PROJECT FEATURES

- 5-BAY RHYTHM ECHOES THE PAST
- SFHAC SUPPORTED
- MODEST MIDDLE-CLASS STARTER APARTMENTS (69 RENTAL UNITS)
- 1, 2 & 3 BEDROOM UNITS (123 TOTAL BEDROOMS)
- 25% ON-SITE INCLUSIONARY (17 INCLUSIONARY UNITS)
  - 15% LOW (10 UNITS)
  - 5% MODERATE (3 UNITS)
  - 5% MIDDLE (4 UNITS)
- LEED GOLD
- ALL-ELECTRIC BUILDING
- 75,200 GSF TOTAL BUILDING (1538 NSF RETAIL)
- 80 STACKED BIKES (1.16/DU)
- 9 AUTO PARKING (0.13/DU) INCLUDES 1 CARSHARE
CONTEXT

- LOCATED WITHIN LOWER NOB HILL APARTMENT-HOTEL NATIONAL REGISTER HISTORIC DISTRICT

- PER HRER, NO IMPACTS TO THE HISTORIC DISTRICT CREATED BY DEMOLITION OF EXISTING GARAGE CONTRIBUTOR

- PER HRER, INCOMPATIBLE NEW CONSTRUCTION WOULD IMPACT DISTRICT INTEGRITY
PROJECT HISTORY

DISTRICT INCOMPATIBLE
2015 - 2017 DESIGN
“H” FOOTPRINT (100% COVERAGE)
9 TO 11 STORIES (84’ TO 100’)
MULTIPLE VARIANCES

DISTRICT COMPATIBLE
2020 DESIGN
“L” FOOTPRINT (66% COVERAGE)
8 STORIES (80’)
NO VARIANCES
NEIGHBOR CONTEXT

- West adjacent parcels are low-intensity 1-2 story commercial.

- New “L” shaped footprint anticipates adjacent new construction with rear yards.

- New “L” shaped yard connects to future rear yards to promote expansion of continuous mid-block open space.

- South neighbor (860 Geary) is 12.5’ away from existing rear wall. New wall is 47.1’
SITE FEATURES

- 15’ FRONT SETBACK AT LEVEL 6 FOR STREETWALL FACE
- FULL 25% REAR YARD (3750 SF), PLUS VOLUNTARY OUTER COURT (1289 SF)
- OUTER COURT REDUCES BUILDABLE AREA (10,242 SF)
- BULK LIMIT EXCEPTION REQUEST BALANCED BY OUTER COURT REDUCTION
- SIDEWALL LIGHTWELLS & INTERIOR COURT BRING LIGHT INSIDE
- ROOFTOP SOLAR AREA
APARTMENT FEATURES

- INTERIOR DESIGN MODULE CREATES HIGHLY-EFFICIENT, FUNCTIONAL UNITS, AND MAINTAINS ACCESSIBILITY.
- DURABLE & MODEST MIDDLE-CLASS FINISHES & FIXTURES
- AFFORDABLE-BY-DESIGN STARTER RENTAL UNITS
- APPEALS TO BROAD COMMUNITY OF DIVERSE TENANTS
  - FAMILY WITH CHILDREN
  - COUPLES
  - ROOMMATES
  - STUDENTS
  - SINGLE PRO WITH HOME OFFICE
- EXCEEDS THE REQUIRED MULTI-BEDROOM UNIT MIX, AND SELECTIVELY USES FLEXIBLE NESTED BEDROOMS.
  - 24 ONE-BED, ONE-BATH, 399-454 NSF (35%) (6 INCLUS.)
  - 36 TWO-BED, TWO-BATH, 668-706 NSF (52%) (9 INCLUS.)
  - 9 THREE-BED, TWO-BATH, 902 NSF (13%) (2 INCLUS.)
FACADE FEATURES

- PURPOSEFUL VISUAL INTEGRATION WITH THE OVERALL CITYSCAPE & DISTRICT VOCABULARY

- EMPHASIZES DISTRICT CORNICE LINES, BAYS AND PUNCHED WINDOWS

- UTILIZES MASONRY MATERIALS, TEXTURES & FORMS COMMON IN THE DISTRICT

- RECONNECTS PEDESTRIANS TO ACTIVE GROUND FLOOR USES

- UPGRADES SIDEWALK & ELIMINATES EXISTING CURB CUTS
MATERIAL FEATURES

- FULLY GROUTED INSULATED MASONRY UNITS FOR PRIMARY WALLS AND ARTICULATED BANDING

- FACTORY FINISH METAL PANELS AT BAYS & FRONT CORNICES

- FACTORY FINISH METAL WINDOWS

- INTEGRAL COLOR FCP PLANK AT GROUND FLOOR SIDEWALK

- TACTILE PATTERN METALWORK AT RESIDENTIAL ENTRY
CEILING FEATURES
- 9.33’ TYPICAL FLOOR HEIGHT (8.33’ CEILINGS)
- 14.0’ GROUND FLOOR HEIGHT (13.0’ CEILINGS)
- 11.33’ BASEMENT FLOOR HEIGHT (10.33’ CEILINGS)

CONCRETE STRUCTURE
- CAST-IN-PLACE COLUMNS & BEAMS
- INSULATED CONC FORM (ICF) WALLS
- POST-TENSIONED SLABS
- DRILLED PIER FOUNDATION
Thank You for the opportunity to present!

Questions?

APPENDIX: CUA EXCERPTS
- PROJECT DATA
- PLANNING MAPS
- NEIGHBORHOOD PHOTOS
- EXTERIOR ELEVATIONS
- MATERIALS KEY
- FLOOR PLANS
- UNITS PLANS
- LANDSCAPE PLANS
- EXISTING SITE SURVEY
- EXISTING BUILDING
SFPC 132.2
SETBACKS IN THE NORTH OF MARKET RESIDENTIAL SUD

NORTH SIDE OF POST ST
PARAPET AVERAGE HEIGHT = 1268 / 7 = 181.1 ASL
STREET AVERAGE HEIGHT = 245 / 2 = 122.5 ASL

STREET WALL AVERAGE HEIGHT
= 181.1 - 122.5 = 58.6'

PROPOSED STREET WALL
= 55.02' AT 6TH FLOOR PARAPET

STREET WALL AVERAGE HEIGHT
CALCULATION IS MEASURED TO TOP OF FRONT PARAPET & STREET INTERSECTION, AND SHOWN IN WHOLE FEET ABOVE SEA LEVEL (ASL).

DESKTOP SURVEY ADJUSTED GOOGLE EARTH HEIGHTS -5.0' TO MATCH TOP OF CURB 119.99 ASL SHOWN IN SITE SURVEY
NOTE: All roof level stair and elevator penthouses comply with height exceptions per SFPC 260(b)(1)(A&B)
GROUND FLOOR 120.20
SECOND FLOOR 134.20
THIRD FLOOR 143.53
BASEMENT 108.83
FOURTH FLOOR 152.87
FIFTH FLOOR 162.20
SIXTH FLOOR 171.53
SEVENTH FLOOR 180.87
EIGHTH FLOOR 190.20
ROOF DECK 199.53

0.52' SLOPE TO DRAIN
6" +/-
9' - 4"
9' - 4"
9' - 4"
9' - 4"
9' - 4"
9' - 4"
14' - 0"
11' - 4 1/2"

TOP OF ROOF 200.05

SEE SHEET 18 FOR FACADE MATERIAL KEY
<table>
<thead>
<tr>
<th>Description</th>
<th>Color</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Primary Walls</td>
<td></td>
<td>Dryvitz Newbrick Norman Insulated Masonry Units Vertical Stacked Bond Earthen Vessel 925BST</td>
</tr>
<tr>
<td>11. Articulated Parapets &amp; Horizontal Banding</td>
<td></td>
<td>Dryvitz Newbrick Norman Insulated Masonry Units Horizontal Stacked Bond Earthen Vessel 925BST</td>
</tr>
<tr>
<td>15. Metal Louvers</td>
<td></td>
<td>3&quot; Blade Factory Finish Matte Earthen Vessel 925BST</td>
</tr>
<tr>
<td>16. Vertical Banding at the Projecting Bays</td>
<td></td>
<td>Dryvitz Newbrick Norman Insulated Masonry Units Vertical Stacked Bond Earthen Vessel 925BST</td>
</tr>
<tr>
<td>21. FCP Plank Rainscreen</td>
<td></td>
<td>Fiber Cement Panel Large Format 24&quot; x 48&quot; with 1/4&quot; Joints Integral Color Blue 45047</td>
</tr>
<tr>
<td>22. FCP Plank Rainscreen</td>
<td></td>
<td>Fiber Cement Panel Small Format 12&quot; x 48&quot; with 1/4&quot; Joints Integral Color Blue 45047</td>
</tr>
<tr>
<td>24. Garage Door</td>
<td></td>
<td>Insulated Metal Panel with Inset Louver Vents Factory Finish Matte Earthen Vessel 925BST</td>
</tr>
<tr>
<td>25. Entry Canopy and Stepped Surround</td>
<td></td>
<td>Break-Form Metal Panels Custom Perforations Factory Finish Matte Earthen Vessel 925BST 2&quot; x 10 Copper Clay</td>
</tr>
<tr>
<td>26. Entry Gate</td>
<td></td>
<td>Custom Metal Pattern 2&quot; Grill Work Factory Finish Matte Earthen Vessel 925BST 2&quot; x 10 Copper Clay</td>
</tr>
<tr>
<td>34. Retail Storefront</td>
<td></td>
<td>Arcadia 2&quot; Aluminum Frame Factory Finish Matte Benjamin Moore CC-42 Varnish Sky 2173-46 Stone</td>
</tr>
</tbody>
</table>

**NewBrick Norman Dimensions**

- **EDGE CAP END**: 3 5/8"
- **LEFT 135° INSIDE CORNER BRICK**: 2 1/4"
- **RIGHT CORNER BRICK**: 1 1/8"
- **1 1/8" FLAT BRICK**: 3 5/8"
- **3 5/8" FLAT BRICK**: 2 1/4"
- **1 1/8" NORMAN**: 11 5/8"
- **3 5/8" NORMAN**: 11 5/8"
KEY NOTES
1. REFRIGERATOR
2. OVEN/RANGE
3. WASHER DRYING COMBO UNIT
4. DISHWASHER
5. SINK AND DISPOSER
6. PANTRY
7. FLOOR MOUNTED WATER CLOSET
8. LAUNDRY
9. WALK IN SHOWER
10. VENTILATION SHAFT
11. CLOSET
12. QUEEN BED
13. MAGICPAK VENTILATION UNIT
14. FIXED RATED TRANSOM FOR BORROWED LIGHT FROM CORRIDOR ADJACENT TO INTERIOR CENTER COURT

INTERIOR SPACE DIMENSIONS
2016 CBC 1208.1 MINIMUM ROOM WIDTHS
HABITABLE SPACES OTHER THAN A KITCHEN SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN DIMENSION.

2016 CBC 1208.3 ROOM AREA
EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.

VENTILATION
2016 CBC 1203.5.1 ADJOINING SPACES
WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET.

NATURAL LIGHTING
2016 CBC 1205.2 ADJOINING SPACES
FOR THE PURPOSE OF NATURAL LIGHT ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR AS PERMITTED BY THE CODE.

NESTED BEDROOM CODE COMPLIANCE
SITE FURNISHINGS

BIKE RACK

PERMEABLE PAVERS

PLANTING PALETTE

TREES
- MAIDENHAIR TREE, GINKGO BILoba, 35-50' HIGH X 30-40' WIDE, FULL SUN/PART SHADE
- SWAN HILL OLIVE, OLEA EUROPEA 'SWAN HILL', 15-25' HIGH X 15-20' WIDE, FULL SUN
- LITTLE GEM DWARF SOUTHERN MAGNOLIA, MAGNOLIA GRANDIFLORA 'LITTLE GEM', 20-25' HIGH X 10-15' WIDE, FULL SUN

SHRUBS
- CALIFORNIA GRAY RUSH, JUNCUS PATENS, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
- GERMANDER, TEUCRIUM CHAMAEDRYS, 1' HIGH X 2' WIDE, FULL SUN
- CALIFORNIA POLYPODY, POLYPODIUM CALIFORNICUM, 1' HIGH X 2' WIDE, FULL SHADE/PART SHADE
- CALIFORNIA FUCHSIA, EPILOBIUM CANUM, 1' HIGH X 3' WIDE, PART SHADE/FULL SHADE
- BEAR'S BREECHES, ACANTHUS MOLLIS, 2-4' X 3-4', PART SHADE/FULL SHADE

CALIFORNIA GRAY RUSH, JUNCUS PATENS, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
GERMANDER, TEUCRIUM CHAMAEDRYS, 1' HIGH X 2' WIDE, FULL SUN
CALIFORNIA POLYPODY, POLYPODIUM CALIFORNICUM, 1' HIGH X 2' WIDE, FULL SHADE/PART SHADE
CALIFORNIA FUCHSIA, EPILOBIUM CANUM, 1' HIGH X 3' WIDE, PART SHADE/FULL SHADE
BEAR'S BREECHES, ACANTHUS MOLLIS, 2-4' X 3-4', PART SHADE/FULL SHADE

EXISTING LIGHT POLE

RETAIL
ENTRANCE & EXIT

RETAIL
ENTRANCE & EXIT

NOVEMBER 6, 2020
APARTMENT BUILDING

SITE FURNISHINGS

PLANTER WITH PRIVACY SCREEN

PLANTER WITHOUT PRIVACY SCREEN

OUTDOOR PATIO TILE

PLANTING PALETTE

SHRUBS

- CALIFORNIA GRAY RUSH, JUNCUS PATENS, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
- DWARF VARIGATED FLAX, PHORIUM TENAX 'WINGS OF GOLD', 2-3' HIGH X 2-3' WIDE, FULL SUN/PART SHADE
- MARTHA RODERICK ALUM ROOT, HEUCHERA MICRANTHA 'MARTHA RODERICK', 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
- MEXICAN BLUE SAGE, SALVIA CHAMAEDRYOIDES, 12" HIGH X 18" WIDE, FULL SUN
- GERmander, TEUCRIUM CHAMAEDRYS, 1' HIGH X 2' WIDE, FULL SUN
- COMMON YARROW, ACHILLEA MILLEFOLIUM, 12-30" HIGH X 3' WIDE, FULL SUN/PART SHADE
- LITTLE SPIRE RUSSIAN SAGE, PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE', 2' HIGH X 2' WIDE, FULL SUN

LANDSCAPE PLAN - SIXTH FLOOR

955 POST STREET SAN FRANCISCO, CALIFORNIA | CONDITIONAL USE APPLICATION #2015-015950CUA UPDATE #3 | NOVEMBER 6, 2020

PAGE 32 OF 39