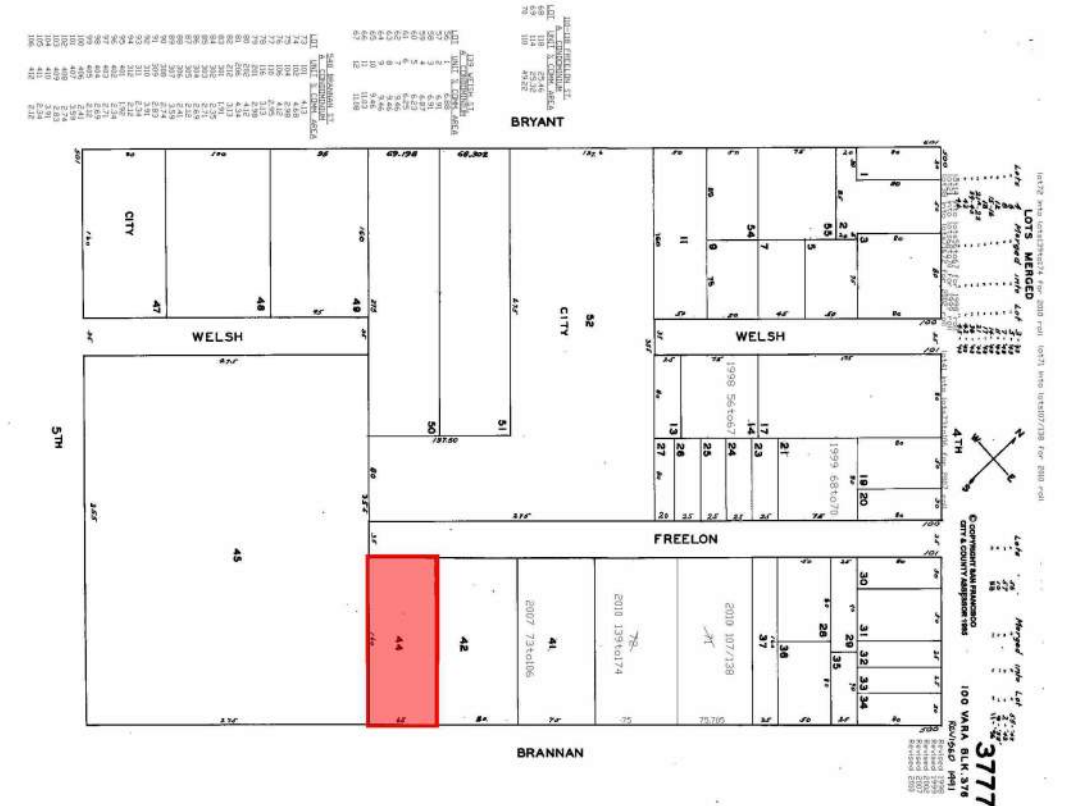
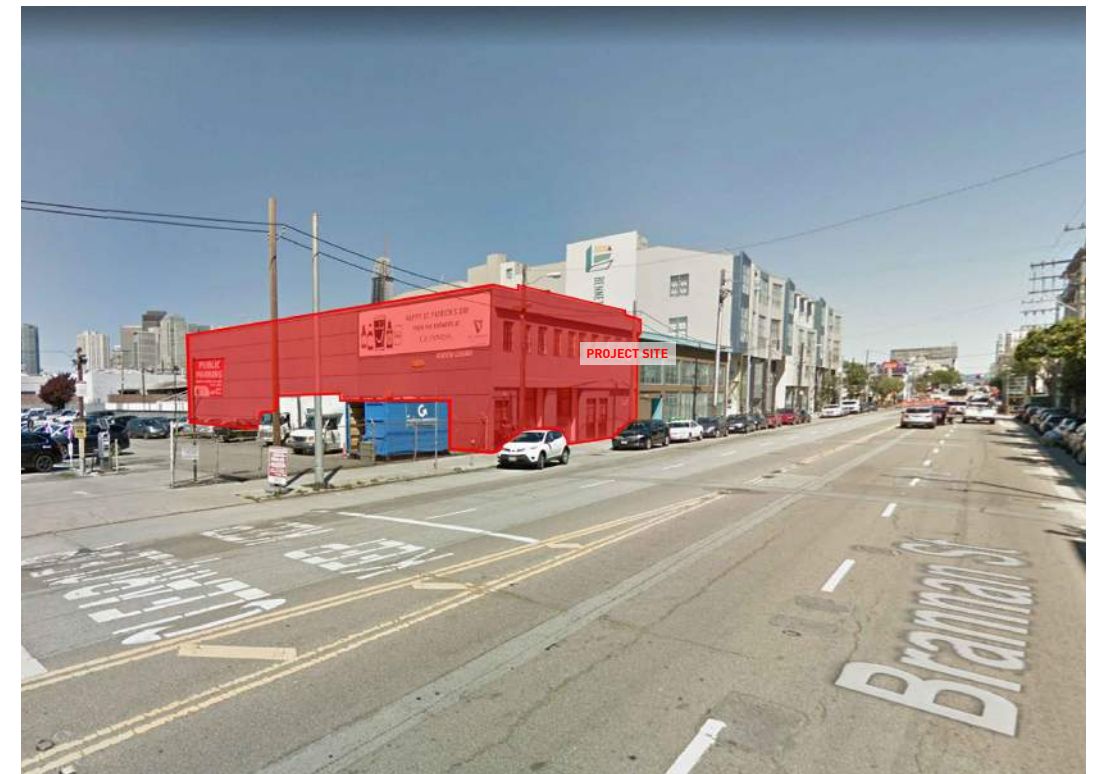
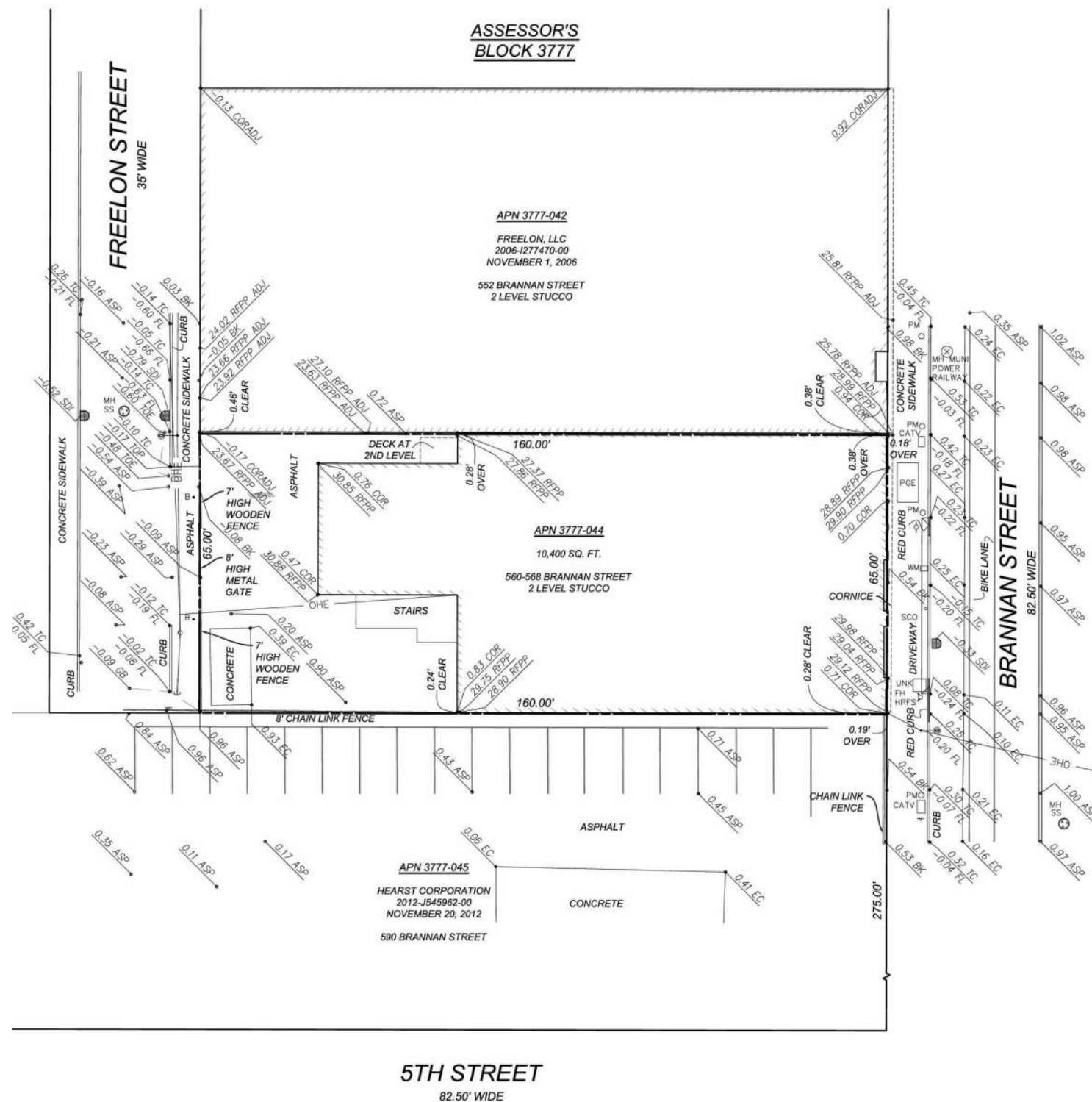
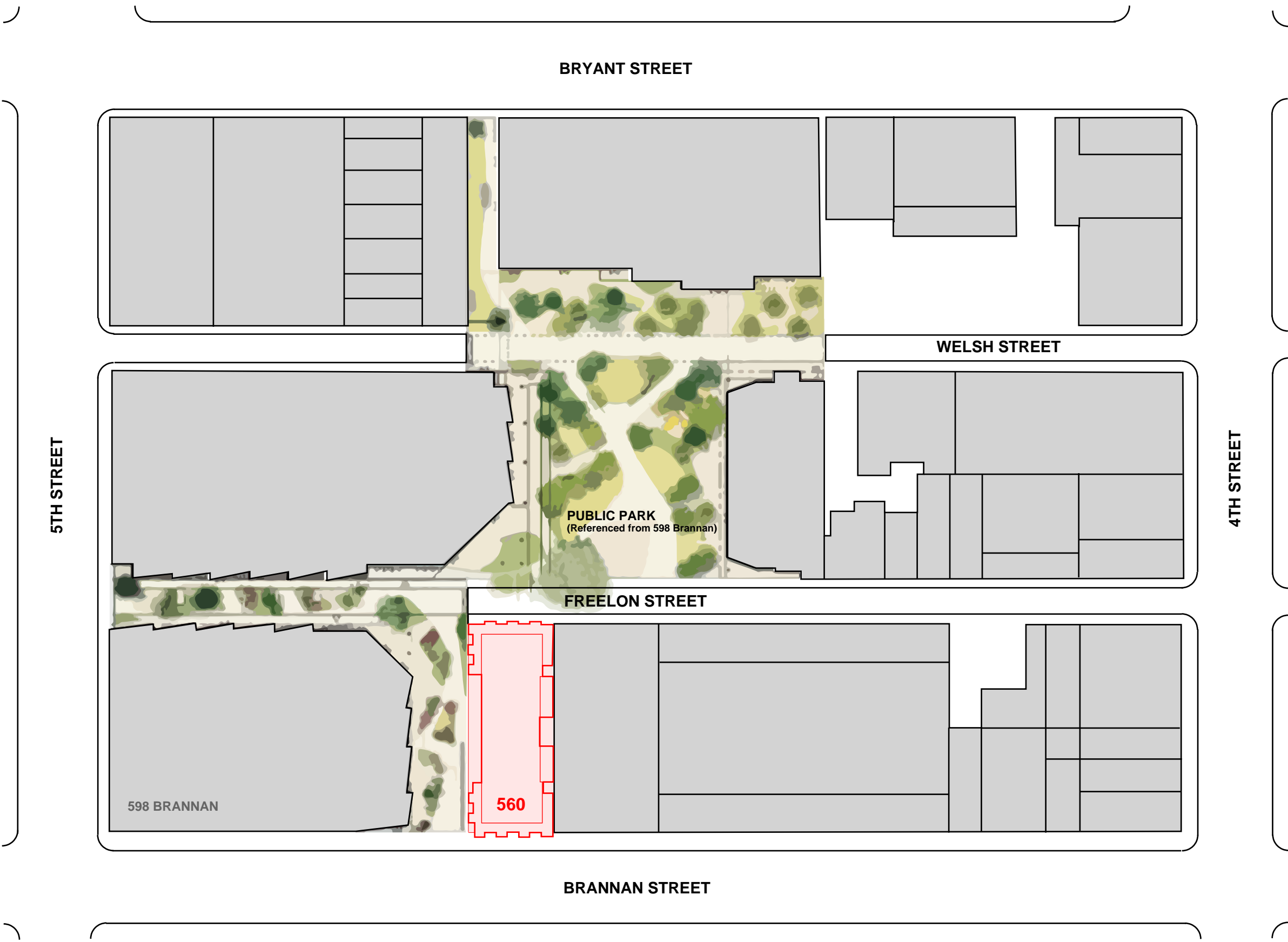


560 BRANNAN

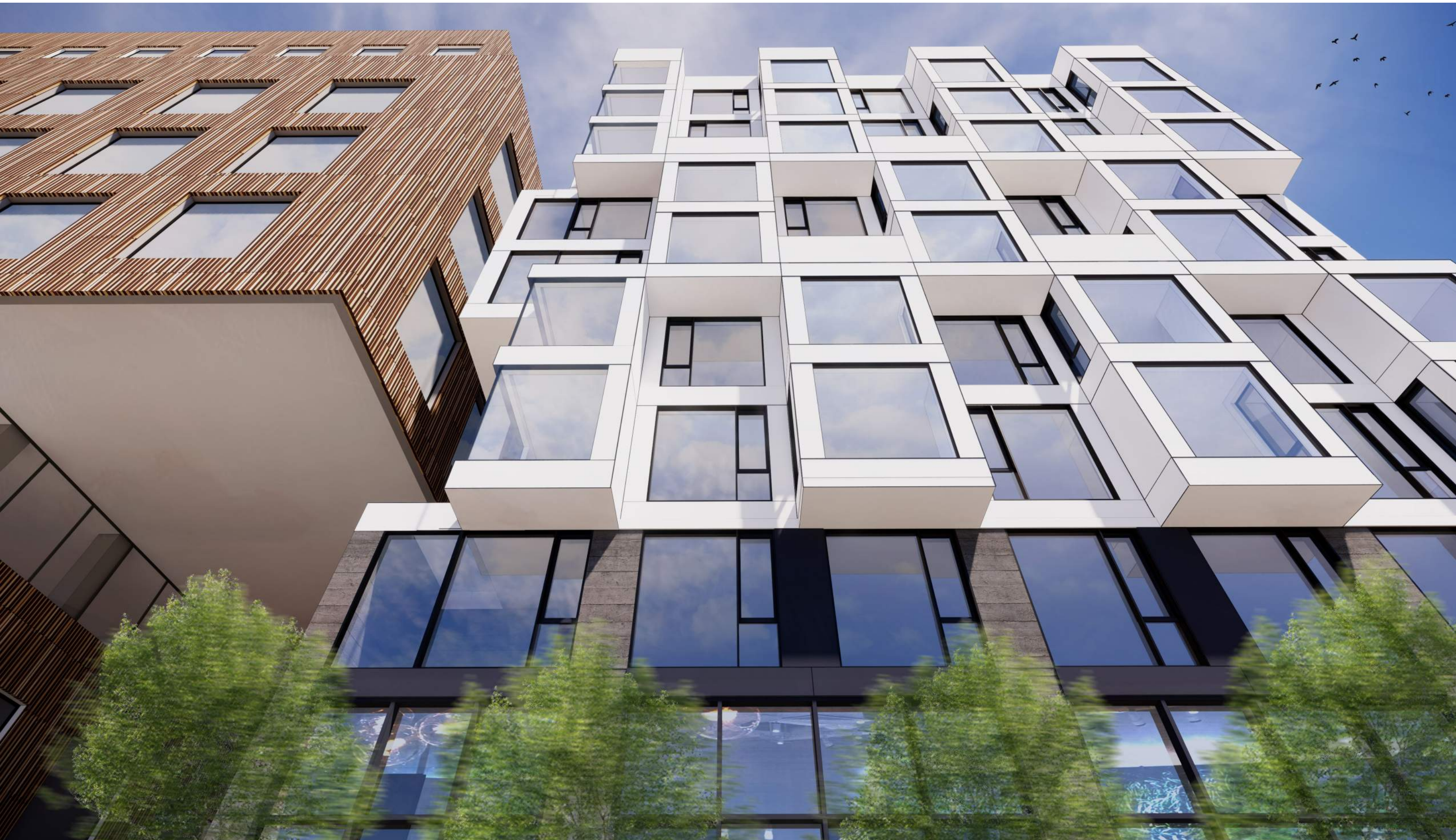
Planning Commission Hearing

November 18, 2021



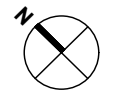
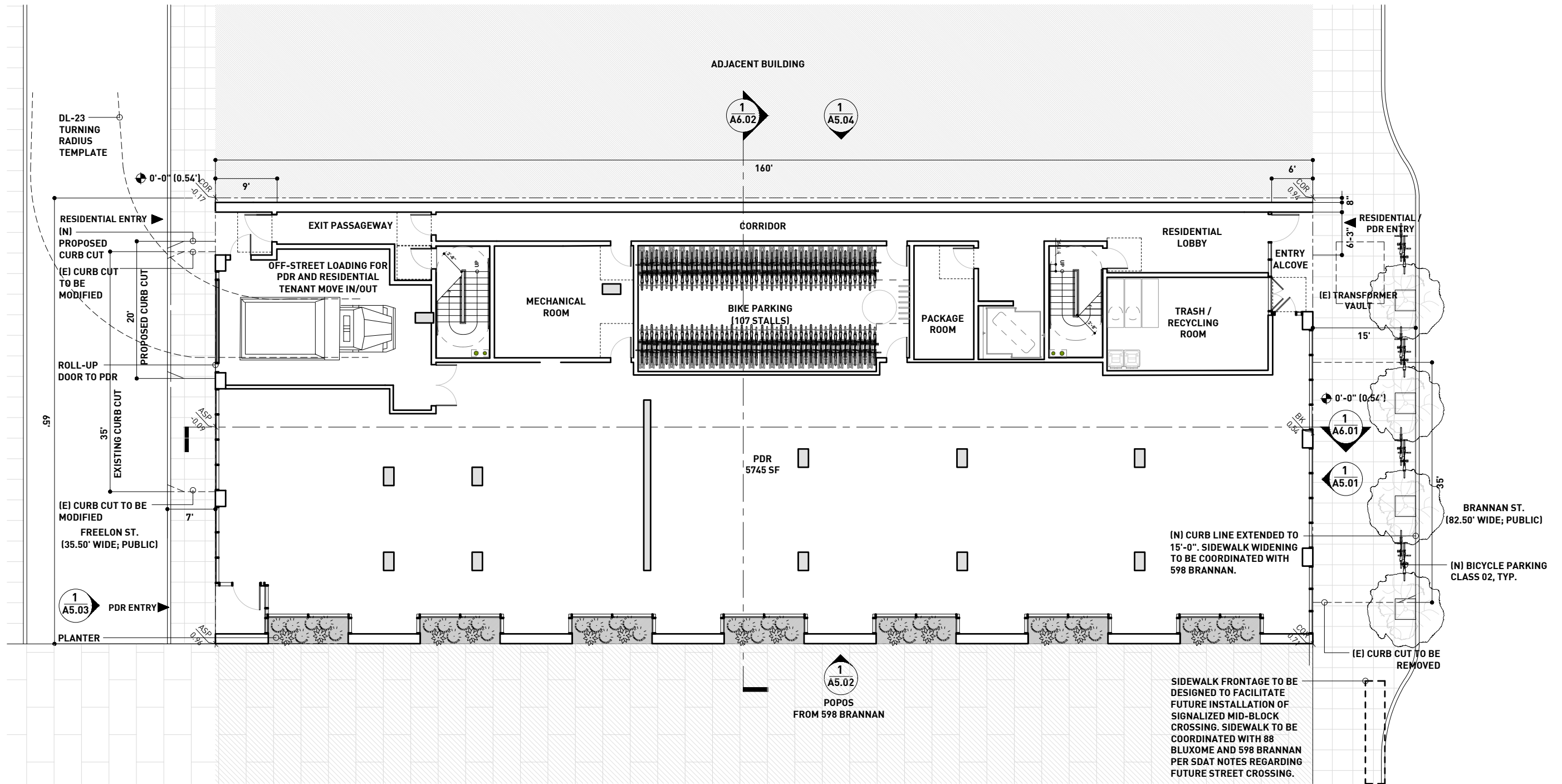




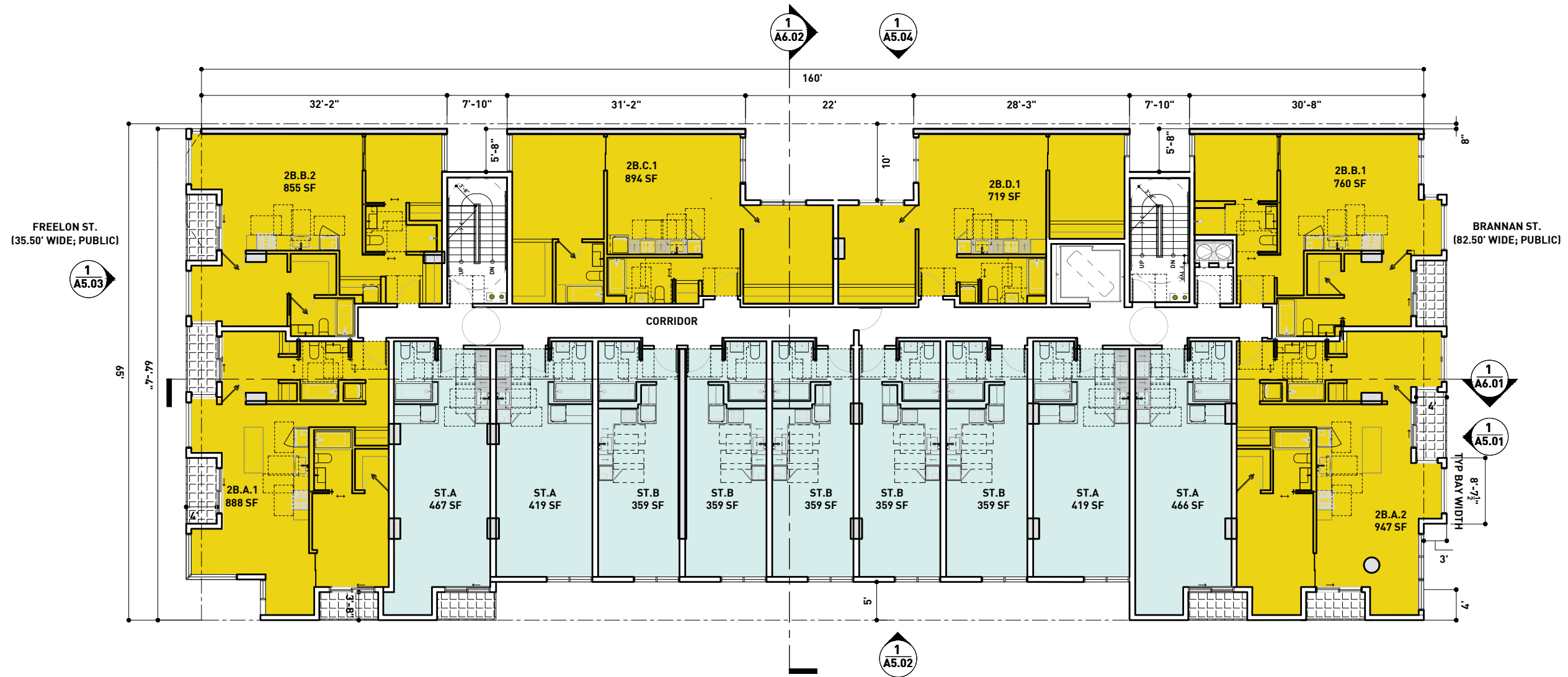


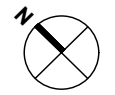
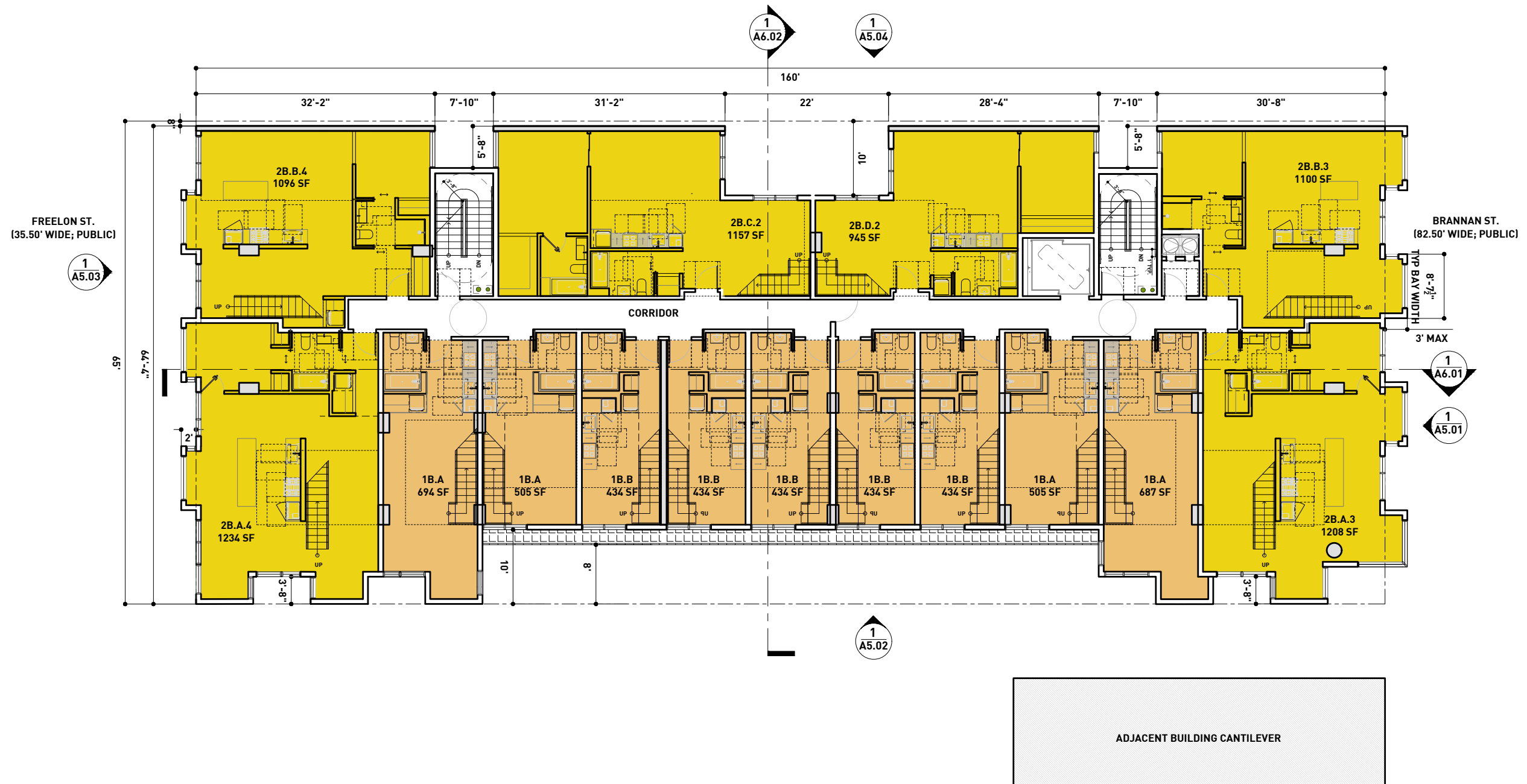




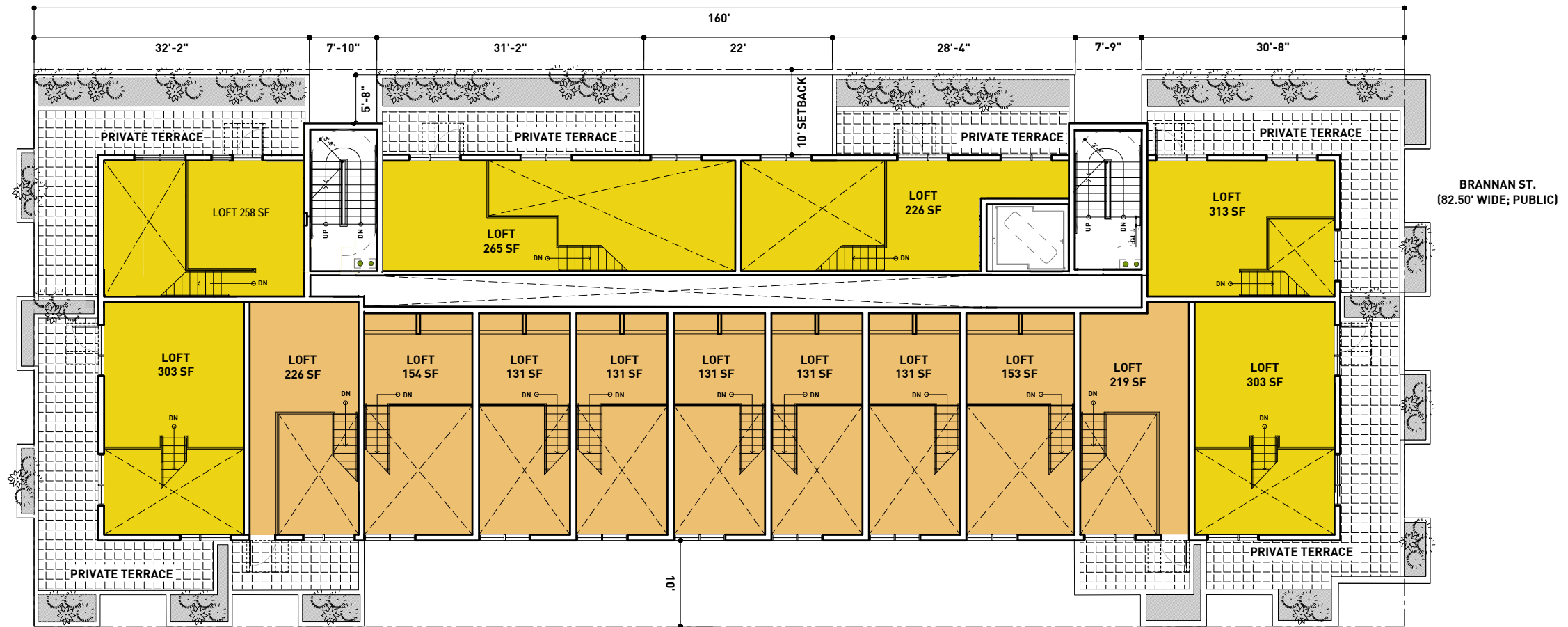






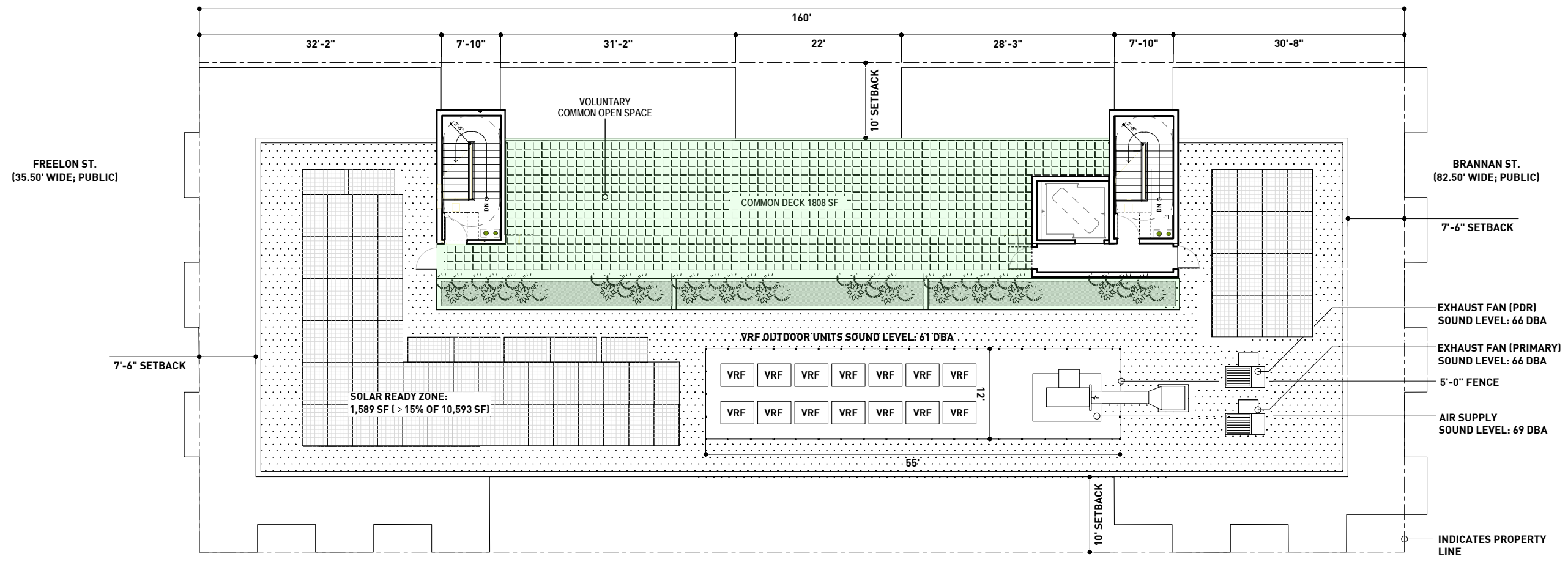


FRELON ST.
(35.50' WIDE; PUBLIC)



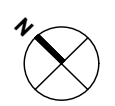
BRANNAN ST.
(82.50' WIDE; PUBLIC)

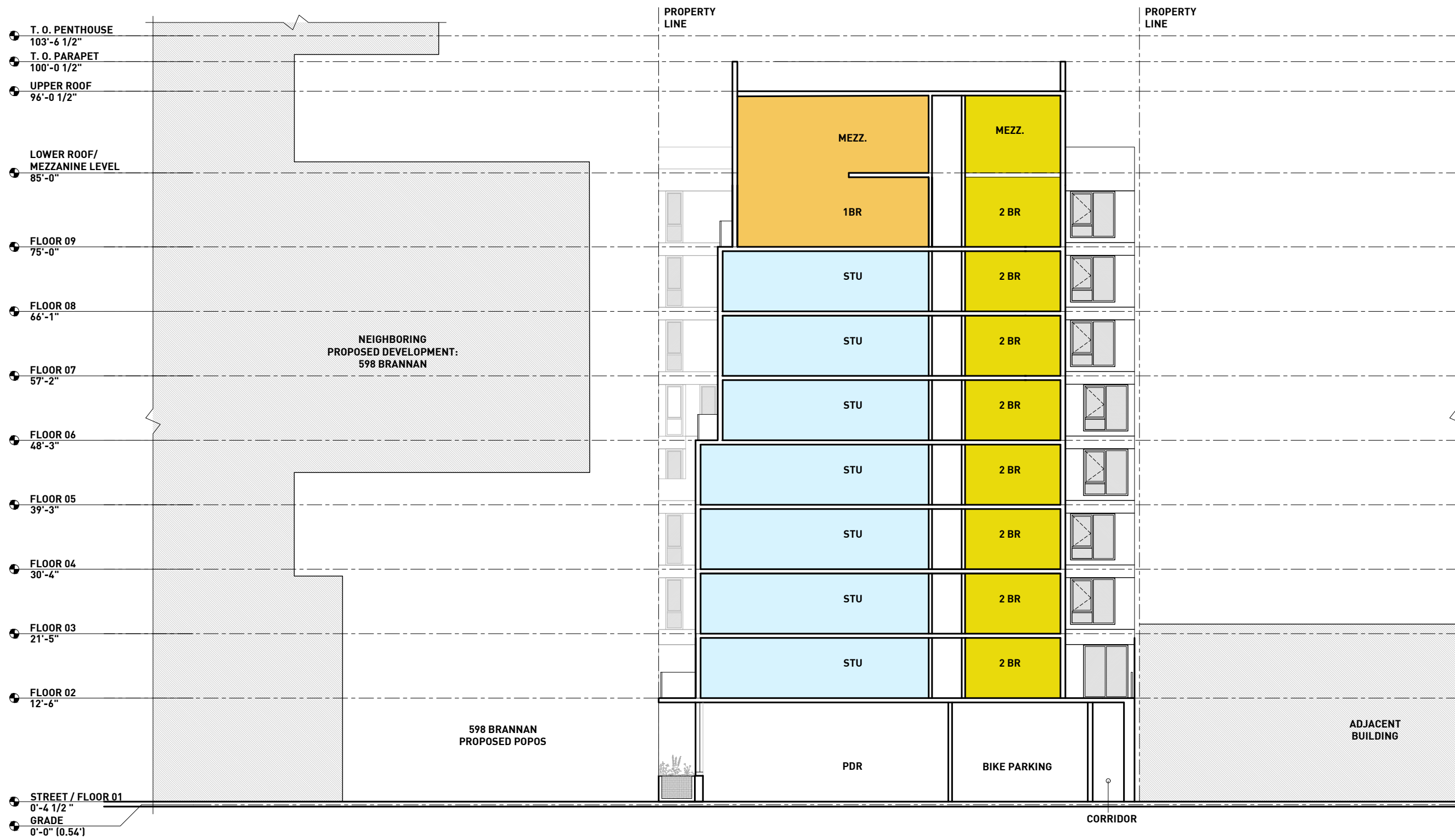


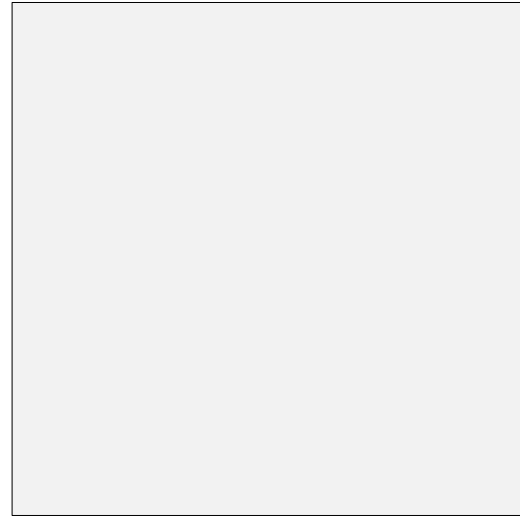


OPEN SPACES SUMMARY

Code-compliant Usable Open Spaces (UOS) per PC Sec. 135 and 840 provided	2815 SF
Non-code-compliant Open Spaces provided	1616 SF
Voluntary Common Open Spaces provided	1808 SF
Total Open Spaces provided	6239 SF
Unit with code-compliant open spaces (80sf/unit)	10 units
Unit with non-code-compliant open spaces (e.g. mini balconies)	33 units



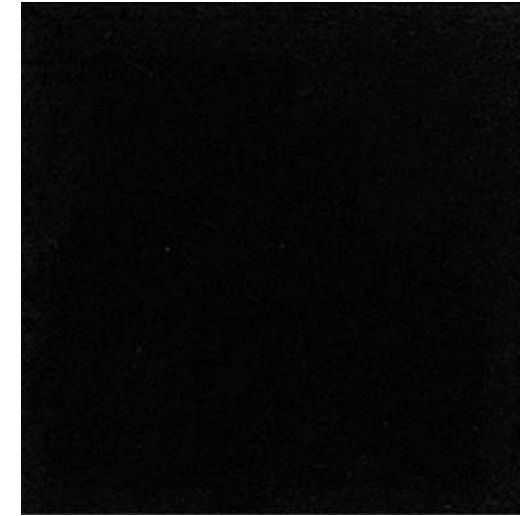




1 CEMENTITIOUS PANELING, INTEGRALLY COLORED



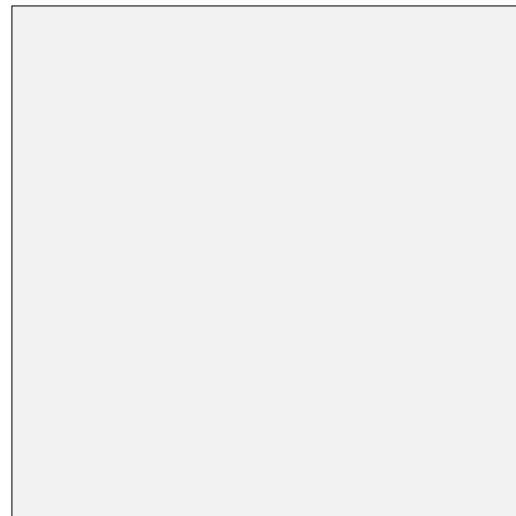
2 GLAZING FOR PUNCHED WINDOW
3 GLAZING FOR STOREFRONT SYSTEMS



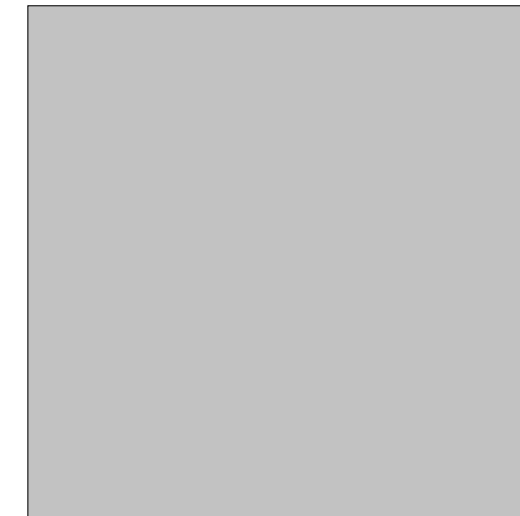
2 DARK BRONZE ANODIZED ALUMINUM FOR PUNCHED WINDOW
3 DARK BRONZE ANODIZED ALUMINUM FOR STOREFRONT SYSTEM



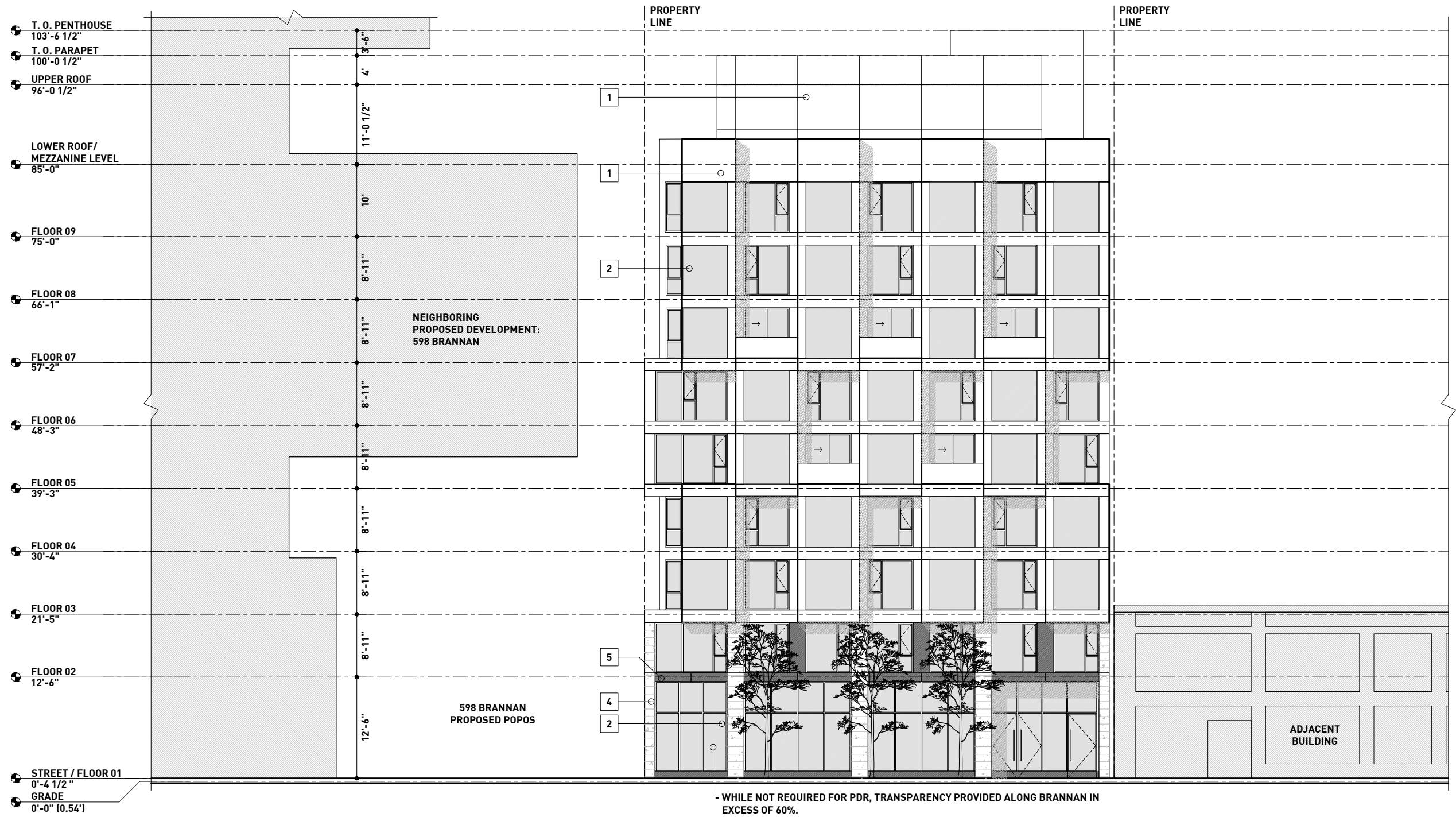
4 BOARD-FORMED CONCRETE



7 PAINTED CEMENTITIOUS MATERIAL - COLOR A
BENJAMIN MOORE WHITE PM-2



7 PAINTED CEMENTITIOUS MATERIAL - COLOR B
BENJAMIN MOORE SILENT NIGHT 1613



- WHILE NOT REQUIRED FOR PDR, TRANSPARENCY PROVIDED ALONG BRANNAN IN EXCESS OF 60%.

- * DECORATIVE RAILINGS OR GRILLWORK, OTHER THAN WIRE MESH, WHICH IS PLACED IN FRONT OF OR BEHIND GROUND FLOOR WINDOWS (CURRENTLY AT RESIDENTIAL LOBBY ENTRY), SHALL BE AT LEAST 75 PERCENT OPEN TO PERPENDICULAR VIEW.

