



MEMO TO THE PLANNING COMMISSION

Central SOMA Housing Sustainability District

Record No.: 2019-006114PRJ
Project Address: 300 5th Street
Zoning: Mixed Use Residential (MUR) Zoning District
Central SoMa Special Use District (SUD)
SoMa Youth and Family SUD
85-X Height and Bulk District
Block/Lot: 3753/001
Project Sponsor: Fifth and Folsom Investors, LLC
c/o Jake Shemano, Realtex, Inc.
101A Clay Street #112
San Francisco CA 94111
jake@realtexgroup.com
Property Owner: Wong Family Trust
Staff Contact: Michael Christensen – (628) 652-7567
Michael.Christensen@sfgov.org

Introduction

In December 2018, Ordinance No. 281-18 was adopted, amending the Business and Regulations and Planning Codes to create the Central South of Market Housing Sustainability District (HSD) under Planning Code Section 343. The HSD designates the Planning Department as the approving authority for Project eligible for the HSD and designates a ministerial approval process, wherein the Project is approved without discretion if it complies with the requirements of Section 343, all other requirements of the Planning Code, and complies with all applicable mitigation measures of the Central SoMa EIR.

On August 29, 2019, Jake Shemano of Realtex Development Corp. (hereafter “Project Sponsor”) submitted Building Permit Application No. 201908219425, proposing to construct a new, 16-story, 160-ft tall residential high-rise containing 130 dwelling units, 106,021 sq ft of Residential use, a 1,144 sq ft Retail Sales and Service use on the ground floor, 108 Class One bicycle parking spaces, and no off-street parking spaces.

Additionally, the Project Sponsor submitted an application for Individually Requested State Density Bonus for a 35% increase in Residential floor area, including Waivers from the Height Limit (Sec. 250), Dwelling Unit

Exposure (Sec. 140), Lot Coverage (Sec. 249.78), and Wind Comfort (Sec. 249.78) controls of the Planning Code, as well as an Incentive / Concession from the Open Space (Sec. 135) requirements of the Planning Code.

Proposed Project

The Project includes the demolition of the existing Automotive Service Station use and associated structures, removal of underground tanks, and construction of a new, 16-story, 160-ft tall residential high-rise containing 130 dwelling units, 106,021 sq ft of Residential use, a 1,144 sq ft Retail Sales and Service use on the ground floor, 108 Class One bicycle parking spaces, and no off-street parking spaces.

The main façade is comprised of plaster smooth finish stucco panels and a regular window pattern. At the corner of Fifth Street and Folsom Street, the façade is comprised of a glazed window wall system divided vertically by metal panels. At the ground floor, the base is comprised of a concrete base, with the storefront comprised of an aluminum storefront system which contains a bulkhead lined with bioretention planters and operable transom windows.

Issues and Considerations

- **Commission Review.** The Commission's review of the project is limited to providing comment on the proposed design. No formal approval is needed from the Planning Commission.
- **Inclusionary Affordable Housing.** The Project complies with the Inclusionary Affordable Housing requirements of Section 415 of the Planning Code by providing 20% (19 units) of base project dwelling units (96) as on-site inclusionary housing units:
 - Eleven (11) units are provided at a 50% AMI band
 - One (1) unit is provided at a 55% AMI band
 - Three (3) units are provided at an 80% AMI band
 - Four (4) units are provided at a 110% AMI band
- **Outreach and Public Comment.** The Project Sponsor has conducted two pre-application meetings for the Project, first on July 3, 2019 and again on March 18, 2021. The Project Sponsor also met directly with representatives of United Playaz, West Bay Pilipino Multi Service Center, and SoMa Pilipinas on April 9, 2021. The Project Sponsor also presented the Project to the San Francisco Housing Action Coalition on April 7, 2021. The Department has not received any public comment on the proposed Project.

Project Approvals

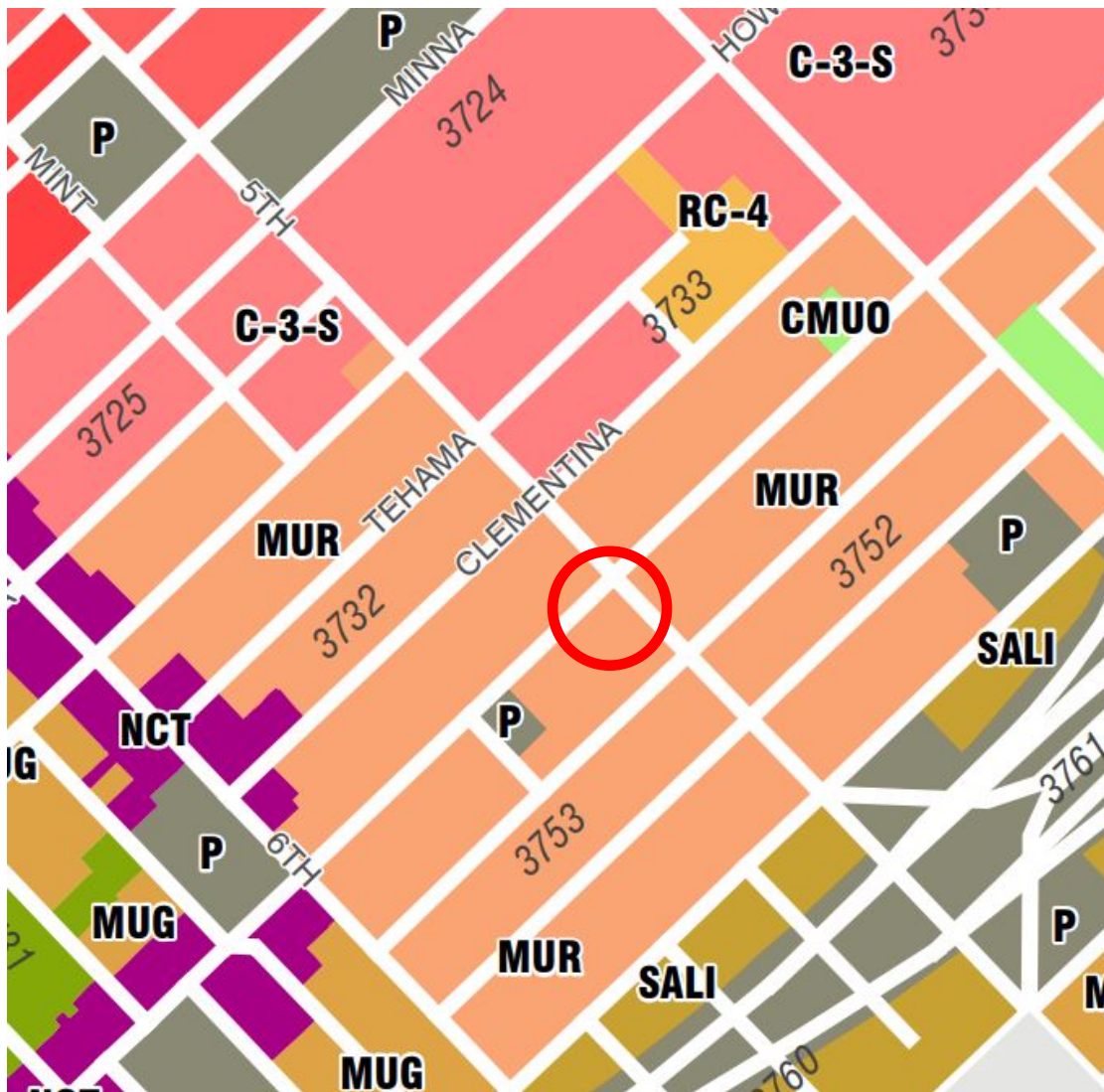
The Project is seeking approval through the ministerial approval process provided by the HSD. Under this process, the Commission may provide comment on the design of the proposed Project through the required informational Hearing scheduled for April 22, 2021.

After the informational hearing, the Project Sponsor may provide additional revisions in response to the Commission's comments. After the design is finalized, the Planning Director will be provided a staff report detailing the Project's compliance with the Planning Code, Design Guidelines, and eligibility for the State Density Bonus and requested Waivers, Incentives, and Concessions. The Planning Director is tasked with review and approval of the Project and may only deny the requested permit based on the grounds detailed in Section 343(g)(3).

Attachments

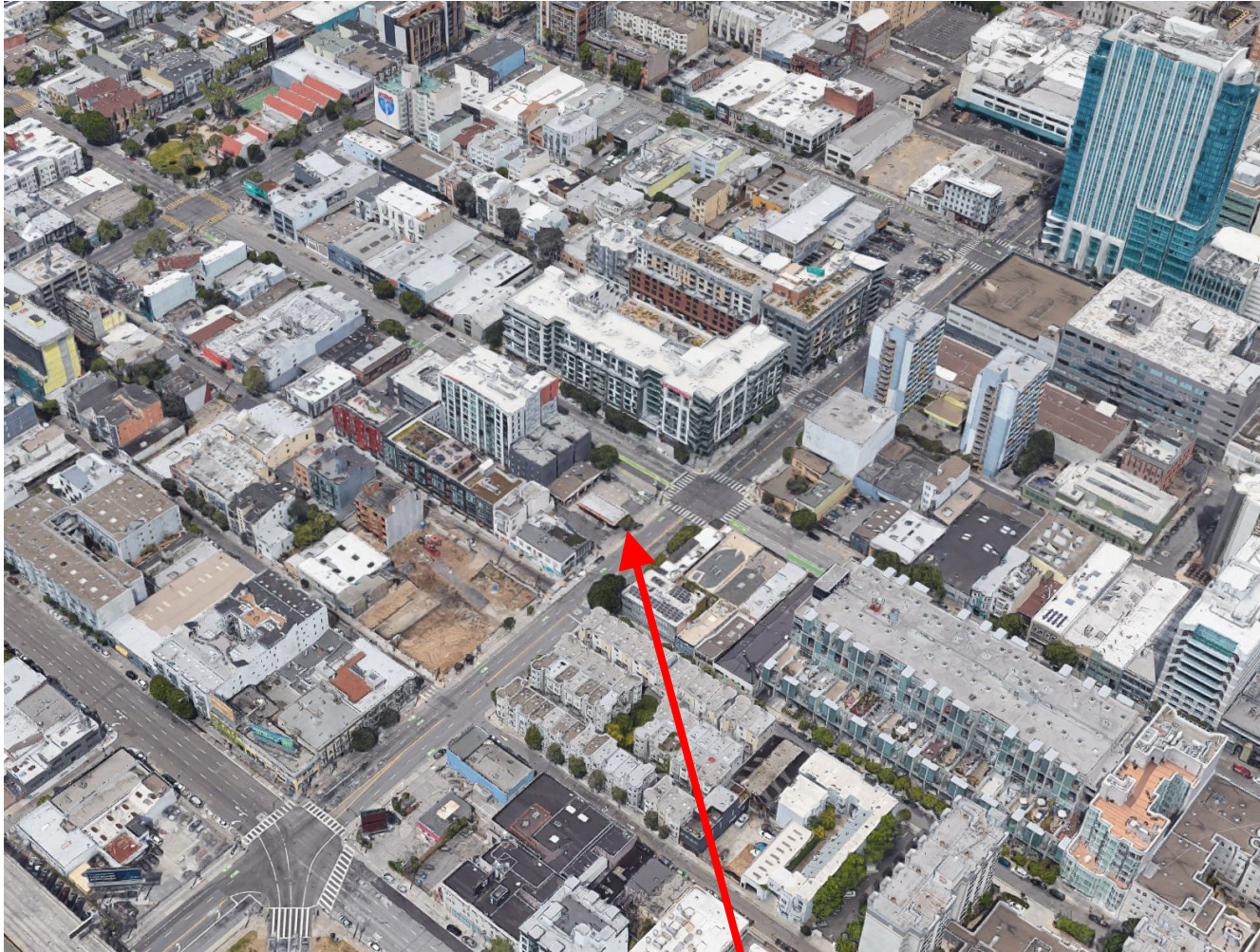
- Maps and Context Photos
- Proposed Plans, dated March 30, 2021

Zoning Map



Design Review Hearing
Case Number 2019-006114PRJ
300 5th Street

Aerial Photo – View 1

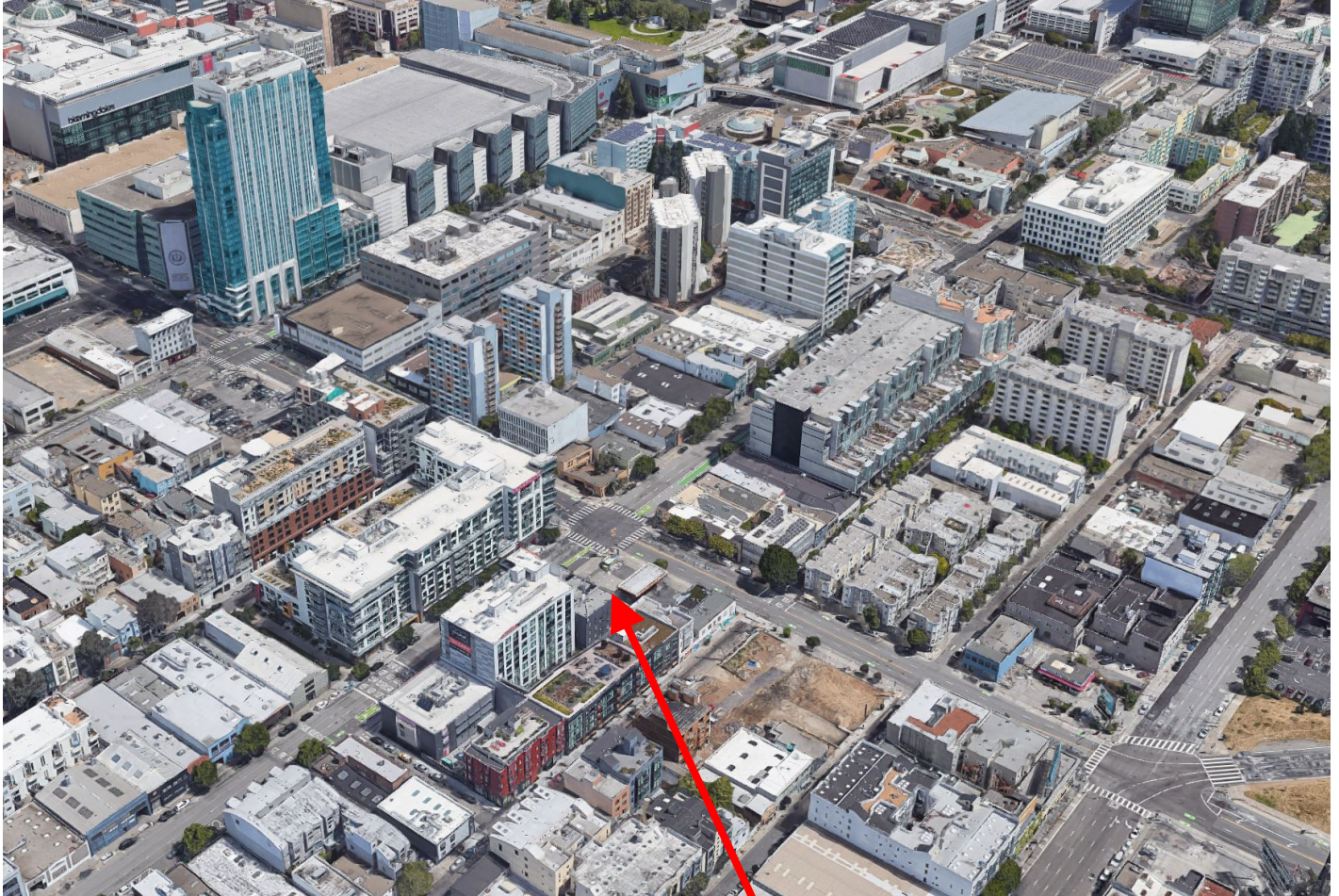


SUBJECT PROPERTY



Design Review Hearing
Case Number 2019-006114PRJ
300 5th Street

Aerial Photo – View 2



SUBJECT PROPERTY

Design Review Hearing
Case Number 2019-006114PRJ
300 5th Street



Site Photo



Design Review Hearing
Case Number 2019-006114PRJ
300 5th Street

300 FIFTH STREET



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PROJECT TEAM

DEVELOPER:
Fifth and Folsom Investors LLC
101A Clay Street, #112
San Francisco, California 94111
Contact: Jake Shemano
P: 415.923.8374



ARCHITECT:
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Oakland, California 94607
Contact: Bob Collins
P: 510.545.4222
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LANDSCAPE ARCHITECT:
Cliff Lowe Associates
1175 Folsom Street
San Francisco, California 94603
Contact: Cliff Lowe
P: 415.431.0394
www.clascape.com

PROJECT DESCRIPTION

300 Fifth Street (Block 3753 / Lot 001) is located on the southwest corner of the intersection of Fifth Street and Folsom Street. The site is comprised by one parcel measuring 8,625 sf zoned Mixed Use Residential with an 85 - X height & bulk designation. The site is located within the Central SoMa Special Use District and received no additional height or change in zoning related to the passage of the Central SoMa Plan.

FIFTH AND FOLSOM INVESTORS, LLC (the "Project Sponsor"), proposes demolition of the existing improvements and construction of a mixed-use multifamily residential building. The project utilizes California State Density Bonus Law (California Government Code Sections 65915–65918) to achieve additional density which the Project Sponsor is entitled under California State Law.

The "base" project is a hypothetical code-compliant project and serves as the basis for calculating bonus density under California State Law. The "base" project conforms to form-based density controls meets the volumetric standards of San Francisco's Urban Design Guidelines and the Central SoMa Plan's Guide to Urban Design.

The proposed project is the "bonus" project and includes 35% additional residential density. The "bonus" project utilizes waivers of development standards to accommodate the additional residential density and incentive(s)/concession(s) to offset the expense of onsite affordable housing.

The project is committed to fulfilling all on-site electricity demands through any combination of on-site generation of 100% greenhouse gas-free electricity and purchase electricity from 100% greenhouse gas-free sources for a period of not less than 25 years from the issuance of entitlement.

This is an application pursuant to Mayoral Executive Directive 17-02 which mandates expedited approval and permitting of this project.

This is an application for a development permit pursuant to the Permit Streamlining Act (Sec. 65920 et seq. of the California Government Code) and Section 15101 of the CEQA Guidelines. State Law requires the City to determine whether the application is complete within 30 days from submittal. If no written determination is made within 30 days, the application is deemed complete by operation of the Law on the 30th day.

This is an application pursuant to the Central SoMa Housing Sustainability District (Sec. 343).

THE "BASE" PROJECT

The "base" project includes 10 stories in 85 feet with 78,538 sf of Residential Gross Floor Area and 1,018 sf of retail fronting Folsom Street. The "base" project complies with all form-based density controls, including height, bulk, lot coverage, open space and setback and has been designed in keeping with the volumetric standards required by San Francisco's Urban Design Guidelines and the Central SoMa Plan's Guide to Urban Design.

THE "BONUS" PROJECT

The "bonus" project includes sixteen stories in 160 feet with 130 dwelling units, 106,021 sf of Residential Gross Floor Area and 1,144 sf of retail fronting Folsom Street. Density Bonus Law entitles a "bonus" project to a 35% density bonus if at least 11% of its "base" project units are affordable to Very-Low-Income households (55% AMI). The density bonus is applied the "Maximum allowable residential density" as defined in California Government Code Section 65915(o)(2). This project meets the required standards to achieve a 35% density bonus.

WAIVERS REQUESTED

1. HEIGHT LIMIT: Waive the Building Height Limit per Sec. 250 from 85 ft to 160 ft because providing code-compliance would preclude the development of a 35% increase in residential density. Specifically, literal enforcement of the 85-foot height limit would eliminate 39,526 gross sf of residential use.
2. EXPOSURE: Waive the Dwelling Unit Exposure requirements per Sec. 140 because providing code-compliance would preclude the development of a 35% increase in residential density. Specifically, literal enforcement of the dwelling unit exposure requirement would eliminate 6,291 gross sf of residential use.
3. LOT COVERAGE: Waive the Lot Coverage requirement per Sec. 249.78 because providing code-compliance would preclude the development of a 35% increase in residential density. Specifically, literal enforcement of the 80% lot coverage requirement (because not all of the units face the public right-of-way) would eliminate 6,291 gross sf of residential use.
4. WIND: Waive the Controls for Wind Comfort requirement per Sec. 249.78 because providing code-compliance would preclude the development of a 35% increase in residential density.

Sec. 249.78(d)(9) applies to new buildings above 85 feet in height, or additions to existing buildings that result in a building above 85 feet in height. It prohibits Projects from resulting in wind speeds that exceed the "comfort level" at any location (the "Wind Comfort Requirement"), or that cause a "substantial increase" in wind speed at any location where the existing or resulting wind speed exceeds the "comfort level" (the "Substantial Increase Requirement").

The Project Sponsor's wind consultant RWDI prepared a detailed wind study evaluating whether code-compliant appurtenances, permanent wind baffling measures, or landscaping can result in a project that complies with the Wind Comfort Requirement or the Substantial Increase Requirement. That study, dated February 19, 2021, is included in this updated project submittal. It demonstrates that it is not possible to construct the Project with the density bonus square footage and also comply with the Wind Comfort Requirement of the Planning Code.

The Project results in a net increase of 10 wind comfort exceedances. A canopy at the corner of 5th and Folsom Streets results in 9 exceedances. A canopy and vertical fins on the building result in six exceedances. Landscaping results in seven exceedances. An alternative massing that includes an upper story setback resulted in 8 exceedances.

According to RWDI, the only development on the Project site that could achieve a net zero increase—and thereby comply with the Wind Comfort Requirement—is a no project alternative.

Regarding the Substantial Increase Requirement, a substantial increase in wind speeds would occur at one new location with a canopy, with the canopy and fins, and with landscaping.

Because literal application of Sec. 249.78(d)(9) would preclude a project at the site with a density bonus even with feasible measures to reduce wind speeds—indeed, any development at the site over 85 feet, the trigger for the wind requirement—a waiver from this requirement is justified.

INCENTIVE(S)/CONCESSION(S) REQUESTED

1. OPEN SPACE: A reduction of the Common Usable Open Space requirement per Sec. 135 is requested. This concession/incentive would result in measurable cost reductions by eliminating the need to pay in lieu fees for required open space or the cost of constructing private balconies.

The Project is zoned MUR. Private or common open space for each unit must be at least 80 square feet in size and meet other locational requirements.

The Project proposes private open space for 1 unit, and 3,511 sf of common usable open space located on the roof and on various terraces at floor 16, a deficit of 6,809 sf of common open space, or 85 units.

Adding private balconies for 85 units would result in a significant increase in construction cost. The Project sponsor is working with consultants to prepare documentation that roughly approximates this cost and will provide it to City staff when complete.

Alternatively, the open space in-lieu development impact fee is currently \$971.81 per square foot of required but not provided open space, which would be \$6,617,054.



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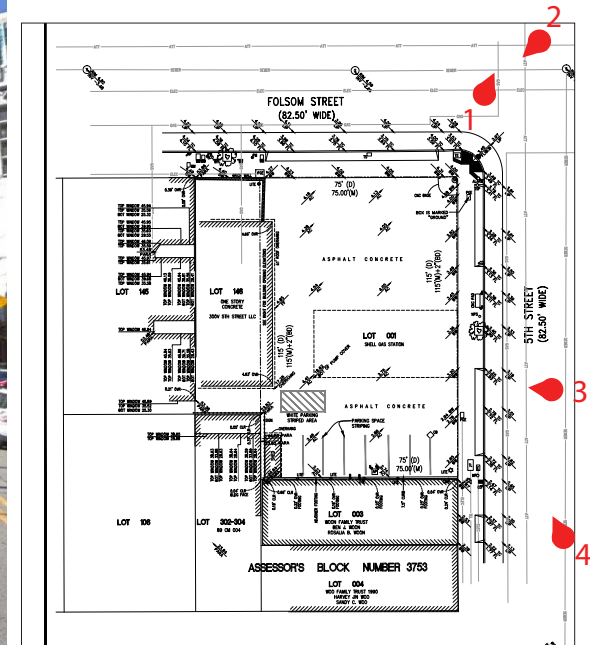
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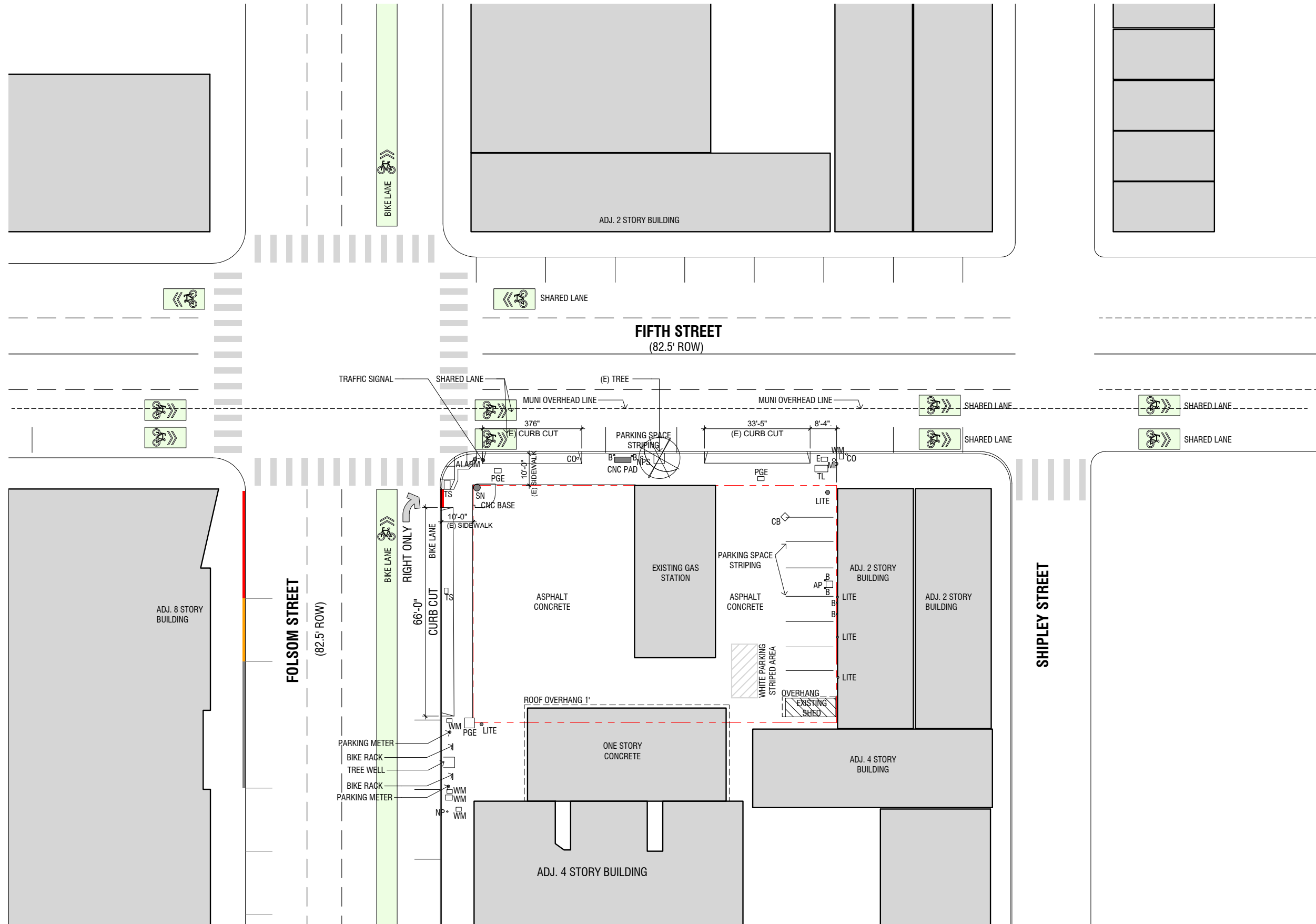


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BASE PROJECT AREA SUMMARY

PLANNING DATA

PROJECT ADDRESS: 300 Fifth Street
San Francisco, California 94107

ASSESSOR PARCEL: Block 3753, Lot 1
ZONING DISTRICT: MUR- Mixed Use Residential
HEIGHT & BULK: 85'-X
PLANNING AREA: Central SOMA
East SOMA

LOT AREA: 8,625 SF (.198 ac.)
PARKING: 0 SPACES REQ./PROVIDED
LOADING: NOT REQUIRED

BASE BUILDING DATA

TOTAL GROSS RESIDENTIAL AREA: 81,966 SF
TOTAL GROSS FLOOR AREA: 82,976 SF

STORIES: 10 Stories
HEIGHT: 85'-0"
CONSTRUCTION: Type IA Sprinklered, NFPA-13 (Podium)
OCCUPANCY TYPE: R-2 Residential Units
B Leasing, Amenity
S-2 Storage

Dwelling Unit Summary

	Avg	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Roof	Unit Total	Percentage
Studio	No.		6	5	5	5	5	5	5	5	5		46	57.5%
	Area	490	3,293	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445		22,853	
2 Bedroom	No.		2	4	4	4	4	4	4	4	4		34	42.5%
	Area	986	2,022	3,936	3,936	3,936	3,936	3,936	3,936	3,936	3,936		33,510	
Unit Total		705	8	9	9	9	9	9	9	9	9		80	100.00%
Area Total			5,315	6,381	6,381	6,381	6,381	6,381	6,381	6,381	6,381		56,363	

Building Area Summary

Gross Floor Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Roof	Total
Bike Parking (n.i.c.)		625										625
Retail (n.i.c.)		1,018										1,018
Building Service and Circulation (n.i.c.)		2,644										
Lobby		1,875										1,875
Community Room		582										582
Residential Amenity		1,215	393	393	393	393	393	393	393	393		4,752
Residential Units + Circulation/Service			6,545	8,098	8,098	8,098	8,098	8,098	8,098	8,098		71,329
Total Gross Residential Area		3,672	6,938	8,491	8,491	8,491	8,491	8,491	8,491	8,491		78,538
Total Gross Floor Area (Inc. Retail, Bike Parking, Service/Circulation)												82,825
Total Gross Residential Floor Area with Density Bonus (*1.35)												106,026

Open Space

Gross Floor Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Roof	Total
Private Balconies (8 UNITS)			80	80	80	80	80	80	80	80		0
Roof Deck- Common Open Space (72 UNITS x 80sf EA.)											5,760	5,760
Roof Deck- Landscape Area or Offsite												0
Total	0	0	80	80	80	80	80	80	80	80	5,760	6,400

Living Roof

	Area
Total Roof Area	8,136
Required Living Roof Area (50% Roof Area)	4,068
Provided Living Roof Area (50% Roof Area)	4,068

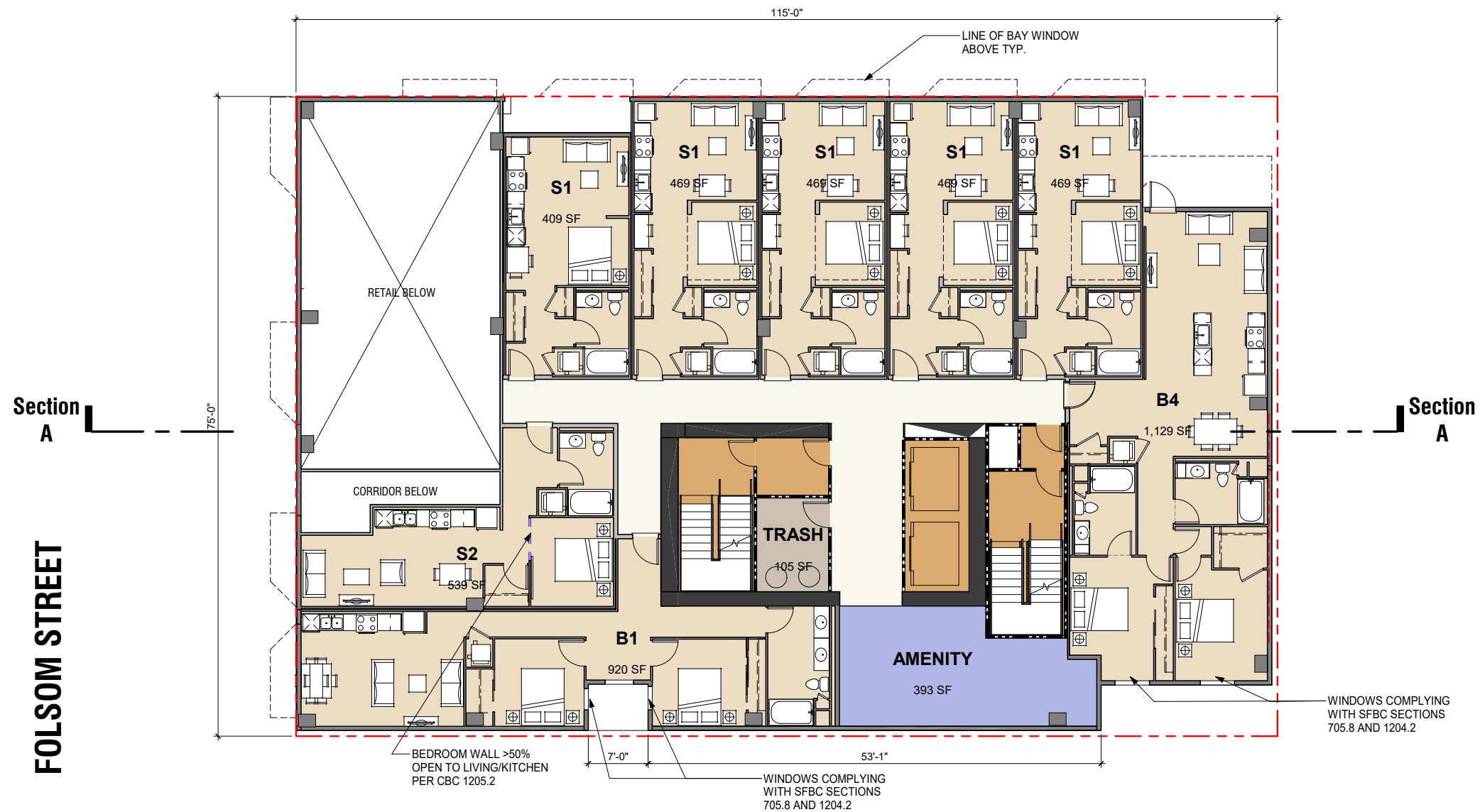
Solar Ready Roof Area

	Area
Total Roof Area	8,136
Required Solar Ready Area (15% Roof Area)	1,220
Provided Solar Ready Area	1,220

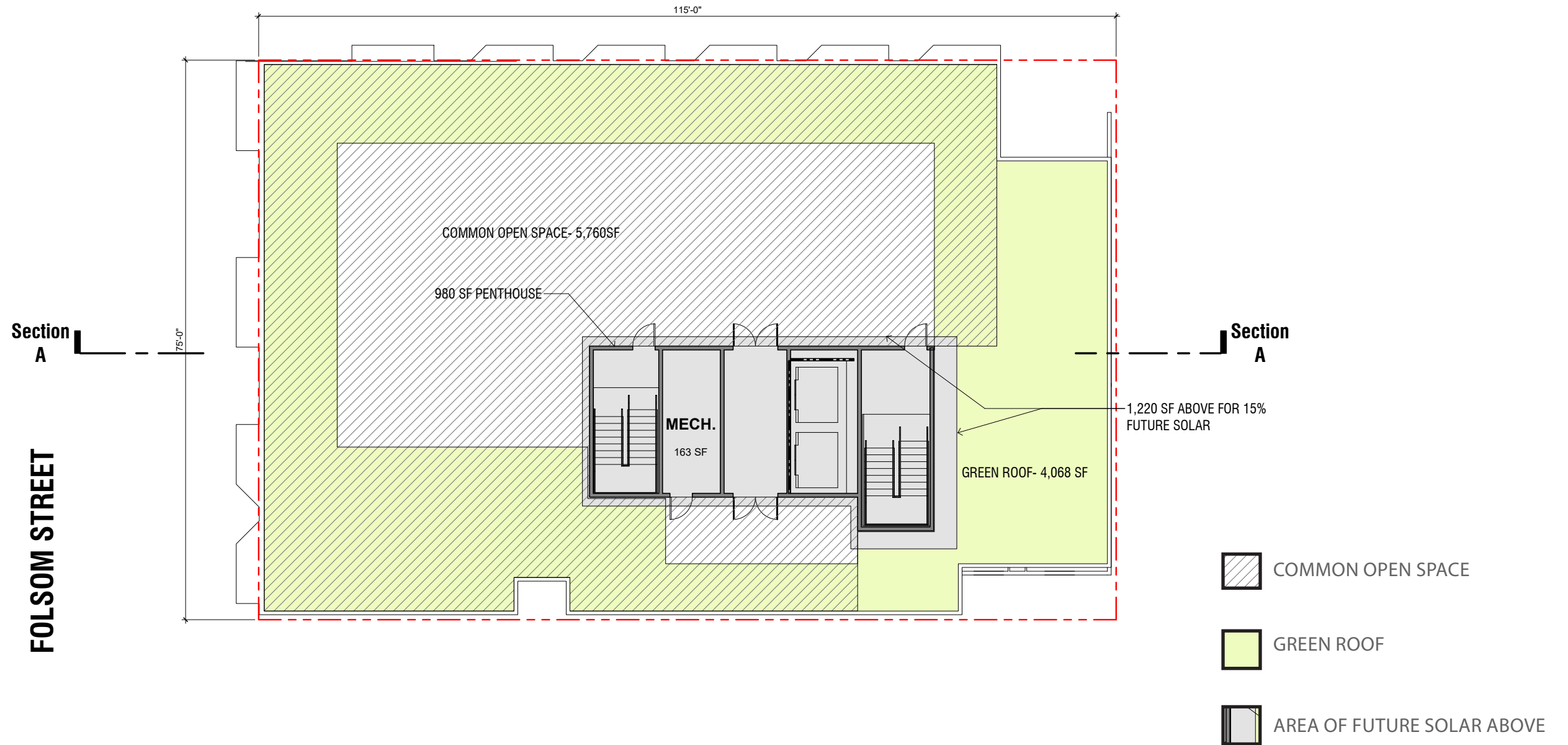


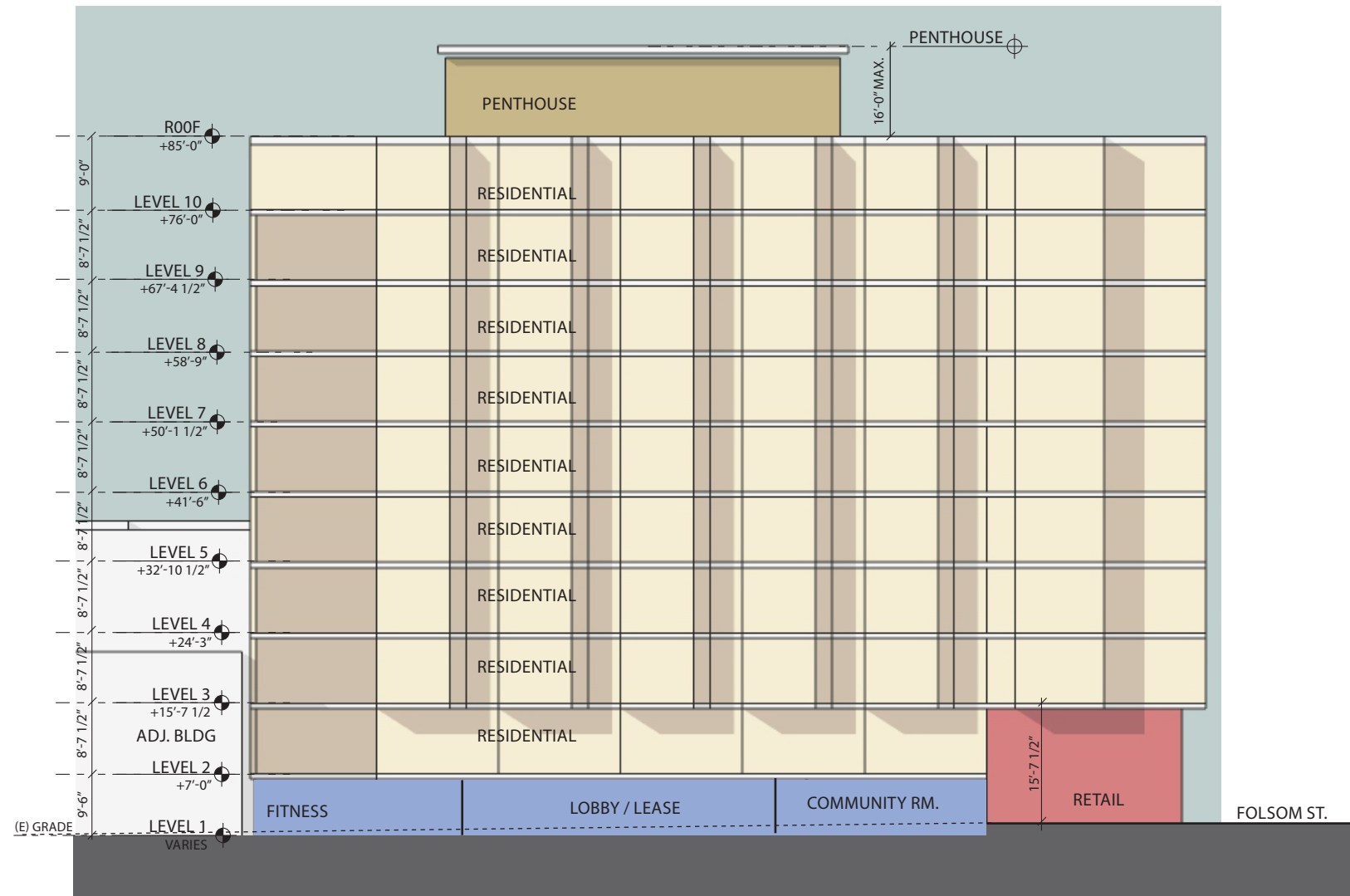


FIFTH STREET



FIFTH STREET





Dwelling Unit Summary

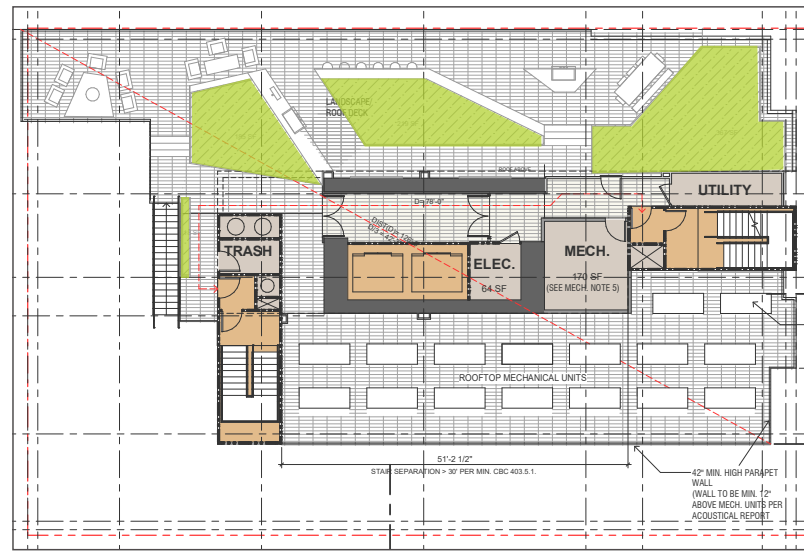
	Avg	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Roof	Unit Total	Percentage
Studio	No.		2	2	2	2	2	2											12	9.2%
	Area	404	808	808	808	808	808	808											4,848	
1 Bedroom	No.		5	5	5	5	5	5	5	5	4	4	4	4	4	4	1		65	50.0%
	Area	512	2,564	2,564	2,564	2,564	2,564	2,564	2,564	2,037	2,037	2,037	2,037	2,037	2,037	2,037	552		33,286	
2 Bedroom	No.		3	3	3	3	3	3	4	4	4	4	4	4	4	4	3		53	40.8%
	Area	783	2,273	2,273	2,273	2,273	2,273	2,273	3,082	3,082	3,201	3,201	3,201	3,201	3,201	3,201	2,479		41,487	
Unit Total			10	10	10	10	10	10	9	9	8	8	8	8	8	8	4		130	100.00%
Net Residential Area		612	5,645	5,645	5,645	5,645	5,645	5,645	5,646	5,646	5,238	5,238	5,238	5,238	5,238	5,238	3,031		79,621	

Building Area Summary

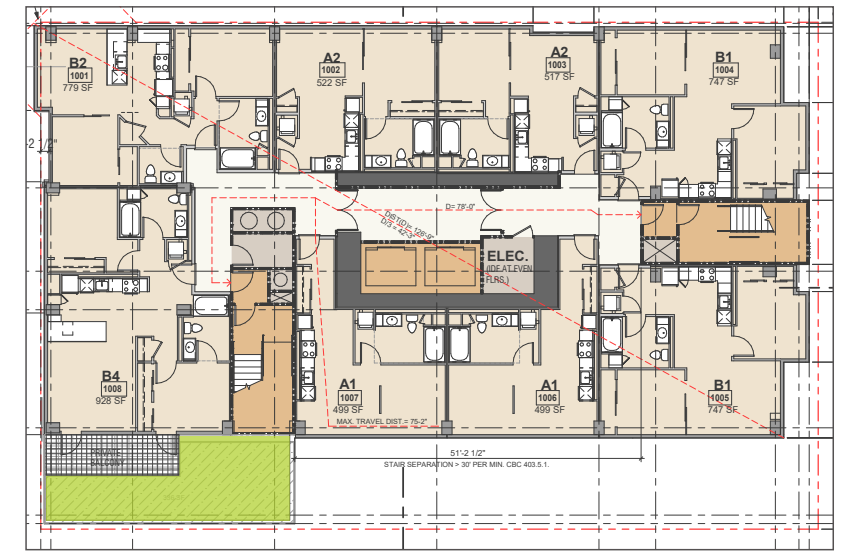
Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Roof	Total
<i>Bike Parking (n.i.c.)</i>	1,087																	1,087
<i>Retail (n.i.c.)</i>	1,144																	1,144
<i>Building Service and Circulation (n.ic.)</i>	3,967																	3,967
Residential Lobby/Amenity	1,543																1,309	2,852
Residential Circulation/Service		1,626	1,626	1,626	1,626	1,626	1,626	1,625	1,625	1,546	1,546	1,546	1,546	1,546	1,546		1,380	23,662
Net Residential Area		5,645	5,645	5,645	5,645	5,645	5,645	5,646	5,646	5,238	5,238	5,238	5,238	5,238	5,238		3,031	79,621
Total Gross Residential Area	1,543	7,271	7,271	7,271	7,271	7,271	7,271	7,271	7,271	6,784	6,784	6,784	6,784	6,784	6,784	5,606		106,021
Total Gross Floor Area	7,741	7,271	7,271	7,271	7,271	7,271	7,271	7,271	7,271	6,784	6,784	6,784	6,784	6,784	6,784	5,606		112,219
Potential Density Bonus (*1.35)																		106,026

Open Space/Living Roof/Landscape Summary

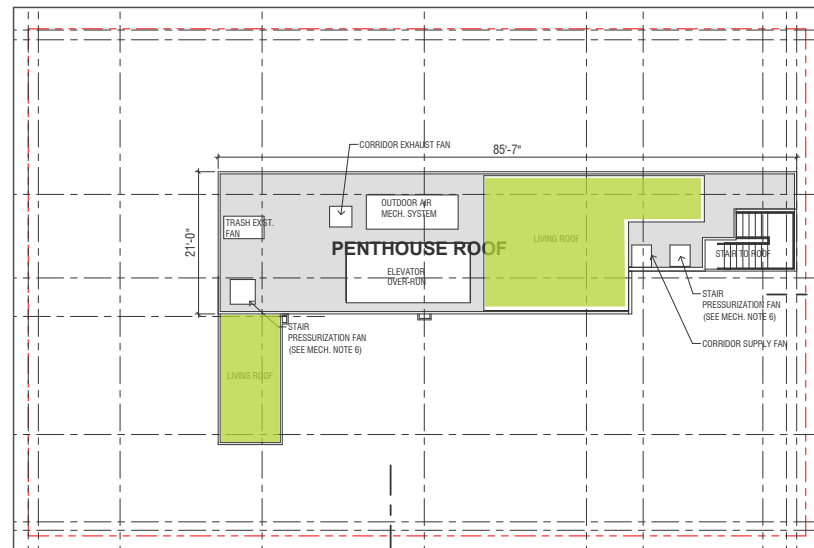
	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Roof	Total
Private Open Space										118								118
Common Open Space																1,102	2,409	3,511
Total Retail Open Space	4.75																	4.75
Total Living Roof Area		724								336						319	1,358	2,737 33% of Total Roof Area
Bioretention planter	140	314								336						206	367	1,363
Gross Floor Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Roof	Total
Bioretention planter	140	534								217						130	342	1,363
Required Bike Parking																		
Class I - Commercial Spaces		1																
Class I - Residential Spaces		107																
Class II - Commercial Spaces		2																
Class II - Residential Spaces		7																



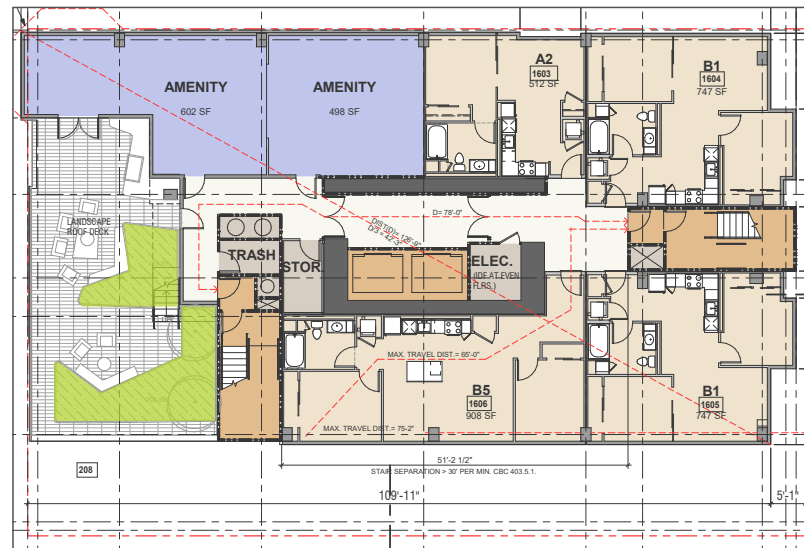
ROOF
789 SF



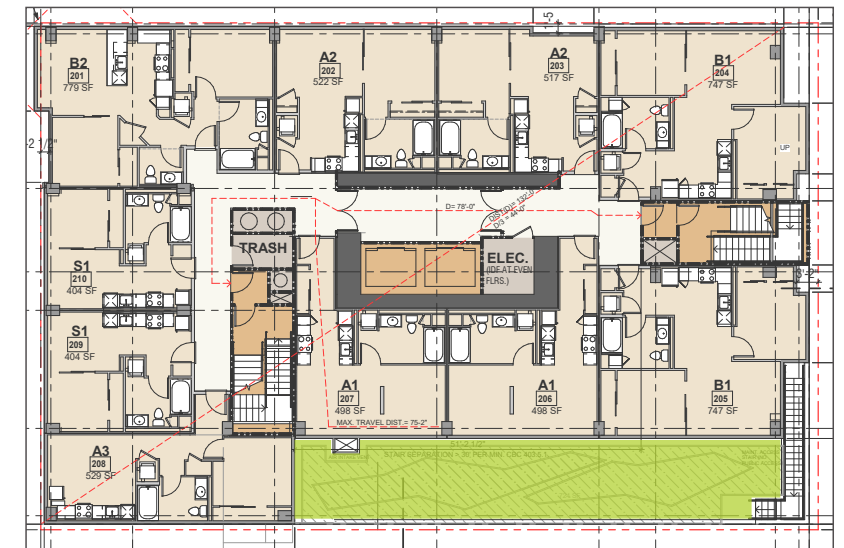
LEVEL 10
336 SF



PENTHOUSE ROOF
569 SF

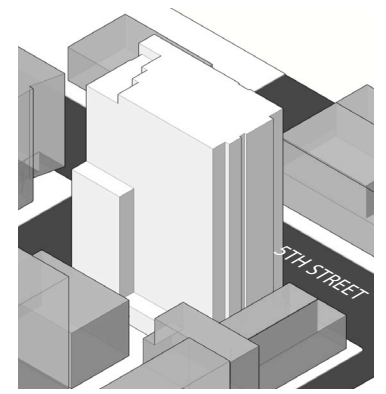
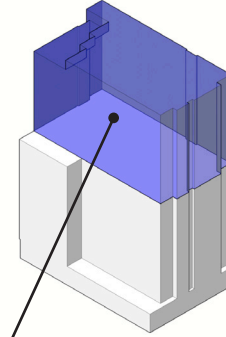
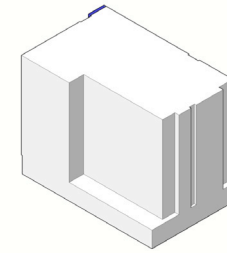
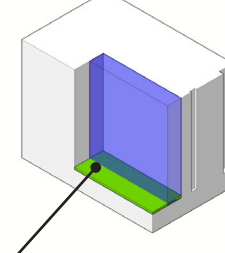
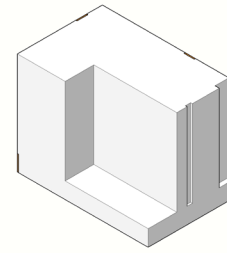
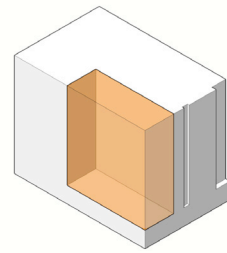
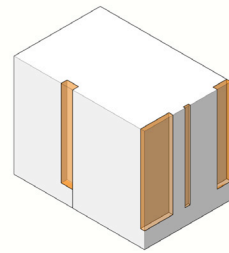
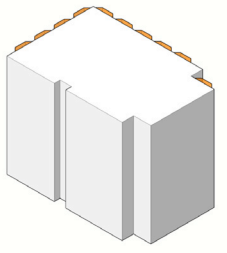
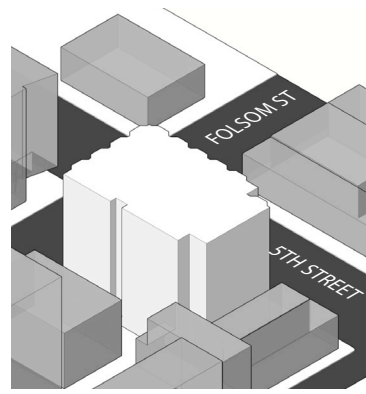
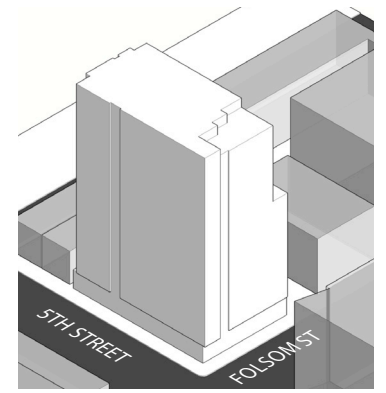
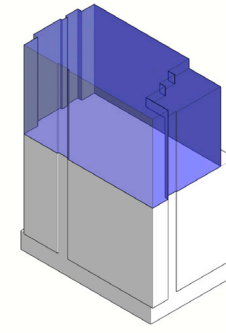
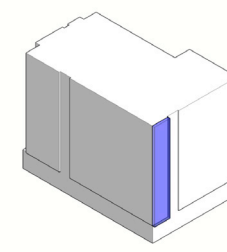
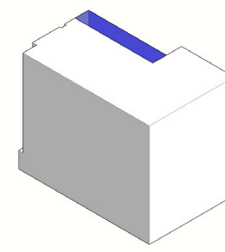
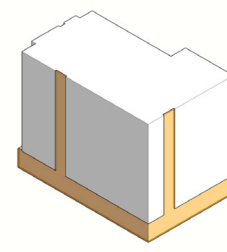
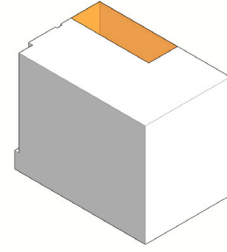
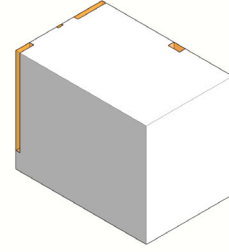
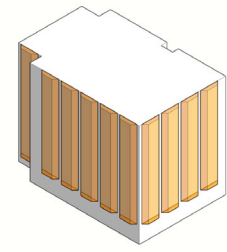
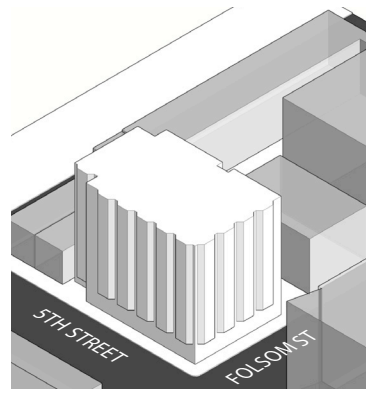


LEVEL 16
319 SF



LEVEL 2
724 SF

TOTAL PROJECT ROOF AREA- 8,292 SF
 TOTAL LIVING ROOF AREA- 2,737 SF
 PERCENT LIVING ROOF AREA- 33%



WAIVER FOR EXPOSURE
WAIVER FOR LOT COVERAGE

WAIVER FOR HEIGHT LIMIT

BASE PROJECT - SF PLANNING
CODE COMPLIANT

ELIMINATION OF BAY
WINDOWS OVER P.L.

ADJUST SETBACKS AT
SIDE P.L.

SETBACK FOR 80% LOT
COVERAGE, REAR YARD

SETBACKS ON 5TH AND
FOLSOM FOR ARCHIT.
INTEREST

ADDITION OF BONUS
DENSITY

ADDITION OF BAY
WINDOW FOR ARCHIT.
INTEREST

ADDITION OF BONUS
DENSITY

PROPOSED MASSING

78,538 SF (TOTAL BASE RES. GFA)

-1,936 SF

-818 SF

-15,525 SF

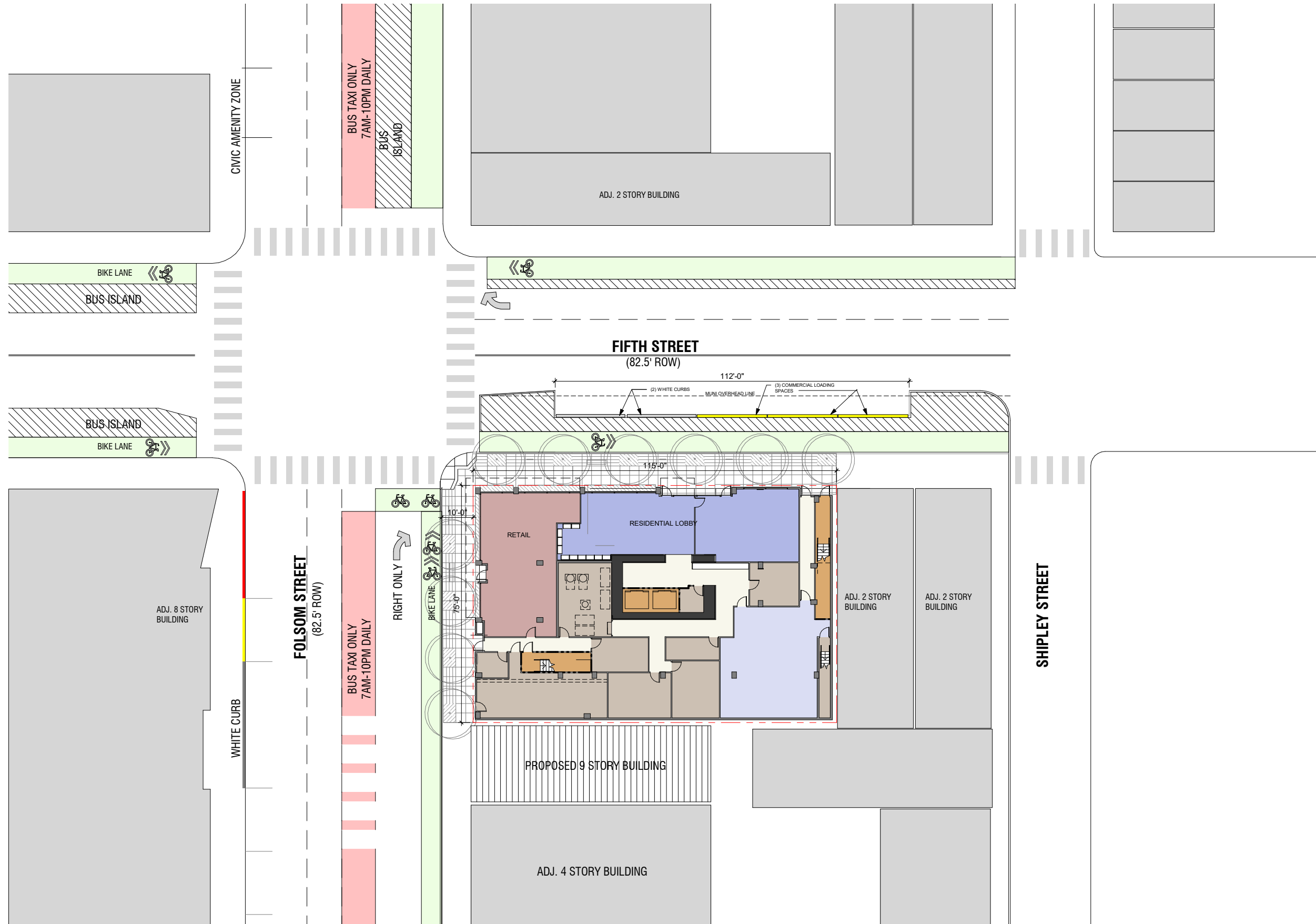
-300 SF

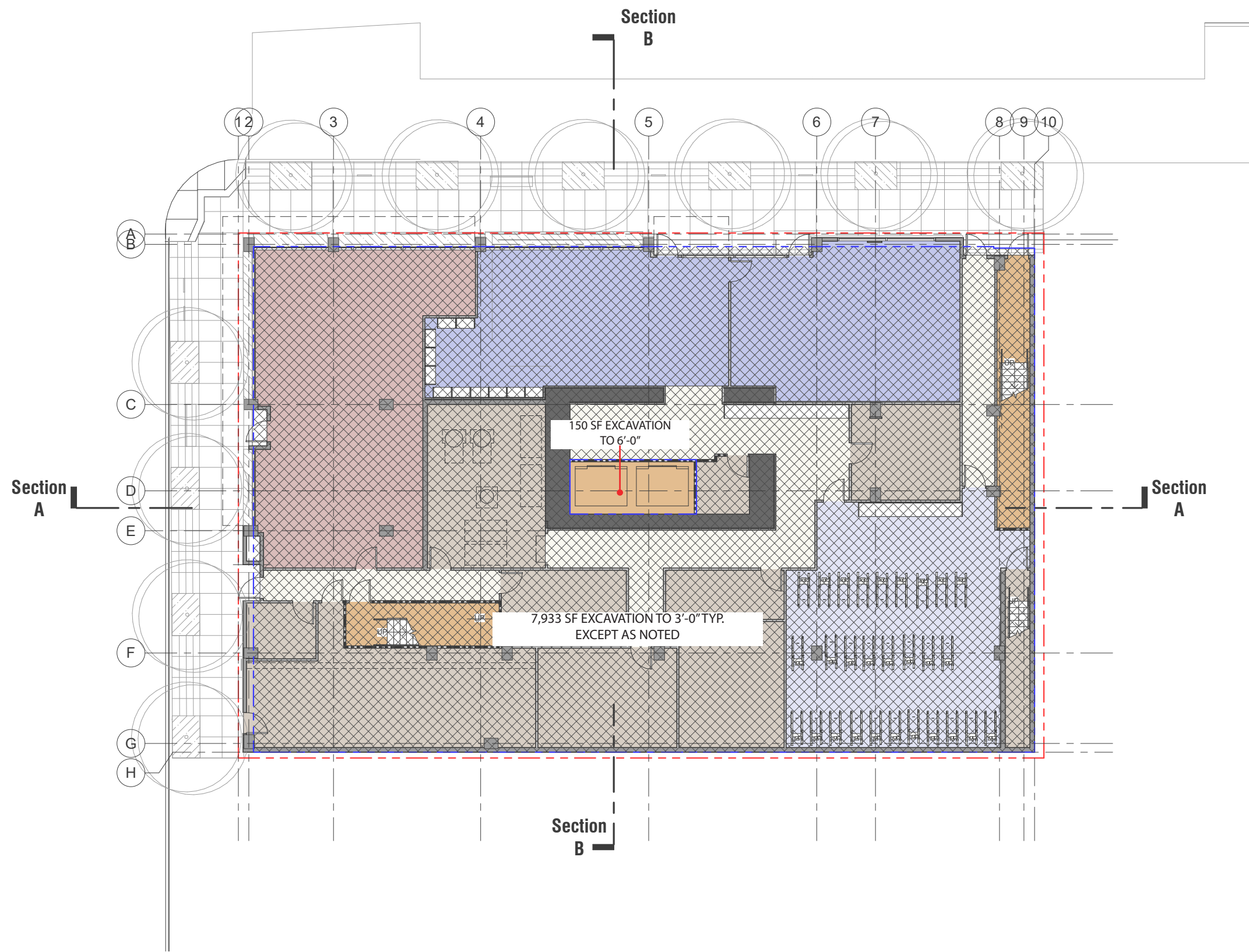
+ 6,286 SF

+250 SF

+39,526 SF

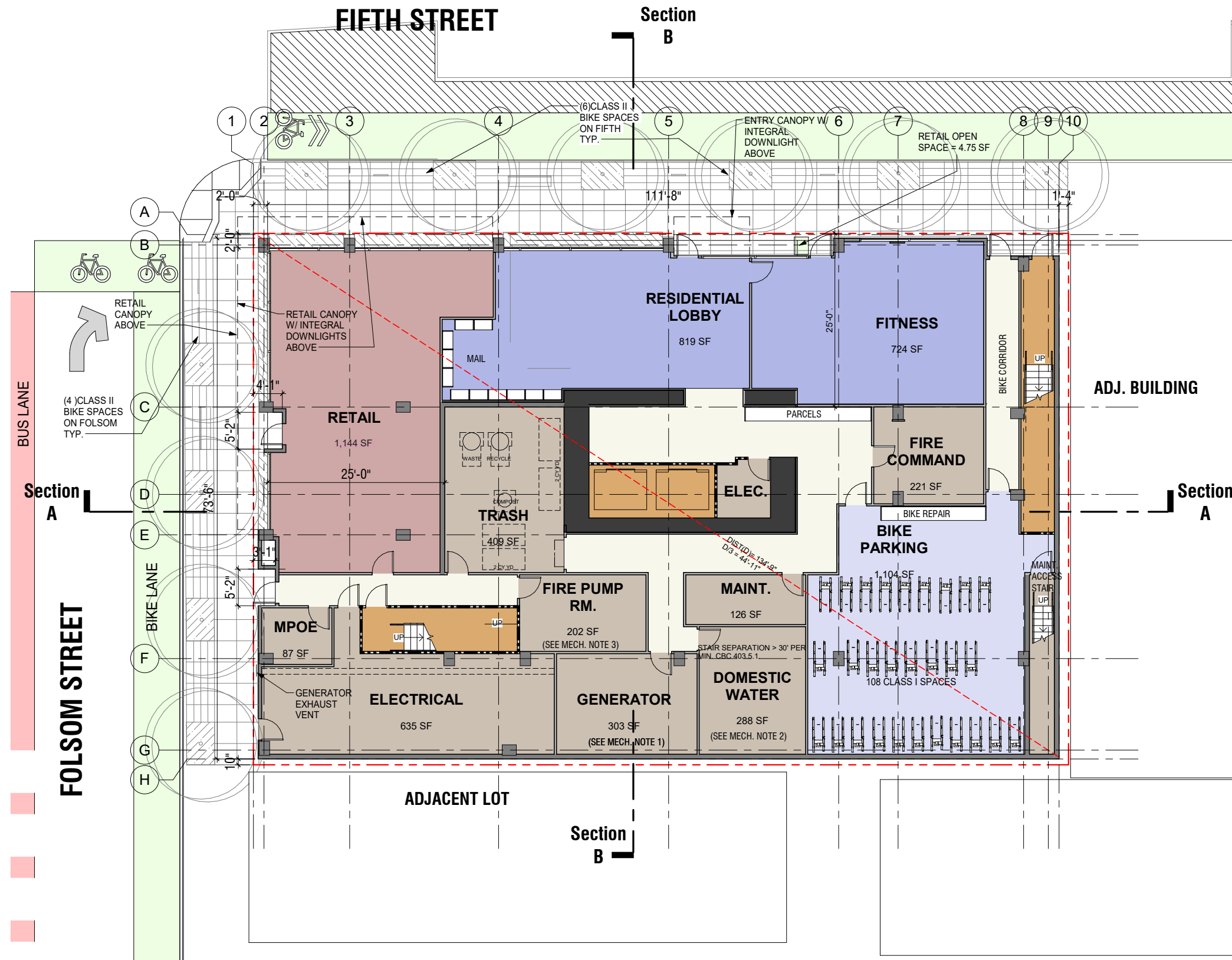
106,021 SF (TOTAL BONUS RES. GFA)





EXCAVATION

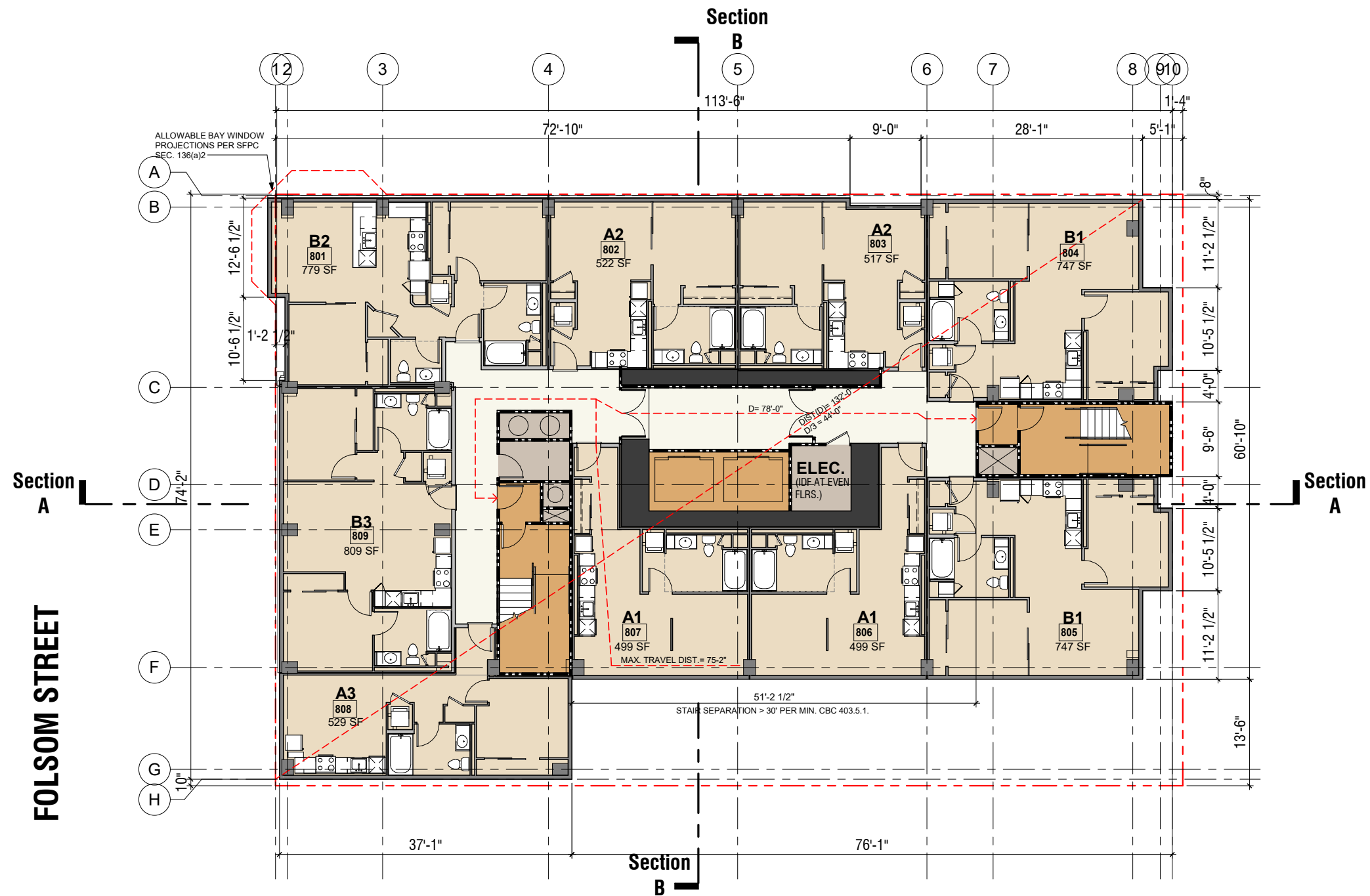
7,933 SF X 3'-0" EXCAVATION =	23,799 CU. FT.
150 SF X 6'-0" =	900 CU. FT.
TOTAL	24,699 CU. FT.
	915 CU. YDS.



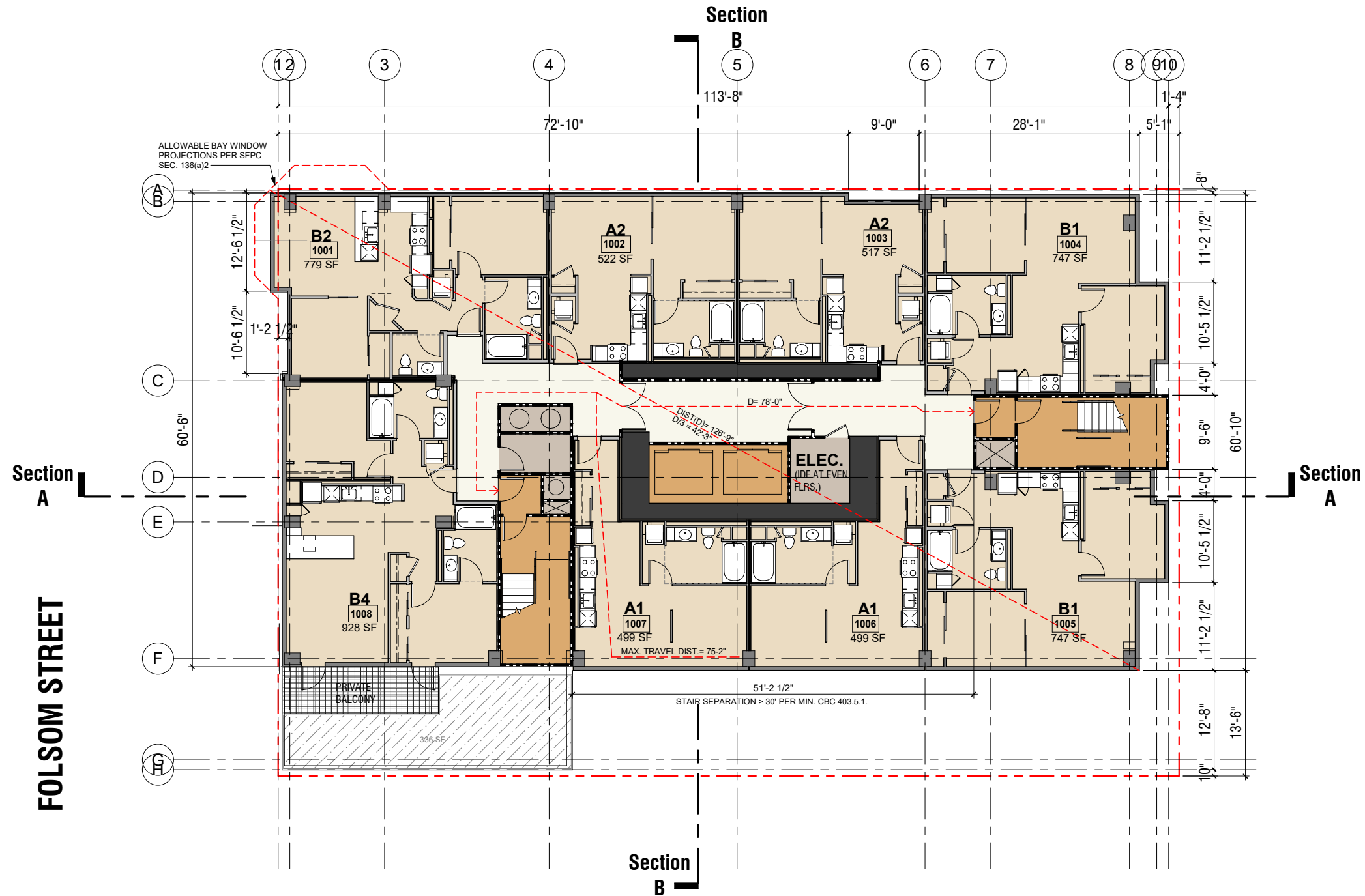
CONCEPTUAL MEP EQUIPMENT

LOCATION	MAJOR EQUIPMENT
1 GENERATOR ROOM	350 kw/437.5 kVA @ 120/208V, 3 phase, 4 wire diesel engine generator.
2 DOMESTIC WATER ROOM	Gas Fire water Heater-size TBD (3) 15hp 3500 RPM Domestic Booster Pump
3 FIRE PUMP ROOM	750 GPM 200hp Fire Pump
4 ROOF TOP CONDENSER AREA	VRF Condensing Units 36 min. current capacity @ 208V, 3 phase. Approx. 20 tons ea. (1 per floor)
5 MECHANICAL ROOM	Gas Fire water Heater-size TBD 15hp 3500 RPM Domestic Booster Pump
6 CORRIDOR/STAIR MECH EQUIP.	3 hp Corridor Smoke Exhaust Fan 3 hp Kitchen/Toilet Exhaust Fan 7.5 hp Stair Pressurization supply fan 20 hp Residential and Corridor Ventilation

FIFTH STREET



FIFTH STREET



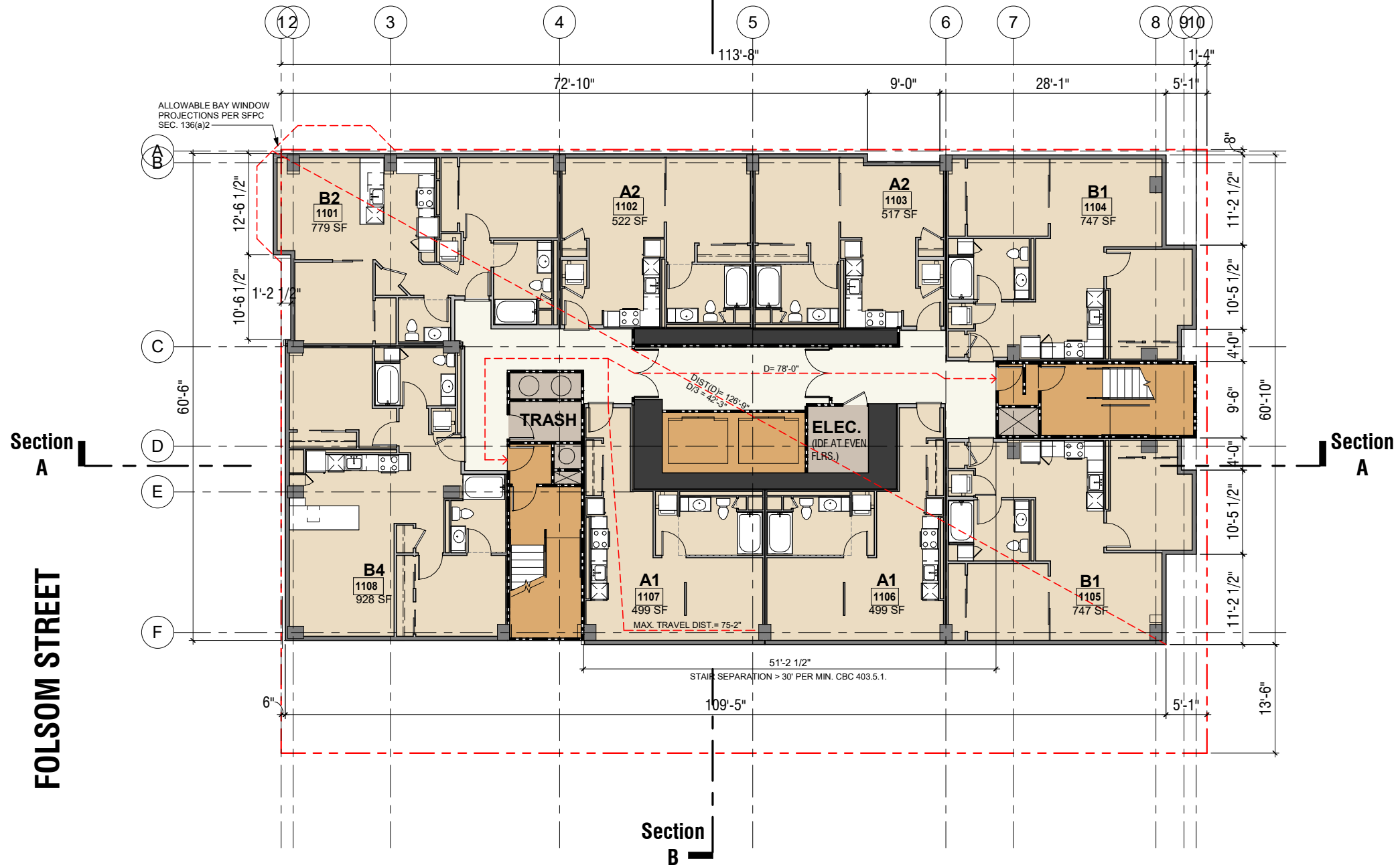
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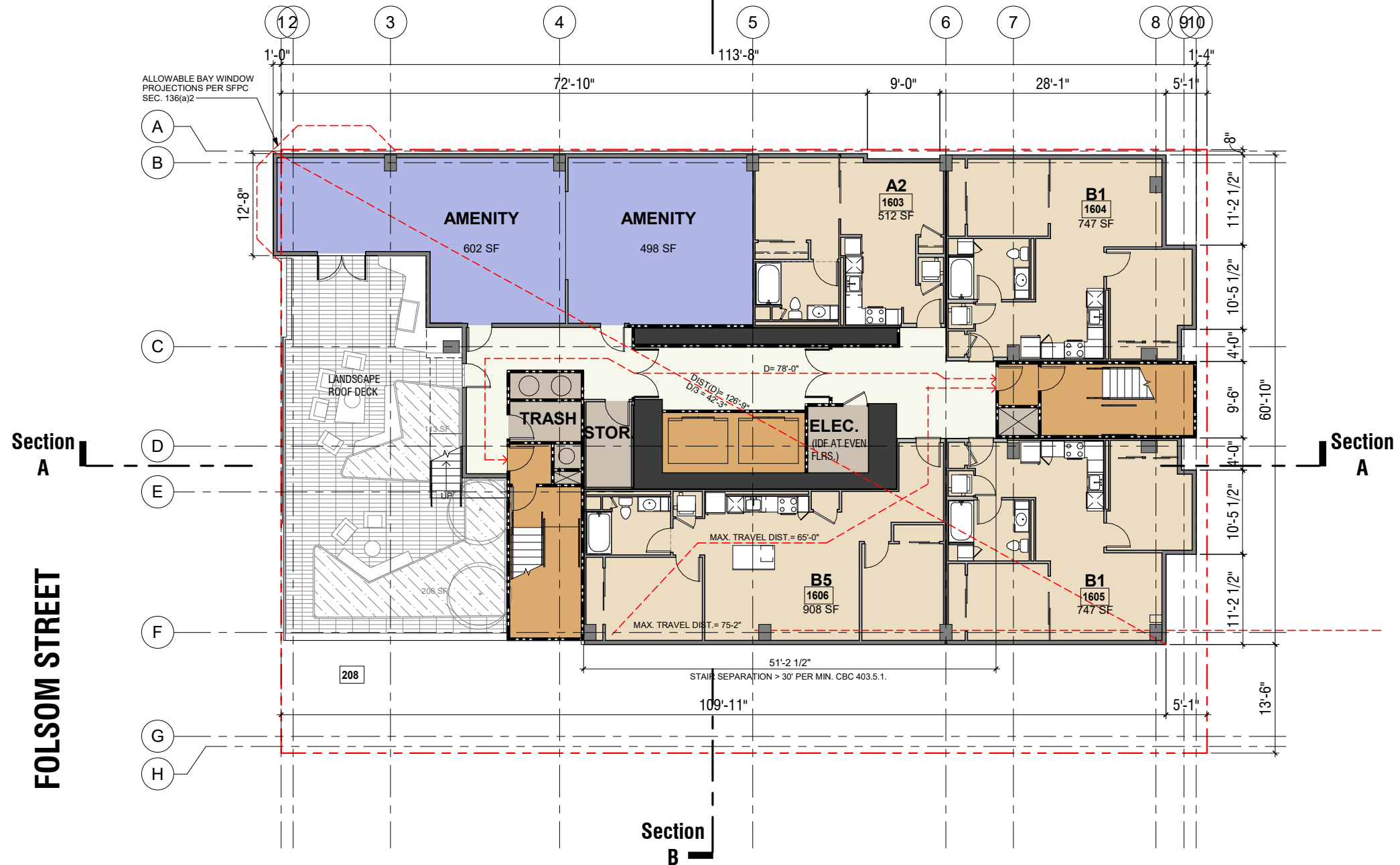
FIFTH STREET

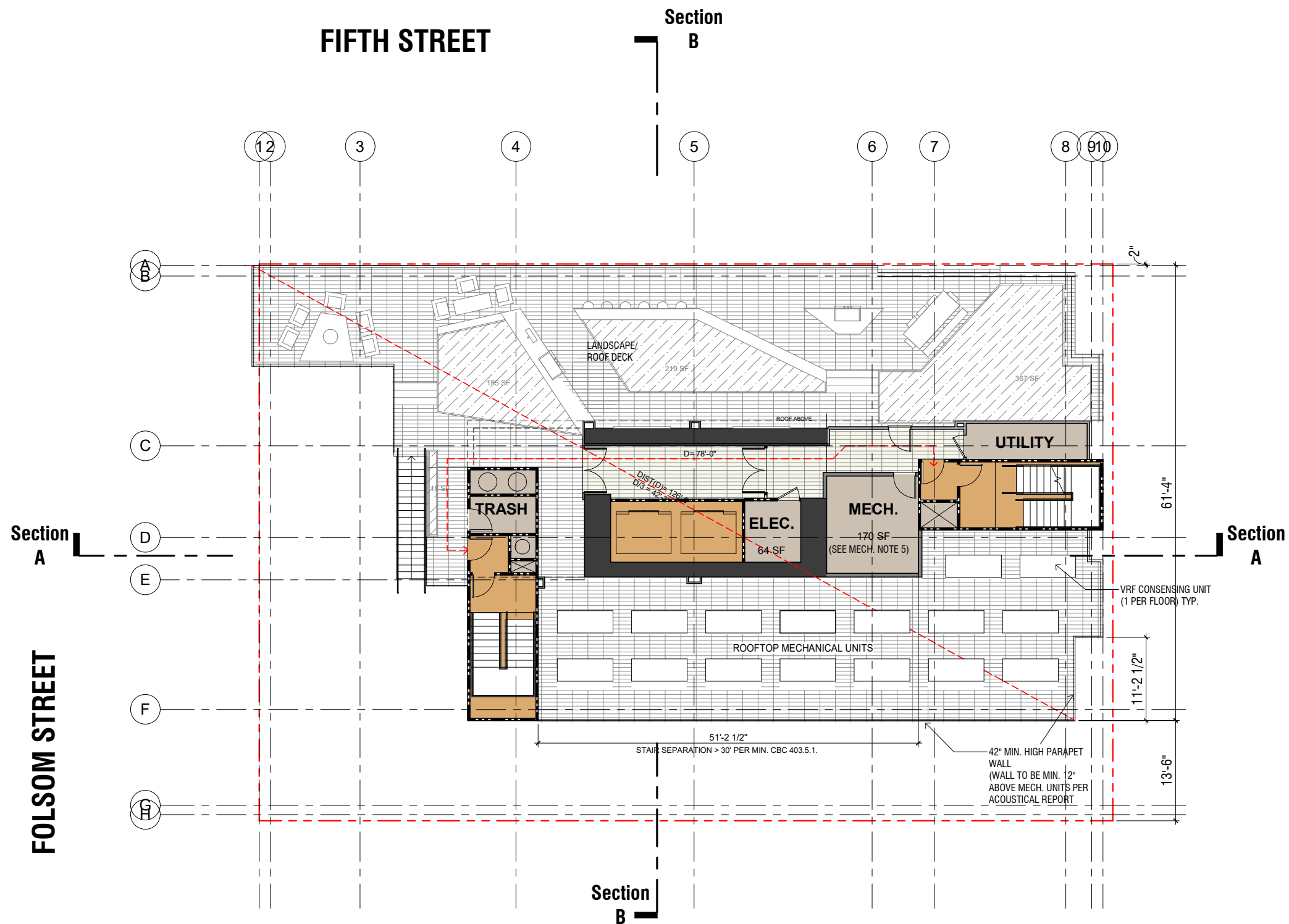
Section B



FIFTH STREET

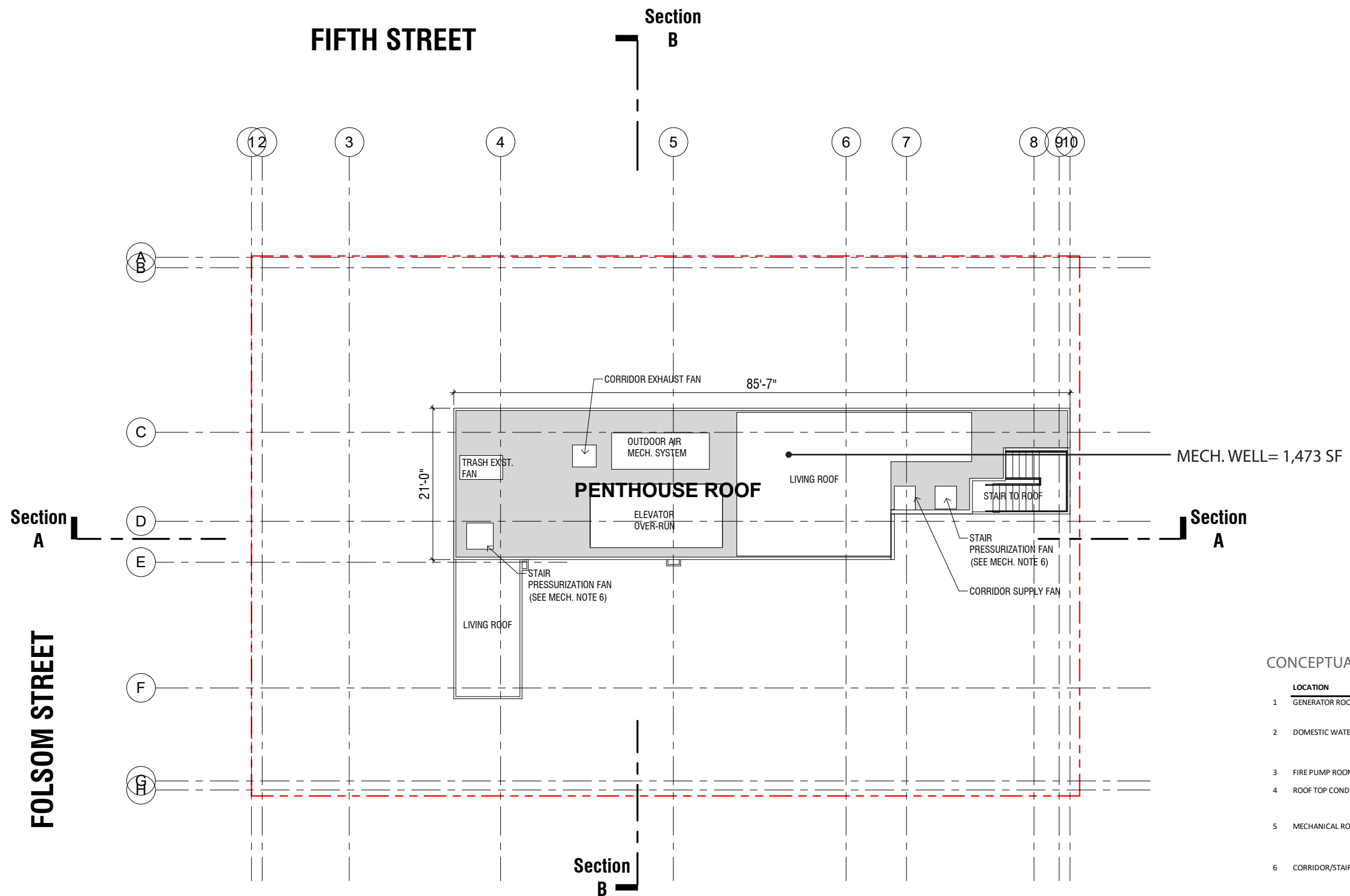
Section B





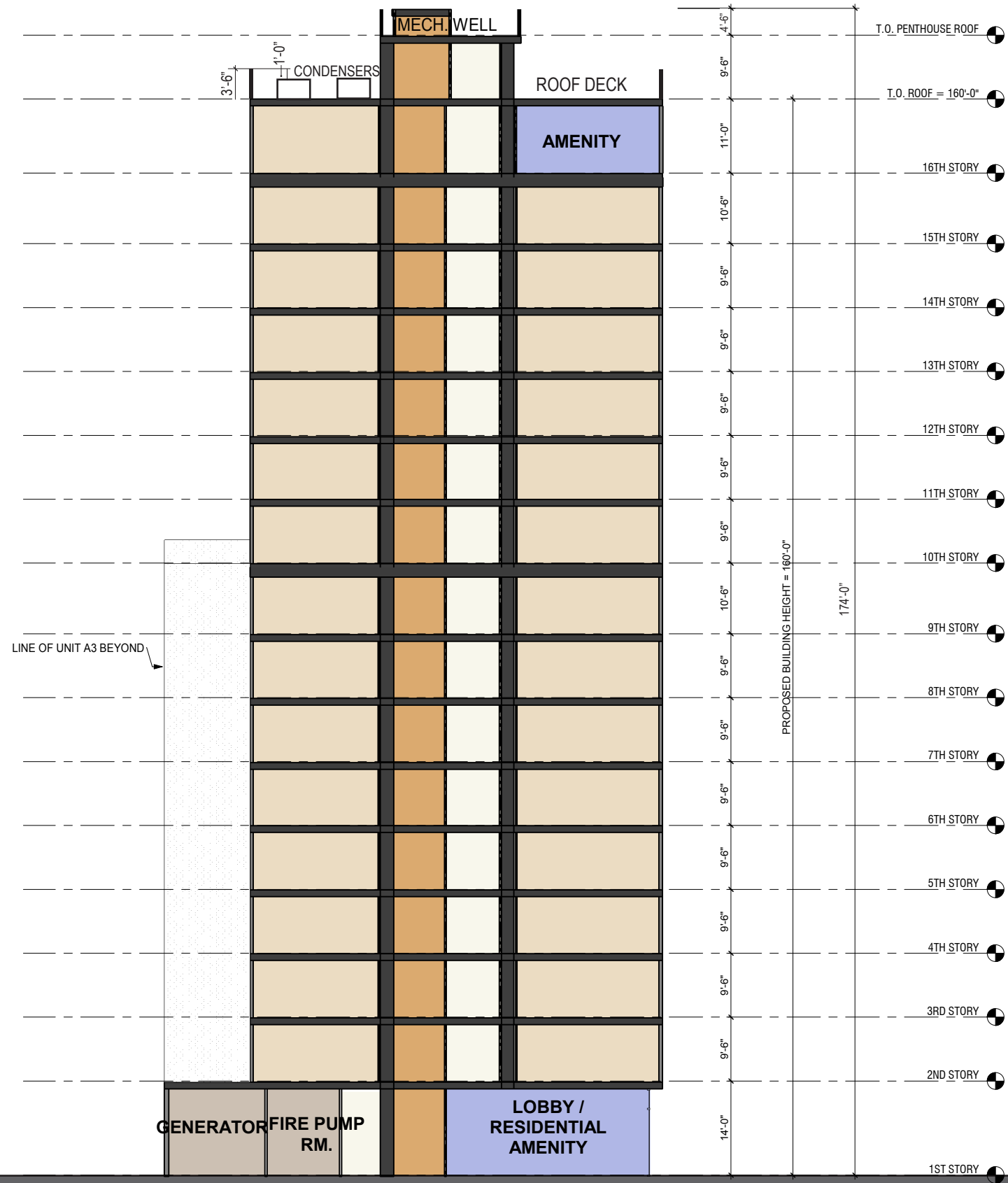
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FOLSOM STREET



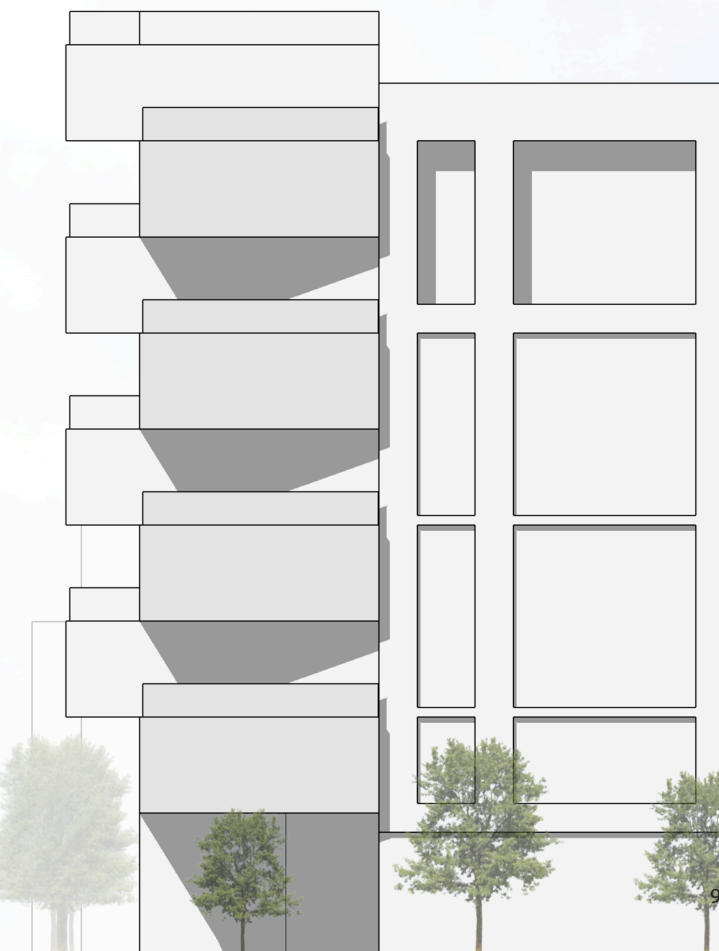
FIFTH STREET



SHEET NOTES

- 1 PLASTER SMOOTH FINISH. STUCCO COLOR 1
- 2 PLASTER SMOOTH FINISH. STUCCO COLOR 2
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- 4 ALUMINUM STOREFRONT SYSTEM
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- 14 PTD. METAL DOOR
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- 17 METAL CLAD RESIDENTIAL AWNING WITH BUILDING ID AND RECESSED DOWNLIGHTING
- 18 LOUVERED. VENT FOR GENERATOR EXHAUST
- 19 SMOOTH CONCRETE BASE OR WALL
- 20 LIVING WALL- SEE LANDSCAPE DRAWINGS

NOTE 1- ALL GLAZING SUBJECT TO BIRD SAFE REQUIREMENTS WILL COMPLY WITH SFPC 139
 NOTE 2- PER SFPC SECTION 145.1(c) 6, ALL GROUND FLOOR "ACTIVE USE" SPACES (RETAIL, LOBBIES, FITNESS) WILL EXCEED 60% TRANSPARENCY AT STREET FRONTAGE

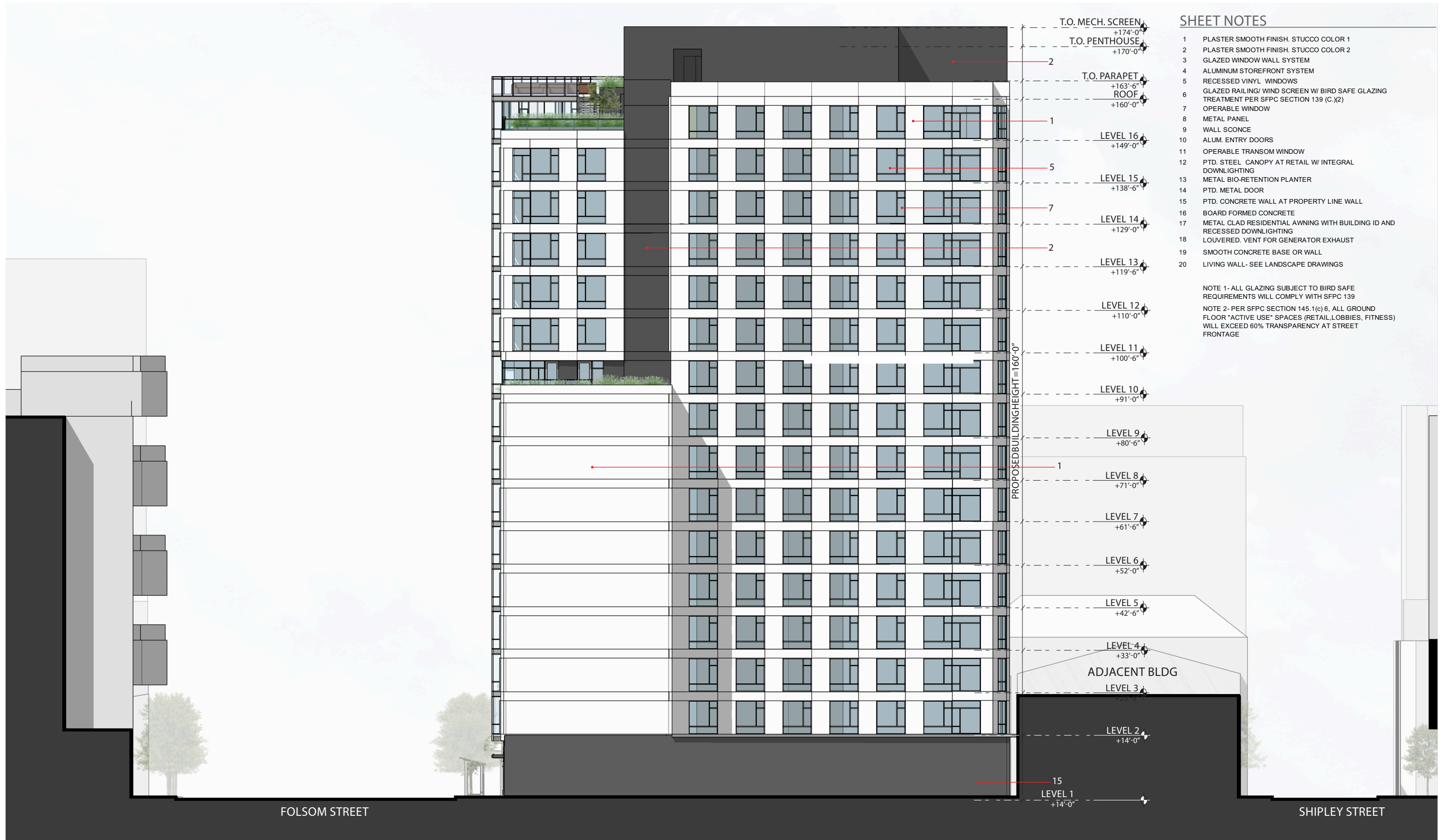


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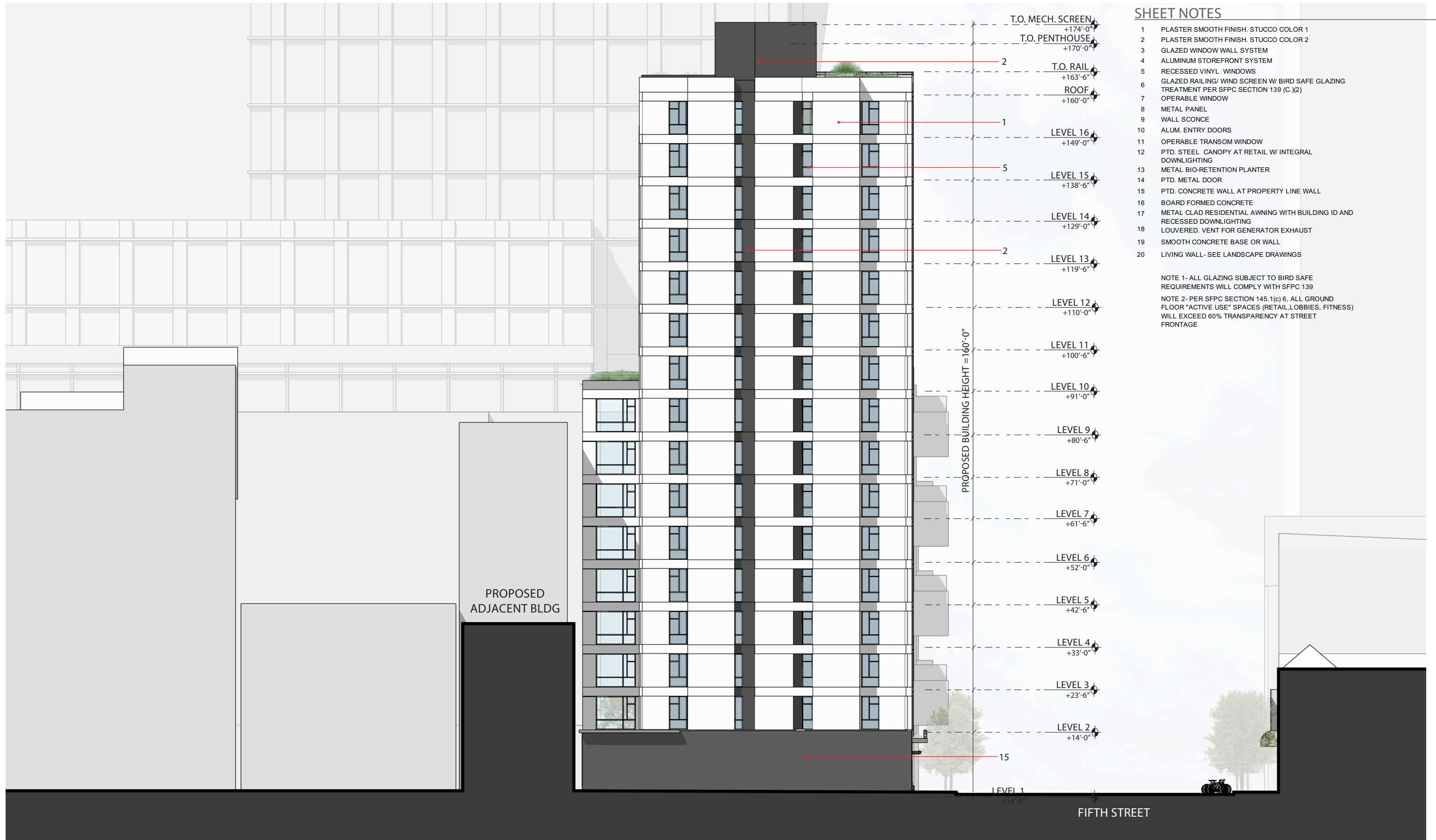
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FIFTH STREET

300 FIFTH STREET
SAN FRANCISCO, CA



FIFTH AND FOLSOM INVESTORS LLC

MARCH 22, 2021
TCA # 2019-009

PROJECT APPLICATION (PRJ)



ENLARGED GROUND LEVEL ELEVATION
FOLSOM STREET

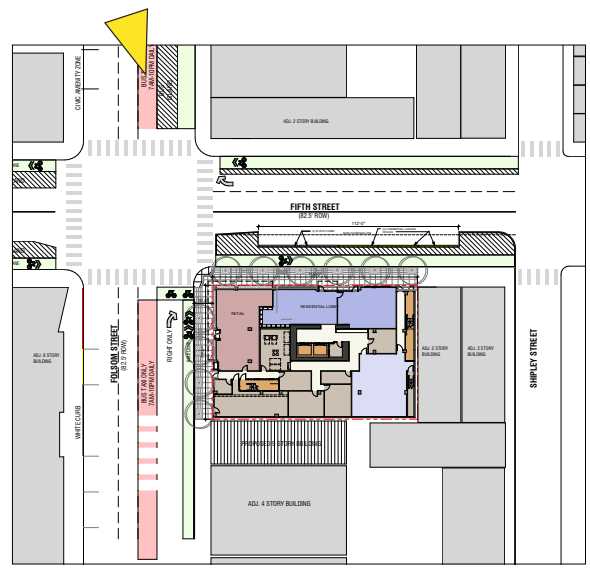
A4.8

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300 FIFTH STREET
SAN FRANCISCO, CA



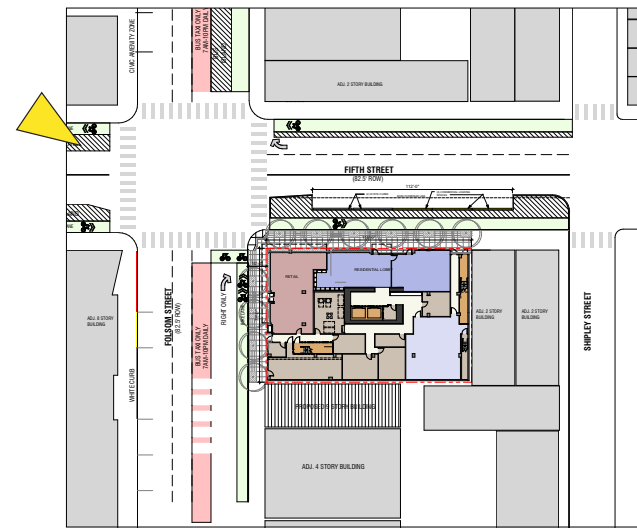
FIFTH AND FOLSOM INVESTORS LLC

MARCH 22, 2021
TCA # 2019-009

PROJECT APPLICATION (PRJ)

RENDERING VIEWS

A4.10



300 FIFTH STREET
SAN FRANCISCO, CA



FIFTH AND FOLSOM INVESTORS LLC

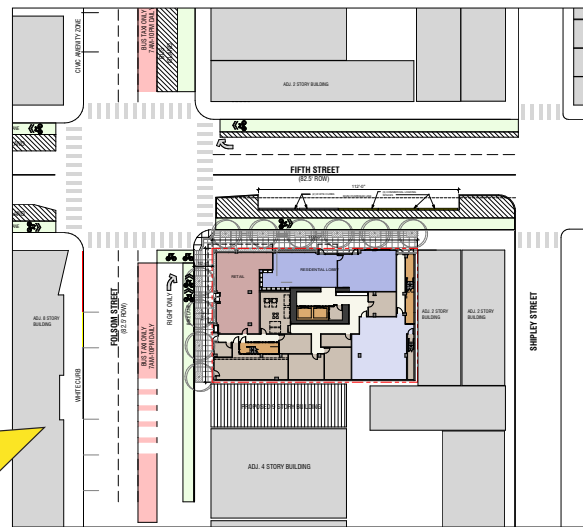
MARCH 22, 2021
TCA # 2019-009



PROJECT APPLICATION (PRJ)

RENDERING VIEWS

A4.11



300 FIFTH STREET
SAN FRANCISCO, CA



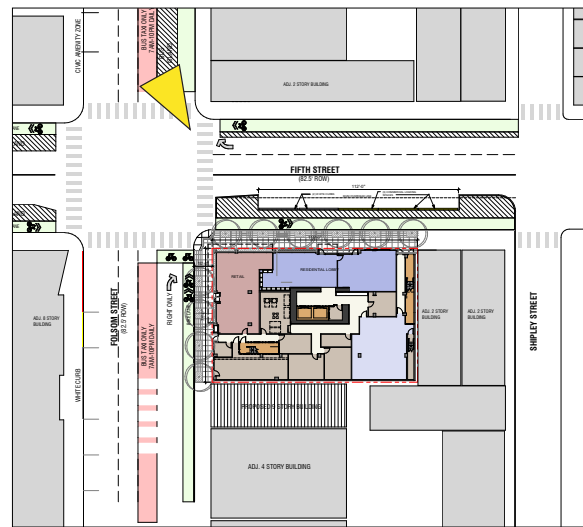
FIFTH AND FOLSOM INVESTORS LLC

MARCH 22, 2021
TCA # 2019-009

PROJECT APPLICATION (PRJ)

RENDERING VIEWS

A4.12



300 FIFTH STREET
SAN FRANCISCO, CA



FIFTH AND FOLSOM INVESTORS LLC

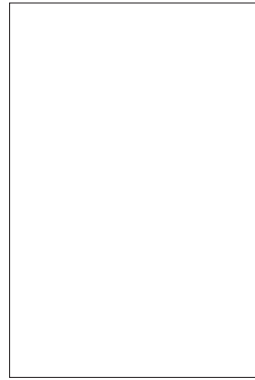
MARCH 22, 2021
TCA # 2019-009

PROJECT APPLICATION (PRJ)

RENDERING VIEWS

A4.13

PLASTER



S1 - PLASTER COLOR 1



S2 - PLASTER COLOR 2

WINDOW WALL SYSTEM WITH METAL PANEL



ALUMINUM STOREFRONT



BOARD FORMED CONCRETE

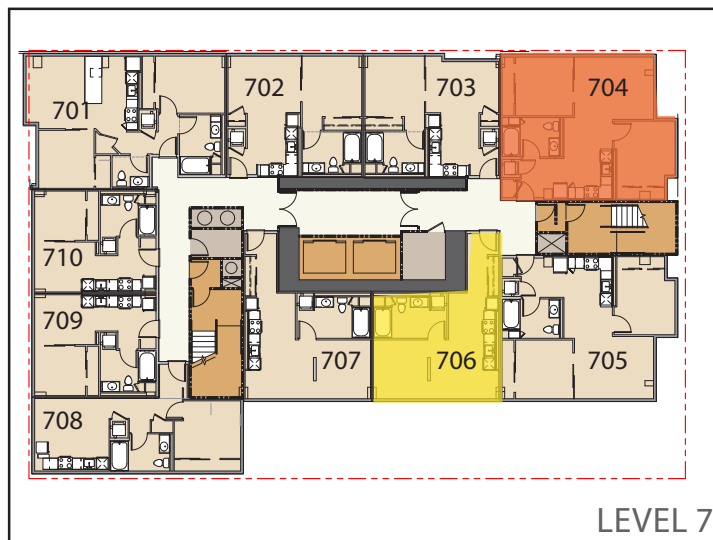
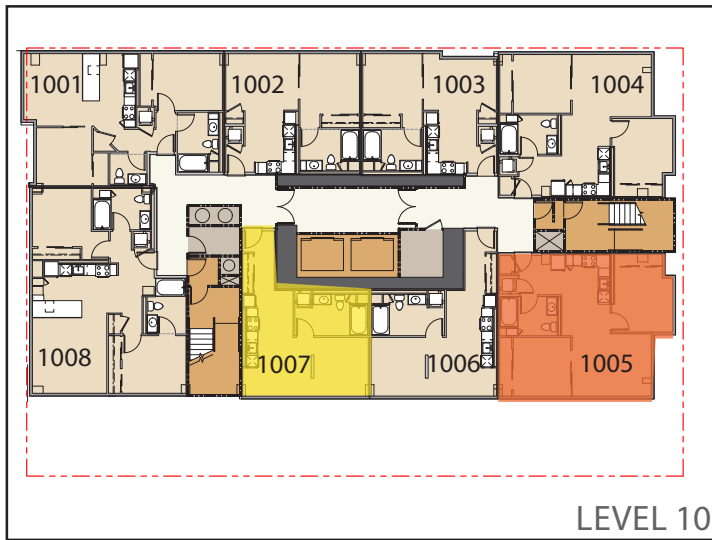
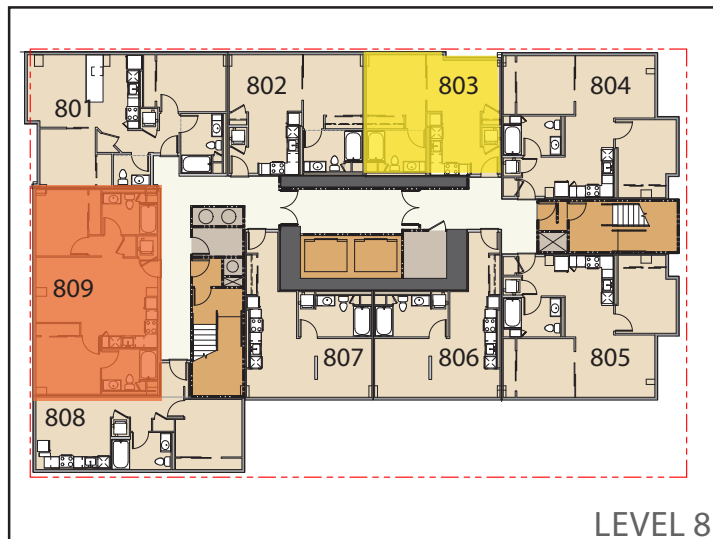


RECESSED VINYL WINDOWS



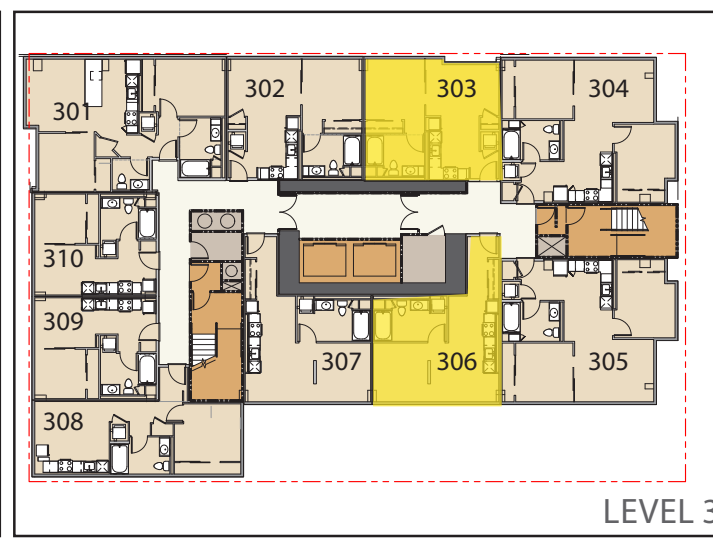
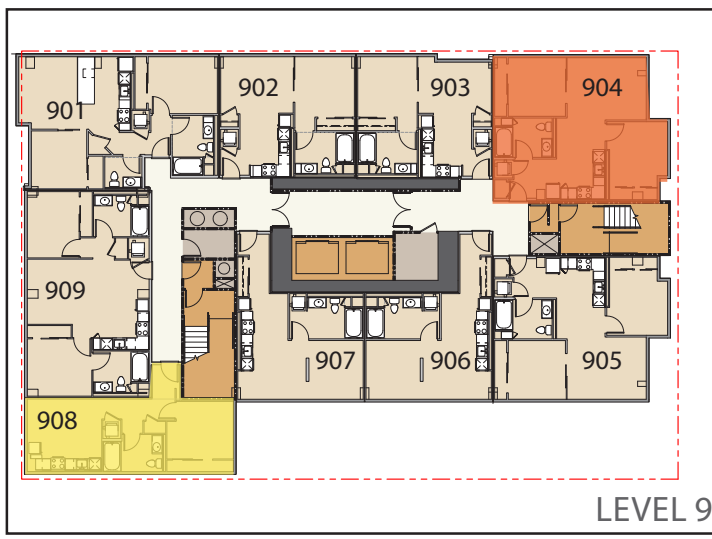
GLASS RAILING





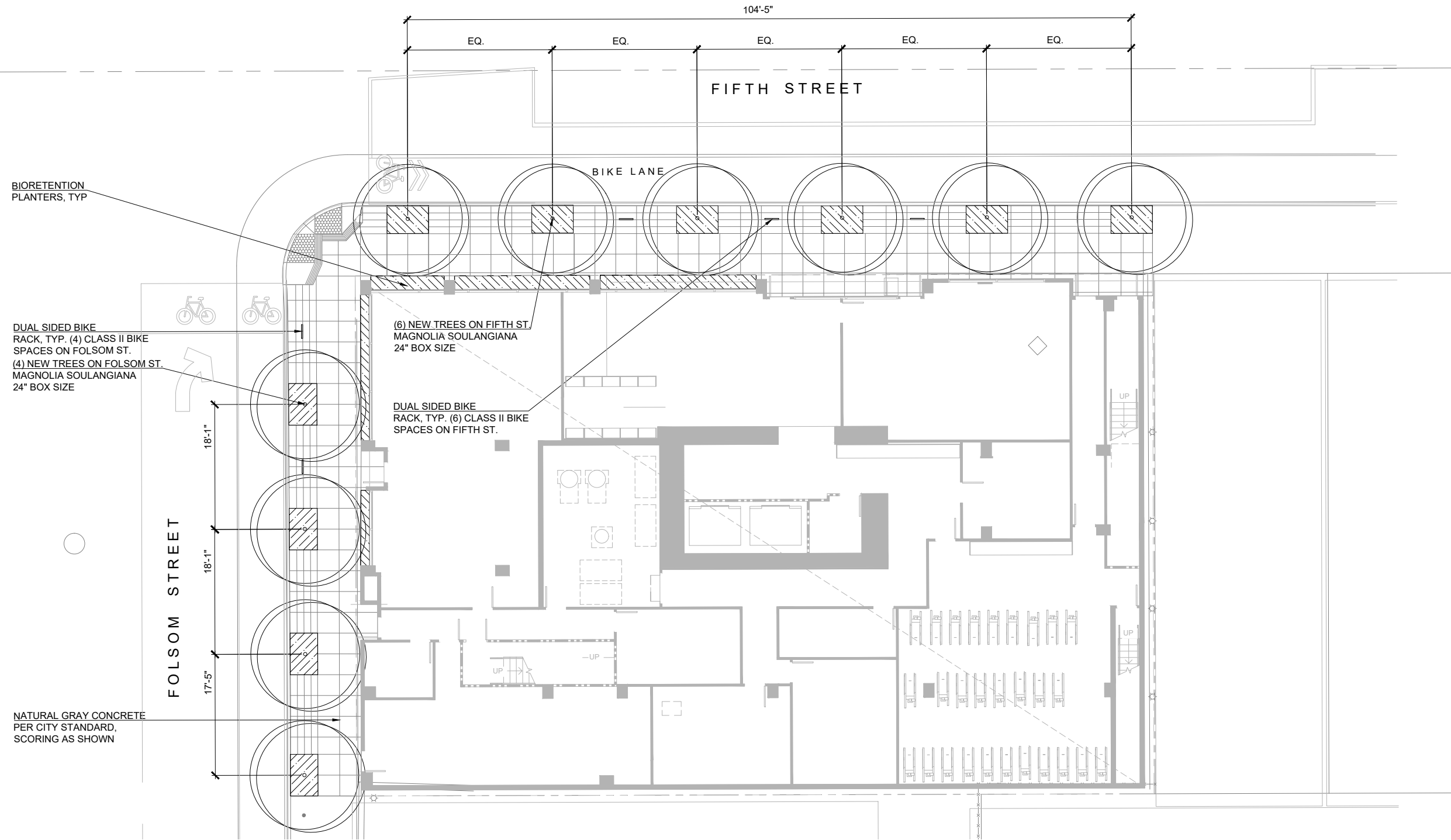
BMR SUMMARY

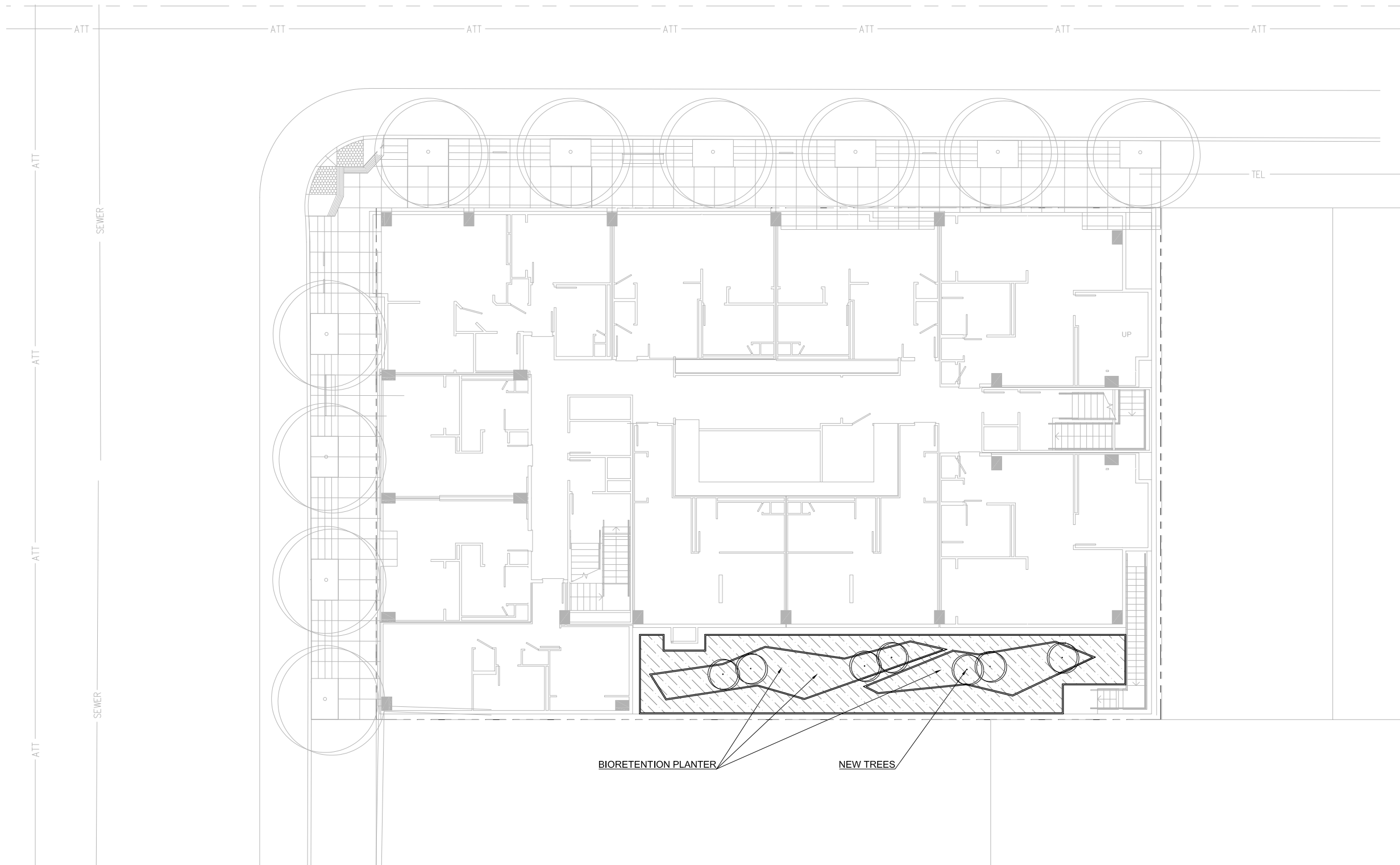
FLOOR	UNIT	UNIT TYPE	STUDIO	1-BED	2-BED	BMR TYPE	BMR #	AMI
2	205	B1			747	2x1	1	50%
	207	A1		498		1x1	2	50%
3	303	A2		517		1x1	3	110%
	306	A1		498		1x1	4	50%
4	407	A1		498		1x1	5	55%
	409	S1	404			0x1	6	50%
5	504	B1			747	2x1	7	110%
	506	A1		498		1x1	8	50%
6	605	B1			747	2x1	9	50%
	607	A1		498		1x1	10	80%
7	704	B1			747	2x1	11	80%
	706	A1		498		1x1	12	50%
8	803	A2		517		1x1	13	110%
	809	B3			809	2x1	14	110%
9	904	B1			747	2x1	15	50%
	908	A3		529		1x1	16	50%
10	1005	B1			747	2x1	17	50%
	1007	A1		499		1x1	18	50%
11	1103	A2		517		1x1	19	80%
BMR AVG GFA			404	506	756			
AVG BMR / AVG UNIT			100%	99%	97%			

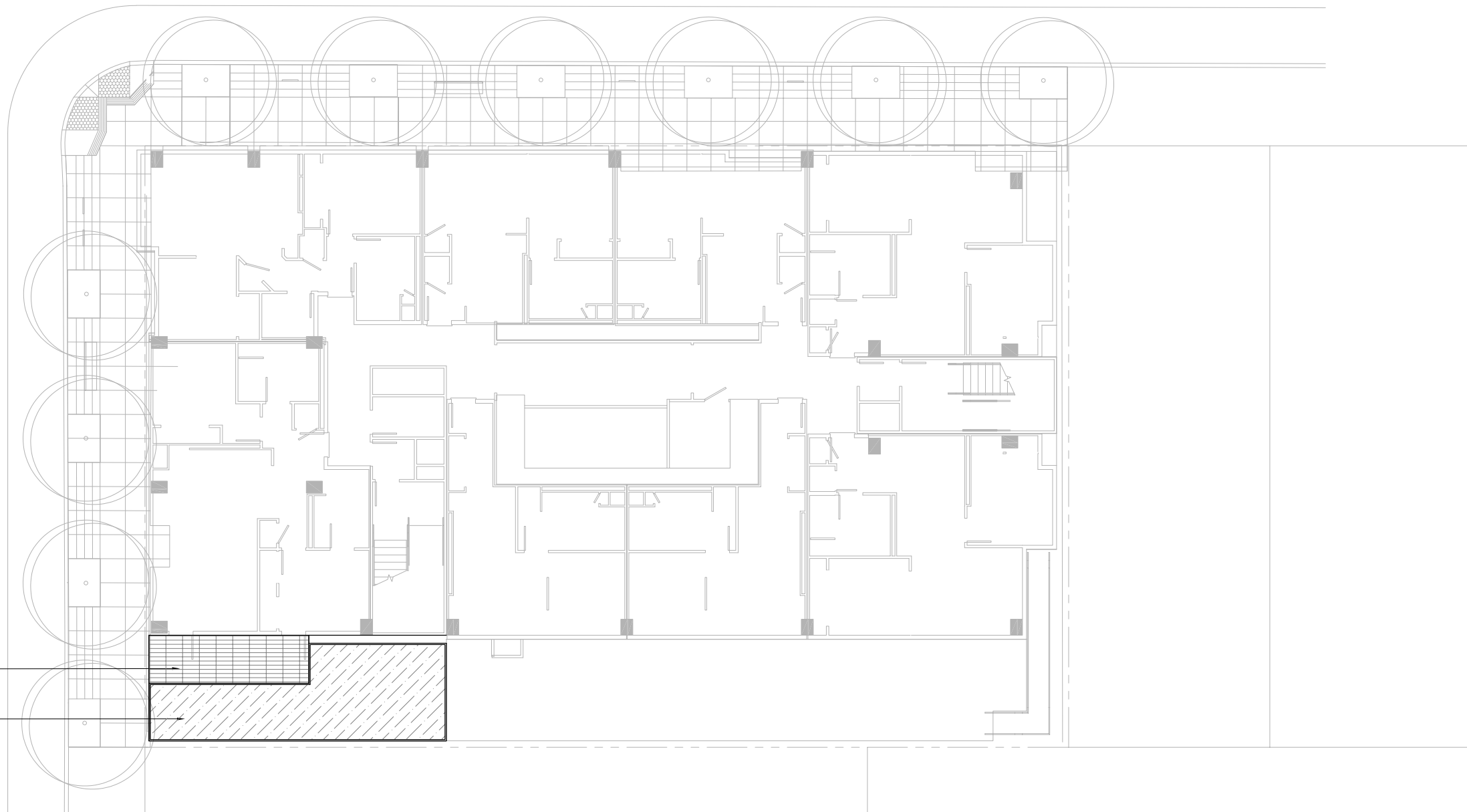


LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM

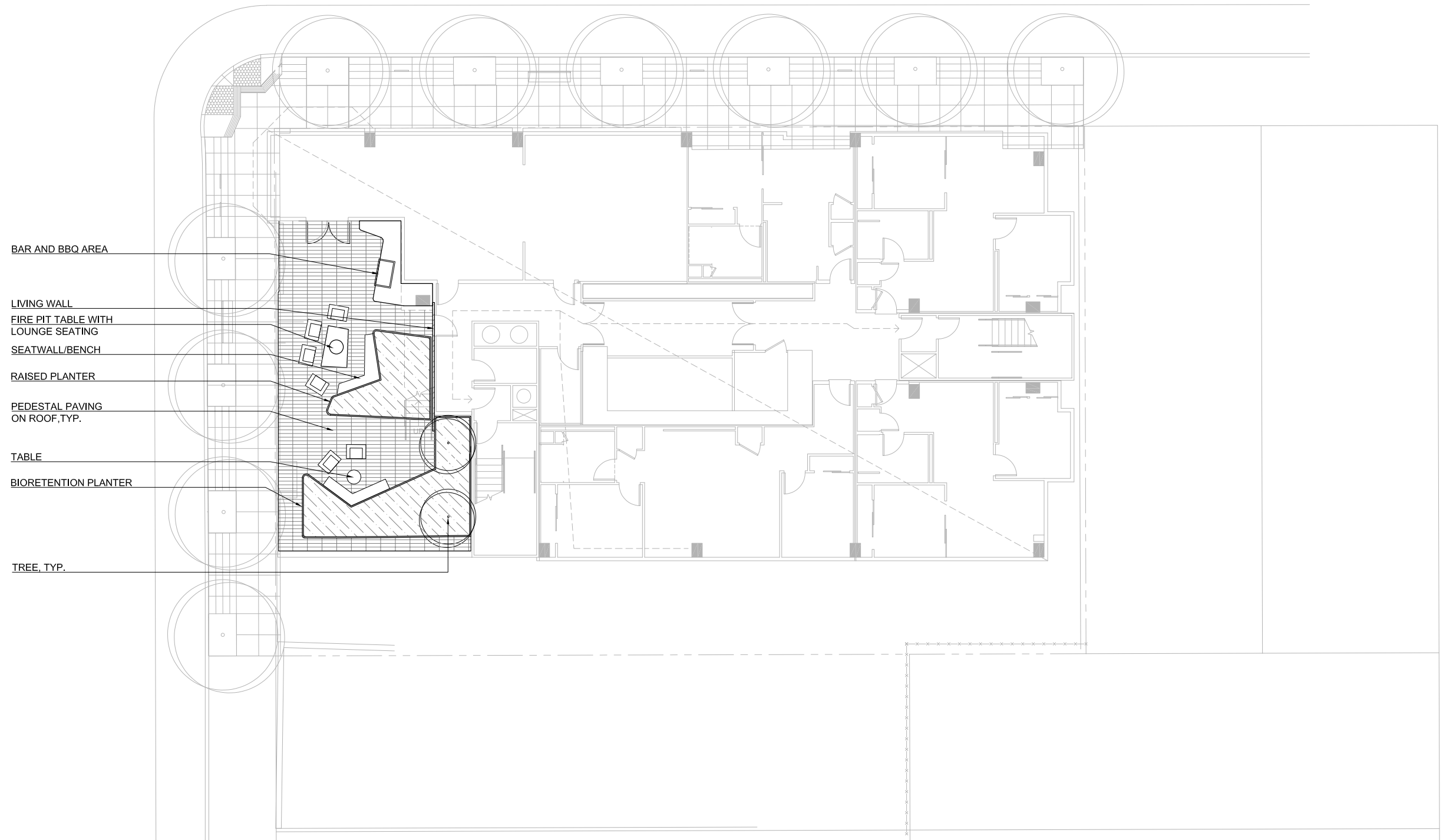






PRIVATE PATIO

BIORETENTION PLANTER



BAR AND BBQ AREA

LIVING WALL
 FIRE PIT TABLE WITH
 LOUNGE SEATING
 SEATWALL/BENCH

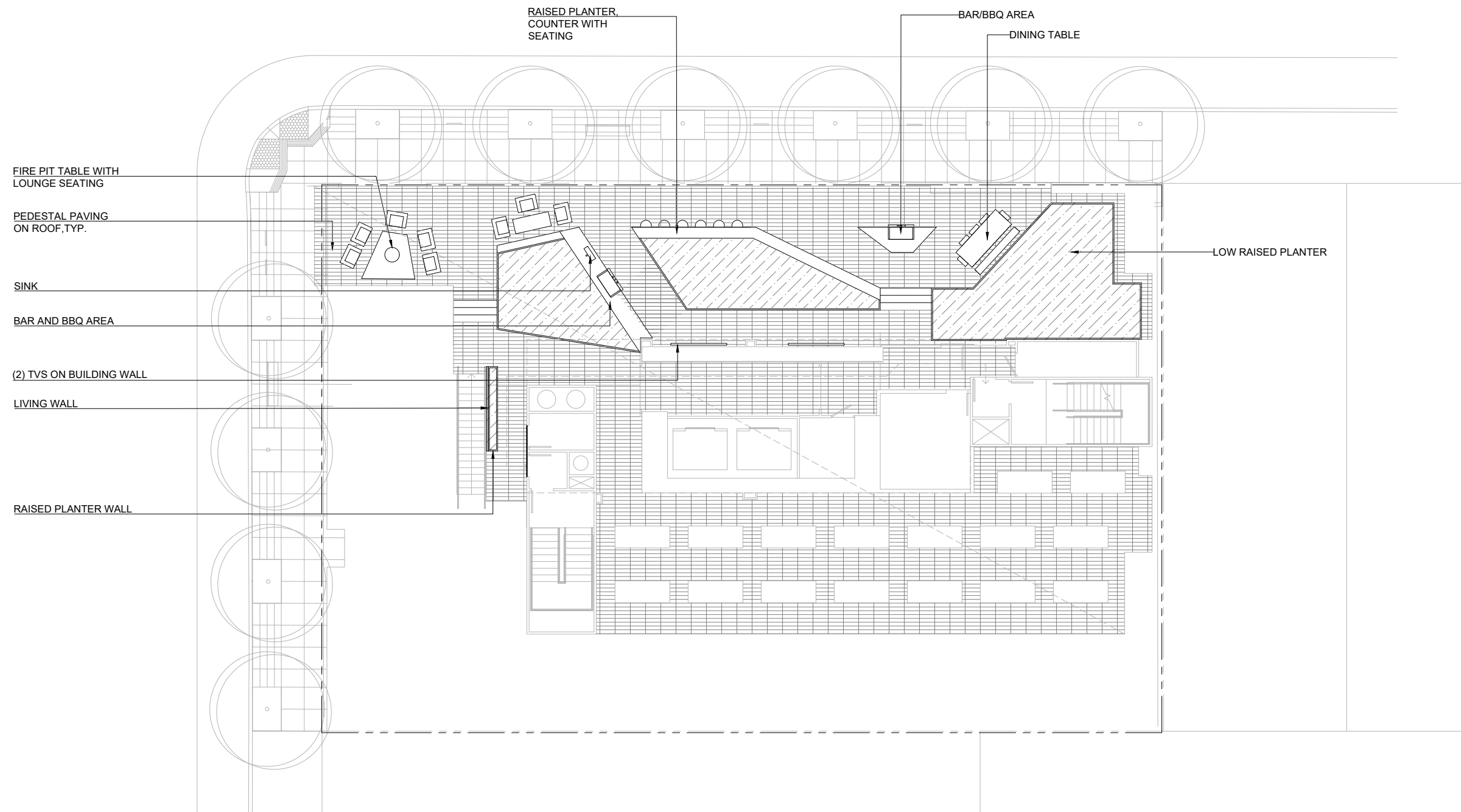
RAISED PLANTER

PEDESTAL PAVING
 ON ROOF, TYP.

TABLE

BIORETENTION PLANTER

TREE, TYP.



FIRE PIT TABLE WITH LOUNGE SEATING

PEDESTAL PAVING ON ROOF, TYP.

SINK

BAR AND BBQ AREA

(2) TVS ON BUILDING WALL

LIVING WALL

RAISED PLANTER WALL

RAISED PLANTER COUNTER WITH SEATING

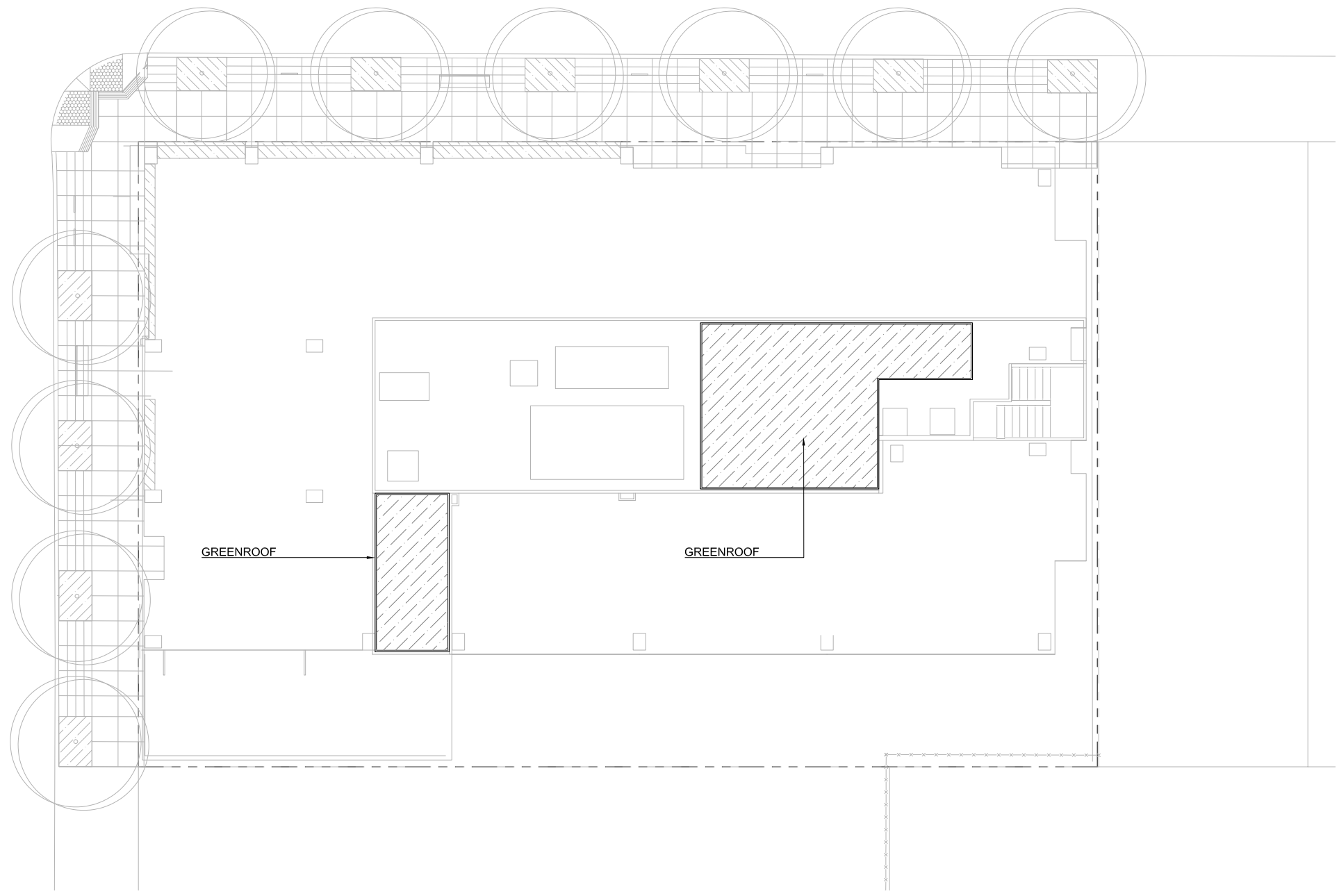
BAR/BBQ AREA

DINING TABLE

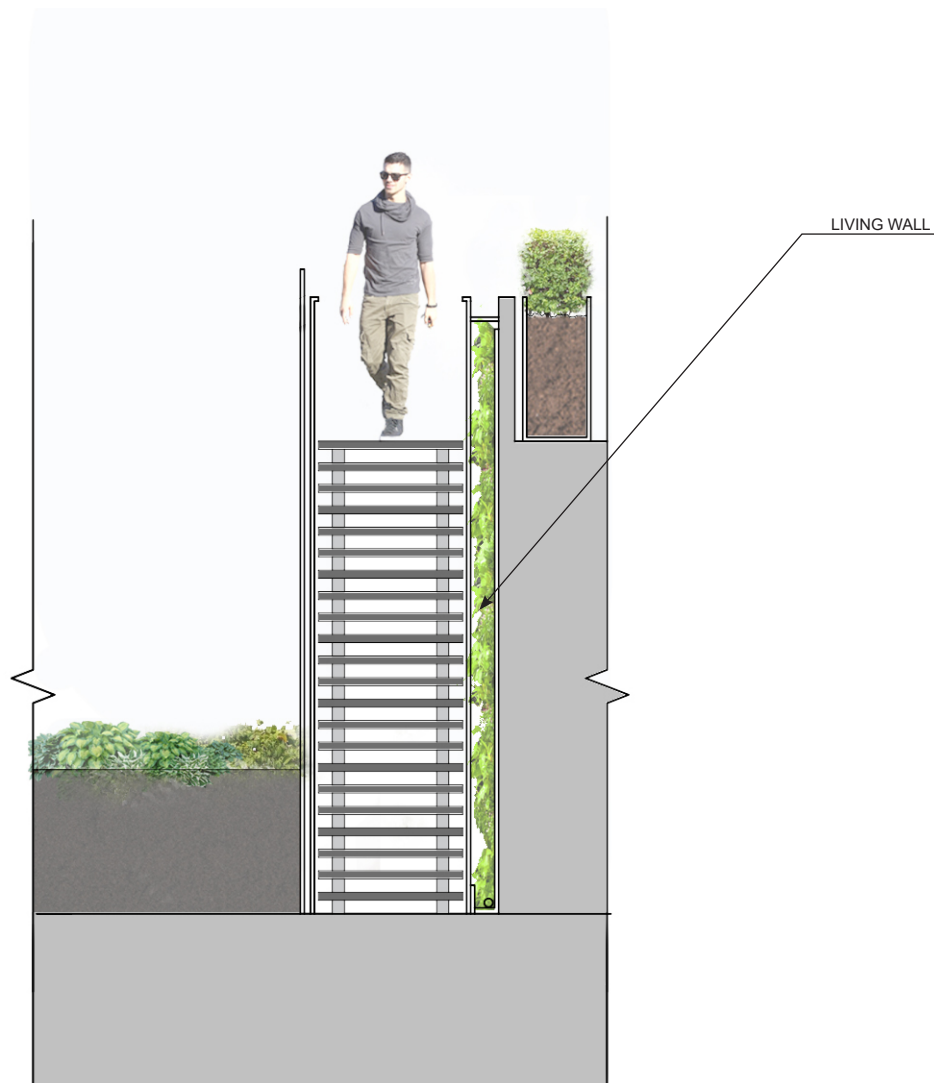
LOW RAISED PLANTER

5TH STREET
(82.50' WIDE)

FOLSOM STREET
(82.50' WIDE)







PLANTING NOTES:

1. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL PLANTING INFORMATION.

2. CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWINGS TO VERIFY EXISTING LOCATIONS OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES. TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THESE UTILITIES, PIPES, OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.

3. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. BRING THESE CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED DUE TO LACK OF PROVIDING SUCH NOTIFICATION.

4. COORDINATE OTHER CONTRACTOR'S WORK RELATED TO PROPER EXECUTION OF CONTRACTOR'S WORK.

5. OBTAIN APPROVAL OF FINAL GRADE CERTIFICATION FROM OWNER PRIOR TO BEGINNING PLANTING OPERATIONS THAT CERTIFIES THAT ROUGH GRADES ARE WITHIN 1/10TH OF AN INCH FROM SPECIFIED GRADES. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET TO THE PROPER ELEVATIONS RELATIVE TO THE FINISH SURFACES OF PAVING, UTILITY COVERS, AND CURBS.

6. EXISTING SITE SOIL MAY BE USED IN ON-GRADE PLANTING AREAS, HOWEVER, IT MAY NEED TO BE AMENDED AS INDICATED IN THE HORTICULTURAL SOILS REPORT. SHOULD IMPORT SOIL BE NECESSARY TO BRING SITE TO SPECIFIED FINISH GRADES, INDICATE SOURCE LOCATION. ENSURE THAT IMPORT SOIL IS OF A SANDY LOAM NATURE, CONTAINING NO TOXIC CHEMICALS OR ELEMENTS THAT MIGHT INHIBIT OR RETARD NORMAL PLANT GROWTH. SUBMIT SOIL TEST RESULTS OF IMPORT SOIL TO OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERING SOIL TO SITE.

7. SUBMIT REPRESENTATIVE PHOTOS OF EACH TREE SPECIES TO OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL. TREES OF A SIMILAR SPECIES AND VARIETY ARE TO HAVE MATCHING FORM.

8. PLANT MATERIAL MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.

9. FINAL LOCATIONS OF PLANT MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PERFORM THE FOLLOWING BEFORE BEGINNING PLANTING PIT EXCAVATION:
 A. SHRUBS - PLACE IN CONTAINERS ON-SITE IN "FINAL" LOCATIONS.
 B. TREES - STAKE OR FLAG CENTERPOINT OF TREE.
 C. CONTAINER POTS - LOCATE POTS PRIOR TO PLANTING.

10. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IN SUFFICIENT TIME TO PERFORM A REQUIRED SITE OBSERVATION VISIT. REFER TO SPECIFICATIONS FOR SPECIFIC SITE VISIT NOTIFICATION TASKS AND TIMES. INSUFFICIENT NOTIFICATION TIME GIVEN OWNER'S AUTHORIZED REPRESENTATIVE MAY REQUIRE THE SITE VISIT TO BE CANCELED, OR POSSIBLY, MAKE CONTRACTOR RESPONSIBLE TO COMPENSATE OWNER'S AUTHORIZED REPRESENTATIVE FOR OVERTIME.

11. FURNISH PLANT MATERIAL FREE OF PESTS, POOR CONDITION, OR DISEASE, INCLUDING PRE-SELECTED OR "TAGGED" PLANT MATERIAL PROVIDED BY OWNER'S AUTHORIZED REPRESENTATIVE.

12. AFTER FINE GRADING OPERATIONS HAVE BEEN COMPLETED AND PRIOR TO BEGINNING SOIL PREPARATION, TAKE A MINIMUM OF (3) HORTICULTURAL SOIL SAMPLES WHERE SOIL CONDITIONS OR PLANT TYPES VARY, I.E. TURF, SHRUB, SLOPES, ETC. SOIL SAMPLES ARE TO BE COLLECTED AND TESTED BY A QUALIFIED SOIL TESTING LABORATORY (CURRENT MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABS) AND A WRITTEN REPORT PREPARED WHICH INCLUDES RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZATION, PLANTING BACKFILL MIXES AND MAINTENANCE. SUBMIT A COPY OF THE REPORT TO THE OWNER'S AUTHORIZED REPRESENTATIVE. THESE RECOMMENDATIONS MAY BE REVISED TO CONFORM TO RECOMMENDATIONS NOTED IN THIS SOIL REPORT, HOWEVER, ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM OWNER.

13. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, CONTACT OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO OWNER'S AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S OWN LIABILITY TO RELOCATE PLANT MATERIALS.

14. ENSURE THAT TURF AREAS ARE SEPARATED FROM GROUNDCOVERS AND SHRUB AREAS WITH SPECIFIED EDGING - REFER TO DRAWINGS.

15. TRIANGULAR SPACE GROUNDCOVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS - REFER TO PLANTING DETAILS.

16. PROVIDE A REPRESENTATIVE EXAMPLE OF A TYPICAL TREE STAKING AND GUYING (IF ANY) INSTALLATION FOR OWNER'S AUTHORIZED REPRESENTATIVE REVIEW BEFORE PERFORMING TREE STAKING AND GUYING (IF ANY) OPERATIONS - REFER TO PLANTING DETAILS.

17. EXCAVATE PLANT PITS TO SPECIFIED DIMENSIONS PER PLANTING DETAILS.

18. DO NOT PLANT TREES CLOSER THAN 4-FEET TO FIXED EDGE SUCH AS SIDEWALKS AND WALLS UNLESS INDICATED OTHERWISE ON DRAWINGS.

19. ENSURE THAT TOP OF TREE ROOTBALLS ARE SET 6" ABOVE FINISH GRADE AND SHRUB ROOTBALLS ARE SET 2" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.

20. INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING PREDOMINATE VIEW OF PUBLIC.

21. PROVIDE THE REQUIRED SETBACKS BETWEEN TREES AND ELEMENTS SUCH AS UTILITIES, I.E. GAS, ELECTRIC, SEWER, WATER AND RELATED VAULTS, STREETLIGHTS, FIRE HYDRANTS, AND SIGNAGE.

22. REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING PLANTING OPERATIONS.

23. VERIFY PROPERTY LINES PRIOR TO COMMENCING PLANTING OPERATIONS.

24. REFER TO CITY AND COUNTY STANDARDS FOR STANDARD LANDSCAPE PLANS AND SPECIFICATIONS, WHERE APPLICABLE.

25. KEEP TURF 2' CLEAR OF TREE TRUNKS. APPLY WOOD MULCH IN THIS BUFFER ZONE

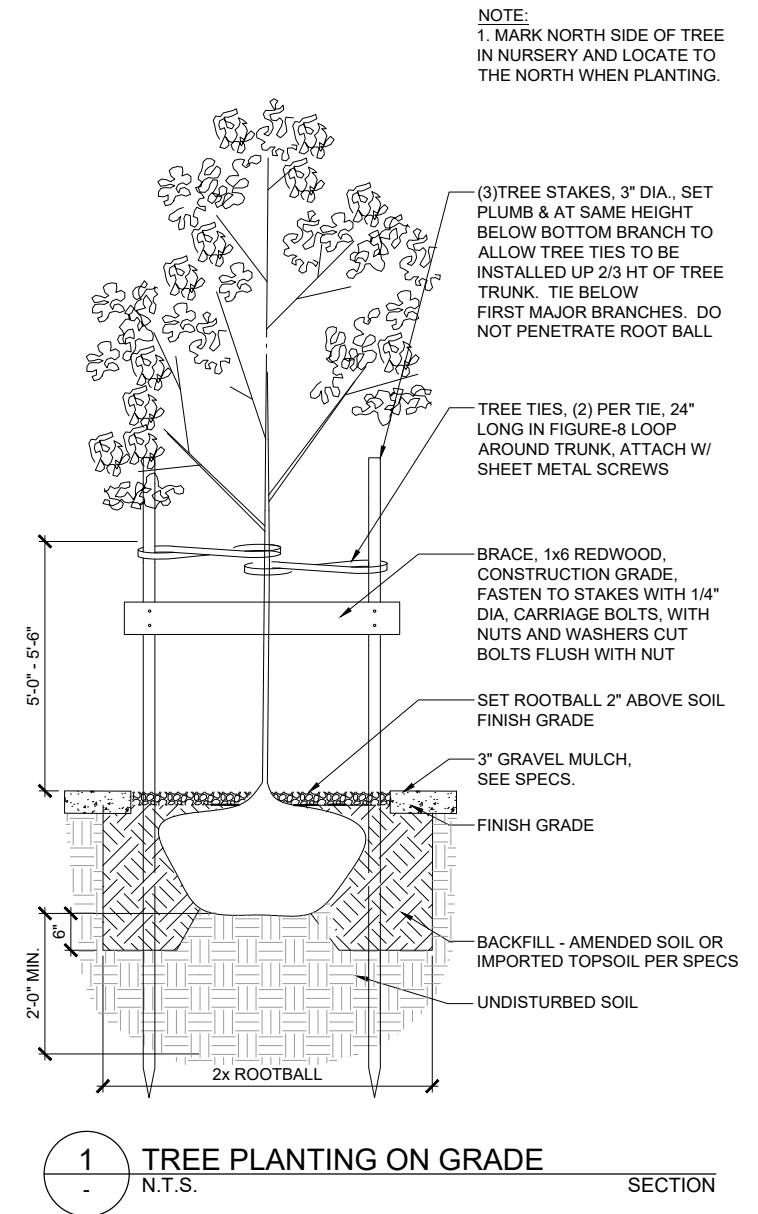
26. LANDSCAPE WARRANTY PERIOD: ONE YEAR FOR PLANTING AND IRRIGATION. BEGIN ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION WALKTHROUGH.

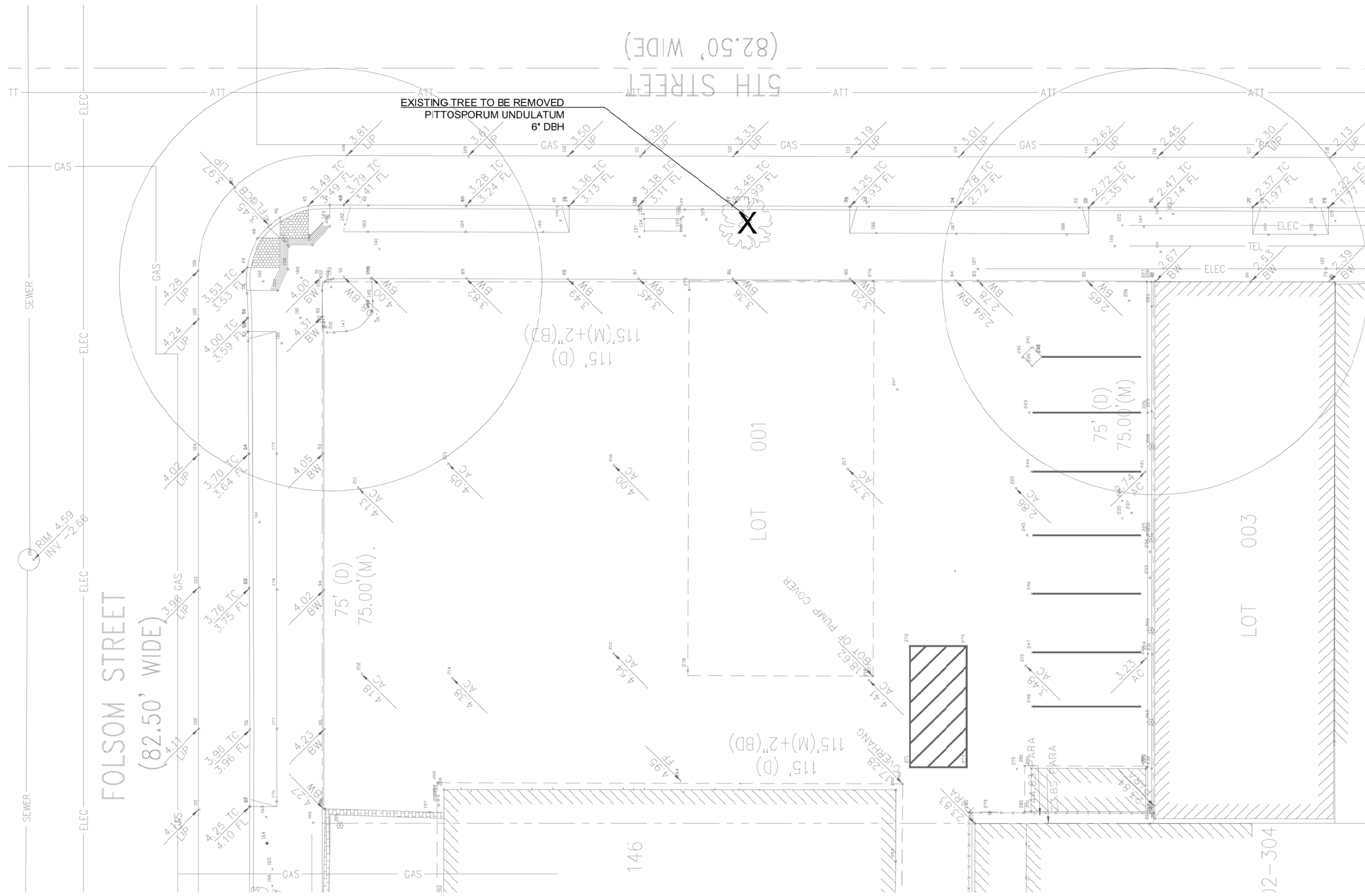
IRRIGATION NOTES:

- ALL PLANTING AREAS TO BE IRRIGATED BY A FULLY AUTOMATIC, WEATHER BASED SYSTEM. ZONE TIMING WILL BE DEVELOPED BASED UPON INDIVIDUAL PLANT REQUIREMENTS AND ENVIRONMENTAL FACTORS. ZONE TIMING WILL BE CHANGED BY THE CONTROLLER ON A DAILY BASIS AS WEATHER CONDITIONS CHANGE.
- ALL ZONES WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION PIPING AND PROVIDED WITH AIR RELIEF AND FLUSH VALVES TO KEEP PIPING AND EMITTERS CLEAN.
- THE SYSTEM WILL BE HARD PIPED (COPPER) THROUGH THE BUILDINGS AND PIPED WITH PVC IN THE PLANTING BEDS TO THE EMITTER LINES. BACKFLOW, MASTER VALVE, AND FILTER WILL BE LOCATED IN A MECHANICAL ROOM. ZONE VALVES WILL BE LOCATED IN VARIOUS MECHANICAL ROOMS OR GARAGE CEILINGS AS REQUIRED TO SERVICE INDIVIDUAL ZONES.

PLANT SCHEDULE

TREES					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE (WUCOLS)
	MAG GRA	MAGNOLIA GRANDIFLORA	SOUTERN MAGNOLIA	36" BOX	MODERATE/MEDIUM
	ULM PAR	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24" BOX	LOW
	DIC ANT	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	24" BOX	HIGH
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	36" BOX	LOW
	ARB MAR	ARBUTUS MARINA	STRAWBERRY TREE	24" BOX	LOW
SHRUBS					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE (WUCOLS)
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD*	36" BOX	LOW
	GRE TAN	GREVILLEA LAVANDULACEA 'TANUNDA'	GREVILLEA	5 GAL	LOW
	LEU SAF	LEUCADENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEBUSH	5 GAL	LOW
	RHA CAL	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY*	5 GAL	LOW
	RHO SUP	RHODODENDRON SUPER FLIMMER	VARIEGATED RHODODENDRON	10 GAL	MODERATE
	COR ALB	CORNUS ALBA	RED BARK DOGWOOD	15 GAL	MODERATE/MEDIUM
PERENNIALS AND GRASSES					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE (WUCOLS)
	ACH MOO	ACHILLEA MILLEFOLIUM 'MOONSHINE'	COMMON YARROW	1 GAL	LOW
	ACO GRA	ACORUS GRAMINEUS 'OGON'	SWEET FLAG	1 GAL	HIGH
	AGABLU	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	LOW
	ANI RUF	ANIGOZANTHUS RUFUS 'BACKDRAFT'	RED KANGAROO PAW	1 GAL	LOW
	BLE SPI	BLECHNUM SPICANT	DEER FERN	5 GAL	MODERATE
	BUL HAL	BULBINE FRUTESCENS 'HALLMARK'	ORANGE STALKED BULBINE	5 GAL	LOW
	CHO TEC	CHONDROPETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	5 GAL	LOW
	DIABLU	DIANELLA REVOLUTA 'BABY BLISS'	FLAX LILY	1 GAL	LOW
	DIS CAN	DISPORUM CANTONIENSE 'MOONLIGHT'	MOONLIGHT CHINESE FAIRY BELLS	1 GAL	MODERATE
	DRY FIL	DRYOPTERIS FILIX-MAS 'LINEARIS POLYDACTYLA'	MALE FERN	5 GAL	MODERATE
	DRY ERY	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	5 GAL	MODERATE
	IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
	LOM PLA	LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GAL	LOW
	NEP SEL	NEPETA FAASEENII 'SELECT BLUE'	CATMINT	1 GAL	LOW
	PEN RUB	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL	LOW
	SEN SER	SENECIO SERPENS	MINI BLUE CHALK STICKS	1 GAL	LOW
	THY PRA	THYMUS PRAECOX 'COCCINEUS'	RED CREEPING THYME	1 GAL	LOW
	VER BON	VERBENA BONARIENSIS	PURPLE TOP	5 GAL	LOW





NOTE:
ONE TREE ABOVE IS PROPOSED FOR REMOVAL DUE TO NEW CONSTRUCTION.