

Pier 70 Parcel A

Largest Mass Timber Office Building in the US

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Pier 70 Parcel A

San Francisco, CA

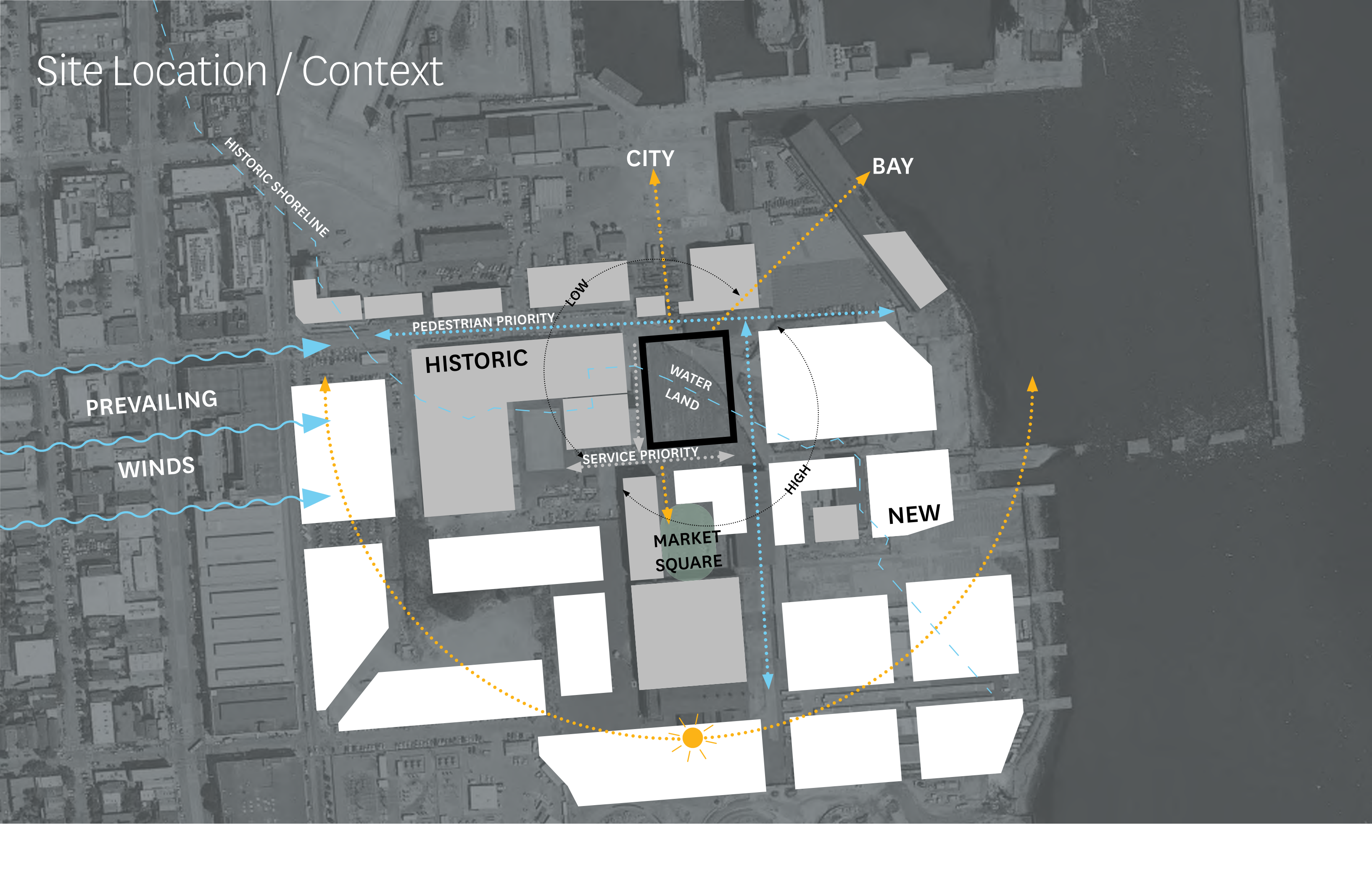
- Port of San Francisco/City of San Francisco
- Speculative office
- Type IIIA
- 85' high
- 7 stories
 - 6 above grade office - Glulam and CLT with BRBs
 - 1 below grade parking - Concrete
- 350,000 sf
- Primary Occupancy B with A, S, M
- 1 Hour primary structure
- Construction Documents, permitting has started
- Team: Brookfield Properties, Hacker, KPFF, ARUP, Swinerton



Site Location / Context



Site Location / Context



Historic Building Context

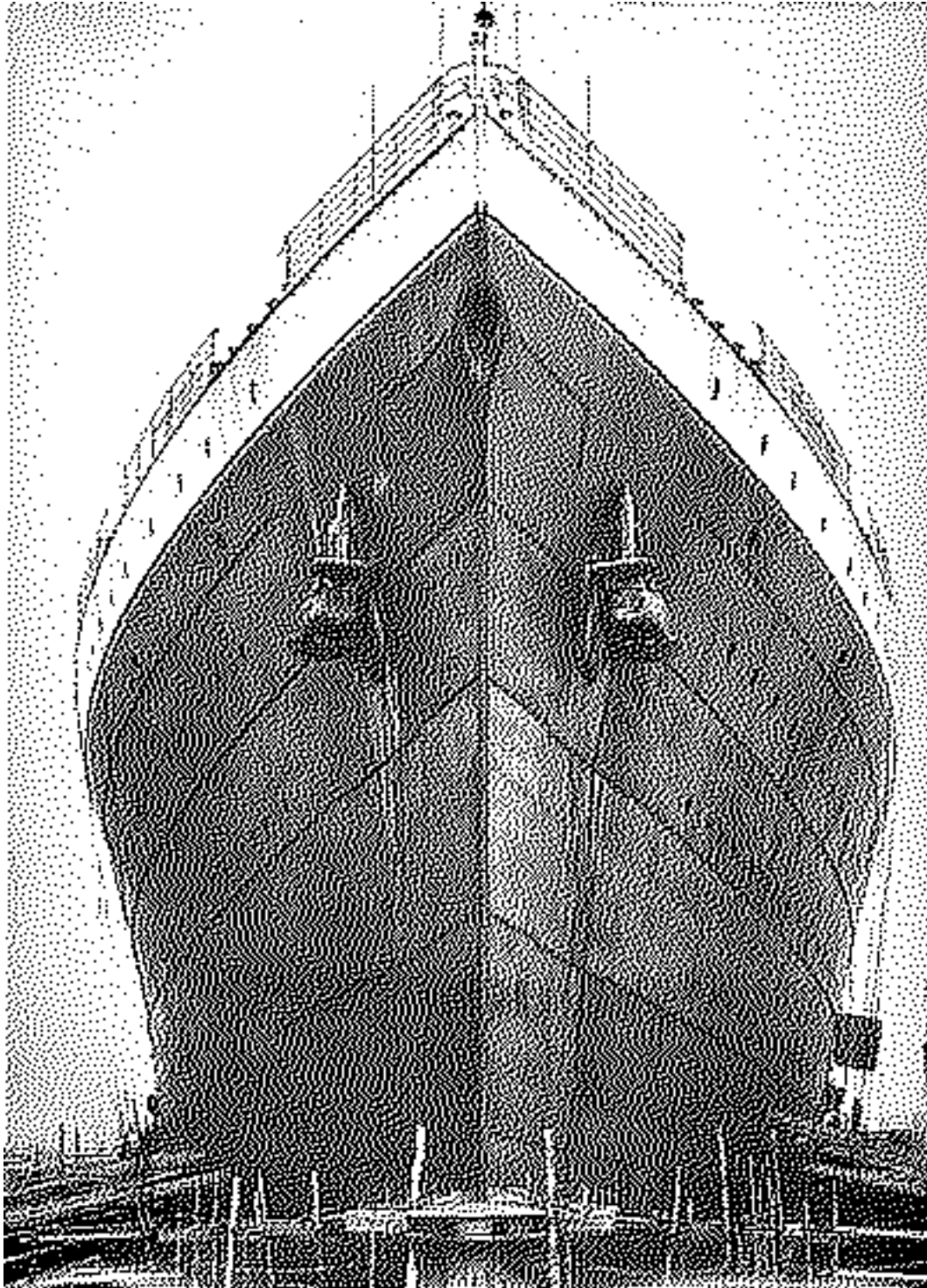




Persistent Nature



Contextual Inspiration



Industry

+



Nature

Material

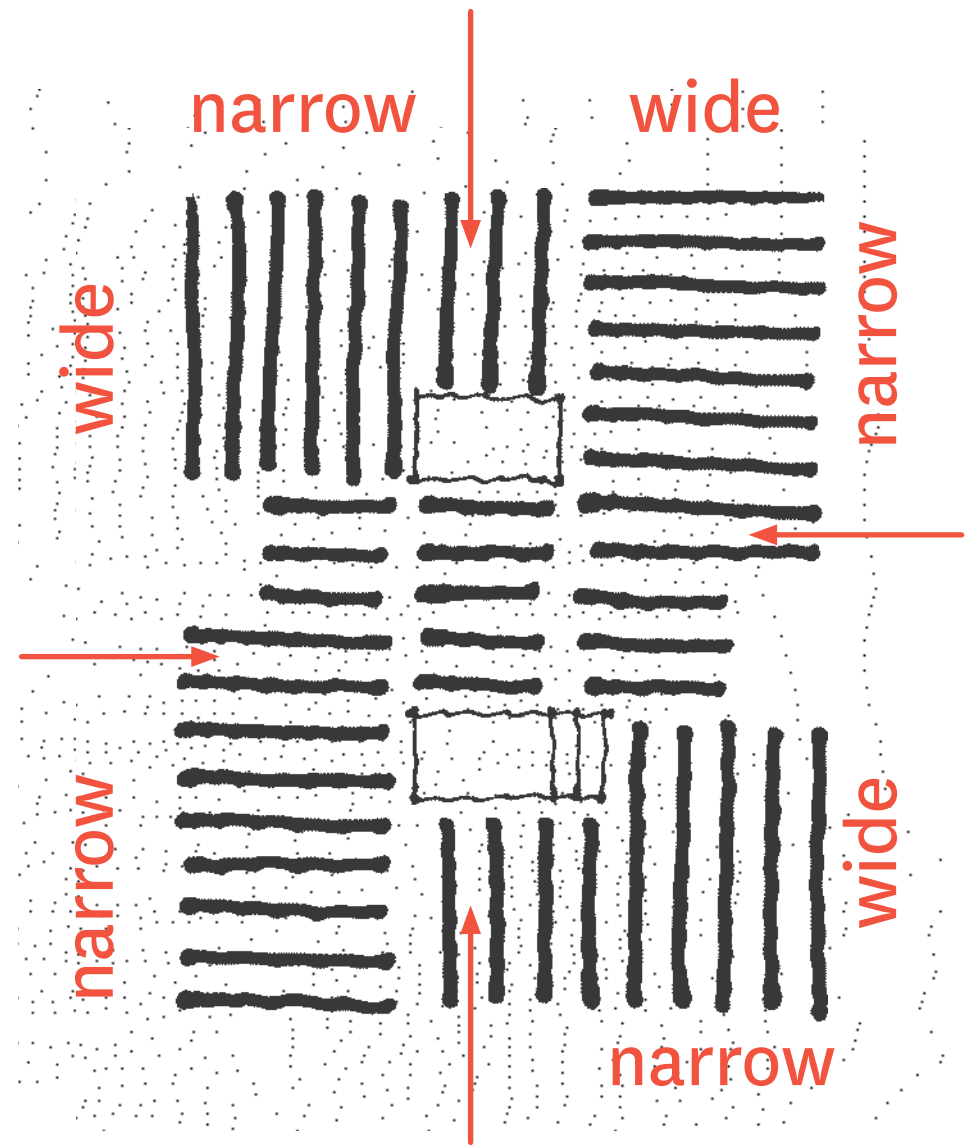




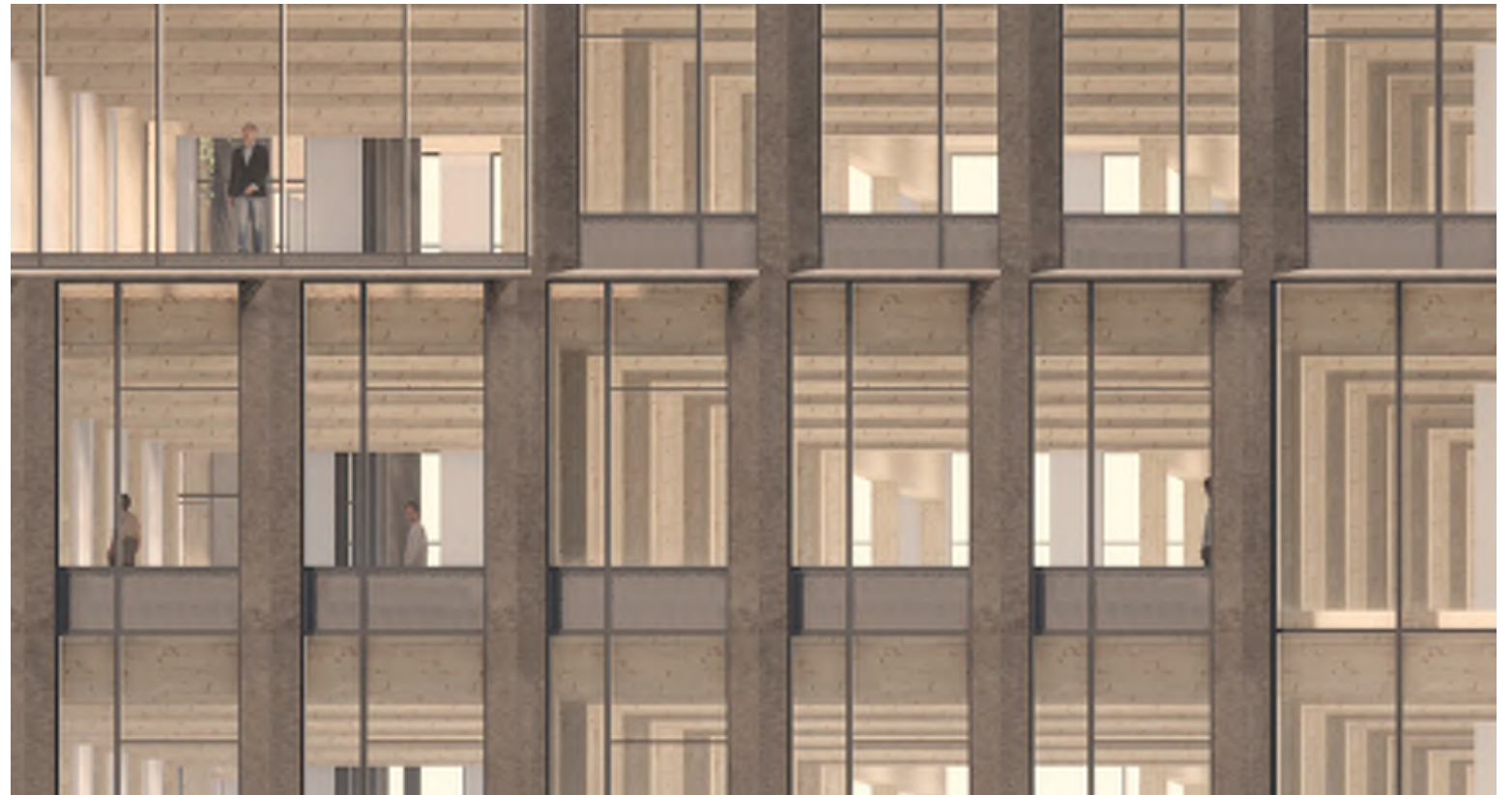
Historic Building Context - Expression of Structure



Expression of Structure



Beam orientation
minimizes perimeter beam
maximizing daylight

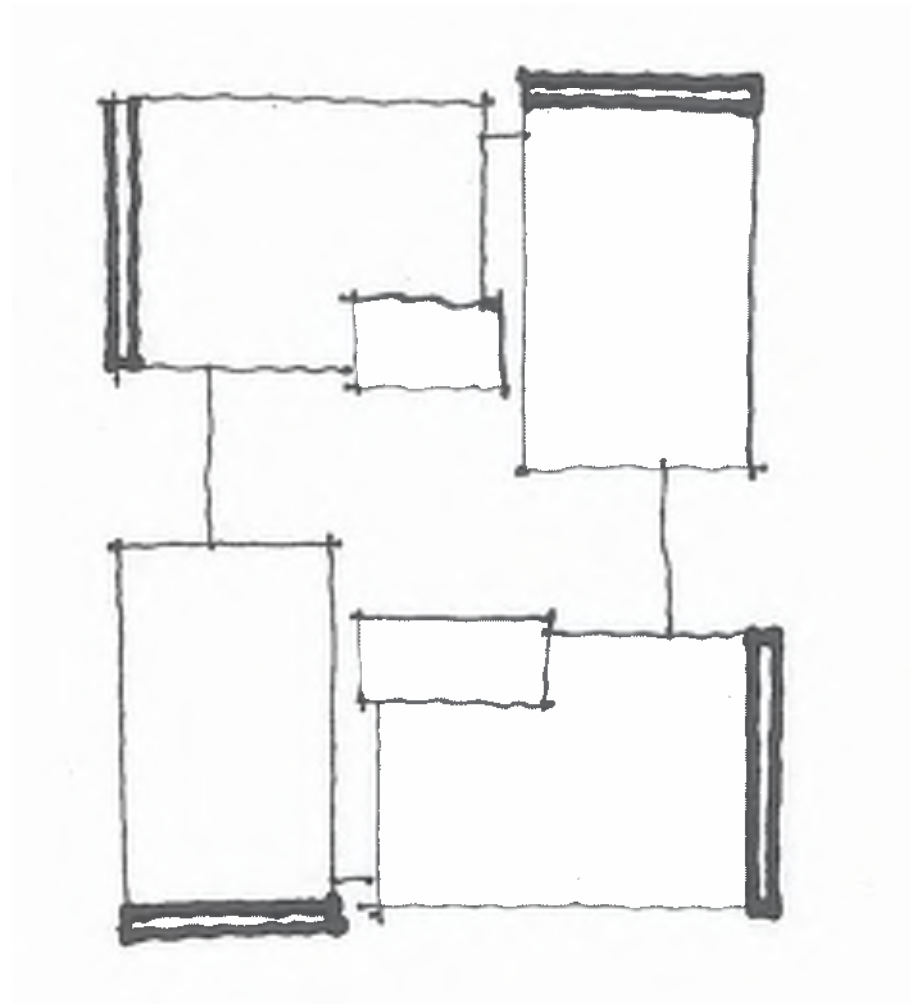


wide

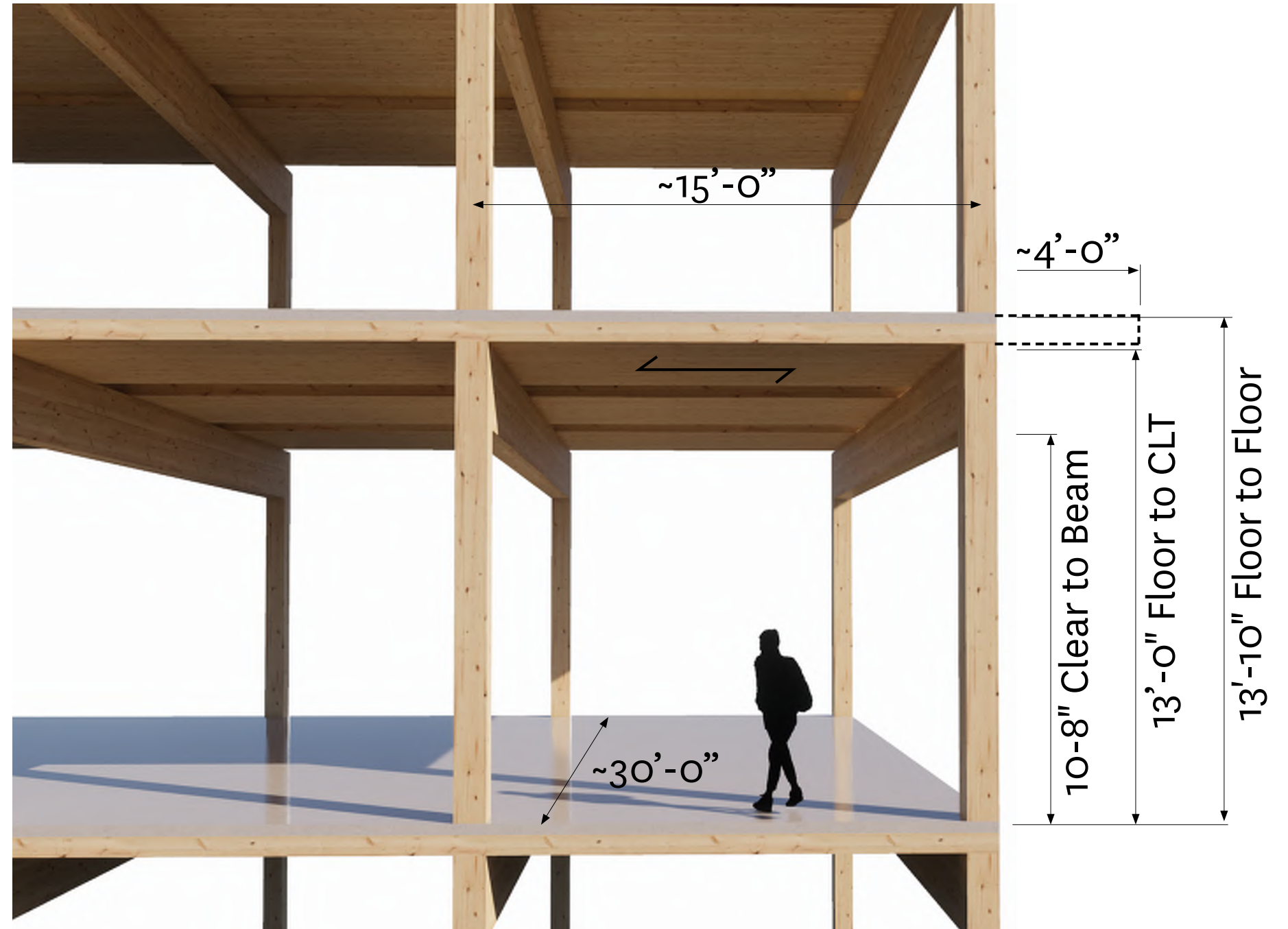


narrow

Expression of Structure



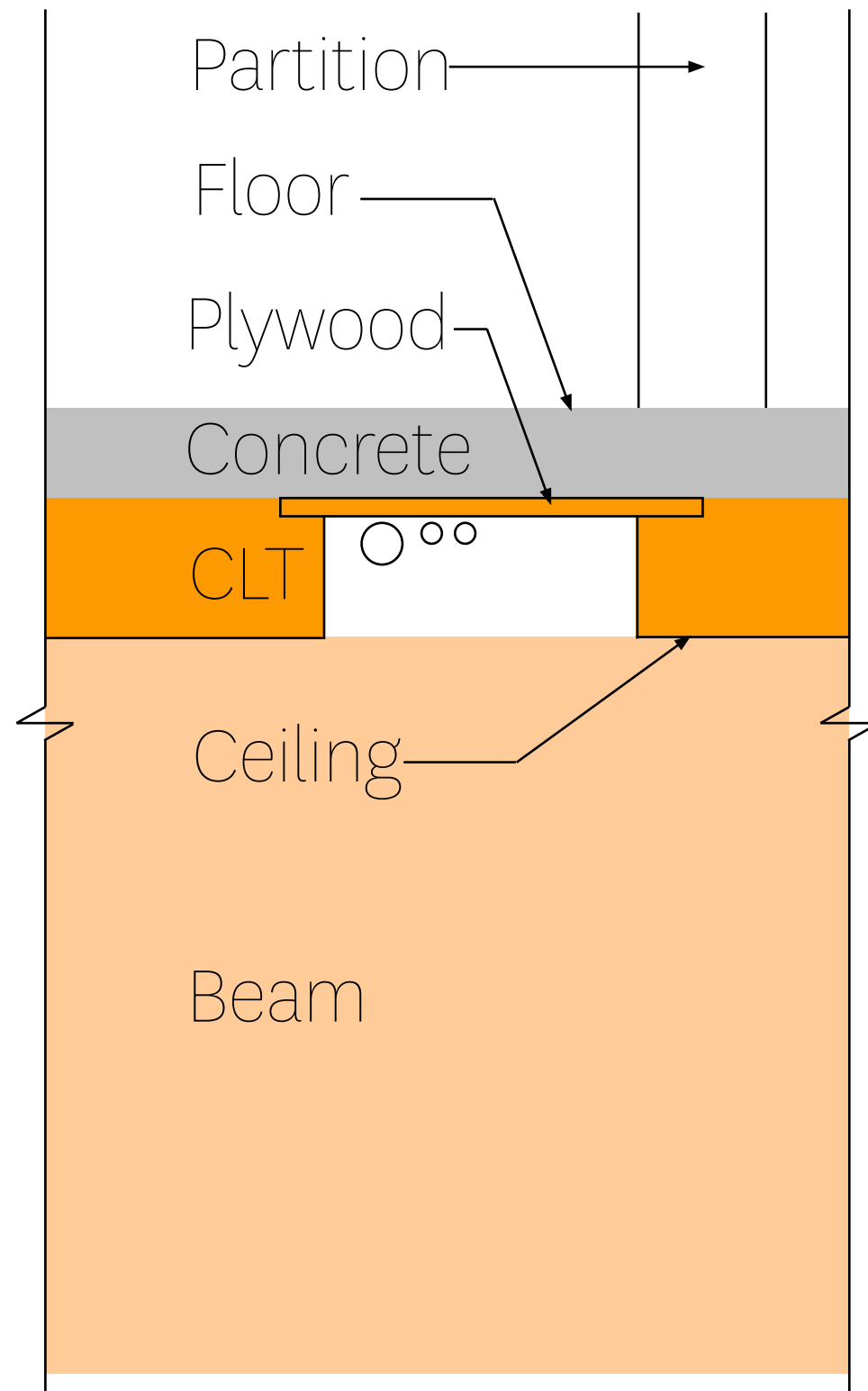
Occupied Cantilevers



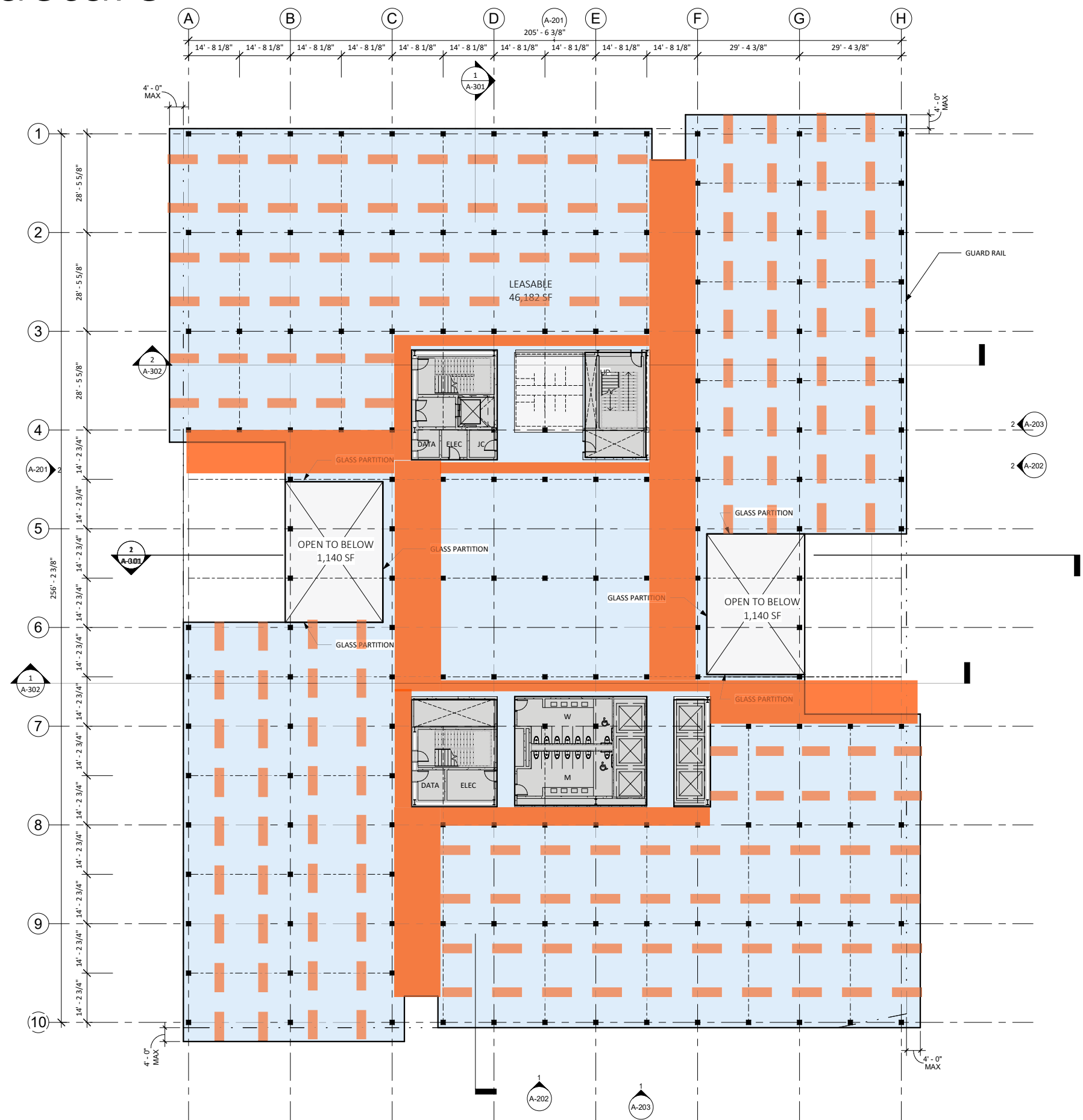
MEPF Distribution



MEPF Distribution



Expression of Structure



Interior



Interior



HACKER

Scott Barton-Smith AIA LEED BD+C

Associate Principal

sbartonsmith@hackerarchitects.com

hackerarchitects.com

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