



PUBLIC ART APPLICATION

Project Information

Project Name: Launch Apartments

Art Allocation: \$62.5k

Development Location/Address: Launch Apartments

Developer: Pacific Development Contact Person: Sean Murphy

Address: 1777 Clement Ave

City: Alameda State: CA Zip: 94501

Phone: 415.602.8128 Email: sean@pacificdevelopment.com

Owner Information

Property Owner: PRII/BWG The Launch Owner, LLC

Address: 1815 Clement Ave

City: Alameda State: CA Zip: 94501

Phone: 415.602.8128 Email: sean@pacificdevelopment.com

Artist Information

Artist: 1AM Projects, Daniel Pan and Antoine Marnata

Address: 243 Kearny Street

City: San Francisco State: CA Zip: 94108

Phone: 415.299.9970 Email: daniel@1amprojects.com

Project Title: MetalMorphosis

Proposed Art Site (be specific): _____

Across 9 publicly visible transformers and utility boxes on Lasite marked on "Launch-Alameda-ProposalNumbers" attached.

Description of Art Project: _____

Evolving cold metal utility boxes with nature and rivet shapes celebrating the location's industrial past.

Scope/Dimensions: 4 large (approximately 96" H x 96" W x 38" D) and 5 medium (approximately 72" H x 38" W x 35" D)

Media: hand painted mural

529 SLIP MARINA AND SHORELINE IMPROVEMENTS
PHASE 0

COMMERCIAL CORE -
110,000GSF
PHASE 1B
EXISTING BUILDING TO
REMAIN

LAUNCH PROJECT - 368 UNITS
PHASE I
CONSTRUCTION TO BE
COMPLETE IN 2023

MULTIFAMILY PROJECT - 218 UNITS
PHASE III
CONSTRUCTION TO START IN 2024

182 FOR-SALE TOWNHOMES
PHASE II
CONSTRUCTION TO BE
COMPLETED IN 2025

PLUMBING FIXTURE SCHEDULE (PER CPC 422)						
ROOM/AREA	SQUARE FOOTAGE	# OF OCCUPANTS	# OF WATER CLOSETS REQUIRED	# OF WATER CLOSETS PROVIDED	# OF SHOWERS REQUIRED	# OF SHOWERS PROVIDED
POOL/SPA	2025	135	2	2		
CLUB ROOM (A)	1758	118	4	5	3	3
FITNESS (A)	1516	51	3	5		
CO-WORK (A)	477	16	2	5		
LEASING (B)	380	2	2	5		

PLEASE NOTE ALL BATHROOMS ARE UNISEX PER CPC 422.2

RESIDENT TO VISITOR PARKING MATRIX

	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	TOTAL	%
RESIDENT STANDARD		43	43	43	42	21	192	
RESIDENT COMPACT		30	30	30	30	15	135	
RESIDENT ACCESSIBLE		1	1	1	1		4	
RESIDENT VAN ACCESSIBLE		1	1	1	1		4	
RESIDENT EV		8	8	8	6	6	36	
RESIDENT EV VAN ACCESSIBLE		1			1		2	
RESIDENT TOTAL							373	
TOTAL EV ACCESSIBLE							2	5.26%
TOTAL ACCESSIBLE							8	2.14%
*ALL RESIDENT PARKING IS RESERVED								
VISITOR STANDARD	19						19	
VISITOR COMPACT	17						17	
VISITOR ACCESSIBLE	2						2	
VISITOR VAN ACCESSIBLE	1						1	
VISITOR EV	3						3	
VISITOR EV VAN ACCESSIBLE	1						1	
VISITOR TOTAL							43	10.34%
TOTAL EV ACCESSIBLE							1	25%
TOTAL ACCESSIBLE							3	6.98%
TOTAL EV PARKING								
#REF1	#REF1							
416	TOTAL							

GENERAL NOTES

- A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.
- B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.
- C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.
- D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.
- E. SEE A0.30 FOR BUILDING AREA CALCULATIONS.
- F. SEE A0.40 FOR EGRESS CALCULATIONS AND DIAGRAM.
- G. UNIT PLANS SHOWN HERE ARE DIAGNOSTIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
- H. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS, TOP OF PODIUM FLOOR SLAB AT UNITS, 103'-2" ± 0'-0".
- I. BUILT-UP ROOF SLOPE SHALL BE 3/8"FT. MIN. U.O.N.
- J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.
- K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.
- L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11124 OR 118-405, (3) ARE MINIMUM 48" IN WIDTH, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11144 OR 118-405, PER CBC 11134 & 118-202.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. PEDESTRIAN SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. GAS METER ALCOVE, S.C.D.
7. F.C.D. & SEE F.P.D.
8. ELECTRICAL TRANSFORMER, S.E.D.
9. AIR CONDENSING UNITS, S.M.D.
10. BUILDING ABOVE
11. SOLAR READY AREA
12. POOL, S.L.D.
13. ROOF DECK/TERRACE, S.L.D.
14. 3 HR FIRE WALL
15. UDR/WATER PLANTER, S.C.D. & S.L.D.
16. TENSION CABLE CRASH BARRIER
17. SEISMIC JOINT COVER
18. FIRE DEPARTMENT CONNECTION
19. VEHICULAR SECURITY GATE
20. DECORATIVE SECURITY FENCE
21. OPEN TO SKY
22. PUBLIC PEDESTRIAN WALKWAY
23. LOADING ZONE, S.C.D.
24. TRASH STAGING AREA, S.C.D.
25. RESIDENTIAL COURTYARD
26. ROOF ACCESS HATCH
27. ROOF DRAIN
28. ROOF SCUPPER
29. TRENCH DRAIN
30. 2 HR FIRE WALL
31. ACCESSIBLE STALL, SEE DETAIL 9A0.25
32. CLEARANCE BAR, SEE DETAIL 7A0.25
33. METAL RAIN COVER, REFER TO SHEET A4.47
34. CENTERLINE OF PUBLIC WAY
35. LOADING ZONE, ONLY FOR TRASH STAGING AND TRUCK LOADING
36. DESIGN/BUILD ROOF WALKWAY SYSTEM WITH 44" HANDRAIL, SEE DETAIL 15A4.00
37. NOT IN SCOPE OF PERMIT

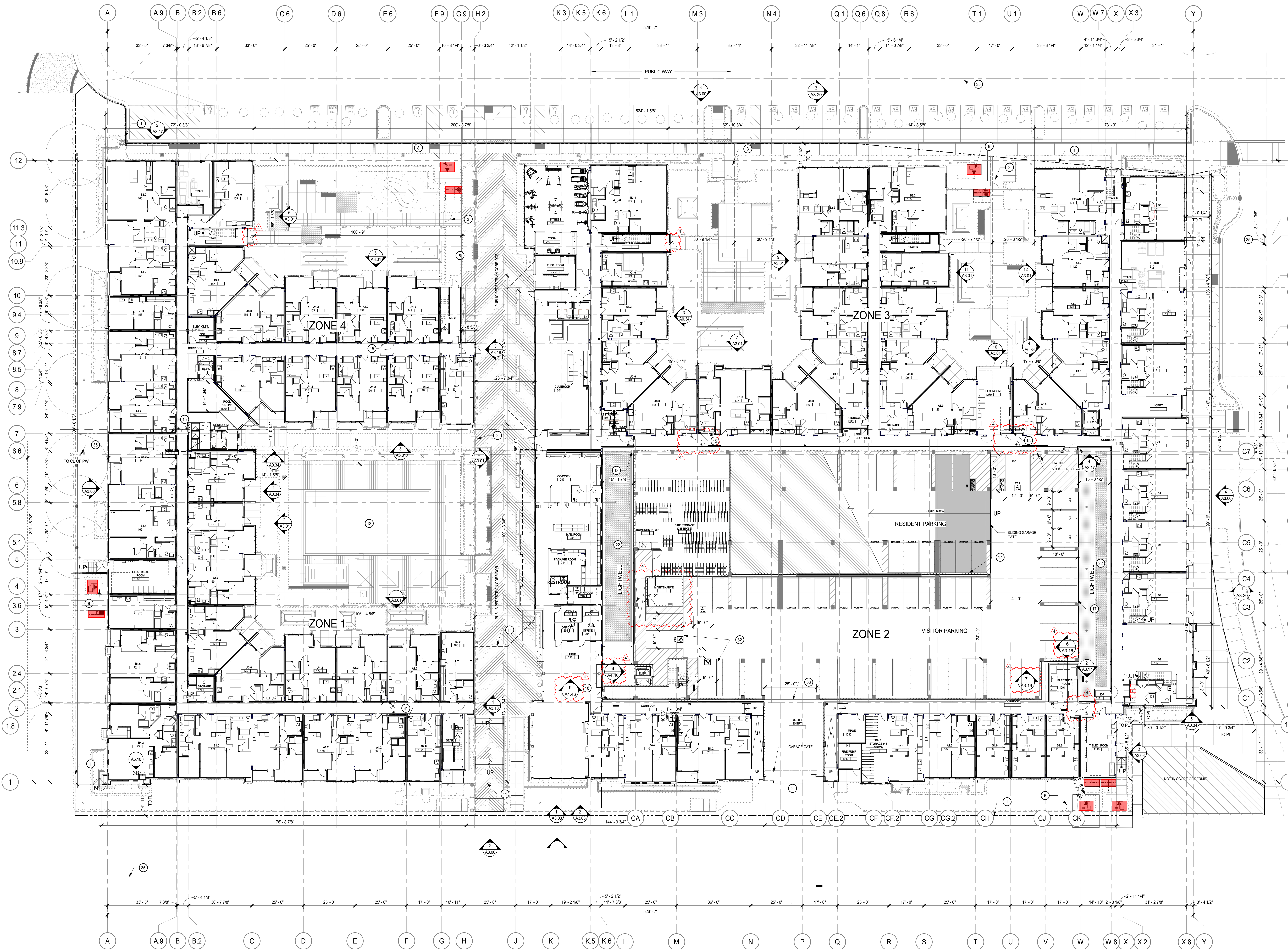
ISSUE	DATE
SD #1	01.31.20
SD #2	02.28.20
DD #1	03.27.20
DD #2	04.29.20
DD #3	05.29.20
CD #1	07.10.20
PERMIT	08.14.20
PERMIT	10.09.20
RESUBMITTAL	
PERMIT	11.18.20
RESUBMITTAL 2	
PERMIT	01.04.21
RESUBMITTAL 3	
CONSTRUCTION	02.05.21
SET/AS 1	

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREON CONSTITUTE THE ORIGINAL
WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED
OR COPIED IN ANY MANNER WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

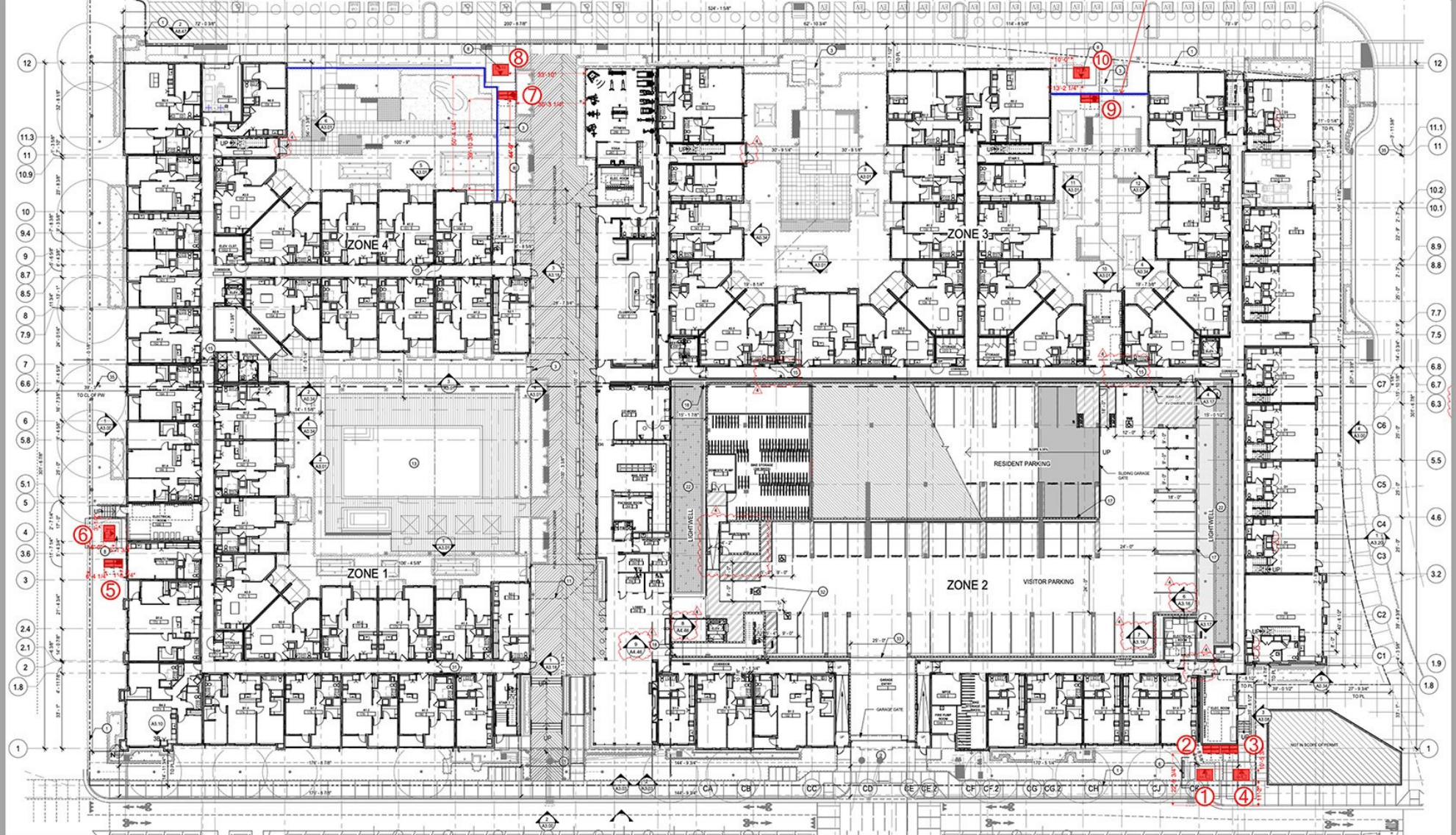
SITE PLAN - FLOOR 1

PROJECT
1826
1/16" = 1'-0"

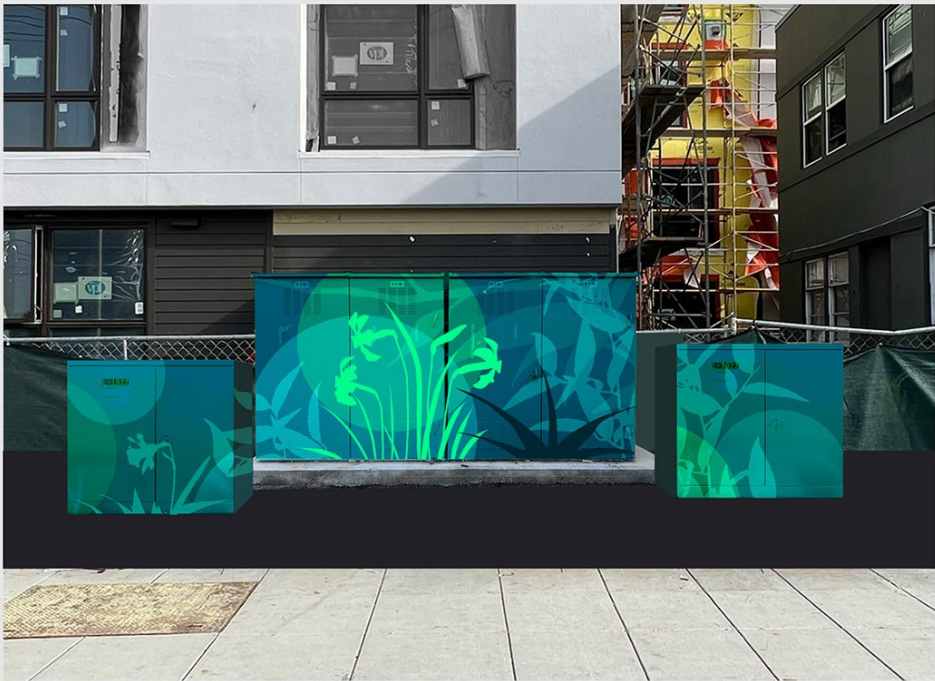
A1.01



SITE PLAN - FLOOR 1 1
1/16" = 1'-0"



LAUNCH PROJECT - Alameda | Mural Proposals



① ② ③ ④



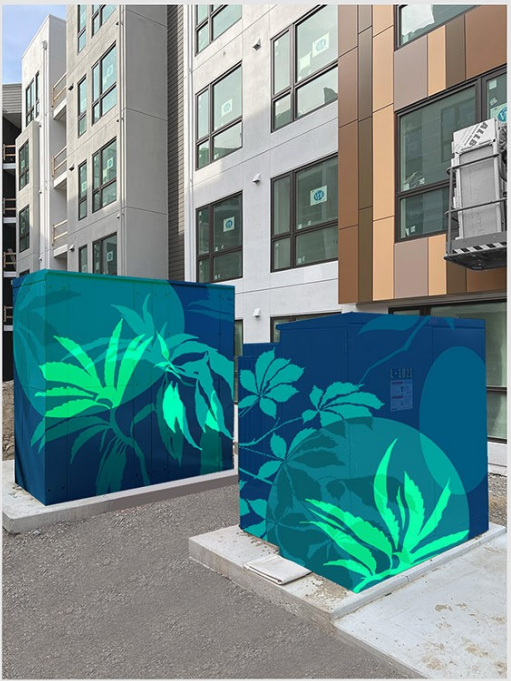
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⑥



⑦ ⑧



⑨ ⑩

1AM Projects: MetalMorphosis @ the Launch

Sample Materials, or Finishes:

Primer:

Zinsser - Metal Primer

Artwork:

Sherwin Williams - Pro Industrial Multi-Surface Acrylic

UV Coat:

Old Masters - Clear Ascend Exterior

1AM Projects, Bio/Resume:

1AM Projects, artist duo Daniel Pan and Antoine Marnata, have designed, organized, and implemented murals within the Greater Bay Area for the past 10 years.

Daniel Pan, born and residing in San Francisco, is the cofounder of 1AM Projects as well as Bay Area art galleries, First Amendment and Part 2. His passion for public art and art in general stems from his mission to promote the freedom of speech through the arts. Transforming the public landscape with public murals has been a staple of his art practice ranging from public grants projects, to private community murals. Learning the history and meeting community members and organizations of the mural location is what drives his mural concepts.

Antoine Marnata, now residing at 5th Ave Marina, Oakland, emigrated from a small town in the south of France, learned graphic design, visual art and advertising in Toulouse, France and Brussels, Belgium before moving to the USA and becoming a mural artist. Over the years, he developed a large range of techniques that gives him the abilities to create distinct mural styles. Antoine's latest body of work is rooted in abstract and conceptual paintings on large scale walls.

Valuation of the Public Art:

The nine separate artworks we declared valued at \$62.5k

Maintenance Plan:

The proposed artworks will be hand painted several layers with a high quality exterior paint. The artworks will also have an additional UV protectant coat covering 100% of the surface to preserve the original intended paint colors and make for easy maintenance surface cleaning.

Project Owner shall be responsible for annual checks and basic maintenance surface cleaning (wipe down with water only) of the artwork and signage surfaces as needed.

In the event of vandalism, scratches, or heavy staining of the artworks, Project Owner shall notify 1AM Projects in writing via email (daniel@1amprojects.com), who will exclusively make repairs, while billing Project Owner for time and materials for such repairs. 1AM Projects shall make repairs to any notifications within 10 days of receiving notice from the Project Owner.

Budget Breakdown:

Artist fees for design concept for Public Art

\$12k

Materials, Fabrication:

Artworks on site map labeled 2, 3, 5, 7 (*Artwork 9 is omitted as not in public view)

Materials (estimated per artwork) \$500

Fabrication (estimated per artwork) \$7k

Artworks on site map labeled 1, 4, 6, 8, 10

Materials (estimated per artwork) \$400

Fabrication (estimated per artwork) \$3.7k

1AM Projects: sample mural reference legend

MetalMorphosis @ the Launch

[VIDEOS]

“Hot Off The Press”

Hand painted mural
100' wide x 38' tall
2022

Location: 1069 Howard St, San Francisco, CA 94103

Client: San Francisco Parks Alliance with additional funding by San Francisco Community Challenge Grant

“Words of Wisdom”

hand painted mural
73' wide by 11.5' tall
2021

Location: 1142 Grant Ave and 277-279 Columbus Ave, San Francisco, CA 94133

Client: Chinatown Community Development Center funded by San Francisco Community Challenge Grant

“Sunset”

hand painted mural
30' wide by 90' tall
2022

Location: 2177 3rd Street, San Francisco, CA 94107

Client: Align Real Estate

[PHOTOS]

“Everyone Deserves a Home”

hand painted mural
165' wide x 70' tall
2016

Location: 246 Eddy St, San Francisco, CA 94102

Client: DISH (delivering innovation in supportive housing) funded by San Francisco Community Challenge Grant

“Ocean Ave”

hand painted mural

80’ wide x 20’ tall

2017

Location: 1728 Ocean Avenue, San Francisco, CA 94112

Client: Ocean Avenue Community Benefit District funded by San Francisco Community Challenge Grant

Marshall Elementary (“STEM”)

hand painted mural

50’ wide x 30’ tall

2018

Location: 1575 15th St, San Francisco, CA 94103

Client: Marshall Elementary School funded by Google Org grant

“Hope”

hand painted mural

16’ wide x 12’ tall

2020

Location: 1028 Market St, San Francisco, CA 94102

Client: Saint Anthony Foundation

“Hope for the Future”

hand painted mural

50’ wide x 25’ tall

2017

Location: 1474 Egbert Ave, San Francisco CA 94124

Client: Bayview Live

“Sunrise”

Hand painted mural

35’ tall x 8’ diameter x 2

2020

Location: 800 Indiana St, San Francisco, CA 94107
Client: Caltrans, Avalon Dogpatch, and Keehn on Art

“Fall”

hand painted mural
80’ wide x 14’ tall
2022

Location: 1500 Harrison St, San Francisco, CA 94103
Client: SOMA West CBD

Embarcadero (“Alcatraz”)

hand painted mural
24’ wide x 8’ tall
2022

Location: Embarcadero One, San Francisco
Client: Boston Properties

“SFO Terminal 1”

hand painted mural
40’ wide x 10’ tall
2020

Location: Terminal One, SFO Airport
Client: Gensler (rendering requested)















70
years
inspired
by

HOPE

St Anthony's

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