

**4712-20 3RD STREET**

**#2020-003042**

**HOME-SF APPLICATION FOR NEW  
MIXED USE BUILDING**

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**S|L|A**

SCHAUB LY  
ARCHITECTS

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**EXISTING PROPERTY INFORMATION**

ADDRESS	4712-20 3RD STREET
BLOCK / LOT	5311 / 035
LOT WIDTH x AVG. DEPTH	50' x 118'-5 3/4"
LOT AREA	5,924 S.F.
LOT USE	VACANT

**PROPOSED PROJECT INFORMATION**

ADDRESS	4712-20 3RD STREET
# OF RESIDENTIAL UNITS	21 (HOME-SF PROGRAM)
THREE-BEDROOM UNITS	5 (24%)
TWO-BEDROOM UNITS	5 (24%)
ONE-BEDROOM UNITS	11 (52%)
# OF RETAIL SPACES	1
BUILDING HEIGHT	40'-0"

**ZONING INFORMATION**

ZONING	NC-3	§712.1
HEIGHT LIMIT	40-X	§250
RESIDENTIAL DENSITY	1 PER 600 S.F. = 10	§712.91
	UNLIMITED WITH HOME-SF	§206.3(d)(1)
TOTAL DWELLING UNITS	21 (HOME-SF)	§206.3
AFFORDABLE UNITS	4 (20% - HOME-SF TIER 1)	§207(c)(1)
REAR YARD	20% (HOME-SF MODIFICATION)	§206.3(d)(4)(A)
OPEN SPACE	5% REDUCTION (HOME-SF MODIFICATION)	§206.3(d)(4)(A)
VEHICLE PARKING	NO VEHICLE PARKING IN NC	§161(g) & §307(h)(2)
REDEVELOPMENT AREA	BAYVIEW HUNTERS POINT AREA B	SF OCII

**BICYCLE PARKING REQUIREMENTS PER §155.2:**

	REQUIRED	PROPOSED
RESIDENTIAL	21 (CLASS 1)	24 (CLASS 1)
		12 FLEXIBLE FAMILY SPACES (CLASS 1)
RETAIL	2 (CLASS 2)	2 (CLASS 2)

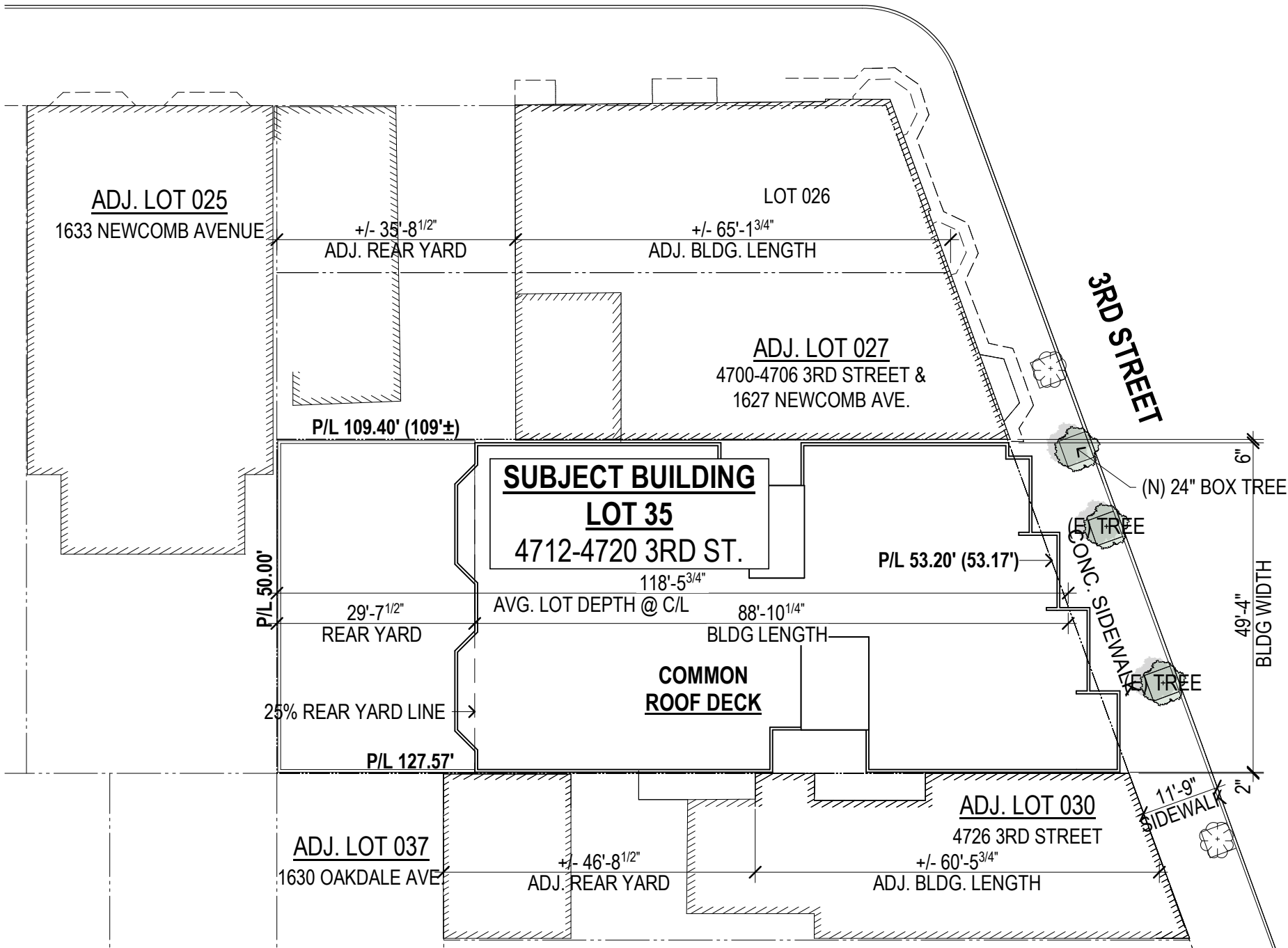
**OPEN SPACE REQUIREMENT PER §135(d):**

	REQUIRED	PROPOSED
RESIDENTIAL	COMMON - 2100 S.F. (100 S.F. X 21 UNITS)	TOTAL 2,047 S.F.
	2100 S.F. x 5% REDUCTION = 1,995 S.F.	961 S.F. REAR YARD
		1,086 S.F. ROOF DECK

**1****PROJECT DATA**

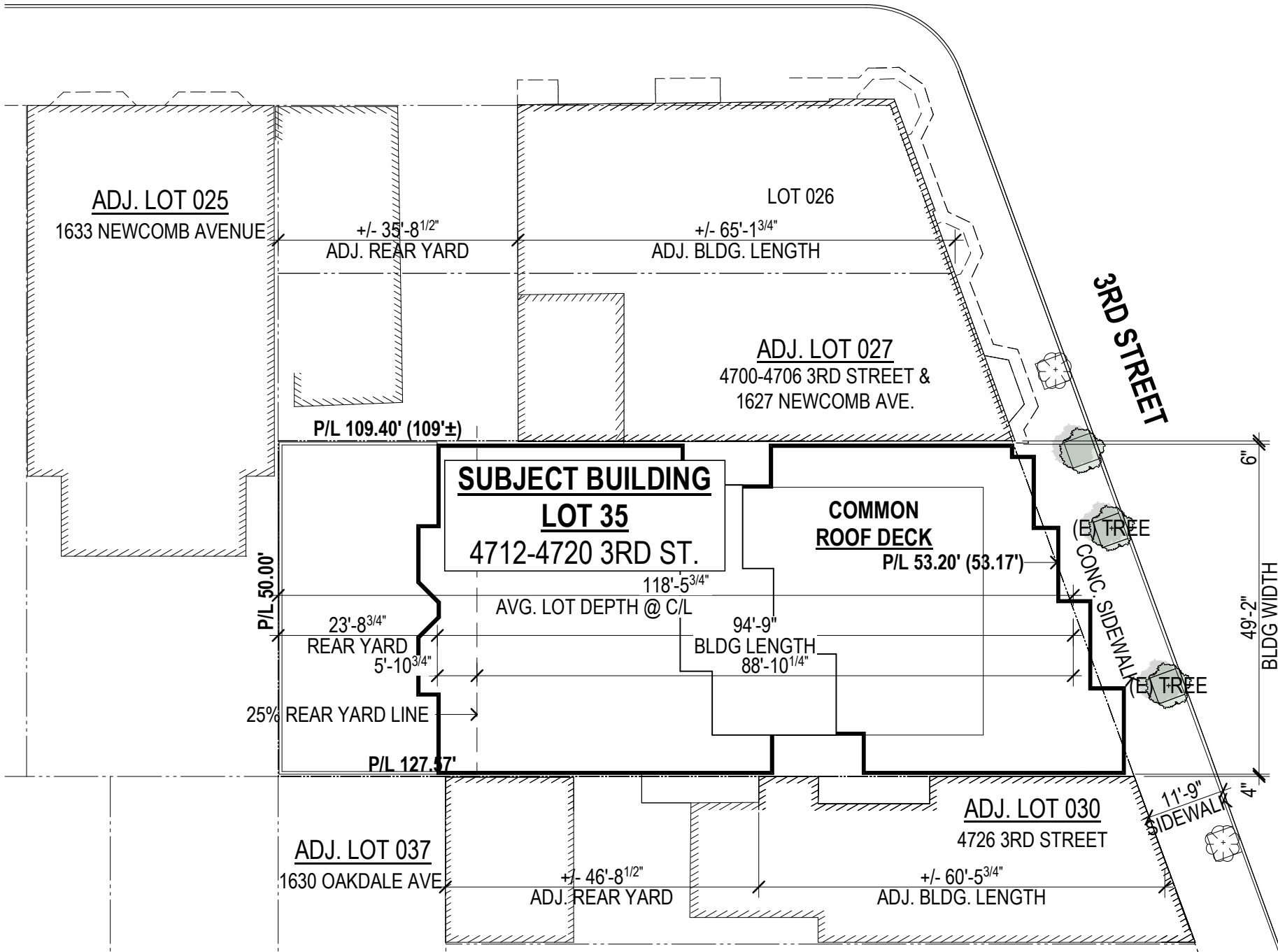
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# NEWCOMB AVE

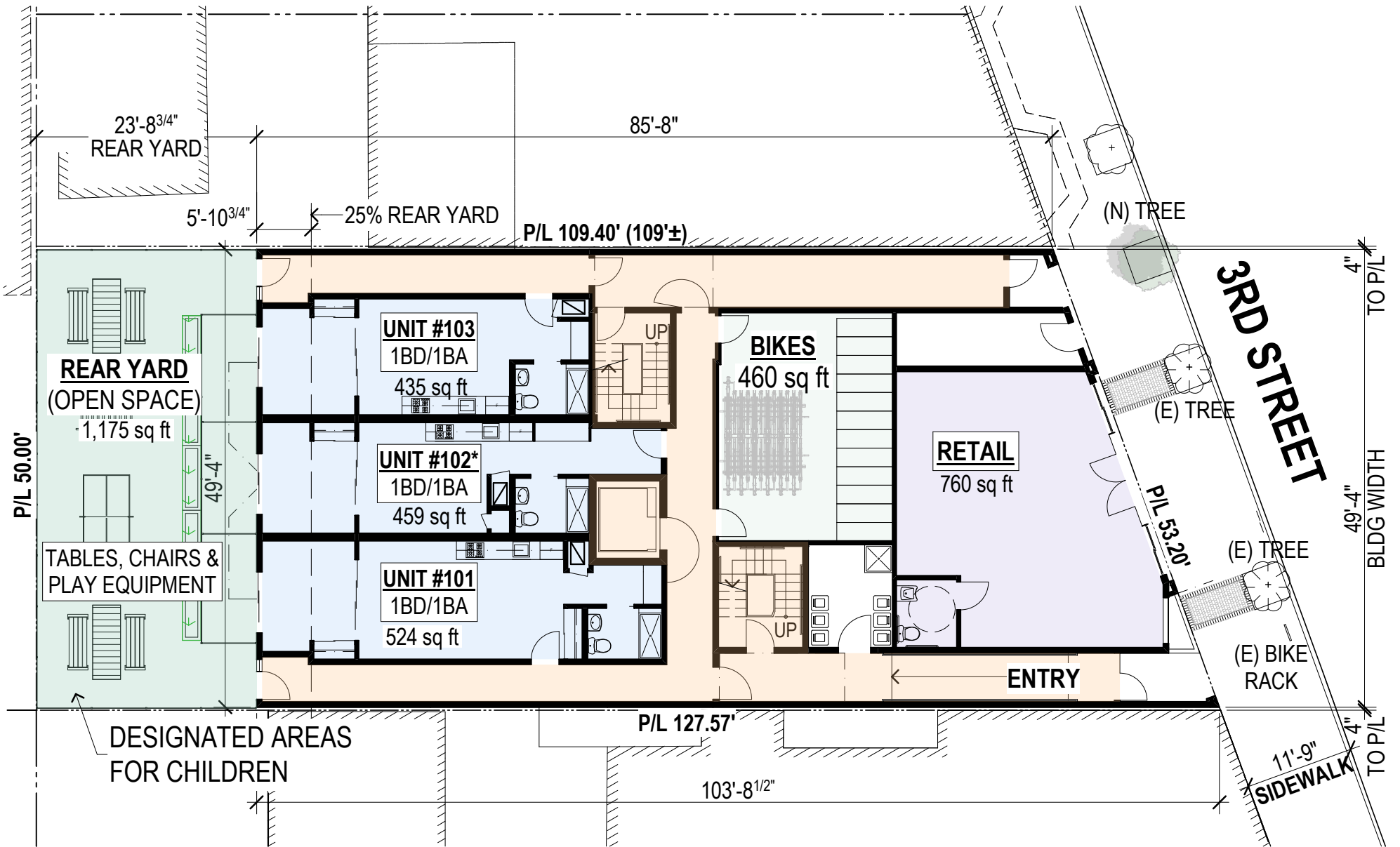


**2** EXISTING SITE PLAN  
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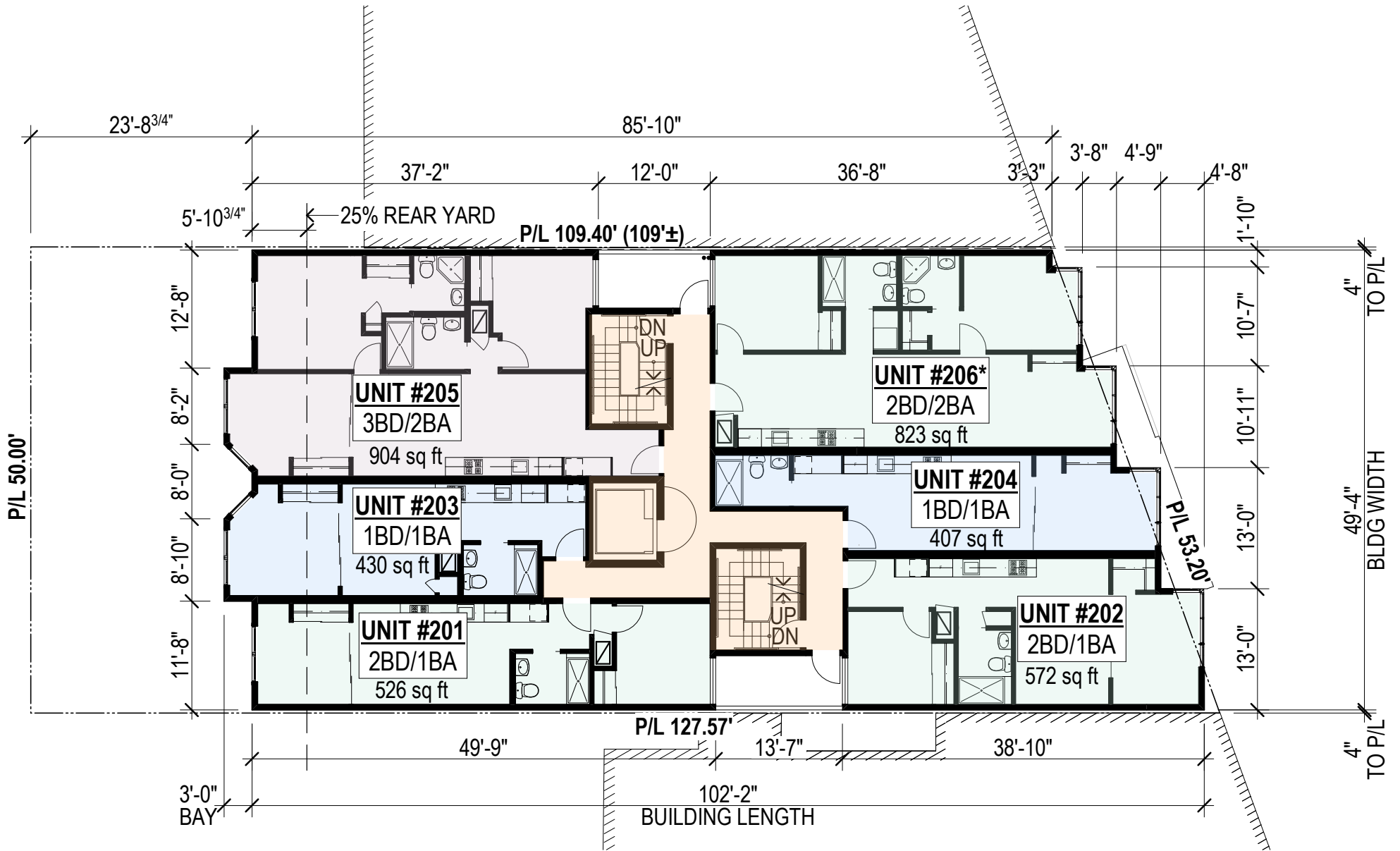
# NEWCOMB AVE



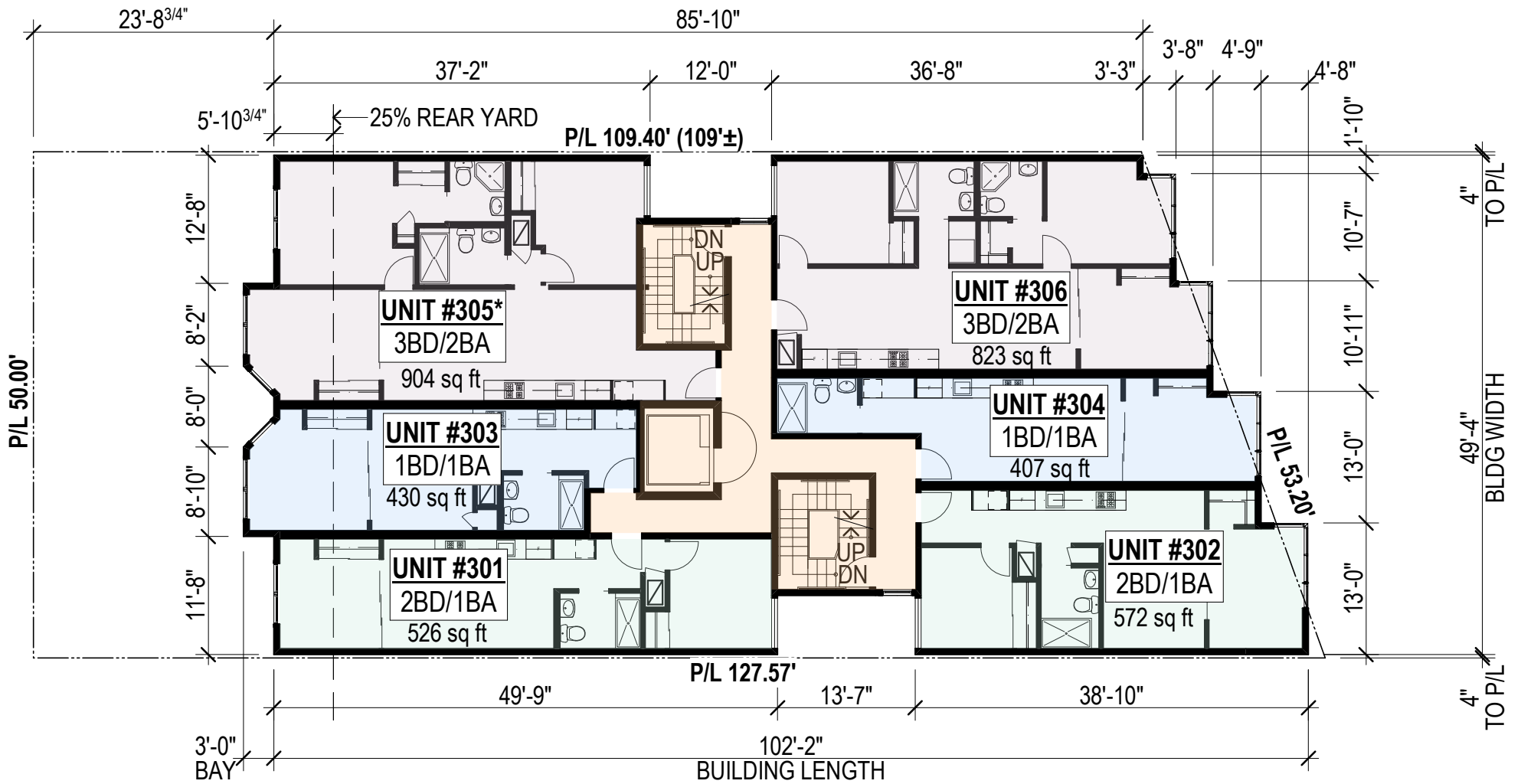
**3** **PROPOSED SITE PLAN**  
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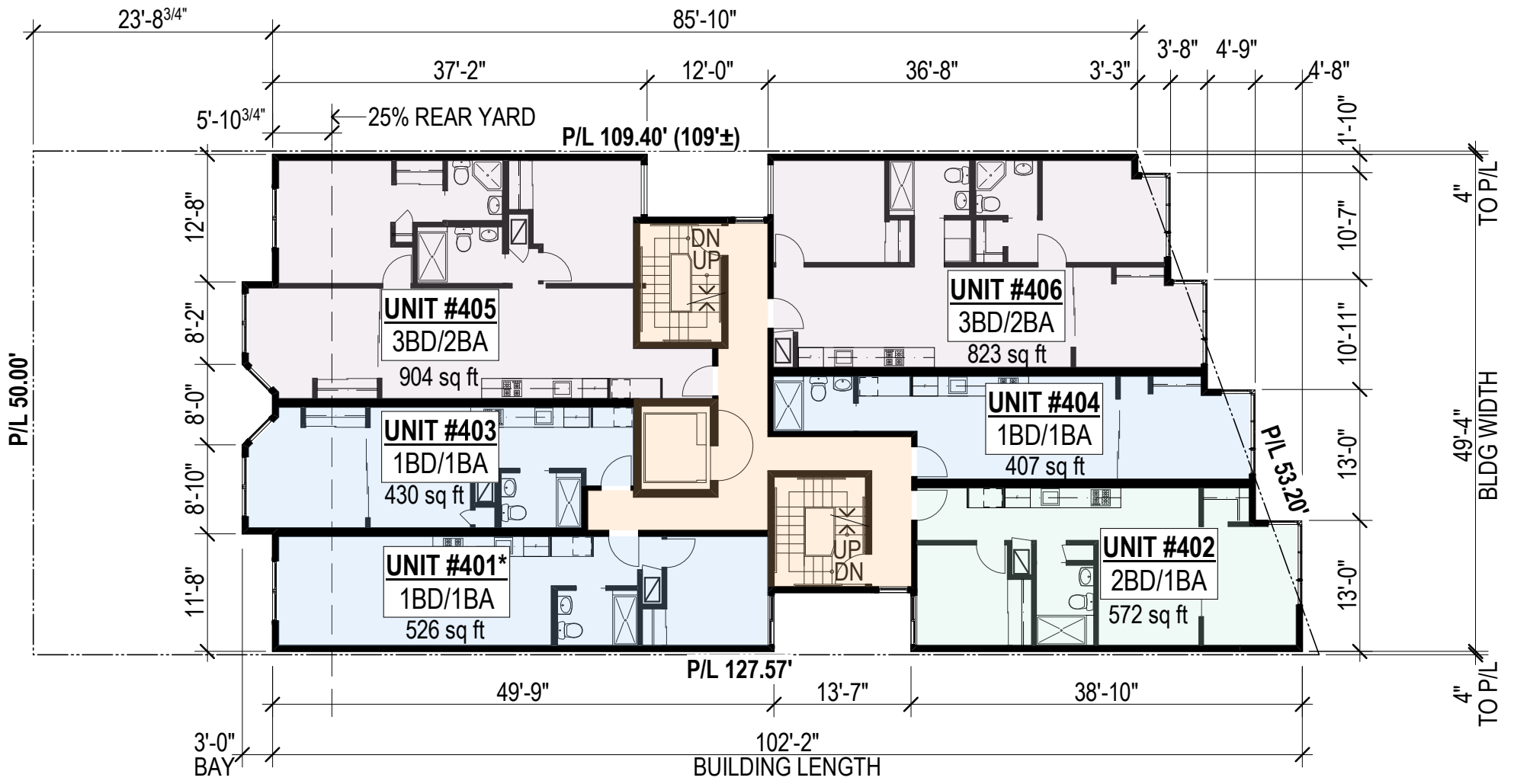
**4** **GROUND FLOOR PLAN**  
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**5 SECOND FLOOR PLAN**  
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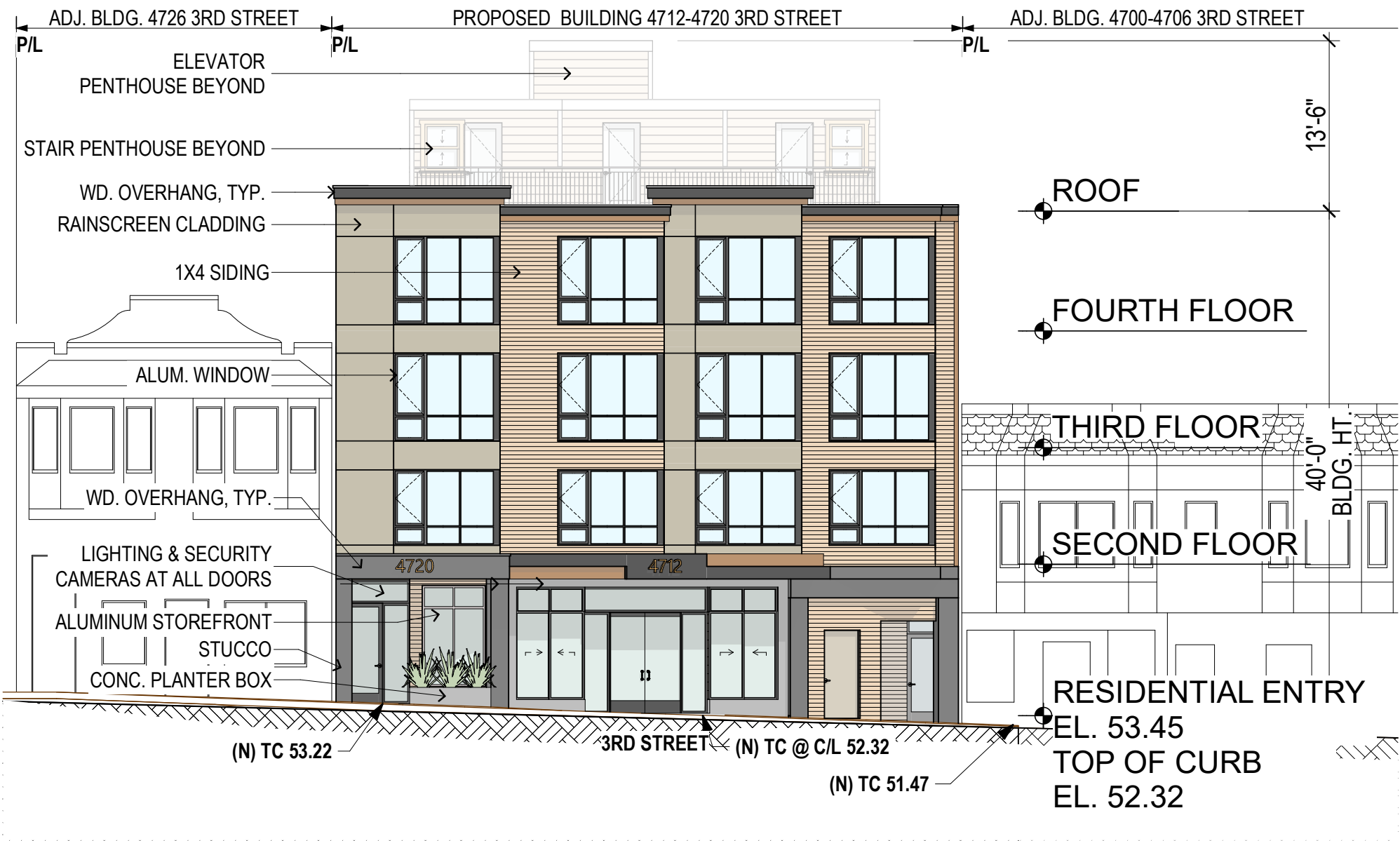
**6** **THIRD FLOOR PLAN**  
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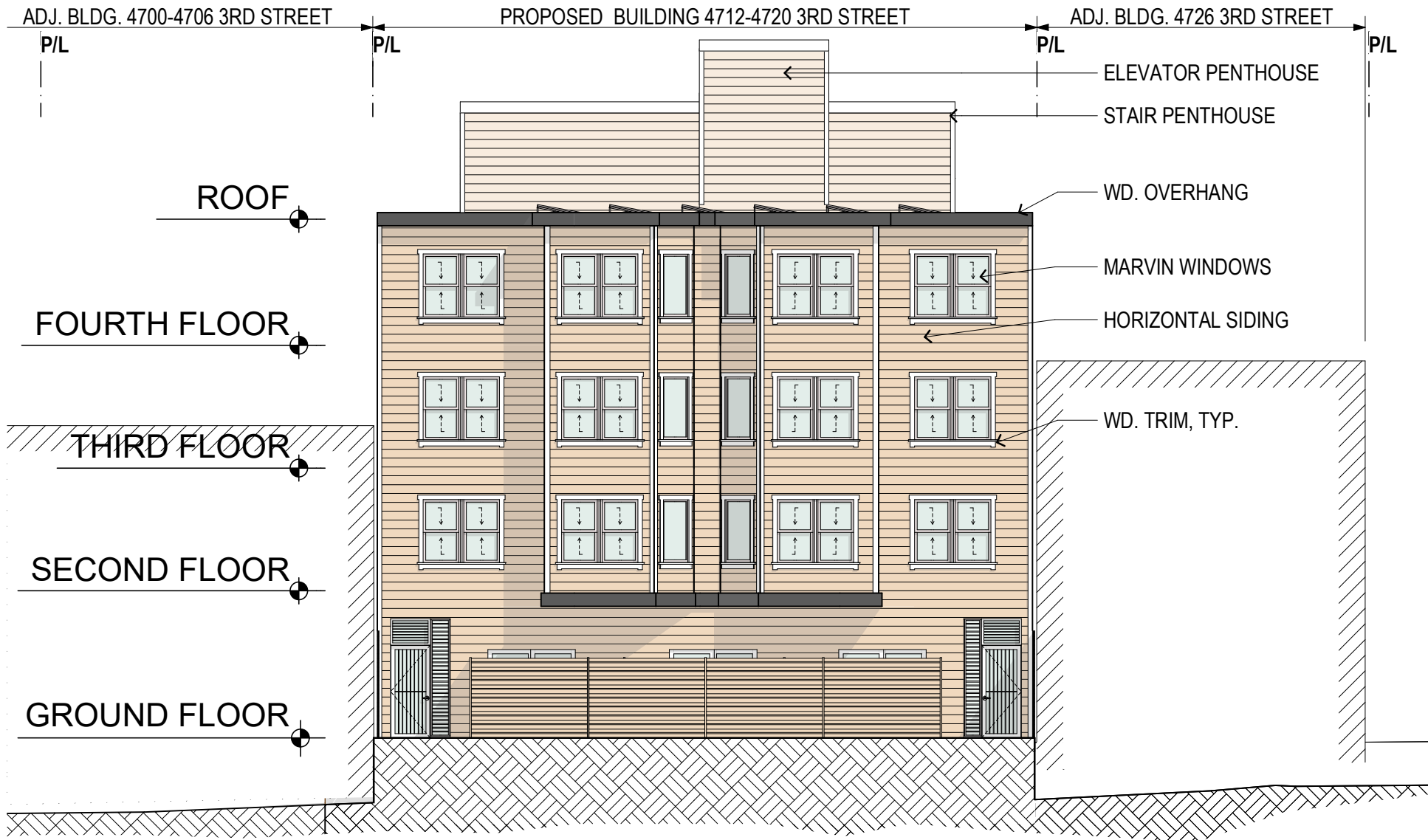
**7** **FOURTH FLOOR PLAN**  
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9 **FRONT ELEVATION**  
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**10 REAR ELEVATION**  
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**11** MURAL  
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**PHOTO MONTAGE**  
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