



# MEMO TO THE PLANNING COMMISSION

**HEARING DATE: JULY 15, 2021**

**Case Number:** 2017-011878PHA-04  
**Project Address:** 420 23<sup>rd</sup> Street  
**Zoning:** Potrero Power Station Mixed Use (PPS-MU) Zoning District  
65-PPS/240-PPS Height and Bulk District  
Potrero Power Station Special Use District  
**Block/Lot:** 4175/017  
**Project Sponsor:** Enrique Landa  
California Barrel Company, LLC  
420 23rd Street  
San Francisco, CA 94107  
**Property Owner:** California Barrel Company, LLC  
420 23rd Street  
San Francisco, CA 94107  
**Staff Contact:** Monica Giacomucci – (628) 652-7414  
[monica.giacomucci@sfgov.org](mailto:monica.giacomucci@sfgov.org)

## Background

Planning Code Section 249.87(n) details the administrative review process for vertical improvements at the Potrero Power Station Mixed-Use Project. Under the administrative review process, schematic designs of vertical improvements proposed at the site are reviewed by Planning Department staff for completeness and consistency with the Design for Development (D4D) document. Upon a determination of completeness, (or deemed complete), Department staff shall conduct design review and prepare a staff report determining compliance of the Vertical Improvement with Section 249.87 and the D4D, including a recommendation regarding any modifications sought. Within 10 days of delivery and posting of this staff report, the Planning Director shall approve or disapprove the Vertical Improvement design and any Minor Modifications based on compliance with Section 249.87 and the D4D and the findings and recommendations of the staff report.

Additionally, Planning Code Section 249.87(n)(5)(A) requires that the Planning Director shall refer any Design Review Application for vertical development more than 200 feet in height to the Planning Commission for an Informational Hearing.

This memo serves as the staff report required under Section 249.87 and details the completeness and consistency of the schematic building designs for Block 7A, which was submitted to the Planning Department for review on March 29, 2021.

## **Current Proposal**

Block 7A (consisting of an L-shaped portion of Block 7) is proposed to be developed with a 27-story, approximately 237-foot tall mixed-use building containing 325 dwelling units and approximately 9,950 square feet of ground floor retail uses and approximately 6,270 of childcare uses. A basement-level parking garage that extends beneath Power Station Park West will contain approximately 153 vehicular parking spaces, an amount permitted by the D4D, and 156 Class I bicycle parking spaces, satisfying the building's Class I bicycle parking requirement. Minor modifications have been requested for three Upper Building requirements: the maximum average occupied residential floorplate, the maximum diagonal, and the upper building separation. Department staff supports these minor modifications, which represent less than ten percent deviance from the baseline D4D requirements and therefore may be approved administratively by the Planning Director in accordance with Section 249.87.

In addition to Block 7A, the Project Sponsor has simultaneously submitted Design Review applications for Blocks 7B and 8. Block 7B, located on the northeast corner of Block 7 and separated from Block 7A by a pedestrian alley and courtyard, will be improved with an 8-story residential building containing 98 100% affordable dwelling units and approximately 2,700 square feet of ground floor retail space. Block 8 will be improved with a 14-story, 339-unit residential building with approximately 18,000 square feet of retail use at the ground floor with a central courtyard.

Additionally, the Project Sponsor has conducted outreach events with interested parties to solicit feedback on the proposed design for Block 7A. The following outreach events informed the progress of the Design Review Application:

- The Project Sponsor engaged in a robust community outreach program throughout the development and refinement of the larger Potrero Power Station design process leading to submittal of the Phase 1 Development Application over the past several years. Community engagement included roughly 170 community meetings, including public site tours, workshops and presentations, Project Sponsor office hours, presentations to the Eastern Neighborhoods Community Advisory Committee, the Potrero Boosters, the Dogpatch Neighborhood Association, SPUR, the Housing Action Coalition, the Port, the Historic Preservation Commission, and the Planning Commission.
- A public Pre-Application Meeting for Design Review Applications for Blocks 7 and 8 was held on October 11, 2020.

Planning Department staff finds the schematic design for Block 7A to be consistent with Planning Code Section 249.87 and the requirements of the D4D.



## Required Commission Action

The Commission is not required to take any action on this project.

In order for the project to proceed, the Planning Director must approve the Vertical Improvement Design and any Minor Modifications based on its compliance with Planning Code Section 249.87, the D4D, and the recommendations of this staff report.

## Basis For Recommendation

- The project is compliant with Section 249.87 of the Planning Code.
- The project is compliant with the requirements of the Design for Development (D4D) document and no Major Modifications are requested.
- The project requests Minor Modifications from three Upper Building requirements: the maximum average occupied residential floorplate, the maximum diagonal, and the upper building separation. Department staff supports these minor modifications, which represent less than ten percent deviance from the baseline D4D requirements.
- The project has been reviewed by interested neighborhood groups and revised in response to feedback shared by the community and Planning Department staff.

## Attachments:

Block 7A Plans

Drawing List - Block 7a-PL

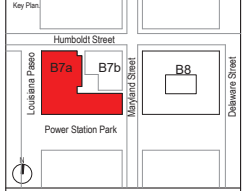
Drawing No.	Description	Scale	Quantity
A-7a-000-PL	Block 7a	NTS	03
G-7a-100-PL	Project Overview	N/A	04
A-7a-001-PL	Site Plan	1"=20'-0"	04
A-7a-1B1-PL	Level B1	1/8" = 1'-0"	03
A-7a-101-PL	Level 01	1/8" = 1'-0"	04
A-7a-102-PL	Level 02	1/8" = 1'-0"	04
A-7a-103-PL	Level 03	1/8" = 1'-0"	04
A-7a-104-PL	Level 04	1/8" = 1'-0"	04
A-7a-105-PL	Level 05	1/8" = 1'-0"	04
A-7a-106-PL	Level 06	1/8" = 1'-0"	04
A-7a-107-PL	Level 07	1/8" = 1'-0"	04
A-7a-108-PL	Level 08	1/8" = 1'-0"	04
A-7a-109-PL	Level 09	1/8" = 1'-0"	04
A-7a-110-PL	Level 10	1/8" = 1'-0"	04
A-7a-111-PL	Level 11	1/8" = 1'-0"	04
A-7a-112-PL	Level 12	1/8" = 1'-0"	04
A-7a-114-PL	Level 14	1/8" = 1'-0"	04
A-7a-115-PL	Level 15	1/8" = 1'-0"	04
A-7a-116-PL	Level 16	1/8" = 1'-0"	04
A-7a-117-PL	Level 17	1/8" = 1'-0"	04
A-7a-118-PL	Level 18	1/8" = 1'-0"	04
A-7a-119-PL	Level 19	1/8" = 1'-0"	04
A-7a-120-PL	Level 20	1/8" = 1'-0"	04
A-7a-121-PL	Level 21	1/8" = 1'-0"	04
A-7a-122-PL	Level 22	1/8" = 1'-0"	04
A-7a-123-PL	Level 23	1/8" = 1'-0"	04
A-7a-124-PL	Level 24	1/8" = 1'-0"	04
A-7a-125-PL	Level 25	1/8" = 1'-0"	04
A-7a-126-PL	Level 26	1/8" = 1'-0"	04
A-7a-127-PL	Level 27	1/8" = 1'-0"	04
A-7a-128-PL	Roof	1/8" = 1'-0"	04
A-7a-200A-PL	North Elevation	1"=20'-0"	04
A-7a-200B-PL	South Elevation	1"=20'-0"	04
A-7a-201-PL	North Elevation	1"=10'-0"	04
A-7a-202-PL	East Elevation	1"=10'-0"	04
A-7a-203-PL	South Elevation	1"=10'-0"	04
A-7a-204-PL	West Elevation	1"=10'-0"	04
A-7a-205-PL	North Elevation	1"=10'-0"	04
A-7a-206-PL	East Elevation	1"=10'-0"	04
A-7a-210-PL	Cross Section	1"=10'-0"	04
A-7a-211-PL	Cross Section	1"=10'-0"	03
G-7a-101-PL	D4D Compliance Diagrams	N/A	05
G-7a-102-PL	D4D Compliance Diagrams	N/A	05
G-7a-103-PL	D4D Compliance Diagrams	N/A	05
G-7a-104-PL	D4D Compliance Diagrams	N/A	05
G-7a-105-PL	D4D Compliance Diagrams	N/A	05
G-7a-106-PL	D4D Compliance Diagrams	N/A	05
G-7a-107-PL	Indicative Views and Material Context	N/A	05
G-7a-108-PL	D4D Compliance Diagrams	N/A	04
G-7a-109-PL	D4D Compliance Diagrams	N/A	04
G-7a-110-PL	D4D Compliance Diagrams	N/A	01
G-7a-111-PL	D4D Compliance Diagrams	N/A	00

Grand total: 52

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in feet and inches unless noted otherwise.
3. All areas are in feet unless noted otherwise.
4. All dimensions shall be verified on site before proceeding with the work.
5. Foster + Partners shall be notified in writing of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.
7. Landscape and context shown are indicative only.
8. Interface with and extent of easement to be determined.

Rev	Date	Revised For Issue	By
03	03/04/21	Updated Planning Submittal	F+P
02	03/04/21	Planning Submittal	F+P
01	03/04/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P

Key Plan	Schedule	Design



**Foster + Partners**

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www.fosterpartners.com © Foster + Partners 2020

Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Blocks 7a & 8 Lot 7 & Lot 8**

Title  
**Block 7a Drawing List**

Project No.	Date	Scale at Arch E
3369	03/04/21	
Drawing Number	Revision	
A-7a-000-PL	03	



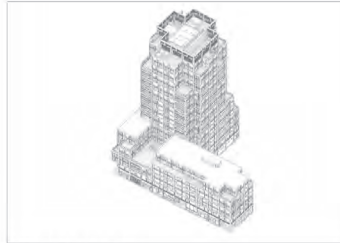
**PROJECT**  
Power Station mixed-use project,  
Block 7A - Lot 7

**PROJECT ADDRESS**  
420 23rd Street  
San Francisco, California, 94107

**PROJECT DESCRIPTION**  
Block 7A - Lot 7 will consist of a residential building with retail and an institutional child care facility at the ground floor. The building comprises a podium element of 9 storeys, 85' in height plus exemptions with a 16'9" setback, fronting onto Power Station Park and Maryland Street and a tall building element of 26 storeys, with a 15' setback that fronts onto Humboldt Street and Louisiana Paseo.

**LAND USE**  
Power Station project is within the Potrero Power Station Special Use District (PPS-SUD). Block 7A is proposed to be constructed in accordance with SUD and D4D Block 7 controls.  
Permitted land use include: Residential, Institutional, Retail, Entertainment, PDR

**BUILDING HEIGHT**  
The maximum height for Block 7A - Lot 7 is 240' plus permitted height exemptions in accordance with Section 6.2.4 as noted in the D4D document.



**DWELLING UNIT MIX**

Unit Type	Count
1 BED	163 (50%)
2 BED	80 (25%)
3 BED	33 (10%)
STUDIO	49 (15%)
<b>TOTAL</b>	<b>325 (100%)</b>

**MINOR MODIFICATIONS REQUESTED**

- Minor modification to the maximum average occupied residential floorplate for the upper building as per D4D 6.5.3 from 12,000 sqft to 13,077 sqft (modification of 8.9%)  
- Refer to G-7a-105-PL Diagram 1
- Minor modification to the Upper Building Maximum Plan and Diagonal as per D4D 6.5.2 from a maximum of 160' to a maximum of 166'5" (modification of 4%) - Refer to G-7a-105-PL Diagram 1
- Minor modification to the upper building separation as per D4D 6.5.4 from 115' to 107'4" (modification of 6.7%)  
- Refer to G-7a-105-PL Diagram 2

**MAJOR MODIFICATIONS REQUESTED**

No Major Modifications requested.

**PROJECT AREA SUMMARY**

LEVEL	HEIGHT	ELEVATION	RETAIL	CHILDCARE	RESIDENTIAL
ROOF	9'-0"	264'-0"			0
L27 (PLANTROOM)	10'-0"	256'-0"			0
L26 (PLANTROOM)	10'-0"	248'-0"			2,986
L25 (AMENITIES)	10'-0"	237'-3"			4,025
L24	10'-0"	229'-0"			10,329
L23	10'-0"	215'-0"			11,616
L22	10'-0"	205'-0"			11,867
L21	10'-0"	199'-0"			12,281
L20	10'-0"	185'-0"			12,486
L19	10'-0"	175'-0"			13,042
L18	10'-0"	165'-0"			13,191
L17	10'-0"	159'-0"			13,533
L16	10'-0"	145'-0"			13,653
L15	10'-0"	135'-0"			13,523
L14	10'-0"	129'-0"			13,670
L12	10'-0"	115'-0"			13,796
L11	10'-0"	105'-0"			13,967
L10	10'-0"	99'-0"			14,328
L9	10'-0"	89'-0"			14,832
L8	10'-0"	75'-0"			20,036
L7	10'-0"	65'-0"			26,602
L6	10'-0"	55'-0"			27,910
L5	10'-0"	45'-0"			29,320
L4	10'-0"	30'-0"			29,570
L3	10'-0"	26'-0"			30,550
L2	10'-0"	15'-0"			30,140
L1	15'-0" (Min)	0+ +27'-6"	9,937	6,268	15,003

TOTAL RETAIL GSF	9,937	
TOTAL CHILDCARE GSF		6,268
TOTAL RESIDENTIAL GSF		417,419
<b>TOTAL GSF</b>	<b>9,937</b>	<b>433,654</b>

BICYCLE SPACES	Provided	Required
RESIDENTIAL BIKE PARKING CLASS I	156	156
RESIDENTIAL BIKE PARKING CLASS II	16	16
RETAIL BIKE PARKING CLASS I	1	1
RETAIL BIKE PARKING CLASS II	5	4
RESTAURANT BIKE PARKING CLASS I	7	7
RESTAURANT BIKE PARKING CLASS II	7	7

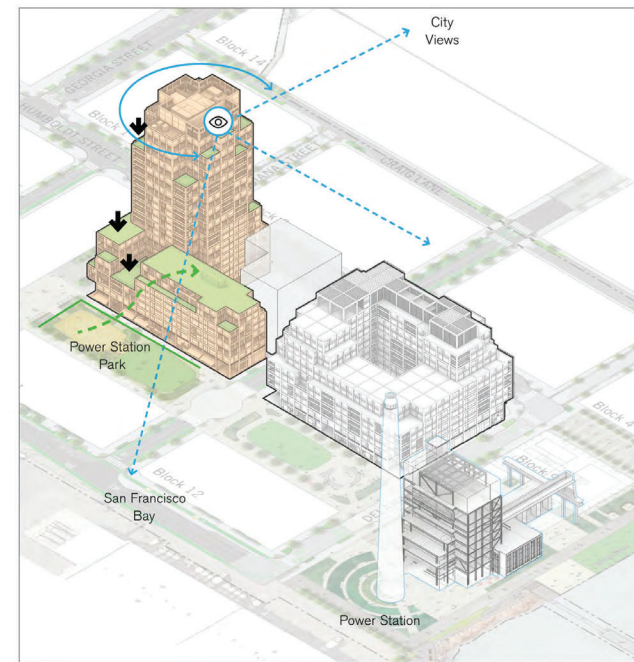
\*Total Dwelling Units: 325  
\*Provision of Restaurant Area: 4,900 sf

USABLE OPEN SPACES	Provided	Required
PRIVATE OPEN SPACE	10,247	3,960 36sf * Dwelling with Private Open Space
COMMUNAL OPEN SPACE	6,323	10,320 48sf * Dwelling without Private Open Space
BT's COURTYARD SPACE	4,097	

BETTER ROOFS**	Provided	Required
TOTAL ROOF AREA	33,365	100%
LIVING ROOF AREA	4,116	12%
SOLAR ROOFS (PHOTOVOLTAIC PANELS)	2,974	9%

\*\*Better Roofs requirements met with a combination of living roof area and solar roof area as described in Bulletin 11 of the Living Roofs Ordinance (Code Section 149 of Better roofs)

**D4D STANDARDS /GUIDELINES:**  
6.5.5 Sculpted Upper Buildings



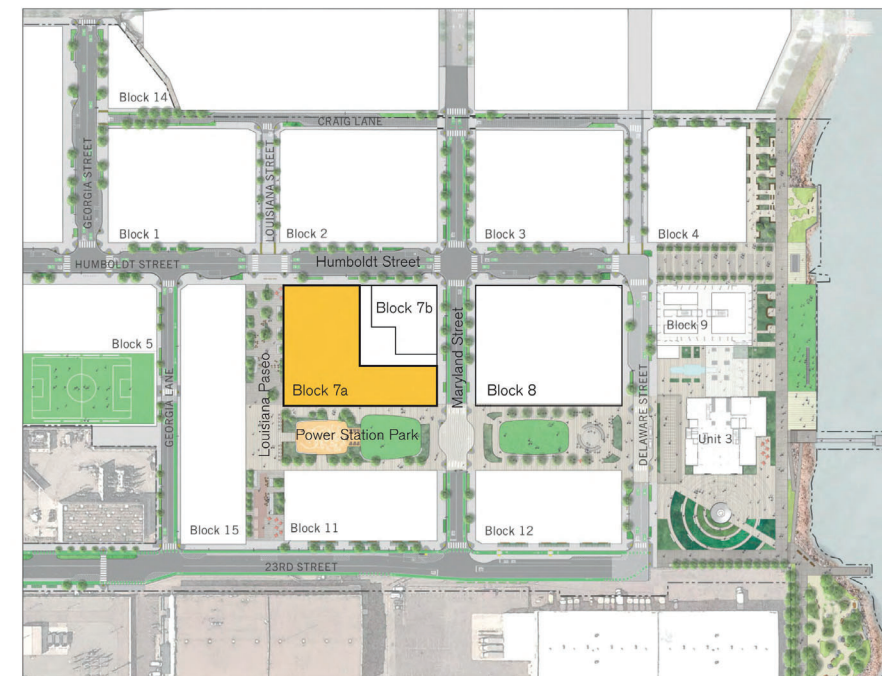
- KEY**
- Bulk Control massing Axo
  - Massing Removed for Sculpting
  - 3D Sculpt Lines
  - Articulated Building Edge
  - ↓ Views
  - Terraces

6.5.5 Sculpted Upper Buildings  
A) Upper Buildings of mid-rise and high-rise towers should be sculpted in a manner that enhances the skyline. Examples of how this could be achieved include stepping, tapering, or other shaping.  
B) The highrise tower on Block 7 should be iconic within the Power Station SUD and larger Central Waterfront Plan Area. The form of the highrise tower should use bold massing moves and be elegant and well-scaled.



- KEY**
- Block 7a
  - Blue Greenway
  - ↻ Recreational Loop
  - Potrero Masterplan
  - Train Line Stop

1 Block 7a - Overview - Vicinity Map

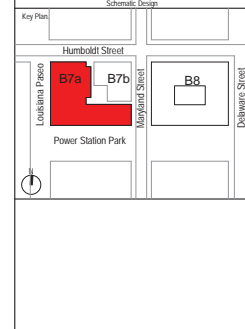


- KEY**
- Block 7a (Residential)

2 Block 7a - Overview - Location Map

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  - Foster + Partners shall be notified in writing of any discrepancies.
  - Any areas indicated on this sheet are approximate and indicative only.
  - Landscape and related items are indicative only.
  - Interface with and extent of basement to be determined.

No.	Date	Revised For	By
04	06/23/21	Updated Planning Submittal	F+P
05	06/09/21	Updated Planning Submittal	F+P
06	06/02/21	Planning Submittal	F+P
07	04/16/21	Updated Planning Submittal	F+P
08	03/24/21	Planning Submittal	F+P



**adamson ASSOCIATES, INC.**

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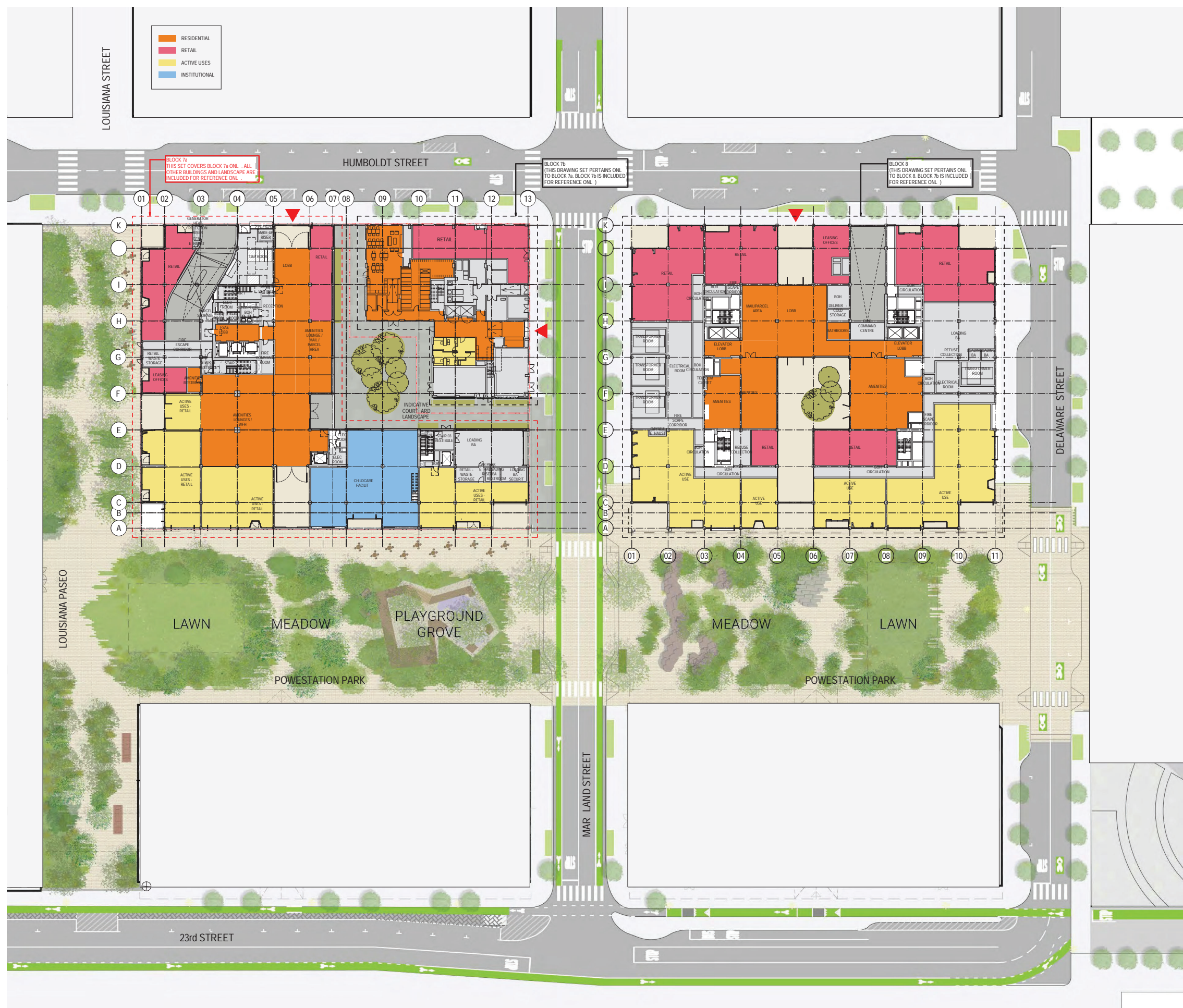
Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Project Overview**

Project No. 3059 Date: 03/25/21 Scale at Arch E  
Drawing Number G-7a-100-PL Revision: 04





■ RESIDENTIAL  
■ RETAIL  
■ ACTIVE USES  
■ INSTITUTIONAL

BLOCK 7a  
THIS SET COVERS BLOCK 7a ONL. ALL OTHER BUILDINGS AND LANDSCAPE ARE INCLUDED FOR REFERENCE ONL.

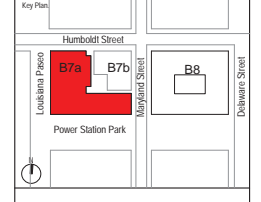
BLOCK 7b  
THIS DRAWING SET PERTAINS ONL TO BLOCK 7b. BLOCK 7a IS INCLUDED FOR REFERENCE ONL.

BLOCK 8  
THIS DRAWING SET PERTAINS ONL TO BLOCK 8. BLOCK 7b IS INCLUDED FOR REFERENCE ONL.

- General Notes:
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet are approximate and indicative only.
  7. Landscape and content shown is indicative only.
  8. Interface with and extent of basement to be determined.

Landscape and planting to be shown in site plan and open space shown as indicative only. These areas are subject to separate application and review. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.

Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	05/05/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	



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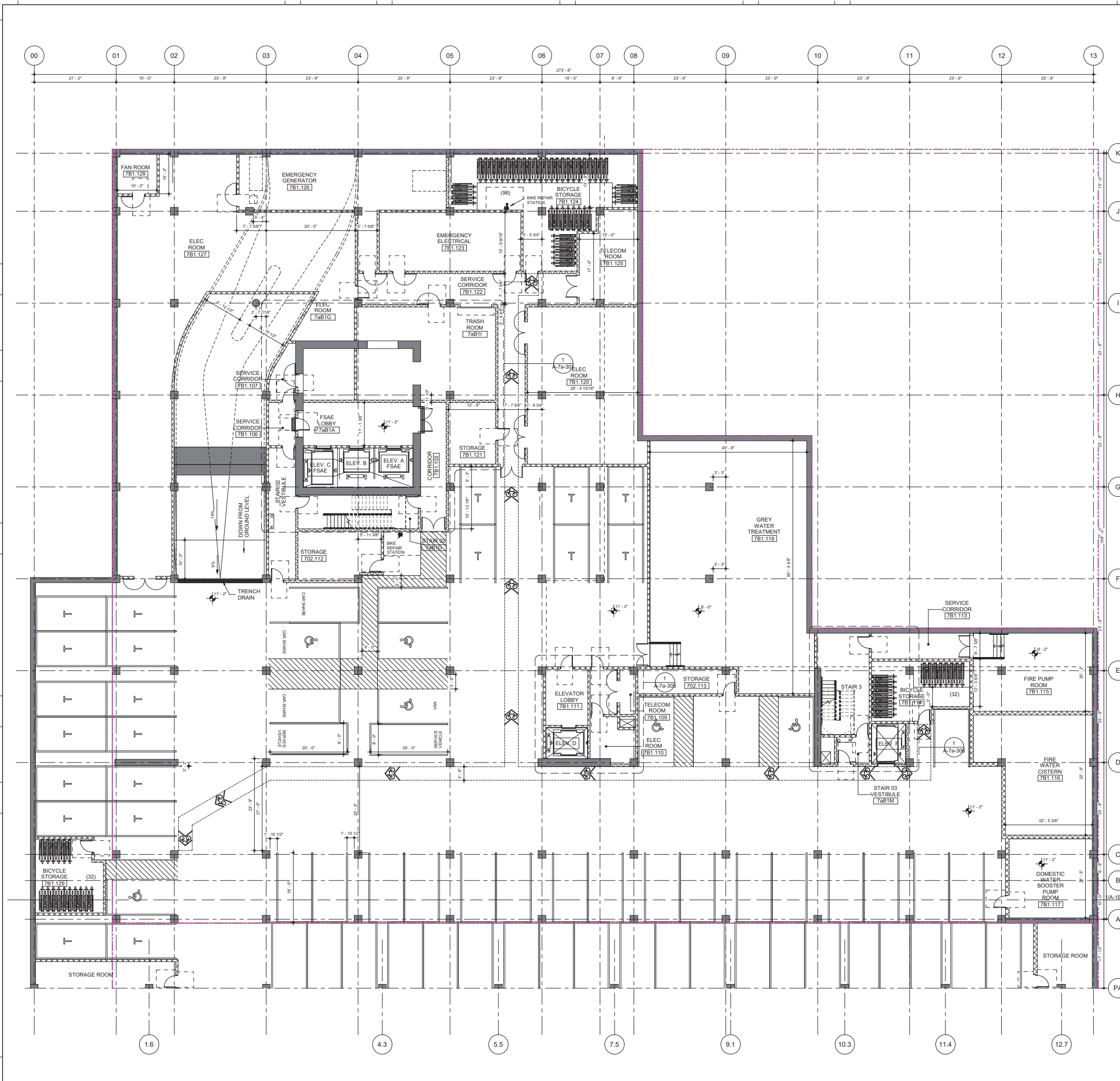
Client  
**California Barrel Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station  
 Blocks 7a / 8  
 Lot 7 / Lot 8**

Title  
**Site Plan  
 General Arrangement Plan  
 B7a / B7b / B8**

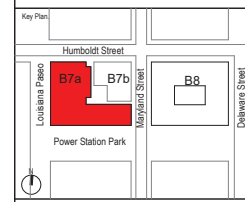
Project No. 33059 Date: 03/04/21 Scale: as Arch E  
 Drawing Number: A-7a-001-PL Revision: 04

1 Ground Floor Site Plan PL  
 1 20-0



- GENERAL NOTES**
1. MAINTAIN 8'-2" MINIMUM CLEAR HEIGHT @ ALL VAN ACCESSIBLE PARKING SPACES. ALL ACCESSIBLE & VEHICULAR ROUTES SERVING VAN ACCESSIBLE DRIVING SPACES MAINTAIN 7' MINIMUM CLEARANCE @ ALL OTHER AREAS OF THE PARKING GARAGE.
  2. MAINTAIN MINIMUM 9'-6" CLEAR HEIGHT @ VEHICLE PULL-UP (DROP OFF) SPACES. ACCESSIBLE SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE & FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT.
  3. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
  4. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, OR CMU BLOCK WALL, U.O.N.
  5. ALIGN CENTERLINE OF PARTITIONS WITH CENTER OF WINDOW MULLIONS, U.O.N.
  6. PROVIDE CONTINUOUS FIRE RATED CONSTRUCTION AROUND ALL RECESSED FIXTURES LOCATED IN FIRE RATED PARTITION.
  7. PROVIDE BACKING PLATES FOR ALL WALL MOUNTED EQUIPMENT SUCH AS SIGNAGE, TV'S, ARTWORK, SECURITY CAMERAS, LOCKERS, ETC. AS SHOWN, U.O.N. FOR TYPES AND LOCATIONS. REFER TO STRUCTURAL DRAWINGS FOR BACKING REQUIREMENTS.
  8. REFER TO EDGE OF SLAB DRAWINGS AND STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CONCRETE WALL DIMENSIONS.
  9. REFER TO SHEET FOR TYPICAL ACCESSIBILITY CLEARANCES.
  10. PROVIDE 3/4" THICK FIRE RESISTIVE PLYWOOD TO FACE OF SCHEDULED PARTITION AT TELECOM ROOM, ELECTRICAL ROOM/CLOSET, EXTEND TO 8'-0" HEIGHT. PAINT BACKGROUND WHITE WITHOUT COVERING FIRE RATING SYMBOLS.
  11. PROVIDE & INSTALL ALL REQUIRED GRAB BAR WALL REINFORCEMENT. SEE SHEET G-004 FOR TYPICAL LOCATIONS & SIZES.
  12. U.N.O. ALL DOORS HAVE JAMB DIM 4" FROM ADJACENT PERPENDICULAR WALL U.N.O.
  13. FEC TO BE FULLY RECESSED IN ALL COMMON AREA LOCATIONS INCLUDING AMENITY SPACES & UNIT CORRIDORS.
  14. ALL ELEVATIONS REFERENCE TOP OF FINISH FLOOR (U.N.O.). FOR TOP OF SLAB ELEVATIONS, REFER TO THE STRUCTURAL DRAWINGS.
  15. PROJECT GROUND LEVEL 0.0' ELEVATION = 24'-0". REFER TO THE CIVIL DRAWINGS FOR MORE INFORMATION.

Rev	Date	Reason For Issue	By
5	07/02/21	Schematic Design	AAI
4	06/30/21	100% Schematic Design	AAI
3	06/18/21	Updated Planning, Submittal	AAI
2	06/08/21	Updated Planning, Submittal	AAI
1	06/02/21	Planning Submittal	AAI
0	03/26/21	Planning Submittal	AAI



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 www.adamson-associates.com

Client  
**California Barrel Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**LEVEL B1 FLOOR PLAN**

**PROVIDED PARKING**

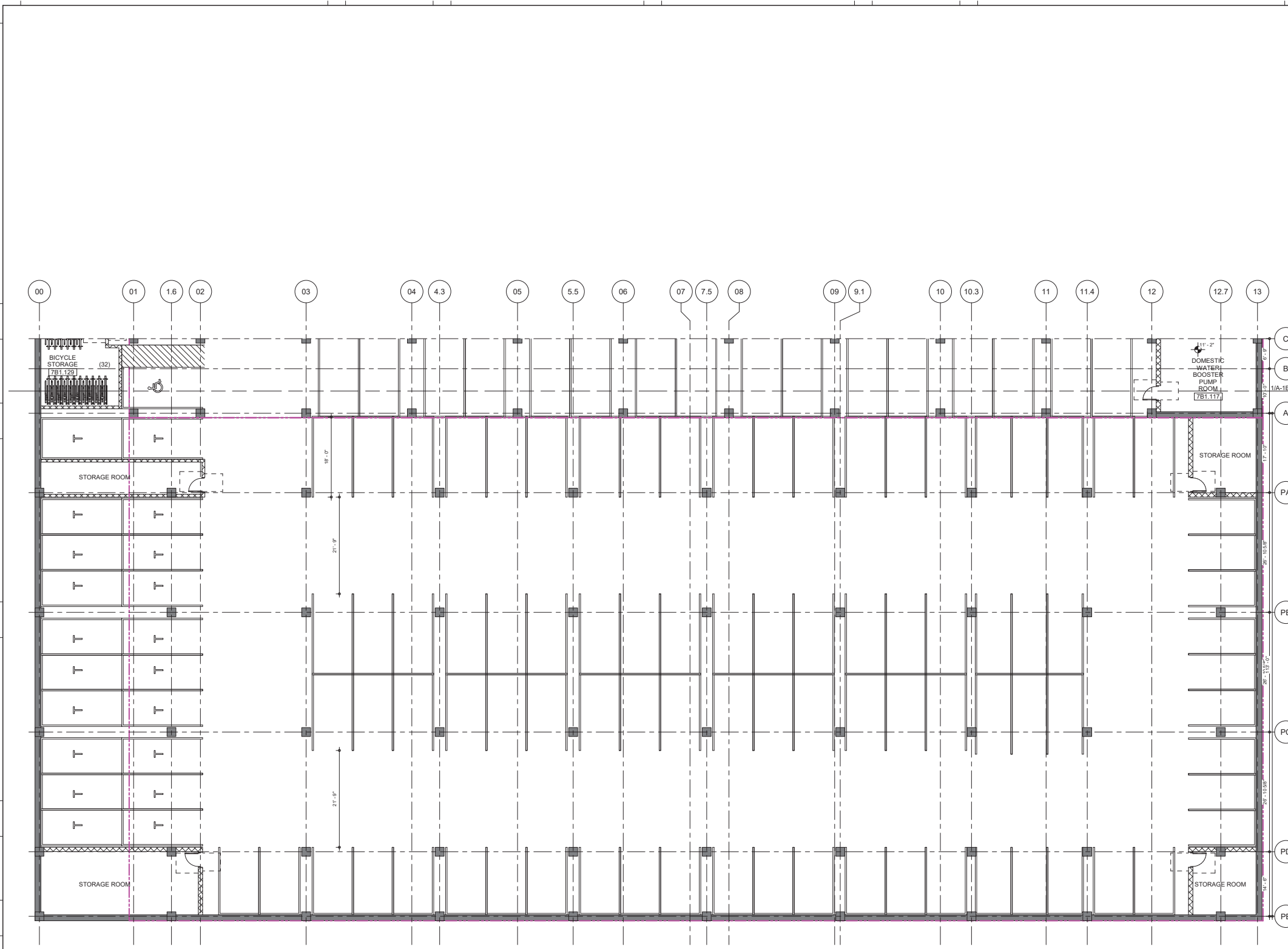
VEHICLE	TOTAL: 153
BICYCLE	TOTAL: 156

**LEGEND**

	CONCRETE WALL SEE STRUCTURAL DRAWINGS FOR INFO.
	RATED WALL SEE WALL TYPE FOR INFO.
	STANDPIPE

Project No. 2024-03	Date 07/02/21	Scale at Arch. D. As Indicated
Drawing Number A-7a-1B1.1	Revision 03	

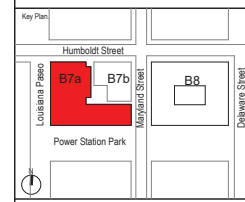




- GENERAL NOTES**
1. MAINTAIN 8'-0" MINIMUM CLEAR HEIGHT @ ALL VAN ACCESSIBLE PARKING SPACES. ALL ACCESSIBLE & VEHICULAR ROUTES SERVING VAN ACCESSIBLE DRIVING SPACES. MAINTAIN 7' MINIMUM CLEARANCE @ ALL OTHER AREAS OF THE PARKING GARAGE.
  2. MAINTAIN MINIMUM 9'-6" CLEAR HEIGHT @ VEHICLE PULL-UP (DROP OFF) SPACES. ACCESSIBLE SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE & FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT.
  3. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
  4. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, OR CMU BLOCK WALL, U.O.N.
  5. ALIGN CENTERLINE OF PARTITIONS WITH CENTER OF WINDOW MULLIONS, U.O.N.
  6. PROVIDE CONTINUOUS FIRE RATED CONSTRUCTION AROUND ALL RECESSED FIXTURES LOCATED IN FIRE RATED PARTITION.
  7. PROVIDE BACKING PLATES FOR ALL WALL MOUNTED EQUIPMENT SUCH AS SIGNAGE, TV'S, ARTWORK, SECURITY CAMERAS, LOCKERS, ETC. AS SHOWN, U.O.N. FOR TYPES AND LOCATIONS. REFER TO STRUCTURAL DRAWINGS FOR BACKING REQUIREMENTS.
  8. REFER TO EDGE OF SLAB DRAWINGS AND STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CONCRETE WALL DIMENSIONS.
  9. REFER TO SHEET FOR TYPICAL ACCESSIBILITY CLEARANCES.
  10. PROVIDE 3/4" THICK FIRE RESISTIVE PLYWOOD TO FACE OF SCHEDULED PARTITION AT TELEPHONE ROOM, ELECTRICAL ROOM/CLOSET, EXTEND TO 8'-0" HEIGHT. PAINT BACKGROUND WHITE WITHOUT COVERING FIRE RATING SYMBOL.
  11. PROVIDE & INSTALL ALL REQUIRED GRAB BAR WALL REINFORCEMENT. SEE SHEET G-004 FOR TYPICAL LOCATIONS & SIZES.
  12. U.N.O. ALL DOORS TO HAVE JAMB DIM 4" FROM ADJACENT PERPENDICULAR WALL U.N.O.
  13. FEC TO BE FULLY RECESSED IN ALL COMMON AREA LOCATIONS INCLUDING AMENITY SPACES & UNIT CORRIDORS.
  14. ALL ELEVATIONS REFERENCE TOP OF FINISH FLOOR (U.N.O.) FOR TOP OF SLAB ELEVATIONS. REFER TO THE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
  15. PROJECT GROUND LEVEL 0.0' ELEVATION = 24'-0" REFER TO THE CIVIL DRAWINGS FOR MORE INFORMATION.

General Notes  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in feet and inches unless noted otherwise.  
 3. All levels are in feet unless noted otherwise.  
 4. All dimensions shall be verified on site before proceeding with the work.  
 5. Notes - Particulars shall be noted in writing of any discrepancies.  
 6. Any areas indicated on this sheet are approximate and indicative only.  
 7. Landscape and context shown are indicative only.  
 8. Interface with and extent of basement to be determined.

Rev	Date	Reason For Issue	By
5	07/02/21	Schematic Design	AAJ
4	06/24/21	100% Schematic Design	AAJ
3	06/18/21	Updated Planning Submittal	AAJ
2	06/04/21	Updated Planning Submittal	AAJ
1	06/02/21	Planning Submittal	AAJ
0	03/26/21	Planning Submittal	AAJ



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 www.adamson-associates.com

Client  
**California Barrel Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**LEVEL B1 FLOOR PLAN**

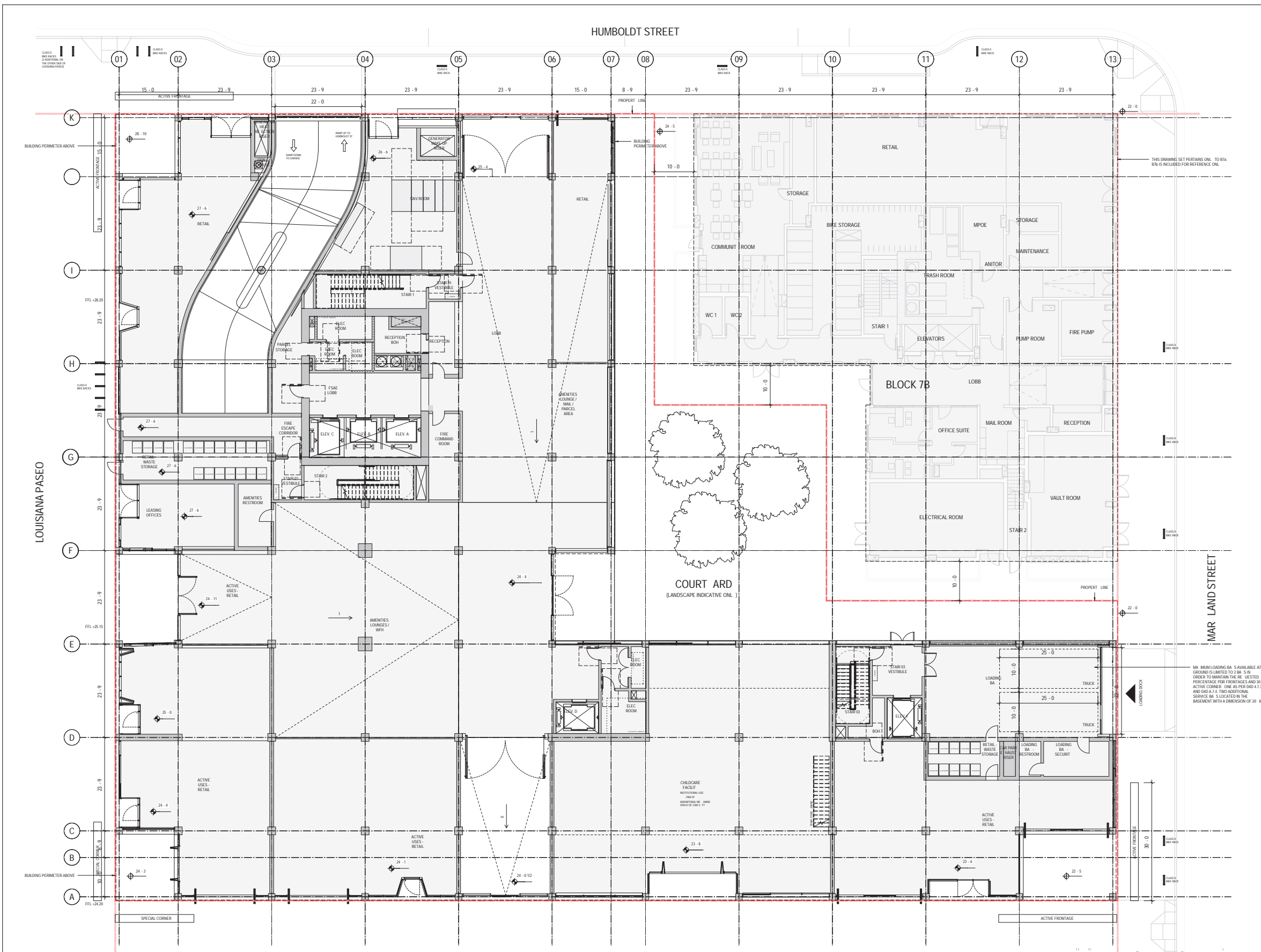
**PROVIDED PARKING**

VEHICLE	TOTAL: 153
BICYCLE	TOTAL: 156

**LEGEND**

	CONC WALL SEE STRUCTURAL DRAWINGS FOR INFO.
	RATED WALL SEE WALL TYPE FOR INFO.
	STANDPIPE

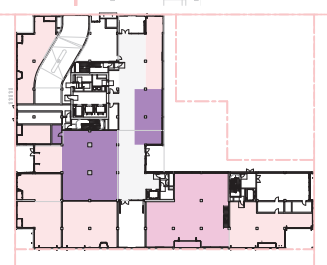
Project No. 2024-03	Date 07/02/21	Scale at Arch. D. As Indicated
Drawing Number A-7a-1B1.2	Revision	



- General Notes:
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet are approximate and indicative only.
  7. Landscape and content shown is indicative only.
  8. Interface with and extent of basement to be determined.

1 Level 01 PL  
1/8" = 1' = 0"

- LEGEND
- 1. BED
  - 2. BED + DEN
  - 3. BED R
  - 4. BED
  - 5. BED + DEN
  - 6. BED
  - 7. BENTHES
  - 8. CHILDCARE
  - 9. COMMUNAL OPEN SPACE
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2 Level 01 Keyplan PL

Rev	Date	Revised For Issue	By
04	06/22/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	06/02/21	Planning Submittal	F+P
01	05/26/21	Planning Submittal	F+P
00	03/24/21	Planning Submittal	F+P

Key Plan	Submittal	Design
Humboldt Street		
Delmar Street		
Mar Land Street		
Louisiana Paseo		
Power Station Park		
Block 7A		
Block 7B		
Block 8		

Bed	Co m	St u d i o	Tot a l
1 BED	143	50	
2 BED	80	25	
3 BED	133	16	
STUDIO	49	15	
Grand total	325	100	

B a L C		H e i	
ft	in	ft	in
1	143	50	
2	80	25	
3	133	16	
4	49	15	
5	325	100	

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Client  
**California Barrel Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 01 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale at Arch E: As Indicated  
 Drawing Number: A-7a-101-PL Revision: 04





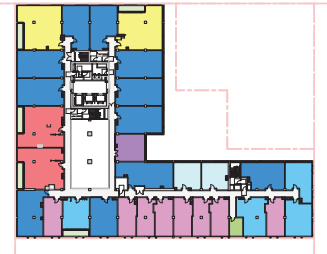


1 Level 03 PL  
1/8" = 1' - 0"



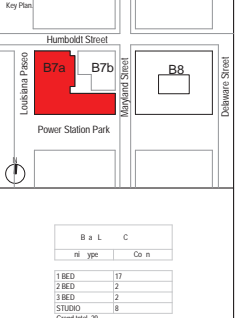
- LEGEND**
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2 Level 03 Keyplan PL



- General Notes:**
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet are approximate and indicative only.
  7. Landscape and context shown is indicative only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Description	By	Chk
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	05/20/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	



B a L C		
RE	YR	CO
1 BED	12	
2 BED	2	
3 BED	2	
STUDIO	8	
Grand total: 24		

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**Foster + Partners**

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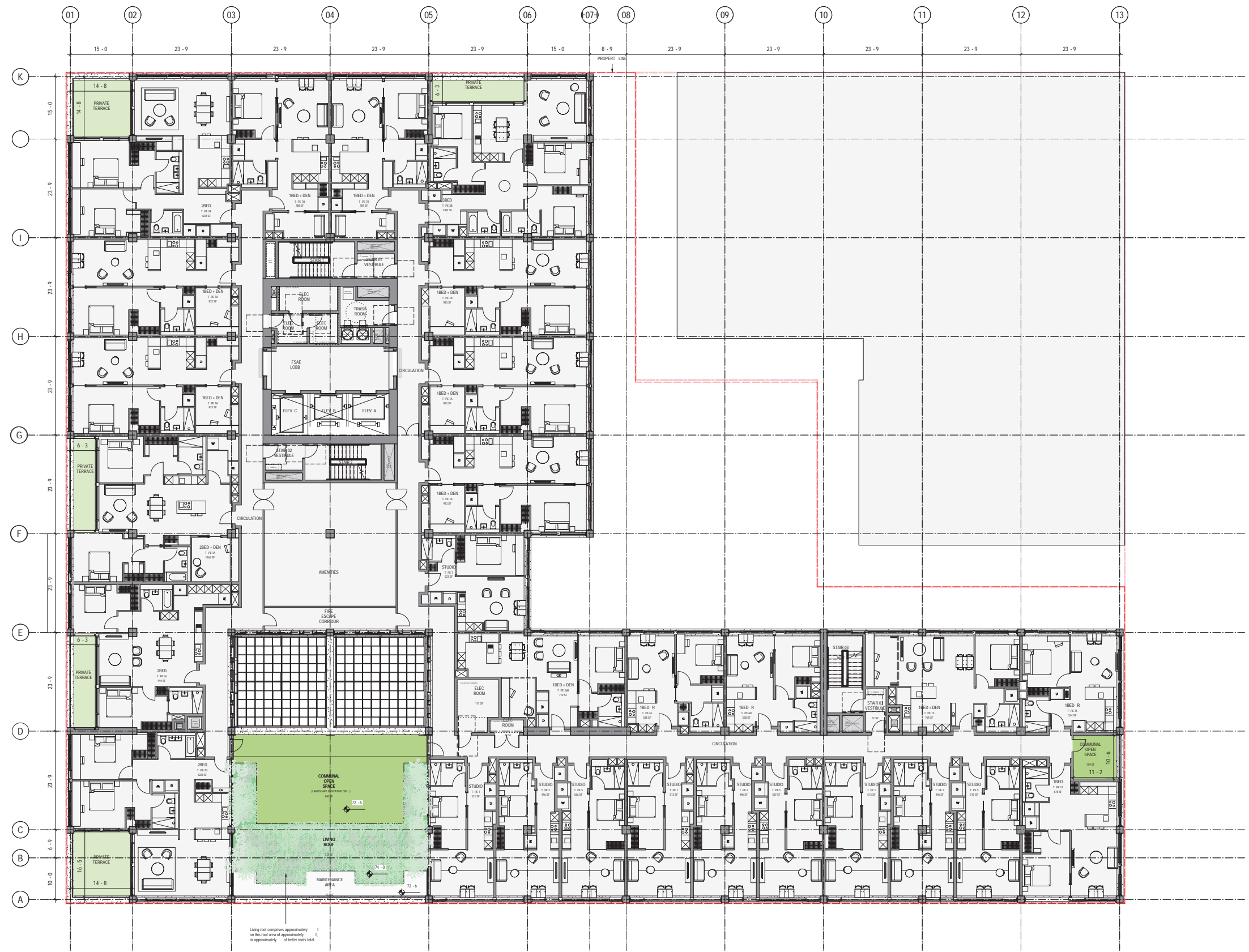
Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

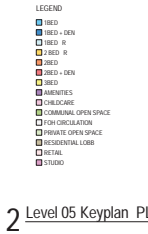
Title  
**Level 03 General Arrangement Plan**

Project No. 3099 Date: 03/04/21 Scale: as shown  
Drawing Number: A-7a-103-PL Revision: 04

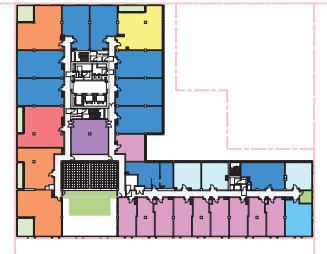




1 Level 05 PL  
1/8" = 1'-0"

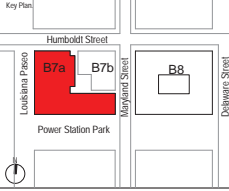


2 Level 05 Keyplan PL



- General Notes:
1. Do not scale drawings. Dimensions govern.
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  6. Any areas indicated on this sheet are approximate and indicative only.
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Rev	Date	Revised For Issue	By
04	06/23/21	Updated Planning Submittal	F+P
03	06/02/21	Updated Planning Submittal	F+P
02	04/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



B	A	L	C
1	1	13	
2	1	5	
3	1	1	
STUDIO	1	10	
Grand total 29			

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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

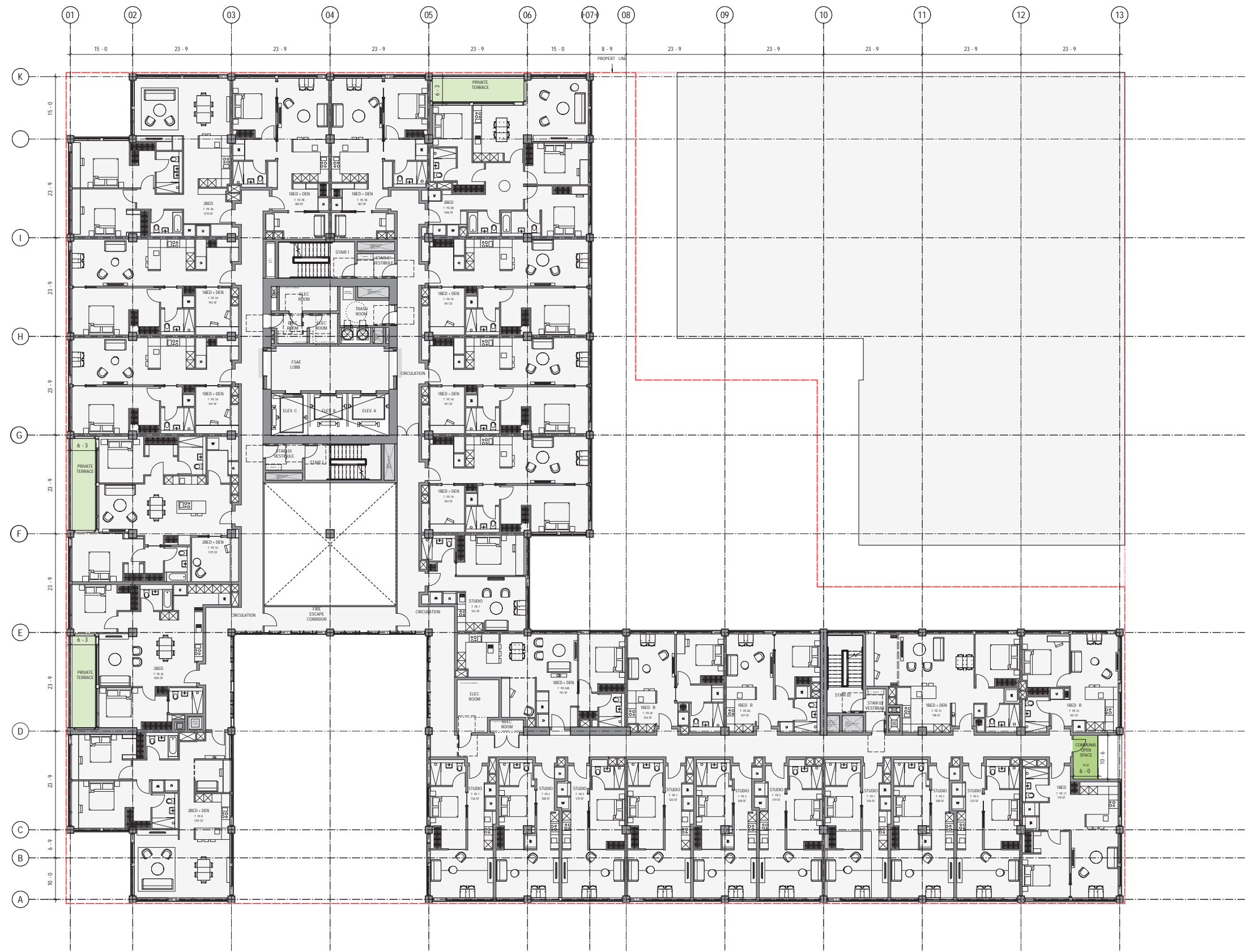
Project  
**Power Station Block 7A Lot 7**

Title  
**Level 05 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale at Arch E As Indicated

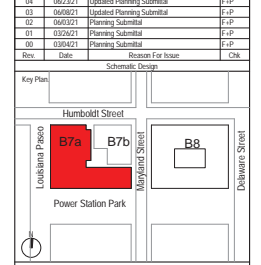
Drawing Number A-7a-105-PL Revision 04





- General Notes:
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Rev	Date	Revised For Issue	By
04	06/23/21	Updated Planning Submittal	F+P
03	06/02/21	Updated Planning Submittal	F+P
02	06/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



B	A	L	C
1	13		
2	4		
3	1		
4	10		
Grand total: 28			

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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 06 General Arrangement Plan**

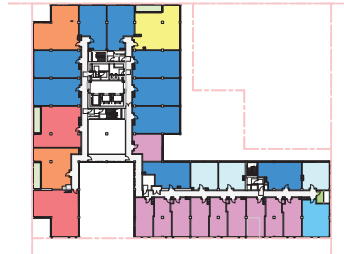
Project No. 3009	Date 03/04/21	Scale at Arch E As indicated
Drawing Number A-7a-106-PL	Revision 04	

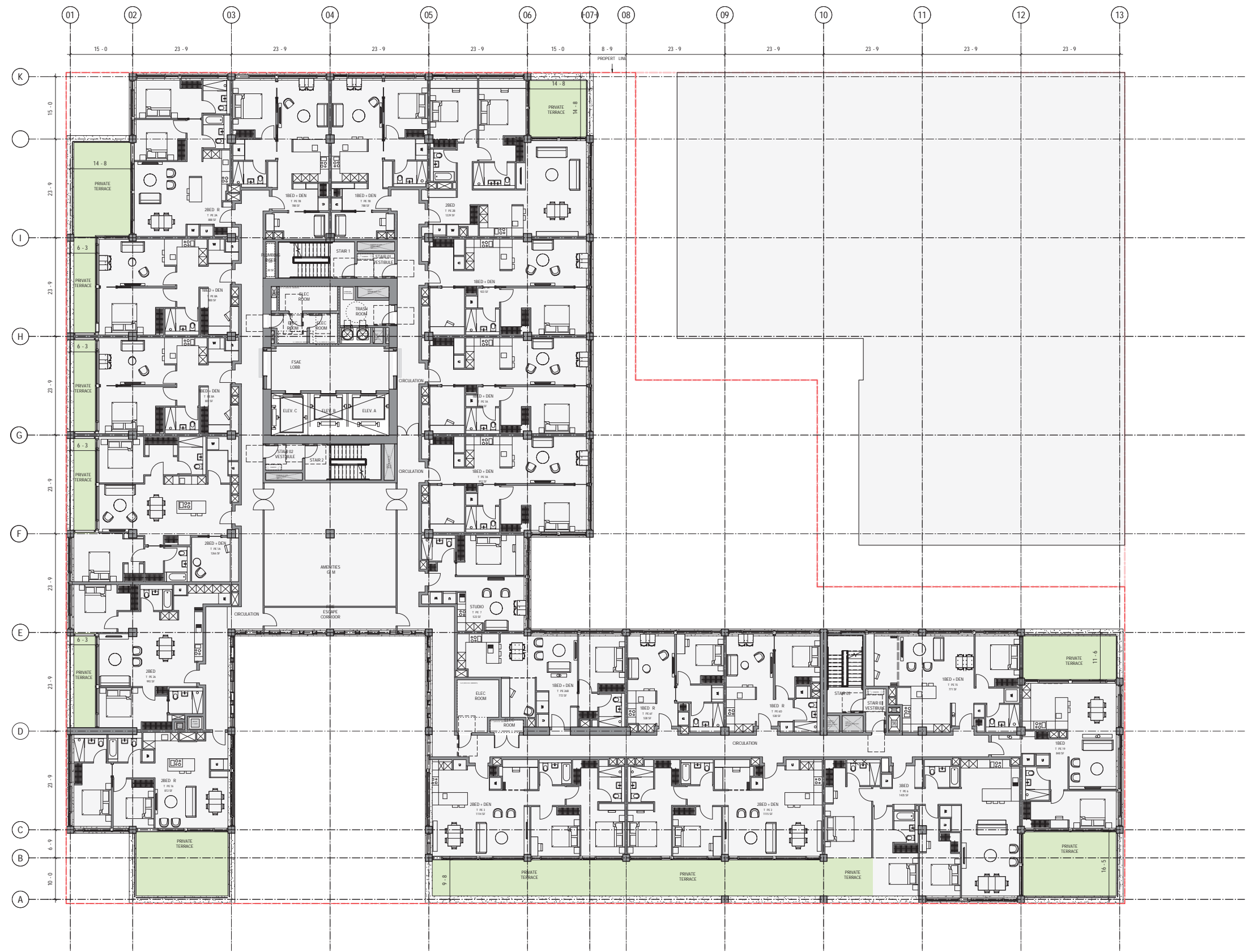
1 Level 06 PL  
1/8" = 1'-0"



- LEGEND
- 1BED
  - 2BED
  - 1BED + DEN
  - 2BED + DEN
  - 1BED R
  - 2BED R
  - 1BED + DEN
  - 2BED + DEN
  - STUDIO
  - IDENTITIES
  - CONCOURSE
  - COMMUNAL OPEN SPACE
  - FOYER CIRCULATION
  - PRIVATE OPEN SPACE
  - RESIDENTIAL LOBBY
  - METAL
  - STUDIO

2 Level 06 Keyplan PL





1 Level 07 PL  
18 1:0



- LEGEND
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  - 3BED
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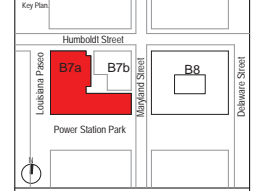
2 Level 07 Keyplan PL



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet as approximate and indicative only.
  7. Landscape and content shown is indicative only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Revised For Issue	By
01	06/23/21	Updated Planning Submittal	F+P
02	06/23/21	Updated Planning Submittal	F+P
03	06/23/21	Planning Submittal	F+P
04	06/23/21	Planning Submittal	F+P
05	06/23/21	Planning Submittal	F+P
06	06/23/21	Planning Submittal	F+P

Key Plan	Schedule	Design
B7a		
B7b		
B8		



B	L	C
1	12	
2	7	
3	1	
STUDIO	1	
Grand total	21	

**adamson**  
ASSOCIATES, INC.

**Foster + Partners**

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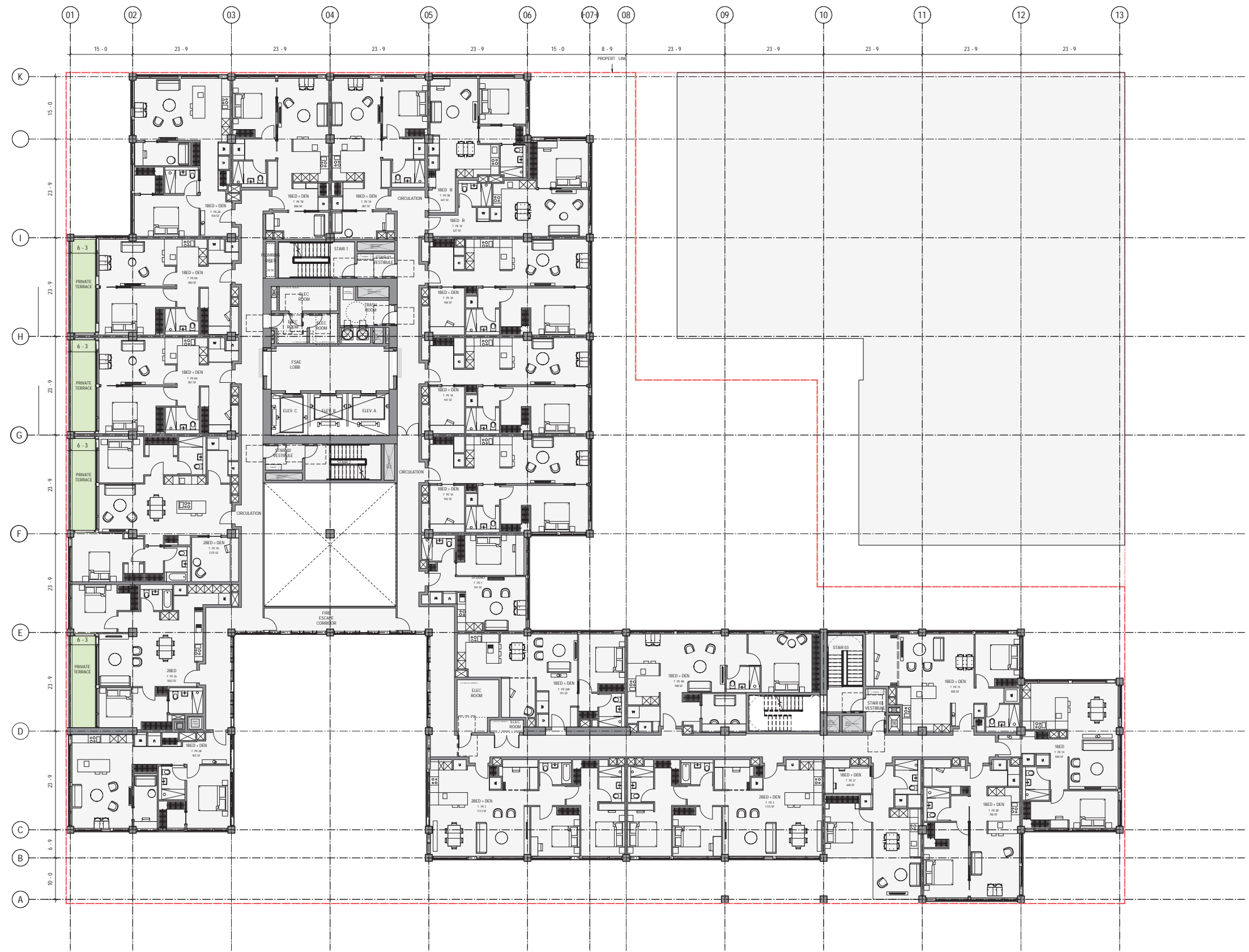
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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 07 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale: as shown  
Drawing Number: A-7a-107-PL Revision: 04

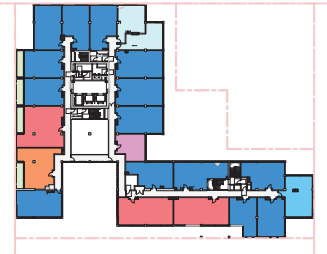


1 Level 08 PL  
1/8" = 1'-0"



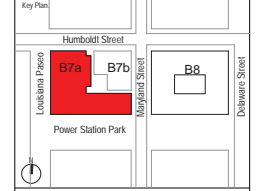
- LEGEND
- 1 BED
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2 Level 08 Keyplan PL



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
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  7. Landscape and content shown is indicative only.
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Rev	Date	Description	By	Check
04	06/23/21	Updated Planning Submittal	F+P	
03	06/02/21	Updated Planning Submittal	F+P	
02	05/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	



B	A	C
1	107	
2	107	
STUDIO	1	
Grand total: 22		

**adamson**  
ASSOCIATES, INC.

**Foster + Partners**

Riverdale, 22 Hester Road  
London SE17 8AN  
T: +44(0)20 7788 9465  
www.fosterandpartners.com

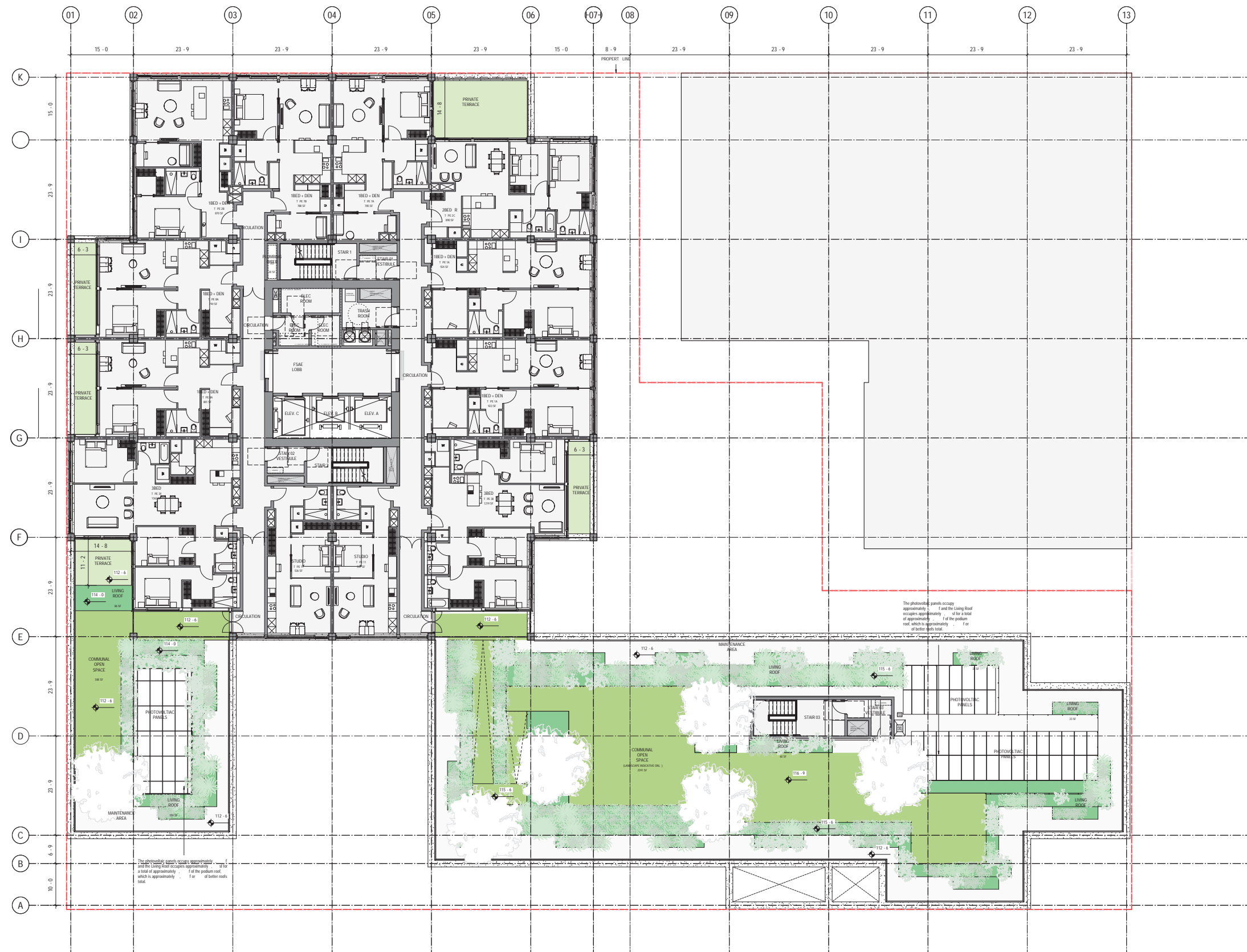
© Foster + Partners 2020

Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

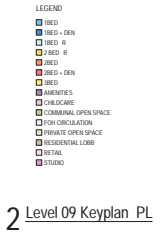
Project  
**Power Station Block 7A Lot 7**

Title  
**Level 08 General Arrangement Plan**

Project No.	Date	Scale at Arch E
3009	03/04/21	As indicated
Drawing Number	Revision	Date
A-7a-108-PL	04	



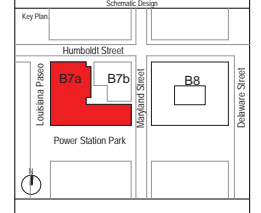
1 Level 09 PL  
18 1:0



2 Level 09 Keyplan PL

- General Notes:
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
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Rev	Date	Revised For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P
03	06/02/21	Updated Planning Submittal	F+P
02	05/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



B	L	C
sq ft	sq ft	sq ft
1 BED	7	
2 BED	1	
3 BED	2	
STUDIO	2	
<b>Grand total</b>	<b>12</b>	

**adamson ASSOCIATES, INC.**  
**Foster + Partners**

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 London SW17 6AN  
 T: +44(0)20 7786 9465  
 www.fosterandpartners.com

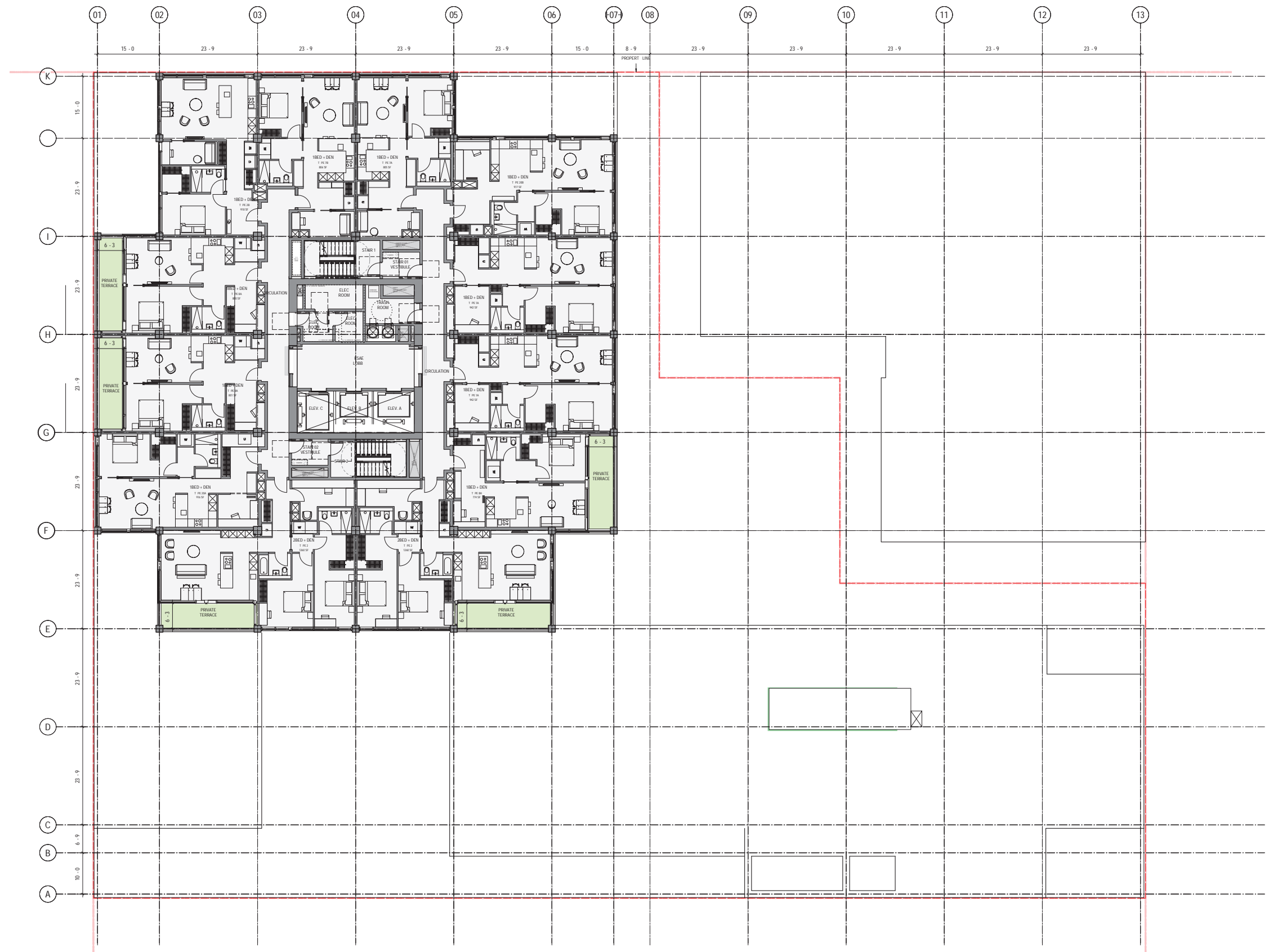
Client  
**California Barrel Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 09 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale at Arch E: As indicated  
 Drawing Number: A-7a-109-PL Revision: 04



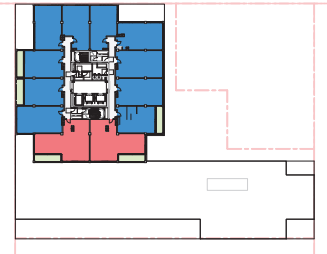


1 Level 10 PL  
1/8" = 1'-0"



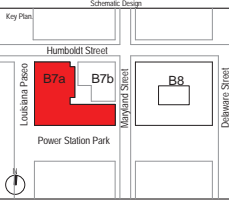
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2 Level 10 Keyplan PL



- General Notes:
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
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Rev	Date	Revised For Issue	By
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ASSOCIATES, INC.

**Foster + Partners**

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London SE11 4AN  
T: +44(0)20 7788 9400  
www.fosterandpartners.com

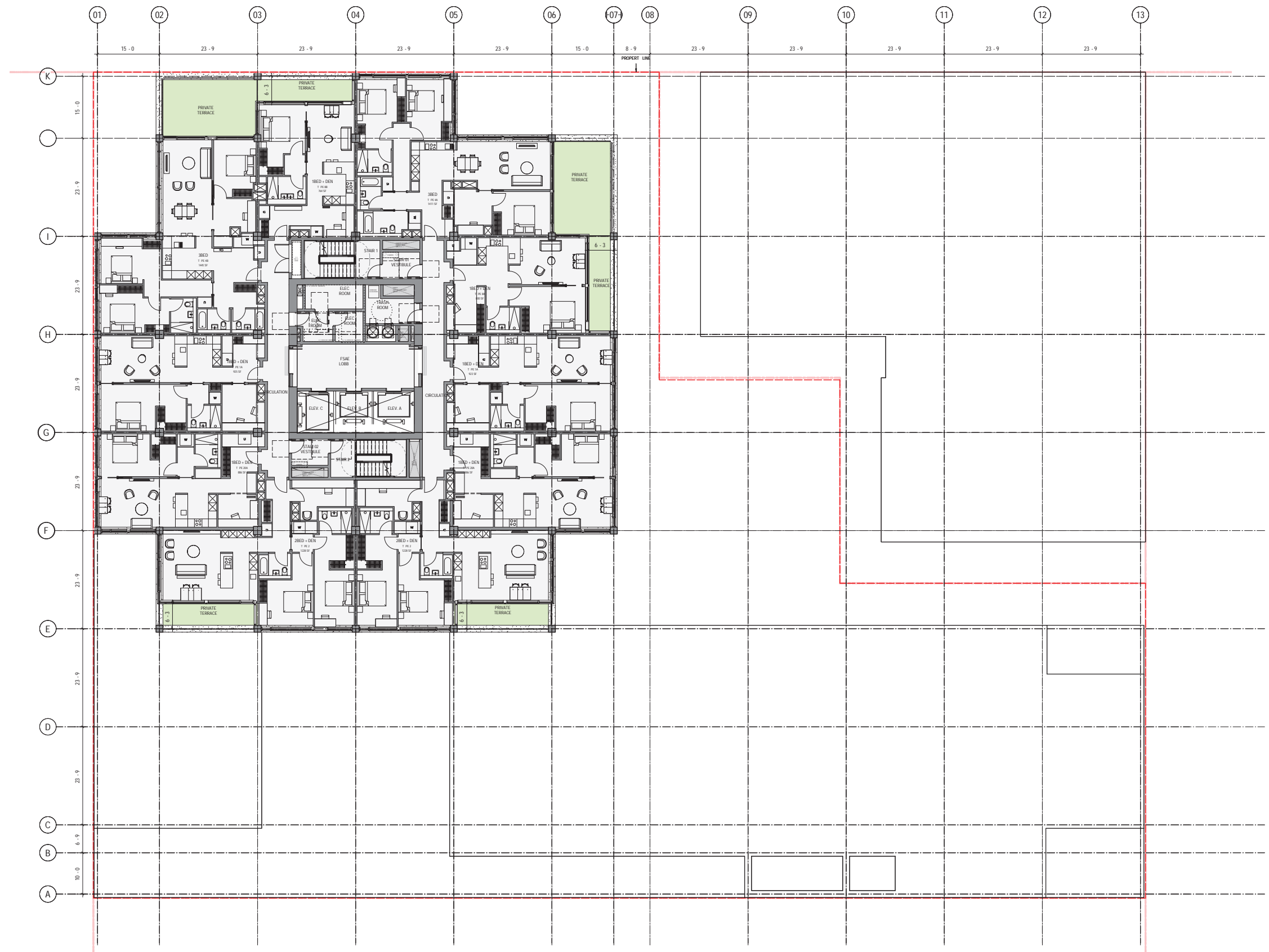
Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 10 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale at Arch E As Indicated  
Drawing Number: A-7a-110-PL Revision: 04



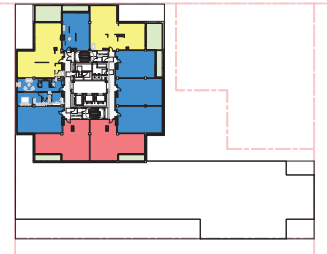


1 Level 11 PL  
18 1:0



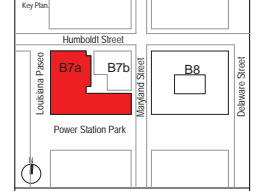
- LEGEND
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2 Level 11 Keyplan PL



- General Notes
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  7. Landscape and content shown is indicative only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Description	By	CHK
04	06/22/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	



B	L	C	Col	Co	Co
1	BED	16			
2	BED	2			
3	BED	2			
Grand total: 10					

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ASSOCIATES, INC.

**Foster + Partners**

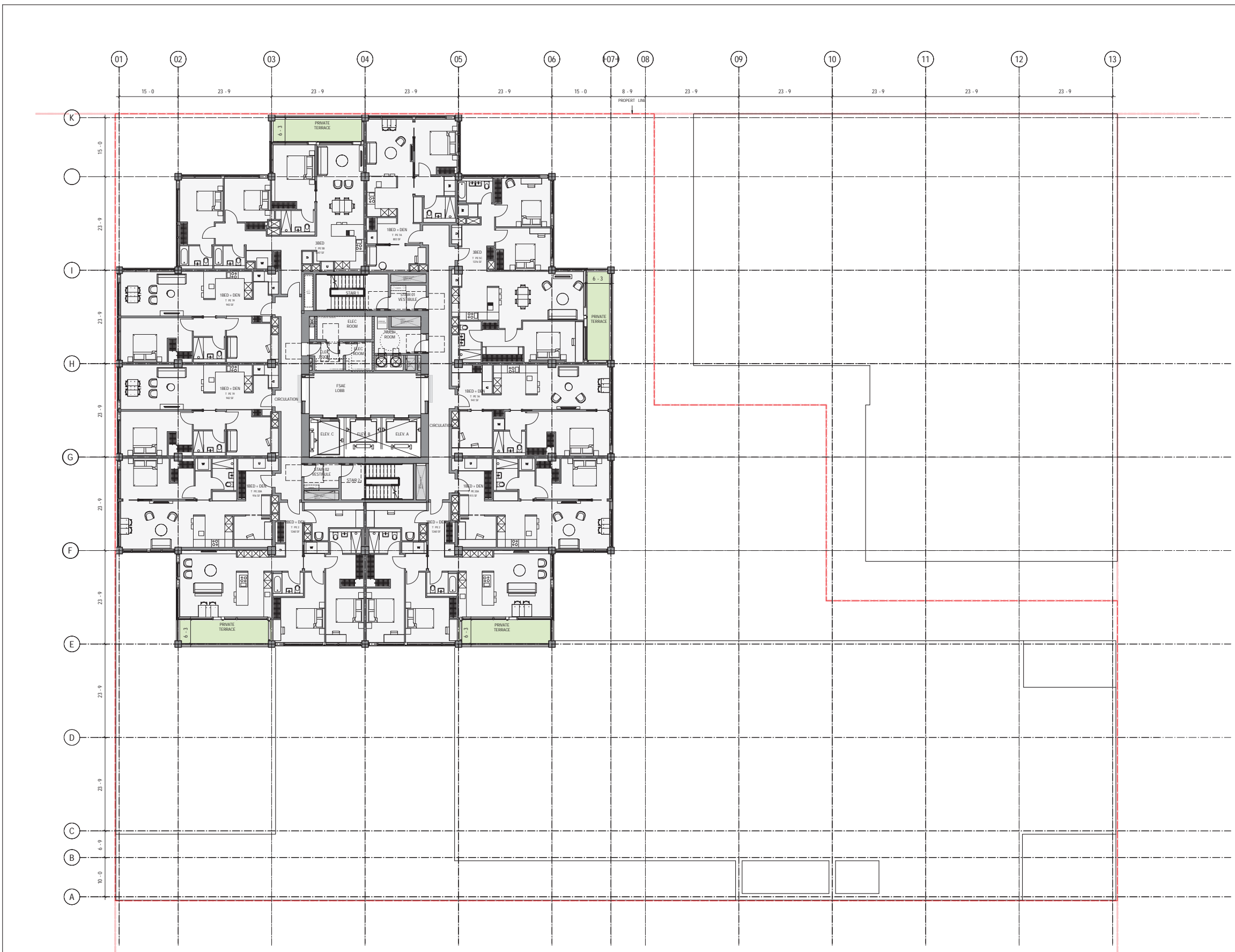
Riverdale, 22 Hester Road  
London SE11 6AN  
T: +44(0)20 7788 9400  
www.fosterandpartners.com

Client  
**California Barrel  
Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station  
Block 7A  
Lot 7**

Title  
**Level 11  
General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale: as shown  
Drawing Number: A-7a-111-PL Revision: 04

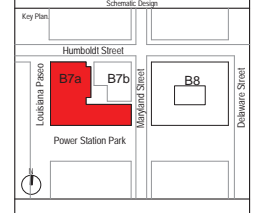


1 Level 12 PL  
18 1:0



- General Notes:
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  2. All dimensions are in feet and inches unless noted otherwise.
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Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/02/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	



B	L	C	Co. #
1 BED	6		
2 BED	2		
3 BED	2		
Grand total	10		

**adamson**  
ASSOCIATES, INC.

**Foster + Partners**

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London SW17 4BN  
T: +44(0)20 7788 9400  
www.fosterandpartners.com

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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

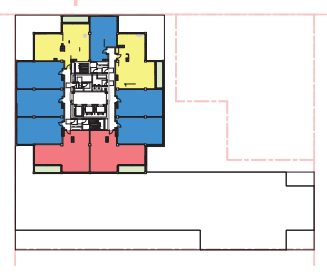
Project  
**Power Station Block 7A Lot 7**

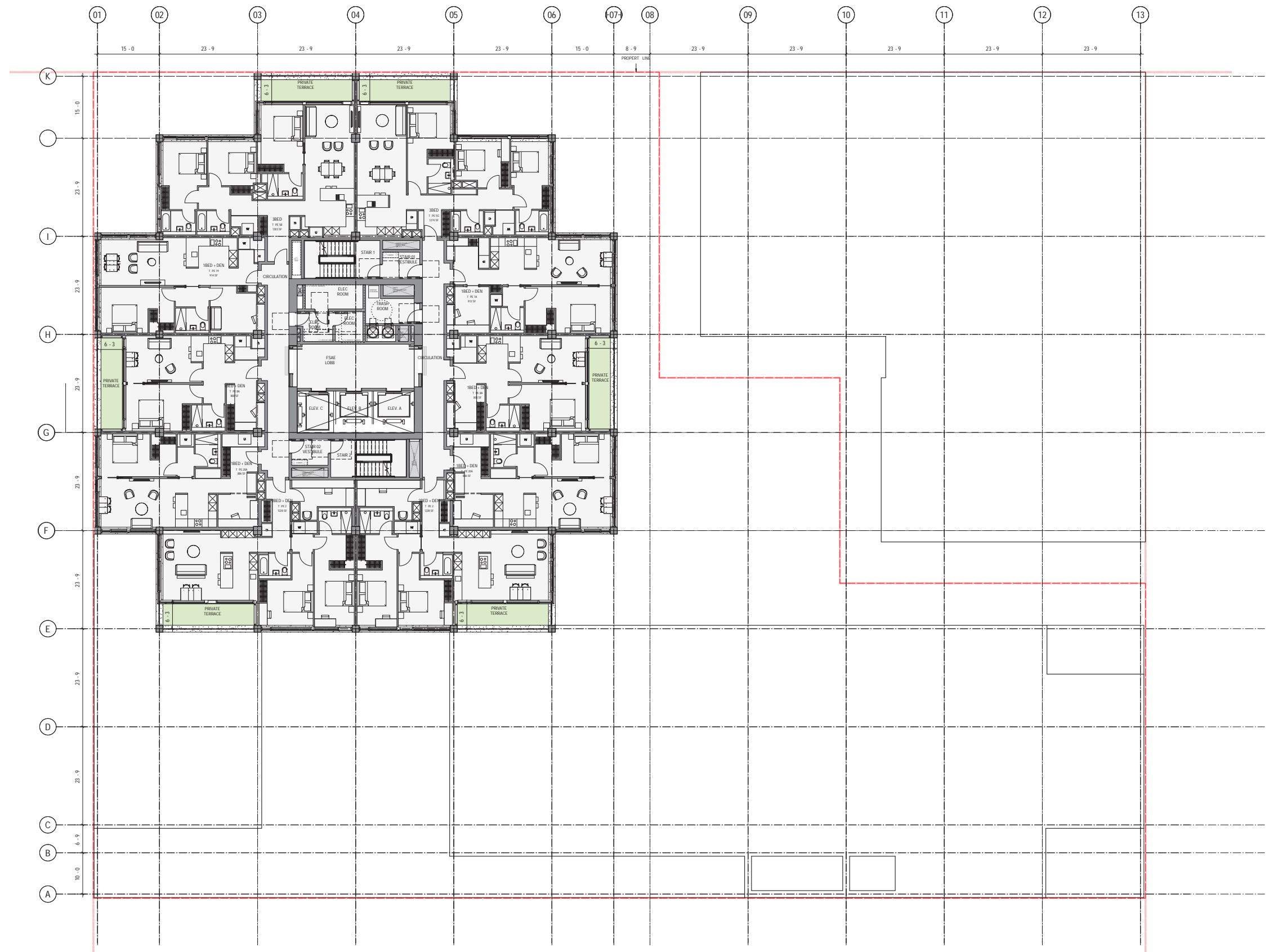
Title  
**Level 12 General Arrangement Plan**

Project No.	Date	Scale at Arch. E
3009	03/04/21	As indicated
Drawing Number	Revision	Date
A-7a-112-PL	04	

- LEGEND
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2 Level 12 Keyplan PL



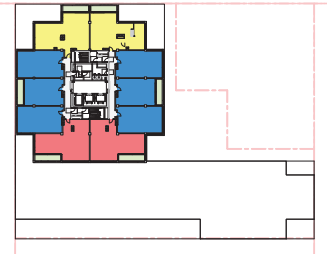


1 Level 14 PL  
1/8" = 1'-0"



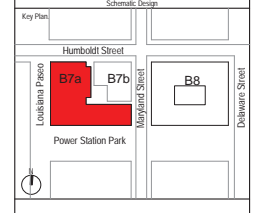
- LEGEND
- BED
  - BED + DEN
  - BED R
  - BED L
  - BED + DEN
  - BATH
  - BATHES
  - CIRCULATION
  - COMMUNAL OPEN SPACE
  - FISH CIRCULATION
  - PRIVATE OPEN SPACE
  - RESIDENTIAL LOBB
  - METAL
  - STAIR

2 Level 14 Keyplan PL



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
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  7. Landscape and context shown as indicative only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	



B	L	C	Col	in	sq ft	Col	sq ft
1	BED	6					
2	BED	2					
3	BED	2					
Grand total: 10							

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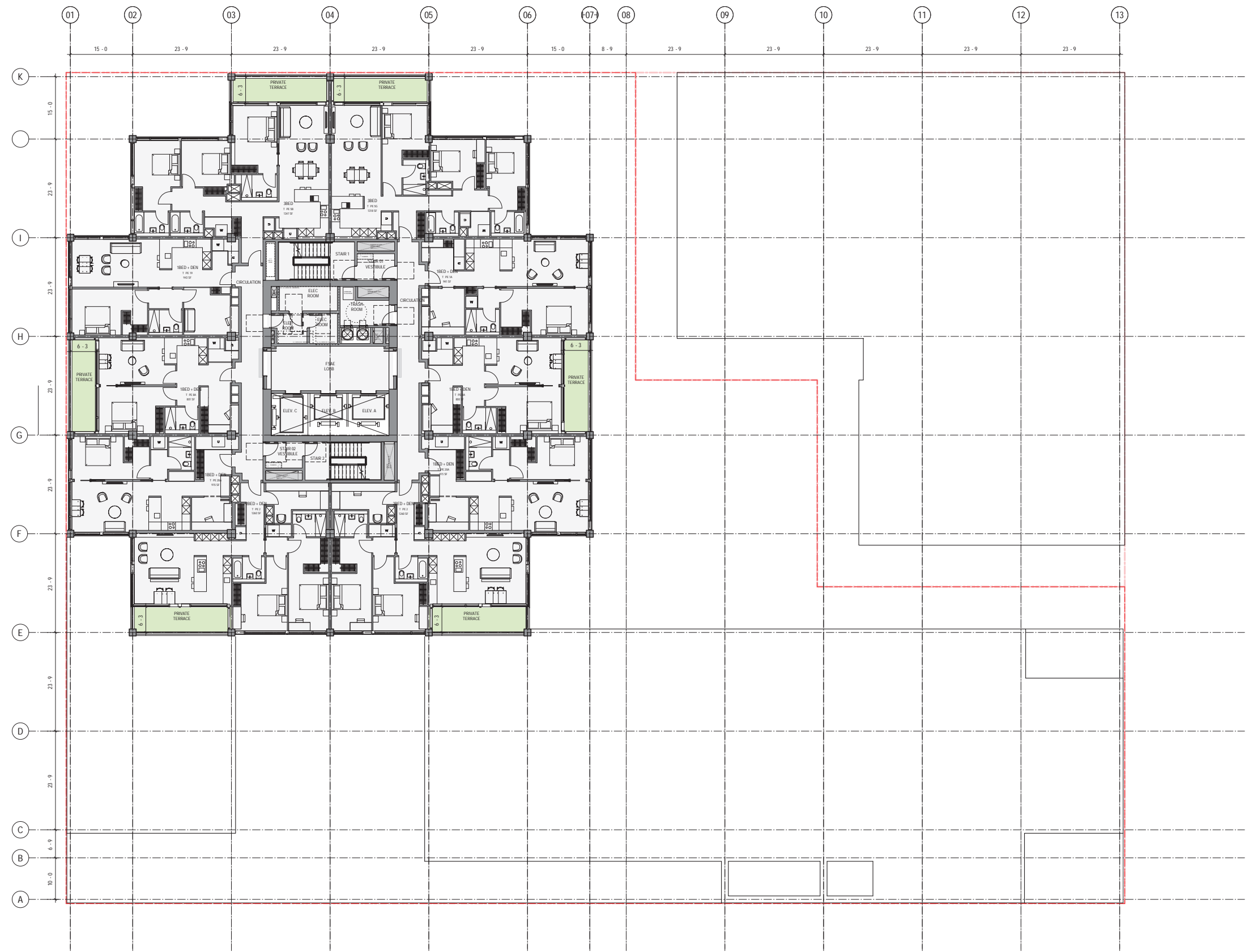
© Foster + Partners 2020

Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 14 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale: as Noted  
Drawing Number: A-7a-114-PL Revision: 04



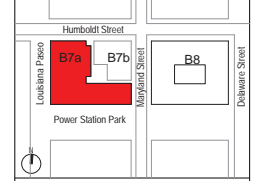
1 Level 15 PL  
1/8" = 1' 0"



- General Notes:
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is in feet unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
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Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	

Key Plan	Schedule	Design



B	L	C	Col. n
1	BED	1A	
2	BED	1B	
3	BED	1C	
Grand total: 10			

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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

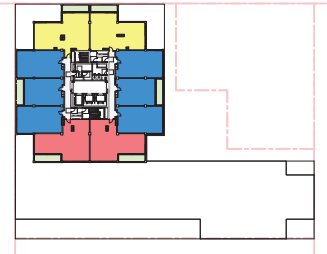
Project  
**Power Station Block 7A Lot 7**

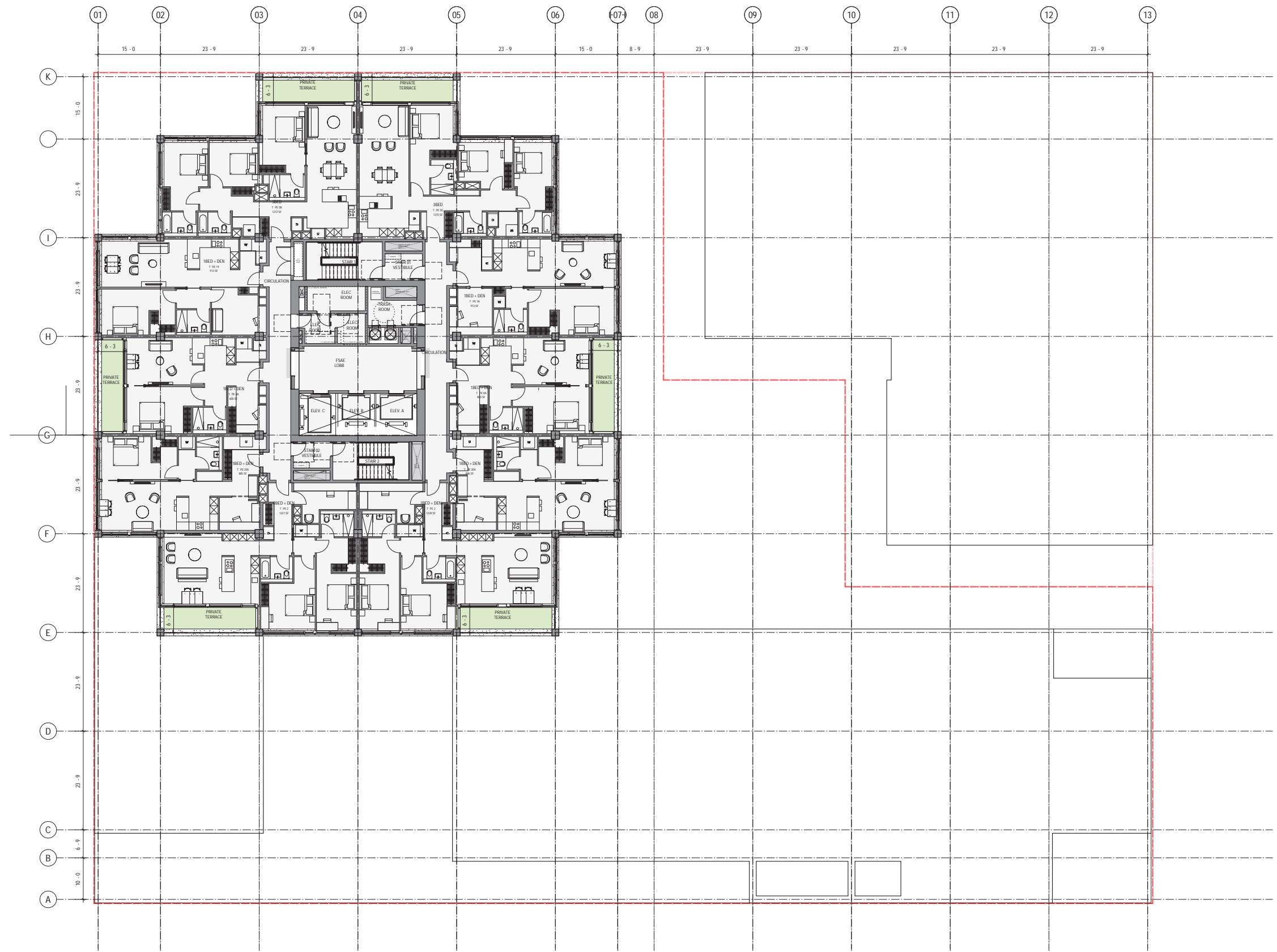
Title  
**Level 15 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale: as shown  
Drawing Number: A-7a-115-PL Revision: 04

- LEGEND
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  - 2 BED + DEN
  - 3 BED + DEN
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  - 100 BED + DEN

2 Level 15 Keyplan PL





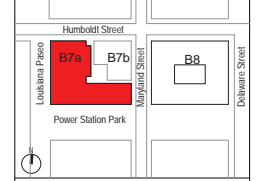
1 Level 16 PL  
1/8" = 1' - 0"



- General Notes:
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
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Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	

Key Plan	Schedule	Design



B	L	C	Col. n
sq. ft.	sq. ft.	sq. ft.	
1 BED	6		
2 BED	2		
3 BED	2		
Grand total	10		

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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

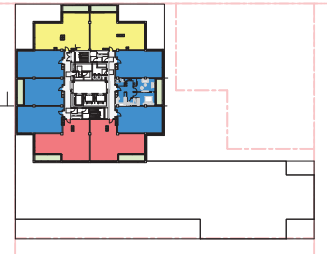
Project  
**Power Station Block 7A Lot 7**

Title  
**Level 16 General Arrangement Plan**

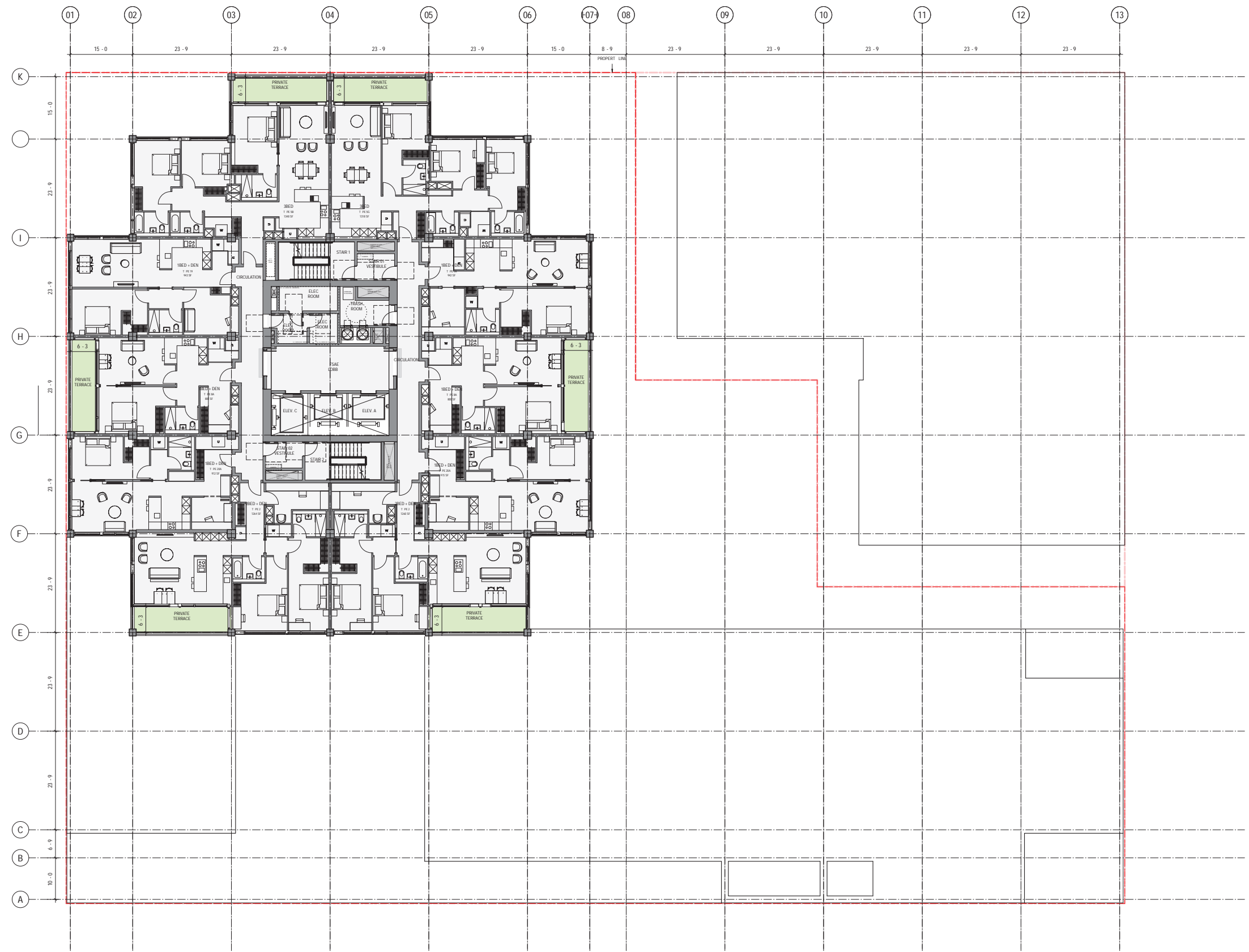
Project No.	Date	Scale at Arch. E.
3009	03/04/21	As Indicated
Drawing Number	Revision	
A-7a-116-PL	04	

- LEGEND
- 1 BED
  - 1 BED + DEN
  - 1 BED R
  - 2 BED R
  - 2 BED
  - 2 BED + DEN
  - 3 BED
  - IDENTITIES
  - CONTRACTOR
  - COMMON OPEN SPACE
  - FOUR CIRCULATION
  - PRIVATE OPEN SPACE
  - RESIDENTIAL LOBB
  - METAL
  - STUDIO

2 Level 16 Keyplan PL





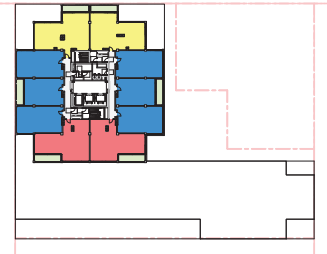


1 Level 17 PL  
18 10



- LEGEND
- BED
  - BED + DEN
  - BED R
  - DEN R
  - DEN
  - BED + DEN
  - BATH
  - IDENTITIES
  - CIRCULATION
  - COMMUNAL OPEN SPACE
  - FISH CIRCULATION
  - PRIVATE OPEN SPACE
  - RESIDENTIAL LOBB
  - METAL
  - STAIR

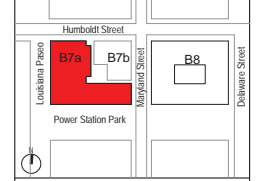
2 Level 17 Keyplan PL



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
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Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	

Key Plan	Schedule	Design



B	L	C	Col	in
1	BED	6		
2	BED	2		
3	BED	2		
Grand total: 10				

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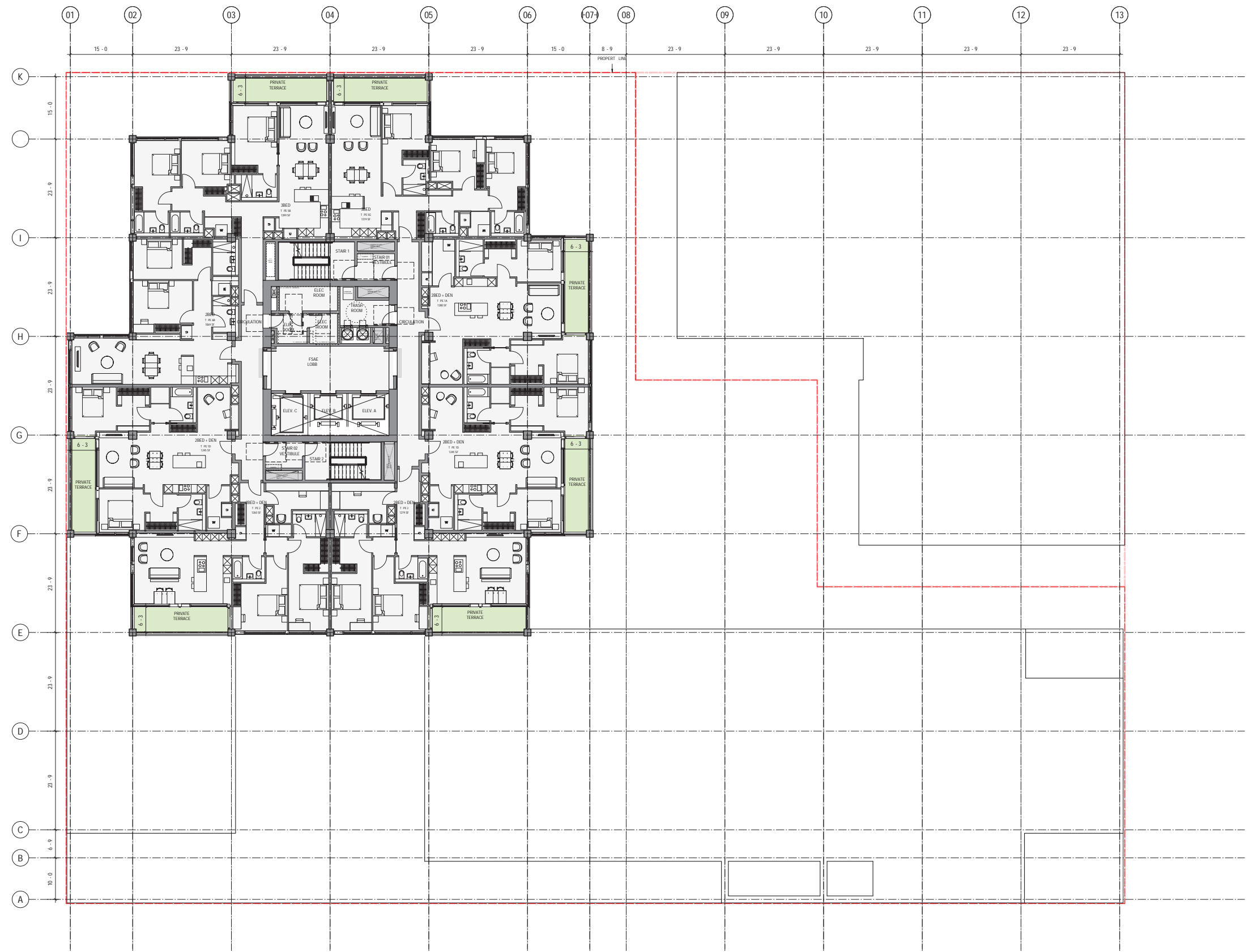
Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 17 General Arrangement Plan**

Project No.	Date	Scale at Arch E
3009	03/04/21	As indicated
Drawing Number	Revision	04
A-7a-117-PL		



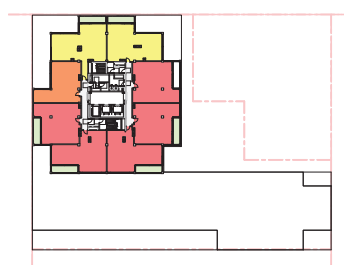


1 Level 19 PL  
1/8" = 1'-0"



- LEGEND**
- BED
  - BED + DEN
  - BED R
  - DEN R
  - DEN
  - BED + DEN
  - DEN
  - IDENTITIES
  - CIRCULAR
  - CORRIDOR
  - COMMUNAL OPEN SPACE
  - FISH CIRCULATION
  - PRIVATE OPEN SPACE
  - RESIDENTIAL LOBB
  - METAL
  - STAIR

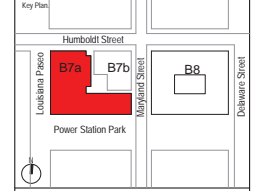
2 Level 19 Keyplan PL



- General Notes:**
1. Do not scale drawings. Dimensions govern.
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Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	

Key Plan	Schedule	Design



B	L	C
ni	ypc	Co n
2	BED	6
3	BED	2
Grand total 8		

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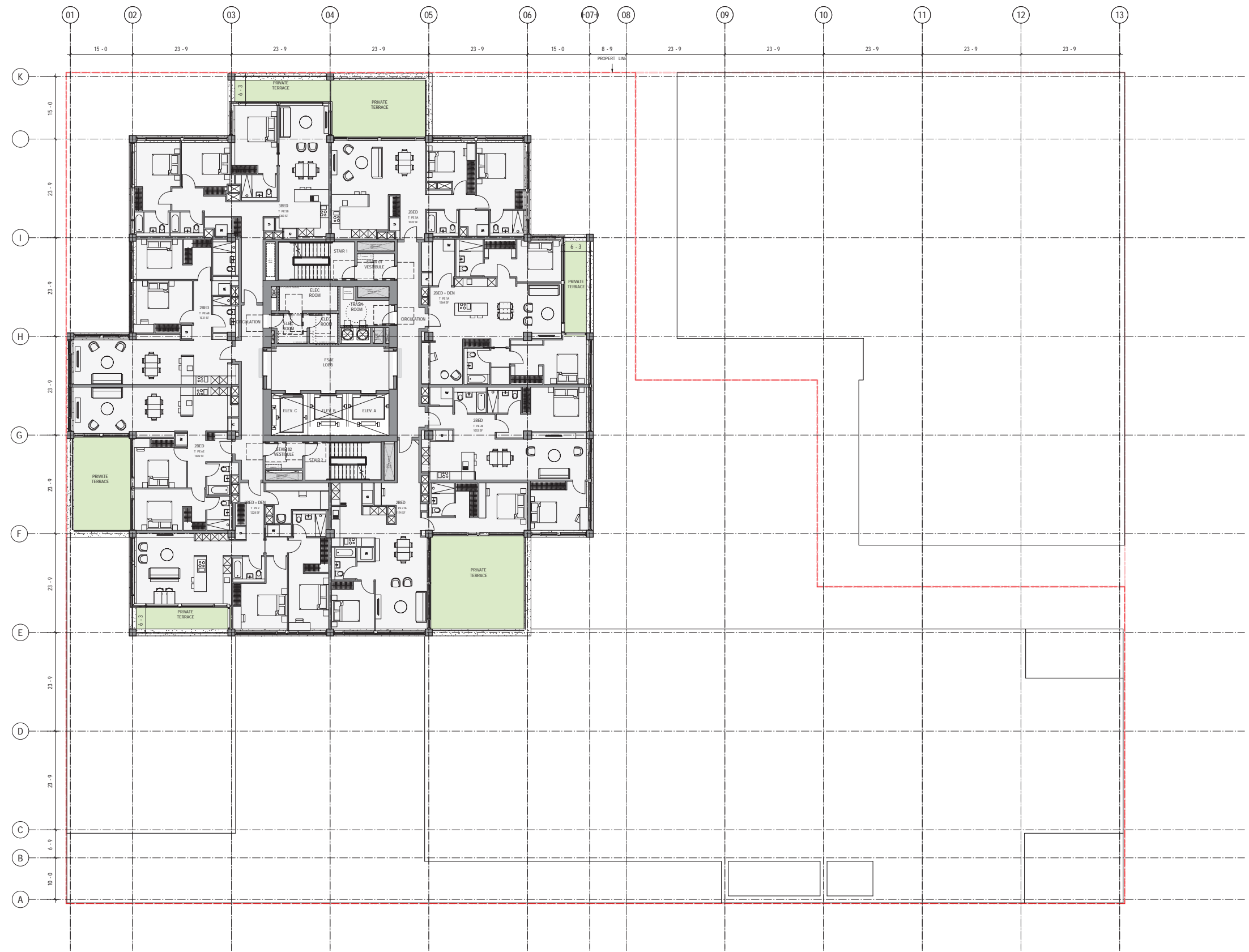
Client  
**California Barrel  
Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station  
Block 7A  
Lot 7**

Title  
**Level 19  
General Arrangement Plan**

Project No: 3009 Date: 03/04/21 Scale: as shown  
Drawing Number: A-7a-119-PL Revision: 04



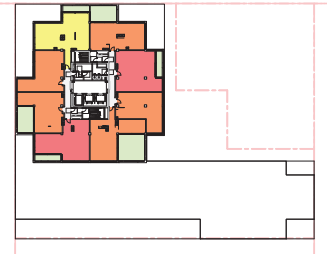


1 Level 20 PL  
18 1:0



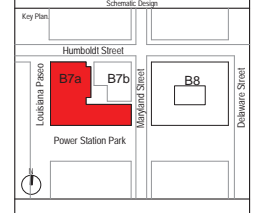
- LEGEND
- 2BED
  - 2BED + DEN
  - 2BED R
  - 3BED R
  - 3BED
  - 2BED + DEN
  - 2BED
  - 2BENTHES
  - 2CORRIDOR
  - 2CORRIDOR OPEN SPACE
  - 2FOYR CIRCULATION
  - 2PRIVATE OPEN SPACE
  - 2RESIDENTIAL LOBB
  - 2METAL
  - 2STUDIO

2 Level 20 Keyplan PL



- General Notes:
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Rev	Date	Reason For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	06/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



B	L	C
ni	ypc	Co n
2BED	7	
1BED	1	
Grand total	8	

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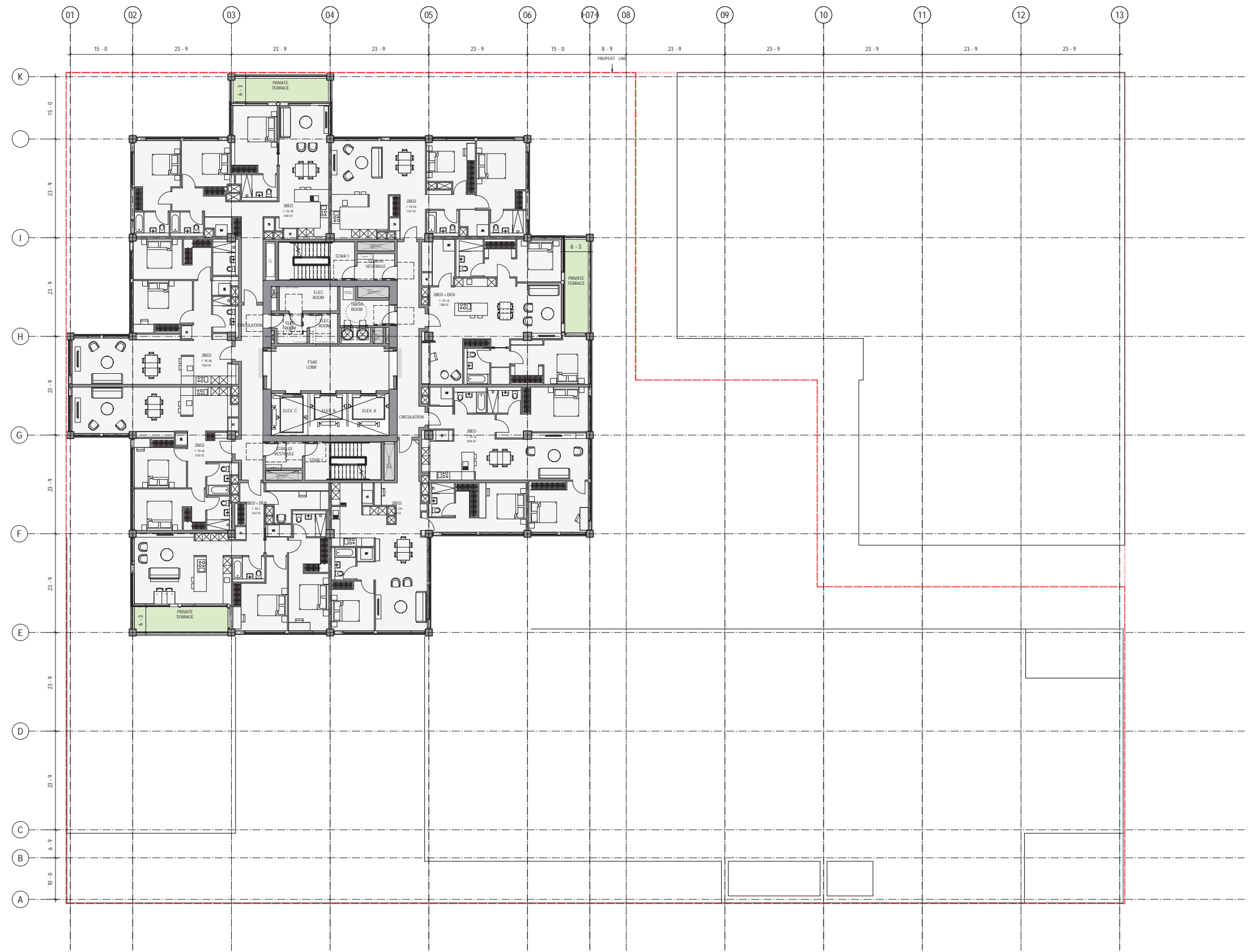
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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 20 General Arrangement Plan**

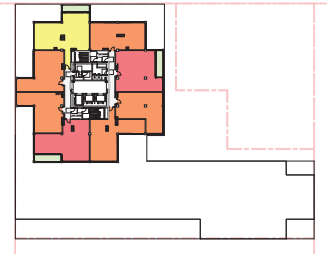
Project No.	Date	Scale at Arch. E.
3009	03/04/21	As Indicated
Drawing Number	Revision	
A-7a-120-PL	04	



1 Level 21 PL  
18 13



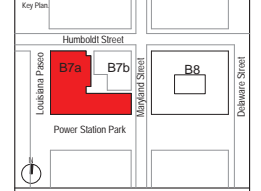
2 Level 21 Keyplan PL



- General Notes:
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No.	Date	Revision For Issue	By
04	06/23/21	Updated Planning Submittal	F+P
03	06/02/21	Updated Planning Submittal	F+P
02	05/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P

Key Plan	Schedule	Design
04	06/23/21	Updated Planning Submittal
03	06/02/21	Updated Planning Submittal
02	05/02/21	Planning Submittal
01	03/02/21	Planning Submittal
00	03/04/21	Planning Submittal



B	L	C
ni	ypc	Co n
2 BED	7	
1 BED	1	
Grand total	8	

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**Foster + Partners**

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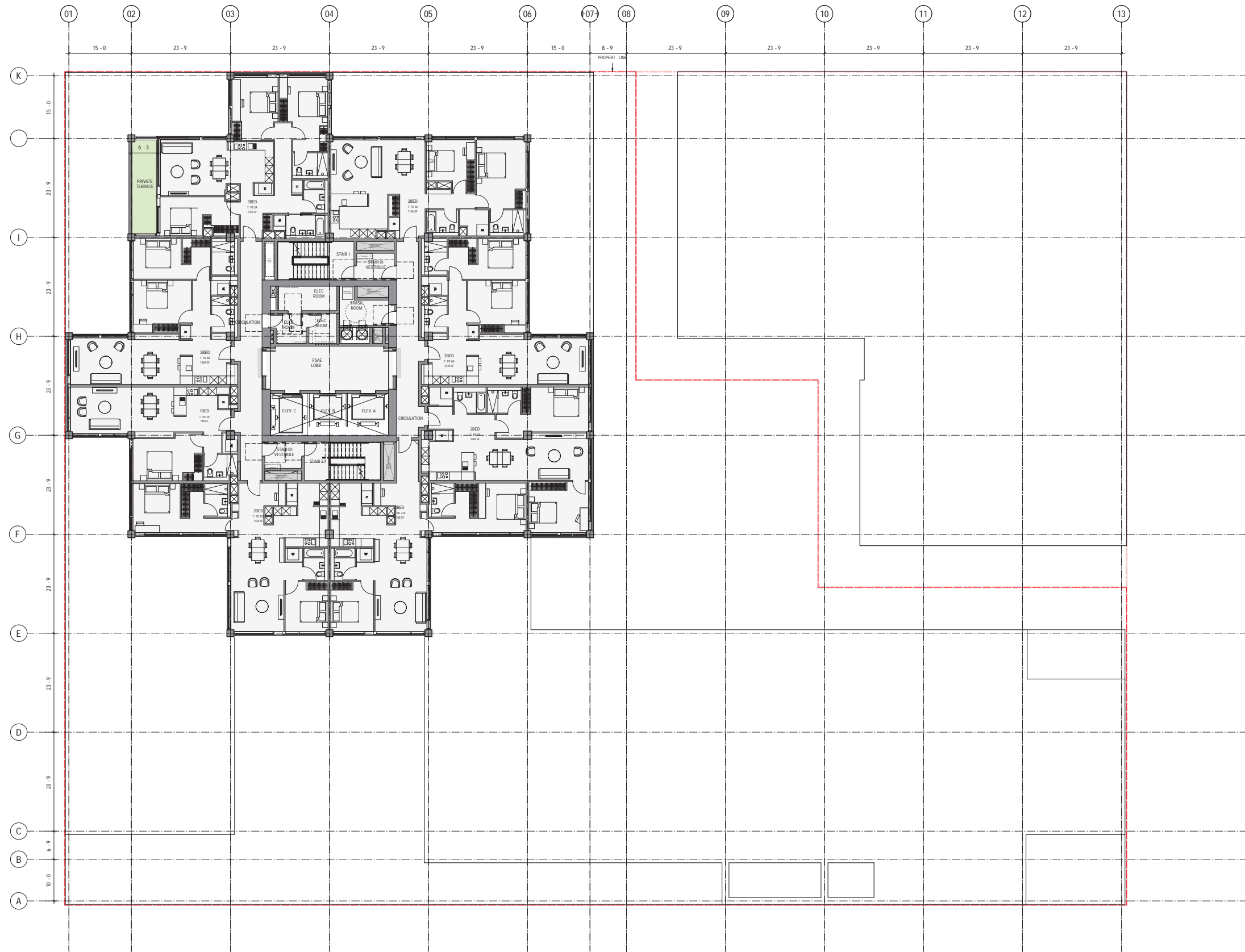
Client  
**California Barrel  
Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station  
Block 7A  
Lot 7**

Title  
**Level 21  
General Arrangement Plan**

Project No.	Date	Scale at Arch. E.
3009	03/04/21	As Indicated
Drawing Number	Revision	
A-7a-121-PL	04	



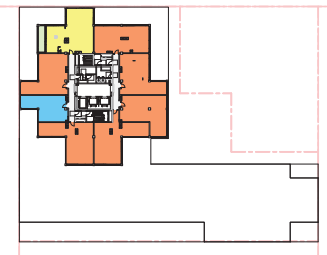


**1 Level 23 PL**  
18 10



- LEGEND**
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  - 2 BED + DEN
  - 3 BED + DEN
  - 4 BED + DEN
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  - 100 BED + DEN

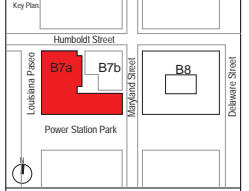
**2 Level 23 Keyplan PL**



- General Notes:**
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is in feet unless noted otherwise.
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No.	Date	Schedule	Origin	Revision For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P		
05	06/23/21	Updated Planning Submittal	F+P		
06	06/23/21	Planning Submittal	F+P		
07	06/23/21	Planning Submittal	F+P		
08	06/23/21	Planning Submittal	F+P		

No.	Date	Schedule	Origin	Revision For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P		
05	06/23/21	Updated Planning Submittal	F+P		
06	06/23/21	Planning Submittal	F+P		
07	06/23/21	Planning Submittal	F+P		
08	06/23/21	Planning Submittal	F+P		



B	L	C	in	sq ft	sq m
1	BED	1			
2	BED	1			
3	BED	1			
Grand total: 8					

**adamson**  
ASSOCIATES, INC.

**Foster + Partners**

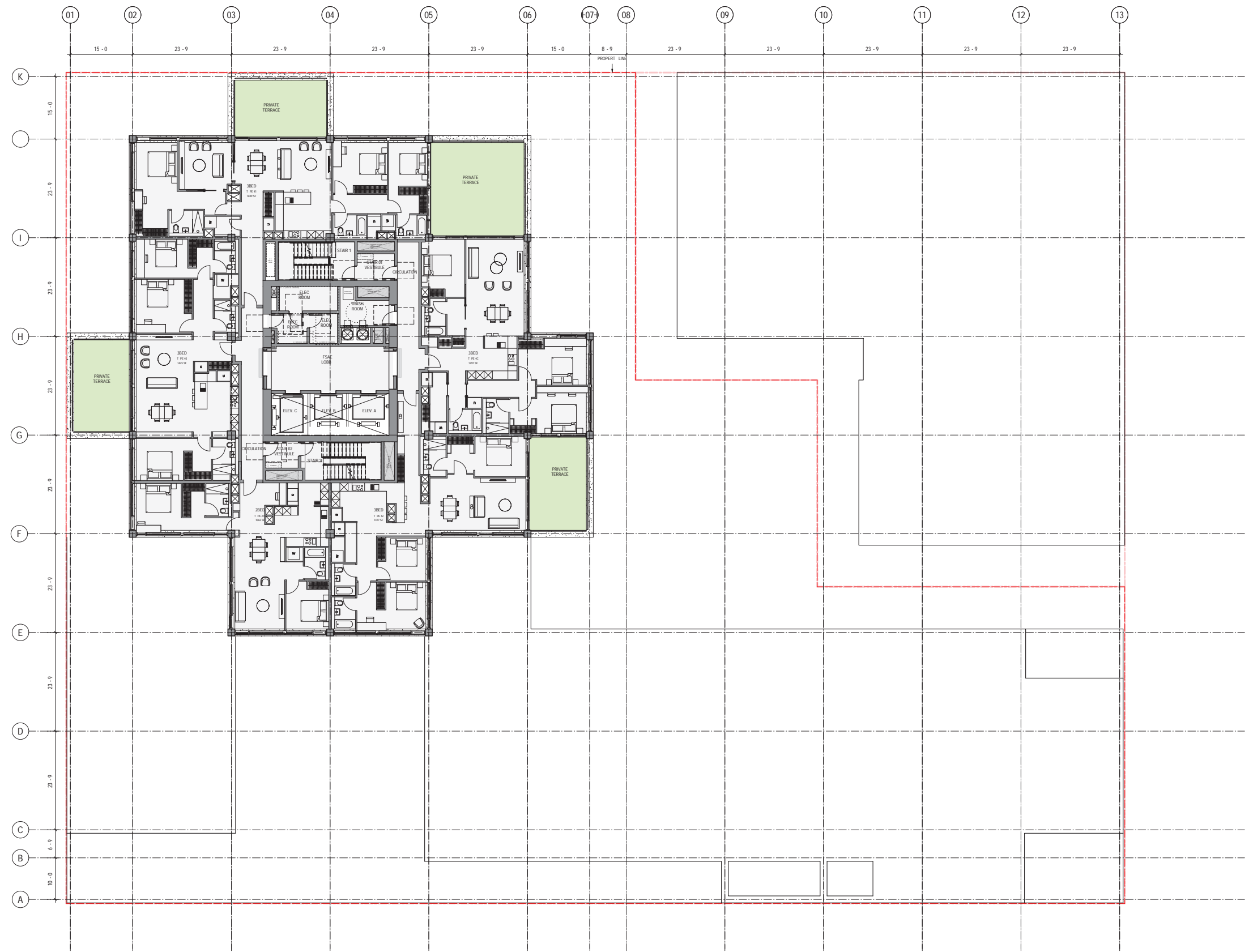
Riverdale, 22 Wester Road  
London SW8T 1AA  
T: +44 (0)20 7788 9400  
www.fosterpartners.com

Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 23 General Arrangement Plan**

Project No. 3069	Date 03/04/21	Scale at Arch. E. As indicated
Drawing Number A-7a-123-PL	Revision 04	

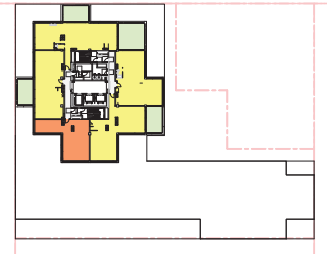


1 Level 24 PL  
18 1:0



- LEGEND
- BED
  - BED + DEN
  - BED R
  - BED R
  - BED
  - BED + DEN
  - BED
  - IDENTITIES
  - CHANGING
  - COMMUNAL OPEN SPACE
  - FISH CIRCULATION
  - PRIVATE OPEN SPACE
  - RESIDENTIAL LOBB
  - METAL
  - STUDIO

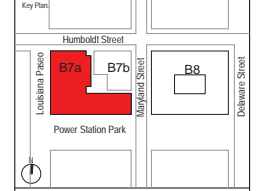
2 Level 24 Keyplan PL



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is in feet unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet are approximate and indicative only.
  7. Landscape and context shown is indicative only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Description	By	CHK
04	06/23/21	Updated Planning Submittal	F+P	
03	06/08/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	

Key Plan	Schedule	Design



B	L	C
ri	gpc	Co n
2 BED	1	
1 BED	4	
Grand total	5	

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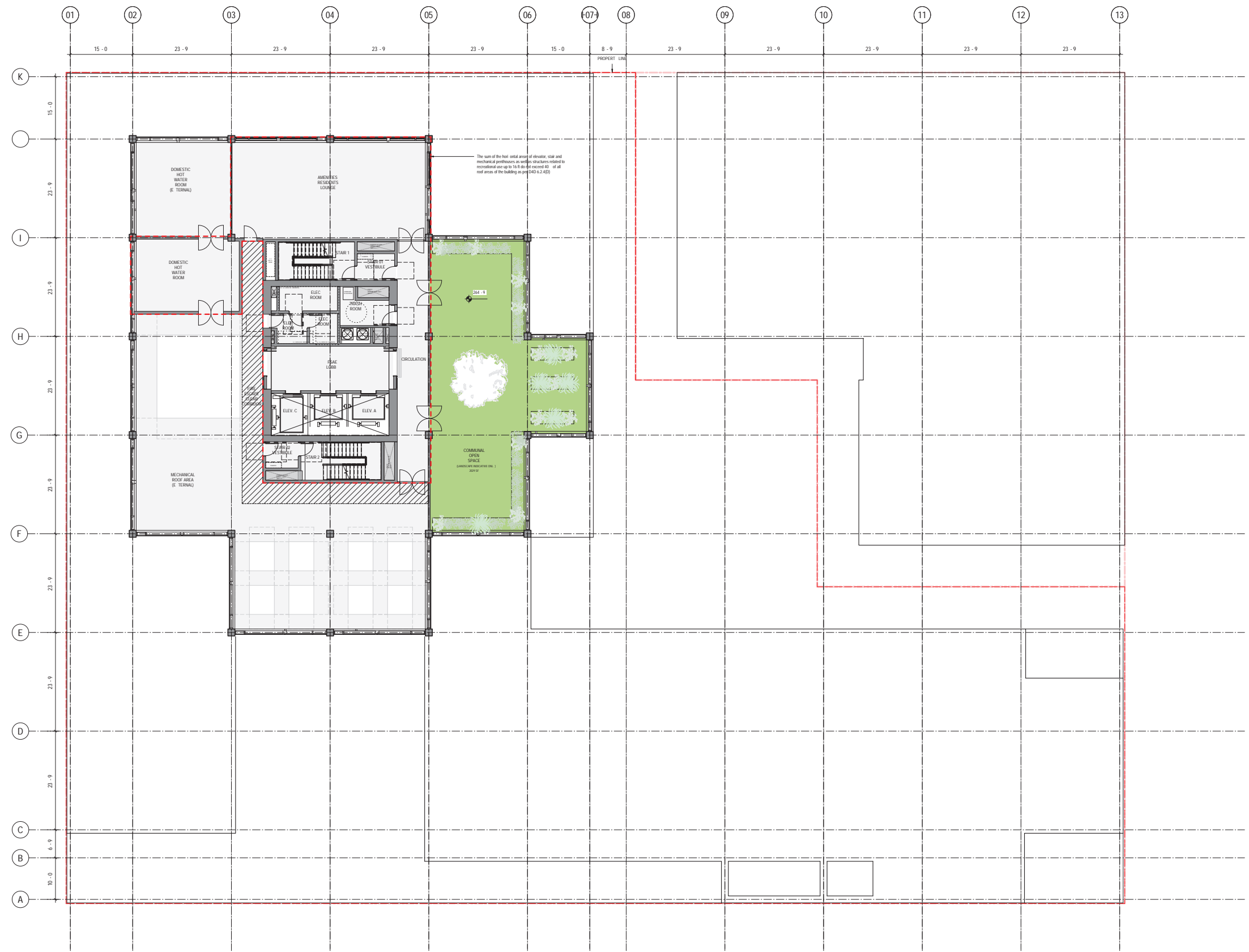
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London SW17 6AN  
T: +44(0)20 7788 9465  
www.fosterpartners.com

Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 24 General Arrangement Plan**

Project No. 3089 Date: 03/04/21 Scale at Arch E: As indicated  
Drawing Number: A-7a-124-PL Revision: 04

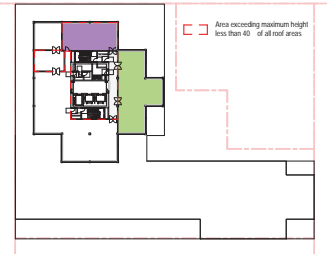


1 Level 25 PL  
18 1:0



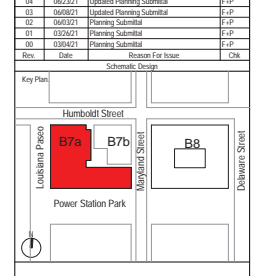
- LEGEND
- MEID
  - MEID + DEN
  - MEID R
  - MEID R
  - MEID
  - MEID + DEN
  - MEID
  - AMENITIES
  - CIRCULATION
  - COMMUNAL OPEN SPACE
  - FISH CIRCULATION
  - PRIVATE OPEN SPACE
  - RESIDENTIAL LOBB
  - METAL
  - STUCCO

2 Level 25 Keyplan PL



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is in feet unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet as approximate and indicative only.
  7. Landscape and context shown as indicative only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Revised For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	05/04/21	Planning Submittal	F+P
01	03/26/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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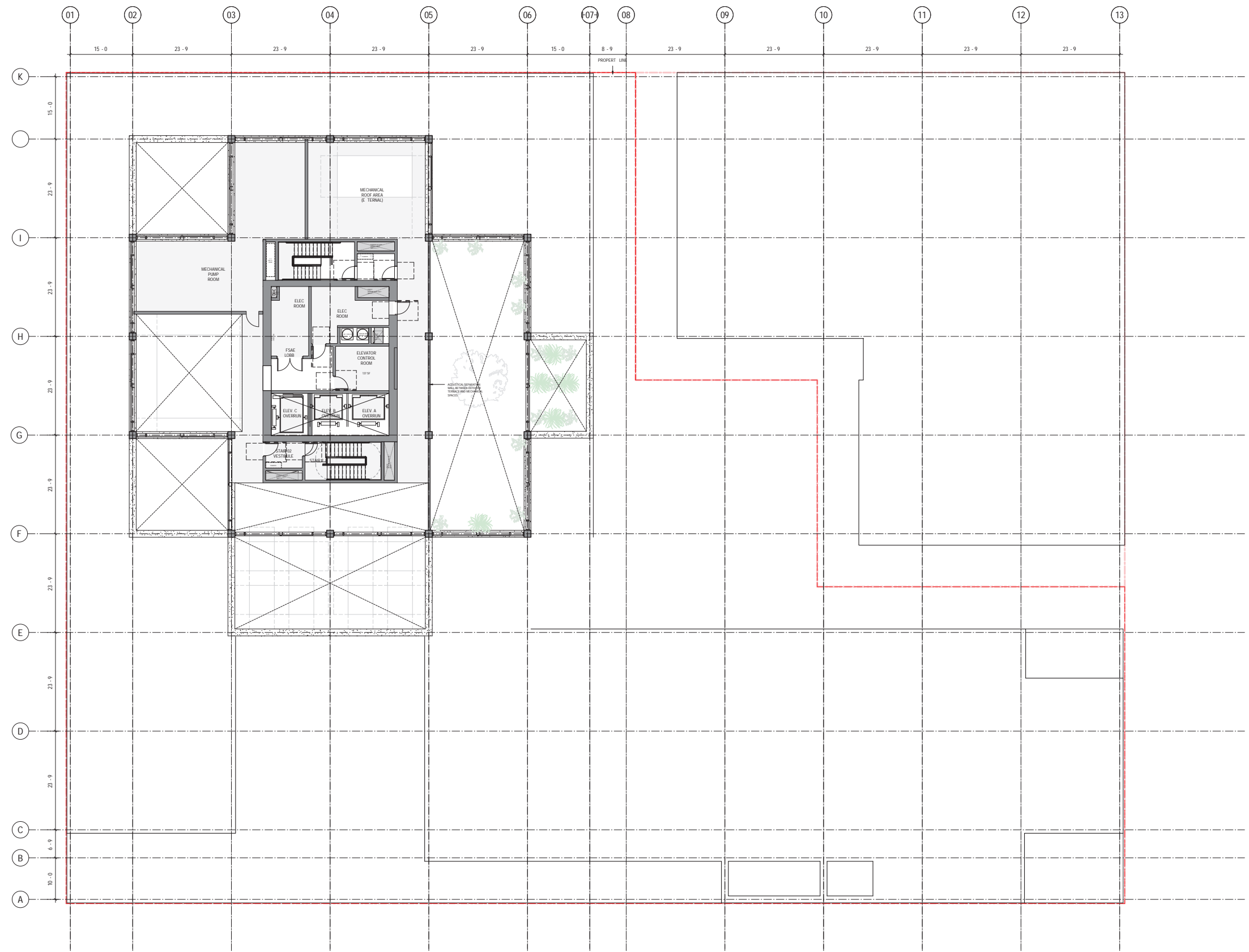
Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 25 General Arrangement Plan**

Project No. 3009 Date: 03/04/21 Scale at Arch. E. As Indicated  
Drawing Number: A-7a-125-PL Revision: 04



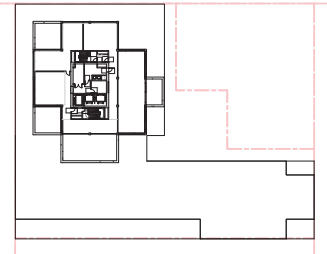


1 Level 26 PL  
1/8" = 1'-0"



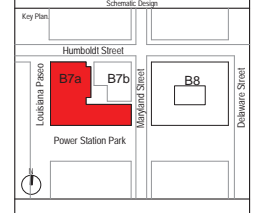
- LEGEND**
- BED
  - BED + DEN
  - BED R
  - DEN R
  - DEN
  - BED + DEN
  - BED
  - IDENTITIES
  - CIRCULAR
  - COMMERCIAL OPEN SPACE
  - FISH CIRCULATION
  - HEALTHY OPEN SPACE
  - RESIDENTIAL LOBB
  - METAL
  - STUDIO

2 Level 26 Keyplan PL



- General Notes**
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be in accordance with the drawings.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet are approximate and indicative only.
  7. Landscape and civil work shall be indicated only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Revised For Issue	By
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	05/04/21	Planning Submittal	F+P
01	03/05/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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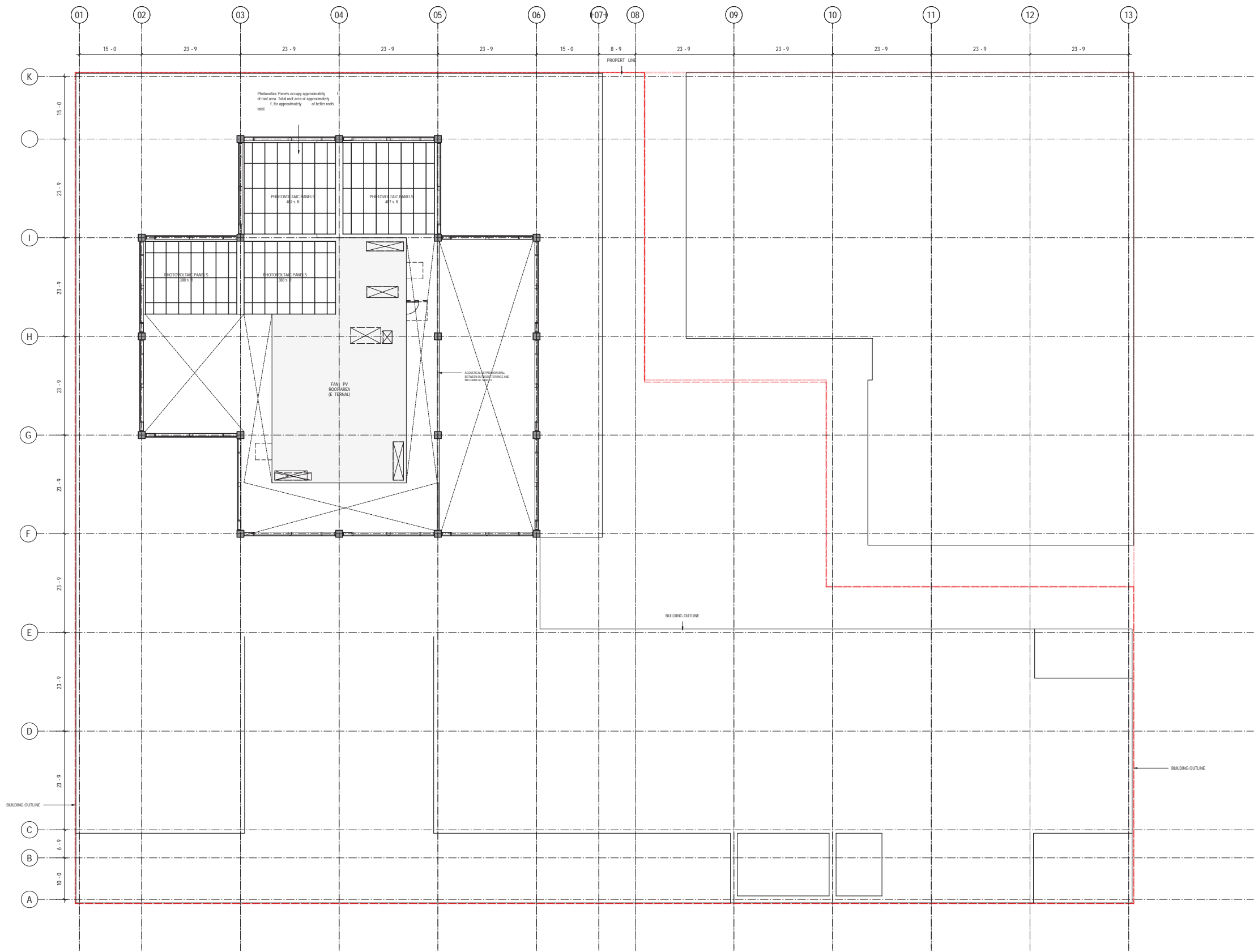
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420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Level 26 General Arrangement Plan**

Project No.	Date	Scale at Arch E
3009	03/04/21	As Indicated
Drawing Number	Revision	
A-7a-126-PL	04	

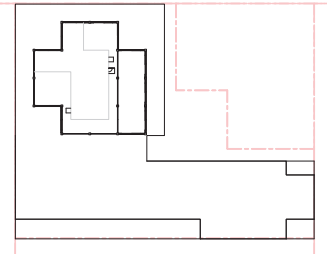


1 Level 27 PL  
1/8" = 1'-0"



- LEGEND
- ROOM
  - ROOM - CORE
  - ROOM - R
  - ROOM - R
  - ROOM - R
  - ROOM - CORE
  - ROOM
  - IDENTITIES
  - CHANGING
  - COMMUNAL OPEN SPACE
  - FISH CIRCULATION
  - MARKET OPEN SPACE
  - RESIDENTIAL LOBB
  - RETAIL
  - STAIR

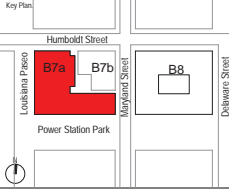
2 Level 27 Keyplan PL



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is to be done unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
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  7. Landscape and context shown is indicative only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Description	Author
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	06/02/21	Planning Submittal	F+P
01	05/20/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P

Rev	Date	Description	Author
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	06/02/21	Planning Submittal	F+P
01	05/20/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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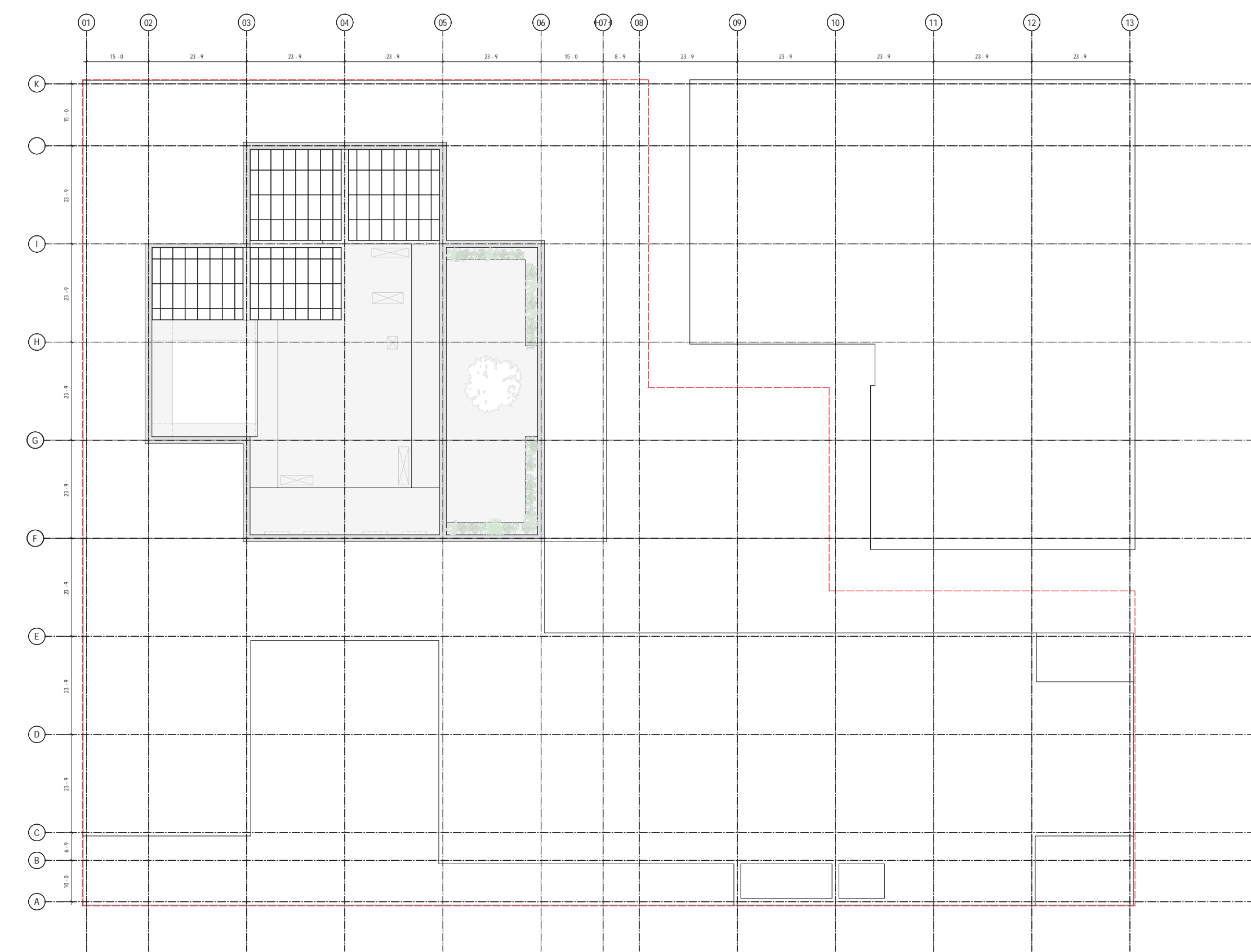
Client  
California Barrel  
Company, LLC  
420 23rd Street  
San Francisco, CA 94107

Project  
Power Station  
Block 7A  
Lot 7

Title  
Level 27  
General Arrangement Plan

Project No.  
3009  
Date  
03/04/21  
Scale at Arch. E.  
As Indicated  
Drawing Number  
A-7a-127-PL  
Revision  
04



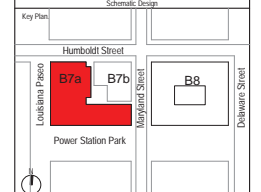


1 Roof Plan PL  
1/8" = 1'-0"

- General Notes:
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All work is in feet unless noted otherwise.
  4. All dimensions shall be verified on site before proceeding with the work.
  5. Foster + Partners shall be notified in writing of any discrepancies.
  6. Any areas indicated on this sheet are approximate and indicative only.
  7. Landscape and content shown is indicative only.
  8. Interface with and extent of basement to be determined.

Rev.	Date	Description	By	Check
04	06/22/21	Updated Planning Submittal	F+P	
03	06/09/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/02/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	

Key Plan	Schedule	Design



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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Roof General Arrangement Plan**

Project No. 3009	Date 03/04/21	Scale at Arch E 1/8" = 1'-0"
Drawing Number A-7a-12b-PL	Revision 04	

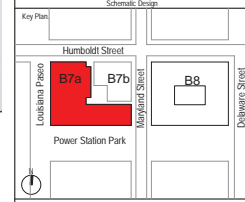
General Notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in feet and inches unless noted otherwise.  
 3. All work is in feet unless noted otherwise.  
 4. All dimensions shall be verified on site before proceeding with the work.  
 5. Foster + Partners shall be notified in writing of any discrepancies.  
 6. Any areas indicated on this sheet as approximate and indicative only.  
 7. Landscape and content shown is indicative only.  
 8. Interface with and extent of basement to be determined.

Additional notes:  
 1. Landscape and planting in shortgrass and open space shown as indicative only. These areas are subject to separate application and review.  
 2. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.



1 North Elevation B7a/B7b/B8 PL  
 T 20-0

Rev	Date	Revised For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P
03	06/02/21	Updated Planning Submittal	F+P
02	05/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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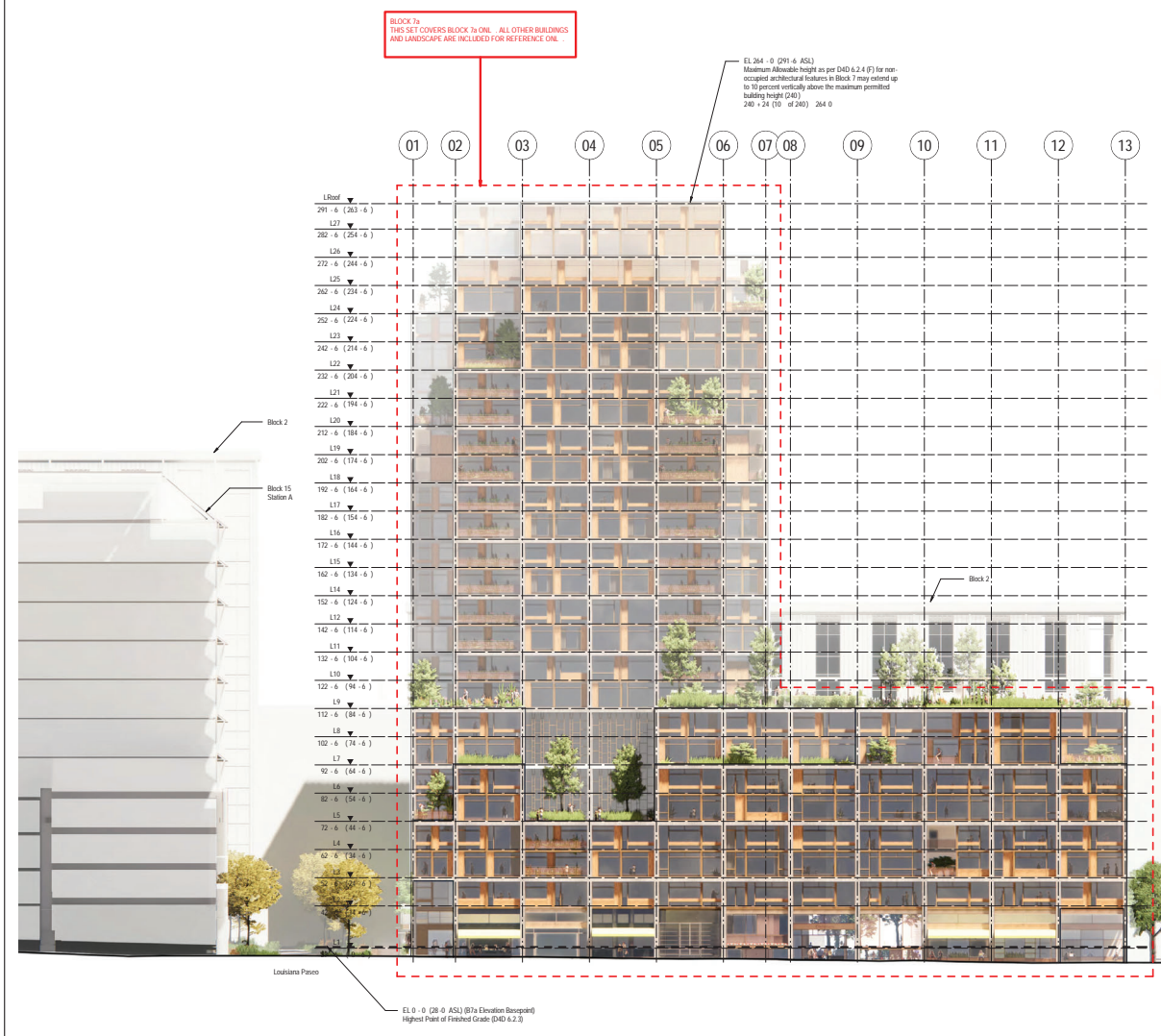
Project  
**Power Station Blocks 7a 8**  
 Lot 7 Lot 8

Title  
**North Elevation General Arrangement Elevations B7a / B7b / B8**

Project No. 3059	Date 03/04/21	Scale at Arch E 1: 20'-0"
Drawing Number A-7a-200A-PL	Block 04	

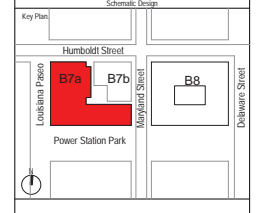
General Notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in feet and inches unless noted otherwise.  
 3. All levels are in feet unless noted otherwise.  
 4. All dimensions shall be verified on site before proceeding with the work.  
 5. Foster + Partners shall be notified in writing of any discrepancies.  
 6. Any areas indicated on this sheet as approximate and indicative only.  
 7. Landscape and content shown is indicative only.  
 8. Interface with and extent of basement to be determined.

Additional notes:  
 1. Landscape and planting to show scope and open space shown as indicative only. These areas are subject to separate application and review.  
 2. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.



1 South Elevation B7a/B8 PL  
 1 20-0

Rev	Date	Revised For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	05/05/21	Planning Submittal	F+P
01	03/26/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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Client  
**California Barrel Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station Blocks 7a - 8**  
 Lot 7 - Lot 8

Title  
**South Elevation General Arrangement Elevations B7a / B8**

Project No. 3059	Date 03/04/21	Scale at Arch E 1:1 20'-0"
Drawing Number A-7a-200B-PL	Block 04	





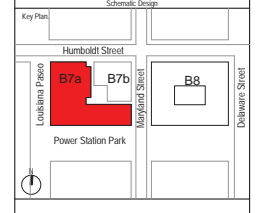
**General Notes:**

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in feet and inches unless noted otherwise.
3. All levels are in feet unless noted otherwise.
4. All dimensions shall be verified on site before proceeding with the work.
5. Foster + Partners shall be notified in writing of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.
7. Landscape and content shown is indicative only.
8. Interface with and extent of basement to be determined.

**Additional notes:**

1. Landscape and planting to be shown on site plan as shown on this sheet. These areas are subject to separate application and review.
2. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.

Rev	Date	Submitted For	By	Check
04	06/23/21	Updated Planning Submittal	F+P	
03	06/09/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	03/26/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	



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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**North Elevation General Arrangement Elevations**

Project No. 3009 Date: 03/04/21 Scale at Arch E 1:10'-0"

Drawing Number A-7a-201-PL Revision 04

1 North Elevation PL  
1 10'-0"



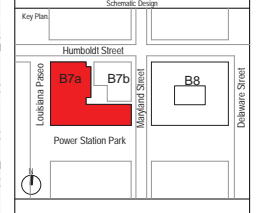


General Notes:  
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 3. All work is to be done unless noted otherwise.  
 4. All dimensions shall be verified on site before proceeding with the work.  
 5. Foster + Partners shall be notified in writing of any discrepancies.  
 6. Any areas indicated on this sheet are approximate and indicative only.  
 7. Landscape and context shown is indicative only.  
 8. Interface with and extent of basement to be determined.

Additional notes:  
 1. Landscape and planting in shortages and open space shown as indicative only. These areas are subject to separate application and review.  
 2. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.

Rev	Date	Revised For	By	Check
04	06/22/21	Updated Planning Submittal	F+P	
03	06/09/21	Updated Planning Submittal	F+P	
02	06/02/21	Planning Submittal	F+P	
01	05/26/21	Planning Submittal	F+P	
00	03/04/21	Planning Submittal	F+P	

Key Plan	Block 7A	Block 7B	Block 7C	Block 7D	Block 7E	Block 7F	Block 7G	Block 7H	Block 7I	Block 7J	Block 7K



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Client  
**California Barrel**  
**Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station**  
**Block 7A**  
**Lot 7**

Title  
**East Elevation**  
**General Arrangement Elevations**

Project No. 3009 Date: 03/04/21 Scale at Arch E 1:10'-0"  
 Drawing Number A-7a-202-PL Revision 04

1 East Elevation PL









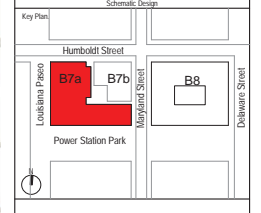
**General Notes**

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in feet and inches unless noted otherwise.
3. All levels are in feet unless noted otherwise.
4. All dimensions shall be verified on site before proceeding with the work.
5. Foster + Partners shall be notified in writing of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.
7. Landscape and content shown is indicative only.
8. Interface with and extent of basement to be determined.

**Additional notes**

1. Landscape and planting in short-range and open space shown as indicative only. These areas are subject to separate application and review.
2. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.

Rev	Date	Revised For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P
03	06/09/21	Updated Planning Submittal	F+P
02	05/05/21	Planning Submittal	F+P
01	03/05/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

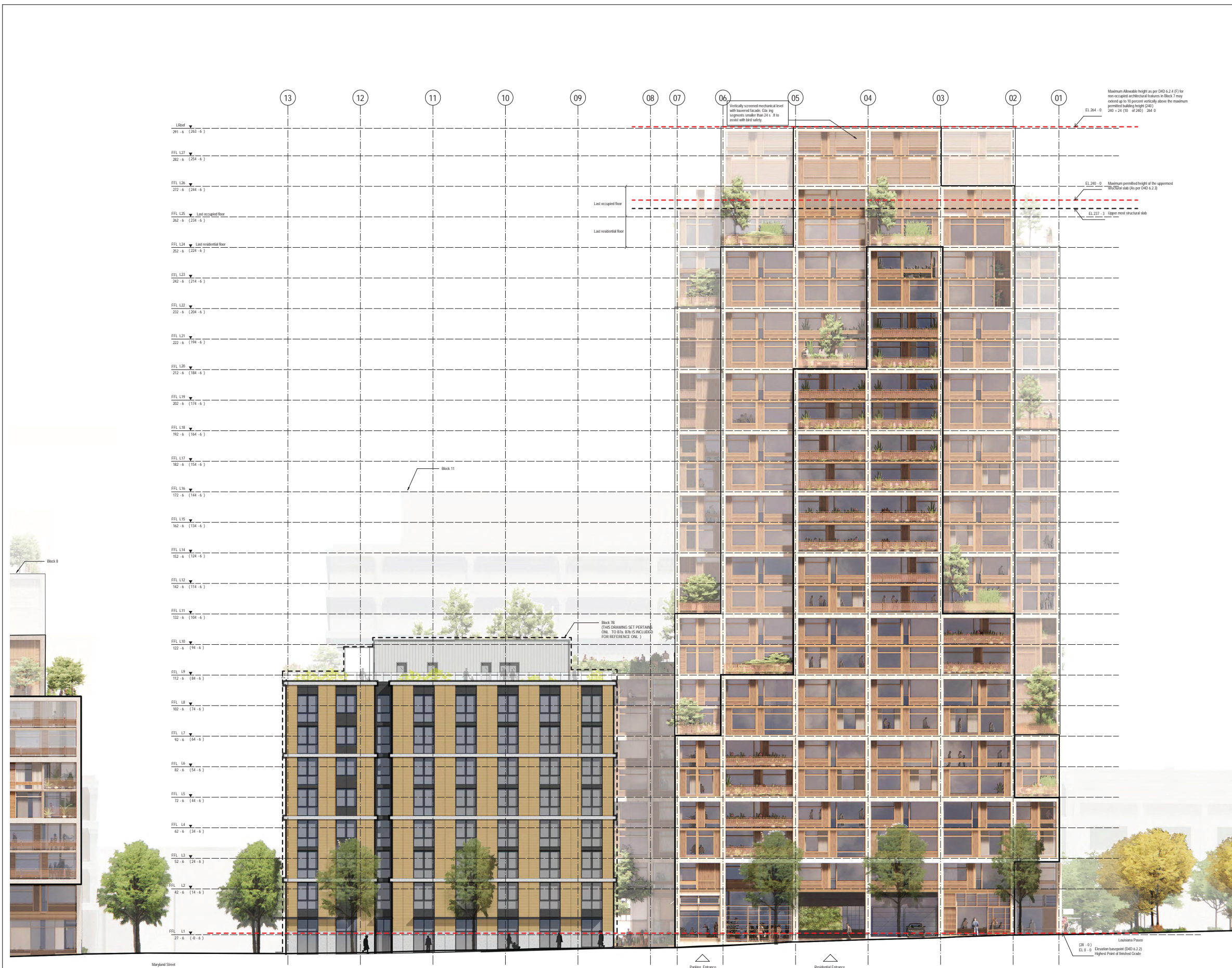
Project  
**Power Station Block 7A Lot 7**

Title  
**West Elevation General Arrangement Elevations**

Project No. 3009	Date 03/04/21	Scale at Arch E 1:10'-0"
Drawing Number A-7a-204-PL	Revision 04	

1 West Elevation PL





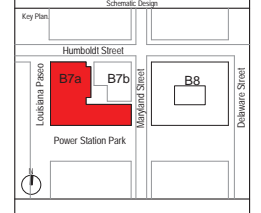
General Notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in feet and inches unless noted otherwise.  
 3. All levels are in feet unless noted otherwise.  
 4. All dimensions shall be verified on site before proceeding with the work.  
 5. Foster + Partners shall be notified in writing of any discrepancies.  
 6. Any areas indicated on this sheet are approximate and indicative only.  
 7. Landscape and content shown is indicative only.  
 8. Interface with and extent of basement to be determined.

Additional notes:  
 1. Landscape and planting in shortage and open space shown as indicative only. These areas are subject to separate application and review.  
 2. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.

Rev	Date	Revised For Issue	CHK
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	06/02/21	Planning Submittal	F+P
01	05/26/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P

Key Plan	Block 7a	Block 7b	Block 8
Block 7a	Block 7b	Block 8	

Key Plan	Block 7a	Block 7b	Block 8
Block 7a	Block 7b	Block 8	



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 California Barrel  
 Company, LLC  
 420 23rd Street  
 San Francisco, CA 94107

Project  
 Power Station  
 Block 7A  
 Lot 7

Title  
 North Elevation  
 General Arrangement Elevations  
 B7a / B7b

Project No.	Date	Scale at Arch E
3009	03/04/21	1:10'-0"
Drawing Number	Revision	
A-7a-205-PL	04	

1 North Elevation 7a 7b PL





**General Notes:**

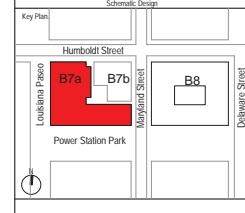
1. Do not scale drawings. Dimensions govern.
2. All dimensions are in feet and inches unless noted otherwise.
3. All work is to be done in accordance with the notes.
4. All dimensions shall be verified on site before proceeding with the work.
5. Foster + Partners shall be notified in writing of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.
7. Landscape and content shown is indicative only.
8. Interface with and extent of basement to be determined.

**Additional notes:**

1. Landscape and planting in site/terrace and open space shown as indicative only. These areas are subject to separate application and review.
2. All landscape and planting shown on building elevations is indicative only and subject to further detailed design.

1 East Elevation 7a 7b PL  
 Elevation basepoint (DHD 4.2.2) EL 0 - 0  
 Highest Point of Finished Grade

Rev	Date	Revised For Issue	By
04	06/23/21	Updated Planning Submittal	F+P
03	06/02/21	Updated Planning Submittal	F+P
02	05/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



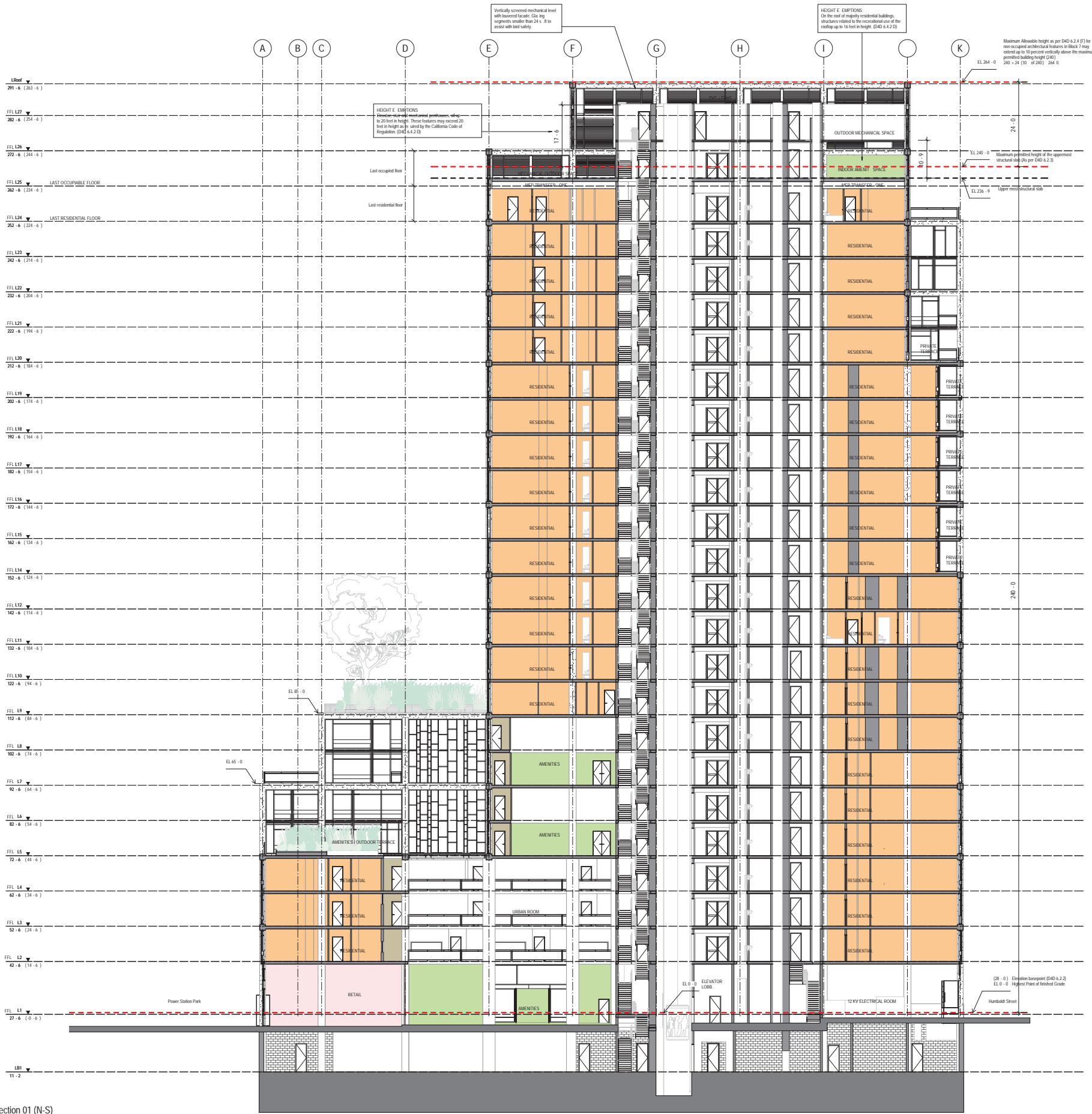
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**Foster + Partners**  
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Client  
**California Barrel**  
**Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station**  
**Block 7A**  
**Lot 7**

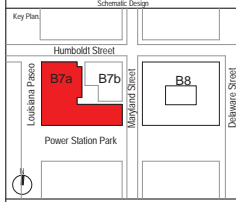
Title  
**East Elevation**  
**General Arrangement Elevations**  
**B7a / B7b**

Project No. 3009 Date: 03/04/21 Scale at Arch E 1:10'-0"  
 Drawing Number A-7a-206-PL Revision 04



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  7. Landscape and context shown in red indicate only.
  8. Interface with and extent of basement to be determined.

Rev	Date	Reason For Issue	CHK
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02	06/02/21	Planning Submittal	F+P
01	03/02/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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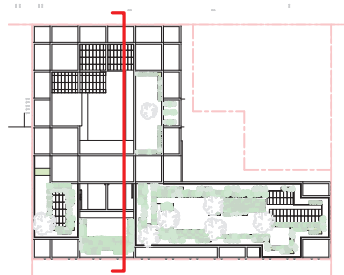
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Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station  
Block 7A  
Lot 7**

Title  
**Cross Section  
General Arrangement Sections**

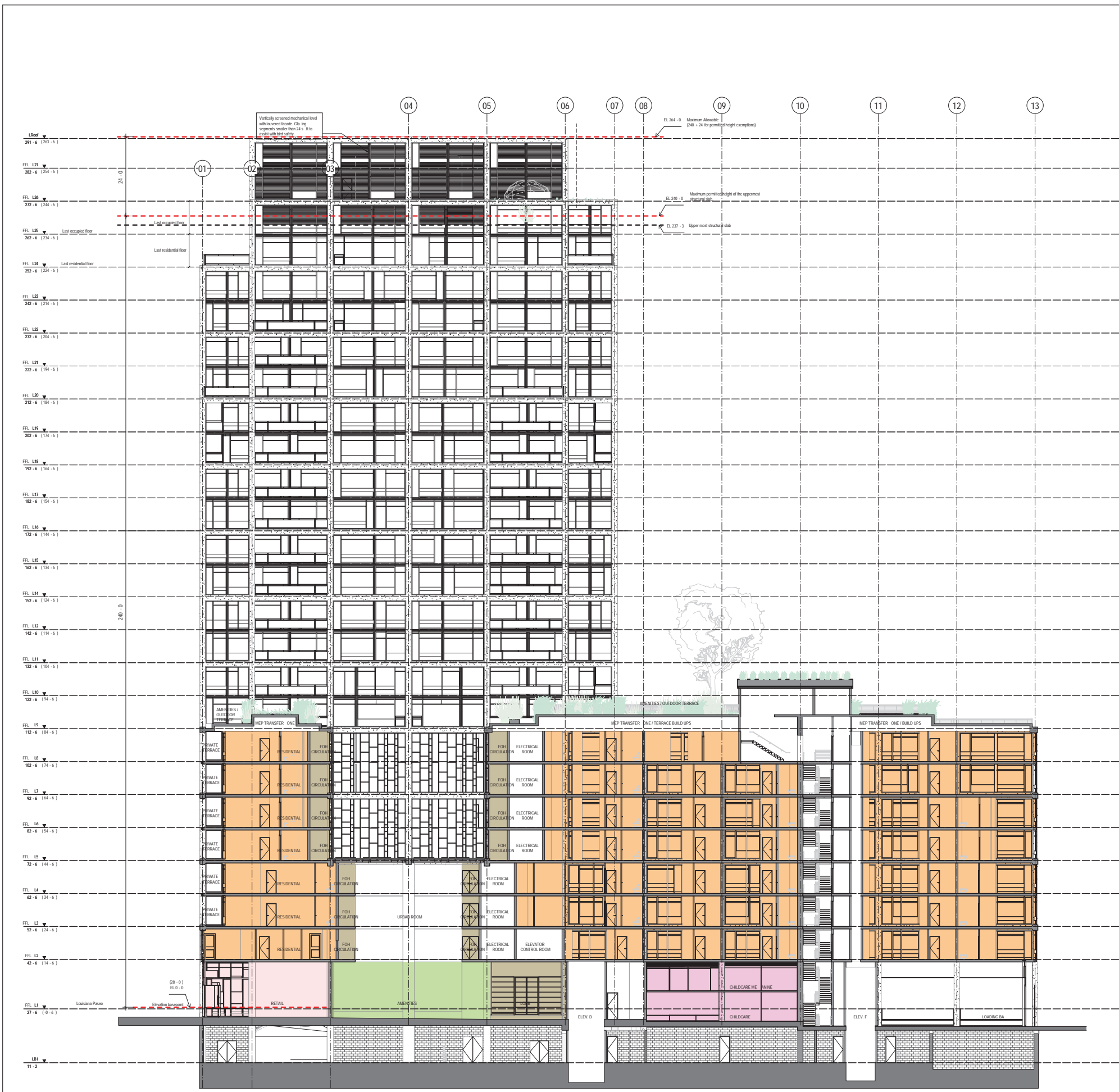
Project No. 3099 Date: 03/04/21 Scale at Arch E: As Indicated  
Drawing Number: A-7a-210-PL Revision: 04



1 Cross Section 01 (N-S)



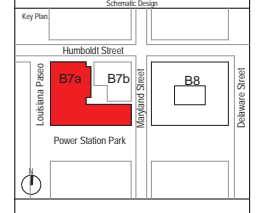




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02	06/20/21	Updated Planning Submittal	F+P	
03	06/20/21	Planning Submittal	F+P	
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Key Plan	Schedule	Drawn



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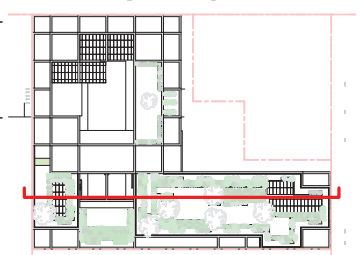
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420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**Cross Section General Arrangement Sections**

Project No.	Date	Scale at Arch E
3009	03/04/21	As Indicated
Drawing Number	Revision	Block
A-7a-211-PL	03	

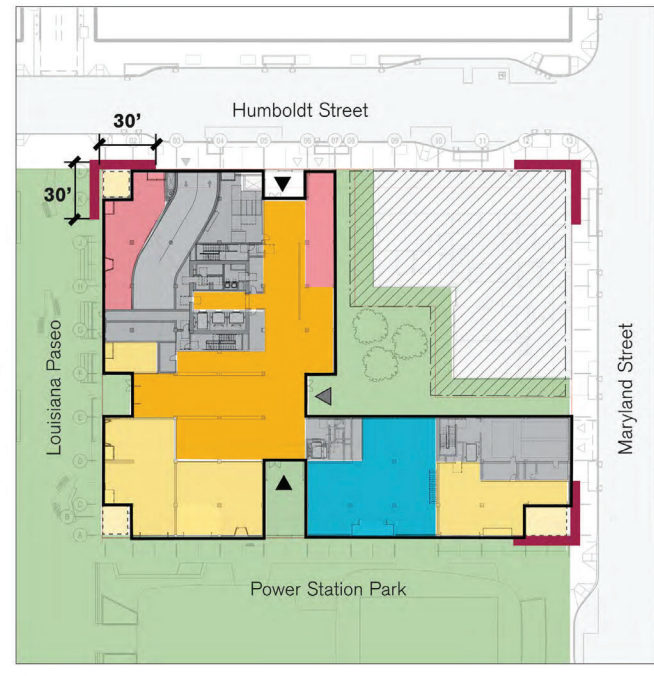


1 Cross Section 02 (E-W)  
1/10



- D4D STANDARDS /GUIDELINES:**
- 3.1.1 Land Use
  - 3.1.6 Outdoor Activity Areas
  - 3.2.2 Measuring Corners
  - 3.2.3 Active Use Frontages
  - 3.2.4 Priority Retail Frontages
  - 3.2.9 Active Corners
  - 3.2.10 Active Uses on Humboldt Street + Power Station Park

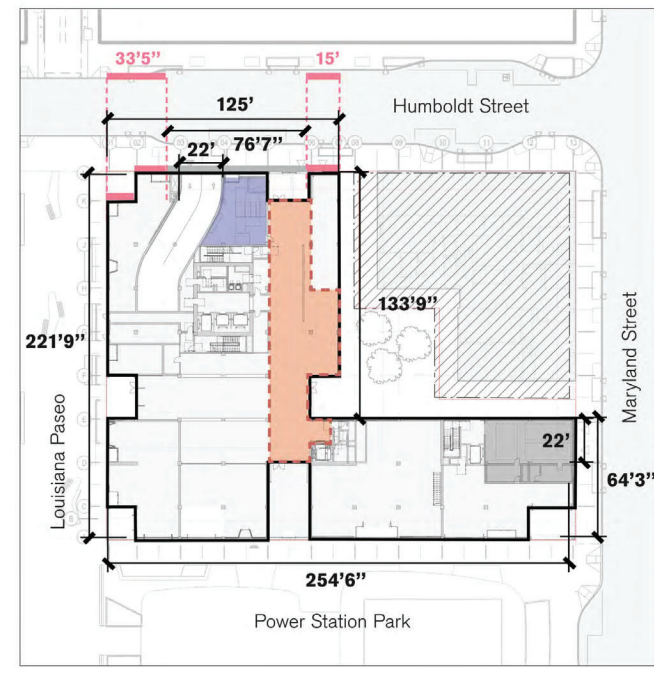
**D4D CONSTRAINT DIAGRAM**



- KEY**
- Retail
  - Active Uses
    - Retail
  - Ground Floor Outdoor Activity Areas Publicly Accessible
  - Residential
  - Institutional (Childcare)
  - BOH / Services
  - Loading/ Access
  - Publicly Accessible Open Space
  - Potential Build-to Line
  - Proposed Building Footprint
  - 30' Corner Measurement
  - Building Address Entrance
  - Secondary Address Entrance

**1 Block 7a - Land Use**

- D4D STANDARDS /GUIDELINES:**
- 3.2.1 Measuring Frontages
  - 3.2.7 Accessory Uses
  - 3.2.8 Transformer Vault



- KEY**
- Building Frontage
  - Accessory Uses
  - Transformer Vault
  - Potential Build-to Line
  - Proposed Building Footprint
  - Retail Frontage on Humboldt St.
  - Total Frontage Exemptions\*
  - Loading Bay

**Humboldt Street Retail Frontage**

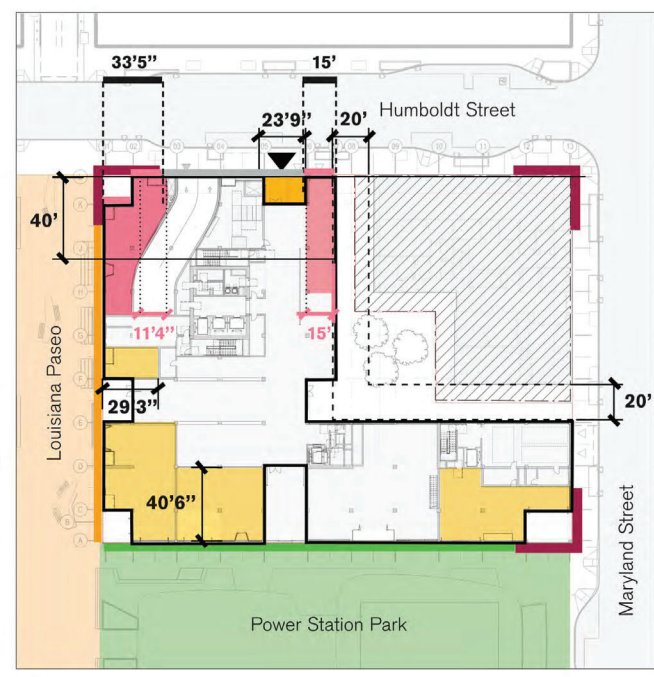
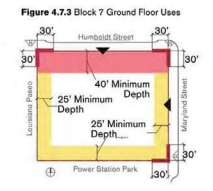
Total Retail Frontage = 48'5" = 100%  
 Total Frontage\* = 48'5"  
 (33'5" + 15")

\*space for parking and loading access, building egress, and access to mechanical systems (e.g. transformer vaults) is exempt.

**2 Block 7a - Frontage**

- D4D STANDARDS /GUIDELINES:**
- 3.2.2 Measuring Corners
  - 3.2.3 Active Use Frontages
  - 3.2.4 Priority Retail Frontages
  - 3.2.9 Active Corners
  - 3.2.10 Active Uses on Humboldt Street + Power Station Park
  - 6.3.1 Mid-Block Passage Location
  - 6.3.2 Ground Floor Uses

**D4D CONSTRAINT DIAGRAM**



- KEY**
- 30' Corner Measurement
  - Active Use (25' Standard Depth)
    - Retail
  - Priority Retail Frontage (Max 40' Depth)
  - Building Address Lobby
  - Building Address Frontage
  - Potential Build-to Line
  - Proposed Building Footprint
  - Mid-Block Passage
  - Power Station Park Frontage
  - Louisiana Paseo Frontage
  - Total Frontage Exemptions\*

**Humboldt Street Retail Frontage**

Total Retail Frontage = 48'5" = 100%  
 Total Frontage\* = 48'5"

\*space for parking and loading access, building egress, and access to mechanical systems (e.g. transformer vaults) is exempt.

**Humboldt Street Retail Depth**

Less than 40' = 26'4"  
 (15' + 11'4") = 54%  
 Total Retail Frontage = 48'5"

**3 Block 7a - Groundfloor Uses**

- D4D STANDARDS /GUIDELINES:**
- 6.1.1 Application of Bulk Controls
  - 6.1.2 Form-Based Controls
  - 6.3.5 Multiple Buildings Per Block

**D4D CONSTRAINT DIAGRAM**

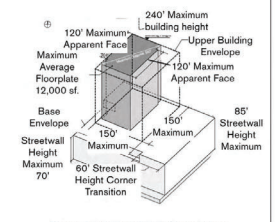
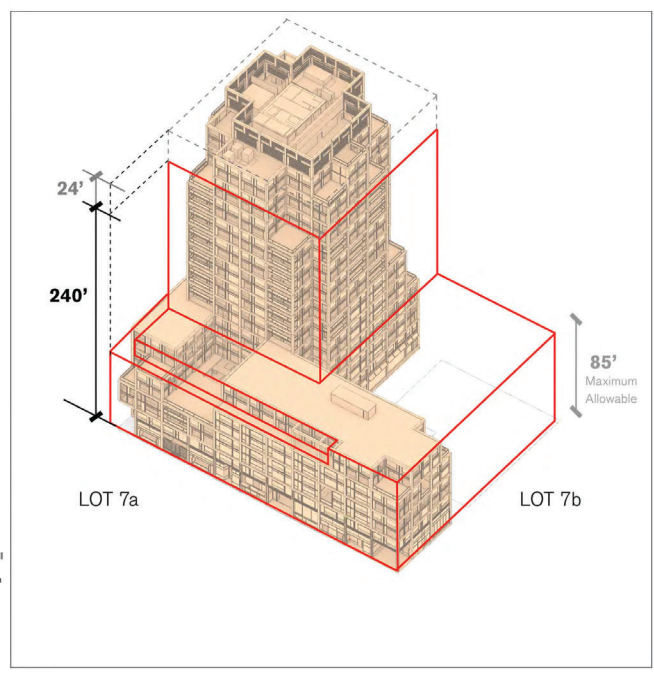


Figure A.7.2 Block 7 Bulk Controls Axon

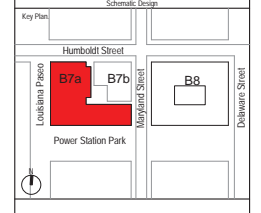


- KEY**
- Lot 7 Bulk Control
  - Block 7a

**4 Block 7a - Building Form Controls**

- General Notes:**
- Do not scale drawings. Dimensions govern.
  - All dimensions are in feet and inches unless noted otherwise.
  - All work is in feet unless noted otherwise.
  - All dimensions shall be verified on site before proceeding with the work.
  - Faces + Patterns shall be verified in writing in any discrepancies.
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03	06/03/21	Planning Submittal	F-P
02	04/16/21	Updated Planning Submittal	F-P
01	03/04/21	Planning Submittal	F-P
00	03/04/21	Planning Submittal	F-P



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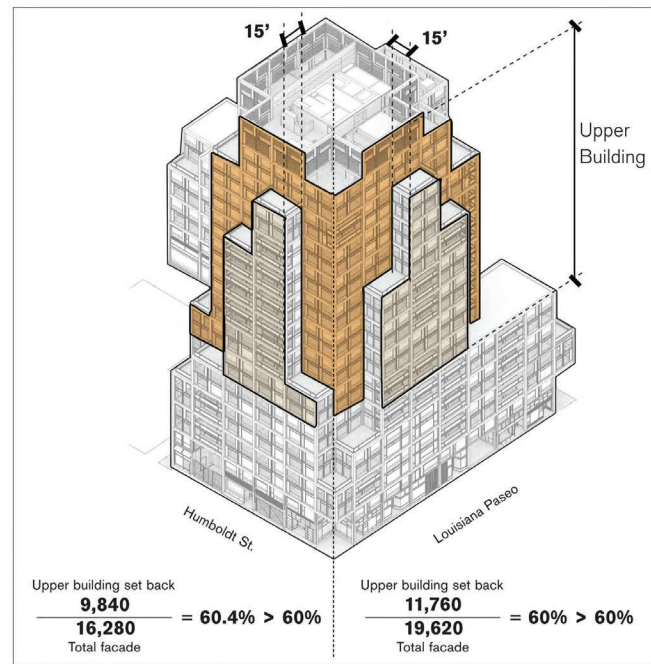
Project  
**Power Station Block 7A Lot 7**

Title  
**D4D Compliance Diagrams**

Project No.	Date	Scale at Arch E
3309	03/04/21	N/A
Drawing Number	Revision	Iteration
G-7a-101-PL	05	



**D4D STANDARDS /GUIDELINES:**  
6.4.3 Block 7 Setback Exemption



\* 60% Minimum allowable set back on Block 7a

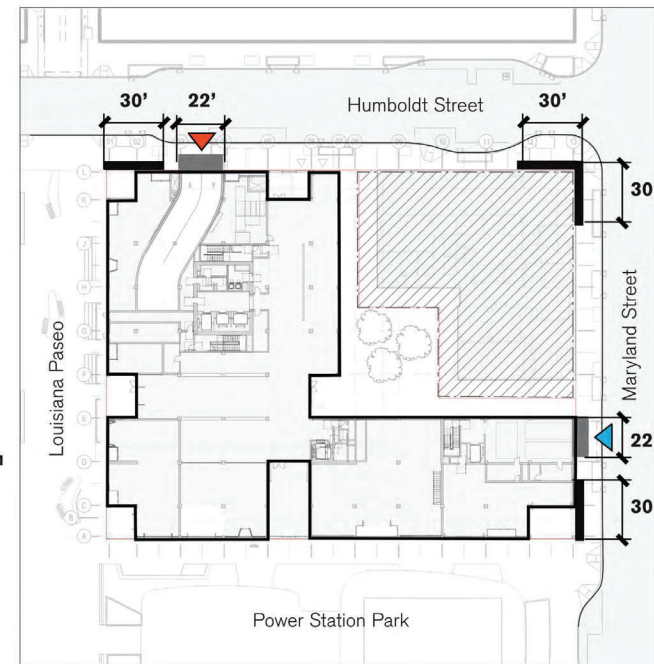
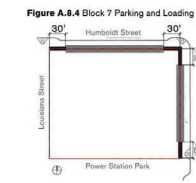
- KEY**
- 15' Setback on Upper Building
  - No Setback on Upper Building
  - Base Building

\*6.4.3 Block 7 Setback Exemption  
The setback requirements in Section 6.4.1 Building Setbacks do not apply to the highrise tower on Block 7. Instead, the highrise tower must be set back at least 15 feet in the horizontal dimension for at least 60 percent of the Upper Building's frontages facing Humboldt Street or Louisiana Paseo.

1 Block 7a - Setback Exemption

**D4D STANDARDS /GUIDELINES:**  
6.20.5 Parking and Loading Entrances

**D4D CONSTRAINT DIAGRAM**



- KEY**
- Potential Build-to Line
  - Proposed Building Footprint
  - Curb Line
  - 30' Loading Prohibited Zone
  - Parking/Loading Entrance\*\*
  - Parking Entry\*
  - Loading Entry\*

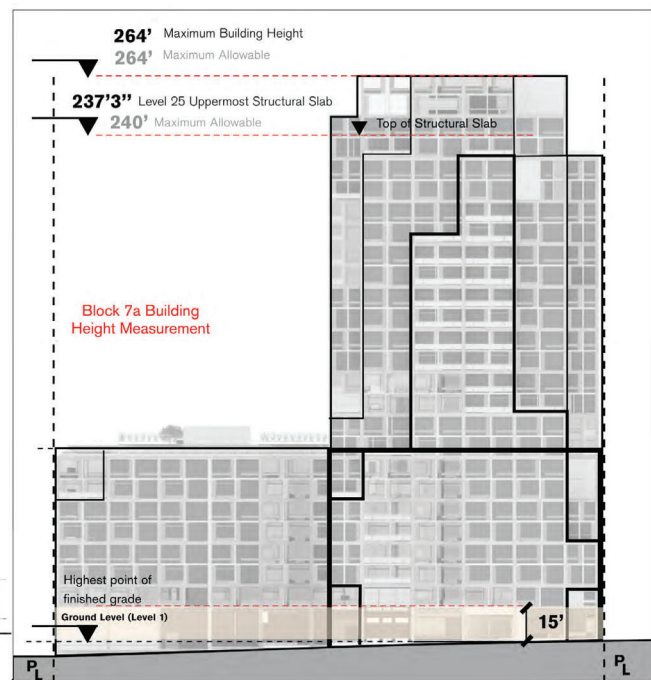
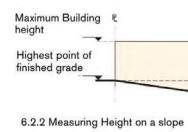
\*Loading bay and garage parking entrances are separated in order to not exceed the 22 feet curb cut requirement and maintain the 30 feet clearance from active corners.

**\*\*6.20.5 Parking and Loading Entrances**  
With exceptions as noted in this section, no more than 22 feet of any given Frontage of a new or altered structure facing a street shall be devoted to parking and loading ingress or egress. Entrances to off-street parking shall be located at least 30 feet from any lot Corner at the intersection of two public rights-of-way, unless such location is infeasible given requirements imposed by the Department of Public Works or the San Francisco Fire Department during the Street Improvement Permit process.

2 Block 7a - Parking and Loading Entrances

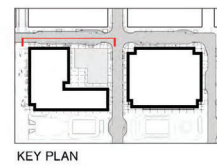
**D4D STANDARDS /GUIDELINES:**  
6.2.3 Measuring Height  
6.9.1 Ground Floor Height

**D4D CONSTRAINT DIAGRAM**



- KEY**
- Plot Line
  - Ground Floor

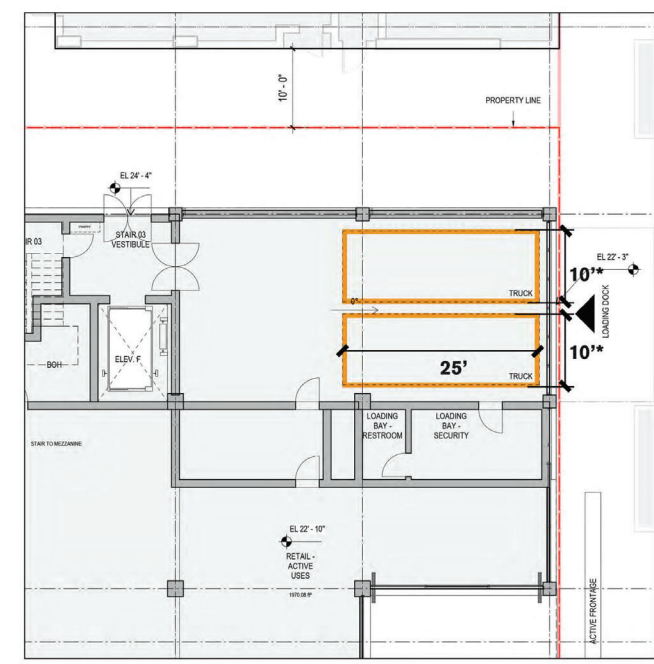
6.2.3 Measuring Height  
Maximum building heights are to be measured from the highest point of finished grade along the property line of the building parcel on which the building is located (see Figure 6.2.2), up to the highest point of the uppermost structural slab in the case of a flat roof; or up to the average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form.



3 Block 7a - Measuring Height

**D4D STANDARDS /GUIDELINES:**  
6.20.6 On or Off-Street Loading

4 Block 7a - Off-Street Loading



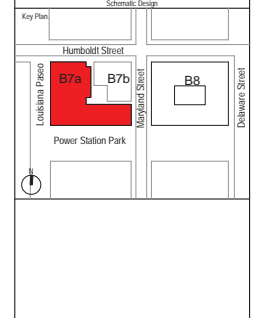
- KEY**
- Off-Street Loading Space

\*Loading bay height is greater than 12'



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00	03/04/21	Planning Submittal	F+P



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420 23rd Street  
San Francisco, CA 94107

Project  
Power Station Block 7A Lot 7

Title  
D4D Compliance Diagrams

Project No.	Date	Scale at Arch E
3309	03/04/21	N/A
Drawing Number	Revision	Block
G-7a-102-PL	05	



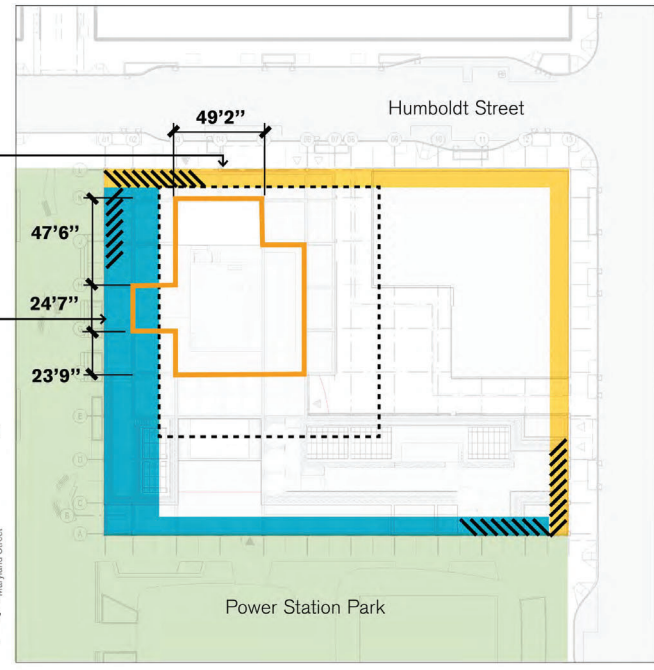
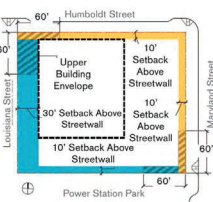
**D4D STANDARDS /GUIDELINES:**

- 6.1.1 Application of Bulk Controls
- 6.1.2 Form-Based Controls

6.4.3 Block 7 Setback Exemption

**D4D CONSTRAINT DIAGRAM**

Figure A.7.1 Block 7 Bulk Controls



**KEY**

- Massing Bulk Control
- 85' Streetwall Height (Maximum)
- 70' Streetwall Height (Maximum)
- Proposed Upper Building Footprint\*
- ▨ Varying Streetwall Heights at Corners

\*6.4.3 Block 7 Setback Exemption  
The setback requirements in Section 6.4.1 Building Setbacks do not apply to the highrise tower on Block 7. Instead, the highrise tower must be set back at least 15 feet in the horizontal dimension for at least 60 percent of the Upper Building's frontages facing Humboldt Street or Louisiana Paseo.

1 Block 7a - Building Form Controls 02

**D4D STANDARDS /GUIDELINES:**

- 6.1.3 Dwelling Unit Exposure

**D4D CONSTRAINT DIAGRAM**

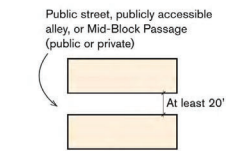
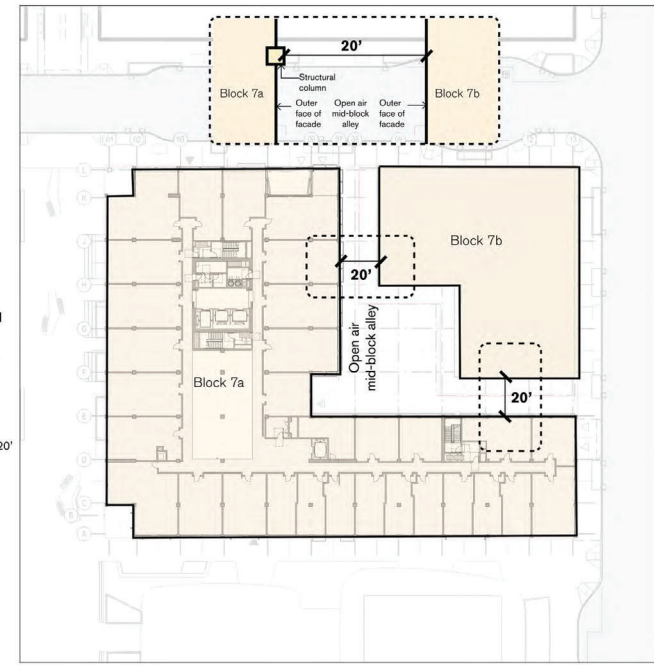


Figure 6.1.1 Dwelling Unit Exposure



2 Block 7a - Dwelling Unit Exposure

**D4D STANDARDS /GUIDELINES:**

- 6.1.4 Usable Open Space



Dwellings with Private Open Spaces (>36 sqft) = 110 dwellings  
 Dwellings without Private Open Spaces = 325-110 = 215 dwellings  
 Common Open Space = 48 sqft x 215\* dwellings = **10,320 sqft**  
**PROVIDED 10,419.38 sqft\*\***

\*all dwellings excluding apartments that are provided with >36 sqft private open space (meeting the all dimensional requirements of the D4D specified in Figure 4, "Private Open Space")  
 \*\*excluding 30% of levels 9 and 25 to comply with SF Green Building Code section on Renewable Energy and Better Roofs.

**KEY**

- Common Open Space
- Open Area Not Included in Common Open Space
- Private Open Space
- Block 7b
- Plot Boundary Line

\*6.1.4 Usable Open Space requirements shall be met by providing (i) 36 square feet of Private Open Space per dwelling unit or (ii) 48 square feet of Common Open Space per dwelling unit.

(A) - Common Open Space  
Courtyards, rooftop terraces, decks and/or porches, among other spaces shall count towards the provision of Common Open Space. All such open space shall have a minimum 10 feet in every horizontal dimension and be unobstructed and open to the sky.

(B) - Private Open Space  
Spaces including but not limited to setback areas, balconies, and/or decks shall count towards the provision of Private Open Space. Such open space shall have a minimum dimension of 6 feet.

3 Block 7a - Usable Open Space

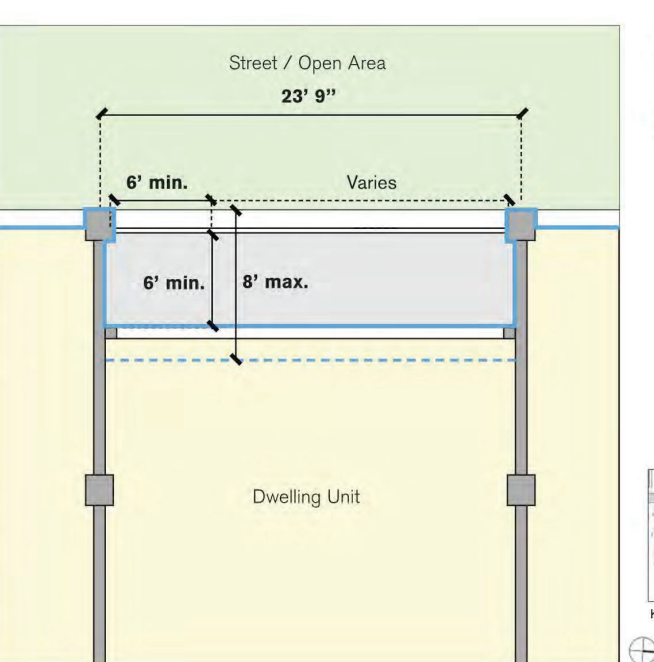
**D4D STANDARDS /GUIDELINES:**

- 6.1.4 Usable Open Space

\*Usable Open Space requirements shall be met by providing (i) **36 square feet of Private Open Space per dwelling unit** or (ii) 48 square feet of Common Open Space per dwelling unit. For Group Housing or Single Room Occupancy units, the minimum open space requirements shall be one-third the amount specified in this subsection for a dwelling unit.

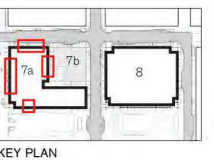
In addition, to count as Usable Private Open Space, the area credited on a deck, balcony, porch, or roof **must either face a street, or face or be within an open area**, per Section 6.1.3.

B) Private Open Space  
Spaces including but not limited to setback areas, balconies, and/or decks shall count towards the provision of Private Open Space. Such open space shall have a **minimum dimension of 6 feet in every horizontal dimension** to be counted toward the requirement of 36 square feet of Private Open Space per dwelling unit.



**KEY**

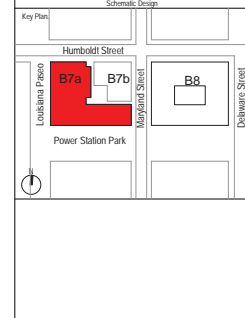
- Dwelling Unit Interior
- Private Open Space
- Facade Line
- Facade Line (Max Depth)



4 Block 7a - Typical Terrace / Private Open Space

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- 3. All blocks are in feet unless noted otherwise.
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Project  
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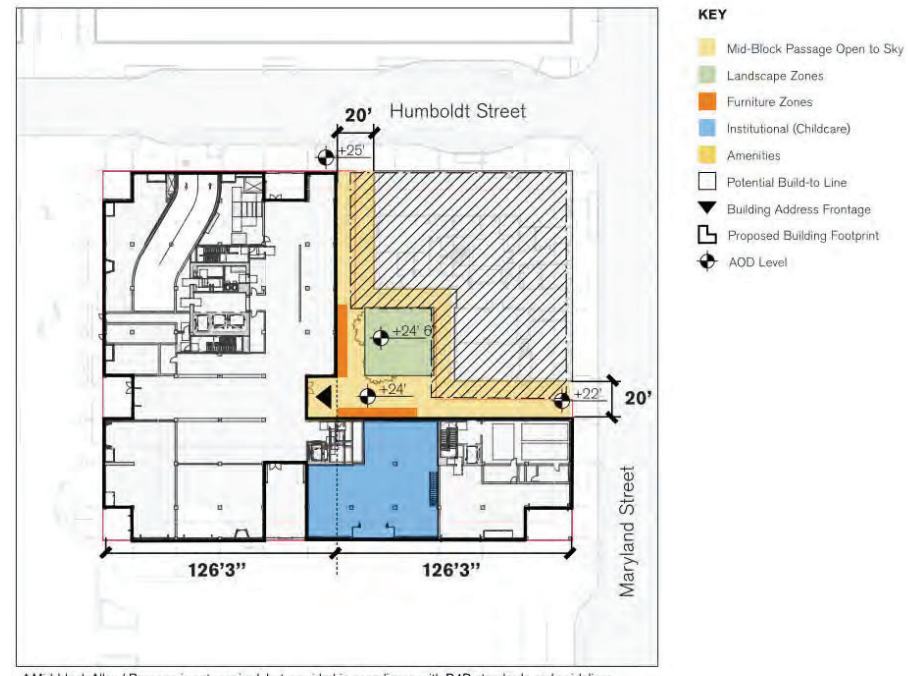
Title  
**D4D Compliance Diagrams**

Project No.	Date	Scale at Arch E
3309	03/04/21	N/A
Drawing Number		Revision
G-7a-103-PL		05





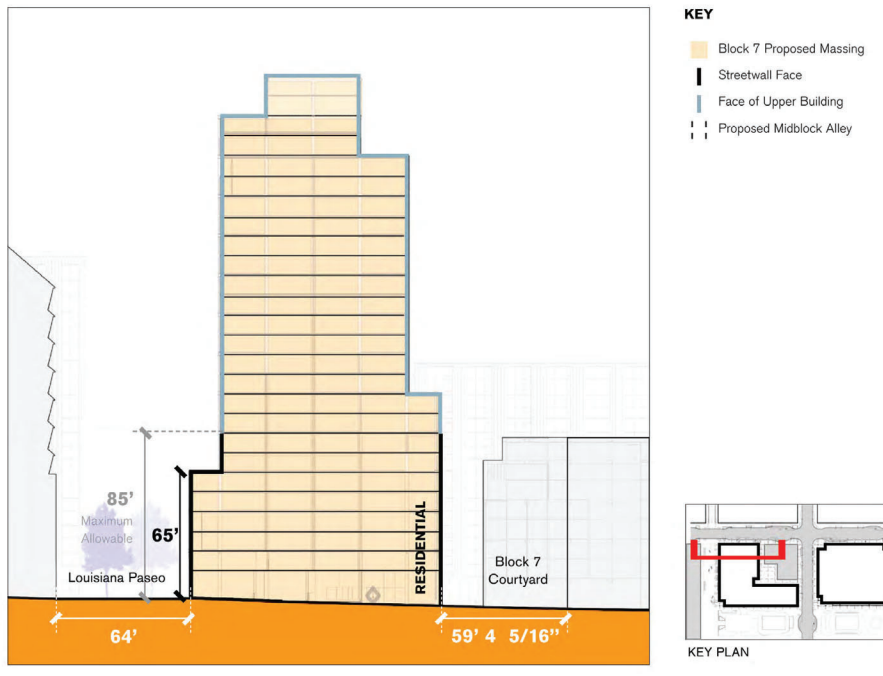
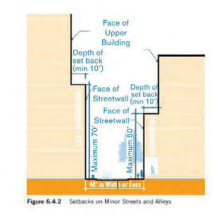
**D4D STANDARDS /GUIDELINES:**  
6.3.2 Mid-Block Alley/Passage Design



1 Block 7a - Mid-block Alley Design

**D4D STANDARDS /GUIDELINES:**  
6.4.1 Building Setbacks on Major Streets

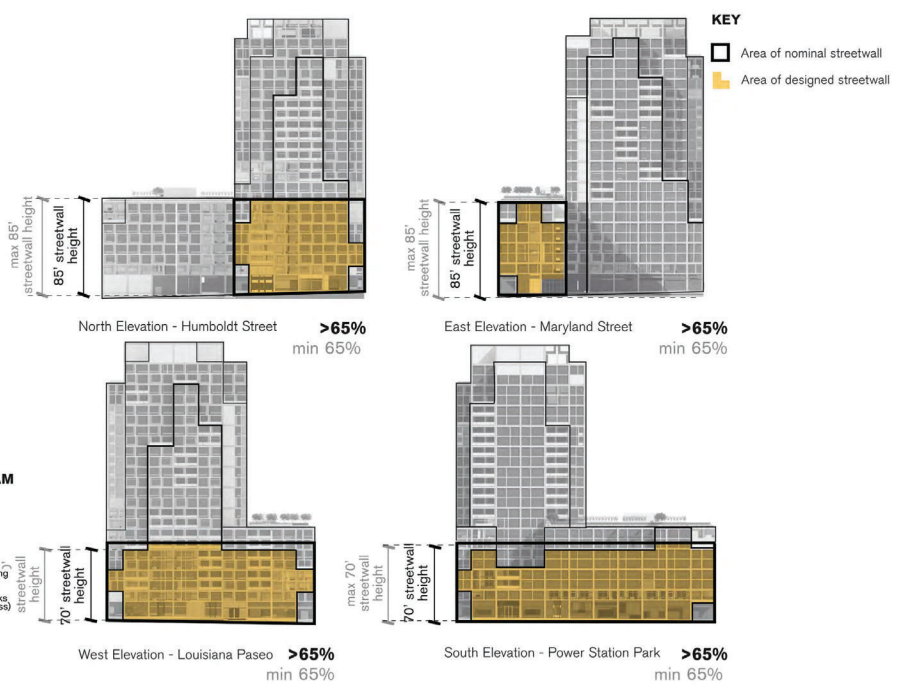
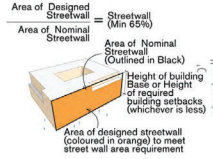
**D4D CONSTRAINT DIAGRAM**



2 Block 7a - Building Setbacks 02

**D4D STANDARDS /GUIDELINES:**  
6.4.5 Streetwall

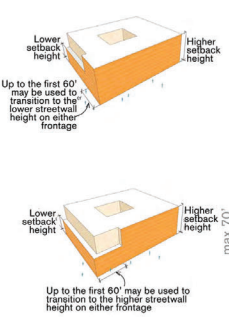
**D4D CONSTRAINT DIAGRAM**



3 Block 7a - Streetwall

**D4D STANDARDS /GUIDELINES:**  
6.4.6 Varying Streetwall Heights at Corners

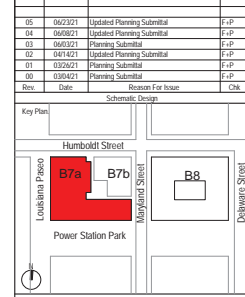
**D4D CONSTRAINT DIAGRAM**



4 Block 7a - Varying Streetwall Heights at Corners

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in feet and inches unless noted otherwise.
3. All work is in feet unless noted otherwise.
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8. Interface with and extent of basement to be determined.

Rev	Date	Revised For Issue	By
05	06/23/21	Updated Planning Submittal	F+P
04	06/08/21	Updated Planning Submittal	F+P
03	06/03/21	Planning Submittal	F+P
02	04/14/21	Updated Planning Submittal	F+P
01	03/04/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**D4D Compliance Diagrams**

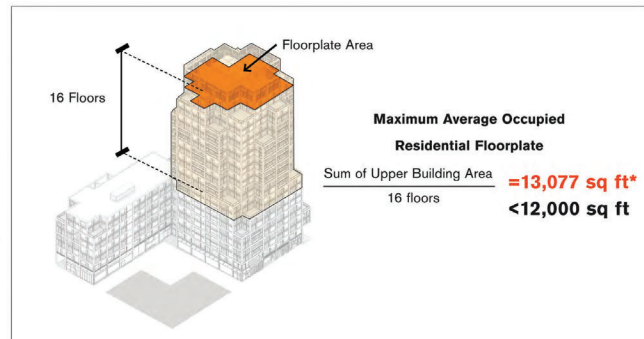
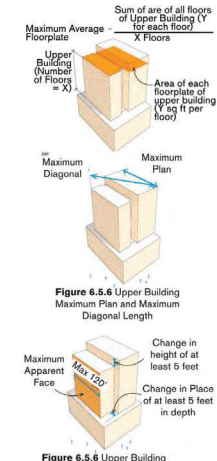
Project No. 3309	Date 03/04/21	Scale at Arch E N/A
Drawing Number G-7a-104-PL	Revision 05	



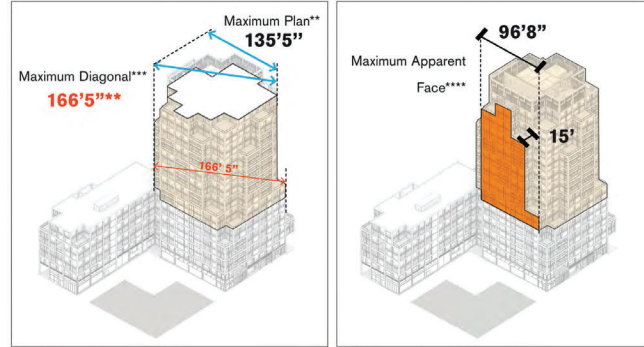
**D4D STANDARDS /GUIDELINES:**

- 6.5.1 Upper Building Maximum Average Floorplate
- 6.5.2 Upper Building Maximum Plan and Diagonal
- 6.5.3 Upper Building Maximum Apparent Face

**D4D CONSTRAINT DIAGRAM**



\* Maximum allowable average floorplate 12,000 gross square feet



\*\* Maximum Plan 140'

\*\*\* Maximum Diagonal 160'

**KEY**

- Focus Area
- Upper Building
- Block 7b Footprint
- Plan and Diagonal Measurement

\*A minor modification to the maximum average occupied residential floor is requested from 12,000 sf to 13,077 sf which represents an increase of 8.9%

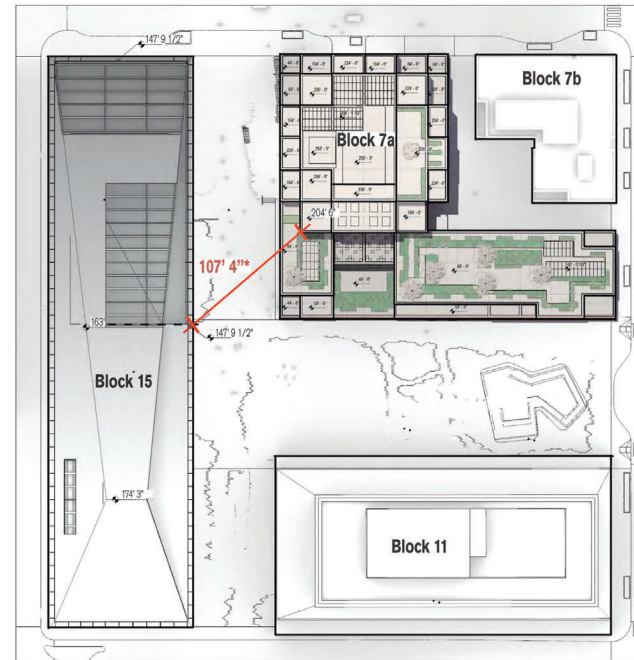
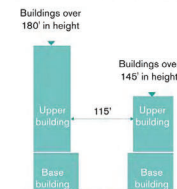
\*\* A minor modification to the upper building maximum diagonal is requested from 160' to 166'5" which represents an increase of 4%. This only happens in Levels 9 and 10. The rest of the bulk of the upper building has a maximum diagonal of 154'5" which is within the D4D requirement.

**D4D STANDARDS /GUIDELINES:**

- 6.5.4 Upper Building Separation

\*\*The Upper Building of a highrise tower shall be separated from any other Upper Building of a midrise tower or highrise tower on another block by a distance of at least 115 horizontal feet (Figure 6.5.6).

**D4D CONSTRAINT DIAGRAM**



\*Minor modification from tower separation sought to comply with the Planning Department's desire to locate the tower in the Northwest corner of the parcel. The tower separation requirement is 115' and a minor modification of approximately 6.7% is being sought for a separation of 107'4"

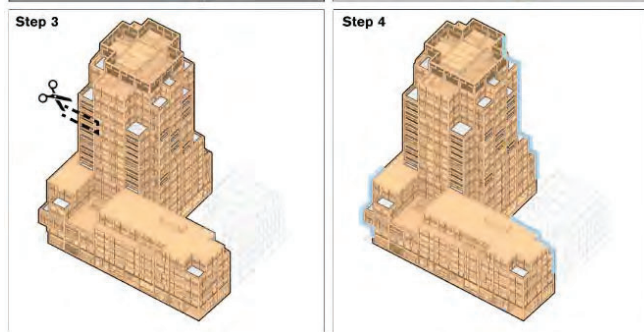
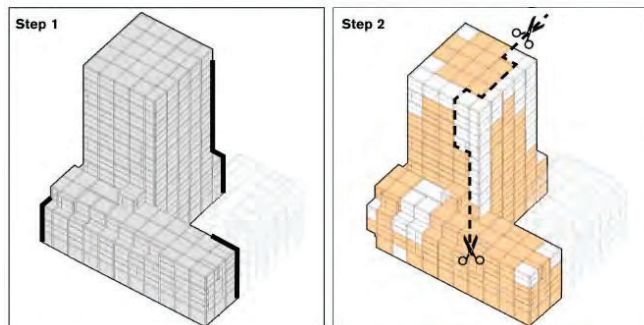


**1 Block 7a - Upper Building Controls**

**2 Block 7a - Upper Building Separation**

**D4D STANDARDS /GUIDELINES:**

- 6.5.5 Sculpted Upper Buildings



**KEY**

- Bulk Control massing Axi
- Massing Removed for Sculpting
- 3D Sculpt Lines
- Non-Articulated Building Edge
- Articulated Building Edge

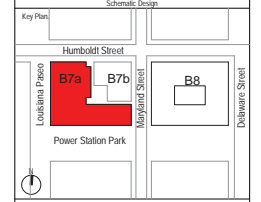
6.5.5 Sculpted Upper Buildings  
 A) Upper Buildings of mid-rise and high-rise towers should be sculpted in a manner that enhances the skyline. Examples of how this could be achieved include stepping, tapering, or other shaping.  
 B) The highrise tower on Block 7 should be iconic within the Power Station SUD and larger Central Waterfront Plan Area. The form of the highrise tower should use bold massing moves and be elegant and well-scaled.

**3 Block 7a - Sculpted Upper Building**

- General Notes:
- Do not scale drawings. Dimensions govern.
  - All dimensions are in feet and inches unless noted otherwise.
  - All work is to be done in accordance with the City of San Francisco.
  - All dimensions shall be verified on site before proceeding with the work.
  - Faces + Patterns shall be verified in writing at any discrepancies.
  - Any areas indicated on this sheet are approximate and indicative only.
  - Landscape and context shown in red indicate only.
  - Interface with and extent of basement to be determined.

Rev	Date	Revised For Issue	By
05	06/23/21	Updated Planning Submittal	F-P
04	06/09/21	Updated Planning Submittal	F-P
03	06/03/21	Planning Submittal	F-P
02	04/14/21	Updated Planning Submittal	F-P
01	03/04/21	Planning Submittal	F-P
00	03/04/21	Planning Submittal	F-P

Key Plan	Schedule	Design
Key Plan		



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Client  
**California Barrel Company, LLC**  
 420 23rd Street  
 San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

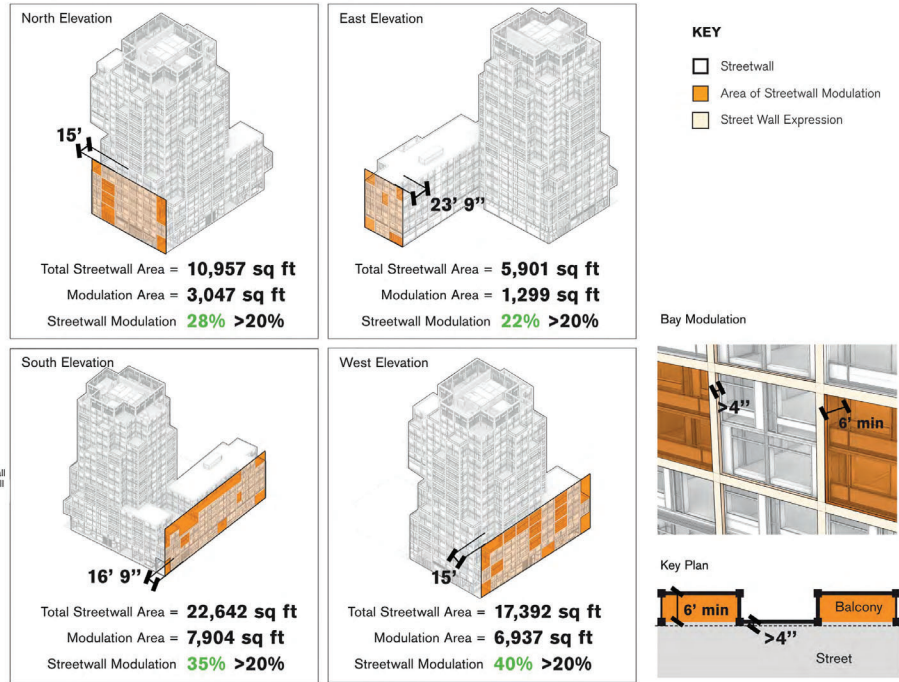
Title  
**D4D Compliance Diagrams**

Project No.	Date	Scale at Arch E
3309	03/04/21	N/A
Drawing Number		Revision
G-7a-105-PL		05

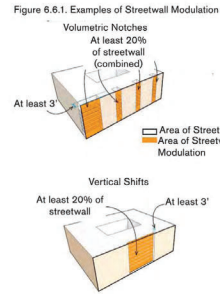




**D4D STANDARDS /GUIDELINES:**  
6.6.1 Building Modulation



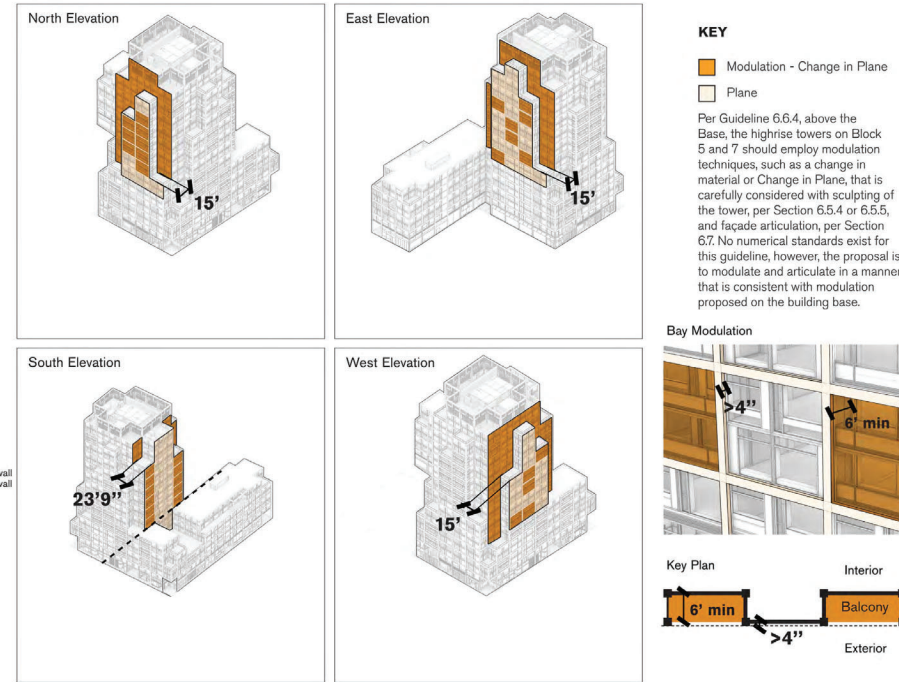
**D4D CONSTRAINT DIAGRAM**



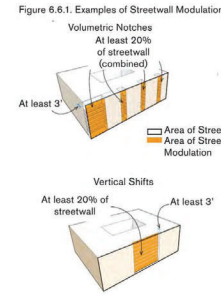
\* Minimum requirement of 20% modulation

**1 Block 7a - Building Modulation**

**D4D STANDARDS /GUIDELINES:**  
6.6.4 Highrise Tower Modulation

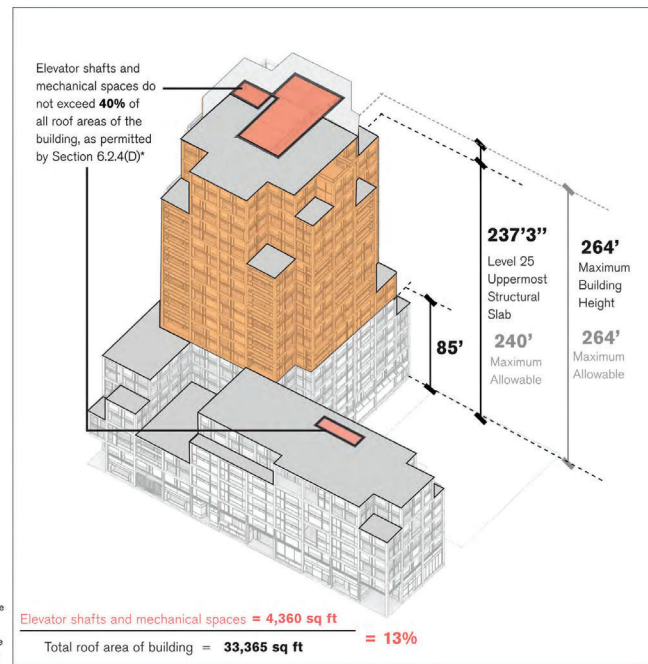


**D4D CONSTRAINT DIAGRAM**

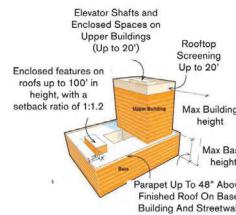


**2 Block 7a - High Rise Tower Modulation**

**D4D STANDARDS /GUIDELINES:**  
6.2.2 Maximum Height  
6.2.4 Height Exemptions



**D4D CONSTRAINT DIAGRAM**

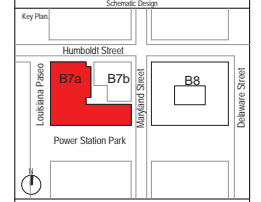


**3 Block 7a - Height**



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8. Interface with and extent of basement to be determined.

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05	06/23/21	Updated Planning Submittal	F+P
04	06/09/21	Updated Planning Submittal	F+P
03	06/03/21	Planning Submittal	F+P
02	04/16/21	Updated Planning Submittal	F+P
01	03/05/21	Planning Submittal	F+P
00	03/04/21	Planning Submittal	F+P



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**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**D4D Compliance Diagrams**

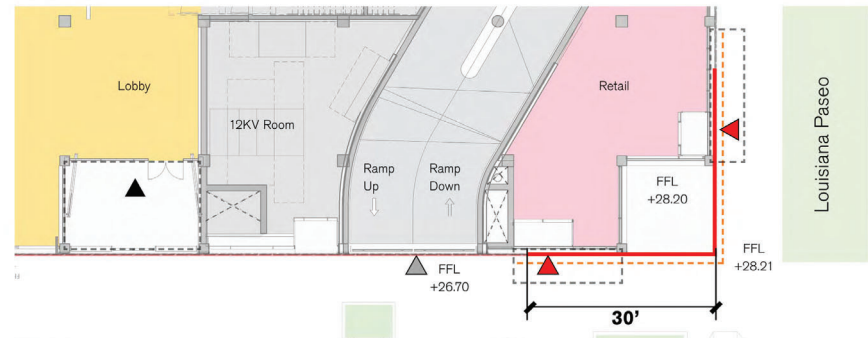
Project No.	Date	Scale at Arch. E
3359	03/04/21	N/A
Drawing Number		Iteration
G-7a-106-PL		05



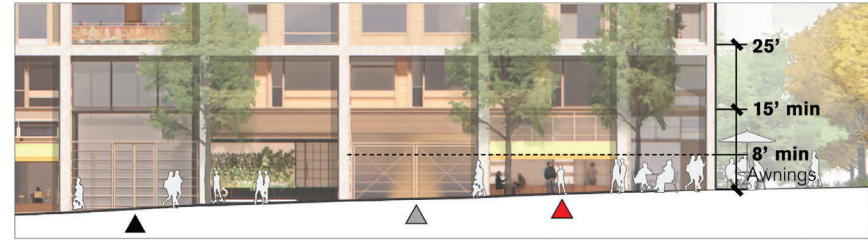
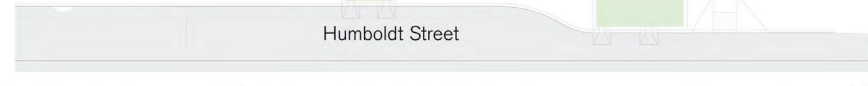




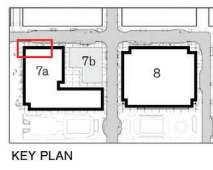




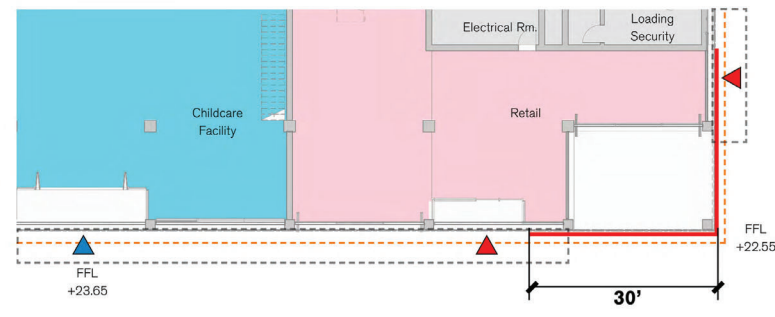
- KEY**
- Retail
  - Residential
  - BOH / Services
  - Loading/ Access
  - Potential Build-to-Line
  - ▭ Proposed Building Footprint
  - ▼ Building Address Entrance
  - ▼ Retail Entrance
  - ▼ Car Park Entrance
  - Canopy
  - - - Active Use Frontage



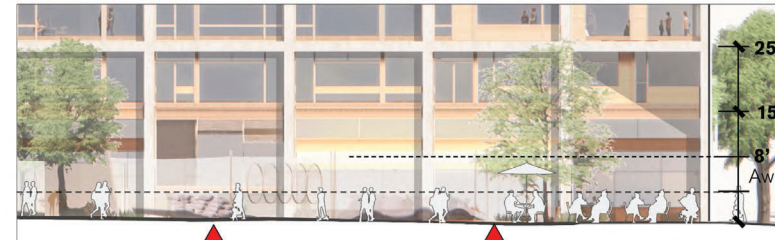
Humboldt Street Frontage



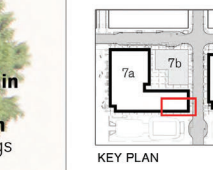
1 Block 7a - NW Active Corner



- KEY**
- Retail
  - Residential
  - BOH / Services
  - Loading/ Access
  - Potential Build-to-Line
  - ▭ Proposed Building Footprint
  - ▼ Building Address Entrance
  - ▼ Retail Entrance
  - ▼ Childcare Entrance
  - Canopy
  - - - Active Use Frontage



Power Station Park Frontage

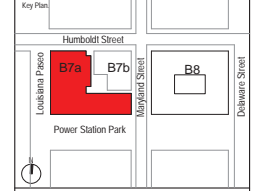


2 Block 7a - SE Active Corner

- General Notes:**
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04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	04/01/21	Planning Submittal	F+P
01	04/16/21	Updated Planning Submittal	F+P
00	03/24/21	Planning Submittal	F+P

Rev.	Date	Revised For Issue	By
04	06/23/21	Updated Planning Submittal	F+P
03	06/08/21	Updated Planning Submittal	F+P
02	04/01/21	Planning Submittal	F+P
01	04/16/21	Updated Planning Submittal	F+P
00	03/24/21	Planning Submittal	F+P



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Client  
**California Barrel Company, LLC**  
420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**D4D Compliance Diagrams**

Project No. 3089	Date 03/26/21	Scale at Arch E N/A
Drawing Number G-7a-109-PL	Revision 04	



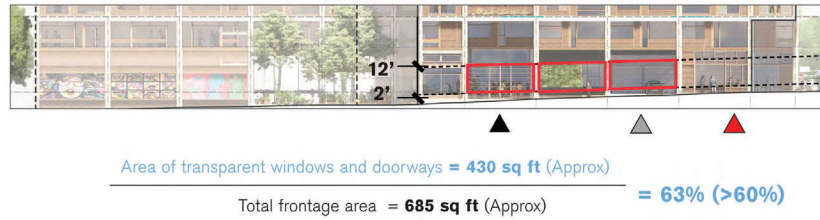
**D4D STANDARDS /GUIDELINES:**  
6.9.5 Transparent Frontage

**D4D CONSTRAINT DIAGRAM**  
Figure 3.2.1 Ground Floor Uses

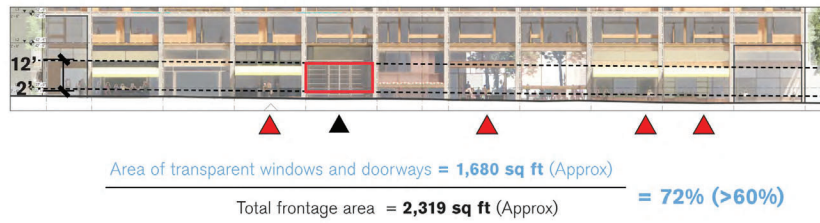


- KEY**
- ▼ Building Address Entrance
  - ▼ Retail Entrance
  - ▼ Car Park Entrance
  - Area excluded from active frontage calculation as per Section 3.2.3\*

**Elevation 1: Humboldt Street Frontage**

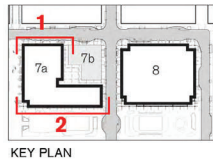


**Elevation 2: Power Station Park Frontage**



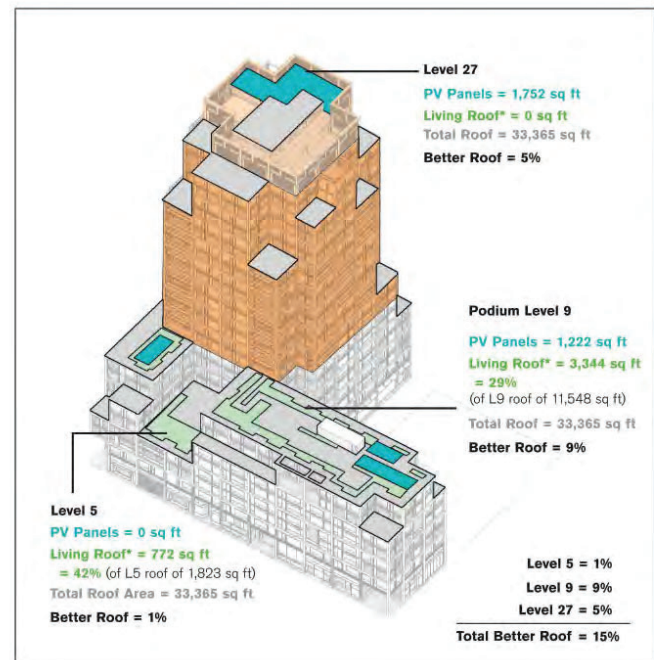
6.9.5 Transparent Frontage  
Portions of frontages that contain Active Uses (per Section 3.2.3 and Figure 3.2.1) other than residential units or PDR uses shall be fenestrated with transparent windows and doorways for not less than 60 percent of the street frontage at between 2 feet and 12 feet vertical above grade, and must allow visibility of at least 4 feet in depth inside of the building.

\*3.2.3. With the exception of space for parking and loading access, building egress, and access to mechanical systems.



**1 Block 7a - Facade Transparency - North and South**

**D4D STANDARDS /GUIDELINES:**  
6.19.1 Better Roofs



- KEY**
- Roof Area
  - Living Roof (minimum 30% of roof area as per Table B.13.1\*\*)
  - Photovoltaic Panels (minimum 15% of roof area as per Table 6.19.1)
  - Upper Building
  - Rooftop Screening Zone

**\* Zoning Administrator Bulletin No. 11 - Better Roofs Ordinance**

Living Roof, such that 2 sq. ft. of living roof is installed to satisfy 1 sq. ft. of the minimum solar zone area.

\*\*Table B.13.1 Sustainable Neighborhood Framework  
Living Roofs 30% roof area as living roof

CARBONFREE energy  
15% roof area installed with solar PV or solar thermal systems [GBC]

**3 Block 7a - Better Roofs**

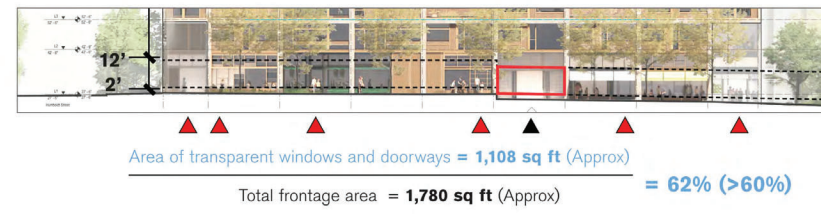
**D4D STANDARDS /GUIDELINES:**  
6.9.5 Transparent Frontage

**D4D CONSTRAINT DIAGRAM**  
Figure 3.2.1 Ground Floor Uses

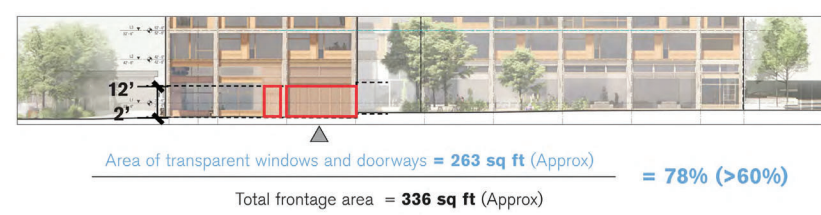


- KEY**
- ▼ Building Address Entrance
  - ▼ Retail Entrance
  - ▼ Loading Entrance
  - Area excluded from active frontage calculation as per Section 3.2.3\*

**Elevation 3: Louisiana Paseo Frontage**

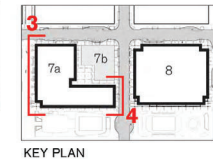


**Elevation 4: Maryland Street Frontage**



6.9.5 Transparent Frontage  
Portions of frontages that contain Active Uses (per Section 3.2.3 and Figure 3.2.1) other than residential units or PDR uses shall be fenestrated with transparent windows and doorways for not less than 60 percent of the street frontage at between 2 feet and 12 feet vertical above grade, and must allow visibility of at least 4 feet in depth inside of the building.

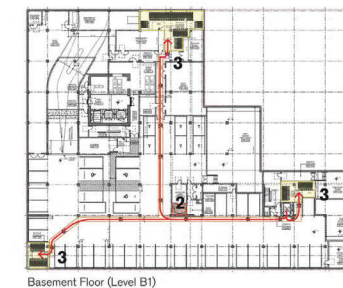
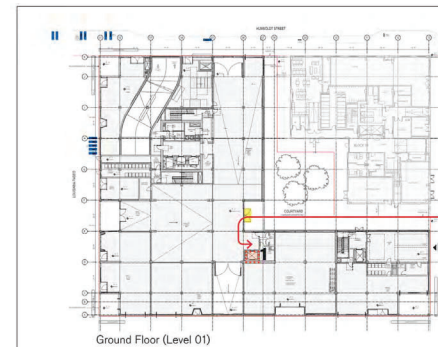
\*3.2.3. With the exception of space for parking and loading access, building egress, and access to mechanical systems.



**2 Block 7a - Facade Transparency - East and West**

**D4D STANDARDS /GUIDELINES:**

- 6.21 Bicycle Parking
- 6.21.2 Design Standards for Class I Spaces
- 6.21.3 Location Standards for Class I Spaces
- 6.21.4 Design Standards for Class II Spaces



- KEY**
- Class I Cycle Parking (as per Table 6.21\*)
  - Class II Cycle Parking (as per Table 6.21\*)
  - Resident Cyclist
  - Lift
  - Cycle Entrance
  - Bike Store
  - Marked Bike Route

**Table 6.21 (Residential)\***

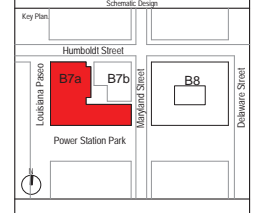
**Class I Requirements:**  
One Class I space per dwelling unit. For buildings containing more than 100 Dwelling Units, 100 Class I spaces plus one Class I space for every four Dwelling Units over 100

**Class II Requirements:**  
One Class II bicycle parking space per 20 units

**4 Block 7a - Class I and II Cycle Parking**

- General Notes:**
1. Do not scale drawings. Dimensions govern.
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Rev	Date	Reason For Issue	By
01	06/20/21	Updated Planning Submittal	F+P
02	06/20/21	Updated Planning Submittal	F+P



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Client  
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420 23rd Street  
San Francisco, CA 94107

Project  
**Power Station Block 7A Lot 7**

Title  
**D4D Compliance Diagrams**

Project No.	Date	Scale at Arch E
3359	06/07/21	12' 1'-0"
Drawing Number	Revision	
G-7a-110-PL	01	

