

ONE EMBARCADERO SOUTH

SAN FRANCISCO, CALIFORNIA



PROJECT SUMMARY

One Embarcadero South began as a HUD project in the warehouse district of San Francisco. At project completion, the district had quickly become a desirable neighborhood with luxury housing taking over where abandoned warehouses had been only a few years earlier. The OES developers decided to upgrade the project to luxury condominiums boasting an amenities building and a third floor terrace with a pool, spa and outdoor eating area.

CHALLENGE

The plaza waterproofing and limited planters were designed as minimal systems with a ten year service life. The deck was divided by multiple expansion joints formed within walking areas and in front of sliding glass doors.

SOLUTION

Trinity | ERD was the prime design professional with landscape architects and architects as subconsultants. The plaza deck was stripped of all overburden and waterproofed with a single membrane system at walkways, planters, raceways, and pools. Large planters were created for palms and 70-year old elm trees brought in from Napa Valley. Walkways were designed using pavers from Canada set on pedestals to create a level walking surface. Expansion joints were designed using bridge and tunnel materials that could be positioned in place with the waterproofing. Topical waterproofing was applied to exposed concrete and copings. Colored stone was used on low roofs that surrounded the plaza covering new roof membranes.

The third floor plaza provides an outdoor park seating with an urban environment that is unique to the area. The Mediterranean design became a primary selling point for the developers and a lasting reserve for the OES unit holders.

