San Francisco Planning

1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103
SFPLANNING.ORG / 415.575.9010

MEMO TO THE PLANNING COMMISSION

Hearing Date: October 3, 2019

Date:	9/23/2019
Case No.:	**2013.1535CUA**
Project Address:	**450 OFARRELL ST/ 532 JONES ST**
Zoning:	RC-4 (RESIDENTIAL- COMMERCIAL, HIGH DENSITY) 80-T-130-T Height and Bulk District North of Market Residential SUD
Block/Lot:	0317/007, 009, 011
Project Sponsor:	Fifth Church of Christ, Scientist 450 O'Farrell Partners, LLC 39 Forrest Street, Suite 201 Mill Valley, CA 94941
Staff Contact:	Marcelle Boudreaux – 415-575-9140 Marcelle.Boudreaux@sfgov.org
Recommendation:	**None- Informational**

BACKGROUND

On September 13, 2018, the Planning Commission (hereinafter "Commission") certified the Final EIR, adopted a Statement of Overriding Considerations and granted Conditional Use Authorization for a project, located at 450-474 O'Farrell Street and 532 Jones Street, to demolish the existing commercial building (474 O'Farrell street), existing commercial and residential building (532 Jones Street), and existing religious building (450 O'Farrell Street), and construct a 13-story mixed use building containing up to 176 residential units, and approximately 3,827 square feet ground floor retail, 9,555 square feet new religious (church) use, to include vehicular and bicycle parking.

> **Conditional Use Authorization** was granted pursuant to Planning Code Section 303 for: i) planned unit development pursuant to section 304, with modifications for rear yard (section 134(g)), dwelling unit exposure (section 140); off-street loading (section 152) and permitted obstructions (section 136(c)); ii) for demolition, and replacement, of five existing dwelling units (section 317); iii) exceeding height of 50 feet with street frontage greater than 50 feet (section 253); iv) height greater than 80 feet in north of market residential special use district no. 1 (section 249.5/263.7); v) bulk exceedance (section 270); and vi) establishment of new religious institution use (section 303).

More details about project approvals are available in Motion Nos. 20279, 20280 and 20281.

CURRENT PROPOSAL

At the September 13, 2018 Planning Commission hearing, the Commission amended the project to incorporate an additional Condition of Approval (Motion No. 20281, Condition No. 12.a), as follows:

> **Facade and Colonnade**. Prior to issuance of the site permit architectural addendum, the Project Sponsor shall work with the Planning Department to redesign the lower levels of the southeast corner of the Project to eliminate the existing 450 O'Farrell Street facade and colonnade and replace it with a contemporary but compatible design that maintains the project's references to the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite facade composition, organization of building into vertical masses, punched window openings, and material uses,. ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition and materials.

The project has not received approval of a Site Permit to date. The applicant selected to revise the project design prior to site permit issuance instead of at the later architectural addendum, and requested the Informational Hearing to be scheduled in advance of Planning Department's approval of the site permit.

REQUIRED COMMISSION ACTION

No action is required by the Commission at this time. This informational hearing satisfies Condition of Approval No. 12.a, as detailed in Motion No. 20281.

RECOMMENDATION: None - Informational

Attachments:

Revised plans dated August 16, 2019.



3DE ARCHITECTURE

TCR Trammell Crow Residential

450 O'FARRELL - PLANNING RESUBMITTAL

450 O'Farrell San Francisco, CA

COVER | 08/16/19 | AP1.00



Urban Location

NTS



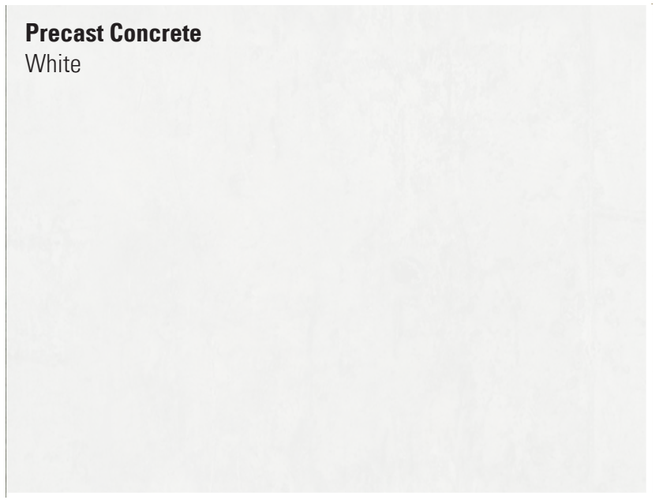
Neighborhood Location

NTS

Sheet List

AP1.00	COVER
AP1.01	LOCATION MAPS AND SHEET LIST
AP1.02	MATERIAL PALETTE
AP1.03	SURVEY
AP1.04	SITE PLAN (EXISTING)
AP1.05	SITE PLAN (PROPOSED)
AP1.06	SITE AREA PHOTO
AP1.07	STREETSCAPE PLAN
AP1.08	CONTEXT PHOTO
AP1.09	PROJECT DATA/MATRIX COMPARISON
AP1.10	TYPICAL UNITS
AP1.11	BIKE PARKING ACCESS
AP2.00	FLOOR PLAN - LEVEL P1
AP2.01	FLOOR PLAN - LEVEL 1
AP2.02	FLOOR PLAN - LEVEL 2
AP2.03	FLOOR PLAN - LEVEL 3
AP2.04	FLOOR PLAN - LEVEL 4
AP2.05	FLOOR PLAN - LEVEL 5
AP2.06	FLOOR PLAN - LEVEL 6
AP2.07	FLOOR PLAN - LEVEL 7-9
AP2.08	FLOOR PLAN - LEVEL 10
AP2.09	FLOOR PLAN - LEVEL 11-13
AP2.10	FLOOR PLAN - ROOF
AP3.00	ELEVATION - O'FARRELL
AP3.01	ELEVATION - SHANNON STREET
AP3.02	ELEVATION - JONES STREET
AP3.03	ELEVATION - NORTH
AP3.11	BUILDING SECTION - TRANSVERSE
AP4.01	BUILDING DETAIL - PRECAST
AP4.02	BUILDING DETAIL - WINDOW WALL + BALCONIES

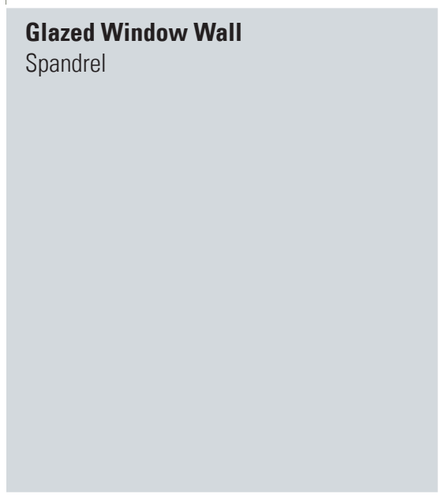
Notes:
1 - Parking in the basement is unbundled per SF Planning Code Section 167
2 - Bird safe glazing per SF Planning Code Section 139 is not required on this project.



Precast Concrete
White



Precast Concrete
Simulated Stone

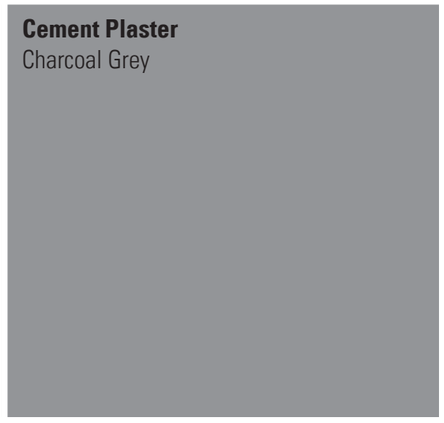


Glazed Window Wall
Spandrel

Glazed Window Wall
Clear



Metal Panel
Charcoal Grey



Cement Plaster
Charcoal Grey

Material Palette

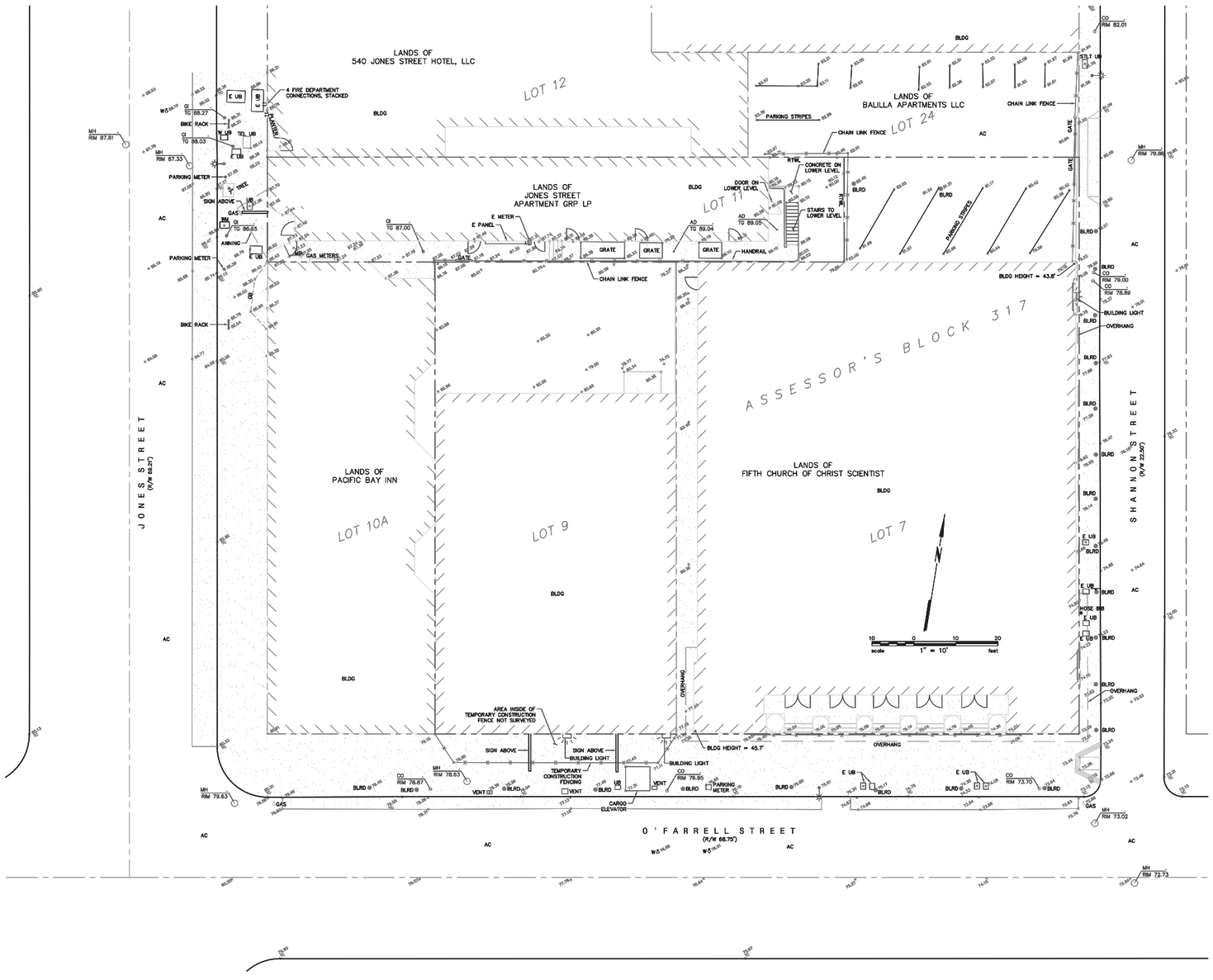
Precast Concrete
- White
- Simulated Stone

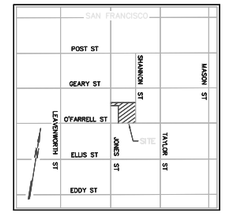
Glazed Window Wall
- Clear
- Spandrel

Metal Panel
- Charcoal Grey

Cement Plaster
- Charcoal Grey

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VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BLRD	BOLLARD
CO	CLEANOUT
E	ELECTRIC
GB	GRADE BREAK
GI	GRATE INLET
MB	MAILBOX
MH	MANHOLE
RTWL	RETAINING WALL
SQFT	SQUARE FEET
TC	TOP FACE OF CURB
TG	TOP OF GRATE
TEL	TELECOMMUNICATIONS
UB	UTILITY BOX
W	WATER
WM	WATER METER

SYMBOLS & LEGEND

EXISTING

- SIGN
- VALVE
- FIRE DEPARTMENT CONNECTION
- MANHOLE
- CLEANOUT
- STREET LIGHT
- TREE
- CENTER LINE
- PROPERTY LINE
- FENCE
- GRADE BREAK
- BUILDING LINE
- CONCRETE

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

BENCHMARK: 91.99' AT A CROW CUT AT THE OUTER RIM OF A STORM WATER INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF JONES STREET AND O'FARRELL STREET.

FIELD SURVEY DATE: 08/07/14 - 04/24/15

BKF ENGINEERS
Engineers | Surveyors | Planners
255 Shoreline Drive, Suite 200
Redwood Shores, CA 94065
(650) 482-6300
Fax (650) 482-6399

JASON KIRCHMANN PLS 8806

450 & 474 O'FARRELL STREET AND 532 JONES STREET, SAN FRANCISCO
APN 0317-007, 0317-009, & 0317-011

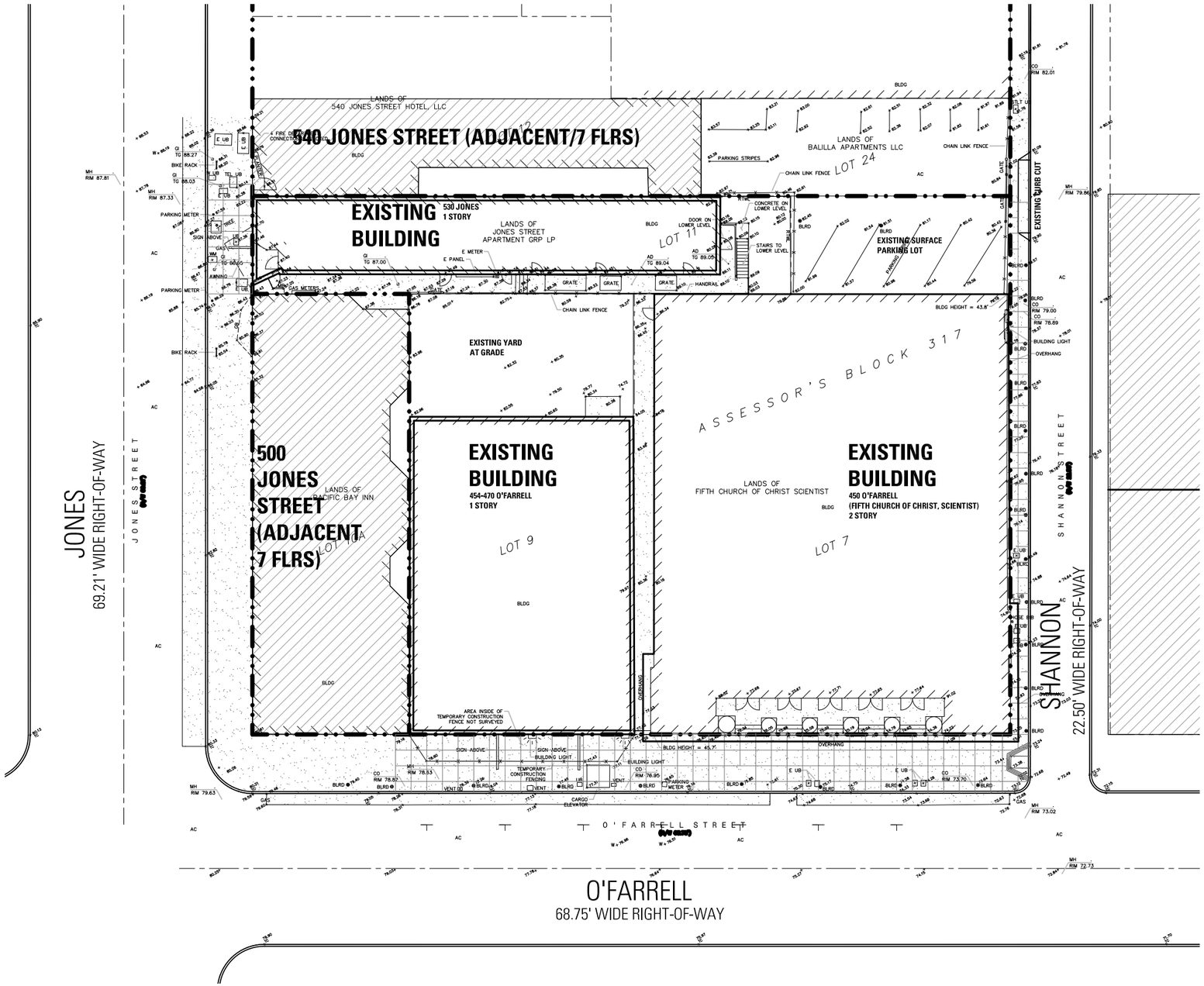
TOPOGRAPHIC MAP

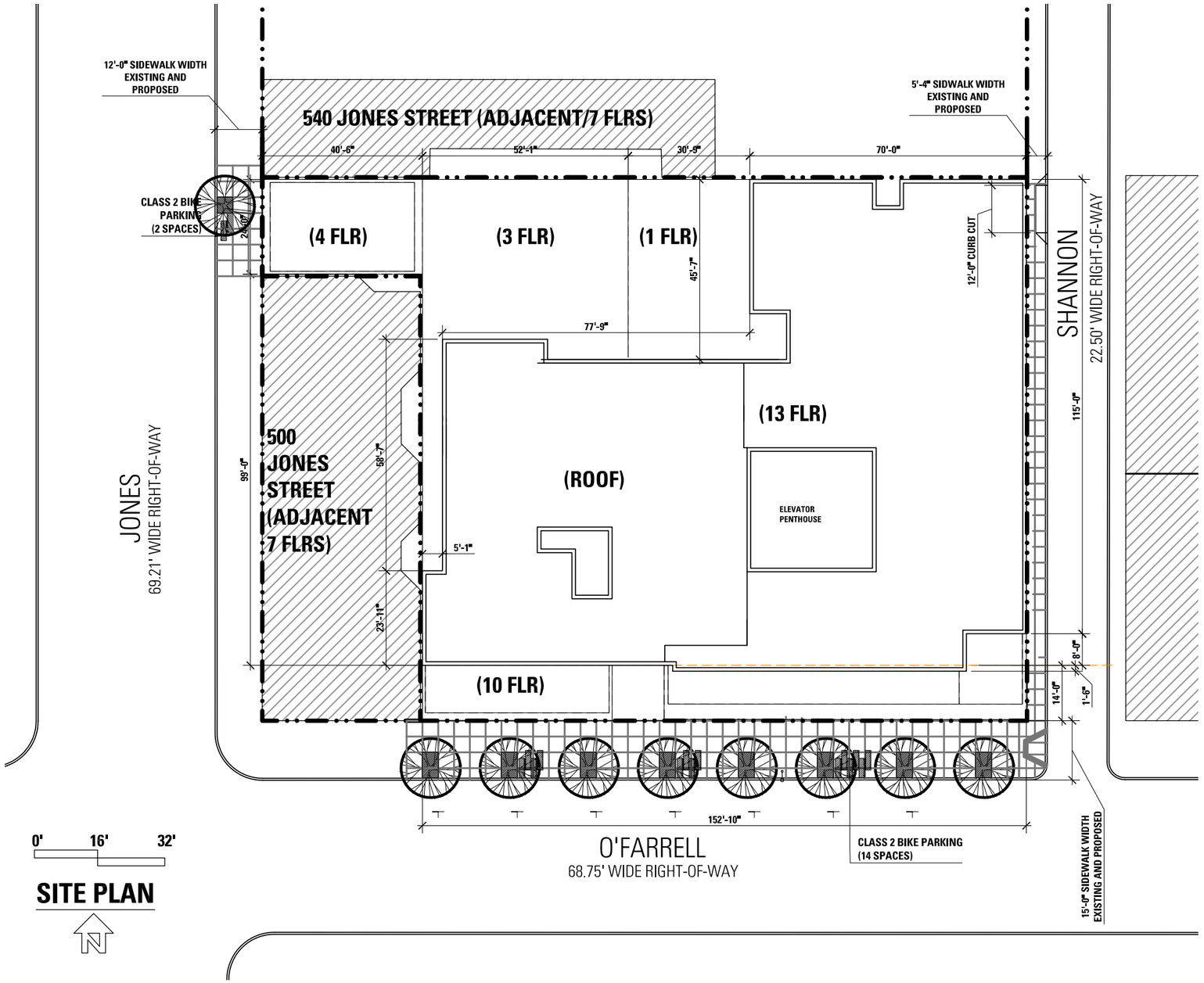
No.	Revisions

Date: MAY 2015
Scale: AS SHOWN
Designed: BJA
Drawn: BJA
Approved: JMK
Job No: 20145185

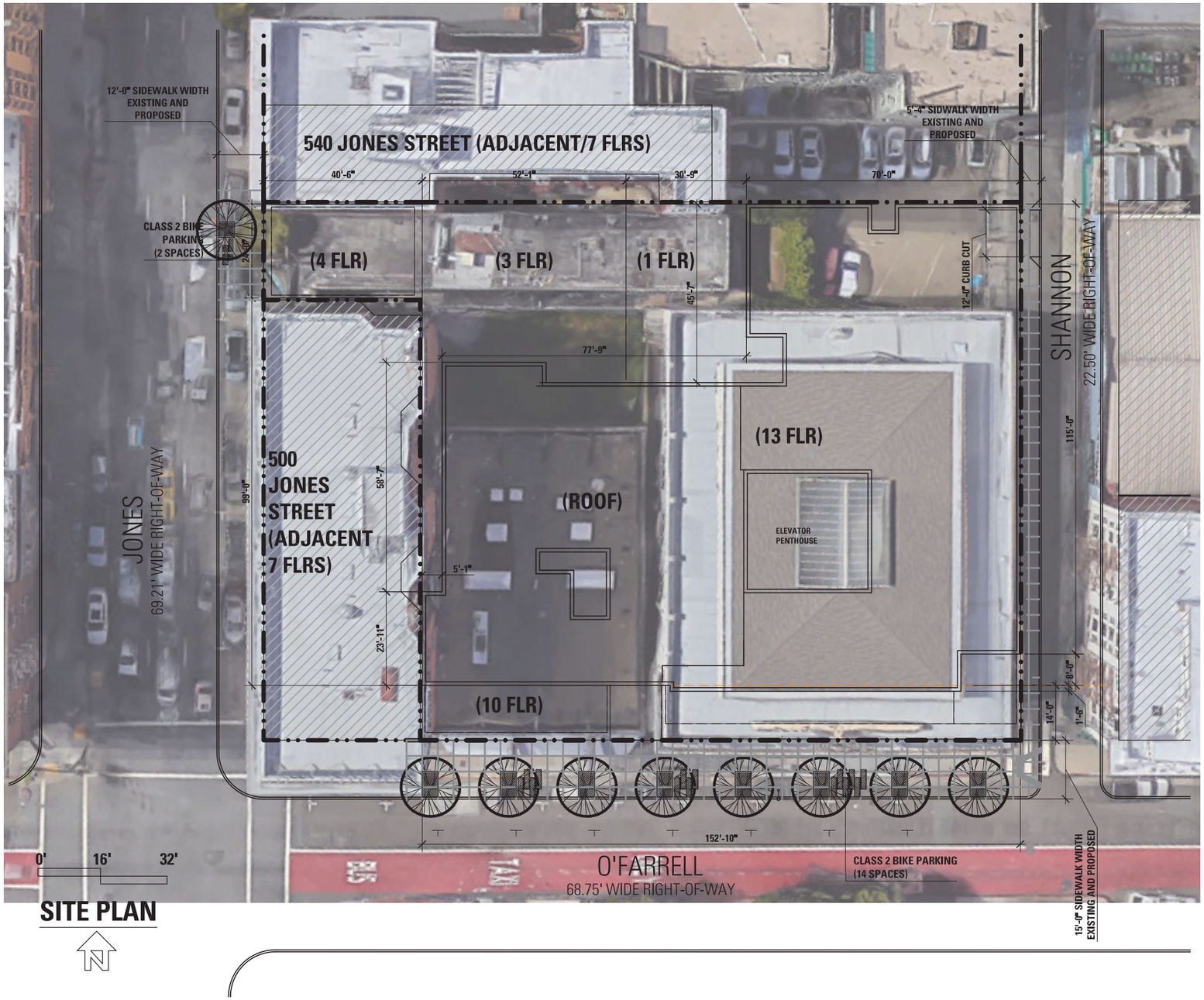
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Plot File: 13, 2017 at 9:09am
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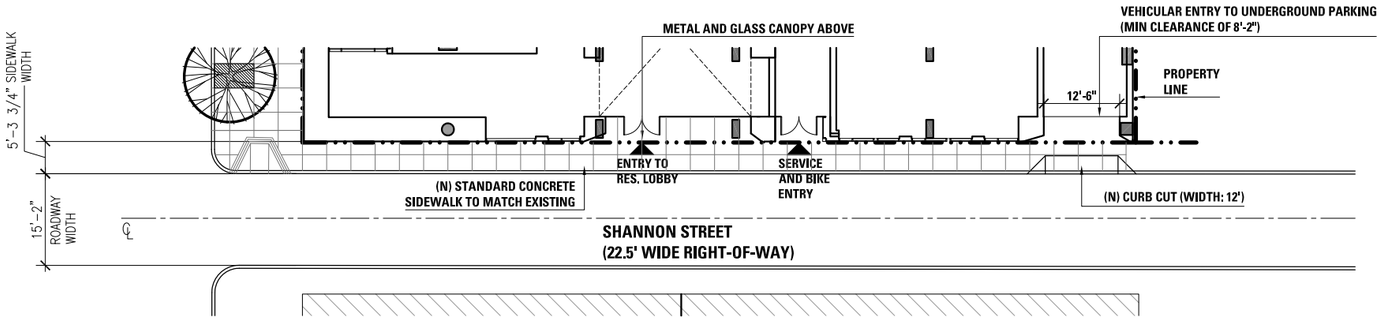

JONES
69.21' WIDE RIGHT-OF-WAY
JONES STREET
LANDS OF
540 JONES STREET HOTEL, LLC
540 JONES STREET (ADJACENT/7 FLRS)
EXISTING BUILDING
530 JONES
1 STORY
LANDS OF
JONES STREET
APARTMENT GRP LP
LANDS OF
BALILLA APARTMENTS LLC
EXISTING SURFACE
PARKING LOT
EXISTING CURB CUT
CHAIN LINK FENCE
LOT 12
LOT 24
LOT 11
EXISTING YARD
AT GRADE
500
JONES
STREET
(ADJACENT
7 FLRS)
LANDS OF
PACIFIC BAY INN
LOT 10A
EXISTING
BUILDING
454-470 O'FARRELL
1 STORY
LOT 9
ASSESSOR'S BLOCK 317
LANDS OF
FIFTH CHURCH OF CHRIST SCIENTIST
EXISTING
BUILDING
450 O'FARRELL
(FIFTH CHURCH OF CHRIST, SCIENTIST)
2 STORY
LOT 7
SHANNON STREET
22.50' WIDE RIGHT-OF-WAY
AREA INSIDE OF
TEMPORARY CONSTRUCTION
FENCE NOT SURVEYED
TEMPORARY
CONSTRUCTION
FENCING
CARGO
ELEVATION
BUILDING LIGHT
OVERHANG
BLDG HEIGHT = 45.7'
BLDG HEIGHT = 43.8'
O'FARRELL STREET
(ONE WAY)
O'FARRELL
68.75' WIDE RIGHT-OF-WAY


12'-0" SIDEWALK WIDTH EXISTING AND PROPOSED
540 JONES STREET (ADJACENT/7 FLRS)
5'-4" SIDWALK WIDTH EXISTING AND PROPOSED
40'-6"
52'-1"
30'-9"
70'-0"
CLASS 2 BIKE PARKING (2 SPACES)
24'-0"
(4 FLR)
(3 FLR)
(1 FLR)
45'-7"
12'-0" CURB CUT
SHANNON
22.50' WIDE RIGHT-OF-WAY
77'-9"
(13 FLR)
115'-0"
JONES
69.21' WIDE RIGHT-OF-WAY
500 JONES STREET (ADJACENT 7 FLRS)
99'-0"
58'-7"
(ROOF)
ELEVATOR PENTHOUSE
5'-1"
23'-11"
(10 FLR)
8'-0"
14'-0"
1'-6"
152'-10"
CLASS 2 BIKE PARKING (14 SPACES)
O'FARRELL
68.75' WIDE RIGHT-OF-WAY
15'-0" SIDEWALK WIDTH EXISTING AND PROPOSED
0'
16'
32'

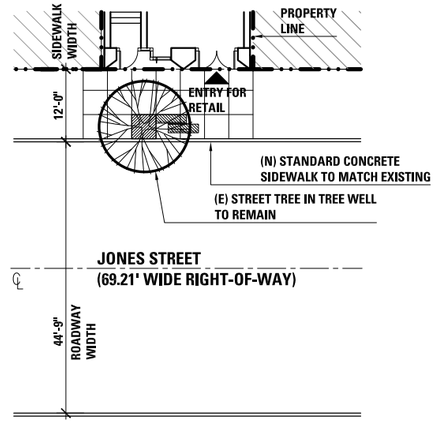
SITE PLAN


12'-0" SIDEWALK WIDTH EXISTING AND PROPOSED
540 JONES STREET (ADJACENT/7 FLRS)
40'-6"
52'-1"
30'-9"
70'-0"
5'-4" SIDWALK WIDTH EXISTING AND PROPOSED
CLASS 2 BIKE PARKING (2 SPACES)
(4 FLR)
(3 FLR)
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500 JONES STREET (ADJACENT 7 FLRS)
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JONES
69.21' WIDE RIGHT-OF-WAY
SHANNON
22.50' WIDE RIGHT-OF-WAY
115'-9"
8'-0"
14'-0"
1'-6"
152'-10"
0'
16'
32'
O'FARRELL
68.75' WIDE RIGHT-OF-WAY
CLASS 2 BIKE PARKING (14 SPACES)
15'-0" SIDEWALK WIDTH EXISTING AND PROPOSED

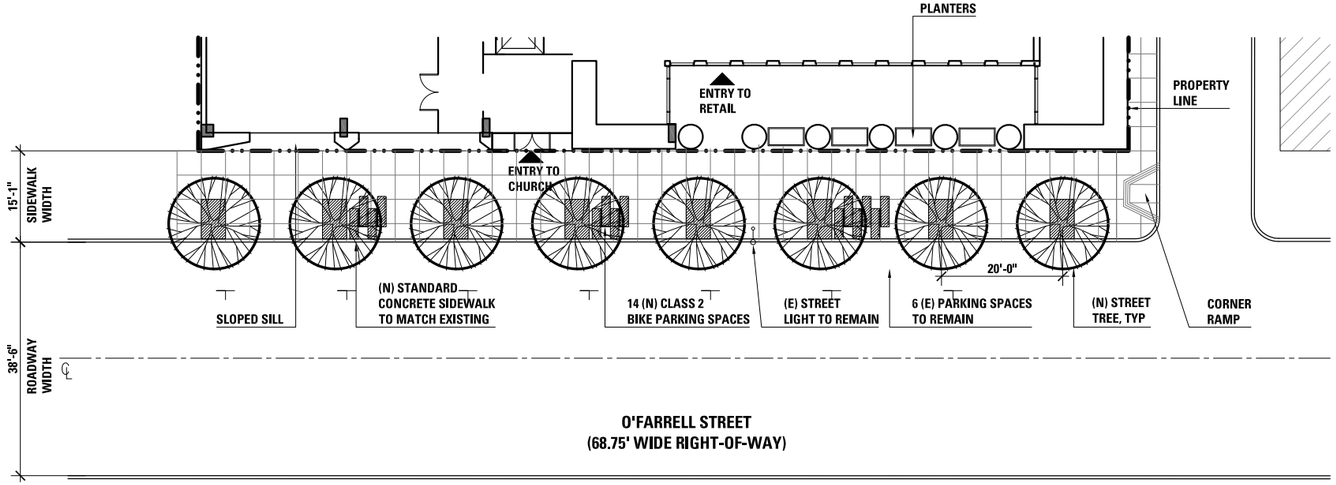
SITE PLAN



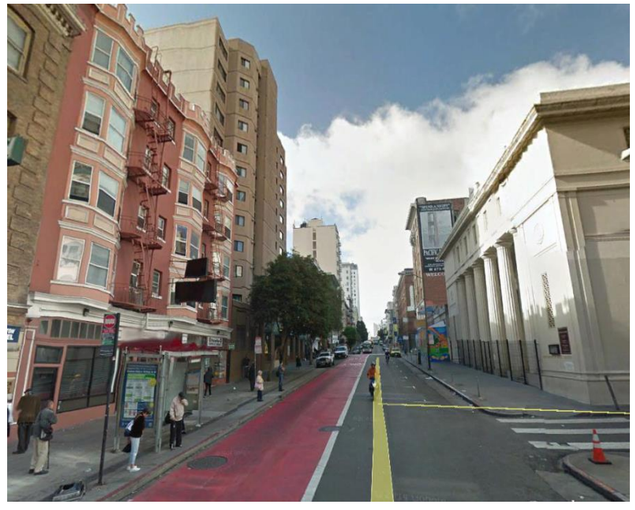
2 STREETSCAPE - SHANNON



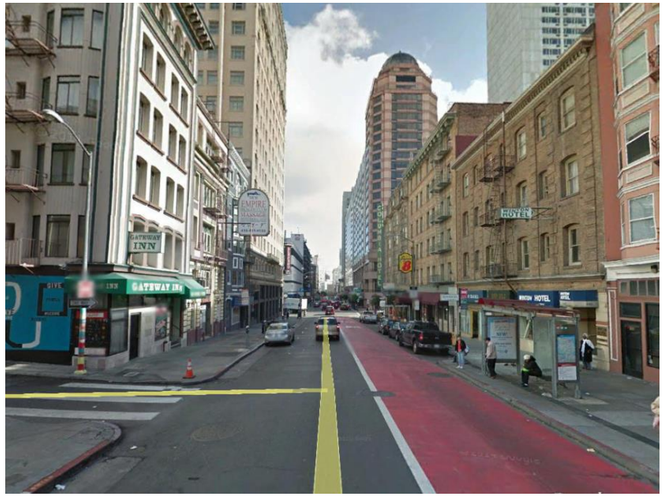
3 STREETSCAPE - JONES



1 STREETSCAPE - O'FARRELL



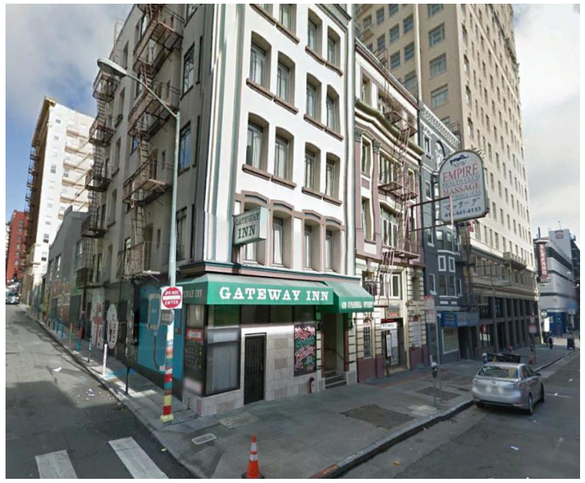
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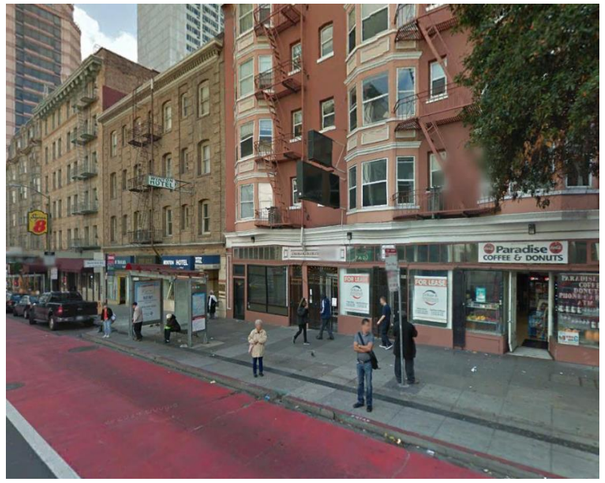
4



5



1



2



PHOTO KEY

Area Tabulation									Unit Count												Original	Revised
Level	Approved Gross Area	Proposed Gross Area	Approved Rentable*	Proposed Rentable*	Approved Retail	Proposed Retail	Approved Church	Proposed Church	Original Studio	Revised Studio	Original JR1	Revised JR1	Original 1Bd	Revised 1Bd	Original 2bd	Revised 2bd	Original 3bd (NA)	Revised 3bd	Original Total	Revised Total	Count of Units which require Sec. 140 Exception	
Basement	22,105 SF	**20,795 SF**																			0	**0**
1	21,080 SF	**19,922 SF**			3,057 SF	**2,824 SF**	6,765 SF	**7,032 SF**	0	**0**	0	**0**	0	**0**	0	**0**	0	**0**	0	0	0	**0**
2	8,290 SF	**9,138 SF**	5,490 SF	**5,463 SF**	770 SF	**1,041 SF**			4	**3**	0	**0**	2	**0**	2	**2**	0	**2**	8	7	4	**4**
3	14,415 SF	**14,190 SF**	9,370 SF	**8,818 SF**			2,790 SF	**3,149 SF**	1	**3**	2	**0**	3	**1**	5	**5**	0	**2**	11	11	4	**4**
4	16,300 SF	**19,525 SF**	10,960 SF	**11,268 SF**					1	**2**	1	**0**	6	**4**	5	**6**	0	**2**	13	14	4	**2**
5	15,430 SF	**15,723 SF**	13,050 SF	**12,848 SF**					1	**2**	3	**0**	6	**5**	6	**7**	0	**2**	16	16	1	**4**
6	15,295 SF	**15,723 SF**	12,920 SF	**12,848 SF**					1	**2**	3	**0**	6	**5**	6	**7**	0	**2**	16	16	1	**4**
7	15,420 SF	**15,723 SF**	12,920 SF	**12,848 SF**					1	**2**	3	**0**	6	**5**	6	**7**	0	**2**	16	16	1	**0**
8	15,420 SF	**15,723 SF**	12,920 SF	**12,848 SF**					1	**2**	3	**0**	6	**5**	6	**7**	0	**2**	16	16	1	**0**
9	15,420 SF	**15,723 SF**	12,920 SF	**12,848 SF**					1	**2**	3	**0**	6	**5**	6	**7**	0	**2**	16	16	1	**0**
10	14,745 SF	**15,006 SF**	12,320 SF	**12,143 SF**					1	**3**	3	**0**	7	**6**	5	**5**	0	**2**	16	16	1	**0**
11	14,745 SF	**15,006 SF**	12,320 SF	**12,143 SF**					1	**3**	3	**0**	7	**6**	5	**5**	0	**2**	16	16	1	**0**
12	14,745 SF	**15,006 SF**	12,320 SF	**12,143 SF**					1	**3**	3	**0**	7	**6**	5	**5**	0	**2**	16	16	1	**0**
13	14,745 SF	**15,006 SF**	12,320 SF	**12,143 SF**					1	**3**	3	**0**	7	**6**	5	**5**	0	**2**	16	16	1	**0**
Totals	**218,155 SF**	**222,209 SF**	**139,830 SF**	**138,361 SF**	**3,827 SF**	**3,865 SF**	**9,555 SF**	**10,181 SF**	**15**	**30**	**30**	**0**	**69**	**54**	**62**	**68**	**0**	**24**	**176**	**176**	**21**	**18**
*Net of Circulation, Hallways, ect.									8.5%	**17.0%**	17.0%	**0.0%**	39.2%	**30.7%**	35.2%	**38.6%**	0.0%	**13.6%**				

Rear Yard	Original	Revised
Site Area	22,105 SF	**22,101 SF**
Rear Yard Required	5,526 SF	**5,526 SF**
Rear Yard Provided	3,773 SF	**4,131 SF**

Residential Amenity	Original	Revised
Level 1 (Lobby)	1,944 SF	**2,313 SF**
Level 2		**916 SF**
Level 4	2,497 SF	**2,550 SF**
Total	4,441 SF	**5,779 SF**

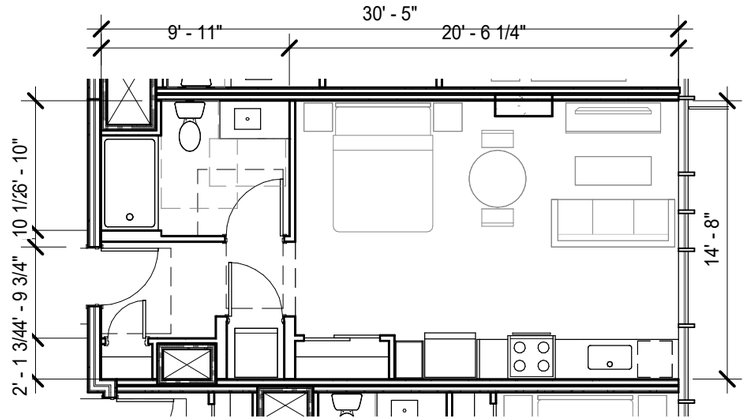
Retail Area	Original	Revised
Level 1 (O'Farrell)	3,057 SF	**2,824 SF**
Level 2 (Jones)	770 SF	**1,041 SF**
Total	**3,827 SF**	**3,865 SF**

Chruch Area	Original	Revised
Level 1	6,765 SF	**7,032 SF**
Level 3	2,790 SF	**3,149 SF**
Total	**9,555 SF**	**10,181 SF**

Parking	Original	Revised
Resident Typical	29	**41**
Resident Accessible	1	**2**
Accessible Typical	*0*	*1*
Accessible Van	*1*	*1*
Car Share	1	**1**
Church Use Typical	9	**4**
Church Use Accessible	1	**1**
Accessible Typical	*0*	*1*
Accessible Van	*1*	*0*
Total	**41**	**49**

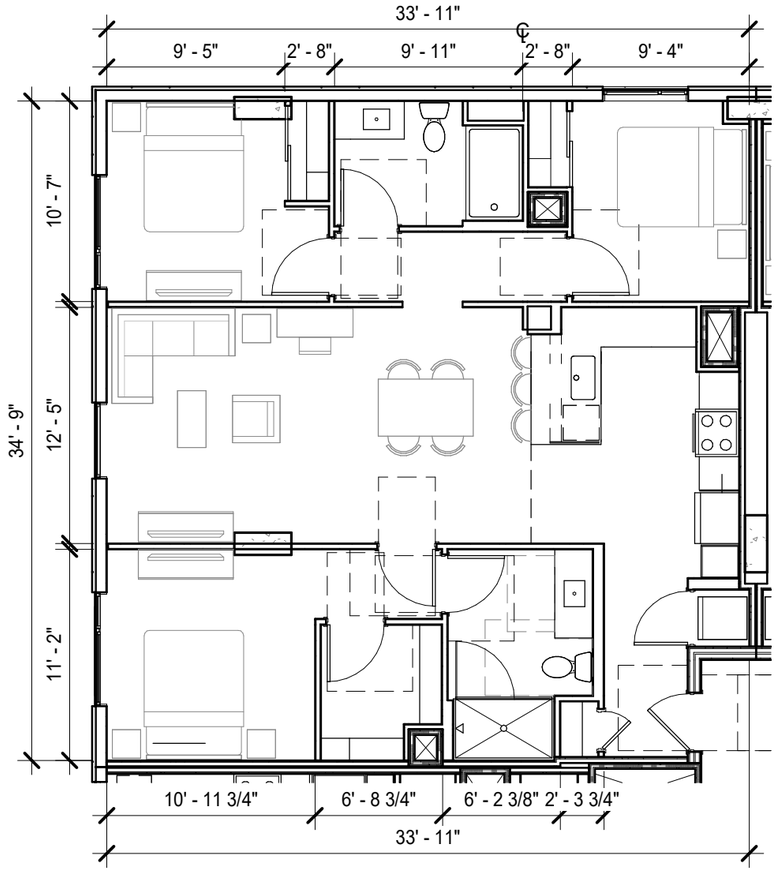
Bike Parking		
Resident Use	Original	Revised
Class 1	119	119
Class 2	9	9
Church Use	Original	Revised
Class 1	5	5
Class 2	1	1
Retail Use	Original	Revised
Class 1	1	1
Class 2	6	6
Total	Original	Revised
Class 1	125	125
Class 2	16	16

Open Space Requirements					
Required					
Private	176 Units			36 SF	6,336 SF
or					
Common	176 Units			48 SF	8,448 SF
Provided	**Original**			**Revised**	
Private					
Counted Area		**Counted**	**Actual**		**Counted**	**Actual**
Private decks-Rear Yard @ level 2	4 Units	144 SF	1,500 SF			
O'Farrell Setback Deck @ Level 10	2 Units	72 SF	510 SF	3 Units	232 SF	695 SF
Behind Colonade West @ level 4	1 Units	36 SF	110 SF			
Behind Colonade East @ level 4	1 Units	36 SF	110 SF	1 Units	87 SF	
Totals		**288 SF**	**2,230 SF**		**319 SF**	**695 SF**
Provideds for		8 Units			4 Units	
Common						
Courtyard Level 4		2,271 SF			2,794 SF	
Roof Deck		5,800 SF			5,461 SF	
Totals		**8,071 SF**			**8,255 SF**	
Provideds for		168 Units			172 Units	



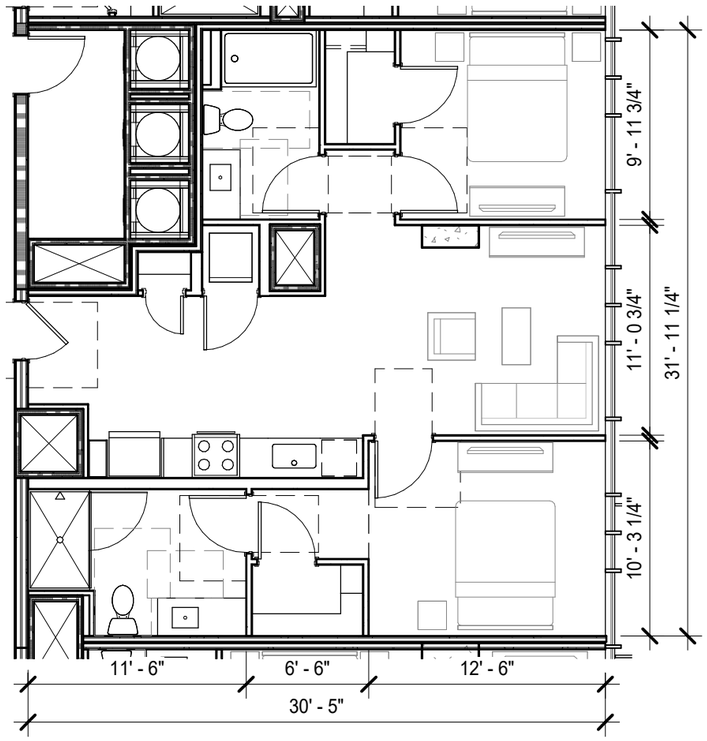
UNIT TYPE S3.1 1

1/8" = 1'-0"



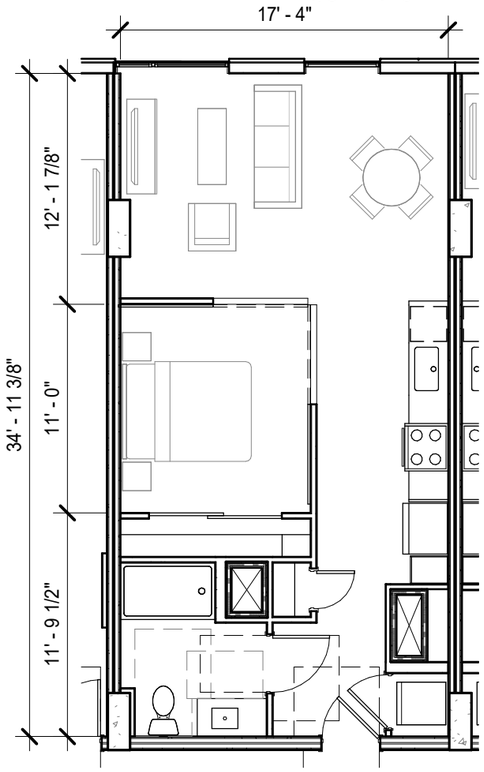
UNIT TYPE C1.1 4

1/8" = 1'-0"



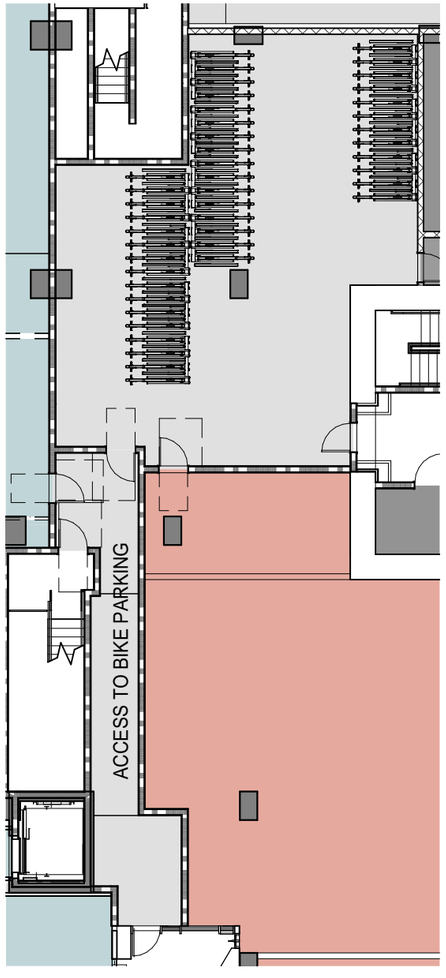
UNIT TYPE B3.1 3

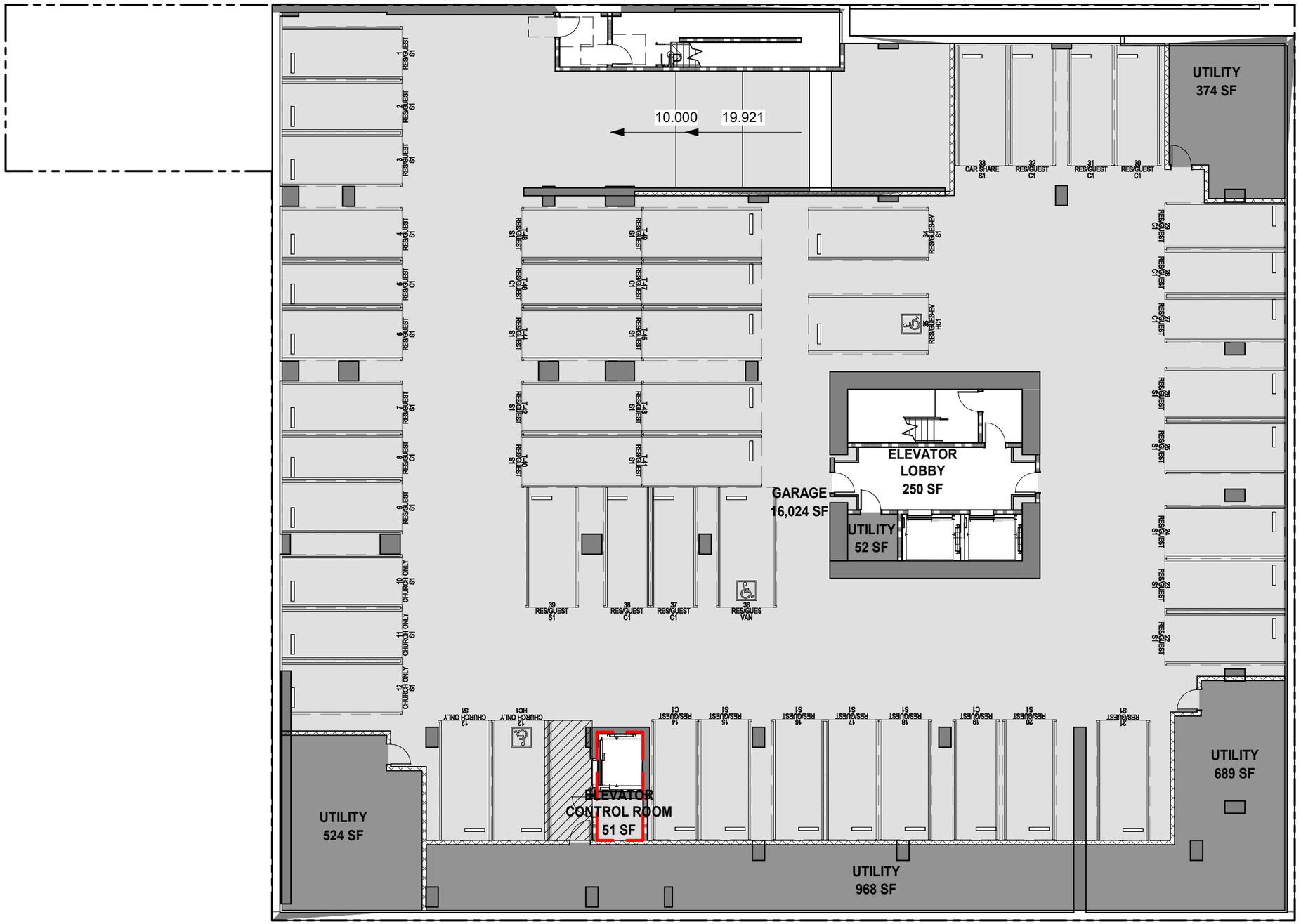
1/8" = 1'-0"

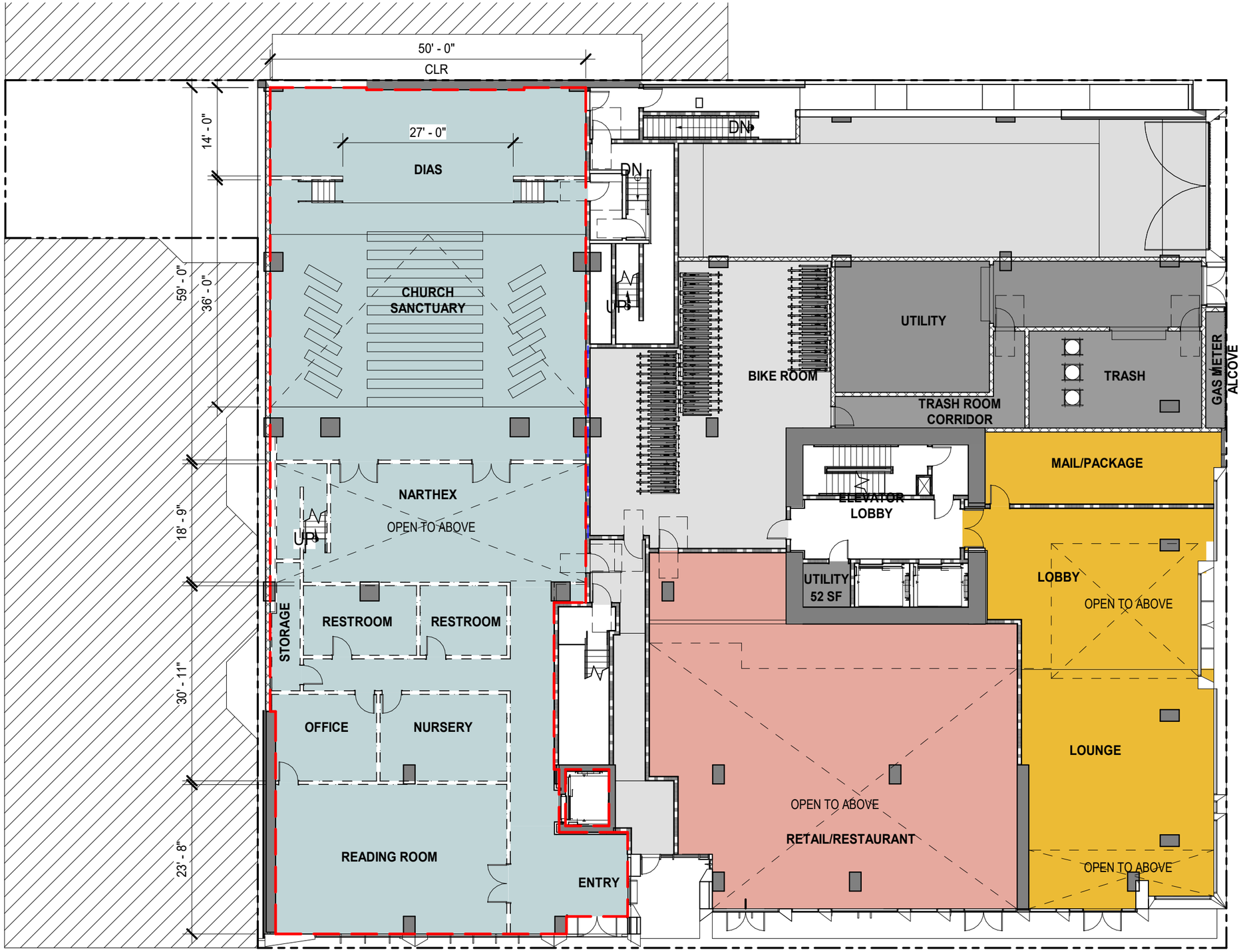


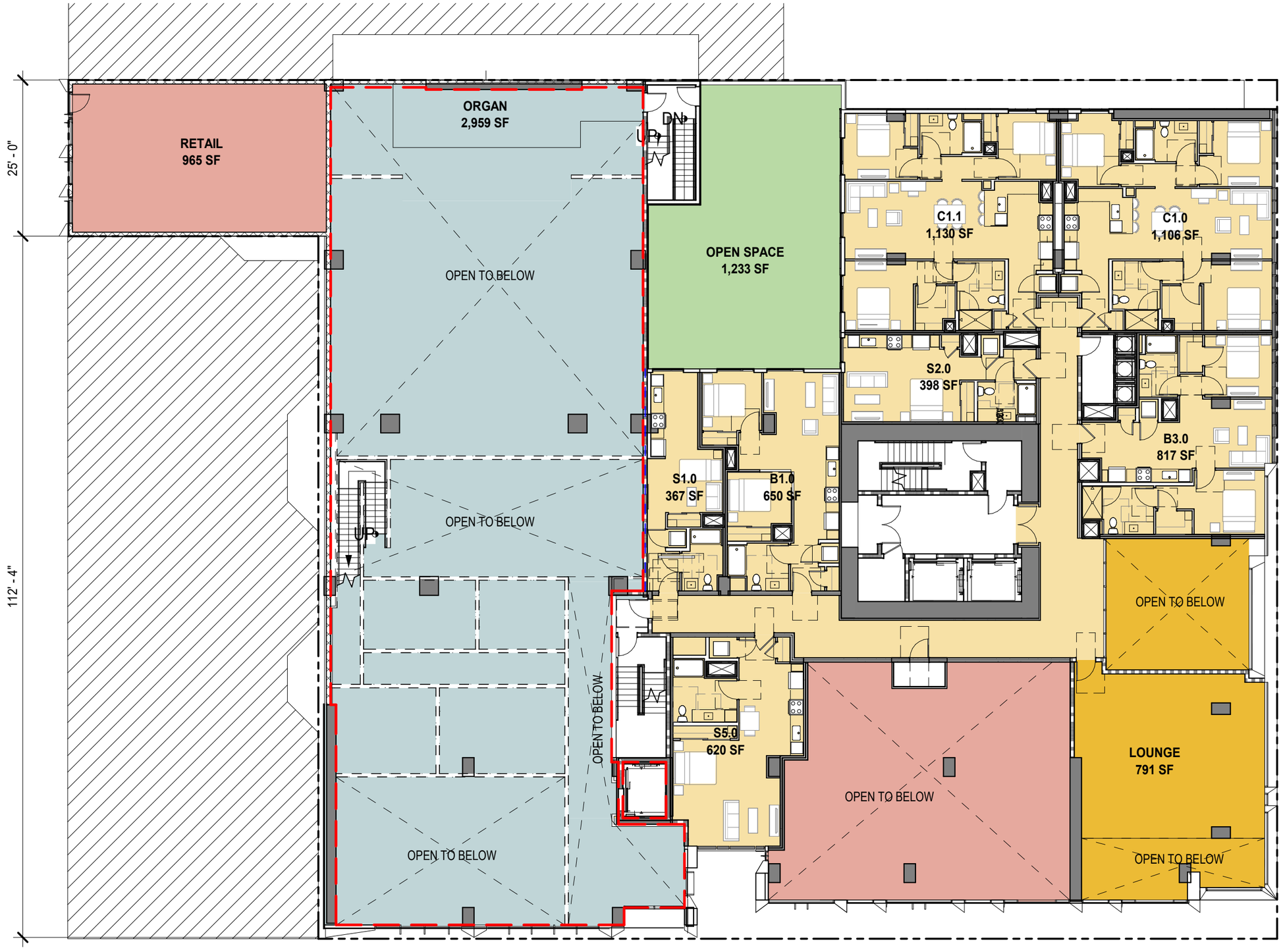
UNIT TYPE A3.0 2

1/8" = 1'-0"


ACCESS TO BIKE PARKING


UTILITY
374 SF
10.000
19.921
ELEVATOR
LOBBY
250 SF
GARAGE
16,024 SF
UTILITY
52 SF
ELEVATOR
CONTROL ROOM
51 SF
UTILITY
524 SF
UTILITY
968 SF
UTILITY
689 SF


50' - 0"
CLR
27' - 0"
14' - 0"
59' - 0"
36' - 0"
18' - 9"
30' - 11"
23' - 8"
DIAS
CHURCH
SANCTUARY
NARTHEX
OPEN TO ABOVE
UP
DN
DN
UP
STORAGE
RESTROOM
RESTROOM
OFFICE
NURSERY
READING ROOM
ENTRY
BIKE ROOM
UTILITY
TRASH
TRASH ROOM
CORRIDOR
GAS METER
ALCOVE
MAIL/PACKAGE
ELEVATOR
LOBBY
UTILITY
52 SF
LOBBY
OPEN TO ABOVE
LOUNGE
OPEN TO ABOVE
RETAIL/RESTAURANT
OPEN TO ABOVE


RETAIL
965 SF
ORGAN
2,959 SF
DN
UP
OPEN TO BELOW
OPEN SPACE
1,233 SF
C1.1
1,130 SF
C1.0
1,106 SF
S2.0
398 SF
B3.0
817 SF
S1.0
367 SF
B1.0
650 SF
OPEN TO BELOW
UP
OPEN TO BELOW
OPEN TO BELOW
S5.0
620 SF
OPEN TO BELOW
LOUNGE
791 SF
OPEN TO BELOW
OPEN TO BELOW
25' - 0"
112' - 4"

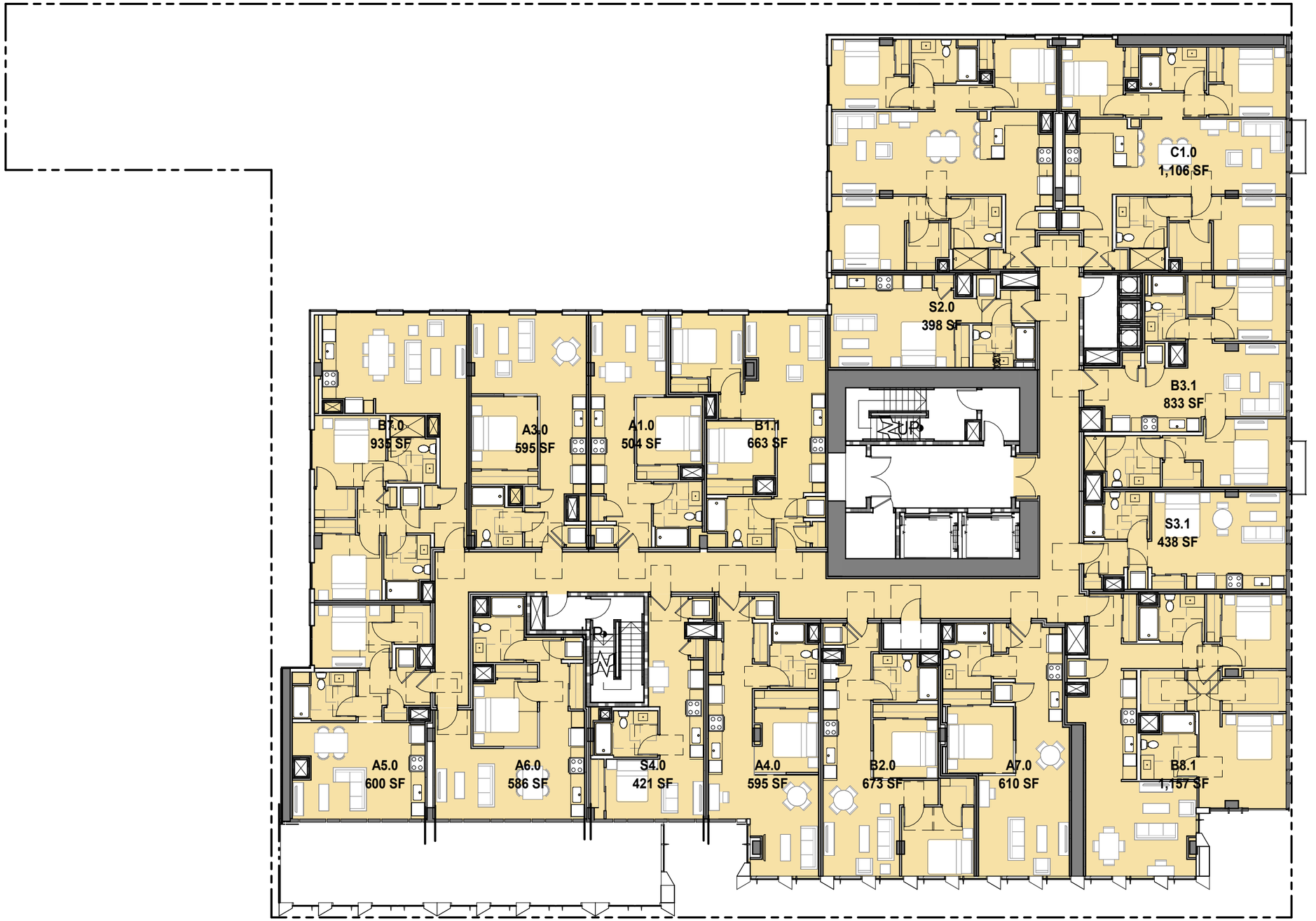

RETAIL
965 SF
OPEN TO BELOW
OPEN TO BELOW
UP
DN
SUNDAY
SCHOOL
1,507 SF
RESTROOM
1,022 SF
RESTROOM
102 SF
6' - 0"
STORAGE
124 SF
OFFICE
281 SF
OFFICE
250 SF
OFFICE
259 SF
S1.0
367 SF
B1.0
650 SF
C1.1
1,130 SF
C1.0
1,106 SF
S2.0
398 SF
UP
B3.0
817 SF
S3.0
417 SF
B5.0
873 SF
B2.0
673 SF
A7.0
610 SF
B8.0
1,109 SF
OPEN TO
BELOW

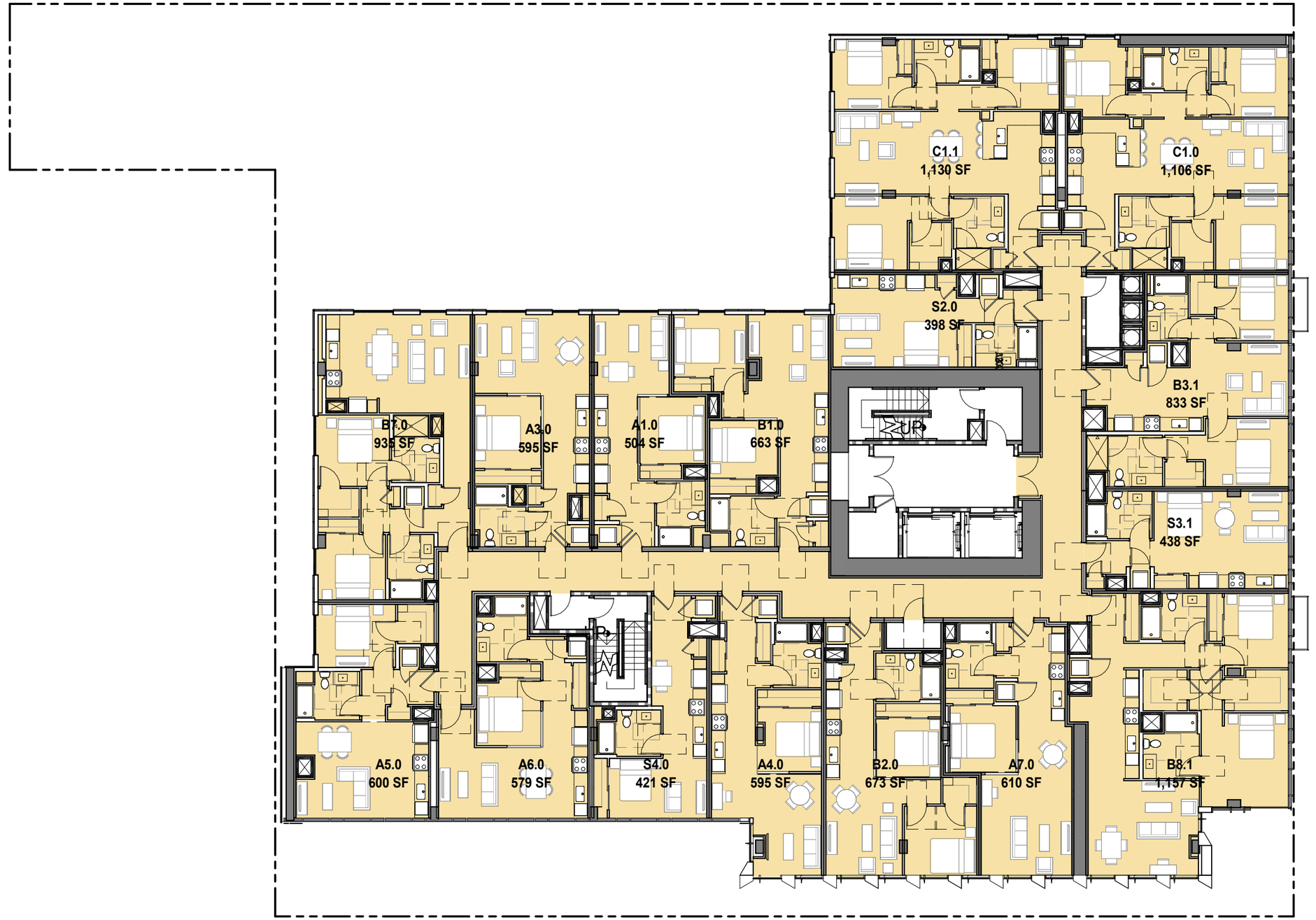

RESIDENTIAL
AMENITY
964 SF
TERRACE/AMENITY
2,430 SF
10' - 0"
10' - 0"
DN
GYM/YOGA
1,412 SF
A1.0
504 SF
B1.1
663 SF
C1.1
1,130 SF
C1.0
1,106 SF
S2.0
398 SF
UP
B3.1
817 SF
S3.1
417 SF
B4.1
883 SF
B6.0
868 SF
A2.0
552 SF
A4.0
595 SF
B2.0
673 SF
A7.0
610 SF
B8.1
1,111 SF

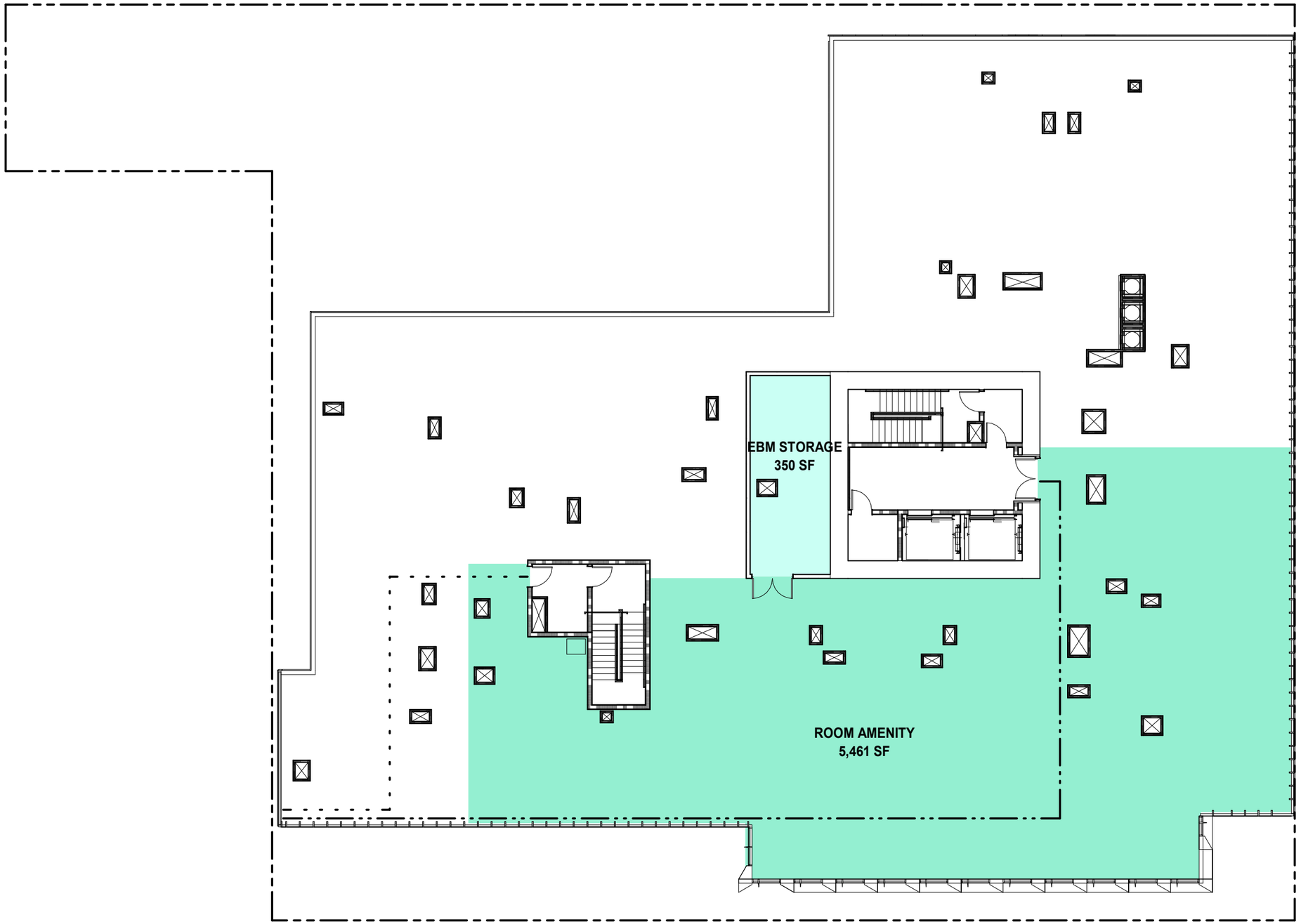

GENERATOR
CHURCH VRF
CHURCH HVAC EQUIPMENT
VISUAL SCREEN PER PLANNING
C1.1
1,130 SF
C1.0
1,106 SF
S2.0
398 SF
B3.1
833 SF
S3.1
438 SF
UP
B7.0
935 SF
A3.0
595 SF
A1.0
504 SF
B1.0
663 SF
B4.0
852 SF
B6.0
868 SF
A2.0
552 SF
A4.0
595 SF
B2.0
673 SF
A7.0
610 SF
B8.1
1,157 SF


C1.0
1,106 SF
S2.0
398 SF
B3.1
833 SF
UP
B1.0
936 SF
A3.0
595 SF
A1.0
504 SF
B1.1
663 SF
S3.1
438 SF
B3.0
852 SF
B6.0
868 SF
A2.0
552 SF
A4.0
595 SF
B2.0
673 SF
A7.0
610 SF
B8.1
1,157 SF

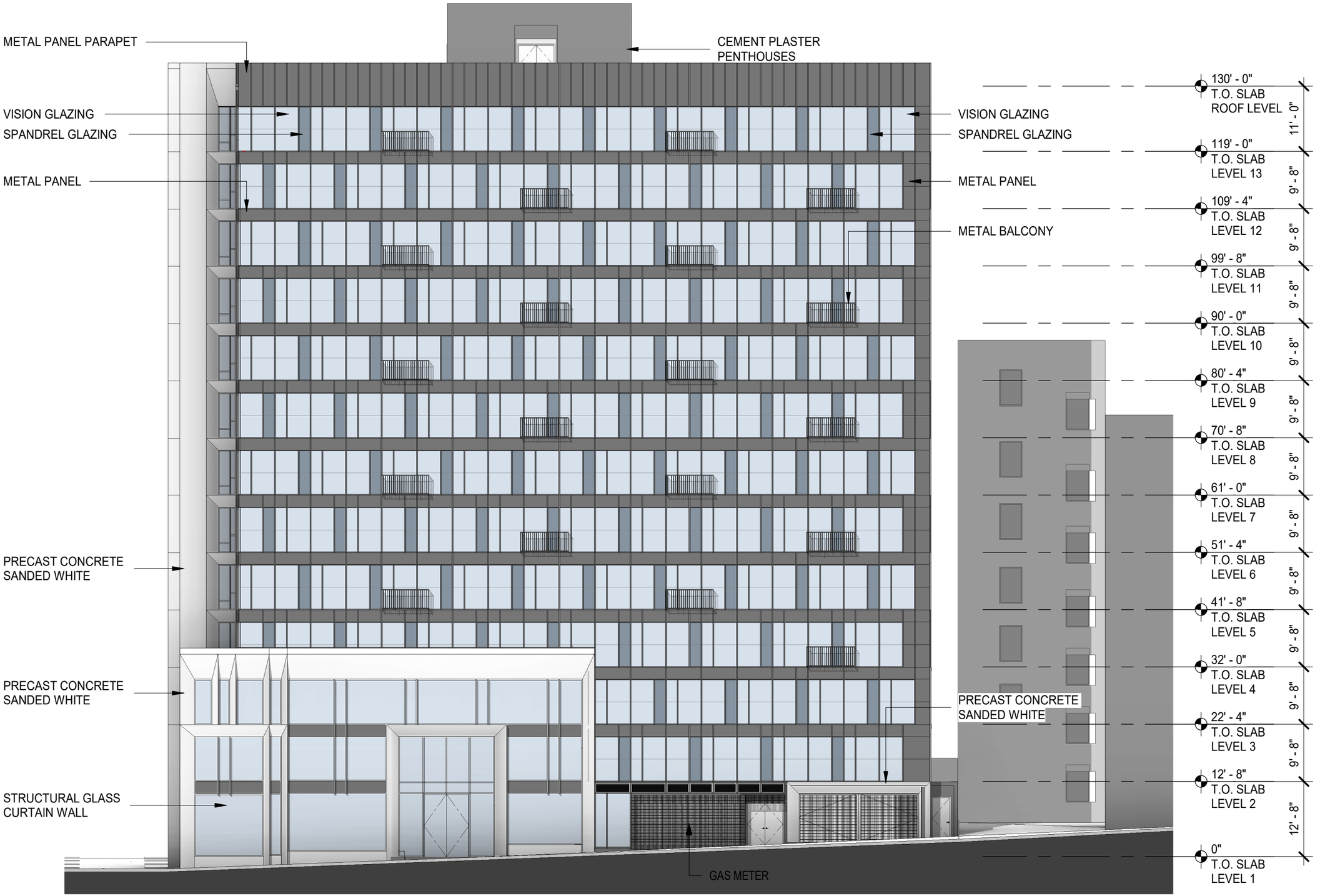

C1.1
1,130 SF
C1.0
1,106 SF
S2.0
398 SF
B3.1
833 SF
S3.1
438 SF
B8.1
1,157 SF
B1.0
936 SF
A3.0
595 SF
A1.0
504 SF
B1.0
663 SF
UP
B4.0
852 SF
B6.0
868 SF
A2.0
552 SF
A4.0
595 SF
B2.0
673 SF
A7.0
610 SF

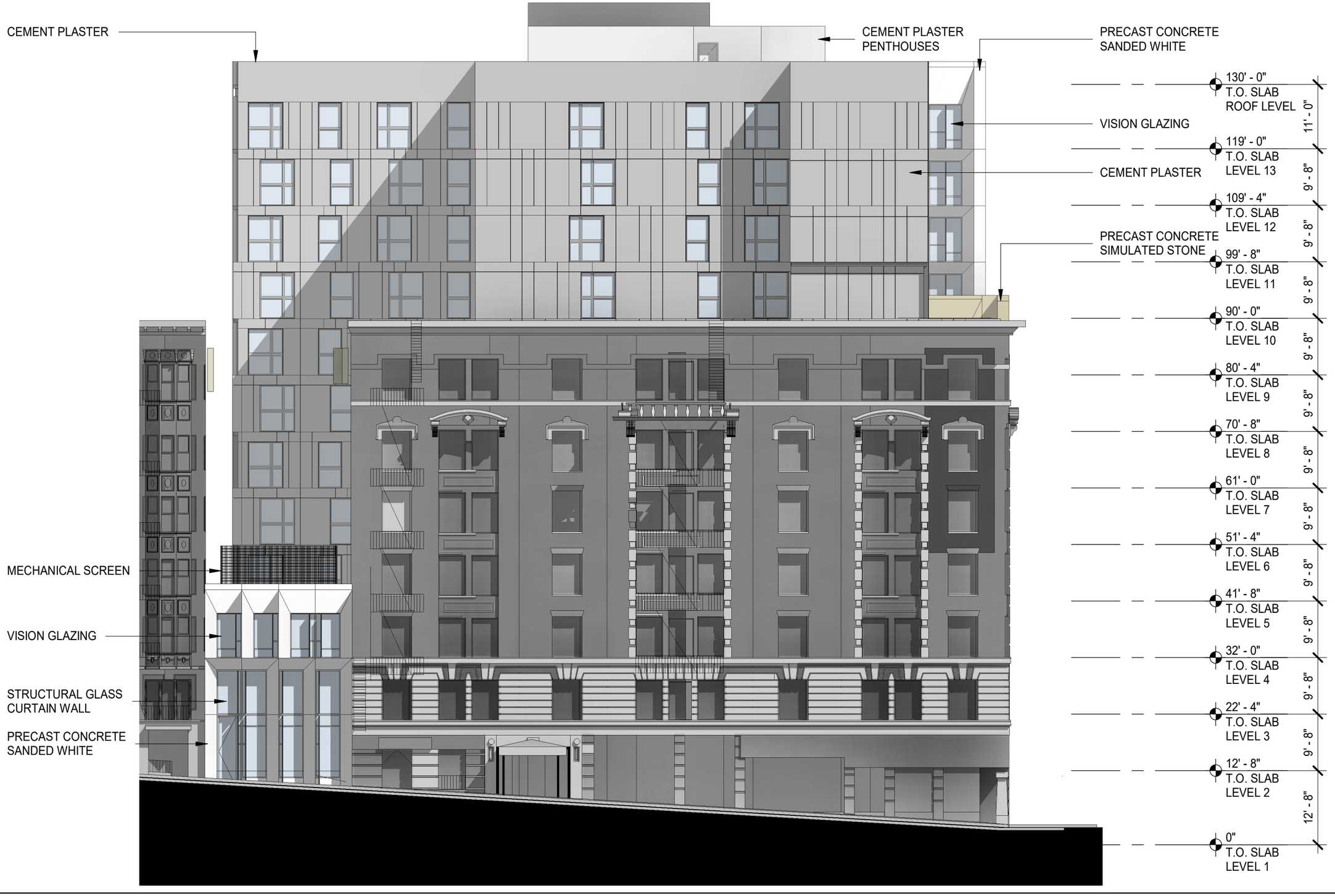

C1.0
1,106 SF
S2.0
398 SF
B3.1
833 SF
S3.1
438 SF
B1.0
936 SF
A3.0
595 SF
A1.0
504 SF
B1.1
663 SF
UP
A5.0
600 SF
A6.0
586 SF
S4.0
421 SF
A4.0
595 SF
B2.0
673 SF
A7.0
610 SF
B8.1
1,157 SF

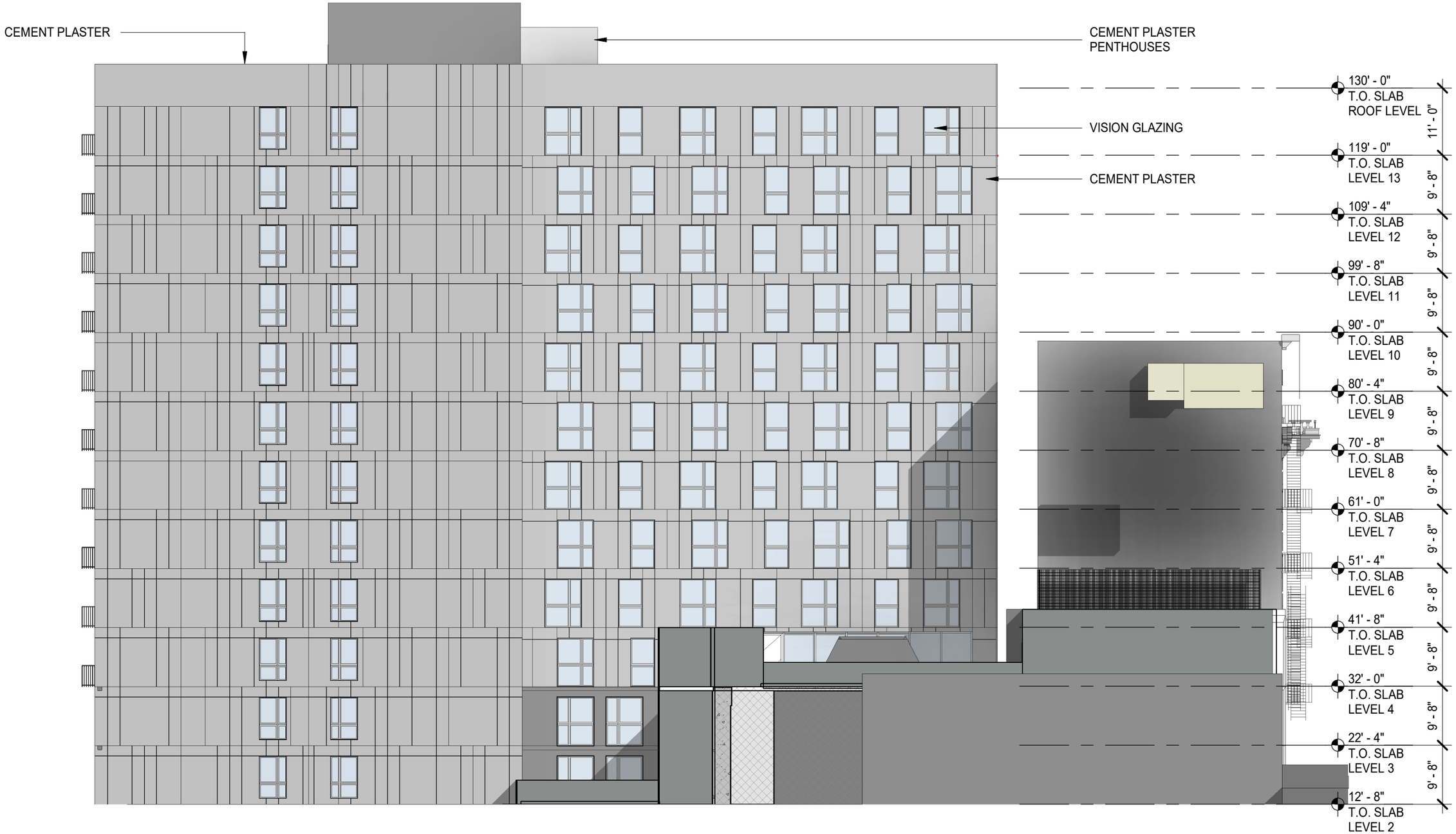

C1.1
1,130 SF
C1.0
1,106 SF
S2.0
398 SF
B3.1
833 SF
UP
B1.0
936 SF
A3.0
595 SF
A1.0
504 SF
B1.0
663 SF
S3.1
438 SF
A5.0
600 SF
A6.0
579 SF
S4.0
421 SF
A4.0
595 SF
B2.0
673 SF
A7.0
610 SF
B8.1
1,157 SF

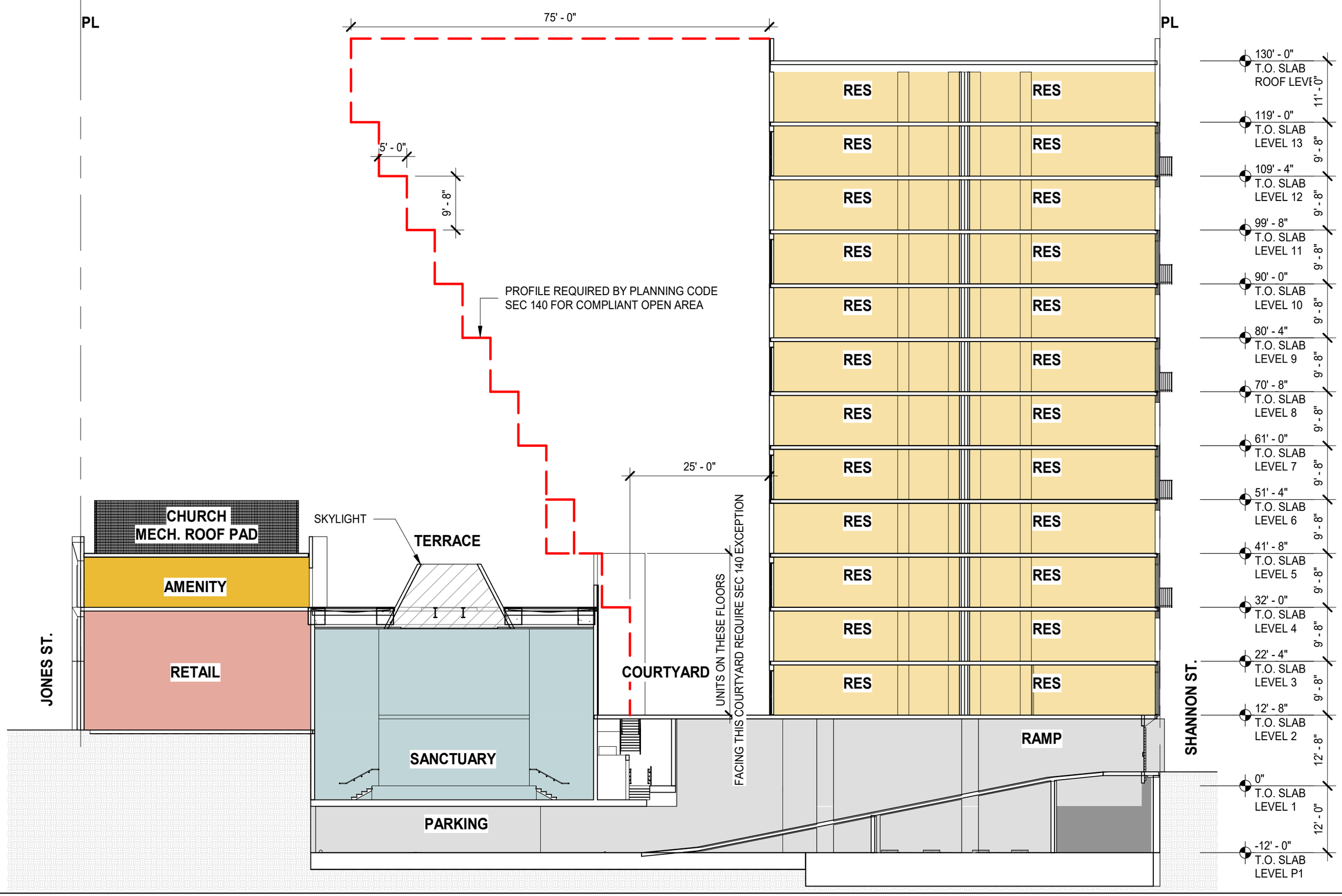

EBM STORAGE
350 SF
ROOM AMENITY
5,461 SF


METAL PANEL PARAPET
VISION GLAZING
SPANDREL GLAZING
METAL PANEL
CEMENT PLASTER PENTHOUSES
PRECAST CONCRETE SANDED WHITE
VISION GLAZING
SPANDREL GLAZING
METAL PANEL
METAL BALCONY
GFRC / PRECAST CONCRETE SIMULATED STONE @LEVELS 3-10
STONE @LEVELS 1-3
STRUCTURAL GLASS CURTAIN WALL
130' - 0" T.O. SLAB ROOF LEVEL
119' - 0" T.O. SLAB LEVEL 13
109' - 4" T.O. SLAB LEVEL 12
99' - 8" T.O. SLAB LEVEL 11
90' - 0" T.O. SLAB LEVEL 10
80' - 4" T.O. SLAB LEVEL 9
70' - 8" T.O. SLAB LEVEL 8
61' - 0" T.O. SLAB LEVEL 7
51' - 4" T.O. SLAB LEVEL 6
41' - 8" T.O. SLAB LEVEL 5
32' - 0" T.O. SLAB LEVEL 4
22' - 4" T.O. SLAB LEVEL 3
12' - 8" T.O. SLAB LEVEL 2
0" T.O. SLAB LEVEL 1
0'-0" (76'-9") MIDPOINT @ SHANNON
11' - 0"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
12' - 8"

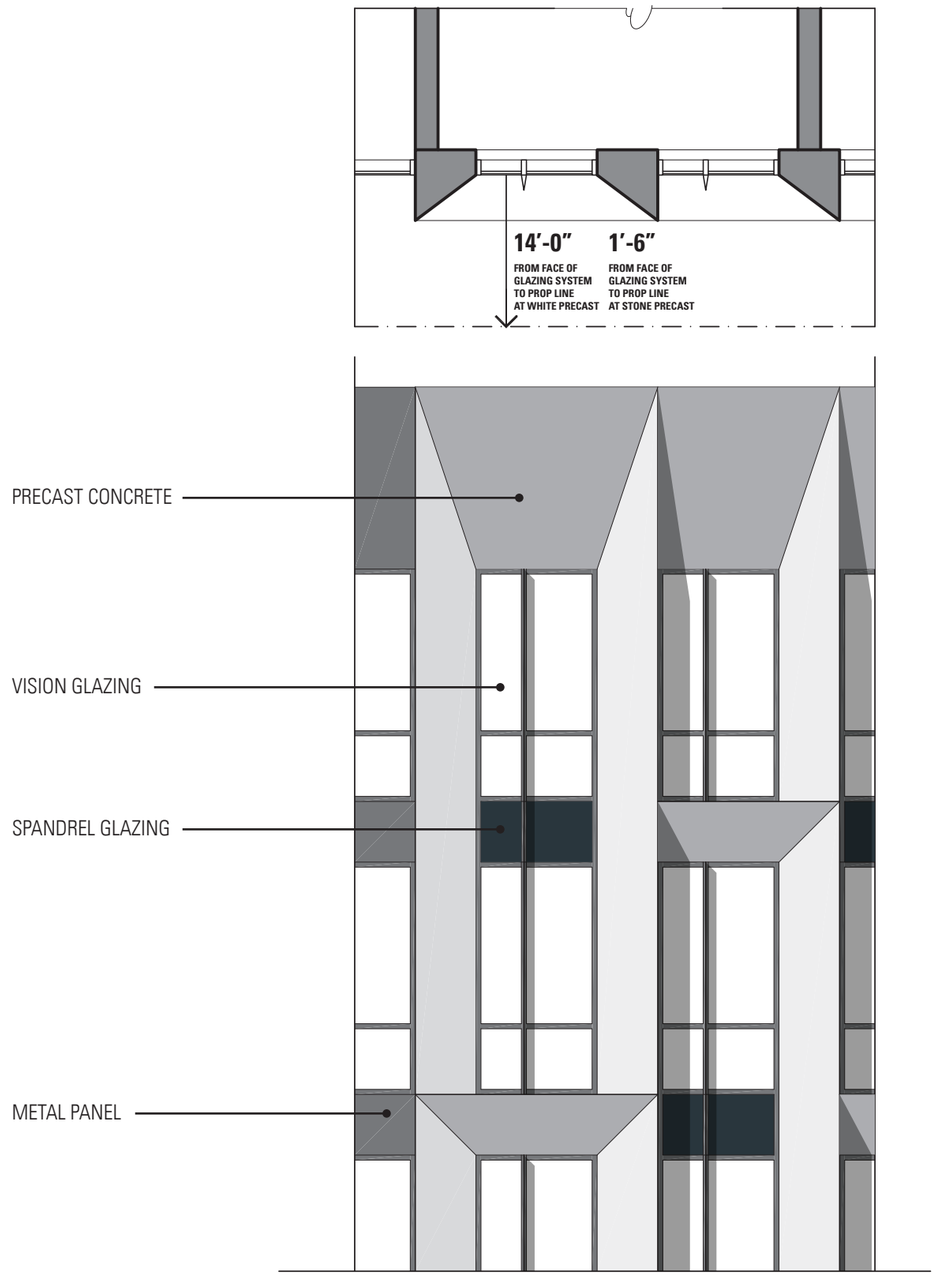

METAL PANEL PARAPET
CEMENT PLASTER PENTHOUSES
VISION GLAZING
SPANDREL GLAZING
METAL PANEL
PRECAST CONCRETE SANDED WHITE
PRECAST CONCRETE SANDED WHITE
STRUCTURAL GLASS CURTAIN WALL
GAS METER
VISION GLAZING
SPANDREL GLAZING
METAL PANEL
METAL BALCONY
PRECAST CONCRETE SANDED WHITE
130' - 0" T.O. SLAB ROOF LEVEL
119' - 0" T.O. SLAB LEVEL 13
109' - 4" T.O. SLAB LEVEL 12
99' - 8" T.O. SLAB LEVEL 11
90' - 0" T.O. SLAB LEVEL 10
80' - 4" T.O. SLAB LEVEL 9
70' - 8" T.O. SLAB LEVEL 8
61' - 0" T.O. SLAB LEVEL 7
51' - 4" T.O. SLAB LEVEL 6
41' - 8" T.O. SLAB LEVEL 5
32' - 0" T.O. SLAB LEVEL 4
22' - 4" T.O. SLAB LEVEL 3
12' - 8" T.O. SLAB LEVEL 2
0" T.O. SLAB LEVEL 1
11' - 0"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
12' - 8"

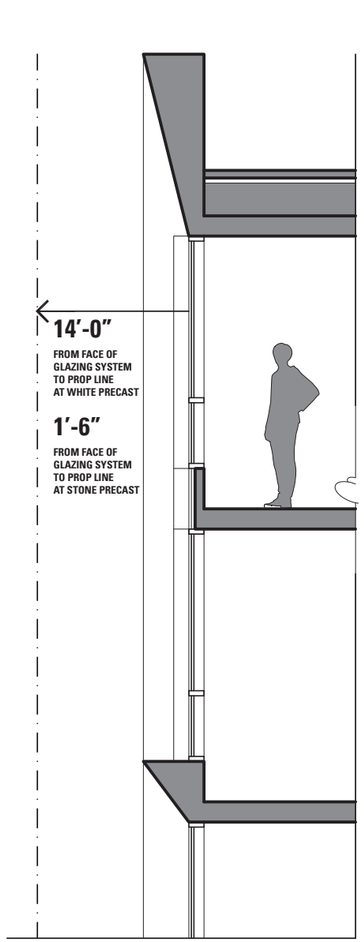

CEMENT PLASTER
CEMENT PLASTER
PENTHOUSES
PRECAST CONCRETE
SANDED WHITE
VISION GLAZING
CEMENT PLASTER
PRECAST CONCRETE
SIMULATED STONE
MECHANICAL SCREEN
VISION GLAZING
STRUCTURAL GLASS
CURTAIN WALL
PRECAST CONCRETE
SANDED WHITE
130' - 0"
T.O. SLAB
ROOF LEVEL
119' - 0"
T.O. SLAB
LEVEL 13
109' - 4"
T.O. SLAB
LEVEL 12
99' - 8"
T.O. SLAB
LEVEL 11
90' - 0"
T.O. SLAB
LEVEL 10
80' - 4"
T.O. SLAB
LEVEL 9
70' - 8"
T.O. SLAB
LEVEL 8
61' - 0"
T.O. SLAB
LEVEL 7
51' - 4"
T.O. SLAB
LEVEL 6
41' - 8"
T.O. SLAB
LEVEL 5
32' - 0"
T.O. SLAB
LEVEL 4
22' - 4"
T.O. SLAB
LEVEL 3
12' - 8"
T.O. SLAB
LEVEL 2
0"
T.O. SLAB
LEVEL 1
11' - 0"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
12' - 8"

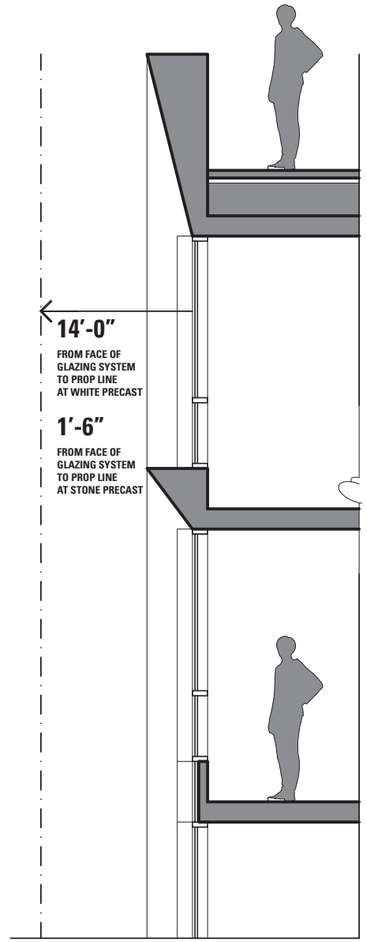

CEMENT PLASTER
CEMENT PLASTER
PENTHOUSES
VISION GLAZING
CEMENT PLASTER
130' - 0"
T.O. SLAB
ROOF LEVEL
119' - 0"
T.O. SLAB
LEVEL 13
109' - 4"
T.O. SLAB
LEVEL 12
99' - 8"
T.O. SLAB
LEVEL 11
90' - 0"
T.O. SLAB
LEVEL 10
80' - 4"
T.O. SLAB
LEVEL 9
70' - 8"
T.O. SLAB
LEVEL 8
61' - 0"
T.O. SLAB
LEVEL 7
51' - 4"
T.O. SLAB
LEVEL 6
41' - 8"
T.O. SLAB
LEVEL 5
32' - 0"
T.O. SLAB
LEVEL 4
22' - 4"
T.O. SLAB
LEVEL 3
12' - 8"
T.O. SLAB
LEVEL 2
11' - 0"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"

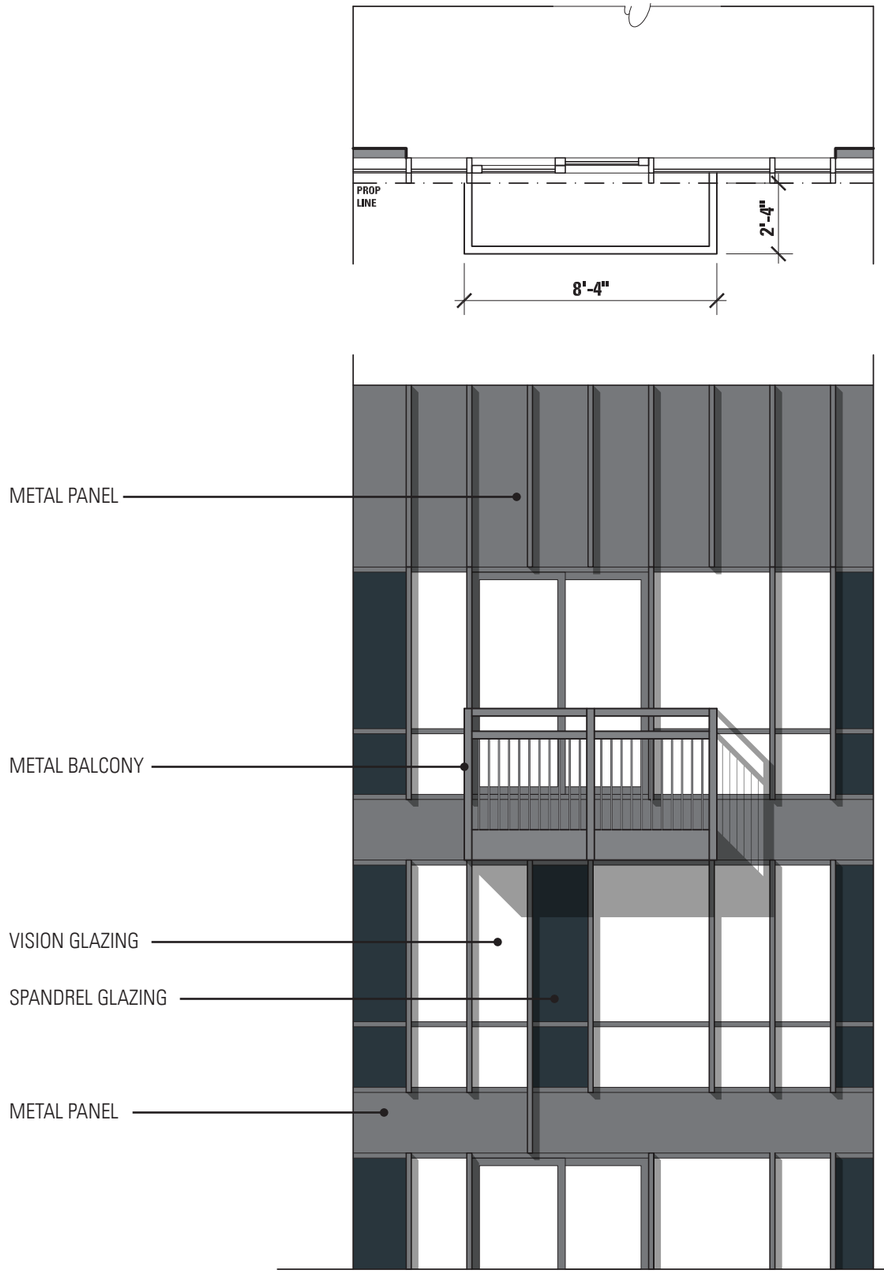

PL
75' - 0"
5' - 0"
9' - 8"
PROFILE REQUIRED BY PLANNING CODE
SEC 140 FOR COMPLIANT OPEN AREA
25' - 0"
PL
RES
CHURCH
MECH. ROOF PAD
SKYLIGHT
TERRACE
AMENITY
RETAIL
JONES ST.
SANCTUARY
COURTYARD
UNITS ON THESE FLOORS
FACING THIS COURTYARD REQUIRE SEC 140 EXCEPTION
PARKING
RAMP
SHANNON ST.
130' - 0"
T.O. SLAB
ROOF LEVEL
11' - 0"
119' - 0"
T.O. SLAB
LEVEL 13
109' - 4"
T.O. SLAB
LEVEL 12
99' - 8"
T.O. SLAB
LEVEL 11
90' - 0"
T.O. SLAB
LEVEL 10
80' - 4"
T.O. SLAB
LEVEL 9
70' - 8"
T.O. SLAB
LEVEL 8
61' - 0"
T.O. SLAB
LEVEL 7
51' - 4"
T.O. SLAB
LEVEL 6
41' - 8"
T.O. SLAB
LEVEL 5
32' - 0"
T.O. SLAB
LEVEL 4
22' - 4"
T.O. SLAB
LEVEL 3
12' - 8"
T.O. SLAB
LEVEL 2
0"
T.O. SLAB
LEVEL 1
-12' - 0"
T.O. SLAB
LEVEL P1
9' - 8"
12' - 8"
12' - 0"

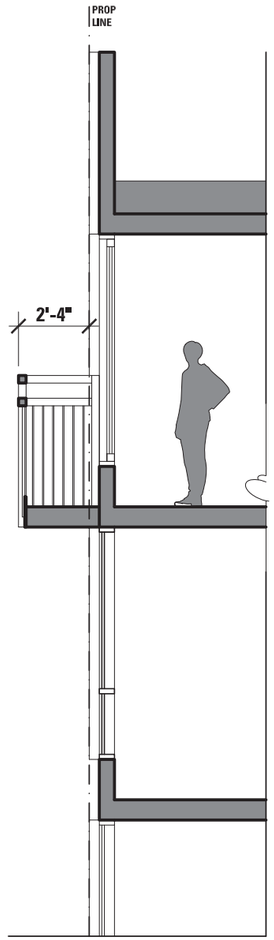

PL
ROOF DECK
PL
45' - 0"
PROFILE REQUIRED BY PLANNING CODE
SEC 140 FOR COMPLIANT OPEN AREA
5' - 0"
9' - 8"
25' - 0"
RES
UNITS ON THESE FLOORS FACING
THIS COURTYARD REQUIRE SEC 140 EXCEPTION
COURTYARD
O'FARRELL ST.
130' - 0"
T.O. SLAB
ROOF LEVEL
11' - 0"
119' - 0"
T.O. SLAB
LEVEL 13
9' - 8"
109' - 4"
T.O. SLAB
LEVEL 12
9' - 8"
99' - 8"
T.O. SLAB
LEVEL 11
9' - 8"
90' - 0"
T.O. SLAB
LEVEL 10
9' - 8"
80' - 4"
T.O. SLAB
LEVEL 9
9' - 8"
70' - 8"
T.O. SLAB
LEVEL 8
9' - 8"
61' - 0"
T.O. SLAB
LEVEL 7
9' - 8"
51' - 4"
T.O. SLAB
LEVEL 6
9' - 8"
41' - 8"
T.O. SLAB
LEVEL 5
9' - 8"
32' - 0"
T.O. SLAB
LEVEL 4
9' - 8"
22' - 4"
T.O. SLAB
LEVEL 3
9' - 8"
12' - 8"
T.O. SLAB
LEVEL 2
12' - 8"
0"
T.O. SLAB
LEVEL 1
12' - 0"
-12' - 0"
T.O. SLAB
LEVEL P1


14'-0"
FROM FACE OF GLAZING SYSTEM TO PROP LINE AT WHITE PRECAST
1'-6"
FROM FACE OF GLAZING SYSTEM TO PROP LINE AT STONE PRECAST
PRECAST CONCRETE
VISION GLAZING
SPANDREL GLAZING
METAL PANEL


14'-0"
FROM FACE OF GLAZING SYSTEM TO PROP LINE AT WHITE PRECAST
1'-6"
FROM FACE OF GLAZING SYSTEM TO PROP LINE AT STONE PRECAST


14'-0"
FROM FACE OF GLAZING SYSTEM TO PROP LINE AT WHITE PRECAST
1'-6"
FROM FACE OF GLAZING SYSTEM TO PROP LINE AT STONE PRECAST


PROP LINE
2'-4"
8'-4"
METAL PANEL
METAL BALCONY
VISION GLAZING
SPANDREL GLAZING
METAL PANEL


PROP LINE
2'-4"