

# CITYSPACES: FOLSOM STUDIOS

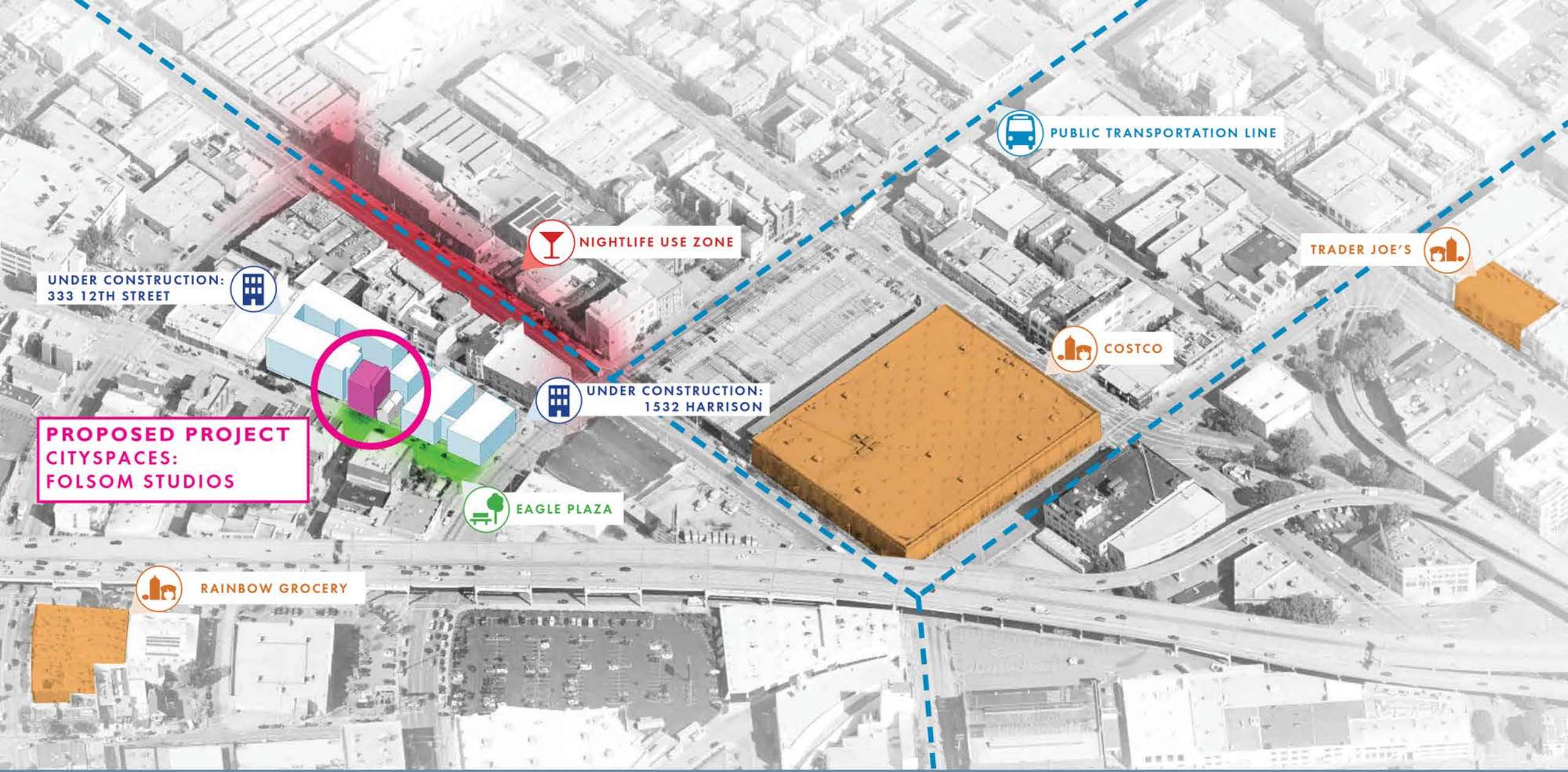
MACY  
ARCHITECTURE

351 12<sup>TH</sup> STREET, SAN FRANCISCO

PANORAMIC  
INTERESTS

17 OCTOBER, 2019





UNDER CONSTRUCTION:  
333 12TH STREET



NIGHTLIFE USE ZONE



PUBLIC TRANSPORTATION LINE



TRADER JOE'S



COSTCO



UNDER CONSTRUCTION:  
1532 HARRISON

PROPOSED PROJECT  
CITYSPACES:  
FOLSOM STUDIOS



EAGLE PLAZA



RAINBOW GROCERY

CONTEXT





1500 Harrison St. (@ Norfolk)  
"CYCLE GEAR"



365 12th St.  
"LOPEZ RESIDENCE"



398 12th St. (@ Harrison)  
"EAGLE TAVERN"



358 12th St.  
"LIVE / WORK CONDOMINIUMS"



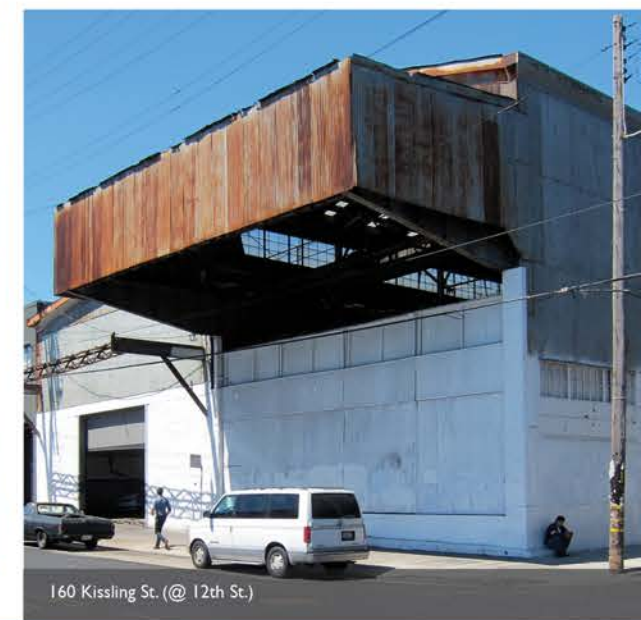
40 Isis St. (between 12th St. and 13 St.)  
"TOM TAYLOR COMMERCIAL INTERIORS"



Highway 101 / Central Freeway Underpass (@ 13th St.)

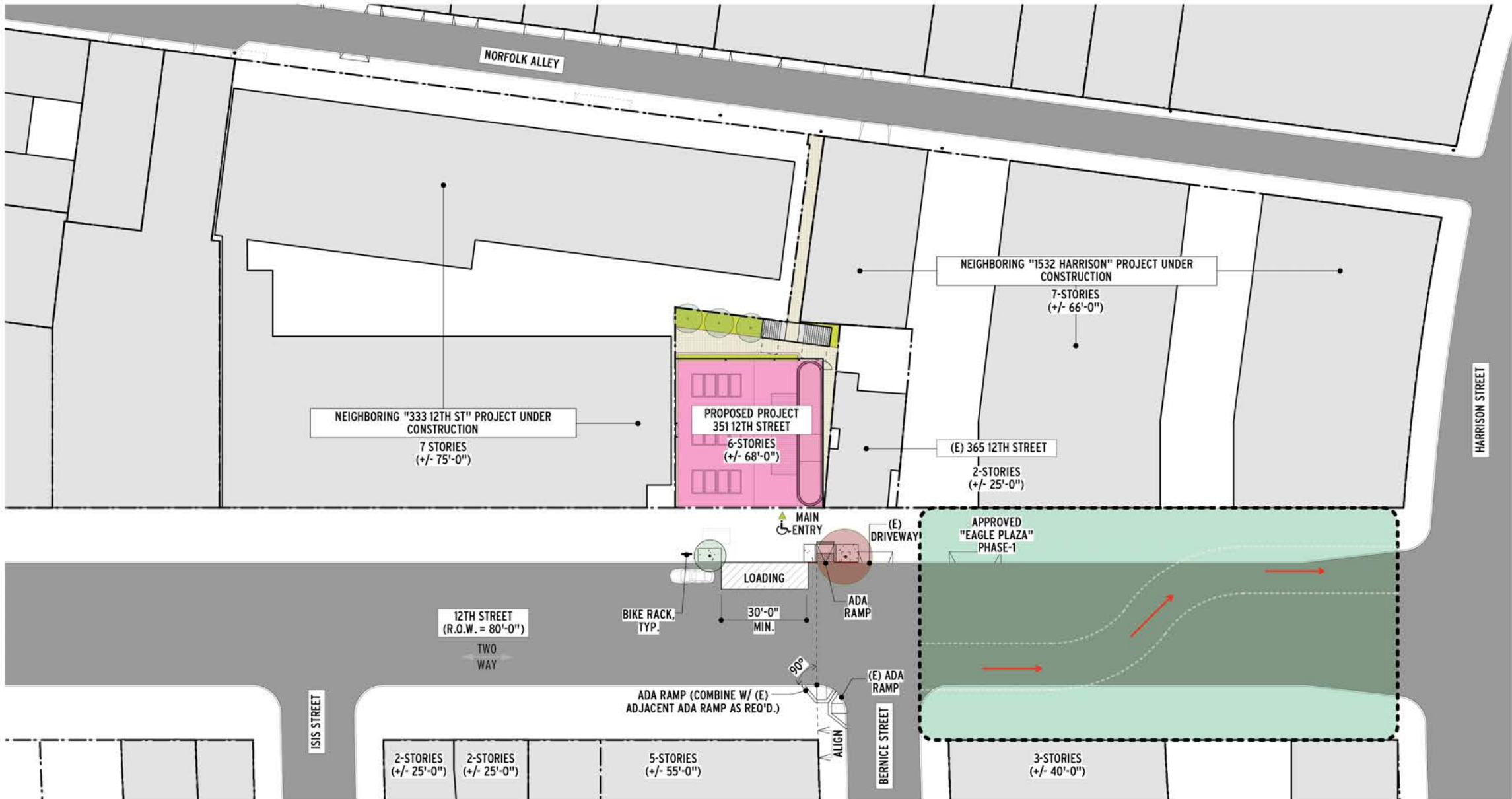


1501 Harrison St. (@ 11th St.)  
FORMER "VETERANS CAB" - Abandoned



160 Kissinging St. (@ 12th St.)

# CONTEXT



# SITE PLAN



**333 12TH STREET**  
UNDER CONSTRUCTION

**FOLSOM STUDIOS**  
PROPOSED PROJECT

**1532 HARRISON**  
UNDER CONSTRUCTION



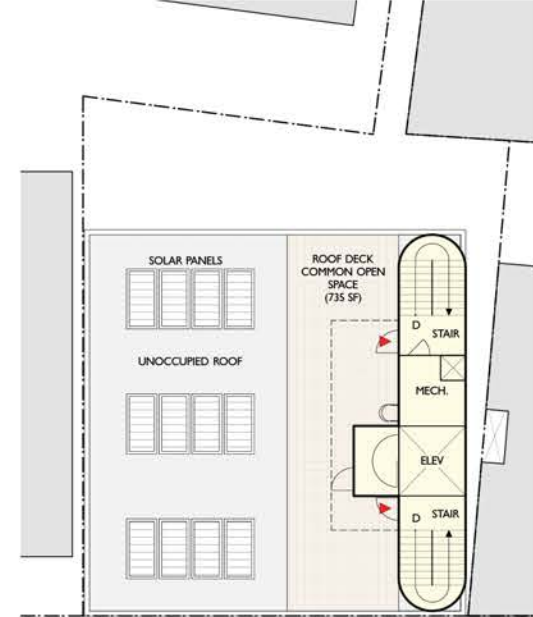
CONTEXT



**1<sup>ST</sup> FLOOR/  
STREET LEVEL**



**2<sup>ND</sup> THRU 6<sup>TH</sup>  
FLOORS**



**ROOF PLAN**



# FLOOR PLANS



STREET VIEW

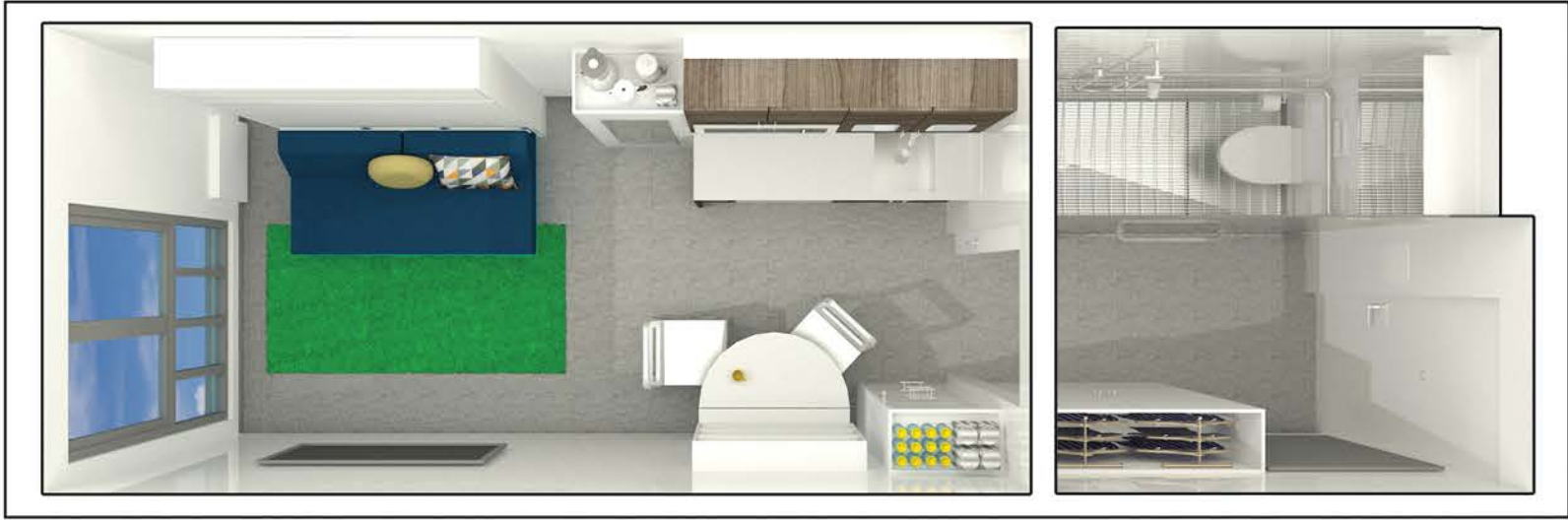


EXPANSIVE WINDOW

LIVING AREA FURNISHED WITH CONVERTIBLE SOFA/MURPHY BED

KITCHENETTE WITH FRIDGE, MICROWAVE AND SINK

ACCESSIBLE SHOWER / TOILET COMPARTMENT



BUILT-IN TABLE / DESK

BUILT-IN WARDROBE

"GEAR WALL"

ENTRY

# STUDIO LAYOUT





## STUDIO SECTIONS



SOFA ..... MURPHY..... BED

# STUDIO MOCK-UP





**BUILT-IN TABLE / DESK**



**KITCHENETTE**

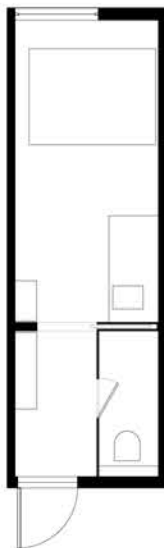


**SHOWER / TOILET  
COMPARTMENT**



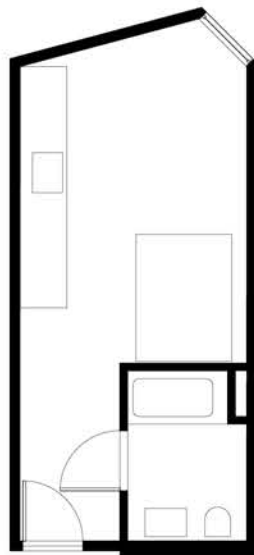
**ENTRY / DRESSING  
VESTIBULE**

**STUDIO MOCK-UP**



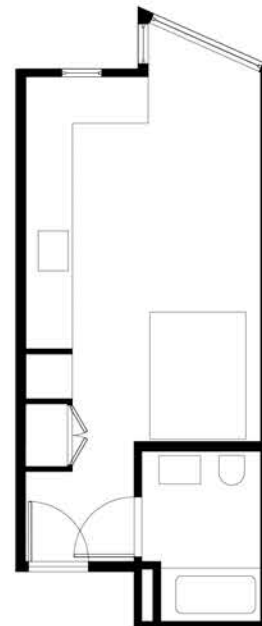
**351 12TH STREET**  
(FOLSOM STUDIOS)

**180**  
**GSF**



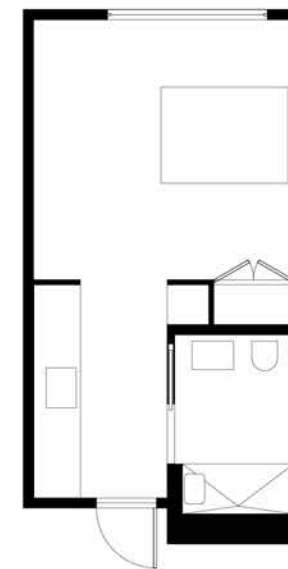
**833 BRYANT ST**

**305**  
**GSF**



**1064 MISSION ST**

**332**  
**GSF**



**365 FULTON ST**  
(RICHARDSON APARTMENTS)

**345**  
**GSF**



# AFFORDABLE-BY-DESIGN HOUSING COMPARISON



