
474 Bryant | 77 Stillman St
Planning Commission Hearing

29 April 2021

Site Location

South Park



Project Summary

99,800 sf office

17,130 sf PDR

7 Stories



Maximum Shadow Impact

July 12, 7:34pm

LEGEND

- Existing Structures
- Existing Shadows
- Proposed Project's New Shadow
- South Park Open Space

New Shadow Percent - 0.00043%

New Shadow Total Days - 77

Max daily impact: 10 min 48 sec

Largest shadow - 65sf (shown at right)

N



Maximum Shadow Impact

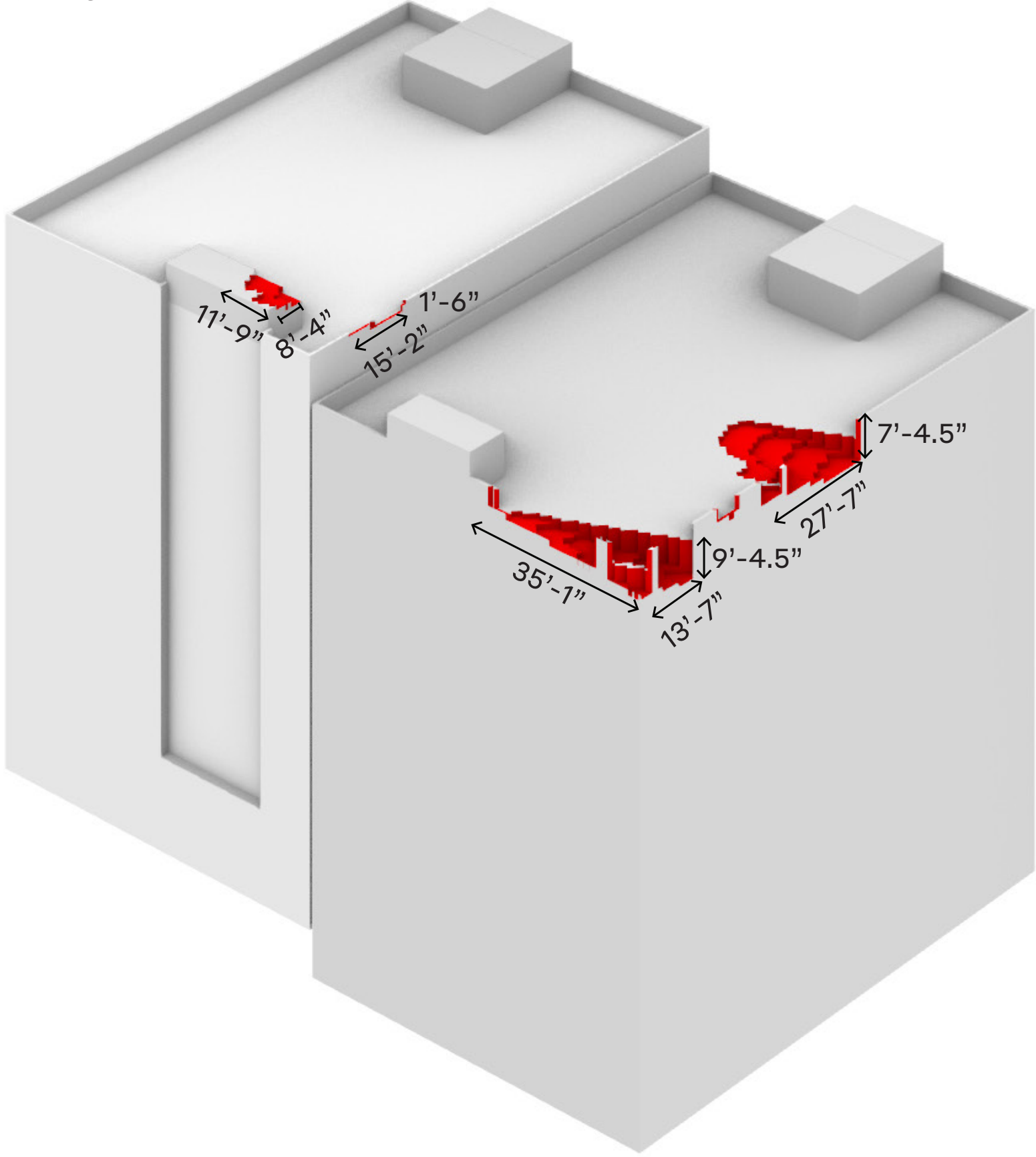


LEGEND

 Proposed Project's New Shadow

Massing Effecting South Park

View to North

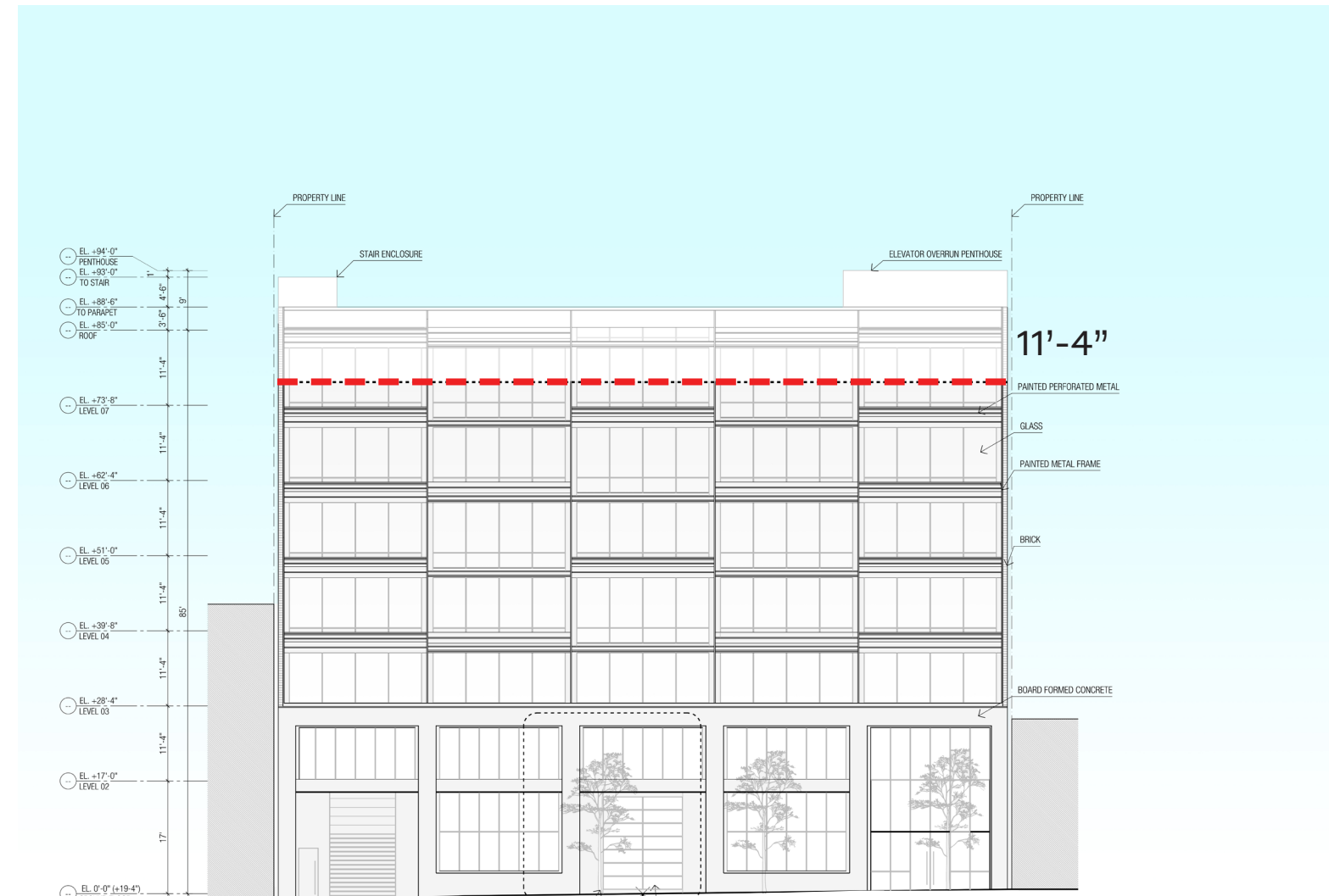
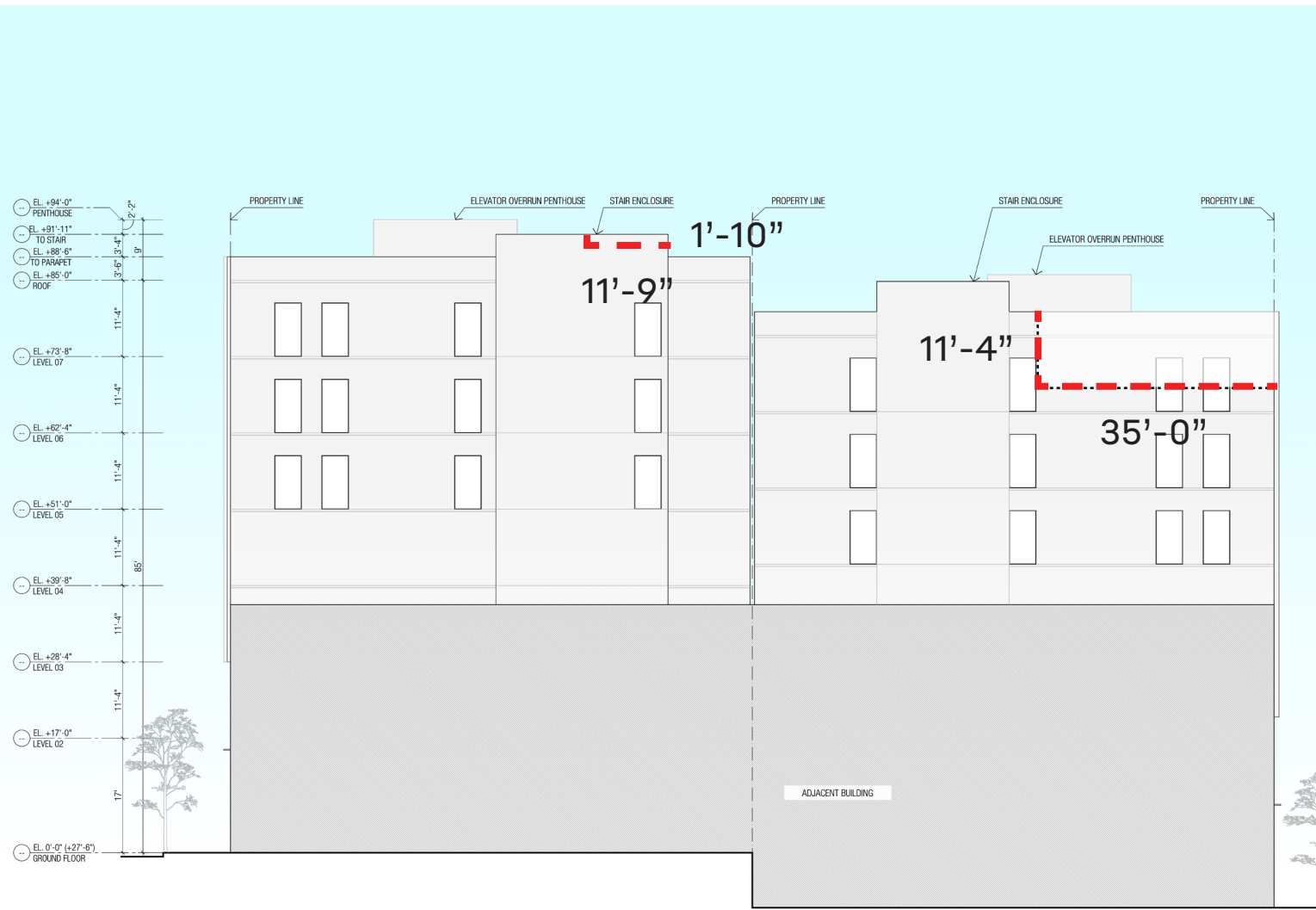


No Shadow Alternative

Top of Parapet

Elevation Beyond

Top of Parapet



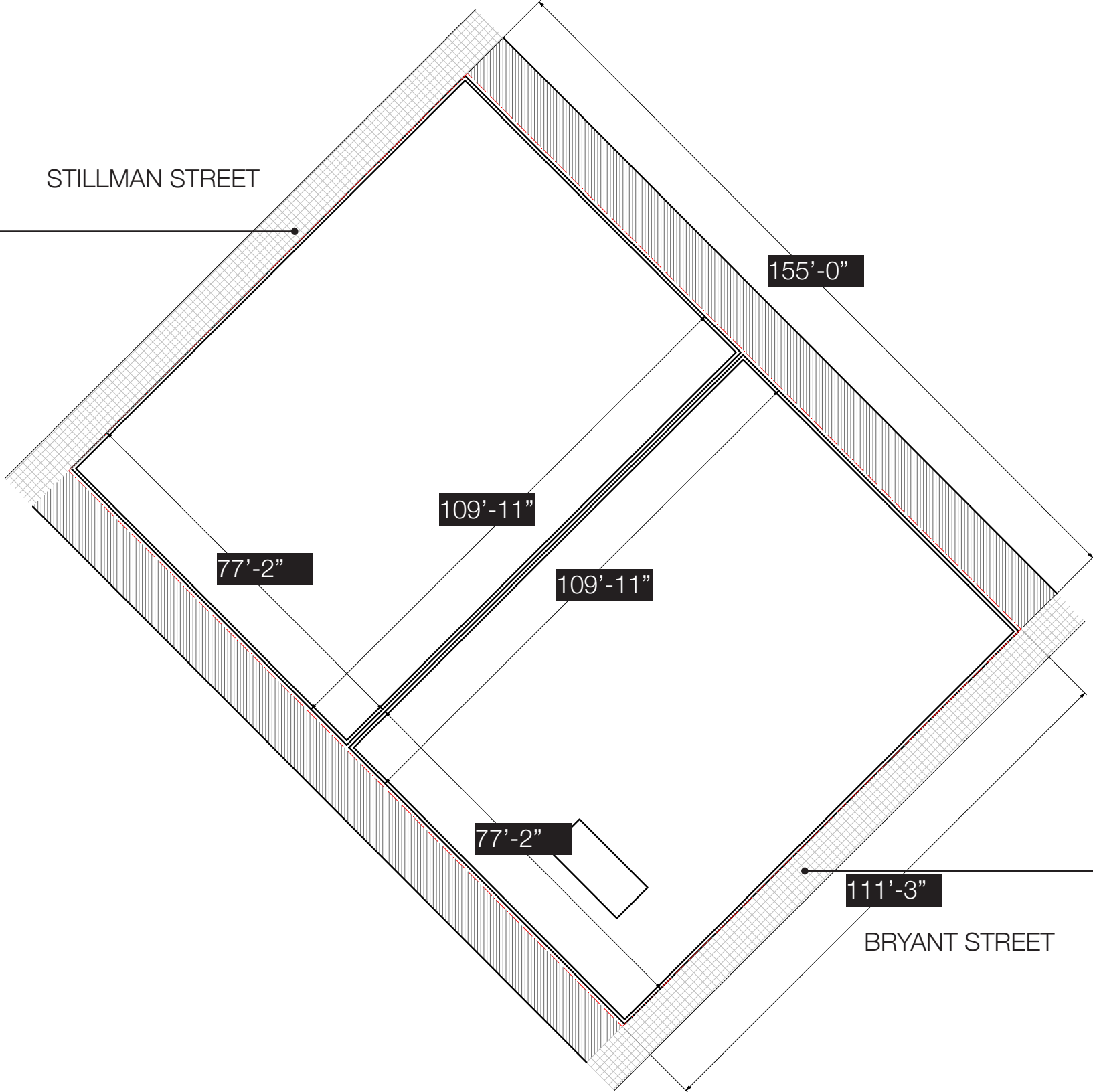
WEST ELEVATION

SOUTH ELEVATION

Reduced Height - 11'-4"
 Reduced Area - 3,500sf

Orientation

Northwestern Exposure
Vertical Shading Device



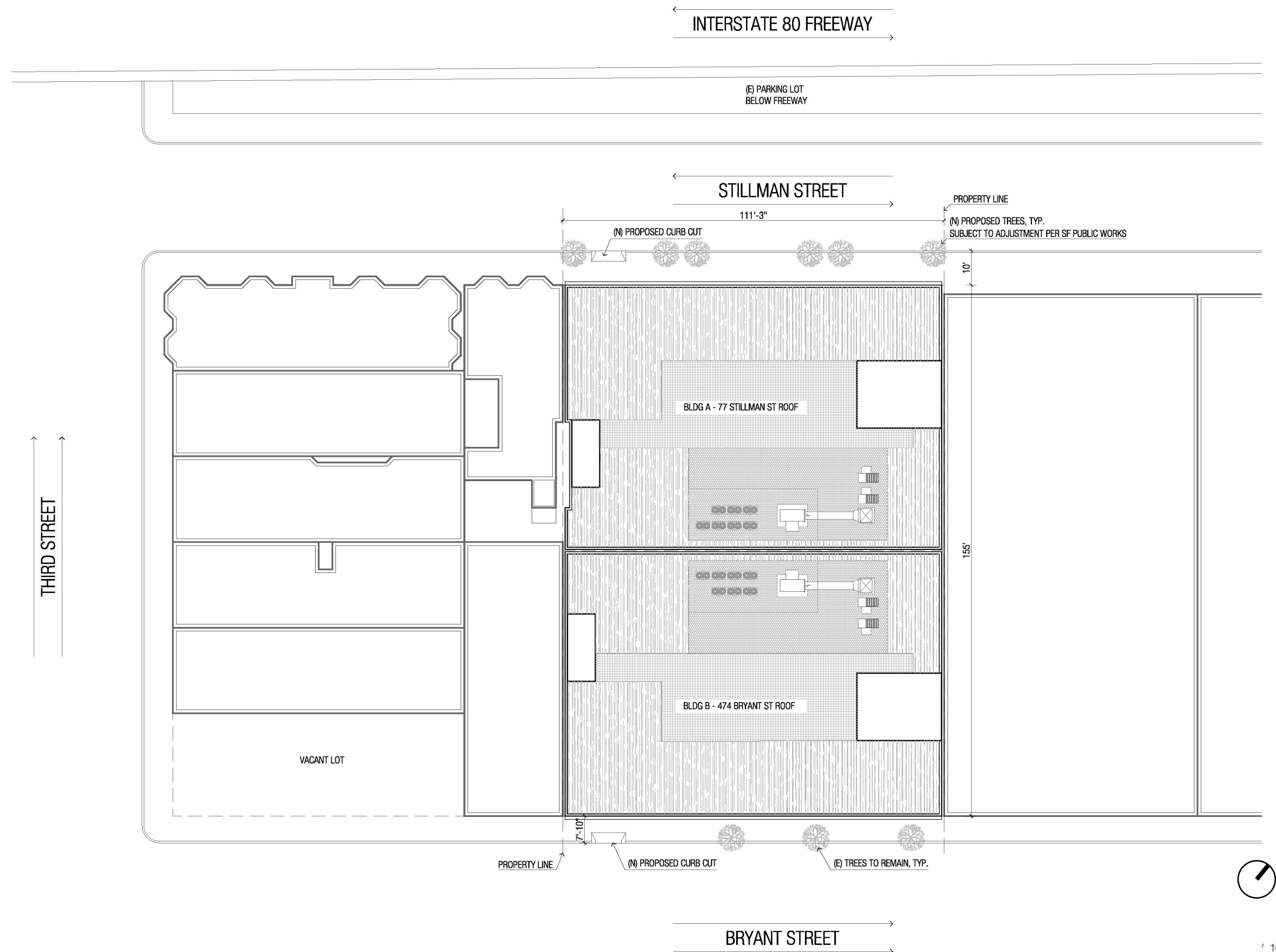
Southeastern Exposure
Horizontal Shading Device



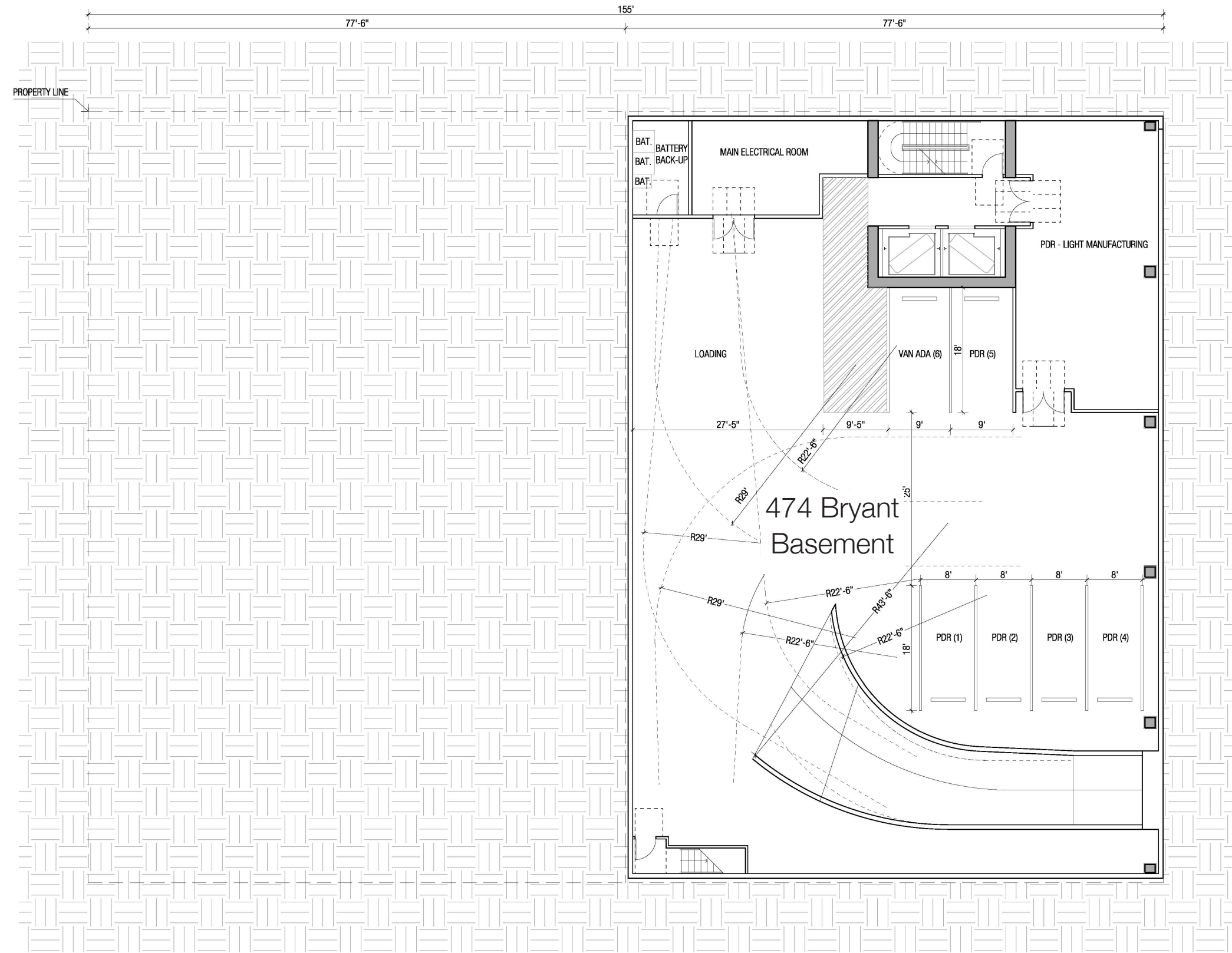
Street Level Perspectives



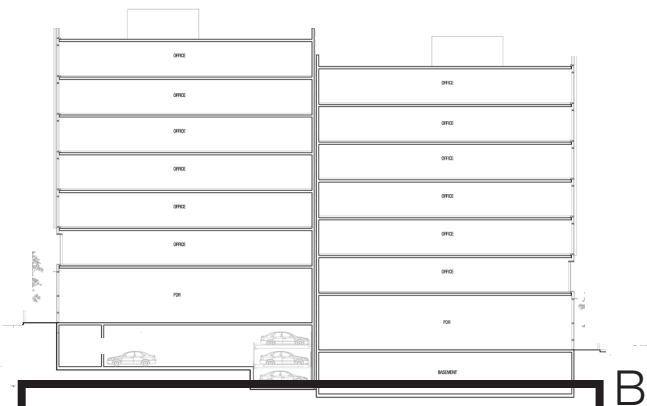
Site Plan



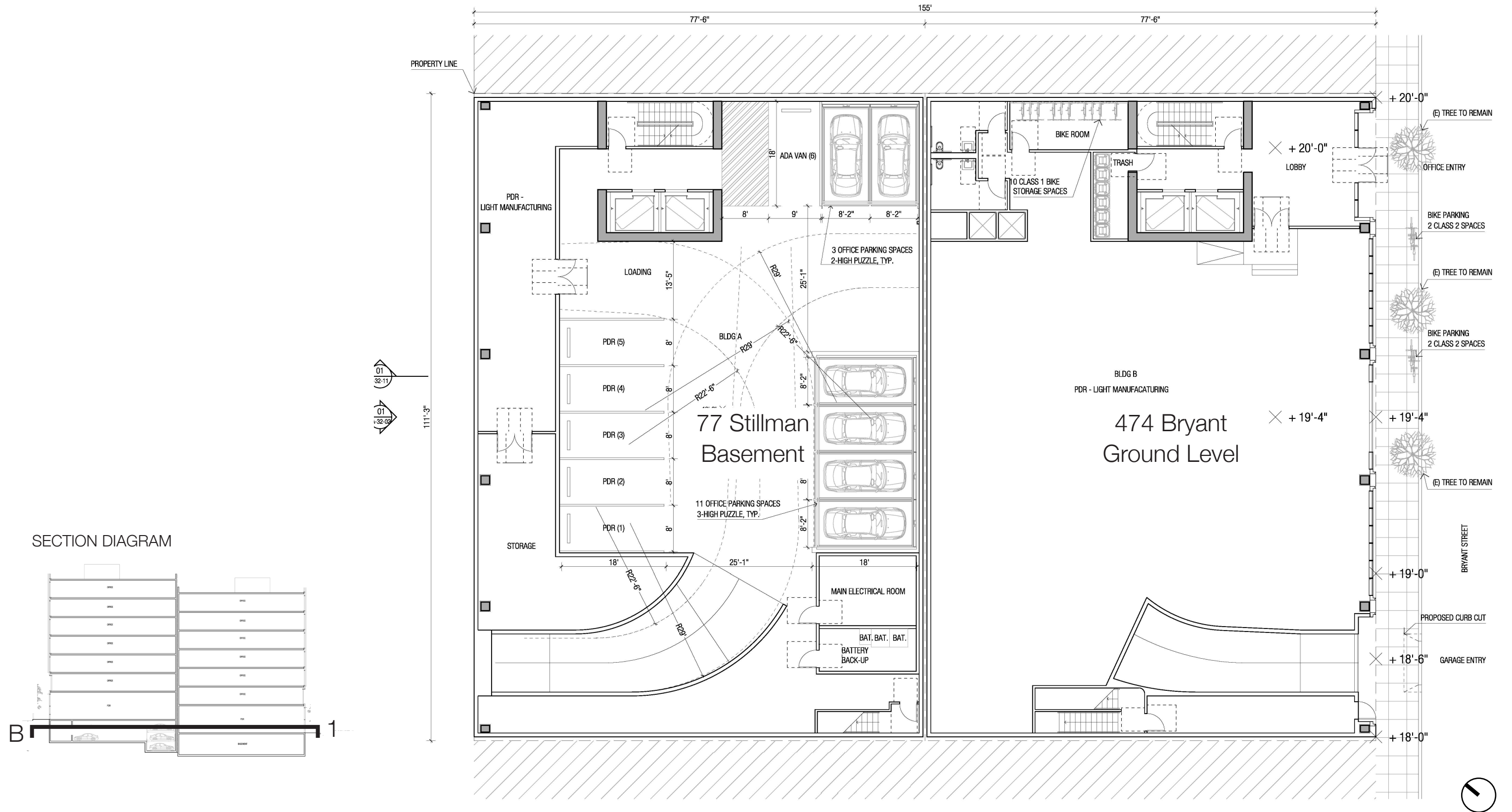
Floor Plan - Basement (Bryant St)



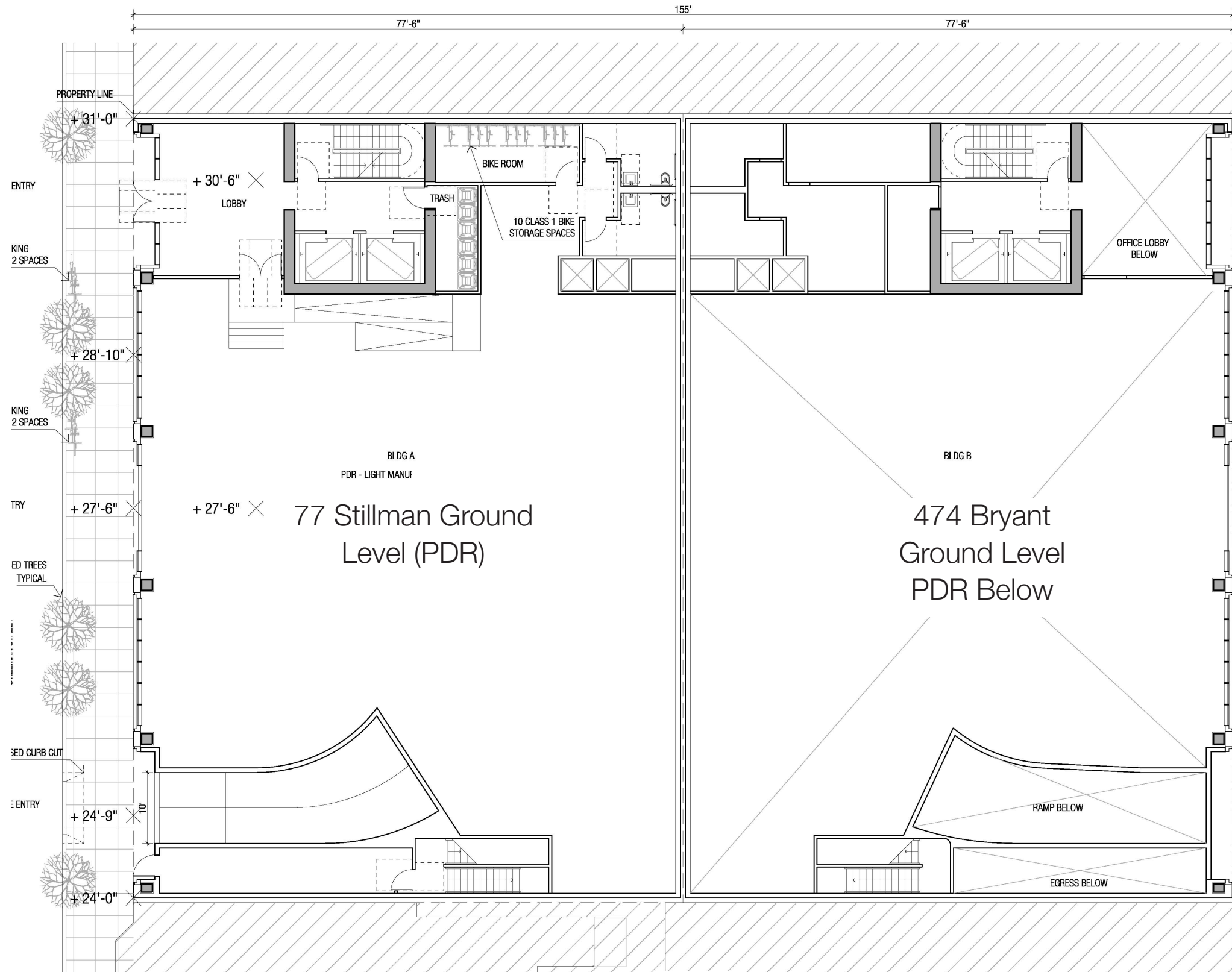
SECTION DIAGRAM



Floor Plan - Basement (Bryant St) | Ground (Stillman St)



Floor Plan - Ground (Stillman St)



SECTION DIAGRAM

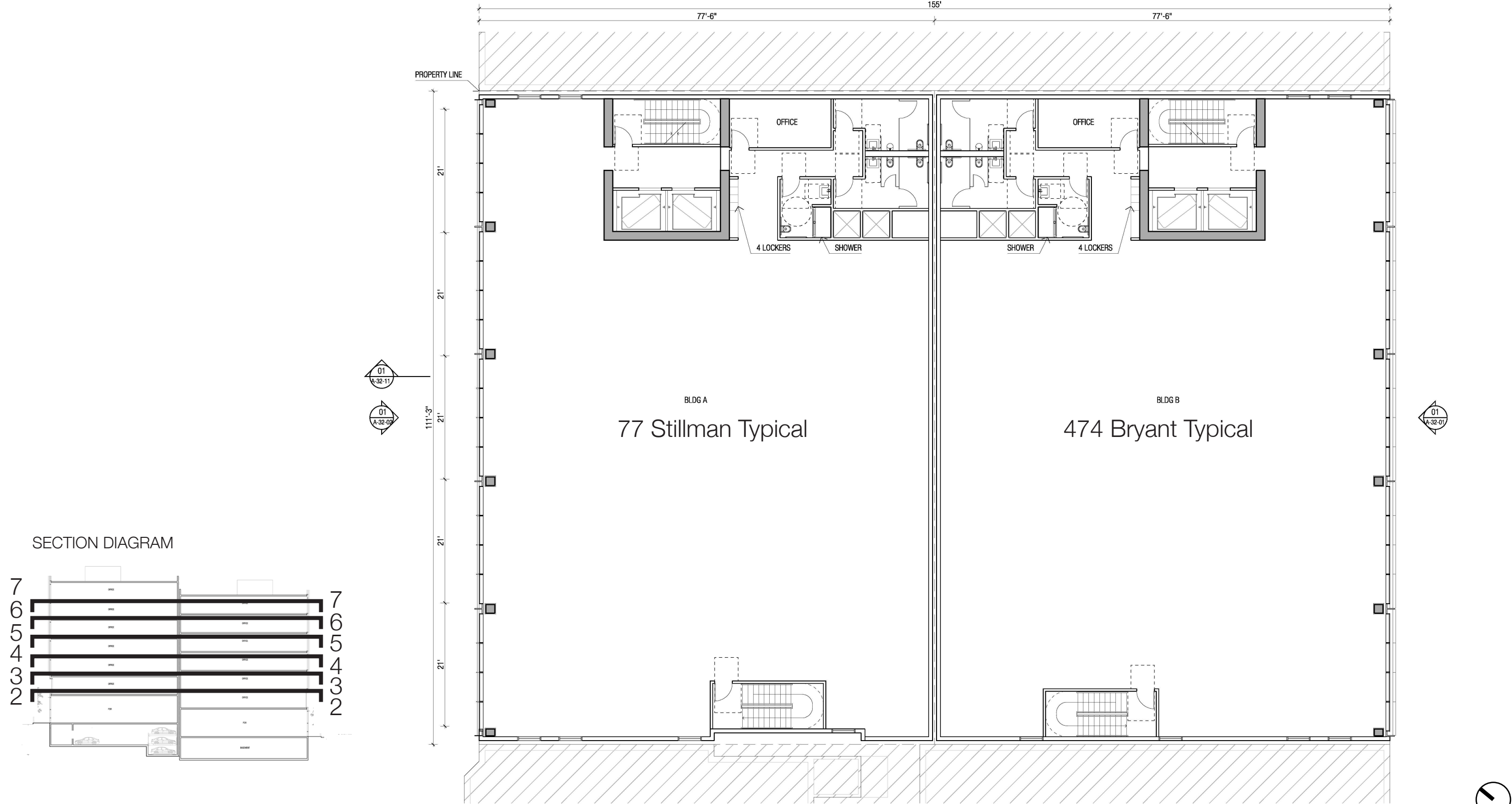


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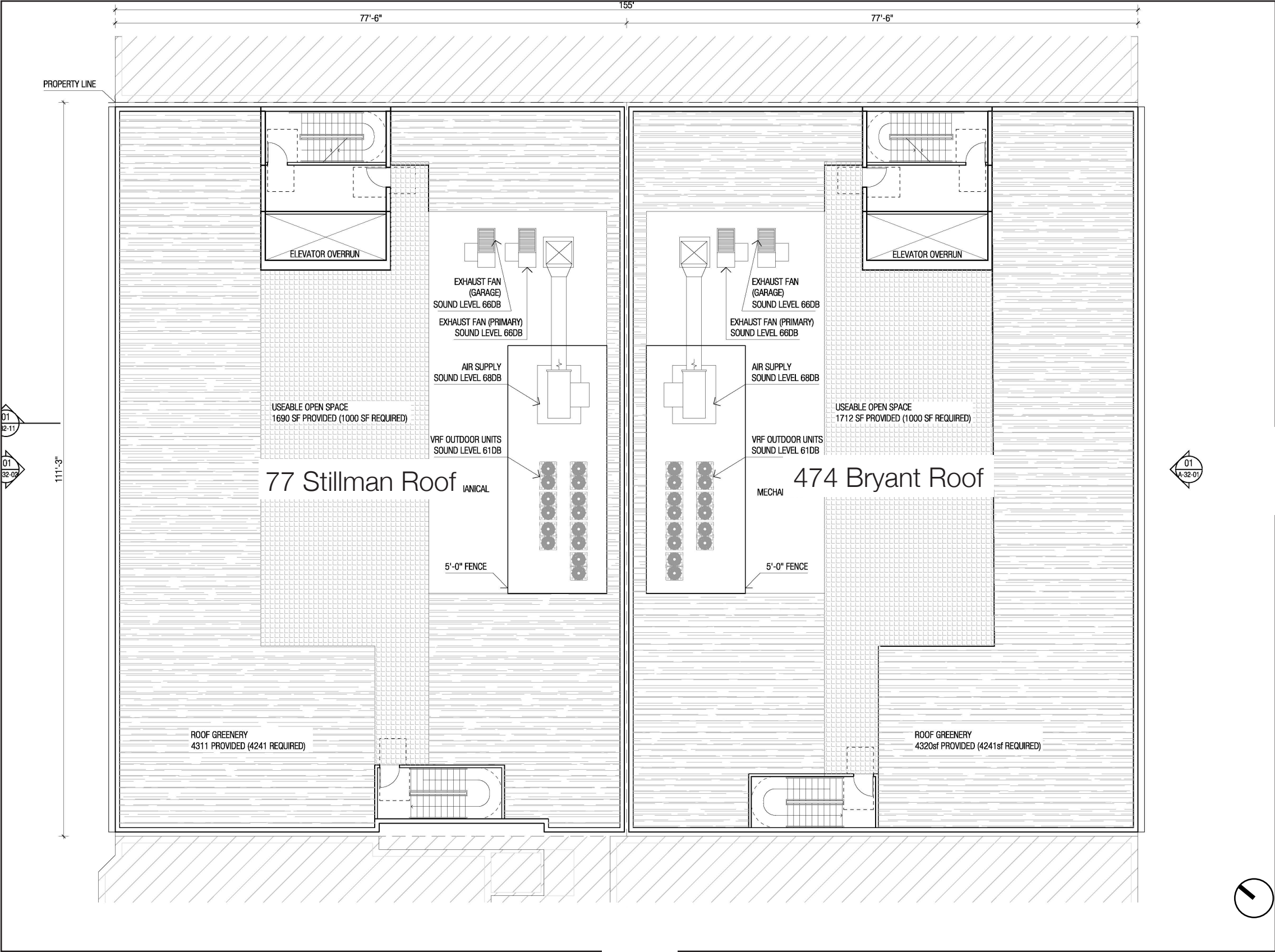


NOTE: STREET TREE TYPE AND LOCATION ON STILLMAN STREET TO BE COORDINATED WITH SF PUBLIC WORKS BUREAU OF URBAN FORESTRY.

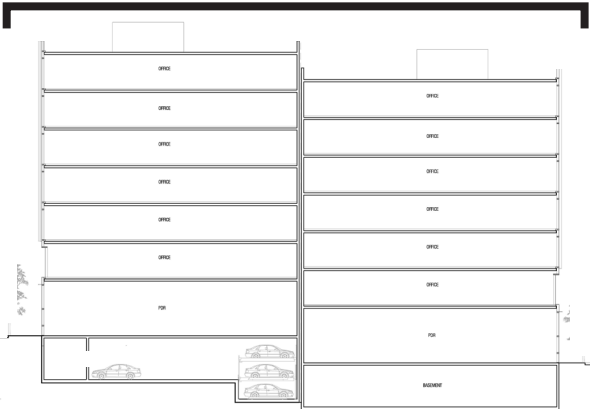
Floor Plan - Typical Office Levels



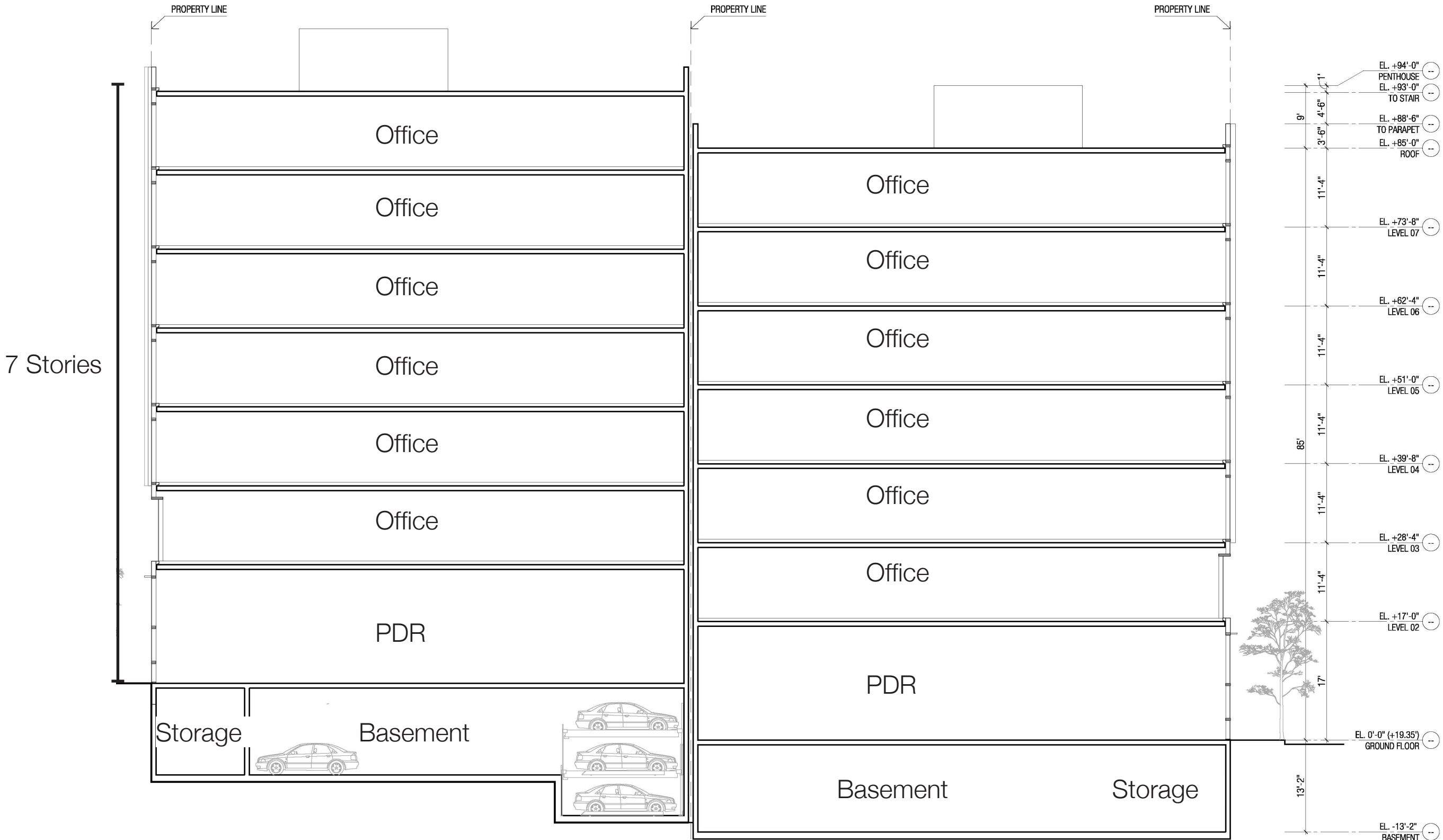
Floor Plan - Roof



SECTION DIAGRAM



Section - Facing East



Materials

474 Bryant Street Facade



Board Formed Concrete

Folded Perforated Painted Metal

77 Stillman Street Facade

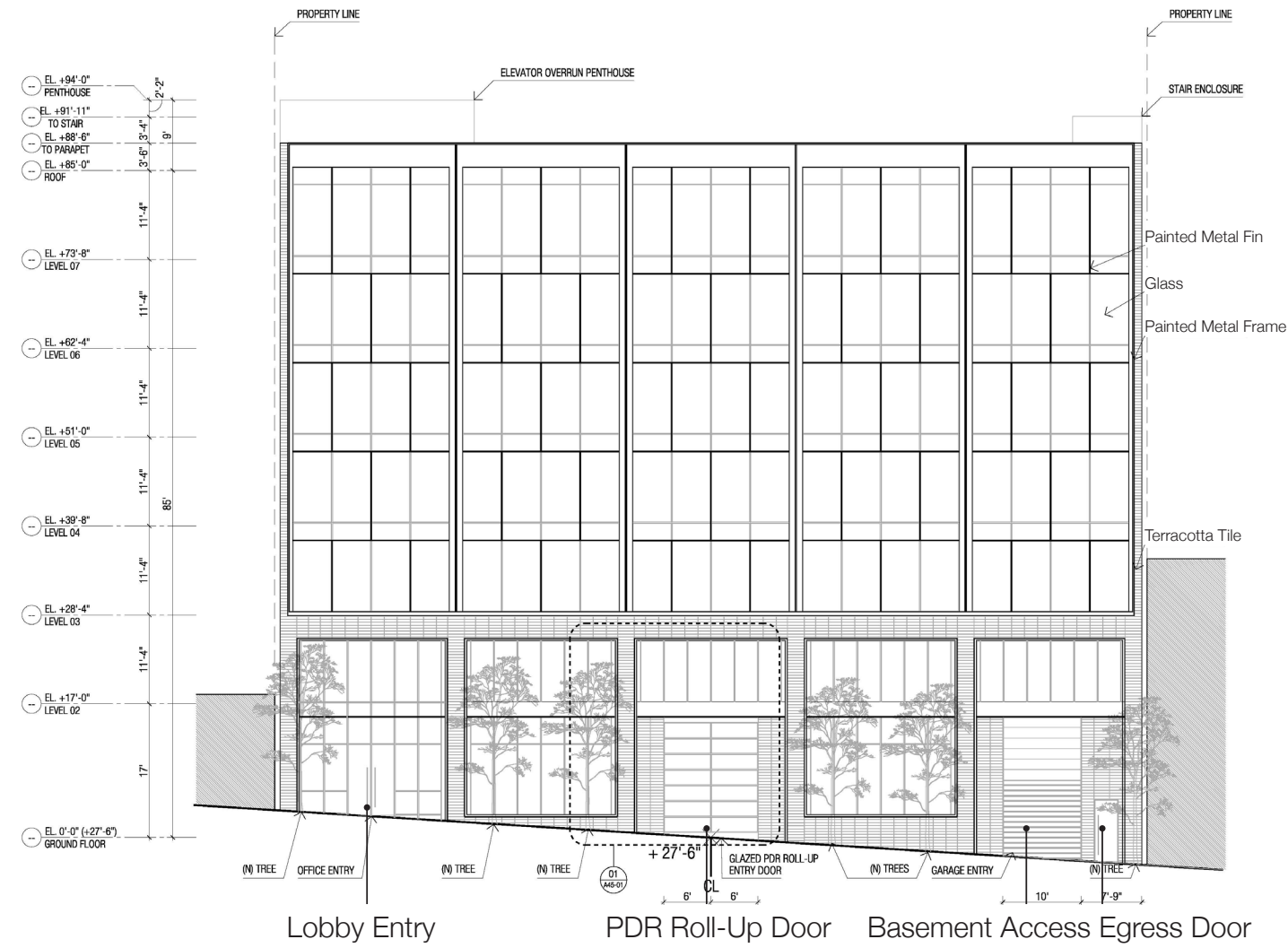


Terracotta Tile

Black Painted Metal

Red Painted Metal

Elevations



NORTH ELEVATION (STILLMAN)



SOUTH ELEVATION (BRYANT)