



OYSTER POINT

PHASE 1D PRECISE PLAN UPDATE
KILROY REALTY CORPORATION

NOVEMBER 16, 2018



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APPENDIX A: PRECISE PLAN 2011

A-1 - A-31



PROJECT INFORMATION

This submittal is an update to the Phase I Precise Plan, originally submitted in 2011. This ("Precise Plan") authorizes and will guide the initial phase of the development contemplated in the Oyster Point Specific Plan District under the Zoning Ordinance of the City of South San Francisco ("Specific Plan"). The purpose of the Specific Plan is to transform 81 acres of under-utilized, under-developed, and environmentally challenged Bay front land into a sustainable mixed-use development, including a state-of-the-art life sciences/research and development campus, a park and recreation destination, and a vibrant marina environment, which can accommodate compatible commercial and hotel uses.

This Precise Plan implements Phase I of the Specific Plan, which includes the following components:

- Construction of approximately 545,000 gross square feet of office/research and development buildings, with associated parking, constructed across approximately 10 acres
- Improvement of approximately 20 acres of City-owned public open space, recreational facilities, and landfill cover
- Extensive improvements to roads and utilities across approximately 6 acres of public land

The Precise Plan also implements, in part, (1) a Development Agreement with the City for construction of an office/R&D campus, open space amenities and related infrastructure improvements, and (2) [an Owner Participation Agreement / Disposition and Development Agreement] between the developer and the Redevelopment Agency of the City of South San Francisco, which establishes specific requirements, timing, and funding arrangements for construction of improvements within the Added Area of the Downtown-Central Redevelopment Project Area. In compliance with the California Environmental Quality Act, the City has certified an Environmental Impact Report addressing the redevelopment of the Oyster Point Specific Plan District at a program level, and the Phase I Precise Plan at a project level. The City has also adopted appropriate findings concerning both the Specific Plan and this Precise Plan, and a Mitigation Monitoring and Reporting Program for each.

VICINITY MAP



Additional Precise Plans will be adopted by the City in future years to implement future phases of office/R&D development contemplated under the Specific Plan. Under certain circumstances, one or more of such future Precise Plans may require further targeted environmental review. At its discretion, the City may also pursue development of hotel and retail/restaurant uses on its property, in accordance with the Specific Plan. Under certain circumstances development of such hotel and retail/restaurant uses also may require further targeted environmental review.

Phase One Parcel Acreage:	10 acres
Total Building Area*** :	545,000 GSF
Total Parking Count* :	1,190 stalls
Parking Ratio:	2.2
Allowable FAR** :	1.25
Actual FAR (Phase I R&D):	1.25

* Parking space standards based on 8.5 FT x 18 FT with 25 FT aisle

** 1.25 FAR calculated over entire future development

*** Areas tabulated per South San Francisco Zoning Code Section 20.040.008

PROJECT TEAM

OWNER

KILROY REALTY CORPORATION
100 FIRST STREET, SUITE 250
SAN FRANCISCO, CA. 94105
TEL: 415.778.7741

CIVIL

BKF
4670 WILLOW ROAD, SUITE 250
PLEASANTON, CA 94588
TEL: 925.396.7700

LANDSCAPE

JAMES CORNER FIELD OPERATIONS
633 BATTERY STREET
SAN FRANCISCO, CA. 94111
TEL: 415.943.9197

ARCHITECT

DGA planning, architecture, interiors
201 FILBERT STREET, THIRD FLOOR
SAN FRANCISCO, CA 94133
TEL: 650.943.1660
FAX: 650.943.1670

STRUCTURAL

MAGNUSSON KLEMENCIC ASSOC.
1301 FIFTH AVENUE, SUITE 3200
SEATTLE, WASHINGTON 98101-2699
TEL: 206.292.1200

GEOTECHNICAL

LANGAN
555 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO, CA. 94111
TEL: 415.955.5276

PLUMBING

PAN PACIFIC MECHANICAL
1205 CHRYSLER DRIVE
MENLO PARK, CA 94025
TEL: 650.561.8810

MECHANICAL

MARELICH MECHANICAL
24041 AMADOR STREET
HAYWARD, CA 94544
TEL: 510.785.5500

ELECTRICAL

PRIME ELECTRIC
6905 SIERRA COURT
DUBLIN, CA 94568
TEL: 925.961.1600

FIRE PROTECTION

BFP FIRE PROTECTION, INC.
17 JANIS WAY
SCOTTS VALLEY, CA 95066
TEL: 831.461.1100

ACOUSTICAL

CHARLES M. SALTER ASSOC., INC.
130 SUTTER STREET, SUITE 500
SAN FRANCISCO, CA 94104
TEL: 415.397.0442

VERTICAL TRANSPORTATION

SYSKA HENNESSY GROUP, INC.
425 CALIFORNIA STREET, SUITE 700
SAN FRANCISCO, CA 94104
TEL: 415.288.9061

PARKING

INTERNATIONAL PARKING DESIGN, INC.
560 14TH STREET SUITE 300
OAKLAND, CA 94612
TEL: 510.473.0300

WINDOW WASHING

HIGH LINE CONSULTING
4361 TECHNOLOGY DRIVE, UNIT D
LIVERMORE, CA 94551
TEL: 925.245.0841

CURTAINWALL DESIGN

CURTAINWALL DESIGN & CONSULTING, INC.
12 GEARY STREET, SUITE 503
SAN FRANCISCO, CA 94108
TEL: 925.906.9255

CURTAINWALL FABRICATOR

BENSON INDUSTRIES, INC.
1650 NW NAITO PKWY, SUITE 250
PORTLAND, OREGON 97209
TEL: 503.226.7611

CLADDING FABRICATOR

WALTERS AND WOLF
41450 BOSCELL ROAD
FREMONT, CA 94538
TEL: 510.490.1115





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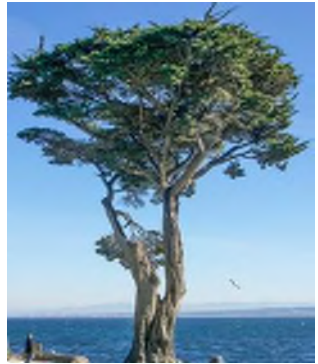
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PERIMETER TREES



6 CEDRUS DEODARA
NTS



5 CUPRESSUS MACROCARPA
NTS



4 ARAUCARIA HETEROPHYLLA
NTS



3 ARAUCARIA ARAUCANA
NTS

PLAZA TREES



4 RHUS LANCEA
NTS



3 ARBUTUS 'MARINA' - MULTI-STEM
NTS



2 ULMUS 'MORTON' = ACCOLADE
NTS



1 QUERCUS BUCKLEYI
NTS



8 AESCULUS CALIFORNICA
NTS



7 PINUS PINEA
NTS



12 *SESLERIA AUTUMNALIS*
NTS



8 *MUHLENBERGIA RIGENS*
NTS



4 *LEYMUS TRITICOIDES* 'LAGUNITA'
NTS



11 *SPOROBOLUS WRIGHTII*
NTS



7 *MUHLENBERGIA* 'PINK FLAMINGO'
NTS



3 *CALAMAGROSTIS NUTKAENSIS* 'THE KING'
NTS



10 *SPOROBOLUS AIROIDES*
NTS



6 *MUHLENBERGIA CAPILLARIS* 'WHITE CLOUD'
NTS



2 *CAREX PANSA*
NTS



13 *MUHLENBERGIA DUBIA*
NTS



9 *PENNISETUM* 'FAIRY TAILS'
NTS



5 *MUHLENBERGIA LINDHEIMERI*
NTS



1 *BOUTELOUA GRACILIS* 'BLONDE AMBITION'
NTS



16 ACHILLEA MILEFOLIUM 'APPLE BLOSSOM'
NTS



12 AGASTACHE 'APRICOT SUNRISE'
NTS



8 GEUM 'MANGO LASSI'
NTS



4 RATIBIDA COLUMNIFERA
NTS



14 BULBINELLA ROBUSTA
NTS



11 DIETES BICOLOR 'LIZ'S SELECTION'
NTS



7 ESCHSCHOLZIA CALIFORNICA
NTS



3 ASCLEPIAS CURASSAVICA 'WILDFIRE'
NTS



13 HELIANTHUS ANGUSTIFOLIUS
NTS



10 ACHILLEA X 'MOONSHINE'
NTS



6 ACHILLEA MILEFOLIUM 'TERRACOTTA'
NTS



2 LOBELIA CARDINALIS
NTS



12 CROCOSMIA 'BRIGHT EYES'
NTS



9 KNIPHOFIA 'SHINING SCEPTRE'
NTS



5 ASCLEPIAS CURASSAVICA 'SILKY GOLD'
NTS



1 ACHILLEA MILEFOLIUM 'RED VELVET'
NTS



12 ERIOGONUM PARVIFOLIUM
NTS



8 VERBENA HASTATA
NTS



4 ERIGERON GLAUCUS
NTS



11 GAURA LINDHEIMERI
NTS



7 VERBENA LILACINA 'DE LA MINA'
NTS



3 SIDALCEA MALVIFLORA
NTS



14 SCABIOSA CAUCASICA 'FAMA BLUE'
NTS



10 SALVIA ULIGINOSA
NTS



6 PHACELIA TANACETIFOLIA
NTS



2 TULBAGHIA 'FAIRY STAR'
NTS



13 ANEMONE X HYBRIDA 'SEPTEMBER CHARM'
NTS



9 GILIA CAPITATA
NTS



5 ASTER TATARICUS
NTS



1 VELTHEIMIA BRACTEATA
NTS

PLAZA GROUNDCOVER PLANTING			*POLLINATOR ATTRACTORS									
Planter	SF		SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes	
1	ACCENT	AGC		Ajuga genevensis 'Carpet Bugle'	Carpet Bugle	4" POT		0.5'-1'	DEEP BLUE	LATE SPRING-SUMMER	NOT INVASIVE CULTIVAR	
		AT		*Aster tataricus	Tatarinow's Aster	4" POT	12" O.C.	3'-5'	BLUE LAVENDER	SUMMER-FALL		
		AC		*Allium caeruleum	Ornamental Onion	BULB	3" O.C.	1'-2'	LIGHT BLUE	LATE SPRING-EARLY SUMMER	PLANT IN FALL	
		SCF		Scabiosa caucasica 'Fama Blue'	Pincushion Flower		15" O.C.	3'	BLUE PURPLE	LATE SPRING-FALL		
		IC		Iris 'Cloud Ballet'	Cloud Ballet Reblooming Bearded Iris		18"-24" O.C.	3'	BLUE	SUMMER		
		SU		Salvia uliginosa	Bog Sage	1 GAL	24" O.C.	4'-6'	BLUE	SPRING-FALL	LOW WATER, SHADE-TOLERANT	
		VLD		*Verbena illacina 'De La Mina'	Cedros Island Verbena	1 GAL	36" O.C.	2'-3'	LAVENDER	SUMMER-FALL		
		VLB		Veronica longifolia 'Blauriesin'	Long Leaf Speedwell	4" POT	12" O.C.	3'-4'	DEEP BLUE			
	GRASS			Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'			SUMMER	LOW WATER
				Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'			SPRING-SUMMER	LOW WATER
				Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE		FALL-WINTER	MED-LOW WATER
				Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN		SUMMER-FALL	LOW WATER
				Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	1 GAL	18" O.C.	4'	WHEAT		SPRING	LOW WATER
				Sporobolus airoides	Alkali Sacaton	1 GAL	24" O.C.	4'			SUMMER	LOW WATER
		Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'			SPRING	MEDIUM WATER		

Planter		SF	SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
2	ACCENT	AGC	Ajuga genevensis 'Carpet Bugle'	Carpet Bugle	4" POT		0.5'-1'	DEEP BLUE	LATE SPRING-SUMMER	NOT INVASIVE CULTIVAR	
		SCF	Scabiosa caucasica 'Fama Blue'	Pincushion Flower		15" O.C.	3'	BLUE PURPLE	LATE SPRING-FALL		
		SU	Salvia uliginosa	Bog Sage	1 GAL	24" O.C.	4'-6'	BLUE	SPRING-FALL	LOW WATER, SHADE-TOLERANT	
		VL	*Verbena lasiostachys	Western Vervain	1 GAL	12" O.C.	1'-2'	PINK LAVENDER	SUMMER-FALL		
		VLD	*Verbena illicina 'De La Mina'	Cedros Island Verbena	1 GAL	36" O.C.	2'-3'	LAVENDER	SUMMER-FALL		
		VLB	Veronica longifolia 'Blairiesin'	Long Leaf Speedwell	4" POT	12" O.C.	3'-4'	DEEP BLUE	SUMMER-FALL		
		GRASS		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'		SUMMER	LOW WATER
			Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'		SPRING-SUMMER	LOW WATER	
			Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'		SPRING	MEDIUM WATER	
			Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN	SUMMER-FALL	LOW WATER	

Planter		SF	SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes	
3	ACCENT	AMA	*Achillea millefolium 'Apple Blossom'	Apple Blossom Yarrow				1'-2'	PINK			
		BA	Baptisia australis	Blue False Indigo				3'-4'	PURPLE	LATE SPRING-EARLY SUMMER		
		EG	Erigeron glaucus	Seaside Daisy		12" O.C.	0.5'-1'	PINK LAVENDER				
		PT	*Phacelia tanacetifolia	Tansy Phacelia				1'-2'	BLUE LAVENDER	SPRING-SUMMER		
		SA	*Salvia 'Amistad'	Amistad Salvia		48" O.C.	3'-5'	DEEP PURPLE	SPRING-FALL			
		SX	Solanum xanthi 'Mountain Pride'	Purple Nightshade		20" O.C.	1'-3'	PURPLE	SUMMER-LATE FALL			
		VBL	*Verbena bonariensis 'Lollipop'	Lollipop Vervain		20" O.C.	2'	PINK LAVENDER	SUMMER-FALL			
		VH	*Verbena hastata	American Blue Vervain				2'-5'	PURPLE			
		VL	*Verbena lasiostachys	Western Vervain				1'-2'	PINK LAVENDER	SPRING-FALL		
		VLD	*Verbena illicina 'De La Mina'	Cedros Island Verbena	1 GAL	36" O.C.	2'-3'	LAVENDER	SUMMER-FALL			
	GRASS		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'			SUMMER		LOW WATER
			Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'			SPRING-SUMMER		LOW WATER
			Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE		FALL-WINTER		MED-LOW WATER
			Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN		SUMMER-FALL		LOW WATER
			Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	1 GAL	18" O.C.	4'	WHEAT		SPRING		LOW WATER
			Sporobolus airoides	Alkali Sacaton	1 GAL	24" O.C.	4'			SUMMER		LOW WATER
			Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'			SPRING		MEDIUM WATER

Planter	SF		SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
5	ACCENT	AMA	*Achillea millefolium 'Apple Blossom'	Apple Blossom Yarrow				1'-2'	PINK		
		AP	*Agastache 'Pink Panther'	Pink Panther Mint				2'-4'	DEEP PINK	SUMMER-FALL	
		AH	Anemone x hybrida 'September Charm'	Japanese Anemone				2'-4'	PINK	SUMMER-FALL	
		EG	Erigeron glaucus	Seaside Daisy		12" O.C.	0.5'-1'	PINK LAVENDER			
		SMP	*Sidalcea malviflora 'Party Girl'	Prairie Mallow				2'-3'	PINK	SUMMER	
		SFV	Sphaeralcea fendleri var. venusta	Thicket Globe Mallow				3'-4'	PINK	SUMMER-FALL	
		TF	Tulbaghia 'Fairy Star'	Fairy Star Society Garlic				0.5'-1'	LIGHT PINK	SPRING-SUMMER	
		VBL	*Verbena bonariensis 'Lollipop'	Lollipop Vervain		20" O.C.	2'	PINK LAVENDER	SUMMER-FALL		
		VB	Veltheimia bracteata	Forest Lily				1'-2'	PINK		
	WI	Watsonia intermedia	Pink Bugle Lily				1'-2'	PINK	SPRING		
	GRASS		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'			SUMMER	LOW WATER
			Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'			SPRING-SUMMER	LOW WATER
			Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE		FALL-WINTER	MED-LOW WATER
			Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN		SUMMER-FALL	LOW WATER
			Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	1 GAL	18" O.C.	4'	WHEAT		SPRING	LOW WATER
			Sporobolus airoides	Alkali Sacaton	1 GAL	24" O.C.	4'			SUMMER	LOW WATER
			Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'			SPRING	MEDIUM WATER

Planter	SF	SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
7	ACCENT	AMT	*Achillea millefolium 'Terracotta'	Terracotta Yarrow			1'-2'	ORANGE		
		AXM	*Achillea x 'Moonshine'	Moonshine Yarrow			1'-2'	YELLOW	SPRING-SUMMER	
		AAA	Agastache aurantiaca 'Apricot Sunrise'	Apricot Sunrise Hummingbird Mint	4" POT	18" O.C.	2'-3'	ORANGE	SPRING-FALL	LOW WATER
		ACS	*Asclepias curassavica 'Silky Gold'	Silky Gold Milkweed			3'-4'	YELLOW	SUMMER	
		BR	Bulbinella robusta	Cat's Tail Bulbinella			2'-3'	YELLOW	WINTER-SPRING	
		CB	Crocasmia 'Bright Eyes'	Montbretia 'Bright Eyes'	BULB	6" O.C.	1'-2'	ORANGE		
		DB	Dietes bicolor 'Liz's Selection'	Yellow Wild Iris			2'-3'	LIGHT YELLOW	SPRING-FALL	
		EC	*Eschscholzia californica	California Poppy	SEED		1'-2'	ORANGE		
		EGF	Euphorbia griffithii 'Fireglow'	Spurge 'Fireglow'			2'-3'	ORANGE	SUMMER-FALL	
		GM	Geum 'Mango Lassi'	Mango Lassi Geum				LIGHT ORANGE		
	KS	Kniphofia 'Shining Sceptre'	Shining Sceptre Poker			3'	ORANGE			
	RC	Ranunculus californicus	California Buttercup	4" POT	24" O.C.	1'-2'	YELLOW	WINTER-SPRING	LOW WATER	
	RT	Rudbeckia triloba Little Charm™	Brown-Eyed Susan			3'	YELLOW	SUMMER-FALL		
	GRASS		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'		SUMMER	LOW WATER
			Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'		SPRING-SUMMER	LOW WATER
			Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE	FALL-WINTER	MED-LOW WATER
		Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN	SUMMER-FALL	LOW WATER	
		Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	1 GAL	18" O.C.	4'	WHEAT	SPRING	LOW WATER	
		Sporobolus airoides	Alkali Sacaton	1 GAL	24" O.C.	4'		SUMMER	LOW WATER	
		Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'		SPRING	MEDIUM WATER	

Planter	SF	SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
8	ACCENT	AMR	*Achillea millefolium 'Red Velvet'	Red Velvet Yarrow			1'-2'	RED		
		AHR	Amaryllis Hippeastrum 'Red Lion'	Red Lion Amaryllis	BULB	8" O.C.	1'-2'	RED	WINTER-SPRING	
		AF	*Aquilegia formosa	Western Columbine	4" POT	12" O.C.	1'-3'	RED	SPRING	
		ACS	*Asclepias curassavica 'Silky Gold'	Silky Gold Milkweed			3'-4'	YELLOW	SUMMER	
		ACW	*Asclepias curassavica 'Wildfire'	Scarlet Milkweed			3'	ORANGE RED		
		BR	Bulbinella robusta	Cat's Tail Bulbinella			2'-3'	YELLOW	WINTER-SPRING	
		BF	*Bulbine frutescens	Stalked Bulbine			1'-2'	YELLOW	SPRING-LATE SUMMER	
		CRC	Centranthus ruber 'Coccineus'	Red Valerian			2'-3'	RED	SPRING-SUMMER	
		ECC	Epilobium cancum & cvs.	California Fuchsia			1'-2'	RED	FALL	
		EGR	Eriogonum grande var. rubescens	Red Buckwheat	4" POT	24" O.C.	1'-2'	RED	SUMMER-FALL	VERY LOW WATER
		KF	Kniphofia 'Fire Glow'	Fire Glow Torch Lily			1'-2'	ORANGE RED	SUMMER-FALL	
		LC	Lobelia cardinalis	Cardinal flower			2'-4'	RED		
		MJ	*Mimulus '_____'	Monkeyflower				RED-ORANGE		
		RCM	*Ratibida columnifera	Mexican Hat Prairie Coneflower			1'-3'	DARK RED		
	VP	Verbena peruviana 'Red Devil'	Red Devil Verbena	4" POT	12" O.C.	1'	RED	SUMMER-FALL		
	GRASS		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'		SUMMER	LOW WATER
			Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'		SPRING-SUMMER	LOW WATER
			Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE	FALL-WINTER	MED-LOW WATER
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		Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	1 GAL	18" O.C.	4'	WHEAT	SPRING	LOW WATER	
		Sporobolus airoides	Alkali Sacaton	1 GAL	24" O.C.	4'		SUMMER	LOW WATER	
		Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'		SPRING	MEDIUM WATER	

Planter	SF		SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes	
11	ACCENT			*Achillea millefolium 'Terracotta'	Terracotta Yarrow			1'-2'	ORANGE			
				Agastache aurantiaca 'Apricot Sunrise'	Apricot Sunrise Hummingbird Mint			2'-3'	ORANGE			
				*Asclepias curassavica 'Silky Gold'	Silky Gold Milkweed			3'-4'	YELLOW	SUMMER		
				Bulbinella robusta	Cat's Tail Bulbinella			2'-3'	YELLOW	WINTER-SPRING		
				Crocasmia 'Bright Eyes'	Montbretia 'Bright Eyes'	BULB	6" O.C.	1'-2'	ORANGE			
				*Eschscholzia californica	California Poppy			1'-2'	ORANGE			
				Euphorbia griffithii 'Fireglow'	Spurge 'Fireglow'			2'-3'	ORANGE	SUMMER-FALL		
				Geum 'Mango Lassi'	Mango Lassi Geum			1.5'	LIGHT ORANGE			
				Kniphofia thomsonii	Alpine Poker			4'-5'	ORANGE			
		GRASS			Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'			SUMMER
				Pennisetum spathulatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'			SPRING-SUMMER	LOW WATER
				Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE		FALL-WINTER	MED-LOW WATER
				Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN		SUMMER-FALL	LOW WATER
				Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	1 GAL	18" O.C.	4'	WHEAT		SPRING	LOW WATER
				Sporobolus airoides	Alkali Sacaton	1 GAL	24" O.C.	4'			SUMMER	LOW WATER
			Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'			SPRING	MEDIUM WATER	

Planter	SF		SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
12		ACCENT	EP	*Eriogonum parvifolium	Seacliff buckwheat	4" POT	12" O.C.	1'-3'	WHITE	SPRING-WINTER	
			GLS	Gaura lindheimeri 'So White'	Gaura	4" POT	12" O.C.	1'-2'	WHITE	SPRING-FALL	LOW WATER
			HL	Heuchera x 'Lime Rickey'	Lime Rickey Coral Bells	4" POT	18" O.C.	1'-2'	WHITE	SUMMER	MED WATER, SHADE TOLERANT
		GRASS		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'		SUMMER	LOW WATER
				Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'		SPRING-SUMMER	LOW WATER
				Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'		SPRING	MEDIUM WATER
				Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN	SUMMER-FALL	LOW WATER

Planter	SF		SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
13		ACCENT	EP	*Eriogonum parvifolium	Seacliff buckwheat	4" POT	12" O.C.	1'-3'	WHITE	SPRING-WINTER	
			GLS	Gaura lindheimeri 'So White'	Gaura	4" POT	12" O.C.	1'-2'	WHITE	SPRING-FALL	LOW WATER
			HL	Heuchera x 'Lime Rickey'	Lime Rickey Coral Bells	4" POT	18" O.C.	1'-2'	WHITE	SUMMER	MED WATER, SHADE TOLERANT
		GRASS		Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'		SUMMER	LOW WATER
				Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'		SPRING-SUMMER	LOW WATER
				Sesleria autumnalis	Autumn Moor Grass	1 GAL	12" O.C.	1'-2'		SPRING	MEDIUM WATER
				Muhlenbergia dubia	Pine Muhly	1 GAL	24" O.C.	1'-3'	TAN	SUMMER-FALL	LOW WATER

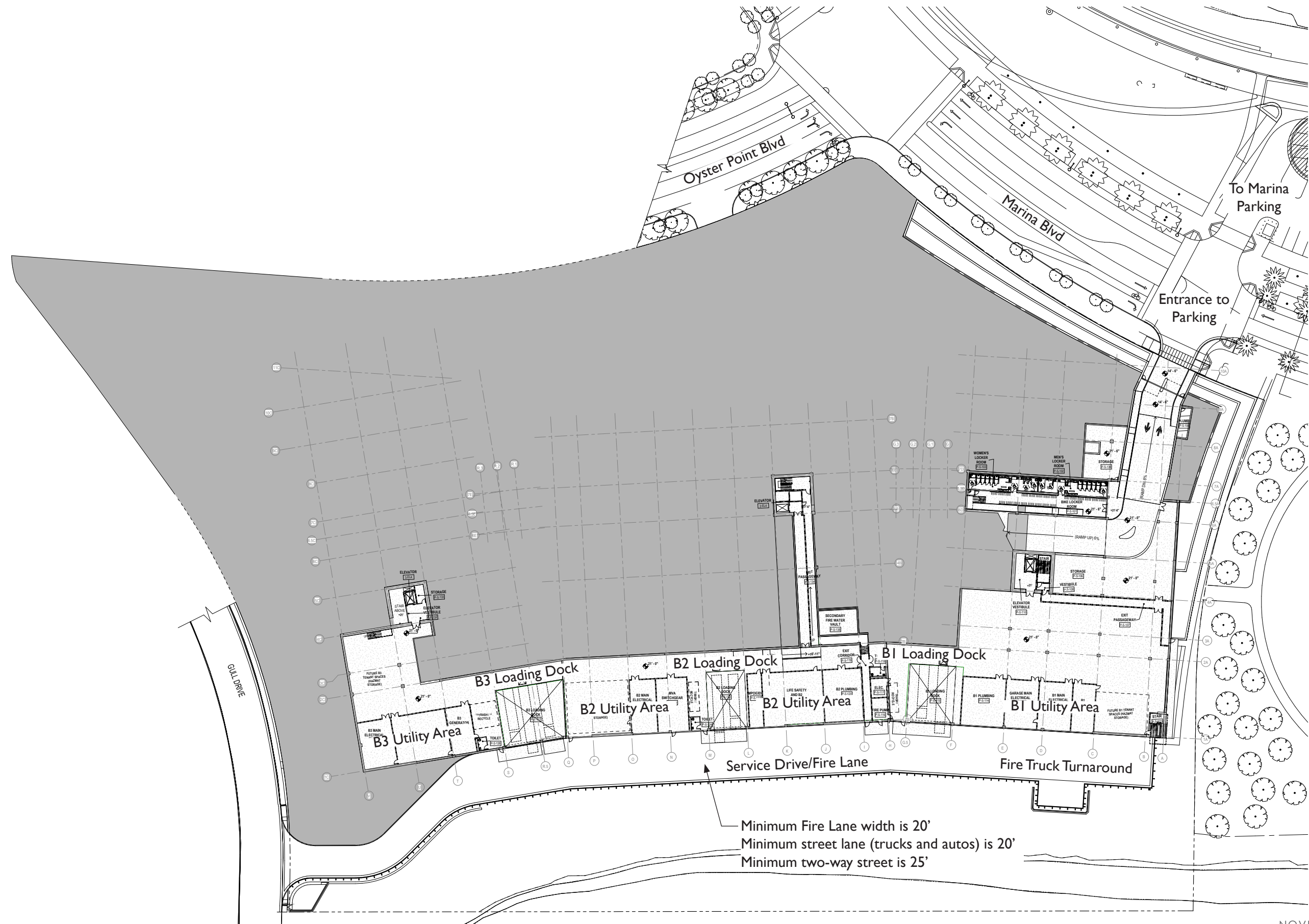
PERIMETER GROUNDCOVER PLANTING

Area	SF		SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
PERIMETER PLANTER WALLS 		ACCENT		Kniphofia uvaria 'Malibu Yellow'	Malibu Yellow Poker Plant	4" POT	12" O.C.	3'	YELLOW	SPRING-SUMMER	LOW WATER
				Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'		SUMMER	LOW WATER
				Calamagrostis nutkaensis 'The King'	Pacific Reed Grass	1 GAL	36" O.C.	3'-4'	TAN	SPRING-SUMMER	SHADE-TOLERANT
		GRASS		Elymus glaucus	Blue Wildrye (California Wildrye)	SEED		1'-4'	YELLOW	SUMMER	LOW WATER, SHADE-TOLERANT
				Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly	1 GAL	36" O.C.	3'-4'	WHITE	FALL	
				Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE	FALL-WINTER	
				Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muhly	1 GAL	24" O.C.	3'-4'	PINK	FALL-WINTER	LOW WATER / SUN OR SHADE
				Muhlenbergia rigens	Meadow Muhly	1 GAL	36" O.C.	2'-5'		SPRING	LOW WATER, SHADE-TOLERANT
				Pennisetum spathiolatum	Slender Veldt Grass	4" POT	18" O.C.	1'-2'		SPRING-SUMMER	LOW WATER
				Sporobolus wrightii	Big Sacaton	1 GAL	36" O.C.	4'-5'	TAN	SUMMER	VERY LOW WATER/NO IRRIGATION

Area	SF		SYM	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
PERIMETER LANDSCAPE				Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	4" POT	12" O.C.	2'-3'		SUMMER	LOW WATER
				Calamagrostis nutkaensis 'The King'	Pacific Reed Grass	1 GAL	36" O.C.	3'-4'	TAN	SPRING-SUMMER	SHADE-TOLERANT
				Leymus triticoides 'Lagunita'	Lagunita™ Wild Rye	PLUGS	6" O.C.	0.5'-1'			LOW WATER
				Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly	1 GAL	36" O.C.	3'-4'	WHITE	FALL	
				Muhlenbergia lindheimeri	Big Muhly	1 GAL	36" O.C.	3'-5'	WHITE	FALL-WINTER	
				Muhlenbergia rigens	Meadow Muhly	1 GAL	36" O.C.	2'-5'		SPRING	LOW WATER, SHADE-TOLERANT
				Sporobolus airoides	Alkali Sacaton	1 GAL	24" O.C.	4'		SUMMER	LOW WATER
				Sporobolus wrightii	Big Sacaton	1 GAL	36" O.C.	4'-5'	TAN	SUMMER	VERY LOW WATER/NO IRRIGATION

Area	SF		SYM	%	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
PERIMETER STORMWATER AREA					Agrostis densiflora	California Bent Grass	SEED		0.5'-1'			
					Elymus glaucus	Blue Wildrye (California Wildrye)	SEED		1'-4'	YELLOW	SUMMER	LOW WATER, SHADE-TOLERANT
					Leymus triticoides 'Lagunita'	Lagunita™ Wild Rye	PLUGS	6" O.C.	0.5'-1'			LOW WATER

Area	SF		SYM	%	Botanical Name	Common Name	Installation Size	Spacing	Height	Flower Color	Blooming Season	Notes
LAWN AREA					Agrostis densiflora	California Bent Grass	SEED		0.5'-1'			
					Elymus glaucus	Blue Wildrye (California Wildrye)	SEED		1'-4'	YELLOW	SUMMER	LOW WATER, SHADE-TOLERANT
					Leymus triticoides 'Lagunita'	Lagunita™ Wild Rye	PLUGS	6" O.C.	0.5'-1'			LOW WATER



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Electric Vehicle Charging
Station (4 stalls)

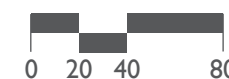
Future Electric Vehicle
Charging Station (1 stall)

Motorcycle/Scooter
Parking (13 stalls)

Bicycle Parking
(119 stalls)

Parking Legend

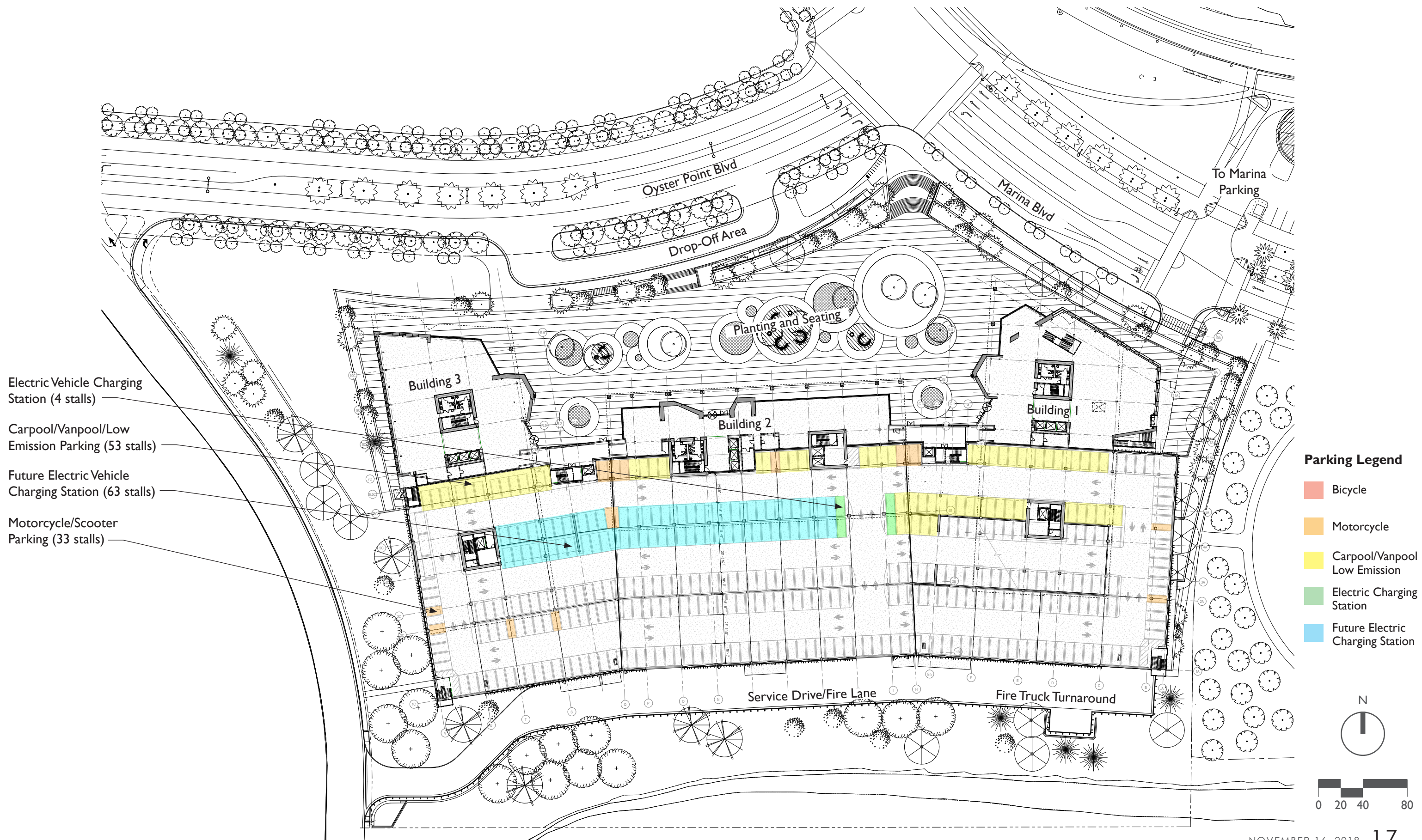
- Bicycle
- Motorcycle
- Carpool/Vanpool
Low Emission
- Electric Charging
Station
- Future Electric
Charging Station



NOVEMBER 16, 2018 16

FIRST PARKING LEVEL PLAN
OYSTER POINT, SOUTH SAN FRANCISCO
PHASE 1D PRECISE PLAN UPDATE





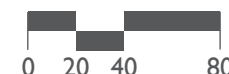
NOVEMBER 16, 2018 17

Motorcycle/Scooter
Parking (40 stalls)

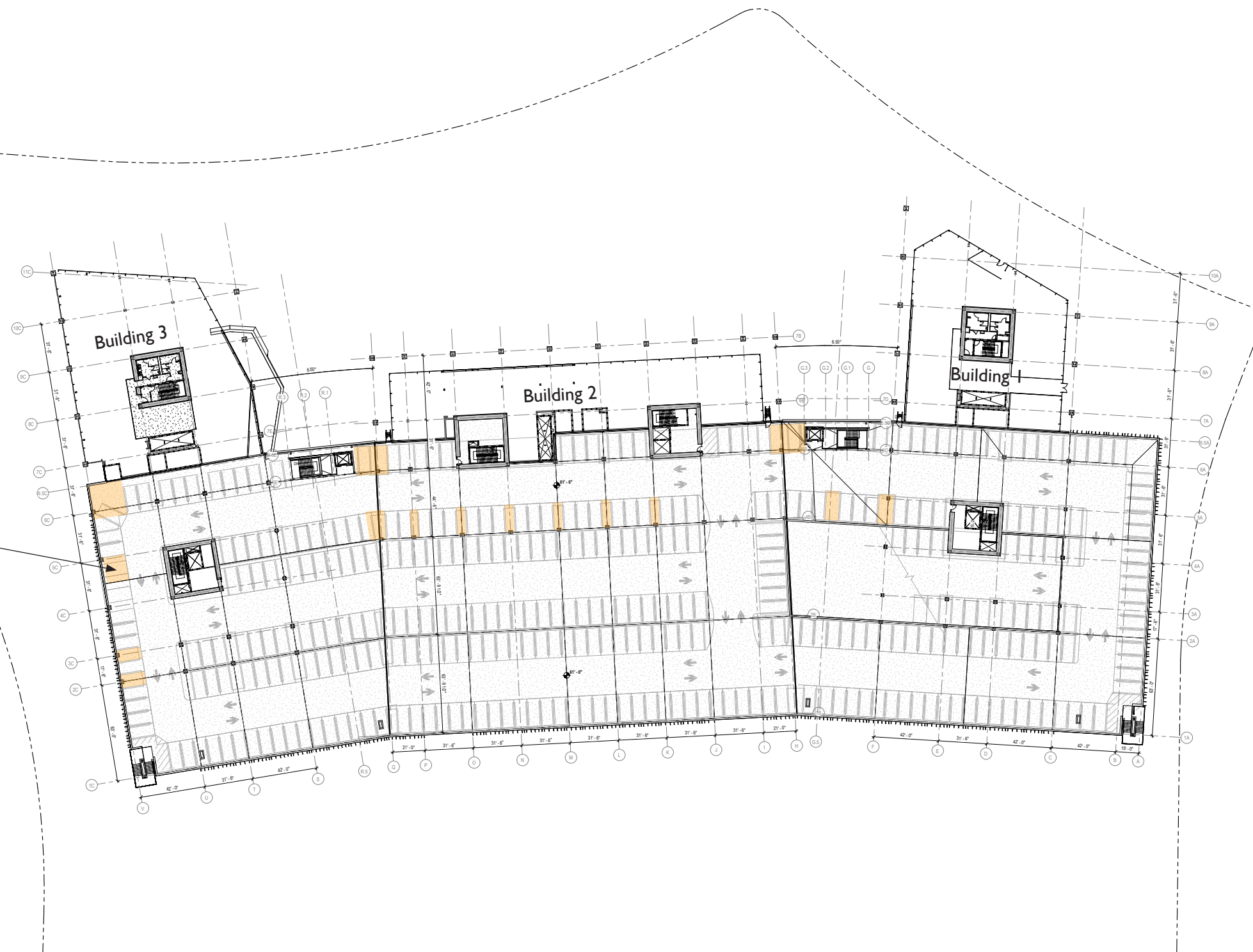


Parking Legend

- Bicycle
- Motorcycle
- Carpool/Vanpool
Low Emission
- Electric Charging
Station
- Future Electric
Charging Station

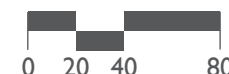


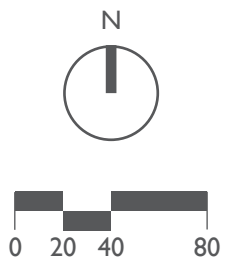
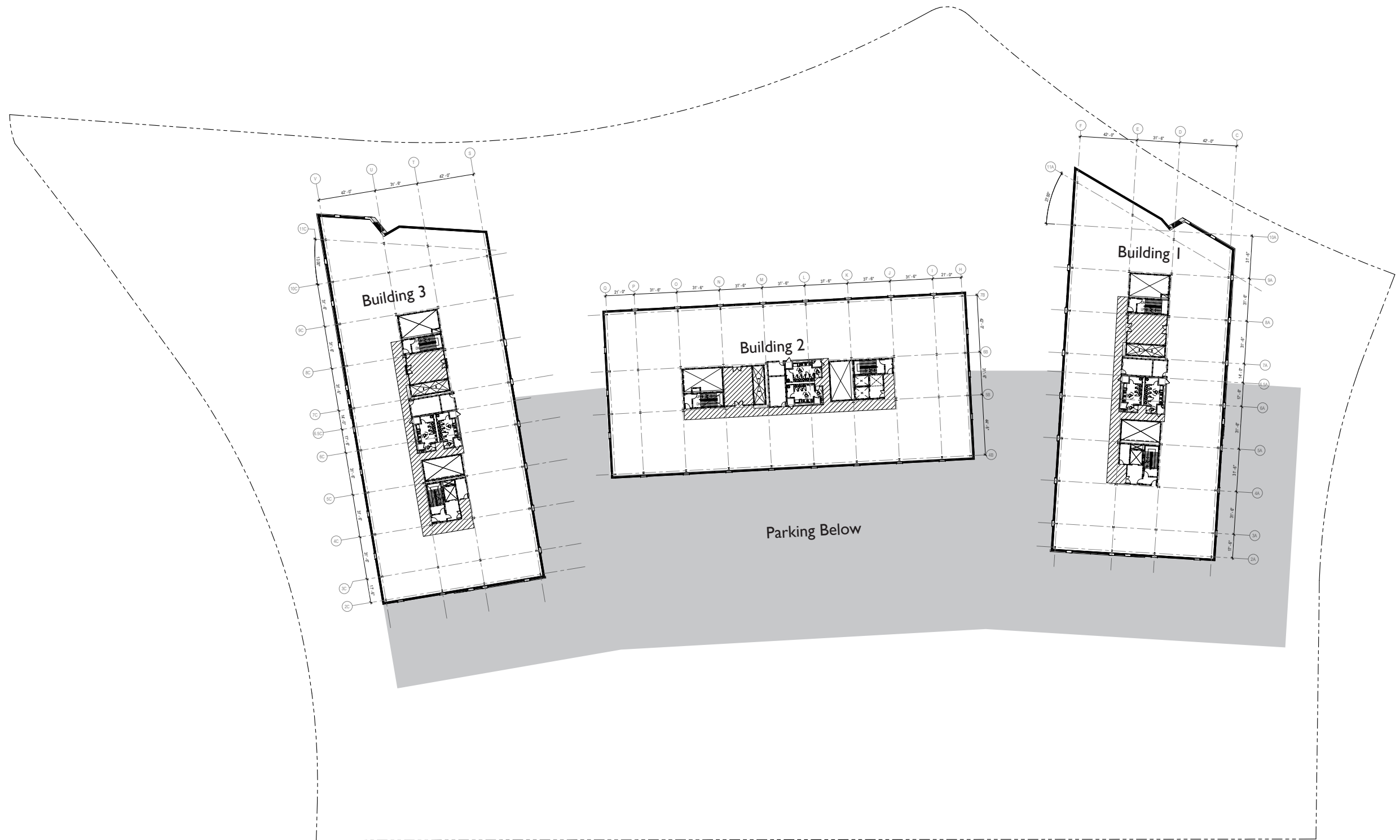
Motorcycle/Scooter
Parking (30 stalls)



Parking Legend

- Bicycle
- Motorcycle
- Carpool/Vanpool
Low Emission
- Electric Charging
Station
- Future Electric
Charging Station

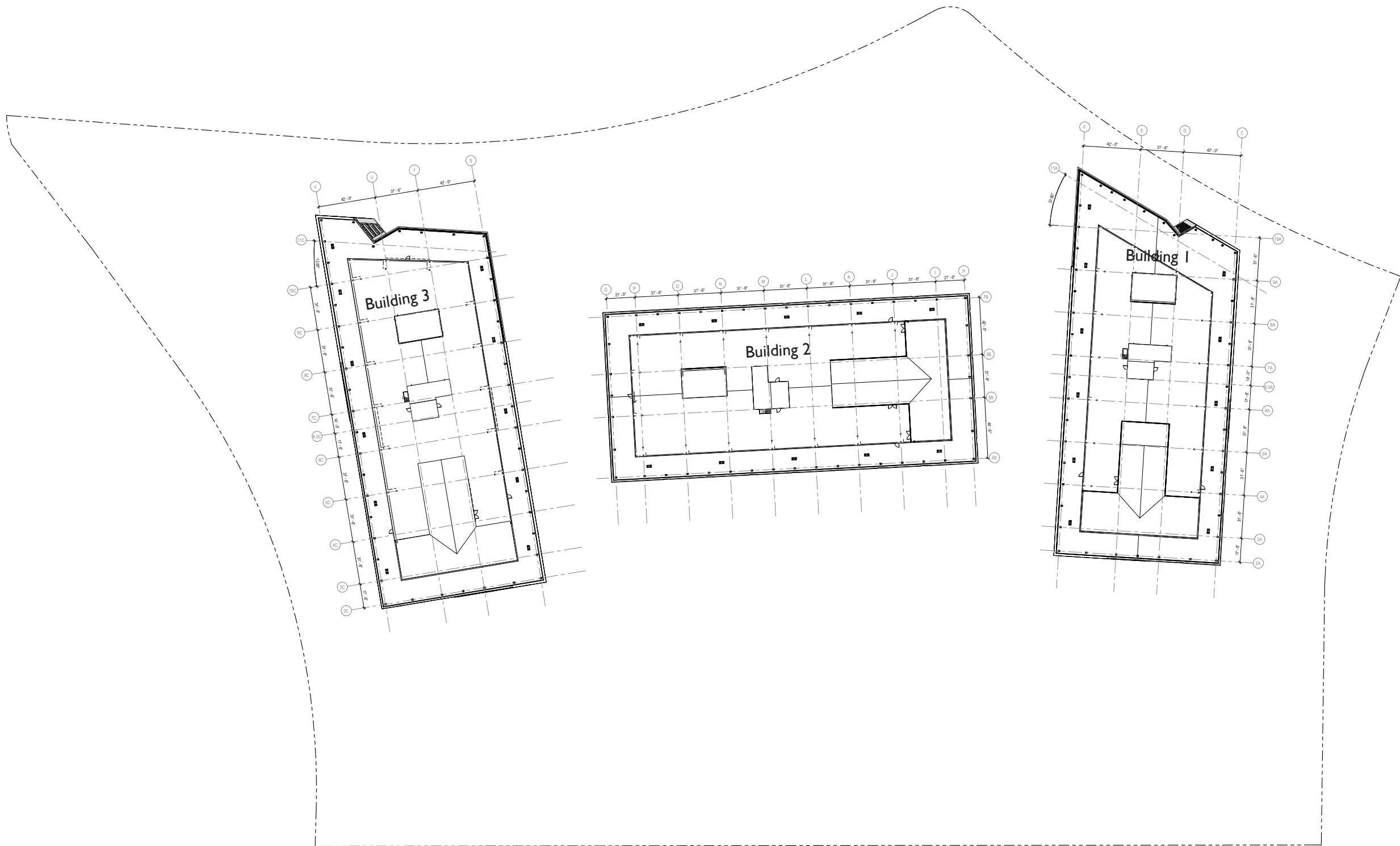




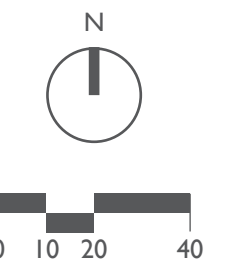
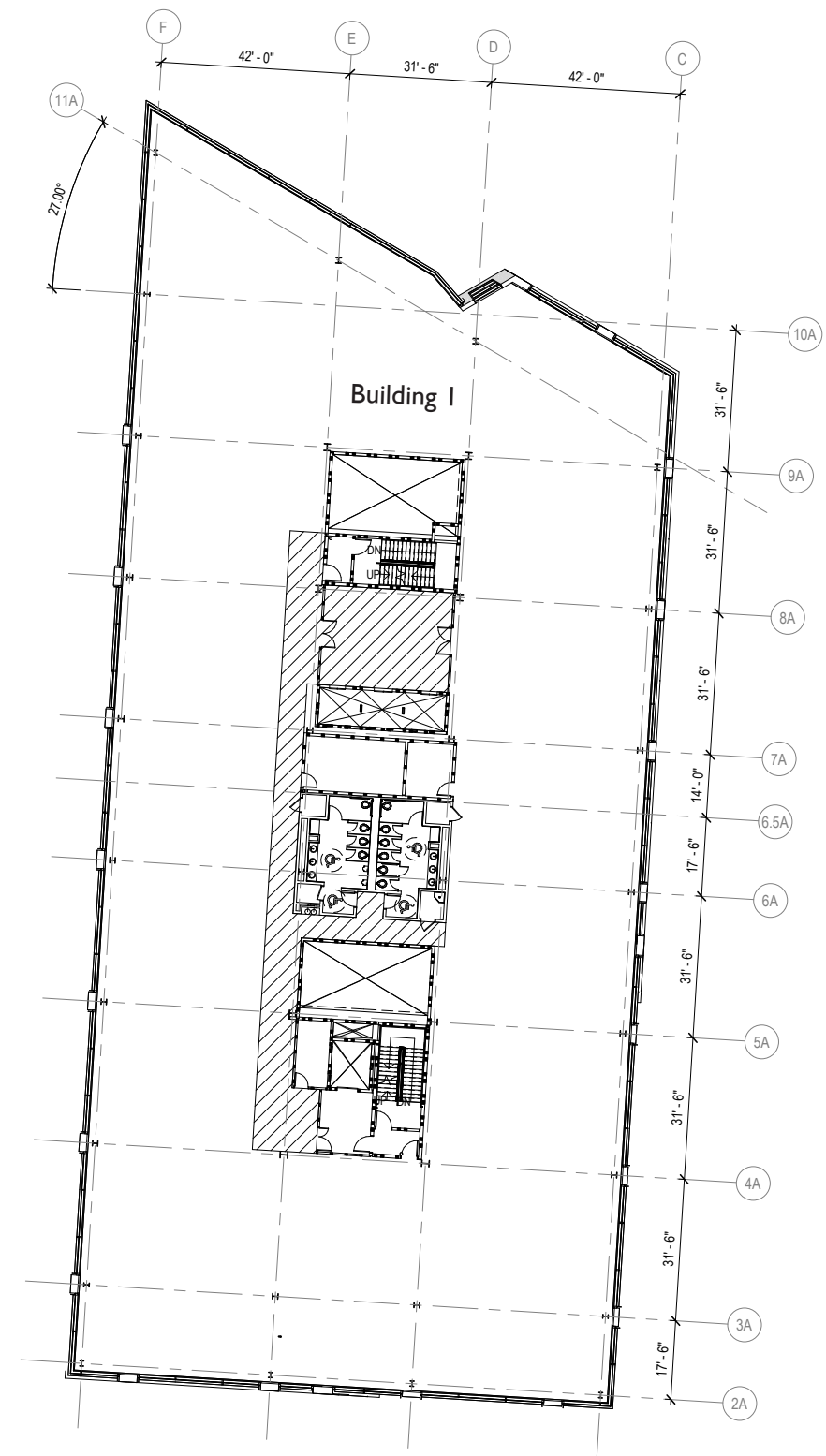
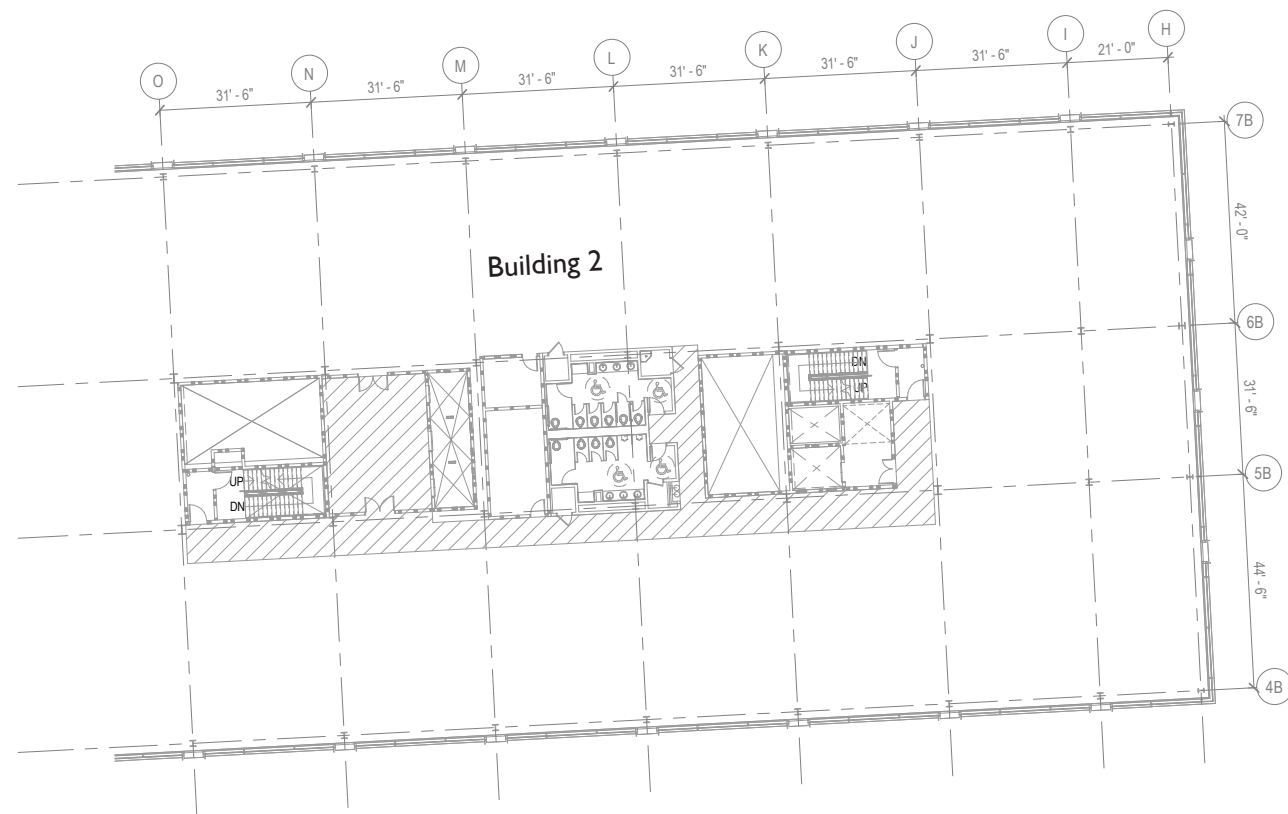
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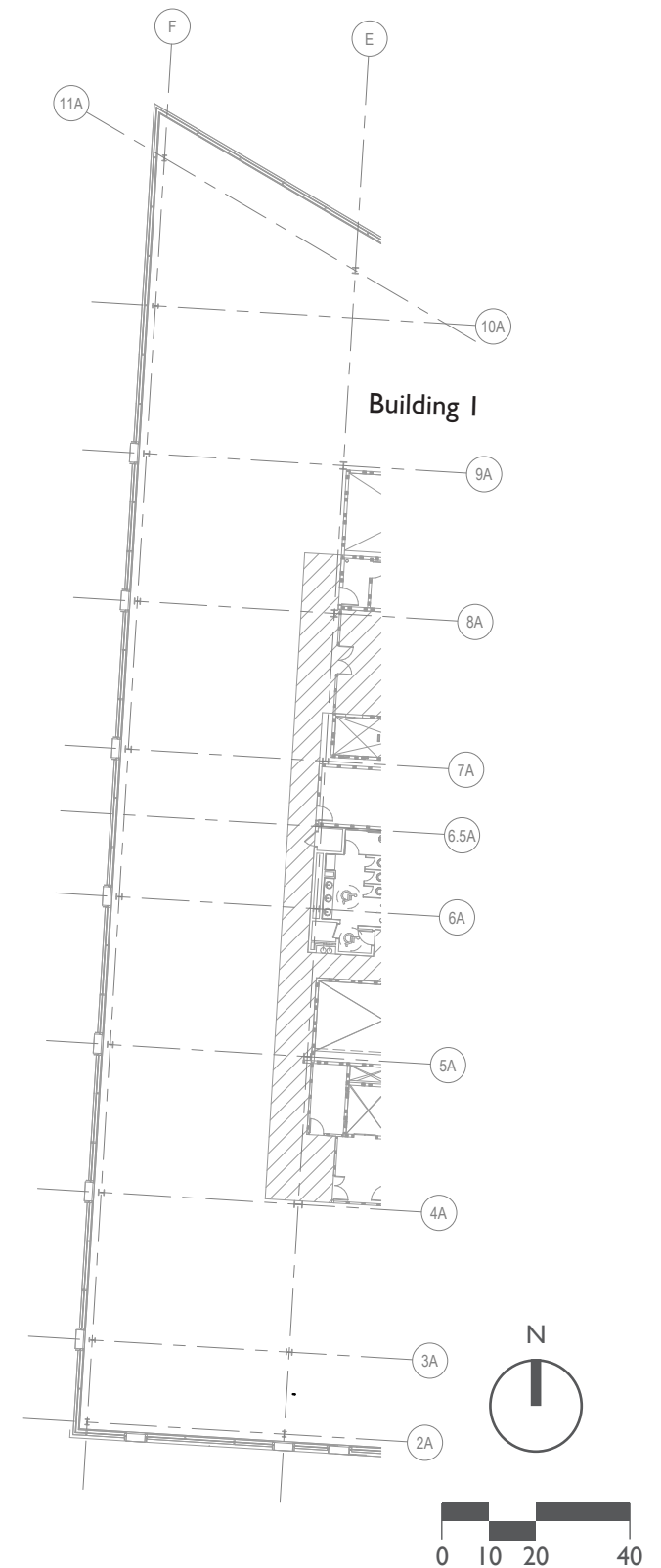
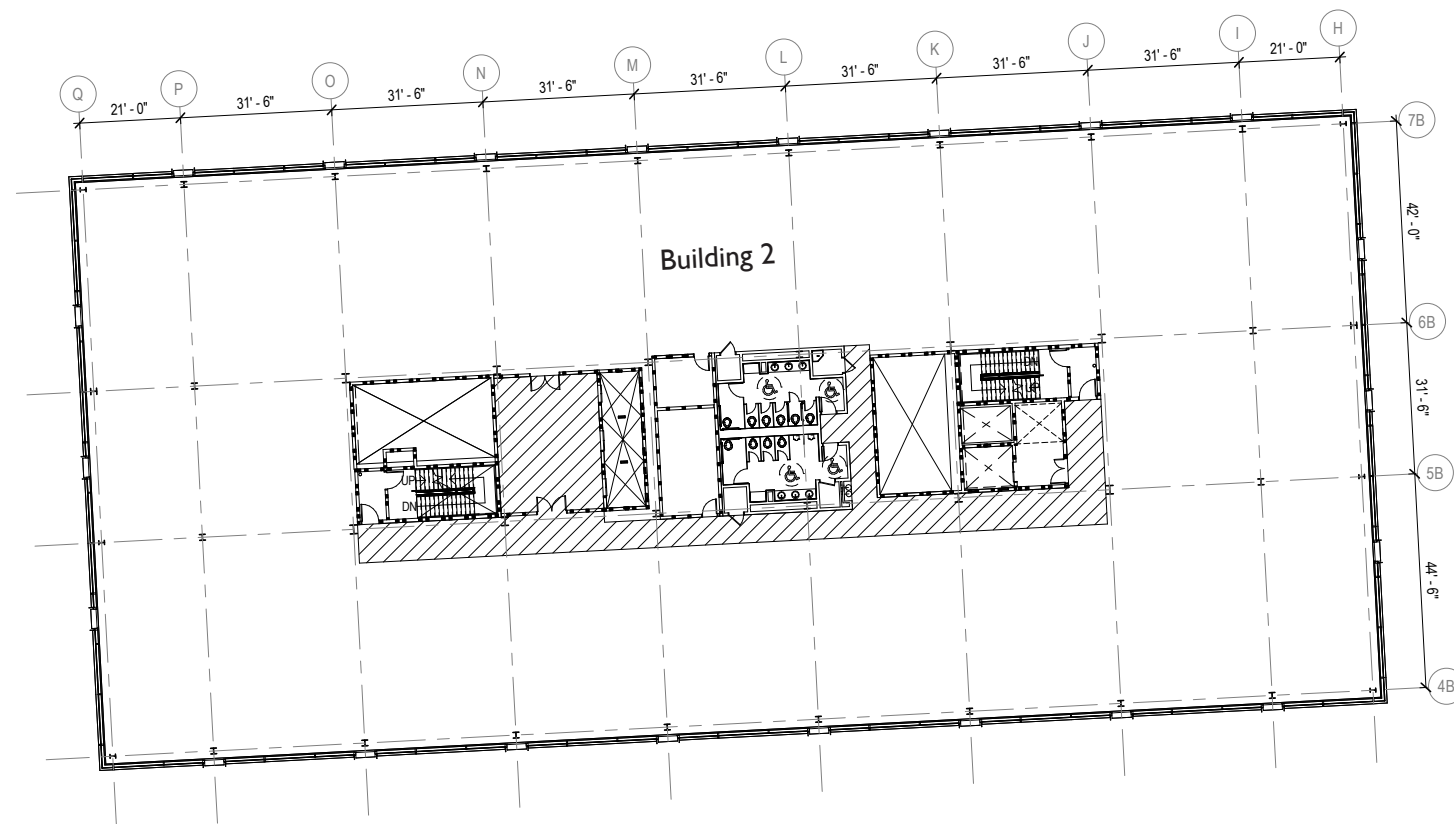
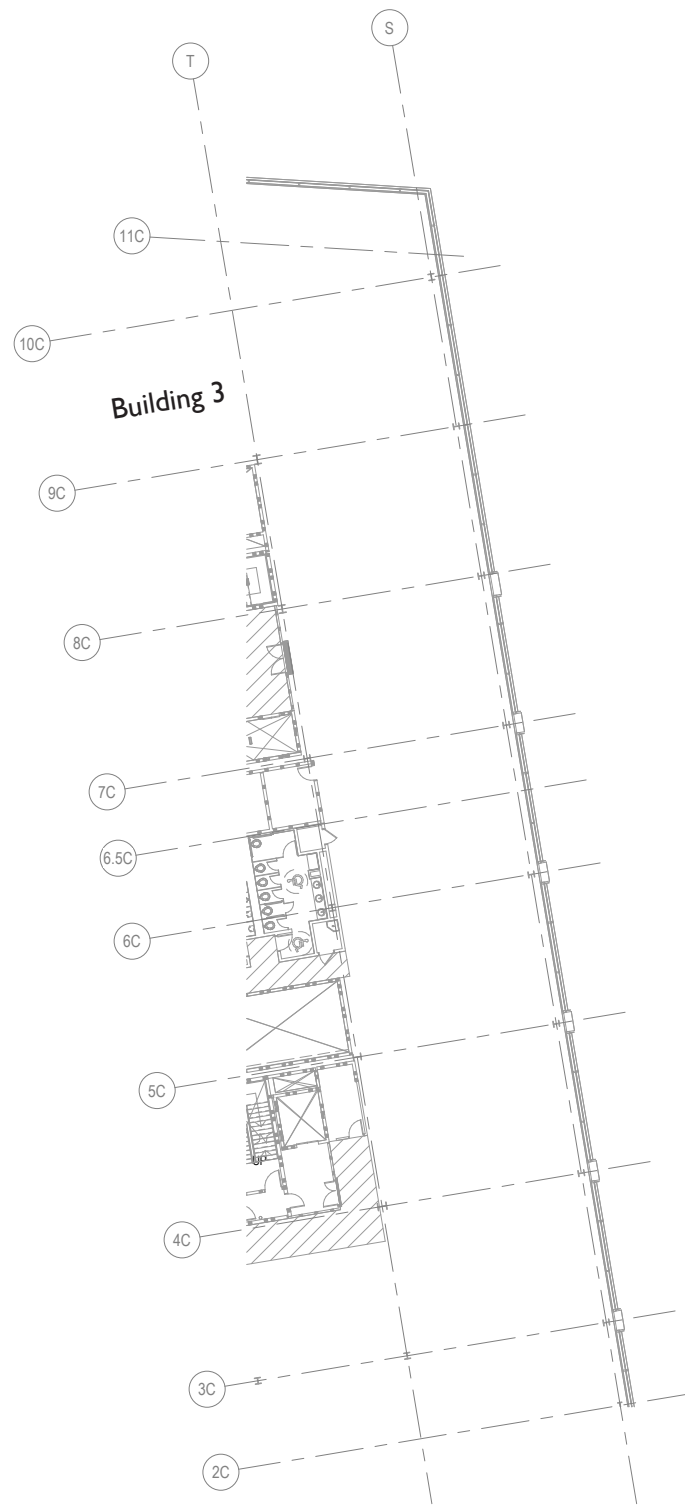
TYPICAL FLOOR LEVEL PLAN OYSTER POINT, SOUTH SAN FRANCISCO PHASE 1D PRECISE PLAN UPDATE

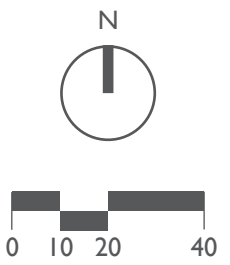
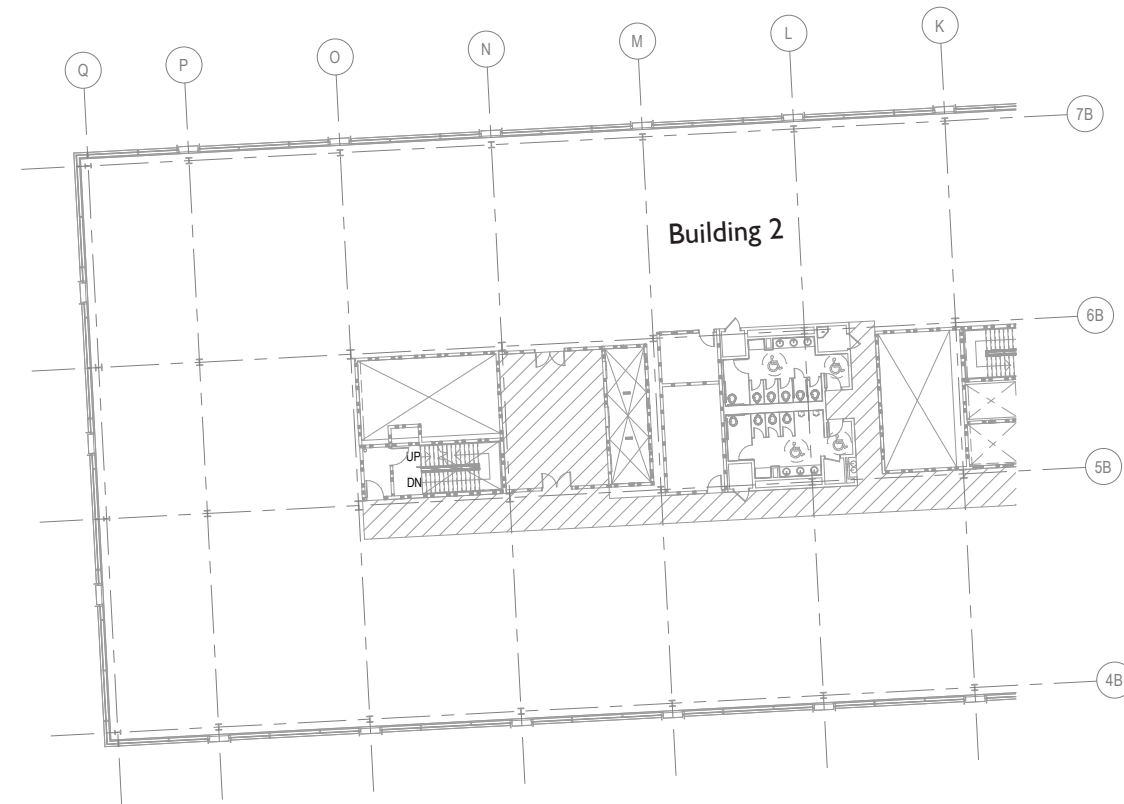




ROOF PLAN
OYSTER POINT, SOUTH SAN FRANCISCO
PHASE 1D PRECISE PLAN UPDATE









1 OVERALL ELEVATION OF NORTH FACADE



2 OVERALL ELEVATION OF SOUTH FACADE

MATERIAL LIST KEY NOTES

- 1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
- 2 ALUMINUM CURTAIN WALL SYSTEM - TOWER
- 3 ALUMINUM STOREFRONT SYSTEM - LOBBY ENTRY
- 4 ALUMINUM FRAME PUNCHED WINDOW SYSTEM
- 5 VISION GLASS A - LOBBY
- 6 VISION GLASS B - TOWER
- 7 SPANDREL GLASS
- 8 GFRC WALL PANEL SYSTEM COLOR NEUTRAL
- 9 GFRC WALL PANEL SYSTEM COLOR ACCENT
- 10 GFRC COLUMN CLADDING SYSTEM COLOR NEUTRAL
- 11 SINTERED STONE PANEL TILE SYSTEM - FINISH A
- 12 SINTERED STONE PANEL TILE SYSTEM - FINISH B
- 13 CAST IN PLACE CONCRETE
- 14 CMU WITH CEMENT PLASTER THINSET
- 15 ROLLING STEEL GARAGE DOOR
- 16 ALUMINUM FINS - ALTERNATING COLOR
- 17 PERFORATED ALUMINUM PANEL SCREEN
- 18 SOLAR PANEL ARRAY PARKING SHADING SYSTEM
- 19 METAL LOUVER EXTERIOR FINISH SYSTEM



MATERIAL LIST KEY NOTES

- 1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
- 2 ALUMINUM CURTAIN WALL SYSTEM - TOWER
- 3 ALUMINUM STOREFRONT SYSTEM - LOBBY ENTRY
- 4 ALUMINUM FRAME PUNCHED WINDOW SYSTEM
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- 18 SOLAR PANEL ARRAY PARKING SHADING SYSTEM
- 19 METAL LOUVER EXTERIOR FINISH SYSTEM



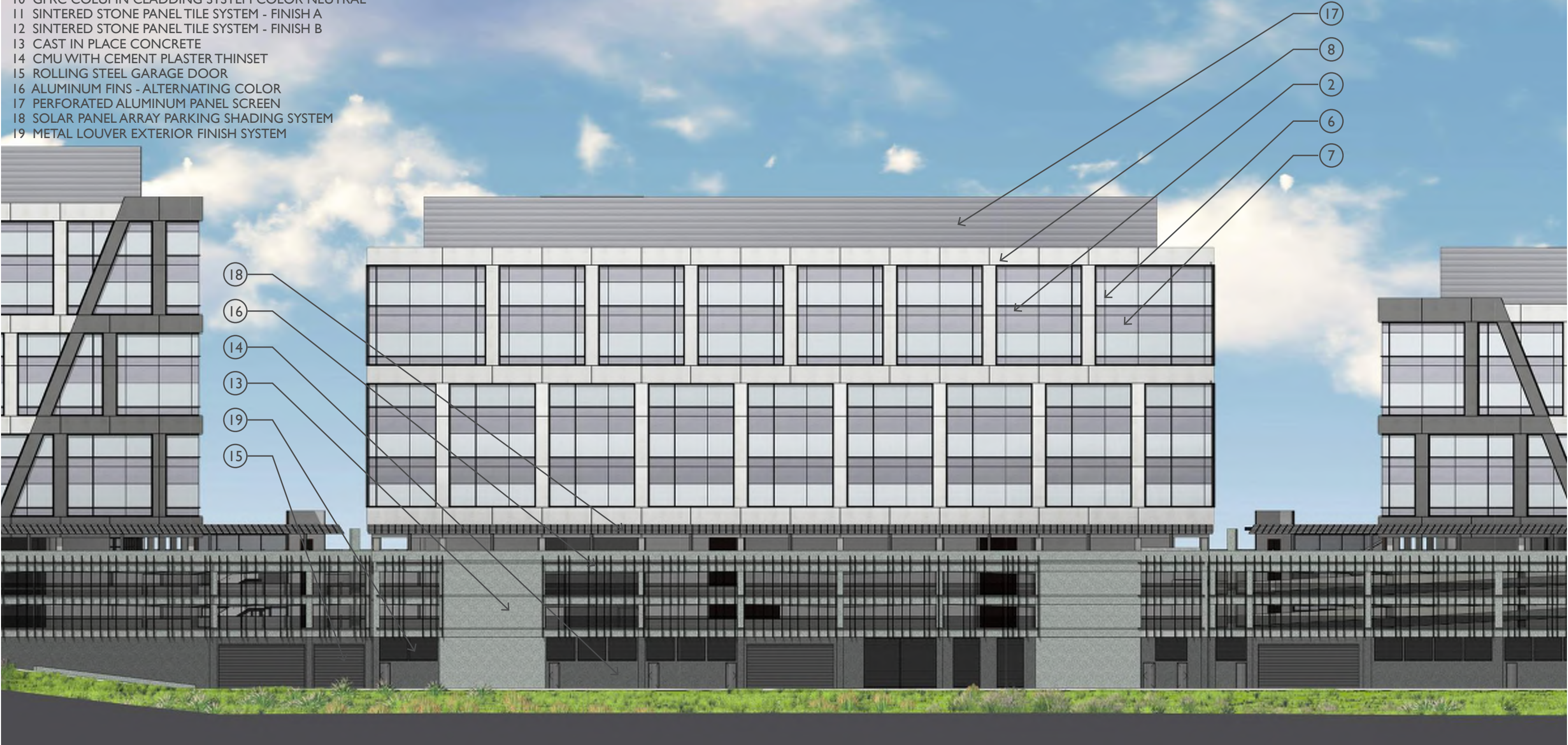
ARCHITECTURAL MATERIALS
SHEET 35

NOVEMBER 16, 2018 27



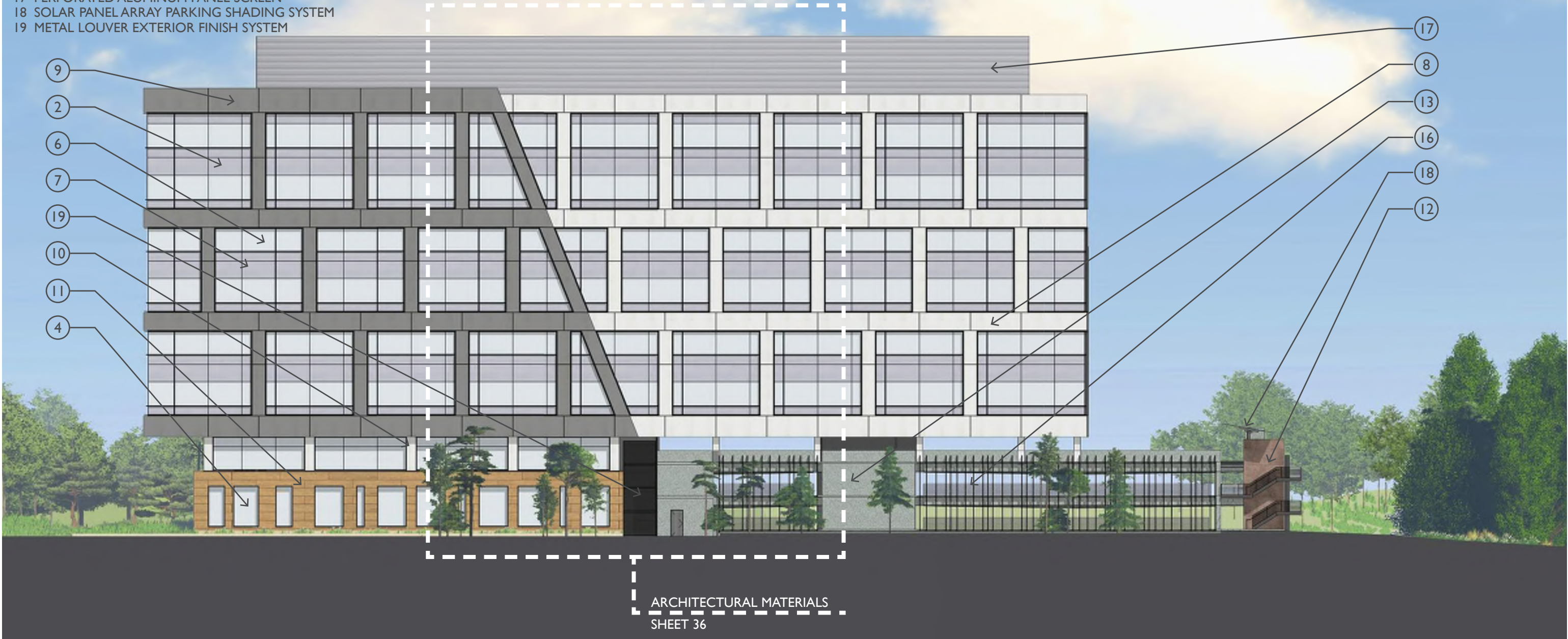
MATERIAL LIST KEY NOTES

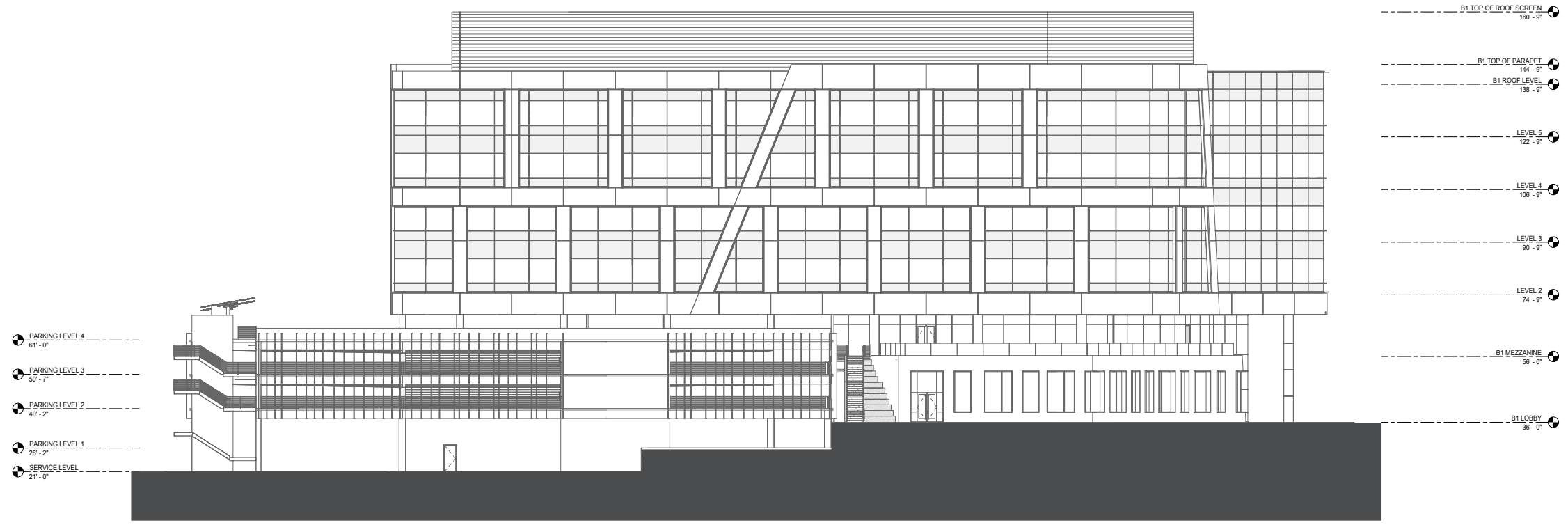
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- 17 PERFORATED ALUMINUM PANEL SCREEN
- 18 SOLAR PANEL ARRAY PARKING SHADING SYSTEM
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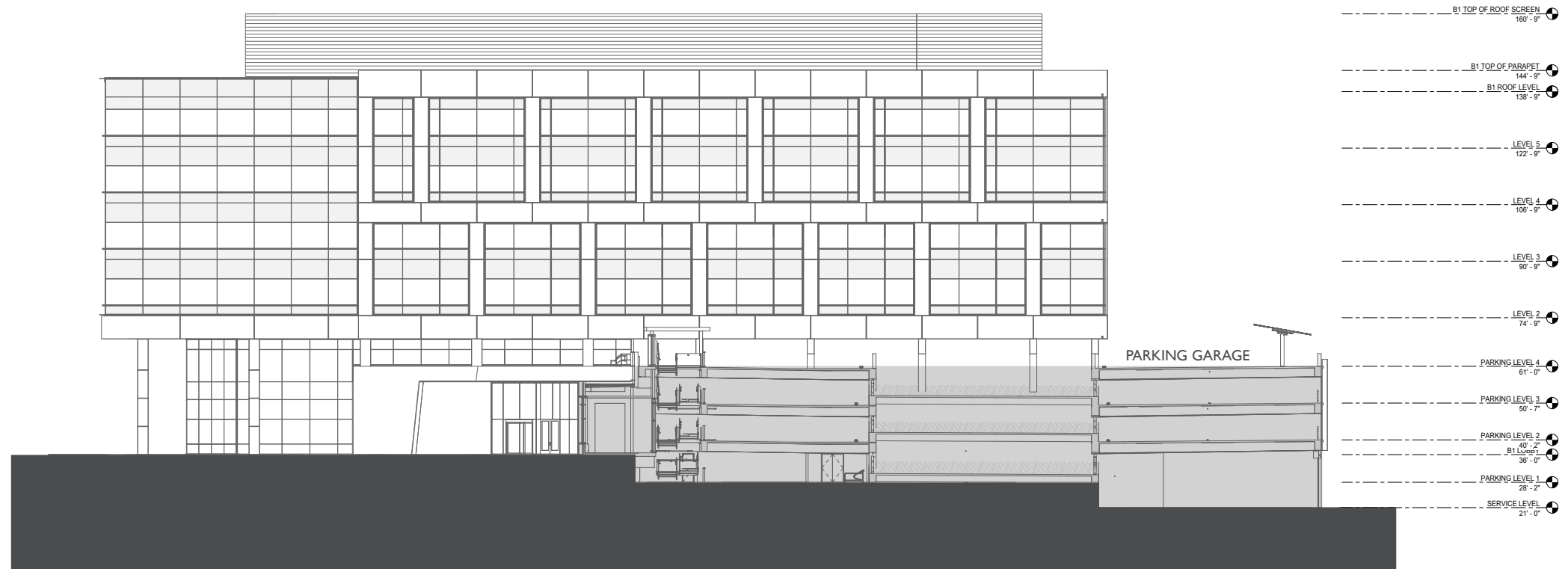
MATERIAL LIST KEY NOTES

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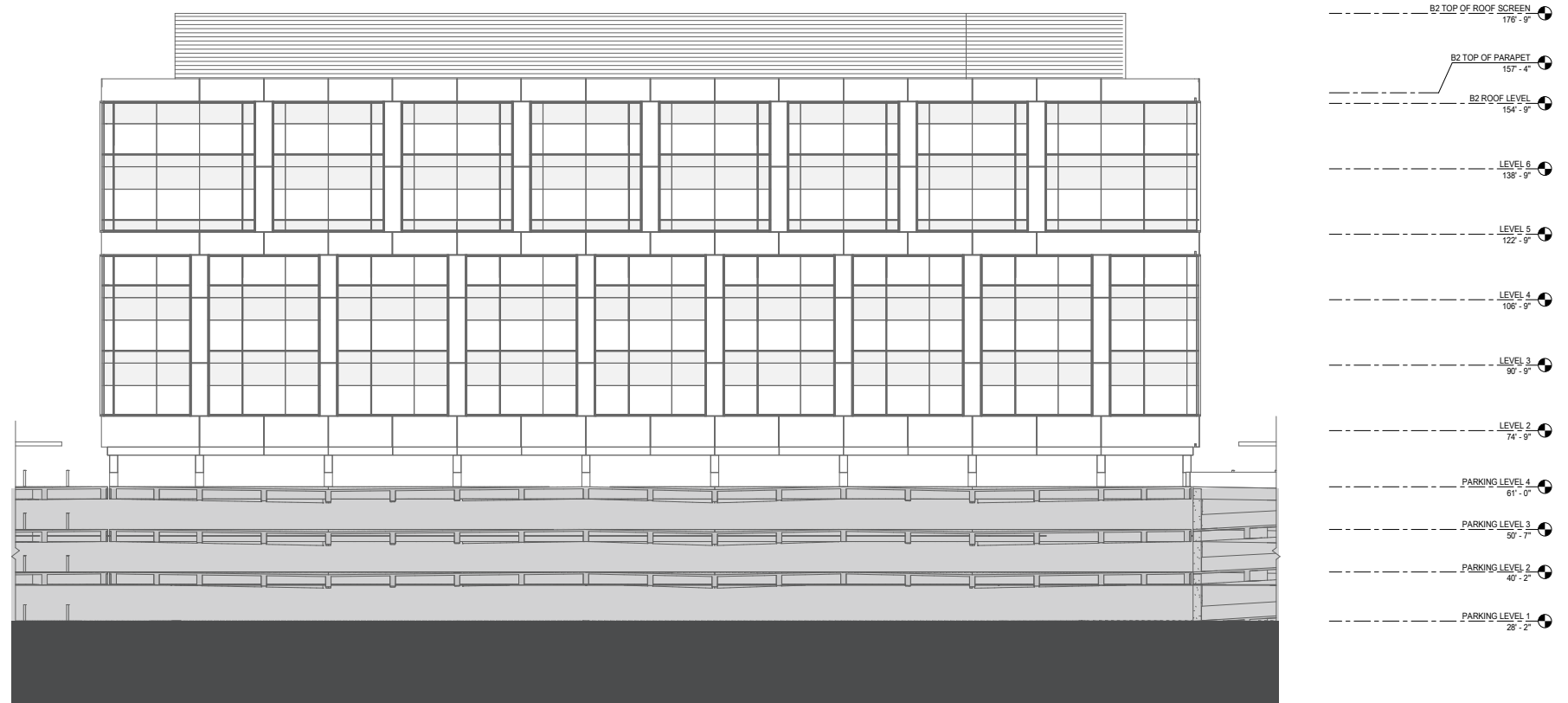
1 EAST ELEVATION



2 WEST ELEVATION



1 NORTH ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION

- B3 TOP OF ROOF SCREEN
192' - 0"
- B3 TOP OF PARAPET
176' - 0"
- B3 ROOF LEVEL
170' - 0"
- LEVEL 7
154' - 0"
- LEVEL 6
138' - 0"
- LEVEL 5
122' - 0"
- LEVEL 4
106' - 0"
- LEVEL 3
90' - 0"
- LEVEL 2
74' - 0"
- B3 MEZZANINE
58' - 0"
- B3 LOBBY
38' - 0"



2 WEST ELEVATION

- B3 TOP OF ROOF SCREEN
192' - 0"
- B3 TOP OF PARAPET
176' - 0"
- B3 ROOF LEVEL
170' - 0"
- LEVEL 7
154' - 0"
- LEVEL 6
138' - 0"
- LEVEL 5
122' - 0"
- LEVEL 4
106' - 0"
- LEVEL 3
90' - 0"
- LEVEL 2
74' - 0"
- PARKING LEVEL 4
58' - 0"
- B3 MEZZANINE
58' - 0"
- PARKING LEVEL 3
50' - 0"
- PARKING LEVEL 2
40' - 0"
- B3 LOBBY
38' - 0"



MATERIAL LIST KEY NOTES

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- 19 METAL LOUVER EXTERIOR FINISH SYSTEM

8 GFRC WALL PANEL SYSTEM COLOR NEUTRAL
HIGH QUALITY DURABLE EXTERIOR WALL PANEL SYSTEM
PROVIDING COMPLIMENTARY BUILDING COLOR PALETTE

10 GFRC COLUMN CLADDING SYSTEM COLOR NEUTRAL
EXPRESSES BUILDING STRUCTURAL SYSTEM AND CONTINUITY OF FINISHES

16 ALUMINUM FINS - ALTERNATING COLOR
PROVIDES GARAGE SCREENING WITH SYSTEM OF ALTERNATING
COLORS FOR FACADE VARIABILITY

13 CAST IN PLACE CONCRETE
HIGH QUALITY TEXTURED CONCRETE FINISH EXPRESSING
STRONG STRUCTURAL CONNECTION TO THE EARTH

14 CMU WITH CEMENT PLASTER THINSET
EXPRESSES DARKER COLOR ADJACENT GRADE

17 PERFORATED ALUMINUM PANEL SCREEN
PROVIDES SCREENING OF MECHANICAL SYSTEMS

9 GFRC WALL PANEL SYSTEM COLOR ACCENT
HIGH QUALITY DURABLE EXTERIOR WALL PANEL SYSTEM PROVIDING
COMPLIMENTARY BUILDING COLOR PALETTE

1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
VISION AND GLASS WITHIN A VARIED MULLION PATTERN

11 SINTERED STONE PANEL TILE SYSTEM - FINISH A
STONE PANELS EXPRESS BUILDING ENTRY CLAD ON ORGANIC FORMS
USING NATURAL COMPIMENTARY COLOR TONES

4 ALUMINUM FRAME PUNCHED WINDOW SYSTEM
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN



MATERIAL LIST KEY NOTES

- 1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
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- 3 ALUMINUM STOREFRONT SYSTEM - LOBBY ENTRY
- 4 ALUMINUM FRAME PUNCHED WINDOW SYSTEM
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8 GFRC WALL PANEL SYSTEM COLOR NEUTRAL
HIGH QUALITY DURABLE EXTERIOR WALL PANEL SYSTEM
PROVIDING COMPLIMENTARY BUILDING COLOR PALETTE

2 ALUMINUM CURTAINWALL SYSTEM - TOWER
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN

10 GFRC COLUMN CLADDING SYSTEM COLOR NEUTRAL
EXPRESSES BUILDING STRUCTURAL SYSTEM AND CONTINUITY OF FINISHES

12 SINTERED STONE PANEL TILE SYSTEM - FINISH B
STONE PANELS EXPRESS BUILDING ENTRY CLAD ON ORGANIC FORMS
USING NATURAL COMPIMENTARY COLOR TONES

1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN

17 PERFORATED ALUMINUM PANEL SCREEN
PROVIDES SCREENING OF MECHANICAL SYSTEMS

9 GFRC WALL PANEL SYSTEM COLOR ACCENT
HIGH QUALITY DURABLE EXTERIOR WALL PANEL SYSTEM PROVIDING
COMPLIMENTARY BUILDING COLOR PALETTE

1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
VISION AND GLASS WITHIN A VARIED MULLION PATTERN

11 SINTERED STONE PANEL TILE SYSTEM - FINISH A
STONE PANELS EXPRESS BUILDING ENTRY CLAD ON ORGANIC FORMS
USING NATURAL COMPIMENTARY COLOR TONES

4 ALUMINUM FRAME PUNCHED WINDOW SYSTEM
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN

3 ALUMINUM STOREFRONT SYSTEM - LOBBY ENTRY
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN



MATERIAL LIST KEY NOTES

- 1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
- 2 ALUMINUM CURTAINWALL SYSTEM - TOWER
- 3 ALUMINUM STOREFRONT SYSTEM - LOBBY ENTRY
- 4 ALUMINUM FRAME PUNCHED WINDOW SYSTEM
- 5 VISION GLASS A - LOBBY
- 6 VISION GLASS B - TOWER
- 7 SPANDREL GLASS
- 8 GFRC WALL PANEL SYSTEM COLOR NEUTRAL
- 9 GFRC WALL PANEL SYSTEM COLOR ACCENT
- 10 GFRC COLUMN CLADDING SYSTEM COLOR NEUTRAL
- 11 SINTERED STONE PANEL TILE SYSTEM - FINISH A
- 12 SINTERED STONE PANEL TILE SYSTEM - FINISH B
- 13 CAST IN PLACE CONCRETE
- 14 CMU WITH CEMENT PLASTER THINSET
- 15 ROLLING STEEL GARAGE DOOR
- 16 ALUMINUM FINS - ALTERNATING COLOR
- 17 PERFORATED ALUMINUM PANEL SCREEN
- 18 SOLAR PANEL ARRAY PARKING SHADING SYSTEM
- 19 METAL LOUVER EXTERIOR FINISH SYSTEM

9 GFRC WALL PANEL SYSTEM COLOR ACCENT
HIGH QUALITY DURABLE EXTERIOR WALL PANEL SYSTEM
PROVIDING COMPLIMENTARY BUILDING COLOR PALETTE

2 ALUMINUM CURTAINWALL SYSTEM - TOWER
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN

10 GFRC COLUMN CLADDING SYSTEM COLOR NEUTRAL
EXPRESSES BUILDING STRUCTURAL SYSTEM AND CONTINUITY OF FINISHES

1 ALUMINUM CURTAINWALL SYSTEM - LOBBY
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN

4 ALUMINUM FRAME PUNCHED WINDOW SYSTEM
VISION AND SPANDREL GLASS COMBINED IN A VARIED MULLION PATTERN

11 SINTERED STONE PANEL TILE SYSTEM - FINISH A
STONE PANELS EXPRESS BUILDING ENTRY CLAD ON ORGANIC
FORMS USING NATURAL COMPIMENTARY COLOR TONES

17 PERFORATED ALUMINUM PANEL SCREEN
PROVIDES SCREENING OF MECHANICAL SYSTEMS

8 GFRC WALL PANEL SYSTEM COLOR NEUTRAL
HIGH QUALITY DURABLE EXTERIOR WALL PANEL SYSTEM PROVIDING
COMPLIMENTARY BUILDING COLOR PALETTE

19 METAL LOUVER EXTERIOR FINISH SYSTEM
PROVIDES NECESSARY VENTILATION FROM PARKING GARAGE AND FUNCTIONS
TO FACILITATE CHANGE OF EXTERIOR MATERIAL AT GROUND LEVEL

16 ALUMINUM FINS - ALTERNATING COLOR
PROVIDES GARAGE SCREENING WITH SYSTEM OF ALTERNATING
COLORS FOR FACADE VARIABILITY

13 CAST IN PLACE CONCRETE
HIGH QUALITY TEXTURED CONCRETE FINISH EXPRESSING
STRONG STRUCTURAL CONNECTION TO THE EARTH





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MSE WALL

PHASE 1D
CURRENT PROPOSAL



PHASE 1D MSE WALL
SOUTH ELEVATION



PHASE 1D MSE WALL
GULL DRIVE VIEW



PHASE 1D MSE WALL
EAST OBLIQUE AERIAL



PHASE 1D MSE WALL
SOUTH EAST



PERIMETER WALLS

DESIGN REVIEW

PHASE 1D
CURRENT PROPOSAL





GABION WALLS
CURRENT PROPOSAL

GABION WALLS
VARIED SCALES



PERIMETER WALLS
CURRENT PROPOSAL



PERIMETER WALLS
CURRENT PROPOSAL

