



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 30, 2016
TO: Architectural Review Committee of the Historic Preservation Commission
FROM: Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: **Review and Comment: 888 Tennessee Street**
Case No. 2013.0975COA, ENX

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BACKGROUND

The Planning Department (Department) has requested review and comment before the Architectural Review Committee (ARC) regarding the proposal to demolish the existing two-story non-contributing industrial building, and construct a new four-story-with-basement residential building within the Dogpatch Landmark District, which is listed in Appendix L of Article 10 of the San Francisco Planning Code.

PROPERTY DESCRIPTION

888 Tennessee Street is located on two lots (collectively measuring approximately 198.25-ft x 200-ft) on 20th between Minnesota and Tennessee Streets. Currently, the project site contains a two-story industrial building, which was constructed in 1953. The existing two-story industrial building is a non-contributing resource within the Dogpatch Landmark District. The project site is located within the boundaries of the Dogpatch Landmark District, adjacent to 701 Minnesota Street. 701 Minnesota Street is a three-story, former brick warehouse with fifty-four dwelling units and four live/work units that is also a contributing resource to the Dogpatch Landmark District. The project site is located within UMU (Urban Mixed Use) Zoning District with a 45-X Height and Bulk Limit.

PROJECT DESCRIPTION

The proposed project entails the demolition of the existing two-story industrial building (approximately 38,520 sq ft), and the construction of a new four-story-with-basement residential building (approximately 87,100 sq ft) with 110 dwelling units and 83 below-grade off-street parking spaces. The proposed project would construct 16 studios, 47 one-bedroom units, 39 two-bedroom units, and 8 three-bedroom units. The proposed project includes an interior courtyard (approximately 1,692 sq ft), a roof deck (3,662 sq ft), and eighty-eight Class 1 bicycle parking spaces.

The proposed project requires review and approval by the Historic Preservation Commission, Recreation and Parks Commission, and Planning Commission. The Historic Preservation

Commission shall review the proposed project as part of a Certificate of Appropriateness (Planning Code Section 1006), since the project includes new construction within the Dogpatch Landmark District. The Planning Commission shall review the proposed project as part of the Large Project Authorization (Planning Code Section 329), since the project includes the new construction in excess of 25,000 gross square feet within the Eastern Neighborhoods Area Plan. In addition, the project requires review and consultation with the Recreation and Parks Commission for new shadow cast upon Espirit Park.

ENVIRONMENTAL REVIEW

The proposed project is currently undergoing environmental review as part of a Community Plan Exemption (CPE).

APPENDIX I OF ARTICLE 10

The Dogpatch Landmark District is locally designated in Appendix L of Article 10 of the San Francisco Planning Code (Appendix I). The Dogpatch Landmark District is significant under events and design/construction as the oldest and most intact concentration of industrial worker's housing in San Francisco. The Dogpatch Landmark District is comprised of almost one hundred flats and cottages, as well as several industrial, commercial and civic building, which have a period of significance from 1867 to 1945.

Per Section 6 of Appendix I, the Dogpatch Landmark District is characterized by the following character-defining features:

(a) Residential - Features of Existing Buildings.

1. Overall Form and Continuity. Building height is generally within a three-story range, with a substantial number of structures built at one or two stories in height. The majority of structures have been either elevated or altered to allow for the construction of a garage level at grade. However, despite these and other alterations, the majority of residences in the district retain their historic integrity. Residential buildings are generally set back an average of 10 feet from the public right-of-way.

2. Scale and Proportion. The buildings vary in height, bulk, scale and proportion. The width of lots in Dogpatch range from single lots of 20 feet to 40 feet for larger lots. Early homes in Dogpatch constructed circa 1870 were designed in a vernacular style with Greek Revival influences. Later homes continued in the Greek Revival form, but were joined by homes designed in the Queen Anne, Italianate and Classical Revival styles, as well as the Eastlake-styled Pelton Cottages. Multi-story residences are large in bulk, often as great as 3,500 square feet. Smaller cottage-size structures, typically 800 square feet, are well scaled to the smaller lots.

3. Fenestration. Existing fenestration consists of predominantly double-hung, wood sash windows that are vertical in orientation. Residential buildings feature a fairly

symmetrical and regular pattern of windows with consistent dimensions along primary facades. Generally, the size and shape of window openings have not been altered over time.

4. Materials. Horizontal rustic wood siding is the traditional cladding material found in the district. However, fishscale wood shingles and asbestos siding are also found throughout the district.

5. Design Features. Recessed porches and entry porticos are characteristic design features of the district.

6. Architectural Detail. Architectural detail found in the district usually follows transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles.

(b) Industrial/Commercial - Features of Existing Buildings.

1. Overall Form and Continuity. Building height is generally within a four-story range and many of the industrial/commercial structures are one or two stories in height. Typically, these buildings are constructed closer to the property line than the residential structures found in the district.

2. Scale and Proportion. The buildings are of typical warehouse design, large in bulk, often with large, ground level openings originally designed for rail or vehicular access. Industrial/commercial structures are found throughout the district, often surrounded by residential buildings. While gaps may exist, because of height, bulk and setback, there is regularity to the overall form of industrial/commercial buildings. A small cluster of brick and stucco public buildings (police, fire, and hospital) are easily recognizable from other industrial/commercial structures found in the district. These resources, while offering a different scale and proportion, are compatible with the plain reinforced concrete and brick-faced structures characteristic of 20th century industrial architecture.

3. Fenestration. For the most part, the district's industrial/commercial buildings lack strong fenestration patterns, which typically are not supportive of a warehouse function. Windows exist near entrances and in some cases, offer small storefronts to display products. Early 20th century warehouse buildings were often constructed with office spaces above warehouse functions. In this case, double-hung, residential-type windows can be found. Larger industrial, metal sash windows are prevalent on commercial buildings built after 1920. Door openings are often massive to facilitate easy access of bulk materials.

4. Materials. Standard brick masonry is found on the older industrial/commercial buildings in the district; reinforced concrete was introduced as a cladding material following the earthquake and fire of 1906. Concrete block and stucco are also found on some 20th century, industrial/commercial buildings.

5. Color. Red brick is typical, with some yellow and painted brick. Muted earth tones of red, brown, green, gray, and blue are found on reinforced concrete, concrete block, and stucco-faced buildings.

6. Texture. Typical facing materials give both a rough textured or smooth appearance, depending on the cladding material.

7. *Architectural Detail.* Industrial and commercial buildings typically lack ornamentation. Warehouses by their very nature are utilitarian; warehouses constructed towards the end of the Dogpatch Historic District period of significance (1943) have even less ornamentation than older counterparts. Cornices are simple and may be abstract versions of more elaborate cornices found on larger, commercial structures in San Francisco's Financial District. Where detail occurs, it is often found surrounding entryways to industrial/commercial buildings.

In addition to the aforementioned features, Section 7 of Appendix I also includes the following standards for new construction and alterations within the Dogpatch Landmark District:

(a) Character of the Historic District. The general standards for review of all applications for Certificates of Appropriateness are as set forth in Article 10. For purposes of review pursuant to said standards, the character of said Historic District shall mean the features of the Dogpatch Historic District referred to and described in Section 6 of this ordinance. For projects on buildings that have been previously compromised by incompatible alterations or additions, proposed exterior changes which bring these buildings closer to their original, historic appearance and make the buildings more in conformity with the character of the district are encouraged.

(b) Residential - Alterations and New Construction. Exterior alterations or new additions to a contributory or non-contributory residential resource in the Dogpatch Historic District shall not destroy historic materials that characterize the resource or its environs. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. Any new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, and must conform to the following provisions:

1. *False Historicism.* False historicism and the conjectural replication of historic styles and details is discouraged; if restoration is the selected alteration approach, historic documentation through original architectural plans, historic photographs, or physical investigation will be required. Where original plans or historic photographs are unavailable, close physical examination of the building and existing scar traces, along with a comparison to buildings of the same age and style in the neighborhood, may be sufficient to reveal evidence necessary to guide the restoration.

2. *Materials.* Horizontal rustic wood siding is the traditional cladding material in the district and its use is encouraged over other cladding materials, including wood shingles (except where appropriate).

3. *Fenestration.* Fenestration should be proportionate and in scale with traditional patterns within the district. Double-hung wood sash windows are encouraged over vinyl or metal sash windows. "Slider" windows of vinyl or aluminum construction are discouraged, especially on primary facades. True divided lites, rather than snap-in or faux muntins, are encouraged when divided lite wood windows are appropriate.

4. *Style.* New construction in a contemporary, yet compatible, idiom is encouraged.

5. *Scale and Proportion.* New construction must be compatible with the massing, size, scale and architectural details of residential resources found in the district.

6. *Setbacks.* New construction should conform to existing setback patterns found in the district.

7. *Roofline.* Gabled roof forms and raised parapets are encouraged on new construction.

8. *Detailing.* Detailing on new construction should relate to the simple, traditional vernacular forms found in the district.

(c) Industrial/Commercial - Alterations and New Construction. Exterior alterations or new additions to a contributory or non-contributory industrial/commercial resource in the Dogpatch Historic District shall not destroy historic materials that characterize the resource or its environs. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. Any new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, and must conform to the following provisions:

1. *Materials.* The traditional cladding materials of industrial/commercial structures found in the district are brick, reinforced concrete, cinder block, and stucco; they are encouraged over other cladding materials.

2. *Fenestration.* Fenestration should be proportionate and in scale with traditional patterns within the district. Wood or metal sash windows are encouraged, while "slider" windows of vinyl or aluminum construction on either industrial or commercial buildings are discouraged.

3. *Roofline.* Flat roof forms are encouraged on industrial and/or commercial structures; gabled roof forms may be appropriate for commercial structures that include residential upper floors.

4. *Parapets.* Raised parapets are typically found on industrial and/or commercial structures in the Dogpatch Historic District and are encouraged where appropriate. Parapets should be kept to a minimum height necessary to screen rooftop equipment, or to facilitate characteristic design features.

5. *Design Features.* The addition of bay windows, porches, balconies or other typically residential features to new or existing industrial/ commercial structures in the district are discouraged. These elements may be appropriate on commercial structures that include residential upper floors.

6. *Style.* New construction in a contemporary, yet compatible, idiom is encouraged.

7. *Scale and Proportion.* New construction must be compatible with the massing, size, scale and architectural details of industrial/commercial resources found in the Dogpatch Historic District.

8. *Setbacks.* New construction should conform to existing setback patterns found in the district.

9. *Detailing. Detailing on new construction should relate to the simple, traditional vernacular forms found on industrial/commercial structures in the district.*

Appendix I also includes additional standards for infill construction in Section 10, which read:

Additions to existing buildings and new infill construction proposed within the Dogpatch Historic District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district. Additions shall be reviewed for compatibility with the historic building and the district while infill construction shall be reviewed for compatibility with the overall district. Neither should directly imitate nor replicate existing features. For additions, every effort should be made to minimize the visibility of the new structure within the district. Infill construction should reflect the character of the district, including the prevailing heights of contributing buildings without creating a false sense of history. Property owners should consult early in the process with a Planning Department Historic Preservation Technical Specialist when developing a proposal...

When a district provides an opportunity for new construction through existing vacant parcels or by replacing non-contributing buildings, a sensitive design is of critical importance. Historic buildings within the district should be utilized and referenced for design context. Contemporary design that respects the District's existing character-defining features without replicating historic designs is encouraged. The Department uses the following criteria when reviewing proposals for infill construction:

- The structure respects the general size, shape, and scale of the character-defining features associated with the district and its relationship to the character-defining features of the immediate neighbors and the district.*
- The site plan respects the general site characteristics associated with the district.*
- The design respects the general character-defining features associated with the district*
- The materials are compatible with the district in general character, color, and texture.*
- The only instance where a replication of an original design may be appropriate is the replacement of a missing structure in a row of identical houses.*

STAFF ANALYSIS & RECOMMENDATIONS

The Department seeks the advice of the ARC regarding the compatibility of the new construction with the surrounding landmark district as defined by Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and Article 10 of the San Francisco Planning Code. The Department would like the ARC to consider the following information:

Demolition

The existing two-story industrial building is a non-contributing resource within the Dogpatch Landmark District, and is not considered a historic resource in its own right. Department staff

has determined that the demolition of the existing building would not impact any character-defining features of the Dogpatch Landmark District, since there are no contributing resources located on the project site.

Secretary of the Interior’s Standards for Rehabilitation

The proposed project would not destroy or damage any contributing elements to the Dogpatch Landmark District. Department staff will undertake a complete analysis of the proposed project per the applicable Standards as part of the environmental review and the subsequent preservation entitlements (Certificate of Appropriateness).

Appendix L of Article 10

Department staff will undertake additional analysis of the proposed project, specifically as it conforms to the guidelines for new construction and compatibility within the surrounding landmark district.

New Construction

Since the project incorporates both residential and industrial elements, the subsequent analysis references both features, as listed in Section 7 of Appendix L of Article 10 of the San Francisco Planning Code. By referencing both the residential and industrial elements of the landmark district, the project is able to draw from a wider variety of character-defining features. The proposed project is residential in nature with ground floor commercial uses; however, it is located on a large-scale site, which is more appropriately scaled for industrial uses. The incorporation of the residential and industrial elements allows for a larger-scale massing and form combined with finer grain detailing that is more evident on the residential properties.

Scale, Form & Proportion

Within the Dogpatch Landmark District, the residential properties are characterized by Victorian-era (Queen Anne and Italianate) and Classical Revival architectural styles, and the typical lot width, which ranges from 20-feet to 40-feet. The residences vary in height, bulk, scale and proportion with smaller cottages measuring 800 square feet and larger multi-story residences measuring as large as 3,500 square feet. The industrial properties are of a typical warehouse design and are large in bulk with either plain reinforced concrete or brick-faced exteriors.

The proposed project is divided into two larger masses divided by a residential courtyard, which is accessed from 20th Street. Along Minnesota Street, the larger mass is divided into three smaller masses, which stagger from the corner down to the adjacent property at 701 Minnesota Street. Along Tennessee Street, the larger mass is divided into four smaller masses, which alternate against the street edge. The proposed project successfully provides a massing and form, which draws from the industrial properties in the district as evidenced by the four-story height and the square, boxy form. This massing also assists in articulating the narrower width of the lots, which are found on the nearby residential properties.

Recommendation: None. The Department supports the proposed form, massing and proportion.

Fenestration

Within the Dogpatch Landmark District, the residential properties are characterized by a fairly symmetrical and regular pattern of double-hung wood-sash windows with consistent dimensions. The industrial properties in the surrounding district feature large-scale door openings and larger industrial metal sash windows. Due to the differences in the types of industrial properties, the district's industrial fenestration pattern is not as consistent. The industrial properties do possess metal-sash windows (either aluminum or multi-lite, steel-sash) or wood-sash windows.

The proposed project plans to incorporate two types of fenestration: a silver anodized aluminum window and a dark anodized aluminum window.

Within the darker-colored portions of the proposed project, the fenestration is characterized by silver-anodized two-panel window, which mirrors the proportion and form of the district's double-hung, wood-sash windows. Although the district does permit aluminum-sash windows, the Department is concerned over the silver-anodized aluminum windows and their compatibility with the surrounding district, where windows of any material tend to have a painted, non-reflective finish. Typically, silver anodized aluminum windows express their individual sashes and joints, and emphasize their underlying material, due to their lighter coloring, which is in conflict with the surrounding district. The fenestration should read as one whole element on the exterior facade, rather than as individual components.

Within the lighter-colored portions of the proposed project, the fenestration is characterized by a dark anodized aluminum sash window and painted horizontal siding set within a tapered dark metal sunshade surround. The Department has concerns over the incorporation of a solid material (painted horizontal fiber-cement siding) within the tapered dark metal sunshade surround. Currently, the dark metal sunshade assists in evoking the proportion of the fenestration openings commonly found within typical reinforced concrete industrial buildings. The incorporation of the solid material alters the proportion of the fenestration relative to this larger opening. The sunshade defines the area of the fenestration, and the painted horizontal siding adds too much solidity to an area that should read as fenestration.

Recommendation:

Department staff recommends elimination of the silver anodized aluminum windows. The Project Sponsor should use a dark colored or non-reflective anodized aluminum windows can be used throughout the proposed project.

Department staff recommends elimination of the painted horizontal siding within the larger openings and exploring either: 1) incorporation of more glazing within the openings defined by the metal sunshade, so that the glazing/fenestration is dominant as opposed to a solid material; or, 2) reducing sunshade to the frame around the fenestration. Alternatively, the Project Sponsor can also explore a different fenestration expression on the exterior, which better references the district's dominant fenestration patterns.

Materials, Color & Texture

Within the Dogpatch Landmark District, the residential properties are characterized by horizontal rustic wood siding and/or fish-scale wood shingles. The industrial properties in the surrounding district feature standard brick masonry, reinforced concrete and stucco. On the industrial properties, the typical color is red brick with some yellow and painted brick in muted earth tones of red, brown, green, gray and blue.

The proposed project uses two dominant materials on the exterior: a ceramic tile (a dark-colored ceramic tile and a light-colored ceramic tile in multiple tones) and a painted fiber cement artisan v-groove horizontal siding. The Department has concern over the use and orientation of the ceramic tile. Although the Department supports the rough textured finish and coloring of the

proposed ceramic tile, the Department does not support the vertical orientation and layout of the ceramic tile. The reorientation of the ceramic tile appears incongruous with the district's masonry character, which commonly features a running bond pattern. A header bond pattern is used as an accent within the district.

Recommendation:

Department staff recommends reorientation of the ceramic tile on the exterior. A more traditional orientation of the ceramic tile will assist in reinforcing the project's compatibility with the surrounding landmark district. The Department supports the current finish and color of the proposed ceramic tiles, since the sample is matte in finish with a rough textured exterior and in a variety of tones. Similarly, the Department supports the proposed horizontal siding, since it incorporates a smooth integrated color and finish, as well as joints between the pieces of siding.

Cornice/Roofline Termination:

Within the Dogpatch Landmark District, the residential properties are primarily characterized by ornate cornices/rooflines and raised parapets. The industrial properties often feature a simple cornice or cap, but sometimes feature stepped or corbelled parapets.

Currently, the proposed project incorporates a dark-painted metal cap that measures approximately 3.5-inches, and is relatively flat against the building. The Department is concerned that the width and depth of projection of this cornice is too narrow and flat in comparison with the cornices found within the surrounding contributing properties.

Recommendation:

Department staff recommends widening the cornice and providing additional detail to better fit within the context of the surrounding district. The Project Sponsor should consider stepping the cornice away from the building to provide additional depth on the exterior. Within the surrounding district, the residential and industrial properties commonly feature a parapet or cornice element, or some type of termination at the roofline and/or other detailing along the top portion of the wall that defines the tops of the buildings.

REQUESTED ACTION

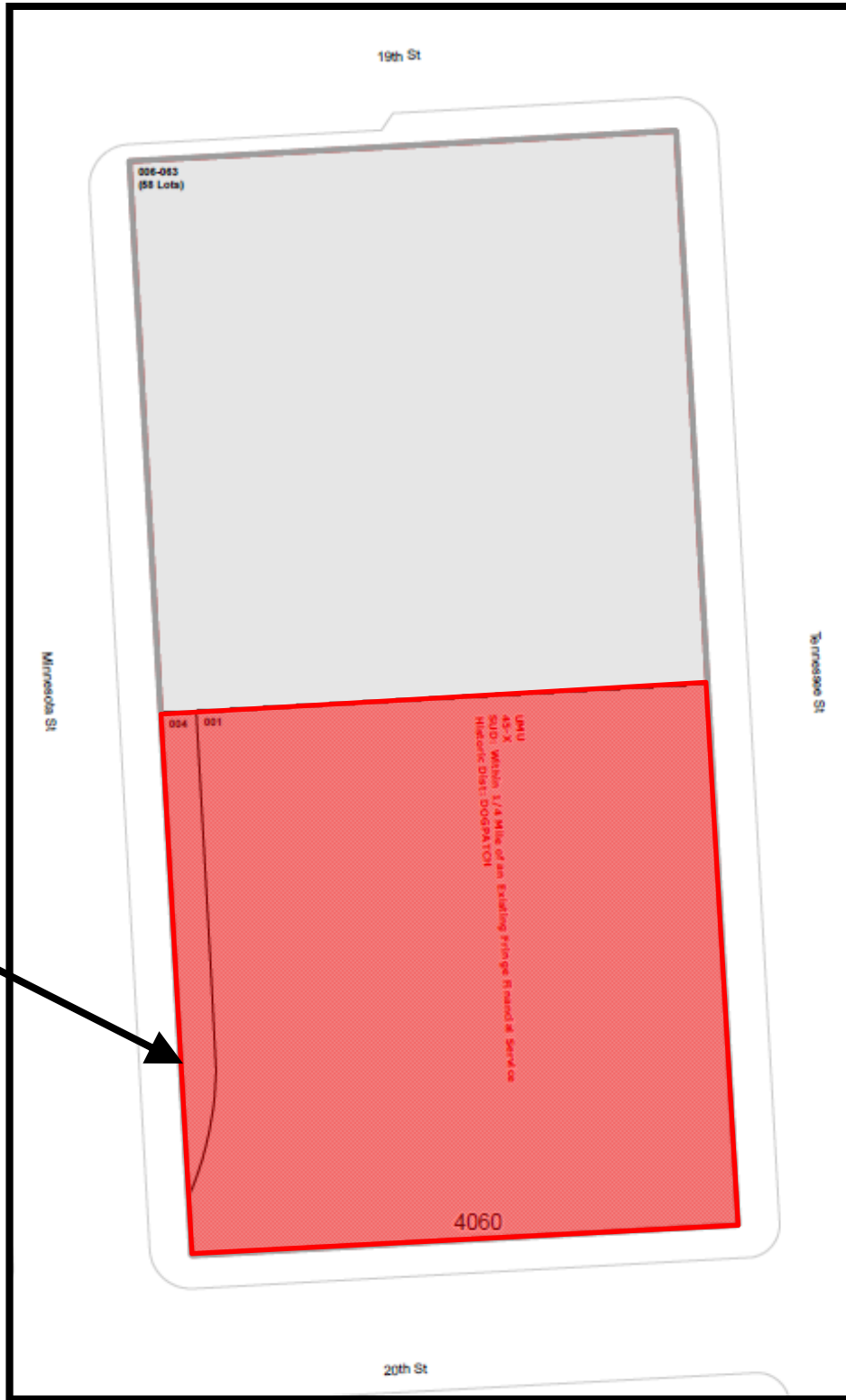
Specifically, the Department seeks comments on:

- Compatibility of the New Construction with the Dogpatch Landmark District;
- Concurrence on Scale, Form and Proportion;
- Recommendations for Fenestration;
- Recommendations for Materials, Color and Texture; and,
- Recommendations for Cornice/Roofline Termination

ATTACHMENTS

- Exhibits
- Architectural Drawings by David Baker Architects (March 17, 2016);

Parcel Map

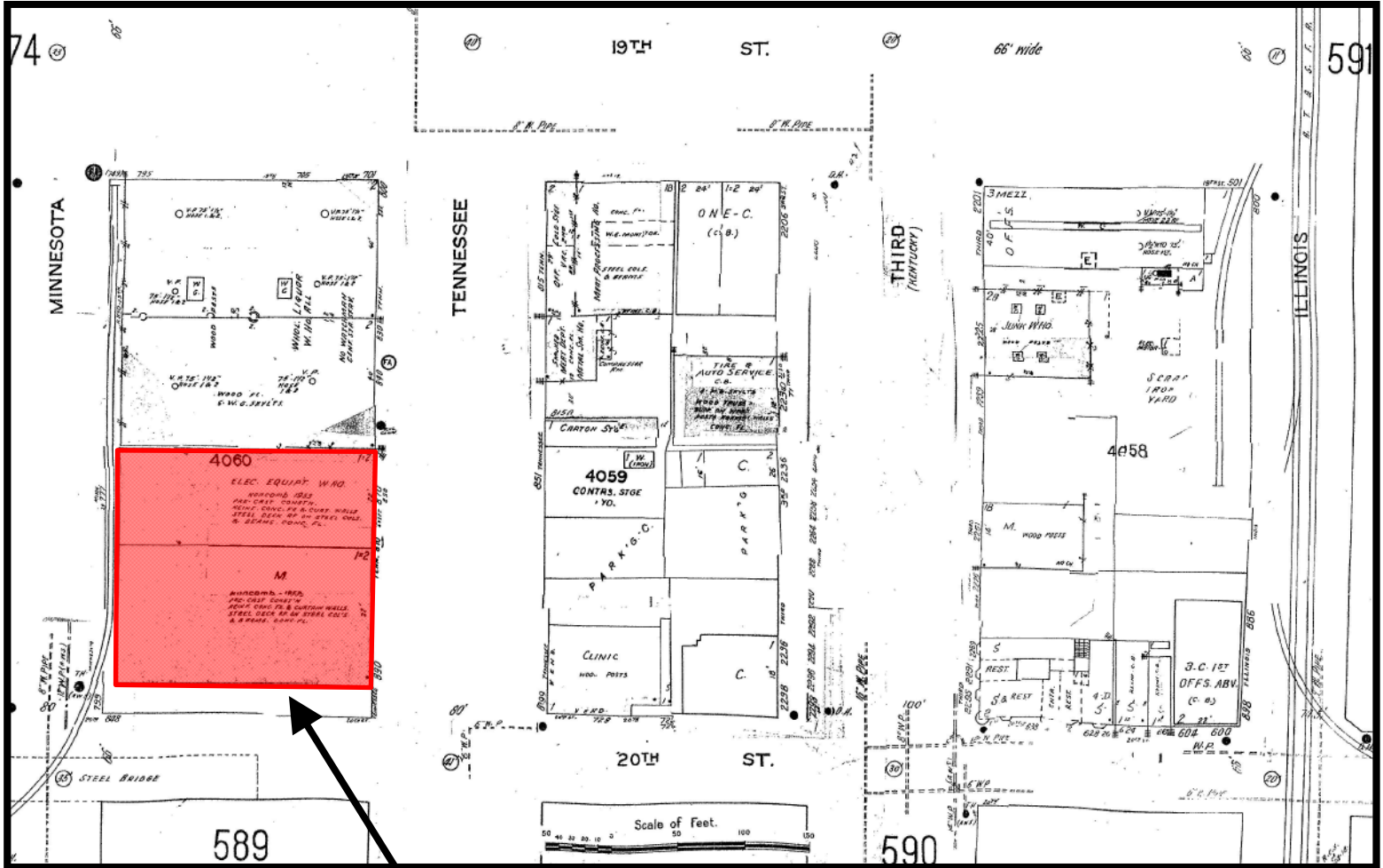


SUBJECT PROPERTY



ARC Hearing
Case Number 2013.0975COA
888 Tennessee Street

Sanborn Map*

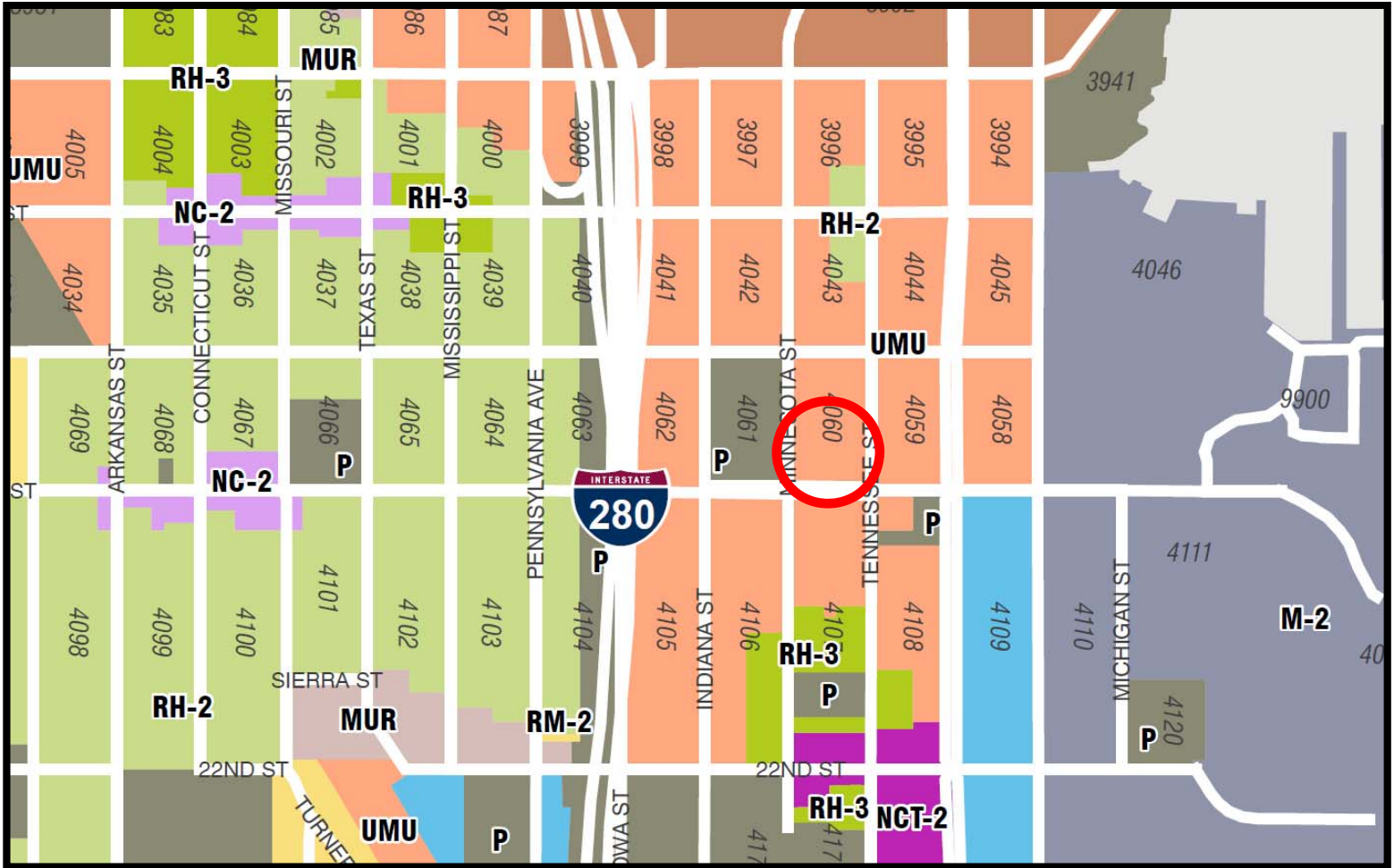


SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

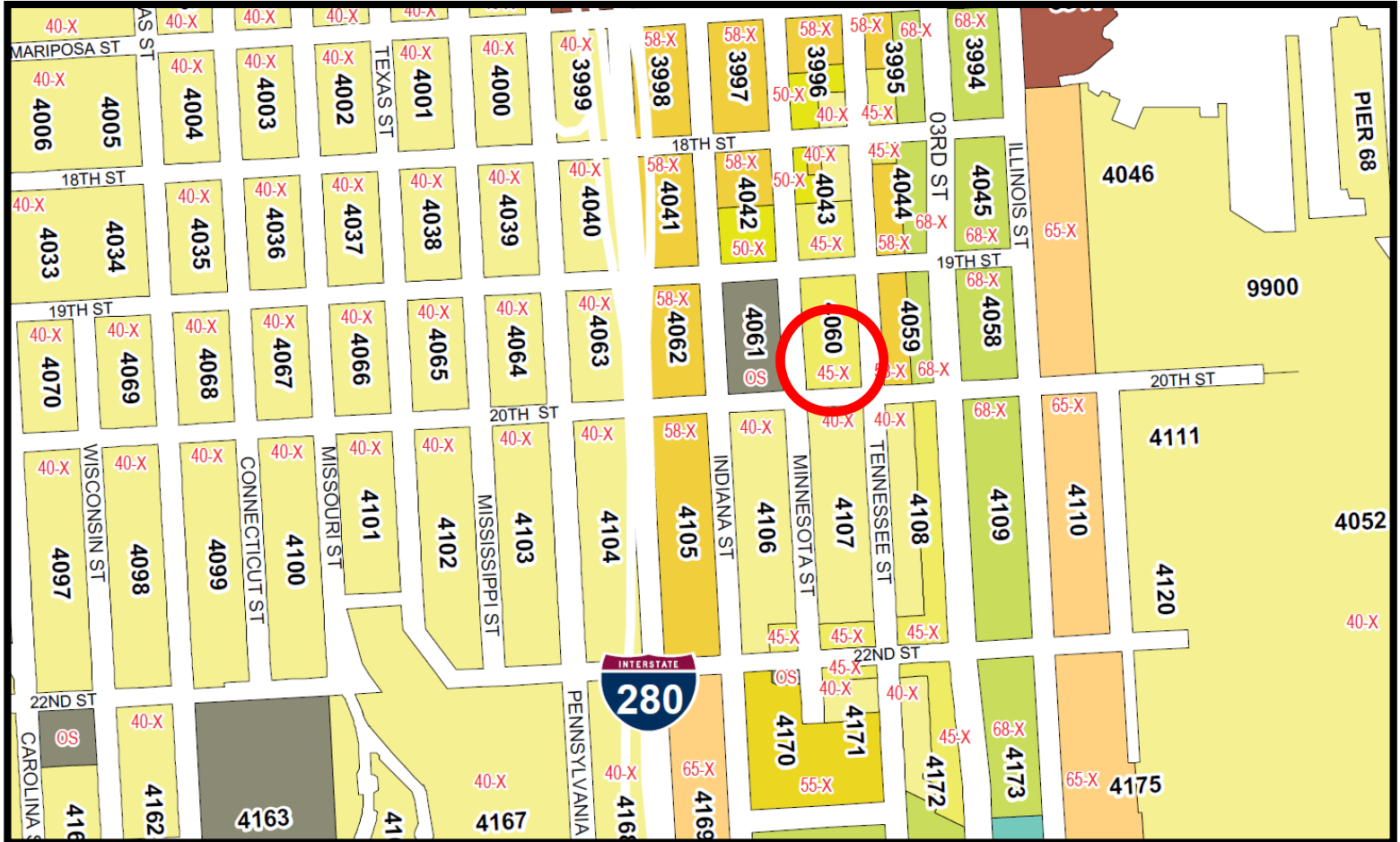


Zoning Map



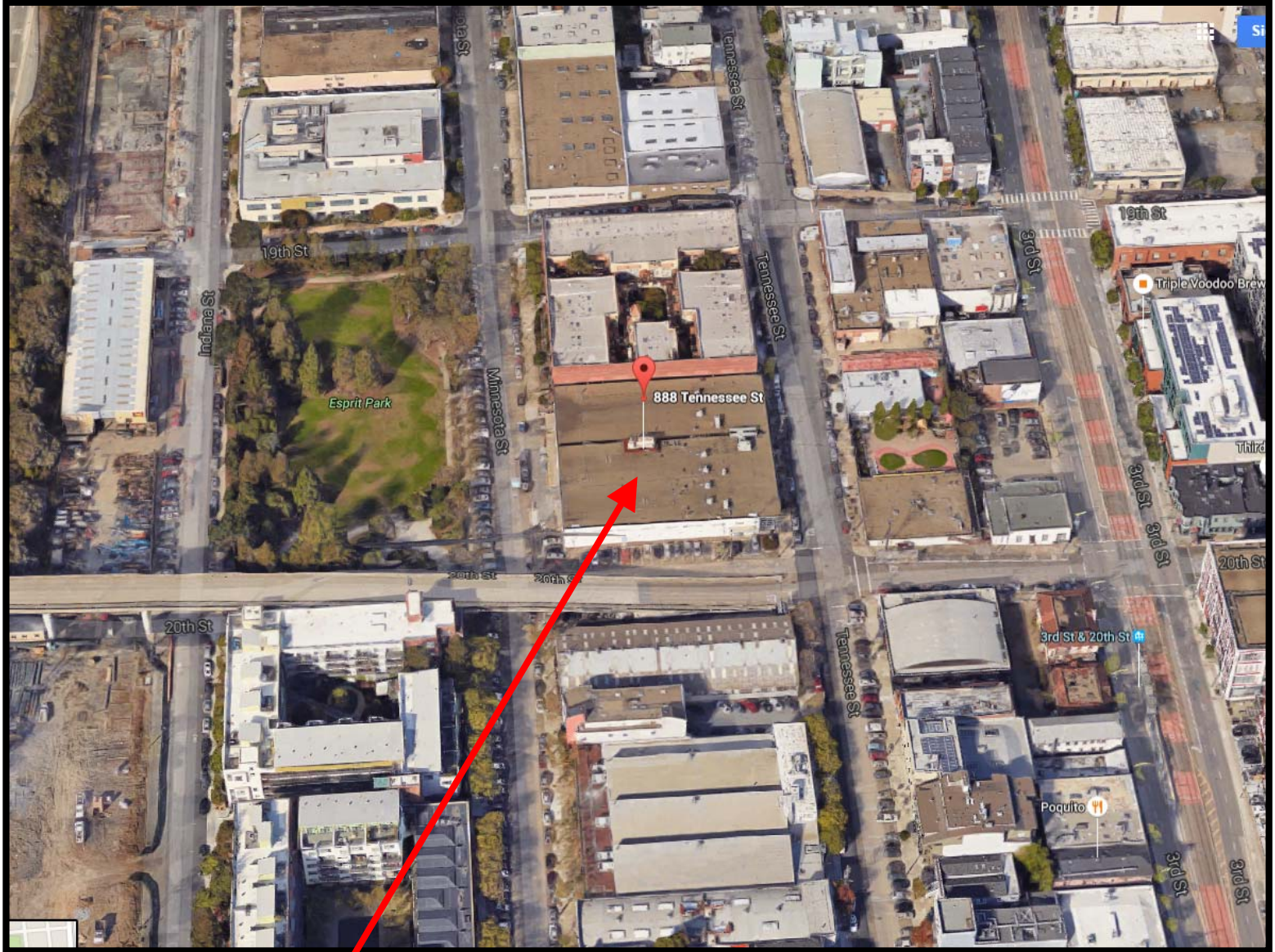
ARC Hearing
Case Number 2013.0975COA
888 Tennessee Street

Height & Bulk Map



ARC Hearing
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888 Tennessee Street

Aerial Photo



PROJECT SITE



ARC Hearing
Case Number 2013.0975COA
888 Tennessee Street

Site Photo

PROJECT SITE



888 Tennessee Street, View of 20th and Tennessee Streets

ARC Hearing
Case Number 2013.0975COA
888 Tennessee Street

Site Photo

PROJECT SITE



888 Tennessee Street, View of 20th Street from Tennessee Street

ARC Hearing
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888 Tennessee Street

Site Photo

PROJECT SITE



888 Tennessee Street, View of 20th and Minnesota Streets

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888 Tennessee Street

Site Photo

PROJECT SITE



888 Tennessee Street, View along Minnesota Street

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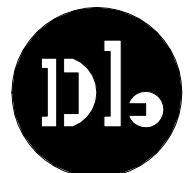
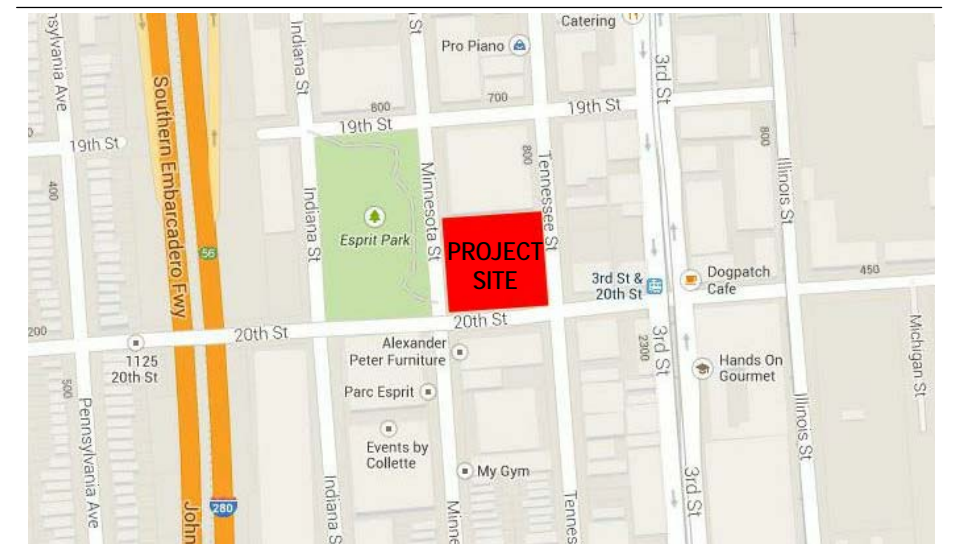
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VICINITY MAP



The S. Hekemian Group

888 Tennessee Street

Cover Sheet

21202
 scale: 1/4" = 1'-0"
 date: 03/17/2016

G.01

GENERAL PROJECT INFO

| | |
|---|---------------------------------------|
| ZONING DISTRICT | UMU |
| BLOCK/LOT | 4060/001 & 4060/004 |
| TOTAL SITE SQUARE FOOTAGE (COMBINED LOTS) | 39,650 sq. ft. |
| HEIGHT/BULK DISTRICT | 45 X |
| CONSTRUCTION TYPE | Type V-A over Type 1-A |
| DWELLING UNITS | 110 (See Unit Tabulation Below) |
| PARKING SPACES | 87 + 1 Car-share |
| LOADING SPACES | 0 (Exception will be sought) |
| NUMBER OF BUILDINGS | 1 |
| HEIGHT OF BLDGS | West Side 45'-0" and East Side 45'-0" |
| NUMBER OF STORIES | 4 |

UNIT TABULATION

| | | |
|--------|-----|-----|
| 3BR | 8 | 7% |
| 2BR | 39 | 35% |
| 1BR | 47 | 43% |
| Studio | 16 | 15% |
| | 110 | |

PARKING TABULATION

Permitted Off-Street Parking:

(110) Dwelling Units X .75 cars for each dwelling unit per Sec. 151.1, Table 151.1
 = 83 Parking Spaces
 5472 sq. ft. of Commercial / Up to One Parking Space per 1500 sq. ft. per Sec. 151.1, Table 151.1
 = 4 Parking Spaces
 Car-share Requirement
 = 1 Space

Total Permitted:
 = 87 Parking Spaces
 + 1 Carshare Space

Proposed Off-Street Parking:

83 Standard and Compact Spaces
 4 ADA Spaces (Including 1 Van)
 1 Car-share Space

Total Proposed:
 = 87 Total Parking Spaces
 + 1 Car-share Space

Bicycle Parking:

| | Class I: | | Class II: | |
|----------------|------------------|------------------|----------------|-----------------------------------|
| | Req'd | Proposed | Req'd | Proposed |
| Dwelling Units | 103 ¹ | 110 in Garage | 6 ³ | 46 at Sidewalk/ Streetscape |
| Retail | 0 ² | | 2 ⁴ | |

¹ 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100 units

² One Class 1 space for every 7,500 square feet of occupied floor area

³ One Class 2 space per 20 units

⁴ Minimum two Class 2 spaces. One for every 2,500 sq. ft. of occupied floor area

PROJECT DESCRIPTION

The Project site is and approximately 37,853 square foot lot located at 888 Tennessee Street (Assessor's Block 4060, Lot 001), and currently occupied by a 38,520 square foot industrial building built in 1953. The site is within the Urban Mixed Use ("UMU") Zoning District and the Central Waterfront neighborhood of the Eastern Neighborhoods Plan Area. The existing building is a non-contributing resource located within the Article 10 Dogpatch Historic District.

The Project proposes to demolish the existing two-story building and construct one 4-story residential building with ground-floor commercial space. The building would be separated into two "wings," with an open-space courtyard in between. A below-grade garage of approximately 30,000 square feet would span the length of the development.

The project would contain approximately 87,100 square feet of residential use, with 8 three-bedroom units, 39 two-bedroom units, 47 one-bedroom units, and 16 studio units, for a total of 110 units. Ground-floor commercial space (with a total footprint of 5,472 square feet) would be provided on the Southwest corner, opening onto Esprit Park. A private landscaped courtyard, stoops, and balconies contribute 7,170 square feet of common & private useable open space. A public piazza at the entry to the courtyard will contribute approximately 1,300 square feet of publicly accessible open space. A pedestrian bridge would connect the second, third, and fourth floors of the building across the courtyard. The project would also provide streetscape improvements on Minnesota, Tennessee, and 20th Streets. Proposed streetscape improvements include a sidewalk bulb-out in front of the commercial space, facing Esprit Park.



OPEN SPACE REQUIREMENTS:

Total Usable Open Space Required for Dwelling Units
 Per SF Planning Code Sec. 135 Table 135B:
 80 sq. ft. per Dwelling Unit of Open Space of Common or Private Useable Open Space
 or
 54 sq. ft. per Dwelling Unit of Publicly Accessible Open Space

Total Usable Open Space Required for Retail
 Per Sec. 135.3 Table 135.3
 1 sq. ft. of Usable Open Space per 250 sq. ft. of Occupied Retail Floor Area

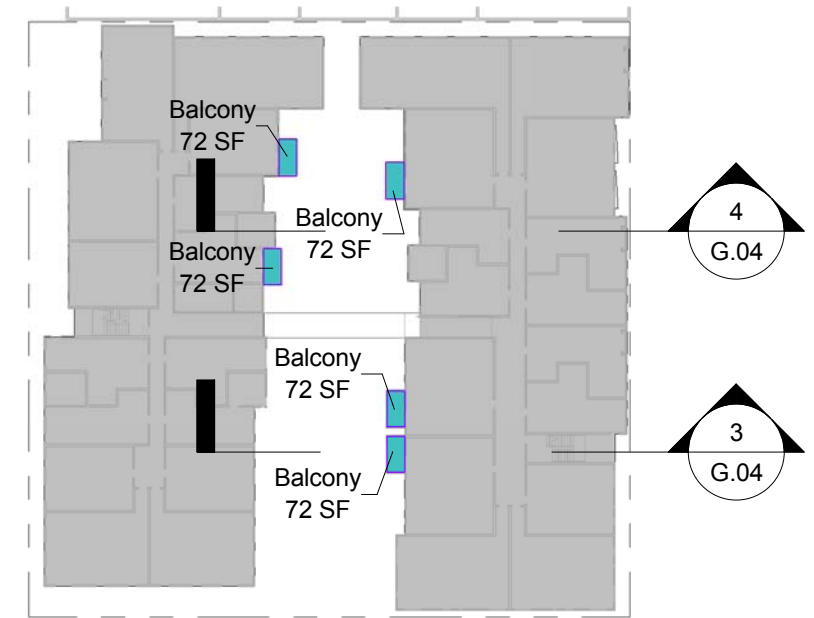
1 - PUBLICLY ACCESSIBLE O.S.



① Publicly Accessible Open Space (@ Level 1)

1,228 Sq. Ft. @ Level 1 / 54 sq. ft. per Dwelling Unit = 23 Dwelling Units Satisfied

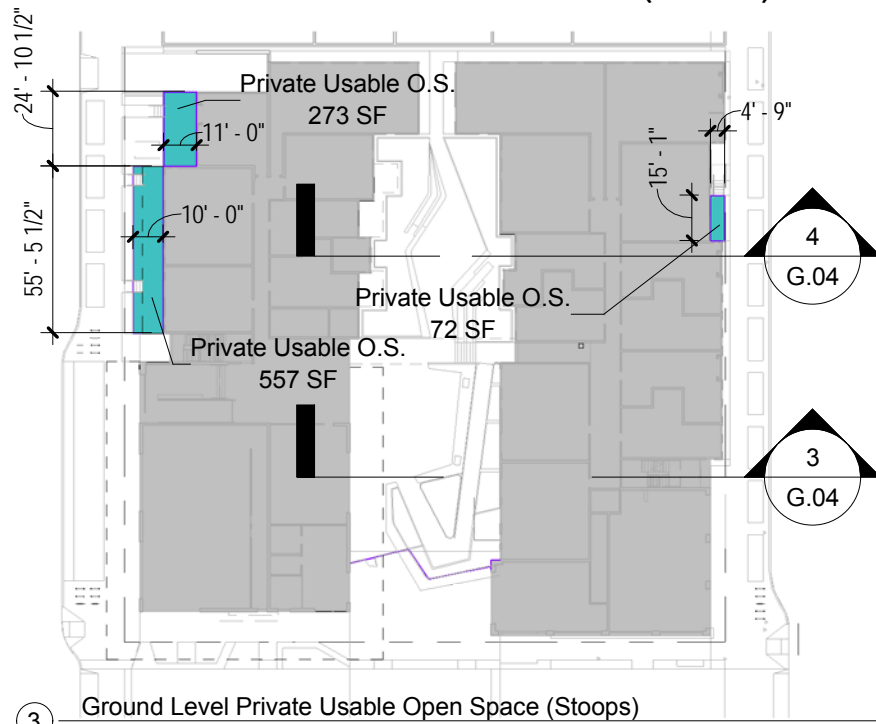
2 - UPPER LEVEL PRIVATE USEABLE O.S. (BALCONIES):



② Balcony Private Usable O.S. (Occurs @ Level 2 & Level 4 Only)

(10) Balconies @ 72 sq. ft. Because the open space requirement is 80 sq. ft. per Dwelling unit, this leaves 8 sq. ft remaining to be satisfied for each of the 10 units with balconies. In other words, 80 sq. ft. total remaining to be satisfied for the 10 units with balconies

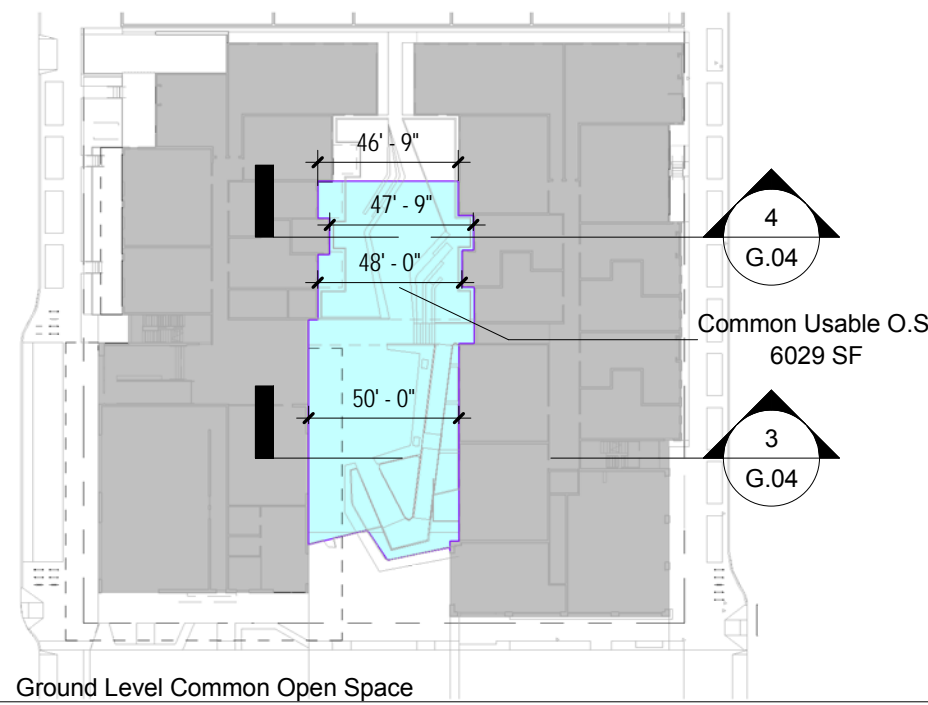
3 - GROUND LEVEL PRIVATE USEABLE O.S. (STOOPS)



③ Ground Level Private Usable Open Space (Stoops)

(3) Units with Stoops on the west side of the building are fully satisfied
 For (1) Unit with a Stoop on the east side, a total of 8 sq. ft. of usable open space is remaining to be satisfied

4 - GROUND LEVEL COMMON USABLE O.S.



④ Ground Level Common Open Space

6,029 sq. ft. Common Usable O.S. Provided

5 - BREAKDOWN

Dwelling Units
 110 Total Dwelling Units in the building
 -23 Dwelling Units Fully Satisfied by Publicly Accessible O.S.
 - 3 Dwelling Units Fully Satisfied by Stoops
 84 Dwelling Units Remaining to be Satisfied

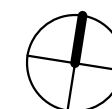
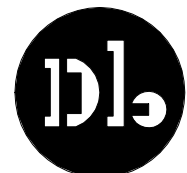
Of the 84 Dwelling Units Remaining to be Satisfied, 11 are partially satisfied by either balconies or stoops.

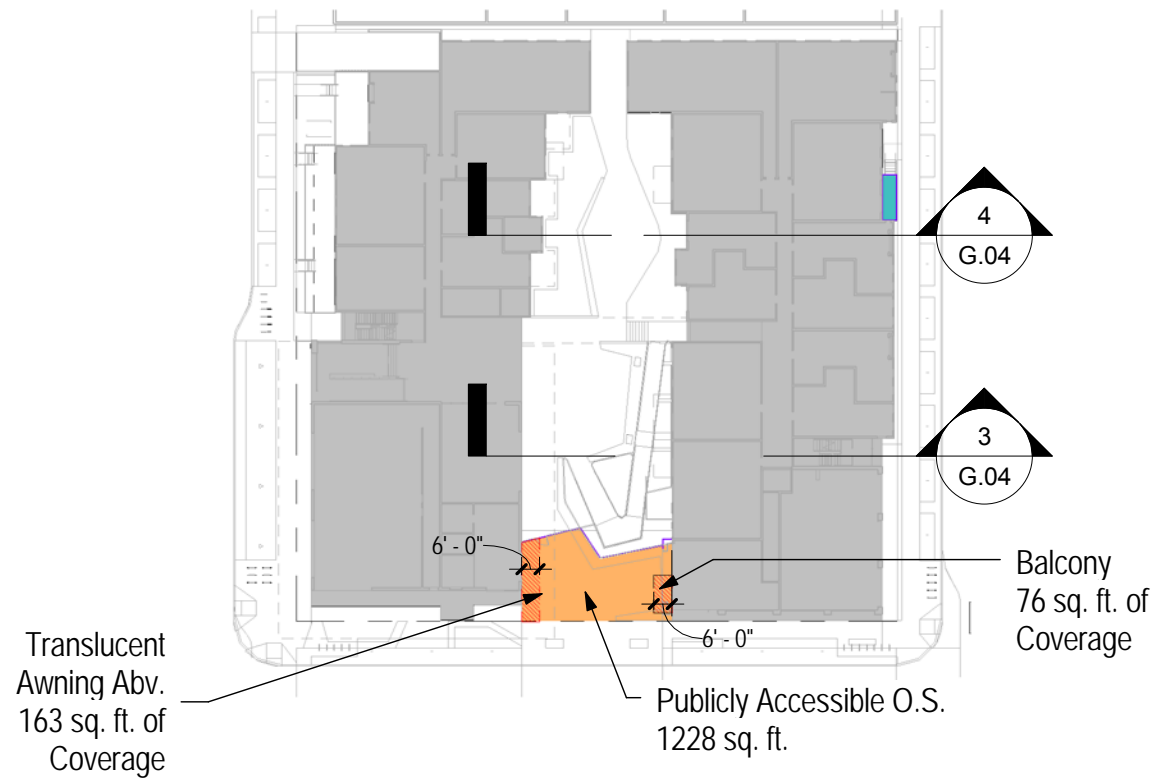
These 11 partially satisfied Dwelling Units require 88 sq. ft. of Common Usable O.S.

This leaves 73 Dwelling Units requiring 80 sq. ft per Unit of Common Usable O.S.
 73 Dwelling Units X 80 sq. ft. = 5,840 sq. feet of Common Usable O.S. required

Commercial
 If 1 sq. ft. of usable open space is req'd per 250 sq. ft. occupied commercial floor area, then:
 5,472 sq. ft. of Total Retail / 250 sq. ft. = 22 sq. ft. of Common Usable O.S. Req'd for Retail

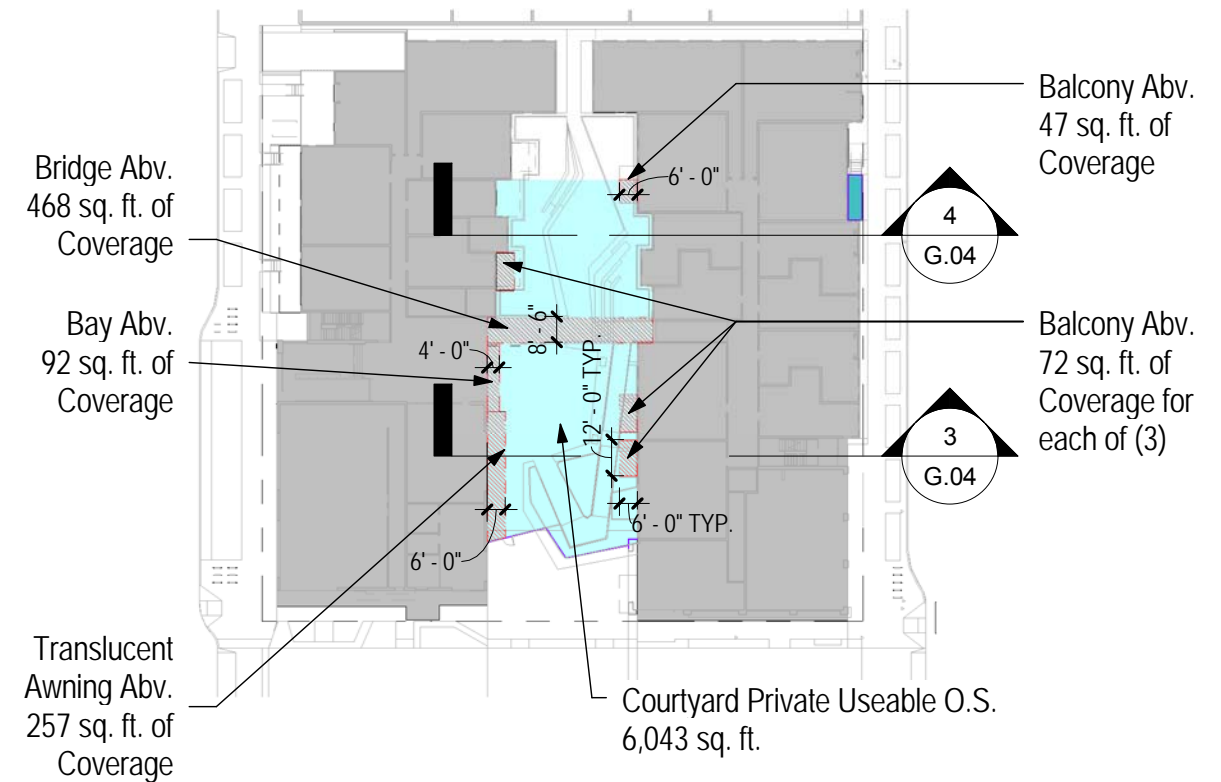
Total
 88 sq. ft. + 5,840 sq. ft. + 22 sq. ft. = 5,950 sq. ft. Common Usable O.S. Required
 5,950 sq. ft. is less than the 6,029 sq. ft. of Common Usable O.S. Provided
The building is fully satisfied





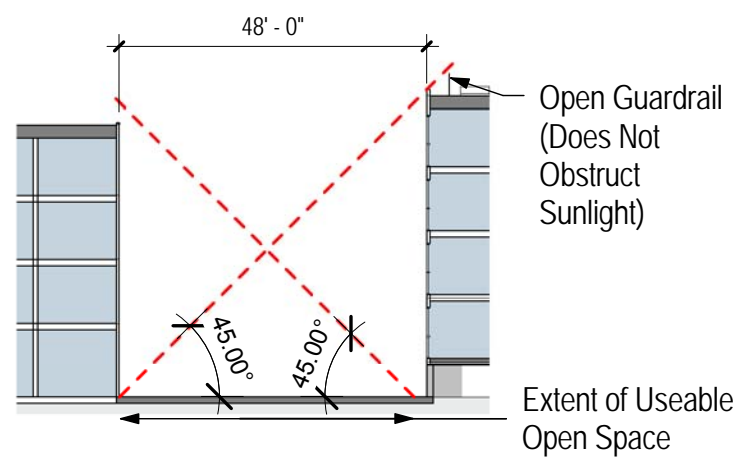
Proposed:
 163 sq. ft. + 76 sq. ft. = 239 sq. ft. of Overhead Projection
 239 sq. ft. / 1,228 sq. ft. = 19% Coverage by Overhead Projection @ Public Accessible Open Space

① Overhead Projections @ Publicly Accessible Open Space (@ Level 1)
 1/64" = 1'-0"

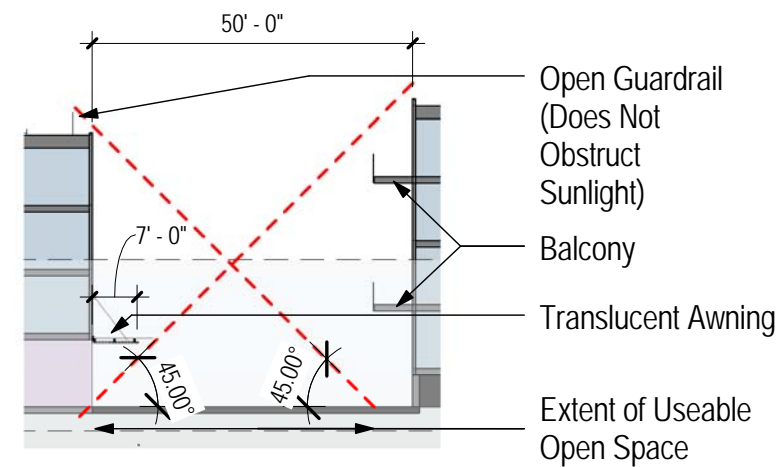


Proposed:
 257 sq. ft. + 92 sq. ft. + 72 sq. ft. + 72 sq. ft. + 72 sq. ft. + 47 sq. ft. + 468 sq. ft. = 1,080 sq. ft. of Overhead Projection
 1,080 sq. ft. / 6,043 sq. ft. = 18% Coverage by Overhead Projection @ Private Usable Open Space

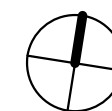
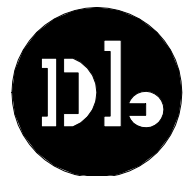
② Overhead Projections @ Courtyard Private Useable Open Space (@ Level 1)
 1/64" = 1'-0"

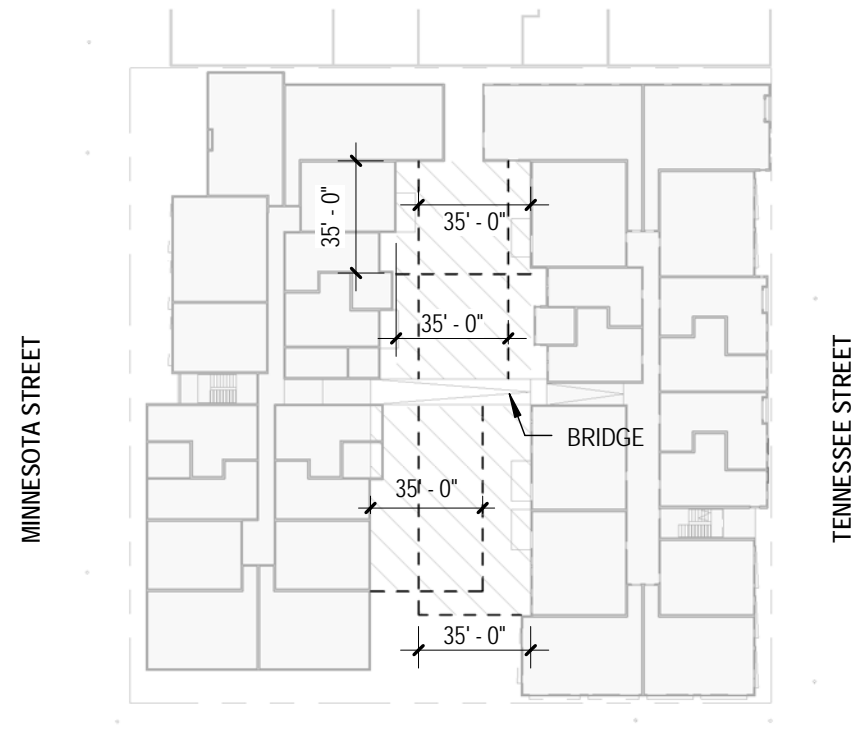


④ Open Space Section - Ground Level Court North
 1" = 30'-0"

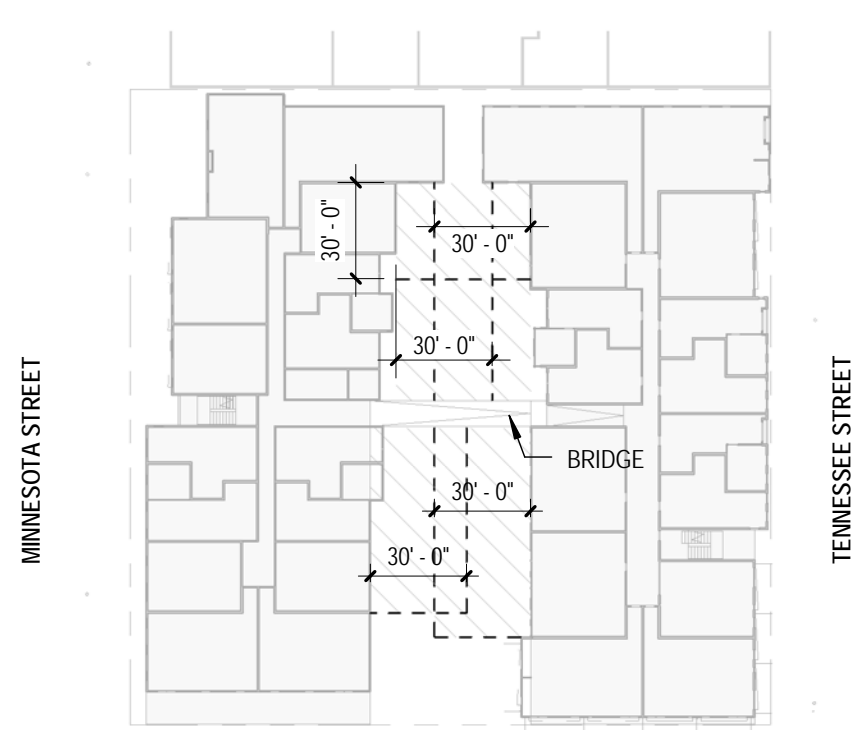


③ Open Space Section - Ground Level Court South
 1" = 30'-0"

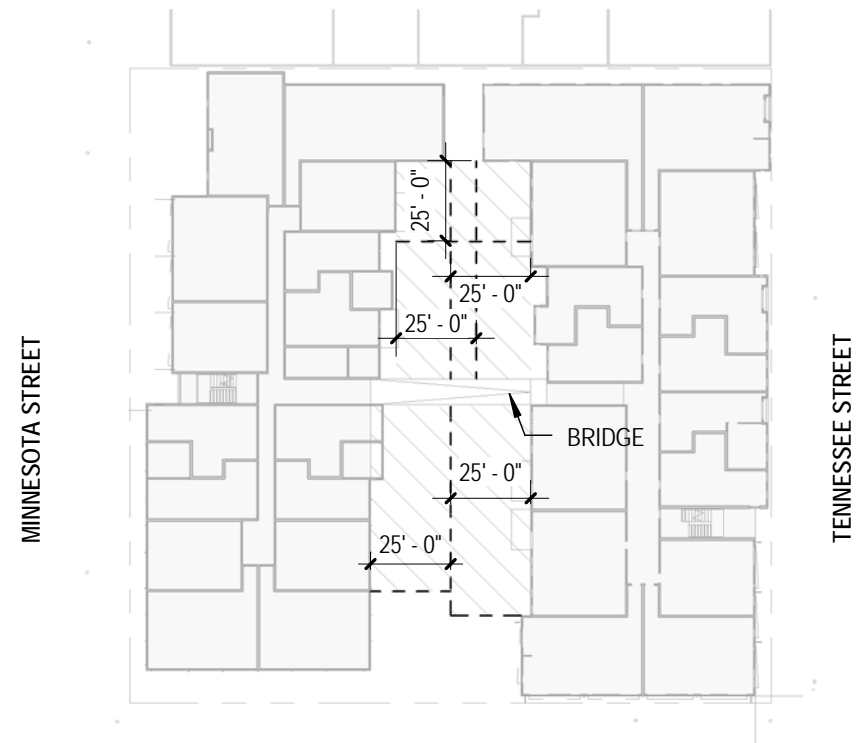




① LPA Exposure - Level 4 Plan
1" = 60'-0"



② LPA Exposure - Level 3 Plan
1" = 60'-0"

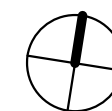
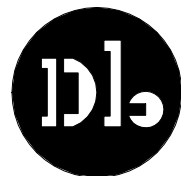


③ LPA Exposure - Level 2 Plan
1" = 60'-0"



④ LPA Exposure - Level 1 Plan
1" = 60'-0"

NOTE:
THESE DIAGRAMS
DEMONSTRATE COMPLIANCE
WITH SECTION 140 OF THE SAN
FRANCISCO PLANNING CODE

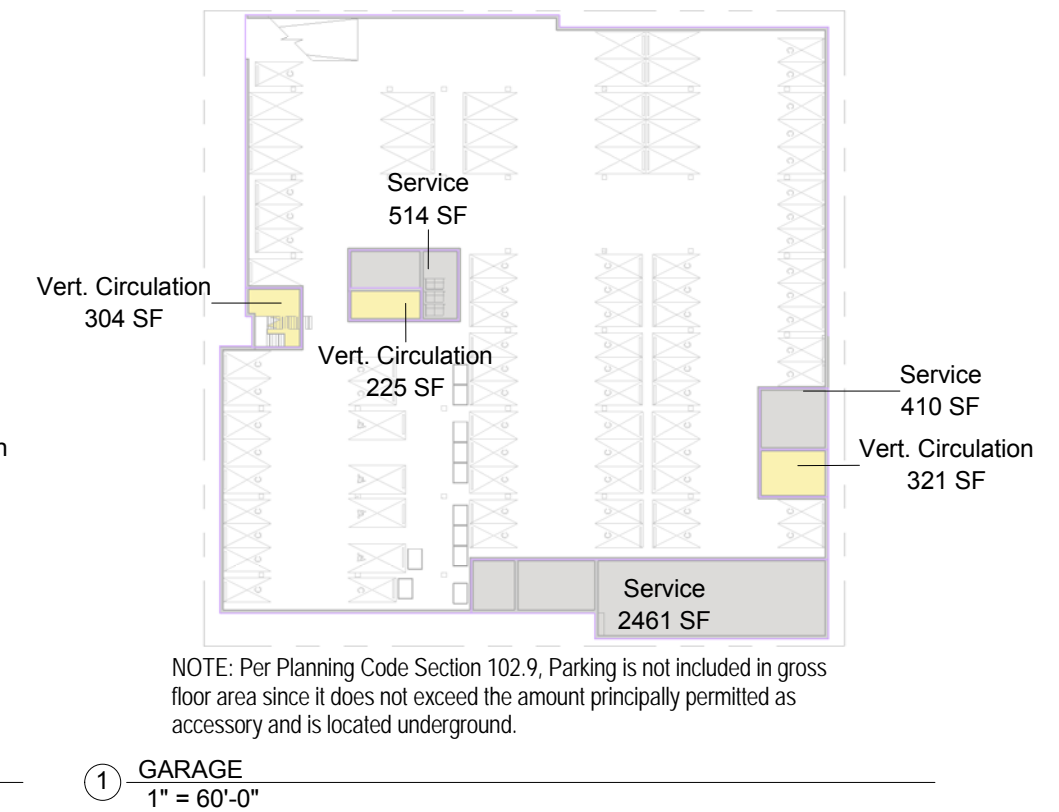
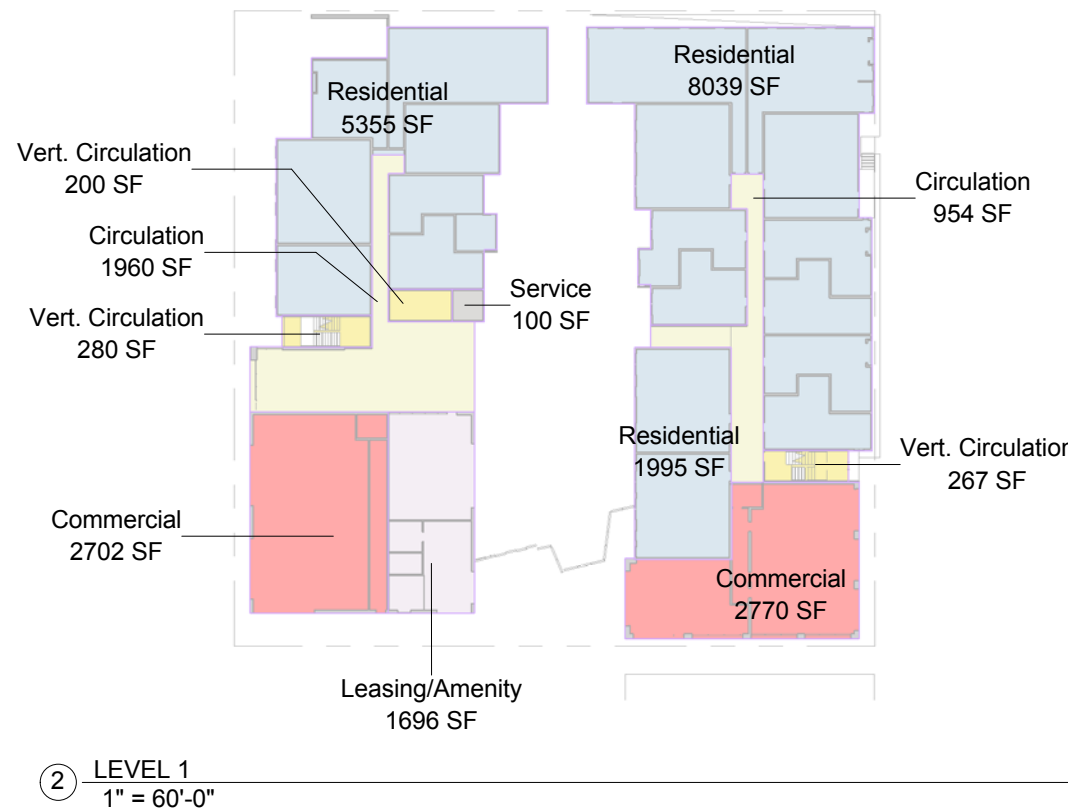
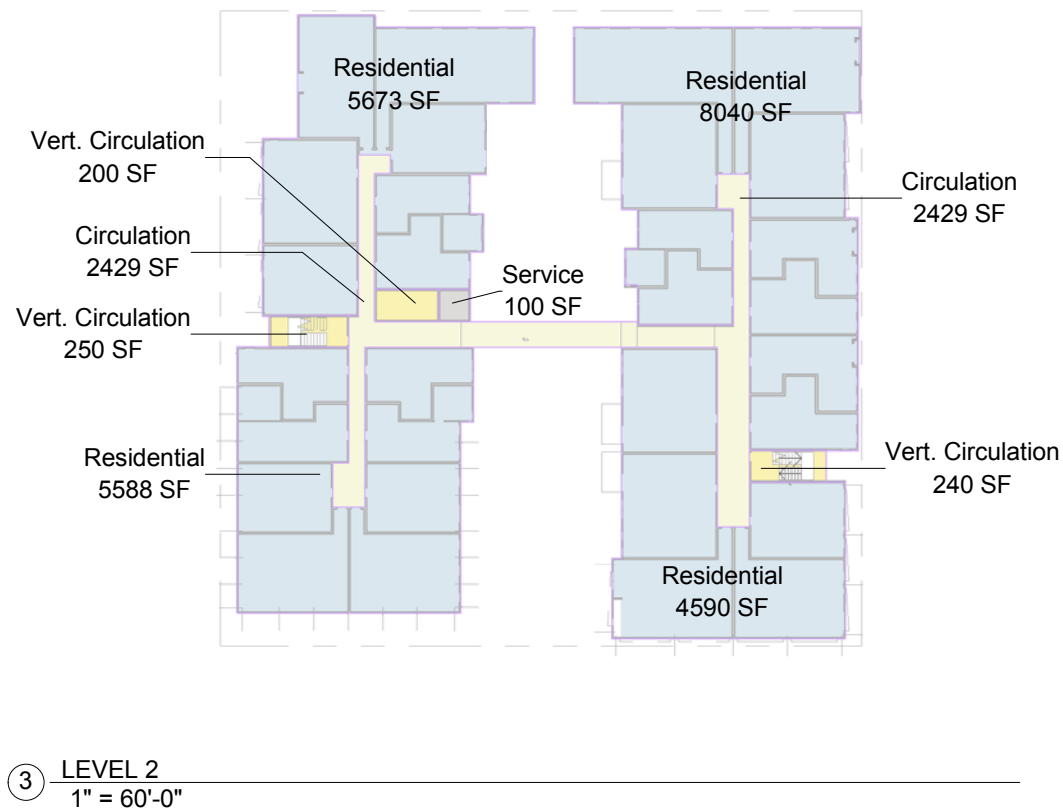
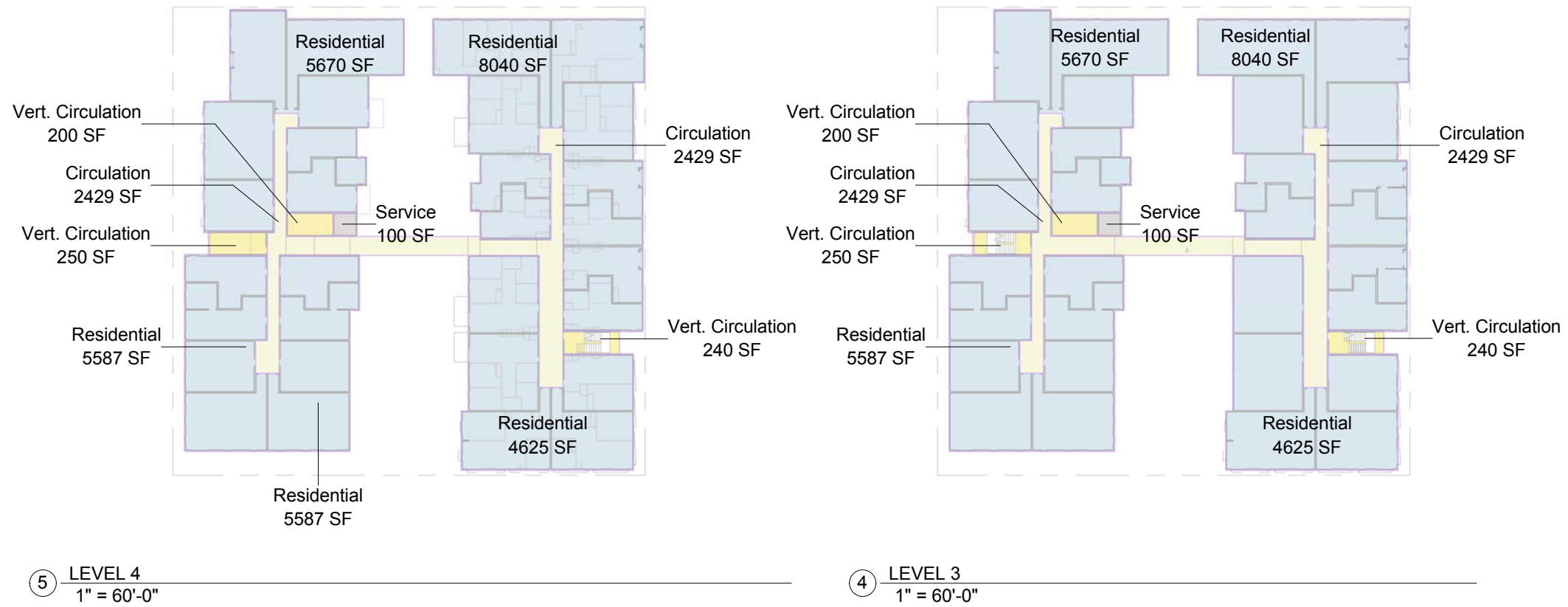


Gross Building Area Tabulation

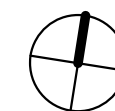
| | |
|------------------|-------------------|
| 10202 SF | Circulation |
| 5472 SF | Commercial |
| 1696 SF | Leasing/Amenity |
| 87124 SF | Residential |
| 3786 SF | Service |
| 3667 SF | Vert. Circulation |
| 111947 SF | |

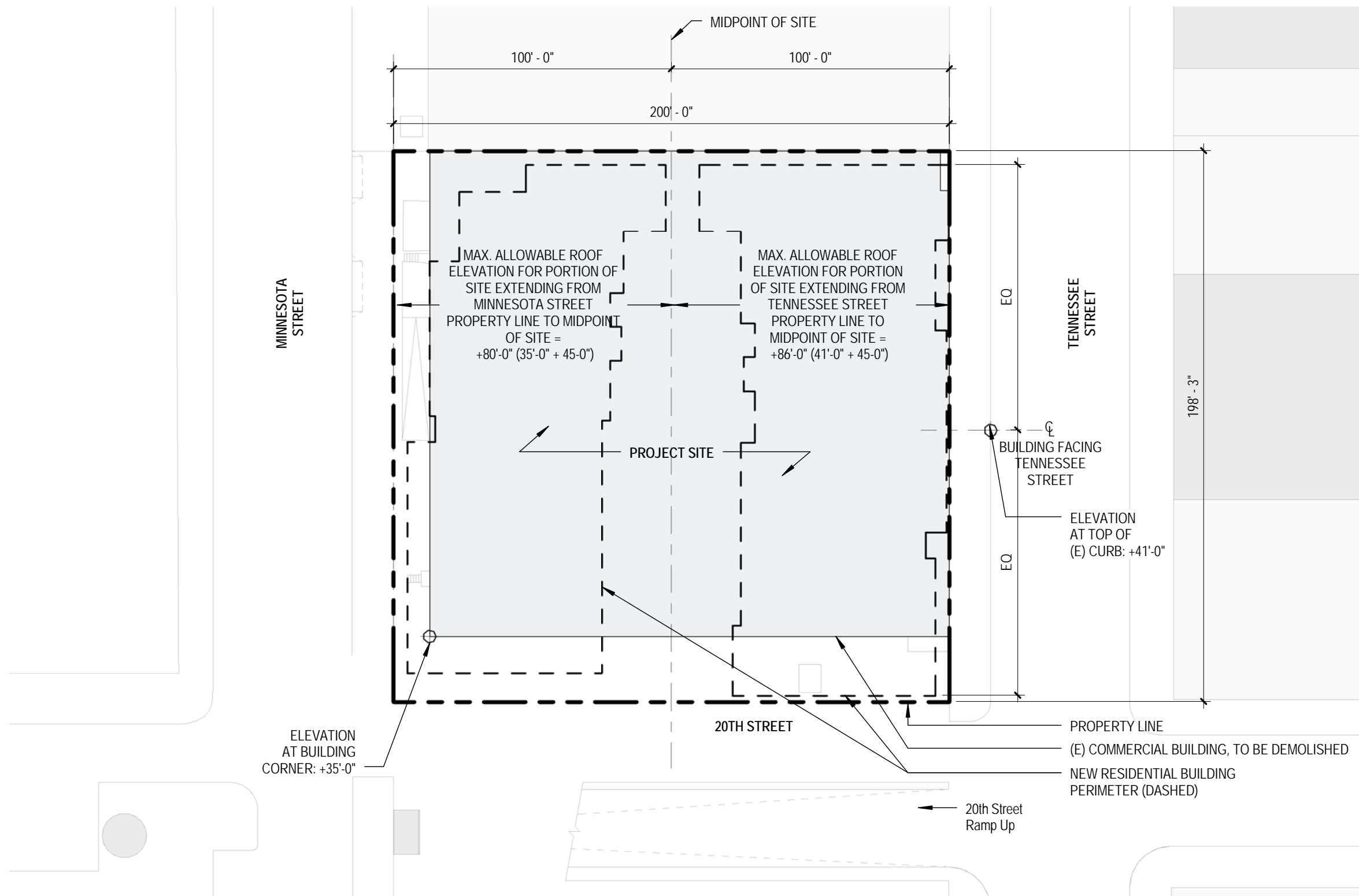
Per Planning Code Section 102.9:

- 1) Parking is not included in gross floor area since it does not exceed the amount principally permitted as accessory and is located underground.
- 2) Gross Floor Area is measured from the exterior faces of exterior walls and from the centerlines of demising walls.
- 3) Roof is not included as none of the spaces such as rooftop mechanical penthouse, elevator penthouse, or stair penthouse count towards gross floor area.



NOTE: Per Planning Code Section 102.9, Parking is not included in gross floor area since it does not exceed the amount principally permitted as accessory and is located underground.





HEIGHT MEASUREMENT FOR THE BUILDING WING FRONTING ON TENNESSEE STREET:

PER PLANNING CODE SECTION 260 (A) (1) (B), WHEN A LOT SLOPES DOWN FROM THE STREET, AS IT DOES FROM THE EAST, TENNESSEE STREET FRONTAGE, THE POINT AT WHICH BUILDING HEIGHT IS MEASURED SHALL TAKEN AT CURB LEVEL, AT THE CENTERPOINT OF THE BUILDING OR BUILDING STEP. THIS POINT SHALL BE USED FOR HEIGHT MEASUREMENT ONLY FOR A LOT DEPTH NOT EXTENDING BEYOND A LINE 100 FEET FROM AND PARALLEL TO SUCH STREET, OR BEYOND A LINE EQUIDISTANT BETWEEN SUCH STREET AND THE STREET ON THE OPPOSITE SIDE OF THE BLOCK, WHICHEVER DEPTH IS GREATER.

THEREFORE, THE LOT THE PORTION OF THE LOT EXTENDING 100' WEST OF THE PROPERTY LINE ALONG TENNESSEE STREET SHALL BE ESTABLISHED BY THE TOP OF CURB ELEVATION AT THE CENTERPOINT OF THE BUILDING FRONTAGE ALONG TENNESSEE STREET.

HEIGHT MEASUREMENT FOR THE BUILDING WING FRONTING ON MINNESOTA STREET:

PER PLANNING CODE SECTION 260 (A) (1) (C), WHEN A LOT SLOPES UPWARD FROM THE STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, AS IT DOES FROM THE WEST, MINNESOTA STREET FRONTAGE, THE POINT AT WHICH BUILDING HEIGHT IS MEASURED SHALL TAKEN AT CURB LEVEL FOR PURPOSES OF MEASURING THE HEIGHT OF THE CLOSEST PART OF THE BUILDING WITHIN 10 FEET OF THE PROPERTY LINE OF SUCH STREET; AT EVERY OTHER CROSS-SECTION OF THE BUILDING, AT RIGHT ANGLES TO THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AS THE AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING OR BUILDING STEP AT THAT CROSS-SECTION.

HOWEVER SINCE THERE IS NOT CURRENTLY A SIDEWALK ALONG MINNESOTA STREET AND THE EXISTING CURB IS LIKELY REQUIRE REWORKING, THE POINT AT WHICH THE BUILDING HEIGHT WILL BE MEASURED SHALL BE THE EXISTING GRADE ELEVATION AT THE SOUTHEAST BUILDING CORNER. THE ELEVATION AT THIS LOCATION IS AT +35'-0". IF THE THE POINT OF MEASUREMENT FOR THE WESTERN PORTION OF THE BUILDING IS LOWER THAN THIS POINT, IT WILL RESULT IN A REDUCTION IN THE HEIGHT OF COMMERCIAL SPACES ON MINNESOTA AND TENNESSEE TO BELOW THE DESIRED HEIGHT SHOWN IN THE DRAWINGS. IT WILL ALSO REDUCE THE HEIGHT OF THE FIRST FLOOR/SLOOP ON TENNESSEE STREET RELATIVE TO THE SIDEWALK ELEVATION.

① Plan - Diagram of Height Limit Measurement
1" = 40'-0"



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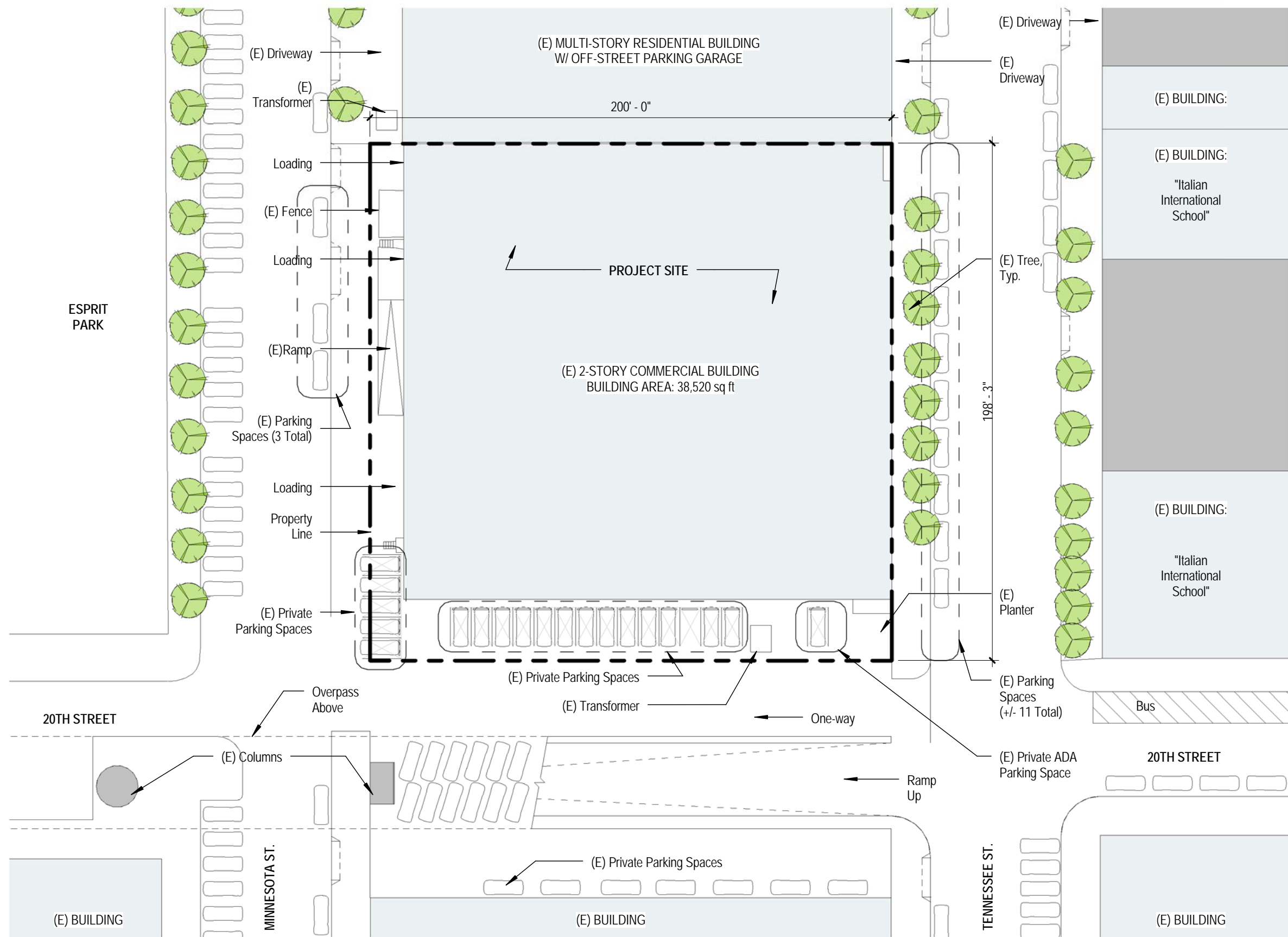
888 Tennessee Street

Height Limit Determination

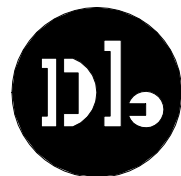


21202
scale: 1" = 40'-0"
date: 01/13/2016

G.07



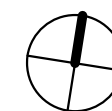
1 Plot Plan - Existing Conditions
1" = 40'-0"



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888 Tennessee Street

Plot Plan - Existing Conditions

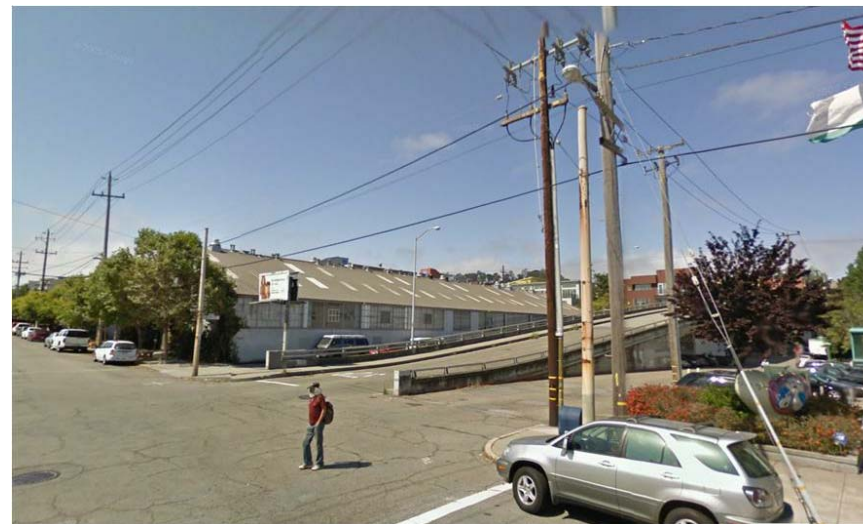


21202
scale: 1" = 40'-0"
date: 01/13/2016

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1 - VIEW NORTH ON TENNESSEE ST. NEAR CORNER OF 20TH ST.



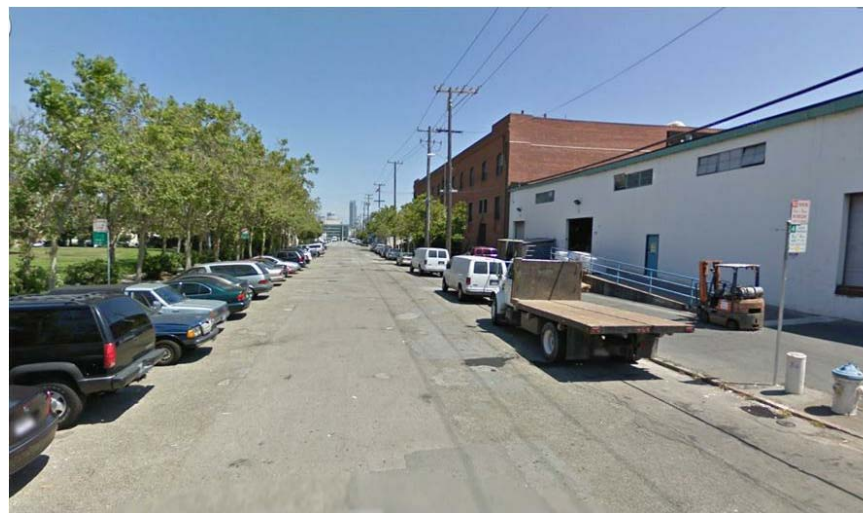
2 - VIEW OF RAMP AT 20TH AND TENNESSEE STREETS



3 - VIEW SOUTH ON TENNESSEE ST. NEAR CORNER OF 19TH ST.



4 - VIEW OF ESPRIT PARK LOOKING WEST ACROSS MINNESOTA ST.



5 - VIEW NORTH ON MINNESOTA ST. NEAR CORNER OF 20TH ST.



6 - VIEW SOUTH ON MINNESOTA ST. NEAR CORNER OF 20TH ST.

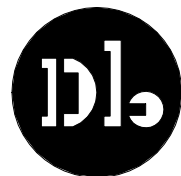
KEY MAP

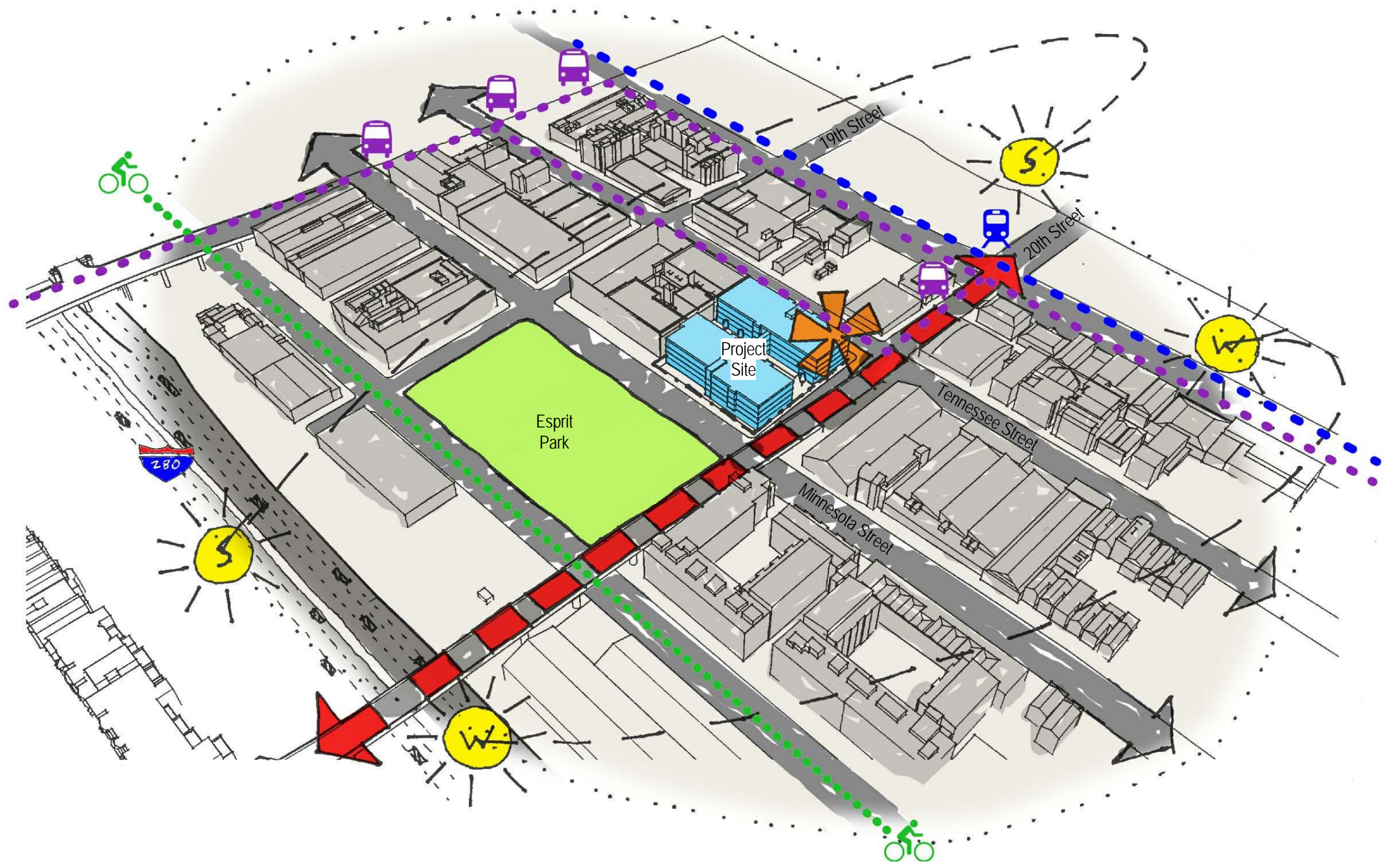


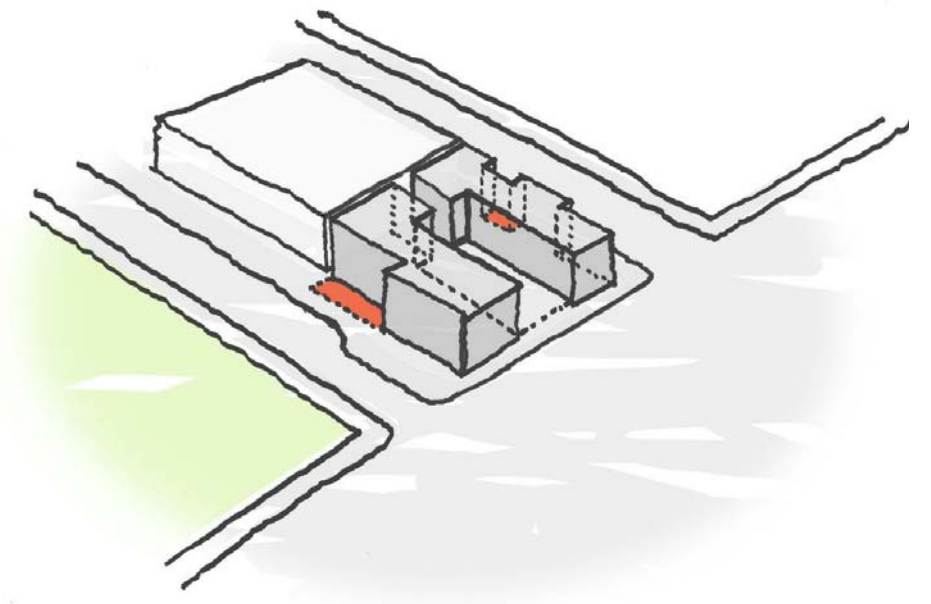
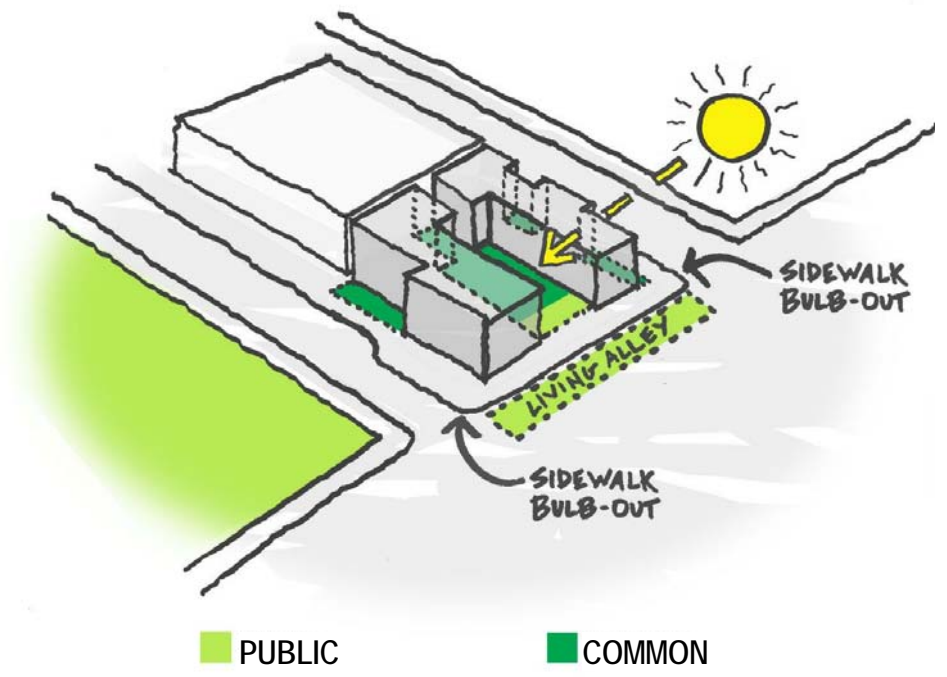
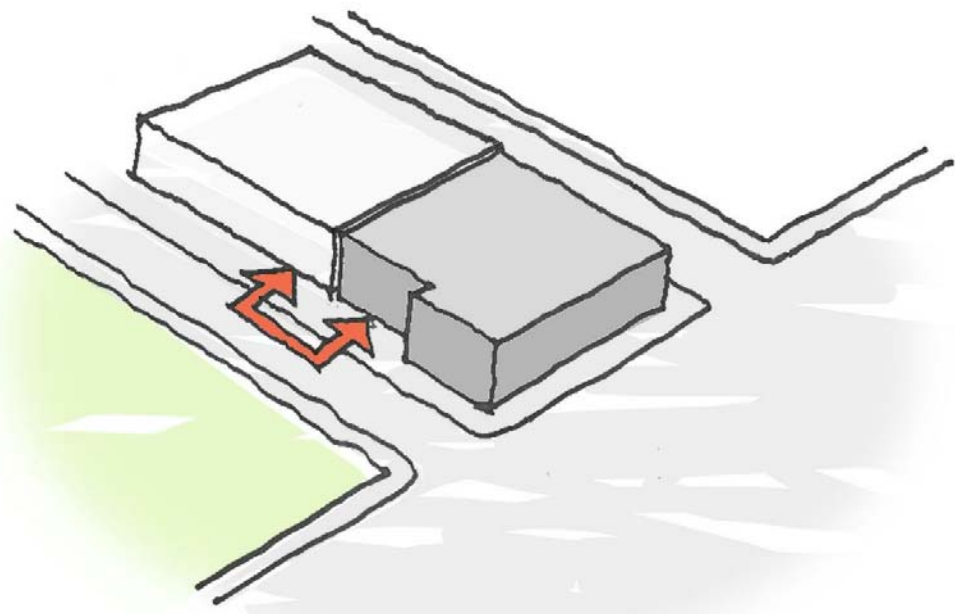
7 - VIEW EAST ON 20TH ST. FROM CORNER OF MINNESOTA ST.



8 - VIEW EAST ON 20TH ST. FROM CORNER OF TENNESSEE ST.



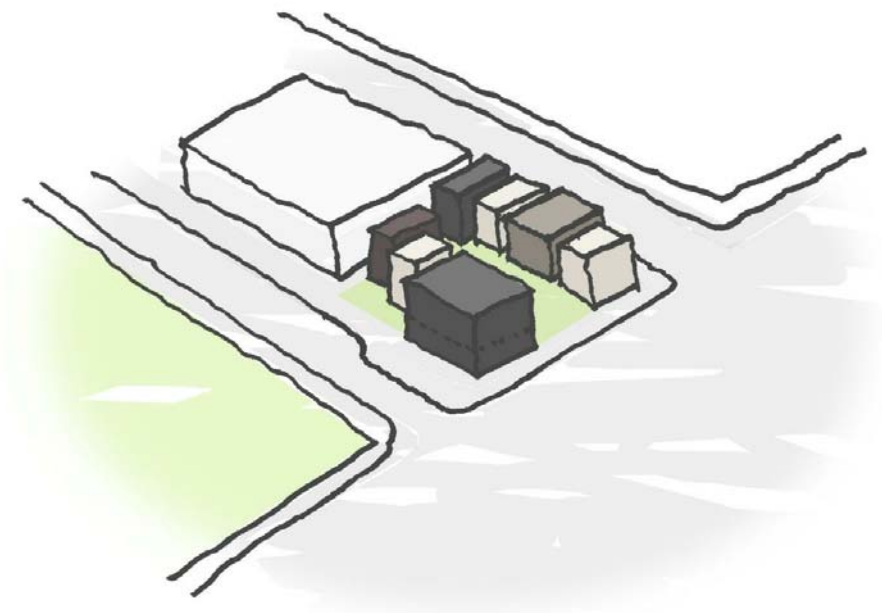
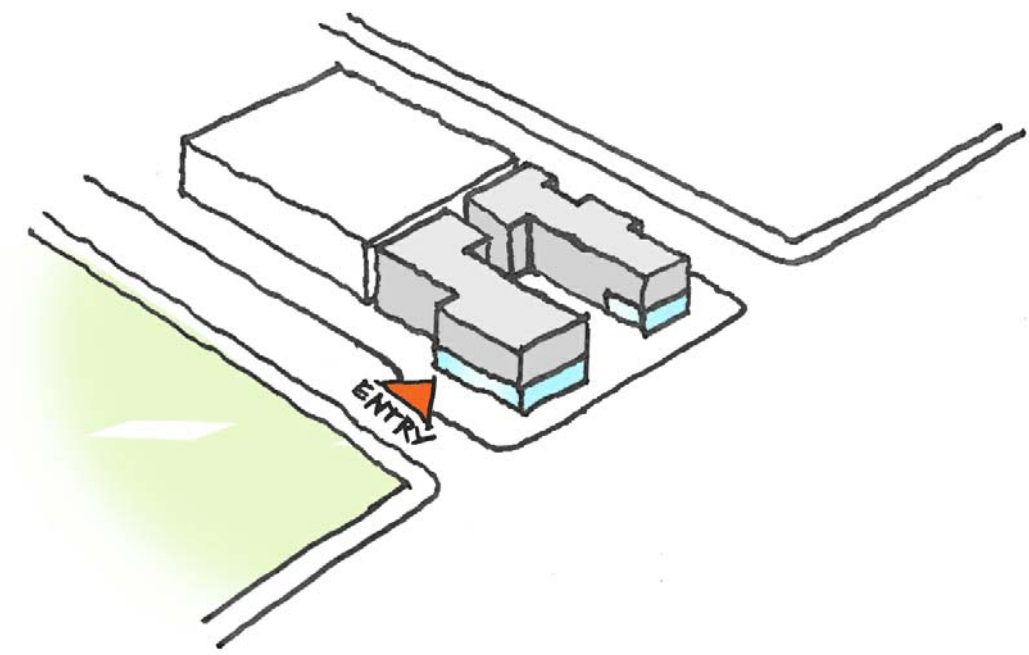
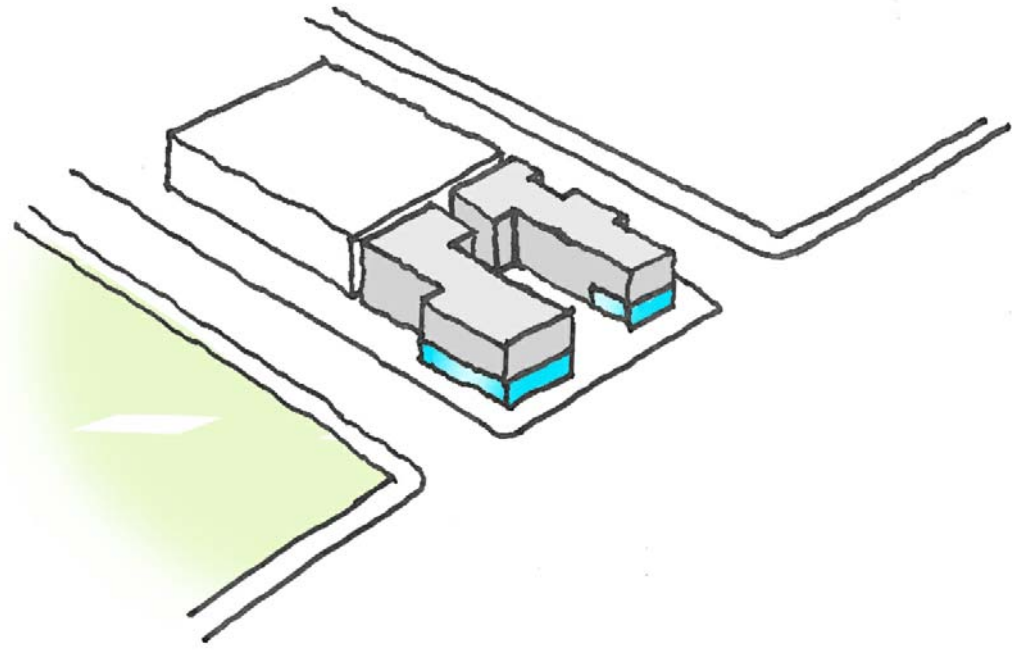




1 - SETBACK AT HISTORIC NEIGHBOR

2 - GROUND LEVEL OPEN SPACE (PUBLIC & COMMON)

3 - STOOPS



4 - COMMERCIAL CORNERS

5 - BUILDING ENTRY @ ESPRIT PARK

6 - BREAK UP THE MASS: 7 VOLUMES INSPIRED BY CONTEXTUAL SCALE



Located within the Dogpatch Historic District, the design of 888 Tennessee draws on the many wonderful characteristics of the historic architecture that surrounds it, with a modern interpretation that is appropriate for the construction methods and context of a 21st century residential development.

1) Overall Form

At approximately 45 feet tall, 888 Tennessee will relate to the scale of the surrounding Industrial/Commercial historic buildings in the District, including its northern neighbor at 701 Minnesota Street. On the western, Minnesota Street side, the building steps back along the northern edge to align with and respect its adjacent historic neighbor.

2) Scale and Proportion

The building is broken into seven volumes that relate to the scale of the surrounding industrial fabric. These volumes are articulated with four earth tones. The building also includes recessed balconies to add shadow line and wood siding to create added richness.



701 Minnesota Street, an historic former industrial building located immediately to the north of the project site.

4) Architectural Detail

The project draws on its context in the design of many important and prominent architectural details, including the following:

- 1) *Cornice* – The project will incorporate simple, minimal cornice to create a shadow line at the top of the exterior façade.
- 2) *Awning* – A grand metal awning will wrap the building’s southwest corner where the retail spaces and building entry are located. Such awnings have precedent in industrial buildings.
- 3) *Ground Floor Roll-up Doors* – The west, Minnesota Street façade of the ground floor retail space will feature large, glazed, roll-up doors.



904 22nd Street with metal cornice detail and large roll-up ground floor entries



2620 3rd Street also with metal cornice detail and large ground floor entries

Material & Color

The material palette for exterior walls is primarily ceramic tile reminiscent of the historic brick industrial buildings 701 Minnesota Street, 900 Minnesota Street and throughout the neighborhood. There is also one volume along Tennessee Street that will be clad in V-Groove Siding, which is found throughout the Dogpatch as well as San Francisco on the historic Victorian buildings. The color palette will be of muted tones, consistent with the earthy colors found on the historic fabric of the District.



Victorians on Tennessee Street, clad in V-groove siding



4) Fenestration Pattern

There will be two fenestration patterns at 888 Tennessee Street:

Type "A":

The lighter colored volumes take cue from historic concrete industrial buildings like 695 Minnesota Street, with large wide grouped window openings.



695 Minnesota Street, at 19th

Type "B":

The darker volumes of the building will relate to the historic brick construction of buildings like 900 Minnesota Street with its repetitive, narrow window type. The windows on these darker volumes will have the appearance and proportions of historic double-hung windows commonly found in the District.

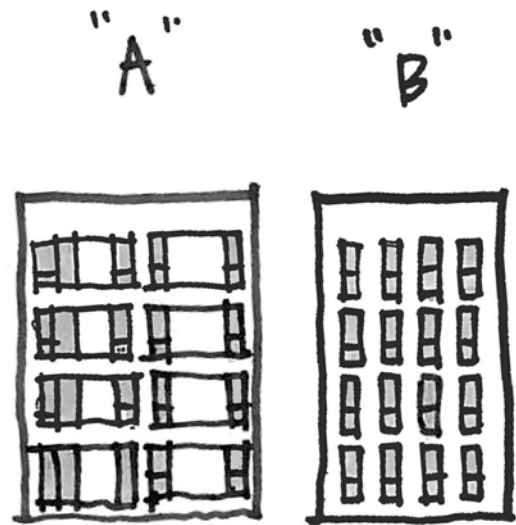


900 Minnesota Street

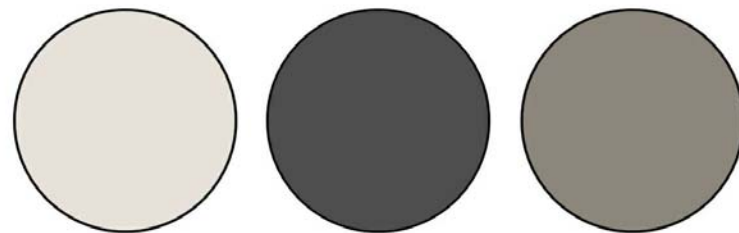


909 Tennessee Street is another beautiful example of the repetitive, narrow openings found in historic brick construction

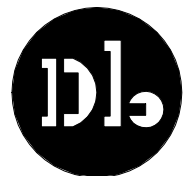
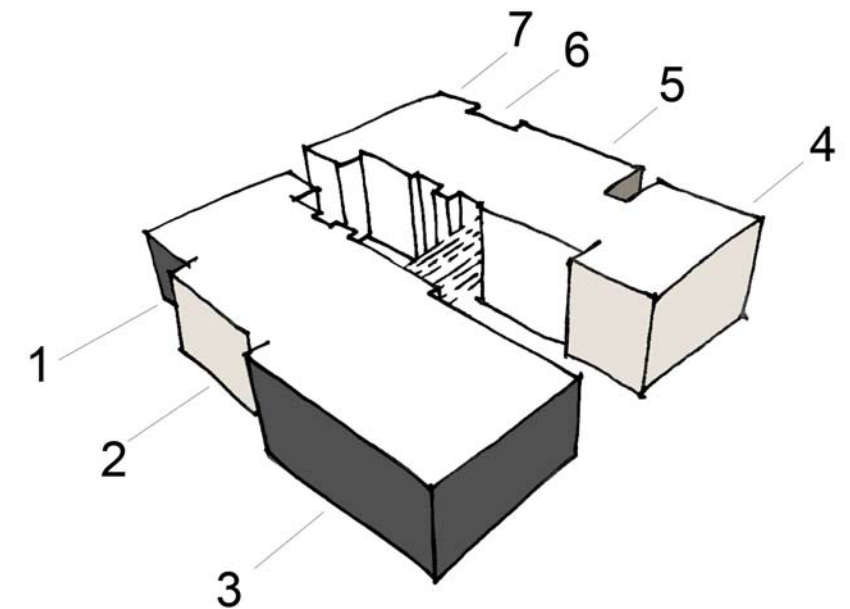
**TWO FENESTRATION PATTERNS
INSPIRED BY HISTORIC CONTEXT**



THREE EARTH TONES

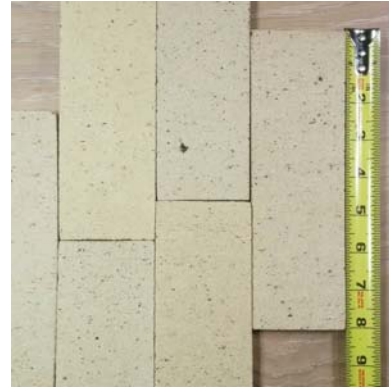


SEVEN BUILDING VOLUMES INSPIRED BY CONTEXTUAL SCALE





Dark Ceramic Tile - Exact Color(s) TBD - We are exploring the use of multiple tones (as shown).



Light Ceramic Tile - Exact Color TBD



Painted Horizontal Siding (Fiber Cement Artisan V-Groove)



White Cement Plaster (in Courtyard)



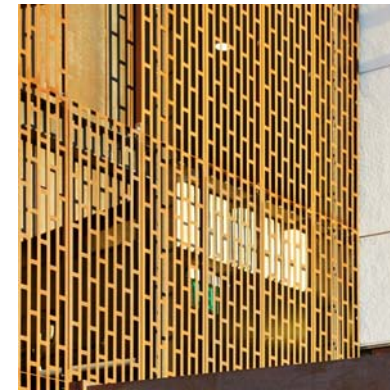
Dark Cement Plaster (in Courtyard)



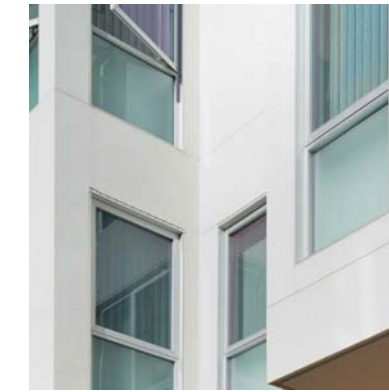
Board-Textured Concrete



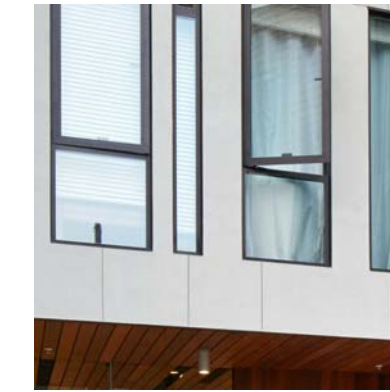
Storefront Glazing



Corten screen with custom cut-out pattern at West Stair. Cut-out Pattern TBD.



Anodized Silver Window



Dark Anodized Window



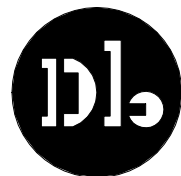
Glazed Roll-Up Door at Retail

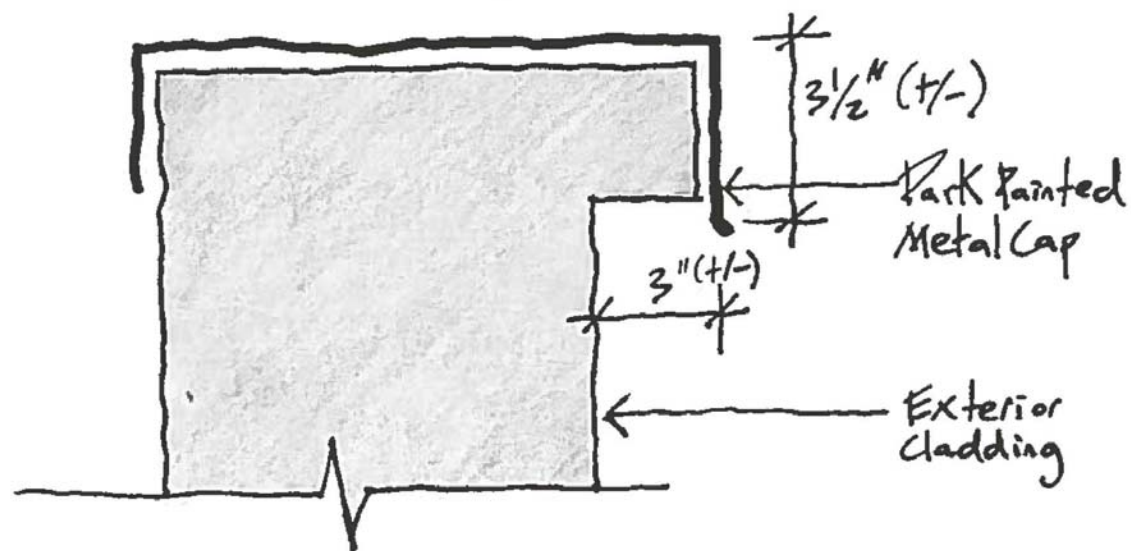


Metal Guardrail at Stoops & Balconies

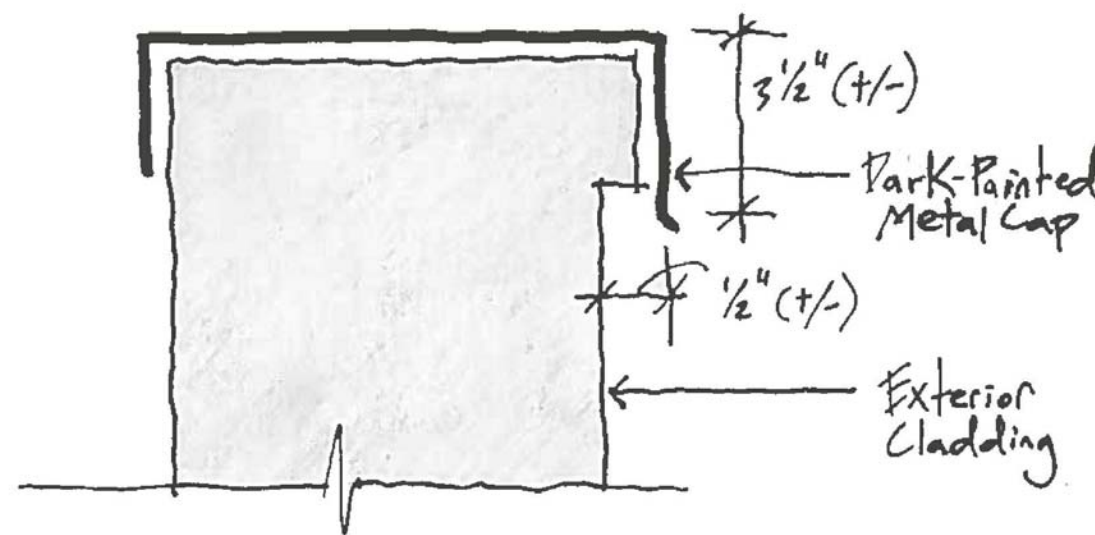


Corten Steel Entry Gate and Fence





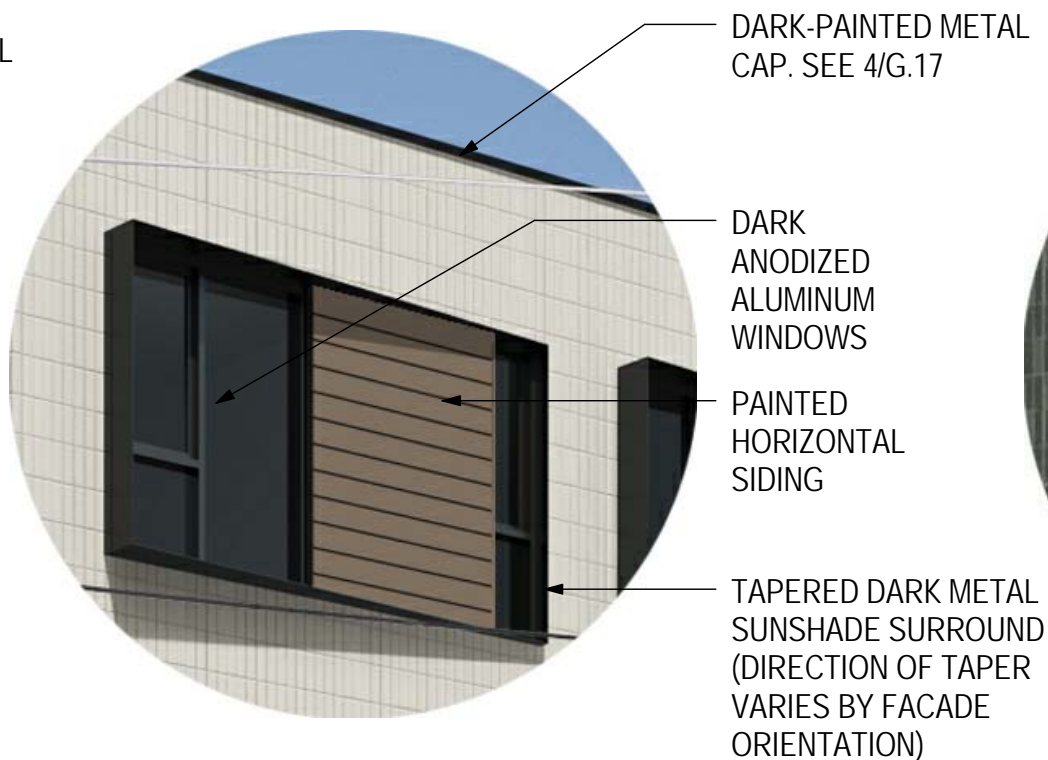
⑤ Section - Parapet Cap @ Dark Brick & V-Groove Volumes



④ Section - Parapet Cap @ Light Brick Volumes



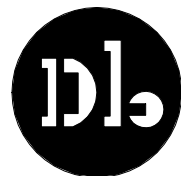
③ Enlarged Perspective - Windows at Gray, V-Groove, Fiber Cement Siding Walls

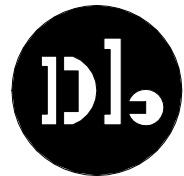


② Enlarged Perspective - Windows at Light-colored Ceramic Tile Walls



① Enlarged Perspective - Windows at Dark-colored Ceramic Tile Walls





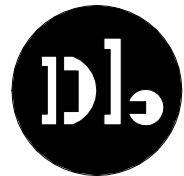
The S.Hekemian Group

888 Tennessee Street

View - Minnesota Street Southwest Retail Corner

21202
scale:
date: 03/17/2016

G.30



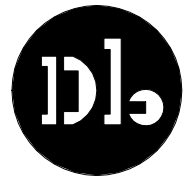
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888 Tennessee Street

View - Minnesota Street from Northwest

21202
scale:
date: 03/17/2016

G.31



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888 Tennessee Street

View - Tennessee Street from Southeast

21202
scale:
date: 03/17/2016

G.32



The S.Hekemian Group

888 Tennessee Street

View - Tennessee Street from Northeast

21202
scale:
date: 03/17/2016

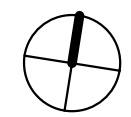
G.33



The S.Hekemian Group

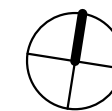
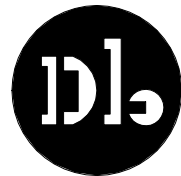
888 Tennessee Street

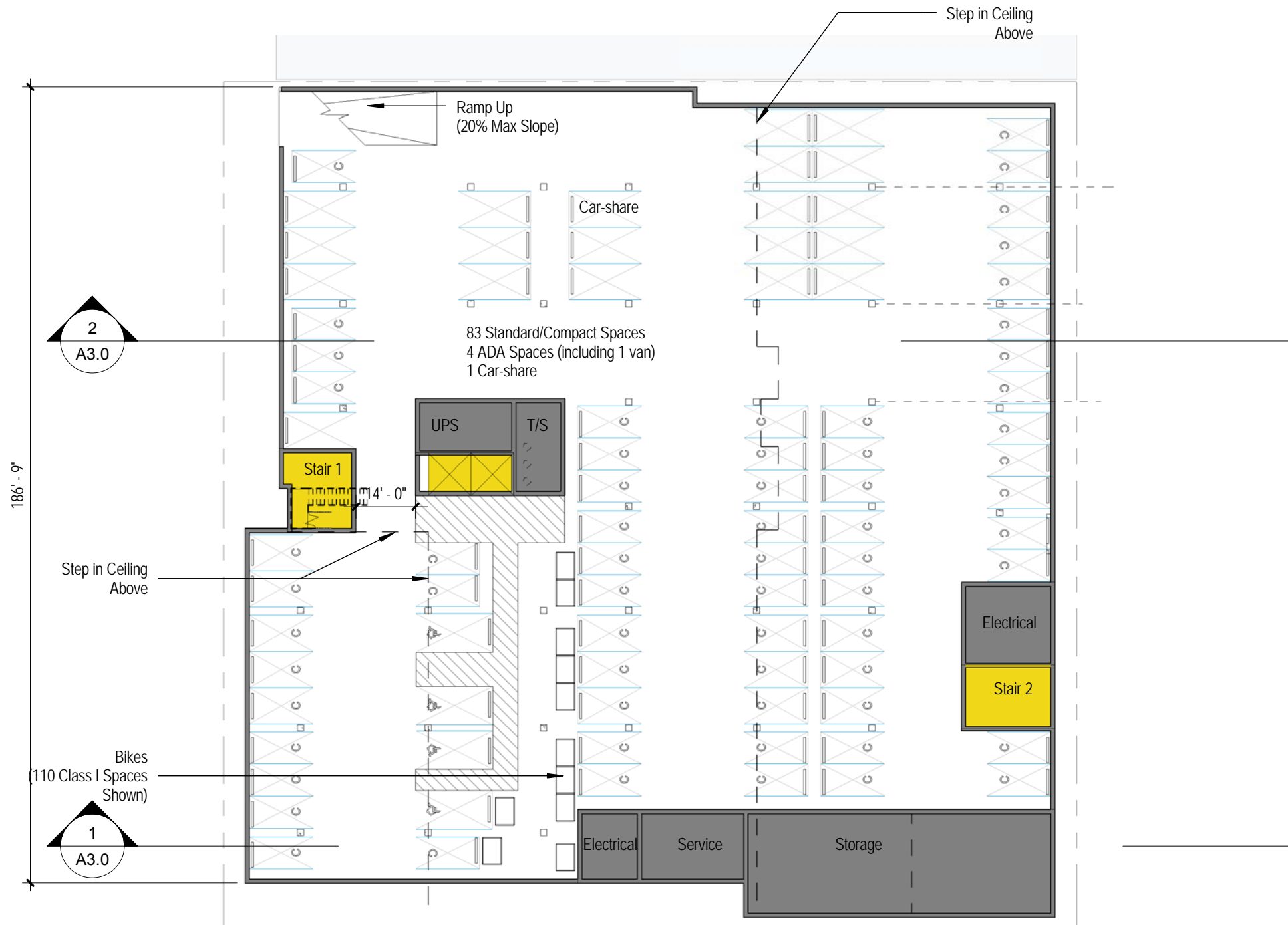
Level 1 & Site Plan



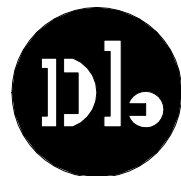
21202
 scale: 1" = 30'-0"
 date: 01/13/2016

A1.0





① LPA Garage Plan
1" = 30'-0"



The S.Hekemian Group

888 Tennessee Street

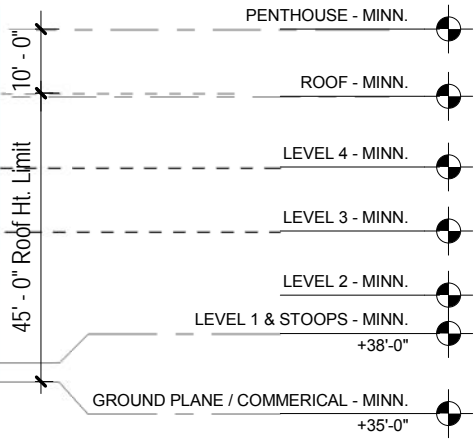
Garage Plan



21202
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date: 01/13/2016

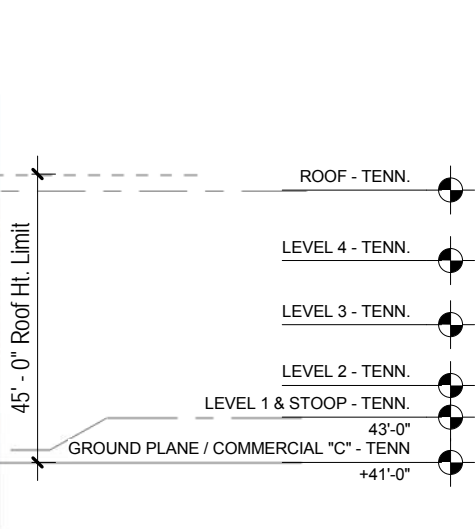
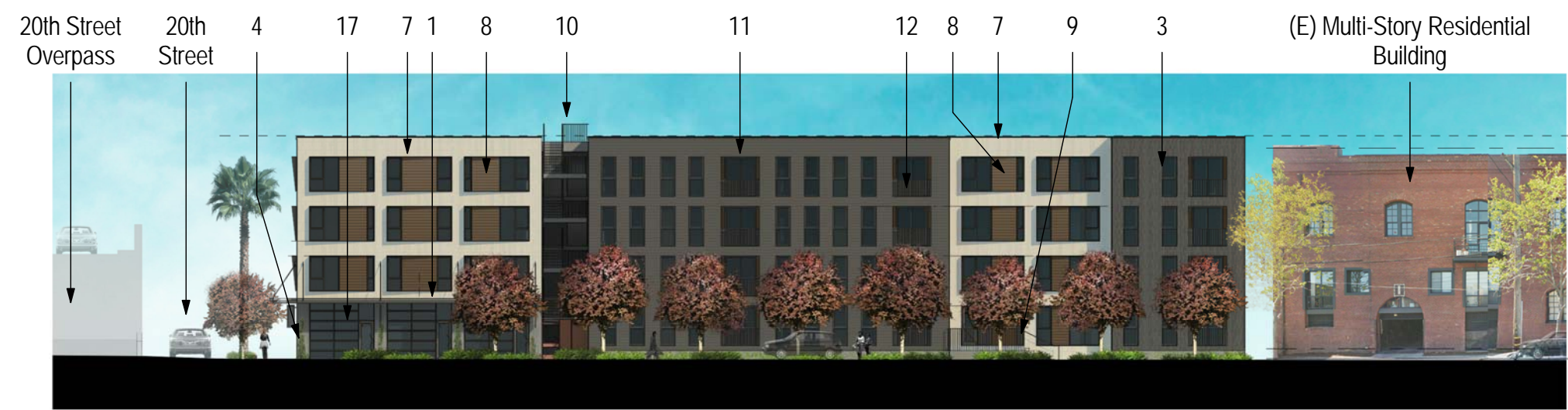
A1.3

(E) Multi-Story Residential Building

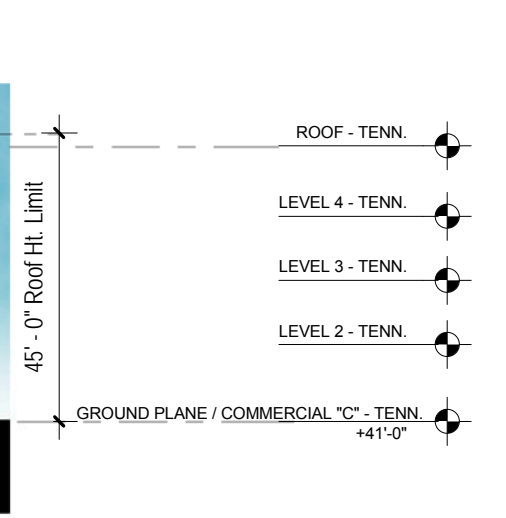


- LEGEND**
- 1 Metal Awning
 - 2 Storefront Glazing
 - 3 Dark-colored Brick
 - 4 Textured Concrete
 - 5 Corten Entry Gate and Fence
 - 6 Balcony w/ Metal Guardrail, beyond
 - 7 Light-colored Brick
 - 8 Painted Horizontal Siding
 - 9 Stoop
 - 10 Stair 2
 - 11 Gray-Painted V-Groove Horizontal Siding
 - 12 Recessed Balcony w/ Metal Guardrail
 - 13 Garage Entry/Exit
 - 14 Trellis @ Stoops
 - 15 Mechanical Penthouse, beyond
 - 16 Stair 1 w/ Corten Steel Screen
 - 17 Glazed Roll-Up Door at Retail

③ West Elevation - Minnesota Street
1" = 30'-0"



② East Elevation @ Tennessee Street
1" = 30'-0"



① South Elevation @ 20th Street
1" = 30'-0"



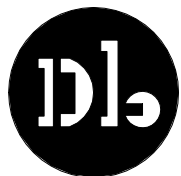
LEGEND

- 1 Metal Awning
- 2 Storefront Glazing
- 3 Dark-colored Brick
- 4 Textured Concrete
- 5 Corten Entry Gate and Fence
- 6 Balcony w/ Metal Guardrail, beyond
- 7 Light-colored Brick
- 8 Painted Horizontal Siding
- 9 Stoop
- 10 Stair 2
- 12 Recessed Balcony w/ Metal Guardrail
- 13 Garage Entry/Exit
- 14 Trellis @ Stoops
- 15 Mechanical Penthouse, beyond
- 16 Stair 1 w/ Corten Steel Screen
- 17 Glazed Roll-Up Door at Retail
- 18 White Cement Plaster (in Courtyard)
- 19 Dark Cement Plaster (in Courtyard)

② West-Facing Elevation at Courtyard
1" = 30'-0"



① East-Facing Elevation at Courtyard
1" = 30'-0"



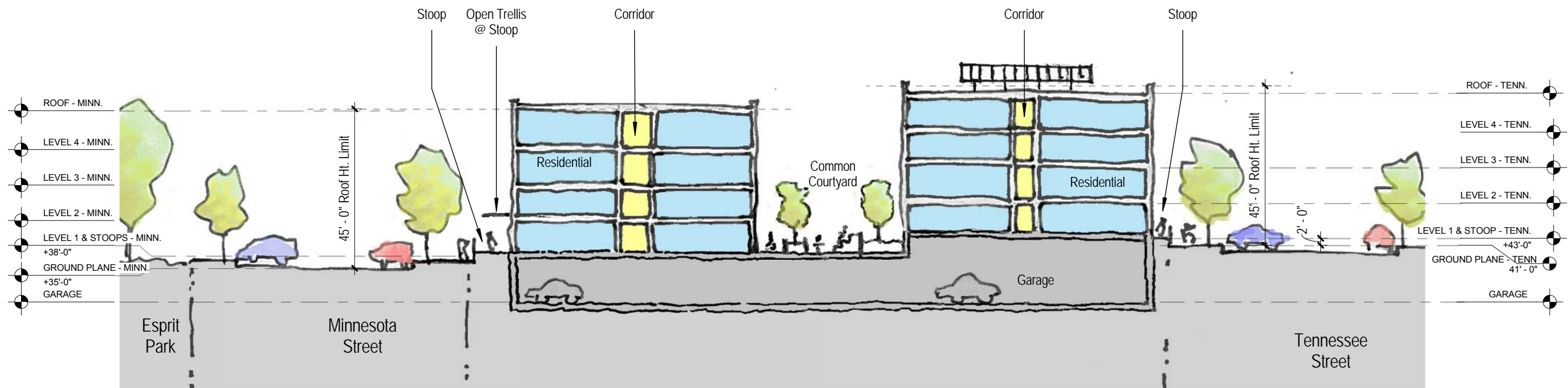
The S.Hekemian Group

888 Tennessee Street

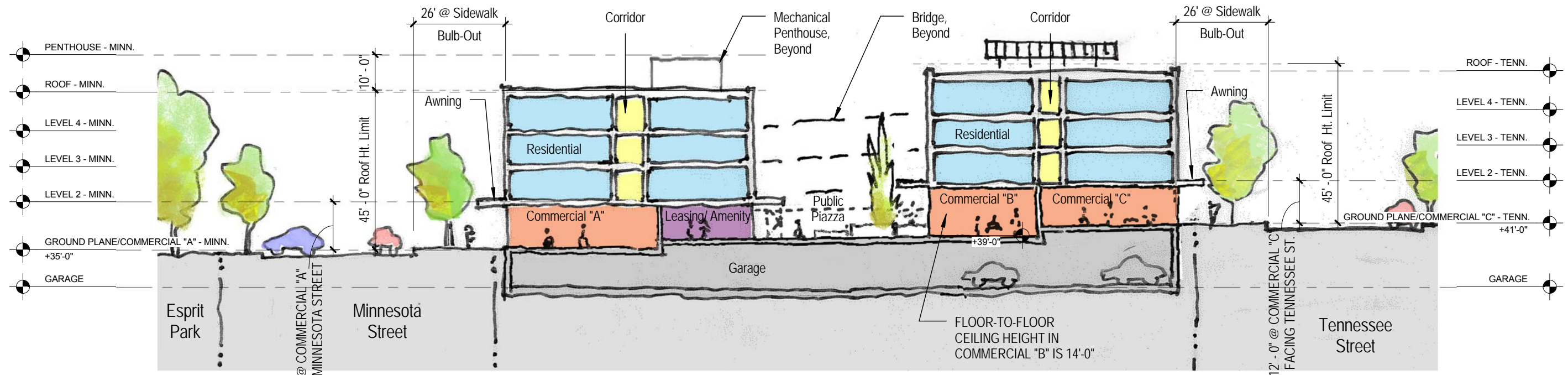
Building Elevations - Courtyard

21202
scale: 1" = 30'-0"
date: 03/17/2016

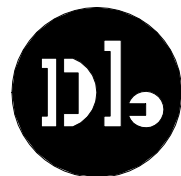
A2.1



② E/W Section 2 @ Stoops
1" = 30'-0"

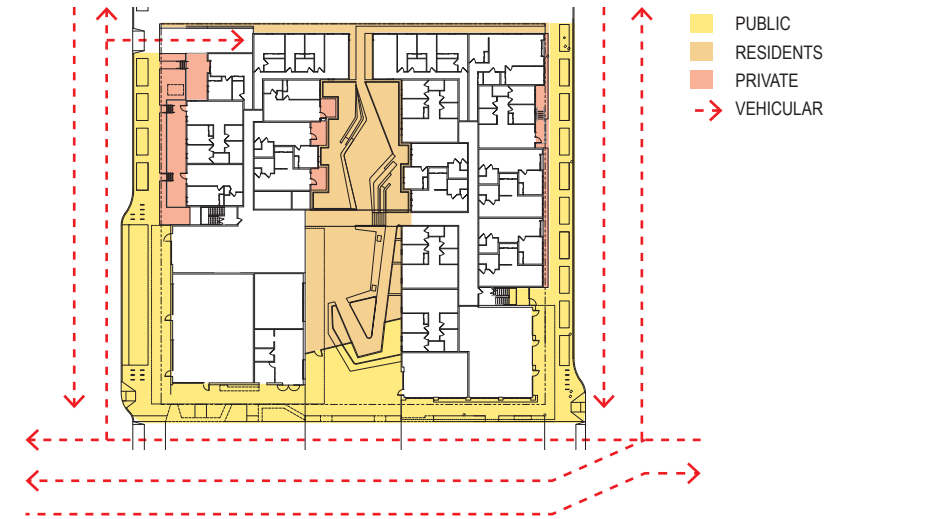


① E/W Section 1 @ Public Plaza
1" = 30'-0"

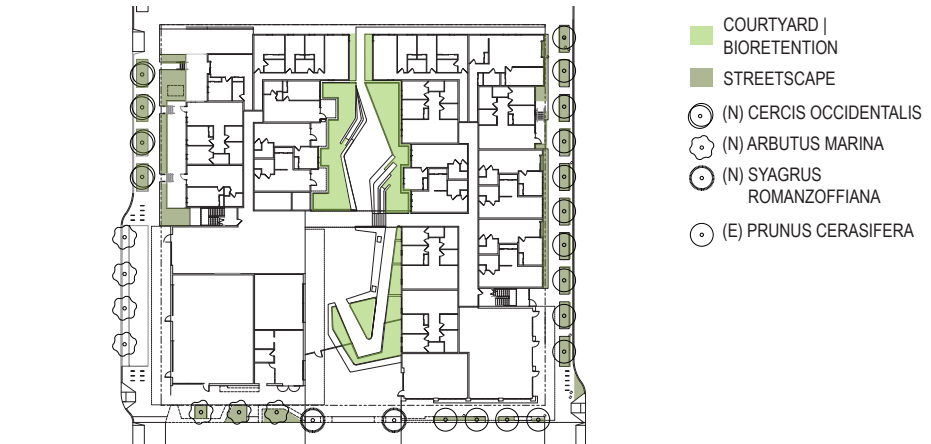




LANDSCAPE SITE PLAN



CIRCULATION DIAGRAM
100 SCALE



LANDSCAPE DIAGRAM
100 SCALE

KEY NOTES

- ① CURB EXTENSION
- ② PUBLIC 'FLEX SPACE'
- ③ BIKE PARKING (17 BIKE RACKS)
- ④ PERMEABLE UNIT PAVERS
- ⑤ PRIVATE STOOP/PATIO
- ⑥ PARKING GARAGE ENTRY
- ⑦ STREET PARKING (10 STALLS)
- ⑧ EMERGENCY EXIT
- ⑨ AMPHITHEATER SEATING
- ⑩ PRIVATE 'FLEX SPACE'
- ⑪ SLOPED PATH
- ⑫ OVERHEAD LIGHTING
- ⑬ OUTDOOR KITCHEN
- ⑭ BASALT SEATWALL
- ⑮ WHITE ZONE PARKING (4 STALLS)
- ⑯ CITY STANDARD SIDEWALK
- ⑰ STAMPED ASPHALT
- ⑱ CONCRETE

PLANTING NOTES

- Ⓐ STREETSCAPE PLANTING
- MIX OF HARDY, DROUGHT-TOLERANT GRASSES AND FLOWERS: CALLISTEMON 'BETTER JOHN', LOMANDRA 'BREEZE', ANIGOZANTHOS SPP., DIANELLA 'BLAZE'
- Ⓑ COURTYARD | BIORETENTION PLANTING
- MIX OF HARDY, DROUGHT-TOLERANT GRASSES AND FLOWERS: POLYSTICHUM SPP., DIANELLA 'CASSA BLUE', LOMANDRA SPP., DIETES GRANDIFLORA, CEANOETHUS GLORIOSUS
- Ⓒ (N) CERCIS OCCIDENTALIS (4 TREES)
- Ⓓ (N) ARBUTUS MARINA (7 TREES)
- Ⓔ (N) SYAGRUS ROMANZOFFIANA (2 TREES)
- Ⓕ (E) PRUNUS CERASIFERA (9 TREES)
(N) PRUNUS CERASIFERA (4 TREES)



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888 Tennessee Street

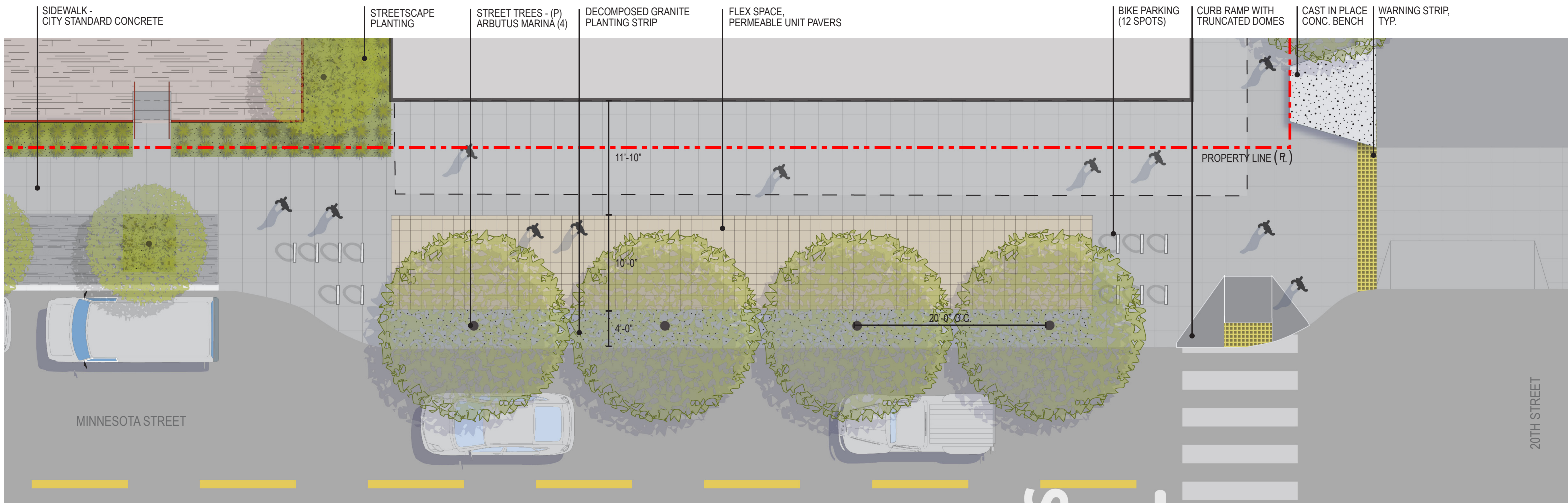


Site Plan



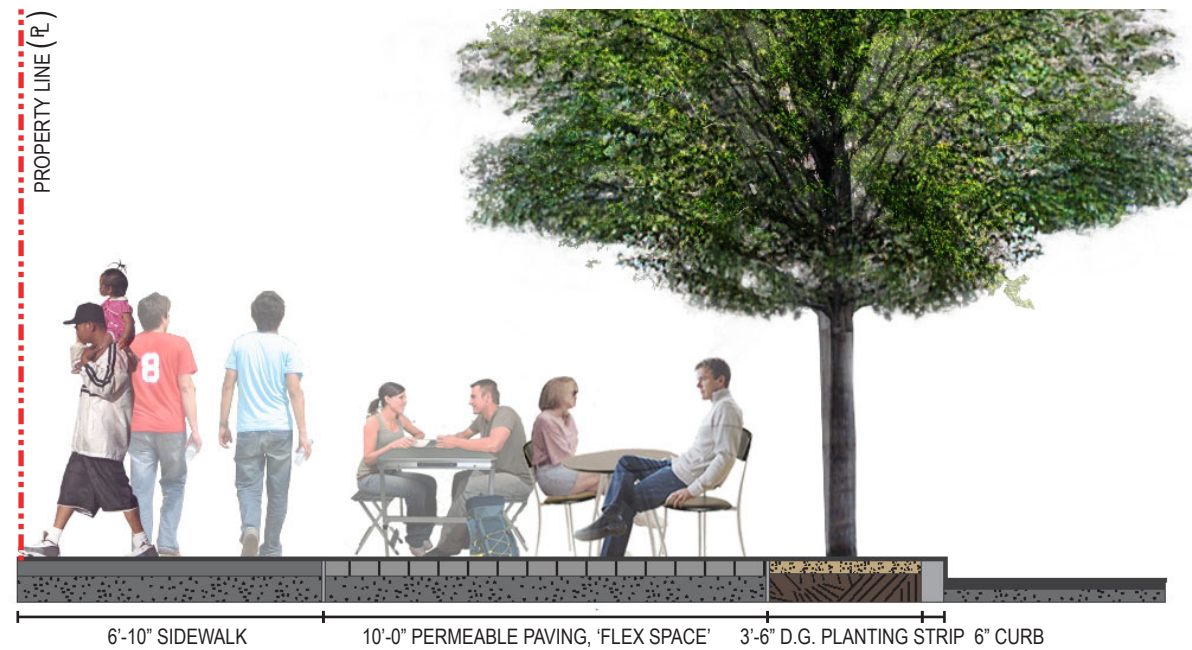
21202
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date: 01/04/2016

L1.1



MINNESOTA STREET ENLARGEMENT PLAN

10 SCALE

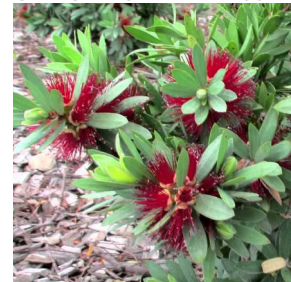


MINNESOTA BULB-OUT STREETScape SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'

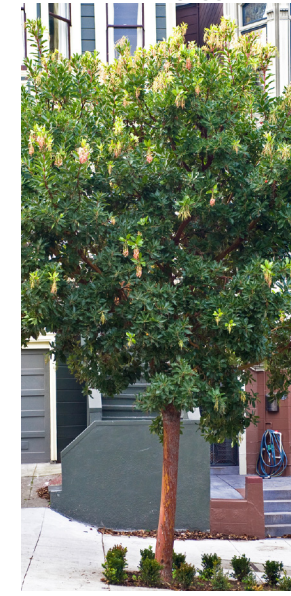


DIANELLA 'BLAZE'

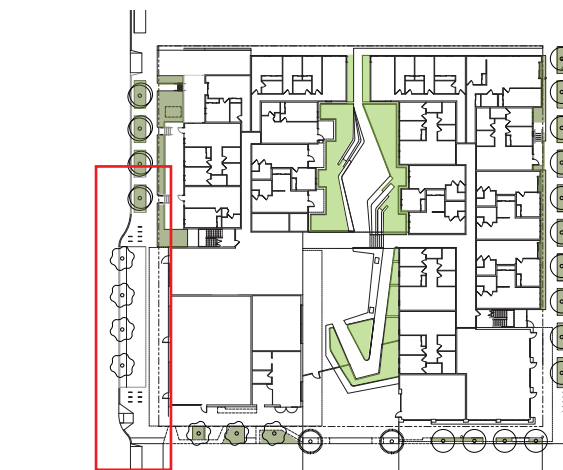


TREES

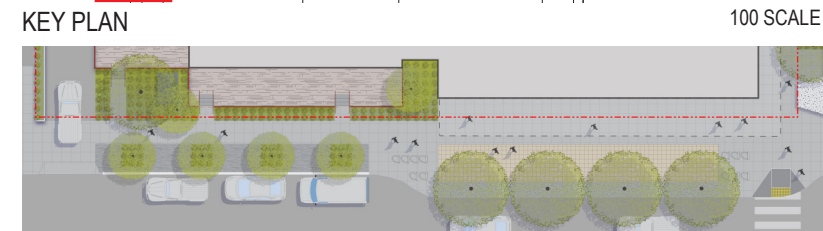
ARBUTUS MARINA



PLANTING PALETTE



100 SCALE



50 SCALE



The S.Hekemian Group

888 Tennessee Street



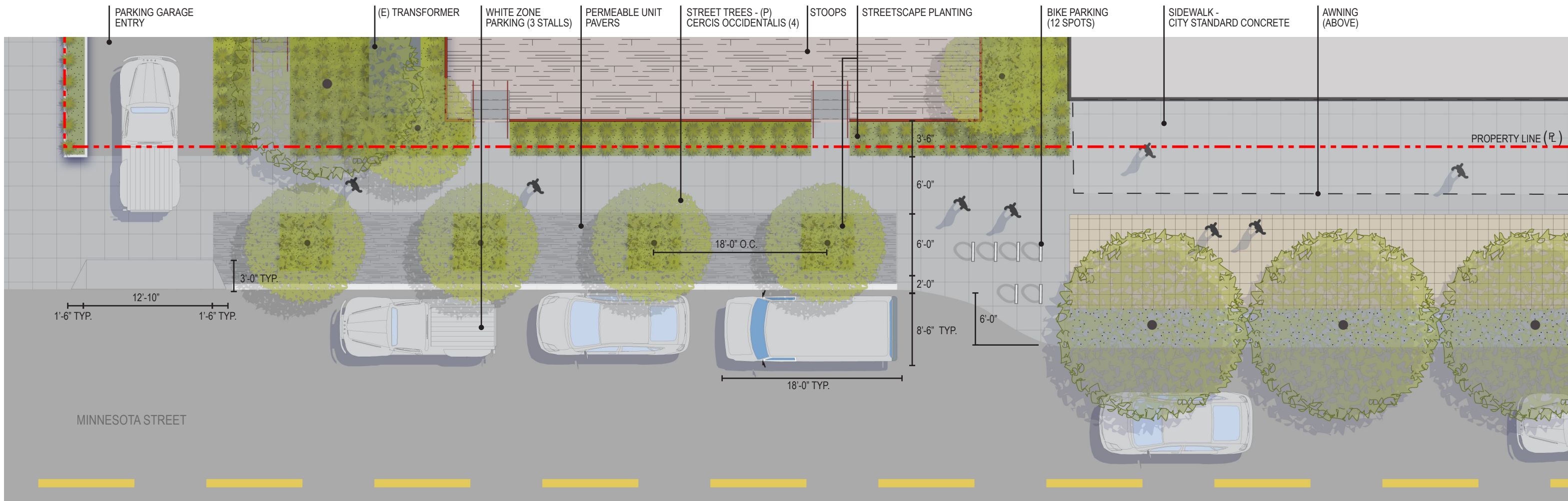
Minnesota Street Enlargement Plan



N
 scale: AS SHOWN
 date: 01/13/2016

21202

L1.2



MINNESOTA STREET ENLARGEMENT PLAN

10 SCALE

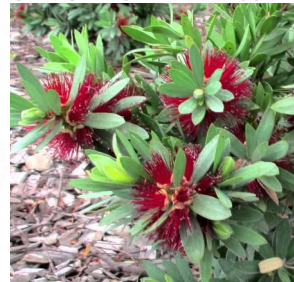


MINNESOTA STREETSCAPE SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'



DIANELLA 'BLAZE'

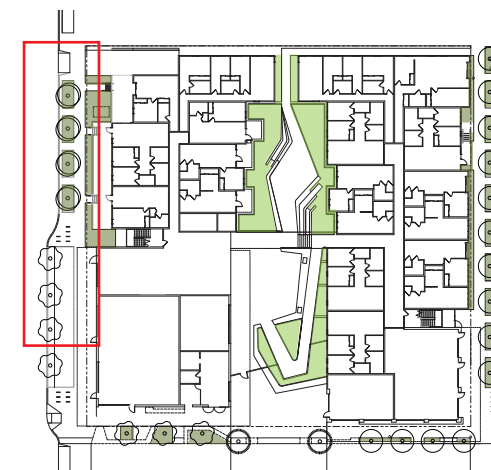


TREES

CERCIS OCCIDENTALIS

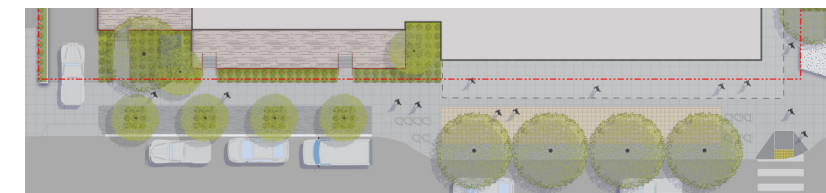


PLANTING PALETTE



KEY PLAN

100 SCALE



STREET PLAN

50 SCALE



The S.Hekemian Group

888 Tennessee Street



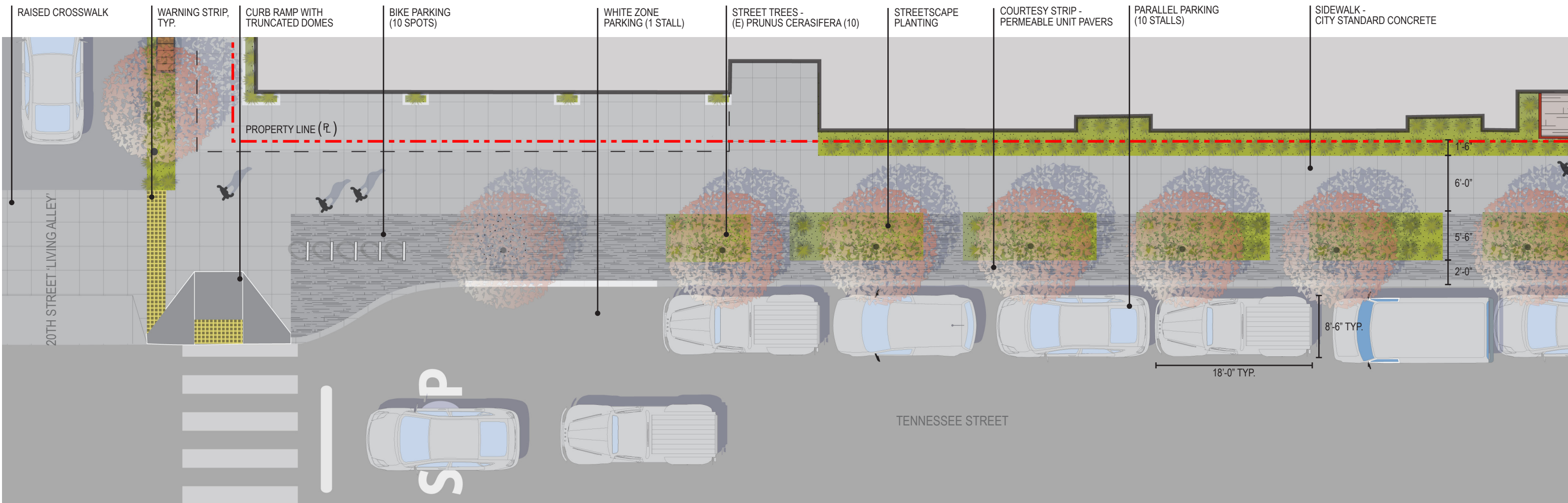
Minnesota Street Enlargement Plan



scale: AS SHOWN
date: 01/13/2016

21202

L1.3



TENNESSEE STREET ENLARGEMENT PLAN

10 SCALE

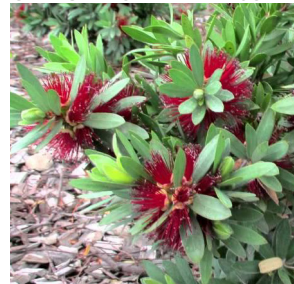


TENNESSEE STREETSCAPE SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'

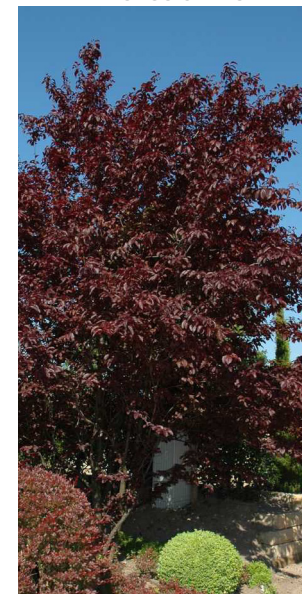


DIANELLA 'BLAZE'

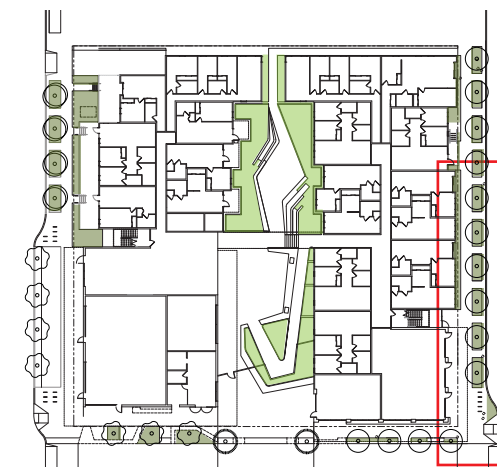


TREES

PRUNUS CERASIFERA

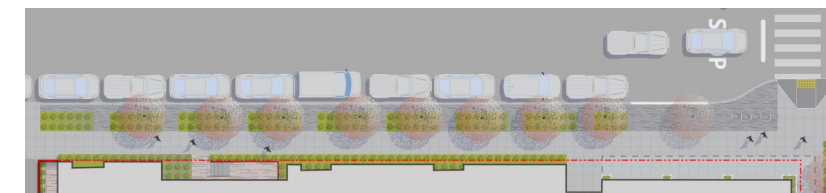


PLANTING PALETTE



KEY PLAN

100 SCALE



STREET PLAN

50 SCALE



The S. Hekemian Group

888 Tennessee Street

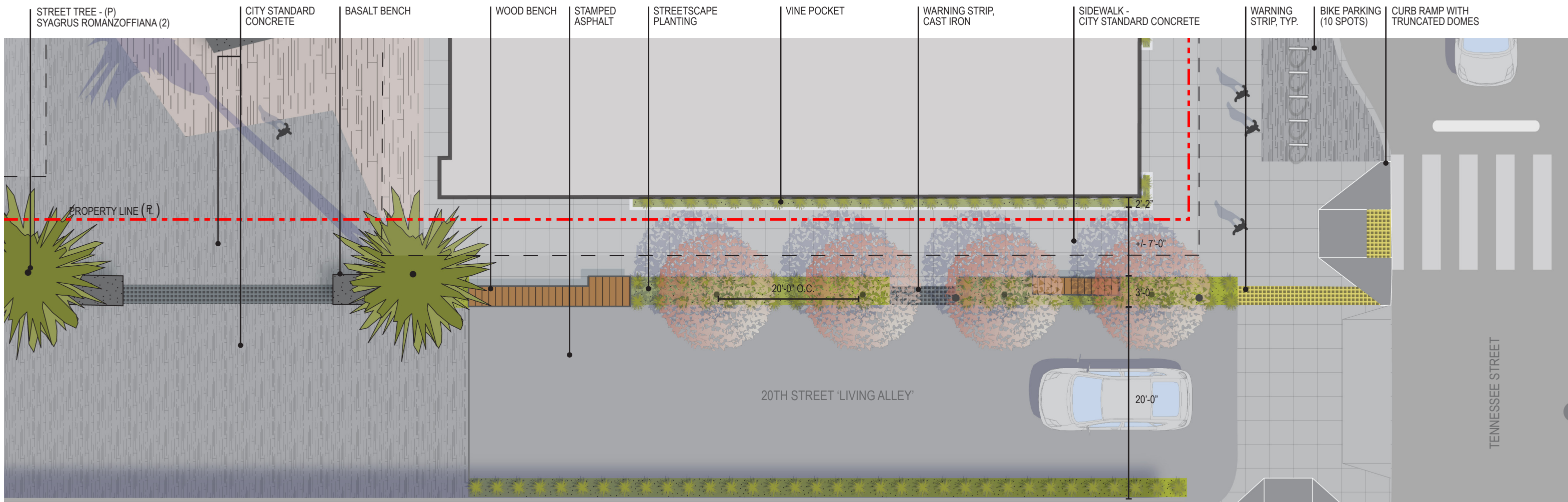


Tennessee Street Enlargement Plan



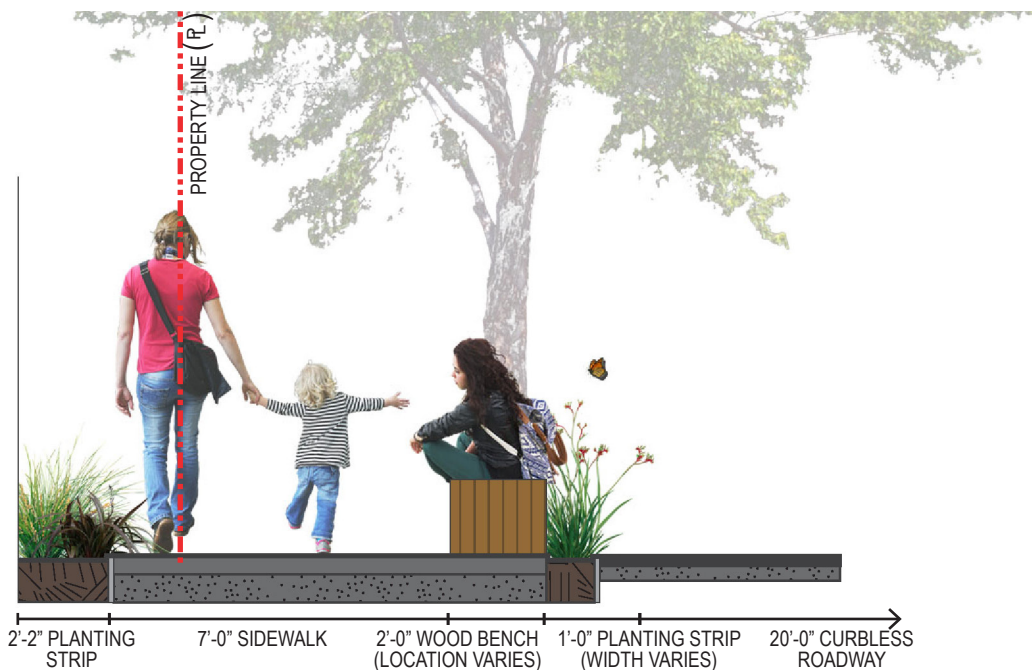
21202
scale: AS SHOWN
date: 01/13/2016

L1.4



20TH STREET ENLARGEMENT PLAN

10 SCALE

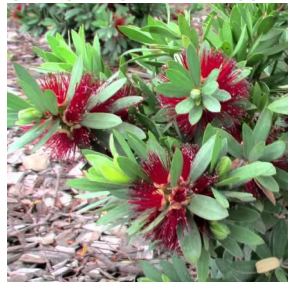


20TH STREETSCAPE SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'



DIANELLA 'BLAZE'

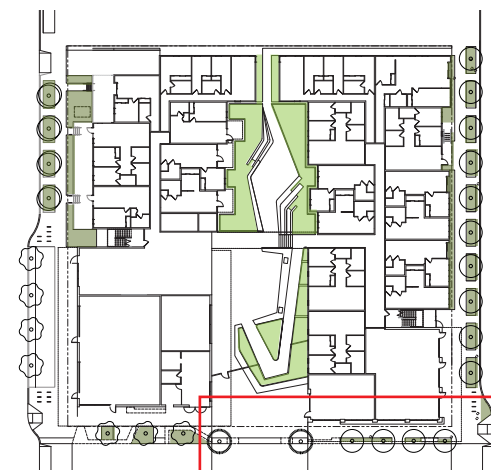


TREES

SYAGRUS ROMANZOFFIANA

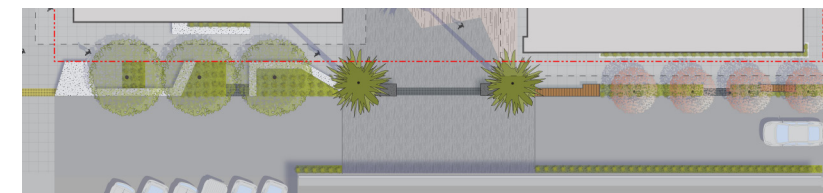


PLANTING PALETTE



KEY PLAN

100 SCALE



STREET PLAN

50 SCALE



The S.Hekemian Group

888 Tennessee Street



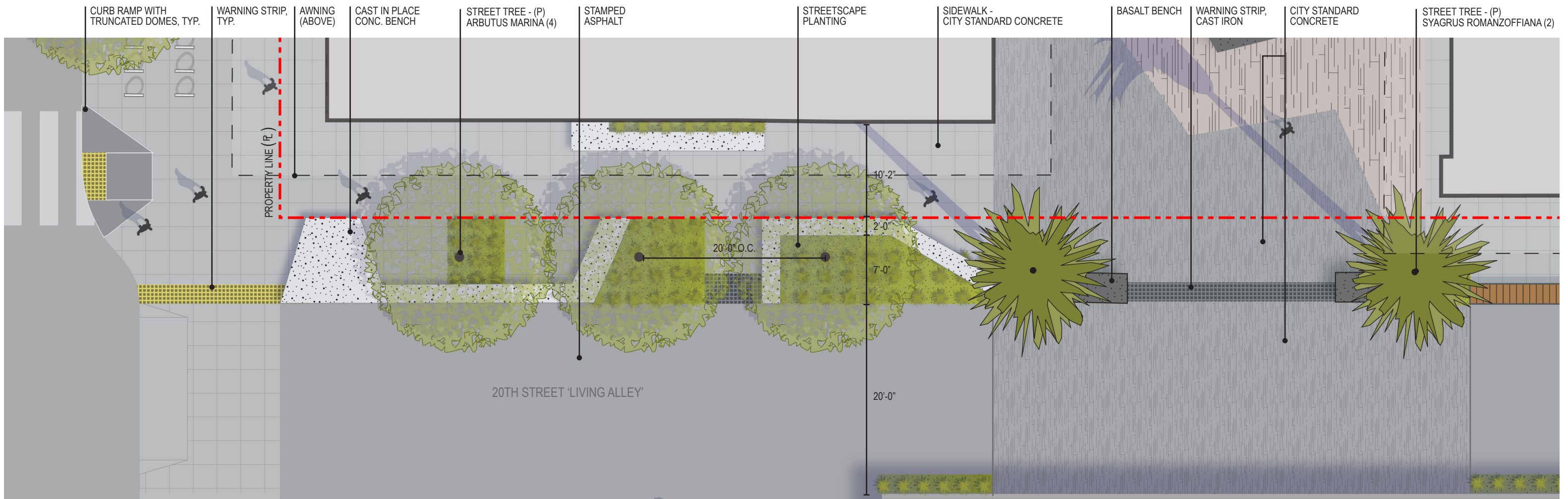
20th Street Enlargement Plan



scale: AS SHOWN
date: 01/13/2016

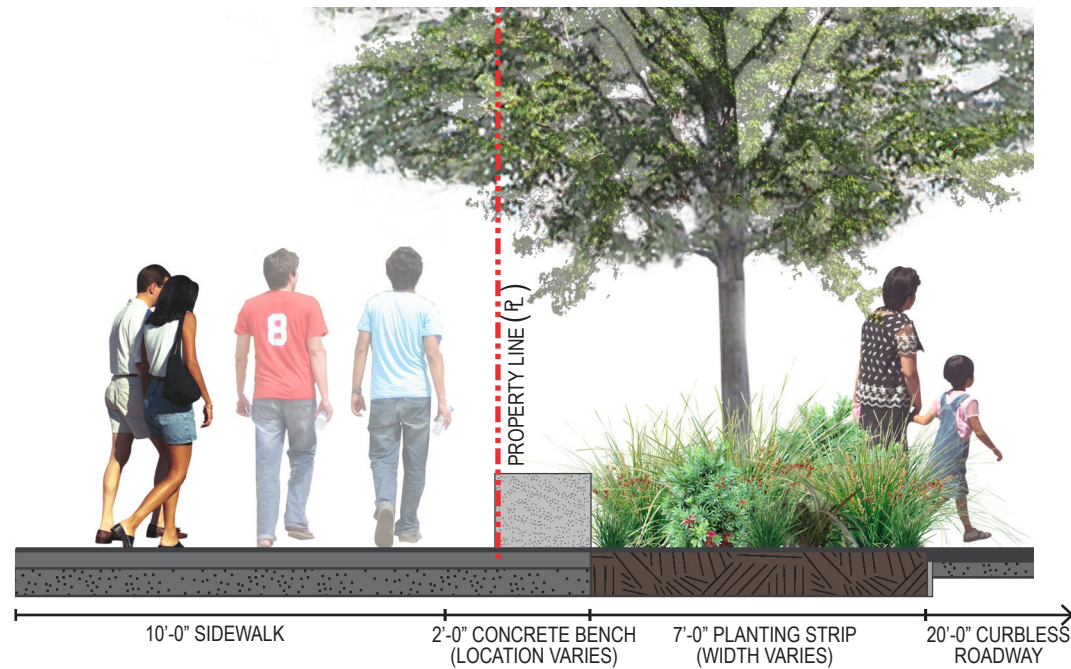
21202

L1.5



20TH STREET ENLARGEMENT PLAN

10 SCALE

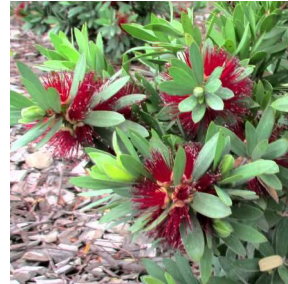


20TH STREETSCAPE SECTION

SCALE: 1"=4'

FLOWERS

CALLISTEMON 'BETTER JOHN'



ANIGOZANTHOS SPP.



GRASSES

LOMANDRA 'BREEZE'



DIANELLA 'BLAZE'

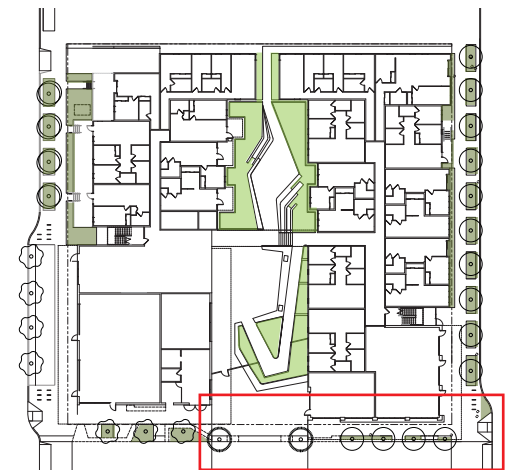


TREES

SYAGRUS ROMANZOFFIANA

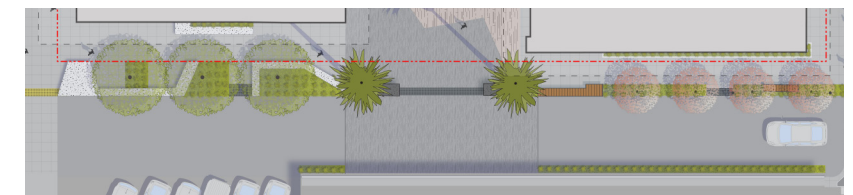


PLANTING PALETTE



KEY PLAN

100 SCALE



STREET PLAN

50 SCALE



The S.Hekemian Group

888 Tennessee Street



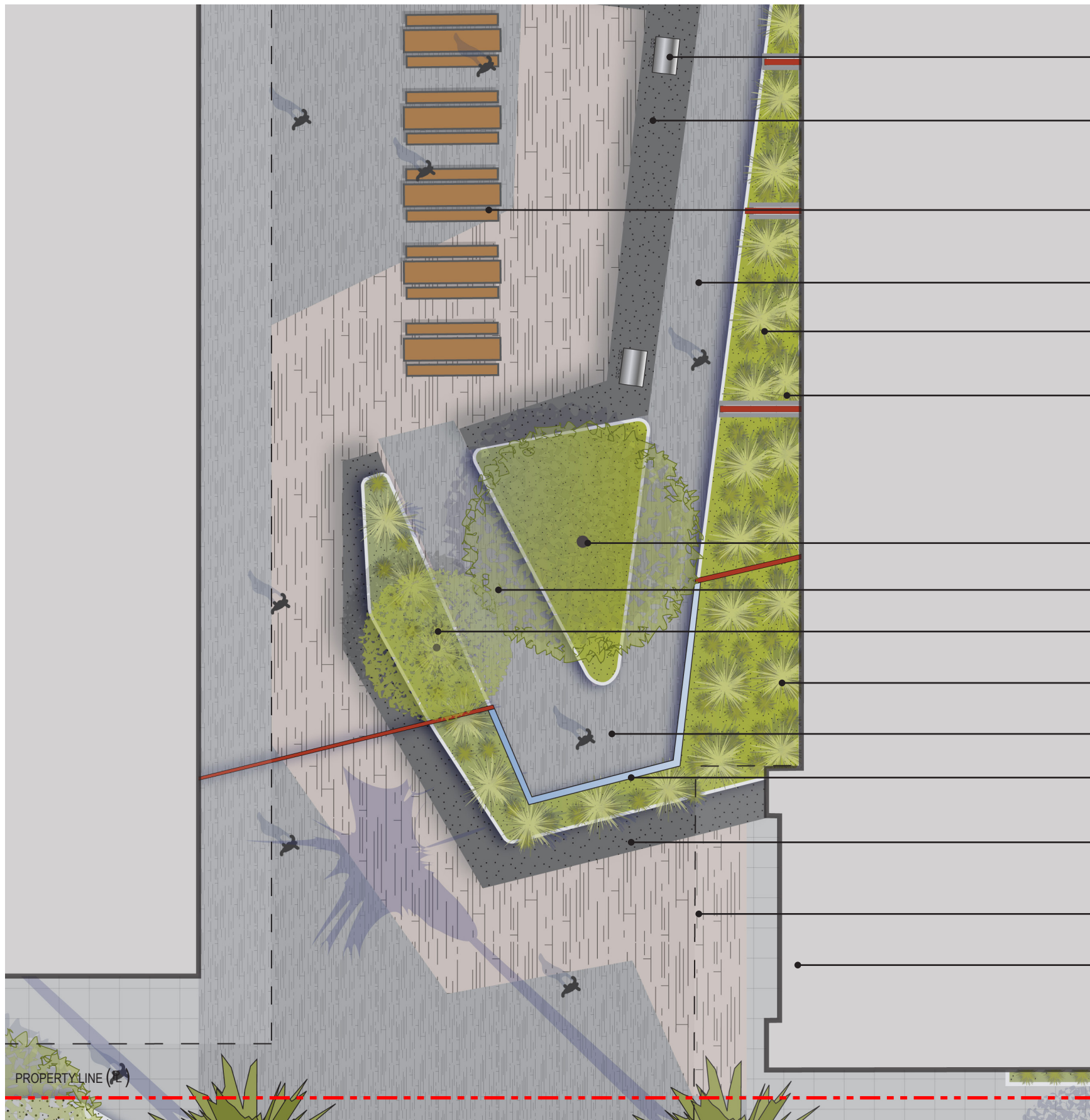
20th Street Enlargement Plan



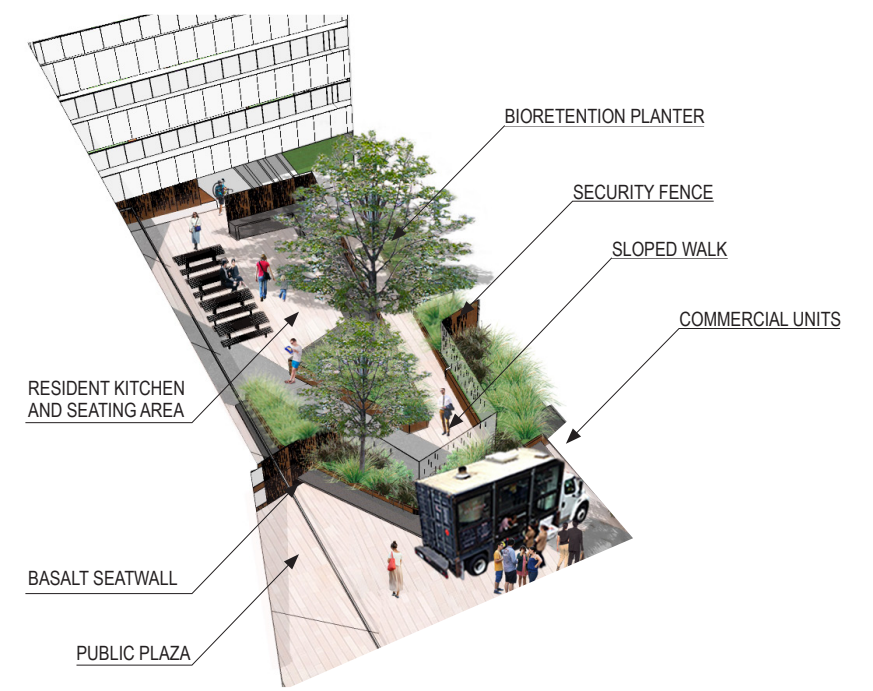
scale: AS SHOWN
date: 01/13/2016

21202

L1.6



- COMMUNITY GRILL
- BASALT BAR AND KITCHEN PREP SPACE
- BEER GARDEN TABLE
- SLOPED WALK AT 4.5% GRADE
- BIORETENTION PLANTING
- WATER RETENTION WALL, CORTEN STEEL
- SHADE TREE - MAGNOLIA GRANDIFLORA
- SLOPED WALK AT 4.5% GRADE
- SHADE TREE - CERCIS OCCIDENTALIS
- BIORETENTION PLANTER
- OVERLOOK
- CORTEN STEEL AND GLASS SECURITY FENCE
- CONTINUOUS BENCH SEATING - BASALT
- PUBLIC PLAZA & 'FLEX SPACE'
- COMMERCIAL UNIT



FERNS + FLOWERS

POLYSTICHUM SPP.



DIETES GRANDIFLORA

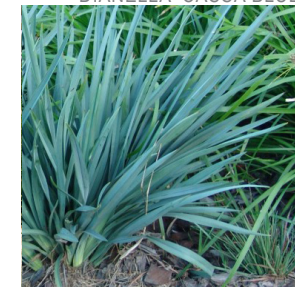


CEANOTHUS GLORIOSUS



GRASSES

DIANELLA 'CASSA BLUE'



LOMANDRA NYALLA



LOMANDRA LONGIFOLIA

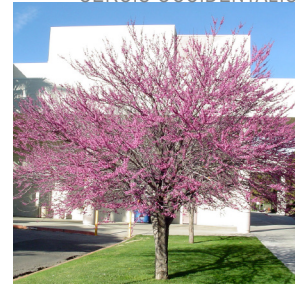


TREES

MAGNOLIA GRANDIFLORA



CERCIS OCCIDENTALIS



LANDSCAPE SITE PLAN



The S.Hekemian Group

888 Tennessee Street

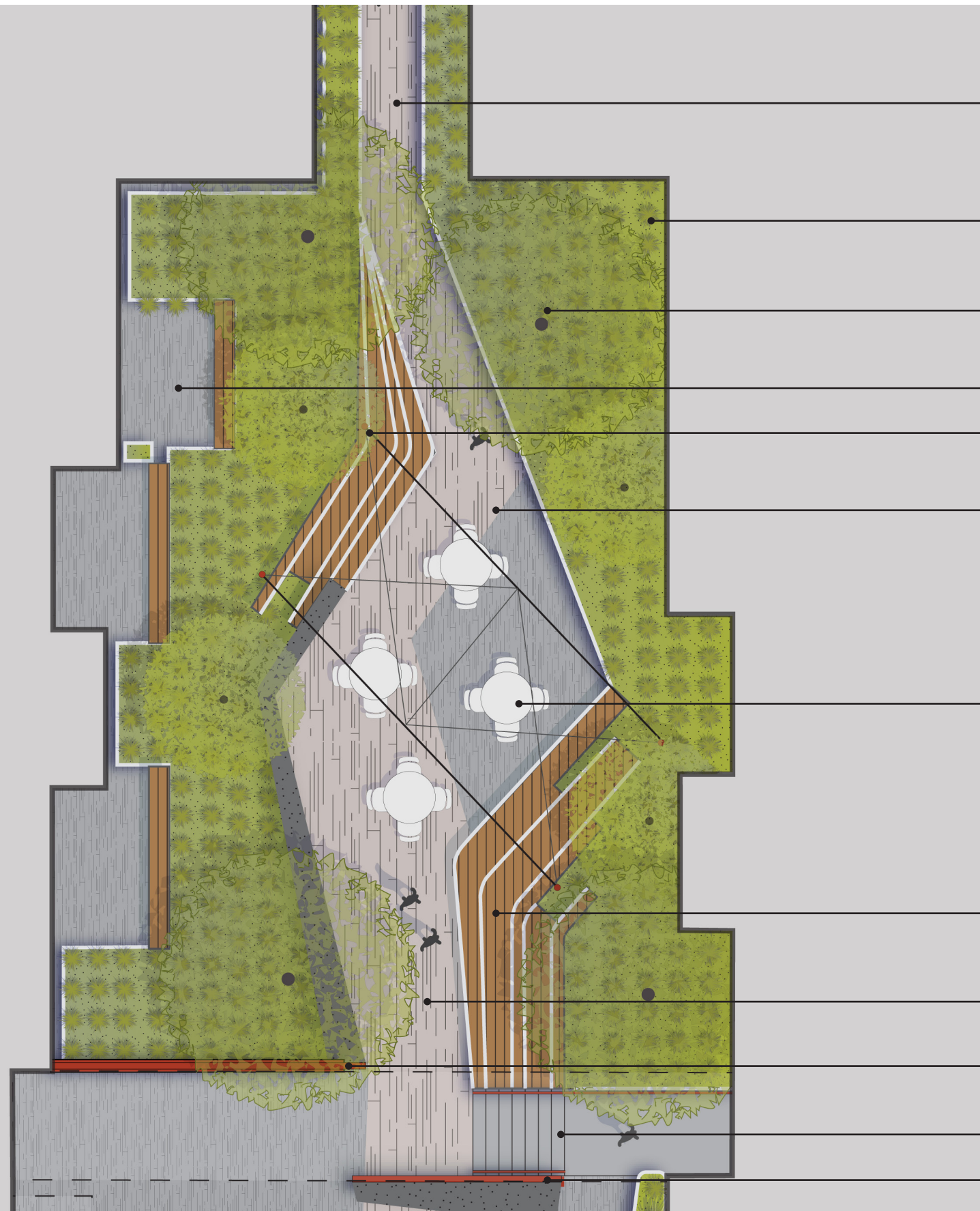


Southern Courtyard Enlargement Plan

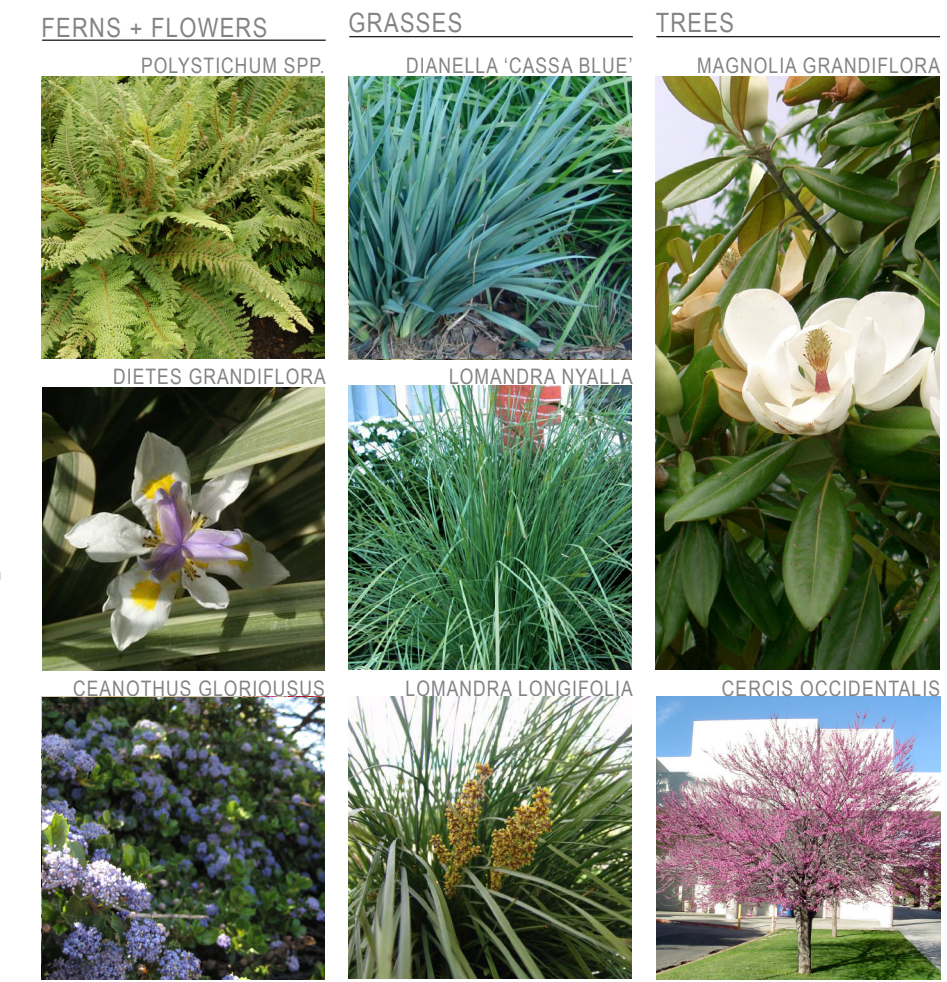
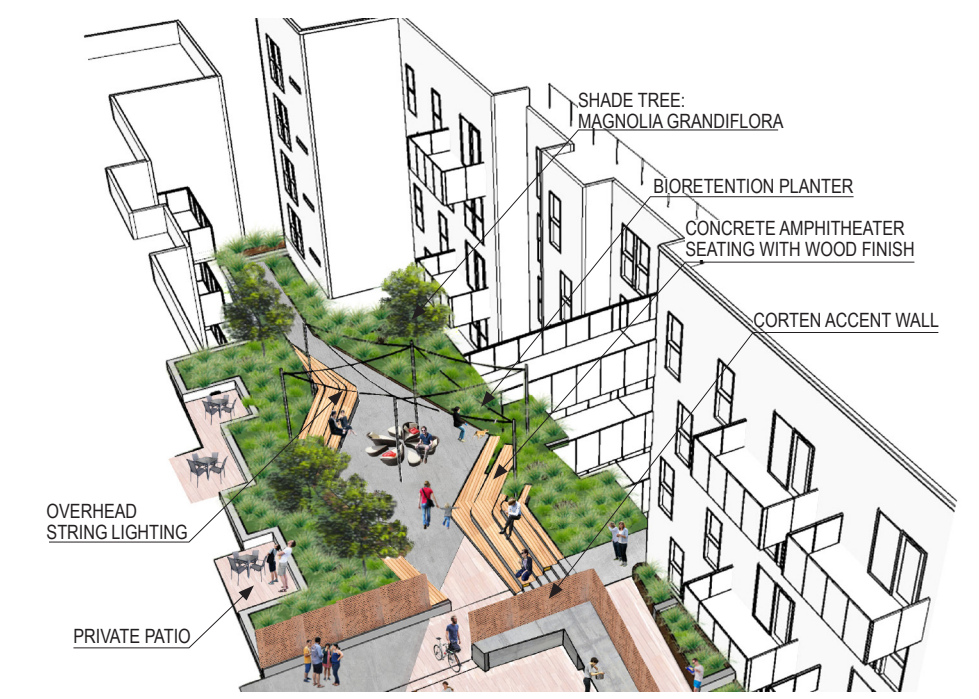


scale: 21202
10 SCALE
date: 01/13/2016

L1.7



- EMERGENCY EXIT
- BIORETENTION PLANTER
- SHADE TREES - MAGNOLIA GRANDIFLORA
- PRIVATE PATIO
- LIGHTING POSTS WITH LED STRING LIGHTS
- PERMEABLE UNIT PAVERS
- MOVABLE FURNITURE, RESIDENT 'FLEX SPACE'
- CONCRETE AMPHITHEATER SEATING WITH WOOD FINISH
- PERMEABLE UNIT PAVERS
- CORTEN STEEL ACCENT WALL
- STAIRS
- CORTEN STEEL ACCENT WALL



LANDSCAPE SITE PLAN

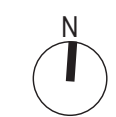


The S.Hekemian Group

888 Tennessee Street

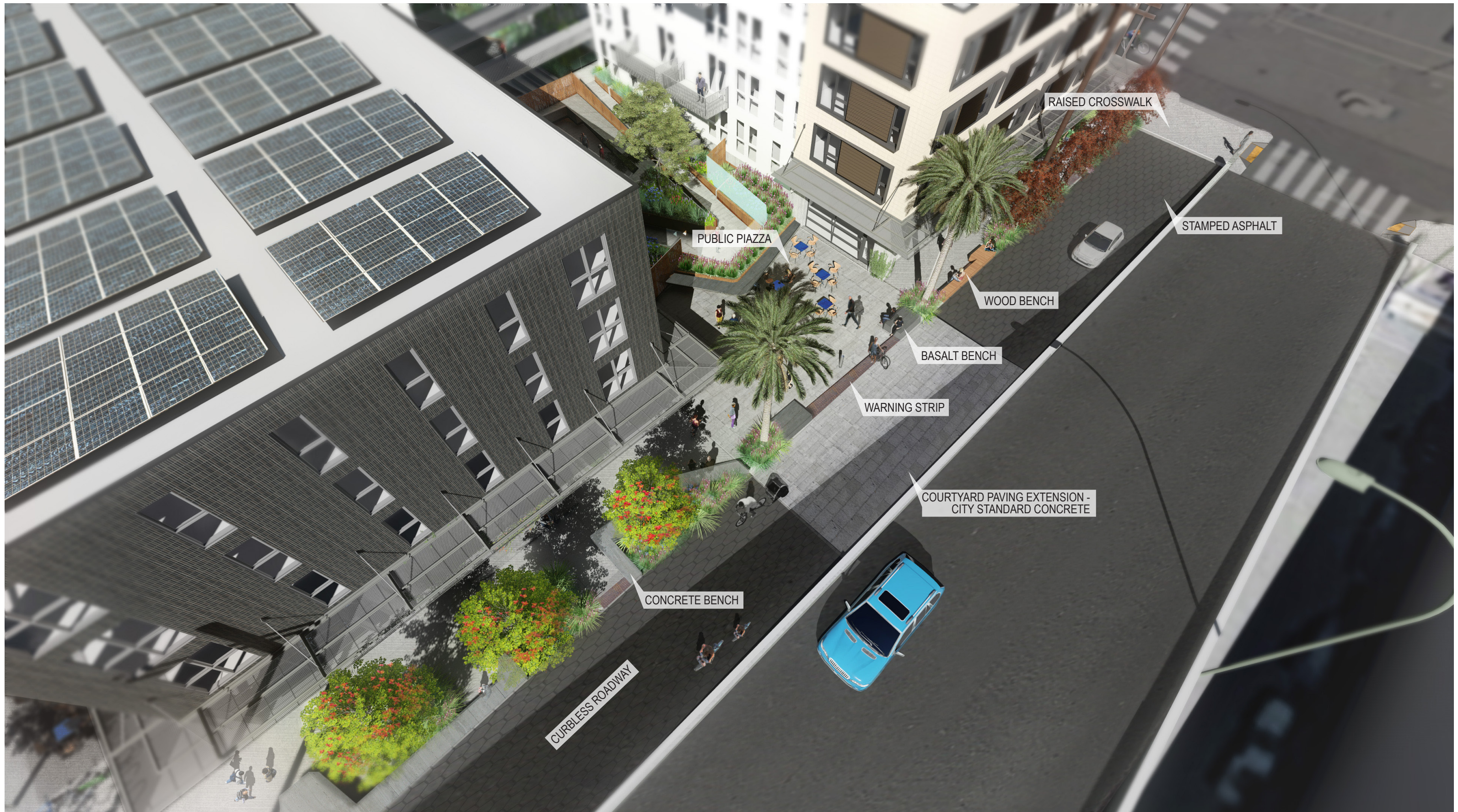


Northern Courtyard Enlargement Plan



21202
scale: 10 SCALE
date: 01/13/2016

L1.8



The S.Hekemian Group

888 Tennessee Street



20th Street Living Alley Aerial Perspective

21202
scale: NTS
date: 03/17/2016

L1.9



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888 Tennessee Street



20th Street Living Alley View From Minnesota

scale: 21202
 NTS
 date: 03/17/2016

L1.10



ENTRY GATE

CORTEN SECURITY FENCE

GLASS SECURITY FENCE

COMMERCIAL UNIT

RAISED PLANTING BED

BASALT BENCH



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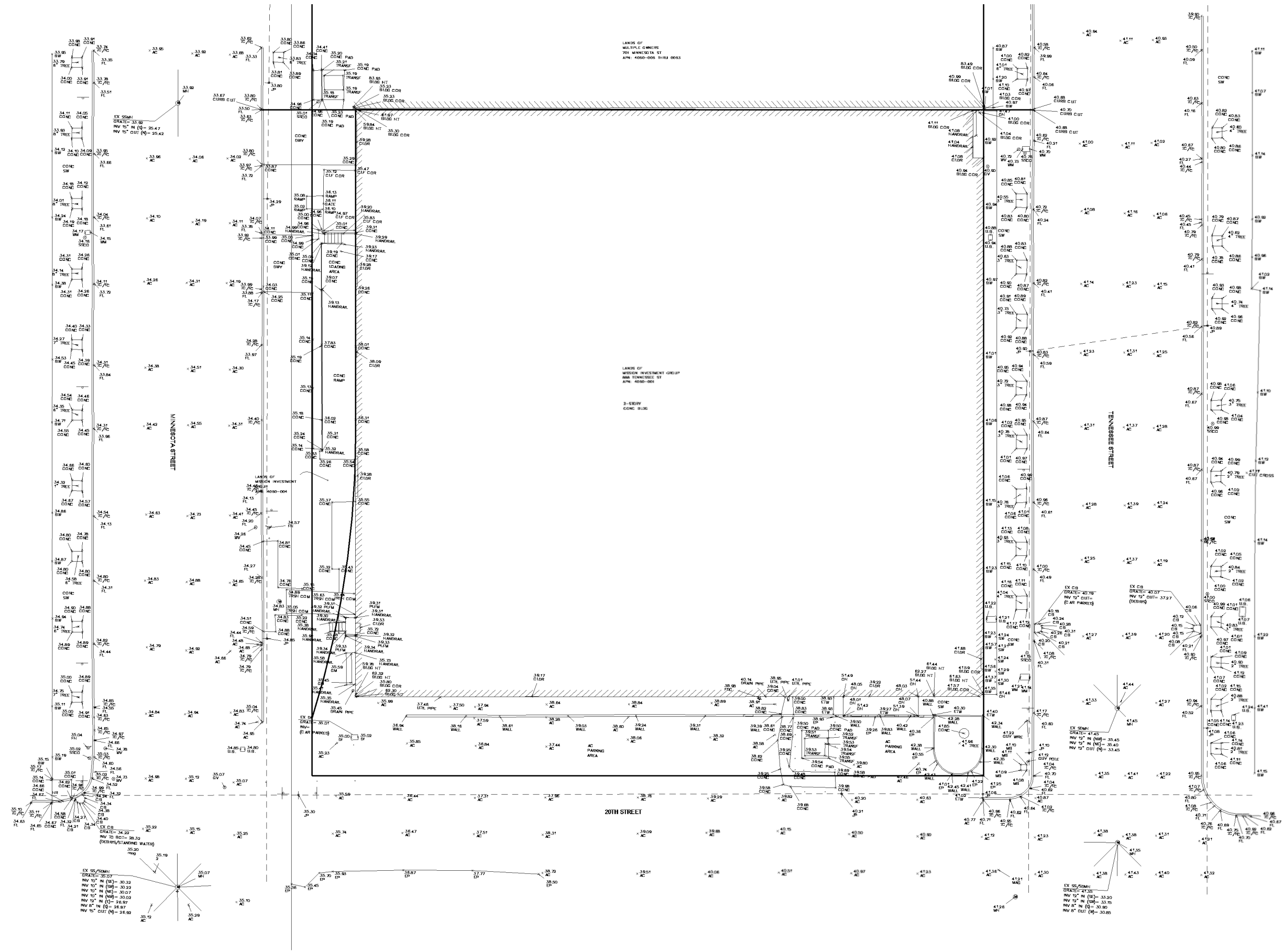
888 Tennessee Street



20th Street Living Alley Piazza View

scale: 21202
 NTS
 date: 01/13/2016

L1.12



The S.Hekemian Group

888 Tennessee Street

Survey

21202
 scale: 1" = 30'-0"
 date: 01/13/2016

