Executive Summary Downtown Project Authorization

HEARING DATE: DECEMBER 5, 2019

Record No.: 2018-016625DNX

Project Address: 50 Post Street (Crocker Galleria)

Zoning: C-3-O (Downtown – Office) Zoning District

250-S Height and Bulk District

Block/Lot: 0292 / 015 & 016
Project Sponsor: Stanley Lew

160 Pine Street, 4th Floor

San Francisco, CA 94111

Property Owner: PGIM Real Estate

101 California Street, 40th Floor

San Francisco, CA 94111

Staff Contact: Andrew Perry – (415) 575-9017

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Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The Project proposes modification of the existing privately-owned public open space ("POPOS") located at roof level of the Crocker Galleria (the "Galleria") in addition to interior and exterior alterations to the existing building. The project would include design modifications to the rooftop open space but would not reduce the size of the 6,600 square feet POPOS or change its location on the roof. An existing elevator located on the Sutter Street side of the building would be brought to roof level, to allow for more convenient and direct access to the POPOS. At the interior of the building, the project would reduce the overall square footage of the Galleria by approximately 4,919 square feet. This includes a reduction to the amount of retail space by 19,422 square feet, an addition of 14,158 square feet of office space, and an addition of 345 square feet of common circulation space. The additional circulation space in conjunction with the removed square footage allows for the creation of a new, two level-stair and public seating area between the second and third floors, and helps to enhance connection to the rooftop open space. Lastly, in addition to façade and streetscape alterations at both Post and Sutter Street frontages, the Project also includes alterations to portions of private property at the end of Vermehr Alley.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Downtown Project Authorization, pursuant to Planning Code Sections 309 and 137 to approve modifications to privately-owned public open space and streetscapes within the C-3-O (Downtown – Office) Zoning District.

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Planning Information: **415.558.6377** Executive Summary
Hearing Date: December 5, 2019

ISSUES AND OTHER CONSIDERATIONS

- Public Comment & Outreach. During the initial notice period for this project (May 2019), staff received approximately 5 phone calls or emails from existing tenants of the Crocker Galleria, with concerns about how the project might impact their business or whether they would still have a location in the Galleria upon completion. Project continuances were requested on multiple occasions over the course of the summer to allow the project sponsor and existing tenants to resolve tenanting and relocation issues. Private agreements between the parties were finally resolved, in most cases with opportunities for relocation to other retail spaces within the city. Since that time, and during the most recent period of re-notification for this December hearing, staff has not received any further public comment with regard to either tenanting issues or related to the proposed programming or design of the Galleria or the rooftop POPOS.
- **Design Modifications:** The project will result in design modifications to the existing Crocker Galleria building that will help improve accessibility and better activate public areas within the building. Improvements include:
 - o Replacing stairs with low-grade ramps entering the Galleria at Post and Sutter Streets;
 - Extension of an existing elevator to the rooftop level, allowing for a more direct and accessible path of travel to the rooftop POPOS;
 - Location of Galleria entries closer to front property line, with increased transparency at the façade and allowances for natural ventilation;
 - Reduction in the amount of vertical circulation in the middle of the Galleria to allow for more light penetration from the Galleria vault down to the floors below;
 - O Creation of a new internal public space with tiered seating on the Sutter end of building, which also serves as the primary internal stair between 2nd and 3rd floor, helping encourage public activity at upper floors of the Galleria and directing the public toward the rooftop POPOS.
 - o New greening and seating features along Post and Sutter Street frontages;
 - Modified frontage along Vermehr Alley, including additional fenestration and raising of the alley adjacent to the public right-of-way to allow for an additional on-level entry to the Galleria and a new possible outdoor activity area for the adjacent retailer.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Downtown Area Plan and the Objectives and Policies of the General Plan. The Project provides improvements to the access and design of privately-owned public open space consistent with Downtown Plan guidelines. These improvements should help better activate the Crocker Galleria thereby supporting the remaining retail areas of the building. While 14,158 square feet of new office is proposed, it would be limited to the third floor level, so as to retain retail uses closer to sidewalk grade.

Executive Summary Hearing Date: December 5, 2019

ATTACHMENTS:

Draft Motion - Downtown Project Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Original Crocker Galleria project approvals (Motion Nos. 8332 and 8928)

Planning Commission Draft Motion

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Record No.: **2018-016625DNX**

Project Address: 50 POST STREET (CROCKER GALLERIA)
Zoning: C-3-O (Downtown – Office) Zoning District

250-S Height and Bulk District

Block/Lot: 0292 / 015 & 016 Project Sponsor: Stanley Lew

> 160 Pine Street, 4th Floor San Francisco, CA 94111

Property Owner: PGIM Real Estate

101 California Street, 40th Floor

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ADOPTING FINDINGS TO APPROVE A DOWNTOWN PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 309 AND 137, TO MODIFY THE EXISTING PRIVATELY-OWNED PUBLIC OPEN SPACE AT ROOF LEVEL, MODIFY EXISTING FACADES AT POST AND SUTTER STREETS, REDUCE THE AMOUNT OF RETAIL SALES AND SERVICES FROM 49,520 SQUARE FEET TO 30,098 SQUARE FEET, ADD 14,158 SQUARE FEET OF OFFICE USE AT THE THIRD FLOOR AND PROVIDE ADDITIONAL COMMON CIRCULATION AND SEATING WITHIN THE EXISTING STRUCTURE LOCATED WITHIN THE C-3-O DISTRICT AND A 250-S HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 26, 1979, the Planning Commission considered and approved under their powers of discretionary review Resolution No. 8332 for the proposed construction of the Crocker National Bank Northern California Headquarters office and shopping complex through Building Permit Application No. 7902743 and Case No. DR79.13. On April 23, 1981, the Planning Commission modified the area of approved rooftop open space based on wind studies for the project, removing the areas directly adjacent to the Galleria vault from the requirement for rooftop open space due to high winds and uncomfortable conditions at this portion of the roof.

On December 11, 2018, Stanley Lew of RMW Architecture + Interiors on behalf of property owner PGIM Real Estate (hereinafter "Project Sponsor") filed Application No. 2018-016625DNX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Downtown Project Authorization to modify the design of the existing privately-owned public open space at the rooftop terrace level and to permit interior and exterior alterations to the Crocker Galleria retail center, including a reduction in the amount of retail space from 49,520 square feet to 30,098 square feet, and an addition of

14,158 square feet of office space at the third floor level (hereinafter "Project") at 50 Post Street, Block 0292, Lots 015 and 016 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On December 5, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2018-016625DNX.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-016625DNX is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Downtown Project Authorization as requested in Application No. 2018-016625DNX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. Project Description. The Project proposes modification of the existing privately-owned public open space ("POPOS") located at roof level of the Crocker Galleria (the "Galleria") in addition to interior and exterior alterations to the existing building. The project would include design modifications to the rooftop open space but would not reduce the size of the 6,600 square feet POPOS or change its location on the roof. An existing elevator located on the Sutter Street side of the building would be brought to roof level, to allow for more convenient and direct access to the POPOS. At the interior of the building, the project would reduce the overall square footage of the Galleria by approximately 4,919 square feet. This includes a reduction to the amount of retail space by 19,422 square feet, an addition of 14,158 square feet of office space, and an addition of 345 square feet of common circulation space. The additional circulation space in conjunction with the removed square footage allows for the creation of a new, two level-stair and public seating area between the second and third floors, and helps to enhance connection to the rooftop open space. Lastly, in addition to façade and streetscape alterations at both Post and Sutter Street frontages, the Project also includes alterations to portions of private property at the end of

Vermehr Alley. The Project does not propose any alterations to other buildings that were included in the original Crocker Galleria approval, nor proposes any physical expansion.

Site Description and Present Use. The Crocker Galleria, located at 50 Post Street, is a three-story retail shopping building with frontages along both Post and Sutter Streets and serving as a midblock passage between the two streets. The Galleria was approved in 1979 and constructed in 1983 as part of a larger project that also consisted of "a new 38-story tower at the northeast corner of Kearny and Post Streets to contain a base of retail commercial facilities and the remainder in bank and other office use; a new outdoor landscaped terrace on a portion of the galleria roof and on the roof of the base retail facility extending north of the tower; and the retention, and integration into the complex, of the existing buildings at 1 Montgomery, 25 Montgomery and 111 Sutter Streets, portions or all of which are of architectural significance; and the removal of the upper 11 floors of the existing building at 1 Montgomery Street." While the original project area consisted of multiple buildings across the majority of the block, the currently proposed alterations would be limited to only the Crocker Galleria and adjacent retail building along Sutter Street, Lots 15 and 16 in Assessor's Block 0292. This portion of the site contains approximately 34,610 square feet of lot area, with approximately 86 feet of frontage along Post Street and 157 feet of frontage along Sutter Street; the project site has additional street frontage along Vermehr Alley, which terminates at the property line. The Crocker Galleria site currently contains 49,520 square feet of Retail Sales and Service uses.

The original project predated the Downtown Plan and the current requirements for Privately-Owned Public Open Space (POPOS); however, the project approval did include requirements for development of public open space in the form of rooftop garden terraces, "consisting of the roof areas of the galleria, the useable portion of 1 Montgomery Street and 25 Montgomery Street and the retail facility on Sutter Street immediately west of the galleria," and which were to be generally available to the public during normal business hours. Subsequent Planning Commission Resolutions reduced the required amount of rooftop open space due to uncomfortable wind conditions adjacent to the Galleria vault and due to the preservation of the structure at 25 Montgomery Street. In total after construction, the portion of the Galleria roof and the adjacent Sutter building, which are now the focus of the subject application, provided a total of 6,600 square feet of public open space.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the C-3-O (Downtown – Office) Zoning District within the Downtown Plan Area. Its location is on the western edge of the C-3-O District, with taller office towers located therefore predominantly to the east of the site. To the west of the site is the C-3-R (Downtown – Retail) Zoning District, which has markedly lower heights than the office towers to the east. Located between these two downtown areas, the surrounding context contains a wide variety of retail sales and service uses, as well as both residential and tourist hotels, bars, restaurants, and office uses. Union Square is located approximately 2 blocks to the west, with Market Street approximately 1 block to both the

east and south, along with the Montgomery BART/MUNI Station. Numerous MUNI bus lines are accessed within close proximity to the project site.

- 5. **Public Outreach and Comments.** During the initial notice period for this project (May 2019), staff received approximately 5 phone calls or emails from existing tenants of the Crocker Galleria, with concerns about how the project might impact their business or whether they would still have a location in the Galleria upon completion. Project continuances were requested on multiple occasions over the course of the summer to allow the project sponsor and existing tenants to resolve tenanting and relocation issues. Private agreements between the parties were finally resolved, in most cases with opportunities for relocation to other retail spaces within the city. Since that time, and during the most recent period of re-notification for this December hearing, staff has not received any further public comment with regard to either tenanting issues or related to the proposed programming or design of the Galleria or the rooftop POPOS.
- 6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 210.2 states that Retail Sales and Service uses are principally permitted and Office uses are principally permitted above the ground floor within the C-3-O District.

The Project proposes to retain 30,098 square feet of Retail Sales and Service uses and proposes to add 14,158 square feet of Office use at the third-floor level; at the locations proposed, these uses are principally permitted within the C-3-O District.

B. **Floor Area Ratio.** Planning Code Section 210.2 states that the basic Floor Area Ratio (FAR) in the C-3-O District is limited to 9.0 to 1. However, pursuant to Planning Code Section 123, through the acquisition and use of Transferable Development Rights (TDR) at the property site, the gross floor area of a structure within the C-3-O District may exceed the stated basic FAR, up to a maximum FAR of 18 to 1.

Considering the original project site to include the Galleria, the 38-story office tower, and the 1 and 25 Montgomery Street buildings, the site overall has an FAR that exceeds the basic 9 to 1 limit. Based on a Letter of Determination issued February 22, 2017 (Record No. 2016-014938ZAD), the original project site had an FAR of 14 to 1, consistent with the maximum allowable FAR of the District at the time of project approval. The proposed modifications to the Crocker Galleria would reduce the Gross Floor Area of the building by 4,919 square feet. As there is no proposed addition of gross floor area to the site as part of the current project, and the existing building/site is legal noncomplying with respect to its existing FAR above the basic 9 to 1 limit, the Project is not required to acquire and use TDR.

C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25

feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The existing Crocker Galleria does not fully comply with the various street frontage requirements of this Section. The alterations proposed in the Project do not exacerbate any existing nonconformity and seeks to bring the building into closer compliance with the Code; however, existing building constraints prevent full compliance. The floor levels of the Galleria are notably split from the adjacent sidewalk grades along Sutter and Post Streets, which would require a more complete structural redesign of the building. However, by introducing gradual ramps instead of stairs and providing a wider primary entry on both frontages, the Project helps make the interior of the Galleria more accessible and inviting. In addition to the grade differential between the sidewalk and interior of the Galleria, the long, narrow nature of the site is conducive to active uses facing onto the primary Galleria axis, and not directly onto the street. The existing Galleria has four display vitrines, which will be eliminated in the proposed design, though these also do not provide views into the Galleria currently, as this area is occupied by internal egress and circulation. The Project maintains the egress circulation on either side of the main entries, while still increasing overall transparency at both Sutter and Post Street facades through increased glazing at the primary entries; in total, more than 60% of the overall facade is transparent with views into the Galleria. The Project does not include any gates, but will have transparent doorways that can be folded open and concealed within the Galleria's envelope.

- 7. **Downtown Project Authorization Design Review in Downtown C-3 Districts.** Planning Code Section 309(b) lists ten aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these ten aspects as follows:
 - A. Building siting, orientation, massing and façade treatment, including proportion, scale, setbacks, materials, cornice, parapet and fenestration treatment, and design of building tops.

The Project is primarily a renovation to an existing structure, such that many of the design considerations listed here are not applicable to, or do not propose to be changed by the Project. Where

the existing building façade will be altered, the Project has considered ways to improve pedestrian access and interest, increasing overall building fenestration and providing a clear, central entry to the Galleria at both primary frontages.

B. Aspects of the project affecting views and view corridors, shadowing of sidewalks and open spaces, openness of the street to the sky, ground-level wind current, and maintenance of predominant streetwalls in the immediate vicinity.

The Project will have limited effect on the listed aspects as no physical building expansion is to occur, except for the modification of an existing elevator, to extend it up to the roof for POPOS access. Given the relatively modest height of the Crocker Galleria compared with surrounding buildings, the proposed elevator extension should have limited effect on views, shadows, wind or streetwall character.

C. Aspects of the project affecting parking, traffic circulation and transit operation and loading points.

The Project will have no effect on parking, traffic circulation or transit operation.

D. Aspects of the project affecting its energy consumption.

By performing general building upgrades, the Project will be held to today's building codes, helping to improve the overall energy performance of the Galleria. The removal and consolidation of some of the Galleria's interior circulation will allow for increased natural light to permeate throughout the Galleria, reducing the need for other lighting sources.

E. Aspects of the project related to pedestrian activity, such as placement of entrances, street scale, visual richness, location of retail uses, and pedestrian circulation, and location and design of open space features.

The Project design helps enhance pedestrian activity and visual interest in the vicinity. The placement of entrances closer to the property lines along Sutter and Posts Streets makes the Galleria more prominent visually, while at ground level, the slight inward stepping of the entry arches and the gradual ramps down into the building helps to physically draw people into the Galleria. This funneled design is further reinforced to the sides of the main entry by incorporating a mix of planters and seating platforms that gradually step inward toward the entrance. Internally, the Project would both simplify and clarify internal circulation patterns, including the creation of a new grand stair and seating area between the 2nd and 3rd floors. Throughout the Galleria, the Project would result in the creation of new areas of public seating and gathering, along with additional types of retail opportunities, not necessarily constrained by a traditional bounded storefront system.

F. Aspects of the project affecting public spaces adjacent to the project, such as the location and type of street trees and landscaping, sidewalk paving material, and the design and location of street furniture as required by Section 138.1.

The Project does not meet the applicability criteria of Section 138.1; however, the Project gives consideration to the public spaces, including streetscape design, adjacent to the project site at its various frontages. The Project Sponsor will continue to work with staff of the Planning Department and other City agencies on final design and implementation of improvements such as commercial and passenger curb loading zones, planted or other landscaped areas, and sidewalk grade and paving materials so as to further enhance the transition between the public right-of-way and the interior of the Crocker Galleria.

G. Aspects of the project relating to quality of the living environment of residential units, including housing unit size and the provisions of open space for residents.

The Project does not include any residential use, existing or proposed.

H. Aspects of the design of the project which have significant adverse environmental consequences.

The Project does not result in any significant adverse environmental consequences.

I. Aspects of the project that affect its compliance with the provisions of Article 11 regarding new construction and alterations in conservation districts.

The Project is not located within an Article 11 conservation district.

J. Other aspects of the project for which modifications are justified because of its unique or unusual location, environment, topography or other circumstances.

The Project is not seeking other modifications.

- 8. **Downtown Project Authorization Exceptions**. Planning Code Section 309 allows exceptions for Large Projects in the Downtown Districts. As proposed, the Project does not require any exceptions; there is no physical expansion proposed to the Crocker Galleria.
- 9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.6

Make centers of activity more prominent through design of street features and by other means.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12

Install, promote and maintain landscaping in public and private areas.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 2:

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.1

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

OBJECTIVE 3:

IMPROVE DOWNTOWN SAN FRANCISCO'S POSITION AS THE REGION'S PRIME LOCATION FOR SPECIALIZED RETAIL TRADE.

Policy 3.1

Maintain high quality, specialty retail shopping facilities in the retail core.

Policy 3.5

Meet the convenience needs of daytime downtown workers.

OBJECTIVE 9:

PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

Policy 9.1

Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.

Policy 9.2

Provide different kinds of open space downtown.

Policy 9.4

Provide a variety of seating arrangements in open spaces throughout downtown.

OBJECTIVE 10:

ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

Policy 10.1

Develop an open space system that gives every person living and working downtown access to a sizable sunlit open space within convenient walking distance.

Policy 10.4

Provide open space that is clearly visible and easily reached from the street or pedestrian way.

OBJECTIVE 16:

ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

Policy 16.4

Use designs and materials and include activities at the ground floor to create pedestrian interest.

On balance, the Project is consistent with the Objectives and Policies of the General Plan, including the Downtown Area Plan, and particularly relates to those objectives and policies discussed above. The Project involves an extensive remodel of the existing Crocker Galleria building, which was constructed in 1983 as a three-story retail shopping building stretching the full mid-block length between Sutter and Post Streets. Although the Galleria is not a historically significant structure, it has distinct architectural qualities, particularly in its vaulted glass roof form, floor levels that do not align with the adjacent sidewalk grades, and in its location set back from the property line. The Project retains all of these elements of the existing Galleria as part of its distinct character within the downtown, while also making certain improvements in order to improve the ease of pedestrian access to the space and the overall visual interest of the Galleria from the street. Along both primary street frontages the Project proposes to incorporate planters, some with built-in seating, and other vegetation in order to make a more attractive streetscape and public realm. Bringing the entry of the Galleria slightly forward, closer to the property line, unifying the entry points into a single, wide and highly glazed opening, and introducing a gradual ramp into the Galleria as opposed to stairs, all help to facilitate easier public access to the Galleria and to foster improved public interest in the building, signifying this as an area of retail and public access as well as a mid-block passageway between Sutter and Post Streets.

Internally, the Project will also make modifications to the existing layout and finishes of the Galleria, as well as making changes with regard to overall building use. On the latter, the Project will retain retail uses at the first two floors of the Galleria, but will replace approximately 14,158 square feet at the third floor with office use. The project site is located within the C-3-O (Downtown – Office) District, where office uses are principally permitted above the ground floor. Even with this change, however, the Galleria will retain slightly more than 30,000 square feet of retail space, sufficient to maintain the building's original intention and function as a retail center, which is important given its proximity to the C-3-R (Downtown – Retail) District that starts approximately one block to the west. The reduction of retail space is partly reacting to trends, both locally and nationally, that shows a reduced demand for such spaces. With the full interior

redesign, including increased and new areas of public gathering and circulation space, the Project seeks to provide higher quality retail tenant opportunities through broader activation of the building, as opposed to larger quantities of retail space that may go underutilized.

A critical part of this Project that helps to support the areas of remaining retail space, is the redesign of the rooftop open space adjacent to the Galleria's vault along the Sutter frontage. Included in this is the provision of additional seating options, both fixed and movable, to accommodate a larger number of people, particularly during weekday lunch and afterwork periods. Also important in this is the physical access to the rooftop open space. As it exists currently, there is no direct or clear means by which to access the roof, needing to navigate a series of internal stairs. The Project would improve this condition by extending an existing building elevator up to the roof level in order to provide direct and convenient access, by expanding and making interior stair networks more visible, by creating a new two-level stair and seating area between the second and third floors that naturally draws people upwards toward the rooftop open space, and not least by including a robust new signage and wayfinding program, including both traditional, exterior signage based on City templates as well as new internal wayfinding. Although the elevator is not directly accessible from the sidewalk, the path to the elevator along the ground floor is lined with retail and areas of seating, which additionally help reinforce the viability of the remaining retail spaces. For all these reasons, on balance, the Project supports the Objectives and Policies of the General Plan.

- 10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site is located within the C-3-O (Downtown – Office) District, where retail uses are primarily intended to support the primary office function of the District, including fulfilling daily needs-serving uses of downtown office workers and others in the downtown core. While the Project results in an overall decrease of available retail square footage within the Crocker Galleria, the Project does maintain a number of leasable retail areas at all floors, and of various sizes, so as to support a diverse and changing retail base. Creation of a new internal public gathering space along with improvements at the existing rooftop open space help to foster a more active Galleria, particularly around lunchtime and afterwork hours. The Project Sponsor has worked with existing tenants of the Galleria to find suitable replacement locations for their businesses.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing and the Project does not the change the fundamental character of the Galleria as a retail passage and gathering space for the public.

C. That the City's supply of affordable housing be preserved and enhanced,

The Project will have no effect on the City's supply of affordable housing.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project will have no effect on commuter traffic, transit service or neighborhood parking.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project includes approximately 14,158 square feet of commercial office development, which is essentially being changed from existing retail uses in the building. However, the Project does not eliminate retail space within the Galleria, proposing to retain approximately 30,098 square feet of retail use within the building. The change to office at the third floor is appropriate given the Project's location within the Downtown – Office District and does not prevent future opportunities for resident employment and ownership in service and retail sectors.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or other historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no effect on parks and open space or their access to sunlight and vistas. The Project proposes a redesign of the existing privately-owned public open space at the rooftop and includes improvements such as an elevator, more prominent and clear internal circulation, and additional wayfinding signage to guide the public to the open space amenity.

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction

work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 13. The Commission hereby finds that approval of the Downtown Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2018-016625DNX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 13, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329/309 Large/Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 5, 2019.

| Jonas P. Ionin Commission S | Secretary |
|--------------------------------|------------------|
| AYES: | |
| NAYS: | |
| ABSENT: | |
| ADOPTED: | December 5, 2019 |

EXHIBIT A

AUTHORIZATION

This Downtown Project Authorization is to modify the existing privately-owned public open space at roof level, modify existing facades at Post and Sutter Streets, reduce the amount of Retail Sales and Services from 49,520 square feet to 30,098 square feet, add 14,158 square feet of Office use at the third floor and provide additional common circulation and seating within the existing structure commonly known as the "Crocker Galleria" located at 50 Post Street, Block 0292, Lots 15 and 16, pursuant to Planning Code Section(s) 309 and 137, within the C-3-O District and a 250-S Height and Bulk District; in general conformance with plans, dated November 13, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-016625DNX and subject to conditions of approval reviewed and approved by the Commission on December 5, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 5, 2019 under Motion No XXXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. Specifically, the Department wants to ensure that the concrete material used at either side of the Galleria entry is of a fine-grain texture and high-quality so as to prolong the life of the material. Additionally, at the end of Vermehr Alley, final improvements must serve to beautify and activate the space to the extent feasible.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 8. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

 For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 10. **Open Space Provision C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the public open space so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

11. **Open Space Plaques - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at each building entrance including the standard City logo identifying it; the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks on Sutter and Post Streets and shall indicate that the open space is accessible to the public via an internal elevator and stairs. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation. The Project shall also incorporate additional signage on the interior of the building serving as additional wayfinding signage for the public to access the rooftop open space; such additional signage does not need to strictly follow standard Department templates; however, the project sponsor shall work with staff on final design, number and location of such signs, and such signage shall not appear commercial in nature.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PROVISIONS

12. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, <u>www.onestopSF.org</u>

13. **Downtown Park Fee - C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

- 14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, www.sf-planning.org
- 15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not

resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

- 16. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

 For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sfdpw.org
- 17. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

CROCKER GALLERIA

50 POST STREET / 161 SUTTER ST. | SAN FRANCISCO, CA 94104

ISSUE:

PLANNING REVIEW
NOVEMBER 13, 2019



CROCKER GALLERIA RENOVATION

PROJECT CONTEXT:

Located in Planning District 4, downtown San Francisco, the Crocker Galleria was constructed as an open-air atrium in 1983. The Galleria extends a full city block North to South with prominent entrances on both Post, and Sutter Street. It is bounded on the East and West by two towers and several low-rise buildings. The existing Galleria has three (3) levels open to public for commercial and office uses, and two underground levels used for building services and public parking.

DESIGN OBJECTIVES:

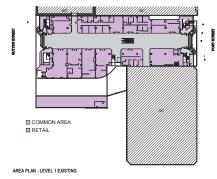
This renovation will include upgrading all interior tenant spaces, required mechanical, electrical, lighting, plumbing, and related building systems. A portion of the third floors will be converted into conditioned space, while the rest will remain open and semi-conditioned during appropriate weather conditions. Floors will be reconfigured strategically to accommodate a new public bleacher staircase. The existing entry stairs at Post and Sutter Streets will be replaced by large ADA sloped floors to seamlessly connect the public to the interior retail. The existing 6,600 square-foot POPOS space will be reconfigured, and upgraded, including the addition

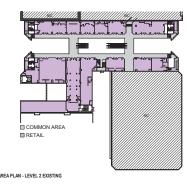
The original building completed construction in the early 1980's, and many of the end-of-life building mechanical, plumbing, and electrical systems need to be replaced. The existing engineering systems will be

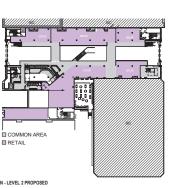


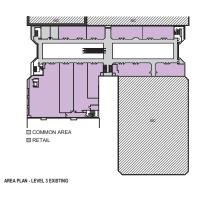
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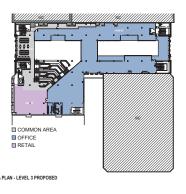


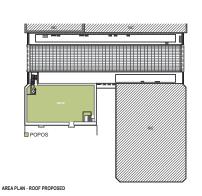






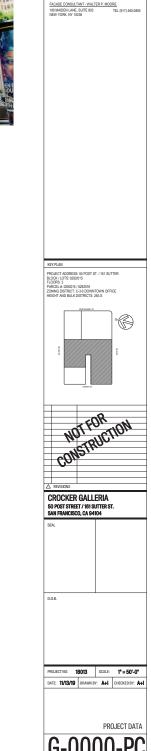




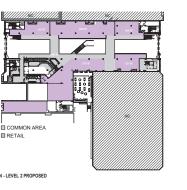


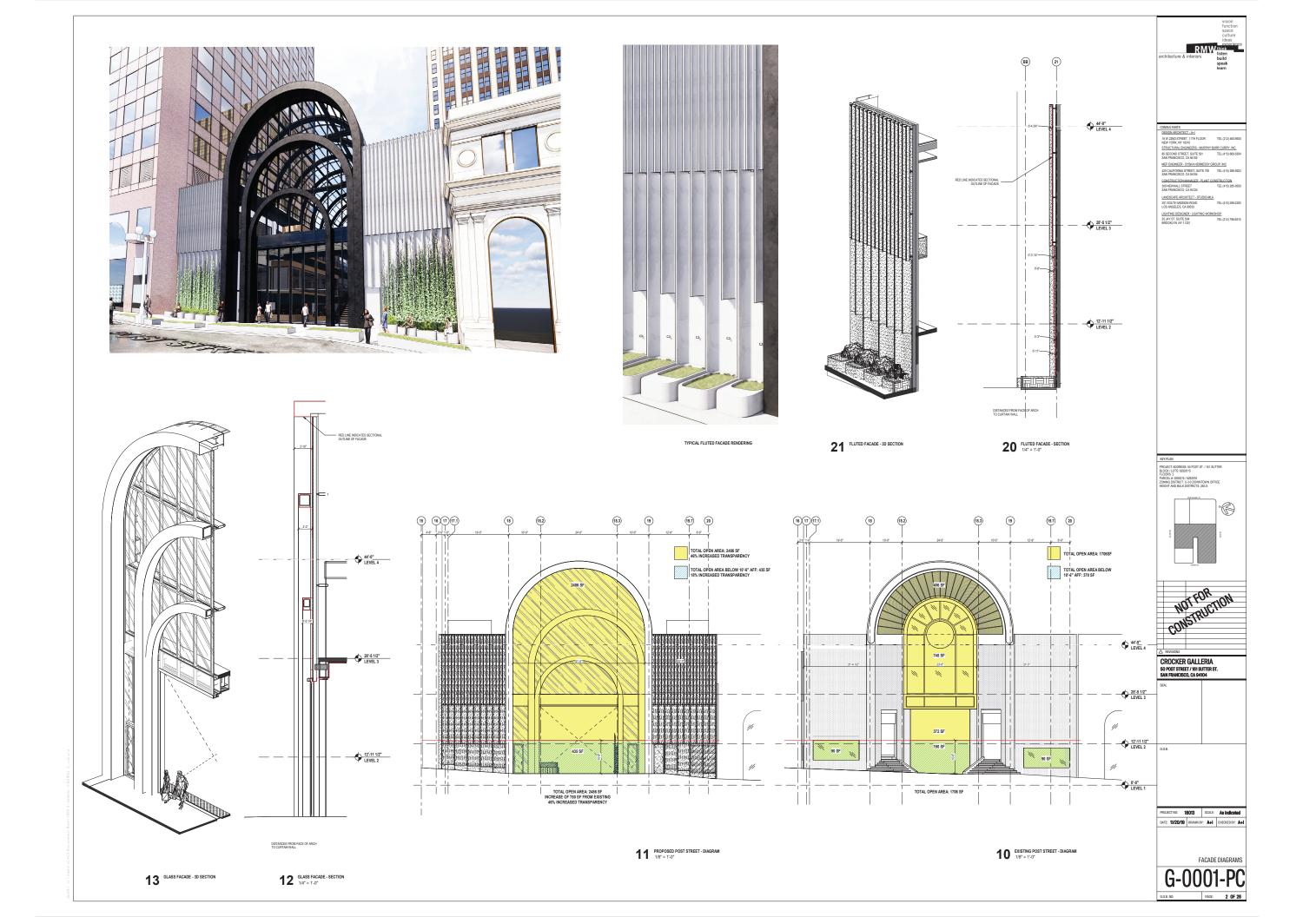
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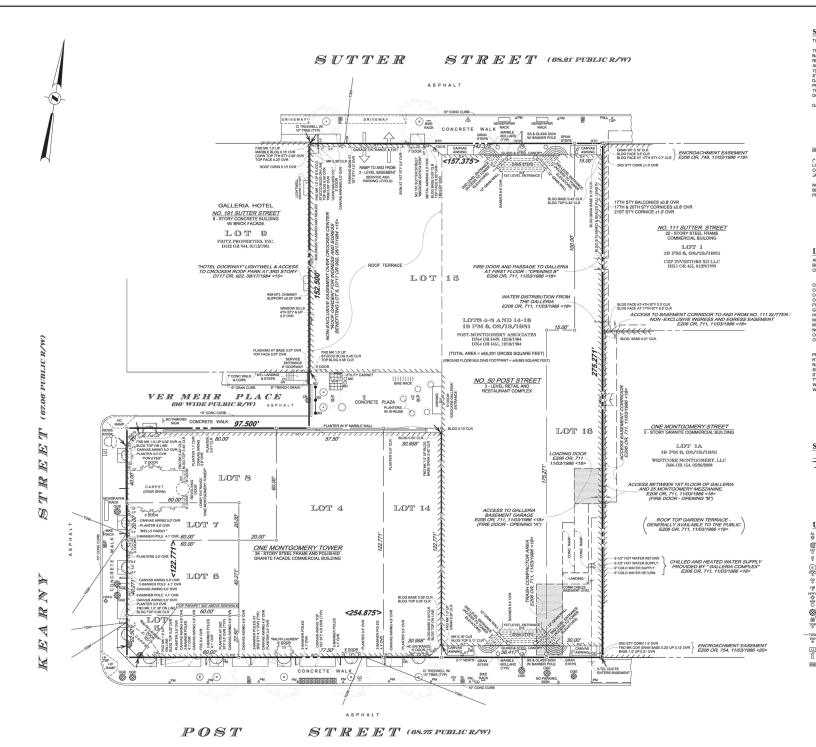
DRAWING INDEX











SURVEYOR'S CERTIFICATION*

DATED: AUGUST 25, 2008

BRUCE T, TRONOFF, LAND SURVEYOR NO. 6415 (RENEWAL DATE 12/31/2008)

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16 W 22ND STREET, 11TH FLOOR TEL (212) 480-950 NEW YORK, NY 10010 STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC.

85 SECOND STREET, SUITE 501 TEL (415) 689-63 SAN FRANCISCO, CA 94105 MEP ENGINEER - SYSKA HENNESSY GROUP INC. 425 CALIFORNIA STREET, SUITE 700 TEL (41 SAN FRANCISCO, CA 94104

LANDSCAPE ARCHITECT - STUDIO-MLA

APN: 0292-004, 0292-005, 0292-006, 0292-007, 0292-008, 0292-014, 0292-015, 292-016

NOTES

- EXCEPTIONS TO TITLE IN THE ABOVE-REFERENCED COMMITMENT:

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- 8. THERE ARE TWO DIESEL TANKS (660 AND 2000 GALLONS) IN THE SERVICE BASEMENT LEVEL FOR AUXILIARY POWER GENERATORS.

ALTA/ACSM LAND TITLE SURVEY

ONE MONTGOMERY TOWER AND GALLERIA COMPLEX

LOTS 4-8 AND 14-16, BLOCK 292 AS SET FORTH IN PARCEL MAP BOOK 19, PAGE 6, O.R. BEING A PORTION OF 50 VARA BLOCK NO. 75 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA PREPARED FOR

TRONOFF ASSOCIATES - LAND SURVEYORS 5858 HORTON STREET, SUITE 140 EMERYVILLE, CA.

SURVEY NO. 7419

VICINITY MAP

NLI PROPERTIES WEST, INC.

(510) 428-1515

SITE SURVEY

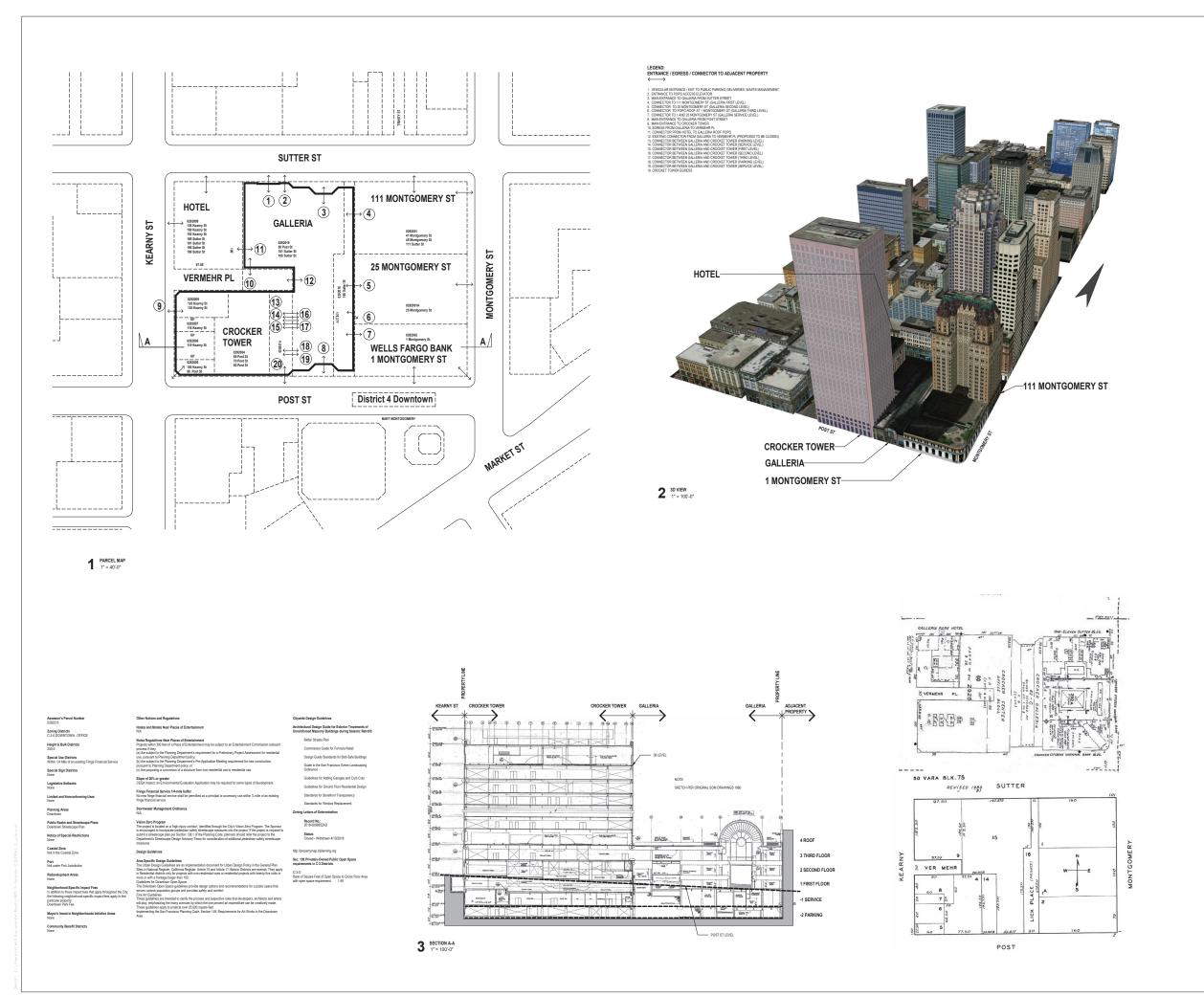
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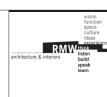
CROCKER GALLERIA

50 POST STREET / 161 SUTTER S' SAN FRANCISCO, CA 94104

PROJECT NO: 18013 SCALE:

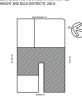
C TRONOFF ASSOCIATES, INC.





| CONSULTANTS | |
|---|--------------------|
| DESIGN ARCHITECT - A+I | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-9500 |
| STRUCTURAL ENGINEERS - MURPHY BI | JRR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-5304 |
| MEP ENGINEER - SYSKA HENNESSY GR | OUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-5922 |
| CONSTRUCTION MANAGER - PLANT CO | NSTRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 251 SOUTH MISSION ROAD LOS ANGELES, CA 90033 | TEL (415) 289-2200 |
| LIGHTING DESIGNER - LIGHTING WORK | SHOP |
| 20 JAY ST. SUITE 504 BROOKLYN, NY 11201 | TEL (212) 796-6510 |
| FACADE CONSULTANT - WALTER P. MO | ORE |
| 180 MAIDEN LANE, SUITE 803 NEW YORK, NY 10038 | TEL (917) 460-0855 |
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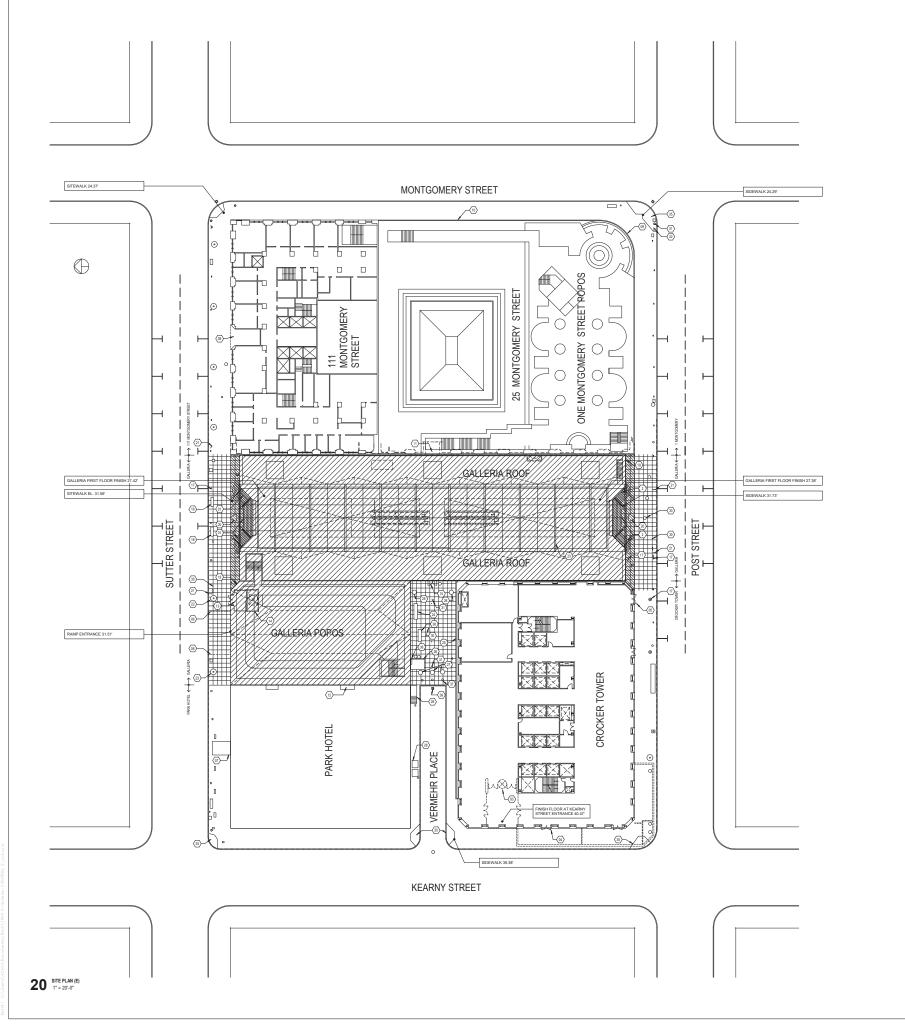


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| △ REVISIONS | |
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| CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST. SAN FRANCISCO, CA 94104 | |

PROJECT NO: 18013 SCALE: As indicated DATE: 11/13/19 DRAWN BY: A+1 CHECKED BY: A+1

ZONING ANALYSIS





EXTENT OF FLOORS (-1) AND (-2) BEYOND UPPER FLOORS OUTLINE

(E) SITE PLAN KEYNOTES (XX)

- 02 GALLERIA ENTRANCE FROM POST STREET
- 03 CROCKER TOWER LOBBY ENTRANCE FROM KEARN
- 4 CROCKER TOWER EXIT TO KEARNY STREET
- 05 CROCKER TOWER EXIT TO POST STREET
- 06 CURB CUT FOR VEHICULAR RAMP TO LEVEL (-1)
- 07 PARK HOTEL ENTRANCE
- 1 MONTGOMERY ENTRANCE
- 25 MONTGOMERY ENTRANCE
- 11 CONNECTOR BETWEEN GALLERIA AND 1 MONTGOMERY POPOS CONNECTOR BETWEEN GALLERIA POPOS AND PARK HOTEL
- 13 SUTTER STREET ELEVATOR ENTRANCE
- 16 GALLERIA ENTRANCE FROM VERMEHR PLACE
- 18 NEWSPAPER DISPENSER BOXES
- 19 STANDPIPES 20 GALLERIA DIRECTORY
- 21 POST MOUNT SIGN "NO PARKING
- 22 TREE GRATE 23 SKYLIGHT
- 24 BIKE RACKS 25 PERMANENT PLANTER
- 26 GRATE FOR AIR SHAFT TO SERVICE LEVEL
- 27 MOVABLE PLANTER
- 28 STEEL STAIR AND LANDING TO HOTEL SERVICE DOOR 29 GRATES
- 30 CONCRETE PAVEMENT 3"X3" SCORING ALSO INDICATES EXTENT OF SIDEWALK WORK INCLUDED IN PROJECT SCOPE
- 31 STREET LIGHT 32 FIRE HYDRANT
- 33 MANHOLE
- 34 GAS VALVE
- 35 CURB RAMP 36 ELECTRICAL PANEL
- 37 BOLLARD 38 BENCH
- 39 DRAIN INLET

GENERAL NOTES

- 1 GALLERIA, 1 MONTGOMERY, AND 25 MONTGOMERY ARE SHOWN WITH THEIR ROOF LAYOUTS CROCKER TOWER AND 111 MONTGOMERY TOWER ARE SHOWN WITH "TYPICAL" FLOOR LAYOUTS;
- 2 EXTENT OF WORK ON SIDEWALKS INCLUDED IN PROJECT SCOPE IS SHOWN WITH 3'X3' PATTERN CORRESPONDING TO EXISTING CONCRETE SIDEWALK SCORING

PARK HOTEL IS SHOWN AS OUTLINE

3 SPOT ELEVATIONS ARE SHOWN FOR GENERAL UNDERSTANDING OF SITE. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.



CONSULTANTS
DESIGN ARCHITECT - A+I DESIGN ARCHITECT - AH

18 W 22ND STREET, 11TH FLOOR TEL (212) 480-9800
NEW YORK, NY 10010
STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC.
85 SECOND STREET, SUITE 901
SAN FRANCISCO, CA 94106 MEP ENGINEER - SYSKA HENNESSY GROUP, INC 425 CALIFORNIA STREET, SUITE 700 TEL (415) 288-592 SAN FRANCISCO, CA 94104 LANDSCAPE ARCHITECT - STUDIO-MLA 251 SOUTH MISSION ROAD LOS ANGELES, CA 90033

LIGHTING DESIGNER - LIGHTING WORKSHOP
20 JAY ST. SUITE 504
BROOKLYN, NY 11201

LIGHTING WORKSHOP
TEL (212) 796-851



CROCKER GALLERIA 50 POST STREET / 161 SUTTER S' SAN FRANCISCO, CA 94104

PROJECT NO: 18013 SCALE: As indicated DATE: 11/13/19 DRAWN BY: A+I CHECKED BY: A+I

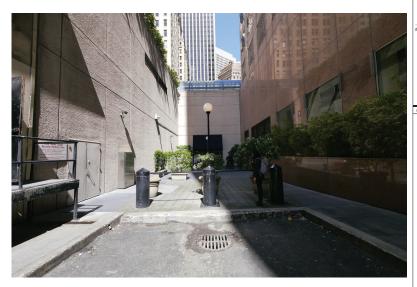
EXISTING SITE PLAN



PROPOSED VER MEHR ALLEY TERRACE VIEW LOOKING NORTHEAST



PROPOSED VER MEHR ALLEY APPROACH VIEW LOOKING EAST



EXISTING VER MEHR ALLEY
VIEW LOOKING EAST



PROPOSED GARAGE FACADE ON SUTTER ST VIEW LOOKING SOUTH



PROPOSED SUTTER ST FACADE VIEW LOOKING SOUTH



EXISTING SUTTER ST FACADEVIEW LOOKING SOUTH



CLOSE-UP VIEW OF ARCHES



PROPOSED POST ST FACADE
VIEW LOOKING NORTH



EXISTING POST ST FACADE
VIEW LOOKING NORTH

| KEY PLAN |
|---|
| PROJECT ADDRESS: 50 POST ST. / 161 SUTTER BLOCK / LOTS: 0292/015 FLOORS: 3 PARCEL #: 0292/015 / 0292/016 ZONING DISTRICT: C-3-0 DOWNTOWN OFFICE HEIGHT AND BULK DISTRICTS: 250-S |



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CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO. CA 94104

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D.O.B.

PROJECT NO: 18013 SCALE:

DATE: 11/13/19 DRAWN BY: A+I CHECKED BY:

PHOTOGRAPHS AND RENDERINGS

G-0008-PC



EXTERIOR: POPOS
OVERALL VIEW



EXTERIOR: POPOS
OVERALL VIEW



EXTERIOR: POPOS
OVERALL VIEW



INTERIOR: STAIR TO POPOS @ LEVEL 3
OVERALL VIEW



EXTERIOR: POPOS
OVERALL VIEW



EXTERIOR: POPOS
OVERALL VIEW



EXISTING EXTERIOR: POPOS OVERALL VIEW



EXISTING EXTERIOR: POPOS OVERALL VIEW



EXISTING EXTERIOR: POPOS
OVERALL VIEW



| CONSULTANTS |
|--|
| DESIGN ARCHITECT - A+I |
| 16 W 22ND STREET, 11TH FLOOR TEL (212) 460-9500 NEW YORK, NY 10010 |
| STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 TEL (415) 689-5304 SAN FRANCISCO, CA 94105 |
| MEP ENGINEER - SYSKA HENNESSY GROUP, INC. |
| 425 CALIFORNIA STREET, SUITE 700 TEL (415) 288-5922 SAN FRANCISCO, CA 94104 |
| CONSTRUCTION MANAGER - PLANT CONSTRUCTION |
| 300 NEWHALL STREET TEL (415) 285-0500 SAN FRANCISCO, CA 94124 |
| LANDSCAPE ARCHITECT - STUDIO-MLA |
| 251 SOUTH MISSION ROAD TEL (415) 289-2200 LOS ANGELES, CA 90033 |
| LIGHTING DESIGNER - LIGHTING WORKSHOP |
| 20 JAY ST. SUITE 504 TEL (212) 796-6510 BROOKLYN, NY 11201 |
| FACADE CONSULTANT - WALTER P. MOORE |
| 180 MAIDEN LANE, SUITE 803 TEL (917) 460-0855 NEW YORK, NY 10038 |



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SAM FRANCISCO, CA 94104

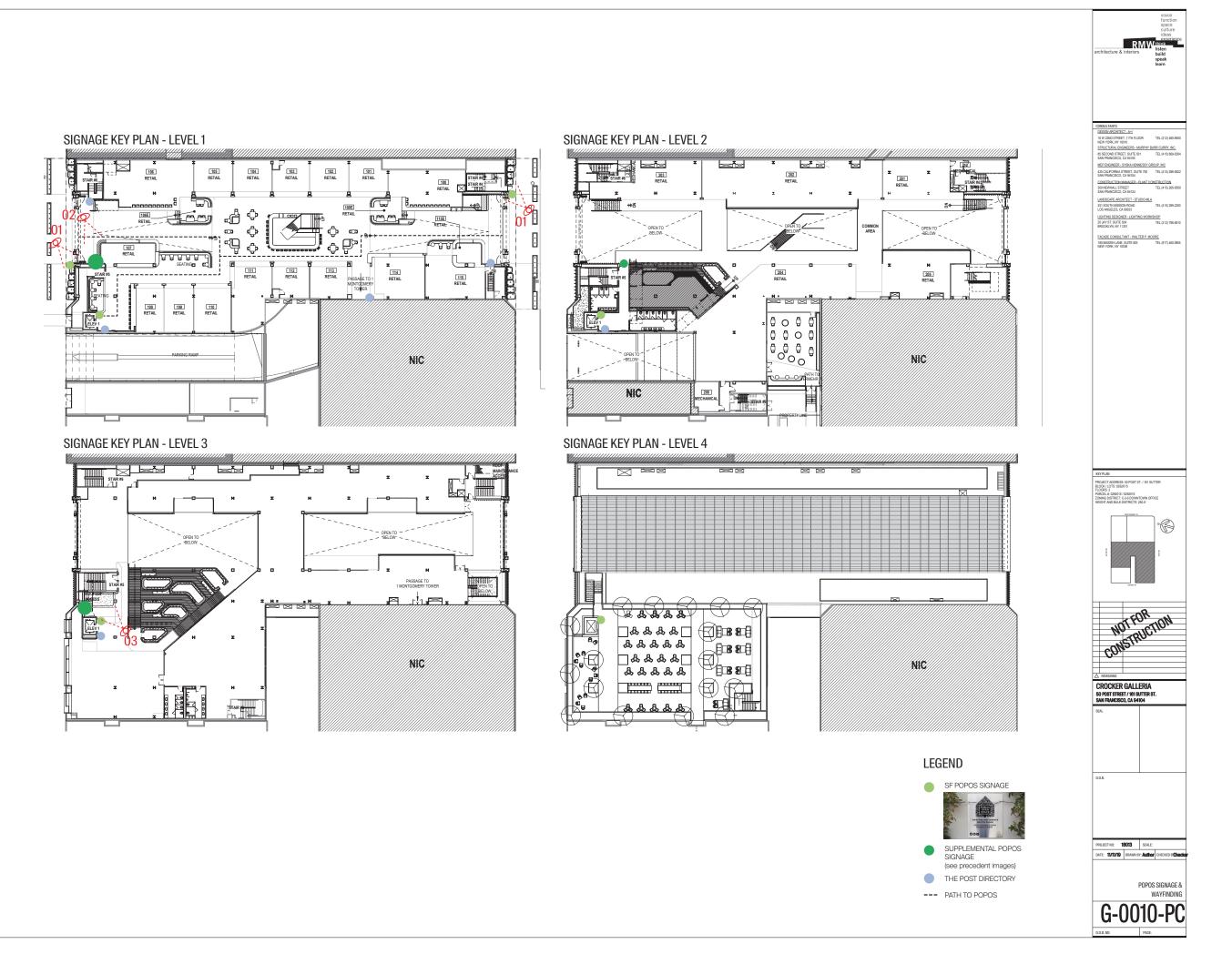
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PROJECT NO: 18013 SCALE:

DATE: 11/13/19 DRAWN BY: A+I CHECKEDBY: A+I

PHOTOGRAPHS AND RENDERINGS

G-0009-PC



PRECEDENTS - SUPPLEMENTAL WAYFINDING & SIGNAGE



pictured in signage study below

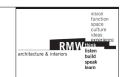
SIGNAGE STUDY - Apply consistent branding for POPOs space throughout plan*

*Note: Final supplementary signage design in progress









| DESIGN ARCHITECT - A+I | |
|---|--------------------|
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-9500 |
| STRUCTURAL ENGINEERS - MURPHY B | URR CURRY, INC. |
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| LIGHTING DESIGNER - LIGHTING WORK | SHOP |
| 20 JAY ST. SUITE 504 BROOKLYN, NY 11201 | TEL (212) 796-6510 |



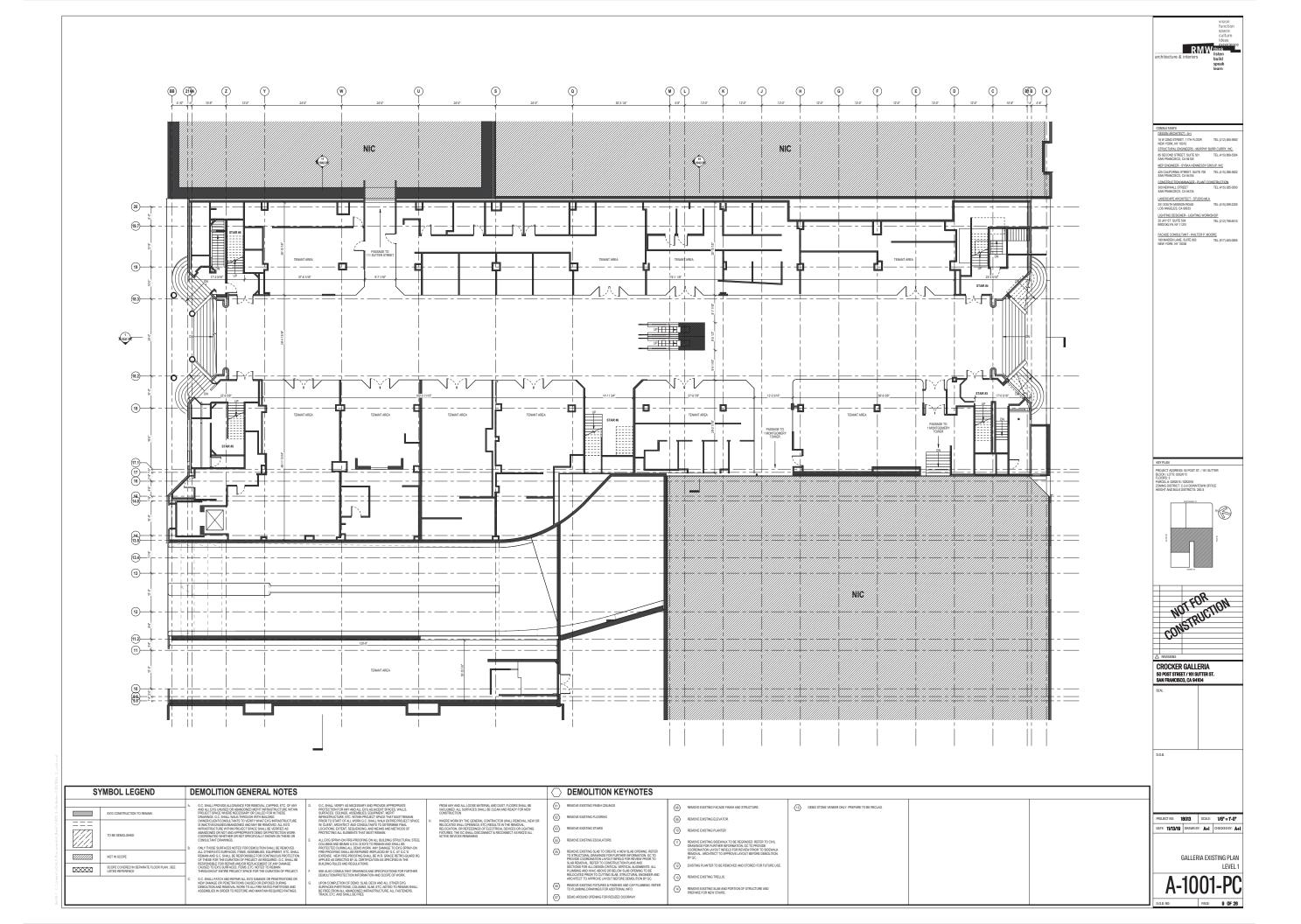
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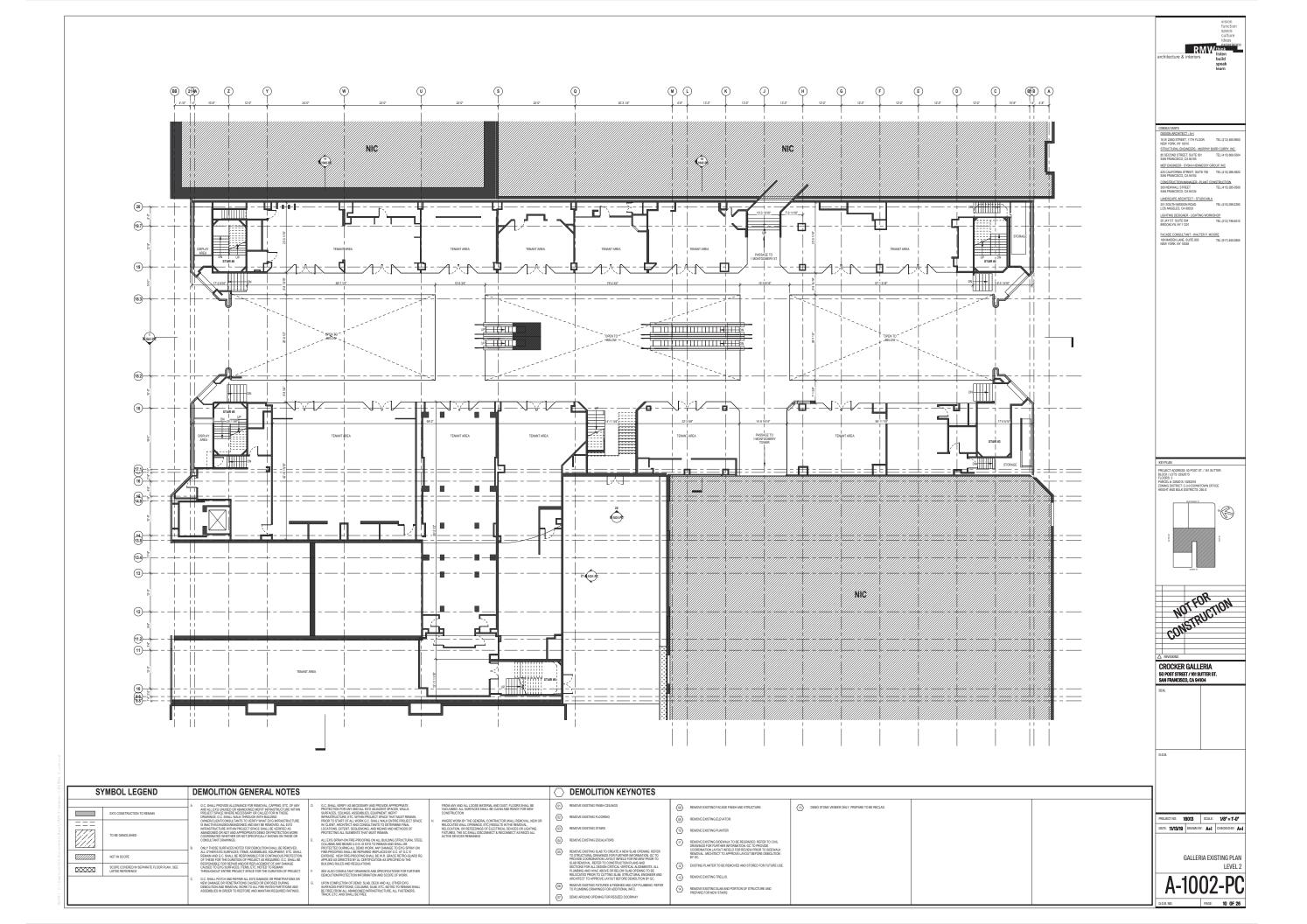
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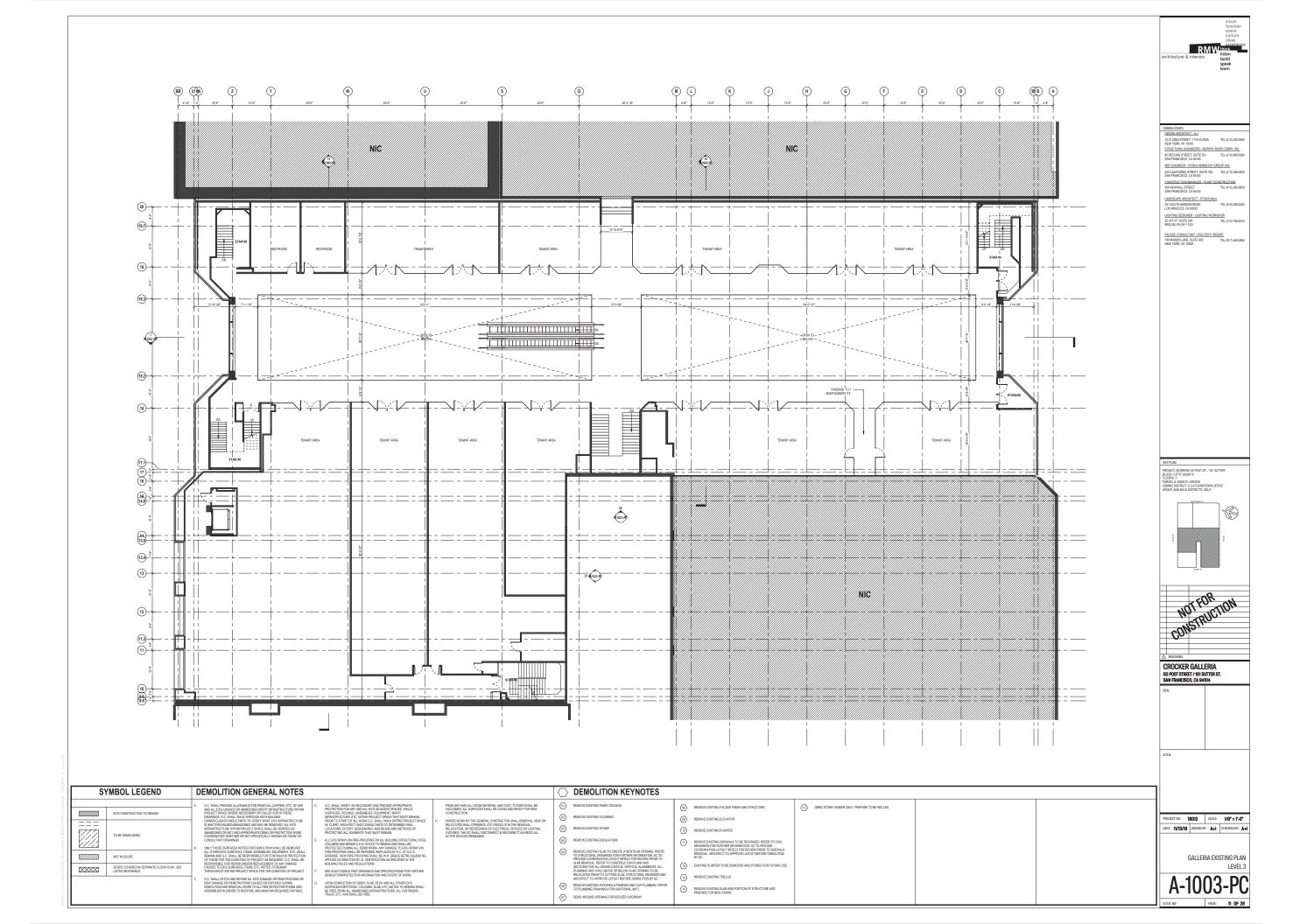
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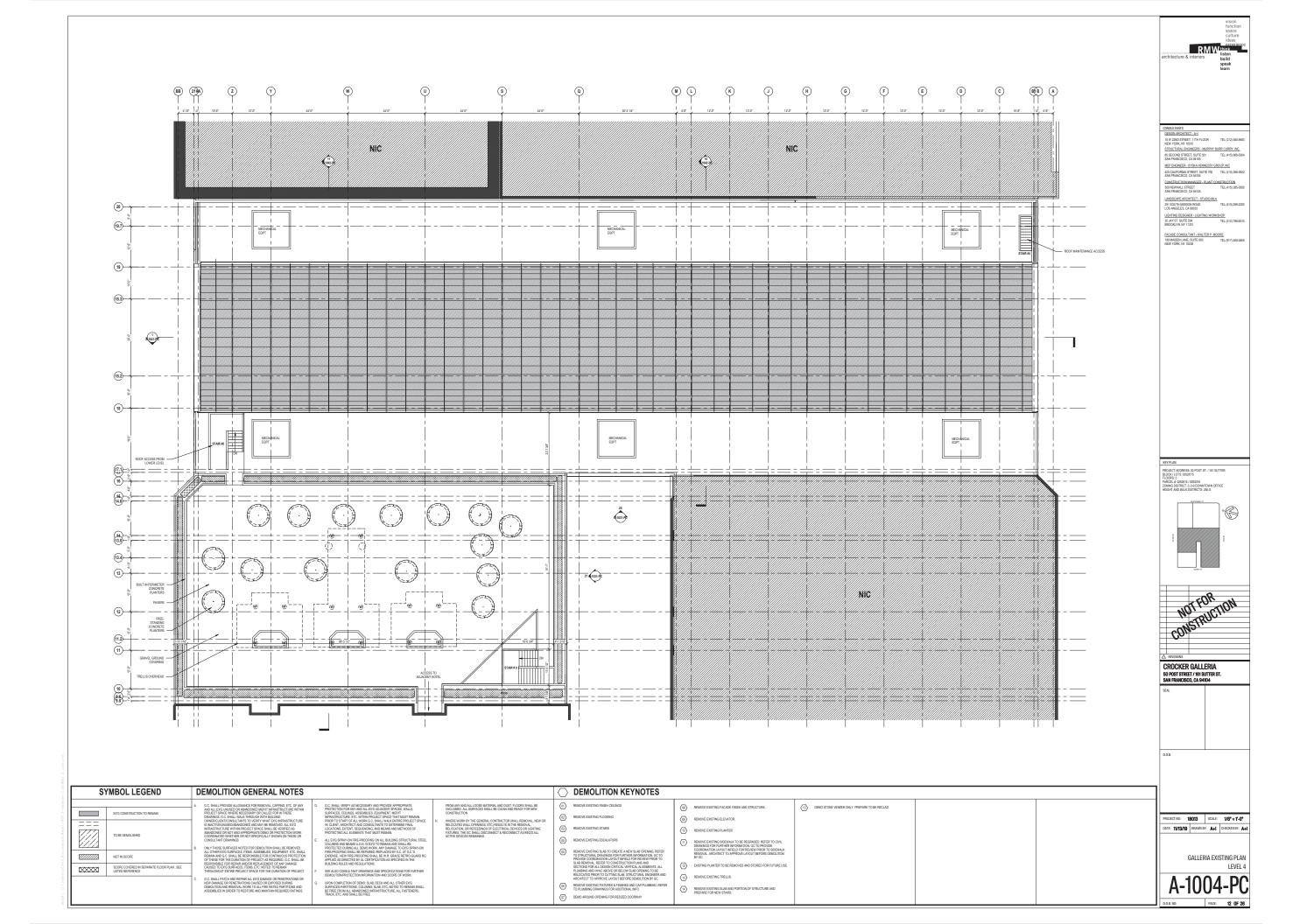
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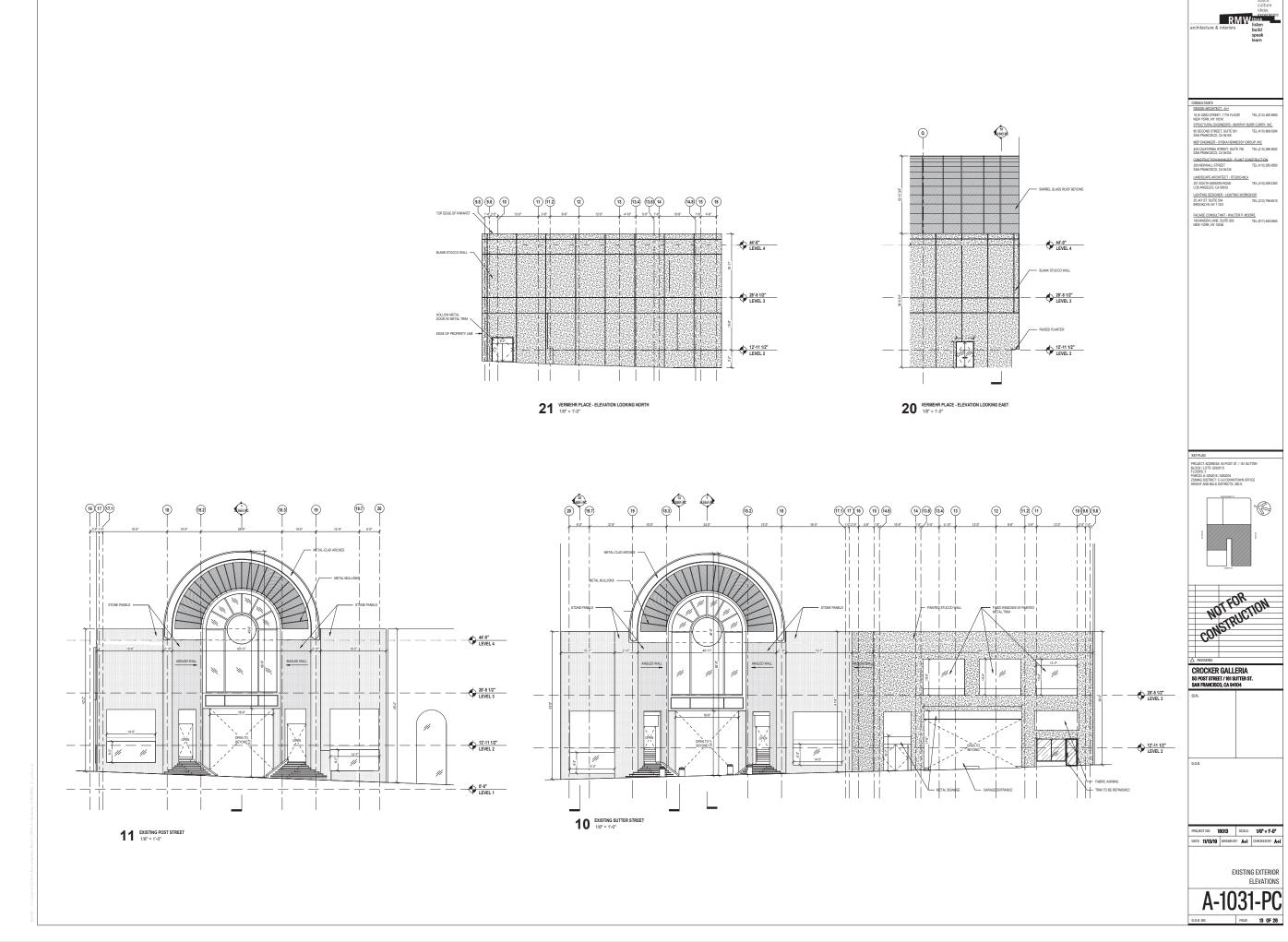
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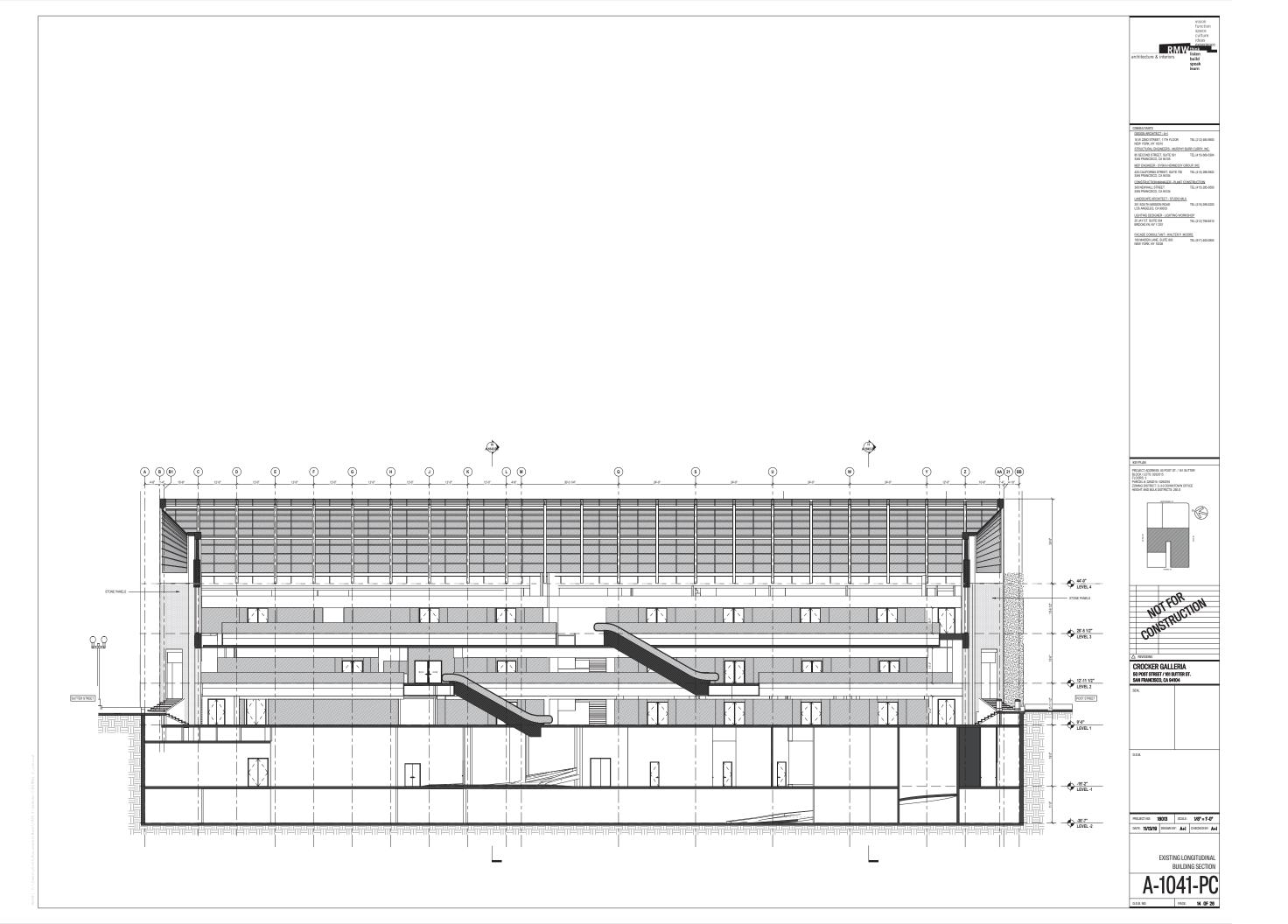


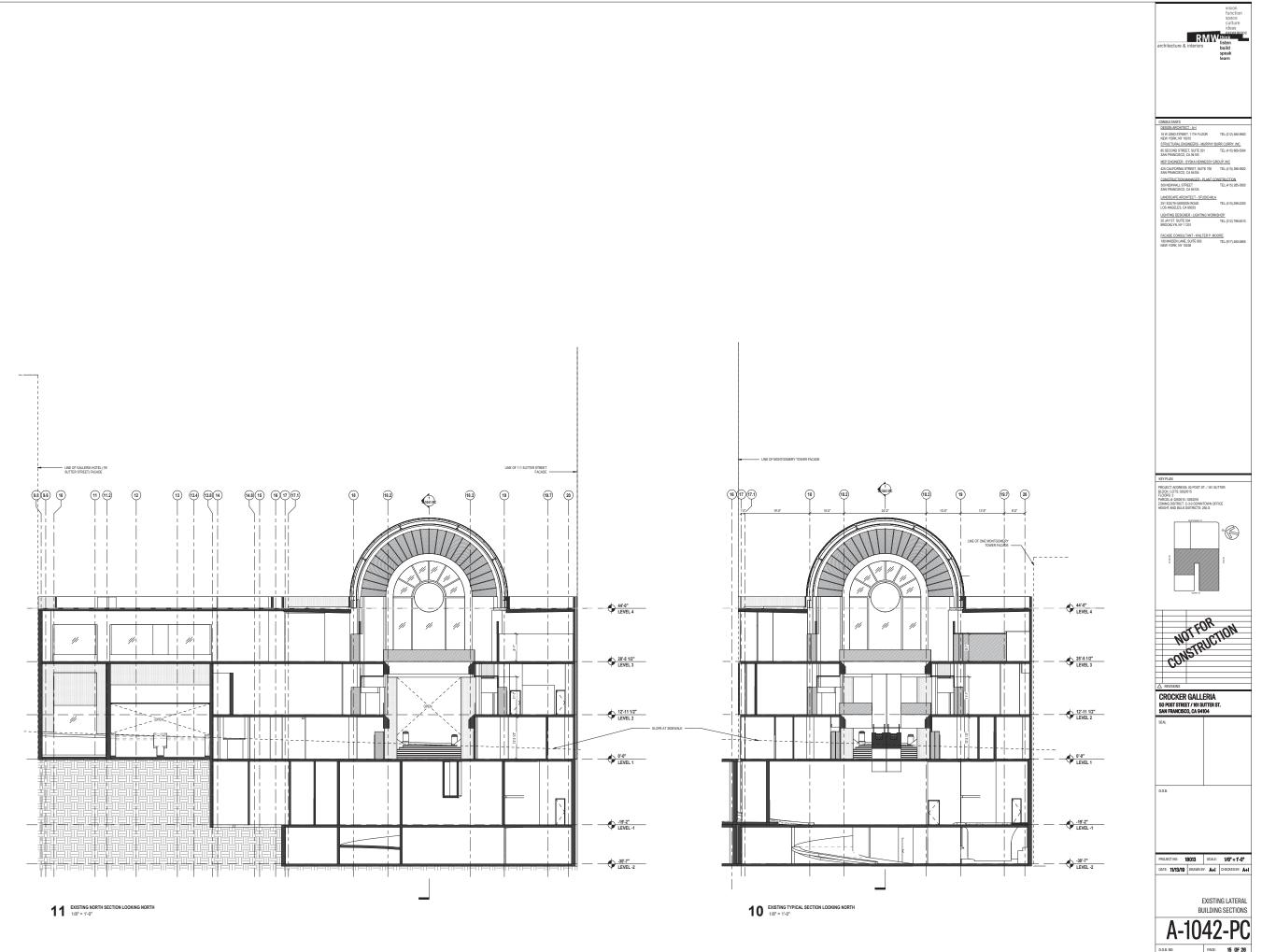


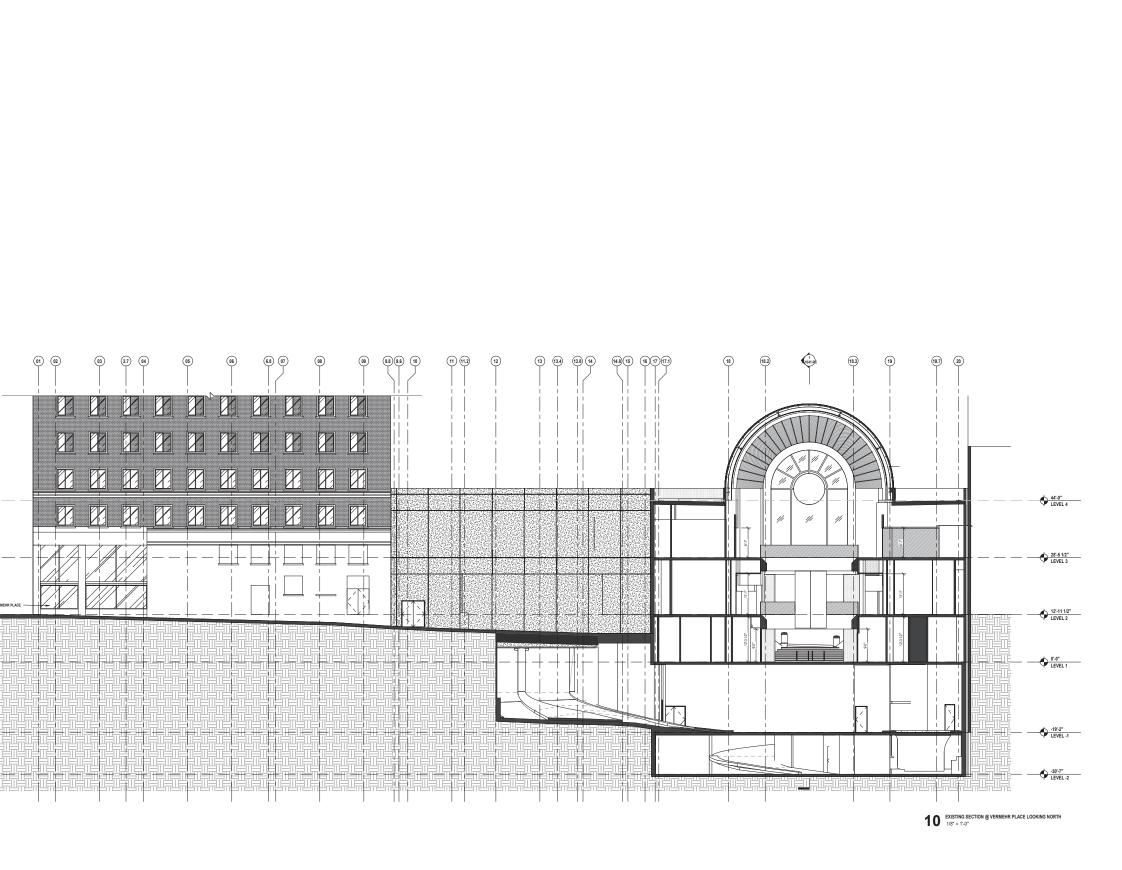












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CONSULTANTS

DESCA MACHIECT. AL!

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14 (11) 919-200

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16 NO Y 200 STREET, SUIT TO

16 (11) 919-200

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18 NO Y 200 STREET, SUIT TO

18 LOOP STREET, S LANDSCAPE ARCHITECT - STUDIO-MLA
251 SOUTH MISSION ROAD
LOS ANGELES, CA 90033
TEL (415) 289-2200 LIGHTING DESIGNER - LIGHTING WORKSHOP

20 JAY ST. SUITE 504

BROOKLYN, NY 11201

EL (212) 798-8510

FACADE CONSULTANT - WALTER P. MOORE 180 MADEN LANE, SUITE 803 TEL (917) 480-085 NEW YORK, NY 10038

* (C)

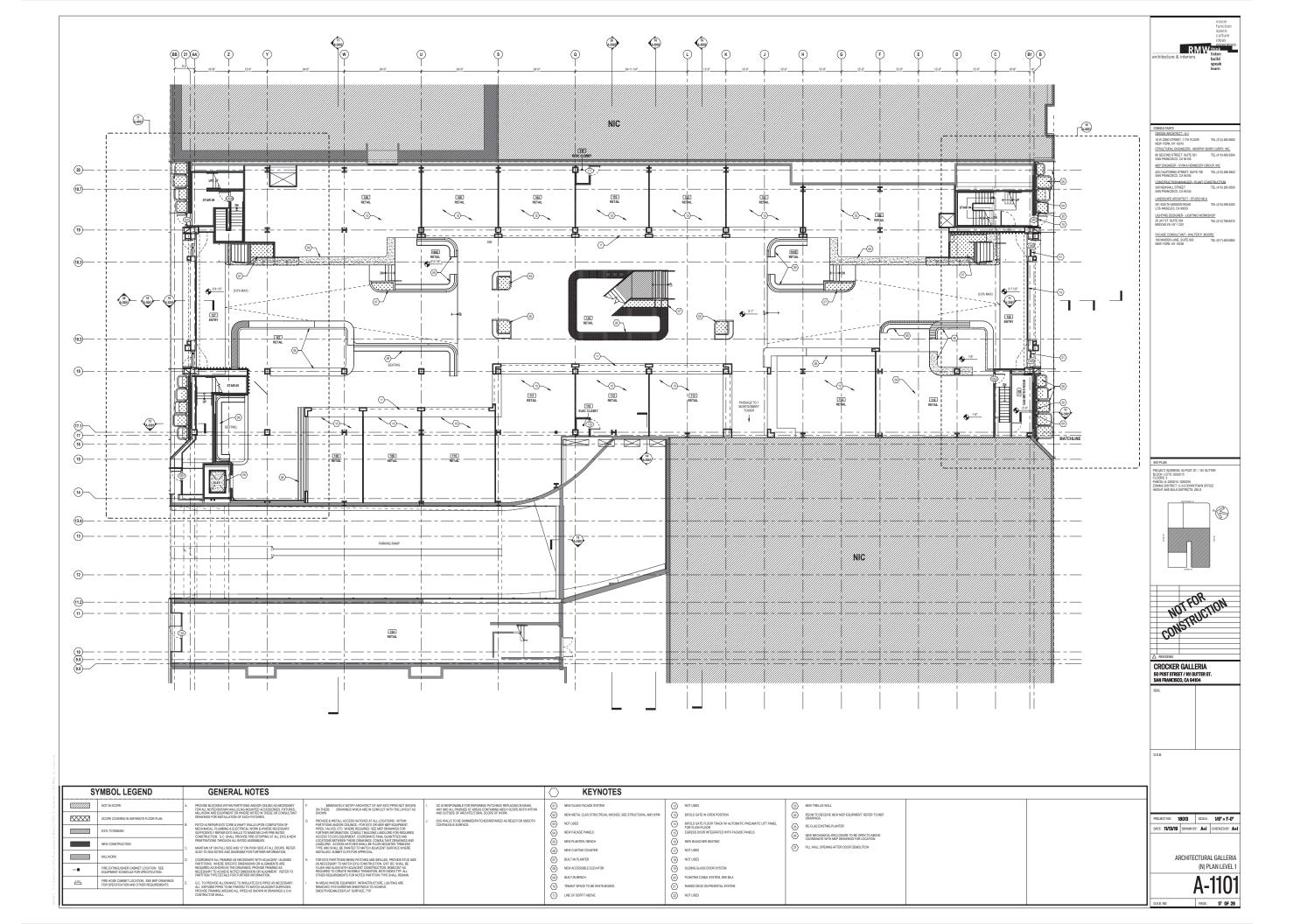
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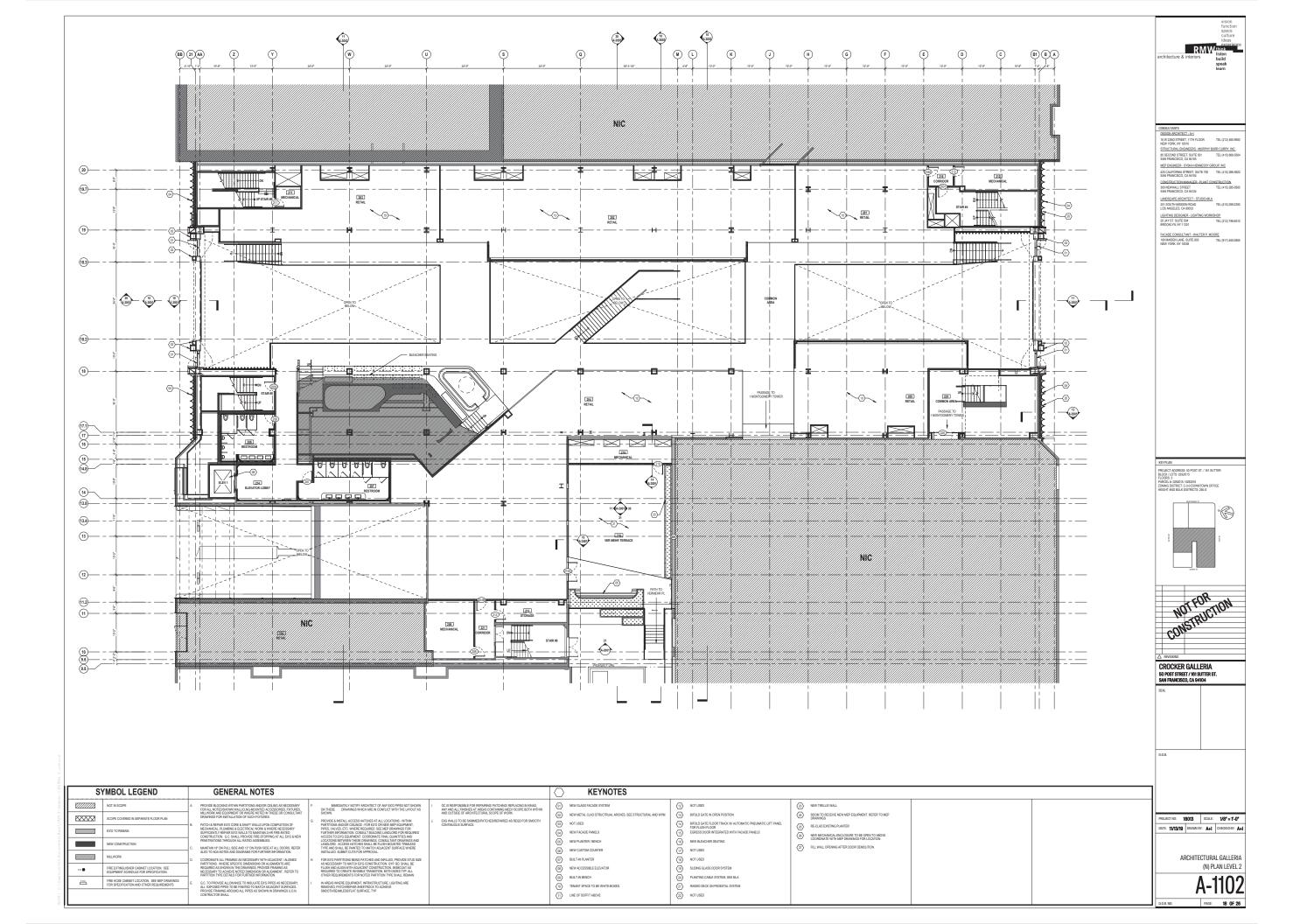
CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST. SAN FRANCISCO, CA 94104

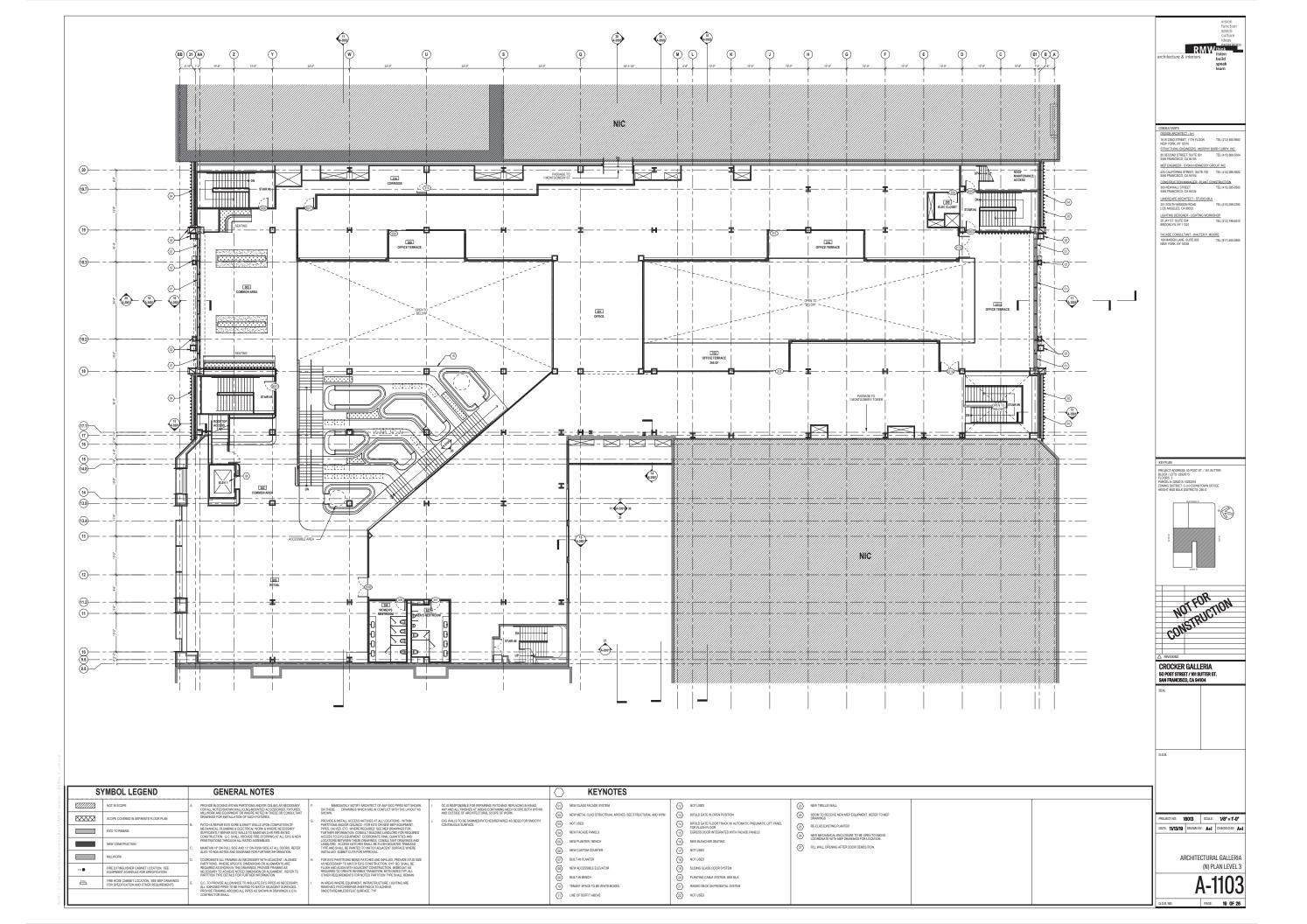
PROJECT NO: 18013 SCALE: 1/8" = 1'-0" DATE: 11/13/19 DRAWN BY: A+I CHECKED BY: A+I

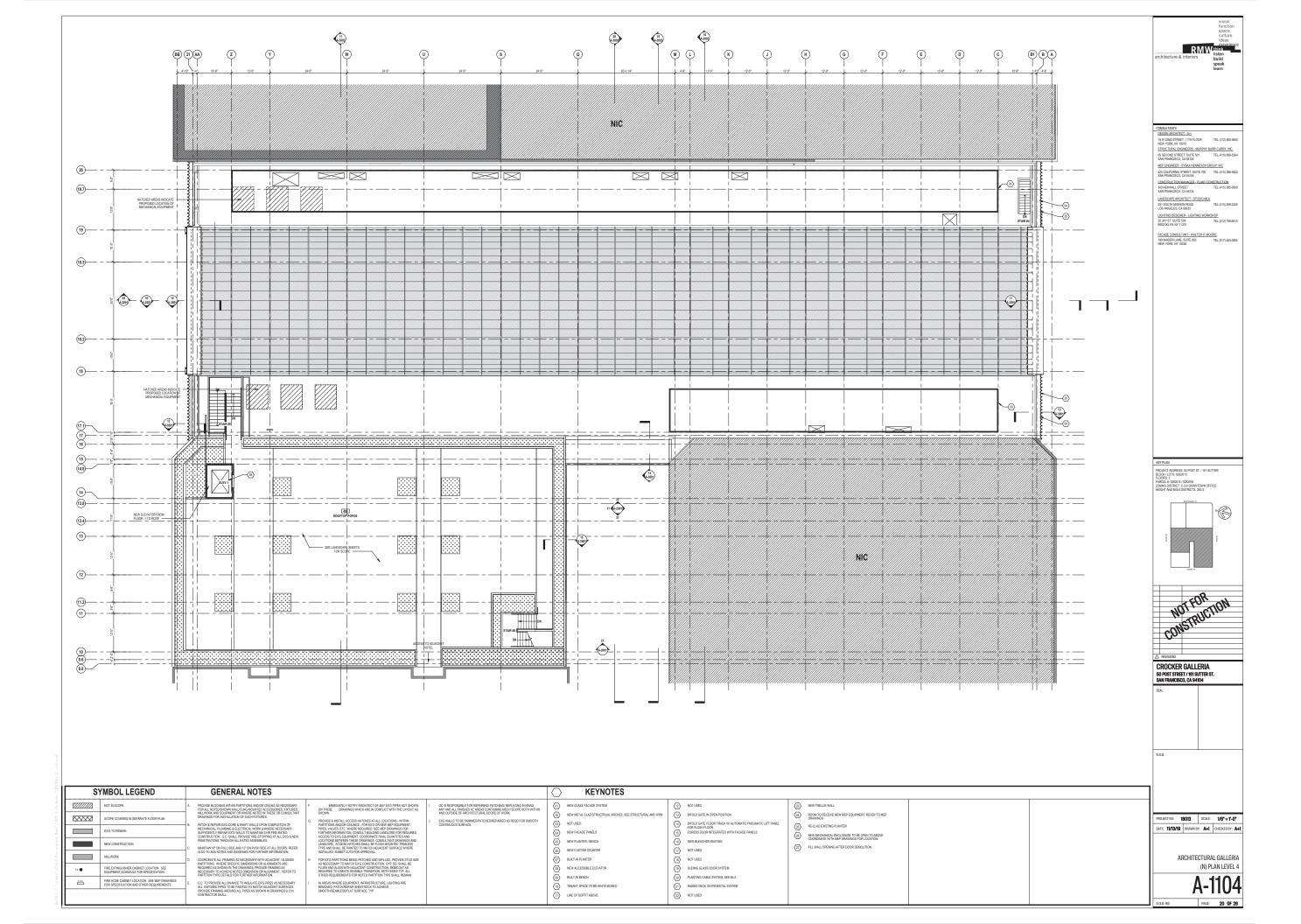
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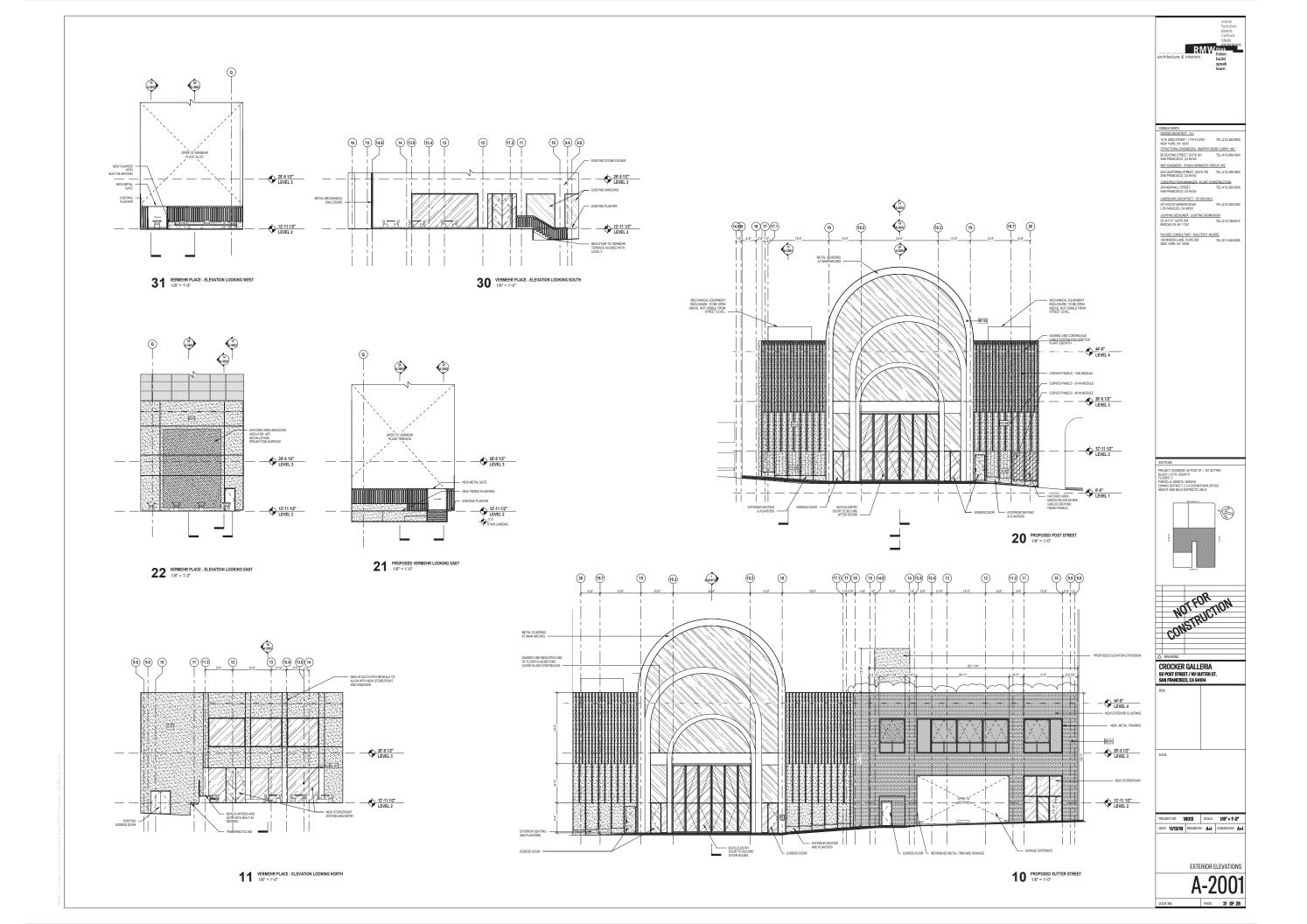
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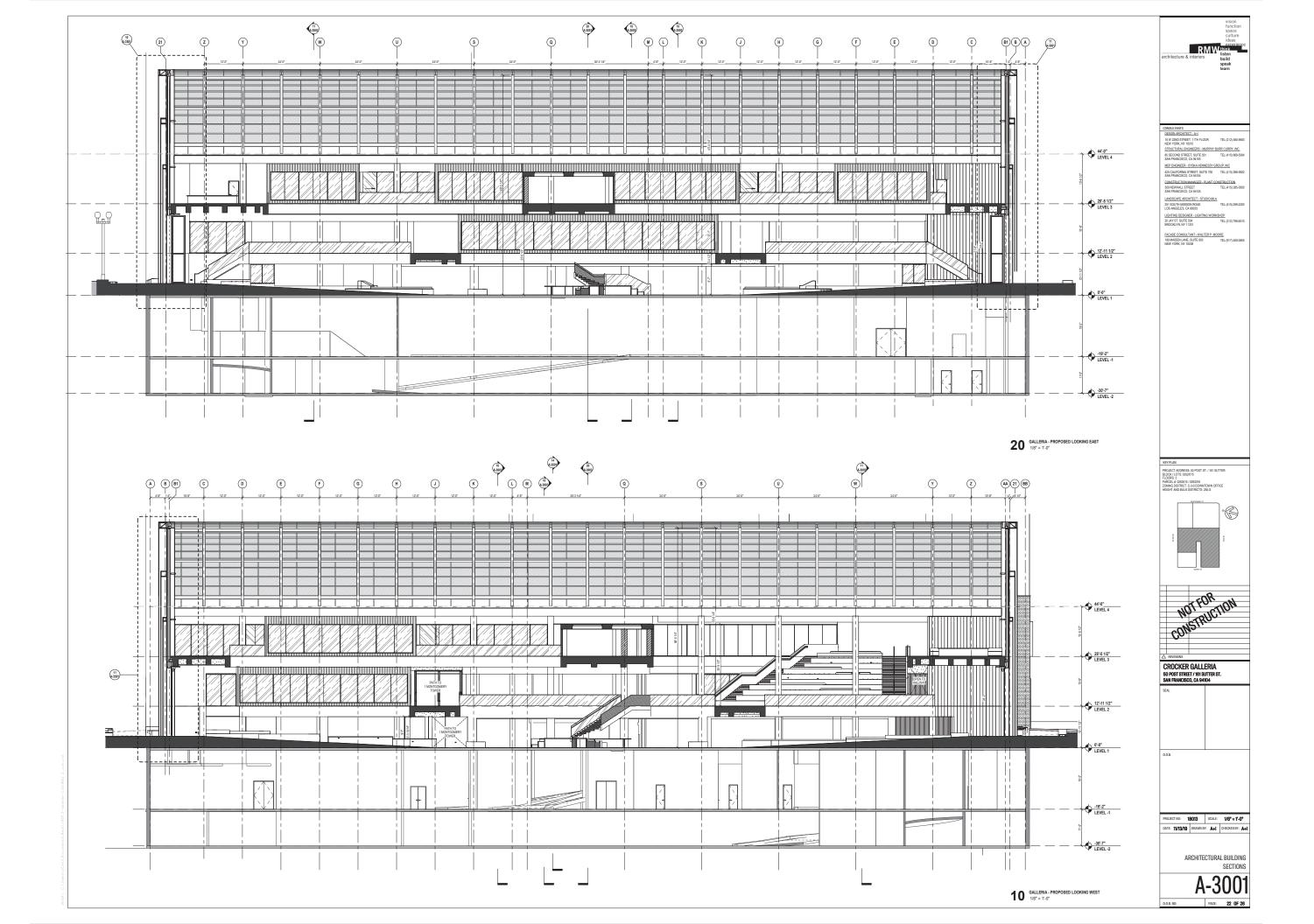


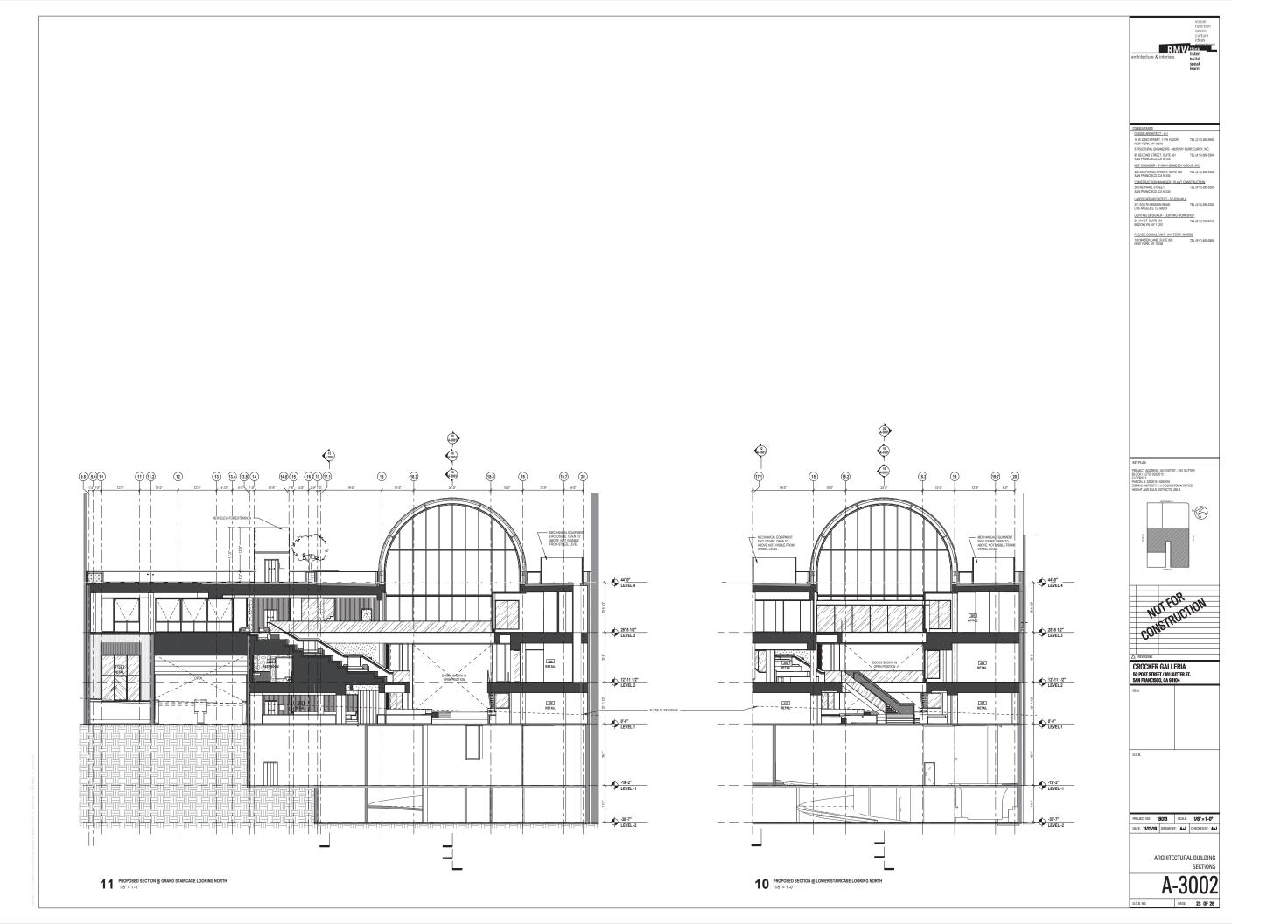


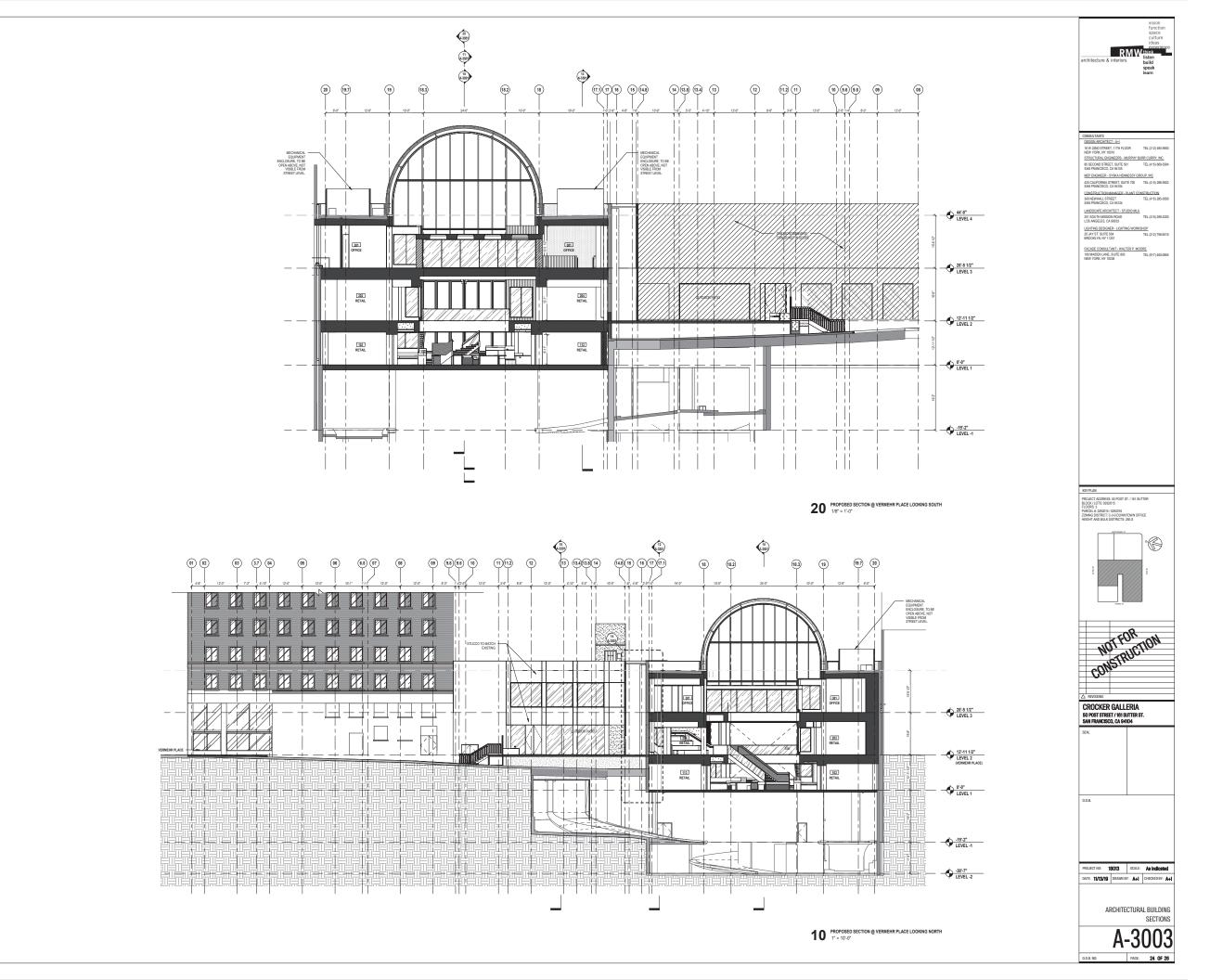


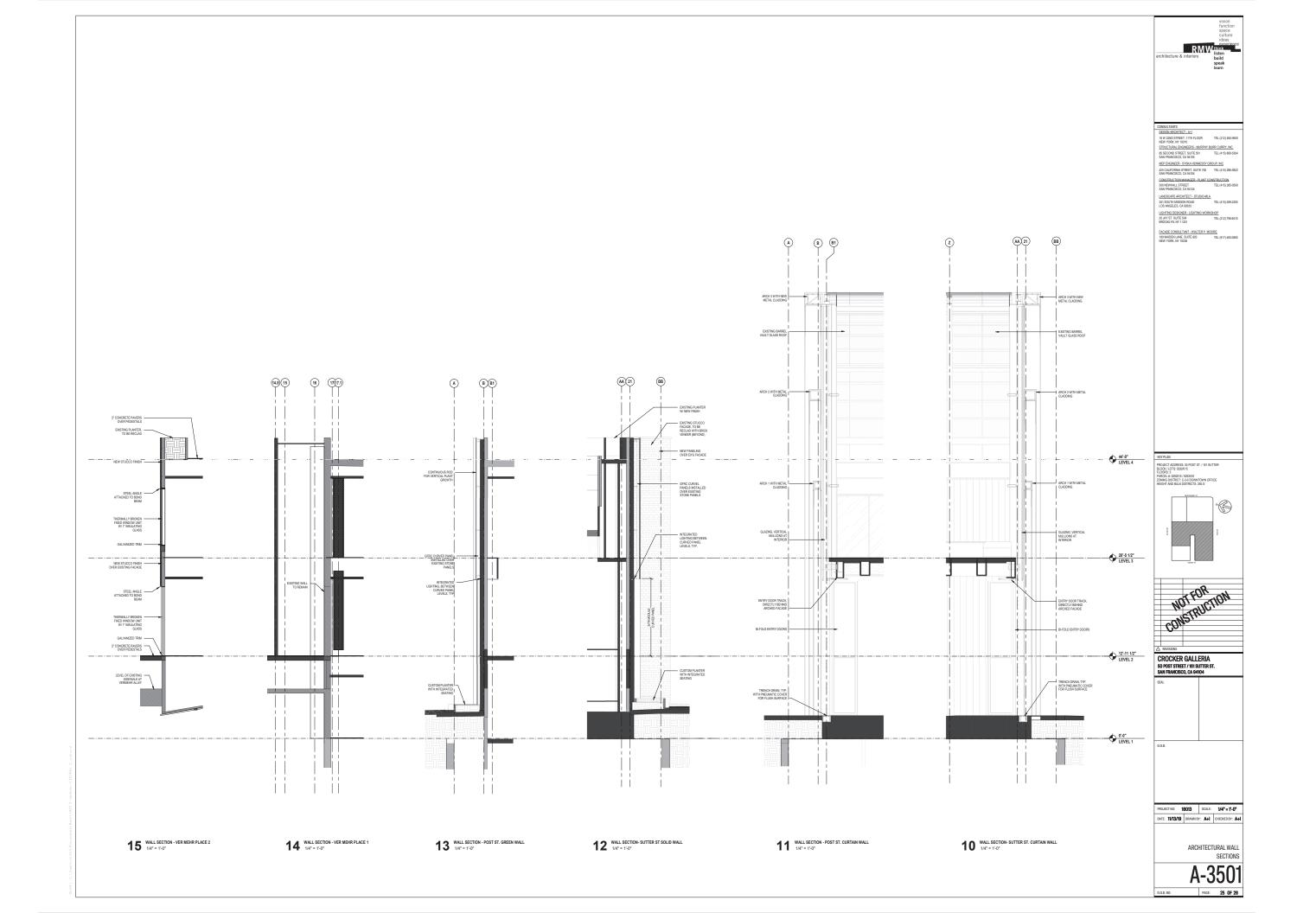


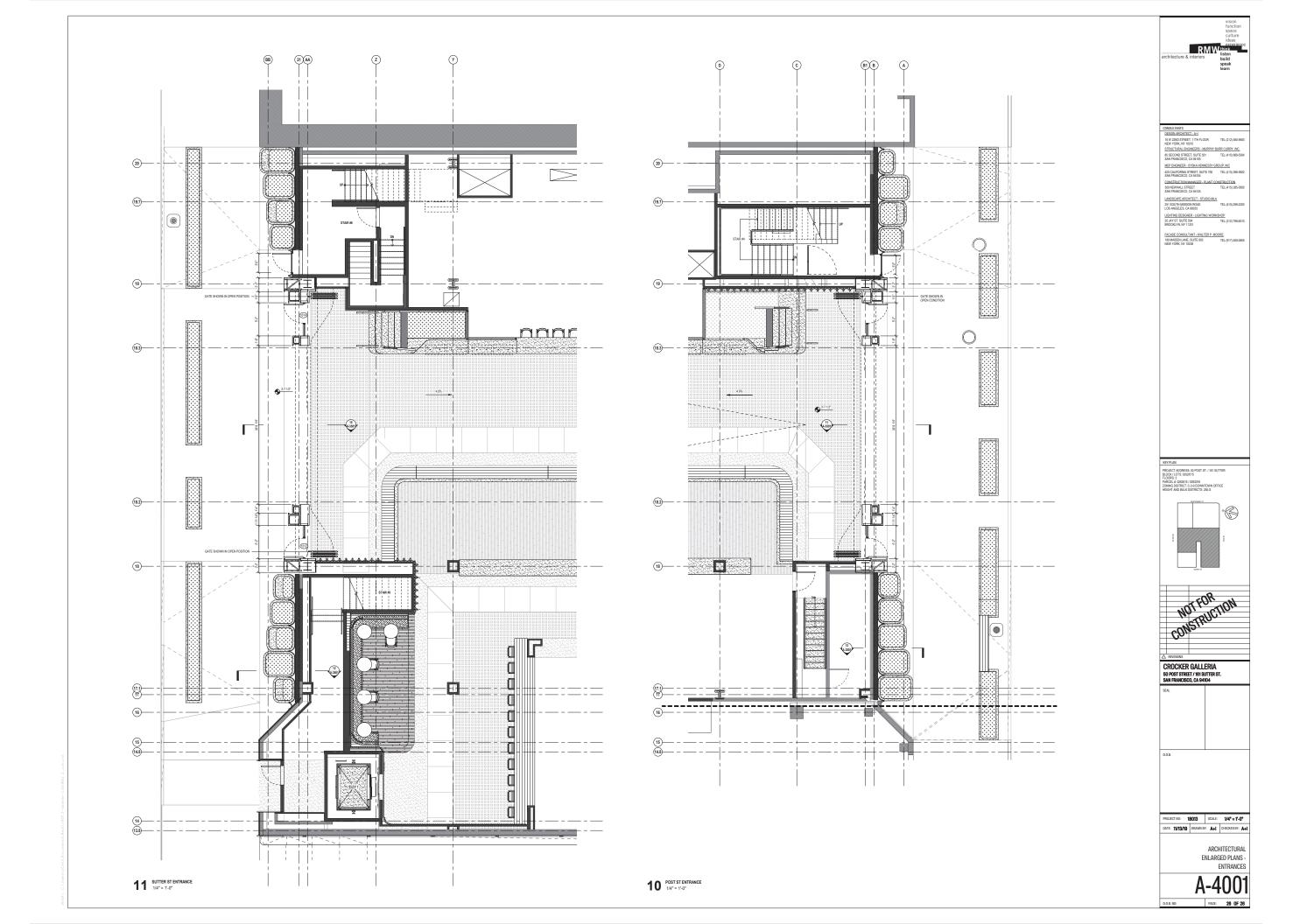


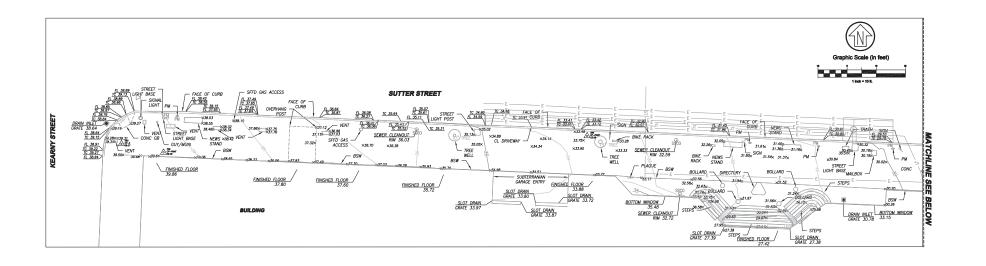


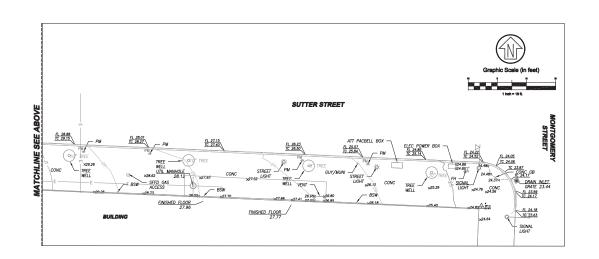


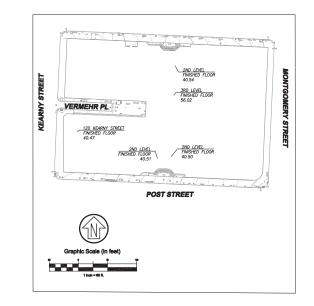


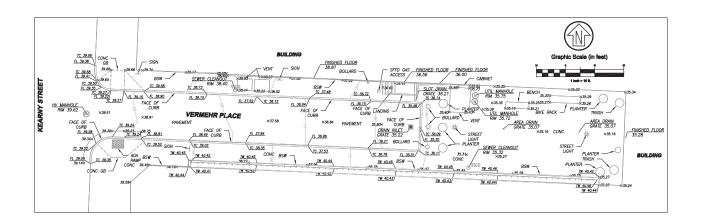












| AC | ASPHALTIC CONCRETE | IRR | IRRIGATION |
|------|----------------------------|------|---------------------------|
| BFP | BACK FLOW PREVENTER | L | LIGHTING CONDUIT |
| BSW | BACK OF SIDEWALK | PM . | PARKING METER |
| CL | CENTER LINE | SD | STORM DRAIN |
| CONC | CONCRETE | SFFD | SAN FRANCISCO FIRE DEPART |
| DEP | DEPRESSED | SL | STREET LIGHT |
| E | ELECTRIC | SS | SANITARY SEWER |
| ELEC | ELECTRICAL | TC | TOP OF CURB |
| FDC | FIRE DEPARTMENT CONNECTION | TELE | TELEPHONE |
| FH | FIRE HYDRANT | TYP | TYPICAL |
| FL | FLOW LINE | TW | TOP OF WALL |
| G | GAS | UTIL | UTILITY |
| GV | GAS VALVE | W | WATER |
| HV | HIGH VOLTAGE | w | WATER VALVE |

| LEGEND | |
|-------------|-----------------------------|
| | BUILDING |
| | CONTOUR MAJOR (5' INTERVAL) |
| | CONTOUR MINOR (1' INTERVAL) |
| xxxxxxxxxxx | FENCE |
| | GRADE BREAK LINE |
| | TOE OF BANK |
| | TOP OF BANK |
| | RETAINING WALL |

- NOTES

 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- HORIZONTAL DATUM IS ASSUMED COORDINATES 5000, 5000 FROM CONTOUR POINT # 4, SHOWN HEREON.
- 3. VERTICA DATUM SHOWN ON THIS MAP IS BASED ON THE ELEVATION 30.26, TAKEN AT THE NORTH BAST CORNER OF CROCKER CALLERN (ON SUTTER STREET), AS SHOWN ON THE ENTITLED CROCKER NATION BANK PLANS DATED 11/15/1979.
- TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY ON MARCH 12-13TH, 2019.





| CONSULTANTS | |
|---|--------------------|
| DESIGN ARCHITECT - AH | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-8600 |
| STRUCTURAL ENGINEERS - MURPHY B | URR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAM FRANCISCO, CA 94105 | TEL (415) 888-5304 |
| MEP ENGINEER - SYSKA HENNESSY GI | ROUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAM FRANCISCO, CA 94104 | TEL (415) 288-5822 |
| CONSTRUCTION MANAGER - PLANT CO | INSTRUCTION |
| 300 NEWHALL STREET SAM FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 291 SOUTH MISSION ROAD LOS ANGELES, CA 90083 | TEL (415) 289-2200 |
| LIGHTING DESIGNER - LIGHTING WORK | ЗНОР |
| 20 JAY ST. SUITE 504 BROOKLYN, NY 11201 | TEL (212) 766-6610 |
| CIVIL ENGINEER - CSWISTUBER-STROE | 94 |
| 45 LEVERONI COURT NOVATO, CA 94849 | TEL (415) 883-9850 |







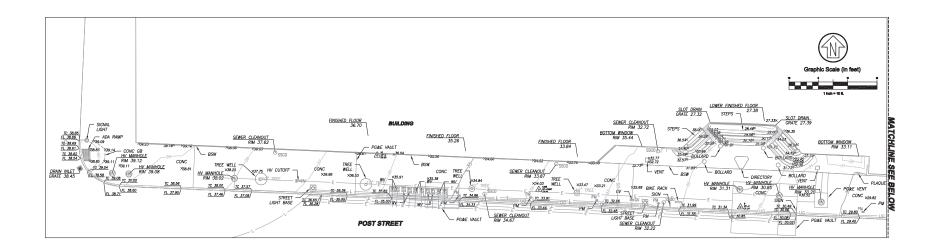
CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST. SAN FRANCISCO, CA 94104

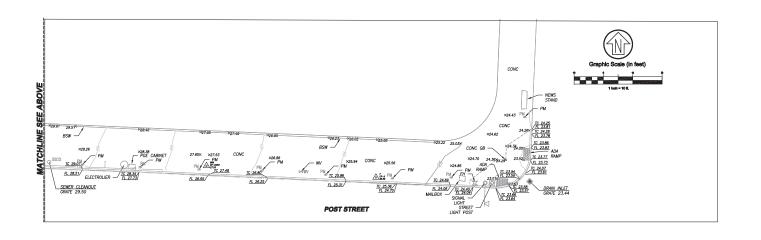


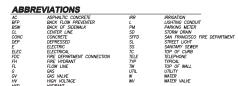
PROJECT NO: SCALE: AS SHWON

TOPOGRAPHIC SURVEY









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| <u> </u> | BUILDING |
|-------------|-----------------------------|
| | CONTOUR MAJOR (5' INTERVAL) |
| | CONTOUR MINOR (1' INTERVAL) |
| xxxxxxxxxxx | FENCE |
| | GRADE BREAK LINE |
| | TOE OF BANK |
| | TOP OF BANK |

- NOTES

 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
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- VERTICAL DATUM SHOWN ON THIS MAP IS BASED ON THE ELEVATION 30.26, TAKEN AT THE NORTH EAST CORNER OF CROCKER GALLERW (ON SUITER STREET), AS SHOWN ON THE ENTITLED CROCKER NATION BANK PLANS DATED 11/15/1979.
- 4. TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY ON MARCH 12-13TH, 2019.





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| \Box | | PLANNING MEETING |
| Δ | REVISIONS | |

CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST. SAN FRANCISCO, CA 94104



PROJECT NO: SCALE: AS SHWON

TOPOGRAPHIC SURVEY

GENERAL NOTES

- WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAM FRANCISCO STANDARD CONSTRUCTION PLANS AND SPECIFICATIONS, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AND UTILITY COMPANY'S STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE, LATEST EDITION.
- 3. CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND ITS AUTHORIZED REPRESENTATIVES FROM ALL LUBBILITIES AND DAMAGES RESULTING FROM HIS CONSTRUCTION OPERATIONS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL CONTRACT DOCUMENTS PRIOR TO THE START OF CONSTRUCTION. ANY COMMENTS PRIOR TO THE START OF CONSTRUCTION SO THAT A LABERGATION OF BE SIBLED ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THERE OWN EXPENSE.

- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING UNDERGROUND, AT-GRADE OR OVERHEAD IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY, INCLUDING PERMANENT TRENCH RESURFACING.
- 10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS INCLUDING ENCROACHMENT PERMIT FROM THE CITY PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- 11. TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST "MANUAL OF TRAFFIC CONTROLS" PUBLISHED BY THE CALFORNIA DEPARTMENT OF TRANSPORTATION. THE CONTROL TOR SHALL SIGNIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OFFERTONS.
- 12. CONTRACTOR TO BE AWARE OF AND PROTECT ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF ASSEMBLY BILL 2040, DAVIS. ASBESTOS.
- 16. SIGNIFICANT PREHISTORIC CULTURAL RESOURCES ARE DEPIRED AS HUMAN BURIALS. PELITIES OR OTHER CULTIFIENCE OF PROSE MADE MODE FOO USED BY MATTER FOR PROPERTY OF THE PROPER
- 18. ALL DEBRIS, EXCESS, AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OSTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- 20. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- 21. ALL STREETS SHALL BE SWEPT AND KEPT CLEAN AT THE END OF EACH DAY AND SHALL COMPLY WITH ALL APPLICABLE RWQCB REQUIREMENTS FOR THE DURATION OF THE PROJECT WORK.

- 24. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5 OR DEEPER. ALL TRENCHES 5 IN DEPTH OR GREATER SHALL BE SHORED AND BRACED ACCORDING TO STATE LAW.
- 25. LITLITES AS SHOWN CONFORM TO ANALARLE PIELD SUPVEY DATA. NO REPRESENTATION IS MADE AS TO THE ACCUPACY OR COMPLETENESS OF SAD UTILITY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERRIFY LOCATION AND DEPTHS SIY POTHOLING OF ALL UTILITIES WITH APPROPRIATE ACENCIES, AND TO TAKE PRECAUTIONARY MEASUREST OF PROTECT THE UTILITY HES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY CONFLICTS SHALL BE REPORTED IMEDIATELY TO THE ACENCY AND TO THE C'UL ENSINEER.
- 26. MANHOLE FRAMES AND COVERS AND ALL OTHER UTILITY FRAMES AND COVERS LOCATED WITHIN PAYED AREAS SHALL BE BROUGHT TO FINISH GRADE AFTER PAYING. RIM GRADES, WHERE SHOWN, ARE APPROXIMATE. CONTRACTOR TO ADJUST RIM GRADE TO CONFORM WITH INSTALLED PAYING.
- 27. CONTRACTOR SHALL NOTIFY CITY ENGINEER 48 HOURS PRIOR TO ANY NEED FOR FORMWORK REVIEW AND APPROVAL.

ADDITIONAL NOTES

- REPLACE ALL NON STANDARD UTILITY SURFACE LIDS TO SFPUC STANDARD LIDS WITHIN LIMIT OF WORK.
- 2. PROTECT ALL EXISTING UTILITIES WITHIN THE RECONSTRUCTED SIDEWALK.
- PROTECT OR REMOVE AND REINSTALL ALL EXISTING FURNISHINGS WITHIN THE RECONSTRUCTED SIDEWALK TO PRE-CONSTRUCTION CONDITIONS.
- SURFACE UTILITIES AND FURNISHINGS, IN ADDITION TO THOSE SHOWN ON THIS PLAN, MAY BE LOCATED WITHIN THE SIDEWALK. CONTRACTOR SHALL LOCATE ALL EXISTING SURFACE UTILITIES AND PERMISHINGS WITHIN THE SEPERMLK PRIOR TO COMMENCING DEMOLITION OF THE EXISTING SIDEWALK (I.E. MAIL BOXES, NEWS STANDS, PARKING METERS, ETC.
- 6. CONTRACTOR SHALL COORDINATE WITH MTA TO REPLACE ALL CURB MARKINGS.
- 7. NO NEW UTILITIES OR UPGRADES.

ABBREVIATIONS

- BSW BACK OF SIDEWALK
 EG EXISTING GRADE
 FG FINISH GRADE
 FH FIRE HYDRANT
 FL FLOWLINE
 FS FINISH SURFACE

- GB GRADE BREAK N NEW

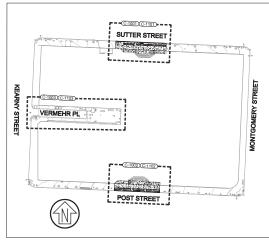
SYMBOLS

| EXISTING | | PROPOSED |
|------------------|-----------------------------------|----------|
| | BOLLARD | • |
| - | SIGN | - |
| * | LIGHT - POST MOUNTED | * |
| | STREETLIGHT | ₩ |
| PM | PARKING METER | PM on |
| OSSC0 | SANITARY SEWER - CLEANOUT | OSSCO |
| <u>s</u> | SANITARY SEWER - MANHOLE | S |
| ⊳⊲ ^{GV} | GAS VALVE | ыGV |
| (1) | UTILITY MANHOLE - HIGH VOLTAGE | € |
| 0 | UTILITY MANHOLE - UTILITY | 0 |
| N | FOUND / SET - HUB AND TACK | • |

LINETYPES

| EXISTING | | PROPOSED |
|----------|------------------------|----------|
| | BOUNDARY LINE | |
| 30 | CONTOUR - MAJOR | 30 |
| | CONTOUR - MINOR | |
| | EASEMENT | |
| E | ELECTRIC | N/A |
| G | GAS | N/A |
| N/A | LIMITS OF CONSTRUCTION | |
| UG | UNDERGROUND UTILITY | N/A |
| | RETAINING WALL | |
| ST | STEAM | N/A |
| L | STREET LIGHT | N/A |
| w | WATER | N/A |

| PAVEMENT REPLACEMENT | | | | | | | |
|----------------------|--------------------------------------|--|--|--|--|--|--|
| LOCATION | NEW/REPLACED IMPERVIOUS SURFACE (SF) | | | | | | |
| SUTTER ST | 2044 | | | | | | |
| POST ST | 1788 | | | | | | |
| VERMEHR PL | 100 | | | | | | |
| TOTAL | 3932 | | | | | | |



SHEET INDEX KEY

RMW think

CONSULTANTS

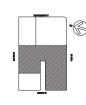
DESIGN ARCHITECT - Art

16 W 2240 STREET, 11TH FLOOR
NEW YORK, NY 10010

TEL (212) 460-4900 STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC. 86 SECOND STREET, SUITE 601 TEL (416) 889-830 SAN FRANCISCO, CA 94105 425 CALIFORNIA STREET, SUITE 700 TEL (415) 288-5922 SAN FRANCISCO, CA 94104 LANDSCAPE ARCHITECT - STUDIO-MLA.
291 SOUTH MISSION ROAD
LOS ANGELES, CA 9003 LIGHTING DESIGNER - LIGHTING WORKSHOP

20 AY ST. SUITE 604
BROCKLYK, NY 11201

TEL (212) 798-6510

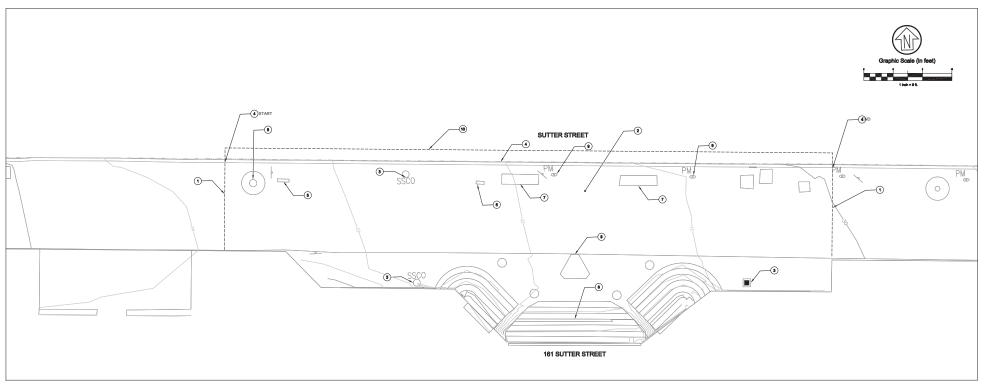


TITISTS PLANNING MEETING A REVISORS

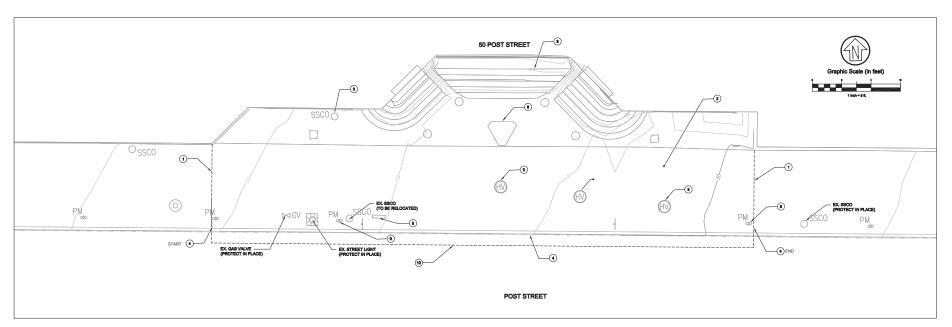
CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST. SAN FRANCISCO, CA 94104

D.O.B.

GENERAL C-0000



SIDEWALK DEMOLITION- 150 SUTTER STREET



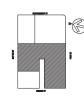
SIDEWALK DEMOLITION- 50 POST STREET

DEMOLITION NOTES

DEMOLITION KEYNOTES

- PROTECT EXISTING UTILITY IN PLACE
 EXISTING CURB TO BE DEMOLISHED
 EXISTING BIKE RACK TO BE REMOVED & REPLACED IN NIND.

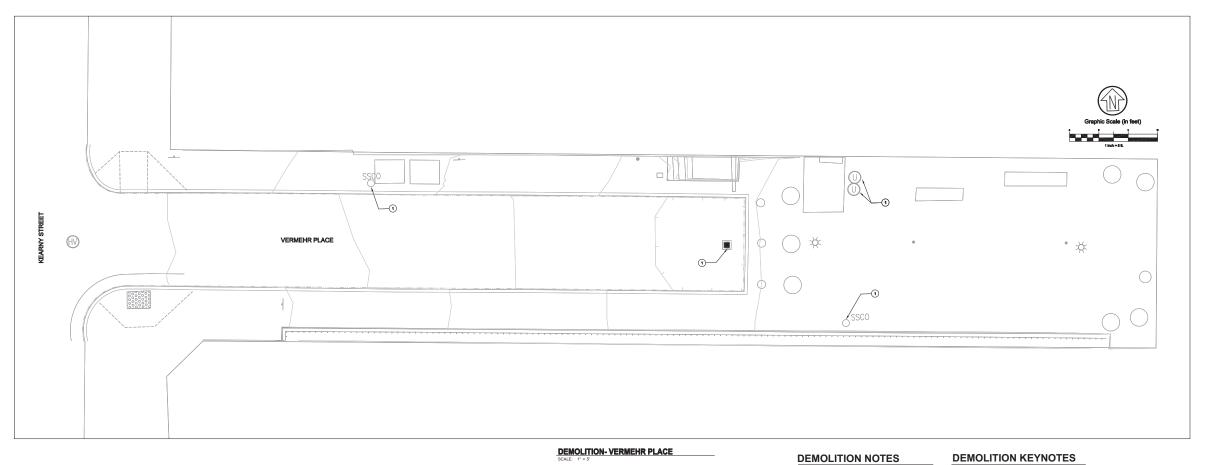
- SALVAGE EASTING NEWS STADDS
 SALVAGE EASTING BUT SHOWS STADDS
 EXISTING BUT DONG FEATURES TO BE DEMOLISHED
 SEA SCHITTECTURAL FLOW
 EXISTING PARKING METER TO BE SALVAGED AND
 REINSTALLED



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PROJECT NO: SCALE: AS SHWON

DEMOLITION PLAN

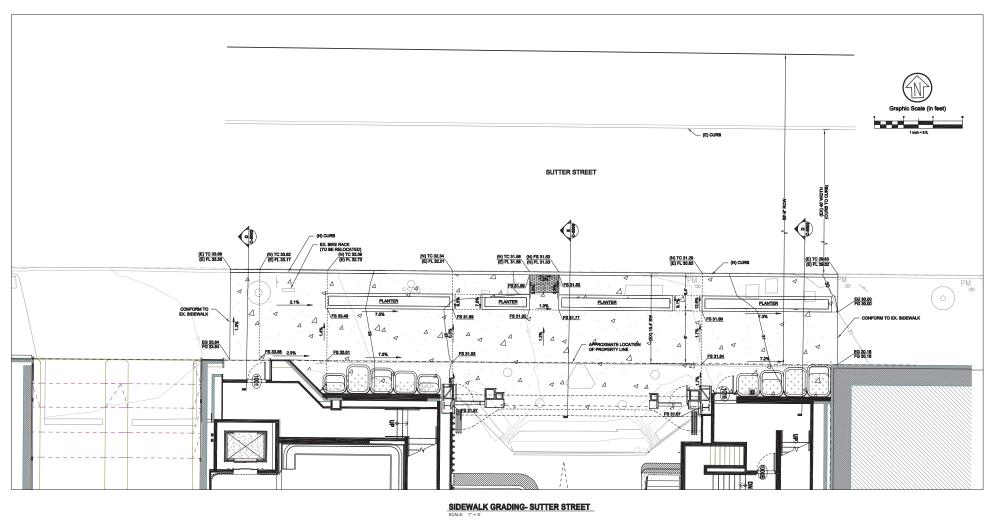


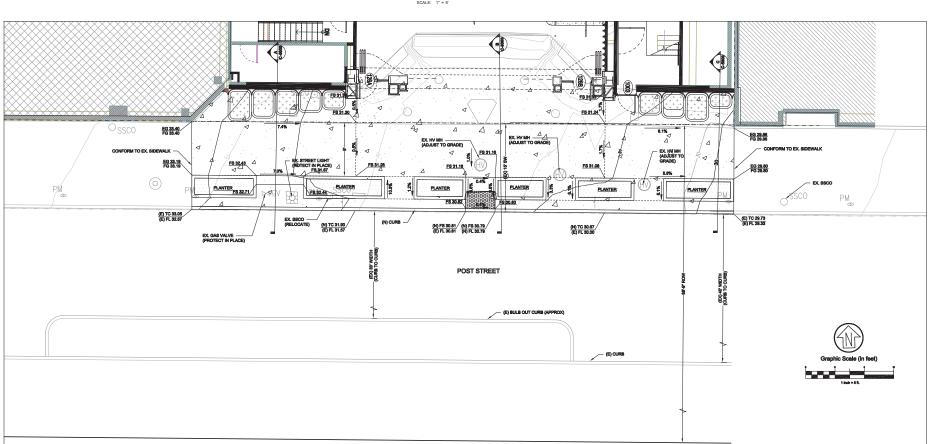




TITISTIS PLANNING MEETING
A REMSONS
CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

DEMOLITION PLAN

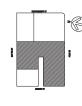




vision function space culture space culture architecture & interiors when space architecture & interiors when spaces learn

CONSULTANTS
DESIGNATIONST-LEFT.
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KEY
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PANCEL & DESCRIPTION OF THE ORDER
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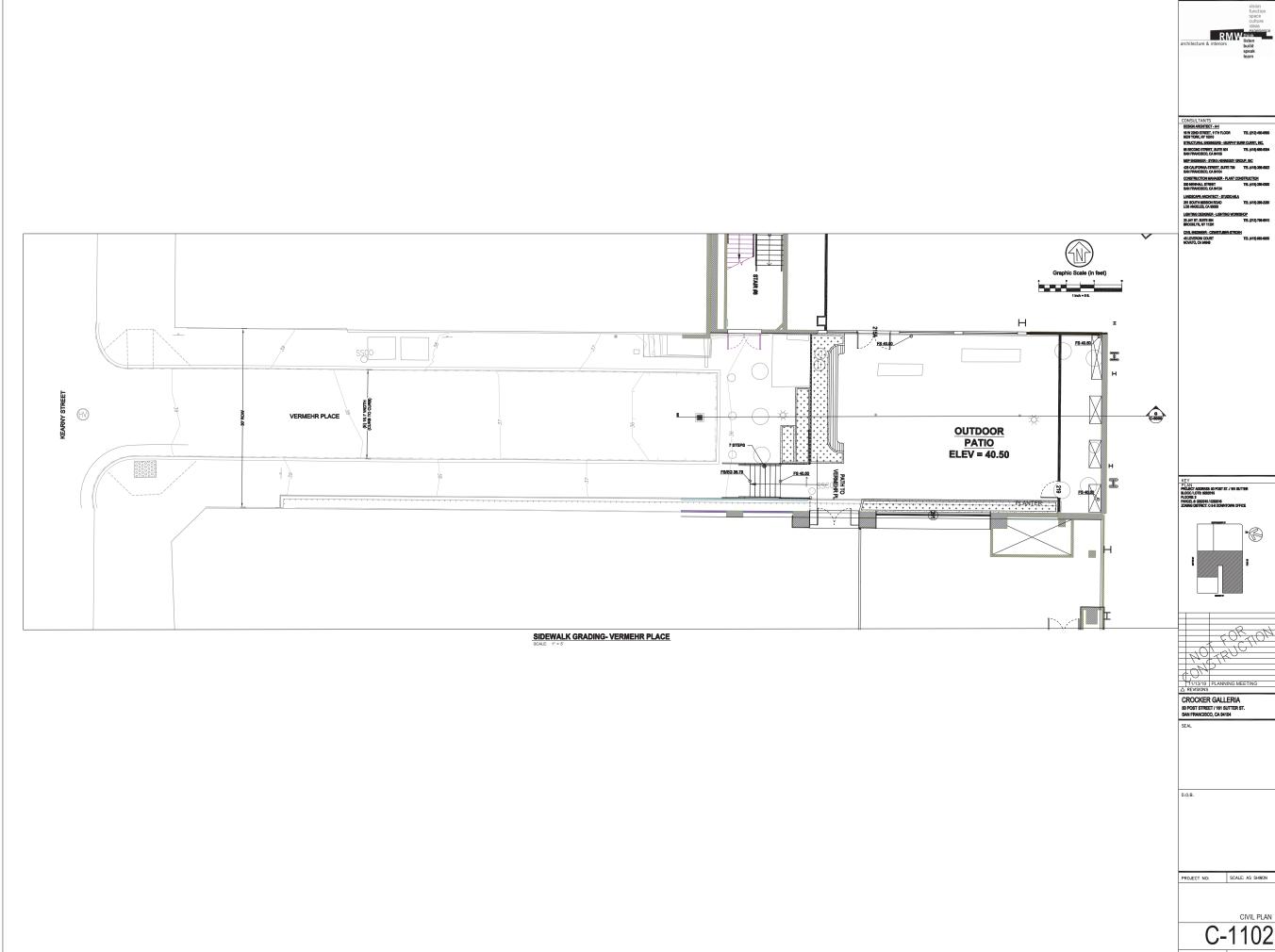


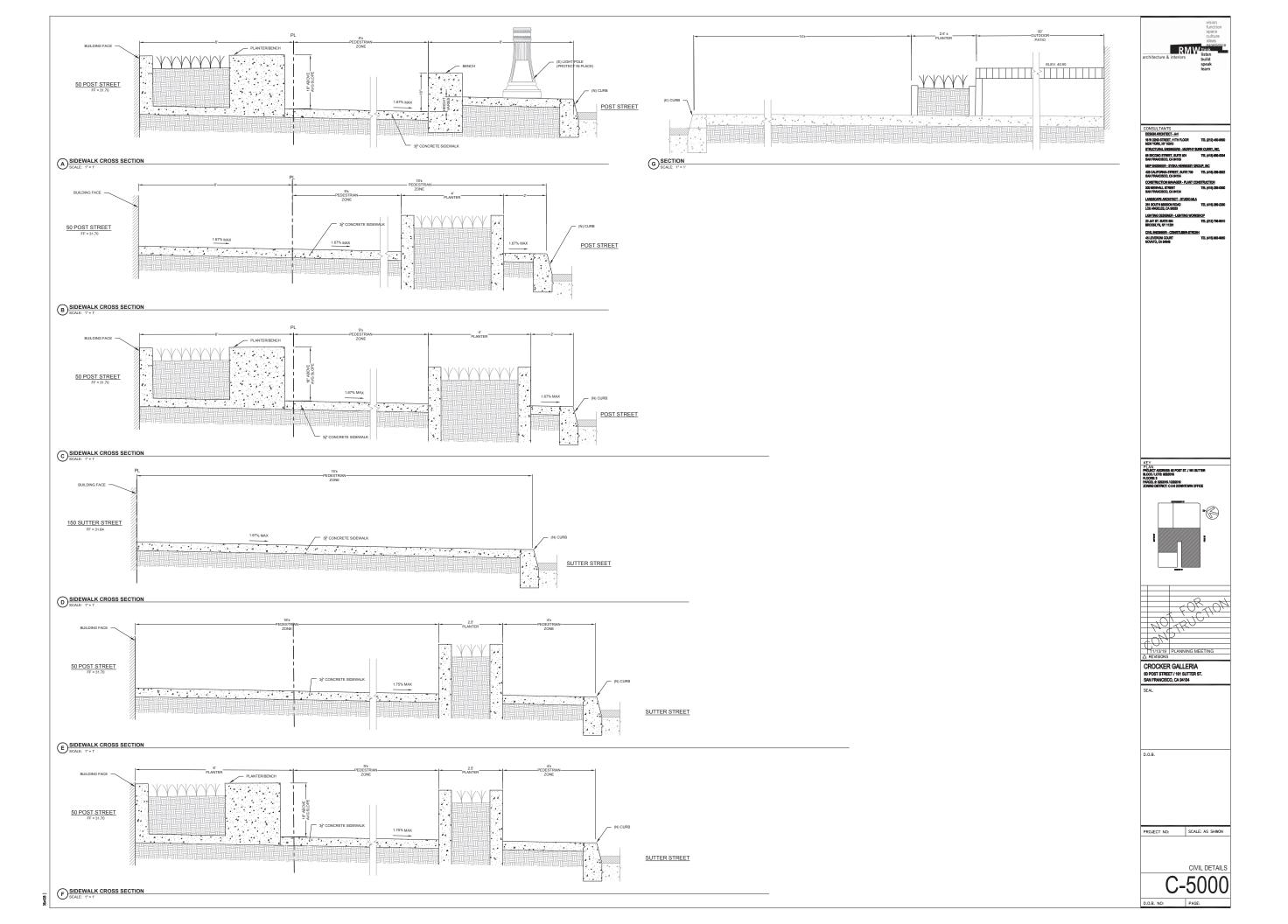
A REVISIONS

CROCKER GALLERIA 80 POST STREET / 181 SUTTER ST. SAN FRANCISCO, CA 84104

PROJECT NO: SCALE: AS SHWON

C-1101

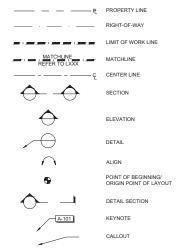




ABBREVIATIONS

| /RRI | REVIATIONS | | |
|-------|---|---------|--------------------------------------|
| | AND | LB. | POUND |
| Đ. | AT | L.F. | LINEAR FEET |
| | NUMBER | L.O.W. | LIMIT OF WORK |
| 5 | PERCENT | LP | LOW POINT |
| | ASPHALTIC CONCRETE | MAX. | MAXIMUM |
| | AREA DRAIN | M.E.P. | MECHANICAL, ELECTRICAL, PLUMBING |
| DJ. | ADJACENT | | MINIMUM |
| М | APICAL MERISTEM | (N) | NEW |
| RCH | ARCHITECTURE | | NATURAL |
| | AMERICAN SOCIETY OF TESTING & MATERIALS | | |
| | BOTTOM OF CURB | | NOT TO SCALE |
| | BEGIN CURB RADIUS | | ON CENTER |
| LDG | BUILDING | | OUTSIDE DIAMETER |
| | BOTTOM OF STEP | | OWNER FURNISHED/CONTRACTOR INSTALLED |
| | BROWN TRUNK HEIGHT | | PLANTING AREA |
| | BOTTOM OF WALL | | POINT OF BEGINNING |
| | CAST IN PLACE | | POWER POLE |
| J. | CONSTRUCTION JOINT | PL | PROPERTY LINE |
| L | CENTER LINE | PT | PRESSURE TREATED |
| LR | CLEAR | PVC | POLY VINYL CHLORIDE |
| MB | CRUSHED MISCELLANEOUS BASE | R. | RISER |
| MU | CONCRETE MASONRY UNIT | R, RAD. | RADIUS |
| ONC. | CONCRETE | R.C.B. | ROOT CONTROL BARRIER |
| ONT. | CONTINUOUS | REINF. | REINFORCED |
| | CORPORATION | | REPRESENTATIVE |
| | PENNY (NAIL SIZE) | | RIGHT-OF-WAY |
| .G. | DECOMPOSED GRANITE | S.C. | SAWCUT JOINT |
| d. | DRAIN INLET | SCH. | SCHEDULE |
| ,DIA. | DIAMETER | SF | SQUARE FEET |
| WGS. | DRAWINGS | SIM. | SIMILAR |
| ≣) | EXISTING | S.J. | SCORE JOINT |
| A. | EACH | S.L. | SCORELINE |
| .J. | EXPANSION JOINT | SQ. | SQUARE |
| X. | EXISTING | SS | STAINLESS STEEL |
| TC. | ETCETERA | STD. | STANDARD |
| .W. | EACH WAY | T. | TREAD |
| D.C. | FIRE DEPARTMENT CONNECTIONS | T.B.D. | TO BE DETERMINED |
| FE | FINISH FLOOR ELEVATION | TC | TOP OF CURB |
| F | FINISH FLOOR | TF | TOP OF FOOTING |
| G | FINISH GRADE | TG | TOP OF GRATE |
| IN. | FINISH | TW | TOP OF WALL |
| S | FINISH SURFACE | TYP. | TYPICAL |
| TG. | FOOTING | VERT. | VERTICAL, VERTICALLY |
| ALV. | GALVANIZED | V.I.F. | VERIFY IN FIELD |
| .B. | HEADEBOARD | W | WIDTH |
| HT. | HEIGHT | W/ | WITH |
| OR. | HORIZONTAL, HORIZONTALLY | WL | WATER LEVEL |
| P | HIGH POINT | W.W.M. | WELDED WIRE MESH |
| | LENGTH | | |
| | | | |

SYMBOLS



SHEET INDEX

| | <u>LEGEND</u> | | | | | | | | | | | | |
|--------|---|------|--------|--------------------|--------|--------|----------|---|-----|-----|--------|---|---|
| | SHEET NOT ISSUED | | | | | | | | | | | | |
| | ISSUED FOR INFORMATION AND COORDINATION | | | ᇦᅵ | | | | | | | | | |
| | SHEET DELETED Ø | | | ΙÈΙ | | | | | | | | | |
| | SHEET SCOPE COMPLETED PREVIOUSLY | | | 8 | | | | | | | | | |
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| | | 00.0 | 75% DD | PLANNING SUBMITTAL | | | | | | | | | |
| | | 20%1 | 75% | ∄ | | | | | | | | | |
| L-0001 | GENERAL NOTES & SHEET INDEX | | | | - | + | \vdash | | - | - | \Box | - | t |
| L-0002 | OVERALL REFERENCE PLAN | • | | ŏ | | \top | | | | | | Т | t |
| L-1000 | CONSTRUCTION NOTES & SCHEDULE | | | | | | | | | | | | T |
| L-1001 | CONSTRUCTION PLAN POST & SUTTER | | • | ě | | | | | | | | | t |
| L-1002 | CONSTRUCTION PLAN VERMEHR | | • | | \neg | \top | | | | | | | Т |
| L-1003 | CONSTRUCTION PLAN LEVEL 3 | | • | ø | | | | | | | | | Т |
| L-1004 | CONSTRUCTION PLAN ROOFTOP | | | • | | | | | | | | | Т |
| L-1100 | LAYOUT NOTES & SCHEDULE | | | | | | | | | | | | Г |
| L-1101 | LAYOUT PLAN POST & SUTTER | | | П | | | | | | | | | Т |
| L-1102 | LAYOUT PLAN VERMEHR | | | П | | | | | | | | | Т |
| L-1103 | LAYOUT PLAN LEVEL 3 | | | П | | Т | | | | | | | Г |
| L-1104 | LAYOUT PLAN ROOFTOP | | | П | | Т | | | | | | | Г |
| L-1201 | SECTIONS | | | • | | | | | | | | | Г |
| L-1301 | CONSTRUCTION DETAILS | | | • | | | | | | | | | Г |
| L-1302 | CONSTRUCTION DETAILS | | • | Ø | | | | | | | | | Г |
| L-2000 | IRRIGATION NOTES & SCHEDULE | | • | • | | | | | | | | | Г |
| L-2001 | IRRIGATION PLAN POST & SUTTER | | • | | | Т | | | | | | | Г |
| L-2002 | IRRIGATION PLAN VERMEHR | | • | | | Т | П | | | | | | Г |
| L-2003 | IRRIGATION PLAN LEVEL 3 | | • | Ø | | | | | | | | | Г |
| L-2004 | IRRIGATION PLAN ROOFTOP | | | | | | | | | | | | Г |
| L-2005 | IRRIGATION PLAN LEVEL 1 INTERIOR | | • | | | | | | | | | | Г |
| L-2006 | IRRIGATION PLAN LEVEL 3 INTERIOR | | • | Ø | | | | | | | | | |
| L-2007 | IRRIGATION DETAILS | | • | | | Т | Г | | | | | | Г |
| L-3000 | PLANTING NOTES & SCHEDULE | | • | | | Т | | | | | | | Г |
| L-3001 | PLANTING PLAN POST & SUTTER | | • | | | | | | | | | | Г |
| L-3002 | PLANTING PLAN VERMEHR | | • | | | | | | | | | | Г |
| L-3003 | PLANTING PLAN LEVEL 3 | | • | Ø | | | | | | | | | Г |
| L-3004 | PLANTING PLAN ROOFTOP | | • | | | | | | | | | | |
| L-3005 | PLANTING PLAN LEVEL 1 INTERIOR | | • | • | | | | | | | | | Γ |
| L-3006 | PLANTING PLAN LEVEL 3 INTERIOR | | | Ø | | | | | | | | | Γ |
| L-3007 | PLANTING DETAILS | | | | | 1 | I — | _ | ı — | ı — | П | _ | 1 |

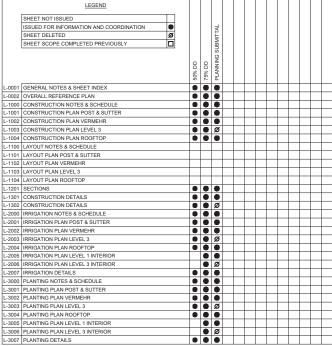
GENERAL NOTES

- INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH CITY OF SAN FRANCISCO REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE CITY OF SAN FRANCISCO REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
- 2. A VISIT TO THE SITE IS REQUIRED. VERIFY ALL CONDITIONS PRIOR TO SUBMITTING A PROPOSAL OF COST FOR CONSTRUCTION.
- THESE DRAWINGS, AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED
 WITHOUT THE LANDSCAPE ARCHITECT'S PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME. ALL
 DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWINGS IS FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED
 OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
- 4. REVIEW THESE PLANS AND NOTES COMPLETELY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY.
- 5. EXTRA WORK TO BE APPROVED IN WRITING BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.
- 6. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, UTILITIES, SEWERS, WATER LINES, ETC. COORDINATE WORK WITH OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDER PAVING, ELECTRICAL CONNECTIONS, WATER HOOK-UPS, ETC.
- 7. ALL REQUIREMENTS OF THE UNIFORM BUILDING CODE SHALL APPLY TO THE WORK SPECIFIED HEREIN UNLESS OTHERWISE MODIFIED BY THESE DOCUMENTS.
- 8. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE WORK SPECIFIED PRIOR TO COMMENCEMENT OF WORK.
- BEFORE COMMENCING ANY WORK, OBTAIN AN UNDERGROUND SERVICE I.D. BY CALLING DIG- ALERT AT 1-800-422-4133 TWO (2) WORKING DAYS
 PRIOR TO ANY EXCAVATION.
- CONTRACTOR TO COORDINATE A PRE-CONSTRUCTION MEETING ON SITE TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION. NOTIFY OWNER, LANDSCAPE ARCHITECT, AND ALL SUB-CONTRACTORS.
- 11. SUBMIT REQUESTS FOR MEETINGS, OBSERVATIONS, AND APPROVALS BY THE LANDSCAPE ARCHITECT TWO (2) WORKING DAYS PRIOR TO THE DATE AND TIME PROPOSED.
- 12. SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.
- 13. OBTAIN CITY OF SAN FRANCISCO INSPECTOR'S AND LANDSCAPE ARCHITECTS REVIEW AND APPROVAL OF WORK IN PROGRESS AT VARIOUS TIMES DURING CONSTRUCTION. THE FOLLOWING REVIEWS/MEETINGS ARE MANDATORY. PROVIDE TWO (2) WORKING DAYS NOTICE FOR EACH REQUESTED VISIT.

 "PRE-JOB CONFERENCE
 "CONSTRUCTION STAKING
 "MAIN LINE PRESSURE TEST AND TRENCH DEPTHS PRIOR TO BACKFILL OF TRENCHES
 "COVERAGE TEST UPON COMPLETION OF SPRINKLER INSTALLATION
 "FINAL GRADING REVIEW"
 "PINAL GRADING REVIEW"
 "PINAL PROPAGANGE AND QUALITY REVIEW
 "SOIL PRE-PARATION AND PLANTING INSTALLATION METHODS
 "FINAL WALK THROUGH (AT COMPLETION OF MAINTEAN METHODS
 "FINAL WALK THROUGH (AT COMPLETION OF MAINTEAN METHODS)
 "FINAL WALK THROUGH (AT COMPLETION OF MAINTEAN METHODS)
 "FINAL WALK THROUGH (AT COMPLETION OF MAINTEANANCE PERIOD)

DIRECT ANY QUESTIONS REGARDING THESE PLANS TO : STUDIO-MLA 2544 MISSION STREET SAN FRANCISCO, CA 94110 415.289.2200

ATTN: DAVID FROEHLICH



STUDIO-

RMW think

CONSULTANTS

BESIGN ARCHITECT - A-I

16 W 22ND STREET, 11TH FLOOR TEL (212) 480-9500

NEW YORK, NY, 19010

STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC. 85 SECOND STREET, SUITE 501 TEL (415) 689-5304 SAN FRANCISCO, CA 94105 SM FRANCISCU, US 4109

MEP ENGINEER - SYSICH HEINESSY GROUP, INC

425 CALFORNIA STREET, SUITE 100

TEL (415) 288-5922

MEDICATION MANAGER - PLANT CONSTRUCTION

SM FRANCISCO, CA 94104

TEL (415) 285-0500

SM FRANCISCO, CA 94124

<u>LANDSCAPE ARCHITECT - STUDIO-MLA</u>
2544 MISSION STREET
SAN FRANCISCO, CA 94110

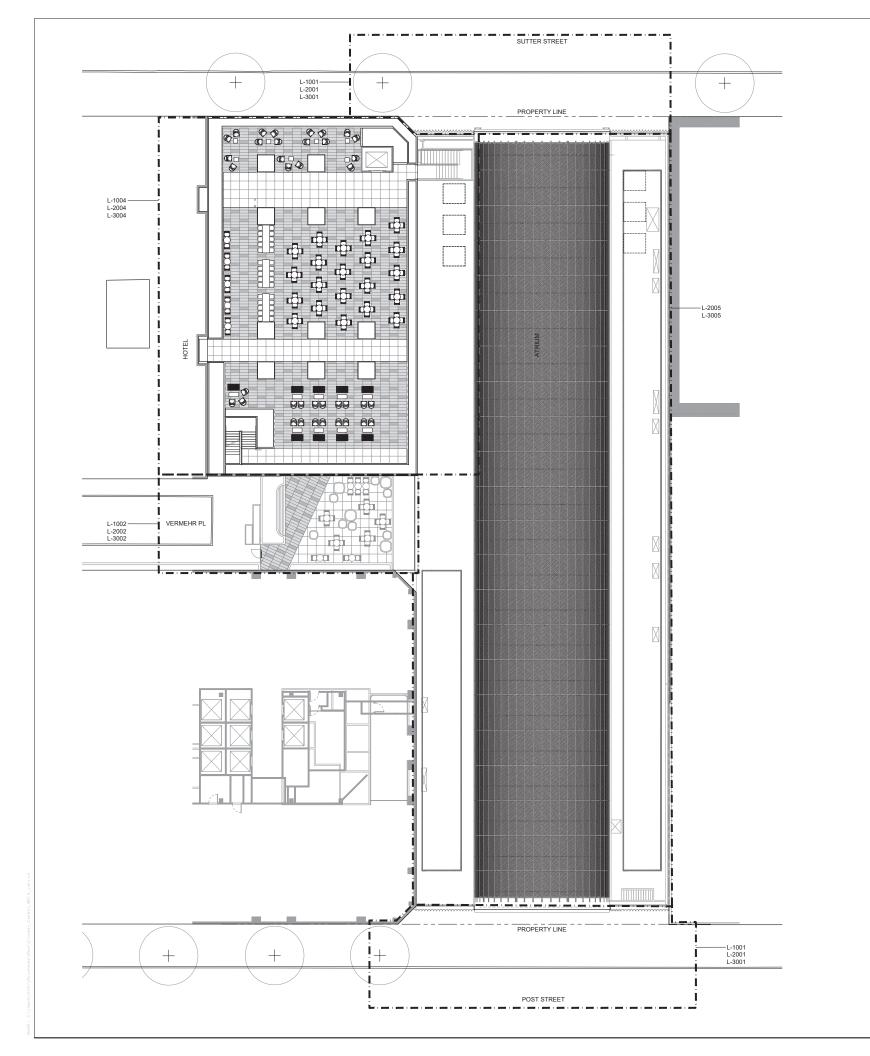
TEL (415) 289-2200 LIGHTING DESIGNER - LIGHTING WORKSHOP
20 JAY ST. SUITE 504
BROOKLYN, NY 11201
TEL (212) 796-8510



| 11 | 3/02/19 | PLANNING REVIEW |
|--------|---------|------------------|
| 10 | 1/18/19 | PLANNING MEETING |
| 11 | 1/13/19 | PLANNING MEETING |
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CROCKER GALLERIA

GENERAL NOTES & SHEET INDEX





| CONSULTANTS | |
|---|--------------------|
| DESIGN ARCHITECT - A+I | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-9500 |
| STRUCTURAL ENGINEERS - MURPHY BUI | RR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-5304 |
| MEP ENGINEER - SYSKA HENNESSY GRO | DUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-5922 |
| CONSTRUCTION MANAGER - PLANT CON | ISTRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 2544 MISSION STREET SAN FRANCISCO, CA 94110 | TEL (415) 289-2200 |
| LIGHTING DESIGNER - LIGHTING WORKS | HOP |
| 20 JAY ST. SUITE 504 BROOK! VN. NV 11201 | TEL (212) 796-6510 |

STUDIO-MLA



| г | 10/02/19 | PLANNING REVIEW |
|---|----------|------------------|
| Г | 10/18/19 | PLANNING MEETING |
| П | 11/13/19 | PLANNING MEETING |
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CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

OVERALL REFERENCE PLAN



AMENITIES

PAVING





COLORS



SITE FURNISHINGS

WOOD BENCH



TABLE & CHAIRS (MOVEABLE), BAR STOOL S-101, S-108



POT 3-102

TEXTURES



MOVEABLE PLANTER S-103



MOVEABLE BAR s-104



LOUNGE CHAIR: TYPE 1 s-105



SOFA, LOUNGE CHAIR: TYPE 2



COFFEE TABLE S-107



STOOL S-110

WALLS



CONCRETE PLANTER WALL W-101 & W-102



| REFE | ERENCE NOTES SCHEDULE | | | | | |
|-------|--------------------------------------|----------|--|--------------------------|---------------------------|---------------------------|
| | AMENITIES | | | | | |
| CODE | DESCRIPTION | DETAIL | | | | |
| A-101 | WOOD BENCH | 8/L-1301 | | | | |
| | | ' | | • | • | |
| | EDGING | | | | | |
| CODE | DESCRIPTION | DETAIL | | | | |
| E-101 | CONCRETE CURB | | | | | |
| | | • | • | | • | |
| | GATE | | | | | |
| CODE | DESCRIPTION | DETAIL | | | | |
| G-101 | VERMEHR ALLEY GATE | 7/L-1301 | | | | |
| | | • | | | • | |
| | PAVING | | | | | |
| CODE | DESCRIPTION | DETAIL | FINISH | COLOR | MANUFACTURER | REMARKS |
| P-201 | CONCRETE PEDESTAL PAVERS : TYPE 1 | 3/L-1301 | FLEKK | PEWTER | CONCRETE COLLABORATIVE | 36" X 36" |
| P-202 | CONCRETE PEDESTAL PAVERS : TYPE 2 | 3/L-1301 | 50% FLEKK, 30% MIDGRIND, 20% TERAZZO | 80% PEWTER, 20% EBONY | CONCRETE COLLABORATIVE | 12" X 36" |
| | | | | | | |
| | SITE FURNISHING | | | | | |
| CODE | DESCRIPTION | DETAIL | MODEL/MATERIAL | COLOR | MANUFACTURER | REMARKS |
| S-101 | TABLE & CHAIRS (MOVABLE) | | NOLITA | TBD | PEDRALI | |
| S-102 | POT | | LARKSPUR | | KORNEGAY | 20.5" & 30" |
| S-103 | MOVEABLE PLANTER | | WCS-7200 F | TBD | TOURNESOL | 72" X 72" X 42" |
| S-104 | MOVEABLE BAR | | GO OUTDOOR TABLE | TBD | LANDSCAPE FORMS | STANDING HEIGHT BAR TABLE |
| S-105 | LOUNGE CHAIR: TYPE 1 | | PALISSADE LOUNGE CHAIR LOW | TBD | HAY | |
| S-106 | SOFA | | TRIBECA | TBD | PEDRALI | |
| S-107 | COFFEE TABLE | | STACK | TBD | MMCITE | |
| S-108 | BAR STOOL | | NOLITA | TBD | PEDRALI | |
| S-109 | LOUNGE CHAIR: TYPE 2 | | TRIBECA | TBD | PEDRALI | |
| S-110 | STOOL | | BLOCQ | TBD | MMCITE | |
| | · | • | | | • | |
| | WALL | | | | | |
| CODE | DESCRIPTION | DETAIL | | | | |
| W-01 | EXISTING CONCRETE PLANTER WALL | | | | | |
| W-101 | CONCRETE PLANTER WALL (ON GRADE) | 6/L-1301 | | | | |
| W-102 | CONCRETE WALL PLANTER (ON STRUCTURE) | 5/L-1301 | | | | |

CONSTRUCTION NOTES

- DRAWING IS DIAGRAMMATIC. VERIFY ALL CONDITIONS AND LOCATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH ANY WORK.
- 2. DO NOT SCALE DRAWINGS. USE DIMENSIONS AS INDICATED ON LAYOUT PLAN.
- 3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN APPARENT DURING DESIGN. OBTAIN DIRECTION BEFORE PROCEEDING WITH CONSTRUCTION IN SUCH CASES.
- 4. THE LOCATION OF ALL SERVICE RUNS, SUCH AS WATER SUPPLY, ELECTRICAL (OVERHEAD AND UNDERGROUND), TELEPHONE, SANITARY SEWER, ETC. TELE ASCERTAINED BEFORE WORK IS STATTED. WHERE THEY WILL BE AFFECTED BY EXCAVATION OR WHERE MACHINES WORKING ASKARDY, HE SHOULD BE CAREFULLY SEALED, PROTECTED, OR DIVERTED. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.
- FOR RRIGATION EQUIPMENT AND LIGHTING WITH PROPER SUB-CONTRACTORS.

 6. FOR REQUIRED SHOP PRAWINGS, PROVIDE SHOP DRAWINGS TO ARCHITECT, LANDSCAPE ARCHITECT, AND CLIENT FOR REVIEW AND APPROVAL PRIOR TO FASRICATION.
- FABRICATION.

 7. CLEAN OUT AND AD HIST EXISTING DRAINS TO ACCOMMODATE DROPOSED DRAINAGE. AD HIST LATERAL DRAIN LINES AS INCRESSABY TO BEST LINK.
- CONTRACTOR SHALL OBTAIN INSPECTION AND APPROVAL OF ALL FORMS PRIOR TO PLACING CONCRET
- 9. TRANSITIONS FROM EXISTING PAVING TO NEW PAVING SHALL BE FLUSH.
- REFER TO PLANS AND GENERAL NOTES FOR ADDITIONAL NOTES AND INFORMATION REGARDING THE CONSTRUCTION OF THIS PROJECT.
 CONSTRUCT ALL WALLS, PAVING, DRAIN LINES, SLEEVING, ETC. PER PLAN AND DETAILS.
- 12. CONCRETE TO SLOPE FROM FOUNDATION TOWARDS DRAIN INLETS AND DRAINAGE SWALES AT A MINIMUM RATE OF 1/8* PER FOOT. INSTALL CONCRETE FORMS WITH LONG, SMOOTH GRADIENTS TO ELIMINATE DIPS, RIDGES, ABRUPT CHANGES OF GRADE, AND SHARP TRANSITIONS.
- INSTALL EXPANSION JOINTS AT ALL VERTICAL ELEMENTS INSTALL CRACK CONTROL JOINTS AT MAX. 12-0". ZIP JOINTS SHALL NOT BE ALLOWED. INSTALL EJS AND CCJS AT 80" TO THE EDGE OF CONCRETE PAVING. SEE CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION AND LOCATIONS.
- 14. PRIOR TO PLACING CONCRETE, SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATIONS PER THE GEOTECHNICAL REPORT.
- BACKHILL AND COMPACT BEHIND ALL WALLS AND MASONRY STRUCTURES, AS SHOWN ON DRAWINGS AND DETAILS. BACKFILL PLANTIERS WITH TOP GRAL SANDY-LOAM TOPSOIL PER PLANTING NOTES.
- 17. CLEAN UP AND REMOVE ALL DEBRIS FROM SITE PRIOR TO REQUESTING FINAL APPROVAL. GRADE ALL AREAS WITHIN 5 INCH OF FINISH GRADES. NOTE AREAS OF ADDITIONAL GRADING SHOWN. COORDINATE WITH LANDSCAPE ARCHITECT THE FINAL FORM OF LANDSCAPE MOUNDS.



160 PINE STREET SAN FRANCISCO, CA 941 WWW.rmw.com TEL 415,781,9800

| CONSULTANTS | |
|---|-------------------|
| DESIGN ARCHITECT - A+I | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-950 |
| STRUCTURAL ENGINEERS - MURPHY BI | URR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-530 |
| MEP ENGINEER - SYSKA HENNESSY GR | OUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-592 |
| CONSTRUCTION MANAGER - PLANT CO | NSTRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-050 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 2544 MISSION STREET SAN FRANCISCO, CA 94110 | TEL (415) 289-220 |
| LIGHTING DEGLONED LIGHTING MODIL | ou on |

20 JAY ST. SUITE 504 BROOKLYN, NY 11201



KEY PLAN
PROJECT ADDRESS: 50 POST :

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| 1 | 1/13/19 | PLANNING MEETING |
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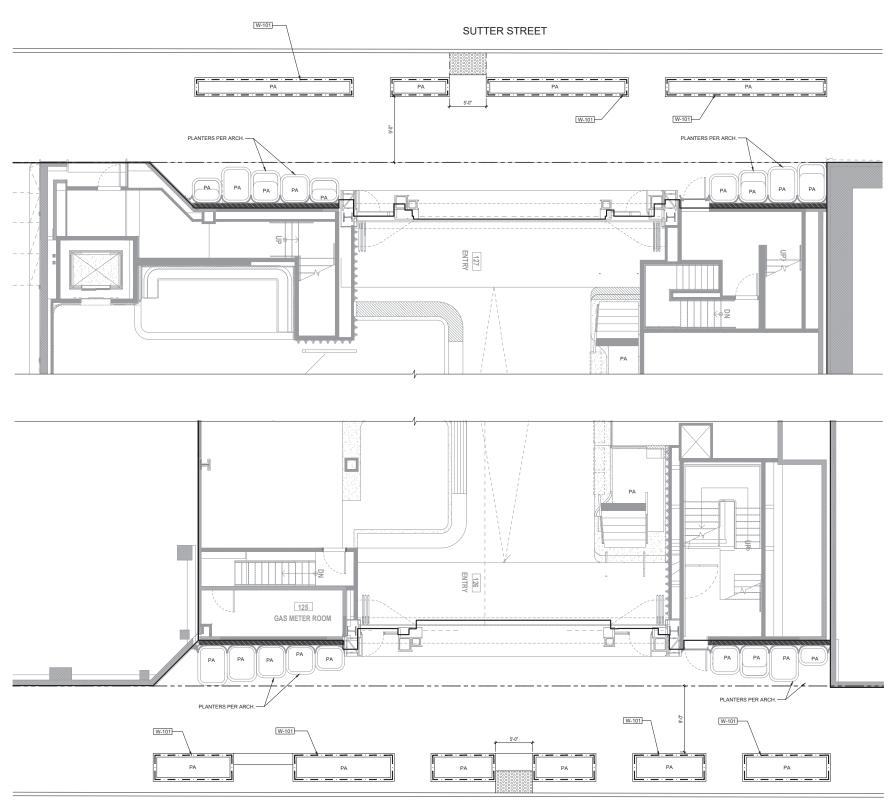
CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST.

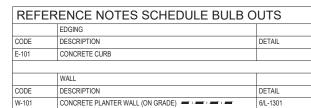
SEAL

PROJECT NO: SCALE:

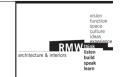
CONSTRUCTION NOTES & SCHEDULE

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POST STREET



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| CONSULTANTS | |
|---|--------------------|
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| STRUCTURAL ENGINEERS - MURPHY BU | RR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-5304 |
| MEP ENGINEER - SYSKA HENNESSY GR | DUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-5922 |
| CONSTRUCTION MANAGER - PLANT CON | ISTRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 2544 MISSION STREET SAN FRANCISCO, CA 94110 | TEL (415) 289-2200 |
| LIGHTING DESIGNER - LIGHTING WORKS | HOP |
| 20 JAY ST. SUITE 504 | TEL (212) 796-6510 |

STUDIO-MLA

KEY PLAN

PROJECT ADDRESS: 50 POST ST. / 161 SUTTER
BLOCK / LOTS: C92/015
FLOORS: 3
PARCEL #: 029/015 / 029/016



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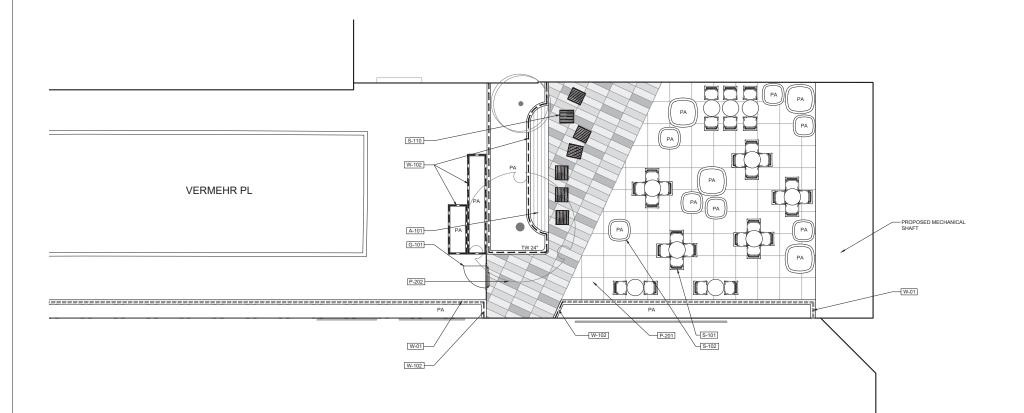
CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

D.O.B.

PROJECT NO: SCALE:

CONSTRUCTION PLAN POST & SUTTER







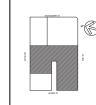
160 PINE STREET SAN FRANCISCO, C WWW.FMW.COM TEL 415.781.9800

| CONSULTANTS | |
|---|--------------------|
| DESIGN ARCHITECT - A+I | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-950 |
| STRUCTURAL ENGINEERS - MURPHY BU | RR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-530 |
| MEP ENGINEER - SYSKA HENNESSY GRO | OUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-592 |
| CONSTRUCTION MANAGER - PLANT CON | ISTRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-050 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 2544 MISSION STREET SAN FRANCISCO, CA 94110 | TEL (415) 289-220 |
| LIGHTING DESIGNER - LIGHTING WORKS | HOP |
| 20 JAY ST. SUITE 504 BROOKLYN, NY 11201 | TEL (212) 796-6510 |

STUDIO-MLA

KEY PLAN

PROJECT ADDRESS: 50 POST ST. / 161 SUTTE
BLOCK / LOTS: 0292015
FLOORS: 3
PARCEL #: 0292015 / 0292016



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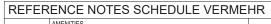
CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST. SAN FRANCISCO, CA 94104

SEAL

PROJECT NO: SCALE:

CONSTRUCTION PLAN VERMEHR



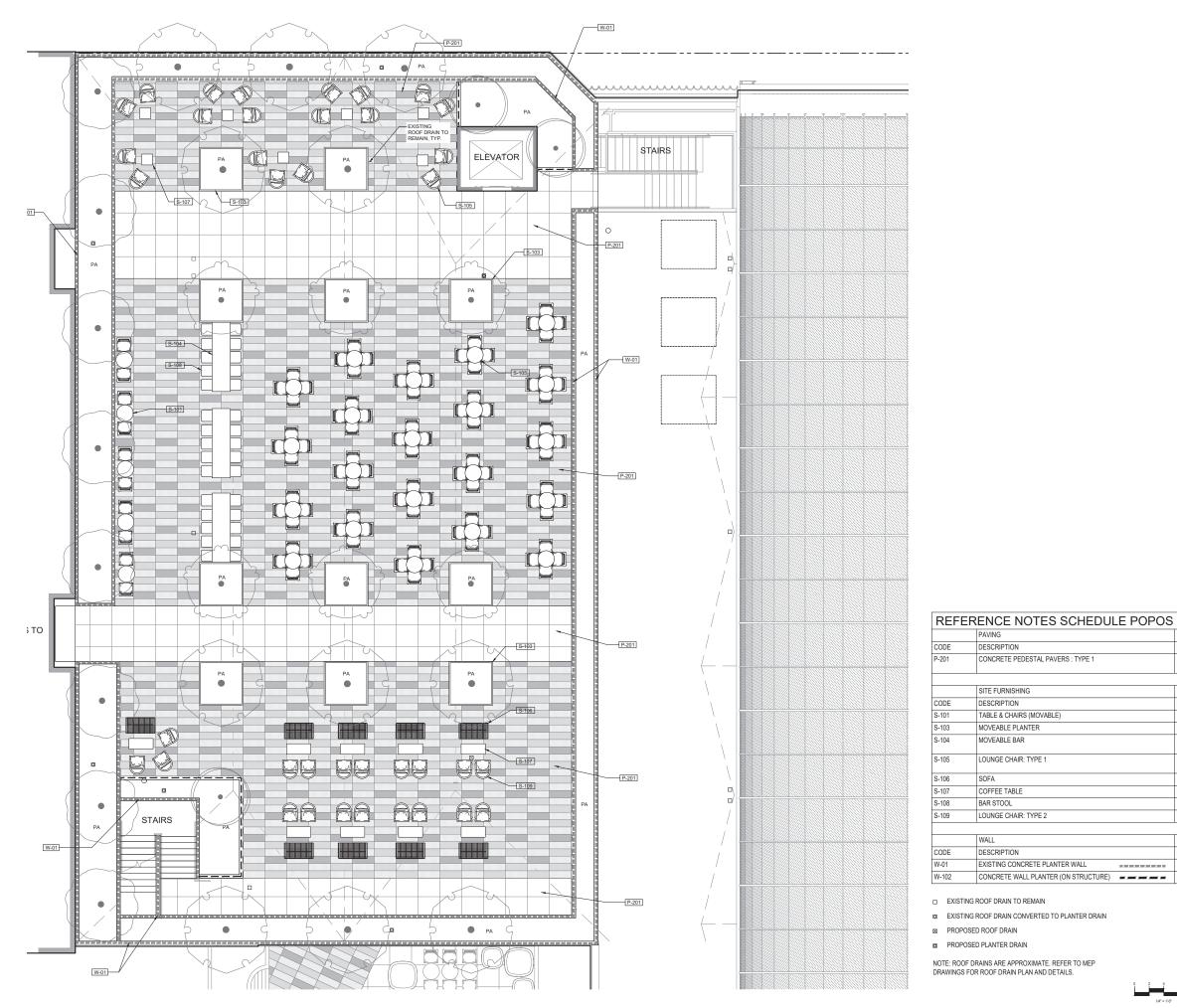


| | AMENITIES | | |
|-------|-----------------------------------|--------------|--|
| CODE | DESCRIPTION | DETAIL | |
| A-101 | WOOD BENCH 8/L-1301 | | |
| | | | |
| | GATE | | |
| CODE | DESCRIPTION | DETAIL | |
| G-101 | VERMEHR ALLEY GATE | PER ARCHITEC | |
| | | | |
| | PAVING | | |
| CODE | DESCRIPTION | DETAIL | |
| P-201 | CONCRETE PEDESTAL PAVERS : TYPE 1 | 3/L-1301 | |
| P-202 | CONCRETE PEDESTAL PAVERS : TYPE 2 | 3/L-1301 | |
| | 1 | ' | |
| | SITE FURNISHING | | |
| CODE | DESCRIPTION | DETAIL | |
| S-101 | TABLE & CHAIRS (MOVABLE) | | |
| S-102 | POT | | |
| S-110 | STOOL | | |

CONCRETE WALL PLANTER (ON STRUCTURE) _____ 5/L-1301

WALL DESCRIPTION

EXISTING CONCRETE PLANTER WALL





| CONSULTANTS | |
|---|--------------------|
| DESIGN ARCHITECT - A+I | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-9500 |
| STRUCTURAL ENGINEERS - MURPHY B | URR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-5304 |
| MEP ENGINEER - SYSKA HENNESSY GF | ROUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-5922 |
| CONSTRUCTION MANAGER - PLANT CO | NSTRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 2544 MISSION STREET SAN FRANCISCO, CA 94110 | TEL (415) 289-2200 |
| LIGHTING DESIGNER - LIGHTING WORK | SHOP |
| 20 JAY ST. SUITE 504 | TEL (212) 796-6510 |

STUDIO-MLA



3/L-1301

DETAIL

DETAIL

| 10/02/19 | PLANNING REVIEW |
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| 11/13/19 | PLANNING MEETING |
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CROCKER GALLERIA 50 POST STREET / 161 SUTTER ST. SAN FRANCISCO, CA 94104

CONSTRUCTION PLAN ROOFTOP

□ EXISTING ROOF DRAIN TO REMAIN

DESCRIPTION

SITE FURNISHING DESCRIPTION

MOVEABLE BAR

COFFEE TABLE

BAR STOOL

DESCRIPTION

LOUNGE CHAIR: TYPE 1

LOUNGE CHAIR: TYPE 2

TABLE & CHAIRS (MOVABLE) MOVEABLE PLANTER

CONCRETE PEDESTAL PAVERS : TYPE 1

■ EXISTING ROOF DRAIN CONVERTED TO PLANTER DRAIN

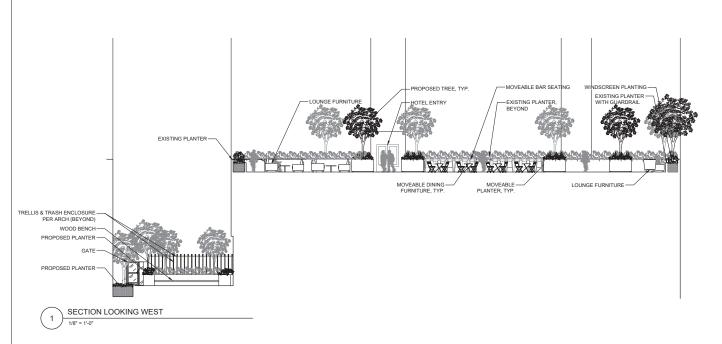
EXISTING CONCRETE PLANTER WALL

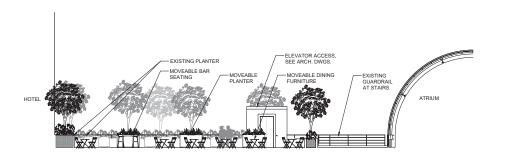
CONCRETE WALL PLANTER (ON STRUCTURE) - 5/L-1301

☑ PROPOSED ROOF DRAIN

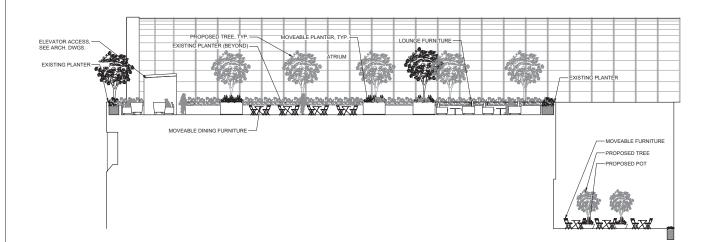
■ PROPOSED PLANTER DRAIN

NOTE: ROOF DRAINS ARE APPROXIMATE. REFER TO MEP DRAWINGS FOR ROOF DRAIN PLAN AND DETAILS.





3 SECTION LOOKING NORTH



2 SECTION LOOKING EAST

ATRIUM

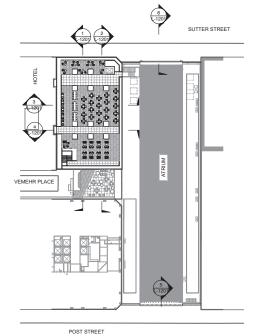
PROPOSED TREE, TYP.

EXISTING PLANTER (BEYOND) MOVEABLE PLANTER

HOTEL

LOUNGE FURNITURE

SECTION LOOKING SOUTH





RMW think

 CONSTRUCTION MANAGER - PLANT CONSTRUCTION

 300 NEWHALL STREET
 TEL (415) 2854

 SAN FRANCISCO, CA 94124
 LANDSCAPE ARCHITECT - STUDIO MLA

 24244 MISSION STREET
 TEL (415) 289-1

 SIN FRANCISCO, CA 94110
 TEL (415) 289-1

KEY PLAN
PROJECT ADDRESS: 60 POST ST. / 161 SUTTER
BLOCK / LOTS: 0932015
FLOORS: 3
PARCEL #: 0932015 / 0232016



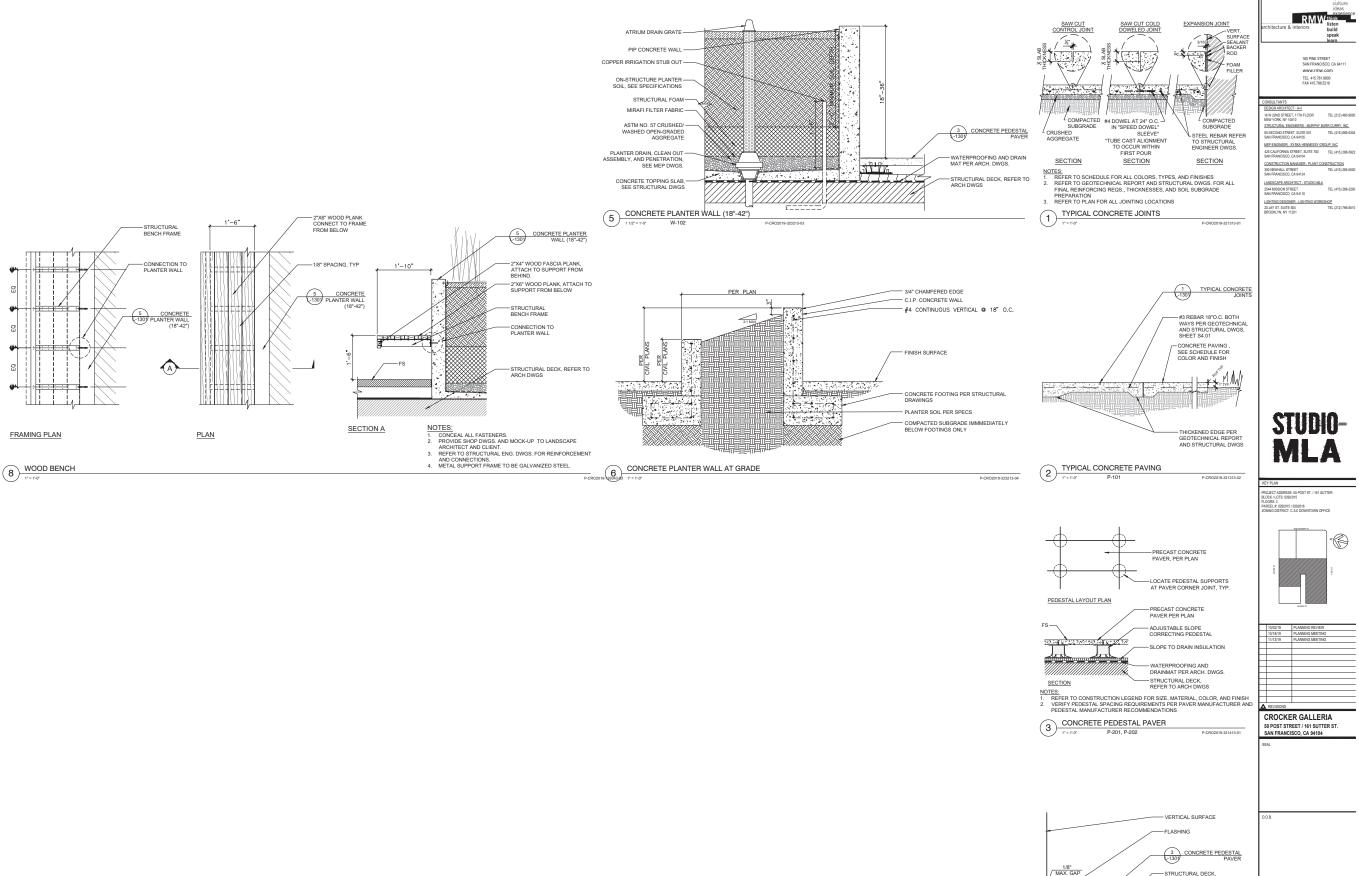
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CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

D.O.B.

DROJECTNO. SCALE.

SECTIONS



4 CONCRETE PEDESTAL PAVER AT VERTICAL SURFACE
1/1/2" = 1/4" P.CR02019-321413-03

PROJECT NO. | SCALE

CONSTRUCTION DETAILS

L-1301

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL COMPONENTS IN PLANTING AREAS WHEREVER POSSIBLE.

2. SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES. IN LOCATIONS WITH NO ADJACENT PAVING, COORDINATE FINAL LOCATION WITH OWNER.

3. ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).

4.NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED.

 ${\bf 5}.$ ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION.

6. CONTROLLER LOCATION SHOWN IS DIAGRAMMATIC. OBTAIN FINAL LOCATION APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

7. 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION IS NOT A PART OF THE IRRIGATION SYSTEM. COORDINATE POWER REQUIREMENTS WITH GENERAL CONTRACTOR, LANDSCAPE ARCHITECT AND/OR OWNER.

8. BEFORE COMMENCING ANY WORK, OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. ALLOW TWO (2) WORKING DAYS AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTHER

9. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

10. FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.

11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, UTILITIES, GRADE DIFFERENCES, LOCATION OF WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.

12. THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF psi P.S.I. AND A MAXIMUM FLOW DEMAND OF gpm G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT

13. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS DEVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE FENICHEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CYBOTT SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

14. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

15. THE INTENT OF THE DESIGN IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK. THE CONTRACTOR WILL PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.

16. INSTALLATION OF CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.

17. PROVIDE SLEEVES AS SHOWN ON DRAWING. USE 2 TIMES DIAMETER MIN. (AND NOT LESS THAN 2") SCH. 40 P.V.C. MIN. DEPTH 24" TO TOP OF LINE.

18. LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).

19. GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.

20. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.

IDDICATION COLIEDUI E

| IRRIGATION | SCHEDULE | | | | | |
|---------------|--|------------|-----|-----|------|--------|
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | ARC | PSI | GPM | RADIUS |
| Φ | RAIN BIRD RWIS-B-C-SOCK 1402 ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 38.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. CHECK VALVE AND SAIOS SOCK RAIN BIRD BUBBLER OP FIDN AS ROICATED: 1001 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM. | 48 | 360 | 30 | 0.50 | 3' |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | | |
| E | RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATION. 1*BALL VALVE WITH 1* PESB VALVE AND 1* PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM. | 7 | | | | |
| • | PIPE TRANSITION TO DRIP AREA PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING. SUBSURFACE INSTALLATION | 39 | | | | |
| © | RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER. | 23 | | | | |
| 0 | RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MININIUM OF 20PSI. INCLUDES 16" OF 114" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED. | 7 | | | | |
| | AREA TO RECEIVE DRIPLINE RAM BIRD XFSCY46-12 XFSCY ON-SUPFACE LANDSCAPE DRIPLINE WITH A XFSCY ON-SUPFACE LANDSCAPE DRIPLINE WITH A XFSCY ON-SUPFACE LANDSCAPE DRIPLINE WITH A XFSCY ON-SUPFACE LANDSCAPE XFSCY ON-SUPFACE AND XFSCY XFSCY ON-SUPFACE | 3,910 L.F. | | | | |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | | |
| • | RAIN BIRD EFB-CP-PRS-D 1", 1-12", 2" BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF WISELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION. | 3 | | | | |
| P0 <u>C</u> 1 | POINT OF CONNECTION 1-1/2" SETH SHERMAN: (415) 288-9073; 6/26/2019 | 1 | | | | |
| POC 2 | POINT OF CONNECTION 1-1/2" | 1 | | | | |
| POC 4 | POINT OF CONNECTION 1-1/2" | 1 | | | | |
| POC 3 | POINT OF CONNECTION 2" | 1 | | | | |
| | | | | | | |

541.4 L.F.

353.4 L.F.

18.3 L.F.

84.7 L.F.

----- IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC SCHEDULE 80

PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout

Valve Number

Valve Flow

Write Flow

Valve Size

IRRIGATION LATERAL LINE: TYPE K COPPER PIPE SEE MEP DRAWINGS FOR LATERAL LINE ROUTING AND PENETRATIONS.



RMW think

CONSULTANTS

DESIGN ARCHITECT - A+1

16 W 22ND STREET, 11TH FLOOR TEL (212) 460-9500

NEW YORK, MY 10010

STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC.

85 SECOND STREET, SUITE 501 TEL (415) 689-5304 SAN FRANCISCO, CA 94105

SAN FAMOISCO, CA 91109

MEP ENGINEER, "SYKIA HENNESSY GROUP, INC

425 CALFORNIA STREET, SUITE 700 TEL (415) 288-5822

SAN FRANCISCO, CA 91109

CONSTRUCTION MANAGER - PLANT CONSTRUCTION

300 NEWHALL STREET TEL (415) 285-5500

SAN FRANCISCO, CA 91212

<u>LANDSCAPE ARCHITECT - STUDIO-MLA</u>
2544 MISSION STREET
SAN FRANCISCO, CA 94110

TEL (415) 289-2200

<u>LIGHTING DESIGNER - LIGHTING WORKSHOP</u>
20 JAY ST. SUITE 504 TEL (212) 796-8510
BROOKLYN, NY 11201

DJECT ADDRESS: 50 POST ST. / 161 SUTTER CK / LOTS: 0292015 ORS: 3 ICEL #: 0292015 / 0292016 IMG DISTRICT: C-3-0 DOWNTOWN OFFICE

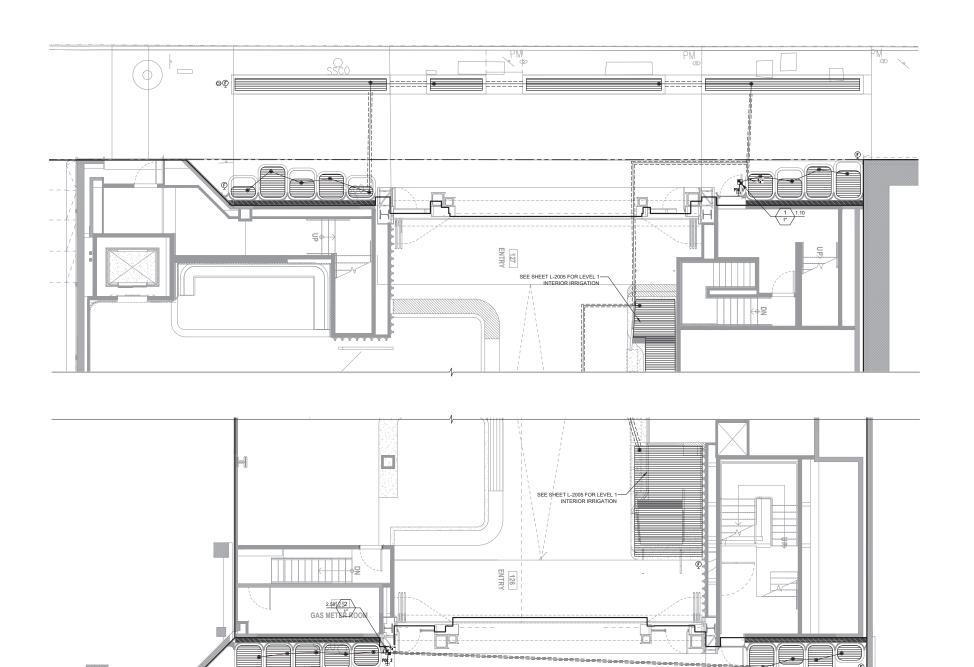


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| | 11/13/19 | PLANNING MEETING |
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CROCKER GALLERIA

IRRIGATION NOTES & SCHEDULE

SUTTER STREET



POST STREET



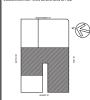
180 PINE STREET SAN FRANCISCO, CA S WWW.FMW.COM TEL 415.781.9800

| CONSULTANTS | |
|---|--------------------|
| DESIGN ARCHITECT - A+I | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-9500 |
| STRUCTURAL ENGINEERS - MURPHY BU | RR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-5304 |
| MEP ENGINEER - SYSKA HENNESSY GR | DUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-5922 |
| CONSTRUCTION MANAGER - PLANT CON | ISTRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |
| 2544 MISSION STREET SAN FRANCISCO, CA 94110 | TEL (415) 289-2200 |
| LIGHTING DESIGNER - LIGHTING WORKS | HOP |
| | |

STUDIO-MLA

KEY PLAN

PROJECT ADDRESS: 50 POST ST. / 161 SUTTER
BLOCK / LOTS: 022/2015
FLOORS: 3
PARCEL #: 022/3015 / 022/2016
ZAMANO DESTRUCTS - 4.0 DOMINITARIA OFFICE



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REVISIONS

CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

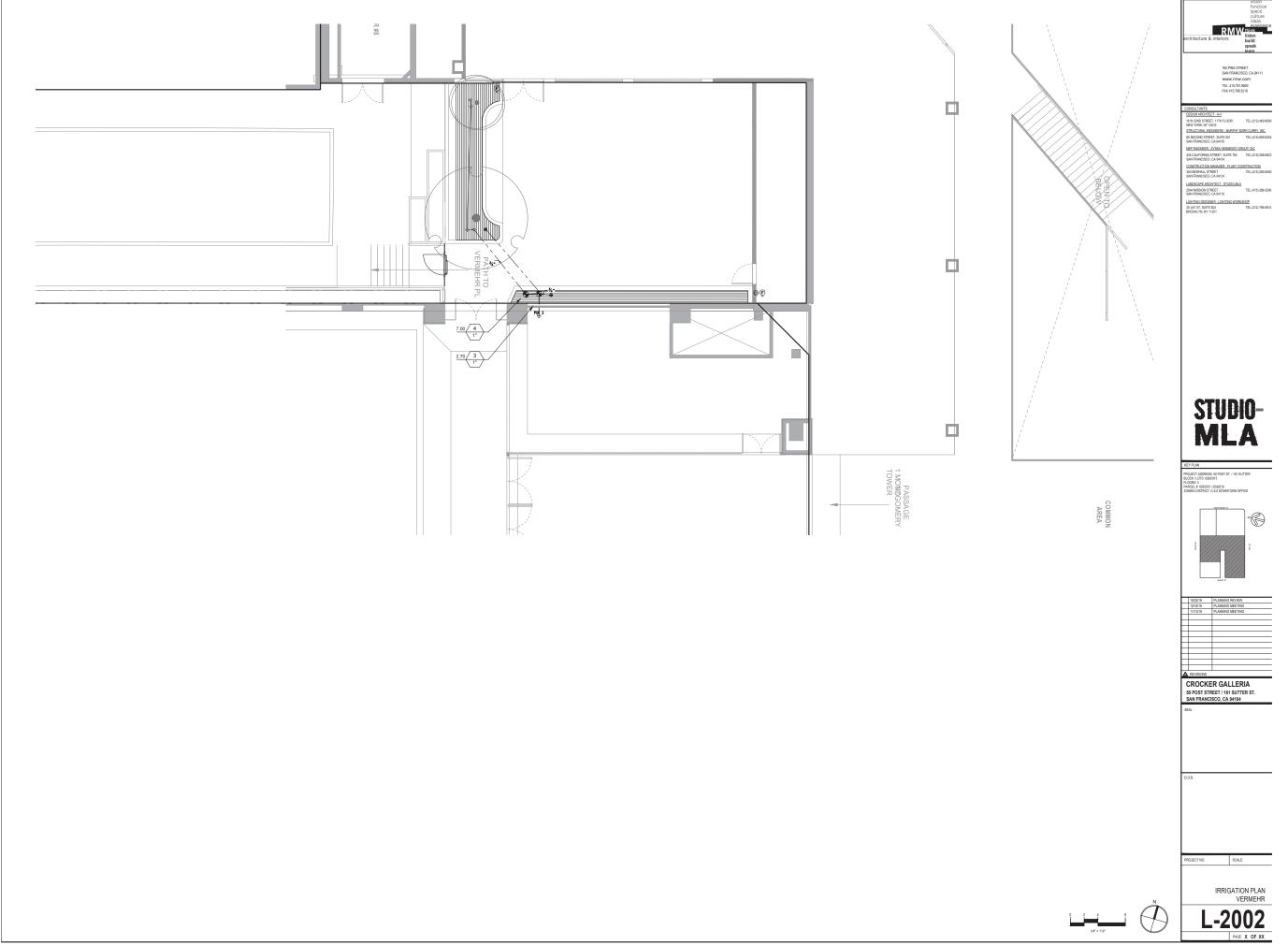
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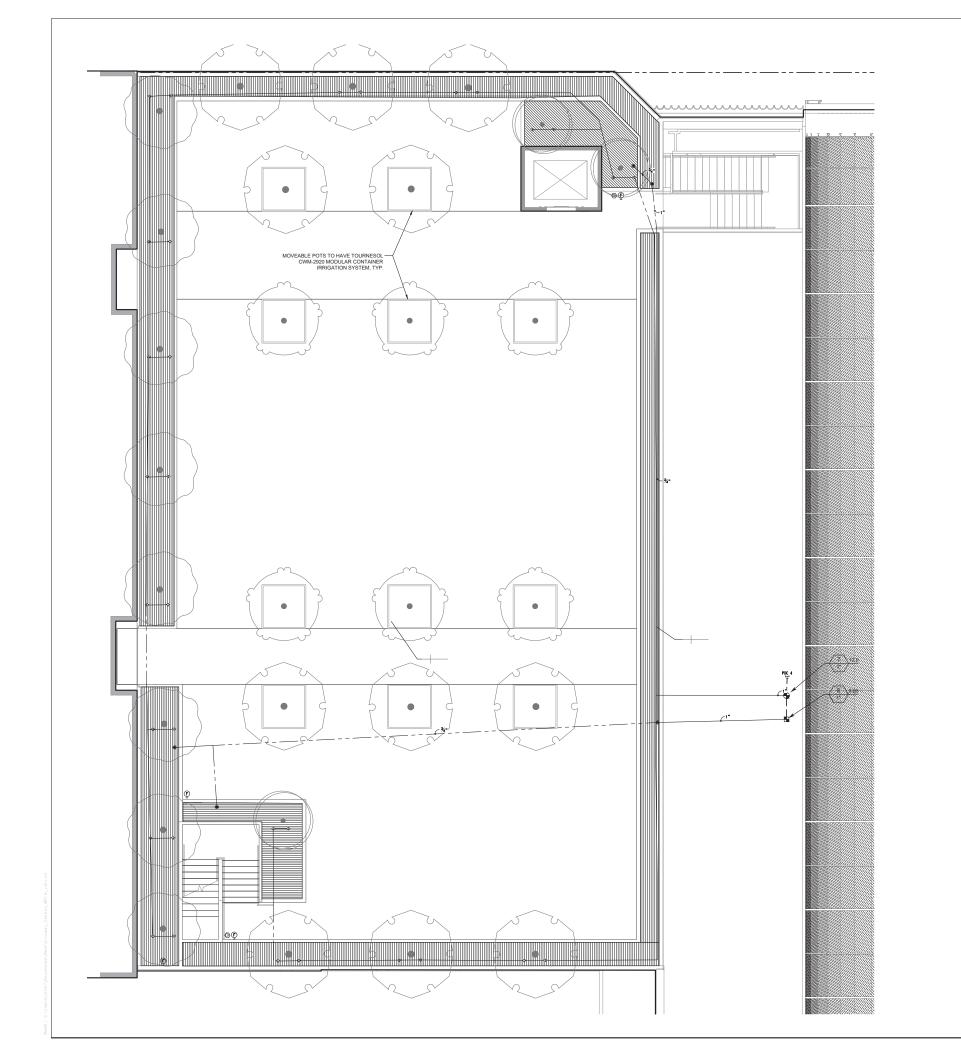
PROJECT NO: SCA

IRRIGATION PLAN POST & SUTTER











160 PINE STREET SAN FRANCISCO, CA 9 WWW.rmw.com TEL 415.781.9800

STUDIO-MLA

KEY PLAN

PROJECT ADDRESS: 50 POST ST. / 161 SUTTER
BLOCK / LOTS: 0292015
FLOORS: 3
PARCEL #: 0292015 / 0292016



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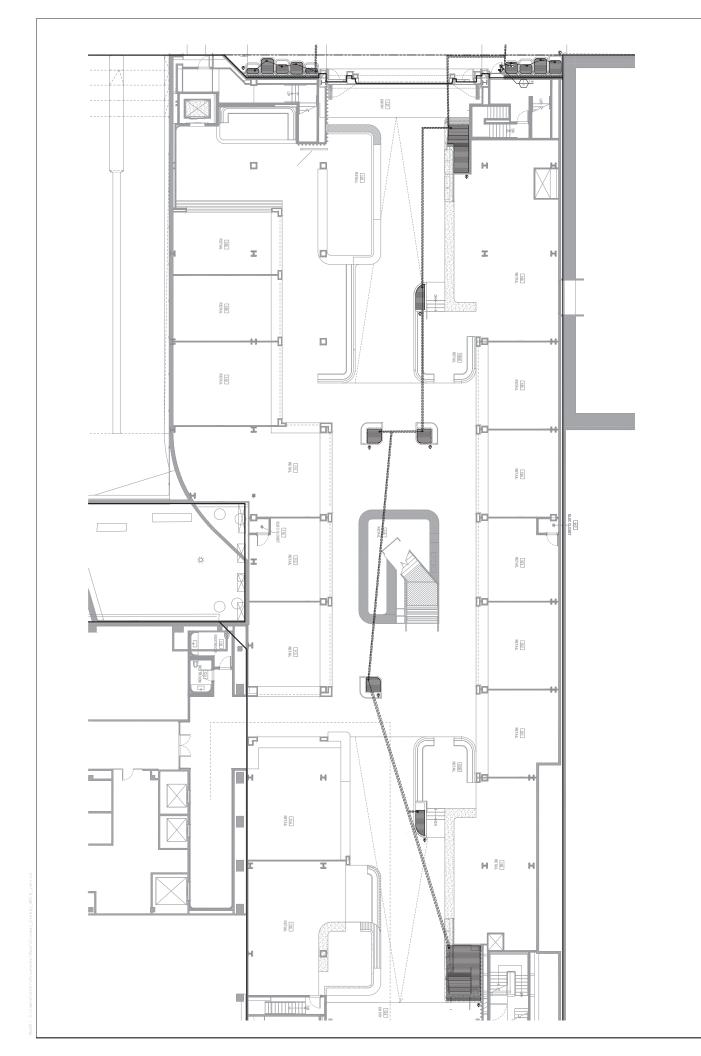
CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

D.O.B.

PROJECT NO: SC/

IRRIGATION PLAN ROOFTOP







 DESIGNAR/DIFFECT - YATP
 TEL (212) 480-9500

 NEW YORK NY 10010
 TEL (212) 480-9500

 STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC.
 SECOND STREET, SUITE 501

 SAN FRANCISCO, CA 94105
 TEL (415) 689-8304
 <u>LANDSCAPE ARCHITECT - STUDIO-MLA</u>
2544 MISSION STREET
SAN FRANCISCO, CA 94110

TEL (415) 289-2200

STUDIO-MLA

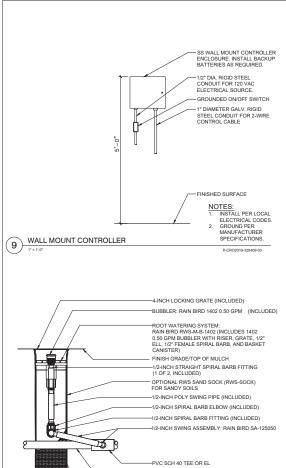


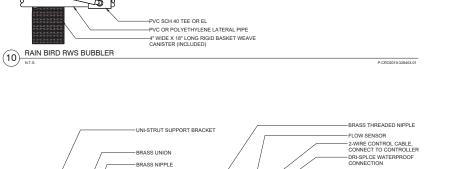
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CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

IRRIGATION PLAN LEVEL 1 INTERIOR







1. 4" GRATE IS ALSO AVAILABLE IN PURPLE

(RWS-GRATE-P). 2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN

AREA.

4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY

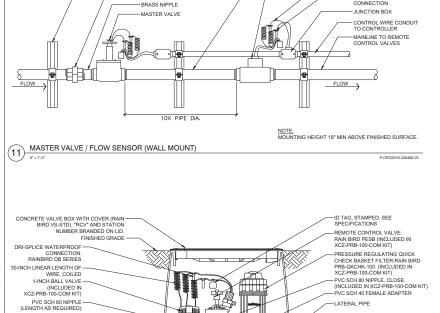
SOILS, ADD ¾* GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.

- PVC SCH 40 FEMALE ADAPTER

LATERAL PIPE

ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING

INSTALL PRODUCT SO THAT THE GRATE IS EVEL
WITH FINISH GRADE OR TOP OF MULCH.
 SAND SOCK (RWS-SOCK) IS 34" IN LENGTH. CUT
 TO LENGTH NEEDED TO COVER MESH BASKE



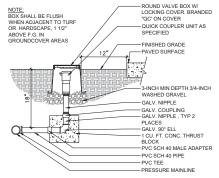
PVC SCH 80 NIPPLE (LENGTH AS REQUIRED

PVC SCH 80 NIPPLE AND PVC PVC SCH 40 TEE OR ELL -

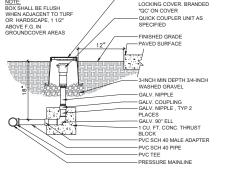
PVC SCH 40 ELL

MAINLINE PIPE -

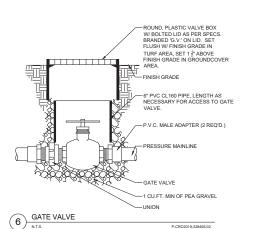
12 XCZ-100-PRB-COM CONTROL ZONE KIT

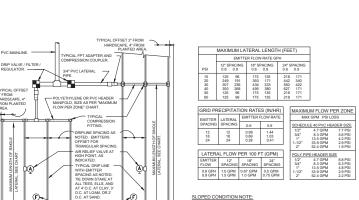


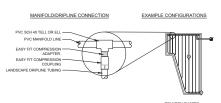


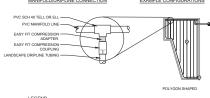














8 DRIPLINE AREA

MULCH LAYER -

FINISHED GRADE -

6" DIA. VALVE BOX

DRIPLINE FLUSH VALVE BELOW GRADE

1/2" DRIP TUBING -

DRIPLINE 4" TO 5"
BELOW GRADE WITH
EMITTERS AS NOTED

DRIPLINE COMPRESSION COUPLER

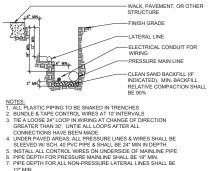
4" THICK LAYER OF WASHEL GRAVEL. THE BOX SHALL REST UPON THE ROCK BED DO NOT EXTEND GRAVEL INTO BOX



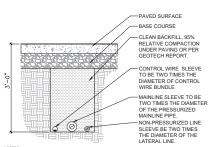
CENTER FEED EXAMPLE







1 PIPE TRENCHING



NOTES:

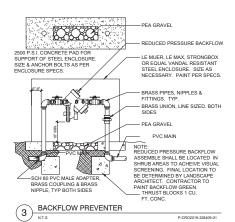
1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.

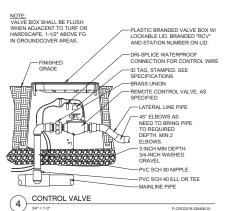
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.

3. ALL SLEEVES SHALL EXTEND 6" BEYOND THE EDGE OF PAVEMENT.

4. END 0F SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR
PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END
OF THE SLEEVE TO FINISHED GRADE.

PIPE SLEEVING







RMW think

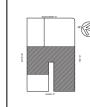
TRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC.

5 SECOND STREET, SUITE 501 TEL (415) 669-630 AN FRANCISCO, CA 94105

CONSTRUCTION MANAGER - PLANT CONSTRUCTION
300 NEWHALL STREET TEL (415) 285-0500
SAN FRANCISCO, CA 94124

LANDSCAPE ARCHITECT - STUDIO-MLA 544 MISSION STREET AN FRANCISCO, CA 94110

KS: 3 EL #: 0292015 / 0292016 IG DISTRICT: C-3-0 DOWN



| 10/18/19 | PLANNING MEETING |
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CROCKER GALLERIA

IRRIGATION DETAILS L-2007

TREES



ARBUTUS 'MARINA' MARINA STRAWBERRY TREE 40'-50' H x 25'-40' W MODERATE GROWTH RATE



AZARA MICROPHYLLA BOX-LEAF AZARA 15'-25' H x 8'-10' FAST GROWTH RATE LOW TO MODERATE WATER EVERGREEN



GARRYA ELLIPTICA 'JAMES ROOF' SILK TASSEL



LAURUS NOBILIS 'SARATOGA' SARATOGA SWEET BAY STANDARD, 20'-30' H MODERATE GROWTH RATE LOW TO MODERATE WATER EVERGREEN



MELALEUCA QUINQUENERVIA PAPERBARK TREE
25'-40' H x 15'-25' W
MODERATE TO FAST GROWTH RATE
LOW WATER

SHRUBS



ACACIA COGNATA 'COUSIN ITT' LITTLE RIVER WATTLE 2-3' H x 6'-8' W
MODERATE GROWTH RATE
LOW WATER
EVERGREEN



ADENANTHOS SERICEUS COAST WOOLLYBUSH



ASTELIA 'SILVER SHADOW' SILVER SHADOW ASTELIA



BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH 1'-2' H x 8'-10' W FAST GROWTH RATE LOW WATER EVERGREEN



CEANOTHUS THYRSIFLORUS VAR. GRISEUS 'DIAMOND HEIGHTS'
2' H x 4'-5' W
MODERATE GROWTH RATE LOW WATER EVERGREEN



CHONDROPETALUM ELEPHANTINUM LARGE CAPE RUSH 3'-5' H x 4'-6' W MODERATE GROWTH RATE LOW WATER EVERGREEN



DUDLEYA HASSEI CATALINA ISLAND LIVE-FOREVER



EREMOPHILA GLABRA 'GREY HORIZON' GRAY EMU BUSH
<1' H x 4'-6' W
MODERATE GROWTH RATE
LOW WATER
EVERGREEN



LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH 2'-3' H x 2'-4' W MODERATE GROWTH RATE LOW WATER EVERGREEN



LOMANDRA LONGIFOLIA 'NYALLA' IN YALLA'
NYALLA MAT RUSH
3'-4' H x 3'-4' W
FAST GROWTH RATE
LOW WATER
EVERGREEN



MAHONIA REPENS CREEPING OREGON GRAPE 11-2' H x 3'-4' W MODERATE GROWTH RATE LOW WATER EVERGREEN



MAHONIA EURYBRACTEATA 'SOFT CARESS' SOFT CARESS OREGON GRAPE 3' H x 3'-4' W MODERATE GROWTH RATE LOW WATER EVERGREEN



POLYSTICHUM MUNITUM WESTERN SWORD FERN
1:4' H x 2:3' W
MODERATE GROWTH RATE
LOW WATER
EVERGREEN

PLANTS



SARCOCOCCA SWEET BOX 1'-2' H x 2'-4' W SLOW GROWTH RATE LOW WATER EVERGREEN



AKERIA OLINATA CHOCOLATE VINE 20'-40' H FAST GROWTH RATE LOW TO MODERATE WATER EVERGREEN



CISSUS ANTARTICA KANGAROO VINE 20' H FAST GROWTH RATE



DISTICTIS 'RIVERS' ROYAL TRUMPET VINE 25'-30' H FAST GROWTH RATE LOW TO MODERATE WATER



VIGNA CARACALLA 'THOMAS JEFFERSON'
FRAGRANT SNAIL VINE



<1' H x 1' W FAST GROWTH RATE LOW WATER EVERGREEN

| | | | | 1 | |
|-------------------------------------|--|---|-----------|-----------|--------|
| $\langle \cdot \rangle$ | AZA MIC AZARA MIGROPHYLLA / BOX LEAF AZARA | | 36" BOX | | |
| $\widetilde{}$ | GAR JAM | GARRYA ELLIPTICA 'JAMES ROOF' / COAST SILK TASSEL | 24" BOX | + | |
| \odot | | | | | |
| (\cdot) | LAU SAR | LAURUS NOBILIS 'SARATOGA' / SWEET BAY | 24" BOX | | |
| | MEL QUI | MELALEUCA QUINQUENERVIA / CAJEPUT TREE | 24" BOX | | |
| ٠,٠ | | | | | |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | | DETAIL |
| (A) | ACA CO3 | ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE | 10 GAL | | |
| • | ADE SER | ADENANTHOS SERICEUS / WOOLLYBUSH | 5 GAL | | |
| ₹ • } | AST S10 | ASTELIA X 'SILVER SHADOW' / SILVER SHADOW ASTELIA | 5 GAL | | |
| •• | BAC PIG | BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH | 5 GAL | | |
| (·) | CEA HO2 | CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS' / CALIFORNIA LILAC | 5 GAL | | |
| (•) | CHO ELE | CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH | 5 GAL | | |
| $\overline{\odot}$ | ERE GR2 | EREMOPHILA GLABRA 'GREY HORIZON' / EMU BUSH | 5 GAL | | |
| Ō | LOM BR2 | LOMANDRA LONGIFOLIA BREEZE / DWARF MAT RUSH | 10 GAL | | |
| * | LOM NYA | LOMANDRA LONGIFOLIA 'NYALLA' / NYALLA BREEZE GRASS | 5 GAL | | |
| \bigcirc | MAH S44 | MAHONIA EURYBRACTEATA 'SOFT CARESS' / MAHONIA SOFT CARESS | 5 GAL | | |
| $\widetilde{\langle \cdot \rangle}$ | MAH REP | MAHONIA REPENS / CREEPING MAHONIA | 5 GAL | | |
| POL MUN | | POLYSTICHUM MUNITUM / WESTERN SWORD FERN | 5 GAL | \vdash | |
| • | SAR HOO | SARCOCOCCA HOOKERIANA HUMILIS / SWEET BOX | 5 GAL | <u> </u> | |
| INTERIOR PLANTS | CODE | BOTANICAL / COMMON NAME | CONT | + | DETAIL |
| (0) | ASP ELA | ASPIDISTRA ELATIOR / CAST IRON PLANT | 5 GAL | | |
| (0) | PHI XA2 | PHILODENDRON X 'XANADU' / PHILODENDRON | 5 GAL | | |
| (6) | PHL B15 | PHLEBODIUM AUREUM 'BLUE STAR' / BLUE STAR FERN | 5 GAL | | |
| 0 | SAN PRN | SANSEVIERIA TRIFASCIATA BLACK DRAGON / BLACK DRAGON SNAKE PLANT | 5 GAL | | |
| 0 | SAN MOO | SANSEVIERIA TRIFASCIATA 'MOONSHINE' / MOONSHINE SNAKE PLANT | 5 GAL | | |
| © | SAN SIL | SANSEVIERIA TRIFASCIATA 'SILVER HAHNII' / SILVER BIRDNEST SANSEVIERIA | 5 GAL | | |
| VINE/ESPALIER | CODE | BOTANICAL / COMMON NAME | CONT | _ | DETAIL |
| (A) | AKE QUI | AKEBIA QUINATA / CHOCOLATE VINE | 15 GAL | | |
| • | CIS ANT | CISSUS ANTARCTICA / KANGAROO VINE | 15 GAL | \top | |
| | DIS HYB | DISTICTIS X 'RIVERS' / ROYAL TRUMPET VINE | 15 GAL | | |
| \boxtimes | VIG TLC | VIGNA CARACALLA "THOMAS JEFFERSON" / THOMAS JEFFERSON SNAIL VINE | 15 GAL | | |
| SHRUB AREAS | CODE | BOTANICAL / COMMON NAME | CONT | SPACING | DETAIL |
| | EXI EX8 | EXISTING LANDSCAPE (PROTEXT IN PLACE) | SIZE | | |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | CONT | SPACING | DETAIL |
| · | CAR BL3 | CAREX FLACCA 'BLUE ZINGER' / BLUE ZINGER SEDGE | 5 GAL | | 1 |
| | | | | | L |
| | DUD HAS | DUDLEYA VIRENS HASSEI / CATALINA ISLAND LIVE-FOREVER | 5 GAL | | |
| PLANTIN | G NO | TES | 1 | | |
| | | ATIC. VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT | Γ ALL PLA | NT MATERI | IAL |

DETAIL

TRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC. SECOND STREET, SUITE 501

CONSTRUCTION MANAGER - PLANT CONSTRUCTION
300 NEWHALL STREET TEL (415) 285-050
SAN FRANCISCO, CA 94124

STUDIO-

ANDSCAPE ARCHITECT - STUDIO-MLA 4 MISSION STREET N FRANCISCO, CA 94110

PLANT SCHEDULE

- DRAWING IS DIAGRAMMATIC. VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- 2. INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL TREE STAKING LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY DIGGING.
- 3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT
- 4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- 5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.

12. ALL PLANTING AREAS TO BE TOP DRESSED WITH MULCH PER SPECIFICATIONS.

- 6. ALL SHRUB MATERIAL TO BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. ALL 15 GALLON OR LARGER PLANT MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL STORE PLANT MATERIAL IN SHADE AND PROTECT FROM SUN. ENSURE ON SITE WATERING PRIOR TO PLANTING.
- 7. FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.
- FOR BIDDING PURPOSES, ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ, FT.
 OF SURFACE AREA, (ROTO-TILL AMENDMENTS TO A DEPTH OF 6")
 1150 LBS, GRO-POWER
 ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF APPROVED SOIL MIX.
- 9. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% WITH 60% SOIL OF SITE AND 40% FIR BARK, UNLESS OTHERWISE NOTED. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

 1 GAL

 5 GAL

 15 GAL

 10 GAL

 10 GAL

 10 GAL

 11 GAL

 12 GAL

 13 GAL

 14 GAL

 15 GAL

 16 GAL

 17 GAL

 18 GAL

 18 GAL

 19 GAL

 19 GAL

 19 GAL

 19 GAL

 19 GAL

 10 GAL

24° BOX AND UP 14
PLACE RECOMMENDED TABLES BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN
1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE
ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS.

- 10. "DEEP ROOT" BARRIERS ARE TO BE USED AROUND ALL TREES LOCATED WITHIN 5 FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES AFTER PLANTING.
- 11. ALL PROPOSED SHRUB AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS:

 A) IMMEDIATELY AFTER PLANTING,

 B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND

 C) AT THE BUD OF THE MAINTENANCE PERIOD.
- 13. INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.

CROCKER GALLERIA

& SCHEDULE L-3000

PLANTING NOTES





PHLEBODIUM AUREUM RABBIT'S FOOT FERN 2-3' H x 2'-3' W FAST GROWTH RATE LOW WATER EVERGREEN



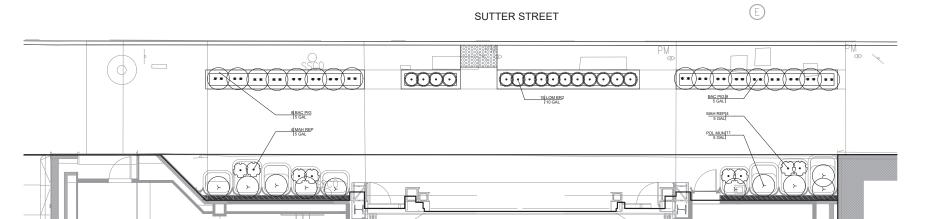
PHILODENDRON 2'-3' H x 3'-4' W MODERATE GROWTH RATE LOW WATER EVERGREEN



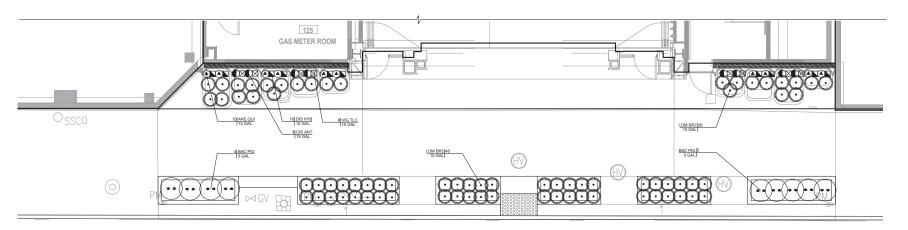
SANSEVIERIA TRIFASCIATA 'MOONSHINE' 1'-2' H x <1' W FAST GROWTH RATE LOW WATER EVERGREEN TRIFASCIATA 'BLACK DRAGON'



SANSEVIERIA TRIFASCIATA 'SILVER HAHNII'



| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | DETA |
|---------|---------|---|--------|------|
| •• | BAC PIG | BACCHARIS PILULARIS "PIGEON POINT" / COYOTE BRUSH | 5 GAL | |
| 0 | LOM BR2 | LOMANDRA LONGIFOLIA BREEZE / DWARF MAT RUSH | 10 GAL | |
| \odot | MAH REP | MAHONIA REPENS / CREEPING MAHONIA | 5 GAL | |
| (>) | POL MUN | POLYSTICHUM MUNITUM / WESTERN SWORD FERN | 5 GAL | |



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| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | DET |
|---------------|---------|--|--------|-----|
| •• | BAC PIG | BACCHARIS PILULARIS "PIGEON POINT" / COYOTE BRUSH | 5 GAL | |
| Ō | LOM BR2 | LOMANDRA LONGIFOLIA BREEZE / DWARF MAT RUSH | 10 GAL | |
| VINE/ESPALIER | CODE | BOTANICAL / COMMON NAME | CONT | DET |
| (A) | AKE QUI | AKEBIA QUINATA / CHOCOLATE VINE | 15 GAL | |
| • | CIS ANT | CISSUS ANTARCTICA / KANGAROO VINE | 15 GAL | |
| | DIS HYB | DISTICTIS X 'RIVERS' / ROYAL TRUMPET VINE | 15 GAL | |
| 5-4 | VIG TLC | VIGNA CARACALLA 'THOMAS JEFFERSON' / THOMAS JEFFERSON SNAIL VINE | 15 GAL | + |



| SIGN ARCHITECT - A+I | |
|---|--------------------|
| W 22ND STREET, 11TH FLOOR W YORK, NY 10010 | TEL (212) 460-9500 |
| RUCTURAL ENGINEERS - MURPHY BUI | RR CURRY, INC. |
| SECOND STREET, SUITE 501 N FRANCISCO, CA 94105 | TEL (415) 669-6304 |
| P ENGINEER - SYSKA HENNESSY GRO | UP, INC |
| S CALIFORNIA STREET, SUITE 700 N FRANCISCO, CA 94104 | TEL (415) 288-5922 |
| NSTRUCTION MANAGER - PLANT CON | STRUCTION |
|) NEWHALL STREET N FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| NDSCAPE ARCHITECT - STUDIO-MLA | |
| 14 MISSION STREET N FRANCISCO, CA 94110 | TEL (415) 289-2200 |
| HTING DESIGNER - LIGHTING WORKS | HOP |
| JAY ST. SUITE 504 OOKLYN, NY 11201 | TEL (212) 796-6510 |



KEY PLAN

PROJECT ADDRESS: 50 POST ST. / 161 SUTTER
BLOCK / LOTS: 0282015
FLOORS: 3
PARCEL #: 0282015 / 0282016



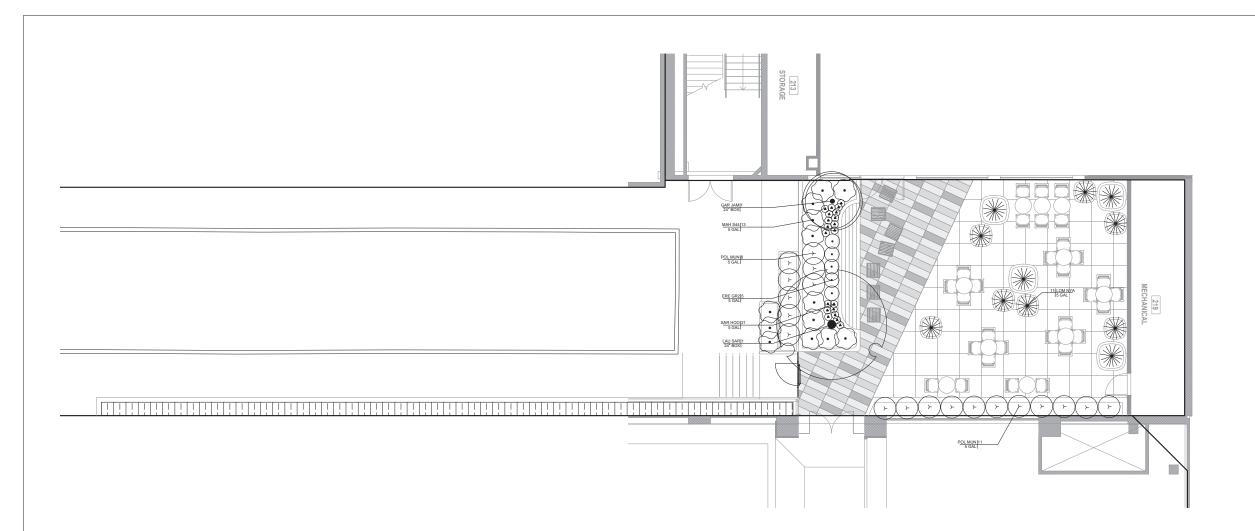
| 10/0 | 2/19 | PLANNING REVIEW |
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| 11/1 | 3/19 | PLANNING MEETING |
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CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

PROJECT NO: SCALE:

PLANTING PLAN POST & SUTTER





| TREES | CODE | BOTANICAL / COMMON NAME | CONT | | DETAIL |
|---|---------|---|---------|---------|--------|
| $\overline{(\cdot)}$ | GAR JAM | GARRYA ELLIPTICA "JAMES ROOF" / COAST SILK TASSEL | 24" BOX | | |
| $\frac{\widetilde{\langle \cdot \rangle}}{\langle \cdot \rangle}$ | LAU SAR | LAURUS NOBILIS 'SARATOGA' / SWEET BAY | 24" BOX | | |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | | DETAIL |
| \odot | ERE GR2 | EREMOPHILA GLABRA 'GREY HORIZON' / EMU BUSH | 5 GAL | | |
| * | LOM NYA | LOMANDRA LONGIFOLIA 'NYALLA' / NYALLA BREEZE GRASS | 5 GAL | | |
| 0 | MAH S44 | MAHONIA EURYBRACTEATA 'SOFT CARESS' / MAHONIA SOFT CARESS | 5 GAL | | |
| (>) | POL MUN | POLYSTICHUM MUNITUM / WESTERN SWORD FERN | 5 GAL | | |
| • | SAR HOO | SARCOCOCCA HOOKERIANA HUMILIS / SWEET BOX | 5 GAL | | |
| SHRUB AREAS | CODE | BOTANICAL / COMMON NAME | CONT | SPACING | DETAIL |
| | EXI EX8 | EXISTING LANDSCAPE (PROTEXT IN PLACE) | SIZE | | |



<u>LANDSCAPE ARCHITECT - STUDIO-MLA</u>
2544 MISSION STREET
SAN FRANCISCO, CA 94110

TEL (415) 289-2200



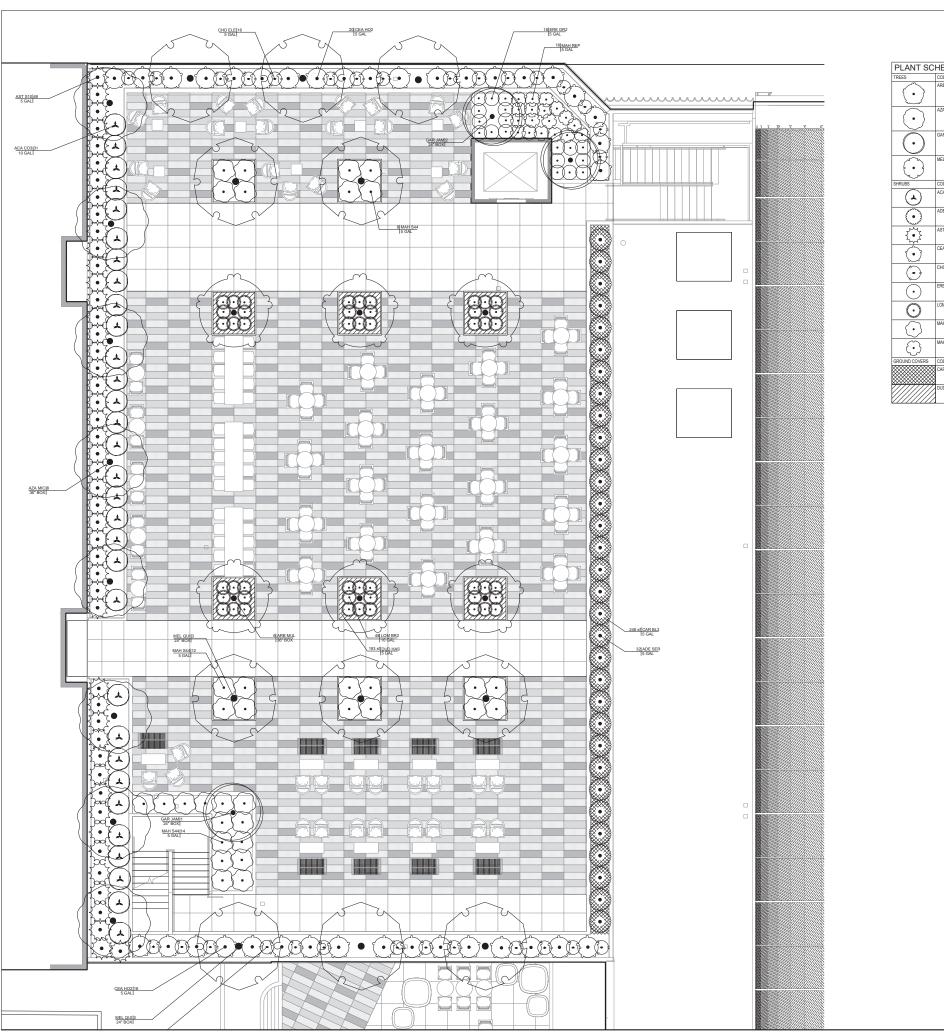


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| Г | | 10/18/19 | PLANNING MEETING |
| Г | | 11/13/19 | PLANNING MEETING |
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CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

PLANTING PLAN VERMEHR





| TREES | CODE | BOTANICAL / COMMON NAME | CONT | | DETA |
|---------------|---------|---|---------|---------|-------|
| \bigcirc | ARB MUL | ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK | 36" BOX | | |
| \odot | AZA MIC | AZARA MICROPHYLLA / BOX LEAF AZARA | 36" BOX | | |
| \odot | GAR JAM | GARRYA ELLIPTICA 'JAMES ROOF' / COAST SILK TASSEL | 24" BOX | | |
| (·) | MEL QUI | MELALEUCA QUINQUENERVIA / CAJEPUT TREE | 24" BOX | | |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | | DETAI |
| (| ACA CO3 | ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE | 10 GAL | | |
| Ō | ADE SER | ADENANTHOS SERICEUS / WOOLLYBUSH | 5 GAL | | |
| ₹•} | AST S10 | ASTELIA X 'SILVER SHADOW' / SILVER SHADOW ASTELIA | 5 GAL | | |
| Ó | CEA HO2 | CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS' / CALIFORNIA LILAC | 5 GAL | | |
| (<u>)</u> | CHO ELE | CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH | 5 GAL | | |
| \odot | ERE GR2 | EREMOPHILA GLABRA 'GREY HORIZON' / EMU BUSH | 5 GAL | | |
| 0 | LOM BR2 | LOMANDRA LONGIFOLIA BREEZE / DWARF MAT RUSH | 10 GAL | | |
| \odot | MAH S44 | MAHONIA EURYBRACTEATA 'SOFT CARESS' / MAHONIA SOFT CARESS | 5 GAL | | |
| ♦ | MAH REP | MAHONIA REPENS / CREEPING MAHONIA | 5 GAL | | |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | CONT | SPACING | DETAI |
| | CAR BL3 | CAREX FLACCA 'BLUE ZINGER' / BLUE ZINGER SEDGE | 5 GAL | | |
| | DUD HAS | DUDLEYA VIRENS HASSEI / CATALINA ISLAND LIVE-FOREVER | 5 GAL | | |



160 PINE STREET SAN FRANCISCO, CA S WWW.FMW.COM TEL 415.781.9800

| CONSULTANTS | |
|---|--------------------|
| DESIGN ARCHITECT - A+I | |
| 16 W 22ND STREET, 11TH FLOOR NEW YORK, NY 10010 | TEL (212) 460-9500 |
| STRUCTURAL ENGINEERS - MURPHY BUR | RR CURRY, INC. |
| 85 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 | TEL (415) 669-5304 |
| MEP ENGINEER - SYSKA HENNESSY GRO | JUP, INC |
| 425 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94104 | TEL (415) 288-5922 |
| CONSTRUCTION MANAGER - PLANT CON | STRUCTION |
| 300 NEWHALL STREET SAN FRANCISCO, CA 94124 | TEL (415) 285-0500 |
| LANDSCAPE ARCHITECT - STUDIO-MLA | |

2544 MISSION STREET SAN FRANCISCO, CA 94110



KEY PLAN

PROJECT ADDRESS: 50 POST ST. / 161 SUTTE!
BLOCK / LOTS: (022/2015
FLOORS: 3
PARCEL #: (022/015 / 025/2016
ZOMES DESTRUCT, C & 0.00/MM/COMM OFFICE



| 10/ | 02/19 | PLANNING REVIEW |
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| 11/ | 13/19 | PLANNING MEETING |
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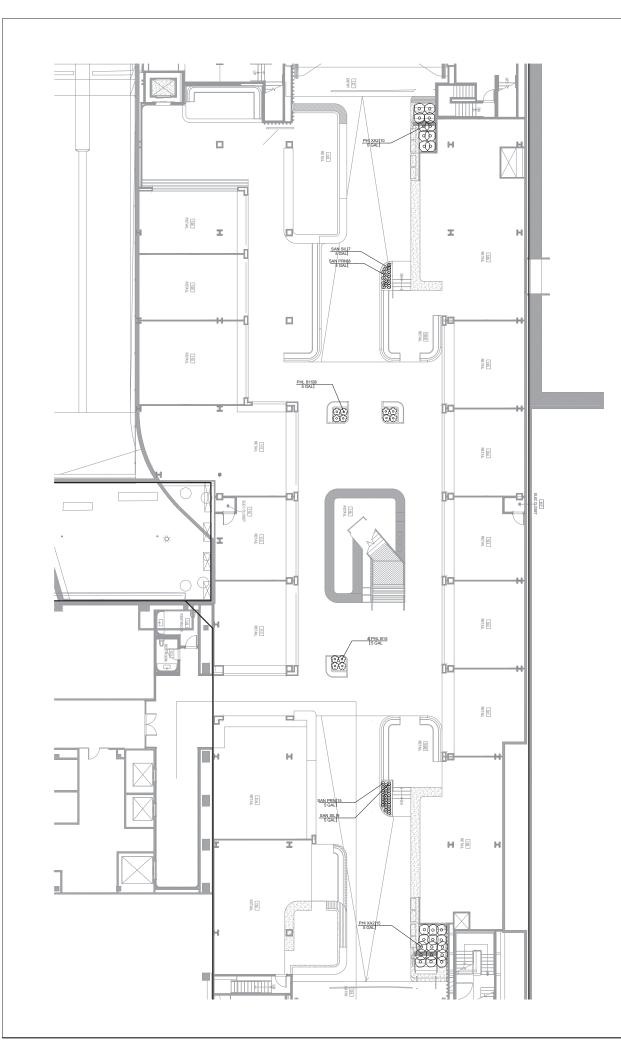
CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

В.

PROJECT NO: SCA

PLANTING PLAN ROOFTOP

L-3004



| PLANT SC | HEDU | LE INTERIOR | | |
|-----------------|---------|---|-------|--------|
| INTERIOR PLANTS | CODE | BOTANICAL / COMMON NAME | CONT | DETAIL |
| 0 | PHI XA2 | PHILODENDRON X 'XANADU' / PHILODENDRON | 5 GAL | |
| (c) | PHL B15 | PHLEBODIUM AUREUM 'BLUE STAR' / BLUE STAR FERN | 5 GAL | |
| 0 | SAN PRN | SANSEVIERIA TRIFASCIATA BLACK DRAGON / BLACK DRAGON SNAKE PLANT | 5 GAL | |
| 0 | SAN SIL | SANSEVIERIA TRIFASCIATA 'SILVER HAHNII' / SILVER BIRDNEST SANSEVIERIA | 5 GAL | |



<u>LANDSCAPE ARCHITECT - STUDIO-MLA</u>
2544 MISSION STREET
SAN FRANCISCO, CA 94110

TEL (415) 289-2200

STUDIO-MLA

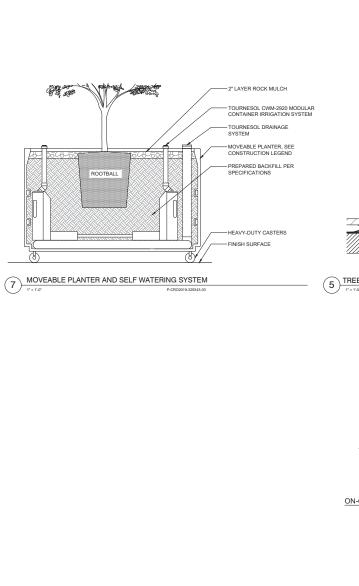


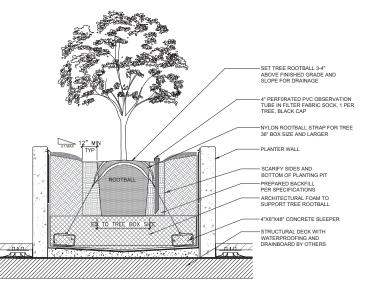
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CROCKER GALLERIA
50 POST STREET / 161 SUTTER ST.
SAN FRANCISCO, CA 94104

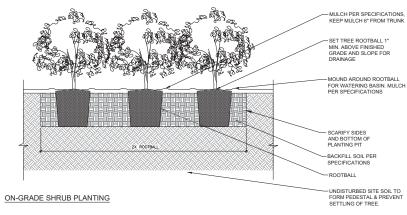
PLANTING PLAN LEVEL 1 INTERIOR

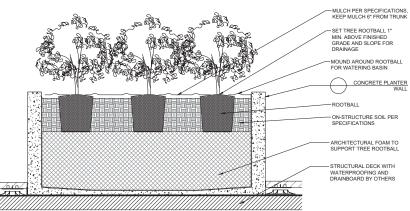
L-3005





5 TREE PLANTING ON STRUCTURE



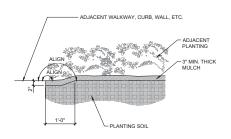


ON-STRUCTURE SHRUB PLANTING

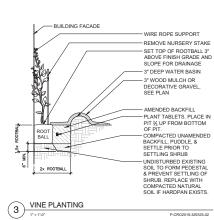
6 SHRUB PLANTING

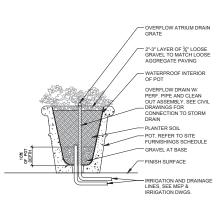
"L" = SPACING AS CALLED FOR IN PLANTING PLAN LEGEND "L" FOR LARGER SPECIES TAKES PRECEDENCE OVER SMALLER PLANT LOCATION TYP

TRIANGULAR SPACING



MULCH AT PLANTERS





TYPICAL PLANTED POT

1/2" = 1'-0"

RMW think listen

DESIGN ARRUMINEL 1-PM | TEL (212) 480-9500 | NEW YORK, NY 10010 | STRUCTURAL ENGINEERS - MURPHY BURR CURRY, INC. | SE SECOND STREET, SUITE 501 | TEL (415) 689-5304 | SM FRANCISCO, CA 94105 | TEL (415) 689-5304 CONSTRUCTION MANAGER - PLANT CONSTRUCTION
300 NEWHALL STREET TEL (415) 285-0500
SAN FRANCISCO, CA 94124 LANDSCAPE ARCHITECT - STUDIO MILA

TEL (415) 289-2200

STUDIO-MLA



| 10/02/19 | PLANNING REVIEW |
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| ▲ REVISIONS | |

CROCKER GALLERIA

PLANTING DETAILS

L-3007

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| Proje | ct Address | | Block/Lot(s) | |
|---|--|---|-----------------------|--|
| 50 POST ST | | | 0292015 | |
| Case | No. | | Permit No. | |
| 2018- | -016625ENV | | | |
| _ | ddition/ teration | Demolition (requires HRE for Category B Building) | ☐ New Construction | |
| Proje | ct description for P | lanning Department approval. | | |
| | Crocker Galleria renovations to include facade alterations and interior improvements. Change of use of approximately 14,158 square feet from retail to office. | | | |
| STE | STEP 1: EXEMPTION CLASS | | | |
| The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA). | | | | |
| | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. | | | |
| | Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. | | | |
| | Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY | | | |
| | Class | | | |
| | | | | |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

| | Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone) | |
|--|---|--|
| | Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? | |
| | if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer). | |
| | Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? | |
| | Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area) | |
| | Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption. | |
| | Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption. | |
| | Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption. | |
| | Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption. | |
| Comments and Planner Signature (optional): Don Lewis | | |
| Proposed office use contains smaller occupancy compared to existing retail uses. Project occupancy calculation completed 11/19/19 and saved to 2018-016625ENV. | | |
| | | |

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a П single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. 2. Interior alterations to publicly accessible spaces. 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining

6. Restoration based upon documented evidence of a building's historic condition, such as historic

中文詢問請電: 415.575.9010

photographs, plans, physical evidence, or similar buildings.

features.

| 7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . | | | |
|---|---|--|--|
| 8. Other work consistent with the Secretary of the Interior Stand Properties (specify or add comments): | lards for the Treatment of Historic | | |
| | | | |
| | | | |
| 9. Other work that would not materially impair a historic district (s | specify or add comments): | | |
| | | | |
| (Requires approval by Senior Preservation Planner/Preservation Coordinator) | | | |
| 10. Reclassification of property status . (Requires approval by S Planner/Preservation | Senior Preservation | | |
| Reclassify to Category A | Reclassify to Category C | | |
| a. Per HRER or PTR dated | (attach HRER or PTR) | | |
| b. Other <i>(specify)</i> : | | | |
| Note: If ANY box in STEP 5 above is checked, a Prese | rvation Planner MUST sign below. | | |
| Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. | | | |
| nents (optional): | | | |
| | | | |
| vation Planner Signature: | | | |
| EP 6: CATEGORICAL EXEMPTION DETERMINATION | | | |
| | regarically evenut under CEOA | | |
| There are no unusual circumstances that would result in a reasonable possibility of a significant effect. | | | |
| Project Approval Action: | Signature: | | |
| Planning Commission Hearing | Don Lewis | | |
| If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | 11/19/2019 | | |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. | | | |
| | and meet the Secretary of the Interior's Standards for Rehabilitati. 8. Other work consistent with the Secretary of the Interior Stand Properties (specify or add comments): 9. Other work that would not materially impair a historic district (secretary approval by Senior Preservation Planner/Preservation 10. Reclassification of property status. (Requires approval by Secretary Planner/Preservation Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Note: If ANY box in STEP 5 above is checked, a Preservation Planner and can proceed with categorical exemption review. The preservation Planner and can proceed with categorical exemption tents (optional): Preservation Planner Signature: Per 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER No further environmental review is required. The project is cat There are no unusual circumstances that would result in a rea effect. Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. Once signed or stamped and dated, this document constitutes a categorical exem 31of the Administrative Code, an application of the project. | | |

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

| Project Address (If different than front page) | | | Block/Lot(s) (If different than front page) | |
|--|--|-------------------------------|---|--|
| 50 PC | OST ST | | 0292/015 | |
| Case | No. | Previous Building Permit No. | New Building Permit No. | |
| 2018- | 016625PRJ | | | |
| Plans | s Dated | Previous Approval Action | New Approval Action | |
| | | Planning Commission Hearing | | |
| | Modified Project Description: | | | |
| DE | TERMINATION IF PROJECT | CONSTITUTES SUBSTANTIAL MODIF | CICATION | |
| Com | pared to the approved project, w | rould the modified project: | | |
| | Result in expansion of the building envelope, as defined in the Planning Code; | | | |
| | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; | | | |
| | Result in demolition as defined under Planning Code Section 317 or 19005(f)? | | | |
| | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? | | | |
| If at least one of the above boxes is checked, further environmental review is required. | | | | |
| DET | ERMINATION OF NO SUBSTA | | | |
| The proposed modification would not result in any of the above changes. | | | | |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination. | | | | |
| Plan | ner Name: | Date: | | |
| | | | | |

Exhibit D - Land Use Data

PROJECT ADDRESS: 50 POST STREET (CROCKER GALLERIA)
RECORD NO.: 2018-016625DNX

| | EXISTING | PROPOSED | NET NEW |
|---|--------------------|-------------------|-------------|
| | GROSS SQUARE FO | OOTAGE (GSF) | 1 |
| Parking GSF | | - | |
| Residential GSF | | | |
| Retail/Commercial GSF | 49,520 sf | 30,098 sf | (19,422 sf) |
| Office GSF | 0 | 14,158 sf | 14,158 sf |
| Industrial/PDR GSF Production, Distribution, & Repair | | | |
| Medical GSF | | - | |
| Visitor GSF | | | |
| CIE GSF | | | |
| Usable Open Space | | | |
| Public Open Space | 6,600 sf | 6,600 sf | 0 |
| Other () | | | |
| TOTAL GSF | 68,498 sf | 63,579 sf | (4,919 sf) |
| | EXISTING | NET NEW | TOTALS |
| | PROJECT FEATURES (| Units or Amounts) | |
| Dwelling Units - Affordable | | | |
| Dwelling Units - Market Rate | | | |
| Dwelling Units - Total | | | |
| Hotel Rooms | | | |
| Number of Buildings | 1 | 0 | 1 |
| Number of Stories | 3 | 0 | 3 |
| Parking Spaces | | | |
| Loading Spaces | 1 | 0 | 1 |
| Bicycle Spaces | | | |
| Car Share Spaces | | | |
| Other () | | | |

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: **415.558.6378**

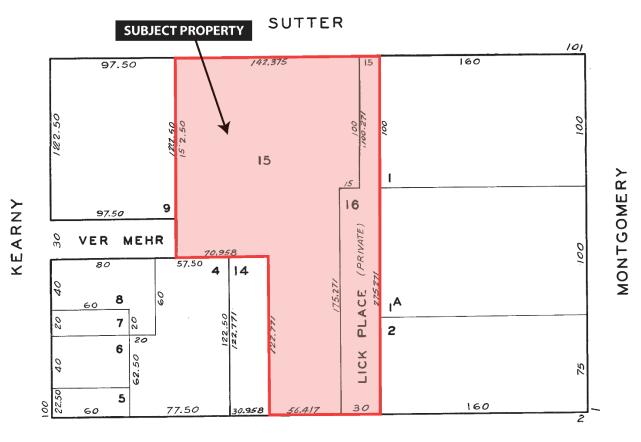
Fax: **415.558.6409**

Planning Information: **415.558.6377**

Exhibit E – Maps and Context Photos

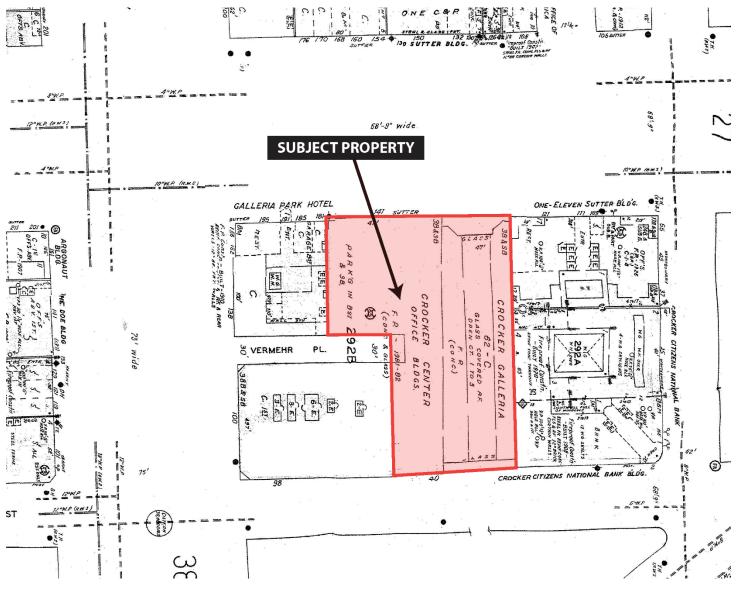
SAN FRANCISCO
PLANNING DEPARTMENT

Block Book Map



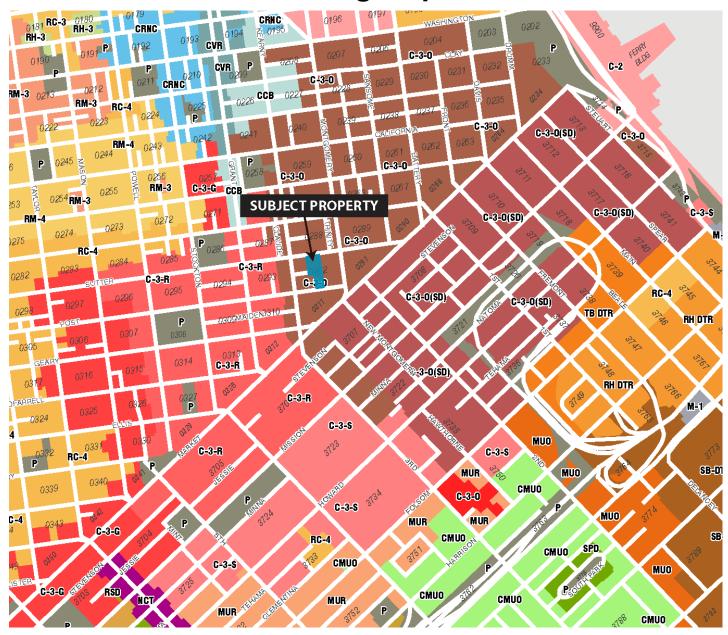
POST

Sanborn Map*



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

Zoning Map



Aerial Photos

(Oriented North and Northwest)

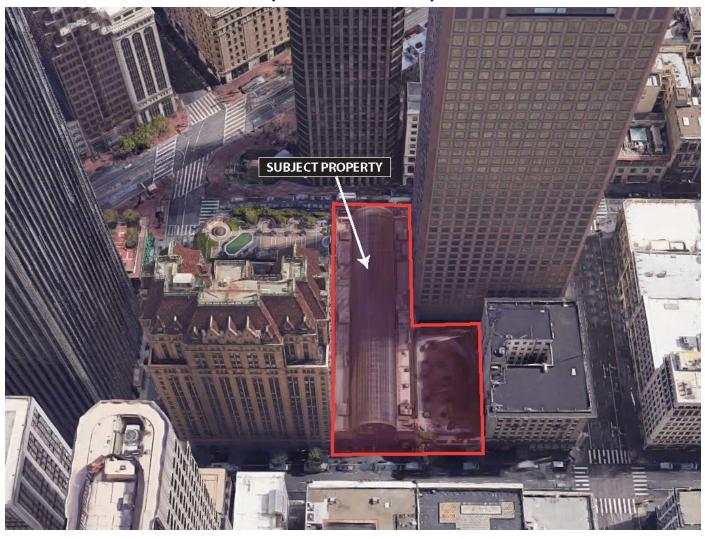




SAN FRANCISCO
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Aerial Photos

(Oriented South)



Context Photos

(On Post Street)

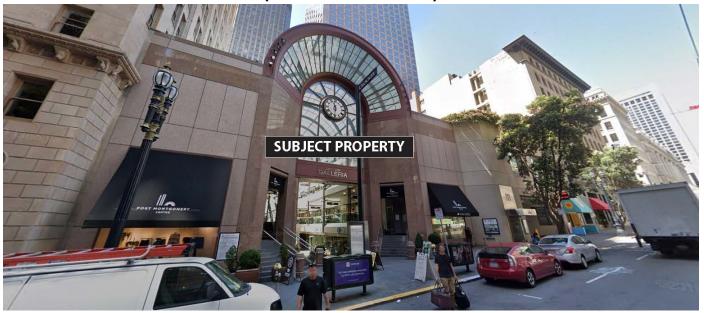


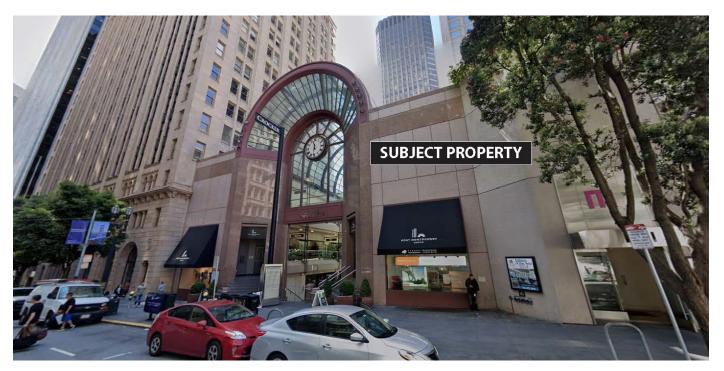


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Context Photos

(On Sutter Street)





SAN FRANCISCO PLANNING DEPARTMENT

Context Photos

(On Sutter Street, looking East)



(At Vermehr Alley)



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Exhibit F

Original Crocker Galleria Approvals Motion Nos. 8332 and 8928

This is a copy of the City Planning Commission's Resolution which is on file at the Department of City Planning.

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 8332

WHEREAS, The City Planning Commission, on July 26, 1979 considered, under their powers of discretionary review (Case No. DR79.13), Building Permit Application No. 7902743 for construction of Crocker National Bank Northern California Headquarters office and shopping complex, on property described as follows:

Most of the block bounded by Kearny, Post, Montgomery and Sutter Streets; Lots 1, 1A, 2, 3, 4, 5, 6, 7, 8, 11 and 12 in Assessor's Block 292;

and

WHEREAS, On June 29, 1967 the Commission established a policy of discretionary review of all applications for new and enlarged buildings along Market Street from the Central Freeway overpass to San Francisco Bay (Resolution 6111), finding that the public necessity, convenience and general welfare required such procedure in order to promote the attractiveness, continuity and integrity of Market Street and its functions; and

WHEREAS, Crocker National Bank proposes to develop a site adjacent to Market Street to contain the following major elements:

- 1. a new 38-story tower at the northeast corner of Kearny and Post Streets to contain a base of retail commercial facilities and the remainder in bank and other office use;
- 2. a new 3-level retail shopping galleria extending mid-block between Post and Sutter Streets;
- 3. a new outdoor landscaped terrace on a portion of the galleria roof and on the roof of the base retail facility extending north of the tower;
- 4. the retention, and integration into the complex, of the existing buildings at 1 Montgomery, 25 Montgomery and 111 Sutter Streets, portions or all of which are of architectural and historical-cultural significance; and

WHEREAS, Development of the office space would permit the consolidation into one location of bank staff which is currently scattered in a number of downtown locations: and would thereby provide a facility which the Bank believes would properly serve and respect the Bank; and

WHEREAS, The galleria would be an unique environment which would serve both as a convenient facility for shoppers and as a through-block pedestrian circulation route; and

WHEREAS, The roof-top terrace would be an open space resource in an intensely developed area of the city and a delightful outdoor environment which is removed from the detrimental effects of street traffic; and

WHEREAS, Retention of the three buildings along Montgomery Street would preserve for the city their character of older development, and would comply with the conservation policies of the San Francisco Master Plan; and

WHEREAS, The proposal includes various features including those described in the conditions below, which mitigate many of the environmental impacts of the development in the areas of cultural and historic factors, land use and urban design, economics, transportation, climate, air quality, energy consumption and community services; and

WHEREAS, The Environmental Impact Report for the project (EE78.298) was certified complete by the City Planning Commission on July 26, 1979;

THEREFORE BE IT RESOLVED, That before acting on the building permit for the Crocker National Bank Northern California Headquarters, the City Planning Commission certifies that they have considered the information in the Environmental Impact Report for the project; and

BE IT FURTHER RESOLVED, That the Commission finds the project to be not harmful to the general welfare of the community, and hereby APPROVES Building Permit Application No. 7902743 subject to the following conditions:

- 1. The building permit application shall be in general conformity with the plans on file at the Department of City Planning (Case No. DR79.13) marked received on July 26, 1979, and with the description of the proposed project in the Environmental Impact Report (EE78.298). In addition, the permit application shall be amended to include removal of the upper 11 floors of the existing building at 1 Montgomery Street.
- 2. Final plans, including landscaping, shall be approved by the Director of Planning prior to issuance of the final building permit addendum.
- 3. The roof-top garden terrace, consisting of the roof areas of the galleria, the useable portion of 1 Montgomery Street and 25 Montgomery Street and the retail facility on Sutter Street immediately west of the galleria, shall be generally available to the general public during normal business hours.
- 4. Street trees shall be provided, where deemed appropriate by the Director of Planning, on sidewalks adjacent to the project site.

- 5. In recognition of the need for expanded transportation services to meet peak demand generated by cumulative office development in the downtown area, Crocker National Bank shall participate in a downtown assessment district, or similar fair and appropriate mechanism, to provide funds for maintaining and augmenting transportation service, should such a mechanism be established by the City.
- 6. The Bank shall encourage transit use by means including the sale on-site of BART and Muni passes, and encouraging an employee carpool/vanpool system in cooperation with RIDES for Bay Area Commuters or other such enterprises.
- 7. Upon completion of the project, the Bank shall in consultation with the Department of City Planning, evaluate and consider, and implement if reasonably found to be appropriate and consistent with the Bank's operation implement a flexible time system for employees working hours. A preferential parking program for carpools and vanpools to reduce peaks of congestion in the transportation system shall be implemented.
- 8. Within a year from completion of the project, the Bank shall conduct a survey in accordance with methodology approved by the Department of City Planning, to assess actual trip generation patterns of project occupants, and shall make such survey available to the Department.
- 9. A reasonable number of secure and safe bicycle parking facilities shall be provided relative to the demand generated by project occupants.
- 10. The developer shall take effective design measures to establish a pedestrian-scaled environment and to assist in the definition of the pedestrian spaces adjacent to the base of the new buildings. The base shall be of a height appropriately proportioned to the width of the adjacent streets and shall extend and reinforce important architectural lines in the existing buildings to be retained on-site. The windows in the lower levels containing retail facilities shall be clear glass.
- 11. To help relieve pedestrian congestion in the downtown area, Crocker National Bank shall contribute funds toward the widening of the sidewalk adjacent to the site along Post Street, if such a treatment is sought by the City as part of a program of improvements.

12. Any change in use for 1 Montgomery Street shall be considered by the City Planning Commission under their powers of discretionary review.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of July 26, 1979.

Lee Woods, Jr. Secretary

AYES:

Commissioners Bierman, Christensen, Mignola, Nakashima,

Rosenblatt.

NOES:

Commissioner Starbuck.

ABSENT:

Commissioner Dearman.

PASSED:

July 26, 1979.

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 8928

WHEREAS, The City Planning Commission on April 23, 1981 considered approval of Building Permit Application No. 8006111 (DR81.137) for construction of Crocker National Bank Northern California Headquarters office and shopping complex on the property described as follows:

Most of the block bounded by Kearny, Post, Montgomery, and Sutter Streets, Lots 1, 1A, 2, 3, 4, 5, 6, 7, 8, 11 and 12 in Assessor's Block 292:

and

WHEREAS, On July 26, 1979, the Commission approved Building Permit Application No. 7902743 (Resolution No. 8332) approving a Site Permit for Crocker National Bank, subject to conditions; and

WHEREAS, The conditions for approval (page two, number three) call for ... "The roof-top garden terrace, consisting of the roof areas of the galleria, the usable portion of 1 Montgomery Street and 25 Montgomery Street and the retail facility on Sutter Street immediately west of the galleria, shall be generally available to the general public during normal business hours."; and

WHEREAS, It was the intent of the Commission to call for maximum open space development of rcof-top terrace areas that are suitable for development as open space for public enjoyment; and

WHEREAS, A detailed wind study of the project indicates that the areas directly adjacent to the "galleria vault" will sustain high winds and be uncomfortable; said study to be filed as additional background information for EE78.298, the Environmental Impact report for this project:

THEREFORE BE IT RESOLVED, That the conditions of Resolution No. 8332 are modified with regard to item number three and that plans for the roof-top garden terrace shall encompass the area identified on Diagram 4 of the staff report, consisting of approximately 34,600 square feet;

AND BE IT FURTHER RESOLVED, That the project sponsor shall include appropriate wind screening for the roof-top terrace areas to minimize adverse wind conditions;

AND BE IT FURTHER RESOLVED, That final plans, including landscaping and the treatment and design of the roof-top terrace, shall be approved by the Director of Planning prior to issuance of ... an alteration permit for "Roof Garden Terrace" development;

AND BE IT FURTHER RESOLVED, That project sponsor agrees at their expense, to appropriately resurface the public portion of Ver Mehr Alley in a manner that is complementary to the Galleria; design treatment to be approved by the Director of Planning;

AND BE IT FURTHER RESOLVED, That project sponsor agrees to incorporate a major work of art in the project at their expense, said art work to be prominently displayed for viewing by the general public;

AND BE IT FURTHER RESOLVED, That project sponsor shall post a Five Million Dollar Bond to insure the demolition of the specified portions of No. 1 and No. 25 Montgomery Street, and development of the "Roof Garden Terrace".

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of April 23, 1981.

Lee Woods Secretary

AYES:

Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt, Salazar.

NOES:

None

ABSENT:

None

PASSED:

April 23, 1981