SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Executive Summary

Parkmerced Development Project Design Review Approval Informational Hearing

Date:	July 30, 2015
Case No.	**Case No. 2014.1370GEN_04**
	300 Arballo Drive
Zoning:	*Parkmerced-Residential (PM-R)*
Block/Lot No.:	7308/001
Project Sponsor:	Parkmerced Owner, LLC 3711 19th Avenue San Francisco, CA 94132
Applicant:	Jim Abrams J. Abrams Law, P.C. 575 Florida Street, Suite 150 San Francisco, CA 94110
Staff Contact:	Veronica Flores (415) 575-9173 *veronica.flores@sfgov.org*
Recommendation:	Approval
Approval By:	_____ John Rahaim, Director of Planning

INTRODUCTION

On May 7, 2015, Mr. Jim Abrams, of J. Abrams Law, P.C., authorized agent for Parkmerced Owner, LLC, (the "Project Sponsor") submitted an application for Design Review in the Parkmerced Special Use District for the property at 300 Arballo Drive (the "Property") to allow for the construction of a new residential project within the Parkmerced-Residential (PM-R) zoning district with 89 units, one car-share space, 89 Class 1 bicycle parking spaces and five Class 2 bicycle parking spaces, in general conformity with Plans filed with the Application and labeled "Exhibit A" (the "Project").

The design review application pertains to one residential building proposed as part of the Parkmerced Development Project (the "Parkmerced Project"), which was approved by the San Francisco Board of Supervisors in July 2011 pursuant to a Development Agreement. The Development Agreement is a legally-binding contract between the City and Project Sponsor that lays out all of the obligations of and benefits afforded the Project Sponsor and the City. Development Agreements are typical for master-planned developments of this scope. The Development Agreement establishes the overall

framework for the project and all of the public benefits negotiated by the City, in exchange for a guarantee of the right of the Project Sponsor to build the basic project in accordance with the Design Standards and Guidelines while the Agreement is in effect (30 years). The Agreement includes substantial protections and relocation benefits for existing tenants and a Phasing Plan that lists all required community improvements and specific net new unit and/or auto-trip thresholds when each improvement must be provided. The Development Agreement was by the Planning Commission and the Board of Supervisors, and executed by the directors of other key agencies, including the SFMTA and SFPUC.

The Parkmerced Project is a long-term (approximately 20-30 years) mixed-use development program to comprehensively re-plan and re-develop the approximately 116-acre Site (152-acres including streets). The Project proposes to increase the residential density, provide new commercial and retail services, provide new transit facilities, new parks and open space amenities and improve existing utilities and stormwater management systems within the development Site. Of the existing 3,221 residential units on the Site, approximately 1,683 units located within the 11 existing towers would remain and approximately 1,538 existing apartments would be demolished and replaced in phases over the approximately 20 to 30-year development period. As provided in the proposed Development Agreement, all 1,538 new replacement units would be subject to the San Francisco Rent Stabilization Ordinance and existing tenants in the to-be-replaced existing apartment units would have rights to relocate into new replacement units of equivalent size with the same number of bedrooms and bathrooms at their existing rents. An additional 5,679 net new units would also be added to the Site for a project total of 8,900 units. New buildings on the Site would range in height from 35 feet to 145 feet, and would not be taller than the existing towers, which will remain. Neighborhood-serving retail and office space would also be constructed as part of the proposed Project and concentrated on Crespi Drive, near the northeast part of the Site and the light-rail line. The proposed new neighborhood core would be located within walking distance of all the residences within Parkmerced.

DESIGN REVIEW APPROVAL PROCESS

Except for projects seeking a Major Modification to the Design Standards and Guidelines, the Planning Director may approve or disapprove the project design and any Minor Modifications based on its compliance with this Special Use District and the Parkmerced Design Standards and Guidelines and the findings and recommendations of the staff report.

If the project is consistent with the quantitative Standards set forth in this Special Use District and the Parkmerced Design Standards and Guidelines, the Planning Director's discretion to approve or disapprove the project is limited to the project's consistency with the qualitative elements of the Parkmerced Design Standards and Guidelines and the General Plan. T he Project does not seek any Major Modifications from the Design Standards and Guidelines. Therefore, the Planning Director is charged with approval or disapproval of the Project design.

INFORMATIONAL HEARING AT PLANNING COMMISSION

This staff report is provided in furtherance of Planning Code section section 249.64(d)(3), which requires that, not more than 60 days after a Design Review application for any "Large Project" within Parkmerced is complete, Planning Department staff must review the project to determine that it complies with the Special Use District and the Design Standards and Guidelines, and, issue a staff report to the Planning Commission, including a recommendation regarding any modifications sought. Planning Code section 249.64(d)(3).

An informational hearing must be made to the Planning Commission for all Large Projects, during which the Planning Commission and members of the public may provide comments to the Planning Director and Planning Department regarding the proposed design of the project. Planning Code section 249.64(d)(4)(B). The Planning Director must consider these comments when approving the design review application. Large Projects are defined as those projects that:

- Includes the construction of a new building greater than 65 feet in height or includes a vertical addition to an existing building resulting in a total building height greater than 65 feet; or
- Involves a net addition or new construction of more than 25,000 gross square feet; or
- Has 150 linear feet or more of contiguous street frontage on any public right-of-way. Planning Code section 249.64(d)(4)(B).

The Project constitutes a Large Project, as it contains more than 25,000 gross square feet.

NATURE OF DESIGN REVIEW APPROVAL

The City's discretion to approve a design review application is limited to its application of the qualitative or subjective elements of the Design Standards and Guidelines, such as those related to choice of building materials. Development Agreement section. 3.3.1. The City does not have discretion to disapprove or recommend modification to the aspects of a building or Community Improvement that meets the quantitative or objective standards of the Design Standards and Guidelines (such as the building's proposed height, lot coverage, bulk, setbacks, or amount of open space or parking, or the width of sidewalks and streets).

RECOMMENDATION

Planning Department staff recommends that the Planning Director approve of the Design Review application for the Project, as the Project complies with the Special Use District and the Parkmerced Design Standards and Guidelines, and, as shown below, does not seek any Major or Minor Modifications from the Design Standards and Guidelines as defined by Planning Code section 249.64(c). A checklist analyzing the Project's consistency with each building-related standard of the Design Standards and Guidelines is included at the end of Exhibit A.

NOTICES FOR PLANNING COMMISSION HEARINGS

For any Planning Commission hearing shown above, notice must be provided as follows: (i) by mail not less than 10 days prior to the date of the hearing to the project applicant, to property owners within 300 feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the names and addresses as shown on the citywide assessment roll in the Office of the Tax Collector, and to any person who has requested such notice; and (ii) by posting on the subject property at least 10 days prior to the date of the hearing. Planning Code section 249.64(d)(4)(D).

The requisite notices were provided on July 24, 2014. To date, the Department received no public comments regarding the proposal.

RECOMMENDATION:	**Approval, finding the Project, on balance, is consistent with the Park Merced Design Standards and Guidelines per Planning Code Section 249.64.**

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Executive Summary

Parkmerced Development Project Design Review Approval Informational Hearing

Date:	July 30, 2015
Case No.	**Case No. 2014.1370GEN_06** **99 Vidal Drive**
Zoning:	*Parkmerced-Residential (PM-R)*
Block/Lot No.:	7308/001
Project Sponsor:	Parkmerced Owner, LLC 3711 19th Avenue San Francisco, CA 94132
Applicant:	Jim Abrams J. Abrams Law, P.C. 575 Florida Street, Suite 150 San Francisco, CA 94110
Staff Contact:	Veronica Flores (415) 575-9173 *veronica.flores@sfgov.org*
Recommendation:	Approval
Approval By:	_____ John Rahaim, Director of Planning

INTRODUCTION

On June 4, 2015, Mr. Jim Abrams, of J. Abrams Law, P.C., authorized agent for Parkmerced Owner, LLC, (the "Project Sponsor") submitted an application for Design Review in the Parkmerced Special Use District for the property at 99 Vidal Drive (the "Property") to allow for the construction of a new residential project within the Parkmerced-Residential (PM-R) zoning district with 64 units, one car-share space, 64 Class 1 bicycle parking spaces and five Class 2 bicycle parking spaces, in general conformity with Plans filed with the Application and labeled "Exhibit A" (the "Project").

The design review application pertains to one residential building proposed as part of the Parkmerced Development Project (the "Parkmerced Project"), which was approved by the San Francisco Board of Supervisors in July 2011 pursuant to a Development Agreement. The Development Agreement is a legally-binding contract between the City and Project Sponsor that lays out all of the obligations of and benefits afforded the Project Sponsor and the City. Development Agreements are typical for master-planned developments of this scope. The Development Agreement establishes the overall

framework for the project and all of the public benefits negotiated by the City, in exchange for a guarantee of the right of the Project Sponsor to build the basic project in accordance with the Design Standards and Guidelines while the Agreement is in effect (30 years). The Agreement includes substantial protections and relocation benefits for existing tenants and a Phasing Plan that lists all required community improvements and specific net new unit and/or auto-trip thresholds when each improvement must be provided. The Development Agreement was by the Planning Commission and the Board of Supervisors, and executed by the directors of other key agencies, including the SFMTA and SFPUC.

The Parkmerced Project is a long-term (approximately 20-30 years) mixed-use development program to comprehensively re-plan and re-develop the approximately 116-acre Site (152-acres including streets). The Project proposes to increase the residential density, provide new commercial and retail services, provide new transit facilities, new parks and open space amenities and improve existing utilities and stormwater management systems within the development Site. Of the existing 3,221 residential units on the Site, approximately 1,683 units located within the 11 existing towers would remain and approximately 1,538 existing apartments would be demolished and replaced in phases over the approximately 20 to 30-year development period. As provided in the proposed Development Agreement, all 1,538 new replacement units would be subject to the San Francisco Rent Stabilization Ordinance and existing tenants in the to-be-replaced existing apartment units would have rights to relocate into new replacement units of equivalent size with the same number of bedrooms and bathrooms at their existing rents. An additional 5,679 net new units would also be added to the Site for a project total of 8,900 units. New buildings on the Site would range in height from 35 feet to 145 feet, and would not be taller than the existing towers, which will remain. Neighborhood-serving retail and office space would also be constructed as part of the proposed Project and concentrated on Crespi Drive, near the northeast part of the Site and the light-rail line. The proposed new neighborhood core would be located within walking distance of all the residences within Parkmerced.

DESIGN REVIEW APPROVAL PROCESS

Except for projects seeking a Major Modification to the Design Standards and Guidelines, the Planning Director may approve or disapprove the project design and any Minor Modifications based on its compliance with this Special Use District and the Parkmerced Design Standards and Guidelines and the findings and recommendations of the staff report.

If the project is consistent with the quantitative Standards set forth in this Special Use District and the Parkmerced Design Standards and Guidelines, the Planning Director's discretion to approve or disapprove the project is limited to the project's consistency with the qualitative elements of the Parkmerced Design Standards and Guidelines and the General Plan. The Project does not seek any Major Modifications from the Design Standards and Guidelines. Therefore, the Planning Director is charged with approval or disapproval of the Project design.

INFORMATIONAL HEARING AT PLANNING COMMISSION

This staff report is provided in furtherance of Planning Code section 249.64(d)(3), which requires that, not more than 60 days after a Design Review application for any "Large Project" within Parkmerced is complete, Planning Department staff must review the project to determine that it complies with the Special Use District and the Design Standards and Guidelines, and, issue a staff report to the Planning Commission, including a recommendation regarding any modifications sought. Planning Code section 249.64(d)(3).

An informational hearing must be made to the Planning Commission for all Large Projects, during which the Planning Commission and members of the public may provide comments to the Planning Director and Planning Department regarding the proposed design of the project. Planning Code section 249.64(d)(4)(B). The Planning Director must consider these comments when approving the design review application. Large Projects are defined as those projects that:

- Includes the construction of a new building greater than 65 feet in height or includes a vertical addition to an existing building resulting in a total building height greater than 65 feet; or
- Involves a net addition or new construction of more than 25,000 gross square feet; or
- Has 150 linear feet or more of contiguous street frontage on any public right-of-way. Planning Code section 249.64(d)(4)(B).

The Project constitutes a Large Project, as it contains more than 25,000 gross square feet.

NATURE OF DESIGN REVIEW APPROVAL

The City's discretion to approve a design review application is limited to its application of the qualitative or subjective elements of the Design Standards and Guidelines, such as those related to choice of building materials. Development Agreement section. 3.3.1. The City does not have discretion to disapprove or recommend modification to the aspects of a building or Community Improvement that meets the quantitative or objective standards of the Design Standards and Guidelines (such as the building's proposed height, lot coverage, bulk, setbacks, or amount of open space or parking, or the width of sidewalks and streets).

RECOMMENDATION

Planning Department staff recommends that the Planning Director approve of the Design Review application for the Project, as the Project complies with the Special Use District and the Parkmerced Design Standards and Guidelines, and, as shown below, does not seek any Major or Minor Modifications from the Design Standards and Guidelines as defined by Planning Code section 249.64(c). A checklist analyzing the Project's consistency with each building-related standard of the Design Standards and Guidelines is included at the end of Exhibit A.

NOTICES FOR PLANNING COMMISSION HEARINGS

For any Planning Commission hearing shown above, notice must be provided as follows: (i) by mail not less than 10 days prior to the date of the hearing to the project applicant, to property owners within 300 feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the names and addresses as shown on the citywide assessment roll in the Office of the Tax Collector, and to any person who has requested such notice; and (ii) by posting on the subject property at least 10 days prior to the date of the hearing. Planning Code section 249.64(d)(4)(D).

The requisite notices were provided on July 24, 2014. To date, the Department received no public comments regarding the proposal.

RECOMMENDATION:	**Approval, finding the Project, on balance, is consistent with the Park Merced Design Standards and Guidelines per Planning Code Section 249.64.**

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Executive Summary

Parkmerced Development Project Design Review Approval Informational Hearing

Date:	July 30, 2015
Case No.	**Case No. 2014.1370GEN**
	455 Serrano Drive and 850 Gonzalez Drive
Zoning:	*Parkmerced-Residential (PM-R)*
Block/Lot No.:	7335/001
Project Sponsor:	Parkmerced Owner, LLC 3711 19th Avenue San Francisco, CA 94132
Applicant:	Jim Abrams J. Abrams Law, P.C. 575 Florida Street, Suite 150 San Francisco, CA 94110
Staff Contact:	Veronica Flores (415) 575-9173 *veronica.flores@sfgov.org*
Recommendation:	Approval
Approval By:	_____ John Rahaim, Director of Planning

INTRODUCTION

On April 23, 2015, Mr. Jim Abrams, of J. Abrams Law, P.C., authorized agent for Parkmerced Owner, LLC, (the "Project Sponsor") submitted an application for Design Review in the Parkmerced Special Use District for the property at 455 Serrano Drive and 850 Gonzalez Drive (the "Property") to allow for the construction of a new residential project within the Parkmerced-Residential (PM-R) zoning districts with 248 units, 445 parking spaces, three car-share spaces, 250 Class 1 bicycle parking spaces, and 14 Class 2 bicycle parking spaces, in general conformity with Plans filed with the Application and labeled "Exhibit A" (the "Project").

The design review application pertains to one residential building proposed as part of the Parkmerced Development Project (the "Parkmerced Project"), which was approved by the San Francisco Board of Supervisors in July 2011 pursuant to a Development Agreement. The Development Agreement is a legally-binding contract between the City and Project Sponsor that lays out all of the obligations of and benefits afforded the Project Sponsor and the City. Development Agreements are typical for

master-planned developments of this scope. The Development Agreement establishes the overall framework for the project and all of the public benefits negotiated by the City, in exchange for a guarantee of the right of the Project Sponsor to build the basic project in accordance with the Design Standards and Guidelines while the Agreement is in effect (30 years). The Agreement includes substantial protections and relocation benefits for existing tenants and a Phasing Plan that lists all required community improvements and specific net new unit and/or auto-trip thresholds when each improvement must be provided. The Development Agreement was by the Planning Commission and the Board of Supervisors, and executed by the directors of other key agencies, including the SFMTA and SFPUC.

The Parkmerced Project is a long-term (approximately 20-30 years) mixed-use development program to comprehensively re-plan and re-develop the approximately 116-acre Site (152-acres including streets). The Project proposes to increase the residential density, provide new commercial and retail services, provide new transit facilities, new parks and open space amenities and improve existing utilities and stormwater management systems within the development Site. Of the existing 3,221 residential units on the Site, approximately 1,683 units located within the 11 existing towers would remain and approximately 1,538 existing apartments would be demolished and replaced in phases over the approximately 20 to 30-year development period. As provided in the proposed Development Agreement, all 1,538 new replacement units would be subject to the San Francisco Rent Stabilization Ordinance and existing tenants in the to-be-replaced existing apartment units would have rights to relocate into new replacement units of equivalent size with the same number of bedrooms and bathrooms at their existing rents. An additional 5,679 net new units would also be added to the Site for a project total of 8,900 units. New buildings on the Site would range in height from 35 feet to 145 feet, and would not be taller than the existing towers, which will remain. Neighborhood-serving retail and office space would also be constructed as part of the proposed Project and concentrated on Crespi Drive, near the northeast part of the Site and the light-rail line. The proposed new neighborhood core would be located within walking distance of all the residences within Parkmerced.

DESIGN REVIEW APPROVAL PROCESS

Except for projects seeking a Major Modification to the Design Standards and Guidelines, the Planning Director may approve or disapprove the project design and any Minor Modifications based on its compliance with this Special Use District and the Parkmerced Design Standards and Guidelines and the findings and recommendations of the staff report.

If the project is consistent with the quantitative Standards set forth in this Special Use District and the Parkmerced Design Standards and Guidelines, the Planning Director's discretion to approve or disapprove the project is limited to the project's consistency with the qualitative elements of the Parkmerced Design Standards and Guidelines and the General Plan. The Project does not seek any Major Modifications from the Design Standards and Guidelines. Therefore, the Planning Director is charged with approval or disapproval of the Project design.

INFORMATIONAL HEARING AT PLANNING COMMISSION

This staff report is provided in furtherance of Planning Code section section 249.64(d)(3), which requires that, not more than 60 days after a Design Review application for any "Large Project" within Parkmerced is complete, Planning Department staff must review the project to determine that it complies with the Special Use District and the Design Standards and Guidelines, and, issue a staff report to the Planning Commission, including a recommendation regarding any modifications sought. Planning Code section 249.64(d)(3).

An informational hearing must be made to the Planning Commission for all Large Projects, during which the Planning Commission and members of the public may provide comments to the Planning Director and Planning Department regarding the proposed design of the project. Planning Code section 249.64(d)(4)(B). The Planning Director must consider these comments when approving the design review application. Large Projects are defined as those projects that:

- Includes the construction of a new building greater than 65 feet in height or includes a vertical addition to an existing building resulting in a total building height greater than 65 feet; or
- Involves a net addition or new construction of more than 25,000 gross square feet; or
- Has 150 linear feet or more of contiguous street frontage on any public right-of-way. Planning Code section 249.64(d)(4)(B).

The Project constitutes a Large Project, as it contains more than 25,000 gross square feet.

NATURE OF DESIGN REVIEW APPROVAL

The City's discretion to approve a design review application is limited to its application of the qualitative or subjective elements of the Design Standards and Guidelines, such as those related to choice of building materials. Development Agreement section. 3.3.1. The City does not have discretion to disapprove or recommend modification to the aspects of a building or Community Improvement that meets the quantitative or objective standards of the Design Standards and Guidelines (such as the building's proposed height, lot coverage, bulk, setbacks, or amount of open space or parking, or the width of sidewalks and streets).

RECOMMENDATION

Planning Department staff recommends that the Planning Director approve of the Design Review application for the Project, as the Project complies with the Special Use District and the Parkmerced Design Standards and Guidelines, and, as shown below, seeks one Minor Modification from the Design Standards and Guidelines as defined by Planning Code section 249.64(c). A checklist analyzing the Project's consistency with each building-related standard of the Design Standards and Guidelines is included at the end of Exhibit A.

Minor Modification	Project Compliance
Residential Base. A modification of the standards set forth in Section 03.07 (Building Controls – Residential Base) of the Parkmerced Design Standards and Guidelines.	The applicant has requested an 8.33% deviation (12 inches) from the 60 inch maximum elevation change permitted along sloped streets. The modification is for one of 12 total proposed ground floor units (North tower Unit 103). Standard 03.07.06 requires a 24 to 48 inch elevation change between the ground floor residential dwelling units and the sidewalk grade, or up to 60 inches of elevation change for sloped street frontages.

NOTICES FOR PLANNING COMMISSION HEARINGS

For any Planning Commission hearing shown above, notice must be provided as follows: (i) by mail not less than 10 days prior to the date of the hearing to the project applicant, to property owners within 300 feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the names and addresses as shown on the citywide assessment roll in the Office of the Tax Collector, and to any person who has requested such notice; and (ii) by posting on the subject property at least 10 days prior to the date of the hearing. Planning Code section 249.64(d)(4)(D).

The requisite notices were provided on July 24, 2014. To date, the Department received no public comments regarding the proposal.

RECOMMENDATION:	**Approval, finding the Project, on balance, is consistent with the Park Merced Design Standards and Guidelines per Planning Code Section 249.64.**

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Fax:
415.558.6409

Planning
Information:
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Executive Summary

Parkmerced Development Project Design Review Approval Informational Hearing

Date:	July 30, 2015
Case No.	**2014.1370GEN_03**
	1188 & 1198 Junipero Serra Blvd
Zoning:	PM-R (Parkmerced-Residential)
Block/Lot No.:	7326/001
Project Sponsor:	Parkmerced Owner LLC 3711 Nineteenth Avenue San Francisco, CA 94132
Applicant:	Jim Abrams J Abrams Law, P.C. 575 Florida Street, Ste 150 San Francisco, CA 94110
Staff Contact:	Nancy Tran (415) 575-9174 nancy.h.tran@sfgov.org
Recommendation:	Approval
Approval By:	_____ John Rahaim, Director of Planning

INTRODUCTION

On April 23, 2015, Mr. Jim Abrams, of J. Abrams Law, P.C., authorized agent for Parkmerced Owner, LLC, (the "Project Sponsor") submitted an application for Design Review in the Parkmerced Special Use District for the property at 1188 & 1198 Junipero Serra Blvd (the "Property") to allow for the construction of a new residential project within the Parkmerced Residential (PM-R) zoning district with 266 units, 324 parking spaces, two car-share spaces, 322 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces, in general conformity with Plans filed with the Application and labeled "Exhibit A" (the "Project").

The design review application pertains to one residential building proposed as part of the Parkmerced Development Project (the "Parkmerced Project"), which was approved by the San Francisco Board of Supervisors in July 2011 pursuant to a Development Agreement. The Development Agreement is a legally-binding contract between the City and Project Sponsor that lays out all of the obligations of and benefits afforded the Project Sponsor and the City. Development Agreements are typical for

master-planned developments of this scope. The Development Agreement establishes the overall framework for the project and all of the public benefits negotiated by the City, in exchange for a guarantee of the right of the Project Sponsor to build the basic project in accordance with the Design Standards and Guidelines while the Agreement is in effect (30 years). The Agreement includes substantial protections and relocation benefits for existing tenants and a Phasing Plan that lists all required community improvements and specific net new unit and/or auto-trip thresholds when each improvement must be provided. The Development Agreement was by the Planning Commission and the Board of Supervisors, and executed by the directors of other key agencies, including the SFMTA and SFPUC.

The Parkmerced Project is a long-term (approximately 20-30 years) mixed-use development program to comprehensively re-plan and re-develop the approximately 116-acre Site (152-acres including streets). The Project proposes to increase the residential density, provide new commercial and retail services, provide new transit facilities, new parks and open space amenities and improve existing utilities and stormwater management systems within the development Site. Of the existing 3,221 residential units on the Site, approximately 1,683 units located within the 11 existing towers would remain and approximately 1,538 existing apartments would be demolished and replaced in phases over the approximately 20 to 30-year development period. As provided in the proposed Development Agreement, all 1,538 new replacement units would be subject to the San Francisco Rent Stabilization Ordinance and existing tenants in the to-be-replaced existing apartment units would have rights to relocate into new replacement units of equivalent size with the same number of bedrooms and bathrooms at their existing rents. An additional 5,679 net new units would also be added to the Site for a project total of 8,900 units. New buildings on the Site would range in height from 35 feet to 145 feet, and would not be taller than the existing towers, which will remain. Neighborhood-serving retail and office space would also be constructed as part of the proposed Project and concentrated on Crespi Drive, near the northeast part of the Site and the light-rail line. The proposed new neighborhood core would be located within walking distance of all the residences within Parkmerced.

DESIGN REVIEW APPROVAL PROCESS

Except for projects seeking a Major Modification to the Design Standards and Guidelines, the Planning Director may approve or disapprove the project design and any Minor Modifications based on its compliance with this Special Use District and the Parkmerced Design Standards and Guidelines and the findings and recommendations of the staff report.

If the project is consistent with the quantitative Standards set forth in this Special Use District and the Parkmerced Design Standards and Guidelines, the Planning Director's discretion to approve or disapprove the project is limited to the project's consistency with the qualitative elements of the Parkmerced Design Standards and Guidelines and the General Plan. The Project does not seek any Major Modifications from the Design Standards and Guidelines. Therefore, the Planning Director is charged with approval or disapproval of the Project design.

INFORMATIONAL HEARING AT PLANNING COMMISSION

This staff report is provided in furtherance of Planning Code section 249.64(d)(3), which requires that, not more than 60 days after a Design Review application for any "Large Project" within Parkmerced is complete, Planning Department staff must review the project to determine that it complies with the Special Use District and the Design Standards and Guidelines, and, issue a staff report to the Planning Commission, including a recommendation regarding any modifications sought. Planning Code section 249.64(d)(3).

An informational hearing must be made to the Planning Commission for all Large Projects, during which the Planning Commission and members of the public may provide comments to the Planning Director and Planning Department regarding the proposed design of the project. Planning Code section 249.64(d)(4)(B). The Planning Director must consider these comments when approving the design review application. Large Projects are defined as those projects that:

- Includes the construction of a new building greater than 65 feet in height or includes a vertical addition to an existing building resulting in a total building height greater than 65 feet; or
- Involves a net addition or new construction of more than 25,000 gross square feet; or
- Has 150 linear feet or more of contiguous street frontage on any public right-of-way. Planning Code section 249.64(d)(4)(B).

The Project constitutes a Large Project, as it contains more than 25,000 gross square feet.

NATURE OF DESIGN REVIEW APPROVAL

The City's discretion to approve a design review application is limited to its application of the qualitative or subjective elements of the Design Standards and Guidelines, such as those related to choice of building materials. Development Agreement section. 3.3.1. The City does not have discretion to disapprove or recommend modification to the aspects of a building or Community Improvement that meets the quantitative or objective standards of the Design Standards and Guidelines (such as the building's proposed height, lot coverage, bulk, setbacks, or amount of open space or parking, or the width of sidewalks and streets).

RECOMMENDATION

Planning Department staff recommends that the Planning Director approve of the Design Review application for the Project, as the Project complies with the Special Use District and the Parkmerced Design Standards and Guidelines, and, as shown below, seeks one Minor Modification from the Design Standards and Guidelines as defined by Planning Code section 249.64(c). A checklist analyzing the Project's consistency with each building-related standard of the Design Standards and Guidelines is included at the end of Exhibit A.

Minor Modification	Project Compliance
Lot Coverage and Usable Open Space. A deviation of 10 percent or less from the numerical standards set forth in Sections 03.02.04 (Usable Open Space), 03.02.05 (Semi-Private Open Space), and 03.02.06 (Private Open Space) of the Parkmerced Design Standards and Guidelines.	The applicant has requested a ~9.7% deviation (2,585 SF) from the maximum allowed developable footprint in order to provide an enclosed common lobby and amenity space connecting the tower and mid-rise structures. Per the adopted Design Standards + Guidelines, 5-30% lot coverage is prescribed for the designated area – the development proposes ~25.8% lot coverage.

NOTICES FOR PLANNING COMMISSION HEARINGS

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The requisite notices were provided on July 24, 2015. To date, the Department received no public comments regarding the proposal.

RECOMMENDATION:	**Approval, finding the Project, on balance, is consistent with the Park Merced Design Standards and Guidelines per Planning Code Section 249.64.**

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Executive Summary

Parkmerced Development Project Design Review Approval Informational Hearing

Date:	July 30, 2015
Case No.	**2014.1370GEN_02**
	21 & 25 Chumasero Dr
Zoning:	PM-R (Parkmerced-Residential)
Block/Lot No.:	7330/001
Project Sponsor:	Parkmerced Owner LLC 3711 Nineteenth Avenue San Francisco, CA 94132
Applicant:	Jim Abrams, Attorney J Abrams Law, P.C. 575 Florida Street, Ste 150 San Francisco, CA 94110
Staff Contact:	Nancy Tran (415) 575-9174 nancy.h.tran@sfgov.org
Recommendation:	Approval
Approval By:	_____ John Rahaim, Director of Planning

INTRODUCTION

On April 23, 2015, Mr. Jim Abrams, of J. Abrams Law, P.C., authorized agent for Parkmerced Owner, LLC, (the "Project Sponsor") submitted an application for Design Review in the Parkmerced Special Use District for the property at 21 & 25 Chumasero Drive (the "Property") to allow for the construction of a new residential project within the Parkmerced Residential (PM-R) zoning district with 329 units, 266 parking spaces, three car-share spaces, 160 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces, in general conformity with Plans filed with the Application and labeled "Exhibit A" (the "Project").

The design review application pertains to one residential building proposed as part of the Parkmerced Development Project (the "Parkmerced Project"), which was approved by the San Francisco Board of Supervisors in July 2011 pursuant to a Development Agreement. The Development Agreement is a legally-binding contract between the City and Project Sponsor that lays out all of the obligations of and benefits afforded the Project Sponsor and the City. Development Agreements are typical for

master-planned developments of this scope. The Development Agreement establishes the overall framework for the project and all of the public benefits negotiated by the City, in exchange for a guarantee of the right of the Project Sponsor to build the basic project in accordance with the Design Standards and Guidelines while the Agreement is in effect (30 years). The Agreement includes substantial protections and relocation benefits for existing tenants and a Phasing Plan that lists all required community improvements and specific net new unit and/or auto-trip thresholds when each improvement must be provided. The Development Agreement was by the Planning Commission and the Board of Supervisors, and executed by the directors of other key agencies, including the SFMTA and SFPUC.

The Parkmerced Project is a long-term (approximately 20-30 years) mixed-use development program to comprehensively re-plan and re-develop the approximately 116-acre Site (152-acres including streets). The Project proposes to increase the residential density, provide new commercial and retail services, provide new transit facilities, new parks and open space amenities and improve existing utilities and stormwater management systems within the development Site. Of the existing 3,221 residential units on the Site, approximately 1,683 units located within the 11 existing towers would remain and approximately 1,538 existing apartments would be demolished and replaced in phases over the approximately 20 to 30-year development period. As provided in the proposed Development Agreement, all 1,538 new replacement units would be subject to the San Francisco Rent Stabilization Ordinance and existing tenants in the to-be-replaced existing apartment units would have rights to relocate into new replacement units of equivalent size with the same number of bedrooms and bathrooms at their existing rents. An additional 5,679 net new units would also be added to the Site for a project total of 8,900 units. New buildings on the Site would range in height from 35 feet to 145 feet, and would not be taller than the existing towers, which will remain. Neighborhood-serving retail and office space would also be constructed as part of the proposed Project and concentrated on Crespi Drive, near the northeast part of the Site and the light-rail line. The proposed new neighborhood core would be located within walking distance of all the residences within Parkmerced.

DESIGN REVIEW APPROVAL PROCESS

Except for projects seeking a Major Modification to the Design Standards and Guidelines, the Planning Director may approve or disapprove the project design and any Minor Modifications based on its compliance with this Special Use District and the Parkmerced Design Standards and Guidelines and the findings and recommendations of the staff report.

If the project is consistent with the quantitative Standards set forth in this Special Use District and the Parkmerced Design Standards and Guidelines, the Planning Director's discretion to approve or disapprove the project is limited to the project's consistency with the qualitative elements of the Parkmerced Design Standards and Guidelines and the General Plan. The Project does not seek any Major Modifications from the Design Standards and Guidelines. Therefore, the Planning Director is charged with approval or disapproval of the Project design.

INFORMATIONAL HEARING AT PLANNING COMMISSION

This staff report is provided in furtherance of Planning Code section section 249.64(d)(3), which requires that, not more than 60 days after a Design Review application for any "Large Project" within Parkmerced is complete, Planning Department staff must review the project to determine that it complies with the Special Use District and the Design Standards and Guidelines, and, issue a staff report to the Planning Commission, including a recommendation regarding any modifications sought. Planning Code section 249.64(d)(3).

An informational hearing must be made to the Planning Commission for all Large Projects, during which the Planning Commission and members of the public may provide comments to the Planning Director and Planning Department regarding the proposed design of the project. Planning Code section 249.64(d)(4)(B). The Planning Director must consider these comments when approving the design review application. Large Projects are defined as those projects that:

- Includes the construction of a new building greater than 65 feet in height or includes a vertical addition to an existing building resulting in a total building height greater than 65 feet; or
- Involves a net addition or new construction of more than 25,000 gross square feet; or
- Has 150 linear feet or more of contiguous street frontage on any public right-of-way. Planning Code section 249.64(d)(4)(B).

The Project constitutes a Large Project, as it contains more than 25,000 gross square feet.

NATURE OF DESIGN REVIEW APPROVAL

The City's discretion to approve a design review application is limited to its application of the qualitative or subjective elements of the Design Standards and Guidelines, such as those related to choice of building materials. Development Agreement section. 3.3.1. The City does not have discretion to disapprove or recommend modification to the aspects of a building or Community Improvement that meets the quantitative or objective standards of the Design Standards and Guidelines (such as the building's proposed height, lot coverage, bulk, setbacks, or amount of open space or parking, or the width of sidewalks and streets).

RECOMMENDATION

Planning Department staff recommends that the Planning Director approve of the Design Review application for the Project, as the Project complies with the Special Use District and the Parkmerced Design Standards and Guidelines, and, as shown below, does not seek any Major or Minor Modifications from the Design Standards and Guidelines as defined by Planning Code section 249.64(c). A checklist analyzing the Project's consistency with each building-related standard of the Design Standards and Guidelines is included at the end of Exhibit A.

NOTICES FOR PLANNING COMMISSION HEARINGS

For any Planning Commission hearing shown above, notice must be provided as follows: (i) by mail not less than 10 days prior to the date of the hearing to the project applicant, to property owners within 300 feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the names and addresses as shown on the citywide assessment roll in the Office of the Tax Collector, and to any person who has requested such notice; and (ii) by posting on the subject property at least 10 days prior to the date of the hearing. Planning Code section 249.64(d)(4)(D).

The requisite notices were provided on July 24, 2014. To date, the Department received two public inquiries regarding the project phasing.

RECOMMENDATION:	**Approval, finding the Project, on balance, is consistent with the Park Merced Design Standards and Guidelines per Planning Code Section 249.64.**

PARKMERCED - BLOCK 1, LOT 2

300 ARBALLO DRIVE

01 JUNE 2015- REVISED | DESIGN REVIEW APPLICATION

PARKMERCED OWNER LLC.

LMS[A]

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BLOCK 1, LOT 2
TABLE OF CONTENTS

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TOWER AND UNITS

			Block 1, Lot 2										
		Unit Type	0.1	J1.1	1.1	1.1	2.2	2.2	3.25		Common	Lobby	Fitness	Gross Floor Area
	Level	Unit Area	447	484	588	599	890	948	1,330	Total Units				
	Rooftop										1100			12,192
Residential	8		4	0	1	3	0	2	2	12				12,190
	7		4	0	1	3	0	2	2	12				12,190
	6		4	0	1	3	0	2	2	12				12,190
	5		4	0	1	3	0	2	2	12				12,190
	4		4	0	1	3	0	2	2	12				12,190
	3		4	0	1	3	0	2	2	12				12,190
	2		2	2	2	0	2	0	2	10				11,831
Lobby/Resid	1		0	3	0	0	2	0	2	7	685	264	640	11,808
		Total Units	26	5	8	18	4	12	16	89				
		Percentage of Total	29%	6%		29%		18%	18%	100%				
		TOTAL AREA												96,779

3 BR REPLACEMENT UNITS

		Total SF per Unit (excludes shafts)	Total Storage SF per Unit
Ground & Second Floor Units		1330 SF REQ'D., 1338 SF PROVIDED	78 SF REQ'D., 90 SF PROVIDED
Third - Eighth Floor Units		1330 SF REQ'D., 1330 SF PROVIDED	78 SF REQ'D., 78 SF PROVIDED

Design Standards and Guidelines Appendix A Compliance

SITE

	Permitted	Provided
Proposed Building Footprint (SF)	≤12,000	11,803
Existing Building Footprint	N/A	N/A
Open Space (SF)	≥3,204	3,512
Total Parcel Area (SF)	27,898	27,898
Lot Coverage	≤43%	42%

PARKING AND TRANSPORTATION

	Permitted	Provided
Bike Parking - Class I	Min. 89	89
Bike Parking - Class II	Min. 5	5
Parking Area	-	-
Parking Spaces	-	-
Handicap Spaces	-	-
Van Spaces	-	-
Car Share Spaces	Min. 1	1
On-Street Loading Spaces	Min. 1	1

ZONING/PLANNING DATA

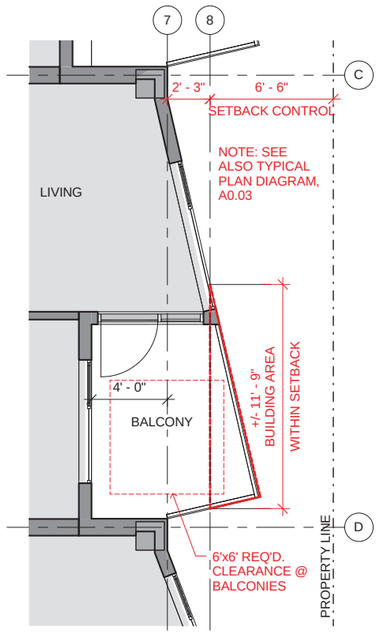
PROJECT ADDRESS
Arballo & Vidal Street
San Francisco, CA

ASSESSOR'S PARCEL
Block 01, Lot 02

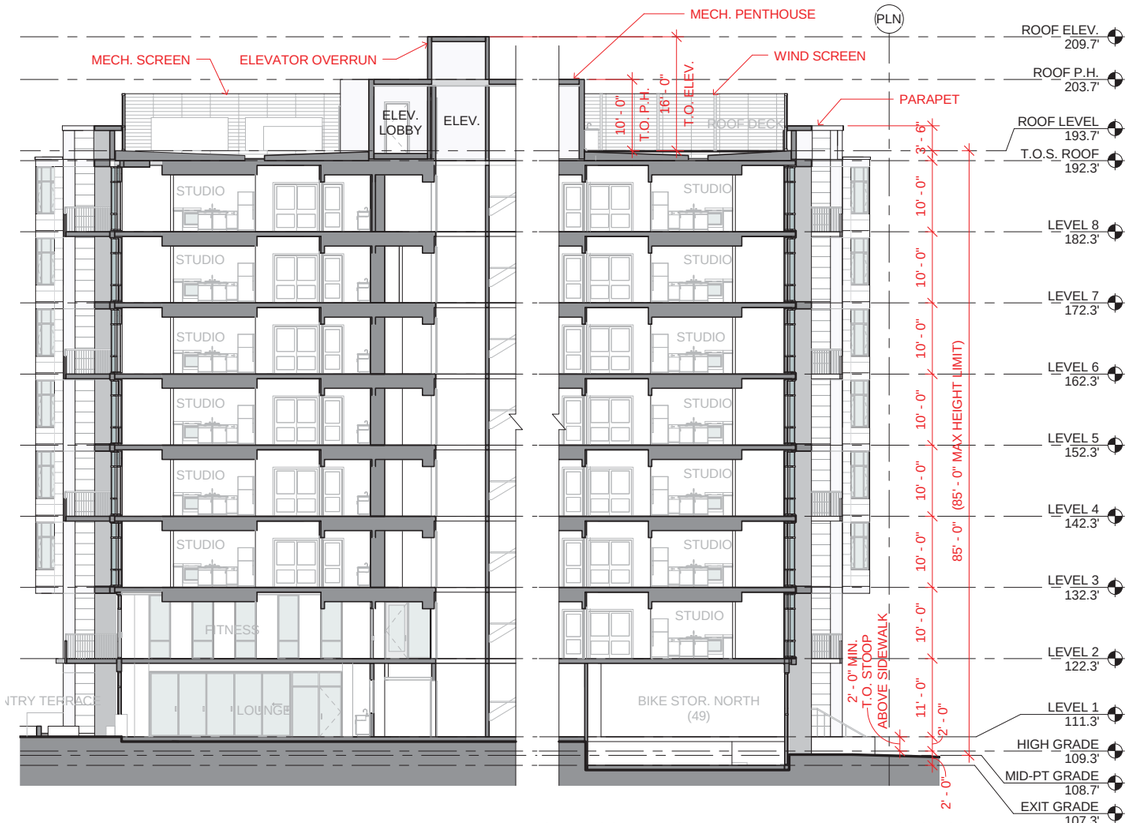
ZONING
PARKMERCED-RESIDENTIAL
(PM-R)

PROJECT DESCRIPTION
The project consists of a new eight-story apartment building located at the intersection of Arballo Drive and Vidal Drive in Parkmerced. The building entrance is located on a private drive off of Arballo Drive. The apartments include a mix of Studio, One, Two and Three-Bedroom units. The Three-Bedroom units designated as "replacement" units under the Parkmerced Development Agreement. Amenity spaces include a first floor Lounge and Terrace, a second floor Fitness Room and a roof level Terrace. No on-site parking is required.

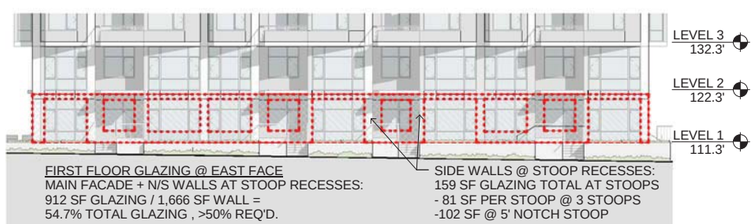
BUILDING AREA
96,779 GSF



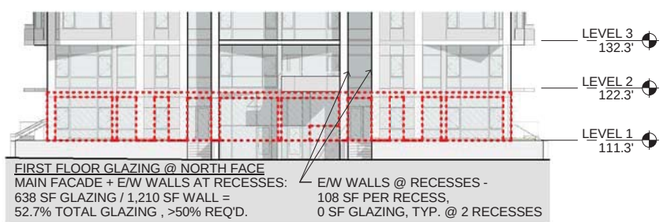
EAST SETBACK DIAGRAM - TYPICAL BAY



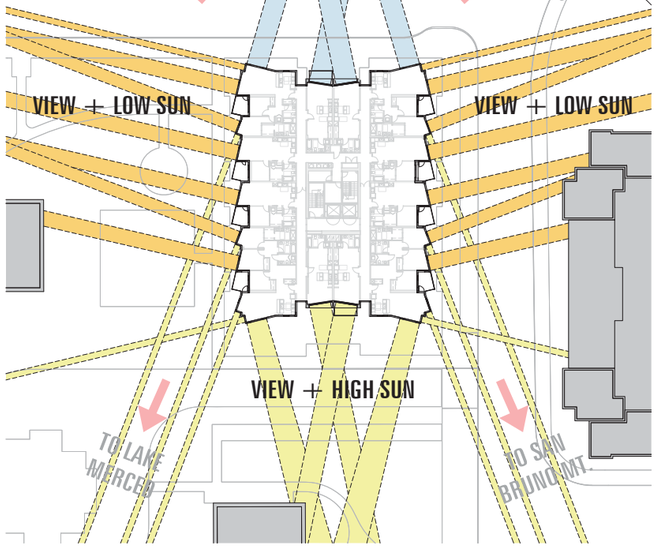
NORTH-SOUTH LONGITUDINAL BUILDING SECTION



EAST ELEVATION FIRST FLOOR GLAZING

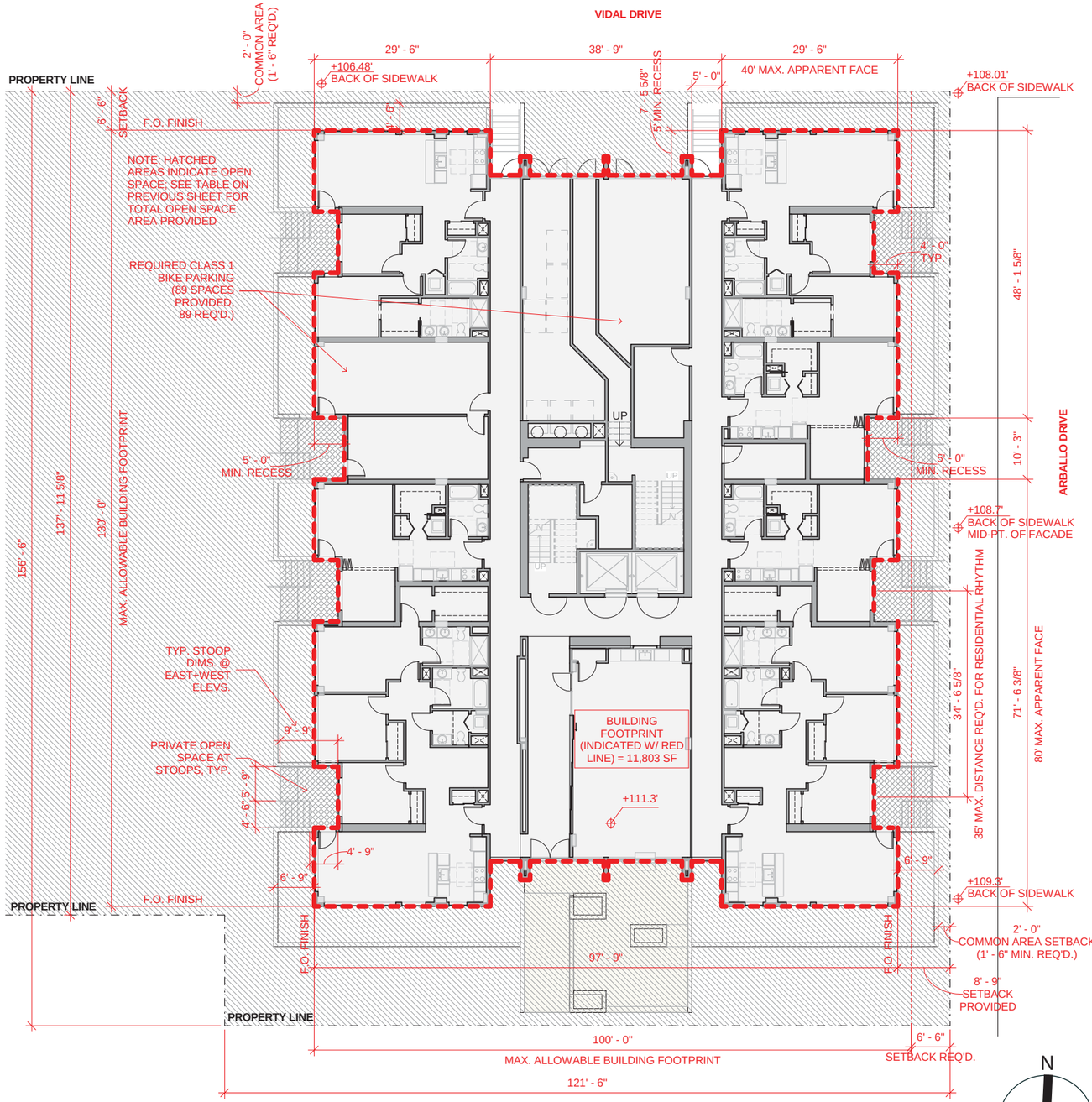


NORTH ELEVATION FIRST FLOOR GLAZING

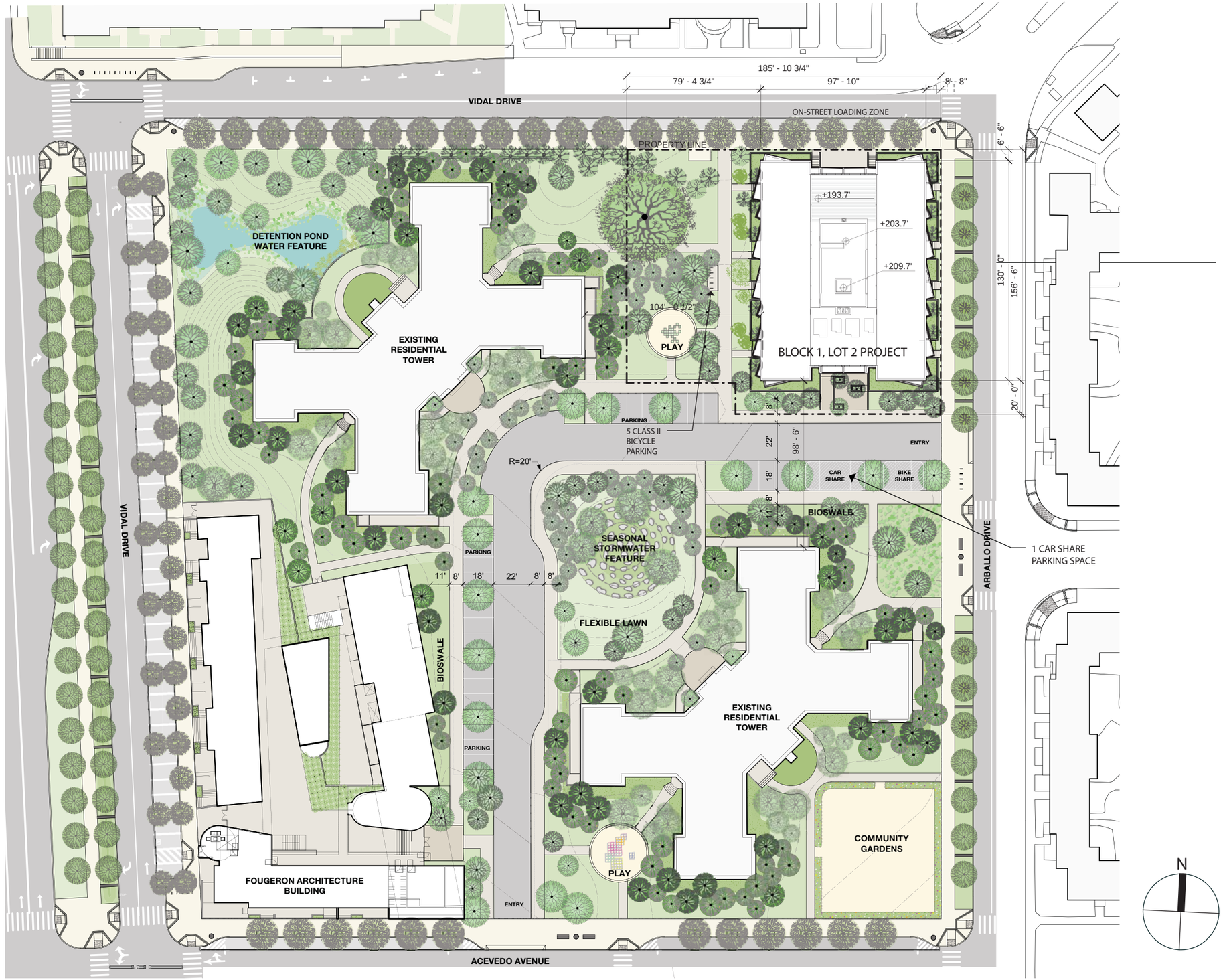


CONCEPT DIAGRAM - VIEW ANGLE & SOLAR ORIENTATION

TYPICAL FLOOR PLAN - PROJECTIONS & MAX. APPARENT FACE



GROUND FLOOR PLAN - BUILDING FOOTPRINT & SETBACKS



BUILDING FOOTPRINT AREA : 11,803 SF

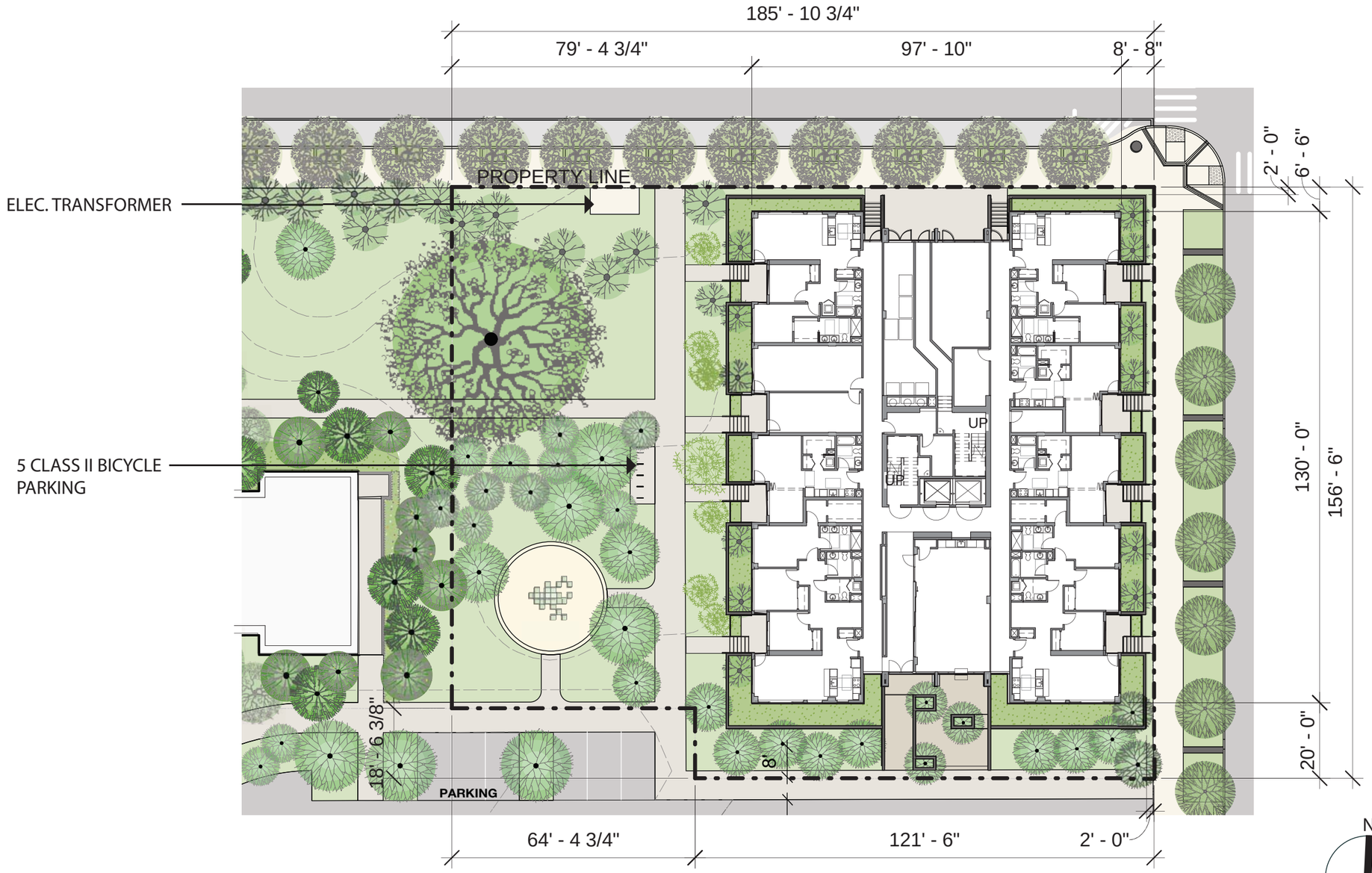
LOT AREA: 27,898 SF

BUILDING FOOTPRINT COVERS 42% OF LOT

SCALE: 1"= 60' 0 15 30 60 120

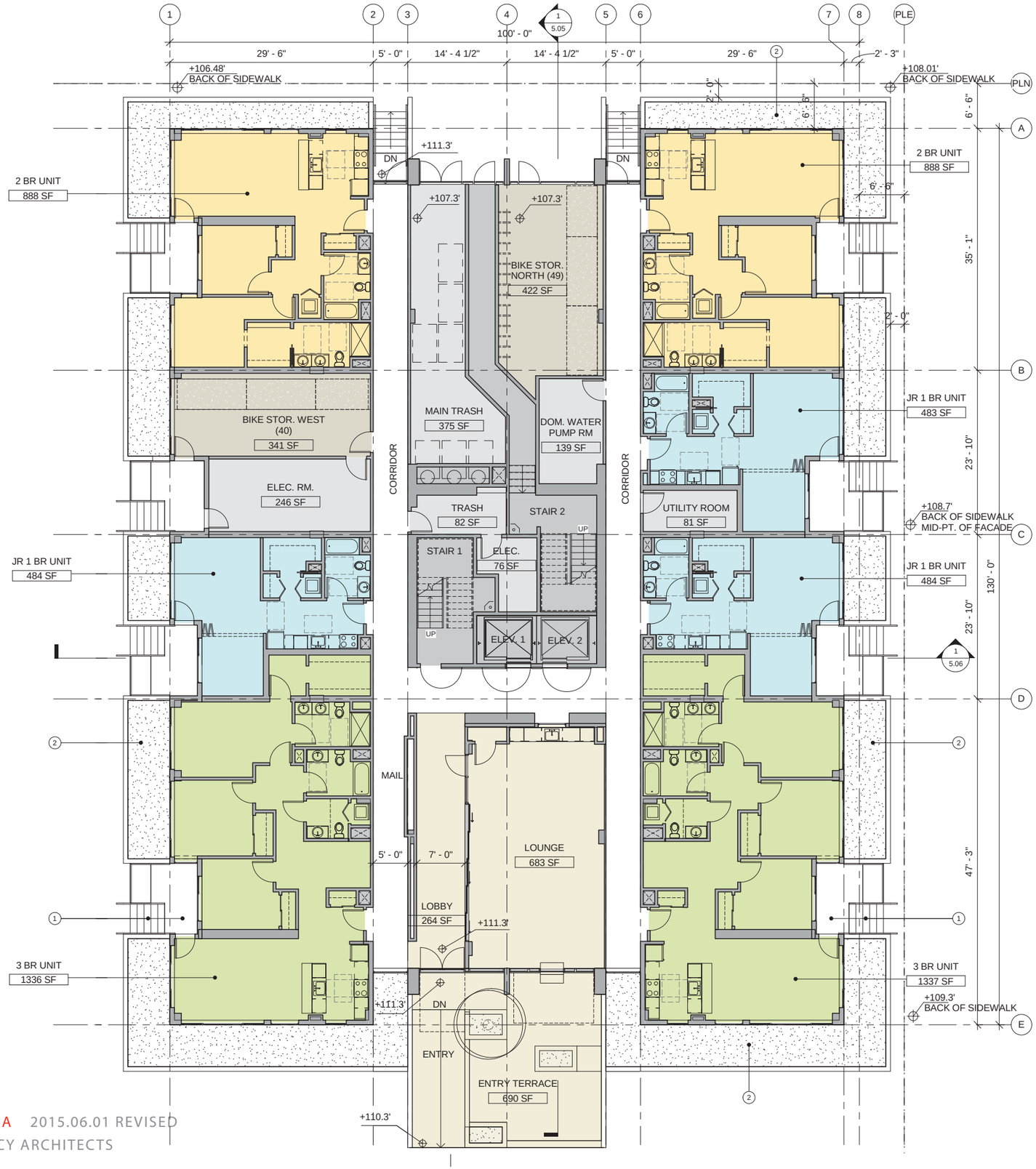
NO MAXIMUM DIAGONAL IS REQUIRED FOR BUILDINGS 46'-85' IN HEIGHT.

SEE GROUND FLOOR PLAN ON A0.03 FOR BUILDING FOOTPRINT, SETBACK, AND OTHER PLANNING RE-QUIREMENTS.



SCALE: 1"= 30'

0 15 30 60



LEGEND

- 2 BR UNIT
- 3 BR UNIT
- AMENITY SPACE
- BIKE STORAGE
- CORRIDOR
- JR 1 BR UNIT
- SHAFT
- STAIRS & ELEVATORS
- UTILITY ROOM

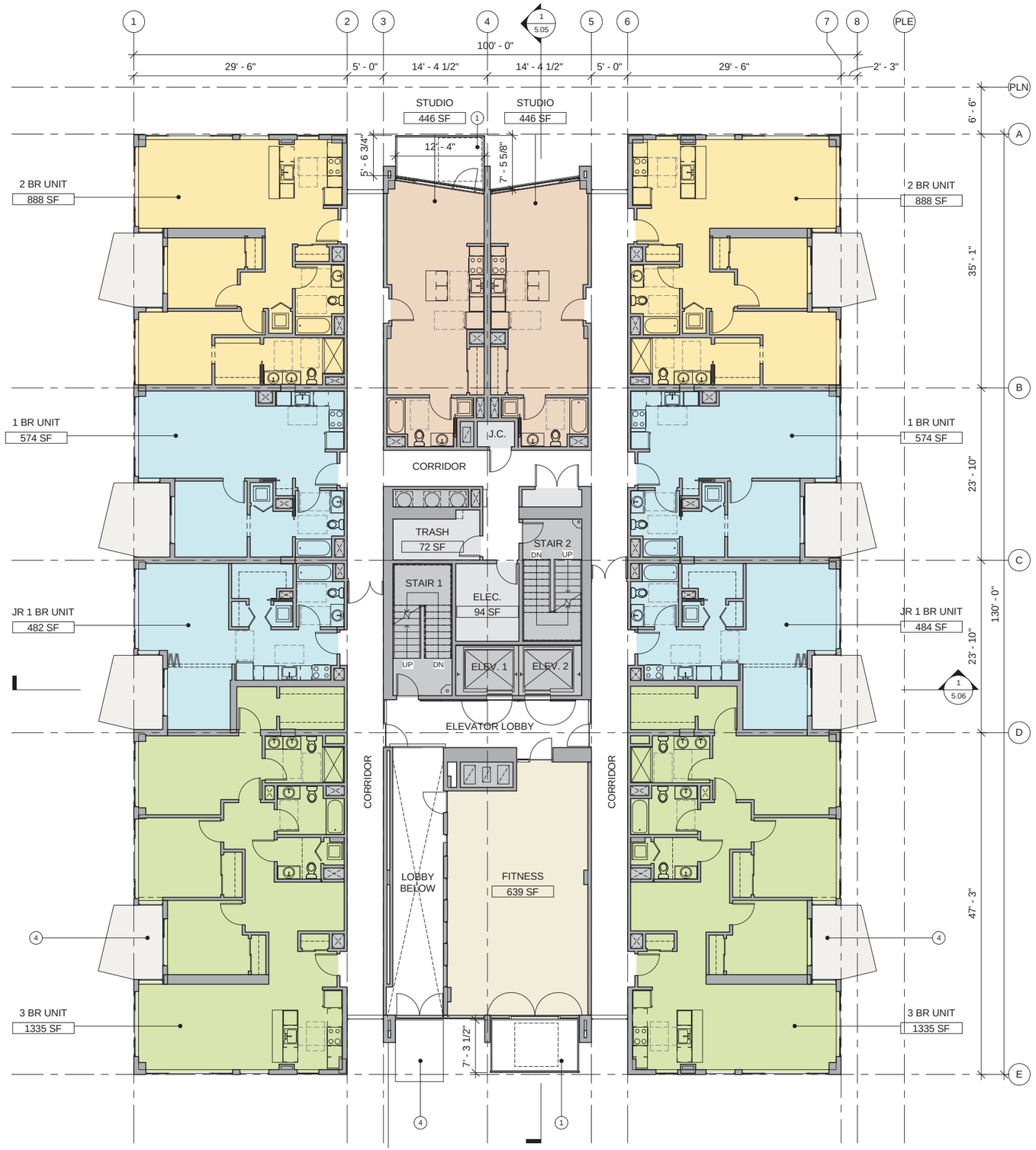
PLAN KEY NOTES:

1. BALCONY
2. LANDSCAPING
3. RAISED UNIT ENTRY (STOOP)
4. CANOPY
5. SUN SHADE

SCALE: 1"= 16'

0 4 8 16 32

N



LEGEND

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- AMENITY SPACE
- CORRIDOR
- JR 1 BR UNIT
- SHAFT
- STAIRS & ELEVATORS
- STUDIO UNIT
- UTILITY ROOM

PLAN KEY NOTES:

1. BALCONY
2. LANDSCAPING
3. RAISED UNIT ENTRY (STOOP)
4. CANOPY
5. SUN SHADE

SCALE: 1"= 16'

0 4 8 16 32

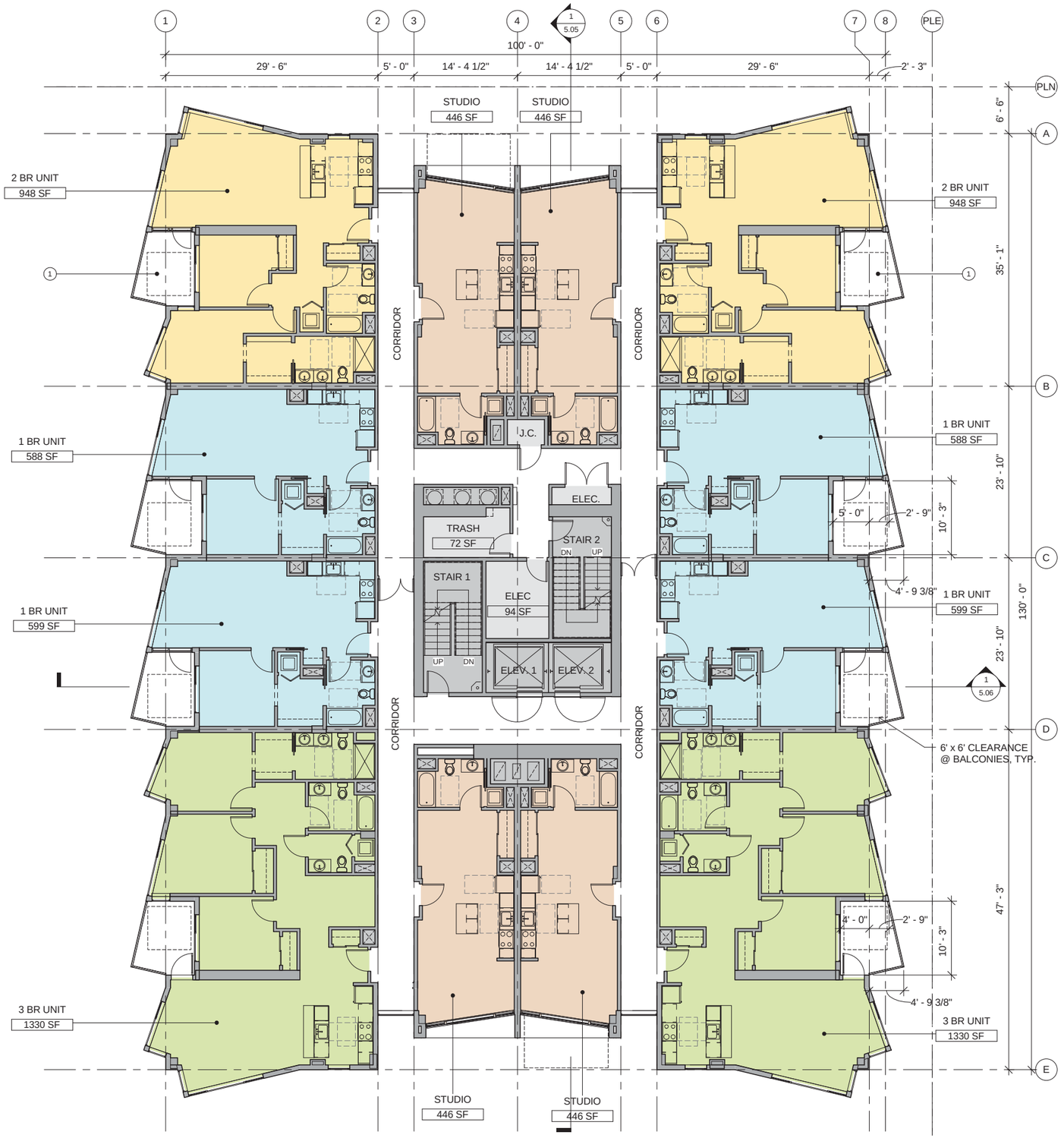
N

PARKMERCED BLOCK 1, LOT 2 - SAN FRANCISCO, CA 2015.06.01 REVISED

PARKMERCED OWNER LLC | LEDDY MAYTUM STACY ARCHITECTS

SECOND FLOOR PLAN A2.02

LMS[A]



LEGEND

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- CORRIDOR
- SHAFT
- STAIRS & ELEVATORS
- STUDIO UNIT
- UTILITY ROOM

PLAN KEY NOTES:

1. BALCONY
2. LANDSCAPING
3. RAISED UNIT ENTRY (STOOP)
4. CANOPY
5. SUN SHADE

SCALE: 1"= 16'

0 4 8 16 32

N

LEGEND

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- CORRIDOR
- SHAFT
- STAIRS & ELEVATORS
- STUDIO UNIT
- UTILITY ROOM

PLAN KEY NOTES:

1. BALCONY
2. LANDSCAPING
3. RAISED UNIT ENTRY (STOOP
4. CANOPY
5. SUN SHADE

N

SCALE: 1"= 16'

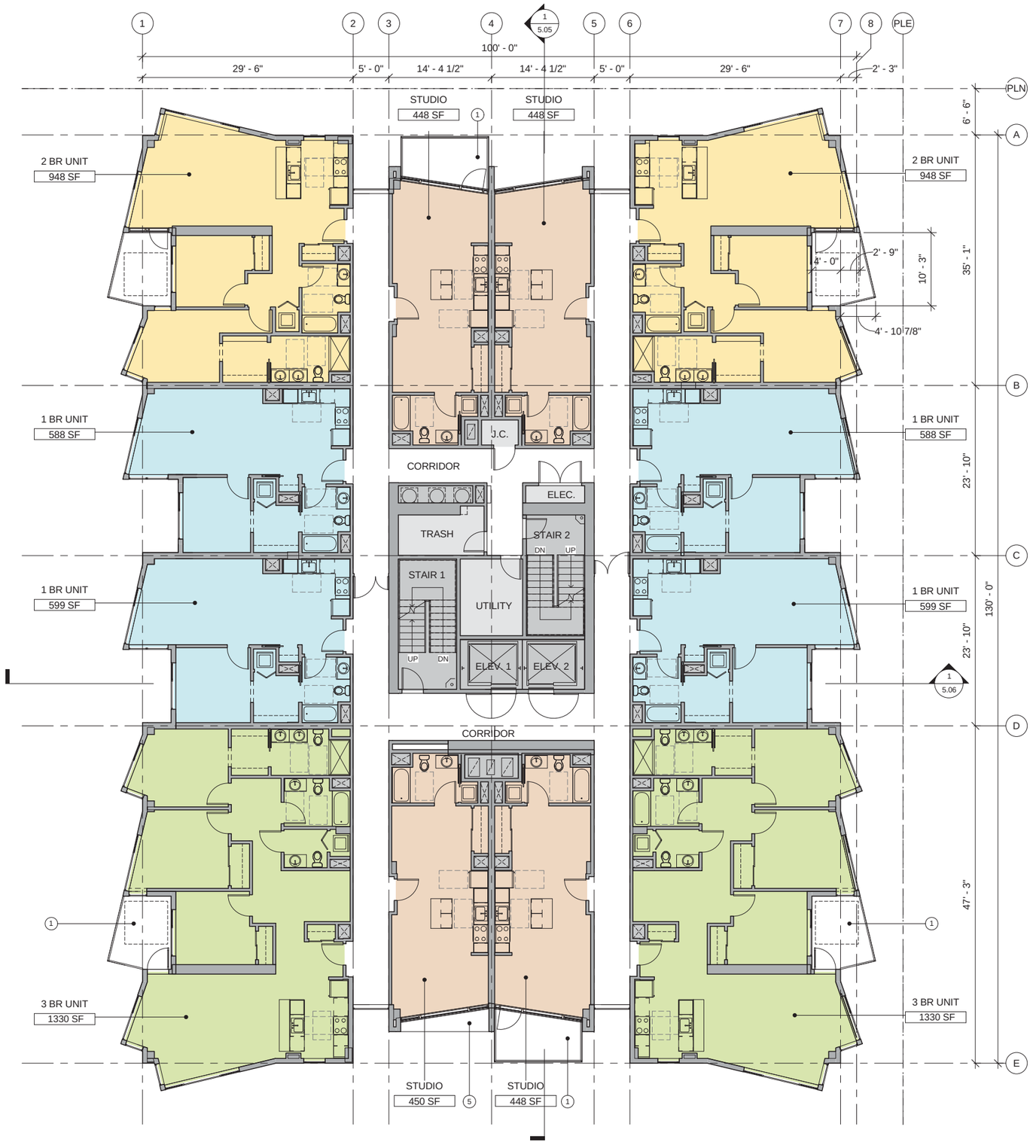
0 4 8 16 32

PARKMERCED BLOCK 1, LOT 2 - SAN FRANCISCO, CA 2015.06.01 REVISED

PARKMERCED OWNER LLC | LEDDY MAYTUM STACY ARCHITECTS

FOURTH & SIXTH FLOOR PLAN A2.04

LMS[A]



LEGEND

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- CORRIDOR
- SHAFT
- STAIRS & ELEVATORS
- STUDIO UNIT
- UTILITY ROOM

PLAN KEY NOTES:

1. BALCONY
2. LANDSCAPING
3. RAISED UNIT ENTRY (STOOP)
4. CANOPY
5. SUN SHADE

N

SCALE: 1"= 16'

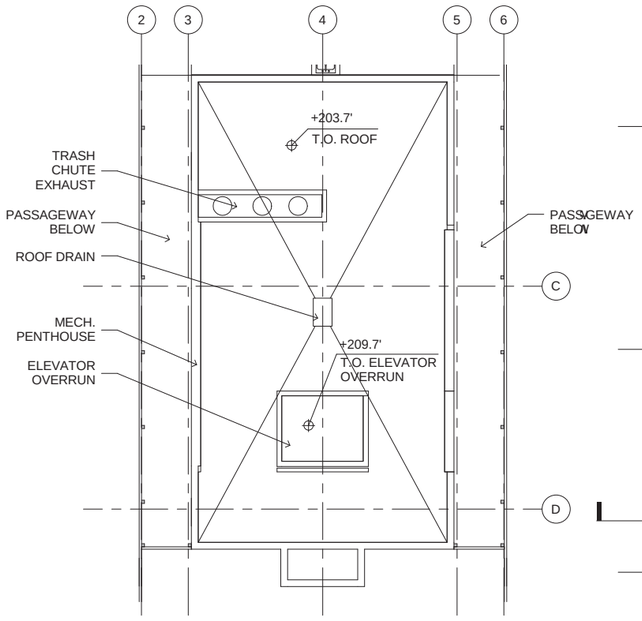
0 4 8 16 32

PARKMERCED BLOCK 1, LOT 2 - SAN FRANCISCO, CA 2015.06.01 REVISED

PARKMERCED OWNER LLC | LEDDY MAYTUM STACY ARCHITECTS

EIGHTH FLOOR PLAN A2.05

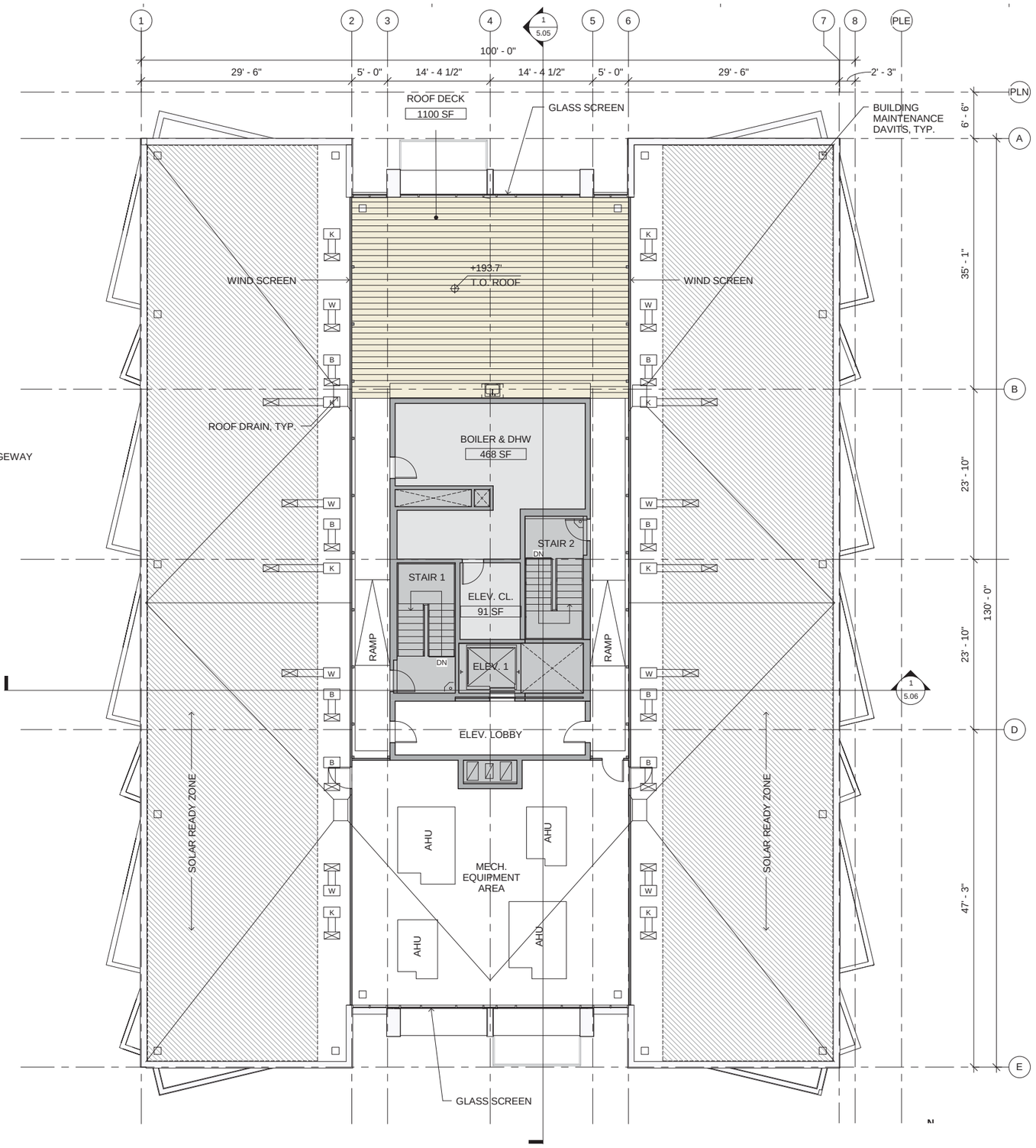
LMS[A]



MECHANICAL PENTHOUSE ROOF PLAN

PENTHOUSE ENCLOSURE : (MECHANICAL ROOM, STAIRS & ELEVATORS)	1,423 SF
TOTAL ROOF AREA:	12,192 SF

ENCLOSED MECHANICAL AREA = 12% OF ROOF AREA



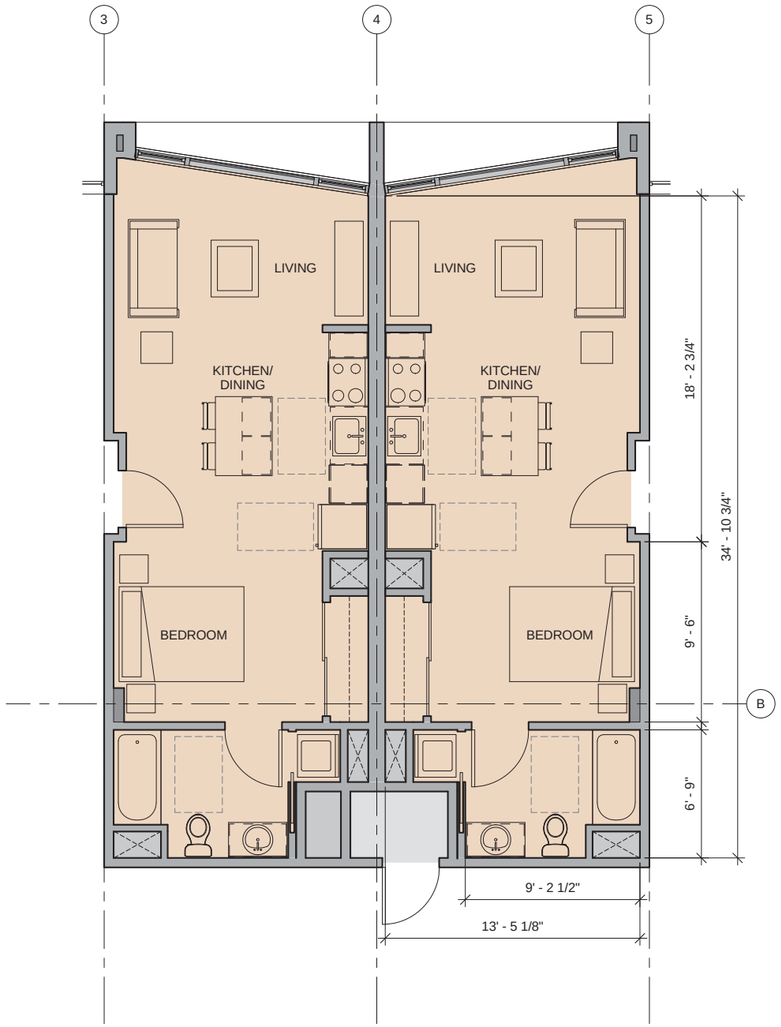
LEGEND

- AMENITY SPACE
- CORRIDOR
- SHAFT
- STAIRS & ELEVATORS
- UTILITY ROOM

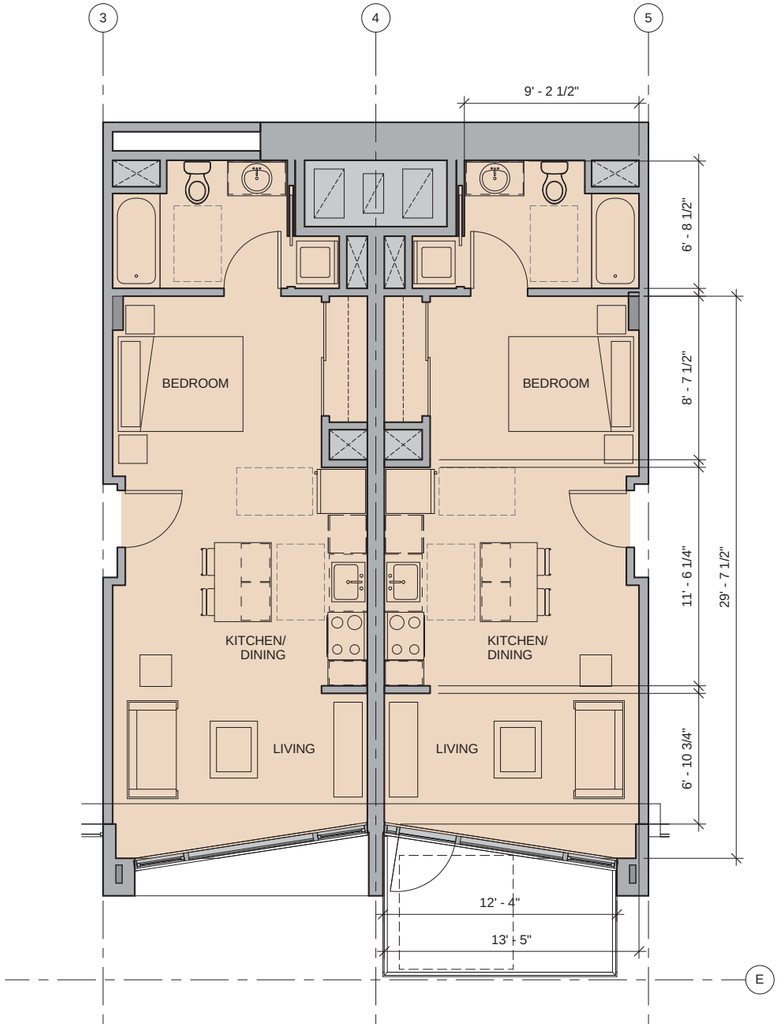
SCALE: 1"= 16'

0 4 8 16 32

N



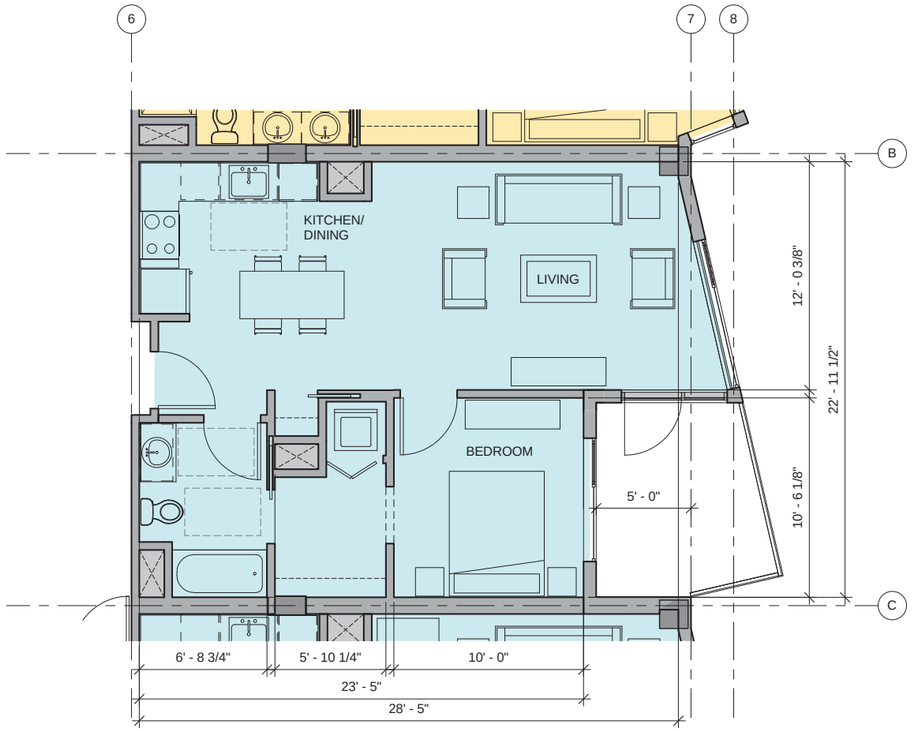
STUDIO UNITS - NORTH SIDE, TYPICAL FLOOR W/O BALCONY



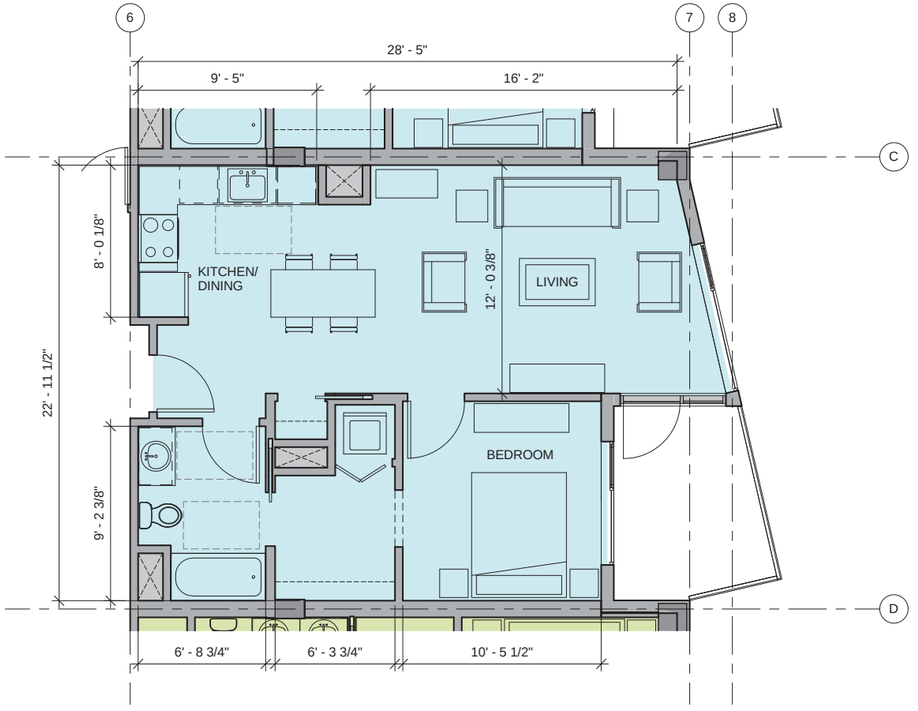
STUDIO UNITS - SOUTH SIDE. TYPICAL FLOOR W/ & W/O BALCONY

SCALE: 1"= 8'

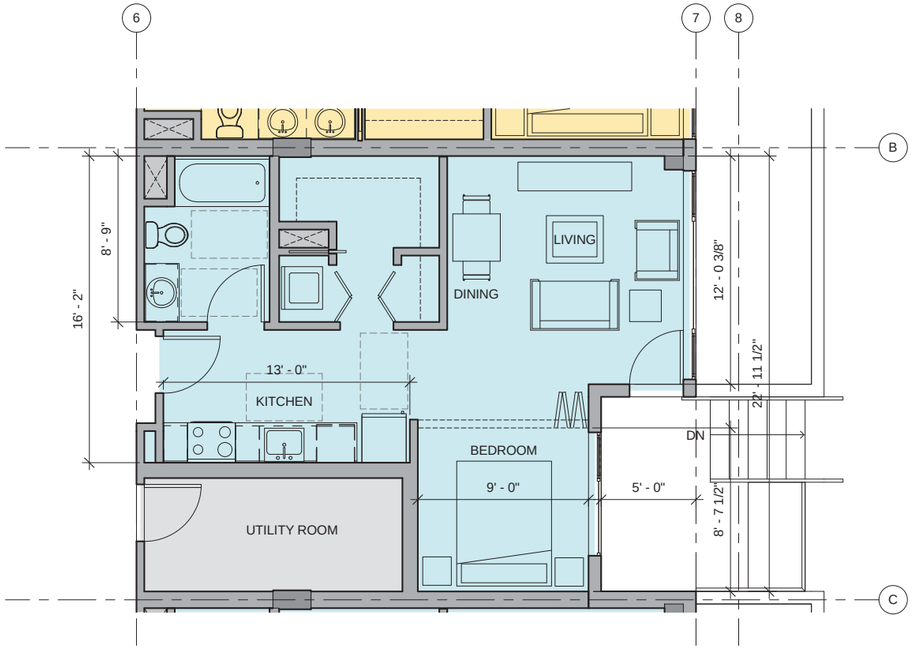
0 2 4 8 16



1 BR UNIT - TYPICAL FLOOR AT DEEPER BALCONY



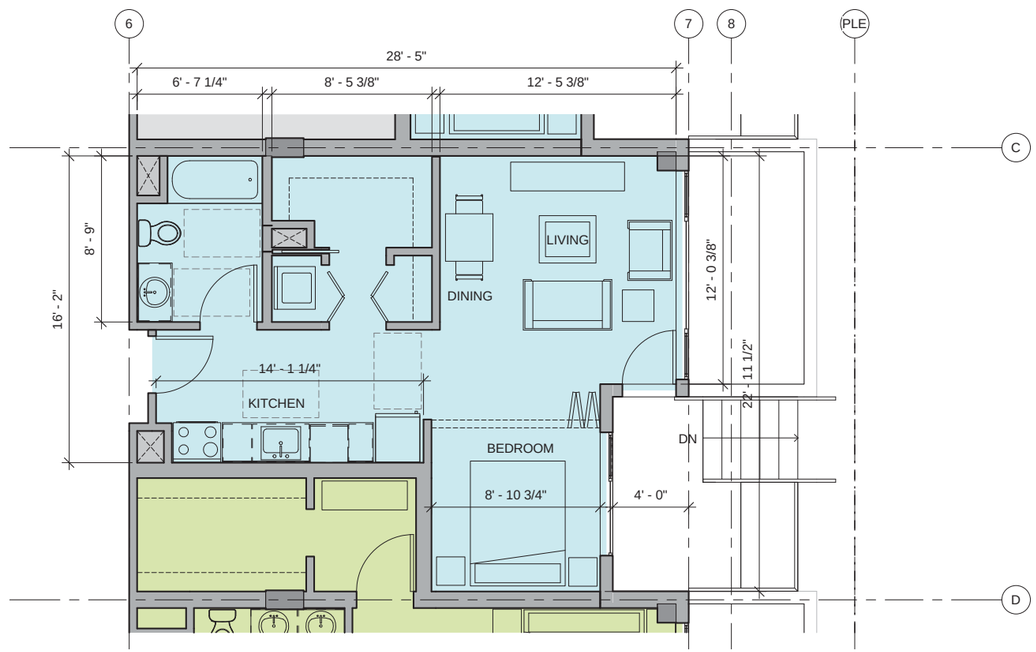
1 BR UNIT - TYPICAL FLOOR



SCALE: 1″= 8′

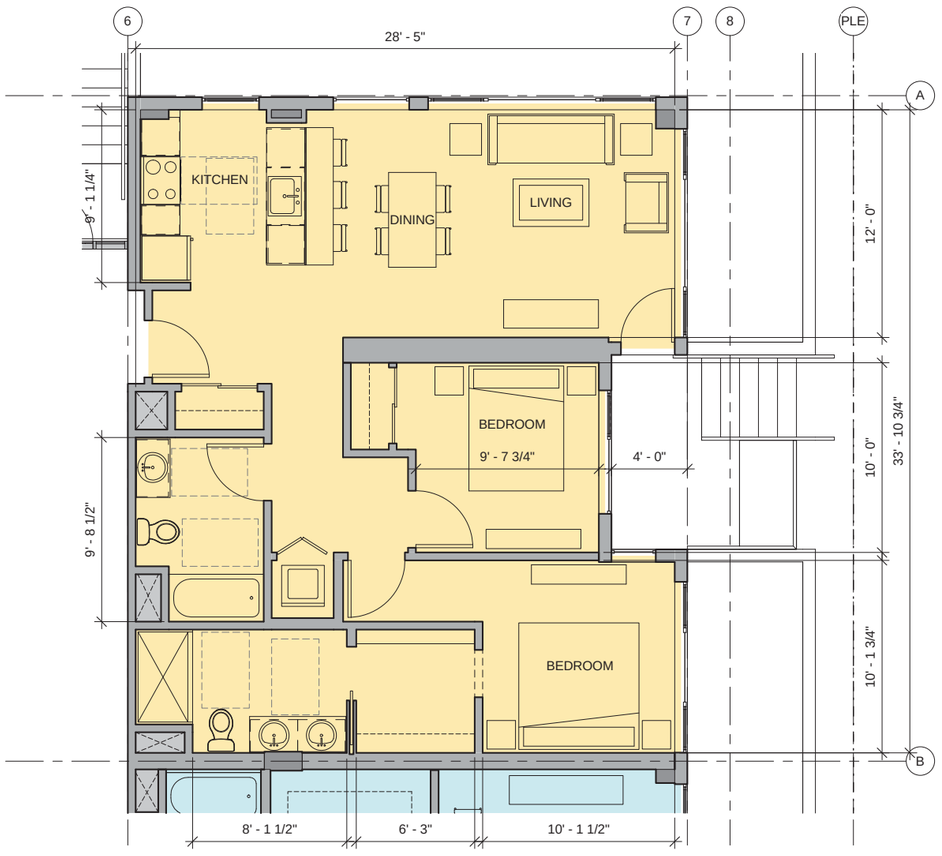
0 2 4 8 16

JR 1 BR UNIT - GROUND FLOOR AT DEEPER BALCONY



JR 1 BR UNIT - GROUND FLOOR (SECOND FLOOR SIM)

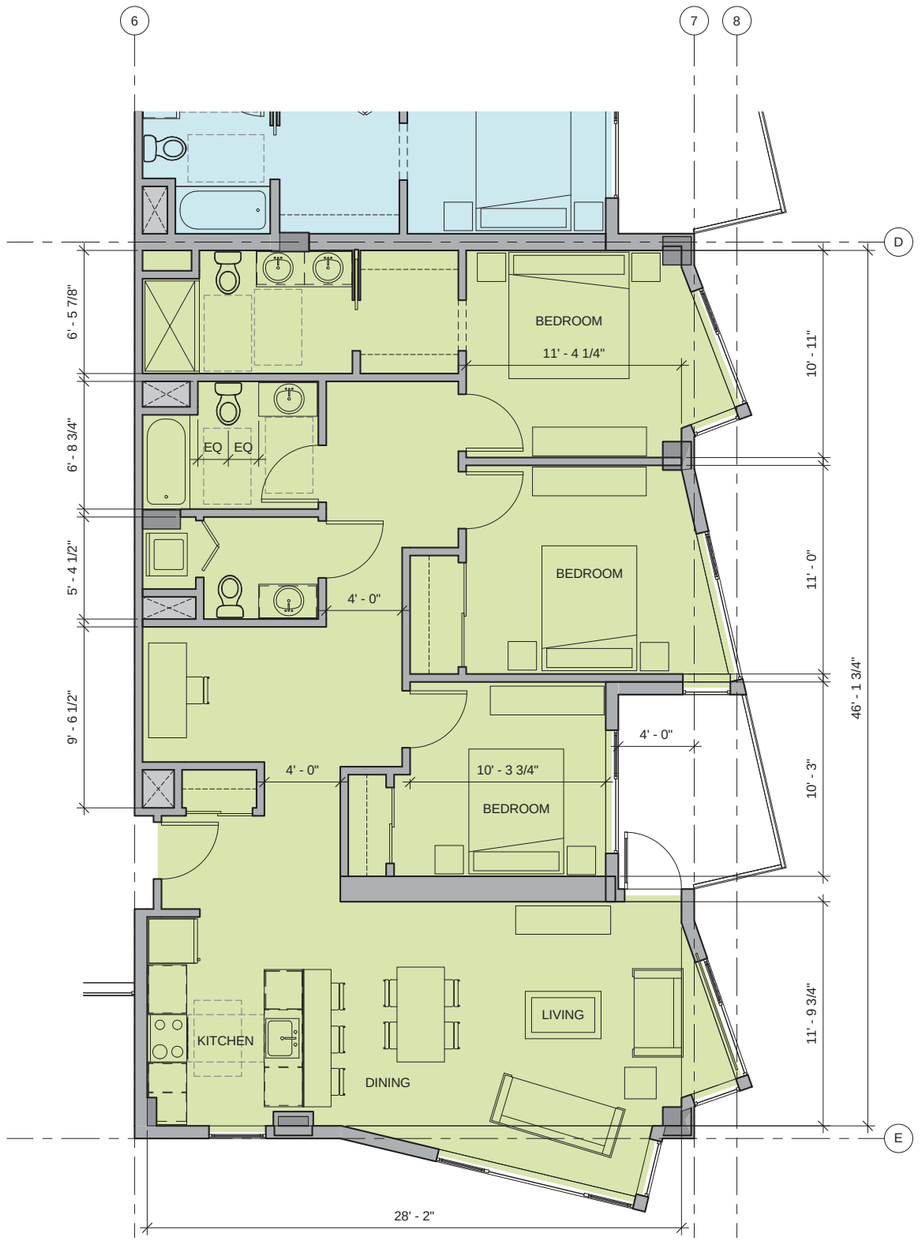
2 BR UNIT - TYPICAL FLOOR



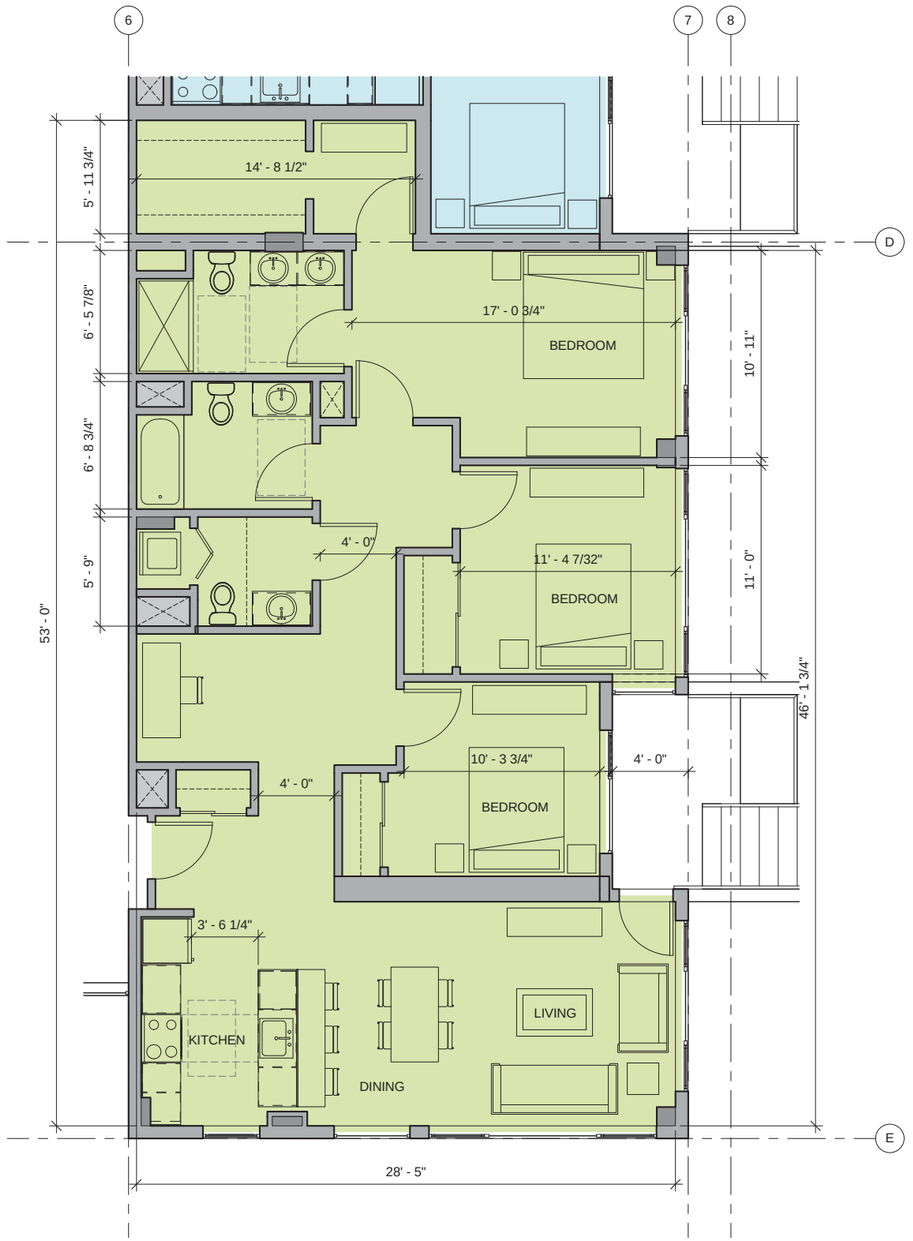
2 BR UNIT - GROUND FLOOR (SECOND FLOOR SIM)

SCALE: 1"= 8'

0 2 4 8 16



3 BR UNIT - TYPICAL FLOOR



3 BR UNIT - GROUND FLOOR (SECOND FLOOR SIM)

SCALE: 1″= 8′

0 2 4 8 16

ELEVATION + SECTION KEY NOTES:

1. ALUMINUM WINDOWS
2. FIBER CEMENT SIDING
3. METAL PANEL BANDS
4. METAL PANELS
5. ACCENT PANELS
6. METAL RAILINGS
7. CONCRETE WALLS
8. GLASS SCREEN WALL
9. WIND SCREEN
10. CANOPY
11. METAL SUN SHADE

SCALE: 1"= 16'

0 4 8 16 32

PARKMERCED BLOCK 1, LOT 2 - SAN FRANCISCO, CA 2015.06.01 REVISED

PARKMERCED OWNER LLC | LEDDY MAYTUM STACY ARCHITECTS

SOUTH ELEVATION A5.01

LMS[A]

ELEVATION + SECTION KEY NOTES:

1. ALUMINUM WINDOWS
2. FIBER CEMENT SIDING
3. METAL PANEL BANDS
4. METAL PANELS
5. ACCENT PANELS
6. METAL RAILINGS
7. CONCRETE WALLS
8. GLASS SCREEN WALL
9. WIND SCREEN
10. CANOPY
11. METAL SUN SHADE

SCALE: 1"= 16'

0 4 8 16 32

ELEVATION + SECTION KEY NOTES:

1. ALUMINUM WINDOWS
2. FIBER CEMENT SIDING
3. METAL PANEL BANDS
4. METAL PANELS
5. ACCENT PANELS
6. METAL RAILINGS
7. CONCRETE WALLS
8. GLASS SCREEN WALL
9. WIND SCREEN
10. CANOPY
11. METAL SUN SHADE

SCALE: 1"= 16'

0 4 8 16 32

PARKMERCED BLOCK 1, LOT 2 - SAN FRANCISCO, CA 2015.06.01 REVISED

PARKMERCED OWNER LLC | LEDDY MAYTUM STACY ARCHITECTS

NORTH ELEVATION A5.03

LMS[A]

ELEVATION + SECTION KEY NOTES:

1. ALUMINUM WINDOWS
2. FIBER CEMENT SIDING
3. METAL PANEL BANDS
4. METAL PANELS
5. ACCENT PANELS
6. METAL RAILINGS
7. CONCRETE WALLS
8. GLASS SCREEN WALL
9. WIND SCREEN
10. CANOPY
11. METAL SUN SHADE

SCALE: 1"= 16'

0 4 8 16 32

PARKMERCED BLOCK 1, LOT 2 - SAN FRANCISCO, CA 2015.06.01 REVISED

PARKMERCED OWNER LLC | LEDDY MAYTUM STACY ARCHITECTS

WEST ELEVATION A5.04

LMS[A]

SCALE: 1"= 16'

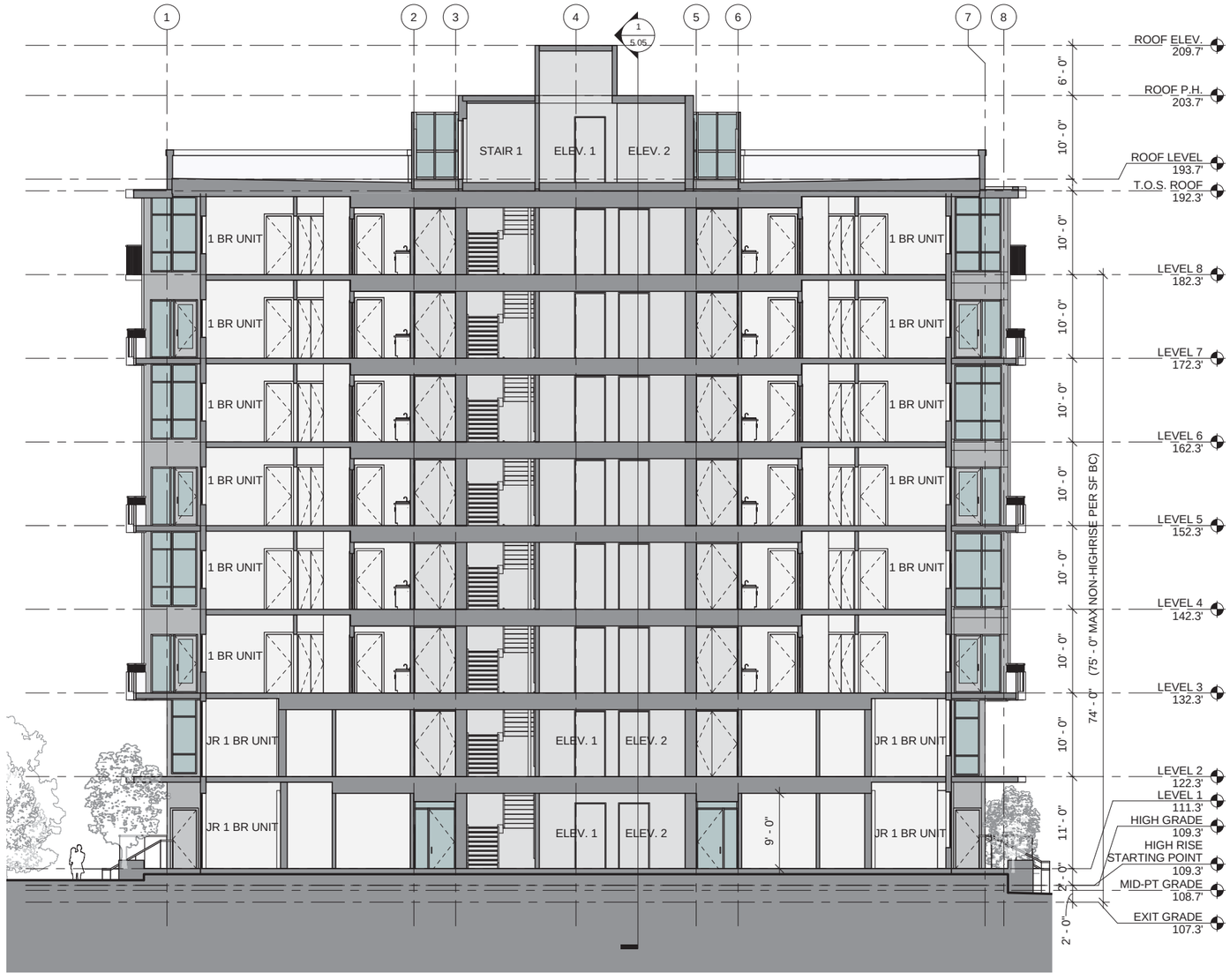
0 4 8 16 32

PARKMERCED BLOCK 1, LOT 2 - SAN FRANCISCO, CA 2015.06.01 REVISED

PARKMERCED OWNER LLC | LEDDY MAYTUM STACY ARCHITECTS

NORTH-SOUTH BUILDING SECTION A5.05

LMS[A]



SCALE: 1″= 16′

0 4 8 16 32

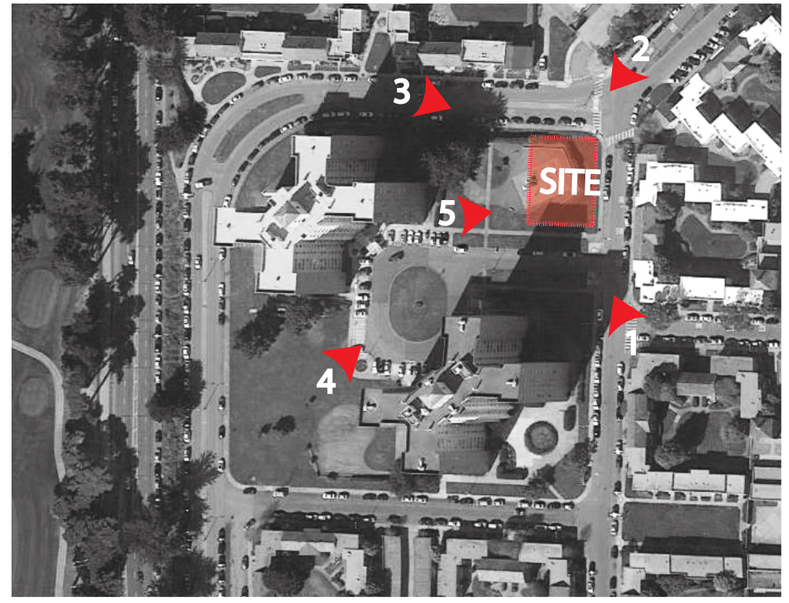
1. VIEW FROM SOUTHEAST CORNER

2. VIEW FROM NORTHEAST CORNER

3. VIEW FROM NORTHWEST CORNER

4. VIEW FROM SOUTHWEST CORNER

5. VIEW FROM SOUTHWEST CORNER



BLOCK 1, LOT 2
APPENDIX

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Parkmerced Block 01 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 06.01.15		
Standard Number	**Standard**	**Project Compliance**
Page 19	Comply with the requirements of Chapter 01 (Land Use) of the Parkmerced Design Standards and Guidelines	See Design Standards and Guidelines Compliance Checklist
Page 23	Meet the requirements of Chapter 04 (Parking, Loading + Servicing) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist
Page 29	Design each building to divert, upon completion of the hydrology system, 100% of storm water for at least a 5-year storm event with a duration of 3 hours to the Parkmerced hydrology system without discharge to the City’s combined sewer-storm water system	100% of the roof run-off will be infiltrated within the block and will not be discharged to the City’s combined sewer system from the 5-year, 3 hour storm.
Page 29	Comply with the requirements of the San Francisco Building Code Chapter 13C (Green Building Requirements)	The Green Building Requirements that went into effect on January 1, 2014 have superseded the San Francisco Building Code Chapter 13C requirements. The project will comply with the current San Francisco Green Building requirements. Compliance will be demonstrated through LEED Silver Certification or Greenpoint Rating of 75 points of higher.
Page 29	Comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102)	The project will comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102).
Page 30	Meet the requirements of Chapters 02.16 through 02.26 (Open Space) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for irrigation, toilet flushing and laundry, design new buildings to have 60% less designed demand for potable water as compared to existing buildings	A recycled water source has not been made available to Parkmerced from a municipal source at this time.
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for such purposes, use 100% recycled water for irrigation	Dedicated Recycled water services for irrigation purposes will be provided for each block. If made available, landscape irrigation will use 100% recycled water, assuming the water quality is sufficient for the health of the plants at Parkmerced.
Page 41	Install low-flow water fixtures in all new residential and non-residential buildings.	All new buildings will be specified with efficient low flow water fixtures as defined in the table below: Baseline / Design Water Closets: 1.6 gpf / 1.6/0.9 gpf dual flush or 1.28 gpf single flush Lavatories: 1.5 gpm / 1.5 gpm Showers: 2.0 gpm / 1.5 gpm Kitchen Faucets: 1.8 gpm / 1.5 gpm Dishwashers: 6.5 gal/cycle / 2.9 gal/cycle Washing machines: ≤ 9.5 water factor / ≤ 6.0 water factor
Page 49	Design new residential building envelopes to perform a minimum of 15% more efficiently than current Title 24 (2008) standards and all other buildings and building components to exceed current Title 24 (2008) standards by a minimum of 10%. In the future and as technology continues to advance, the Project Sponsor will endeavor to improve upon updated Title 24 standards	Residential envelopes are designed to perform a minimum of 15% more efficiently than Title 24 2008 envelope requirements. Compliance has been demonstrated using Energy Pro software (approved by the California Energy Commission for Title 24 compliance analysis).
Page 49	Install one vampire outlet per room controlled by one master switch near the front door to the dwelling unit	This requirement will be included in the design of the residential units. At least one controlled outlet will be installed per room controlled by one master switch near the front door to the dwelling unit.
Page 49	Install Tier 1 or better appliances in residential units	Tier 1 or better appliances (as defined by the Consortium for Energy Efficiency, and used by the Energy Star rating system) will be used in the residential units. See PAE’s Appliance Review Memo dated 04-03-2015.
Page 49	A measurement and verification plan should be implemented	A measurement and verification plan will be implemented for the project.

Parkmerced Block 01 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 06.01.15		
Standard Number	**Standard**	**Project Compliance**
Page 51	The commitment to producing at least 10,396,625 kWhr/yr of renewable energy and 10,396,625 kWhr/yr electricity through a cogeneration facility, or some combination of both, but in no event less than 20,793,250 kWhr/yr, or otherwise satisfying this same 20,793,250 kWhr/yr commitment through energy efficiency and conservation measures is a significant benefit. - By full build-out, provide, either on- or off-site, renewable energy generation systems, such as solar, wind, hydrogen fuel-cells, small-scale or micro hydroelectric, and/or biomass, with the production of at least 10,396,625 kWhr/yr of the estimated total annual energy consumption; - By full build-out, generate 10,396,625 kWhr/yr of the estimated total annual energy consumption from an on-site cogeneration system; or Providing a combination of power from the above two sources, or satisfying the combined 20,793,250 kWhr/yr requirement through energy efficiency or conservation savings	The project will demonstrate compliance with this requirement through a combination of energy efficiency savings versus the projected 18,382 kWh/yr per new residential unit energy use identified in the Development Agreement, Exhibit Q, Table 1 and compliance methods 1, 2 or 4 indicated below. Notes: The Development Agreement identifies four methods for demonstrating compliance with this requirement: 1. Developer's construction and completion of on- or off-site facilities that meet 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit of cogeneration. 2. Developer's payment to third party under contract to provide or construct renewable energy capacity that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements by the estimated completion dates of the Development Phase. 3. Developer's payment to SFPUC for the SFPUC to construct or provide renewable and/or cogeneration facilities that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements. 4. Developer to pay an in-lieu fee of $6,589 per new residential unit for Renewable Energy and $1,671 per new residential unit for cogeneration. The funds are deposited into the Parkmerced sustainability energy Account, which may be used for the purpose of constructing cogeneration or renewable energy facilities prior to the Certificate of Final completion for the building containing the 4,000th new residential unit. Several configurations of cogeneration systems have been analyzed for implementation in this phase of the project. Life Cycle cost analysis of these options is in process.
Page 57	Meet the requirements of the City's Mandatory Recycling and Compost Ordinance (Ordinance No. 100-09, File No. 081404)	All trash disposed by the residents will be segregated into 3 streams: waste, mixed recycling and compost. Trash collection systems will handle each stream separately. Specific methods and systems will be delineated in the Park Merced Master Trash Management Plan and further define in each specific building Trash Management Plan
Page 57	Provide a minimum of one centralized waste pick-up location on each block	Each block will have at minimum one central trash pickup location. Typically, each building within each block will have its own trash pickup location.
Page 57	Provide one hazardous waste drop-off location within each Neighborhood Commons	A hazardous waste drop off location will be located at Block 22 at the Neighborhood Commons. The collections at this facility will match the collections of the hazardous waste facitlity already in place at the existing site limiting items excepted to common household items such as batteries, light bulbs and basic electronics, etc.
Page 63	Buildings will generally use a minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project	The building improvements will meet the required minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project.
Page 63	Buildings will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project	The building improvements will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project.
Page 65	Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan should incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan should list the BMPs employed and describe how they accomplish the following objectives: - Prevent loss of soil during construction by storm water runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse - Prevent sedimentation of any affected storm water conveyance systems or receiving streams Prevent polluting the air with dust and particulate matter	An erosion and sedimentation control plan will be created and designed by the Civil Engineer for all new construction activities associated with the project; the General Contractor will implement the erosion and sedimentation control plan utilizing industry best management practices (BMPs).

Parkmerced Block 01 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 06.01.15		
Standard Number	**Standard**	**Project Compliance**
Page 65	- Recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Calculations can be done by weight or volume, but must be consistent throughout	During construction, the general contractor will recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled.

Assumptions:
An average of 2.3 people occupy each residence at Parkmerced.

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Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.01.01 Sustainability Performance	All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.	Project will comply with all Parkmerced Sustainability plan requirements. Refer to attached “Parkmerced Block 01 Sustainability Plan Checklist”	
03.02.01 - 03.02.02 Lot Coverage	Lot coverage is calculated for each development block and is specifically listed in **Appendix A of the Design Standards and Guidelines - Regulating Plan.**	Total Developable Building Footprint area for Block 1, MR 85 = 12,000 sqft Actual building footprint = 11,803 sqft Refer to Ground Floor Plan, A0.03	Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area. Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in Section 03.05 Building Controls - Setback are not included in the total enclosed building footprint area calculation. However, those portions of a pedestrian paseo that pass below occupied building area must be included in the total building footprint area. (03.02.02)
03.02.03 Usable Open Space	48 square feet of common open space or 36 square feet of private open space per unit. Both common and private open spaces must have a minimum dimension of 6 feet in any direction.	Private open space required: 36 sqft x 89 units = 3,204 sqft Private open space provided: Stoops at units = 810 sqft Balconies at units = 2,702 sqft refer to Ground Floor Plan and Typical Floor Plan, A0.03 Total private open space provided: 810 sqft + 2,702 sqft = 3,512 sqft Common open space is provided: Outdoor space (excluding stoops) = 14,440 sqft Entry Terrace = 687 sqft Roof Deck = 1,100 sqft refer to Ground Floor Plan and Typical Floor Plan, A0.03 Dimensions for stoops and balconies are shown on Planning Diagrams on sheet A0.03.	Courtyards and rooftop terraces shall count towards the provision of common open space. Setback areas, balconies and decks shall count towards the provision of private open space.
03.03.01 Maximum Height	Building height shall not exceed the maximum height as shown on the **Maximum Height Plan (Fig. 03.03.C)**.	Maximum building height allowed = 85 ft Actual building height = 85 ft Maximum building height is measured from the back of sidewalk grade along Arballo Drive, at the center line of the predominant building face to top of building roof. Refer to Building Section, A0.02 and Ground Floor Plan, A0.03	Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit. (03.03.05) Those portions of a building that may project above the maximum height limit are: • Parapets up to 4 feet in height. • Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. • For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height. (03.03.06) Height limits are to be measured from the back of sidewalk grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade **(Fig. 03.03.A).** (03.03.02) Sloped roofs, in excess of 30 degrees from the horizontal, are to be measured to the midpoint of the vertical dimension of the roof. (03.03.03)

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15

<table>
<tr><th>Standard Number</th><th>Standard</th><th>Project Compliance</th><th>Implementing Standards</th></tr>
<tr><td>03.03.04
Appropriate Scale</td><td>Residential buildings that are no greater than 35 feet in height must be located along a public right-of-way or easement that is no more than 45 feet in width.</td><td>Section 03.03.04 is not applicable. Building is taller than 35 ft.</td><td></td></tr>
<tr><td>03.03.06
Projections</td><td>Those portions of a building that may project above the maximum height limit are:
• Parapets up to 4 feet in height.
• Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height.
• For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height.</td><td>Parapet extends 3’-6” above maximum height limit.
Penthouse Enclosure (Mechanical Room, Elevator & Stairs) extends 10’-0” above height limit and will not exceed 20% of the total roof area.

Wind screen at roof deck extends 6’-0” above height limit. The wind screen area is exempt from the roof area limitation because it is less than 10’ per SF Planning Code section 260 (b) (2) (D).

Elevator overrun extends 16’-0” above height limit per SF Planning Code section 260 (b) (1) (B).

Refer to Building Section, A0.02 and Roof Plan, A2.06</td><td></td></tr>
<tr><td>03.04.02
Maximum Plan Dimension</td><td><table><tr><th>Building Height</th><th>Max Plan Length</th></tr><tr><td>Up to 35’</td><td>NA</td></tr><tr><td>36’ – 45’</td><td>NA</td></tr><tr><td>46’ – 85’</td><td>200’</td></tr><tr><td>86’ – 145’</td><td>140’</td></tr></table></td><td>Building height is 85’ = 200 ft maximum plan length
Actual maximum plan length = 130 ft

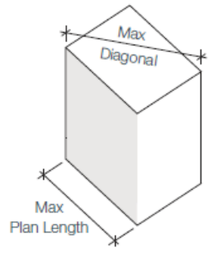
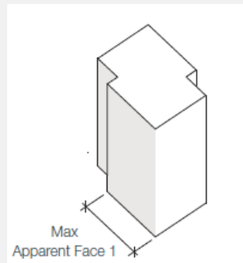
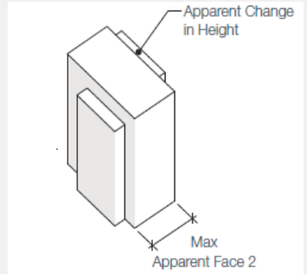
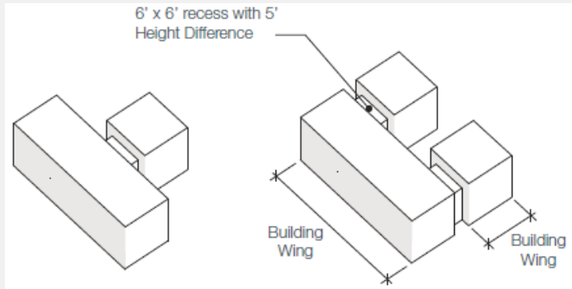
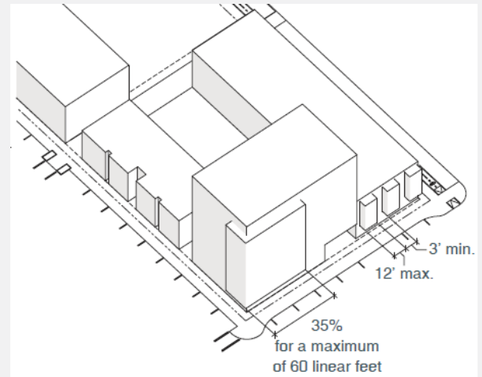
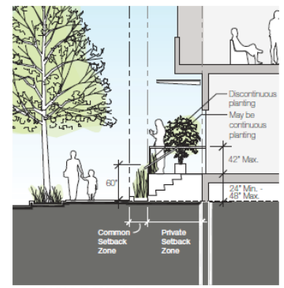
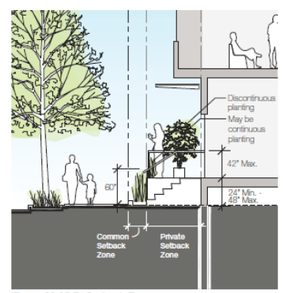
Refer to Ground floor Plan and Typical Floor Plan, A0.03</td><td></td></tr>
<tr><td>03.04.03
Maximum Diagonal</td><td><table><tr><th>Building Height</th><th>Max Diagonal</th></tr><tr><td>Up to 35’</td><td>NA</td></tr><tr><td>36’ – 45’</td><td>NA</td></tr><tr><td>46’ – 85’</td><td>NA</td></tr><tr><td>86’ – 145’</td><td>170’</td></tr></table></td><td>Building height is 85’ = no maximum diagonal requirement</td><td> 

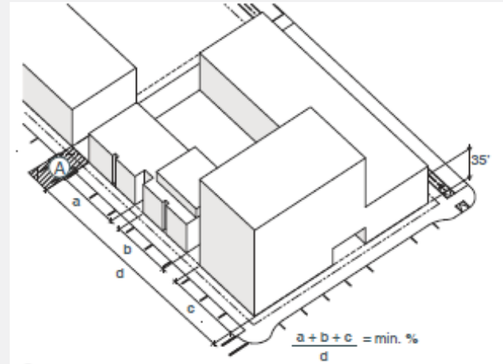
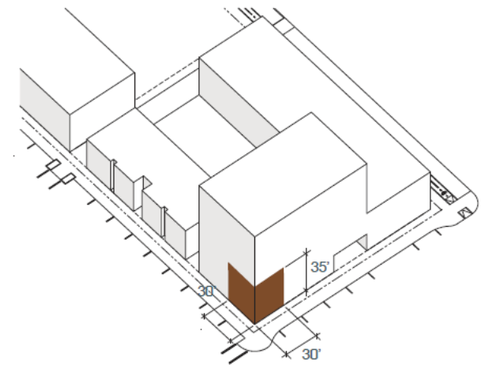
Figure 03.04.A:
Maximum Plan Length and Diagonal</td></tr>
</table>

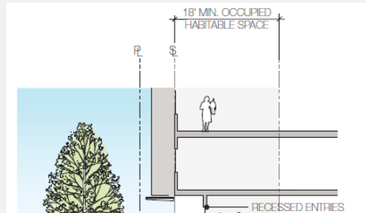
Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.04.04 Maximum Apparent Face 1	Face 1: The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.B – Maximum Apparent Face 1**. **Building Height** / **Max Apparent Face 1** Up to 35’ – 30’ 36’ – 45’ – 120’ 46’ – 85’ – 80’ 86’ – 145’ – 110’	Building height is 85’ = 80’ maximum apparent face 1 Overall building face 1 along Arballo Drive is divided by 10’-3” wide by 5’-0” deep notch (per Table 2). Maximum apparent face 1 provided = 71’-6” West elevation is provided with the same notch as Arballo Drive. Refer to Ground Floor Plan, A0.03	 **Figure 03.04.B: Maximum Apparent Face 1**
03.04.05 Maximum Apparent Face 2	Face 2: The maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.C – Maximum Apparent Face 2 and Apparent Change in Height.** **Building Height** / **Max Apparent Face 2** Up to 35’ – NA 36’ – 45’ – 80’ 46’ – 85’ – 40’ 86’ – 145’ – 40’ **Building Height** / **Max Apparent Face 2** / **Change in Apparent Face** Up to 35’ – NA – Minimum 1’ deep x 1’ wide notch (or) Minimum 2’ offset of building massing 36’ – 45’ – 80’ – Minimum 2’ deep x 3’ wide notch (or) Minimum 2’ offset of building massing 46’ – 85’ – 40’ – Minimum 5’ deep x 5’ wide notch (or) Minimum 5’ offset of building massing 86’ – 145’ – 40’ – Minimum 10’ deep x 10’ wide notch (or) Minimum 10’ offset of building massing	Building height is 85’ = 40’ maximum apparent face 2 Overall building face 2 of 97’-9” along Vidal Drive is divided by two separate 5’-0” wide by 7’-0” deep notches (per Table 2). Maximum apparent face provided = 29’-6” Refer to Typical Floor Plan, A0.03	 **Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height**
03.04.06 Apparent Change in Height	All buildings taller than 85 feet shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.04.05.	Section 03.04.06 does not apply because building is not taller than 85’.	

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.04.07 Compound Shape Buildings.	Compound shaped buildings comprised of building wings including, but not limited to, 'L', 'T', 'U' or 'E' shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building.	Section 03.04.07 does not apply because building mass is roughly a rectangular box, 97'-9" x 130'-0"	 Figure 03.04.D: Compound Shapes
03.04.08 Tower Separation	Buildings taller than 105 feet shall maintain a minimum distances of 45 feet clear from any portion of another building taller than the 105 feet.	Section 03.04.08 does not apply because building is shorter than 105 ft.	
03.05.01 - 03.05.02 Setback Plan	Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan **(Fig. 03.05.B)**. The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.	Arballo Drive setback required = 6'-6" Actual setback provided = 8'-9" Vidal Drive setback required = 6'-6" Actual setback provided = 6'-6" Refer to Ground floor Plan and Typical Floor Plan, A0.03	
03.05.03 Common v. Private Setback	Building setbacks are divided into common and private setback areas **(Fig. 03.05.C)**. Setback dimensions are as follows: • 0' Setback / no common setback area • 6'-6" Setback / 1'-6" common setback area • 8' Setback / 2' common setback area • 10' Setback / 3' common setback area • 20' Setback / 10' common setback area	Arballo Drive common setback required = 1'-6" Actual common setback provided = 2'-0" Vidal Drive common setback required = 1'-6" Actual common setback provided = 2'-0" Refer to Ground floor Plan, A0.03	Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner's association. Stairs and stoops are excluded from the common area requirement and may extend into the common area as indicated in **Figure 03.05.C - Setback Control Sections**.

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.05.04 Occupied Building Area	Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in **Figure 03.05.C - Setback Control Sections.** Occupied building encroachments and projections may extend into the public right-of-way and setback, respectively, for a maximum of 55% of the length of the street frontage. Up to 35% of the building face area may encroach into the public right-of-way and/or project into the setback for a maximum of 60 linear feet parallel to the street frontage. The remaining 20% is limited to segments no greater than 12 feet in width. Individual encroachments/projections must have a minimum horizontal separation of 3 feet parallel to the street frontage **(Fig. 03.05.A - Occupied Building Area).**	Bays projecting into the required setback will be a minimum of 12' above adjacent back of sidewalk grade. Bay projections into the required setback start at the 3rd floor which is 21' above the ground floor. Ground floor is minimum 2' above sidewalk grade. Refer to East Elevation, A5.02 Projected bays may extend into setback 55% along length of street frontage. Projected bays encroach into setback along Arballo Drive 42% of the length. Projected bays encroach into setback along Vidal Drive 34% of the length. Individual encroachments Have a minimum horizontal separation of 3'. Refer to Typical Floor Plan, A0.03	 Figure 03.05.A: Occupied Building Area
03.05.05 Active Use Projection	Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use.	Section 03.05.05 does not apply because no ground floor massing extends into the setback area along Arballo Drive and Vidal Drive.	Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor. Commercial Base Requirements - Section 03.08 will apply.
03.05.06 Encroachments + Projections	Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in **Figure 03.05.C – Setback Control Sections**.	Canopies and lighting at residential unit entries that encroach into the setback along Arballo Drive will be a minimum of 10'-0" above sidewalk grade. Refer to East Elevation, A5.02	
03.05.07 Permitted Obstructions	Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in **Figure 03.05.C – Setback Control Sections.**	Building obstructions provided within building setbacks have been limited to raised planters, elevated private patios, stairs leading to residential entries, lighting, guardrails, handrails, and other similar building and landscape elements listed in Figure 03.05C. Typical stoop plan dimensions are shown on Ground Floor Plan on sheet A0.03. Heights of planter, stoop, guardrails, canopy are shown on elevations, see sheet A5.02, A5.03.	
03.05.08 Basement Levels	Basement Levels Basement levels of buildings are permitted to project into the setback as indicated in **Figure 03.05.C – Setback Control Sections**; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.	Section 03.05.08 is not applicable because the project does not have a basement.	
03.05.09 Transition	All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semi- private courtyards with private yards, porches, and primary living spaces.	Raised patios with stairs and planters activate the transition zone between private living spaces and public right-of-way and other open areas.	
03.05.10 Planting	Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.	Regionally appropriate vegetation, as defined in section 03.05.10, will be used for landscape areas in transition zones.	

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.05.11 Buffer Planting	The height of plants and trees within common setback areas or shall not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length **(Fig. 03.05.D).**	The height of plants and trees within common setback areas will not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, will not exceed 50% of the street frontage in segments no greater than 15 feet in length **(Fig. 03.05.D).** Height of planters is shown on elevations, see sheet A5.02, A5.03.	 Figure 03.05.D: Setback Zone
03.05.12 Common Boundary Structures	Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.	No walls, fences, and other boundary structures will be provided in the common setback area. Refer to Ground Floor Plan, A0.03	
03.05.13 Private Boundary Structure	Walls, fences and other boundary structures within the private setback area facing a public right-of- way shall not exceed 48 inches from sidewalk or courtyard grade. Along a sloped street frontage, walls, fences and other boundary structures are permitted up to 5 feet in height from back of sidewalk grade for 50% of the associated street wall, in segments no greater than 15 feet. Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor **(Fig. 03.05.D).**	No walls, fences, and other boundary structures will be provided within the private setback area that exceeds 48” from back of sidewalk grade. Guardrails and handrails at private entry patios will exceed 5 ft above sidewalk grade. Guardrails and handrails will be 70% physically and visually permeable and not made of glass panels. Refer to East Elevation, A5.02 Heights of planter, stoop, guardrails, canopy are shown on elevations, see sheet A5.02, A5.03.	 Figure 03.05.D: Setback Zone

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.06.01 Predominant Building Face	**Figure 03.06.D - Street wall Plan** indicates the minimum percentages of building massing that must be constructed to meet the setback line. The minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in **Fig. 03.06.B.** Minor variations along the street wall (including within Corner Zones) are allowed and count towards the overall street wall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the street wall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	Section 03.06.01 is not applicable because block 1 has no street wall and corner zone requirements per figure 03.06.D.	The street wall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement that is constructed to meet the setback line. The street wall percentage of a project for a given street frontage is calculated by dividing the sum of the length of all building faces built up to the setback line on that block frontage by the total length of the project lot on that block frontage. Pedestrian paseos, as indicated on the Easements + Walks Plan **(Fig. 02.01.B)**, are excluded from street wall calculations (03.06.02).  Ⓐ Pedestrian paseos are excluded from streetwall calculation **Figure 03.06.B: Streetwall Calculation**
03.06.03 Corner Zones	A 100% street wall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high **(Fig. 03.06.C)** is required within the Corner Zones illustrated on **Figure 03.06.D**. Minor variations along the street wall (including within Corner Zones) are allowed and count towards the overall street wall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the street wall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	Section 03.06.03 is not applicable because block 1 has no street wall and corner zone requirements per figure 03.06.D.	 **Figure 03.06.C: Corner Zone**

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.06.05 Building Base Articulation	At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50 feet must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture **(Fig. 03.06.F)**.	First two habitable floors to include finer grain architectural detailing. Detailing to include canopies, recesses, stairs, railings, material and surfaces changes.	
03.06.06 Active Ground Floors	Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons **(Fig. 03.06.G)**. Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.	Section 03.06.06 is not applicable because block 1 is not adjacent to the neighborhood commons.	
03.06.07 Occupied Habitable Space	All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the street wall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space **(Fig 03.06.H)**. Garage entries, loading and service entries, transformer rooms, exit stairs and elevators are exempt for 20% of the building perimeter or 60 LF, whichever is less. Buildings that occupy an entire block, except on blocks 04, 08W, 08E, 16SW, 16NW and 18, are exempt for 100 LF. These elements must be incorporated into the overall architectural expression of the building.	Street wall along Arballo Drive = 130' Street wall along Vidal Drive = 97'-9" Total street wall = 227'-9" Exempt length = 20% of 227'-9" = 45'-7" Total street wall required to include 18' of occupied habitable space= 227'-9" – 45'-7" = 182'-2" Total street wall provided that includes 18' of occupied habitable space= 29'-6" + 29'-6" + 130'-0" = 189'-0" Refer to Ground Floor Plan A0.03	 Figure 03.06.H: Occupied Habitable Space
03.07.01 Residential Unit Entries	Each ground floor residential unit must have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.	All ground floor residential units have individual entry door accessed from public right-of-way at east elevation and accessed from dedicated open space along west elevation. Refer to Site Plan, A1.02 and Ground Floor Plan, A2.01	
03.07.02 Residential Rhythm	Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of 1 door per 35 linear feet of building frontage.	Maximum distance between ground floor entries required = 35' Maximum distance between ground floor entries provided = 34'-7" Refer to Ground Floor Plan, A0.03	
03.07.03 Recessed Entries	Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the street wall.	Residential entries are recessed 4' and covered with canopy providing shelter from rain and wind. An exterior light will be provided at each residential entry. Refer to Ground Floor Plan, A0.03 and East Elevation A5.02	
03.07.04 Residential Openness	At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.	Transparent glazing at windows and doors is provided for 55% of the ground floor along Arballo Drive. Transparent glazing at windows and doors is provided for 53% of the ground floor along Vidal Drive. Refer to Elevations, A0.02	
03.07.05 Floor-to-Floor Heights	Ground floor residential units must have a minimum floor to floor height of 10 feet.	All ground floor units have floor to floor height of 11'-0". Refer to Building Section, A5.06	

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.07.06 Elevated Residential Units	A 24 to 48 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation between the interior of residential units and the public realm, while maintaining visual connection. Along a sloped street frontage, elevation change between the first habitable floor of the ground floor residential dwelling unit and the back of sidewalk grade are permitted to be up to 5 feet in height for 50% of the street wall, in segments no greater than 15 feet.	Project fronts Vidal Drive and Arballo Drive. Highest back of sidewalk grade is at southeast corner of building along Arballo Drive at +109.3'. Ground floor is set 24" above this elevation at +111.3'. Grade slopes down along Arballo Drive and Vidal Drive to the lowest point at the northwest corner of building. This elevation is +106.48'. This elevation is 4'-10" below the ground floor elevation. Elevation point +106.48' is shown on A0.03 in Northwest corner of building at sidewalk and on exterior elevation, see sheet A5.03. Refer to Ground Floor Plan A0.03	
03.07.07 (Guideline) Street Lobby Width	Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.	Section 03.07.07 is not applicable because lobby is not located on public street. Lobby fronts private street and is less than 30' wide.	
03.09.01 Projected Windows	Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.	Enclosed building area projects into the required setback along Vidal Drive and Arballo Drive. Two faces of projection are comprised of at least 55% glazing.	
03.09.02 Balconies	10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 36 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building to reduce the apparent building mass from any viewing angle.	10% of 82 units (above first habitable floor) = 8.2 = 9 units required to have balconies 36 units total with balconies provided with minimum of 2 per floor. Floors 2, 4, 6, 8: 1 balcony north side, 1 balcony south side Floors 3, 5, 7: 4 balconies east side, 4 balconies west side Floor 8: 2 balconies east side, 2 balconies west side Refer Elevations A5.01, A5.02, A5.03, A5.04	
03.09.03 Glazing	Glazing must be of low reflectance (12% of visible exterior light).	Glazing to be low reflectance.	
03.09.04 Mechanical Equipment	Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.	Project will comply with all 03.09.04 Mechanical Equipment requirements.	
03.09.05 Solid Waste	All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.	Garbage, recycling, and composting facilities are located within the building. Refer to Ground Floor Plan A2.01	
03.10.01 Screening	Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building's surfaces.	Mechanical equipment on the roof will be screened from public view, and from neighboring building with enclosures, parapets and/or screens. These will use similar materials and detailing as the rest of the building.	
03.10.02 Solar Panels	50% of roof area must be designed to permit installation of south oriented solar panels.	50% of roof area is designed to permit installation of south oriented solar panels. Refer to Roof Plan A2.06	

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.12.04 Restrictions	No sign, except as provided in Planning Code Section 603 or 604, shall be permitted in the Parkmerced Special Use District without a permit being duly issued therefor. No general advertising signs are permitted. Roof signs, wind signs, and signs on canopies are not permitted. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except those moving or rotating or otherwise physically animated parts used for rotation of barber poles and the indication of time of day and temperature. Back-lit box signs, defined as signs with an internal light source and one or more translucent faces illuminated for visibility onto which opaque letters are affixed are not permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are discouraged.	Project will comply with all 03.12.04 Sign Restriction requirements.	
03.12.05 Height	Except as provided by section 03.12 of the Parkmerced Design Standards and Guidelines, no sign shall exceed a height of 24 feet.	Project will comply with all 03.12.05 Sign Height requirements.	
03.12.06 Business Signs	Business signs are permitted for business establishments within the Mixed Use-Social Heart (PM-MU1) or the Neighborhood Commons (PM-MU2) districts, as follows: (a) Wall Signs. One wall sign shall be permitted for each Business Frontage. The area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 45 square feet, whichever is less. However, for general grocery store uses, the area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 150 square feet, whichever is less. (b) Projected Signs. One projecting sign shall be permitted for each 30 feet, or fraction thereof, of Business Frontage. The area of the first such projecting sign shall not exceed 24 square feet and the area of any subsequent sign shall not exceed 10 square feet. In lieu of the 24 square foot projecting sign, a business may be allowed a single three-dimensional projecting sign of not more than 48 cubic feet in volume. (c) Awnings. Sign copy on an awning shall be permitted in lieu of each permitted projecting sign. The area of such sign copy shall not exceed 30 square feet. (d) Window Signs. The total area of all window signs shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.	Section 03.12.06 is not applicable because project is not in PM-MU1 or PM-MU2 district.	

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.12.07 Neighborhood Signs	Neighborhood signs are defined as Identifying Signs and/or non-temporary Sale or Lease Signs. Neighborhood Signs are permitted as follows: (a) Wall Signs. One wall sign shall be permitted for each building containing at least one residential unit, and for each building containing a use for which the primary purpose is to administer the marketing, maintenance, and/or management of the rental units within the Parkmerced Special Use District. The area of each wall sign shall not exceed 50 square feet. No wall sign shall exceed a height of 24 feet, and any sign exceeding 18 square feet in area shall be set back at least 25 feet from all street property lines. Such signs may be non-illuminated, indirectly, or directly illuminated. No wall sign shall be permitted along any interior lot line. Notwithstanding the foregoing, two additional wall signs shall be permitted up to 100 feet in height and up to 450 square feet in area provided that no portion of the sign is publicly visible for more than one-hundred eighty (180) days per calendar year. For the purposes of this paragraph, any period of any day shall be counted as a full day. Any application for a wall sign permitted pursuant to this paragraph must be accompanied by a schedule of days on which the sign will be publicly visible. The owner of the property on which such sign is located shall sign and have notarized any such schedule and shall notify the Planning Department promptly upon any change to this schedule. (b) Freestanding Signs. (1) Up to ten (10) signs shall have a maximum area of 150 square feet each and be limited to 12 feet in height; (2) Up to fifteen (15) signs shall have a maximum area of 75 square feet each and be limited to 24 feet in height.	Project will comply with all 03.12.07 Neighborhood Signs.	
03.13.01 Energy Efficiency	Designs shall use energy efficient bulbs and fixtures.	Project will comply with all 03.13.01 Energy Efficiency requirements.	
03.13.02 Luminaires	Traditional “glowtop” luminaries shall not be used, as they are a significant source of light pollution. Instead, luminaires which direct light downward and towards the intended use are to be employed.	Project will comply with all 03.13.02 Luminaires requirements.	
03.13.03 Light Pollution	All lighting must be shielded to prevent glare to private and public uses, especially residential units. The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.	Project will comply with all 03.13.03 Light Pollution requirements.	

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15

<table>
<tr><th>Standard Number</th><th>Standard</th><th>Project Compliance</th><th>Implementing Standards</th></tr>
<tr><td>04.01.01
Bicycle Parking</td><td>
<table>
<tr><th>Land Use</th><th>Minimum Parking Rates</th><th>Estimated Supply</th></tr>
<tr><td>Residential</td><td>1 / 2 Units</td><td>4,450</td></tr>
<tr><td>Grocery</td><td>1 / 2,000 gsf</td><td>21</td></tr>
<tr><td>Retail/Office/ Professional Services</td><td>0 – 10,000 gsf = 2
10,001 – 20,000 gsf = 4
20,001 – 40,000 gsf = 6
> 40,000 = 12</td><td>66</td></tr>
<tr><td>School</td><td>1 / 4,000 gsf</td><td>7</td></tr>
<tr><td>Fitness/Community Center</td><td>1 / 4,000 gsf</td><td>14</td></tr>
</table>
Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in Table 3 – Minimum Bicycle Parking, or quantities listed in the San Francisco Planning Code, whichever is greater. Residential, retail, office, institutional and educational uses must provide Class I bicycle parking for residents and employees. All other commercial uses and all visitor bicycle parking may be provided as Class II bicycle parking.
</td><td>Class I off-street bicycle parking spaces required = 89
(per San Francisco Planning Code requirement: 1 / 1 Unit)

Class I off-street bicycle parking spaces provided: 89

Refer to Ground Floor Plan A0.03

Class II off-street bicycle parking spaces required = 5
(per San Francisco Planning Code requirement: 1 / 20 Units)

Class II off-street bicycle parking spaces provided = 5 spaces provided in landscaped area west of building.

Refer to Block Plan, A1.01

Class 1 bicycle parking is located within the building. Class 2 bicycle parking is located within 100 ft of main entrance.</td><td></td></tr>
<tr><td>04.01.02
Support biking</td><td>The number of shower and changing facilities must meet the sum of the requirements listed in Table 3 - Minimum Bicycle Parking. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement.
<table>
<tr><th>Land Use</th><th>Shower Facility</th></tr>
<tr><td>Residential</td><td>NA</td></tr>
<tr><td>Grocery</td><td>1 / 30,000 sf</td></tr>
<tr><td>Retail/Office/ Professional Services</td><td>1 / 30,000 sf</td></tr>
<tr><td>School</td><td>1 / 30,000 sf</td></tr>
<tr><td>Fitness/ Community Center</td><td>1 / 30,000 sf</td></tr>
</table>
</td><td>Building is residential land use only. No shower facilities required.</td><td></td></tr>
</table>

<table>
<tr><th colspan="4">Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15</th></tr>
<tr><th>Standard Number</th><th>Standard</th><th>Project Compliance</th><th>Implementing Standards</th></tr>
<tr><td>04.01.03
Car-Share</td><td>Provide car-share vehicle parking in the amount listed in Table 4 - Minimum Car Share Parking.

<table><tr><th>Land Use</th><th>Minimum Car-Share Spaces</th></tr><tr><td rowspan="3">Residential</td><td>0 – 49 du = 0 car-share spaces</td></tr><tr><td>50 – 200 du = 1 car-share space</td></tr><tr><td>> 201 or more du = 2 car share spaces, plus 1 car share space for every 200 du over 200 du</td></tr><tr><td rowspan="3">Non-Residential</td><td>0 – 24 parking spaces = 0 car share spaces</td></tr><tr><td>25 – 49 parking spaces = 1 car share space</td></tr><tr><td>> 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces</td></tr></table></td><td>Section 04.01.03 is not applicable because no off-street parking is provided.</td><td>Signage indicating such parking spaces must be provided, and the parking spaces must be within 200 feet of entrances to the buildings served. Car-share vehicles must be located at unstaffed, self-service locations (other than any incidental garage valet service), and generally be available for pickup by members 24 hours per day. Car-share parking spaces must be dedicated for current or future use by a certified car-share organization through a deed restriction, condition of approval or license agreement. Such deed restriction, condition of approval or license agreement must grant priority use to any certified car-share organization that can make use of the space, although such spaces may be occupied by other vehicles so long as no certified car-share organization can make use of the dedicated car-share spaces. Any off-street car-share parking space provided under this Section must be provided as an independently accessible parking space. In new parking facilities that do not provide any independently accessible spaces other than those spaces required for disabled parking, off-street car-share parking may be provided on vehicle lifts so long as the parking space is easily accessible on a self-service basis 24 hours per day to members of the certified car-share organization. Property owners may enact reasonable security measures to ensure such 24-hour access does not jeopardize the safety and security of the larger parking facility where the car-share parking space is located so long as such security measures do not prevent practical and ready access to the off-street car-share parking spaces.</td></tr>
<tr><td>04.02.01
Parking Location</td><td>Off-street parking may be located only where indicated on the Parking Plan (Fig. 04.02.A). All off-street parking shall be below grade except where permitted to be above grade as indicated in the Parking Plan (Fig. 04.02.A). The number of new parking spaces in the each specific parking zone shall not exceed the maximums indicated in Table 5 - Parking Zones. Parking zones are defined as the following:

Zone 1: Below grade only
Zone 1a: Above grade permitted to the allowance of spaces listed in Table 5, plus below grade parking where number of spaces within both Zone 1 and Zone 1a does not exceed the number of spaces listed for Zone 1
Zone 2: Below grade only
Zone 2 - Overlay: Above grade parking only

<table><tr><th>Zone</th><th>Maximum Parking Spaces</th></tr><tr><td>Zone 1</td><td>2,349 spaces</td></tr><tr><td>Zone 1a</td><td>201 spaces</td></tr><tr><td>Zone 2</td><td>5,766 spaces</td></tr><tr><td>Zone 2 – Overlay</td><td>25 spaces</td></tr><tr><td>Existing Parking</td><td>1,109 spaces</td></tr><tr><td>Total Parking</td><td>9,450 spaces</td></tr></table></td><td>Section 04.02.01 is not applicable because no off-street parking is provided.</td><td></td></tr>
<tr><td>04.02.02
Off-Street Parking</td><td>Off-street parking shall not be required for any use. The number of off-street parking spaces shall not exceed the maximums listed in Table 6 - Off-Street Parking.

<table><tr><th>Zone</th><th>Maximum Parking Spaces</th></tr><tr><td>Residential</td><td>1 / du</td></tr><tr><td>Grocery Store</td><td>1 / 500 sf</td></tr><tr><td>Commercial/Retail</td><td>1 / 750 sf</td></tr><tr><td>Community/Fitness/ School</td><td>1 / 1000 sf</td></tr></table></td><td>Section 04.02.02 is not applicable because no off-street parking is provided.</td><td></td></tr>
</table>

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
04.02.03 Parking Spaces	Parking spaces may be either independently accessible or space-efficient, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Space efficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means. Off-street parking spaces may be located either on the same development block as the building served, or off-site within the Development Plan Area.	Section 04.02.03 is not applicable because no off-street parking is provided.	
04.02.04 Unbundled Parking	All off-street parking spaces for residential uses shall be leased or sold separately from and in addition to the rental or purchase fees for dwelling units for the life of the dwelling units. A minimum of one (1) separate, dedicated pedestrian entrance, visible and accessible from a public right-of-way or easement, shall be provided for the users of each individual off-street parking facility **(Fig.04.02.A).**	Section 04.02.04 is not applicable because no off-street parking is provided.	
04.02.05 Parking Entrances	Vehicular entrances and exits to parking facilities shall have a maximum linear width of 11 feet parallel to the street if accommodating one direction of travel, and maximum linear width of 22 feet parallel to the street if accommodating both an exit and entrance at one opening. Entrances and/or exits that are shared with loading and service access may be 12 feet wide when accommodating one-way traffic and 24 feet wide when accommodating two-way traffic.	Section 04.02.05 is not applicable because no off-street parking is provided.	
04.02.06 Above Grade Parking	Above grade parking structures must be lined with a minimum of 18 feet of occupied habitable space facing public rights-of-way, dedicated open spaces, semiprivate open spaces, and easements, excluding the MUNI Easement. All other frontages must visually screen the interior from the exterior under daylighting and night lighting conditions.	Section 04.02.06 is not applicable because no off-street parking is provided.	
04.02.07 Exposed Parking Decks	Parking decks that are exposed and open to the sky shall use paving materials with a solar reflectance index of at least 29 and one of the following strategies for 50% of the exposed parking deck. • Provide shade from open structures, such as those supporting solar photovoltaic panels, canopied walkways, and vine pergolas, all with a solar reflectance index of at least 29. • Provide shade from tree canopy (within ten years of landscape installation).	Section 04.02.07 is not applicable because no off-street parking is provided.	
04.02.08 Light Trespass	Parapet edges of the parking trays, including the roof, must be higher than vehicle headlights in order to screen adjacent properties. All lighting for parking areas must have a low cut-off angle in order to prevent light from casting beyond the parking area boundary.	Section 04.02.08 is not applicable because no off-street parking is provided.	
04.03.01 Loading	Preferred on-street loading spaces and permitted routes related to specific loading vehicles are indicated on the Truck Routes and Loading Plan **(Fig. 04.03.B).** All streets have been designed for SU-30 vehicles.	On-street loading zone is provided along Vidal Drive as indicated on Truck Routes and loading Plan, fig. 04.03.B. Refer to Block Plan, A1.01	

<table>
<tr><th colspan="4">Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15</th></tr>
<tr><th>Standard Number</th><th>Standard</th><th>Project Compliance</th><th>Implementing Standards</th></tr>
<tr><td>04.03.02
Loading Spaces</td><td>The maximum number of loading spaces by use is listed in Table 7 - Required Loading Spaces. Residential loading spaces are provided on-street and are specifically identified on the Truck Routes and Loading Plan (Fig. 04.03.B).
• On-street loading spaces may be used as regular vehicular parking spaces and scheduled for loading.
• On-street loading spaces must be sized to accommodate vehicles up to those identified for each specific street on the Truck Routes and Loading Plan (Fig. 04.03.B).

<table><tr><th>Land Use</th><th>Maximum Parking Spaces</th><th>Off-Street Loading</th></tr><tr><td rowspan="2">Residential</td><td>1 space/building (between 0 and 199 units)</td><td>0</td></tr><tr><td>2 spaces/building (over 200 du)</td><td>Service vehicle spaces should be provided within garages</td></tr><tr><td>Grocery Store</td><td>2 spaces</td><td>2 spaces</td></tr><tr><td>Retail/Office/ Professional Services</td><td>1 space/building</td><td>0</td></tr></table></td><td>89 residential units = 1 on-street loading space required
1 on-street loading zone is provided along Vidal Drive as indicated on Truck Route and Loading Plan, fig. 04.03.B.

Refer to Block Plan, A1.01</td><td></td></tr>
<tr><td>04.03.03
Off-Street Loading Spaces</td><td>Individual off-street loading spaces shall have a maximum width of 10 feet and a maximum vertical clearance of 16 feet.</td><td>Section 04.03.03 is not applicable because no off-street loading is provided.</td><td></td></tr>
<tr><td>04.03.04
Loading Access</td><td>Off-street loading access is not permitted along Juan Bautista Circle, Crespi Drive, Font Boulevard and Gonzalez Drive.</td><td>Section 04.03.04 is not applicable because no off-street loading is provided.</td><td></td></tr>
<tr><td>04.03.05
Limited Impact</td><td>A maximum of one curb cut for loading and service is permitted every 250 linear feet of street frontage.</td><td>Section 04.03.05 is not applicable because no off-street loading is provided.</td><td></td></tr>
<tr><td>04.03.06
Loading Entrances</td><td>Off-street loading entrances are restricted to a maximum linear width of 24 feet for combined entrance and exit areas.</td><td>Section 04.03.06 is not applicable because no off-street loading is provided.</td><td></td></tr>
<tr><td>04.03.07
Visual Impact</td><td>Loading and service areas must include either opaque or translucent garage door panels.

Exterior wall finishes and architectural treatments must extend a minimum of 30 inches into the loading and service entries beyond the garage door.

Loading entries must be well lit at night and obscure views into loading areas under daylight and night light conditions.</td><td>Section 04.03.07 is not applicable because no off-street loading or service entry is provided.</td><td></td></tr>
</table>

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PARKMERCED - BLOCK 1, LOT 3

99 VIDAL DRIVE

16 JULY 2015 | DESIGN REVIEW APPLICATION
PARKMERCED OWNER LLC.

FOUGERON ARCHITECTURE

BLOCK 1, LOT 1

TABLE OF CONTENTS

TOWER AND UNITS

			Fougeron Building												
		Unit Type	STUDIO	1x1	2x2A	2x2B	3x2	3x2.5A	3x2.5B		Common	Lobby	Fitness	Net Floor Area	Gross Floor Area
	Level	Unit Area								Total Units					
	Rooftop														20,774
Residential	5		6	1	1	1		1		10		120		7,133	8,907
	4		6	3	2					11		120		13,795	15,934
	3		6	4	4	2	1	4	1	22	330	120		14,824	18,487
	2		4	3	2					9	899	120		15,479	17,464
Lobby/Resid	1			1	2	2	1	5	1	5		532	366	8,327	11,612
		Total Units	22	12	11	5	2	10	2	64					
		Percentage of Total	34%	19%	17%	8%	3%	16%	3%	100%					
		TOTAL AREA												59,558	72,404

REPLACEMENT UNIT MATRIX

Unit Type	Net S.F. REQ'D	NET S.F, PROVIDED	CLOSET S.F. REQ'D	CLOSET S.F. PROVIDED	UNIT COUNT
Studio	**n/a**	**314-390**	n/a	n/a	22
1x1 townhouse	**n/a**	**694**	n/a	n/a	2
1x1	688	706-729	45	57-64	10
2x2A	873	877-986	41	51.5-92	11
2x2B	1022	1031-1127	75	87-111	5
3x2	1192	1292	80	81	2
3x2.5A	1330	1400	78	86	10
3x2.5B	1506	1590	115	121	2
					64

Design Standards and Guidelines Appendix A Compliance

SITE

	Required	Provided
Proposed Fougeron Building Footprint	*≤15,500	15,495
Existing Building Footprint	N/A	N/A
LMS Footprint		**11,803**
Existing Towers		**29,557**
Total Block 01 Parcel Area		**203,888**
Lot Coverage	Per Appendix A	27.9%
Dedicated Open Space	-	-
Useable Open Space	**3,072	11,040

* PER REQUIREMENTS OF APPENDIX A- REGULATING PLAN BLOCK 01

** NOT REQUIRED PER APPENDXIX A; 48 S.F. OF PUBLIC OPEN SPACE PER UNIT PER 03.02.03 AT COURTYARD

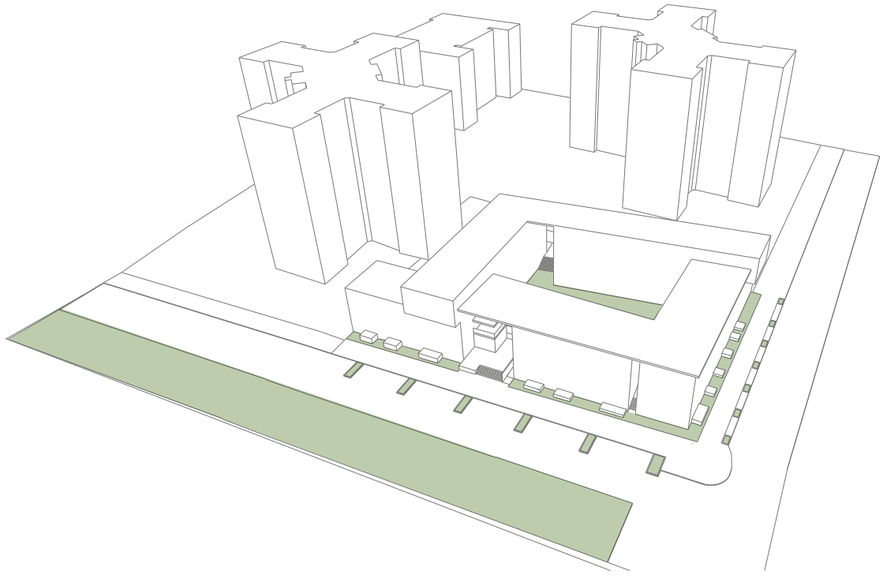
PARKING AND TRANSPORTATION

	Required		Provided
Bike Parking Class 1	29		32 low/32 high
Bike Parking Class 2	0		5
On Street Car Share Spaces	1		1
On-Street Loading Spaces	1		1

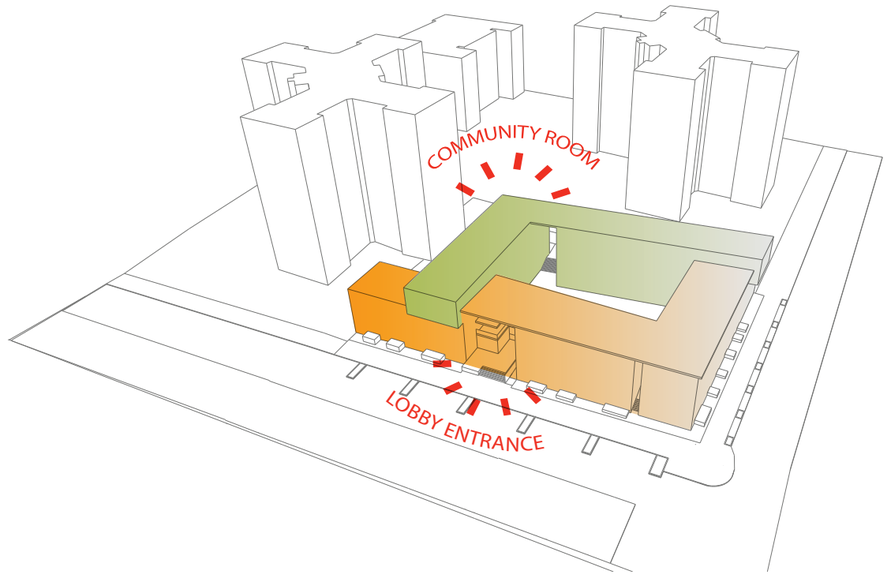
	Permitted		Provided
Parking Spaces	NA		*1 to 1 MAX
Handicapped Spaces	NA		
Van Spaces	NA		

* NO ON SITE PARKING WILL BE PROVIDED, BUT OFF SITE PARKING WILL BE PROVIDED AT NO GREATER THAN 1:1.

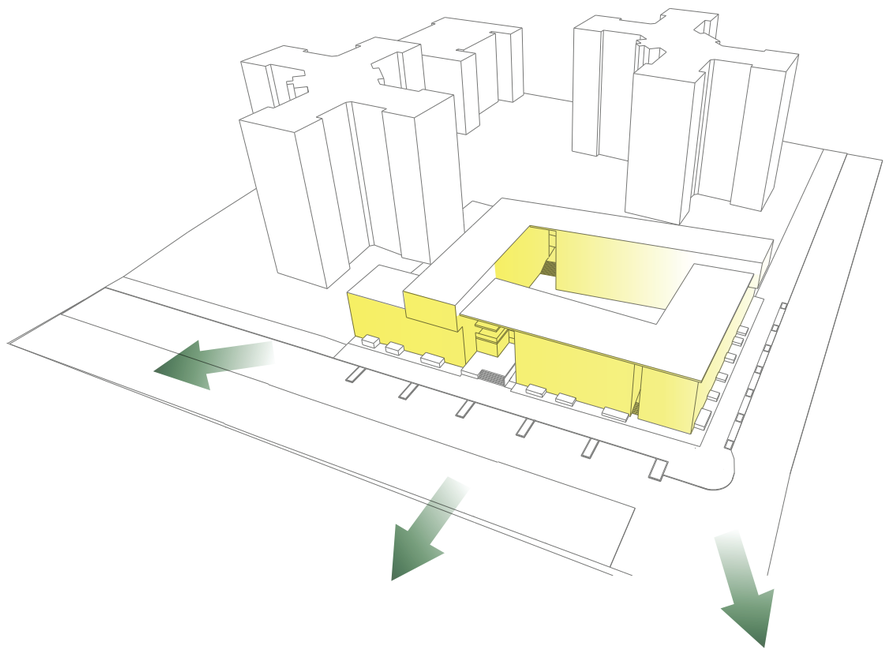
GREEN SPACE



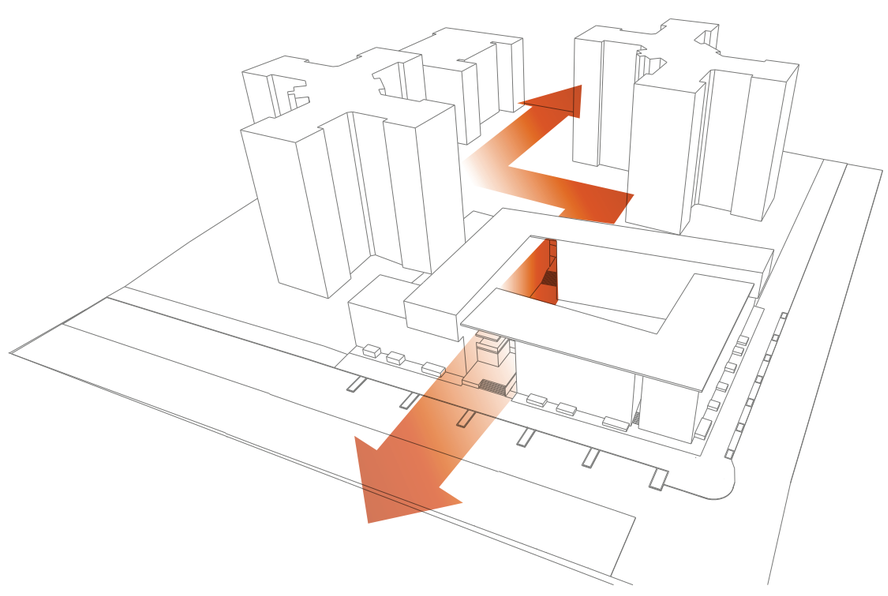
OVERLAPPING BARS



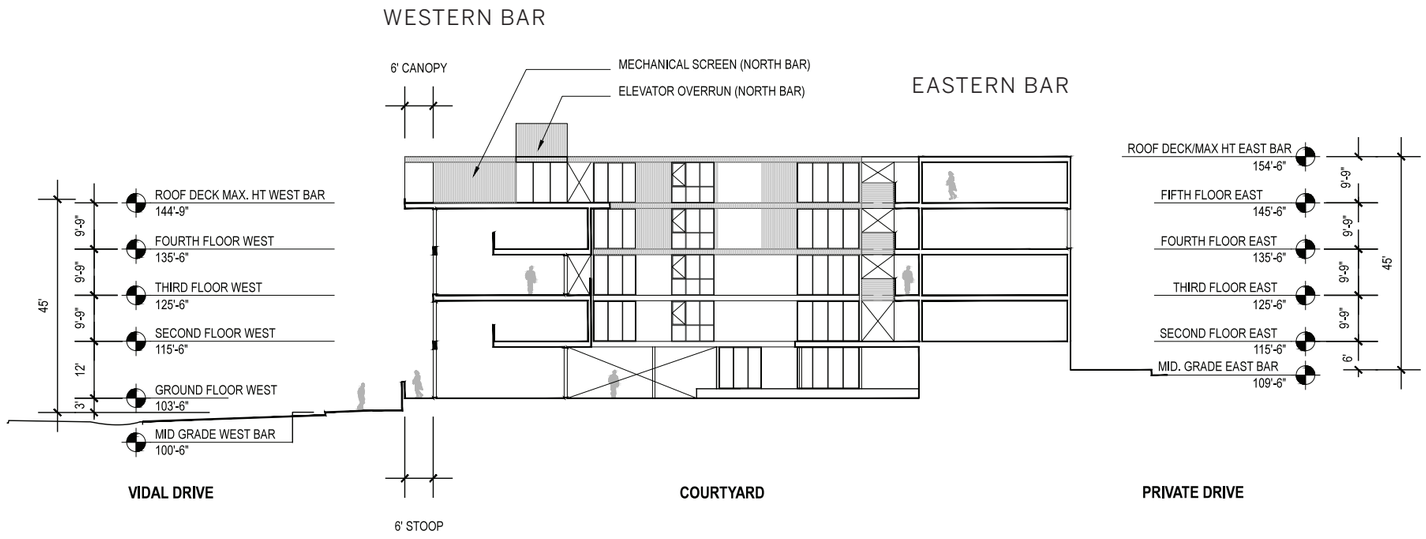
VIEWS+ LIGHT



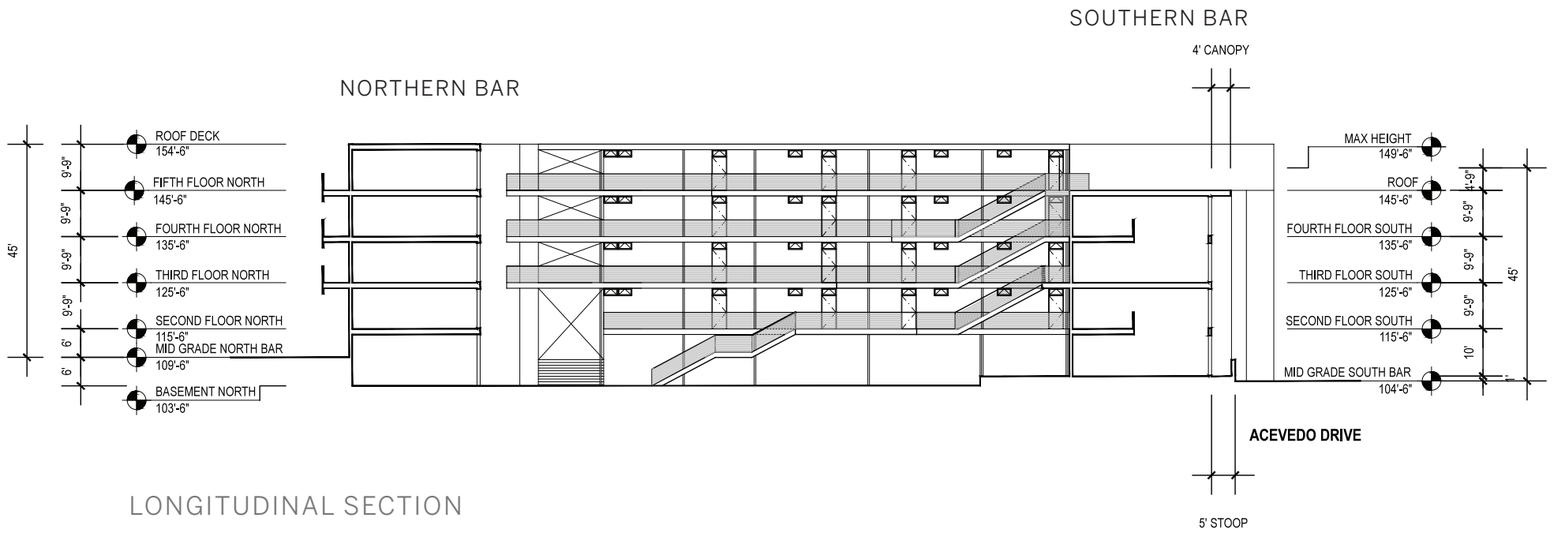
MID BLOCK PASSAGE



PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

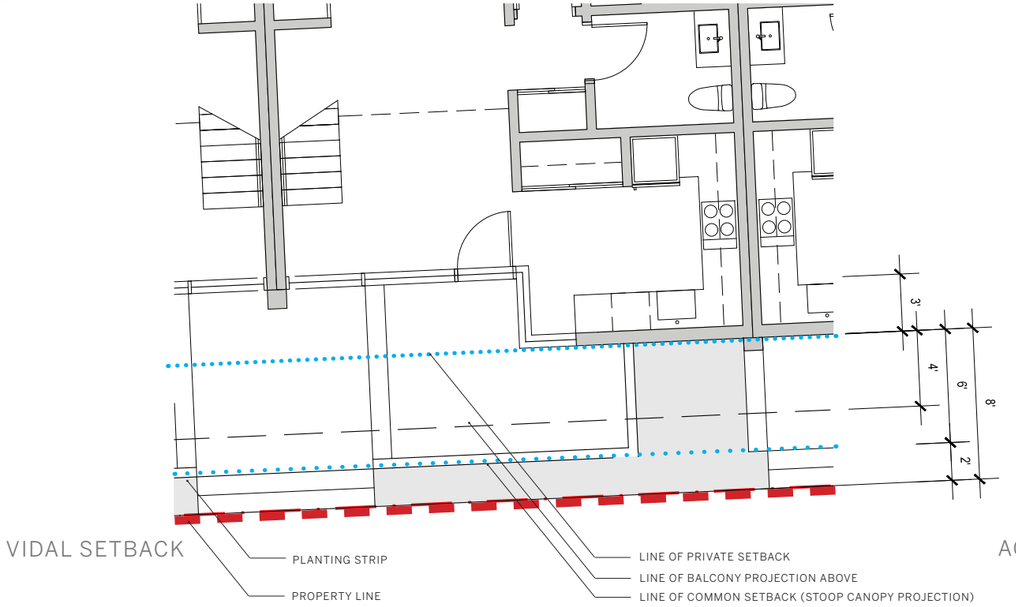


TRANSVERSE SECTION

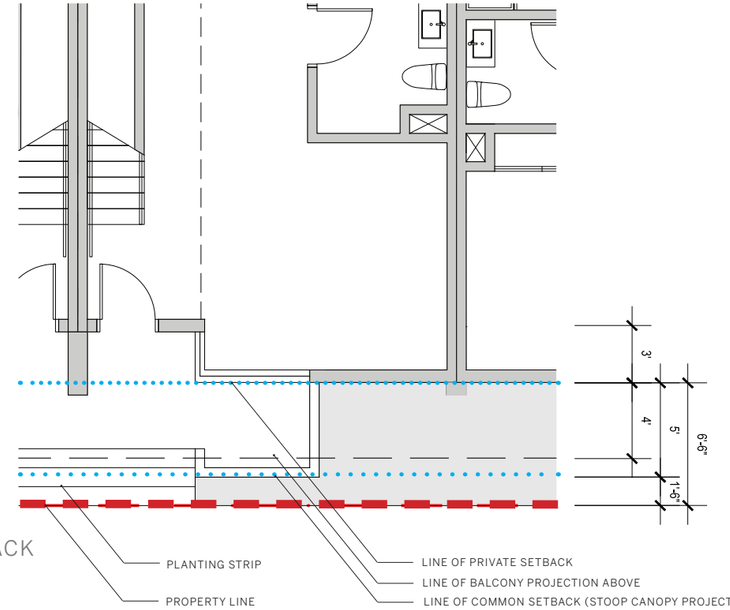


LONGITUDINAL SECTION

STOOP SETBACK CONDITIONS



VIDAL SETBACK



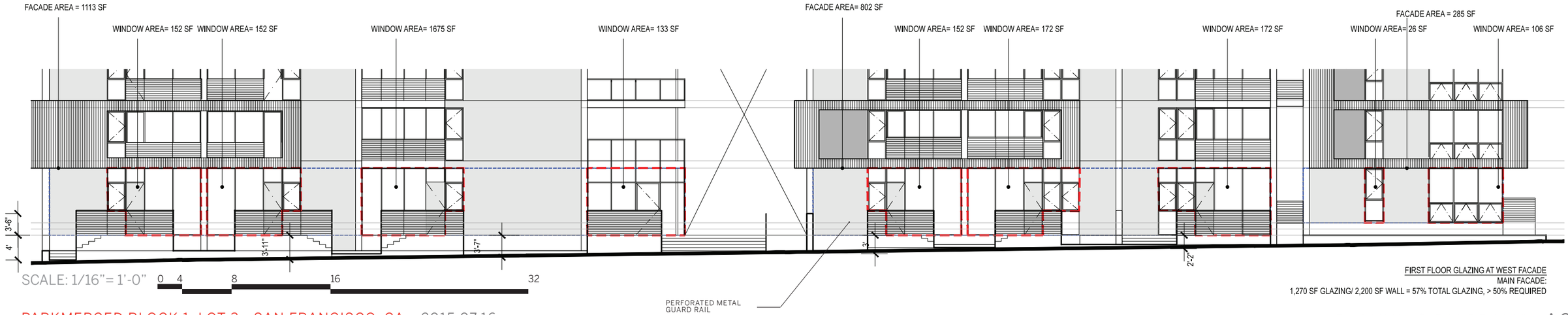
ACEVEDO SETBACK

SOUTH ELEVATION FIRST FLOOR GLAZING

NOTE:
ALL GLAZING
LOW REFLECTANCE
12% VISIBLE LIGHT

FIRST FLOOR GLAZING AT SOUTH FACADE
MAIN FACADE:
608 SF GLAZING/945 SF WALL =64% TOTAL GLAZING, > 50% REQUIRED

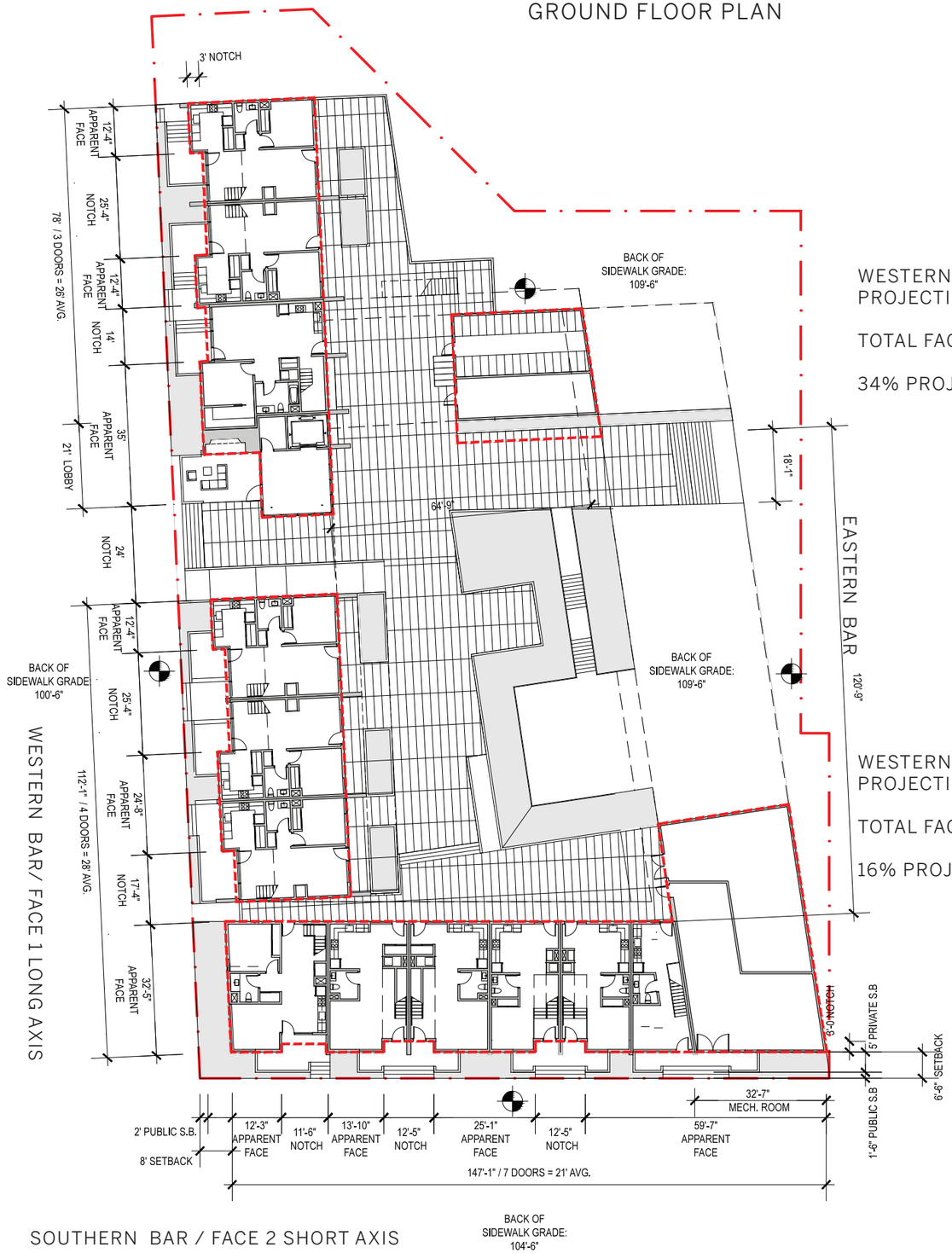
WEST ELEVATION FIRST FLOOR GLAZING



FIRST FLOOR GLAZING AT WEST FACADE
MAIN FACADE:
1,270 SF GLAZING/ 2,200 SF WALL = 57% TOTAL GLAZING, > 50% REQUIRED

SCALE: 1/16"= 1'-0" 0 4 8 16 32

GROUND FLOOR PLAN



SOUTHERN BAR / FACE 2 SHORT AXIS

WESTERN BAR TOTAL PROJECTION(+12')= 80'-8"

TOTAL FACE = 239'-11"

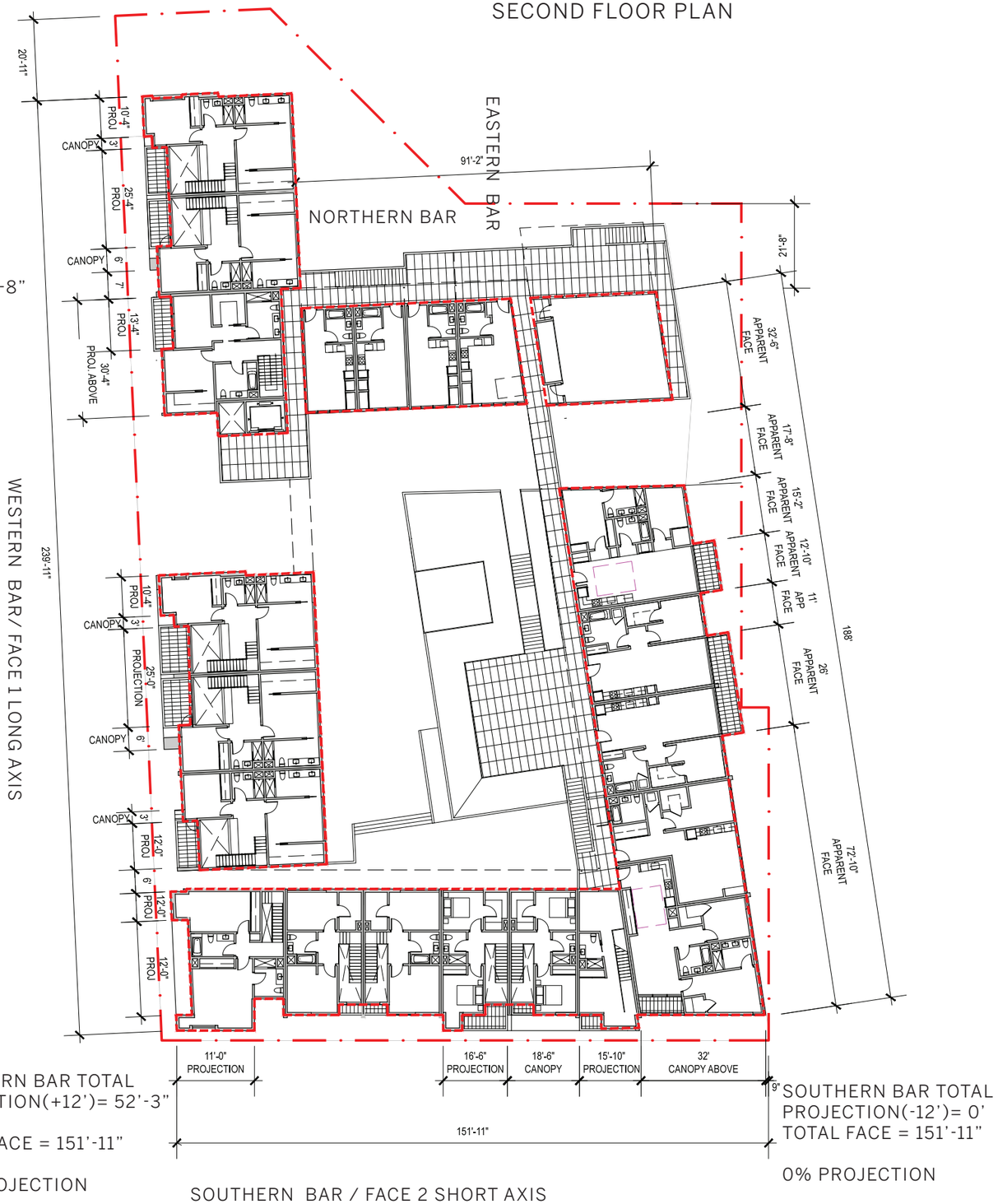
34% PROJECTION

WESTERN BAR TOTAL PROJECTION(-12')= 40'

TOTAL FACE = 239'-11"

16% PROJECTION

SECOND FLOOR PLAN



SOUTHERN BAR TOTAL PROJECTION(+12')= 52'-3"

TOTAL FACE = 151'-11"

34% PROJECTION

SOUTHERN BAR TOTAL PROJECTION(-12')= 0'
TOTAL FACE = 151'-11"

0% PROJECTION

SOUTHERN BAR / FACE 2 SHORT AXIS

NORTH/WEST BAR INTERSECTION

MASSING CONDITION E:

16' X 40' OPENING THROUGH BUILDING MASS WITH TRELLIS ABOVE

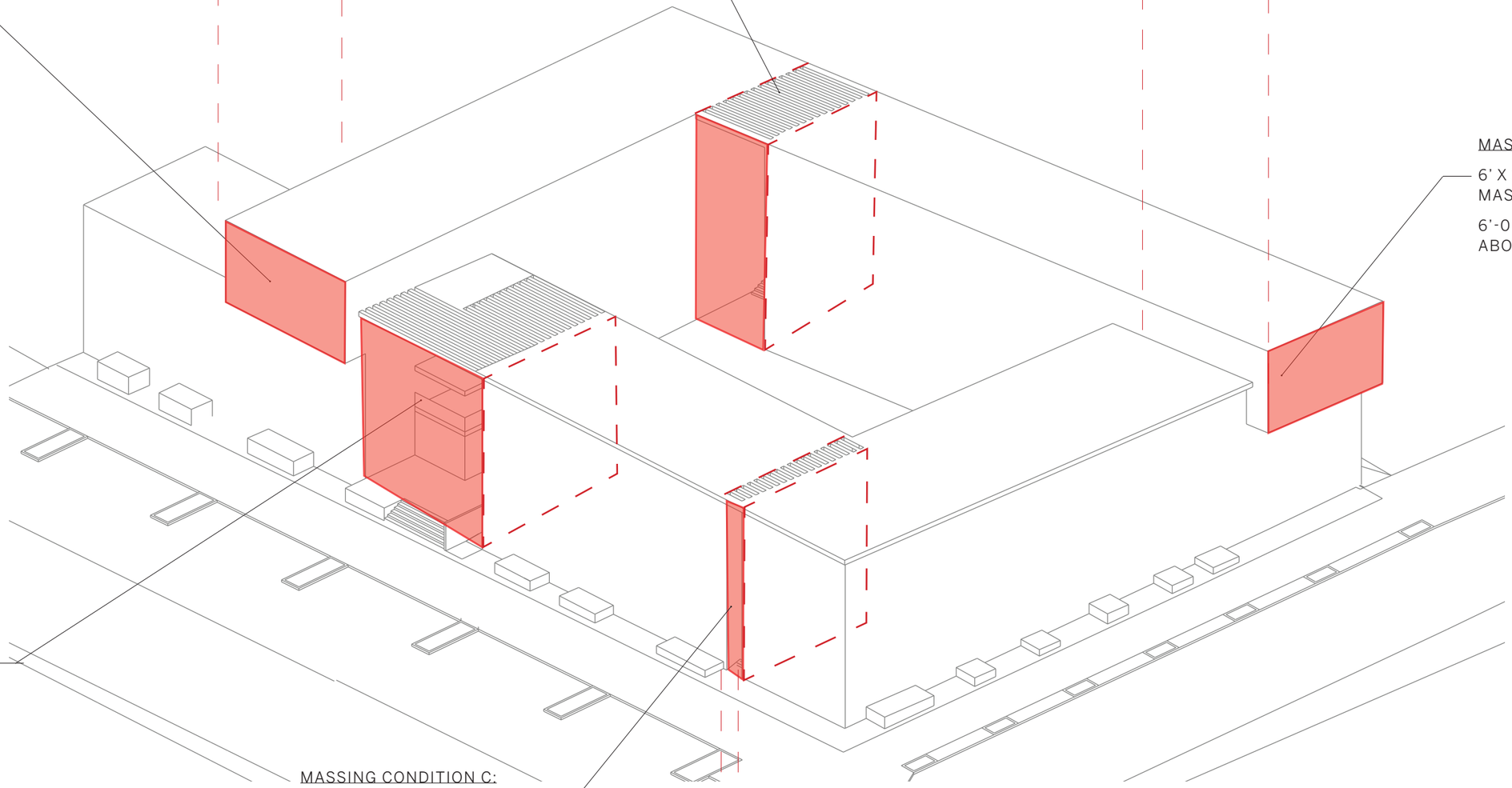
SOUTH/EAST BAR INTERSECTION

MASSING CONDITION A:

6' X 32' CHANGE IN MASSING (PROJECTION)

19'-0" CHANGE IN ROOF ELEVATION

4' ACTIVE + 2'-0" CANOPY 35' ABOVE GRADE



MASSING CONDITION D:

6' X 32' CHANGE IN MASSING (PROJECTION)

6'-0" CANOPY 30' ABOVE GRADE

MASSING CONDITION B:

42' WIDE+ 40' HIGH OPENING THROUGH BUILDING MASS WITH TRELLIS ABOVE

EXCEEDS 6' X 6' REQUIREMENT

MASSING CONDITION C:

6' X 40' OPENING THROUGH BUILDING MASS WITH TRELLIS ABOVE

EXCEEDS 6' X 6' REQUIREMENT

SOUTH/ WEST BAR INTERSECTION

BUILDING MASSING AND INTERSECTIONS

BUILDING FOOTPRINT:	15,495 SF
LMS FOOTPRINT:	11,803 SF
EXISITNG TOWERS:	29,557 SF
LOT AREA:	36,730 SF
TOTAL FOOTPRINT AREA:	56,855 SF
TOTAL BLOCK 1 AREA:	203,888 SF
LOT COVERAGE:	27.9%

SCALE: 1/64"= 1'-0" 0 32 64 128 256

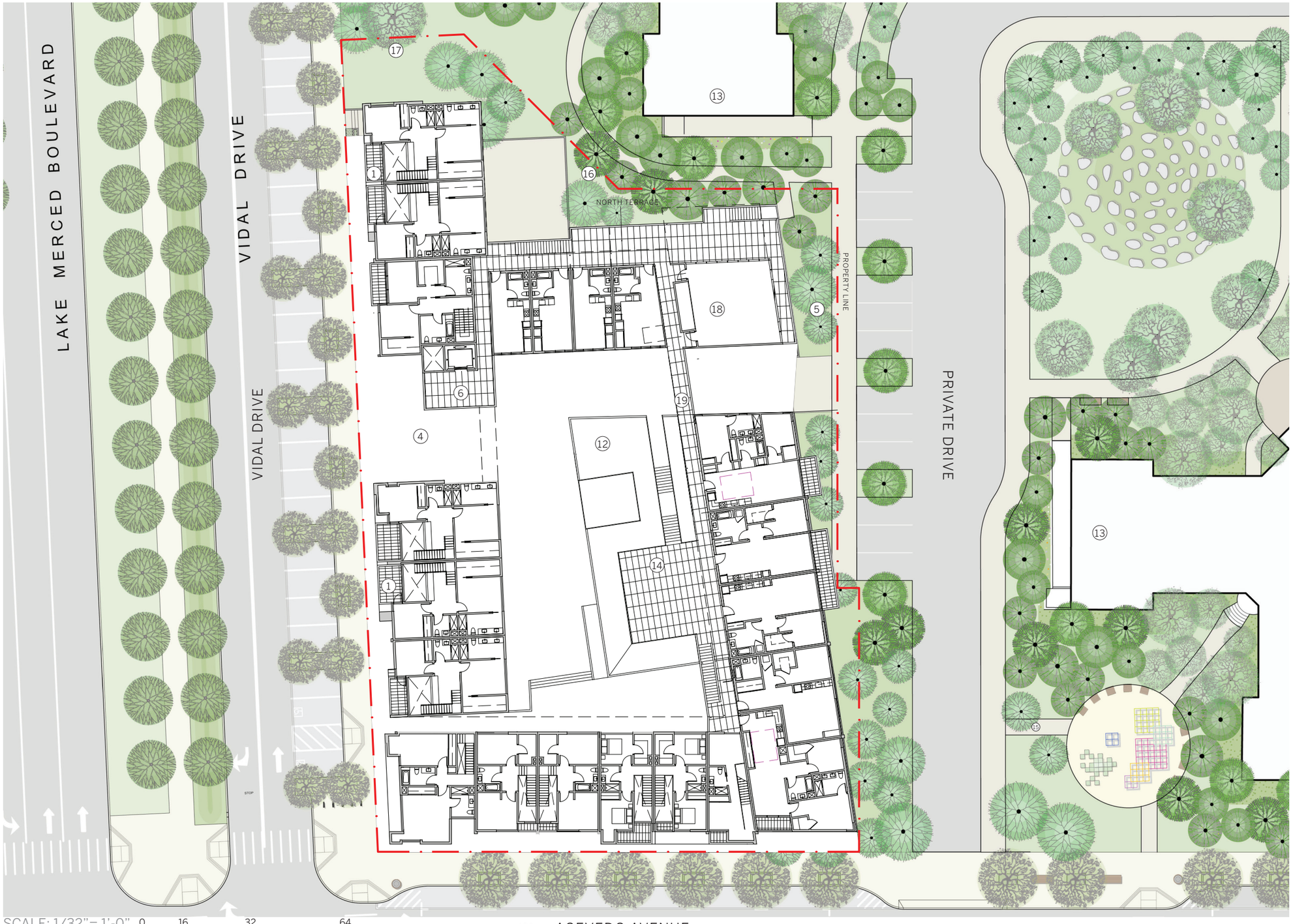
SCALE: 1/32"= 1'-0" 0 16 32 64 128

SITE PLAN KEY NOTES:

1. BALCONY
2. MAIN ENTRY
3. RAISED UNIT ENTRY STOOP
4. COVERED OUTDOOR SPACE
5. LANDSCAPE
6. LOBBY
7. BIKE PARKING
8. EXERCISE ROOM
9. MECHANICAL SPACE
10. GARBAGE ROOM
11. RAISED PLANTER
12. COURTYARD PLANTING ISLAND
13. EXISTING TOWER
14. COURTYARD/TERRACE
15. ELECTRIC TRANSFORMER
16. EXISTING BACKUP GENERATOR
17. BACKFLOW PREVENTORS
18. COMMUNITY ROOM
19. BRIDGE
20. 5 CLASS 2 BIKE PARKING STAGES

SEE A0.05 AND A1.01 FOR BUILDING FOOTPRINT, SETBACK, AND OTHER PLANNING REQUIREMENTS.

N



SCALE: 1/32"= 1'-0" 0 16 32 64 128

SITE PLAN KEY NOTES:

1. BALCONY
2. MAIN ENTRY
3. RAISED UNIT ENTRY STOOP
4. COVERED OUTDOOR SPACE
5. LANDSCAPE
6. LOBBY
7. BIKE PARKING
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9. MECHANICAL SPACE
10. GARBAGE ROOM
11. RAISED PLANTER
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14. COURTYARD/TERRACE
15. ELECTRIC TRANSFORMER
16. EXISTING BACKUP GENERATOR
17. BACKFLOW PREVENTORS
18. COMMUNITY ROOM
19. BRIDGE

SEE A0.05 AND A1.01 FOR BUILDING FOOTPRINT, SETBACK, AND OTHER PLANNING REQUIREMENTS.

N

LEGEND:

- STUDIO 422-511 S.F. NET
- 1 BR UNIT 706-729 S.F. NET
- 2 BR UNIT 877-1127 S.F. NET
- 3 BR UNIT 1292-1590 S.F. NET
- REQUIRED BALCONY

PLAN KEY NOTES:

1. LOBBY
2. RAISED UNIT ENTRY STOOP (TYP.)
3. COMMON SETBACK PLANTER
4. RAMP
5. STAIR
6. RAISED PLANTER
7. COURTYARD PLANTING ISLAND
8. BIKE PARKING, CLASS 1
9. EXERCISE ROOM
10. MECHANICAL ROOM
11. GARBAGE ROOM
12. COURTYARD TERRACE
13. BRIDGE
14. EXTERIOR CORRIDOR
15. COMMUNITY ROOM
16. BALCONY, TYPICAL
17. PRIVATE BALCONY 6' MIN DIM
18. SHARED BALCONY
19. ROOF DECK
20. ROOF (NO ACCESS)
21. TRELLIS
22. CANOPY
23. BIKE PARKING SPACES, CLASS 2

N

LEGEND:

- STUDIO 422-511 S.F. NET
- 1 BR UNIT 706-729 S.F. NET
- 2 BR UNIT 877-1127 S.F. NET
- 3 BR UNIT 1292-1590 S.F. NET
- REQUIRED BALCONY

SCALE: 1"= 20'

0 10 20 40 80

PLAN KEY NOTES:

1. LOBBY
2. RAISED UNIT ENTRY STOOP (TYP.)
3. COMMON SETBACK PLANTER
4. RAMP
5. STAIR
6. RAISED PLANTER
7. COURTYARD PLANTING ISLAND
8. BIKE PARKING, CLASS 1
9. EXERCISE ROOM
10. MECHANICAL ROOM
11. GARBAGE ROOM
12. COURTYARD TERRACE
13. BRIDGE
14. EXTERIOR CORRIDOR
15. COMMUNITY ROOM
16. BALCONY, TYPICAL
17. PRIVATE BALCONY 6' MIN DIM
18. SHARED BALCONY
19. ROOF DECK
20. ROOF (NO ACCESS)
21. TRELLIS
22. CANOPY
23. BIKE PARKING SPACES, CLASS 2

LEGEND:

- STUDIO 422-511 S.F. NET
- 1 BR UNIT 706-729 S.F. NET
- 2 BR UNIT 877-1127 S.F. NET
- 3 BR UNIT 1292-1590 S.F. NET
- REQUIRED BALCONY

PLAN KEY NOTES:

1. LOBBY
2. RAISED UNIT ENTRY STOOP (TYP.)
3. COMMON SETBACK PLANTER
4. RAMP
5. STAIR
6. RAISED PLANTER
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8. BIKE PARKING, CLASS 1
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10. MECHANICAL ROOM
11. GARBAGE ROOM
12. COURTYARD TERRACE
13. BRIDGE
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15. COMMUNITY ROOM
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17. PRIVATE BALCONY 6' MIN DIM
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19. ROOF DECK
20. ROOF (NO ACCESS)
21. TRELLIS
22. CANOPY
23. BIKE PARKING SPACES, CLASS 2

PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

THIRD FLOOR PLAN A2.03
FOUGERON ARCHITECTURE

LEGEND:

- STUDIO 422-511 S.F. NET
- 1 BR UNIT 706-729 S.F. NET
- 2 BR UNIT 877-1127 S.F. NET
- 3 BR UNIT 1292-1590 S.F. NET
- REQUIRED BALCONY

PLAN KEY NOTES:

1. LOBBY
2. RAISED UNIT ENTRY STOOP (TYP.)
3. COMMON SETBACK PLANTER
4. RAMP
5. STAIR
6. RAISED PLANTER
7. COURTYARD PLANTING ISLAND
8. BIKE PARKING, CLASS 1
9. EXERCISE ROOM
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15. COMMUNITY ROOM
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18. SHARED BALCONY
19. ROOF DECK
20. ROOF (NO ACCESS)
21. TRELLIS
22. CANOPY
23. BIKE PARKING SPACES, CLASS 2

SCALE: 1"= 20'

LEGEND:

- STUDIO 422-511 S.F. NET
- 1 BR UNIT 706-729 S.F. NET
- 2 BR UNIT 877-1127 S.F. NET
- 3 BR UNIT 1292-1590 S.F. NET
- REQUIRED BALCONY

PLAN KEY NOTES:

1. LOBBY
2. RAISED UNIT ENTRY STOOP (TYP.)
3. COMMON SETBACK PLANTER
4. RAMP
5. STAIR
6. RAISED PLANTER
7. COURTYARD PLANTING ISLAND
8. BIKE PARKING, CLASS 1
9. EXERCISE ROOM
10. MECHANICAL ROOM
11. GARBAGE ROOM
12. COURTYARD TERRACE
13. BRIDGE
14. EXTERIOR CORRIDOR
15. COMMUNITY ROOM
16. BALCONY, TYPICAL
17. PRIVATE BALCONY 6' MIN DIM
18. SHARED BALCONY
19. ROOF DECK
20. ROOF (NO ACCESS)
21. TRELLIS
22. CANOPY
23. BIKE PARKING SPACES, CLASS 2

PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

FIFTH FLOOR PLAN A2.05
FOUGERON ARCHITECTURE

LEGEND:

- STUDIO 422-511 S.F. NET
- 1 BR UNIT 706-729 S.F. NET
- 2 BR UNIT 877-1127 S.F. NET
- 3 BR UNIT 1292-1590 S.F. NET
- REQUIRED BALCONY

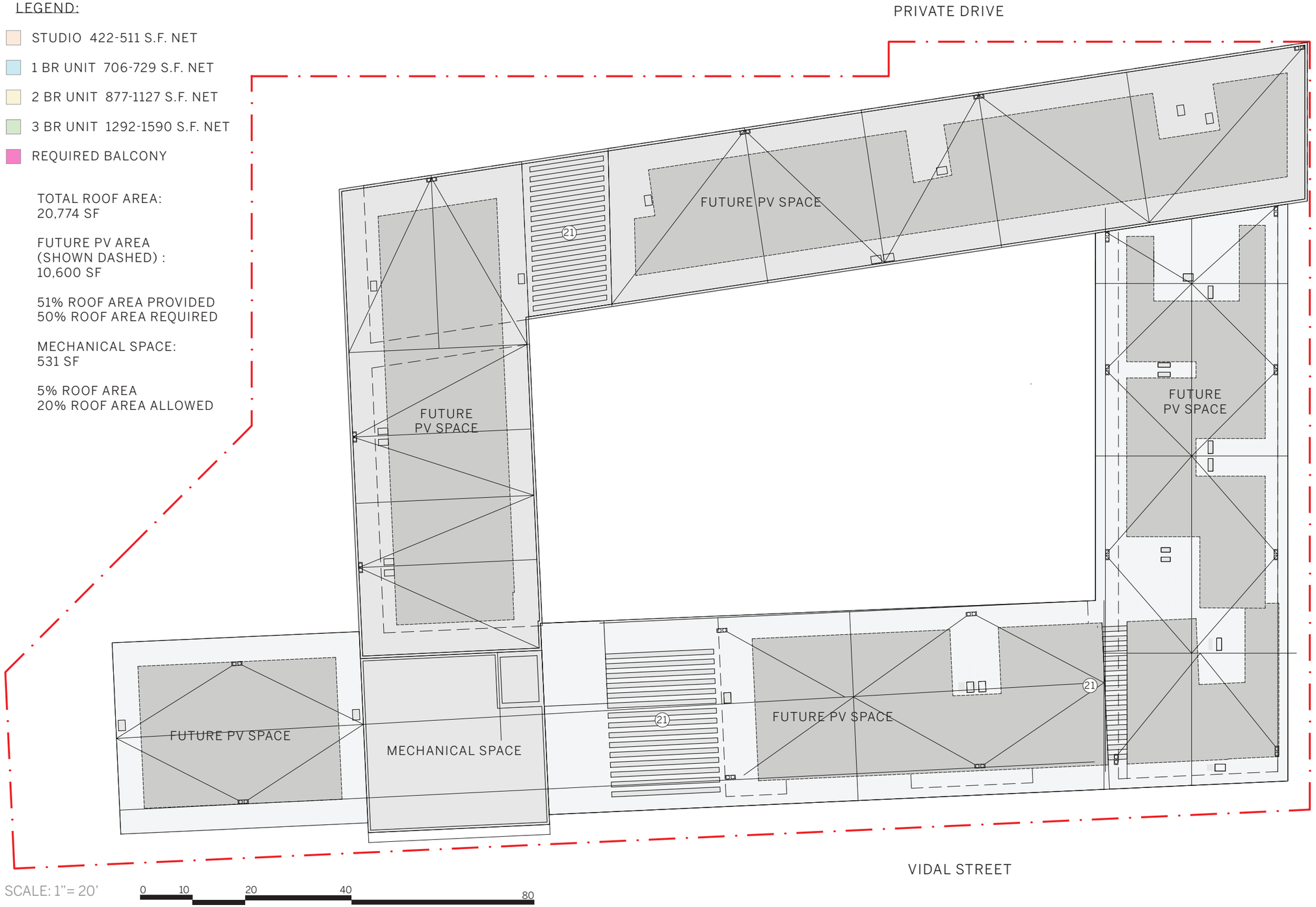
TOTAL ROOF AREA:
20,774 SF

FUTURE PV AREA
(SHOWN DASHED) :
10,600 SF

51% ROOF AREA PROVIDED
50% ROOF AREA REQUIRED

MECHANICAL SPACE:
531 SF

5% ROOF AREA
20% ROOF AREA ALLOWED



SCALE: 1"= 20'

0 10 20 40 80

PLAN KEY NOTES:

1. LOBBY
2. RAISED UNIT ENTRY STOOP (TYP.)
3. COMMON SETBACK PLANTER
4. RAMP
5. STAIR
6. RAISED PLANTER
7. COURTYARD PLANTING ISLAND
8. BIKE PARKING, CLASS 1
9. EXERCISE ROOM
10. MECHANICAL ROOM
11. GARBAGE ROOM
12. COURTYARD TERRACE
13. BRIDGE
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15. COMMUNITY ROOM
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18. SHARED BALCONY
19. ROOF DECK
20. ROOF (NO ACCESS)
21. TRELLIS
22. CANOPY
23. BIKE PARKING SPACES, CLASS 2

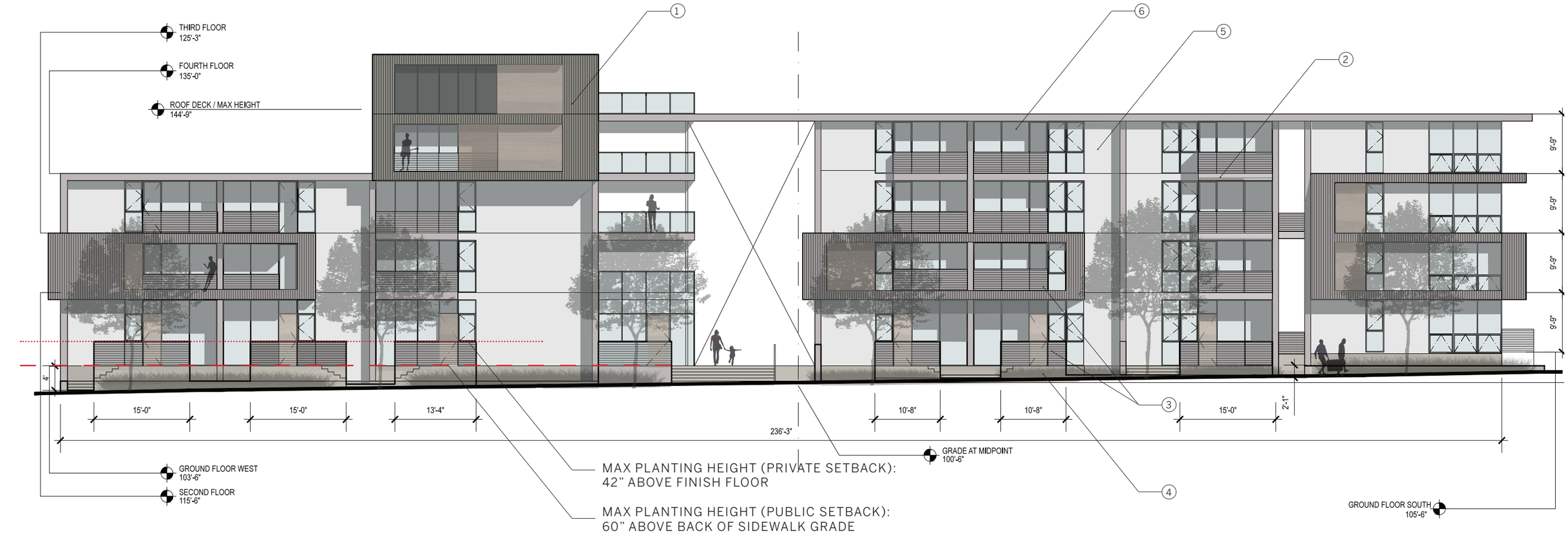
ELEVATION/SECTION KEY NOTES:

1. METAL SIDING A-01
2. METAL SIDING B-02
3. METAL SIDING B-02, PERFORATED
4. CONCRETE
5. STUCCO
6. ALUMINUM WINDOW
7. FIBER CEMENT PANELS
8. STEEL COLUMN, PAINTED
9. ELEVATOR OVERRUN

TOTAL FRONTAGE: 236'-3"

TOTAL STOOPS: 79'-8"

33%



SCALE: 1/16"= 1'-0" 0 8 16 32 64

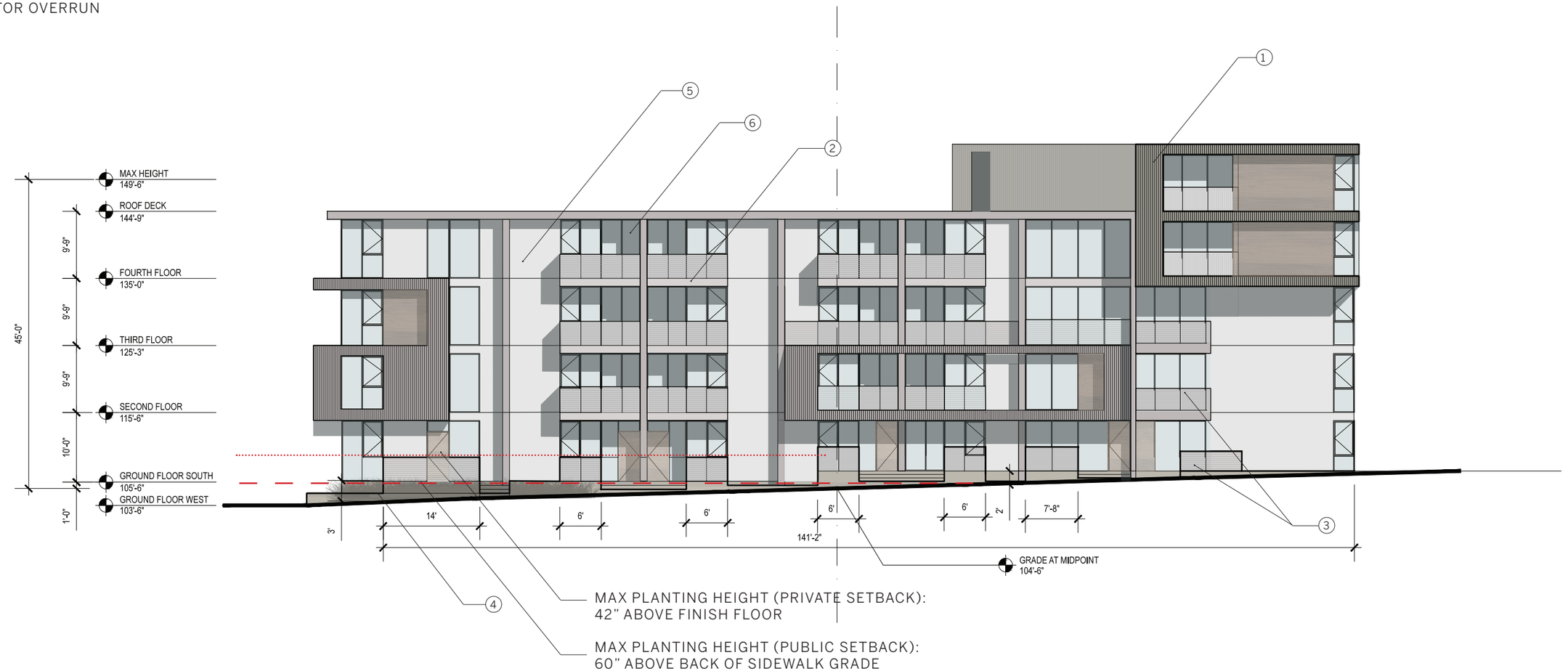
ELEVATION/SECTION KEY NOTES:

1. METAL SIDING A-01
2. METAL SIDING B-02
3. METAL SIDING B-02, PERFORATED
4. CONCRETE
5. STUCCO
6. ALUMINUM WINDOW
7. FIBER CEMENT PANELS
8. STEEL COLUMN, PAINTED
9. ELEVATOR OVERRUN

TOTAL FRONTAGE: 141'-2"

TOTAL STOOPS: 45'-8"

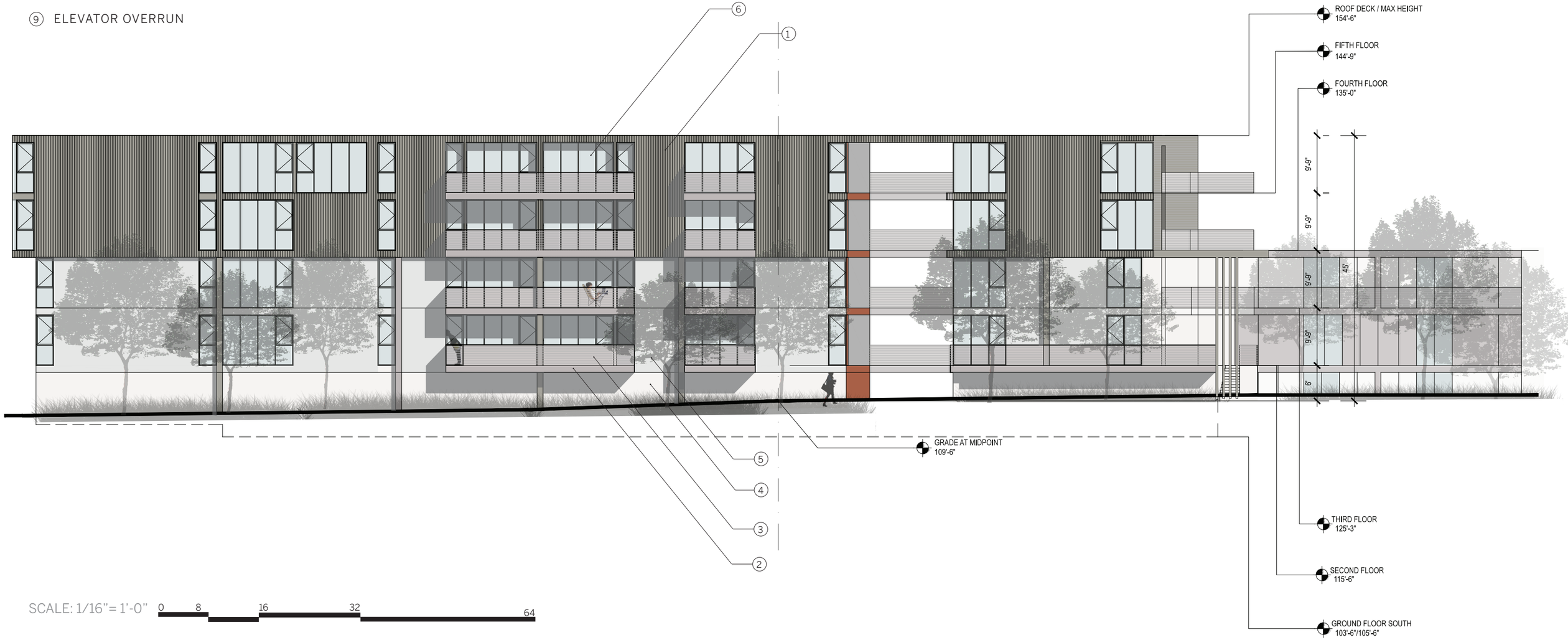
32%



SCALE: 1/16"= 1'-0" 0 8 16 32 64

ELEVATION/SECTION KEY NOTES:

1. METAL SIDING A-01
2. METAL SIDING B-02
3. METAL SIDING B-02, PERFORATED
4. CONCRETE
5. STUCCO
6. ALUMINUM WINDOW
7. FIBER CEMENT PANELS
8. STEEL COLUMN, PAINTED
9. ELEVATOR OVERRUN



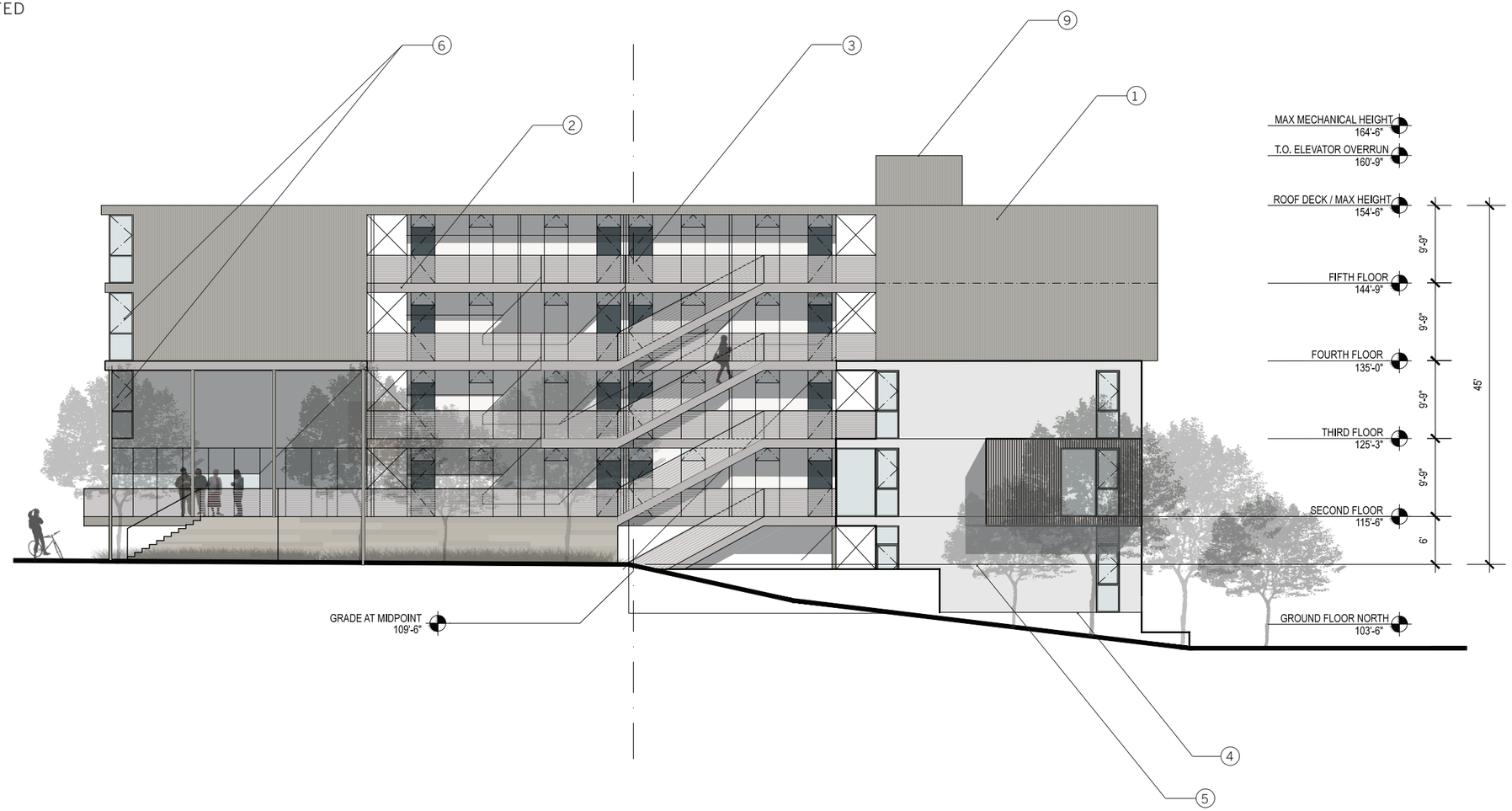
SCALE: 1/16"= 1'-0" 0 8 16 32 64

PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

EAST ELEVATION A5.03
FOUGERON ARCHITECTURE

ELEVATION/SECTION KEY NOTES:

1. METAL SIDING A-01
2. METAL SIDING B-02
3. METAL SIDING B-02, PERFORATED
4. CONCRETE
5. STUCCO
6. ALUMINUM WINDOW
7. FIBER CEMENT PANELS
8. STEEL COLUMN, PAINTED
9. ELEVATOR OVERRUN



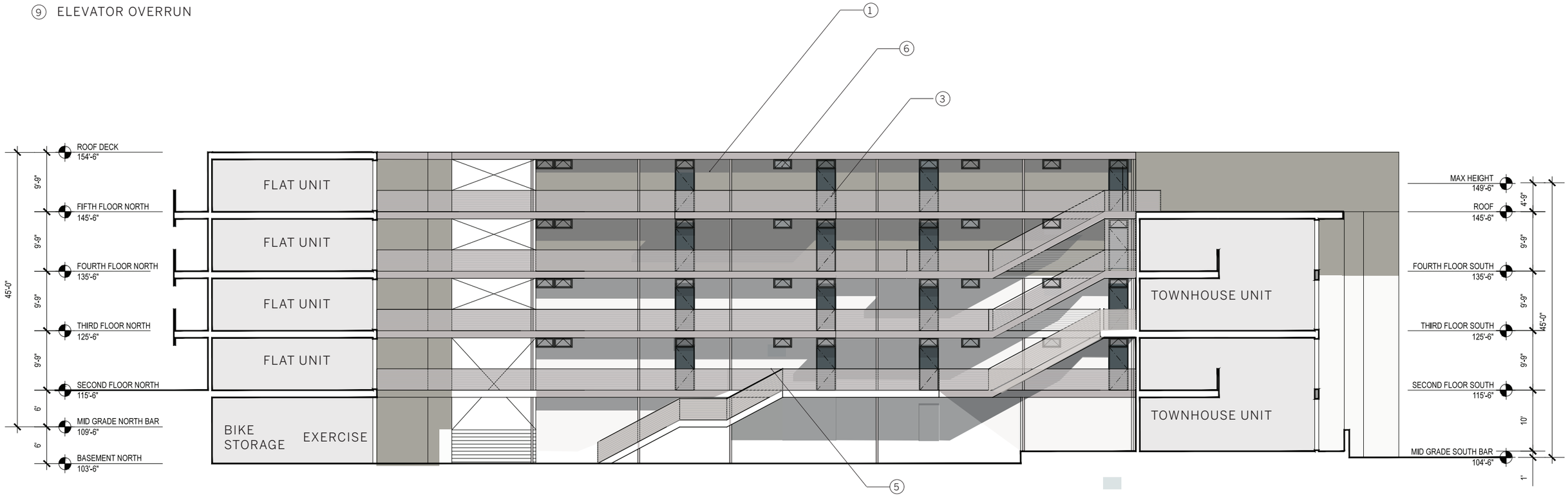
SCALE: 1/16"= 1'-0" 0 8 16 32 64

PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

NORTH ELEVATION A5.04
FOUGERON ARCHITECTURE

ELEVATION/SECTION KEY NOTES:

1. METAL SIDING A-01
2. METAL SIDING B-02
3. METAL SIDING B-02, PERFORATED
4. CONCRETE
5. STUCCO
6. ALUMINUM WINDOW
7. FIBER CEMENT PANELS
8. STEEL COLUMN, PAINTED
9. ELEVATOR OVERRUN



ACEVEDO DRIVE

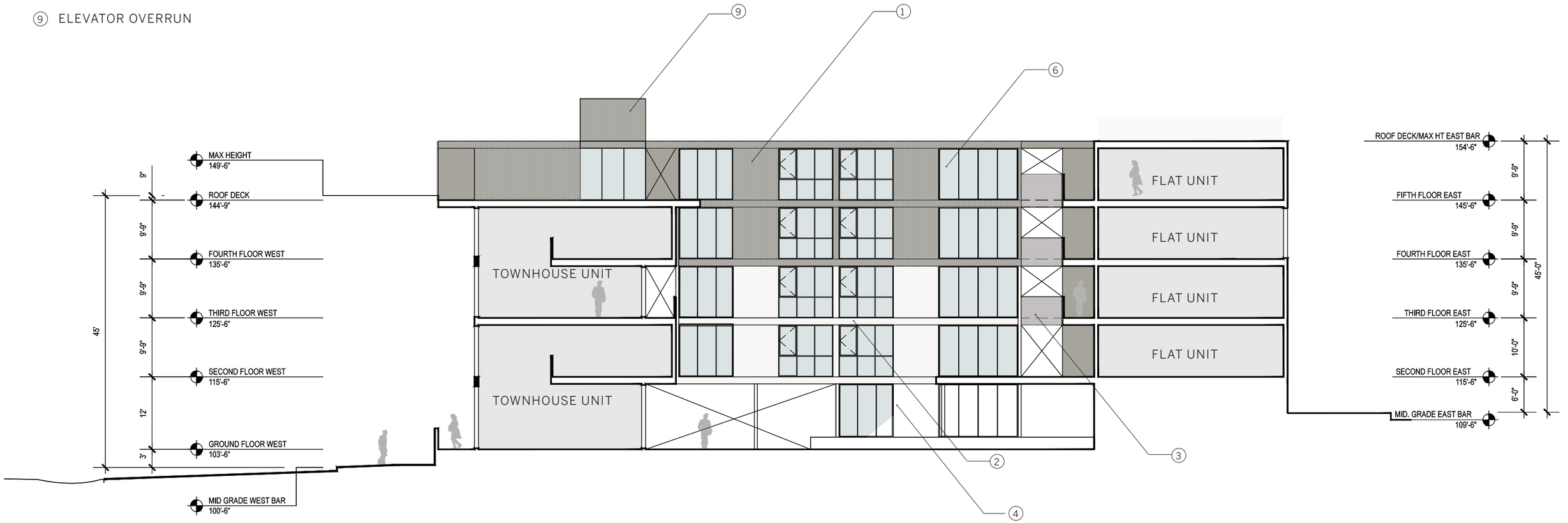
SCALE: 1/16"= 1'-0" 0 8 16 32 64

PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

NORTH-SOUTH BUILDING SECTION A5.05
FOUGERON ARCHITECTURE

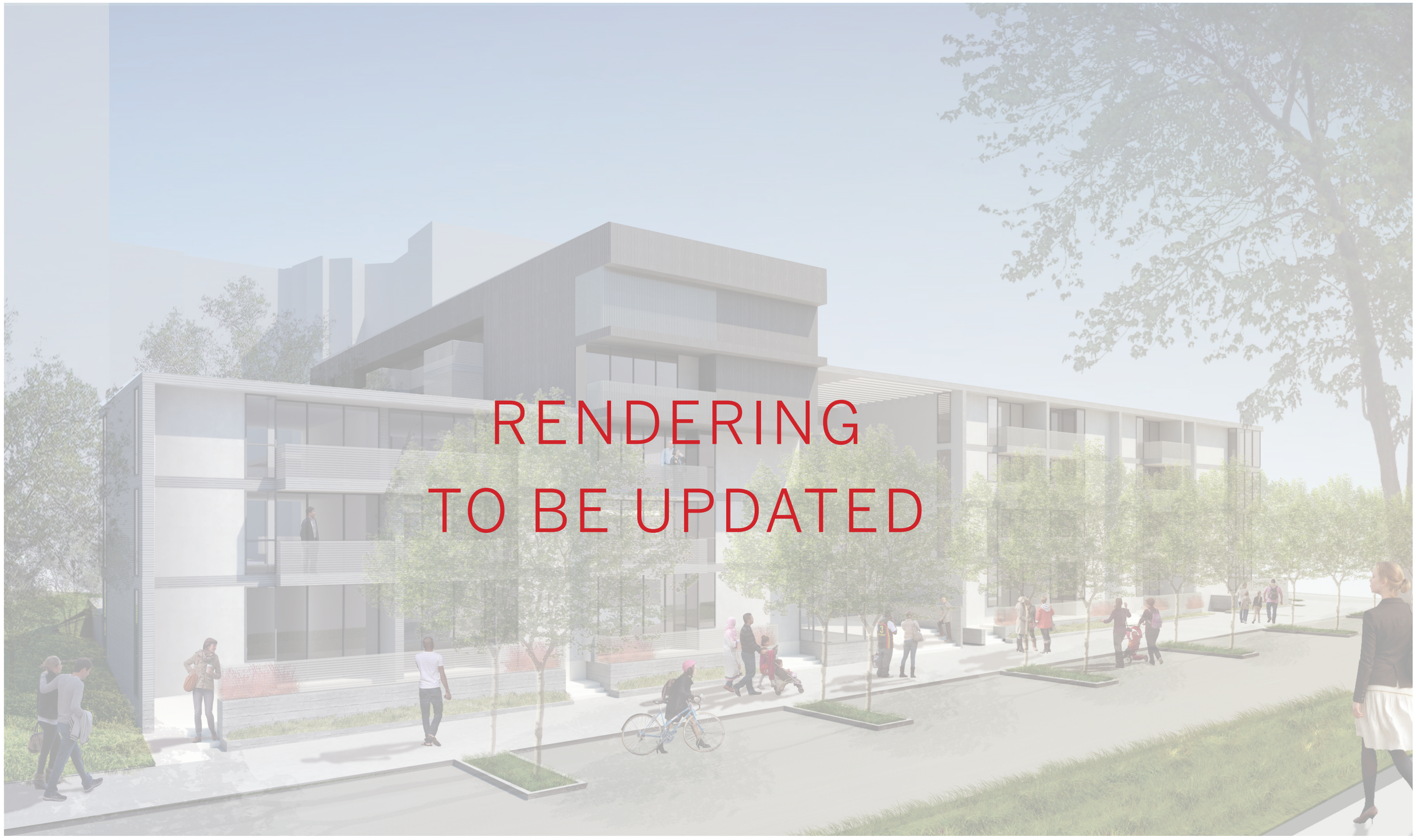
ELEVATION/SECTION KEY NOTES:

1. METAL SIDING A-01
2. METAL SIDING B-02
3. METAL SIDING B-02, PERFORATED
4. CONCRETE
5. STUCCO
6. ALUMINUM WINDOW
7. FIBER CEMENT PANELS
8. STEEL COLUMN, PAINTED
9. ELEVATOR OVERRUN



VIDAL DRIVE **COURTYARD** **PRIVATE DRIVE**

SCALE: 1/16"= 1'-0" 0 8 16 32 64



PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

NORTHWEST PERSPECTIVE VIEW A10.01
FOUGERON ARCHITECTURE

PARKMERCED BLOCK 1, LOT 3 - SAN FRANCISCO, CA 2015.07.16
PARKMERCED OWNER LLC | FOUGERON ARCHITECTURE

SOUTHWEST PERSPECTIVE VIEW A10.02
FOUGERON ARCHITECTURE

1. VIEW FROM SOUTHWEST CORNER

2. VIEW FROM NORTHEAST CORNER

3. SITE PLAN

BLOCK 1, LOT 1
APPENDIX

Parkmerced Block 1, Lot 3 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings July 16, 2015		
Standard Number	**Standard**	**Project Compliance**
Page 19	Comply with the requirements of Chapter 01 (Land Use) of the Parkmerced Design Standards and Guidelines	See Design Standards and Guidelines Compliance Checklist
Page 23	Meet the requirements of Chapter 04 (Parking, Loading + Servicing) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist
Page 29	Design each building to divert, upon completion of the hydrology system, 100% of storm water for at least a 5-year storm event with a duration of 3 hours to the Parkmerced hydrology system without discharge to the City’s combined sewer-storm water system	100% of the roof run-off will be infiltrated within the block and will not be discharged to the City’s combined sewer system from the 5-year, 3 hour storm.
Page 29	Comply with the requirements of the San Francisco Building Code Chapter 13C (Green Building Requirements)	The Green Building Requirements that went into effect on January 1, 2014 have superseded the San Francisco Building Code Chapter 13C requirements. The project will comply with the current San Francisco Green Building requirements. Compliance will be demonstrated through LEED Silver Certification or Greenpoint Rating of 75 points of higher.
Page 29	Comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102)	The project will comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102).
Page 30	Meet the requirements of Chapters 02.16 through 02.26 (Open Space) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for irrigation, toilet flushing and laundry, design new buildings to have 60% less designed demand for potable water as compared to existing buildings	A recycled water source has not been made available to Parkmerced from a municipal source at this time.
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for such purposes, use 100% recycled water for irrigation	Dedicated Recycled water services for irrigation purposes will be provided for each block. If made available, landscape irrigation will use 100% recycled water, assuming the water quality is sufficient for the health of the plants at Parkmerced.
Page 41	Install low-flow water fixtures in all new residential and non-residential buildings.	All new buildings will be specified with efficient low flow water fixtures as defined in the table below: | | Baseline | Design | | --- | --- | --- | | Water Closets | 1.6 gpf | 1.6/0.9 gpf dual flush or 1.28 gpf single flush | | Lavatories | 1.5 gpm | 1.5 gpm | | Showers | 2.0 gpm | 1.5 gpm | | Kitchen Faucets | 1.8 gpm | 1.5 gpm | | Dishwashers | 6.5 gal/cycle | 2.9 gal/cycle | | Washing machines | ≤ 9.5 water factor | ≤ 6.0 water factor |
Page 49	Design new residential building envelopes to perform a minimum of 15% more efficiently than current Title 24 (2008) standards and all other buildings and building components to exceed current Title 24 (2008) standards by a minimum of 10%. In the future and as technology continues to advance, the Project Sponsor will endeavor to improve upon updated Title 24 standards	Residential envelopes are designed to perform a minimum of 15% more efficiently than Title 24 2008 envelope requirements. Compliance has been demonstrated using Energy Pro software (approved by the California Energy Commission for Title 24 compliance analysis).
Page 49	Install one vampire outlet per room controlled by one master switch near the front door to the dwelling unit	This requirement will be included in the design of the residential units. At least one controlled outlet will be installed per room controlled by one master switch near the front door to the dwelling unit.
Page 49	Install Tier 1 or better appliances in residential units	Tier 1 or better appliances (as defined by the Consortium for Energy Efficiency, and used by the Energy Star rating system) will be used in the residential units. See PAE’s Appliance Review Memo dated 04-03-2015.
Page 49	A measurement and verification plan should be implemented	A measurement and verification plan will be implemented for the project.

Parkmerced Block 1, Lot 3 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings July 16, 2015		
Standard Number	**Standard**	**Project Compliance**
Page 51	The commitment to producing at least 10,396,625 kWhr/yr of renewable energy and 10,396,625 kWhr/yr electricity through a cogeneration facility, or some combination of both, but in no event less than 20,793,250 kWhr/yr, or otherwise satisfying this same 20,793,250 kWhr/yr commitment through energy efficiency and conservation measures is a significant benefit. - By full build-out, provide, either on- or off-site, renewable energy generation systems, such as solar, wind, hydrogen fuel-cells, small-scale or micro hydroelectric, and/or biomass, with the production of at least 10,396,625 kWhr/yr of the estimated total annual energy consumption; - By full build-out, generate 10,396,625 kWhr/yr of the estimated total annual energy consumption from an on-site cogeneration system; or Providing a combination of power from the above two sources, or satisfying the combined 20,793,250 kWhr/yr requirement through energy efficiency or conservation savings	The project will demonstrate compliance with this requirement through a combination of energy efficiency savings versus the projected 18,382 kWh/yr per new residential unit energy use identified in the Development Agreement, Exhibit Q, Table 1 and compliance methods 1, 2 or 4 indicated below. Notes: The Development Agreement identifies four methods for demonstrating compliance with this requirement: 1. Developer's construction and completion of on- or off-site facilities that meet 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit of cogeneration. 2. Developer's payment to third party under contract to provide or construct renewable energy capacity that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements by the estimated completion dates of the Development Phase. 3. Developer's payment to SFPUC for the SFPUC to construct or provide renewable and/or cogeneration facilities that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements. 4. Developer to pay an in-lieu fee of $6,589 per new residential unit for Renewable Energy and $1,671 per new residential unit for cogeneration. The funds are deposited into the Parkmerced sustainability energy Account, which may be used for the purpose of constructing cogeneration or renewable energy facilities prior to the Certificate of Final completion for the building containing the 4,000th new residential unit. Several configurations of cogeneration systems have been analyzed for implementation in this phase of the project. Life Cycle cost analysis of these options is in process.
Page 57	Meet the requirements of the City's Mandatory Recycling and Compost Ordinance (Ordinance No. 100-09, File No. 081404)	All trash disposed by the residents will be segregated into 3 streams: waste, mixed recycling and compost. Trash collection systems will handle each stream separately. Specific methods and systems will be delineated in the Park Merced Master Trash Management Plan and further define in each specific building Trash Management Plan
Page 57	Provide a minimum of one centralized waste pick-up location on each block	Each block will have at minimum one central trash pickup location. Typically, each building within each block will have its own trash pickup location.
Page 57	Provide one hazardous waste drop-off location within each Neighborhood Commons	A hazardous waste drop off location will be located at Block 22 at the Neighborhood Commons. The collections at this facility will match the collections of the hazardous waste facitlity already in place at the existing site limiting items excepted to common household items such as batteries, light bulbs and basic electronics, etc.
Page 63	Buildings will generally use a minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project	The building improvements will meet the required minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project.
Page 63	Buildings will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project	The building improvements will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project.

Parkmerced Block 1, Lot 3 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings July 16, 2015		
Standard Number	**Standard**	**Project Compliance**
Page 65	Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan should incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan should list the BMPs employed and describe how they accomplish the following objectives: - Prevent loss of soil during construction by storm water runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse - Prevent sedimentation of any affected storm water conveyance systems or receiving streams Prevent polluting the air with dust and particulate matter	An erosion and sedimentation control plan will be created and designed by the Civil Engineer for all new construction activities associated with the project; the General Contractor will implement the erosion and sedimentation control plan utilizing industry best management practices (BMPs).
Page 65	- Recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Calculations can be done by weight or volume, but must be consistent throughout	During construction, the general contractor will recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled.

Assumptions:
An average of 2.3 people occupy each residence at Parkmerced.

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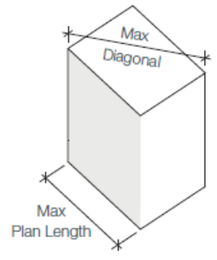
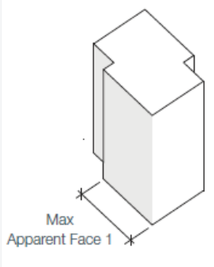
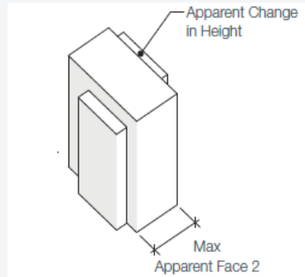
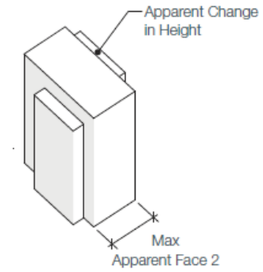
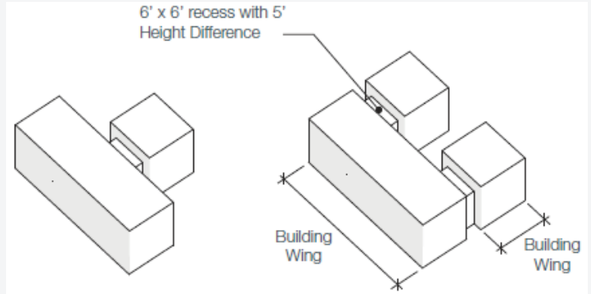
Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.01.01 Sustainability Performance	All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.	See sustainability Checklist	
03.02.01 - 03.02.02 Lot Coverage	Lot coverage is calculated for each development block and is specifically listed in **Appendix A of the Design Standards and Guidelines - Regulating Plan.**	Fougeron Footprint Area= 15,495 s.f. LMS Footprint Area= 11,803 s.f. Existing Towers= 29,557 s.f. Total Footprint Area= 203,888 s.f. Lot Coverage= 27.9% per Appendix A	Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area. Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in Section 03.05 Building Controls - Setback are not included in the total enclosed building footprint area calculation. However, those portions of a pedestrian paseo that pass below occupied building area must be included in the total building footprint area. (03.02.02)
03.02.03 Usable Open Space	48 square feet of common open space or 36 square feet of private open space per unit. Both common and private open spaces must have a minimum dimension of 6 feet in any direction.	Common open space at central courtyard: 11,040 s.f. 11,040 s.f./64 units =172.5 s.f. per unit. See A1.03. First Floor Site Plan.	Courtyards and rooftop terraces shall count towards the provision of common open space. Setback areas, balconies and decks shall count towards the provision of private open space.
03.03.01 Maximum Height	Building height shall not exceed the maximum height as shown on the **Maximum Height Plan (Fig. 03.03.C)**.	The building is composed of 4 bars: North, South, East, and West. The back of sidewalk grade at the midpoint of each bar has been used to calculate the maximum height for each building to the structural deck. Max building height is 45'. Western Bar Grade at Midpoint: 100'-6" Western Bar Max height: 145'-6" Southern Bar Grade at Midpoint: 104'-6" Southern Bar Max Height: 149'-6" Eastern Bar Grade at Midpoint: 109'-6" Eastern Bar Max Height:154'-6" Northern Bar Grade at Midpoint: 109'-6" Northern Bar Max Height: 154'-6" See section diagrams on A0.03, A1.01 Block Plan, Elevations A5.01 to A5.04.	Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit. (03.03.05) Those portions of a building that may project above the maximum height limit are: • Parapets up to 4 feet in height. • Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. • For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height. (03.03.06) Height limits are to be measured from the back of sidewalk grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade **(Fig. 03.03.A).** (03.03.02) Sloped roofs, in excess of 30 degrees from the horizontal, are to be measured to the midpoint of the vertical dimension of the roof. (03.03.03)
03.03.04 Appropriate Scale	Residential buildings that are no greater than 35 feet in height must be located along a public right-of-way or easement that is no more than 45 feet in width.	N/A	

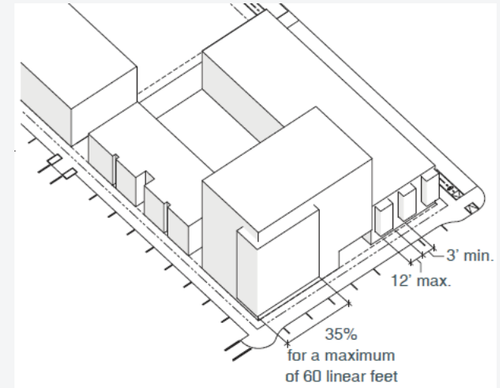
Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015

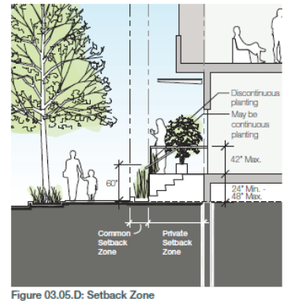
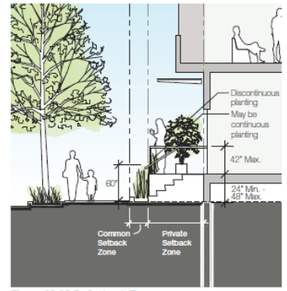
Standard Number	Standard	Project Compliance	Implementing Standards
03.03.06 Projections	Those portions of a building that may project above the maximum height limit are: •Parapets up to 4 feet in height. •Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. •For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height.	Western Bar Max Parapet Height: 149’-6” Western Bar Max Mechanical Height: 155’-6” Southern Bar Max Parapet Height: 153’-6” Southern Bar max Mechanical Height: 159’-6” Eastern Bar Max Parapet Height: 158’-6” Eastern Bar Max Mechanical Height: 164’-6” Northern Bar Max Parapet Height: 158’-6” Northern Bar Max Mechanical Height: 164’-6” See Diagrams A0.03.	
03.04.02 Maximum Plan Dimension	**Building Height** / **Max Plan Length** Up to 35’ / NA 36’ – 45’ / NA 46’ – 85’ / 200’ 86’ – 145’ / 140’	NA. Building is 45’ tall.	
03.04.03 Maximum Diagonal	**Building Height** / **Max Diagonal** Up to 35’ / NA 36’ – 45’ / NA 46’ – 85’ / NA 86’ – 145’ / 170’	NA. Building is 45’ tall.	 **Figure 03.04.A: Maximum Plan Length and Diagonal**
03.04.04 Maximum Apparent Face 1	Face 1: The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.B – Maximum Apparent Face 1**. **Building Height** / **Max Apparent Face 1** Up to 35’ / 30’ 36’ – 45’ / 120’ 46’ – 85’ / 80’ 86’ – 145’ / 110’	Western Bar: Longest apparent face is 32’-5”. 120’ is allowed. See ground floor plan A0.05 Western Bar. Eastern Bar: Longest apparent face is 72’. 120’ is allowed. See ground floor plan A0.05 Eastern Bar.	 **Figure 03.04.B: Maximum Apparent Face 1**

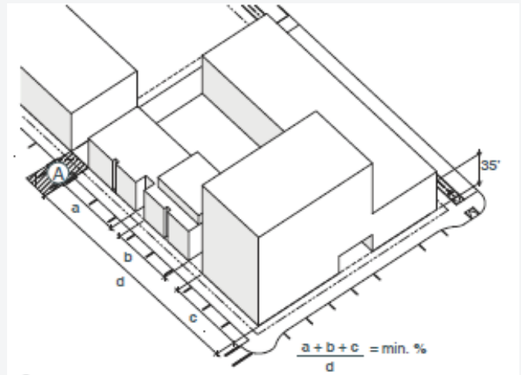
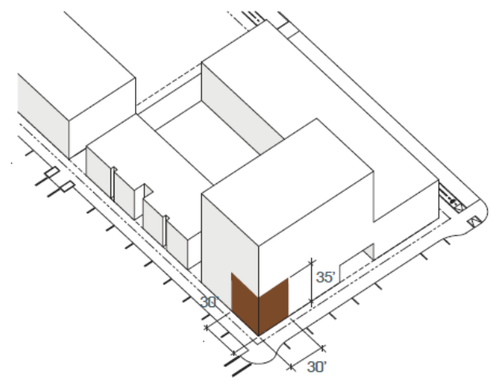
Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015

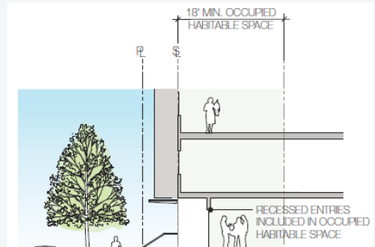
Standard Number	Standard	Project Compliance	Implementing Standards
03.04.05 Maximum Apparent Face 2	Face 2: The maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.C – Maximum Apparent Face 2 and Apparent Change in Height.** **Building Height** / **Max Apparent Face 2** Up to 35’ — NA 36’ – 45’ — 80’ 46’ – 85’ — 40’ 86’ – 145’ — 40’	Southern Bar: Longest apparent face is 50’-9”. 80’ is allowed. See ground floor plan A0.05 Southern Bar. Northern Bar: Longest apparent face is 53’-9”. 80’ is allowed. See ground floor plan A0.05 Northern Bar.	 **Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height**
03.04.06 Apparent Change in Height	All buildings taller than 85 feet shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.04.05. **Building Height** / **Max Apparent Face 2** / **Change in Apparent Face** Up to 35’ — NA — Minimum 1’ deep x 1’ wide notch (or) Minimum 2’ offset of building massing 36’ – 45’ — 80’ — Minimum 2’ deep x 3’ wide notch (or) Minimum 2’ offset of building massing 46’ – 85’ — 40’ — Minimum 5’ deep x 5’ wide notch (or) Minimum 5’ offset of building massing 86’ – 145’ — 40’ — Minimum 10’ deep x 10’ wide notch (or) Minimum 10’ offset of building massing	All building face offsets are 2’-0” deep and a minimum of 3’-0” wide. See Ground Floor Plan. A0.05. Western and Southern Bars.	 **Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height**

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.04.07 Compound Shape Buildings.	Compound shaped buildings comprised of building wings including, but not limited to, 'L', 'T', 'U' or 'E' shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building.	Building articulation is proposing an alternate compliance that meets or exceeds the standards set forth in section 03.04.07. Large openings in the building or massing offsets serve to break down the scale of the building more significantly than a 6' x 6' notch, and in some cases, provide views through the entire structure. See Diagram on Page A0.06. At Condition A, the intersection of the western and southern bars there is a 6' deep x 32' high canopy projection at a 19' offset in roof heights. Immediately adjacent to this projection, the lobby entrance at Condition B is through a 42' wide x 40' high opening through the building. An open trellis at this location replaces the roof. The view to Condition E provides a view through the entire structure. At Condition C, the corner of the Western and Southern Bars, an open trellis covers a 6' wide x 40' high notch. At condition D, the corner of the Southern and the Eastern Bars, a 6' deep x 30' wide projection is adjacent to a 10' offset in roof heights. Condition E is a 16' wide x 40' high passage through the building with an open trellis above.	 Figure 03.04.D: Compound Shapes
03.04.08 Tower Separation	Buildings taller than 105 feet shall maintain a minimum distances of 45 feet clear from any portion of another building taller than the 105 feet.	NA. Building is 45' tall.	
03.05.01 - 03.05.02 Setback Plan	Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan **(Fig. 03.05.B)**. The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.	An 8'-0" Setback is required on Vidal. An 8'-0" Setback is provided on Vidal. See Ground Floor Plan A0.05 and Vidal Setback Diagram A0.04. A 6'-6" Setback is required on Acevedo. A 6'-6" Setback is provided on Acevedo. See Ground Floor Plan A0.05 and Acevedo Setback Diagram A0.04.	
03.05.03 Common v. Private Setback	Building setbacks are divided into common and private setback areas **(Fig. 03.05.C)**. Setback dimensions are as follows: • 0' Setback / no common setback area • 6'-6" Setback / 1'-6" common setback area • 8' Setback / 2' common setback area • 10' Setback / 3' common setback area • 20' Setback / 10' common setback area	A 2'-0" Common Area Setback is observed on Vidal. See Ground Floor Plan A0.05 and Vidal Setback Diagram A0.04. A 1'-6" Common Area Setback is observed on Acevedo. See Ground Floor Plan A0.05 and Acevedo Setback Diagram A0.04.	Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner's association. Stairs and stoops are excluded from the common area requirement and may extend into the common area as indicated in **Figure 03.05.C - Setback Control Sections**.

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.05.04 Occupied Building Area	Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in **Figure 03.05.C - Setback Control Sections.** Occupied building encroachments and projections may extend into the public right-of-way and setback, respectively, for a maximum of 55% of the length of the street frontage. Up to 35% of the building face area may encroach into the public right-of-way and/or project into the setback for a maximum of 60 linear feet parallel to the street frontage. The remaining 20% is limited to segments no greater than 12 feet in width. Individual encroachments/projections must have a minimum horizontal separation of 3 feet parallel to the street frontage **(Fig. 03.05.A - Occupied Building Area).**	<u>Western Bar:</u> Total Projection > 12’-0” = 80’-8” Total Building Face = 239’-11” Percentage of projection = 34% Percentage Allowed = 35% Total Projection < 12’-0” = 40’-0” Total Building Face = 239’-11” Percentage Projection = 16% Percentage Allowed = 20% <u>Southern Bar:</u> Total Projection > 12’-0” = 52’-3” Total Building Face = 151’-11” Percentage of projection = 34% Percentage Allowed = 35% Total Projection < 12’-0” = 0 Total Building Face = 151’-11” Percentage Projection = 0 See second Floor Plan Diagram A0.05	 Figure 03.05.A: Occupied Building Area
03.05.05 Active Use Projection	Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use.	12’-0” wide deck in front of the lobby projects 4’-0” into setback. This are is not enclosed except for guardrails.	Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor. Commercial Base Requirements - Section 03.08 will apply.
03.05.06 Encroachments + Projections	Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in **Figure 03.05.C – Setback Control Sections**.	See diagram A0.05 for dimensions and locations of canopies.	
03.05.07 Permitted Obstructions	Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in **Figure 03.05.C – Setback Control Sections.**	On Vidal drive these items parallel to the building face project 6’-0” into the setback. On Acevedo, they project 5’-0” into the setback. See Vidal and Acevedo setback diagrams A0.04.	
03.05.08 Basement Levels	Basement Levels Basement levels of buildings are permitted to project into the setback as indicated in **Figure 03.05.C – Setback Control Sections**; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.	No basements project into the setback.	
03.05.09 Transition	All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semi- private courtyards with private yards, porches, and primary living spaces.	All townhouses on Vidal and Acevedo have a stoop along the sidewalk. See Plan Diagrams A0.05	
03.05.10 Planting	Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.	Regional planitng will be used in transition zones. See landscape plans for more information.	

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.05.11 Buffer Planting	The height of plants and trees within common setback areas or shall not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length **(Fig. 03.05.D).**	See height limits on Elevations A5.01 and a5.02.	 Figure 03.05.D: Setback Zone
03.05.12 Common Boundary Structures	Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.	Low planters, walls, and steps <36" above grade are the only items in the common setback area. See height limits on Elevations A5.01 and A5.02.	
03.05.13 Private Boundary Structure	Walls, fences and other boundary structures within the private setback area facing a public right-of- way shall not exceed 48 inches from sidewalk or courtyard grade. Along a sloped street frontage, walls, fences and other boundary structures are permitted up to 5 feet in height from back of sidewalk grade for 50% of the associated streetwall, in segments no greater than 15 feet. Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor **(Fig. 03.05.D).**	Solid boundary walls within the private setback, parallel to the building face, do not exceed 4'-0" above grade. Guardrails of 70% permeable perforated metal are a maximum of 7'-6" above the sidewalk grade. See Glazing Diagrams on A0.04. See sheet A5.01 and A5.02. The West Elevation at the Street level has a frontage of 236'-3" and a total stoop length of 79'-8", or 33% of the street frontage. All stoop instances are 15' long or less at the frontage. The South Elevation at Street level has a frontage of 141'-2" and a stoop length total of 45'-8" or 32% of the street frontage. All stoop instances are less than 15'-0" long or less at the frontage.	 Figure 03.05.D: Setback Zone

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.06.01 Predominant Building Face	**Figure 03.06.D - Streetwall Plan** indicates the minimum percentages of building massing that must be constructed to meet the setback line. The minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in **Fig. 03.06.B.** Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	NA Block 01.	The streetwall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement that is constructed to meet the setback line. The streetwall percentage of a project for a given street frontage is calculated by dividing the sum of the length of all building faces built up to the setback line on that block frontage by the total length of the project lot on that block frontage. Pedestrian paseos, as indicated on the Easements + Walks Plan **(Fig. 02.01.B)**, are excluded from streetwall calculations (03.06.02).  Ⓐ Pedestrian paseos are excluded from streetwall calculation **Figure 03.06.B: Streetwall Calculation**
03.06.03 Corner Zones	A 100% streetwall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high **(Fig. 03.06.C)** is required within the Corner Zones illustrated on **Figure 03.06.D**. Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	NA Block 01.	 **Figure 03.06.C: Corner Zone**

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.06.05 Building Base Articulation	At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50 feet must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture **(Fig. 03.06.F)**.	The façade is perforated with a series of notches at the ground floor, covered by balconies above. Stoops, stairs, and railings provide a finer grain of architectural detail at the ground floor. See A0.05, A5.01, and A5.02.	
03.06.06 Active Ground Floors	Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons **(Fig. 03.06.G)**. Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.	NA, building is 45’ tall.	
03.06.07 Occupied Habitable Space	All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the streetwall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space **(Fig 03.06.H)**. Garage entries, loading and service entries, transformer rooms, exit stairs and elevators are exempt for 20% of the building perimeter or 60 LF, whichever is less. Buildings that occupy an entire block, except on blocks 04, 08W, 08E, 16SW, 16NW and 18, are exempt for 100 LF. These elements must be incorporated into the overall architectural expression of the building.	All frontage is inhabited, save for a 32’ wide mechanical room area at the southeast corner of the site. Approximately 12% of the total street frontage. See Ground Floor Plan A0.5	 Figure 03.06.H: Occupied Habitable Space
03.07.01 Residential Unit Entries	Each ground floor residential unit must have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.	All ground floor units have an individual entry from the public right of way and from the courtyards. See A2.01 Ground Floor Plan.	
03.07.02 Residential Rhythm	Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of 1 door per 35 linear feet of building frontage.	Average Vidal: 1 door per 27’-0” Average Acevedo: 1 door per 21’-0” See A0.05 Ground Floor Plan.	
03.07.03 Recessed Entries	Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the streetwall.	All entries have a 3’ deep notch with balcony above acting as a canopy. See A0.05 Ground Floor Plan.	
03.07.04 Residential Openness	At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.	Ground Floor Units have a minimum of 50% Glass at the façade. See A0.04 First Floor Glazing Diagrams. Provide information regarding proposed façade materials such as glazing on A5.01-A5.04. Materials at the Ground Floor Façade Include: Glazing: Solarban 70XL or equal Aluminum Windows: Thermally Broken, Dark Bronze Anodized. Metal Siding: Corrugated, Kynar Finished. Stucco: 5 coat system Wood: Parklex, Trespa, or equal.	
03.07.05 Floor-to-Floor Heights	Ground floor residential units must have a minimum floor to floor height of 10 feet.	Vidal Wing ground floor to 2nd floor height: 12’-0” Acevedo Wing ground floor to 2nd floor height: 10’-0” See section Diagrams A0.03.	

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.07.06 Elevated Residential Units	A 24 to 48 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation between the interior of residential units and the public realm, while maintaining visual connection. Along a sloped street frontage, elevation change between the first habitable floor of the ground floor residential dwelling unit and the back of sidewalk grade are permitted to be up to 5 feet in height for 50% of the streetwall, in segments no greater than 15 feet.	The Stoops at the ground floor have all been elevated to comply. See A5.02.	
03.07.07	Residential Lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.	The lobby is 16’-0” wide at the street frontage. See A0.5.	
03.09.01 Projected Windows	Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.	Encroachments into the right of way are all balconies. See A2.02 to A 2.05 for locations.	
03.09.02 Balconies	10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 36 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building to reduce the apparent building mass from any viewing angle.	Required Balconies: 10% x 52 units above 1st floor: 6 balconies. 2 balconies per floor (4 floors above 1st level): 8 balconies required. Balconies Provided: 2nd Floor Vidal: 2 Acevedo: 1 3rd Floor Vidal: 2 Acevedo: 1 4th Floor Vidal: 1 Acevedo 1 5th Floor Vidal: No habitable level Acevedo 1. 9 balconies provided complying with dimensions. See A2.02 to A 2.05 for locations and dimensions.	
03.09.03 Glazing	Glazing must be of low reflectance (12% of visible exterior light).	Glazing will be of low reflectance (12% of visible exterior light), Solarban 70XL or equal.	
03.09.04 Mechanical Equipment	Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.	All ducts and pipes located in vertical chases, inside the units, venting at the roof. See A2.02 to A 2.05 for locations.	
03.09.05 Solid Waste	All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.	Garbage rooms located at the corner of Acevedo and Private drive. See A2.01 Ground Floor Plan for location.	
03.10.01 Screening	Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building’s surfaces.	Roof level mechanical screen is integrated into the mass of the floor below. See A2.05.	
03.10.02 Solar Panels	50% of roof area must be designed to permit installation of south oriented solar panels.	Total Roof Area: 20,774 SF. Total Area available for PV: 10,600 SF See A2.06.	

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.12.04 Restrictions	No sign, except as provided in Planning Code Section 603 or 604, shall be permitted in the Parkmerced Special Use District without a permit being duly issued therefor. No general advertising signs are permitted. Roof signs, wind signs, and signs on canopies are not permitted. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except those moving or rotating or otherwise physically animated parts used for rotation of barber poles and the indication of time of day and temperature. Back-lit box signs, defined as signs with an internal light source and one or more translucent faces illuminated for visibility onto which opaque letters are affixed are not permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are discouraged.	All signage will comply with this requirement.	
03.12.05 Height	Except as provided by section 03.12 of the Parkmerced Design Standards and Guidelines, no sign shall exceed a height of 24 feet.	Except as provided by section 03.12 of the Parkmerced Design Standards and Guidelines, no sign shall exceed a height of 24 feet.	
03.12.06 Business Signs	Business signs are permitted for business establishments within the Mixed Use-Social Heart (PM-MU1) or the Neighborhood Commons (PM-MU2) districts, as follows: (a) Wall Signs. One wall sign shall be permitted for each Business Frontage. The area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 45 square feet, whichever is less. However, for general grocery store uses, the area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 150 square feet, whichever is less. (b) Projected Signs. One projecting sign shall be permitted for each 30 feet, or fraction thereof, of Business Frontage. The area of the first such projecting sign shall not exceed 24 square feet and the area of any subsequent sign shall not exceed 10 square feet. In lieu of the 24 square foot projecting sign, a business may be allowed a single three-dimensional projecting sign of not more than 48 cubic feet in volume. (c) Awnings. Sign copy on an awning shall be permitted in lieu of each permitted projecting sign. The area of such sign copy shall not exceed 30 square feet. (d) Window Signs. The total area of all window signs shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.	NA. No business space in building.	

Parkmerced Block 1, Lot 3 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings July 16, 2015			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.12.07 Neighborhood Signs	Neighborhood signs are defined as Identifying Signs and/or non-temporary Sale or Lease Signs. Neighborhood Signs are permitted as follows: (a) Wall Signs. One wall sign shall be permitted for each building containing at least one residential unit, and for each building containing a use for which the primary purpose is to administer the marketing, maintenance, and/or management of the rental units within the Parkmerced Special Use District. The area of each wall sign shall not exceed 50 square feet. No wall sign shall exceed a height of 24 feet, and any sign exceeding 18 square feet in area shall be set back at least 25 feet from all street property lines. Such signs may be nonilluminated, indirectly, or directly illuminated. No wall sign shall be permitted along any interior lot line. Notwithstanding the foregoing, two additional wall signs shall be permitted up to 100 feet in height and up to 450 square feet in area provided that no portion of the sign is publicly visible for more than one-hundred eighty (180) days per calendar year. For the purposes of this paragraph, any period of any day shall be counted as a full day. Any application for a wall sign permitted pursuant to this paragraph must be accompanied by a schedule of days on which the sign will be publicly visible. The owner of the property on which such sign is located shall sign and have notarized any such schedule and shall notify the Planning Department promptly upon any change to this schedule. (b) Freestanding Signs. (1) Up to ten (10) signs shall have a maximum area of 150 square feet each and be limited to 12 feet in height; (2) Up to fifteen (15) signs shall have a maximum area of 75 square feet each and be limited to 24 feet in height.	All signage will comply with this requirement.	
03.13.01 Energy Efficiency	Designs shall use energy efficient bulbs and fixtures.	Project will comply with this requirement. Pending lighting design.	
03.13.02 Luminaires	Traditional “glowtop” luminaries shall not be used, as they are a significant source of light pollution. Instead, luminaires which direct light downward and towards the intended use are to be employed.	Project will comply with this requirement. Pending lighting design.	
03.13.03 Light Pollution	All lighting must be shielded to prevent glare to private and public uses, especially residential units. The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.	Project will comply with this requirement. Pending lighting design.	

Standard Number	Standard	Project Compliance	Implementing Standards
04.01.01 Bicycle Parking		29 Class 1 bicycle parking spaces are required by the San Francisco Planning Code. 32 horizontal Class 1 bicycle parking spaces are provided less than 100' from the main entrance. There are an additional 32 vertical spaces (Class 1). See A1.02 and A2.01 for locations and distances. Configuration is similar to image below.	See also *4.1.6 Provide carshare and bikeshare programs* (Parkmerced Transportation Plan):

Land Use	Minimum Parking Rates	Estimated Supply
Residential	1 / 2 Units	4,450
Grocery	1 / 2,000 gsf	21
Retail/Office/ Professional Services	0 – 10,000 gsf = 2 10,001 – 20,000 gsf = 4 20,001 – 40,000 gsf = 6 > 40,000 = 12	66
School	1 / 4,000 gsf	7
Fitness/Community Center	1 / 4,000 gsf	14

Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in **Table 3 – Minimum Bicycle Parking**, or quantities listed in the San Francisco Planning Code, whichever is greater. Residential, retail, office, institutional and educational uses must provide Class I bicycle parking for residents and employees. All other commercial uses and all visitor bicycle parking may be provided as Class II bicycle parking.

5 Class 2 bicycle parking spaces are provided adjacent to the Class 1 spaces. See A1.02 and A2.01 for locations and distances.

Similar to carsharing, bikesharing (also referred to as "bicycle libraries") is a program that allows users to rent a bicycle for a given period of time. Bicycles are "checked out" at one station and returned at any other station within the system. Members pay based on the length of time they use the bicycle, thus reducing the costs associated with personal bicycle ownership. Typically, bikeshare members are able to identify the location of the nearest bicycle by phone or online.

With stations located all over Parkmerced, these bicycles are meant to be used for short time periods only, and checked in and checked out at the start and end of each trip. Bikeshare programs are currently being implemented in the Bay Area and in other urban areas throughout the country, in Canada and in Europe, and have been gaining popularity in providing non-bicycle owners the opportunity to use bicycling for work, shopping or recreation trips.

Parkmerced will work to attract a bikeshare company to install and operate bikeshare stations throughout Parkmerced. (Although Parkmerced may contract with an independent operator, efforts will be made to coordinate with City-sponsored bikeshare operators or programs, if any.) It is anticipated that these will be a series of small facilities (accommodating up to five bicycles at most locations), with larger stations (accommodating up to 10 bicycles) provided at the transit stations and the retail center. Figure 14 identifies the proposed locations of the 14 bikeshare centers, however alternate locations may be used if deemed appropriate by Parkmerced and the bike-share operator.

The bikeshare operator will determine the appropriate number and distribution of bicycles to be located at each location. Typically, bikeshare stations are modular, and can be expanded to provide additional bicycle parking spaces. In addition, the bikeshare operator will be responsible for redistributing the bicycles throughout Parkmerced on a daily basis, or as needed based on parking locations.

Proposed bikeshare measures shall include the following:

- The TC will encourage the bikeshare operator to offer:

  - Reduced membership fees or incentives for residents and employees; and
  - Separate fees for residents and employees at Parkmerced versus visitors;

- Where feasible, the TC shall establish a long-term contract with the bicycle operator in order to ensure continuity of service and minimize costs to bikeshare users;

- The availability of bike sharing and information on the various bikeshare operators will be included in all rental and leasing information and in real-time on the Parkmerced website (to the extent such information is available on the bikeshare operators' websites);

- Bikeshare center locations will be clearly identified by directional signage; and,

- At full buildout of Parkmerced, a guaranteed minimum number of bicycles and bikeshare spaces will be provided (80 bicycles), with more to be added as warranted by demand as determined by the bikeshare operator.

<table>
<tr><th>Standard Number</th><th>Standard</th><th>Project Compliance</th><th>Implementing Standards</th></tr>
<tr>
<td>04.01.02
Support biking</td>
<td>The number of shower and changing facilities must meet the sum of the requirements listed in Table 3 - Minimum Bicycle Parking. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement.
<table>
<tr><th>Land Use</th><th>Shower Facility</th></tr>
<tr><td>Residential</td><td>NA</td></tr>
<tr><td>Grocery</td><td>1 / 30,000 sf</td></tr>
<tr><td>Retail/Office/ Professional Services</td><td>1 / 30,000 sf</td></tr>
<tr><td>School</td><td>1 / 30,000 sf</td></tr>
<tr><td>Fitness/ Community Center</td><td>1 / 30,000 sf</td></tr>
</table>
</td>
<td>NA Residential Project.</td>
<td>See also 4.1.7 Improve bicycle facilities (Parkmerced Transportation Plan):

To encourage the use of the bicycle as an everyday means of transportation, off-street bike parking will be incorporated in the renovation of existing buildings and included into new construction. Bicycle parking areas will be located on the ground floors of buildings, close to activity to provide convenience and increase security.

The required off-street bicycle parking supply for the various new land uses proposed within Parkmerced is presented in Table 4, which meet or exceed the requirements listed in Section 155 of the San Francisco Planning Code and is consistent with the policy modifications proposed as part of the San Francisco Bicycle Plan. In the event that the City at a later date adopts bicycle parking requirements that require a greater number or different type of bicycle parking spaces than shown in the table below, those later requirements shall apply to all new construction at Parkmerced. It should be noted that for the retail and office uses, the amount of bicycle parking spaces to be provided will be based on the total square footage of the individual building, and not based on the size of individual tenants. Also, all existing residential units that will be retained currently provide bicycle parking; as such, no additional facilities for the retained residential buildings are required as part of this Plan.

A combination of Class I and Class II spaces should be provided to meet this bicycle parking supply requirements. Class I bicycle parking facilities provide secure long-term bicycle storage by protecting the entire bicycle, including its components and accessories, against theft and inclement weather. Examples include lockers, check-in facilities, monitored bicycle parking, restricted access bicycle parking and personal storage. Class II bicycle parking facilities provide short-term bicycle parking and include bicycle racks that permit the locking of a bicycle frame and one wheel and support the bicycle in a stable position without damage to wheels, frame or components.

Class I bicycle parking is required be provided at residential buildings, and a combination of Class I and Class II parking is required to be provided at retail and professional services uses, at the school and at the fitness/community center.

Off-street bicycle parking will be augmented by on-street parking provided by racks and posts throughout Parkmerced.
<table>
<tr><th>Land Use</th><th>Minimum Bicycle Parking Rates</th></tr>
<tr><td>Residential</td><td>1 space per 2 units</td></tr>
<tr><td>Grocery</td><td>1 space per 2,000 gsf</td></tr>
<tr><td>Retail/Office/ Professional Services</td><td>0-10,000 gsf = 2 spaces
10,001-20,000 gsf = 4 spaces
20,001-40,000 gsf = 6 spaces
> 40,000 gsf = 12 spaces</td></tr>
<tr><td>School</td><td>1 space per 4,000 gsf</td></tr>
<tr><td>Fitness/ Community Center</td><td>1 space per 4,000 gsf</td></tr>
</table>
</td>
</tr>
</table>

Standard Number	Standard	Project Compliance	Implementing Standards
04.01.03 Car-Share	Provide car-share vehicle parking in the amount listed in **Table 4 - Minimum Car Share Parking**.	1 off site car share space is required and 2 off site car share spaces are provided for Block 01. See Block Plan A1.01. The two spaces are shared with the LMS building; thus 1 space provided per building.	Signage indicating such parking spaces must be provided, and the parking spaces must be within 200 feet of entrances to the buildings served. Car-share vehicles must be located at unstaffed, self-service locations (other than any incidental garage valet service), and generally be available for pickup by members 24 hours per day. Car-share parking spaces must be dedicated for current or future use by a certified car-share organization through a deed restriction, condition of approval or license agreement. Such deed restriction, condition of approval or license agreement must grant priority use to any certified car-share organization that can make use of the space, although such spaces may be occupied by other vehicles so long as no certified car-share organization can make use of the dedicated car-share spaces. Any off-street car-share parking space provided under this Section must be provided as an independently accessible parking space. In new parking facilities that do not provide any independently accessible spaces other than those spaces required for disabled parking, off-street car-share parking may be provided on vehicle lifts so long as the parking space is easily accessible on a self-service basis 24 hours per day to members of the certified car-share organization. Property owners may enact reasonable security measures to ensure such 24-hour access does not jeopardize the safety and security of the larger parking facility where the car-share parking space is located so long as such security measures do not prevent practical and ready access to the off-street car-share parking spaces. See also *4.1.6 Provide carshare and bikeshare programs* (Parkmerced Transportation Plan): Carsharing provides an effective incentive for participants to forego car ownership and rely on transit as a primary mode of travel because they know that a car is readily available when they need one. The growth and success of these programs in the Bay Area and in other urban areas throughout the country has shown their effectiveness in reducing auto dependency. Members pay based on how much they drive, thus reducing the fixed costs associated with private automobile ownership. Typically, carshare members are able to reserve a car by phone or online on an as-needed basis, and pick-up and drop-off the vehicle at each established carshare hub. The TC will work with local carsharing organizations to establish a network of carshare vehicles parked in hubs located throughout Parkmerced. The carshare operators will determine the appropriate number and distribution of cars to be located at each location. In general, the carshare facilities have limited physical infrastructure and therefore can be modified as needed to meet changes in future demand. It is anticipated that these hubs will be centralized at gathering areas, and therefore will serve multiple buildings and uses (accommodating between 5 and 15 vehicles at each location). **Figure 15** identifies the proposed locations of the ten carshare hubs. Section 166 of the San Francisco Planning Code (as presented in **Table 3**) lists the requirements for the provision of carshare parking spaces based on the number of residential units (for residential uses) and the number of off-street automobile parking spaces (for commercial uses), which Parkmerced is committed to meeting at each phase of development. In addition, additional carshare spaces will be provided if warranted by demand (as determined by the TC). In addition, in the event that the City at a later date adopts car sharing requirements that require a greater number of carshare spaces than shown in the table below, that later requirement shall apply to all new construction at Parkmerced. Proposed carshare measures shall include the following: - The TC will encourage carshare providers to offer reduced membership fees or incentives for residents and employees; - Long-term contracts with carshare operators will be established to ensure continuity and reduce costs;

Land Use	Minimum Car-Share Spaces
Residential	0 – 49 du = 0 car-share spaces
	50 – 200 du = 1 car-share space
	> 201 or more du = 2 car share spaces, plus 1 car share space for every 200 du over 200 du
Non-Residential	0 – 24 parking spaces = 0 car share spaces 25 – 49 parking spaces = 1 car share space
	> 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces

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PARKMERCED - BLOCK 06, LOTS 1, 3, & 5

455 SERRANO DRIVE (NORTH TOWER)

850 GONZALEZ DRIVE (SOUTH TOWER)

24 JULY 2015 | DESIGN REVIEW APPLICATION R4

PARKMERCED OWNER LLC.

WOODS BAGOT™

TABLE OF CONTENTS

PROJECT DESCRIPTION

TWO 11-STORY COMPONENT TOWERS ARE PROPOSED FOR WEST SIDE OF BLOCK 6. THERE ARE TWO EXISTING TOWERS ON THE SAME BLOCK. THE NEW BUILDINGS WILL SIT ATOP A TWO-LEVEL UNDERGROUND PARKING STRUCTURE. ACCESS TO THE PARKING STRUCTURE WILL BE EITHER THRU THE BUILDING OR THRU STAND-ALONE ELEVATOR ENCLOSURES ENTERED FROM THE PEDESTRIAN PASEO AT SITE'S CENTER. THE TWO TOWERS WILL HAVE AMENITIES AT GROUND FLOOR WHICH WILL INCLUDE LOBBY, LOUNGE, GYM, AND COMMON WORK AREAS. THE GROUND FLOORS WILL ALSO FEATURE RESIDENTIAL UNITS TO PROVIDE SUBDIVIDED CHARACTER TO THE STREET FRONT. THE STORIES ABOVE ARE TO ALL BE MULTIFAMILY RESIDENTIAL DWELLING UNITS. THE BUILDINGS WILL BE CONFIGURED TO FEATURE GREEN OPEN SPACE DEDICATED TO THE BUILDING AT BOTH GROUND LEVEL AND ROOF DECK.

TOWER AND UNITS

			Tower North																
		Unit Type	0.1	J1.1	J1.1	J1.1	J1.1	J1.1	2.2	2.2	2.2	P2.2	3.2	3.2	P3.2		Common	Lobby	Fitness	Gross Floor Area
	Level	Unit Area	392	537	593	608	625	647	875	882	1 000	1, 167	1, 114	1, 321	1, 491	Total Units				
	Rooftop																1 082			5, 940
Residential	11		2	1	0	1	0	1	1	0	0	1	1	1	1	10				11, 570
	10		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	9		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	8		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	7		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	6		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	5		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	4		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	3		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	2		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
Lobby/Resid	1		0	0	1	0	2	0	1	1	1	0	0	0	0	6	2, 094	243	905	11, 089
		Total Units	20	10	10	10	20	1	20	10	1	1	10	10	1	124				
		Percentage of Total	16%	8%	8%	8%	16%	1%	16%	8%	1%	1%	8%	8%	1%					
		TOTAL AREA	7, 840	5, 370	5, 930	6, 080	12, 500	647	17, 500	8, 820	1, 000	1, 167	11, 140	13, 210	1, 491		3, 176	243	905	121, 677

			Tower South																
		Unit Type	0.1	J1.1	J1.1	J1.1	J1.1	J1.1	2.2	2.2	2.2	P2.2	3.2	3.2	P3.2		Common	Lobby	Fitness	Gross Floor Area
	Level	Unit Area	392	537	593	608	625	647	875	882	1 000	1, 167	1, 114	1, 321	1, 491	Total Units				
	Rooftop																1 082			5, 940
Residential	11		2	1	0	1	0	1	1	0	0	1	1	1	1	10				11, 570
	10		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	9		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	8		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	7		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	6		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	5		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	4		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	3		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
	2		2	1	1	1	2	0	2	1	0	0	1	1	0	12				11, 002
Lobby/Resid	1		0	0	1	0	2	0	1	1	1	0	0	0	0	6	2, 094	243	905	11, 089
		Total Units	20	10	10	10	20	1	20	10	1	1	10	10	1	124				
		Percentage of Total	16%	8%	8%	8%	16%	1%	16%	8%	1%	1%	8%	8%	1%					
		TOTAL AREA	7, 840	5, 370	5, 930	6, 080	12, 500	647	17, 500	8, 820	1, 000	1, 167	11, 140	13, 210	1, 491		3, 176	243	905	121, 677

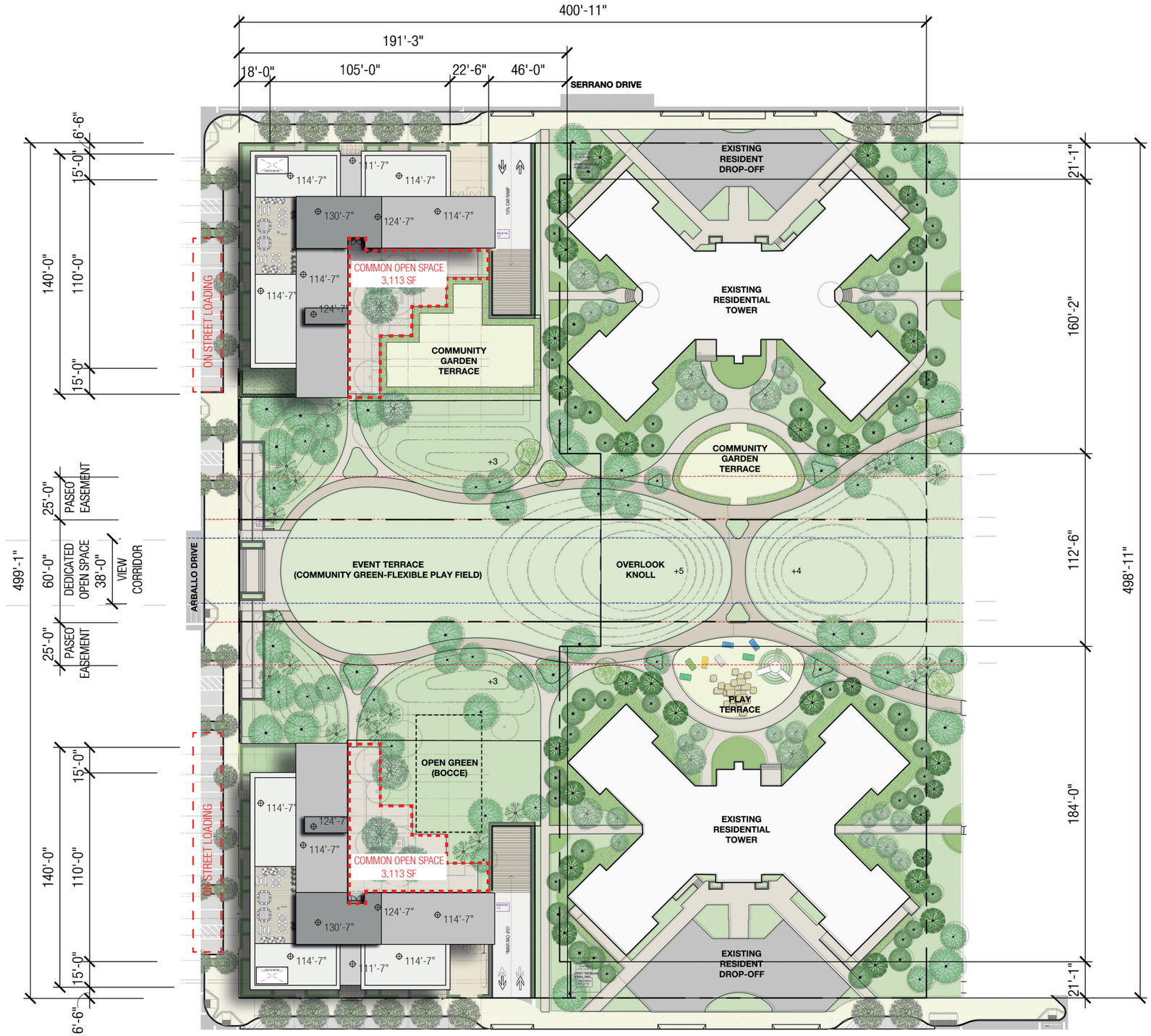
DESIGN STANARDS AND GUIDELINES APPENDIX A COMPLIANCE

		Permitted	Provided
	Building Footprint (required = max value)	30, 473	22, 150
	Existing Building Footprints	29, 557	29, 557
DSG §03.02.03	Common Open Space	8,256	8,392
	Private Open Space	2,808	5,451
	Total Parcel Area	200, 099	200, 099
DSG §03.02.01	Lot Coverage	5-30%	25.84%

PARKING AND TRANSPORTATION

		Permitted	Provided
DSG §04.01.01	Bike Parking (Class 1)	212	250
	Bike Parking (Class 2)	14	14
	Parking Area	160, 000	142, 914
	Standard Parking Spaces	*	434
	Handicap Spaces	9	9
	Van Spaces	1	2
	Car Share Spaces	3	3
	Off-Street Loading Spaces	0	0
	Total Off-Street Parking Spaces	*	445
	On Street Loading	2	2

*Total number of units at completion of Phase 1A is estimated to be 3,610 units. Block 6 is providing 448 new parking spaces bringing the total parking count to 3,787. This yields a surplus of 174 spaces Persuant to the requirements of Planning Code section 3.3.2, the 174 spaces in excess of the 1:1 parking ratio during Sub-phase 1A will be cordoned off and brought on-line as new units are constructed during subsequent sub-phases.



SCALE: 1'-0"= 1/64"

DESIGN STANARDS AND GUIDELINES APPENDIX A COMPLIANCE

		Permitted	Provided
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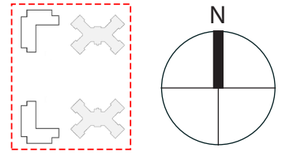

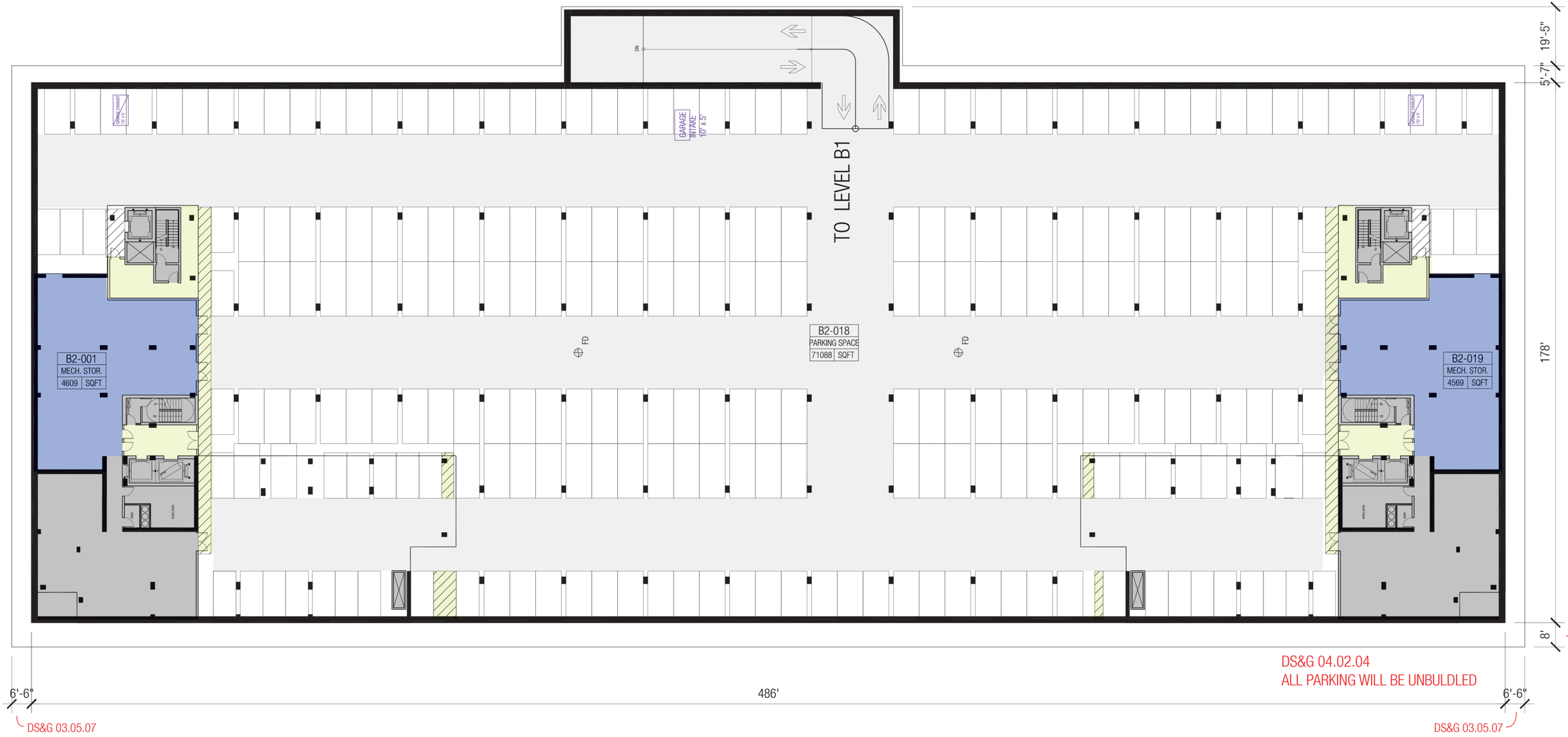

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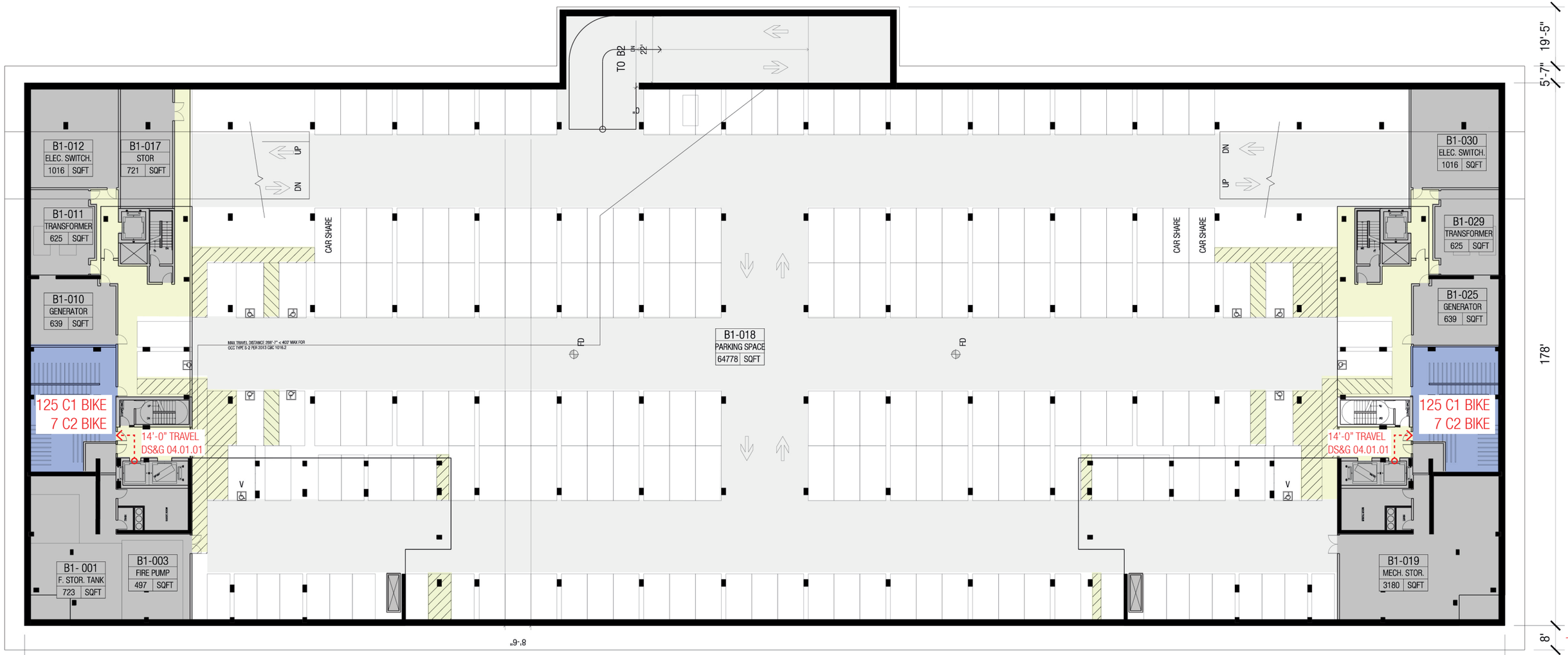
PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A2.11 - LEVEL B2 FLOOR PLAN

WOODS BAGOT



SCALE: 1'-0"=1/32"

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A2.12 - LEVEL B1 FLOOR PLAN

WOODS BAGOT

83 SF PRIVATE OPEN SPACE
DS&G 03.02.03
48" ABOVE SIDEWALK

70 SF PRIVATE OPEN SPACE
DS&G 03.02.03
46" ABOVE SIDEWALK

77 SF PRIVATE OPEN SPACE
DS&G 03.02.03
37" ABOVE SIDEWALK

68 SF PRIVATE OPEN SPACE
DS&G 03.02.03
41" ABOVE SIDEWALK

81 SF PRIVATE OPEN SPACE
DS&G 03.02.03
24" ABOVE SIDEWALK

89 SF PRIVATE OPEN SPACE
DS&G 03.02.03
24" ABOVE SIDEWALK

OPEN GREEN
(BOCCE)

DS&G 03.02.03
COMMON OPEN SPACE
3,113 SF

36'-0" TRAVEL
DS&G 04.01.01

17'
22'-6"
25' DSG §03.07.02
34'-9" DSG §03.07.02
23'-3" DSG §03.07.02
19'-6"

-2'-6" (121'-0")
-4'-0" (117'-0")
-3'-10" (117'-8")
-2'-0" (121'-6")
-2'-0" (121'-6")
-1'-0" (122'-6")
-3'-1" (119'-5")
0'-0" (123'-6")
-3'-5" (120'-1")
0'-0" (123'-6")
0'-0" (123'-6" SF DATUM)
-6" (123'-0")
+1'-6" (125'-0")
+1'-6" (125'-0")
-2'-0" (121'-6")
-1'-0" (122'-6")
-2'-0" (123'-0")

121 RECREATION 1050 SQFT
122 UNIT 875 SQFT
120 STAIR 03 144 SQFT
119 STAIR VEST 46 SQFT
123 UNIT 625 SQFT
118 RECREATION 874 SQFT
124 UNIT 625 SQFT
117 CORRIDOR 606 SQFT
116 ELEC 275 SQFT
115 TRASH 47 SQFT
111 YOGA 225 SQFT
109 GYM 672 SQFT
113 STOR 66 SQFT
108 UNISEX 79 SQFT
107 STAIR 01 134 SQFT
105 GAS METER 98 SQFT
106 GARAGE VEST. 68 SQFT
125 UNIT 593 SQFT
126 UNIT 945 SQFT
102 MAIL 90 SQFT
101 OFFICE 168 SQFT
103 UNIT 1000 SQFT

1:20 SLOPE
1:12 SLOPE
DN
UP

15% CAR RAMP

6'-6" DSG §03.05.01
2' DSG §03.05.03
2' DSG §03.05.03
8' DSG §03.05.01
52'-6" DSG §03.03.01
2'-0" CANOPY
DS&G 03.05.07
14' DSG §03.07.07
52'-6"DSG §03.03.01
22'-6"
22' DSG §04.02.05
46' DSG §03.04.08

N

SCALE: 1'-0"= 3/64"

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24
PARKMERCED OWNER LLC | WOODS BAGOT

DRA A2.13 - LEVEL 01 FLOOR PLAN - SOUTH TOWER
WOODS BAGOT

81 SF PRIVATE OPEN SPACE
DS&G 03.02.03
24" ABOVE SIDEWALK

73 SF PRIVATE OPEN SPACE
6" ABOVE SIDEWALK
REQUEST FOR MINOR
MODIFICATION DS&G 03.07.06

77 SF PRIVATE OPEN SPACE
DS&G 03.02.03
33" ABOVE SIDEWALK

86 SF PRIVATE OPEN SPACE
DS&G 03.02.03
31" ABOVE SIDEWALK

83 SF PRIVATE OPEN SPACE
DS&G 03.02.03
38" ABOVE SIDEWALK

68 SF PRIVATE OPEN SPACE
DS&G 03.02.03
45" ABOVE SIDEWALK

8' DSG §03.05.01
2' DSG §03.05.03
52'-6" DSG §03.03.01
2'-0" CANOPY
DS&G 03.05.07
14' DSG §03.07.07
52'-6"DSG §03.03.01
22'-6"
46' DSG §03.04.08
22' DSG §04.02.05
2' DSG §03.05.01
6'-6" DSG §03.05.01
19'-6"
23'-3"
DSG §03.07.02
34'-9"
DSG §03.07.02
34'-9"
DSG §03.07.02
29'-9"

-2'-0" (120'-0")
-0'-10" (120'-8")
-0'-6" (121'-0")
-2'-9" (119'-3")
-2'-7" (118'-11")
-3'-2" (118'-4")
-3'-9" (117'-9")

-5" (121'-1")
0'-0" (121'-6")
6" (122'-0")
6" (122'-0")
0'-0" (121'-6" SF DATUM)
0'-0" (121'-6")
0'-0" (121'-6")
0'-0" (121'-6")
0'-0" (121'-6")

1:20 SLOPE UP
1:20 SLOPE UP
1:20 SLOPE UP
1:20 SLOPE UP

36'-0" TRAVEL
DS&G 04.01.01

DRA A5.01
DRA A5.02

101 OFFICE 168 SQFT
102 MAIL 90 SQFT
103 UNIT 1000 SQFT
105 GAS METER 98 SQFT
106 GARAGE VEST. 68 SQFT
107 STAIR 01 134 SQFT
108 UNISEX 79 SQFT
109 GYM 672 SQFT
110 FCC 190 SQFT
111 YOGA 225 SQFT
112 STAIR 02 244 SQFT
113 STOR 66 SQFT
115 TRASH 47 SQFT
116 ELEC 275 SQFT
117 CORRIDOR 606 SQFT
118 RECREATION 874 SQFT
119 STAIR VEST 46 SQFT
120 STAIR 03 144 SQFT
121 RECREATION 1050 SQFT
122 UNIT 875 SQFT
123 UNIT 625 SQFT
124 UNIT 625 SQFT
125 UNIT 593 SQFT
126 UNIT 945 SQFT

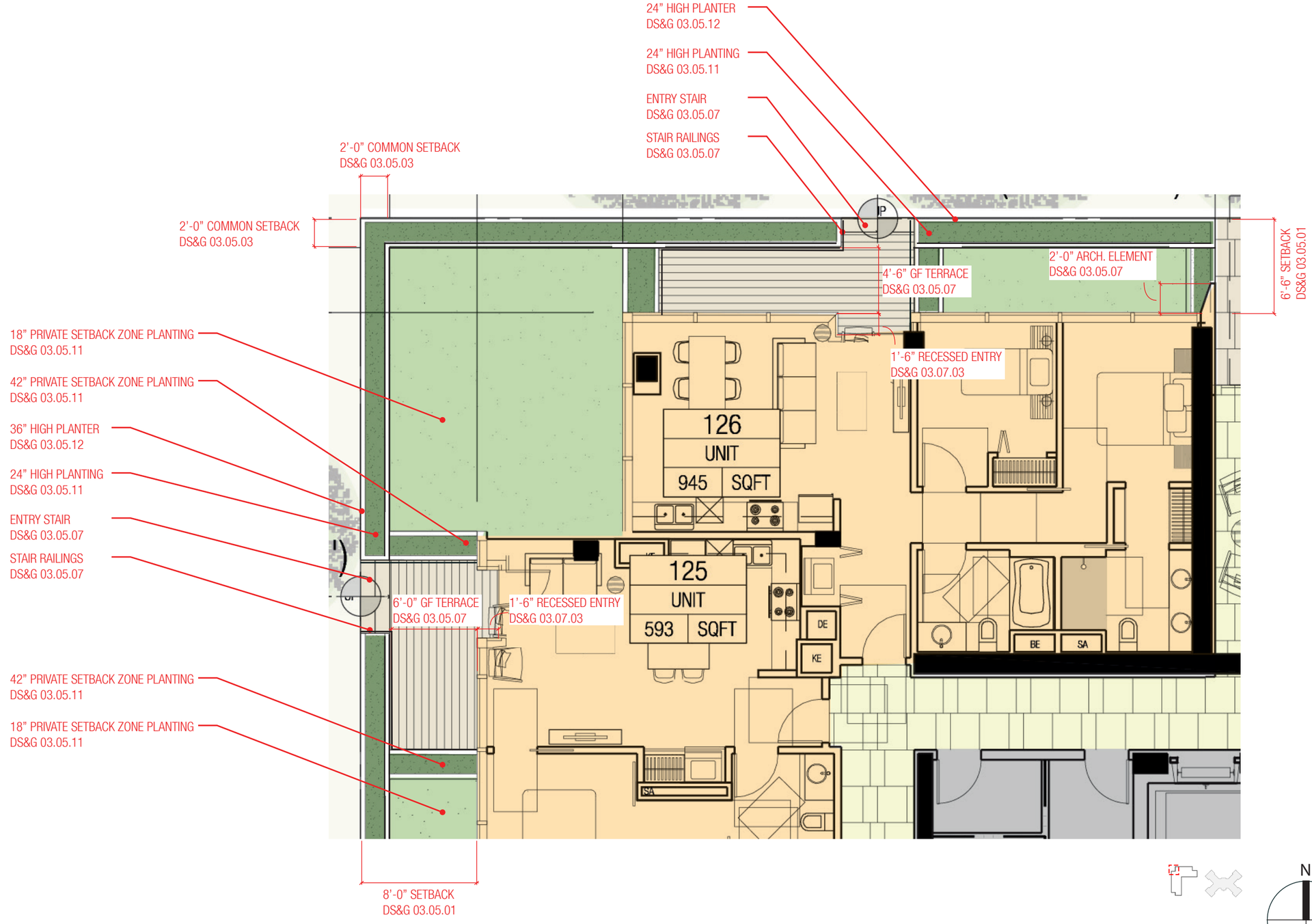
15% CAR RAMP

DS&G 03.02.03
COMMON OPEN SPACE
3,113 SF

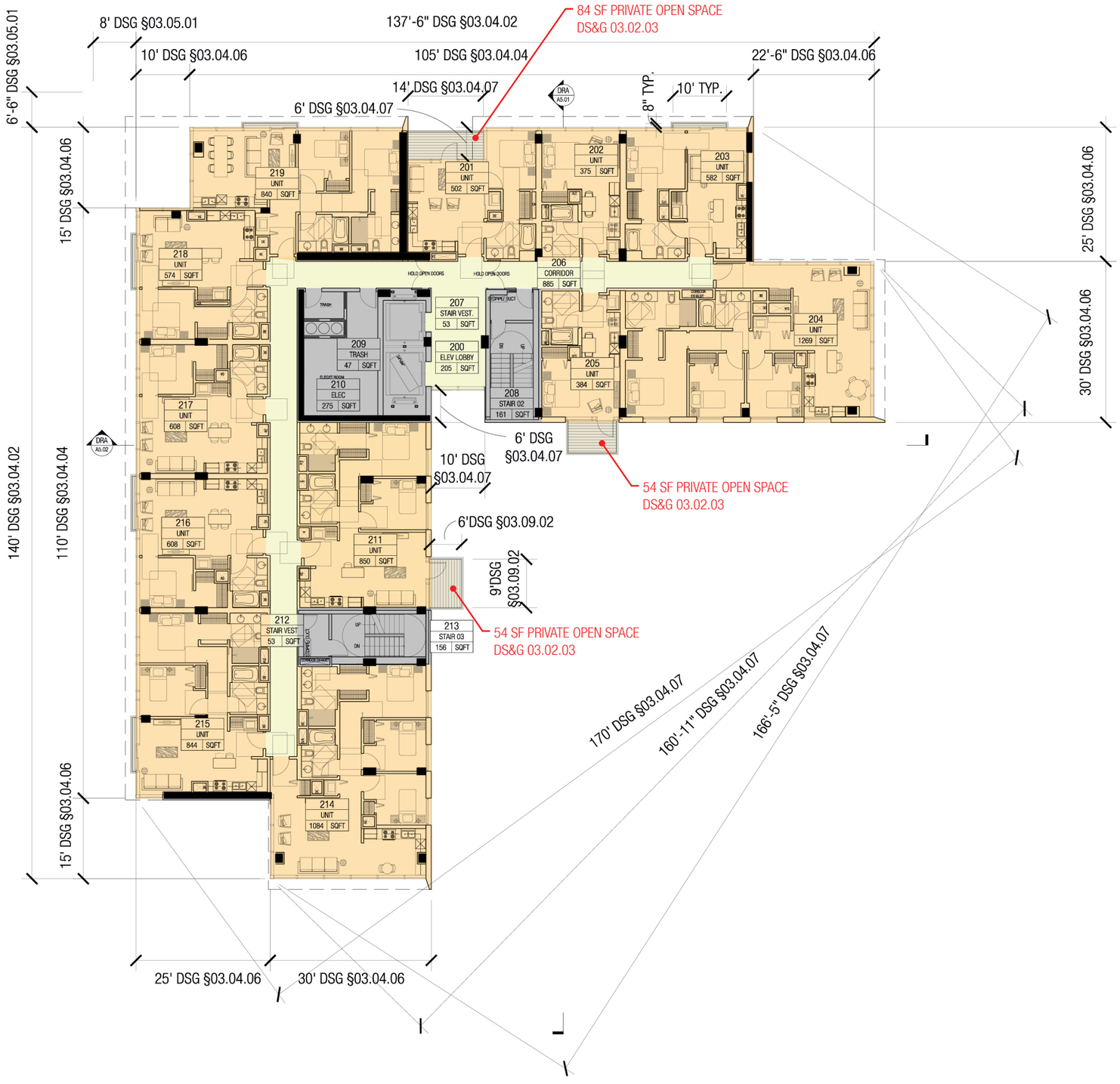
COMMUNITY
GARDEN
TERRACE

N

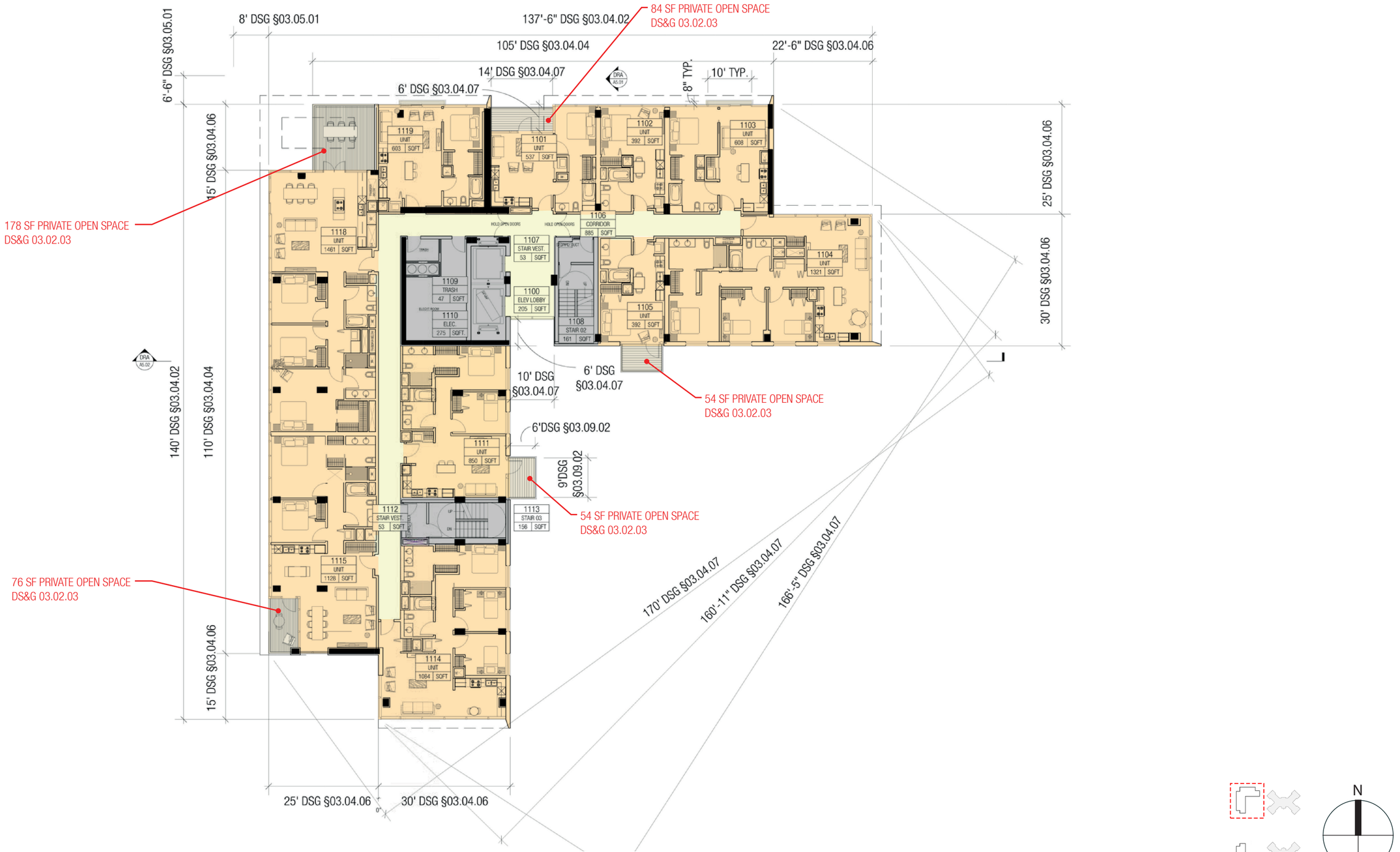
SCALE: 1'-0"= 3/64"


24" HIGH PLANTER
DS&G 03.05.12
24" HIGH PLANTING
DS&G 03.05.11
ENTRY STAIR
DS&G 03.05.07
STAIR RAILINGS
DS&G 03.05.07
2'-0" COMMON SETBACK
DS&G 03.05.03
2'-0" COMMON SETBACK
DS&G 03.05.03
4'-6" GF TERRACE
DS&G 03.05.07
2'-0" ARCH. ELEMENT
DS&G 03.05.07
6'-6" SETBACK
DS&G 03.05.01
1'-6" RECESSED ENTRY
DS&G 03.07.03
18" PRIVATE SETBACK ZONE PLANTING
DS&G 03.05.11
42" PRIVATE SETBACK ZONE PLANTING
DS&G 03.05.11
36" HIGH PLANTER
DS&G 03.05.12
24" HIGH PLANTING
DS&G 03.05.11
ENTRY STAIR
DS&G 03.05.07
STAIR RAILINGS
DS&G 03.05.07
126
UNIT
945 SQFT
125
UNIT
593 SQFT
DE
KE
BE
SA
ISA
6'-0" GF TERRACE
DS&G 03.05.07
1'-6" RECESSED ENTRY
DS&G 03.07.03
42" PRIVATE SETBACK ZONE PLANTING
DS&G 03.05.11
18" PRIVATE SETBACK ZONE PLANTING
DS&G 03.05.11
8'-0" SETBACK
DS&G 03.05.01
N

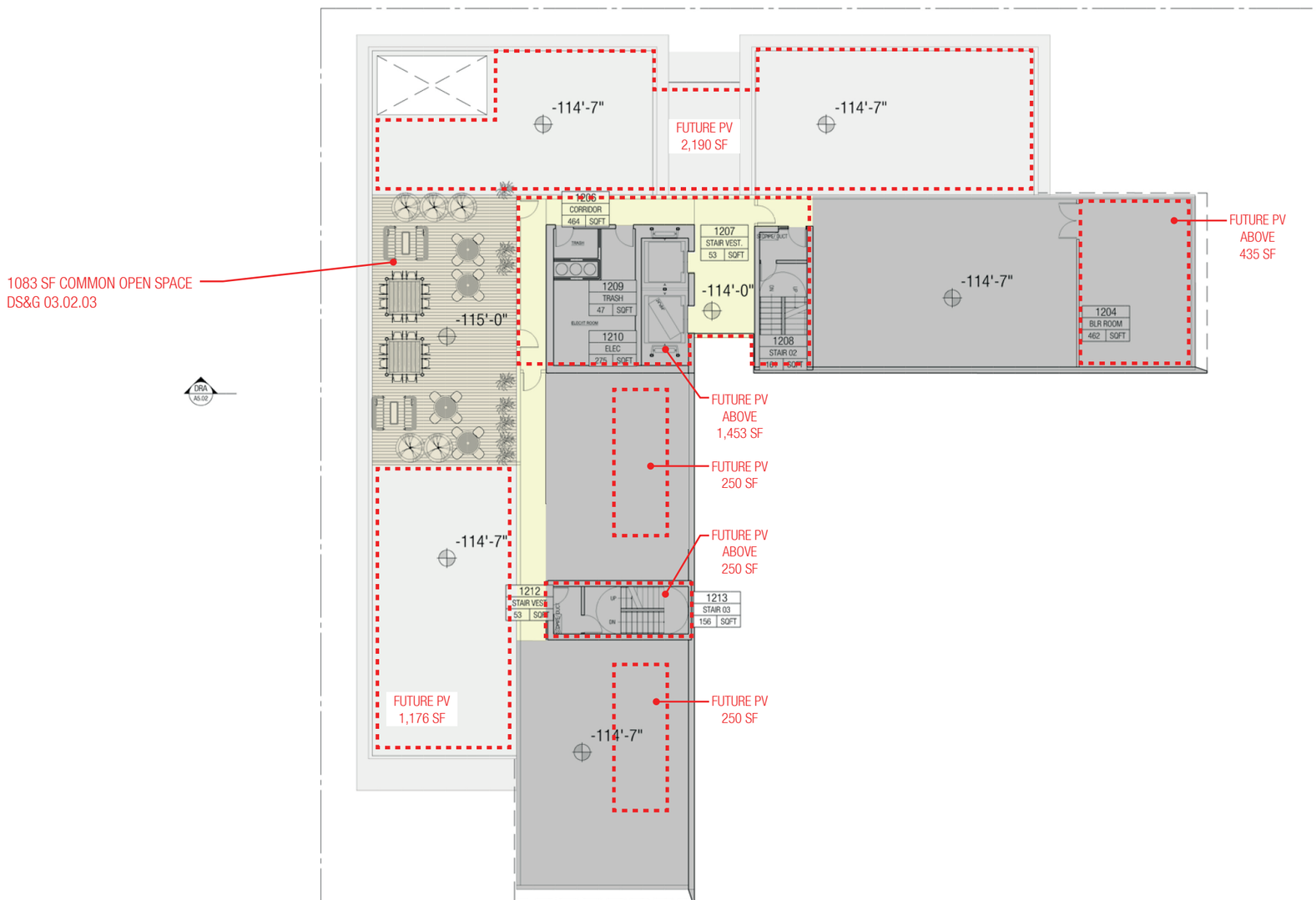
SCALE: NTS


8' DSG §03.05.01
137'-6" DSG §03.04.02
84 SF PRIVATE OPEN SPACE
DS&G 03.02.03
10' DSG §03.04.06
105' DSG §03.04.04
22'-6" DSG §03.04.06
6'-6" DSG §03.05.01
14' DSG §03.04.07
DRA A5.01
8" TYP.
10' TYP.
6' DSG §03.04.07
15' DSG §03.04.06
25' DSG §03.04.06
30' DSG §03.04.06
140' DSG §03.04.02
110' DSG §03.04.04
DRA A5.02
6' DSG §03.04.07
10' DSG §03.04.07
54 SF PRIVATE OPEN SPACE
DS&G 03.02.03
6'DSG §03.09.02
9'DSG §03.09.02
54 SF PRIVATE OPEN SPACE
DS&G 03.02.03
170' DSG §03.04.07
160'-11" DSG §03.04.07
166'-5" DSG §03.04.07
15' DSG §03.04.06
25' DSG §03.04.06
30' DSG §03.04.06
219 UNIT 840 SQFT
218 UNIT 574 SQFT
217 UNIT 608 SQFT
216 UNIT 608 SQFT
215 UNIT 844 SQFT
214 UNIT 1084 SQFT
211 UNIT 850 SQFT
212 STAIR VEST 53 SQFT
213 STAIR 03 156 SQFT
209 TRASH 47 SQFT
210 ELEC 275 SQFT
201 UNIT 502 SQFT
202 UNIT 375 SQFT
203 UNIT 582 SQFT
204 UNIT 1269 SQFT
205 UNIT 384 SQFT
206 CORRIDOR 885 SQFT
207 STAIR VEST. 53 SQFT
200 ELEV LOBBY 205 SQFT
208 STAIR 02 161 SQFT
HOLD OPEN DOORS
HOLD OPEN DOORS
TRASH
ELEC/T ROOM
STEPPED DUCT
CORRIDOR BELOW
CORRIDOR BELOW
UP
DN
N

SCALE: 1'-0"= 3/64"

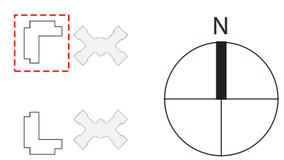

8' DSG §03.05.01
137'-6" DSG §03.04.02
84 SF PRIVATE OPEN SPACE
DS&G 03.02.03
105' DSG §03.04.04
22'-6" DSG §03.04.06
14' DSG §03.04.07
6' DSG §03.04.07
8" TYP.
10' TYP.
6'-6" DSG §03.05.01
15' DSG §03.04.06
178 SF PRIVATE OPEN SPACE
DS&G 03.02.03
1119 UNIT 603 SQFT
1101 UNIT 537 SQFT
1102 UNIT 392 SQFT
1103 UNIT 608 SQFT
1118 UNIT 1461 SQFT
1106 CORRIDOR 885 SQFT
1107 STAIR VEST. 53 SQFT
1104 UNIT 1321 SQFT
1109 TRASH 47 SQFT
1100 ELEV LOBBY 205 SQFT
1110 ELEC. 275 SQFT.
1108 STAIR 02 161 SQFT
1105 UNIT 392 SQFT
25' DSG §03.04.06
30' DSG §03.04.06
DRA A5.02
140' DSG §03.04.02
110' DSG §03.04.04
10' DSG §03.04.07
6' DSG §03.04.07
54 SF PRIVATE OPEN SPACE
DS&G 03.02.03
6'DSG §03.09.02
1111 UNIT 850 SQFT
9'DSG §03.09.02
54 SF PRIVATE OPEN SPACE
DS&G 03.02.03
1112 STAIR VEST. 53 SQFT
1113 STAIR 03 156 SQFT
76 SF PRIVATE OPEN SPACE
DS&G 03.02.03
1115 UNIT 1128 SQFT
1114 UNIT 1084 SQFT
170' DSG §03.04.07
160'-11" DSG §03.04.07
166'-5" DSG §03.04.07
15' DSG §03.04.06
25' DSG §03.04.06
30' DSG §03.04.06
N

SCALE: 1'-0"= 3/64"



DS&G 03.10.02

ROOF AREA PER TOWER:	11,759 SF
DESIGNATED FUTURE PV REQUIRED:	5,880 SF
DESIGNATED FUTURE PV PROVIDED:	6,004 SF



SCALE: 1'-0"= 3/64"

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A2.17 - LEVEL ROOF FLOOR PLAN - NORTH TOWER

WOODS BAGOT

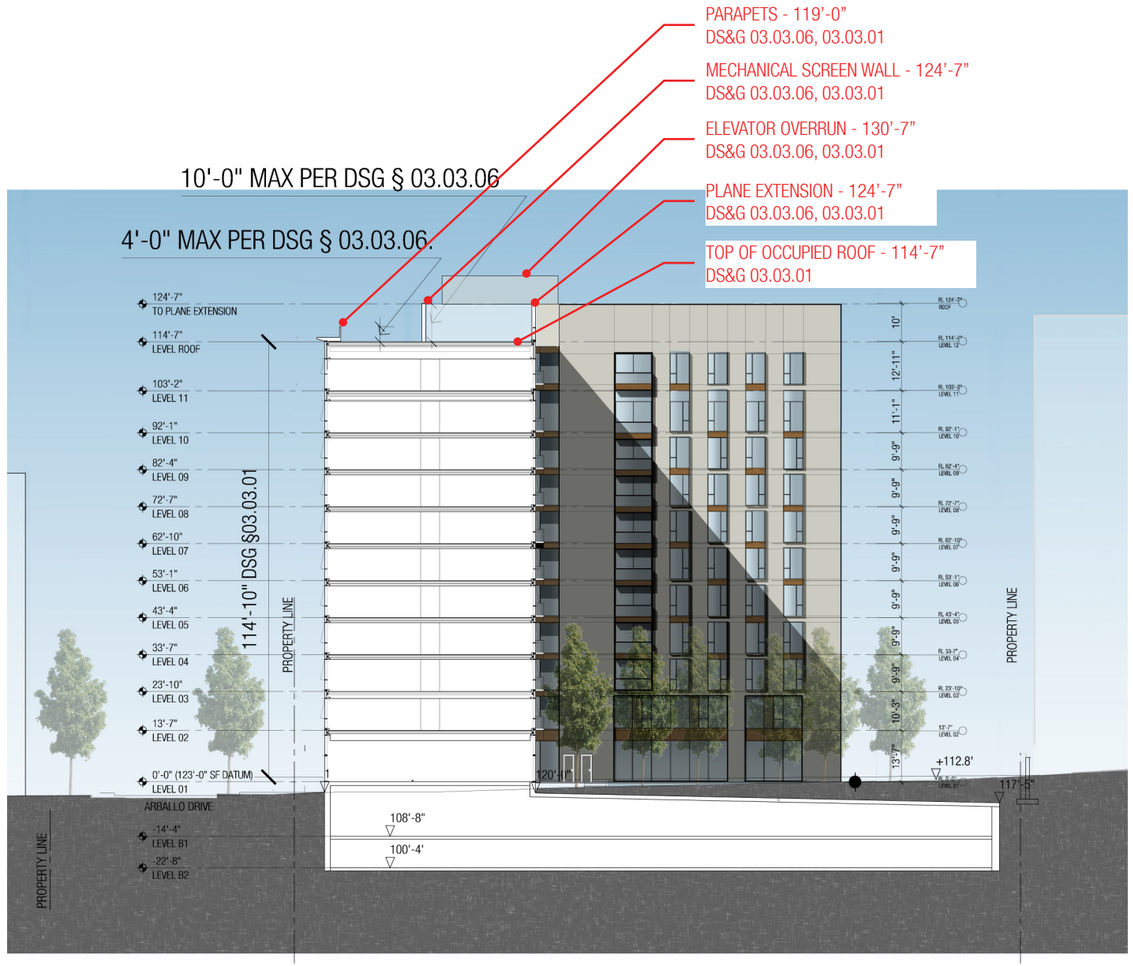
SCALE: 1'-0"= 3/64"

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A5.01 - SITE SECTION - NORTH/SOUTH

WOODS BAGOT



SCALE: 1'-0"= 3/64"

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A5.02 - SITE SECTION - EAST/WEST

WOODS BAGOT

Note:
No discontinuous planting >42" & in excess of 15' length are exhibited within private setbacks.

SCALE: 1"= 40'

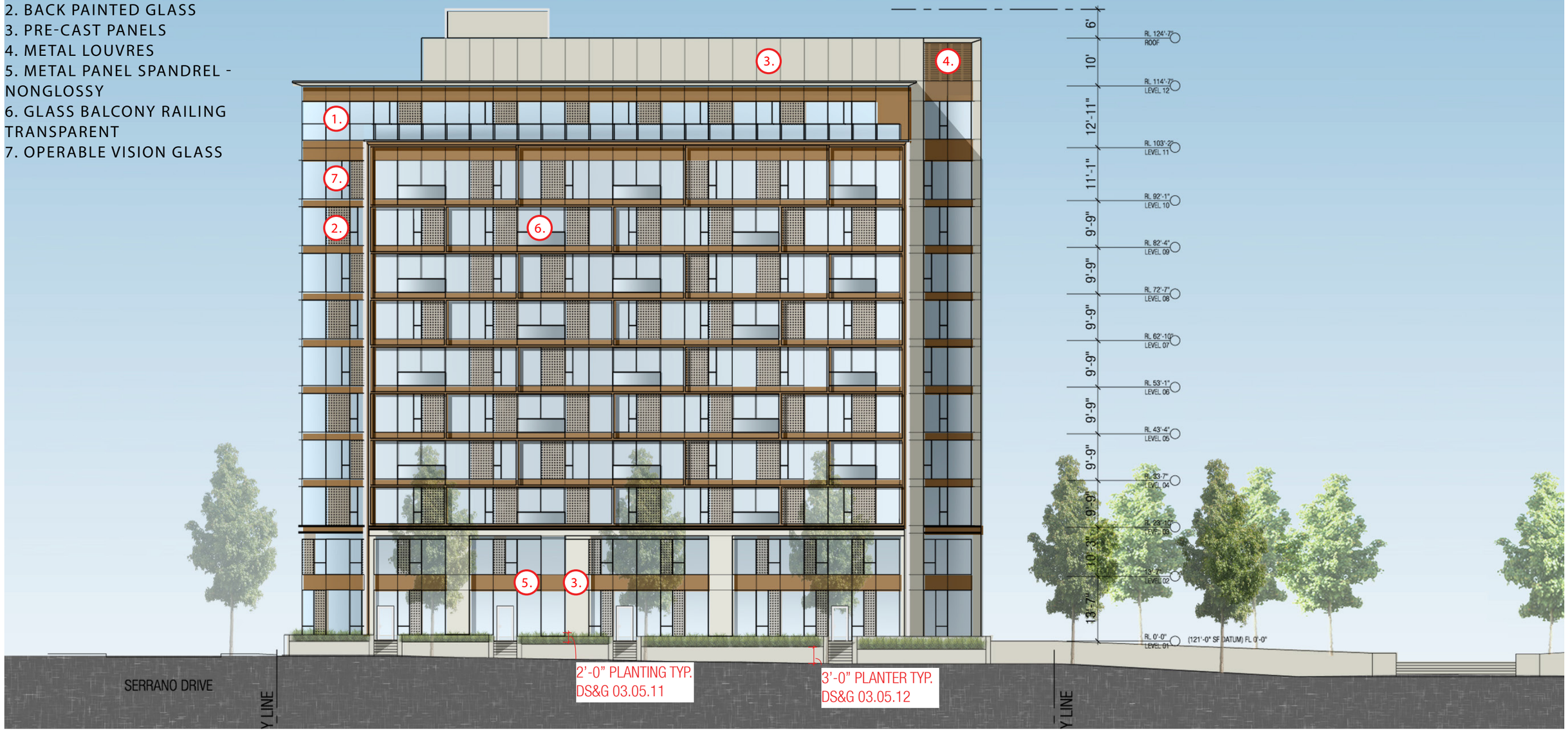
PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24
PARKMERCED OWNER LLC | WOODS BAGOT

DRA A5.10 - SITE ELEVATION - WEST

WOODS BAGOT

MATERIAL KEY

1. VISION GLASS
2. BACK PAINTED GLASS
3. PRE-CAST PANELS
4. METAL LOUVRES
5. METAL PANEL SPANDREL - NONGLOSSY
6. GLASS BALCONY RAILING TRANSPARENT
7. OPERABLE VISION GLASS



SCALE: 1"= 20'

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24
PARKMERCED OWNER LLC | WOODS BAGOT

DRA A5.11 - NORTH TOWER ELEVATION - WEST

WOODS BAGOT

MATERIAL KEY

1. VISION GLASS
2. BACK PAINTED GLASS
3. PRE-CAST PANELS
4. METAL LOUVRES
5. METAL PANEL SPANDREL - NONGLOSSY
6. GLASS BALCONY RAILING TRANSPARENT
7. OPERABLE VISION GLASS

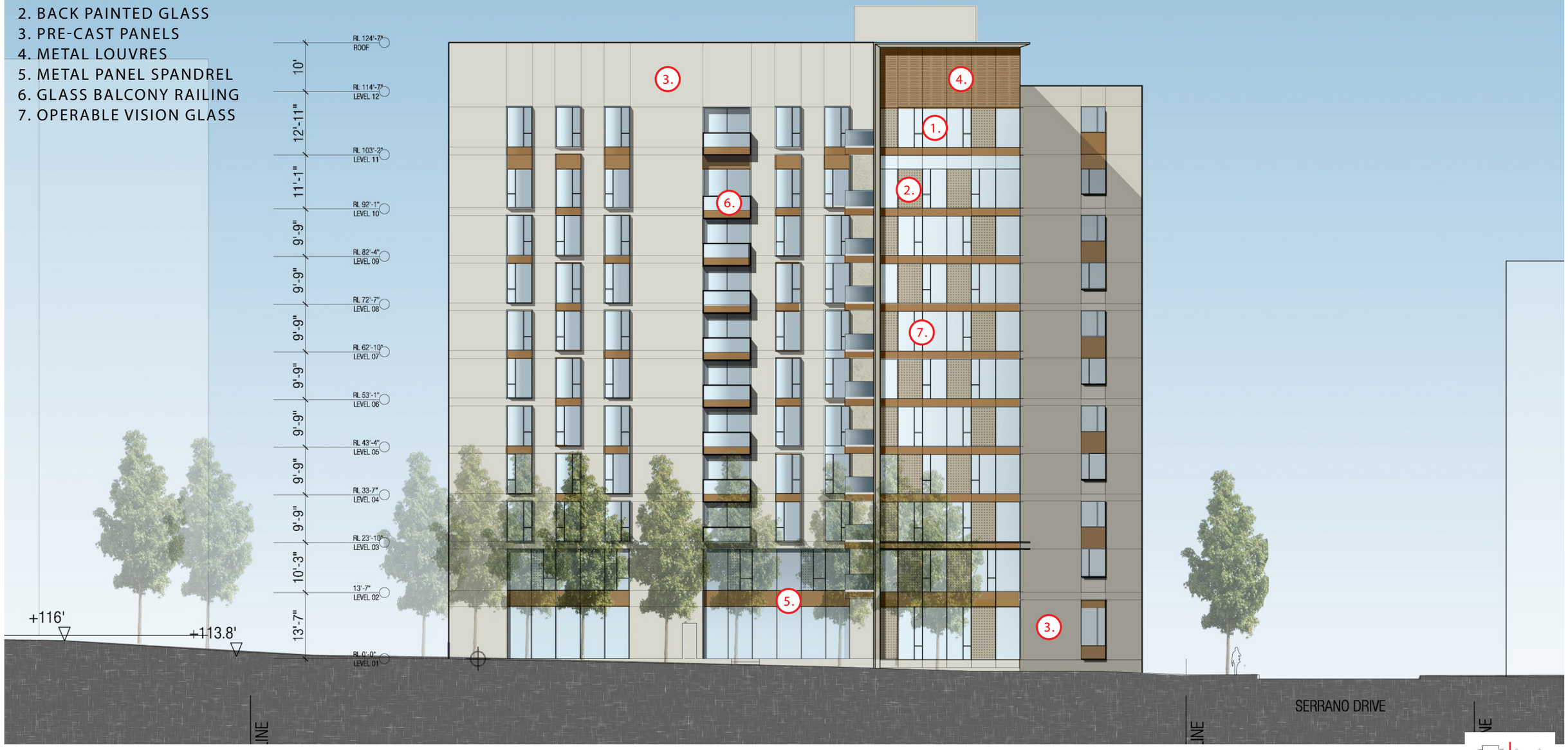
SCALE: 1"= 20'

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24
PARKMERCED OWNER LLC | WOODS BAGOT

DRA A5.12 - NORTH TOWER ELEVATION- SOUTH
WOODS BAGOT

MATERIAL KEY

1. VISION GLASS
2. BACK PAINTED GLASS
3. PRE-CAST PANELS
4. METAL LOUVRES
5. METAL PANEL SPANDREL
6. GLASS BALCONY RAILING
7. OPERABLE VISION GLASS



SCALE: 1"= 20'

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24
PARKMERCED OWNER LLC | WOODS BAGOT

DRA A5.13 - NORTH TOWER ELEVATION - EAST

WOODS BAGOT

MATERIAL KEY

1. VISION GLASS
2. BACK PAINTED GLASS
3. PRE-CAST PANELS
4. METAL LOUVRES
5. METAL PANEL SPANDREL
6. GLASS BALCONY RAILING
7. OPERABLE VISION GLASS

SCALE: 1"= 20'

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A10.01 - RENDERING - SOUTHWEST

WOODS BAGOT

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A10.02 - RENDERING - COURTYARD

WOODS BAGOT

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A11.01 - EXISTING SITE PHOTO

WOODS BAGOT

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A11.02 - EXISTING SITE PHOTO

WOODS BAGOT


END
GONZALEZ
Gonzalez Drive
www.Parkmerced.com

PARKMERCED BLOCK 06 - SAN FRANCISCO, CA 2015.07.24

PARKMERCED OWNER LLC | WOODS BAGOT

DRA A11.04 - EXISTING SITE PHOTO

WOODS BAGOT

Parkmerced Block 06 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 04.23.15		
Standard Number	**Standard**	**Project Compliance**
Page 19	Comply with the requirements of Chapter 01 (Land Use) of the Parkmerced Design Standards and Guidelines	See Design Standards and Guidelines Compliance Checklist
Page 23	Meet the requirements of Chapter 04 (Parking, Loading + Servicing) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist
Page 29	Design each building to divert, upon completion of the hydrology system, 100% of storm water for at least a 5-year storm event with a duration of 3 hours to the Parkmerced hydrology system without discharge to the City’s combined sewer-storm water system	100% of the roof run-off will be infiltrated within the block and will not be discharged to the City’s combined sewer system from the 5-year, 3 hour storm.
Page 29	Comply with the requirements of the San Francisco Building Code Chapter 13C (Green Building Requirements)	The Green Building Requirements that went into effect on January 1, 2014 have superseded the San Francisco Building Code Chapter 13C requirements. The project will comply with the current San Francisco Green Building requirements. Compliance will be demonstrated through LEED Silver Certification or Greenpoint Rating of 75 points of higher.
Page 29	Comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102)	The project will comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102).
Page 30	Meet the requirements of Chapters 02.16 through 02.26 (Open Space) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for irrigation, toilet flushing and laundry, design new buildings to have 60% less designed demand for potable water as compared to existing buildings	A recycled water source has not been made available to Parkmerced from a municipal source at this time.
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for such purposes, use 100% recycled water for irrigation	Dedicated Recycled water services for irrigation purposes will be provided for each block. If made available, landscape irrigation will use 100% recycled water, assuming the water quality is sufficient for the health of the plants at Parkmerced.
Page 41	Install low-flow water fixtures in all new residential and non-residential buildings.	All new buildings will be specified with efficient low flow water fixtures as defined in the table below: | | Baseline | Design | | --- | --- | --- | | Water Closets | 1.6 gpf | 1.6/0.9 gpf dual flush or 1.28 gpf single flush | | Lavatories | 1.5 gpm | 1.5 gpm | | Showers | 2.0 gpm | 1.5 gpm | | Kitchen Faucets | 1.8 gpm | 1.5 gpm | | Dishwashers | 6.5 gal/cycle | 2.9 gal/cycle | | Washing machines | ≤ 9.5 water factor | ≤ 6.0 water factor |
Page 49	Design new residential building envelopes to perform a minimum of 15% more efficiently than current Title 24 (2008) standards and all other buildings and building components to exceed current Title 24 (2008) standards by a minimum of 10%. In the future and as technology continues to advance, the Project Sponsor will endeavor to improve upon updated Title 24 standards	Residential envelopes are designed to perform a minimum of 15% more efficiently than Title 24 2008 envelope requirements. Compliance has been demonstrated using Energy Pro software (approved by the California Energy Commission for Title 24 compliance analysis).
Page 49	Install one vampire outlet per room controlled by one master switch near the front door to the dwelling unit	This requirement will be included in the design of the residential units. At least one controlled outlet will be installed per room controlled by one master switch near the front door to the dwelling unit.
Page 49	Install Tier 1 or better appliances in residential units	Tier 1 or better appliances (as defined by the Consortium for Energy Efficiency, and used by the Energy Star rating system) will be used in the residential units. See PAE’s Appliance Review Memo dated 04-03-2015.
Page 49	A measurement and verification plan should be implemented	A measurement and verification plan will be implemented for the project.

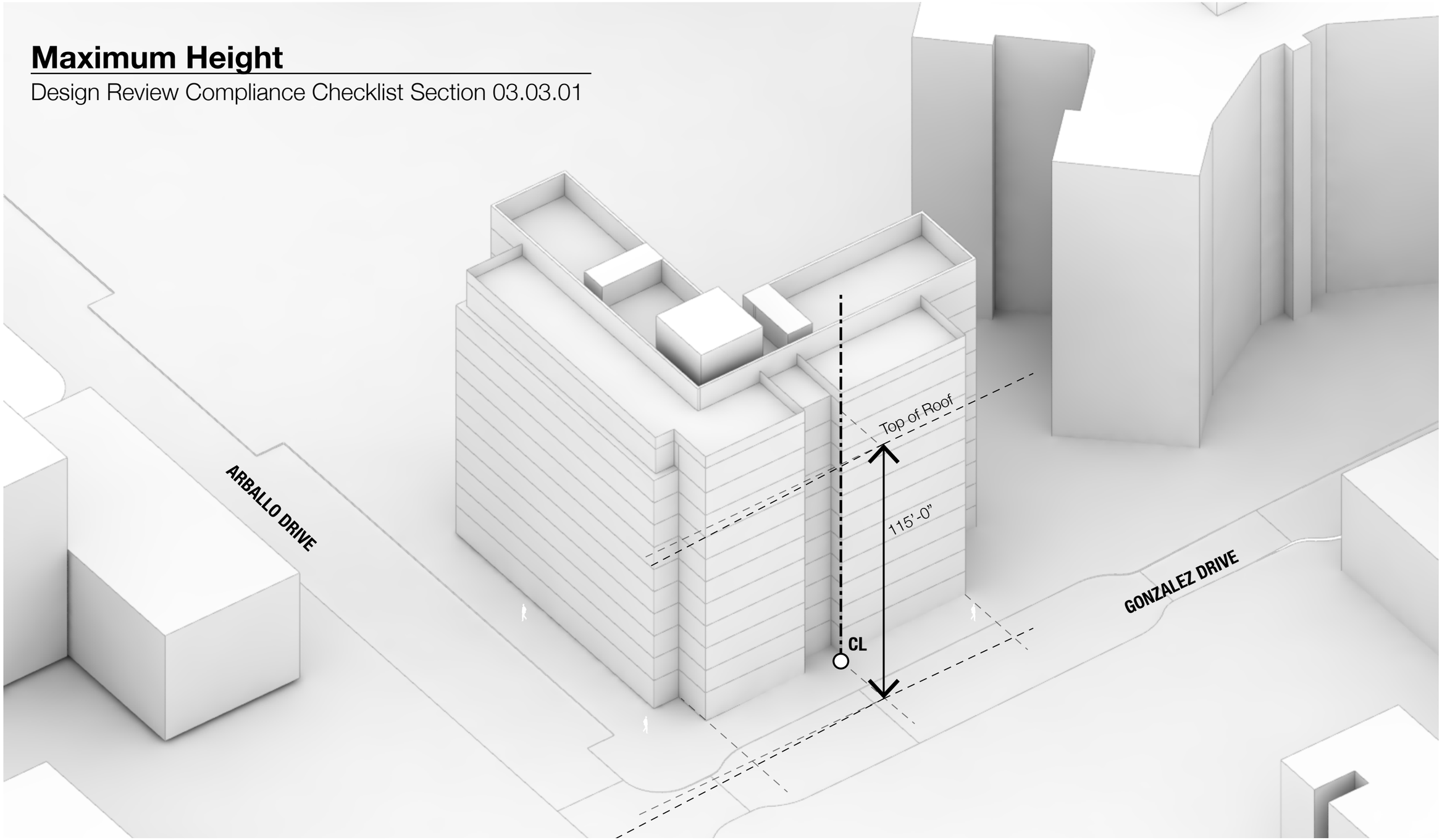
Parkmerced Block 06 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 04.23.15		
Standard Number	**Standard**	**Project Compliance**
Page 51	The commitment to producing at least 10,396,625 kWhr/yr of renewable energy and 10,396,625 kWhr/yr electricity through a cogeneration facility, or some combination of both, but in no event less than 20,793,250 kWhr/yr, or otherwise satisfying this same 20,793,250 kWhr/yr commitment through energy efficiency and conservation measures is a significant benefit. - By full build-out, provide, either on- or off-site, renewable energy generation systems, such as solar, wind, hydrogen fuel-cells, small-scale or micro hydroelectric, and/or biomass, with the production of at least 10,396,625 kWhr/yr of the estimated total annual energy consumption; - By full build-out, generate 10,396,625 kWhr/yr of the estimated total annual energy consumption from an on-site cogeneration system; or Providing a combination of power from the above two sources, or satisfying the combined 20,793,250 kWhr/yr requirement through energy efficiency or conservation savings	The project will demonstrate compliance with this requirement through a combination of energy efficiency savings versus the projected 18,382 kWh/yr per new residential unit energy use identified in the Development Agreement, Exhibit Q, Table 1 and compliance methods 1, 2 or 4 indicated below. Notes: The Development Agreement identifies four methods for demonstrating compliance with this requirement: 1. Developer's construction and completion of on- or off-site facilities that meet 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit of cogeneration. 2. Developer's payment to third party under contract to provide or construct renewable energy capacity that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements by the estimated completion dates of the Development Phase. 3. Developer's payment to SFPUC for the SFPUC to construct or provide renewable and/or cogeneration facilities that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements. 4. Developer to pay an in-lieu fee of $6,589 per new residential unit for Renewable Energy and $1,671 per new residential unit for cogeneration. The funds are deposited into the Parkmerced sustainability energy Account, which may be used for the purpose of constructing cogeneration or renewable energy facilities prior to the Certificate of Final completion for the building containing the 4,000th new residential unit. Several configurations of cogeneration systems have been analyzed for implementation in this phase of the project. Life Cycle cost analysis of these options is in process.
Page 57	Meet the requirements of the City's Mandatory Recycling and Compost Ordinance (Ordinance No. 100-09, File No. 081404)	All trash disposed by the residents will be segregated into 3 streams: waste, mixed recycling and compost. Trash collection systems will handle each stream separately. Specific methods and systems will be delineated in the Park Merced Master Trash Management Plan and further define in each specific building Trash Management Plan
Page 57	Provide a minimum of one centralized waste pick-up location on each block	Each block will have at minimum one central trash pickup location. Typically, each building within each block will have its own trash pickup location.
Page 57	Provide one hazardous waste drop-off location within each Neighborhood Commons	A hazardous waste drop off location will be located at Block 22 at the Neighborhood Commons. The collections at this facility will match the collections of the hazardous waste facitlity already in place at the existing site limiting items excepted to common household items such as batteries, light bulbs and basic electronics, etc.
Page 63	Buildings will generally use a minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project	The building improvements will meet the required minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project.
Page 63	Buildings will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project	The building improvements will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project.
Page 65	Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan should incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan should list the BMPs employed and describe how they accomplish the following objectives: - Prevent loss of soil during construction by storm water runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse - Prevent sedimentation of any affected storm water conveyance systems or receiving streams Prevent polluting the air with dust and particulate matter	An erosion and sedimentation control plan will be created and designed by the Civil Engineer for all new construction activities associated with the project; the General Contractor will implement the erosion and sedimentation control plan utilizing industry best management practices (BMPs).

Parkmerced Block 06 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 04.23.15		
Standard Number	**Standard**	**Project Compliance**
Page 65	- Recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Calculations can be done by weight or volume, but must be consistent throughout	During construction, the general contractor will recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled.

Assumptions:
An average of 2.3 people occupy each residence at Parkmerced.

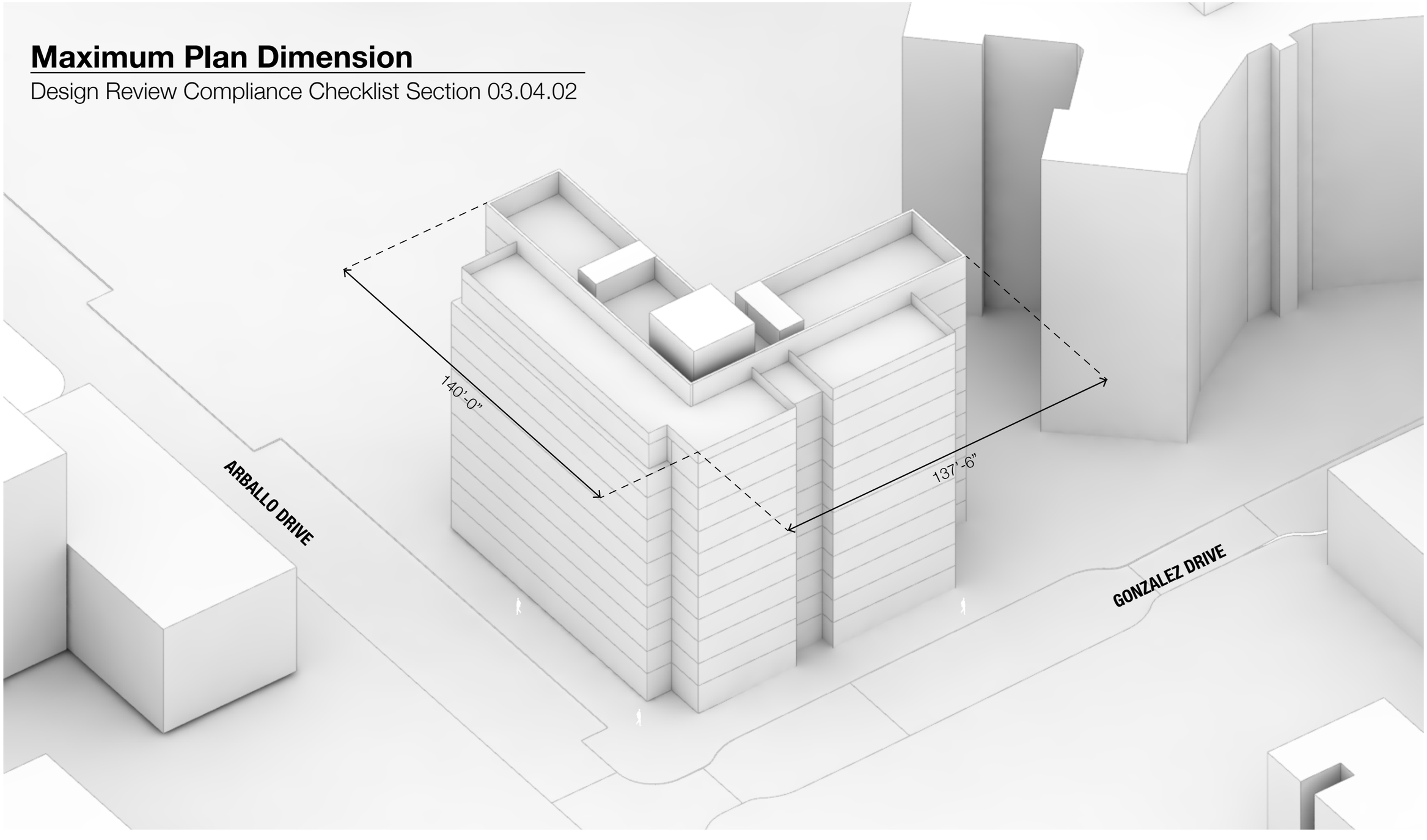
Maximum Height

Design Review Compliance Checklist Section 03.03.01



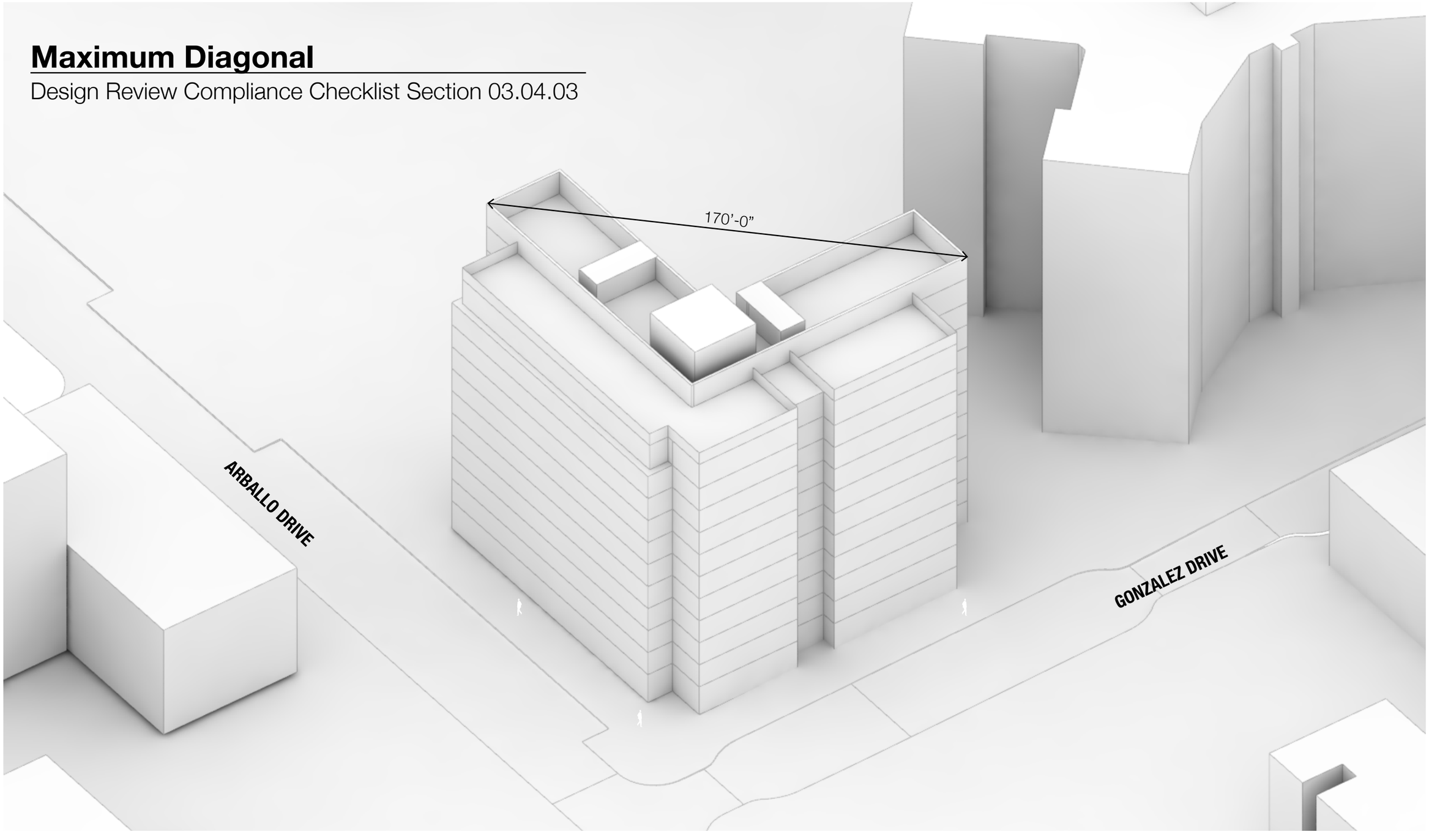
Maximum Plan Dimension

Design Review Compliance Checklist Section 03.04.02



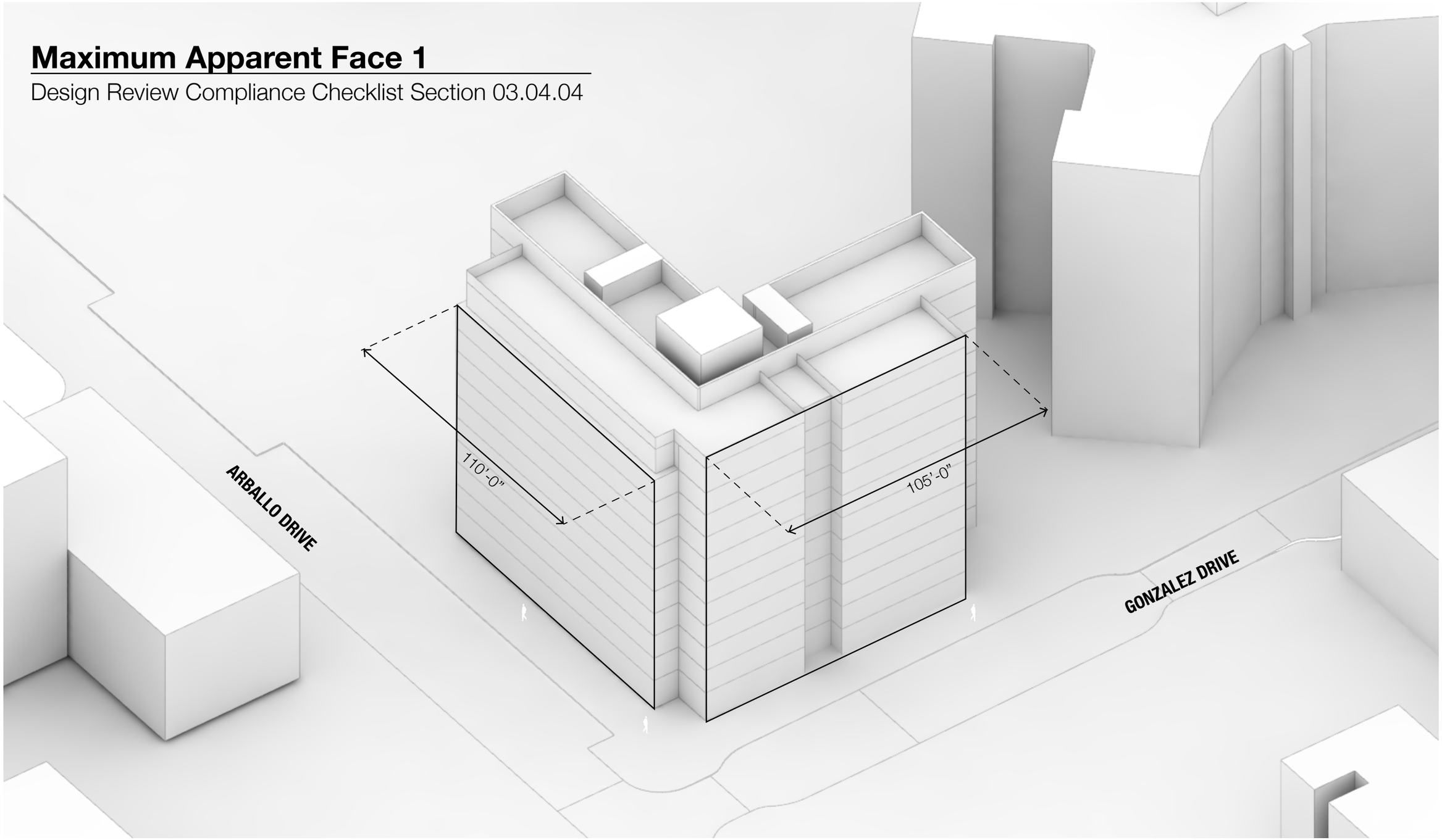
Maximum Diagonal

Design Review Compliance Checklist Section 03.04.03



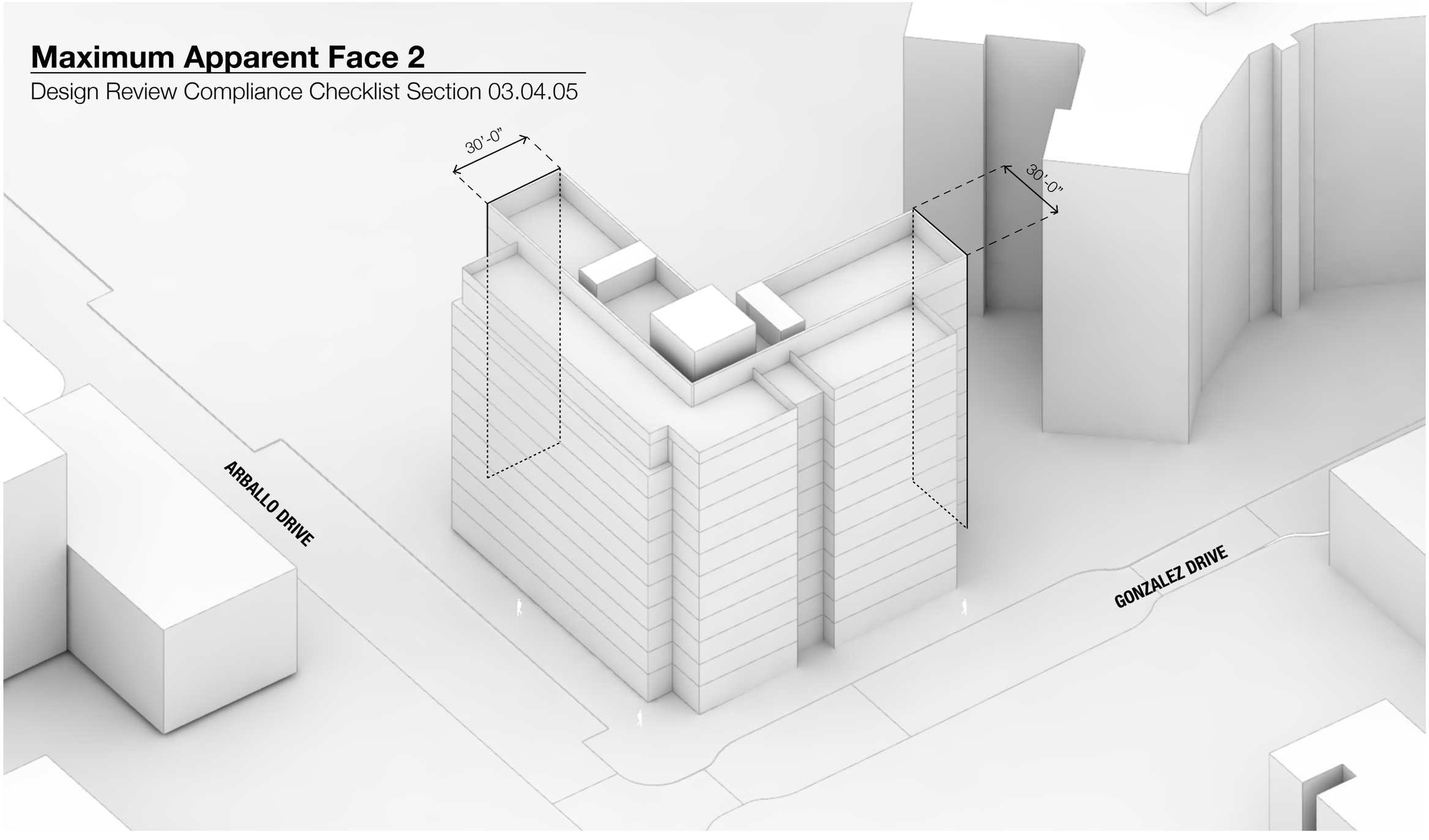
Maximum Apparent Face 1

Design Review Compliance Checklist Section 03.04.04



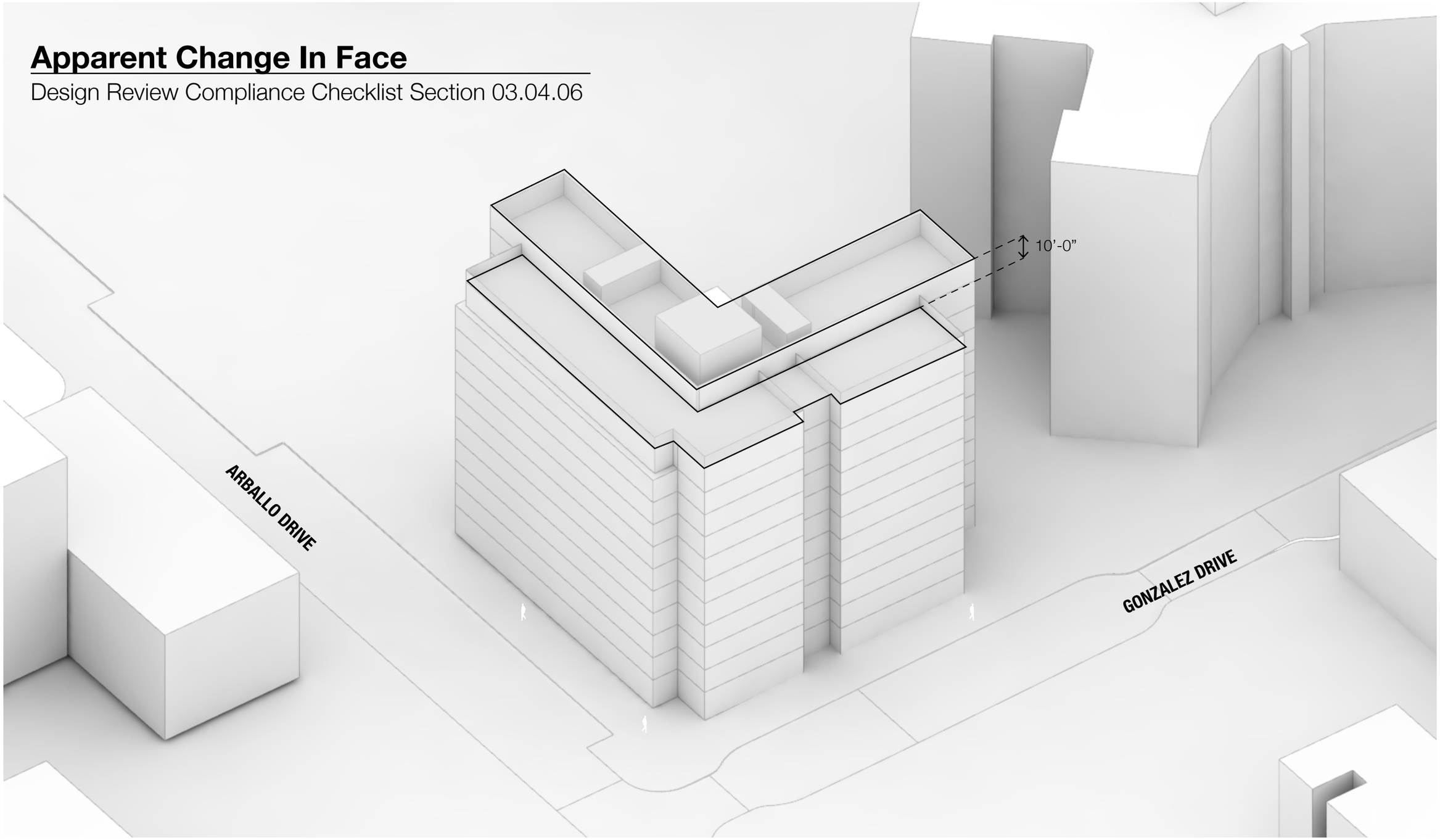
Maximum Apparent Face 2

Design Review Compliance Checklist Section 03.04.05



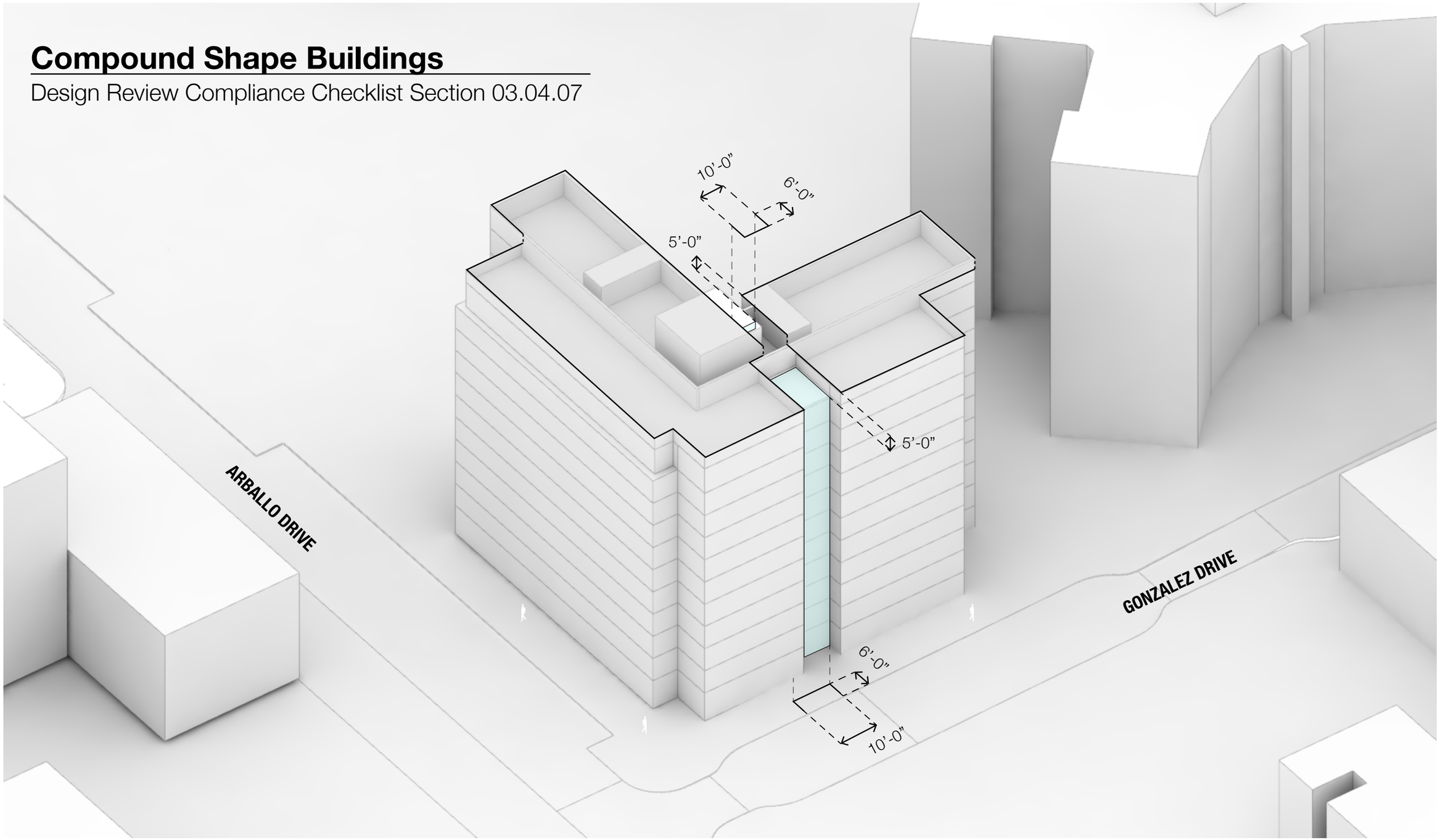
Apparent Change In Face

Design Review Compliance Checklist Section 03.04.06



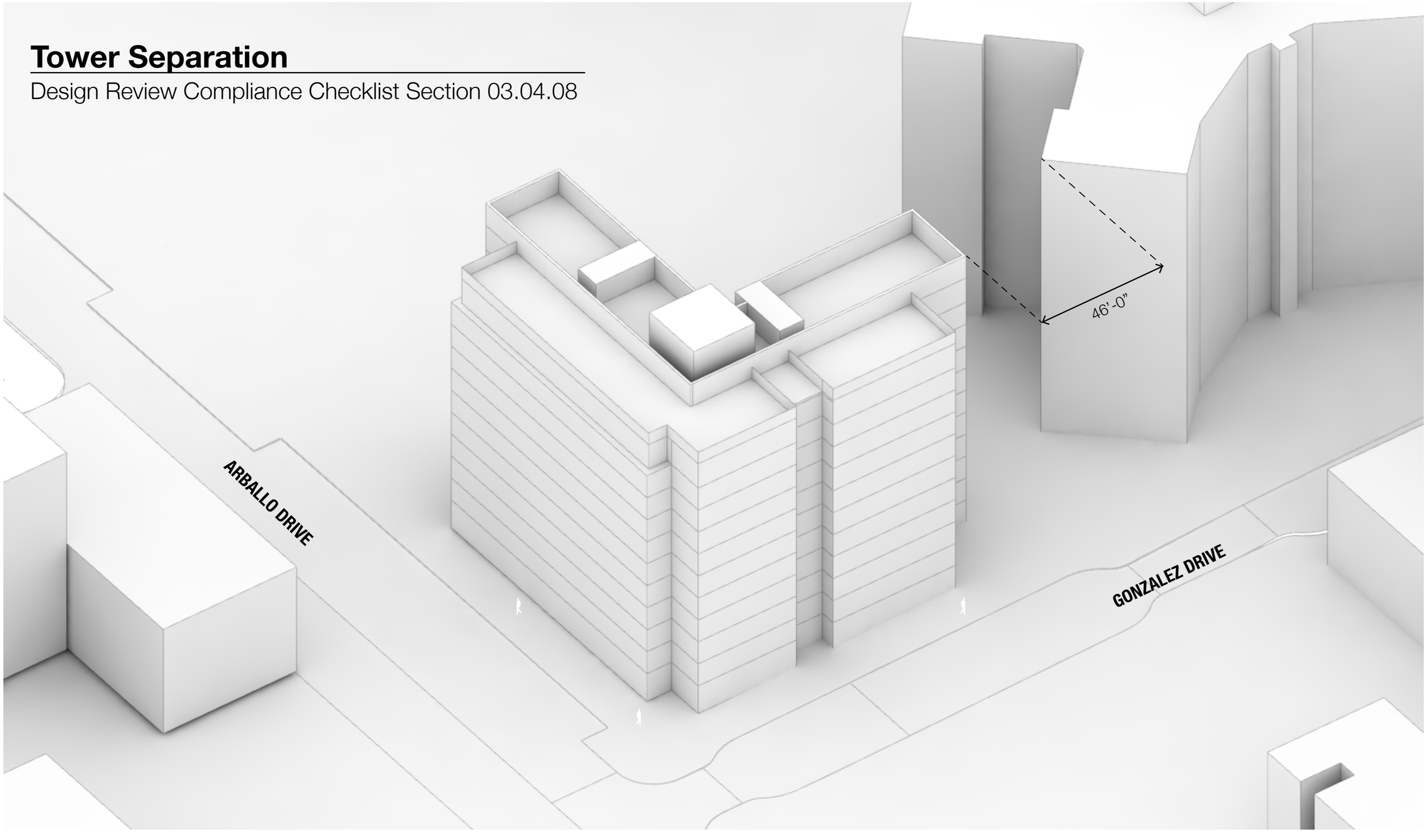
Compound Shape Buildings

Design Review Compliance Checklist Section 03.04.07



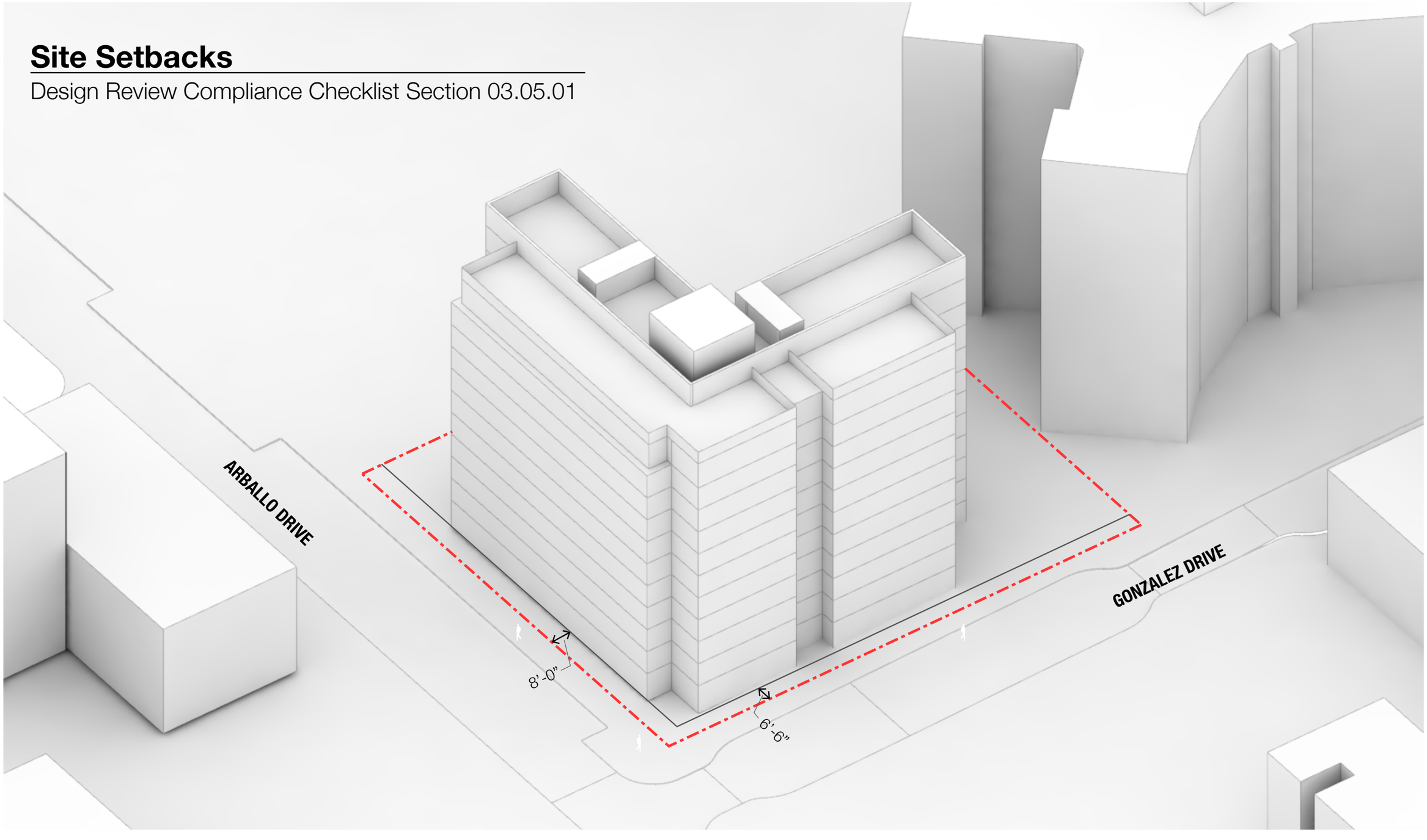
Tower Separation

Design Review Compliance Checklist Section 03.04.08



Site Setbacks

Design Review Compliance Checklist Section 03.05.01



Block 6 Parkmerced DS&G — Design Review Compliance Checklist for Buildings – WB Revision 06.01.15 – R1. WB Revision 07.08.15- R2.WB -WB Revision 07.21.15- R3.WB - WB Revision 07.24.15- R4.WB -			
Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.01.01 Sustainability Performance	All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.	Block 06 will comply with all Parkmerced Sustainability Plan requirements. Refer to attached “Parkmerced Block 06 Sustainability Checklist”	
03.02.01 - 03.02.02 Lot Coverage	Lot coverage is calculated for each development block and is specifically listed in **Appendix A of the Design Standards and Guidelines - Regulating Plan.**	Total Block 06 Parcel area = 200,099 square feet Buildable Lots Property Area= 95,590 New Building Footprint= 11,075sf x 2 towers= 22,150 square feet Lot coverage required per DS&G 5%-30% Lot coverage provided 25.84% Refer to attached DRA A1.01	Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area. Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in Section 03.05 Building Controls - Setback are not included in the total enclosed building footprint area calculation. However, those portions of a pedestrian paseo that pass below occupied building area must be included in the total building footprint area. (03.02.02)
03.02.03 Usable Open Space	48 square feet of common open space or 36 square feet of private open space per unit. Both common and private open spaces must have a minimum dimension of 6 feet in any direction.	**124 Units per Tower, 248 Total Units** **Number of Units with 36 SF min. Private Open Space = 76 Units** **248 – 76 = 172 Units x 48 SF = 8,256 SF Required Common Open Space** **Roof Common Open Space per Tower Provided: 1,083 SF** **Ground Common Open Space per Tower Provided: 3,113 SF*** **Common Open Space Per Tower Provided: 4,196 SF** **Total Common Open Space Provided: 8,392 SF** ***Ground Common Open Space is only inclusive of the hardscape/terrace areas adjacent to the towers.** **The following areas have been excluded from these Open Space Calculations: Community Garden, bocce courts, Paseo easement zones, event terrace, and open green areas between the two towers.** **Refer to DRA A0.01, A2.13, A2.14, A2.15, A2.16, and A2.17**	Courtyards and rooftop terraces shall count towards the provision of common open space. Setback areas, balconies and decks shall count towards the provision of private open space.
03.03.01 Maximum Height	Building height shall not exceed the maximum height as shown on the **Maximum Height Plan (Fig. 03.03.C)**.	Building ground floor height determined by the back of curb height at the center of the new apparent building face on Serrano and Gonzalez. The dimension from these back of curb height dimensions to top of the roof of the last occupied floor is **114’-7”.** The building heights are measured from the back of sidewalk grade location at the main building entries along Serrano Drive (for the north tower) and Gonzalez Drive (for the south tower). Due to sloping site conditions, the building height from the back of curb along Arballo will increase along the length of the buildings on Arballo Refer to attached DRA A12.01, DRA A5.01, DRA A5.02, **and DRA A1.01** **Areas indicating heights over 115’-0” height requirement are all unoccupied spaces defined in DS&G 03.03.06** **Parapets 119’-0”** **Mechanical Screen Walls 124’-7”** **Plane extensions 124’-7”** **Elevator Overruns 130’-7”** **Stair Overruns 124’-7”**	Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit. (03.03.05) Those portions of a building that may project above the maximum height limit are: • Parapets up to 4 feet in height. • Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. • For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height. (03.03.06) Height limits are to be measured from the back of sidewalk grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade **(Fig. 03.03.A).** (03.03.02) Sloped roofs, in excess of 30 degrees from the horizontal, are to be measured to the midpoint of the vertical dimension of the roof. (03.03.03)

<table>
<tr><th colspan="4">Block 6 Parkmerced DS&G — Design Review Compliance Checklist for Buildings – WB Revision 06.01.15 – R1. WB Revision 07.08.15- R2.WB -WB Revision 07.21.15- R3.WB - WB Revision 07.24.15- R4.WB -</th></tr>
<tr><th>Standard Number</th><th>Standard</th><th>Block 06 Compliance</th><th>Implementing Standards</th></tr>
<tr><td>03.03.04
Appropriate Scale</td><td>Residential buildings that are no greater than 35 feet in height must be located along a public right-of-way or easement that is no more than 45 feet in width.</td><td>03.03.04 Does not apply. All Block 06 Residential building heights are above 35’-0”</td><td></td></tr>
<tr><td>03.03.06
Projections</td><td>Those portions of a building that may project above the maximum height limit are:
•Parapets up to 4 feet in height.
•Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height.
•For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height.</td><td>Responses to this comment are provided in the Parkmerced Owner’s Responses to the Master Planning Comments</td><td></td></tr>
<tr><td>03.04.02
Maximum Plan Dimension</td><td><table><tr><th>Building Height</th><th>Max Plan Length</th></tr><tr><td>Up to 35’</td><td>NA</td></tr><tr><td>36’ – 45’</td><td>NA</td></tr><tr><td>46’ – 85’</td><td>200’</td></tr><tr><td>86’ – 145’</td><td>140’</td></tr></table></td><td>Maximum Plan Dimension Required – 140’-0”
Maximum Plan Dimension Provided – 140’-0”

Refer to attached DRA A12.02, DRA A2.15</td><td></td></tr>
<tr><td>03.04.03
Maximum Diagonal</td><td><table><tr><th>Building Height</th><th>Max Diagonal</th></tr><tr><td>Up to 35’</td><td>NA</td></tr><tr><td>36’ – 45’</td><td>NA</td></tr><tr><td>46’ – 85’</td><td>NA</td></tr><tr><td>86’ – 145’</td><td>170’</td></tr></table></td><td>Maximum Diagonal Required – 170’-0”
Maximum Diagonal Provided – 170’-0”

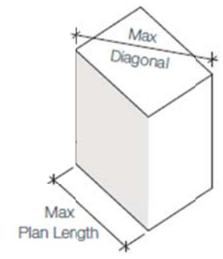
Refer to attached DRA A12.03, DRA A2.15</td><td> 

Figure 03.04.A:
Maximum Plan Length and Diagonal</td></tr>
<tr><td>03.04.04
Maximum Apparent Face 1</td><td>Face 1: The maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in Table 2 – Bulk + Massing Control Matrix and Figure 03.04.B – Maximum Apparent Face 1.
<table><tr><th>Building Height</th><th>Max Apparent Face 1</th></tr><tr><td>Up to 35’</td><td>30’</td></tr><tr><td>36’ – 45’</td><td>120’</td></tr><tr><td>46’ – 85’</td><td>80’</td></tr><tr><td>86’ – 145’</td><td>110’</td></tr></table></td><td>Maximum Apparent Face 1 Width Required – 110’-0”
Maximum Apparent Face 1 Width Provided – 110’-0”

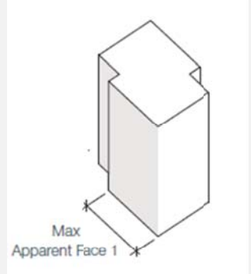
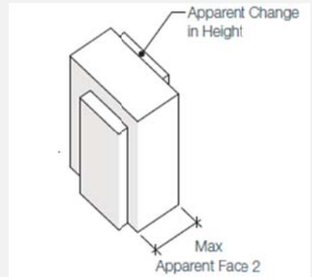
Refer to attached DRA A12.04, DRA A2.15</td><td> 

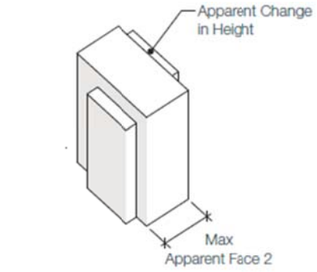
Figure 03.04.B:
Maximum Apparent Face 1</td></tr>
</table>

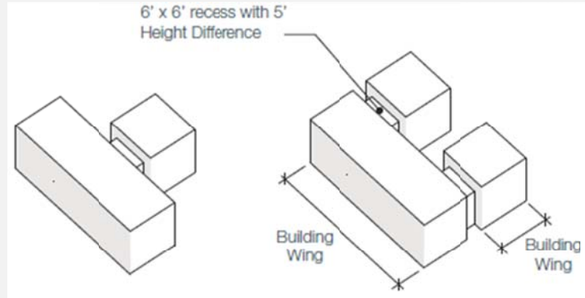
<table>
<tr><th colspan="4">Block 6 Parkmerced DS&G — Design Review Compliance Checklist for Buildings – WB Revision 06.01.15 – R1. WB Revision 07.08.15- R2.WB -WB Revision 07.21.15- R3.WB - WB Revision 07.24.15- R4.WB -</th></tr>
<tr><th>Standard Number</th><th>Standard</th><th>Block 06 Compliance</th><th>Implementing Standards</th></tr>
<tr><td>03.04.05
Maximum Apparent Face 2</td><td>Face 2: The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in Table 2 – Bulk + Massing Control Matrix and Figure 03.04.C – Maximum Apparent Face 2 and Apparent Change in Height.

<table><tr><th>Building Height</th><th>Max Apparent Face 2</th></tr><tr><td>Up to 35’</td><td>NA</td></tr><tr><td>36’ – 45’</td><td>80’</td></tr><tr><td>46’ – 85’</td><td>40’</td></tr><tr><td>86’ – 145’</td><td>40’</td></tr></table></td><td>Maximum Apparent Face 2 Width Required – 40’-0”
Maximum Apparent Face 2 Width Provided – 30’-0”

Refer to attached DRA A12.05, DRA A2.15</td><td> 
Figure 03.04.C:
Maximum Apparent Face 2
and Apparent Change in Height</td></tr>
<tr><td>03.04.06
Apparent Change in Height</td><td>All buildings taller than 85 feet shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.04.05.

<table><tr><th>Building Height</th><th>Change in Apparent Face</th></tr><tr><td>Up to 35’</td><td>Minimum 1’ deep x 1’ wide notch (or)
Minimum 2’ offset of building massing</td></tr><tr><td>36’ – 45’</td><td>Minimum 2’ deep x 3’ wide notch (or)
Minimum 2’ offset of building massing</td></tr><tr><td>46’ – 85’</td><td>Minimum 5’ deep x 5’ wide notch (or)
Minimum 5’ offset of building massing</td></tr><tr><td>86’ – 145’</td><td>Minimum 10’ deep x 10’ wide notch (or)
Minimum 10’ offset of building massing</td></tr></table></td><td>Apparent Change in Height Required – 10’-0”deep x10’-0” wide x 10”-0” height differential
Apparent Change in Height Provided – 10’-0”deep x15’-0” wide x 10”-0” height differential

Refer to attached DRA A12.06, DRA A2.15, DRA A5.01, DRA A5.02</td><td> 
Figure 03.04.C:
Maximum Apparent Face 2
and Apparent Change in Height</td></tr>
<tr><td>03.04.07
Compound Shape Buildings.</td><td>Compound shaped buildings comprised of building wings including, but not limited to, ‘L’, ‘T’, ‘U’ or ‘E’ shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building.</td><td>Compound Shape Building Recess Required – 6’-0” deep x 6’-0” wide x 5’-0” height differential
Compound Shape Building Recess Provided – 6’-0” deep x 10’-0” wide x 5’-0” height differential

Refer to attached DRA A12.07, DRA A2.15, DRA A5.12</td><td> 
Figure 03.04.D: Compound Shapes</td></tr>
<tr><td>03.04.08
Tower Separation</td><td>Buildings taller than 105 feet shall maintain a minimum distances of 45 feet clear from any portion of another building taller than the 105 feet.</td><td>Tower Separation Provided – 45’-0”
Tower Separation Provided – 46’-0”

Refer to attached DRA A12.08, DRA A1.01</td><td></td></tr>
</table>

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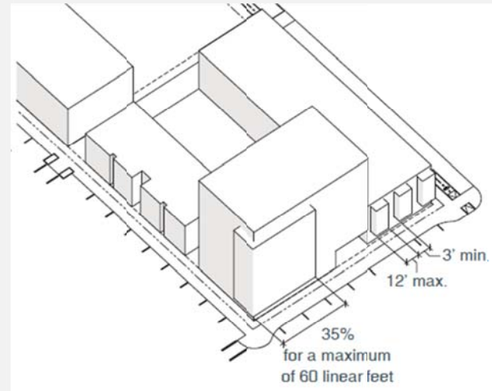
Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.05.01 - 03.05.02 Setback Plan	Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan **(Fig. 03.05.B)**. The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.	Arballo Drive Setback Required – 8’-0” Arballo Drive Setback Provided – 8’-0” Gonzales Drive and Serrano Drive Setback Required – 6’-6 Gonzales and Serrano Setback Provided – 6’-6” Refer to attached DRA A12.09, DRA A1.01	
03.05.03 Common v. Private Setback	Building setbacks are divided into common and private setback areas **(Fig. 03.05.C)**. Setback dimensions are as follows: • 0’ Setback / no common setback area • 6’-6” Setback / 1’-6” common setback area • 8’ Setback / 2’ common setback area • 10’ Setback / 3’ common setback area • 20’ Setback / 10’ common setback area	Common setback required at Arballo Drive - 2’-0” Common setback provided at Arballo Drive – 2’-0” Common setback required at Serrano Drive and Gonzales Drive – 1’-6’ Common setback provided at Serrano Drive and Gonzales Drive – 2’-0” Refer to attached DRA A2.13, DRA A2.14	Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner’s association. Stairs and stoops are excluded from the common area requirement and may extend into the common area as indicated in **Figure 03.05.C - Setback Control Sections**.
03.05.04 Occupied Building Area	Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in **Figure 03.05.C - Setback Control Sections.** Occupied building encroachments and projections may extend into the public right-of-way and setback, respectively, for a maximum of 55% of the length of the street frontage. Up to 35% of the building face area may encroach into the public right-of-way and/or project into the setback for a maximum of 60 linear feet parallel to the street frontage. The remaining 20% is limited to segments no greater than 12 feet in width. Individual encroachments/projections must have a minimum horizontal separation of 3 feet parallel to the street frontage **(Fig. 03.05.A - Occupied Building Area).**	Encroaching Occupied Building Area Allowed – 4’-0” Encroaching Occupied Building Area Provided – 0’-0”	 Figure 03.05.A: Occupied Building Area
03.05.05 Active Use Projection	Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use.	No Active use building mass provided within building setbacks.	Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor. Commercial Base Requirements - Section 03.08 will apply.
03.05.06 Encroachments + Projections	Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in **Figure 03.05.C – Setback Control Sections**.	All encroachments and Projections (Canopies and Awnings) located 10’-0” above sidewalk grade height are limited to 2’-0” from the curb line. (4’-6” maximum depth along Serrano Drive and Gonzales Drive, and 6’-0” maximum depth along Arballo Drive)	
03.05.07 Permitted Obstructions	Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in **Figure 03.05.C – Setback Control Sections.**	Building obstructions provided within building setbacks have been limited to Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements listed in Figure 03.05.C **Refer to DRA A2.14A , A2.11, A2.12, A2.13, and A2.14**	
03.05.08 Basement Levels	Basement Levels Basement levels of buildings are permitted to project into the setback as indicated in **Figure 03.05.C – Setback Control Sections**; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.	The outer surface of the B1 and B2 Block 06 basement structure is aligned with the 8’-0” setback along Arballo Drive and the 6’-6” setback along Serrano and Gonzales Drive. The basement provided does not encroach in or underneath any building setback. Refer to attached DRA A2.11, DRA A2.12	

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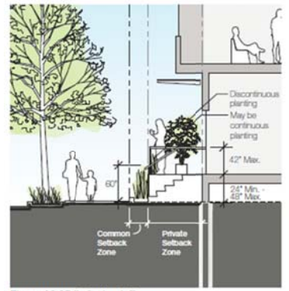
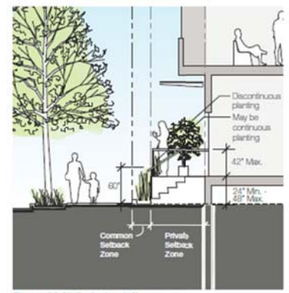
Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.05.09 Transition	All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semi- private courtyards with private yards, porches, and primary living spaces.	New Construction at Block 06 will comply with all 03.05.09 Transition requirements.	
03.05.10 Planting	Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.	New Construction at Block 06 will comply with all 03.05.10 Planting requirements.	
03.05.11 Buffer Planting	The height of plants and trees within common setback areas or shall not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length **(Fig. 03.05.D).**	**Refer to DRA A2.14A, A5.10 and A5.11** **Dimensions added to DRA A2.14A, A5.10 A5.11 and A5.14 confirm planting heights < 60". Note:** **No discontinuous planting >42" & in excess of 15' length are exhibited within private setbacks.**	 Figure 03.05.D: Setback Zone
03.05.12 Common Boundary Structures	Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.	New Construction at Block 06 will comply with all 03.05.12 Common Boundary Structures requirements. **Refer to DRA A2.14A, A5.10, A5.11 and A5.14** **Clarified on DRA A 5.10**	
03.05.13 Private Boundary Structure	Walls, fences and other boundary structures within the private setback area facing a public right-of- way shall not exceed 48 inches from sidewalk or courtyard grade. Along a sloped street frontage, walls, fences and other boundary structures are permitted up to 5 feet in height from back of sidewalk grade for 50% of the associated streetwall, in segments no greater than 15 feet. Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor **(Fig. 03.05.D).**	4'-0" high planting walls are provided along Serrano, Gonzales and Arballo Drives. 5'-0" high planting wall is provided at Arballo Drive for 15'-0" wide length. All guardrails and handrails provided are more than 70% physically and visually permeable. Glass panels are not provided at the ground floor.	 Figure 03.05.D: Setback Zone

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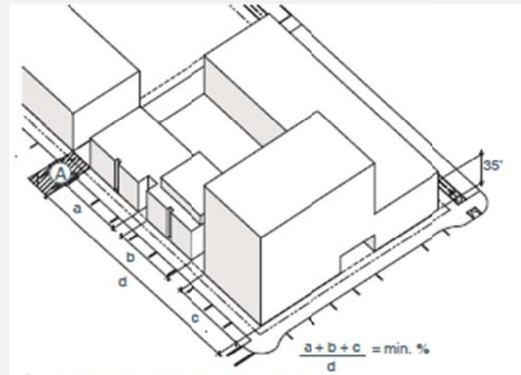
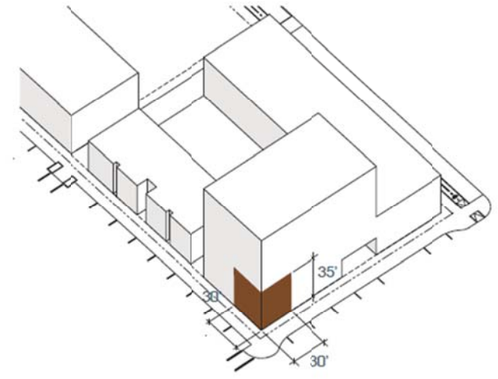
Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.06.01 Predominant Building Face	**Figure 03.06.D - Streetwall Plan** indicates the minimum percentages of building massing that must be constructed to meet the setback line. The minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in **Fig. 03.06.B.** Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	Block 06 does not provide for “Predominant Building Face” per 03.06D.	The streetwall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement that is constructed to meet the setback line. The streetwall percentage of a project for a given street frontage is calculated by dividing the sum of the length of all building faces built up to the setback line on that block frontage by the total length of the project lot on that block frontage. Pedestrian paseos, as indicated on the Easements + Walks Plan **(Fig. 02.01.B)**, are excluded from streetwall calculations (03.06.02).  Ⓐ Pedestrian paseos are excluded from streetwall calculation **Figure 03.06.B: Streetwall Calculation**
03.06.03 Corner Zones	A 100% streetwall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high **(Fig. 03.06.C)** is required within the Corner Zones illustrated on **Figure 03.06.D**. Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	Block 06 does not provide for “Corner Zones” per 03.06D.	 **Figure 03.06.C: Corner Zone**

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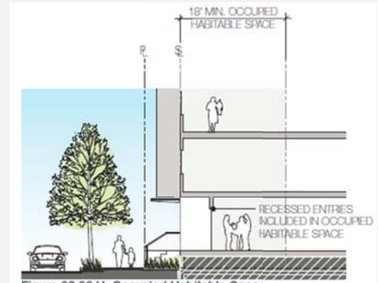
Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.06.05 Building Base Articulation	At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50 feet must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture **(Fig. 03.06.F)**.	Minimum Building Base Articulation required – First 2 habitable floors Minimum Building Base Articulation provided – First 2 habitable floors	
03.06.06 Active Ground Floors	Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons **(Fig. 03.06.G)**. Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.	Ground floor courtyards and amenity spaces provided are oriented towards the central neighborhood commons.	
03.06.07 Occupied Habitable Space	All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the streetwall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space **(Fig 03.06.H)**. Garage entries, loading and service entries, transformer rooms, exit stairs and elevators are exempt for 20% of the building perimeter or 60 LF, whichever is less. Buildings that occupy an entire block, except on blocks 04, 08W, 08E, 16SW, 16NW and 18, are exempt for 100 LF. These elements must be incorporated into the overall architectural expression of the building.	All occupied habitable space facing street frontage and paseos provide a minimum of 25'-0" deep habitable space perpendicular to the street and paseo.	 Figure 03.06.H: Occupied Habitable Space
03.07.01 Residential Unit Entries	Each ground floor residential unit must have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.	All 14 Ground floor units provided have entries from the street and interior corridors.	
03.07.02 Residential Rhythm	Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of 1 door per 35 linear feet of building frontage.	Maximum Distance between Ground Floor Entries Required - 35'-0" Maximum Distance between Ground Floor Entries Provided - 30'-0" Refer to attached DRA A2.13, DRA A2.14	
03.07.03 Recessed Entries	Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the streetwall.	All 7 Ground floor unit entries are recessed 18" from adjacent window wall **Refer to DRA A2.13 and A2.14**	
03.07.04 Residential Openness	At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.	50% minimum visual transparency provided at Ground floor residential units.	
03.07.05 Floor-to-Floor Heights	Ground floor residential units must have a minimum floor to floor height of 10 feet.	Ground Floor to floor height required - 10'-0" **Ground Floor to floor height provided - 13'-7"** **Refer to DRA A5.01 and A5.02**	

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Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.07.06 Elevated Residential Units	A 24 to 48 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation between the interior of residential units and the public realm, while maintaining visual connection. Along a sloped street frontage, elevation change between the first habitable floor of the ground floor residential dwelling unit and the back of sidewalk grade are permitted to be up to 5 feet in height for 50% of the streetwall, in segments no greater than 15 feet.	**Internal slopes have been added to the ground floor interior corridors in order to comply with the 24”-48” ground floor unit height requirement. There are now 6 units per ground floor tower, 12 total units. 1 Unit of these 12 units does not comply with the 03.07.06 requirement. Unit 103 within the North Tower is located 6” above the adjacent sidewalk curb height. This Unit represents a 1/12(8.33%) deviation from the requirement.**	
03.07.07 Street Lobby Width	Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.	14’-0” wide Residential Lobby provided at Serrano and Gonzales Drive. Refer to attached DRA A2.13, A2.14	
03.09.01 Projected Windows	Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.	No enclosed building area provided encroaches into setbacks or right-of-way.	
03.09.02 Balconies	10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 36 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building to reduce the apparent building mass from any viewing angle.	**Typical Tower Floor – 12 residential units** **(2) 6’-0”x6’-0” balconies required per floor** **(2) 6’-0”x9’-0” balconies per floor provided.** **(1) 6’-0”x14’-0” balconies per floor provided.** **Refer to attached DRA A2.15**	
03.09.03 Glazing	Glazing must be of low reflectance (12% of visible exterior light).	New Construction at Block 06 will comply with all 03.09.03 Glazing requirements.	
03.09.04 Mechanical Equipment	Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.	New Construction at Block 06 will comply with all 03.19.04 Mechanical Equipment requirements.	
03.09.05 Solid Waste	All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.	New Construction at Block 06 will comply with all 03.09.05 Solid Waste requirements.	
03.10.01 Screening	Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building’s surfaces.	All mechanical roof equipment provided is located behind 10’-0” high mechanical screen wall plane extensions.	
03.10.02 Solar Panels	50% of roof area must be designed to permit installation of south oriented solar panels.	**Roof Area = 11,759 SF per tower** **Potential Solar Panel Area Required = 5,880 SF per tower** **Potential Solar Panel Area Provided = 6,004 SF per tower** Refer to: DRA A2.17	

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Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.12.04 Restrictions	No sign, except as provided in Planning Code Section 603 or 604, shall be permitted in the Parkmerced Special Use District without a permit being duly issued therefor. No general advertising signs are permitted. Roof signs, wind signs, and signs on canopies are not permitted. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except those moving or rotating or otherwise physically animated parts used for rotation of barber poles and the indication of time of day and temperature. Back-lit box signs, defined as signs with an internal light source and one or more translucent faces illuminated for visibility onto which opaque letters are affixed are not permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are discouraged.	New Construction at Block 06 will comply with all 03.12.04 Sign Restriction requirements.	
03.12.05 Height	Except as provided by section 03.12 of the Parkmerced Design Standards and Guidelines, no sign shall exceed a height of 24 feet.	New Construction at Block 06 will comply with all 03.12.05 Sign Height requirements.	
03.12.06 Business Signs	Business signs are permitted for business establishments within the Mixed Use-Social Heart (PM-MU1) or the Neighborhood Commons (PM-MU2) districts, as follows: (a) Wall Signs. One wall sign shall be permitted for each Business Frontage. The area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 45 square feet, whichever is less. However, for general grocery store uses, the area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 150 square feet, whichever is less. (b) Projected Signs. One projecting sign shall be permitted for each 30 feet, or fraction thereof, of Business Frontage. The area of the first such projecting sign shall not exceed 24 square feet and the area of any subsequent sign shall not exceed 10 square feet. In lieu of the 24 square foot projecting sign, a business may be allowed a single three-dimensional projecting sign of not more than 48 cubic feet in volume. (c) Awnings. Sign copy on an awning shall be permitted in lieu of each permitted projecting sign. The area of such sign copy shall not exceed 30 square feet. (d) Window Signs. The total area of all window signs shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.	New Construction at Block 06 does not provide for any Business establishments.	

Block 6 Parkmerced DS&G — Design Review Compliance Checklist for Buildings – WB Revision 06.01.15 – R1. WB Revision 07.08.15- R2.WB -WB Revision 07.21.15- R3.WB - WB Revision 07.24.15- R4.WB -			
Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
03.12.07 Neighborhood Signs	Neighborhood signs are defined as Identifying Signs and/or non-temporary Sale or Lease Signs. Neighborhood Signs are permitted as follows: (a) Wall Signs. One wall sign shall be permitted for each building containing at least one residential unit, and for each building containing a use for which the primary purpose is to administer the marketing, maintenance, and/or management of the rental units within the Parkmerced Special Use District. The area of each wall sign shall not exceed 50 square feet. No wall sign shall exceed a height of 24 feet, and any sign exceeding 18 square feet in area shall be set back at least 25 feet from all street property lines. Such signs may be nonilluminated, indirectly, or directly illuminated. No wall sign shall be permitted along any interior lot line. Notwithstanding the foregoing, two additional wall signs shall be permitted up to 100 feet in height and up to 450 square feet in area provided that no portion of the sign is publicly visible for more than one-hundred eighty (180) days per calendar year. For the purposes of this paragraph, any period of any day shall be counted as a full day. Any application for a wall sign permitted pursuant to this paragraph must be accompanied by a schedule of days on which the sign will be publicly visible. The owner of the property on which such sign is located shall sign and have notarized any such schedule and shall notify the Planning Department promptly upon any change to this schedule. (b) Freestanding Signs. (1) Up to ten (10) signs shall have a maximum area of 150 square feet each and be limited to 12 feet in height; (2) Up to fifteen (15) signs shall have a maximum area of 75 square feet each and be limited to 24 feet in height.	New Construction at Block 06 will comply with all 03.12.07 Neighborhood Sign requirements.	
03.13.01 Energy Efficiency	Designs shall use energy efficient bulbs and fixtures.	New Construction at Block 06 will provide energy efficient bulbs and fixtures.	
03.13.02 Luminaires	Traditional “glowtop” luminaries shall not be used, as they are a significant source of light pollution. Instead, luminaires which direct light downward and towards the intended use are to be employed.	New Construction at Block 06 will comply with all 03.13.02 Luminaires requirements.	
03.13.03 Light Pollution	All lighting must be shielded to prevent glare to private and public uses, especially residential units. The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.	New Construction at Block 06 will comply with all 03.13.03 Light Pollution requirements.	

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Standard Number	Standard	Block 06 Compliance	Implementing Standards
04.01.01 Bicycle Parking	<table><tr><th>Land Use</th><th>Minimum Parking Rates</th><th>Estimated Supply</th></tr><tr><td>Residential</td><td>1 / 2 Units</td><td>4,450</td></tr><tr><td>Grocery</td><td>1 / 2,000 gsf</td><td>21</td></tr><tr><td>Retail/Office/ Professional Services</td><td>0 – 10,000 gsf = 2 10,001 – 20,000 gsf = 4 20,001 – 40,000 gsf = 6 > 40,000 = 12</td><td>66</td></tr><tr><td>School</td><td>1 / 4,000 gsf</td><td>7</td></tr><tr><td>Fitness/Community Center</td><td>1 / 4,000 gsf</td><td>14</td></tr></table> Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in **Table 3 – Minimum Bicycle Parking**, or quantities listed in the San Francisco Planning Code, whichever is greater. Residential, retail, office, institutional and educational uses must provide Class I bicycle parking for residents and employees. All other commercial uses and all visitor bicycle parking may be provided as Class II bicycle parking. Per Section 155.2.11 of the San Francisco Planning Code For buildings containing more than 100 dwelling units, 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100. 1 class II Bicycle space per ever 20 Units	**124 Units Per Tower** **106 Class I Spaces per Tower Required** **7 Class II Spaces per Tower Required** **Total 212 Class I Spaces Required** **Total 14 Class II Spaces Required** 250 Class I Bicycle Parking spaces Provided at Basement 1 Level 14 Class II Bicycle Parking spaces Provided at Basement 1 Level **Refer to: DRA A2.12**	See also *4.1.6 Provide carshare and bikeshare programs* (Parkmerced Transportation Plan): Similar to carsharing, bikesharing (also referred to as “bicycle libraries”) is a program that allows users to rent a bicycle for a given period of time. Bicycles are “checked out” at one station and returned at any other station within the system. Members pay based on the length of time they use the bicycle, thus reducing the costs associated with personal bicycle ownership. Typically, bikeshare members are able to identify the location of the nearest bicycle by phone or online. With stations located all over Parkmerced, these bicycles are meant to be used for short time periods only, and checked in and checked out at the start and end of each trip. Bikeshare programs are currently being implemented in the Bay Area and in other urban areas throughout the country, in Canada and in Europe, and have been gaining popularity in providing non-bicycle owners the opportunity to use bicycling for work, shopping or recreation trips. Parkmerced will work to attract a bikeshare company to install and operate bikeshare stations throughout Parkmerced. (Although Parkmerced may contract with an independent operator, efforts will be made to coordinate with City-sponsored bikeshare operators or programs, if any.) It is anticipated that these will be a series of small facilities (accommodating up to five bicycles at most locations), with larger stations (accommodating up to 10 bicycles) provided at the transit stations and the retail center. Figure 14 identifies the proposed locations of the 14 bikeshare centers, however alternate locations may be used if deemed appropriate by Parkmerced and the bike-share operator. The bikeshare operator will determine the appropriate number and distribution of bicycles to be located at each location. Typically, bikeshare stations are modular, and can be expanded to provide additional bicycle parking spaces. In addition, the bikeshare operator will be responsible for redistributing the bicycles throughout Parkmerced on a daily basis, or as needed based on parking locations. Proposed bikeshare measures shall include the following: - The TC will encourage the bikeshare operator to offer: - Reduced membership fees or incentives for residents and employees; and - Separate fees for residents and employees at Parkmerced versus visitors; - Where feasible, the TC shall establish a long-term contract with the bicycle operator in order to ensure continuity of service and minimize costs to bikeshare users; - The availability of bike sharing and information on the various bikeshare operators will be included in all rental and leasing information and in real-time on the Parkmerced website (to the extent such information is available on the bikeshare operators’ websites); - Bikeshare center locations will be clearly identified by directional signage; and, - At full buildout of Parkmerced, a guaranteed minimum number of bicycles and bikeshare spaces will be provided (80 bicycles), with more to be added as warranted by demand as determined by the bikeshare operator.

Standard Number	Standard	Block 06 Compliance	Implementing Standards
04.01.02 Support biking	The number of shower and changing facilities must meet the sum of the requirements listed in **Table 3 - Minimum Bicycle Parking**. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement.	Block 06 does not propose retail or community uses.	See also *4.1.7 Improve bicycle facilities* (Parkmerced Transportation Plan): To encourage the use of the bicycle as an everyday means of transportation, off-street bike parking will be incorporated in the renovation of existing buildings and included into new construction. Bicycle parking areas will be located on the ground floors of buildings, close to activity to provide convenience and increase security. The required off-street bicycle parking supply for the various new land uses proposed within Parkmerced is presented in **Table 4**, which meet or exceed the requirements listed in Section 155 of the San Francisco Planning Code and is consistent with the policy modifications proposed as part of the San Francisco Bicycle Plan. In the event that the City at a later date adopts bicycle parking requirements that require a greater number or different type of bicycle parking spaces than shown in the table below, those later requirements shall apply to all new construction at Parkmerced. It should be noted that for the retail and office uses, the amount of bicycle parking spaces to be provided will be based on the total square footage of the individual building, and not based on the size of individual tenants. Also, all existing residential units that will be retained currently provide bicycle parking; as such, no additional facilities for the retained residential buildings are required as part of this Plan. A combination of Class I and Class II spaces should be provided to meet this bicycle parking supply requirements. Class I bicycle parking facilities provide secure long-term bicycle storage by protecting the entire bicycle, including its components and accesso-ries, against theft and inclement weather. Examples include lockers, check-in facilities, monitored bicycle parking, restricted access bicycle parking and personal storage. Class II bicycle parking facilities provide short-term bicycle parking and include bicycle racks that permit the locking of a bicycle frame and one wheel and support the bicycle in a stable position without damage to wheels, frame or components. Class I bicycle parking is required be provided at residential buildings, and a combination of Class I and Class II parking is required to be provided at retail and professional services uses, at the school and at the fitness/community center. Off-street bicycle parking will be augmented by on-street parking provided by racks and posts throughout Parkmerced.

Land Use	Shower Facility
Residential	NA
Grocery	1 / 30,000 sf
Retail/Office/ Professional Services	1 / 30,000 sf
School	1 / 30,000 sf
Fitness/ Community Center	1 / 30,000 sf

Land Use	Minimum Bicycle Parking Rates
Residential	1 space per 2 units
Grocery	1 space per 2,000 gsf
Retail/Office/ Professional Services	0-10,000 gsf = 2 spaces 10,001-20,000 gsf = 4 spaces 20,001-40,000 gsf = 6 spaces > 40,000 gsf = 12 spaces
School	1 space per 4,000 gsf
Fitness/ Community Center	1 space per 4,000 gsf

Standard Number	Standard	Block 06 Compliance	Implementing Standards
04.01.03 Car-Share	Provide car-share vehicle parking in the amount listed in **Table 4 - Minimum Car Share Parking**. **Land Use** / **Minimum Car-Share Spaces** Residential: 0 – 49 du = 0 car-share spaces Residential: 50 – 200 du = 1 car-share space Residential: > 201 or more du = 2 car share spaces, plus 1 car share space for every 200 du over 200 du Non-Residential: 0 – 24 parking spaces = 0 car share spaces Non-Residential: 25 – 49 parking spaces = 1 car share space Non-Residential: > 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces	**Responses to this comment are provided in the Parkmerced Owner's Responses to the Master Planning Comments**	Signage indicating such parking spaces must be provided, and the parking spaces must be within 200 feet of entrances to the buildings served. Car-share vehicles must be located at unstaffed, self-service locations (other than any incidental garage valet service), and generally be available for pickup by members 24 hours per day. Car-share parking spaces must be dedicated for current or future use by a certified car-share organization through a deed restriction, condition of approval or license agreement. Such deed restriction, condition of approval or license agreement must grant priority use to any certified car-share organization that can make use of the space, although such spaces may be occupied by other vehicles so long as no certified car-share organization can make use of the dedicated car-share spaces. Any off-street car-share parking space provided under this Section must be provided as an independently accessible parking space. In new parking facilities that do not provide any independently accessible spaces other than those spaces required for disabled parking, off-street car-share parking may be provided on vehicle lifts so long as the parking space is easily accessible on a self-service basis 24 hours per day to members of the certified car-share organization. Property owners may enact reasonable security measures to ensure such 24-hour access does not jeopardize the safety and security of the larger parking facility where the car-share parking space is located so long as such security measures do not prevent practical and ready access to the off-street car-share parking spaces. See also *4.1.6 Provide carshare and bikeshare programs* (Parkmerced Transportation Plan): Carsharing provides an effective incentive for participants to forego car ownership and rely on transit as a primary mode of travel because they know that a car is readily available when they need one. The growth and success of these programs in the Bay Area and in other urban areas throughout the country has shown their effectiveness in reducing auto dependency. Members pay based on how much they drive, thus reducing the fixed costs associated with private automobile ownership. Typically, carshare members are able to reserve a car by phone or online on an as-needed basis, and pick-up and drop-off the vehicle at each established carshare hub. The TC will work with local carsharing organizations to establish a network of carshare vehicles parked in hubs located throughout Parkmerced. The carshare operators will determine the appropriate number and distribution of cars to be located at each location. In general, the carshare facilities have limited physical infrastructure and therefore can be modified as needed to meet changes in future demand. It is anticipated that these hubs will be centralized at gathering areas, and therefore will serve multiple buildings and uses (accommodating between 5 and 15 vehicles at each location). **Figure 15** identifies the proposed locations of the ten carshare hubs. Section 166 of the San Francisco Planning Code (as presented in **Table 3**) lists the requirements for the provision of carshare parking spaces based on the number of residential units (for residential uses) and the number of off-street automobile parking spaces (for commercial uses), which Parkmerced is committed to meeting at each phase of development. In addition, additional carshare spaces will be provided if warranted by demand (as determined by the TC). In addition, in the event that the City at a later date adopts car sharing requirements that require a greater number of carshare spaces than shown in the table below, that later requirement shall apply to all new construction at Parkmerced.

<table>
<tr><th>Standard Number</th><th>Standard</th><th>Block 06 Compliance</th><th>Implementing Standards</th></tr>
<tr><td>04.01.03
Car-Share
(Continued)</td><td></td><td></td><td>Proposed carshare measures shall include the following:
- The TC will encourage carshare providers to offer reduced membership fees or incentives for residents and employees;

- Long-term contracts with carshare operators will be established to ensure continuity and reduce costs;
- The TC will encourage carshare providers to offer reduced fees for long-term carshare use. This would reduce the need for private vehicle ownership for vacations or weekend trips;

- The availability of carsharing and information on the various carshare operators will be included in all rental and leasing information and in real-time on the Parkmerced website (to the extent such information is provided on the carshare operators' websites); and

- Carshare hub locations will be clearly identified by directional signage.

<table><tr><th>Land Use</th><th>Required Carshare Spaces</th></tr><tr><td>Residential</td><td>0-49 units = 0 carshare spaces
50-200 units = 1 carshare space
201 or more units = 2 carshare spaces, plus 1 carshare space for every 200 units over 200 units</td></tr><tr><td>Non-Residential</td><td>0-24 parking spaces = 0 carshare spaces
25-49 parking spaces = 1 carshare space
50 or more parking spaces = 1 carshare space, plus 1 carshare space for every 50 parkings spaces over 50 parking spaces</td></tr></table></td></tr>
<tr><td>04.02.01
Parking Location</td><td>Off-street parking may be located only where indicated on the Parking Plan (Fig. 04.02.A). All off-street parking shall be below grade except where permitted to be above grade as indicated in the Parking Plan (Fig. 04.02.A). The number of new parking spaces in the each specific parking zone shall not exceed the maximums indicated in Table 5 - Parking Zones. Parking zones are defined as the following:

Zone 1: Below grade only
Zone 1a: Above grade permitted to the allowance of spaces listed in Table 5, plus below grade parking where number of spaces within both Zone 1 and Zone 1a does not exceed the number of spaces listed for Zone 1
Zone 2: Below grade only
Zone 2 - Overlay: Above grade parking only

<table><tr><th>Zone</th><th>Maximum Parking Spaces</th></tr><tr><td>Zone 1</td><td>2,349 spaces</td></tr><tr><td>Zone 1a</td><td>201 spaces</td></tr><tr><td>Zone 2</td><td>5,766 spaces</td></tr><tr><td>Zone 2 – Overlay</td><td>25 spaces</td></tr><tr><td>Existing Parking</td><td>1,109 spaces</td></tr><tr><td>Total Parking</td><td>9,450 spaces</td></tr></table></td><td>Zone 2 – 5,766 Maximum Parking Spaces

Block 06 - 452 Below Grade Parking spaces provided

“Total number of units at completion of Phase 1A is estimated to be 3,613 units. Block 6 is providing 452 new parking spaces bringing the total parking count to 3,791. This yields a surplus of 178 spaces. The 178 spaces in excess of the 1:1 parking ratio during Subphase 1A will be cordoned off and brought on-line as new units are constructed during subsequent sub-phases”</td><td></td></tr>
</table>

Standard Number	Standard	Block 06 Compliance	Implementing Standards
04.02.02 Off-Street Parking	Off-street parking shall not be required for any use. The number of off-street parking spaces shall not exceed the maximums listed in **Table 6 - Off-Street Parking**. **Zone** / **Maximum Parking Spaces** Residential: 1 / du Grocery Store: 1 / 500 sf Commercial/Retail: 1 / 750 sf Community/Fitness/ School: 1 / 1000 sf	**434 Standard Stalls Provided** **3 Car Share Stalls Provided** **2 Van Spaces Provided** **9 Handicap Stalls Provided** **448 Total Off-Street Below Grade Parking Stalls Provided**	See also *4.1.8 Establish automobile parking program* (Parkmerced Transportation Plan): The parking program is designed to control the overall usage of private automobiles through pricing, limitations to supply, new technology, and effective monitoring efforts. The following sections outline some of the key elements of the parking program. **Off-street residential automobile parking strategies** Residential parking will be based on a “parking storage” concept: many residents will not use their cars every day, and thus a resident’s parking space will not necessarily be adjacent to his or her unit. This approach will help reduce the amount of “convenience driving” and encourage residents to walk, bike or take the shuttle to access local destinations. Overall, less parking will be provided in the eastern half of the site, which will have enhanced transit service and high levels of walk/bike accessibility. In addition, this will help divert traffic away from Highway 1, and raise the competitiveness of walking, biking and transit in this high density residential area relative to driving. Residents choosing to live on the east side of Parkmerced can take advantage of easy proximity to the mixed-use center and its concentration of transit service, and therefore will not need to drive as often. As shown in Figure 17, this goal is accomplished by generally providing two levels of basement parking under the western blocks and one level under the eastern blocks of Parkmerced. The specific residential parking strategies shall include: - Residential parking will be unbundled from the units (e.g., each unit will not be sold or leased with a parking space); - Each parking space will be sold or leased separately to individual units; - Residential parking rates will be set to fair market value (to be updated annually, based on surveys conducted by the TC); and - At full build-out of Parkmerced, parking will be provided at overall maximum rate of one space per residential unit. **Off-street commercial automobile parking strategies** Off-street commercial parking will be provided within the retail center area to support the proposed new retail, restaurant, office, and business services spaces. The off-street facilities will be unbundled and designed to promote shared parking uses. In other words, parking spaces would not be designated for certain uses or businesses so that all commercial spaces may be used by any commercial patron, provided, however, that approximately half of the grocery store-permitted spaces will be reserved for grocery store use only during normal grocery store business hours. All commercial spaces will be paid spaces, with rates that discourage long-term use.

Standard Number	Standard	Block 06 Compliance	Implementing Standards
04.02.02 Off-Street Parking (Continued)			The specific commercial parking strategies shall include: - All parking will be unbundled and designed to serve all commercial uses, with the exception of the spaces designed for exclusive use of the proposed grocery store (during store hours of operation only); - Where shared parking opportunities exist (e.g., where parking supports service uses during the day and a restaurant during the evening), parking requirements will be reduced; - All off-street parking will be paid parking, and will be charged at hourly rates; - Parking rates will be set equivalent to fair market value (to be updated annually, based on surveys conducted by the TC) and will not be subsidized by tenants or building operators; and - Discounts will not be allowed for “early bird” or “in-by/out-by” long-term parking, and discounted monthly parking passes will not be offered. **Automobile parking supply** Separate off-street parking supplies shall be provided for the residential and commercial uses. Figure 17 illustrates the proposed off-street parking locations throughout Parkmerced. The allowable maximum off-street parking supply for the various land uses proposed within Parkmerced is presented in **Table 5**. It should be noted that for the retail and office uses, the amount of parking spaces to be provided will be based on the total square footage of the building, and not based on the size of individual tenants. As shown in **Table 5**, a total of one off-street parking space will be permitted for each residential unit. As noted earlier, all residential parking will be unbundled from the units, so that residents have the option to lease no spaces or multiple spaces, depending on their needs. In addition, off-street parking spaces will be permitted for the non-residential uses. All parking for the retail/office uses in Parkmerced’s mixed-use center will be housed in adjacent structures and basement parking levels. No off-street parking will be permitted for the smaller neighborhood-serving retail hubs that would be distributed throughout the area. In addition, off-street parking will be permitted at the school and at the fitness/community center. Due to the phased nature of construction within Parkmerced, the concentration of parking in certain areas of the neighborhood, and the fact that each garage will serve multiple buildings, the ratio of constructed parking spaces to uses may exceed these maximums set forth in **Table 3** temporarily. **Electric vehicle parking** To promote the use of electric passenger vehicles, a minimum of 1 percent of off-street residential parking spaces will be constructed with electric wiring conduits to permit wiring and hook-up of an electric vehicle charger.

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Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
04.02.03 Parking Spaces	Parking spaces may be either independently accessible or space-efficient, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Space efficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means. Off-street parking spaces may be located either on the same development block as the building served, or off-site within the Development Plan Area.	All parking provided is independently accessible per 04.02.03.	
04.02.04 Unbundled Parking	All off-street parking spaces for residential uses shall be leased or sold separately from and in addition to the rental or purchase fees for dwelling units for the life of the dwelling units. A minimum of one (1) separate, dedicated pedestrian entrance, visible and accessible from a public right-of-way or easement, shall be provided for the users of each individual off-street parking facility **(Fig.04.02.A).**	**Responses to this comment are provided in the Parkmerced Owner's Responses to the Master Planning Comments**	
04.02.05 Parking Entrances	Vehicular entrances and exits to parking facilities shall have a maximum linear width of 11 feet parallel to the street if accommodating one direction of travel, and maximum linear width of 22 feet parallel to the street if accommodating both an exit and entrance at one opening. Entrances and/or exits that are shared with loading and service access may be 12 feet wide when accommodating one-way traffic and 24 feet wide when accommodating two-way traffic.	22'-0" wide garage entry and exit provided on Serrano and Gonzales Drives. Service access to Basement Levels is provided at these above locations. Refer to attached DRA A2.13, DRA A2.14	
04.02.06 Above Grade Parking	Above grade parking structures must be lined with a minimum of 18 feet of occupied habitable space facing public rights-of-way, dedicated open spaces, semiprivate open spaces, and easements, excluding the MUNI Easement. All other frontages must visually screen the interior from the exterior under daylighting and night lighting conditions.	No above parking structure provided at Block 06.	
04.02.07 Exposed Parking Decks	Parking decks that are exposed and open to the sky shall use paving materials with a solar reflectance index of at least 29 and one of the following strategies for 50% of the exposed parking deck. • Provide shade from open structures, such as those supporting solar photovoltaic panels, canopied walkways, and vine pergolas, all with a solar reflectance index of at least 29. • Provide shade from tree canopy (within ten years of landscape installation).	No above parking structure provided at Block 06.	
04.02.08 Light Trespass	Parapet edges of the parking trays, including the roof, must be higher than vehicle headlights in order to screen adjacent properties. All lighting for parking areas must have a low cut-off angle in order to prevent light from casting beyond the parking area boundary.	No above parking structure provided at Block 06.	

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Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
04.03.01 Loading	Preferred on-street loading spaces and permitted routes related to specific loading vehicles are indicated on the Truck Routes and Loading Plan **(Fig. 04.03.B).** All streets have been designed for SU-30 vehicles.	2 street loading space required on Arballo Drive per 04.03.0B. 2 street loading space provided on Arballo Drive. **Refer to DRA A1.01**	See also *4.1.9 Establish loading program* (Parkmerced Transportation Plan): The loading program is designed to facilitate access required by freight vehicles (commercial delivery and moving trucks), service vehicles (regular sized commercial passenger cars, trucks and vans for service calls and deliveries) and passenger vehicles (private vehicles, vans and shuttles), while reducing the negative impacts that loading and unloading activities might have on pedestrians and cyclists. The following sections outline the key elements of the loading plan, as shown in **Figure 18**. **Off-street loading** To provide access from the street, off-street loading spaces require curb cuts and driveways, which can be intrusive to the bicycling and pedestrian environment. In addition, the turning movements of vehicles leaving or entering the street can impede the flow of traffic, which is of particular concern with regard to transit vehicles. The following guidelines will apply to the location and design of any off-street loading spaces provided within Parkmerced: - A maximum of one curb cut is permitted every 250 linear feet of street; - Individual buildings are limited to one opening of up to 10 feet in width to provide access to off-street loading; - Shared openings for parking and loading are encouraged when both are provided along the same building frontage, with a maximum width of 24 feet; - Where possible, curb cuts and driveways providing access to off-street loading spaces will be consolidated into a single location on any block face; - No curb cuts accessing off-street loading are permitted on streets with light rail operations or on the local streets with bike lanes, where alternative frontages are available; - Off-street driveways to accommodate passenger loading or unloading (porte-cochères) are permitted only at high-density residential towers and may remain where currently existing; - Individual buildings would be limited to one opening of up to 12 feet in width to provide access to off-street loading. Shared openings for parking and loading would be encouraged, with a maxi-mum width of 24 feet; and - Loading spaces shall be designed to serve all commercial land uses. Where opportunities to share loading spaces exist (e.g., loading area for the grocery store with a peak of morning deliveries and restaurants with afternoon deliveries), the off-street loading requirements will be reduced accordingly. The required on-street and off-street loading supply for the various land uses proposed within Parkmerced is presented in **Table 6**. It should be noted that for the retail and office uses, the amount of loading spaces to be provided will be based on the total square footage of the building, and not based on the size of individual tenants.

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Standard Number	**Standard**	**Block 06 Compliance**	**Implementing Standards**
04.03.01 Loading (Continued)			In general, the residential buildings are not required to provide off-street loading spaces. However, to accommodate short-term loading requirements (such as for service calls), service vehicles spaces shall be included in the residential garages. As service vehicles are sized equivalent to standard passenger cars, trucks and vans, spaces may be provided where garages have a minimum ceiling height clearance of at least eight feet, two inches. These spaces should be located on the first level of the garage, with convenient access to a residential elevator. Two on-street loading spaces shall be provided per block, as shown in **Figure 18**. These spaces could be used by pick-ups/drop-offs, or by delivery/service vehicles that would not fit within the residential garages. Move-ins and move-outs may be accommodated either through the service vehicles spaces within the residential garages, or through the on-street loading spaces. If moving vehicles cannot fit in either location (for instance, a semi-tractor trailer), special arrangements with the Parkmerced management team shall be required. Residents needing accommodations for longer moving vehicles will be required to contact the management team the Friday prior to the move-in/move-out day. Each Monday, the management team will then coordinate with the appropriate agencies (SFMTA and the San Francisco Police Department) to temporarily reserve a section of on-street parking spaces for move-in/move-out use. For the planned grocery store, at least two off-street freight loading spaces are required to accommodate the anticipated demand for the daily delivery of produce and goods. Also, two on-street loading spaces are required to accommodate pick-ups/drop-offs and taxis. In addition, the individual grocery store operator shall be required to develop a loading program to minimize disruptions to local streets and to limit the number of trucks during peak commute times. No off-street loading supply is required for the proposed office and business service land use. In general, these uses have a minimal demand for loading, usually limited to short-term deliveries or service calls. As such, all loading will be accommodated through on-street loading spaces which must be located at either the front or rear of the building.

Standard Number	Standard	Block 06 Compliance	Implementing Standards
04.03.02 Loading Spaces	The maximum number of loading spaces by use is listed in **Table 7 - Required Loading Spaces**. Residential loading spaces are provided on-street and are specifically identified on the Truck Routes and Loading Plan **(Fig. 04.03.B).** • On-street loading spaces may be used as regular vehicular parking spaces and scheduled for loading. • On-street loading spaces must be sized to accommodate vehicles up to those identified for each specific street on the Truck Routes and Loading Plan **(Fig. 04.03.B).**	1 street loading space per building tower required. 0 off-street loading spaces required. 1 street loading space per tower provided on Arballo Drive. 0 off-street loading spaces provided. **Refer to DRA A0.01**	
04.03.03 Off-Street Loading Spaces	Individual off-street loading spaces shall have a maximum width of 10 feet and a maximum vertical clearance of 16 feet.	**No off-street loading will be provided**	
04.03.04 Loading Access	Off-street loading access is not permitted along Juan Bautista Circle, Crespi Drive, Font Boulevard and Gonzalez Drive.	No off-street loading access is not provided along Gonzales Drive.	
04.03.05 Limited Impact	A maximum of one curb cut for loading and service is permitted every 250 linear feet of street frontage.	1 curb cut provided on Serrano Drive and 1 curb cut provided on Gonzales Drive.	
04.03.06 Loading Entrances	Off-street loading entrances are restricted to a maximum linear width of 24 feet for combined entrance and exit areas.	No off-street loading provided.	
04.03.07 Visual Impact	Loading and service areas must include either opaque or translucent garage door panels. Exterior wall finishes and architectural treatments must extend a minimum of 30 inches into the loading and service entries beyond the garage door. Loading entries must be well lit at night and obscure views into loading areas under daylight and night light conditions.	No off-street loading provided.	

Land Use	Maximum Parking Spaces	Off-Street Loading
Residential	1 space/building (between 0 and 199 units)	0
	2 spaces/building (over 200 du)	Service vehicle spaces should be provided within garages
Grocery Store	2 spaces	2 spaces
Retail/Office/ Professional Services	1 space/building	0

1188 JUNIPERO SERRA BOULEVARD
1198 JUNIPERO SERRA BOULEVARD
PARKMERCED - BLOCK 20, LOT 3

17 JULY 2015 | DESIGN REVIEW APPLICATION
RESPONSE TO COMMENTS

PARKMERCED OWNER LLC.

KwanHenmi

TABLE OF CONTENTS

TOWER AND UNITS

Tower (North)

	Level	Unit Type / Unit Area	J1.1 505	J1.1 555	1.1 590	1.1 635	1.1 730	2.2 835	2.2 940	2.2 990	2.2 1,100	3.25 1,250	Total Units	Net Residential	Common	Parking	Lobby	Fitness	Gross Floor Area
	Rooftop																		8,575
Residential	17		0	0	0	2	2	0	0	0	0	2	6	5,230					8,842
Residential	16		1	3	2	2	0	1	2	1	0	0	12	8,325					10,745
Residential	15		1	3	2	2	0	1	2	1	0	0	12	8,325					10,700
Residential	14		1	3	2	2	0	1	2	1	0	0	12	8,325					10,745
Residential	13		1	3	2	2	0	1	2	1	0	0	12	8,325					10,700
Residential	12		1	3	2	2	0	1	2	1	0	0	12	8,325					10,745
Residential	11		1	3	2	2	0	1	2	1	0	0	12	8,325					10,700
Residential	10		1	3	2	2	0	1	2	1	0	0	12	8,325					10,745
Residential	9		1	3	2	2	0	1	2	1	0	0	12	8,325	6,402				21,600
Residential	8		0	2	1	2	3	0	1	2	1	0	12	9,180					25,075
Residential	7		0	2	1	2	3	0	1	2	1	0	12	9,180					26,600
Residential	6		0	2	1	2	3	0	1	2	1	0	12	9,180					26,600
Residential	5		0	2	1	2	3	0	1	2	1	0	12	9,180					26,600
Lobby/Resid	4		0	5	1	2	0	0	1	2	1	0	12	8,655	782		577		26,890
Parking/Resid	3		0	2	0	1	1	0	1	1	0	0	6	4,405	507	7,417			32,675
Parking/Resid	2		0	2	0	1	1	0	1	1	0	0	6	4,405		20,923		1,410	35,530
Lobby/Resid	1		0	0	0	0	0	0	0	0	0	0	0	0	3,104	21,125	857		41,585
Parking	P1															23,996			33,505
Parking	P2															23,996			33,505
Parking	P3															21,547			33,505
		Total Units	8	41	21	30	16	8	23	20	5	2	174		10,795	119,004	1,434	1,410	
		Percentage of Total		18%			25%				21%	1%							
		TOTAL AREA																	447,592

Mid-rise (South)

Level	0.1 595	1.1 635	1.1 670	1.1 730	1.15L 830	1.1+ 840	2.2 950	2.2 1,060	3.25 1,100	Total Units	Net Residential		
Rooftop													
17													
16													
15													
14													
13													
12													
11													
10													
9													
8	2	1	2	6	0	2	0	1	0	14	10,285		
7	2	1	2	7	0	2	1	1	0	16	11,965		
6	2	1	2	7	0	2	1	1	0	16	11,965		
5	2	1	2	7	0	2	1	1	0	16	11,965		
4	2	1	2	1	0	2	0	0		8	5,575		
3	2	1	2	1	0	2	0	0	8	16	14,375		
2	0	0	0	0		0	0	0	0	0	0		
1	0	0	0	0	6	0	0	0	0	6	4,980		
P1													
P2													
P3													
Total Units	12	6	12	29	6	12	3	4	8	92		Total Units	266
Percentage of Total	5%					24%		3%	3%				
TOTAL AREA												TOTAL AREA	447,592

SITE

DS+G Appendix A Compliance	Permitted		Provided
Proposed Building Footprint	26,600		29,185*
Existing Building Footprint	44,336		44,336
Open Space	9,576 private or 12,768 semi-private		26,295
Total Parcel Area	284,881		284,881
Lot Coverage	5-30%		26%

* The project proposes a footprint of 29,185 sf, which is 2,880 square feet more than the permitted maximum development footprint of 26,600 sf."

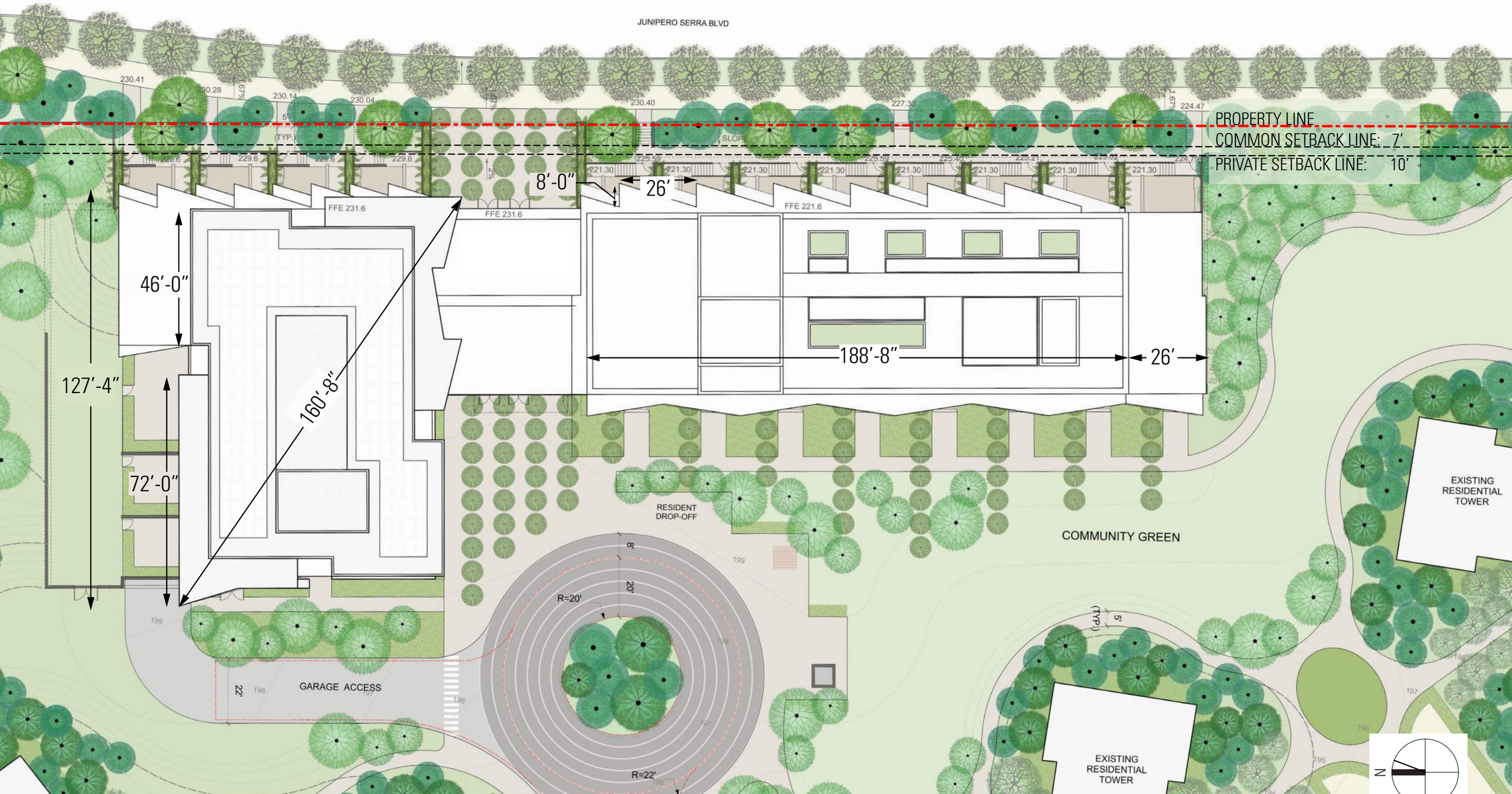
PARKING AND TRANSPORTATION

	Permitted		Provided
Bike Parking (Class I)	142		322
Bike Parking (Class II)	14		14
Parking Area	NA		119,004
Parking Spaces	**		324
Handicap Spaces	7		7
Van Spaces	1		1
Car Share Spaces	2		2
Off-Street Loading Spaces	2		2

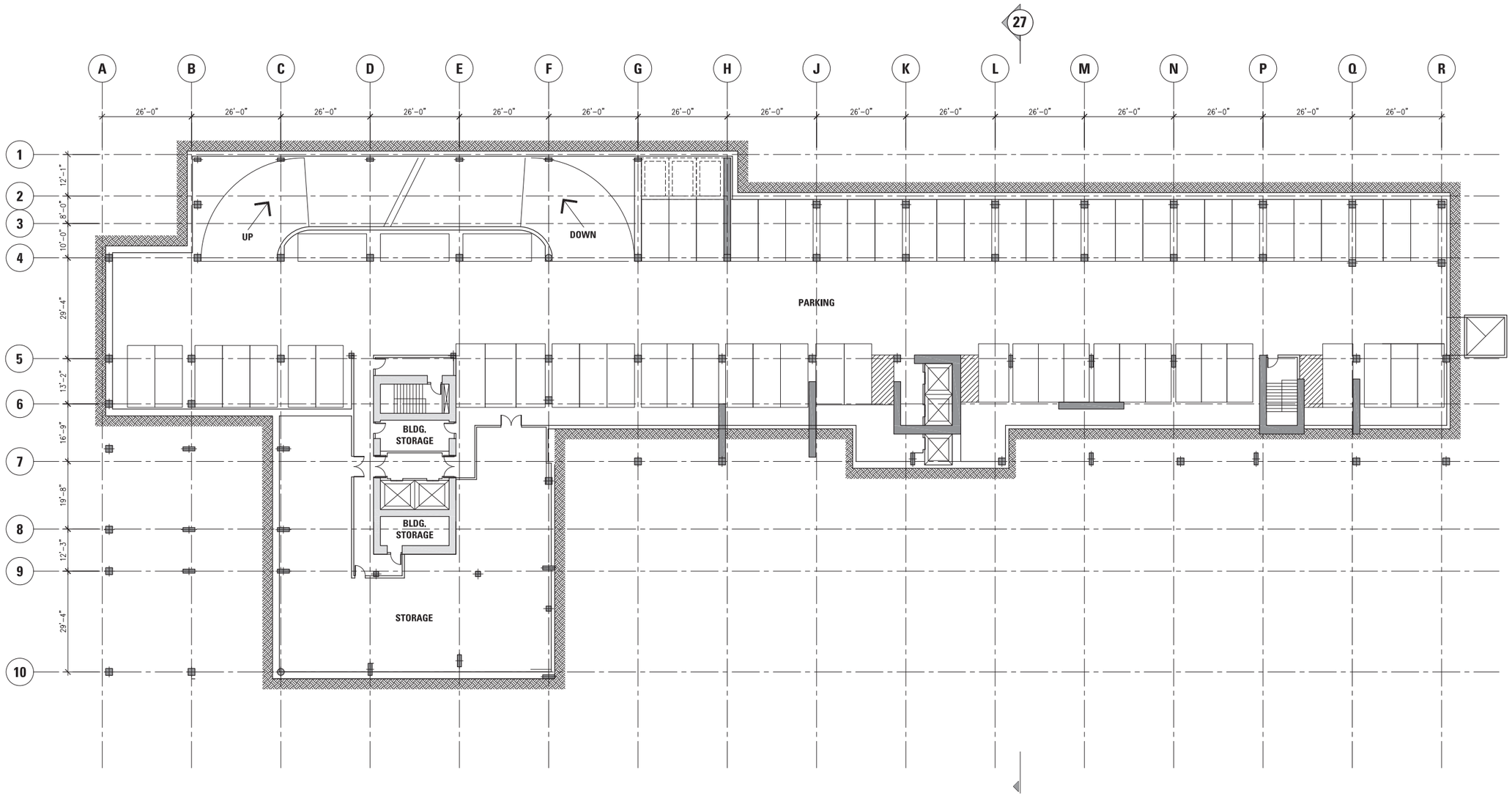
**Total number of units at completion of Phase 1B is estimated to be 4,203 units. The total parking count at the completion of Phase 1A is estimated to be 3,791. Block 20 is providing 324 new parking spaces. Block 22 is providing 297 new parking spaces and 740 existing spaces will be demolished bringing the total parking count to 3,672 which is under the permitted 1:1du maximum parking requirement.

FOOTPRINT: 29,185 SF
LOT COVERAGE: 26%

7 CLASS II BICYCLE PARKING SPACES
DATUM: +227'-0"
JUNIPERO SERRA BLVD
EXISTING STAIRS
5' PROPERTY LINE (TYP.)
SETBACK LINE
ROOF ELEVATION: 144'-0"
MECH: 154'-0"
MECH. ELEVATION: 65'-0"
ELEV.: 75'-0"
ROOF ELEVATION: 55'-0"
ROOF: 45'-0"
CHUMASERO DRIVE
EXISTING RESIDENTIAL TOWER
RESIDENT DROP-OFF
7 CLASS II BICYCLE PARKING SPACES
LOADING
COMMUNITY GREEN
5' (TYP.)
EXISTING RESIDENT DROP-OFF
66'-4"
81'-2"
GARAGE ACCESS
22'
20'
8'
R=20'
R=22'
EXISTING RESIDENTIAL TOWER
BIOSWALE
11'
8'
22'
8'
EXISTING RESIDENTIAL TOWER
COMMUNITY GARDEN
FONT BOULEVARD
EXISTING RESIDENT DROP-OFF
EXISTING RESIDENT DROP-OFF
COMMUNITY GARDEN
N


JUNIPERO SERRA BLVD
PROPERTY LINE
COMMON SETBACK LINE: 7'
PRIVATE SETBACK LINE: 10'
8'-0"
26'
188'-8"
26'
46'-0"
127'-4"
160'-8"
72'-0"
FFE 231.6
FFE 231.6
FFE 221.6
RESIDENT DROP-OFF
COMMUNITY GREEN
EXISTING RESIDENTIAL TOWER
EXISTING RESIDENTIAL TOWER
GARAGE ACCESS
22'
R=20'
R=22'
20'
8'
5' (TYP.)
N

SCALE: 1"= 30'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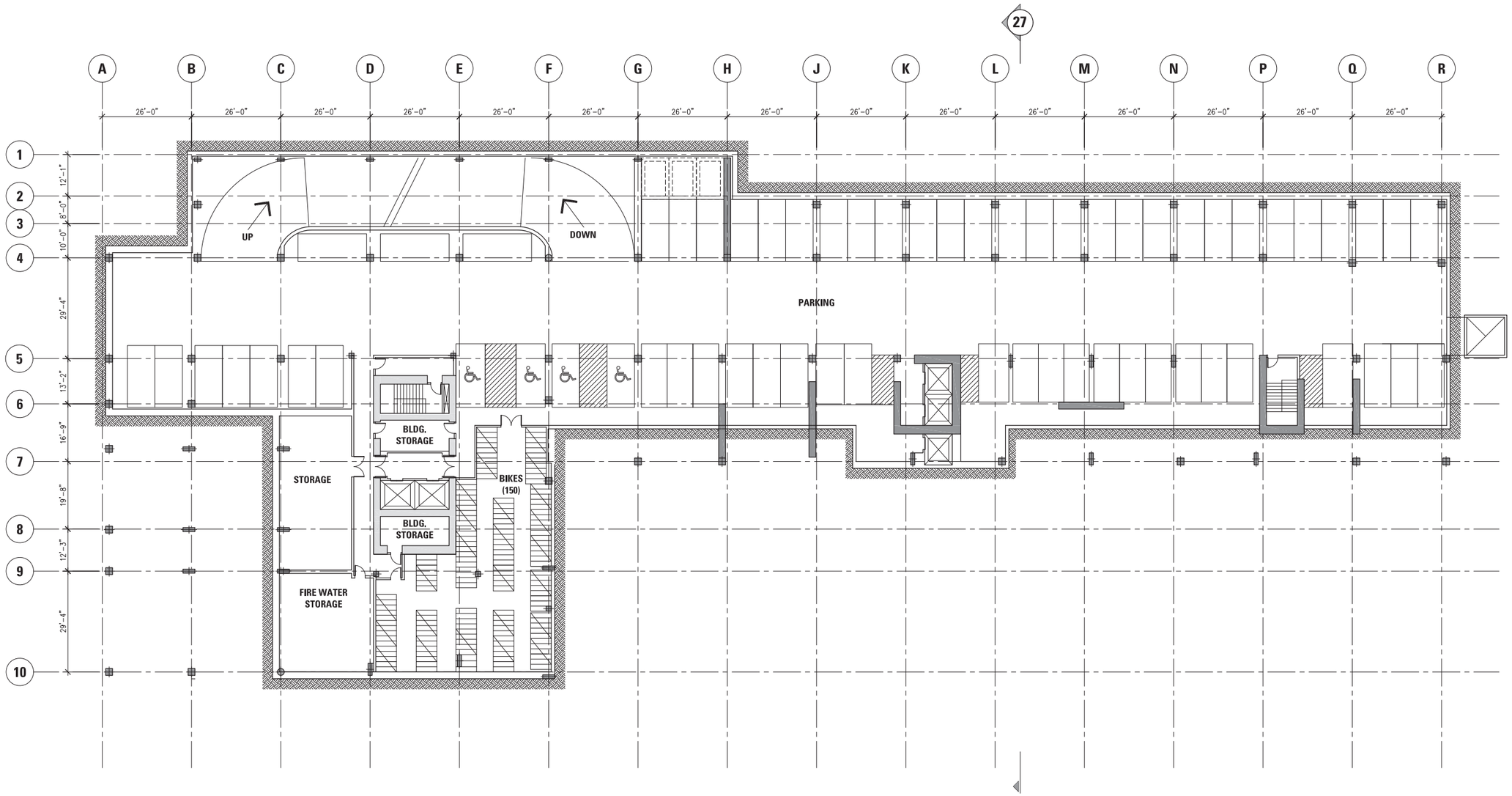
12'–1"
8'–0"
10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
UP
DOWN
PARKING
BLDG. STORAGE
BLDG. STORAGE
STORAGE

SCALE: 1/32"= 1'-0"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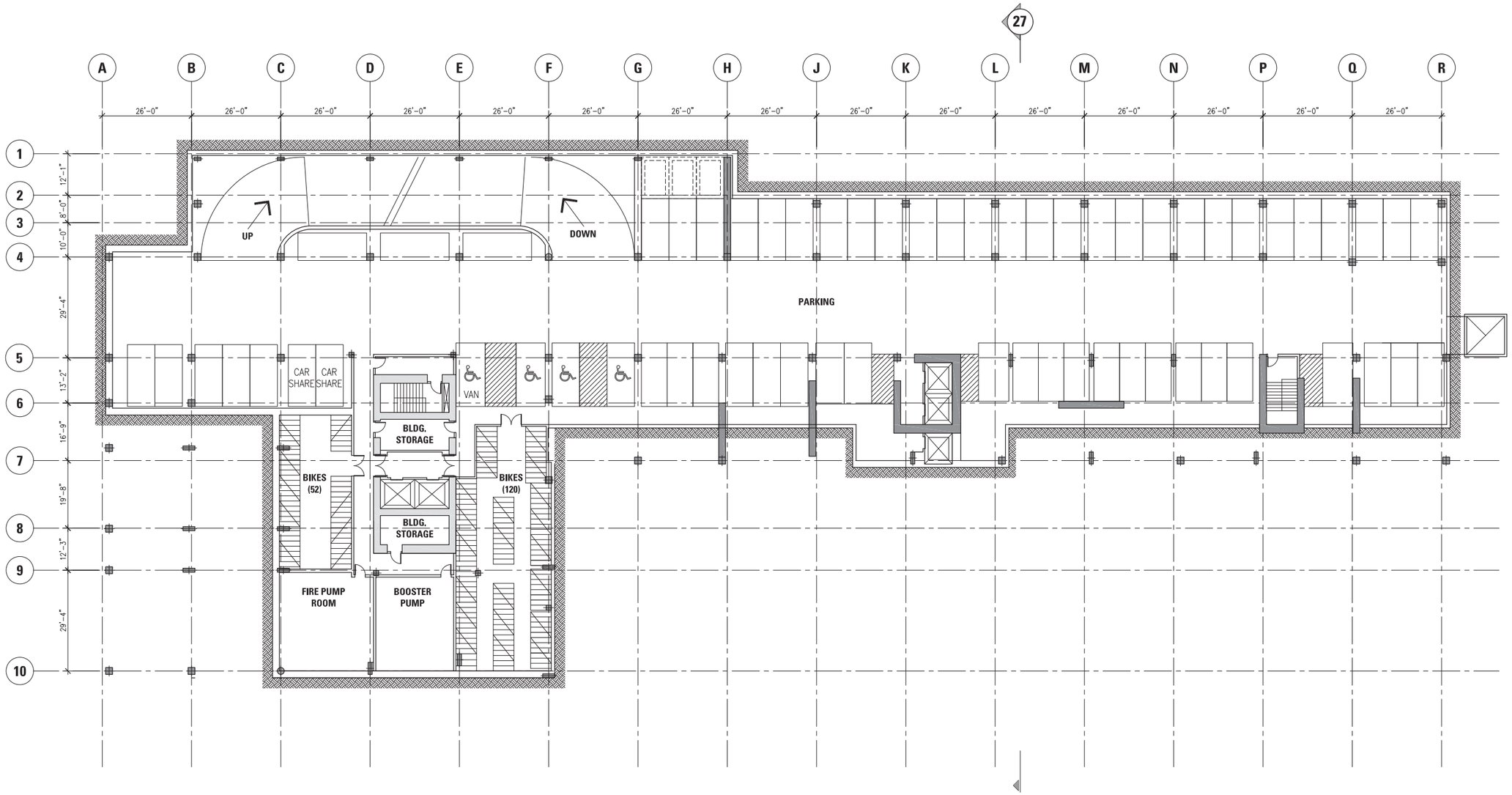
10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
UP
DOWN
PARKING
BLDG. STORAGE
STORAGE
BIKES (150)
BLDG. STORAGE
FIRE WATER STORAGE

SCALE: 1/32"= 1'-0"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26'–0"
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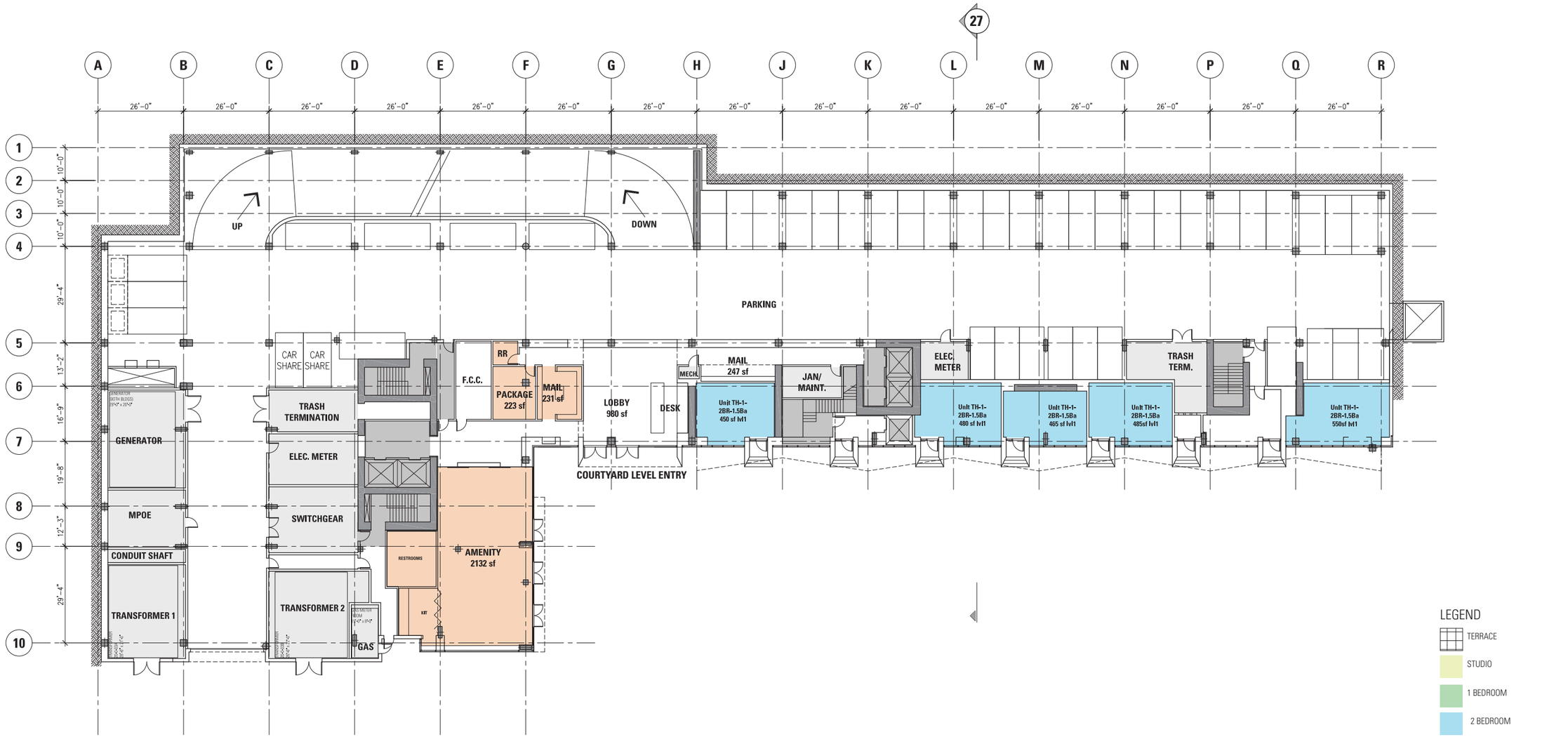
8'–0"
10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
UP
DOWN
PARKING
CAR SHARE
CAR SHARE
VAN
BLDG. STORAGE
BIKES (52)
BIKES (120)
BLDG. STORAGE
FIRE PUMP ROOM
BOOSTER PUMP

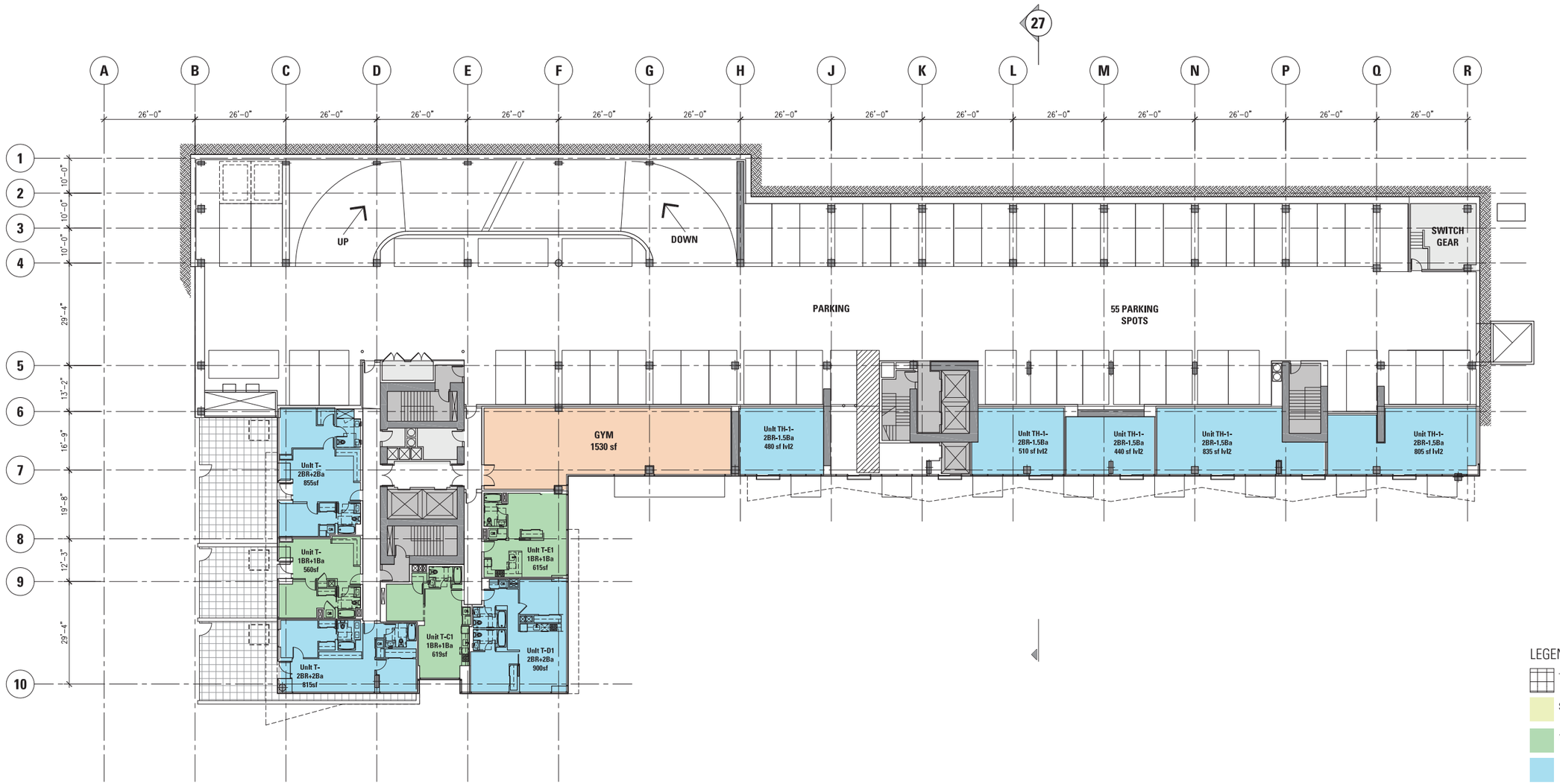
SCALE: 1/32"= 1'-0"



LEGEND

- TERRACE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- ELEVATOR & STAIRS
- UTILITY ROOMS
- AMENITIES
- 6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"



LEGEND

- TERRACE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- ELEVATOR & STAIRS
- UTILITY ROOMS
- AMENITIES
- 6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"

LEGEND

- TERRACE
- STUDIO
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- 3 BEDROOM
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- UTILITY ROOMS
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SCALE: 1/32"= 1'-0"

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- ELEVATOR & STAIRS
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- 6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"


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12'–1"
8'–0"
10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
Unit L-C1-E
2BR+2Ba
1070 sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B3-E
1BR+1Ba
840 sf
Unit T-E3
1BR+1Ba
695sf
T-Unit-G1-E
1BR-1Ba
530sf
Unit A1
1BR+1Ba
655sf
Unit T-A1-E
1BR+1Ba
640sf
Unit T-A2-E
1BR+1Ba
620sf
Unit T-E1
1BR+1Ba
575sf
Unit T-C1
1BR+1Ba
575sf
Unit D2
2BR+2Ba
1000sf
T-Unit B-1-E
2BR+2Ba
970sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B2-E
1BR+1Ba
650 sf
Unit L-C3-E
2BR+2Ba
935 sf
Unit L-D1-E
1BR+1Ba
780 sf
Unit L-E1-E
STUDIO
675 sf
Unit L-E1-E
STUDIO
685 sf
Unit L-F2-E
1BR+1Ba
800sf
Unit L-F1-E
1BR+1Ba
820sf
Unit L-F2-E alt
1BR+1Ba
805sf
Unit L-E1-E alt
STUDIO
705 sf
Unit L-D2-E
1BR+1Ba
780 sf
LEGEND
TERRACE
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
ELEVATOR & STAIRS
UTILITY ROOMS
AMENITIES
6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"


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10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
Unit L-C1-0
2BR+2Ba
1060 sf
Unit L-B1-0
1BR+1Ba
760 sf
Unit L-B1-0
1BR+1Ba
760 sf
T-Unit-B3-0
1BR-1Ba
795sf
T-Unit E3
1BR+1Ba
670sf
Unit T-G1-0
1BR-1Ba
565sf
Unit T-A1-0
1BR+1Ba
620sf
Unit T-A1-0
1BR+1Ba
620sf
Unit T-A2-0
1BR+1Ba
640sf
Unit T-E2
1BR+1Ba
575sf
Unit T-C1
1BR+1Ba
575sf
Unit T-D2
2BR+2Ba
1000sf
Unit T-B1-0
2BR+2Ba
985sf
Unit L-C1-0
2BR+2Ba
1060 sf
Unit L-B1-0
1BR+1Ba
760 sf
Unit L-B1-0
1BR+1Ba
760 sf
Unit L-B1-0
1BR+1Ba
760 sf
Unit L-B1-0
1BR+1Ba
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Unit L-B1-0
1BR+1Ba
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Unit L-B1-0
1BR+1Ba
760 sf
Unit L-B1-0
1BR+1Ba
760 sf
Unit L-C3-0
2BR+2Ba
730 sf
Unit L-D1-0
2BR+1Ba
780 sf
Unit L-E2-0
STUDIO
740 sf
Unit L-E1-0
STUDIO
670 sf
Unit L-F1-0
1BR+1Ba
820sf
Unit L-F2-0
1BR+1Ba
800sf
Unit L-F1-0 alt
1BR+1Ba
840sf
L-Unit-E1-0 alt
STUDIO
655 sf
Unit L-D1-0
1BR+1Ba
1000 sf
LEGEND
TERRACE
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
ELEVATOR & STAIRS
UTILITY ROOMS
AMENITIES
6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"


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26'–0"
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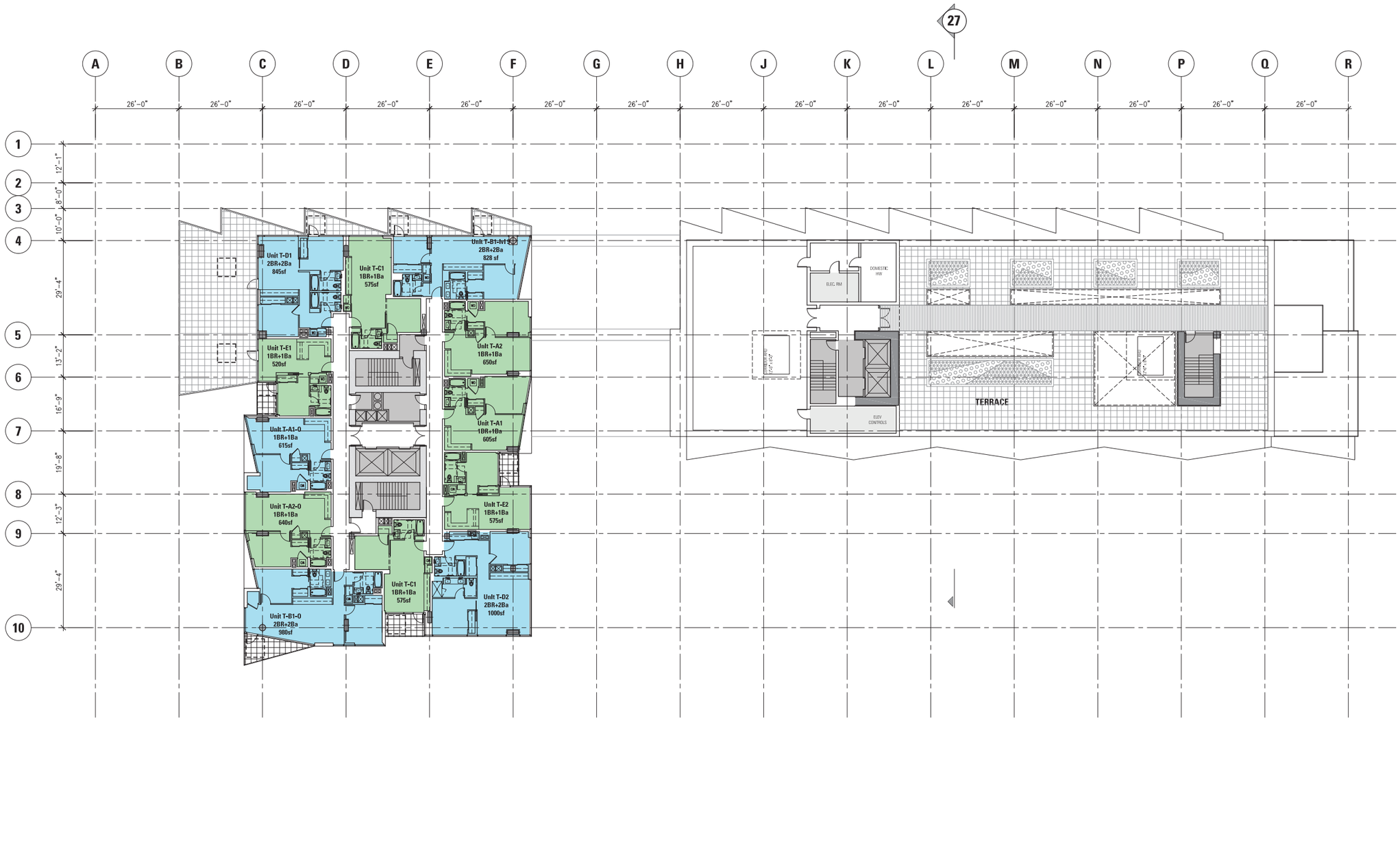
10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
Unit L-C2-E
2BR+2Ba
1165sf
Unit L-B1-E
1BR+1Ba
760 sf
Unit L-B3-E
1BR+1Ba
840 sf
Unit T-E3
1BR+1Ba
695sf
T-Unit-G1-E
1BR-1Ba
530sf
Unit T-A1-E
1BR+1Ba
640sf
Unit A1
1BR+1Ba
655sf
Unit T-A2-E
1BR+1Ba
620sf
Unit T-E1
1BR+1Ba
575sf
Unit T-C1
1BR+1Ba
575sf
Unit D2
2BR+2Ba
1000sf
T-Unit B-1-E
2BR+2Ba
970sf
Unit L-C1-E
2BR+2Ba
1070 sf
Unit L-D1-E
1BR+1Ba
780 sf
Unit L-E1-E
STUDIO
675 sf
Unit L-E1-E
STUDIO
685 sf
Unit L-F2-E
1BR+1Ba
800sf
Unit L-F1-E
1BR+1Ba
820sf
Unit L-F2-E alt
1BR+1Ba
805sf
Unit L-E1-E alt
STUDIO
770 sf
Unit L-_-E
1BR+1Ba
770 sf
LEGEND
TERRACE
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
ELEVATOR & STAIRS
UTILITY ROOMS
AMENITIES
6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"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26'–0"
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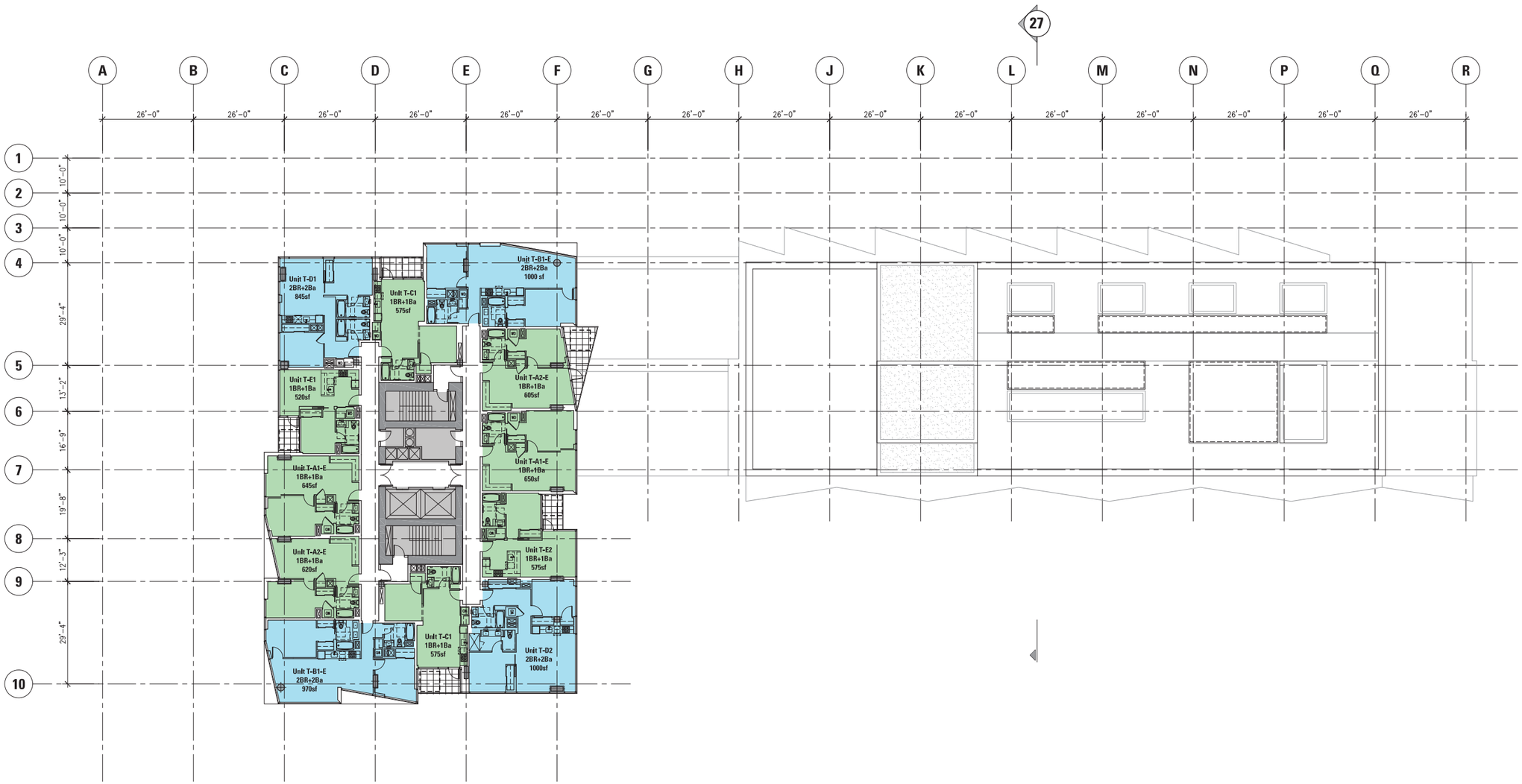
12'–1"
8'–0"
10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
Unit T-D1
2BR+2Ba
845sf
Unit T-C1
1BR+1Ba
575sf
Unit T-B1-H1
2BR+2Ba
828 sf
Unit T-E1
1BR+1Ba
520sf
Unit T-A2
1BR+1Ba
650sf
Unit T-A1-O
1BR+1Ba
615sf
Unit T-A1
1BR+1Ba
605sf
Unit T-A2-O
1BR+1Ba
640sf
Unit T-E2
1BR+1Ba
575sf
Unit T-C1
1BR+1Ba
575sf
Unit T-D2
2BR+2Ba
1000sf
Unit T-B1-O
2BR+2Ba
980sf
ELEC. RM
DOMESTIC H/W
TERRACE
ELEV CONTROLS
LEGEND
TERRACE
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
ELEVATOR & STAIRS
UTILITY ROOMS
AMENITIES
6' x 6' BALCONY CLEARANCE

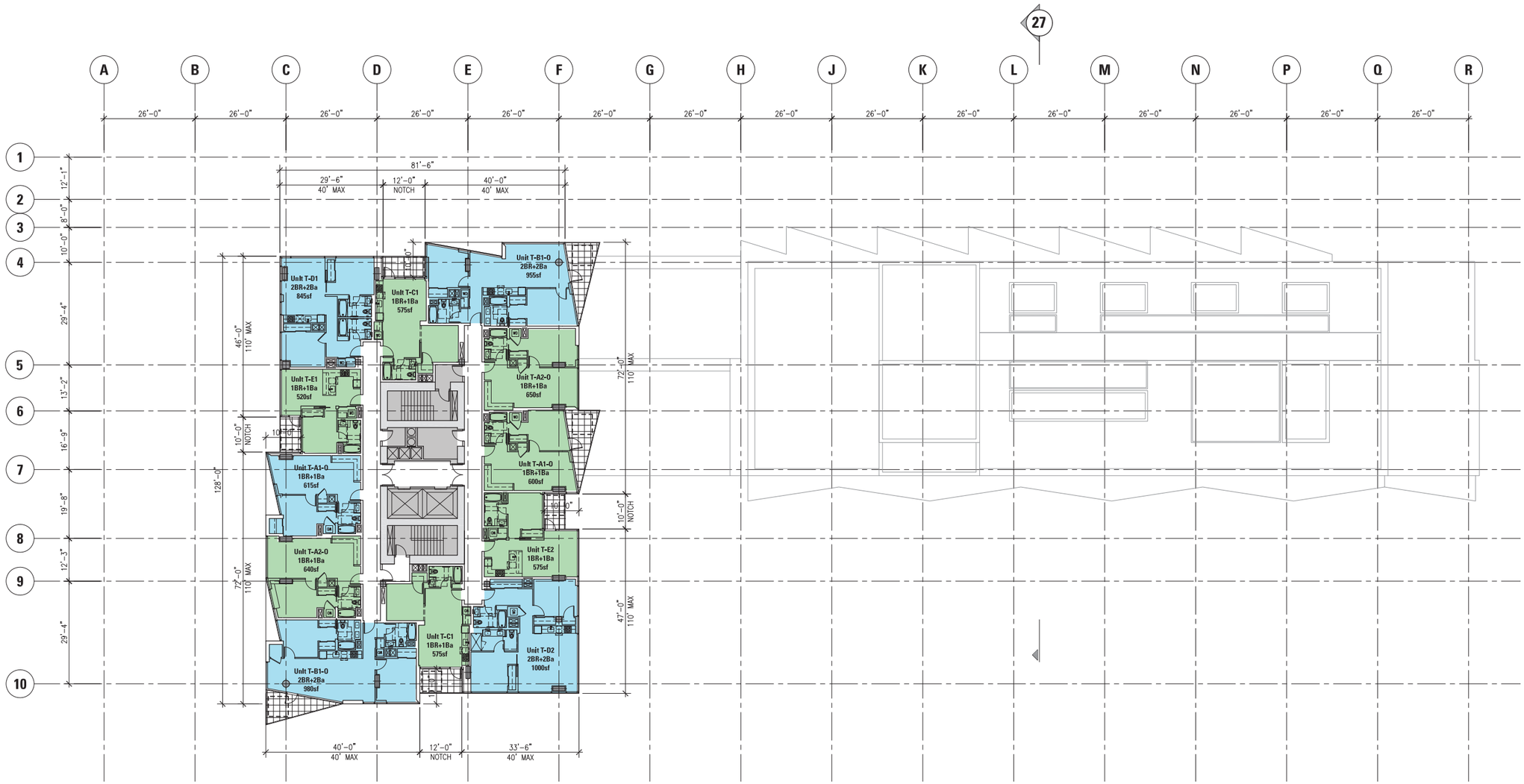
SCALE: 1/32"= 1'-0"



LEGEND

- TERRACE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- ELEVATOR & STAIRS
- UTILITY ROOMS
- AMENITIES
- 6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"



LEGEND

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- 1 BEDROOM
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- 3 BEDROOM
- ELEVATOR & STAIRS
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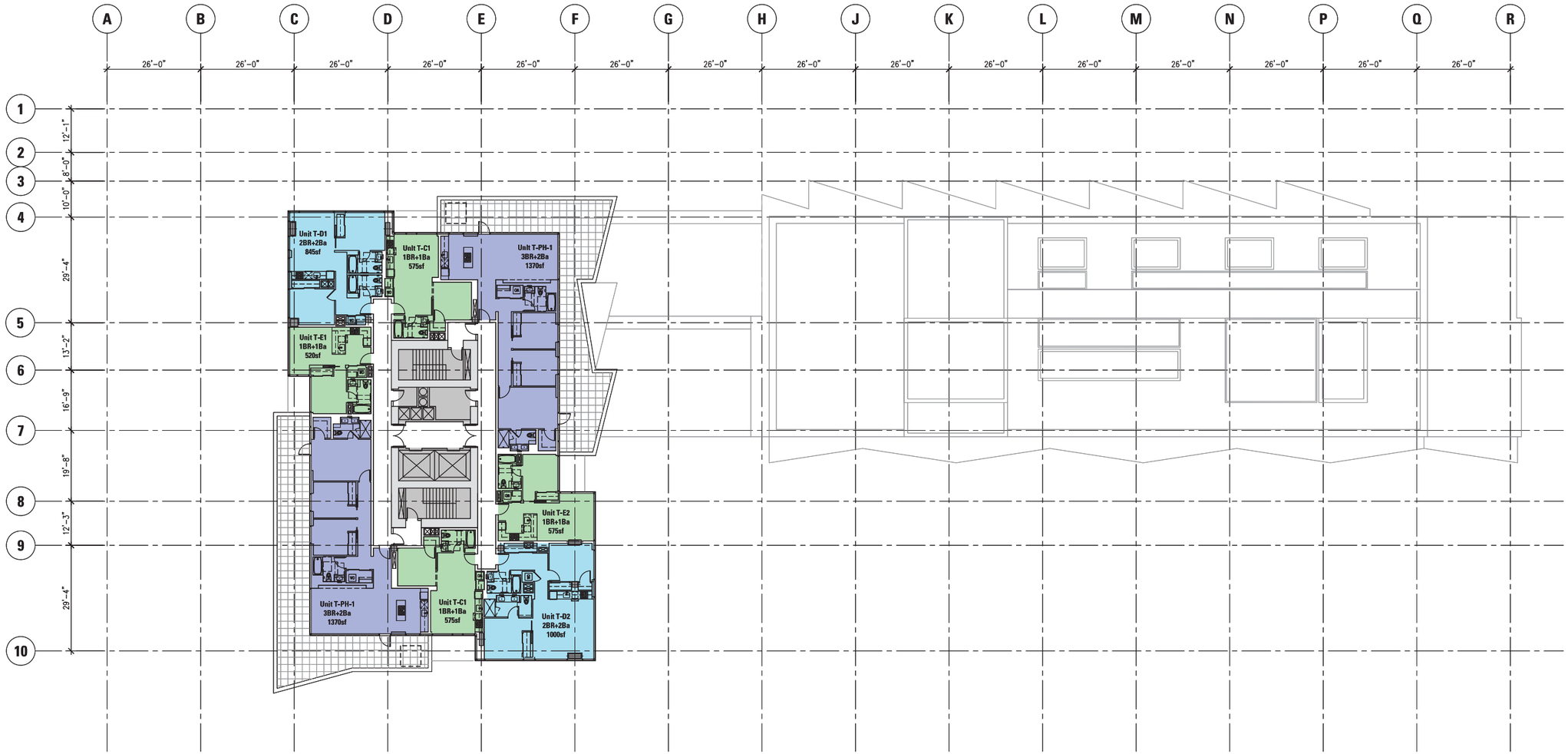
SCALE: 1/32"= 1'-0"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26'–0"
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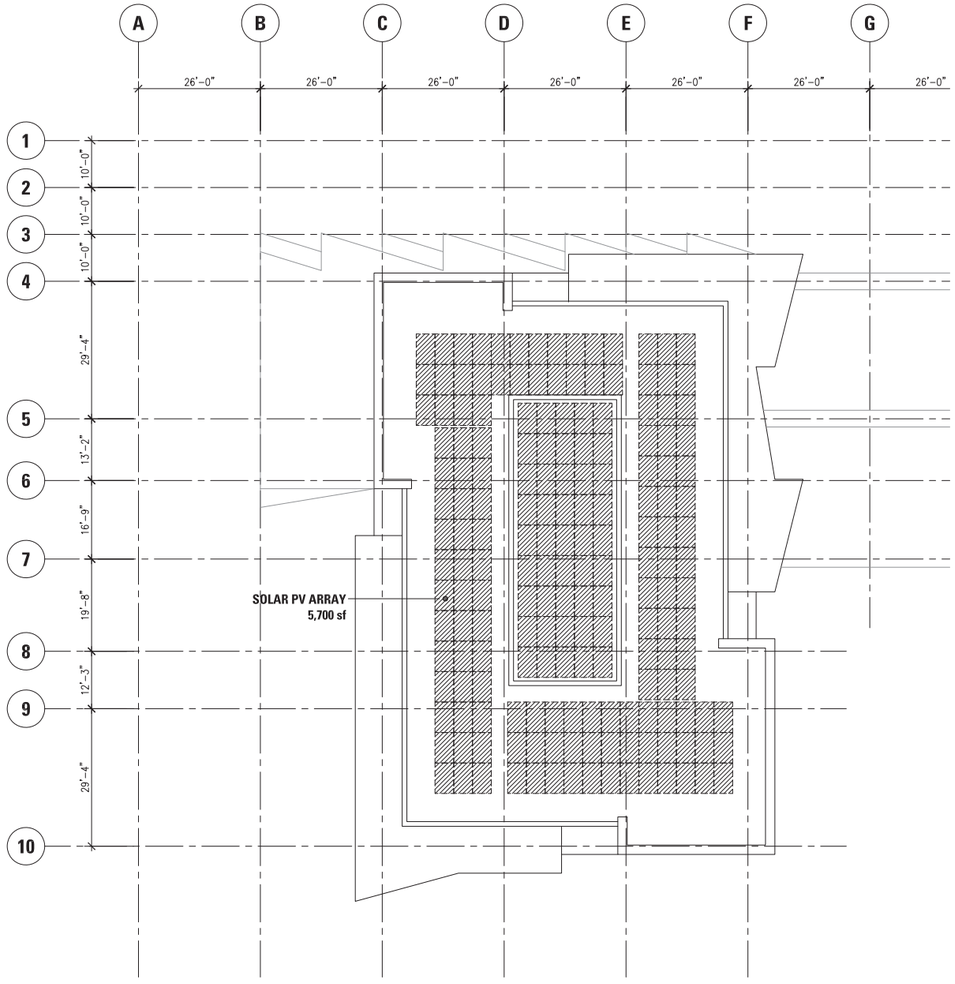
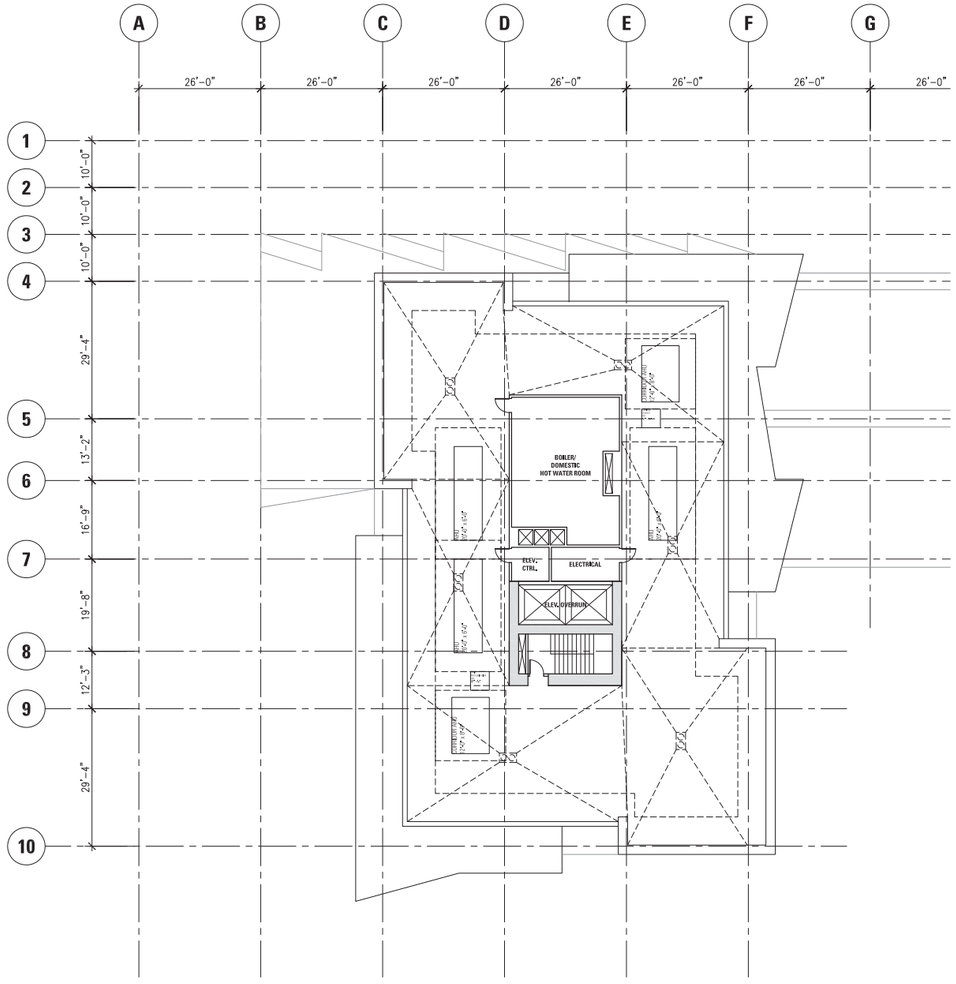
12'–1"
8'–0"
10'–0"
29'–4"
13'–2"
16'–9"
19'–8"
12'–3"
29'–4"
Unit T-D1
2BR+2Ba
845sf
Unit T-C1
1BR+1Ba
575sf
Unit T-PH-1
3BR+2Ba
1370sf
Unit T-E1
1BR+1Ba
520sf
Unit T-E2
1BR+1Ba
575sf
Unit T-PH-1
3BR+2Ba
1370sf
Unit T-C1
1BR+1Ba
575sf
Unit T-D2
2BR+2Ba
1000sf
LEGEND
TERRACE
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
ELEVATOR & STAIRS
UTILITY ROOMS
AMENITIES
6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"





LEGEND

- TERRACE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- ELEVATOR & STAIRS
- UTILITY ROOMS
- AMENITIES
- 6' x 6' BALCONY CLEARANCE

SCALE: 1/32"= 1'-0"


Glass - Spandrel
Glass - Clear Vision
Panelized Cladding
- White
Panelized Cladding
- Grey
Wood Veneer
Phenolic Panel


145'-0"
MAX HEIGHT LIMIT
HIGH-RISE
144'-0"
ROOF T.O.C.
T.O. PARAPET
10'-0" APPARENT
CHANGE IN HEIGHT
T.O. PARAPET
0'-0"
SITE DATUM
1 PANEL
2 VISION GLASS
3 SPANDREL GLASS
4 LAMINATED GLASS GUARDRAIL
5 PHENOLIC WOOD VENEER PANEL
6 MIX OF SPANDREL AND VISION GLASS

1 PANEL

2 VISION GLASS

3 SPANDREL GLASS

4 LAMINATED GLASS GUARDRAIL

5 GREEN ROOF

6 MIX OF SPANDREL AND VISION GLASS

7 PHENOLIC WOOD PANEL


145'-0"
MAX HEIGHT LIMIT
HIGH-RISE
144'-0"
ROOF T.O.C.
65'-0"
MAX HEIGHT LIMIT
LOW-RISE
55'-0"
ROOF T.O.C.
0'-0"
SITE DATUM
1
T.O. PARAPET
10'-0" APPARENT
CHANGE IN HEIGHT
T.O.PARAPET
3
2
6
5
1
2
1 PANEL
2 VISION GLASS
3 SPANDREL GLASS
4 LAMINATED GLASS
GUARDRAIL
5 GREEN ROOF
6 MIX OF SPANDREL
AND VISION GLASS


1 PANEL
2 VISION GLASS
3 SPANDREL GLASS
4 LAMINATED GLASS GUARDRAIL
5 GREEN ROOF
6 MIX OF SPANDREL AND VISION GLASS
145'-0" MAX HEIGHT LIMIT HIGH-RISE
144'-0" ROOF T.O.C.
T.O. PARAPET
T.O.PARAPET
10'-0" APPARENT CHANGE IN HEIGHT
65'-0" MAX HEIGHT LIMIT LOW-RISE
55'-0" ROOF T.O.C.
0'-0" SITE DATUM


144'-0"
ROOF T.O.C.
134'-0"
LEVEL 17 T.O.C.
124'-0"
LEVEL 16 T.O.C.
114'-0"
LEVEL 15 T.O.C.
104'-0"
LEVEL 14 T.O.C.
94'-0"
LEVEL 13 T.O.C.
84'-0"
LEVEL 12 T.O.C.
74'-0"
LEVEL 11 T.O.C.
64'-0"
LEVEL 10 T.O.C.
54'-0"
LEVEL 9 T.O.C.
44'-0"
LEVEL 8 T.O.C.
34'-0"
LEVEL 7 T.O.C.
24'-0"
LEVEL 6 T.O.C.
14'-0"
LEVEL 5 T.O.C.
4'-0"
LEVEL 4 T.O.C.
0'-0"
SITE DATUM
-6'-0"
LEVEL 3 T.O.C.
-16'-0"
LEVEL 2 T.O.C.
-30'-0"
LEVEL 1 T.O.C.
-39'-0"
LEVEL P1 T.O.C.
-48'-0"
LEVEL P2 T.O.C.
-57'-0"
LEVEL P3 T.O.C.
MECH.
10'-0"
VEGETATED TERRACE
10'-0"
4'-0"
4'-0"
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
TOWNHOUSE
COURTYARD
LOFT UNIT
PARKING
PARKING
PARKING
PARKING
PARKING
PROPERTY LINE
JUNIPERO SERRA

FACING SOUTH FROM 19TH AVE

FACING SOUTH WEST ACROSS THE STREET ON JUNIPERO SEERRA

FACING SOUTH WEST ACROSS THE STREET ON 19TH AVE.

FACING SOUTH-EAST ON 19TH AVE.

FACING WEST FROM JUNIPERO SERRA

ADJACENT BUILDINGS ON NORTH SIDE OF COMPLEX ACROSS FELIX

FACING NORTH EAST BETWEEN AJACENT BUILDINGS FROM CAMBON

FACING EAST ON CAMBON

Parkmerced Block 20 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			06.29.2015
Standard Number	**Standard**	**Block 20 Project Compliance**	**Implementing Standards**
03.01.01 Sustainability Performance	All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.	Block 20 will comply with all Parkmerced Sustainability Plan requirements. Refer to the Sustainability checklist.	
03.02.01 - 03.02.02 Lot Coverage	Lot coverage is calculated for each development block and is specifically listed in **Appendix A of the Design Standards and Guidelines - Regulating Plan.**	For Block 20, the building footprints should comprise 5-30% of the lot. If the connector is approved and included, the actual lot coverage is 29,185 + 44,336 (existing building) /284,881 (total parcel area) = 26%. See diagram page 47. The project sponsor respectfully requests a minor modification from the Parkmerced Design Standards and Guidelines pursuant to Planning Code section 249.64(c)(3) to increase the permitted building footprint by 1,500 sf and a terrace of 1,380 sf to permit the shared lobby and amenity space for a total of 29,185 sf. A maximum development footprint of 26,600 sf is permitted. The permitted building lot coverage per Sections 03.02.0 and 03.02.02, and Appendix A of the Design Standards and Guidelines is 26,600 sf. The proposed 2,880 sf addition would increase the Project lot coverage by 2,585 sf, which is less than a ten percent deviation than permitted by Sections 03.02.0 and 03.02.02, and Appendix A of the Design Standards and Guidelines, and therefore requested as a minor modification. See diagram page 65.	Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area. Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in Section 03.05 Building Controls - Setback are not included in the total enclosed building footprint area calculation. However, those portions of a pedestrian paseo that pass below occupied building area must be included in the total building footprint area. (03.02.02)
03.02.03 Usable Open Space	48 square feet of common open space or 36 square feet of private open space per unit. Both common and private open spaces must have a minimum dimension of 6 feet in any direction.	Complies. We selected to comply with the private useable open space, which is 36sf x 266 = 9,576 sf. There are 90 balconies x 36sf = 3,240sf plus 27 private unit terraces x 440sf = 11,880sf for a total of 15,120sf private useable open space which exceeds the minimum 9,576 sf. All balconies meet the minimum dimension requirements as shown per plans pages 6-20. Common open space is 48sf x 266 = 12,768 sf. Level 1 amenity courtyard is 2,900 sf, Level 4 deck is 1,368 sf, and Level 9 roof terrace is 6,287 sf for a total of 10,555 sf common open space. We have selected to comply with the private open space requirement. Common open spaces and private open spaces are highlighted on the plans pages 6-20.	Courtyards and rooftop terraces shall count towards the provision of common open space. Setback areas, balconies and decks shall count towards the provision of private open space.
03.03.01 Maximum Height	Building height shall not exceed the maximum height as shown on the **Maximum Height Plan (Fig. 03.03.C)**.	Complies. **High-rise:** For Block 20, the maximum height for the high-rise is 145ft for a plan length of 140ft. The current height provided is 144ft for a length of 128ft. **Low-rise:** The maximum height for the low-rise is 65ft for a length of 200ft. The current height provided is 55ft for a length of 189ft. When the length reaches 200ft, the height reduces to the allowed 45ft for a length of 26ft. See diagrams pages 48, 49, 50, and 51.	Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit. (03.03.05) Those portions of a building that may project above the maximum height limit are: • Parapets up to 4 feet in height. • Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. • For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height. (03.03.06) Height limits are to be measured from the back of sidewalk grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade **(Fig. 03.03.A).** (03.03.02) Sloped roofs, in excess of 30 degrees from the horizontal, are to be measured to the midpoint of the vertical dimension of the roof. (03.03.03)

<table>
<tr><th>Standard Number</th><th>Standard</th><th>Block 20 Project Compliance</th><th>Implementing Standards</th></tr>
<tr><td>03.03.04
Appropriate Scale</td><td>Residential buildings that are no greater than 35 feet in height must be located along a public right-of-way or easement that is no more than 45 feet in width.</td><td>NA. All Block 20 Residential building heights are above 35’-0”</td><td></td></tr>
<tr><td>03.03.06
Projections</td><td>Those portions of a building that may project above the maximum height limit are:
•Parapets up to 4 feet in height.
•Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height.
•For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height.</td><td>Complies. The parapets are 4ft in height. The mechanical enclosures are 10ft in height and will be limited to less than 20% of the roof area (see calculations below). There are no wall plane extensions. The elevator for the high-rise stops a level below the roof and fits within the 10ft height allowed. The elevator for the low-rise stops at the roof which is one story below the max height so it fits within the 10ft height allowed. See diagram page 52.

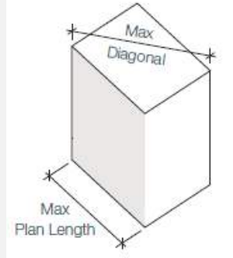
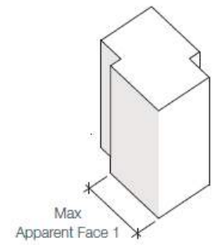
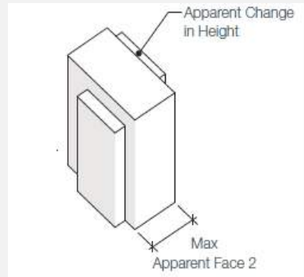
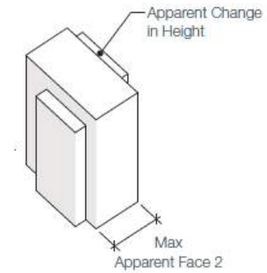
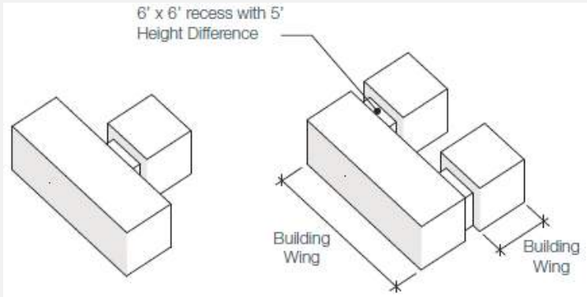
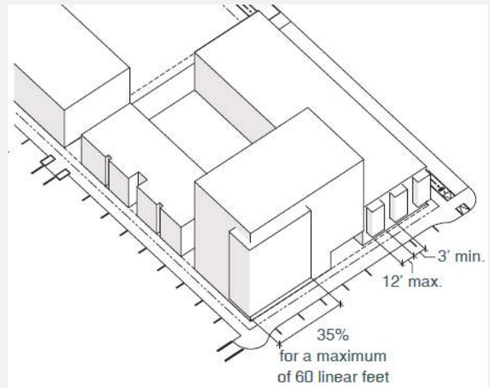
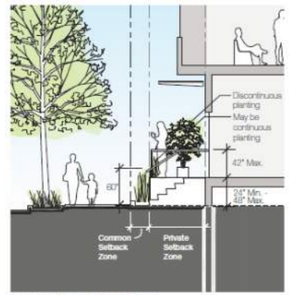
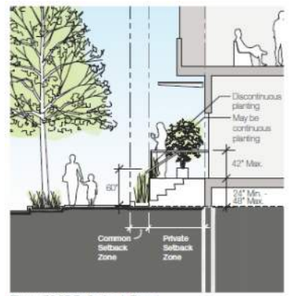
Low-rise roof: 1,995 sf mech area/13,382 sf roof area = 15% which is less than 20%
High-rise roof: 1,488 sf mech area/8,575 sf roof area = 17% which is less than 20%</td><td></td></tr>
<tr><td>03.04.02
Maximum Plan Dimension</td><td><table><tr><th>Building Height</th><th>Max Plan Length</th></tr><tr><td>Up to 35’</td><td>NA</td></tr><tr><td>36’ – 45’</td><td>NA</td></tr><tr><td>46’ – 85’</td><td>200’</td></tr><tr><td>86’ – 145’</td><td>140’</td></tr></table></td><td>Complies.
High-rise: Where the high-rise is 144ft in height, the plan length is 128ft.
Low-rise: Where the low-rise is 55ft in height, the plan length is 189ft. The max plan length for the portion of mid-rise below 45’ is NA.
See diagrams pages 49 and 51.</td><td></td></tr>
<tr><td>03.04.03
Maximum Diagonal</td><td><table><tr><th>Building Height</th><th>Max Diagonal</th></tr><tr><td>Up to 35’</td><td>NA</td></tr><tr><td>36’ – 45’</td><td>NA</td></tr><tr><td>46’ – 85’</td><td>NA</td></tr><tr><td>86’ – 145’</td><td>170’</td></tr></table></td><td>Complies.
High-rise: The project is 144 ft in height with diagonals of 161ft and 145ft which is less than the maximum plan diagonal 170 ft.
Low-rise: NA as the building is less than 86’ in height
See diagrams pages 53 and 54.</td><td> 

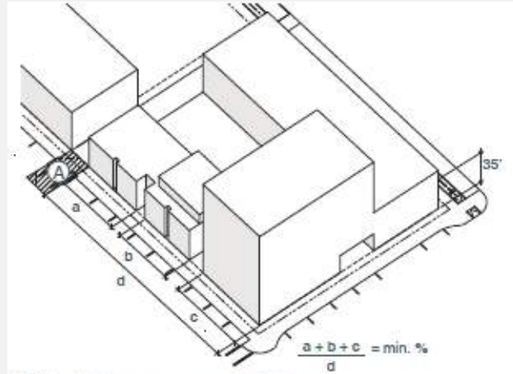
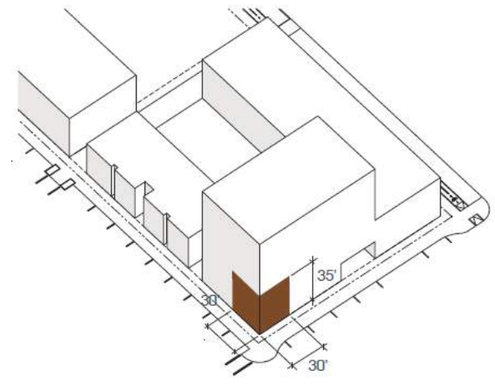
Figure 03.04.A:
Maximum Plan Length and Diagonal</td></tr>
</table>

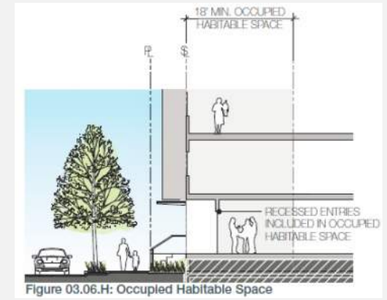
Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.04.04 Maximum Apparent Face 1	Face 1: The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.B – Maximum Apparent Face 1**. **Building Height** / **Max Apparent Face 1** Up to 35’ / 30’ 36’ – 45’ / 120’ 46’ – 85’ / 80’ 86’ – 145’ / 110’	Complies. **High-rise:** The apparent face 1 for the high-rise is 79ft less than the 110ft required. **Low-rise:** The apparent face 1 for the low-rise at 55ft height is 26ft less than the 80ft required. The apparent face 1 for the low-rise at 45ft height is 26ft less than the 120ft required. See diagrams pages 55, 56 and plans pages 13,19.	 Figure 03.04.B: Maximum Apparent Face 1
03.04.05 Maximum Apparent Face 2	Face 2: The maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.C – Maximum Apparent Face 2 and Apparent Change in Height.** **Building Height** / **Max Apparent Face 2** Up to 35’ / NA 36’ – 45’ / 80’ 46’ – 85’ / 40’ 86’ – 145’ / 40’ **Building Height** / **Max Apparent Face 2** / **Change in Apparent Face** Up to 35’ / NA / Minimum 1’ deep x 1’ wide notch (or) Minimum 2’ offset of building massing 36’ – 45’ / 80’ / Minimum 2’ deep x 3’ wide notch (or) Minimum 2’ offset of building massing 46’ – 85’ / 40’ / Minimum 5’ deep x 5’ wide notch (or) Minimum 5’ offset of building massing 86’ – 145’ / 40’ / Minimum 10’ deep x 10’ wide notch (or) Minimum 10’ offset of building massing	Complies. **High-rise:** The apparent face 2 for the high-rise is 38ft less than the 40ft required. **Low-rise:** The apparent face 2 for the low-rise at 55ft height is 40ft which is the max required. The apparent face 2 for the low-rise at 45ft height is 70ft less than the 80ft required. See diagram pages 57, 58 and plans pages 13,19. Regarding change in apparent faces: **High-rise:** For the high-rise tower at 144ft, 10’x10’ notches are required and provided for lengths longer than 110ft and 40ft. **Low-rise:** For the low-rise tower at 55ft at apparent face 1, an 8’ offset is provided, where only a 5’ offset is required for lengths longer than 80ft. For the low-rise tower at 55ft at apparent face 2, a 5’x8’ notch is provided, where only a 5’x5’ notch is required for lengths longer than 40ft. See diagrams pages 55-58 and plans pages 13,19.	 Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.04.06 Apparent Change in Height	All buildings taller than 85 feet shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.04.05.	Complies. **High-rise:** There is a 10ft apparent change in height in the high-rise which is taller than 85ft. See diagram page 59, plan on page 20, and elevations on pages 23-26. **Low-rise:** Less than 85ft therefore requirement does not apply.	 Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height
03.04.07 Compound Shape Buildings.	Compound shaped buildings comprised of building wings including, but not limited to, 'L', 'T', 'U' or 'E' shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building.	NA. The building is not a compound shape.	 Figure 03.04.D: Compound Shapes
03.04.08 Tower Separation	Buildings taller than 105 feet shall maintain a minimum distances of 45 feet clear from any portion of another building taller than the 105 feet.	Complies. **High-rise:** The 144ft high-rise maintains a distance larger than 45ft to other buildings at 68ft and 81ft. See diagram page 60. **Low-rise:** Less than 105ft.	
03.05.01 - 03.05.02 Setback Plan	Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan **(Fig. 03.05.B)**. The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.	Complies. The building is not located within the 20ft setback along Felix or within the 10ft setback along Junipero Serra. See diagram page 61 and site plan on page 4.	
03.05.03 Common v. Private Setback	Building setbacks are divided into common and private setback areas **(Fig. 03.05.C)**. Setback dimensions are as follows: • 0' Setback / no common setback area • 6'-6" Setback / 1'-6" common setback area • 8' Setback / 2' common setback area • 10' Setback / 3' common setback area • 20' Setback / 10' common setback area	Complies. Planted buffer space is provided for ground floor dwelling units. See diagram page 61 and site plan on page 4.	Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner's association. Stairs and stoops are excluded from the common area requirement and may extend into the common area as indicated in **Figure 03.05.C - Setback Control Sections**.

Parkmerced Block 20 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			06.29.2015
Standard Number	**Standard**	**Block 20 Project Compliance**	**Implementing Standards**
03.05.04 Occupied Building Area	Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in **Figure 03.05.C - Setback Control Sections.** Occupied building encroachments and projections may extend into the public right-of-way and setback, respectively, for a maximum of 55% of the length of the street frontage. Up to 35% of the building face area may encroach into the public right-of-way and/or project into the setback for a maximum of 60 linear feet parallel to the street frontage. The remaining 20% is limited to segments no greater than 12 feet in width. Individual encroachments/projections must have a minimum horizontal separation of 3 feet parallel to the street frontage **(Fig. 03.05.A - Occupied Building Area).**	NA. The building area does not encroach into the public right-of-way nor does it project into the setback.	 Figure 03.05.A: Occupied Building Area
03.05.05 Active Use Projection	Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use.	NA. No active use building mass provided within building setbacks.	Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor. Commercial Base Requirements - Section 03.08 will apply.
03.05.06 Encroachments + Projections	Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in **Figure 03.05.C – Setback Control Sections**.	NA. There are no encroachments into the public right-of-way or setbacks.	
03.05.07 Permitted Obstructions	Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in **Figure 03.05.C – Setback Control Sections.**	NA. There are no building obstructions within the building setbacks.	
03.05.08 Basement Levels	Basement Levels of buildings are permitted to project into the setback as indicated in **Figure 03.05.C – Setback Control Sections**; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.	NA. The basement provided does not encroach in or underneath the building setbacks.	
03.05.09 Transition	All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semi- private courtyards with private yards, porches, and primary living spaces.	Complies. New construction at Block 20 will comply with all 03.05.09 transition requirements. Private yards or porches are provided.	
03.05.10 Planting	Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.	New Construction at Block 20 will comply with all 03.05.10 planting requirements. Refer to PWP landscape documentation.	

Parkmerced Block 20 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			06.29.2015
Standard Number	**Standard**	**Block 20 Project Compliance**	**Implementing Standards**
03.05.11 Buffer Planting	The height of plants and trees within common setback areas or shall not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length **(Fig. 03.05.D).**	New Construction at Block 20 will comply with all 03.05.10 buffer planting requirements. Refer to PWP landscape documentation.	 Figure 03.05.D: Setback Zone
03.05.12 Common Boundary Structures	Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.	NA. There are no walls, fences and other boundary structures taller than 36 inches located within the common setback area.	
03.05.13 Private Boundary Structure	Walls, fences and other boundary structures within the private setback area facing a public right-of- way shall not exceed 48 inches from sidewalk or courtyard grade. Along a sloped street frontage, walls, fences and other boundary structures are permitted up to 5 feet in height from back of sidewalk grade for 50% of the associated streetwall, in segments no greater than 15 feet. Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor **(Fig. 03.05.D).**	NA. There are no walls, fences and other boundary structure located within the private setback area. There is no streetwall designation for Block 20.	 Figure 03.05.D: Setback Zone

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.06.01 Predominant Building Face	**Figure 03.06.D - Streetwall Plan** indicates the minimum percentages of building massing that must be constructed to meet the setback line. The minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in **Fig. 03.06.B.** Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	Block 20 is not in a streetwall controlled zone per 03.06D.	The streetwall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement that is constructed to meet the setback line. The streetwall percentage of a project for a given street frontage is calculated by dividing the sum of the length of all building faces built up to the setback line on that block frontage by the total length of the project lot on that block frontage. Pedestrian paseos, as indicated on the Easements + Walks Plan **(Fig. 02.01.B)**, are excluded from streetwall calculations (03.06.02).  Ⓐ Pedestrian paseos are excluded from streetwall calculation **Figure 03.06.B: Streetwall Calculation**
03.06.03 Corner Zones	A 100% streetwall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high **(Fig. 03.06.C)** is required within the Corner Zones illustrated on **Figure 03.06.D**. Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	NA. Block 20 does not require corner zones per 03.06D.	 **Figure 03.06.C: Corner Zone**

Parkmerced Block 20 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			06.29.2015
Standard Number	**Standard**	**Block 20 Project Compliance**	**Implementing Standards**
03.06.05 Building Base Articulation	At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50 feet must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture **(Fig. 03.06.F)**.	Minimum Building Base Articulation required and provided – the first 2 habitable floors	
03.06.06 Active Ground Floors	Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons **(Fig. 03.06.G)**. Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.	NA. The buildings are not adjacent to a Neighborhood Commons.	
03.06.07 Occupied Habitable Space	All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the streetwall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space **(Fig 03.06.H)**. Garage entries, loading and service entries, transformer rooms, exit stairs and elevators are exempt for 20% of the building perimeter or 60 LF, whichever is less. Buildings that occupy an entire block, except on blocks 04, 08W, 08E, 16SW, 16NW and 18, are exempt for 100 LF. These elements must be incorporated into the overall architectural expression of the building.	All occupied habitable space facing street frontage and paseos provide a minimum of 25’-0” deep habitable space perpendicular to the street and paseo.	 Figure 03.06.H: Occupied Habitable Space
03.07.01 Residential Unit Entries	Each ground floor residential unit must have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.	Complies. Each ground floor residential unit has an individual entry door.	
03.07.02 Residential Rhythm	Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of 1 door per 35 linear feet of building frontage.	Complies. See plans page 9 and 12. Maximum Distance between Ground Floor Entries Required - 35’-0” Maximum Distance between Ground Floor Entries Provided - 26’-0” .	
03.07.03 Recessed Entries	Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the streetwall.	Complies. There is no streetwall requirement for this site however the ground floor residential unit entries are recessed a minimum of 18 inches.	
03.07.04 Residential Openness	At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.	Complies. At least 50% of the ground floor facade will be transparent windows and doors.	
03.07.05 Floor-to-Floor Heights	Ground floor residential units must have a minimum floor to floor height of 10 feet.	Complies. Ground floor residential units have a minimum floor to floor height of 10 feet. See section page 7.	
03.07.06 Elevated Residential Units	A 24 to 48 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation between the interior of residential units and the public realm, while maintaining visual connection. Along a sloped street frontage, elevation change between the first habitable floor of the ground floor residential dwelling unit and the back of sidewalk grade are permitted to be up to 5 feet in height for 50% of the streetwall, in segments no greater than 15 feet.	Complies. **High-rise:** The high-rise ground floor units have a maximum elevation change up of 48”. **Low-rise:** The low-rise ground floor units have an elevation change down that ranges from 24” to 5’ due to sloped street frontage. See diagram page 62.	

Parkmerced Block 20 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			06.29.2015
Standard Number	**Standard**	**Block 20 Project Compliance**	**Implementing Standards**
03.07.07 Street Lobby Width	Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.	Complies. If approved, the residential lobby along Junipero Serra is 30ft in length. Refer to diagram page 65 and to plan page 12.	
03.09.01 Projected Windows	Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.	No enclosed building area provided encroaches into setbacks or right-of-way.	
03.09.02 Balconies	10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 36 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building to reduce the apparent building mass from any viewing angle.	Complies. More than 10% of the units have balconies greater than 36sf minimum. Balconies maintain a 6ftx6ft dimension minimum – see plans pages 6-20. Buildings include 2 balconies per floor, located on opposing faces. See diagrams pages 63 and 64.	
03.09.03 Glazing	Glazing must be of low reflectance (12% of visible exterior light).	New Construction at Block 20 will comply with all 03.09.03 Glazing requirements.	
03.09.04 Mechanical Equipment	Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.	New Construction at Block 20 will comply with all 03.19.04 Mechanical Equipment requirements.	
03.09.05 Solid Waste	All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.	Complies. All garbage, recycling and composting facilities are placed fully within the building, not be visible from the public right-of-way.	
03.10.01 Screening	Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building's surfaces.	Complies. Mechanical equipment located on top of buildings will be screened from public view and from neighboring buildings.	
03.10.02 Solar Panels	50% of roof area must be designed to permit installation of south oriented solar panels.	Complies. 50% of roof area is designed to permit installation of south oriented solar panels. **High-rise:** 8,575 sf roof area less 1,488 sf mech/stair enclosure equals 6,742 sf of area available for solar panels allows for 5,700 sf practical arrangement and 3 ft minimum access path around panels. **Low-rise:** 13,382 sf roof area less 1,995 mech/stair enclosure less 2,228 visible at building edge less 6,287 occupied landscaped terrace equals 2,872 of area available for solar panels. Less area will be utilized due to practical arrangement and 3 ft minimum access path around panels.	
03.12.04 Restrictions	No sign, except as provided in Planning Code Section 603 or 604, shall be permitted in the Parkmerced Special Use District without a permit being duly issued therefor. No general advertising signs are permitted. Roof signs, wind signs, and signs on canopies are not permitted. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except those moving or rotating or otherwise physically animated parts used for rotation of barber poles and the indication of time of day and temperature. Back-lit box signs, defined as signs with an internal light source and one or more translucent faces illuminated for visibility onto which opaque letters are affixed are not permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are discouraged.	New Construction at Block 20 will comply with all 03.12.04 Sign Restriction requirements.	

Parkmerced Block 20 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			06.29.2015
Standard Number	**Standard**	**Block 20 Project Compliance**	**Implementing Standards**
03.12.05 Height	Except as provided by section 03.12 of the Parkmerced Design Standards and Guidelines, no sign shall exceed a height of 24 feet.	New Construction at Block 20 will comply with all 03.12.05 Sign Height requirements.	
03.12.06 Business Sign	Business signs are permitted for business establishments within the Mixed Use-Social Heart (PM-MU1) or the Neighborhood Commons (PM-MU2) districts, as follows: (a) Wall Signs. One wall sign shall be permitted for each Business Frontage. The area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 45 square feet, whichever is less. However, for general grocery store uses, the area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 150 square feet, whichever is less. (b) Projected Signs. One projecting sign shall be permitted for each 30 feet, or fraction thereof, of Business Frontage. The area of the first such projecting sign shall not exceed 24 square feet and the area of any subsequent sign shall not exceed 10 square feet. In lieu of the 24 square foot projecting sign, a business may be allowed a single three-dimensional projecting sign of not more than 48 cubic feet in volume. (c) Awnings. Sign copy on an awning shall be permitted in lieu of each permitted projecting sign. The area of such sign copy shall not exceed 30 square feet. (d) Window Signs. The total area of all window signs shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.	New Construction at Block 20 does not provide for any Business establishments.	

Parkmerced Block 20 Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			06.29.2015
Standard Number	**Standard**	**Block 20 Project Compliance**	**Implementing Standards**
03.12.07 Neighborhood Signs	Neighborhood signs are defined as Identifying Signs and/or non-temporary Sale or Lease Signs. Neighborhood Signs are permitted as follows: (a) Wall Signs. One wall sign shall be permitted for each building containing at least one residential unit, and for each building containing a use for which the primary purpose is to administer the marketing, maintenance, and/or management of the rental units within the Parkmerced Special Use District. The area of each wall sign shall not exceed 50 square feet. No wall sign shall exceed a height of 24 feet, and any sign exceeding 18 square feet in area shall be set back at least 25 feet from all street property lines. Such signs may be nonilluminated, indirectly, or directly illuminated. No wall sign shall be permitted along any interior lot line. Notwithstanding the foregoing, two additional wall signs shall be permitted up to 100 feet in height and up to 450 square feet in area provided that no portion of the sign is publicly visible for more than one-hundred eighty (180) days per calendar year. For the purposes of this paragraph, any period of any day shall be counted as a full day. Any application for a wall sign permitted pursuant to this paragraph must be accompanied by a schedule of days on which the sign will be publicly visible. The owner of the property on which such sign is located shall sign and have notarized any such schedule and shall notify the Planning Department promptly upon any change to this schedule. (b) Freestanding Signs. (1) Up to ten (10) signs shall have a maximum area of 150 square feet each and be limited to 12 feet in height; (2) Up to fifteen (15) signs shall have a maximum area of 75 square feet each and be limited to 24 feet in height.	New Construction at Block 20 will comply with all 03.12.07 Neighborhood Sign requirements.	
03.13.01 Energy Efficiency	Designs shall use energy efficient bulbs and fixtures.	New Construction at Block 20 will provide energy efficient bulbs and fixtures.	
03.13.02 Luminaires	Traditional “glowtop” luminaries shall not be used, as they are a significant source of light pollution. Instead, luminaires which direct light downward and towards the intended use are to be employed.	New Construction at Block 20 will comply with all 03.13.02 Luminaires requirements. Refer to PWP landscape documentation.	
03.13.03 Light Pollution	All lighting must be shielded to prevent glare to private and public uses, especially residential units. The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.	New Construction at Block 20 will comply with all 03.13.03 Light Pollution requirements. Refer to PWP landscape documentation.	

<table>
<tr><th>Standard Number</th><th>Standard</th><th>Block 20 Project Compliance</th><th>Implementing Standards</th></tr>
<tr><td>04.01.01
Bicycle Parking</td><td>
<table>
<tr><th>Land Use</th><th>Minimum Parking Rates</th><th>Estimated Supply</th></tr>
<tr><td>Residential</td><td>1 / 2 Units</td><td>4,450</td></tr>
<tr><td>Grocery</td><td>1 / 2,000 gsf</td><td>21</td></tr>
<tr><td>Retail/Office/ Professional Services</td><td>0 – 10,000 gsf = 2
10,001 – 20,000 gsf = 4
20,001 – 40,000 gsf = 6
> 40,000 = 12</td><td>66</td></tr>
<tr><td>School</td><td>1 / 4,000 gsf</td><td>7</td></tr>
<tr><td>Fitness/Community Center</td><td>1 / 4,000 gsf</td><td>14</td></tr>
</table>
Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in Table 3 – Minimum Bicycle Parking, or quantities listed in the San Francisco Planning Code, whichever is greater. Residential, retail, office, institutional and educational uses must provide Class I bicycle parking for residents and employees. All other commercial uses and all visitor bicycle parking may be provided as Class II bicycle parking.
</td><td>Complies.
266 units provided
142 Class I bike parking plus 14 Class II bike parking required
322 Class I bike parking provided plus 14 Class II bike parking provided for 336 total

Level P1 – 172 Class I bike parking provided (more than 142 minimum provided with access only 1 level below entry level)
Level P2 - 150 Class I bike parking provided
Total - 322 Class I bike parking provided</td><td></td></tr>
<tr><td>04.01.02
Support biking</td><td>The number of shower and changing facilities must meet the sum of the requirements listed in Table 3 - Minimum Bicycle Parking. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement.
<table>
<tr><th>Land Use</th><th>Shower Facility</th></tr>
<tr><td>Residential</td><td>NA</td></tr>
<tr><td>Grocery</td><td>1 / 30,000 sf</td></tr>
<tr><td>Retail/Office/ Professional Services</td><td>1 / 30,000 sf</td></tr>
<tr><td>School</td><td>1 / 30,000 sf</td></tr>
<tr><td>Fitness/ Community Center</td><td>1 / 30,000 sf</td></tr>
</table>
</td><td>NA. Block 20 does not require shower and changing facilities.</td><td></td></tr>
</table>

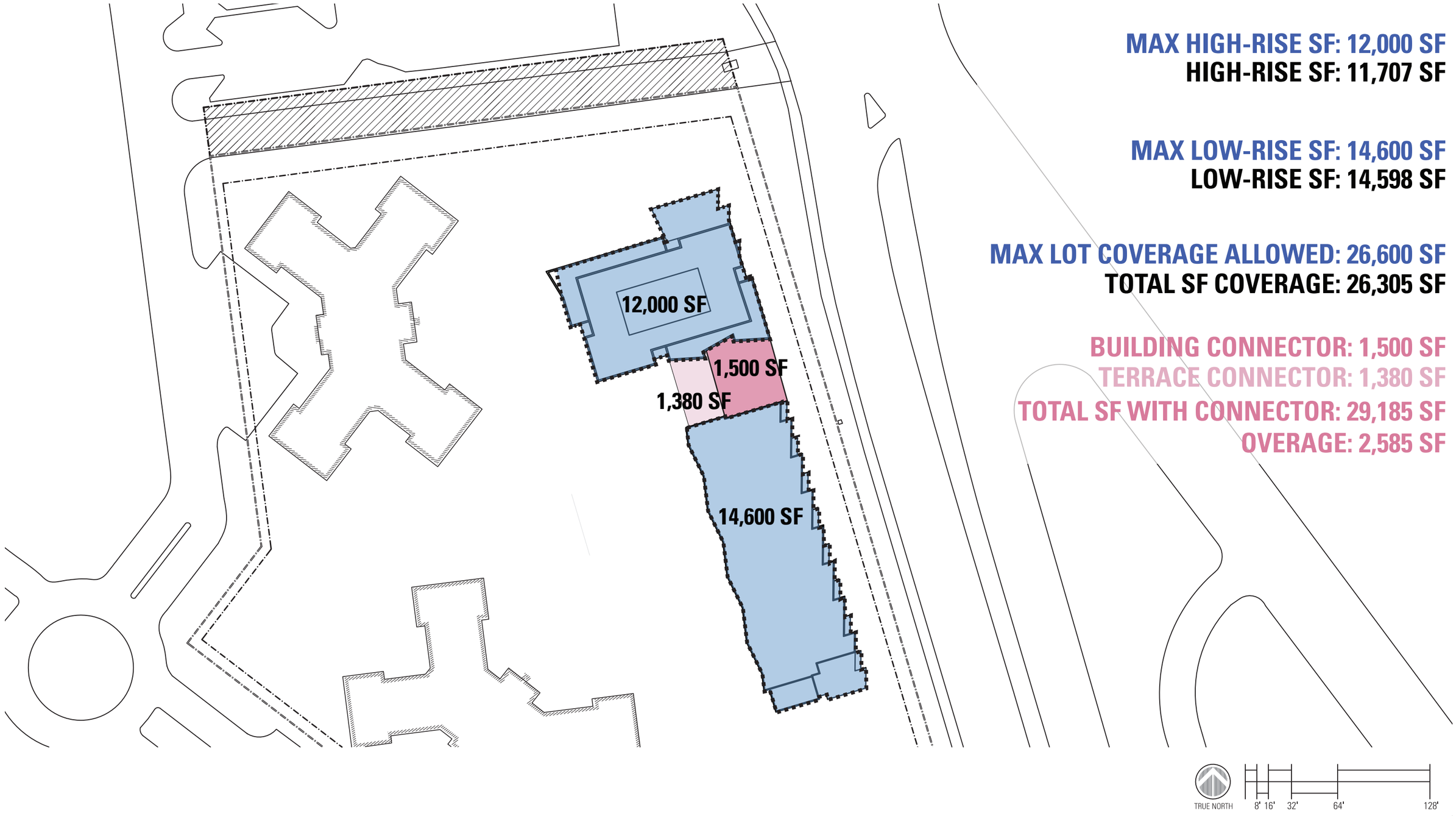
<table>
<tr><th>Standard Number</th><th>Standard</th><th>Block 20 Project Compliance</th><th>Implementing Standards</th></tr>
<tr><td>04.01.03
Car-Share</td><td>Provide car-share vehicle parking in the amount listed in Table 4 - Minimum Car Share Parking.

<table><tr><th>Land Use</th><th>Minimum Car-Share Spaces</th></tr><tr><td rowspan="3">Residential</td><td>0 – 49 du = 0 car-share spaces</td></tr><tr><td>50 – 200 du = 1 car-share space</td></tr><tr><td>> 201 or more du = 2 car share spaces, plus 1 car share space for every 200 du over 200 du</td></tr><tr><td rowspan="3">Non-Residential</td><td>0 – 24 parking spaces = 0 car share spaces</td></tr><tr><td>25 – 49 parking spaces = 1 car share space</td></tr><tr><td>> 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces</td></tr></table></td><td>Complies.
266 units provided
2 car-share vehicle parking spaces required
2 car-share vehicle parking spaces provided.</td><td>Signage indicating such parking spaces must be provided, and the parking spaces must be within 200 feet of entrances to the buildings served. Car-share vehicles must be located at unstaffed, self-service locations (other than any incidental garage valet service), and generally be available for pickup by members 24 hours per day. Car-share parking spaces must be dedicated for current or future use by a certified car-share organization through a deed restriction, condition of approval or license agreement. Such deed restriction, condition of approval or license agreement must grant priority use to any certified car-share organization that can make use of the space, although such spaces may be occupied by other vehicles so long as no certified car-share organization can make use of the dedicated car-share spaces. Any off-street car-share parking space provided under this Section must be provided as an independently accessible parking space. In new parking facilities that do not provide any independently accessible spaces other than those spaces required for disabled parking, off-street car-share parking may be provided on vehicle lifts so long as the parking space is easily accessible on a self-service basis 24 hours per day to members of the certified car-share organization. Property owners may enact reasonable security measures to ensure such 24-hour access does not jeopardize the safety and security of the larger parking facility where the car-share parking space is located so long as such security measures do not prevent practical and ready access to the off-street car-share parking spaces.</td></tr>
<tr><td>04.02.01
Parking Location</td><td>Off-street parking may be located only where indicated on the Parking Plan (Fig. 04.02.A). All off-street parking shall be below grade except where permitted to be above grade as indicated in the Parking Plan (Fig. 04.02.A). The number of new parking spaces in the each specific parking zone shall not exceed the maximums indicated in Table 5 - Parking Zones. Parking zones are defined as the following:

Zone 1: Below grade only
Zone 1a: Above grade permitted to the allowance of spaces listed in Table 5, plus below grade parking where number of spaces within both Zone 1 and Zone 1a does not exceed the number of spaces listed for Zone 1
Zone 2: Below grade only
Zone 2 - Overlay: Above grade parking only

<table><tr><th>Zone</th><th>Maximum Parking Spaces</th></tr><tr><td>Zone 1</td><td>2,349 spaces</td></tr><tr><td>Zone 1a</td><td>201 spaces</td></tr><tr><td>Zone 2</td><td>5,766 spaces</td></tr><tr><td>Zone 2 – Overlay</td><td>25 spaces</td></tr><tr><td>Existing Parking</td><td>1,109 spaces</td></tr><tr><td>Total Parking</td><td>9,450 spaces</td></tr></table></td><td>Complies with Zone 1 below grade parking.</td><td></td></tr>
<tr><td>04.02.02
Off-Street Parking</td><td>Off-street parking shall not be required for any use. The number of off-street parking spaces shall not exceed the maximums listed in Table 6 - Off-Street Parking.

<table><tr><th>Zone</th><th>Maximum Parking Spaces</th></tr><tr><td>Residential</td><td>1 / du</td></tr><tr><td>Grocery Store</td><td>1 / 500 sf</td></tr><tr><td>Commercial/Retail</td><td>1 / 750 sf</td></tr><tr><td>Community/Fitness/ School</td><td>1 / 1000 sf</td></tr></table></td><td>Total number of units at completion of Phase 1B is estimated to be 4,203 units. The total parking count at the completion of Phase 1A is estimated to be 3,791. Block 20 is providing 324 new parking spaces. Block 22 is providing 297 new parking spaces and 740 existing spaces will be demolished bringing the total parking count to 3,672 which is under the permitted 1:1du maximum parking requirement.</td><td></td></tr>
</table>

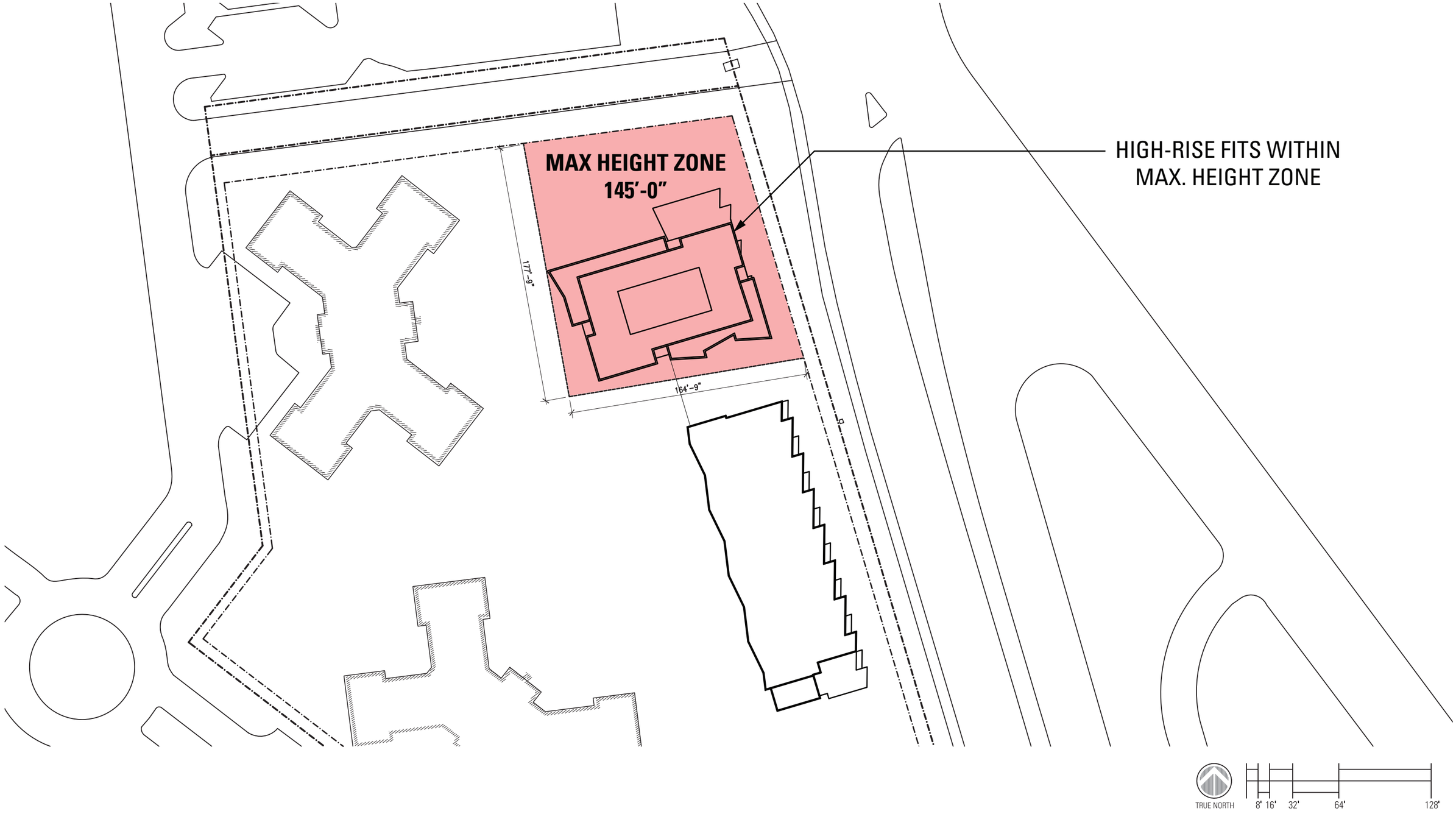


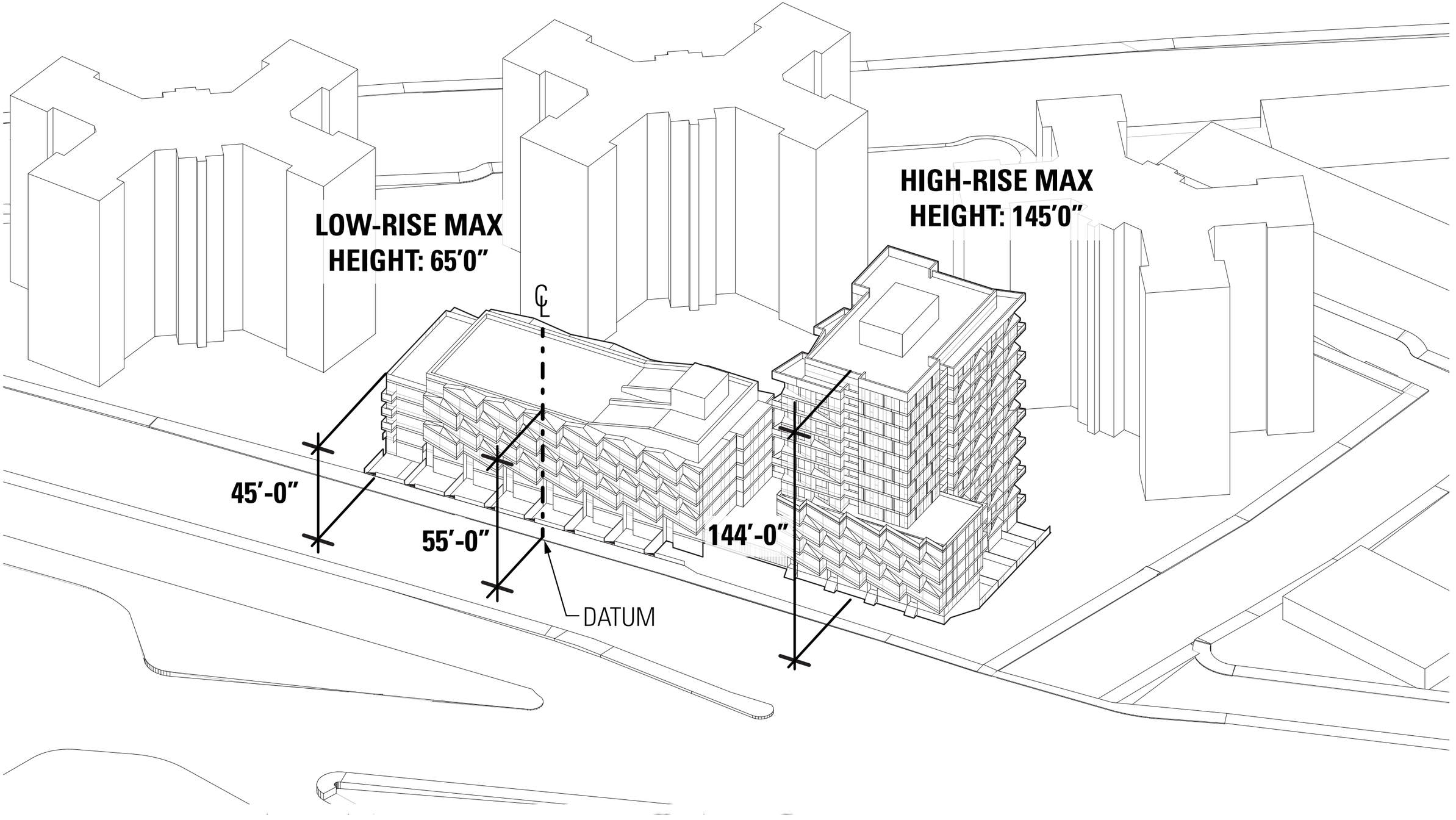
MAX HIGH-RISE SF: 12,000 SF
HIGH-RISE SF: 11,707 SF

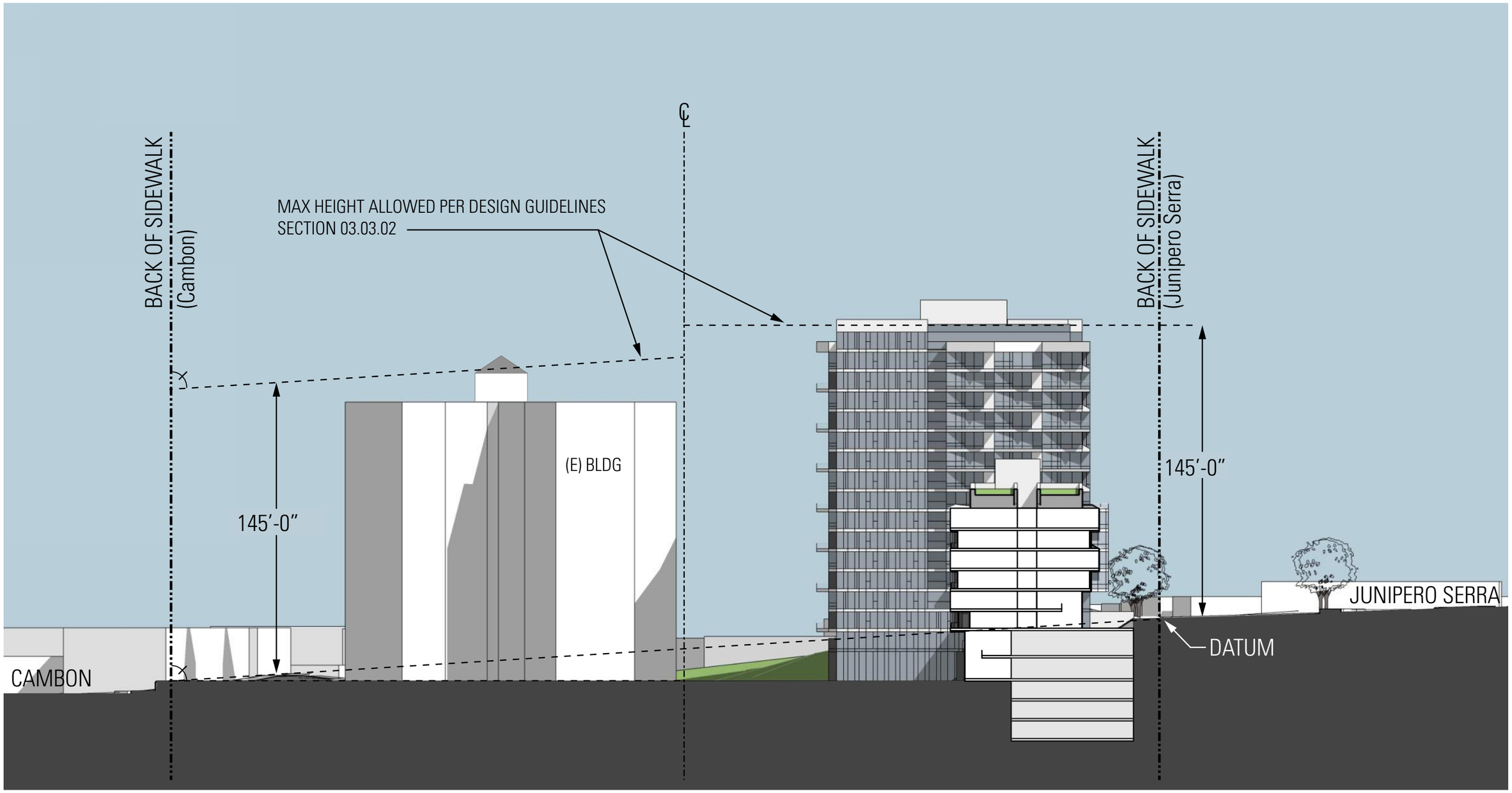
MAX LOW-RISE SF: 14,600 SF
LOW-RISE SF: 14,598 SF

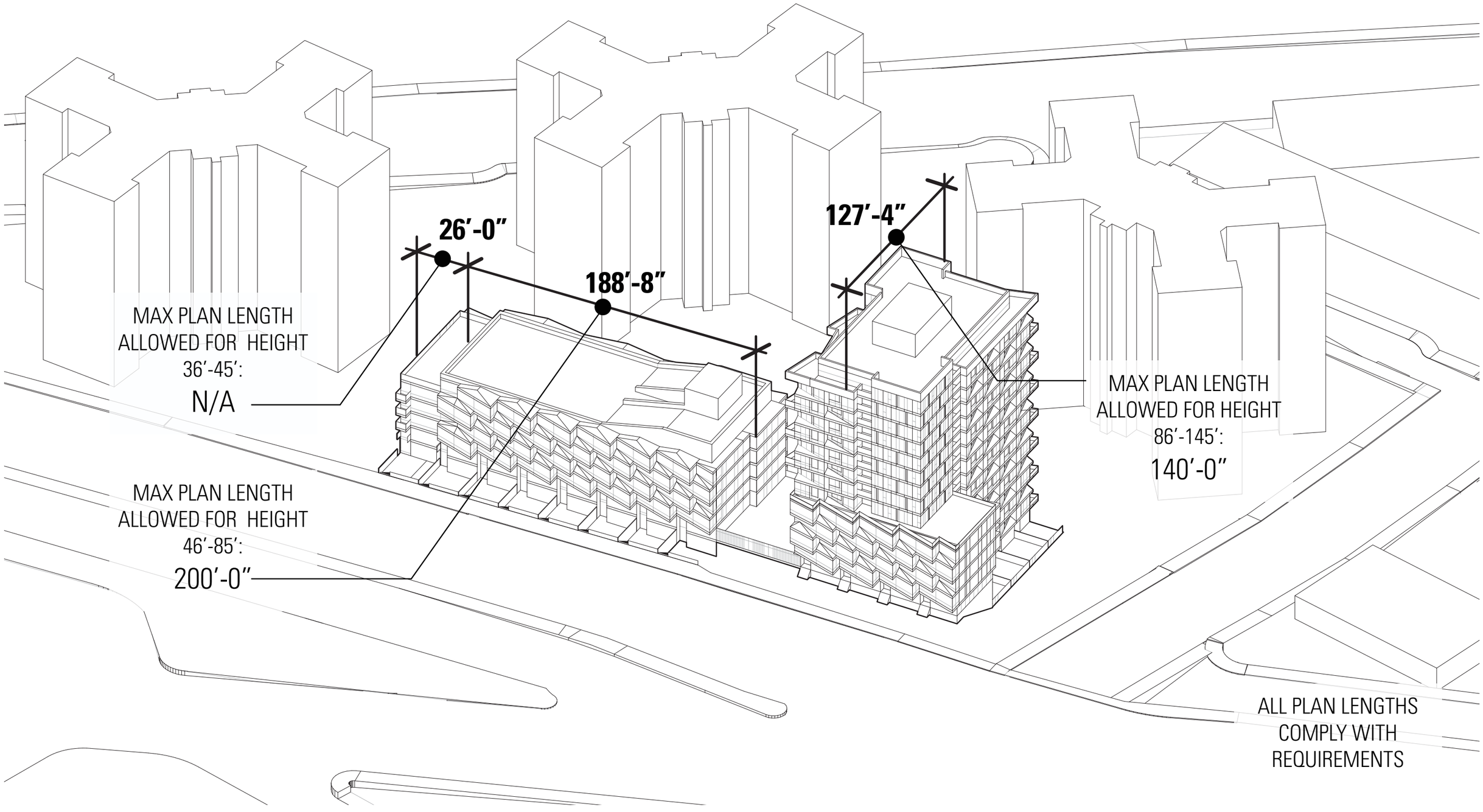
MAX LOT COVERAGE ALLOWED: 26,600 SF
TOTAL SF COVERAGE: 26,305 SF

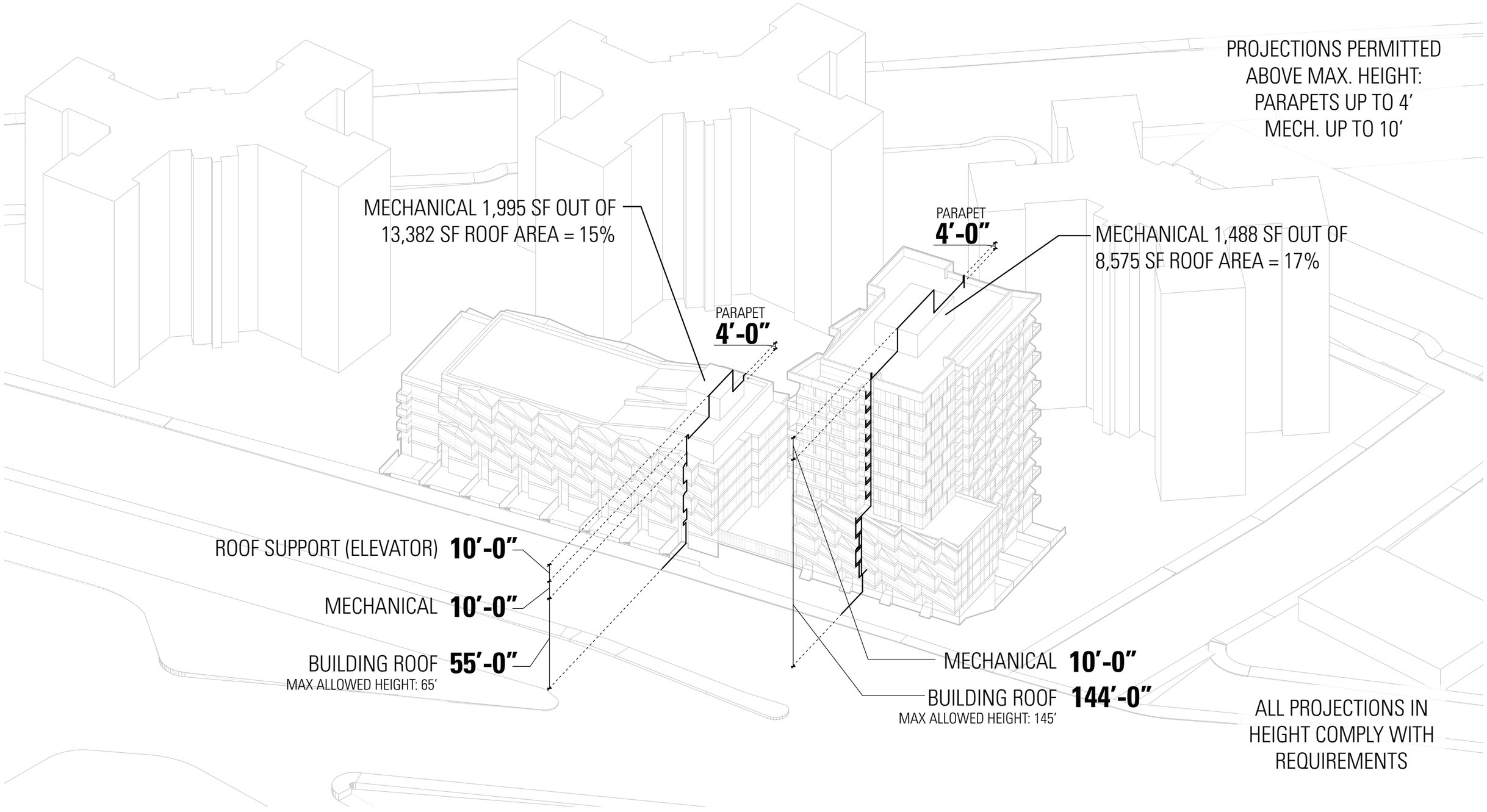
BUILDING CONNECTOR: 1,500 SF
TERRACE CONNECTOR: 1,380 SF
TOTAL SF WITH CONNECTOR: 29,185 SF
OVERAGE: 2,585 SF

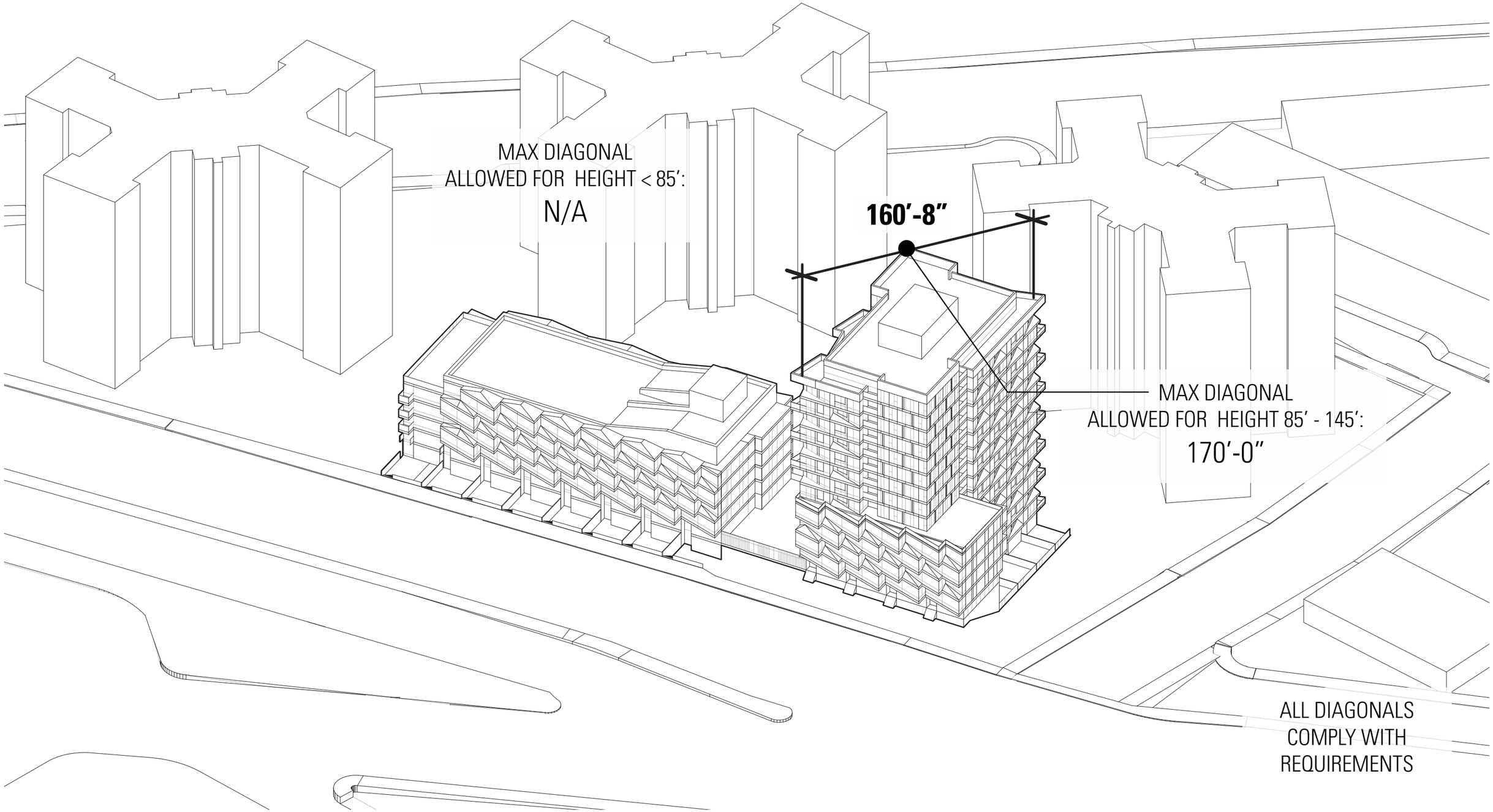

MAX HEIGHT ZONE
145'-0"
177'-9"
164'-9"
HIGH-RISE FITS WITHIN
MAX. HEIGHT ZONE
TRUE NORTH
8' 16' 32' 64' 128'

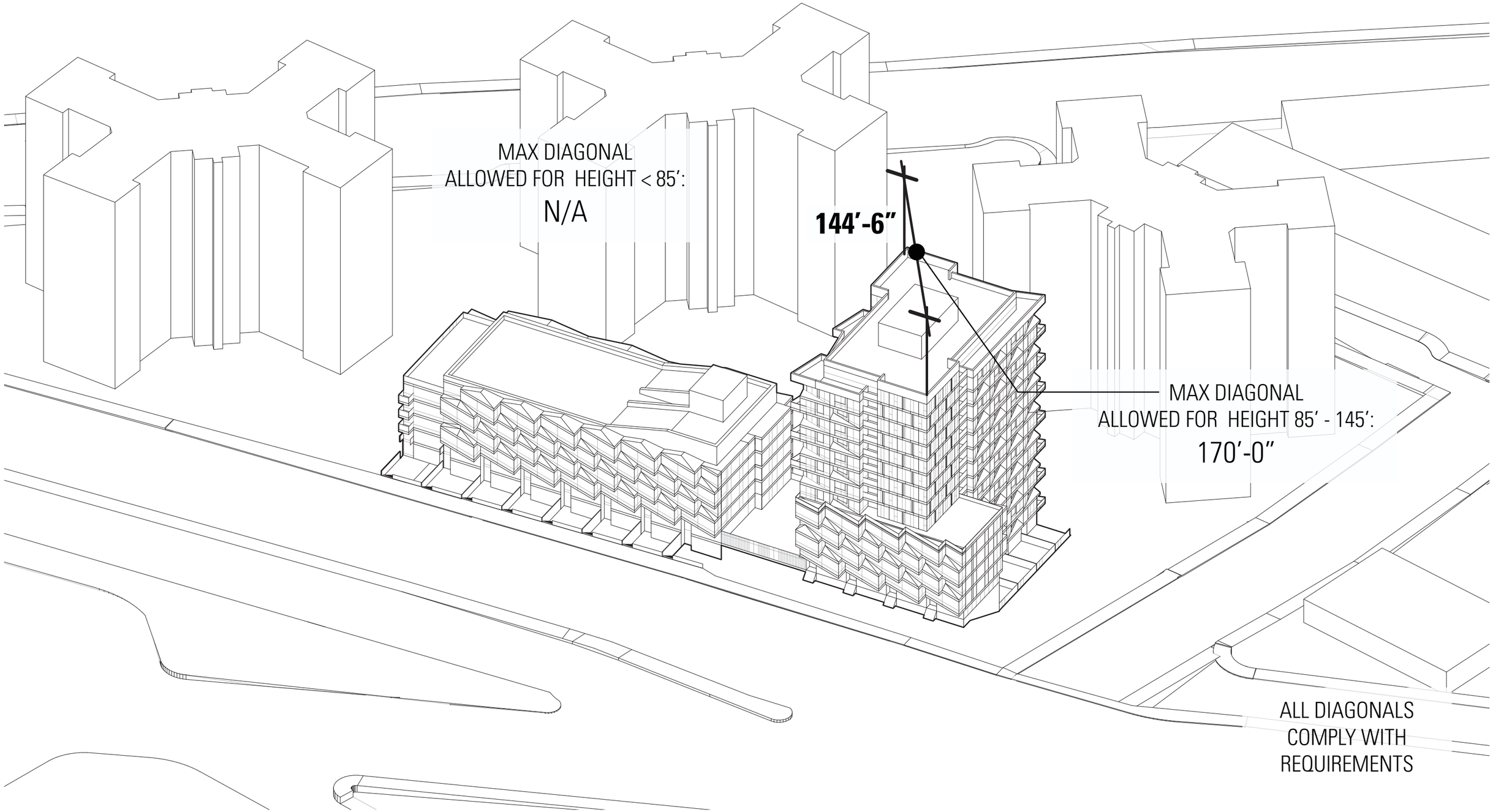

LOW-RISE MAX
HEIGHT: 65’0”
HIGH-RISE MAX
HEIGHT: 145’0”
45’-0”
55’-0”
144’-0”
DATUM

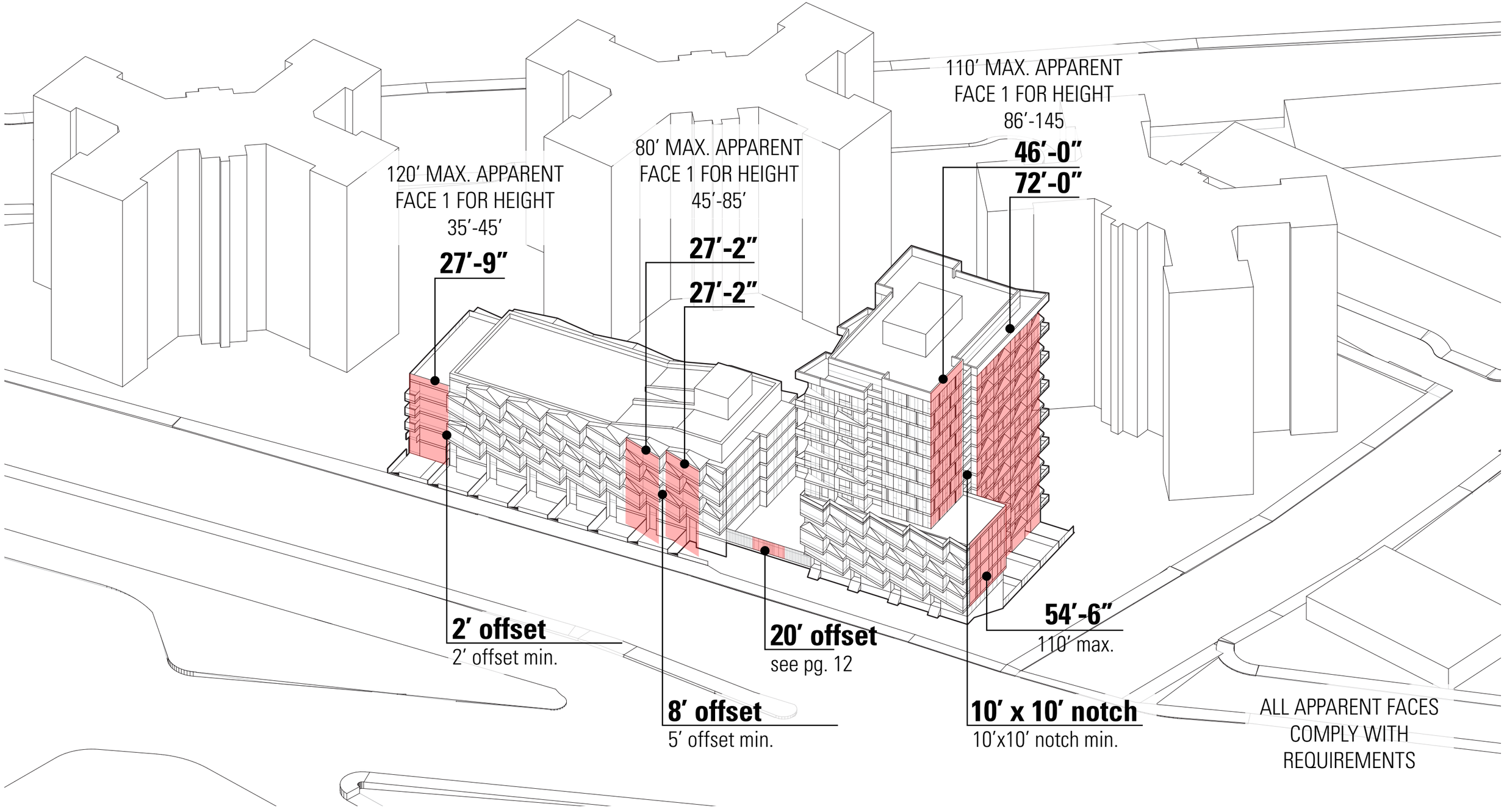

BACK OF SIDEWALK
(Cambon)
MAX HEIGHT ALLOWED PER DESIGN GUIDELINES
SECTION 03.03.02
145’-0”
(E) BLDG
BACK OF SIDEWALK
(Junipero Serra)
145’-0”
JUNIPERO SERRA
DATUM
CAMBON

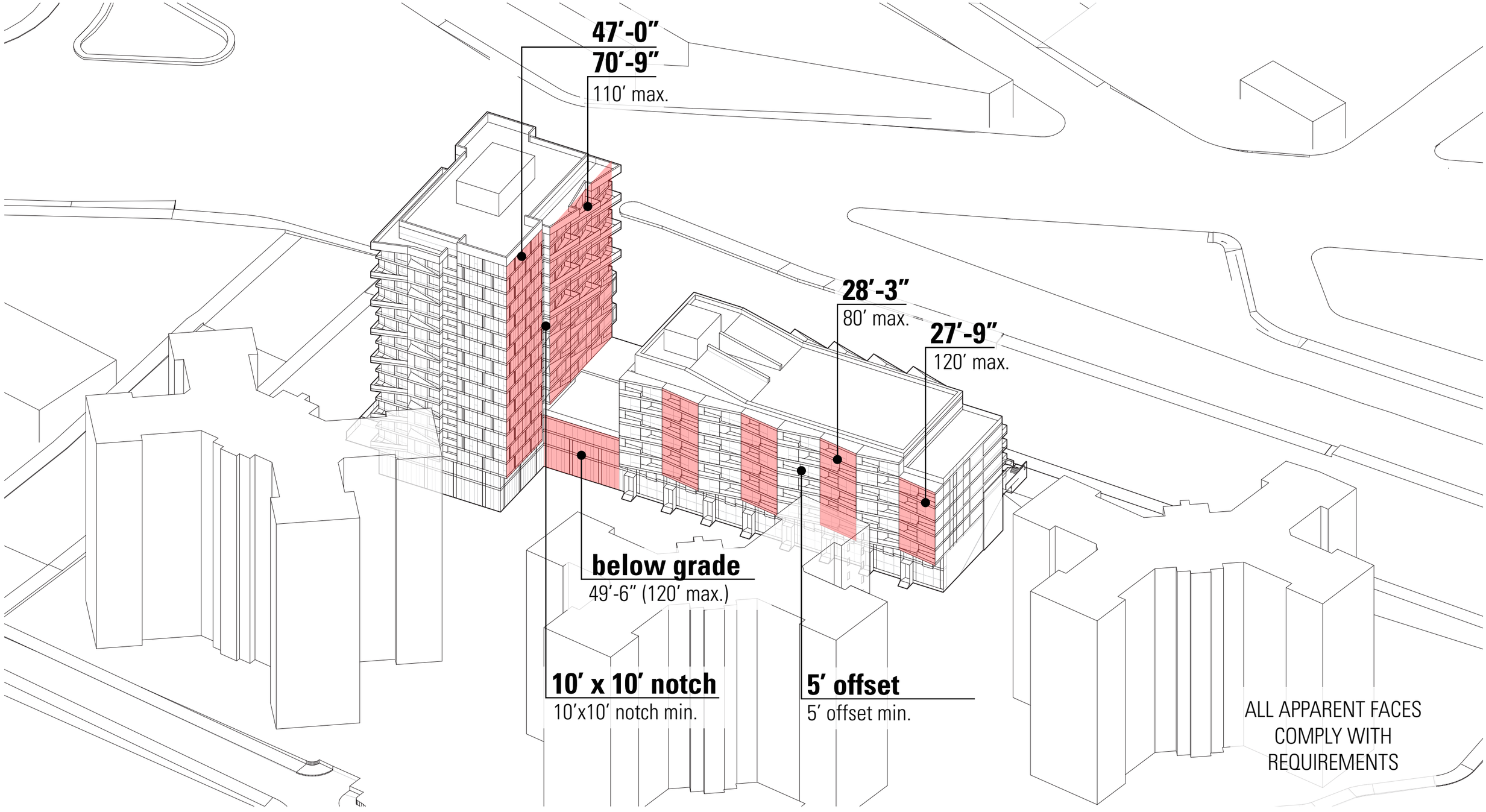

26'-0"
188'-8"
127'-4"
MAX PLAN LENGTH
ALLOWED FOR HEIGHT
36'-45':
N/A
MAX PLAN LENGTH
ALLOWED FOR HEIGHT
46'-85':
200'-0"
MAX PLAN LENGTH
ALLOWED FOR HEIGHT
86'-145':
140'-0"
ALL PLAN LENGTHS
COMPLY WITH
REQUIREMENTS

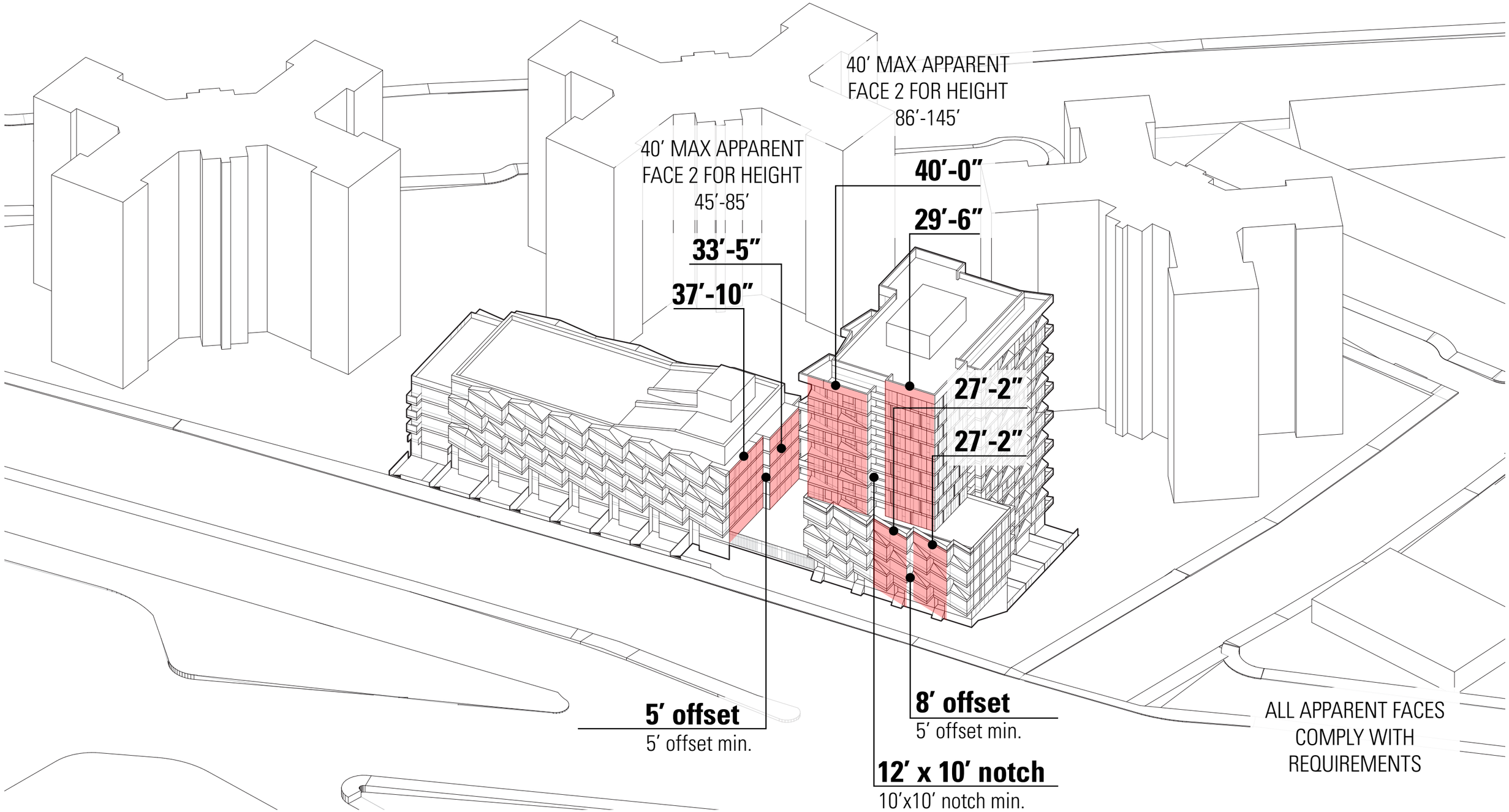

PROJECTIONS PERMITTED
ABOVE MAX. HEIGHT:
PARAPETS UP TO 4’
MECH. UP TO 10’
MECHANICAL 1,995 SF OUT OF
13,382 SF ROOF AREA = 15%
PARAPET
4’-0”
PARAPET
4’-0”
MECHANICAL 1,488 SF OUT OF
8,575 SF ROOF AREA = 17%
ROOF SUPPORT (ELEVATOR) 10’-0”
MECHANICAL 10’-0”
BUILDING ROOF 55’-0”
MAX ALLOWED HEIGHT: 65’
MECHANICAL 10’-0”
BUILDING ROOF 144’-0”
MAX ALLOWED HEIGHT: 145’
ALL PROJECTIONS IN
HEIGHT COMPLY WITH
REQUIREMENTS

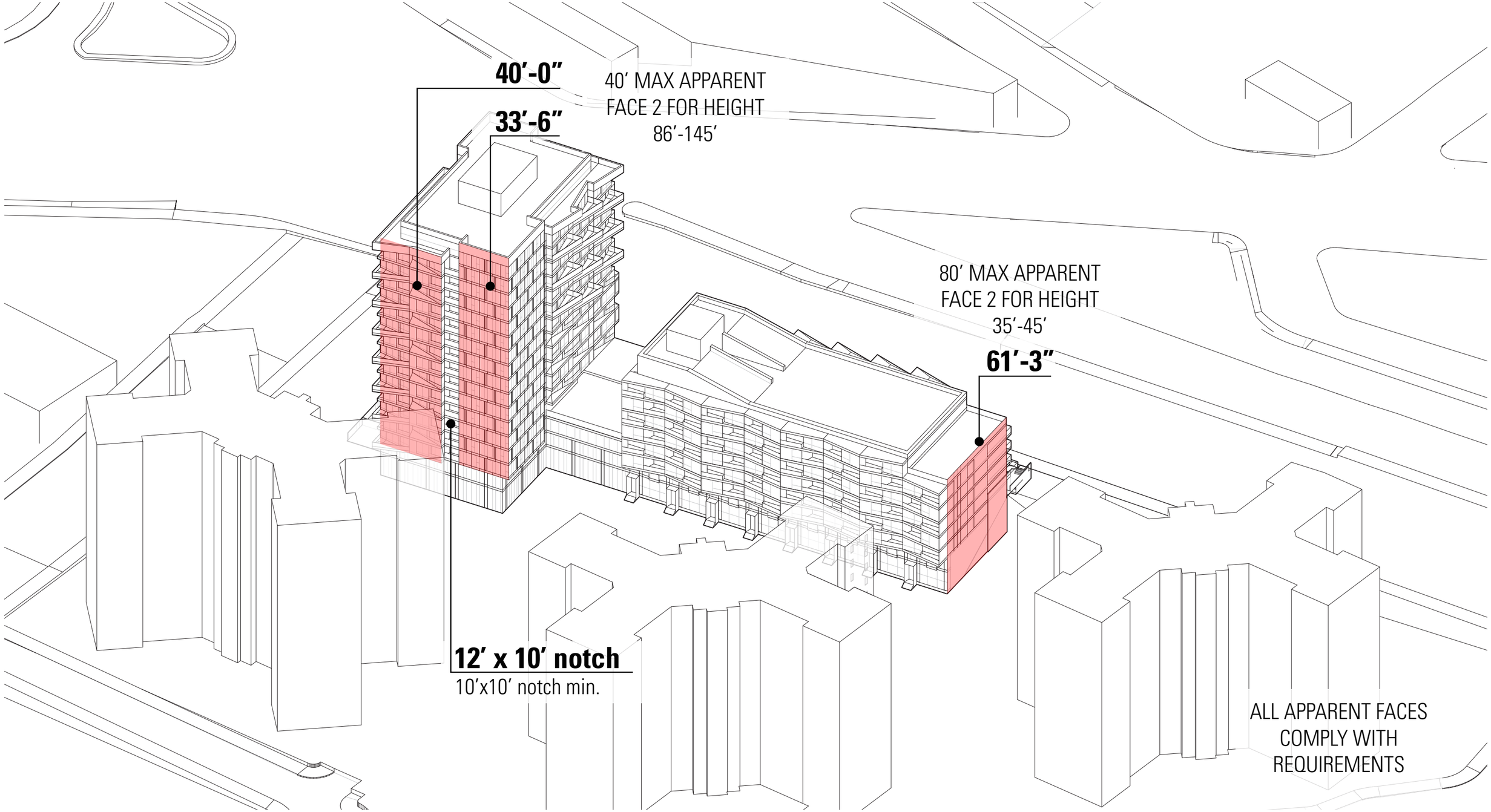

MAX DIAGONAL
ALLOWED FOR HEIGHT < 85':
N/A
160'-8"
MAX DIAGONAL
ALLOWED FOR HEIGHT 85' - 145':
170'-0"
ALL DIAGONALS
COMPLY WITH
REQUIREMENTS

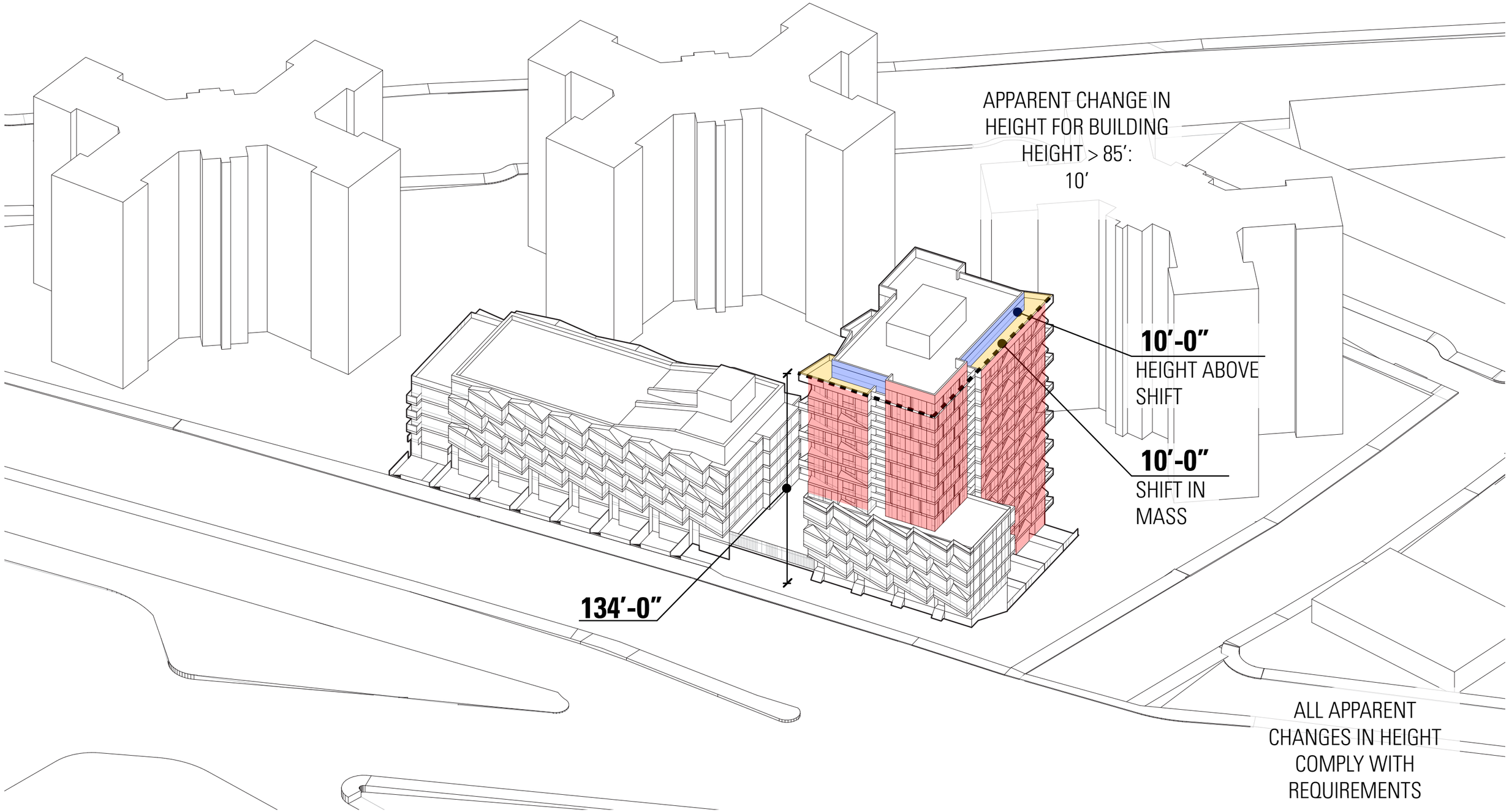

MAX DIAGONAL
ALLOWED FOR HEIGHT < 85':
N/A
144'-6"
MAX DIAGONAL
ALLOWED FOR HEIGHT 85' - 145':
170'-0"
ALL DIAGONALS
COMPLY WITH
REQUIREMENTS

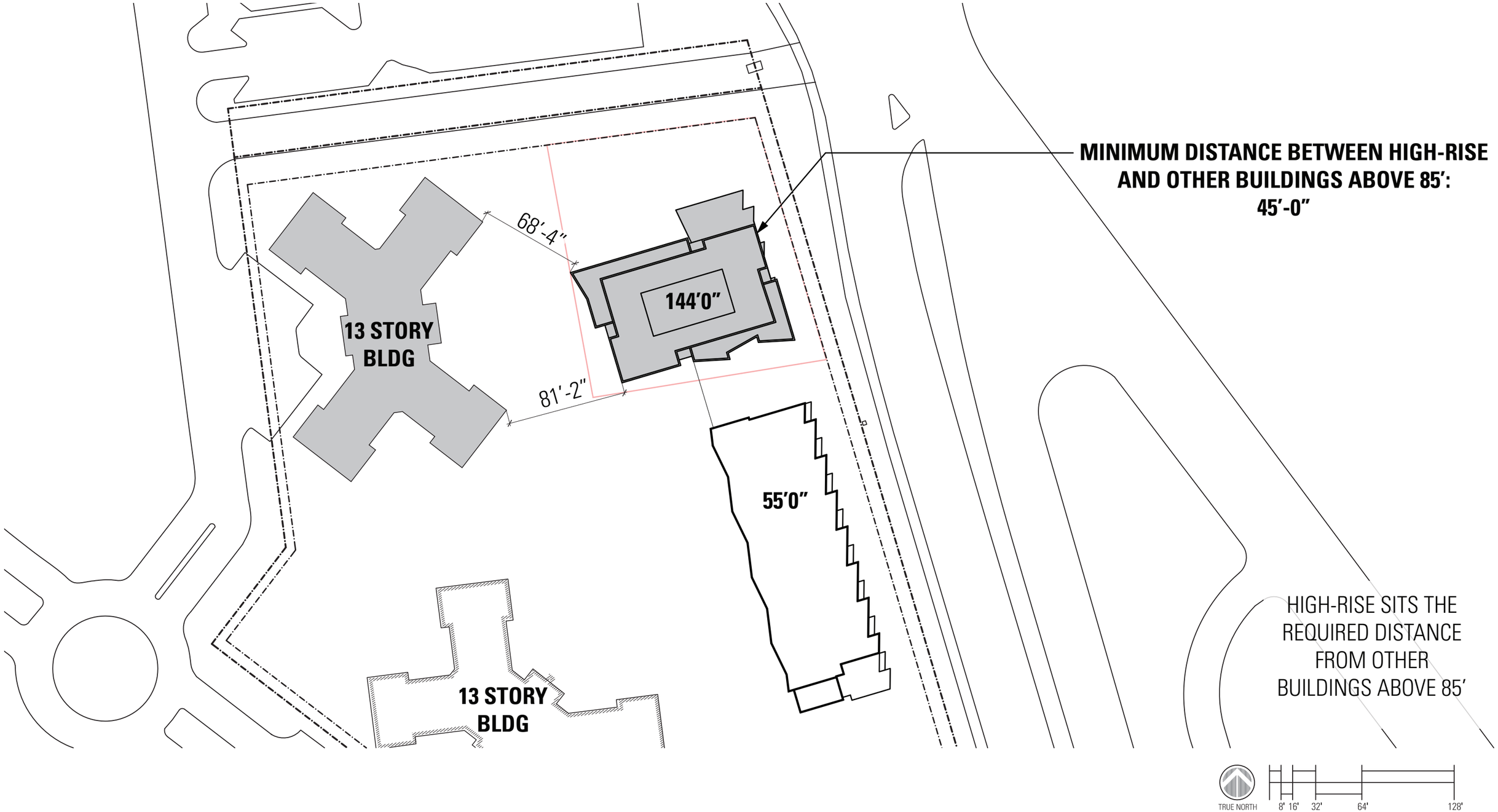

120′ MAX. APPARENT
FACE 1 FOR HEIGHT
35′-45′
27′-9″
80′ MAX. APPARENT
FACE 1 FOR HEIGHT
45′-85′
27′-2″
27′-2″
110′ MAX. APPARENT
FACE 1 FOR HEIGHT
86′-145
46′-0″
72′-0″
2′ offset
2′ offset min.
20′ offset
see pg. 12
8′ offset
5′ offset min.
10′ x 10′ notch
10′x10′ notch min.
54′-6″
110′ max.
ALL APPARENT FACES
COMPLY WITH
REQUIREMENTS


47’-0”
70’-9”
110’ max.
28’-3”
80’ max.
27’-9”
120’ max.
below grade
49’-6” (120’ max.)
10’ x 10’ notch
10’x10’ notch min.
5’ offset
5’ offset min.
ALL APPARENT FACES
COMPLY WITH
REQUIREMENTS


40' MAX APPARENT
FACE 2 FOR HEIGHT
86'-145'
40' MAX APPARENT
FACE 2 FOR HEIGHT
45'-85'
40'-0"
29'-6"
33'-5"
37'-10"
27'-2"
27'-2"
5' offset
5' offset min.
8' offset
5' offset min.
12' x 10' notch
10'x10' notch min.
ALL APPARENT FACES
COMPLY WITH
REQUIREMENTS


40’-0”
33’-6”
40’ MAX APPARENT
FACE 2 FOR HEIGHT
86’-145’
80’ MAX APPARENT
FACE 2 FOR HEIGHT
35’-45’
61’-3”
12’ x 10’ notch
10’x10’ notch min.
ALL APPARENT FACES
COMPLY WITH
REQUIREMENTS


APPARENT CHANGE IN HEIGHT FOR BUILDING HEIGHT > 85': 10'
10'-0"
HEIGHT ABOVE SHIFT
10'-0"
SHIFT IN MASS
134'-0"
ALL APPARENT CHANGES IN HEIGHT COMPLY WITH REQUIREMENTS


MINIMUM DISTANCE BETWEEN HIGH-RISE AND OTHER BUILDINGS ABOVE 85':
45'-0"
13 STORY BLDG
68'-4"
144'0"
81'-2"
55'0"
13 STORY BLDG
HIGH-RISE SITS THE REQUIRED DISTANCE FROM OTHER BUILDINGS ABOVE 85'
TRUE NORTH
8' 16' 32' 64' 128'


EASEMENT: 34’-0”
SETBACK: 20’-0”
PRIVATE SETBACK: 10’-0”
SETBACK: 10’-0”
PRIVATE SETBACK: 3’-0”
20’-0”
10’-0”
68’-0”
10’-0”
3’-0”
20’-0”
BUILDINGS SIT BEHIND
REQUIRED SETBACKS
TRUE NORTH
8’ 16’ 32’ 64’ 128’

A **24 TO 48 INCH** ELEVATION CHANGE MUST BE PROVIDED BETWEEN FIRST HABITABLE FLOOR OF GROUND FLOOR RESIDENTIAL DWELLING UNITS AND SIDEWALK.

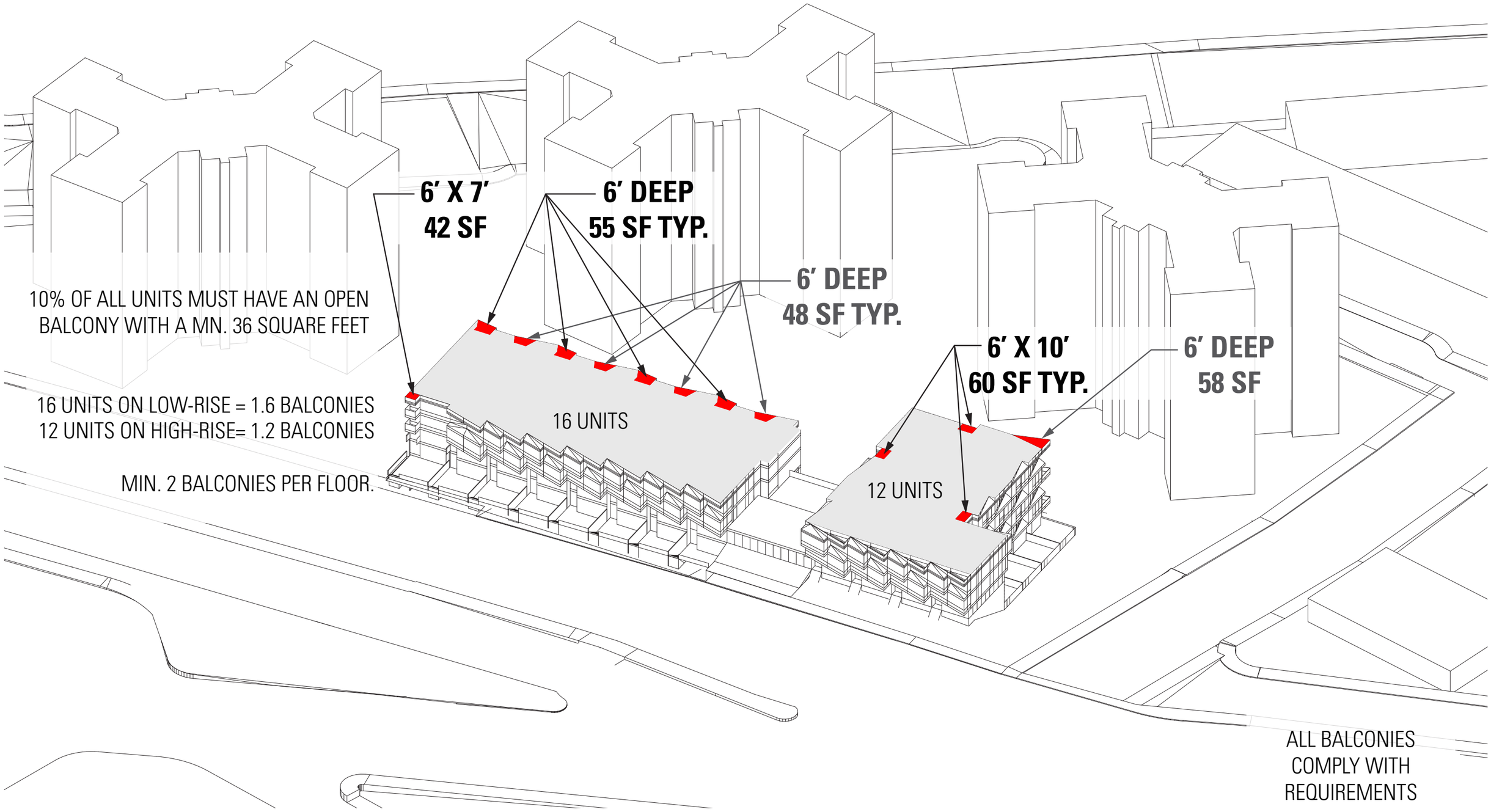
2’-0” CHANGE

DATUM

4’-0” CHANGE

4’-0” CHANGE

A 24 TO 48 INCH ELEVATION CHANGE IS INTEGRATED INTO DESIGN

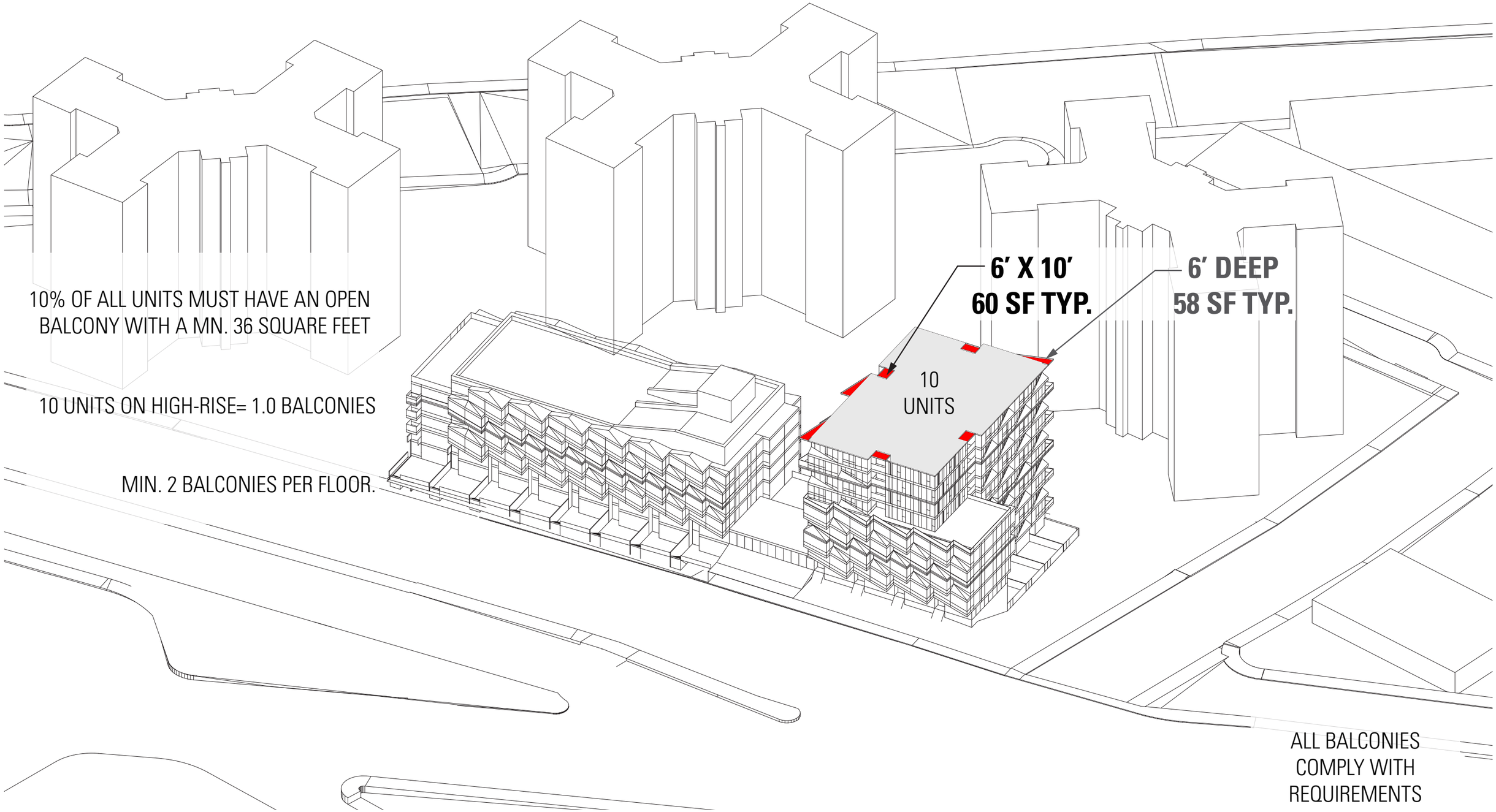


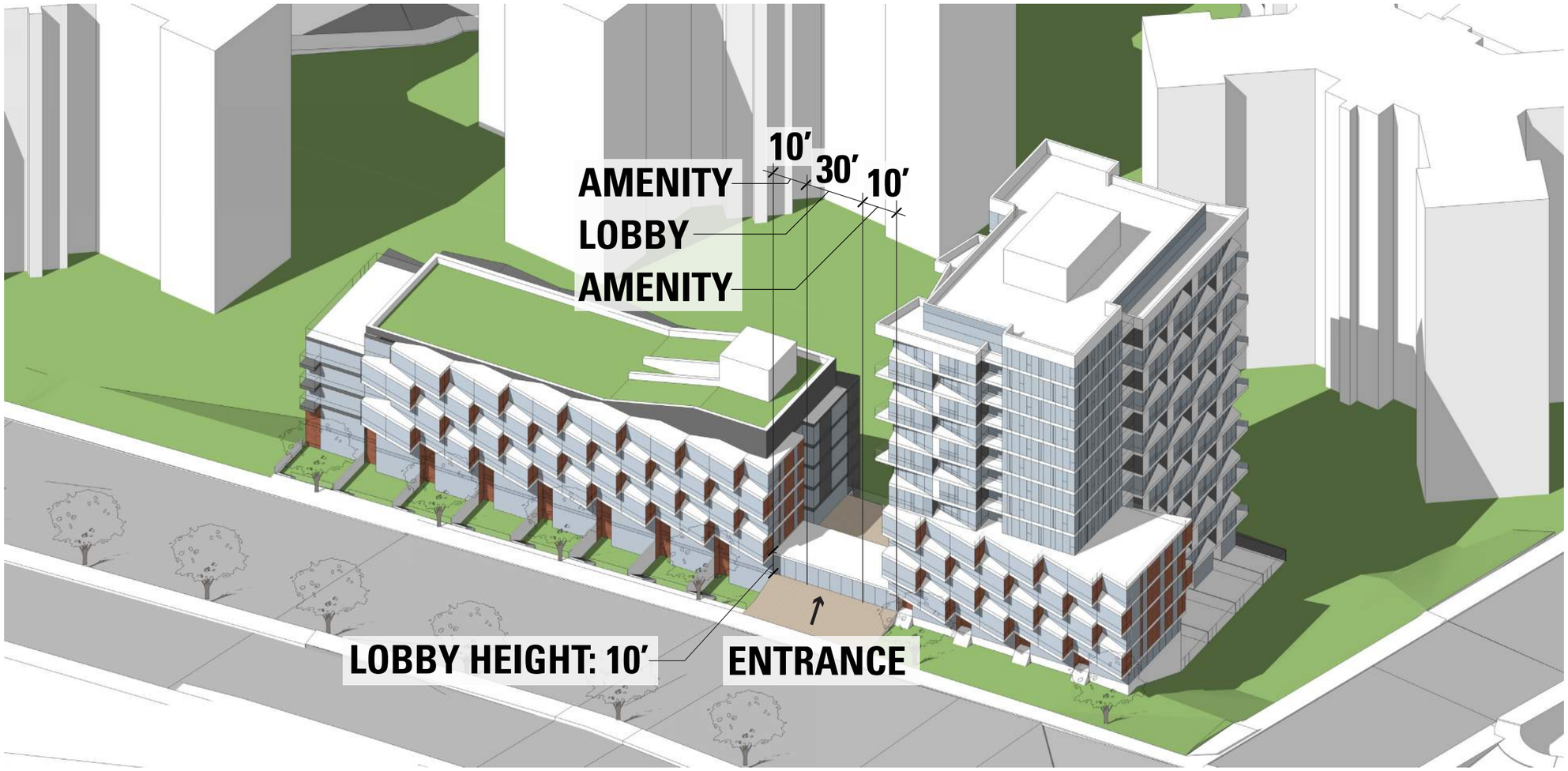
10% OF ALL UNITS MUST HAVE AN OPEN BALCONY WITH A MN. 36 SQUARE FEET

16 UNITS ON LOW-RISE = 1.6 BALCONIES
12 UNITS ON HIGH-RISE= 1.2 BALCONIES

MIN. 2 BALCONIES PER FLOOR.

ALL BALCONIES COMPLY WITH REQUIREMENTS


10% OF ALL UNITS MUST HAVE AN OPEN BALCONY WITH A MN. 36 SQUARE FEET
10 UNITS ON HIGH-RISE= 1.0 BALCONIES
MIN. 2 BALCONIES PER FLOOR.
6' X 10'
60 SF TYP.
6' DEEP
58 SF TYP.
10
UNITS
ALL BALCONIES
COMPLY WITH
REQUIREMENTS



PROPOSED DESIGN - CONNECTED LOBBY WITH TERRACE

<table>
<tr><th colspan="3">Parkmerced Block 20 Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 04.23.15</th></tr>
<tr><th>Standard Number</th><th>Standard</th><th>Project Compliance</th></tr>
<tr><td>Page 19</td><td>Comply with the requirements of Chapter 01 (Land Use) of the Parkmerced Design Standards and Guidelines</td><td>See Design Standards and Guidelines Compliance Checklist</td></tr>
<tr><td>Page 23</td><td>Meet the requirements of Chapter 04 (Parking, Loading + Servicing) of the “Parkmerced Design Standards + Guidelines”</td><td>See Design Standards and Guidelines Compliance Checklist</td></tr>
<tr><td>Page 29</td><td>Design each building to divert, upon completion of the hydrology system, 100% of storm water for at least a 5-year storm event with a duration of 3 hours to the Parkmerced hydrology system without discharge to the City’s combined sewer-storm water system</td><td>100% of the roof run-off will be infiltrated within the block and will not be discharged to the City’s combined sewer system from the 5-year, 3 hour storm.</td></tr>
<tr><td>Page 29</td><td>Comply with the requirements of the San Francisco Building Code Chapter 13C (Green Building Requirements)</td><td>The Green Building Requirements that went into effect on January 1, 2014 have superseded the San Francisco Building Code Chapter 13C requirements. The project will comply with the current San Francisco Green Building requirements. Compliance will be demonstrated through LEED Silver Certification or Greenpoint Rating of 75 points of higher.</td></tr>
<tr><td>Page 29</td><td>Comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102)</td><td>The project will comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102).</td></tr>
<tr><td>Page 30</td><td>Meet the requirements of Chapters 02.16 through 02.26 (Open Space) of the “Parkmerced Design Standards + Guidelines”</td><td>See Design Standards and Guidelines Compliance Checklist</td></tr>
<tr><td>Page 41</td><td>If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for irrigation, toilet flushing and laundry, design new buildings to have 60% less designed demand for potable water as compared to existing buildings</td><td>A recycled water source has not been made available to Parkmerced from a municipal source at this time.</td></tr>
<tr><td>Page 41</td><td>If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for such purposes, use 100% recycled water for irrigation</td><td>Dedicated Recycled water services for irrigation purposes will be provided for each block.

If made available, landscape irrigation will use 100% recycled water, assuming the water quality is sufficient for the health of the plants at Parkmerced.</td></tr>
<tr><td>Page 41</td><td>Install low-flow water fixtures in all new residential and non-residential buildings.</td><td>PAE: all new buildings will be specified with efficient low flow water fixtures as defined in the table below:

<table><tr><td></td><td>Baseline</td><td>Design</td></tr><tr><td>Water Closets</td><td>1.6 gpf</td><td>1.6/0.9 gpf dual flush or 1.28 gpf single flush</td></tr><tr><td>Lavatories</td><td>1.5 gpm</td><td>1.5 gpm</td></tr><tr><td>Showers</td><td>2.0 gpm</td><td>1.5 gpm</td></tr><tr><td>Kitchen Faucets</td><td>1.8 gpm</td><td>1.5 gpm</td></tr><tr><td>Dishwashers</td><td>6.5 gal/cycle</td><td>2.9 gal/cycle</td></tr><tr><td>Washing machines</td><td>≤ 9.5 water factor</td><td>≤ 6.0 water factor</td></tr></table></td></tr>
<tr><td>Page 49</td><td>Design new residential building envelopes to perform a minimum of 15% more efficiently than current Title 24 (2008) standards and all other buildings and building components to exceed current Title 24 (2008) standards by a minimum of 10%. In the future and as technology continues to advance, the Project Sponsor will endeavor to improve upon updated Title 24 standards</td><td>Residential envelopes are designed to perform a minimum of 15% more efficiently than Title 24 2008 envelope requirements. Compliance has been demonstrated using Energy Pro software (approved by the California Energy Commission for Title 24 compliance analysis).</td></tr>
<tr><td>Page 49</td><td>Install one vampire outlet per room controlled by one master switch near the front door to the dwelling unit</td><td>This requirement will be included in the design of the residential units. At least one controlled outlet will be installed per room controlled by one master switch near the front door to the dwelling unit.</td></tr>
<tr><td>Page 49</td><td>Install Tier 1 or better appliances in residential units</td><td>Tier 1 or better appliances (as defined by the Consortium for Energy Efficiency, and used by the Energy Star rating system) will be used in the residential units. See PAE’s Appliance Review Memo dated 04-03-2015.</td></tr>
<tr><td>Page 49</td><td>A measurement and verification plan should be implemented</td><td>A measurement and verification plan will be implemented for the project.</td></tr>
</table>

Parkmerced Block 20 Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings		04.23.15
Standard Number	**Standard**	**Project Compliance**
Page 51	The commitment to producing at least 10,396,625 kWhr/yr of renewable energy and 10,396,625 kWhr/yr electricity through a cogeneration facility, or some combination of both, but in no event less than 20,793,250 kWhr/yr, or otherwise satisfying this same 20,793,250 kWhr/yr commitment through energy efficiency and conservation measures is a significant benefit. - By full build-out, provide, either on- or off-site, renewable energy generation systems, such as solar, wind, hydrogen fuel-cells, small-scale or micro hydroelectric, and/or biomass, with the production of at least 10,396,625 kWhr/yr of the estimated total annual energy consumption; - By full build-out, generate 10,396,625 kWhr/yr of the estimated total annual energy consumption from an on-site cogeneration system; or Providing a combination of power from the above two sources, or satisfying the combined 20,793,250 kWhr/yr requirement through energy efficiency or conservation savings	The project will demonstrate compliance with this requirement through a combination of energy efficiency savings versus the projected 18,382 kWh/yr per new residential unit energy use identified in the Development Agreement, Exhibit Q, Table 1 and compliance methods 1, 2 or 4 indicated below. The Development Agreement identifies four methods for demonstrating compliance with this requirement: 1. Developer's construction and completion of on- or off-site facilities that meet 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit of cogeneration. 2. Developer's payment to third party under contract to provide or construct renewable energy capacity that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements by the estimated completion dates of the Development Phase. 3. Developer's payment to SFPUC for the SFPUC to construct or provide renewable and/or cogeneration facilities that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements. 4. Developer to pay an in-lieu fee of $6,589 per new residential unit for Renewable Energy and $1,671 per new residential unit for cogeneration. The funds are deposited into the Parkmerced sustainability energy Account, which may be used for the purpose of constructing cogeneration or renewable energy facilities prior to the Certificate of Final completion for the building containing the 4,000th new residential unit. Several configurations of cogeneration systems have been analyzed for implementation in this phase of the project. Life Cycle cost analysis of these options is in process.
Page 57	Meet the requirements of the City's Mandatory Recycling and Compost Ordinance (Ordinance No. 100-09, File No. 081404)	All trash disposed by the residents will be segregated into 3 streams: waste, mixed recycling and compost. Trash collection systems will handle each stream separately. Specific methods and systems will be delineated in the Park Merced Master Trash Management Plan and further define in each specific building Trash Management Plan.
Page 57	Provide a minimum of one centralized waste pick-up location on each block	Each block will have at minimum one central trash pickup location. Typically, each building within each block will have its own trash pickup location.
Page 57	Provide one hazardous waste drop-off location within each Neighborhood Commons	One hazardous waste drop-off location will be provided at Block 22 at the Neighborhood Commons. The collections at this facility will match the collections of the hazardous waste facility already in place at the existing site limiting items excepted to common household items such as batteries, light bulbs and basic electronics, etc.
Page 63	Buildings will generally use a minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project	The building improvements will meet the required minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project. The current plan is to use the concrete from the existing garage structure as crushed aggregate in the concrete for the project.
Page 63	Buildings will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project	The building improvements will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project, such as drywall, metals, plywood/MDF, and glass.
Page 65	Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan should incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan should list the BMPs employed and describe how they accomplish the following objectives: - Prevent loss of soil during construction by storm water runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse - Prevent sedimentation of any affected storm water conveyance systems or receiving streams Prevent polluting the air with dust and particulate matter	An erosion and sedimentation control plan will be created and designed by the Civil Engineer for all new construction activities associated with the project; the General Contractor will implement the erosion and sedimentation control plan utilizing industry best management practices (BMPs).
Page 65	- Recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Calculations can be done by weight or volume, but must be consistent throughout	During construction, the general contractor will recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled.

Assumptions: An average of 2.3 people occupy each residence at Parkmerced.

LEGEND

ASV	ANTI-SIPHON VALVE
BFP	BACK-FLOW PREVENTER
AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CTV	CABLE TELEVISION BOX
CLDR	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
COL	COLUMN
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EVLT	ELECTRIC VAULT
EV	ELECTRIC VEHICLE
FC	FACE OF CURB
FF	FINISHED FLOOR
FA	FIRE ALARM
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GND	GROUND SHOT
HR	HANDICAP RAMP
MB	MAILBOX
MH	MANHOLE
PB	PULL BOX
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TEL	TELEPHONE
TB	TELEPHONE BOX
TOE	TOE OF SLOPE
TC	TOP OF CURB
TC/FC	TOP OF CURB @ FACE OF CURB
TOP	TOP OF SLOPE
TSB	TRAFFIC SIGNAL BOX
T#	TREE TAG NUMBER
VLT	VAULT
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

BKF
255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)
Engineers / Surveyors / Planners

TOPOGRAPHIC SURVEY
PARK MERCED
(PHASE 1)

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

No.	Revisions

Date: 02/04/2015
Scale: 1"=20'
Design:
Drawn: RAB
Approved: AMC
Job No.: 20090086-S3

Drawing Number:
TOPO
12 OF 19

SCALE: NTS

BKF
255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)
Engineers | Surveyors | Planners

TOPOGRAPHIC SURVEY
PARKMERCED
(PHASE 1)

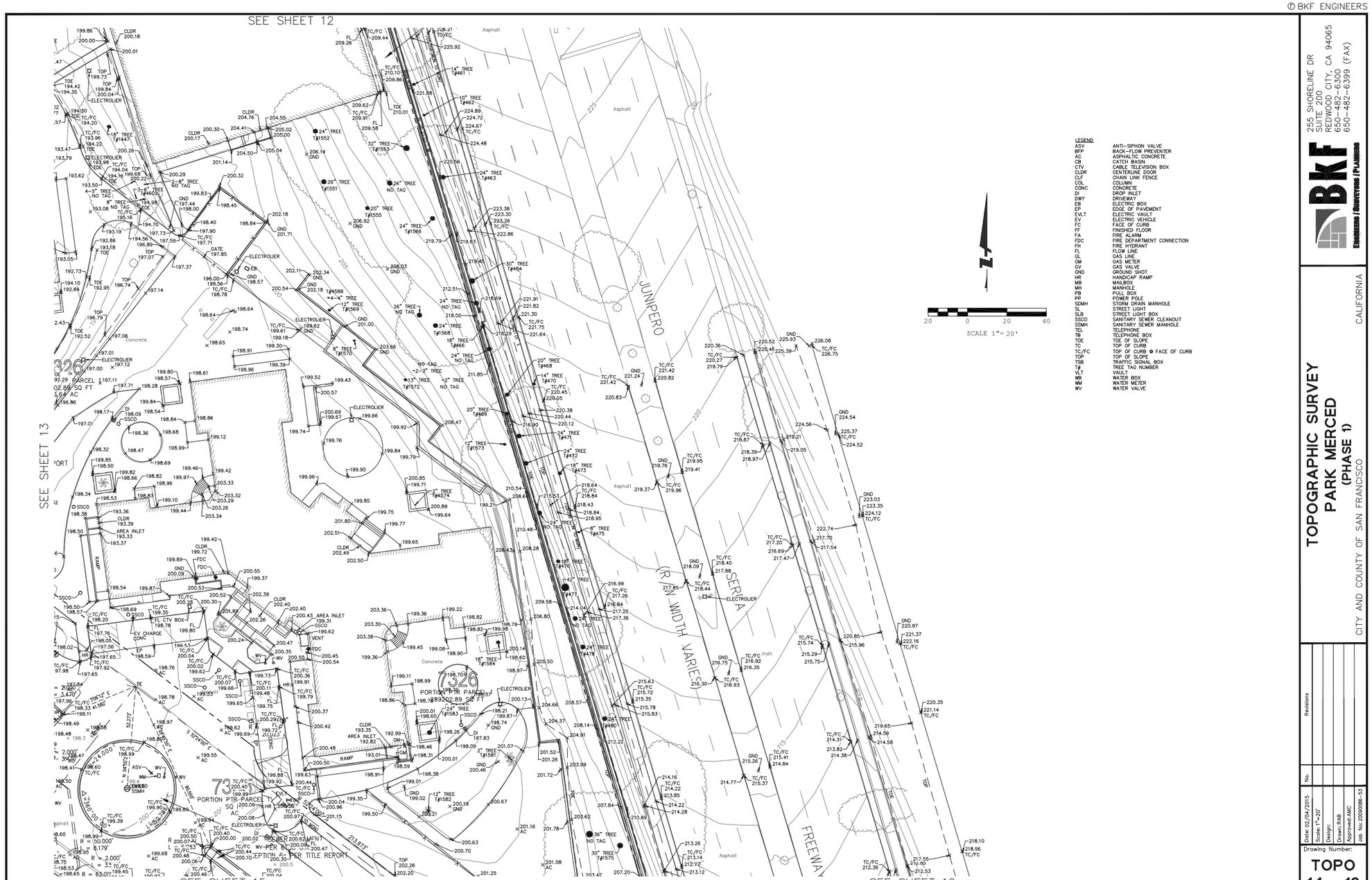
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA

No.	Revisions

Date: 02/04/2015
Scale: 1"=20'
Design:
Drawn: RAB
Approved: AMC
Job No: 20090086-53

Drawing Number:
TOPO
13 OF 19

SCALE: NTS



BKF Engineers | Surveyors | Planners
255 SHORELINE DR
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650-482-6300
650-482-6399 (FAX)

TOPOGRAPHIC SURVEY
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(PHASE 1)

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

No.	Revisions

Date: 02/04/2015
Scale: 1"=20'
Design:
Drawn: RAB
Approved: AMC
Job No: 20090088-53

Drawing Number:
TOPO
14 OF **19**

SCALE: NTS

LEGEND

ASV	ANTI-SIPHON VALVE
BFP	BACK-FLOW PREVENTER
AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CTV	CABLE TELEVISION BOX
CLDR	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
COL	COLUMN
CONC	CONCRETE
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FDC	FIRE DEPARTMENT CONNECTION
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TOE	TOE OF SLOPE
TC	TOP OF CURB
TC/FC	TOP OF CURB @ FACE OF CURB
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WM	WATER METER
WV	WATER VALVE

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650-482-6399 (FAX)

TOPOGRAPHIC SURVEY
PARK MERCED
(PHASE 1)

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

No.	Revisions

Date: 05/04/2015
Scale: 1"=20'
Design:
Drawn: RAB
Approved: AMC
Job No: 20090086-53

Drawing Number:
TOPO
16 OF **19**

SCALE: NTS

PARKMERCED - BLOCK 22 Lots 5,6,7

24 JULY 2015 | DESIGN REVIEW RESUBMITTAL - RESPONSE 01

21 CHUMASERO DRIVE
25 CHUMASERO DRIVE

PARKMERCED OWNER LLC.

SOM

PARKMERCED - BLOCK 22

Table of Contents

TOWER AND UNITS

WEST TOWER																								
		Unit Type	0.1	0.1	0.1	1.1	1.1	1.1	1.1+	1.1+	J1.1	2.2	Balcony	2.2	3.2+	Balcony	3.2+	Balcony	3.2+				Business Center/		Gross Floor
	Level	Unit Area	476	506	506	679	733	695	740	731	582	829	234	829	1,277	83	1,314	83	1,338	Balcony Net Area	Total Units	Net Unit Area	Community Amenity Space	Lobby	Area
Residential	14		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	13		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	12		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	11		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	10		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	9		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	8		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	7		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	6		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	5		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	4		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	3		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
	2		1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	400	12	9315			12,000
Lobby/Resid	1		1	1	0	0	1	1	0	1	1	1	1	1	0	0	0	1	1	317	9	6719	1835	267	12,000
		Total Units	14	14	13	13	14	14	13	14	1	14		14	13		13		1		165				
		Percentage of Total			24.8%			24.8%		16.4%	0.6%			17.0%			15.8%		0.6%						
		Total Area																							168,000

EAST TOWER																									
		Unit Type	0.1	0.1	0.1	1.1	1.1	1.1	1.1	1.1+	1.1+	2.2	Balcony	2.2	3.2+	Balcony	3.2+	Balcony	3.2+				Common	Fitness	Lobby	Gross Floor
	Level	Unit Area	476	506	506	679	733	695	725	740	731	829	234	829	1,277	83	1,314	83	1,338	Balcony Net Area	Total Units	Net Unit Area				Area
Residential	14		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	13		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	12		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	11		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	10		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	9		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	8		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	7		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	6		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	5		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	4		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	3		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
	2		1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0	400	12	9315				12,000
Lobby/Resid	1		1	1	0	0	0	1	1	0	1	1	1	1	0	0	0	1	1	317	8	6129	1054	811	1021	12,000
		Total Units	14	14	13	13	13	14	1	13	14	14		14	13		13		1		164					
		Percentage of Total			25.0%			24.4%	0.6%		16.5%			17.1%			15.9%		0.6%							
		Total Area																								168,000

TOTAL AREA WEST & EAST TOWER			336,000

		Parking	Mechanical/Storage		Gross Basement Area
Parking/Mech/ Storage	B1	42276	9263		51539
	B2	40222	7986		48208
	B3	40222	7986		48208
	TOTAL AREA	122720	25235		147955

*Measured to outside of basement wall.

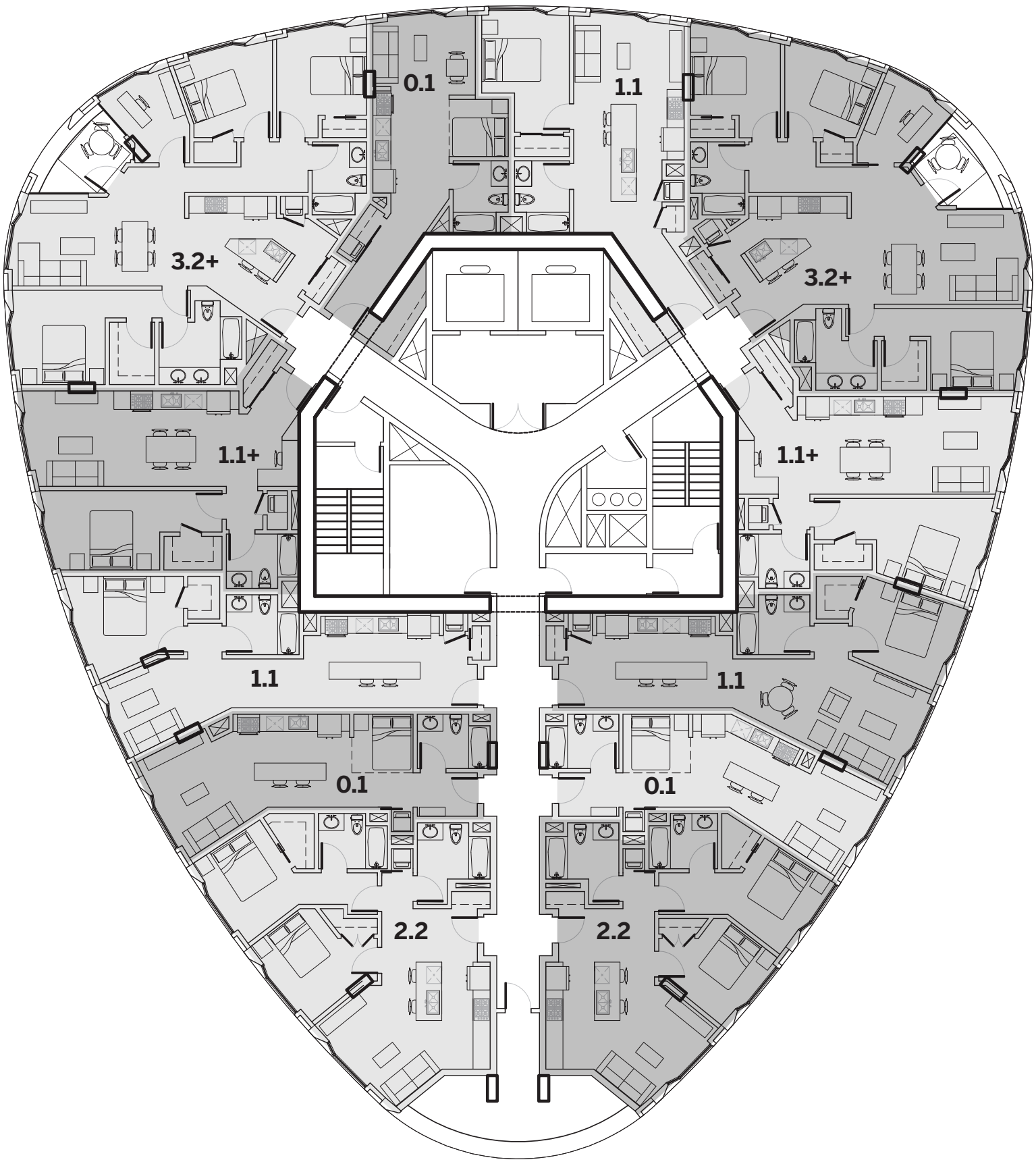
SITE

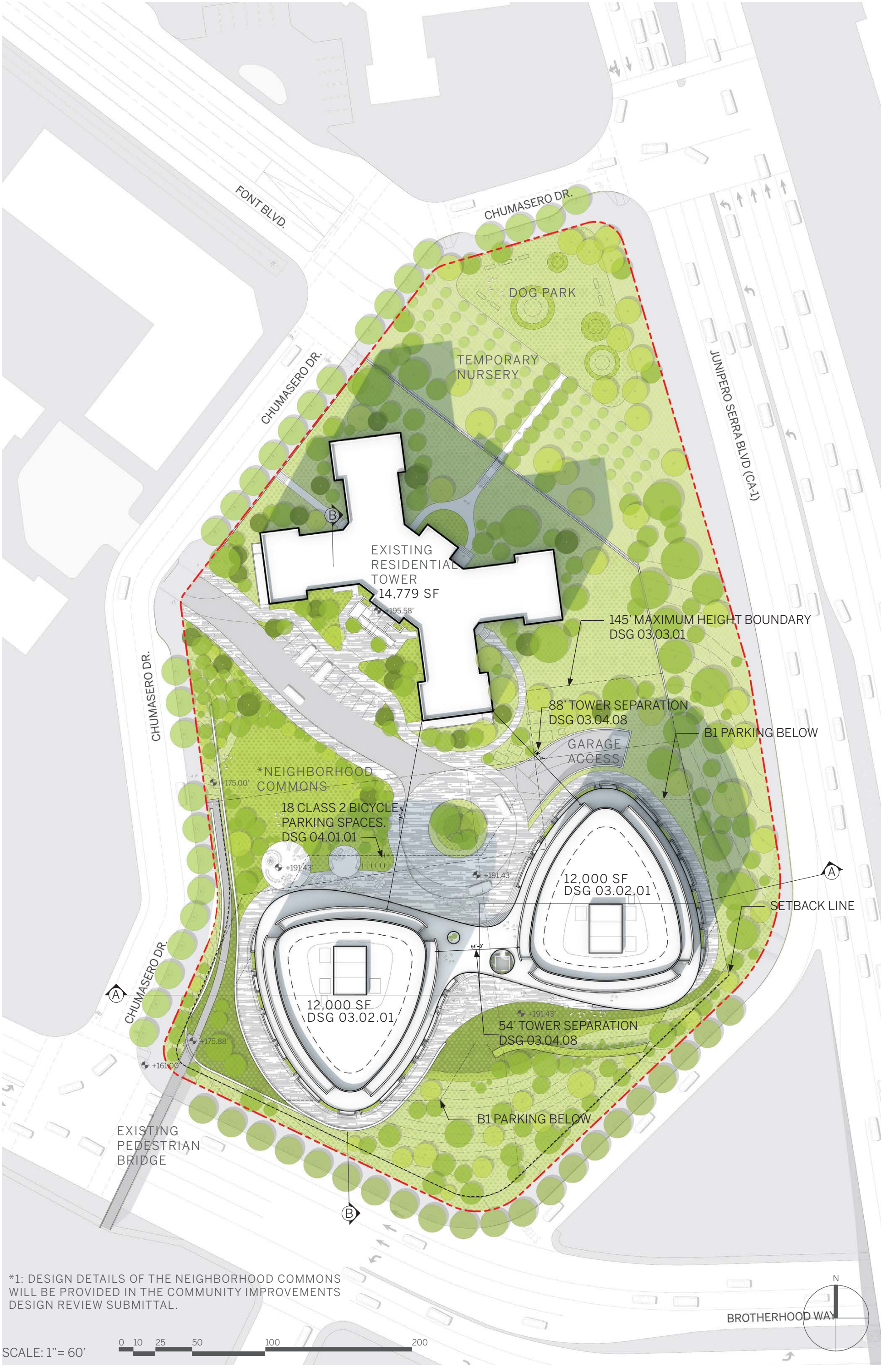
	Permitted	Provided
Proposed Building Footprint	24,000	24,000
Existing Building Footprint	14,779	14,779
Total Parcel Area	200,995	200,995
Lot Coverage	5-30%	19.3%

PARKING AND TRANSPORTATION

	Permitted	Provided
Class 1 Bike Parking*	158	160
Class 2 Bike Parking*	17	18
Parking Area		147,955
Parking Spaces	**	266
Handicap Spaces	6	6
Van Spaces	1	
Car Share Spaces	3	3
Off-Street Loading Spaces	0	

* Per planning code bike space requirement.


0.1
1.1
3.2+
3.2+
1.1+
1.1+
1.1
1.1
0.1
0.1
2.2
2.2

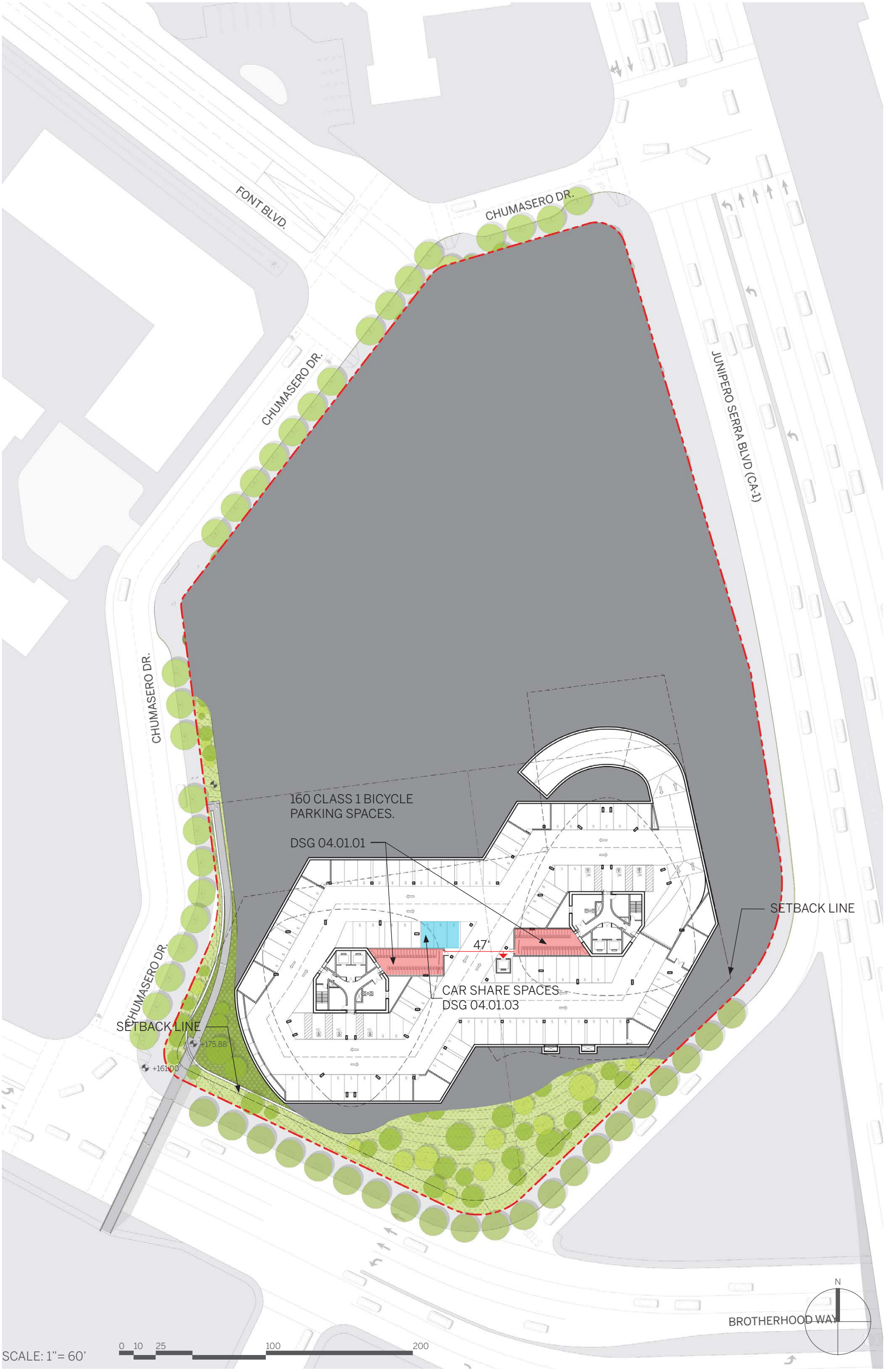


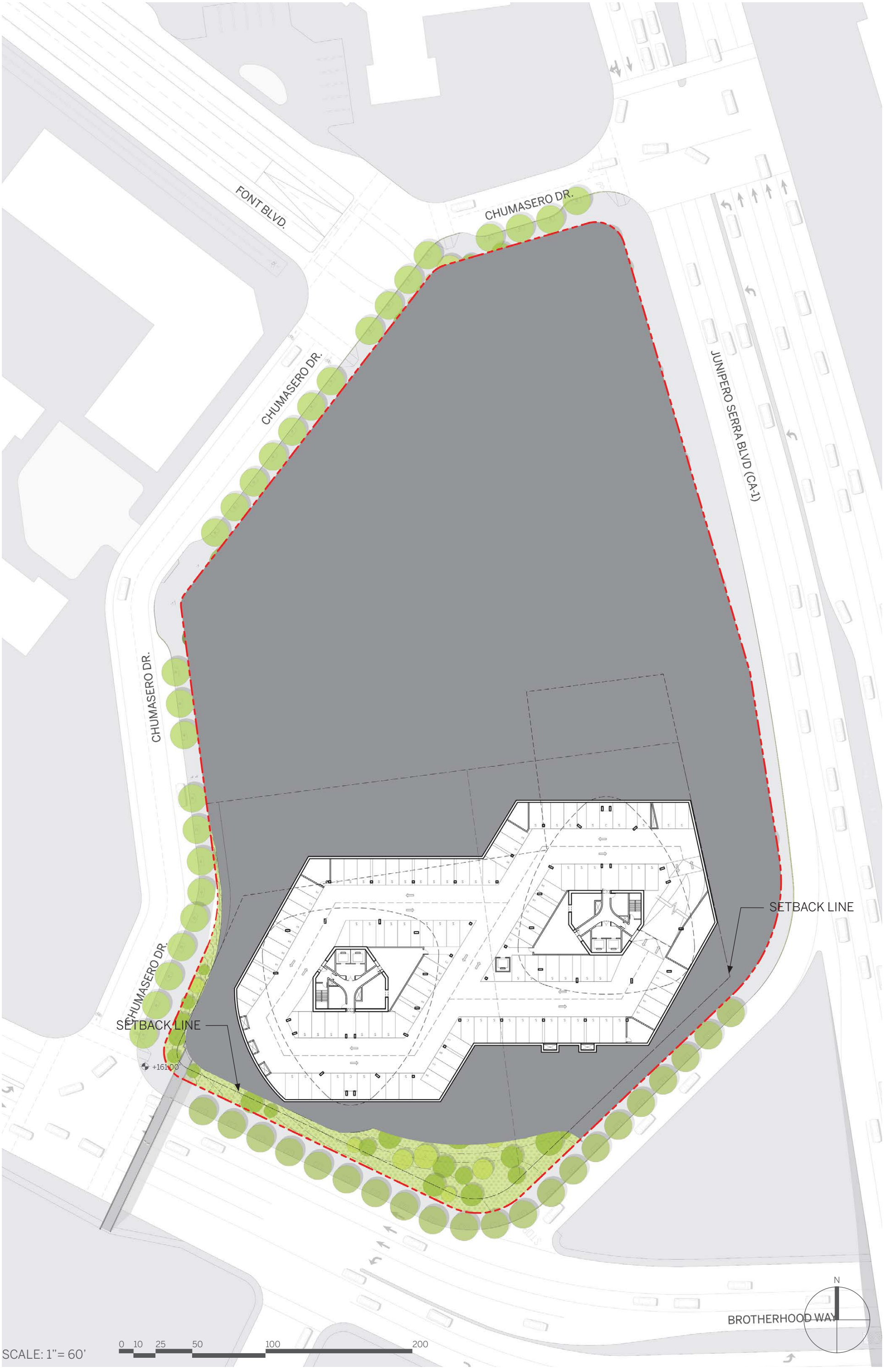
PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

A1.01 SITE PLAN

SOM


FONT BLVD.
CHUMASERO DR.
CHUMASERO DR.
CHUMASERO DR.
JUNIPERO SERRA BLVD (CA-1)
160 CLASS 1 BICYCLE
PARKING SPACES.
DSG 04.01.01
47'
CAR SHARE SPACES
DSG 04.01.03
SETBACK LINE
SETBACK LINE
+175.88'
+161.00'
BROTHERHOOD WAY
N
SCALE: 1"= 60'
0 10 25 100 200

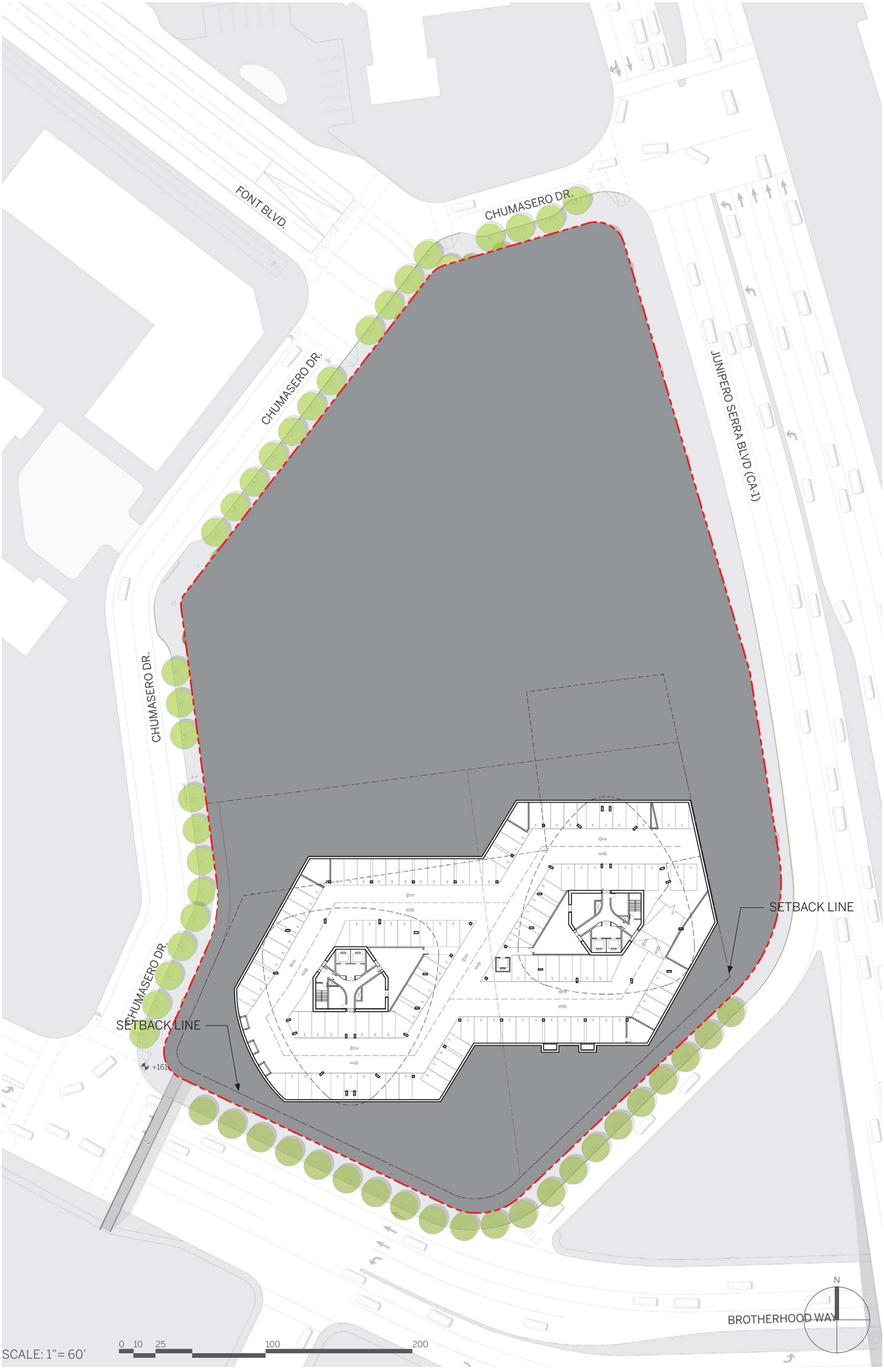


PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

A2.B2 FLOOR PLAN

SOM



PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

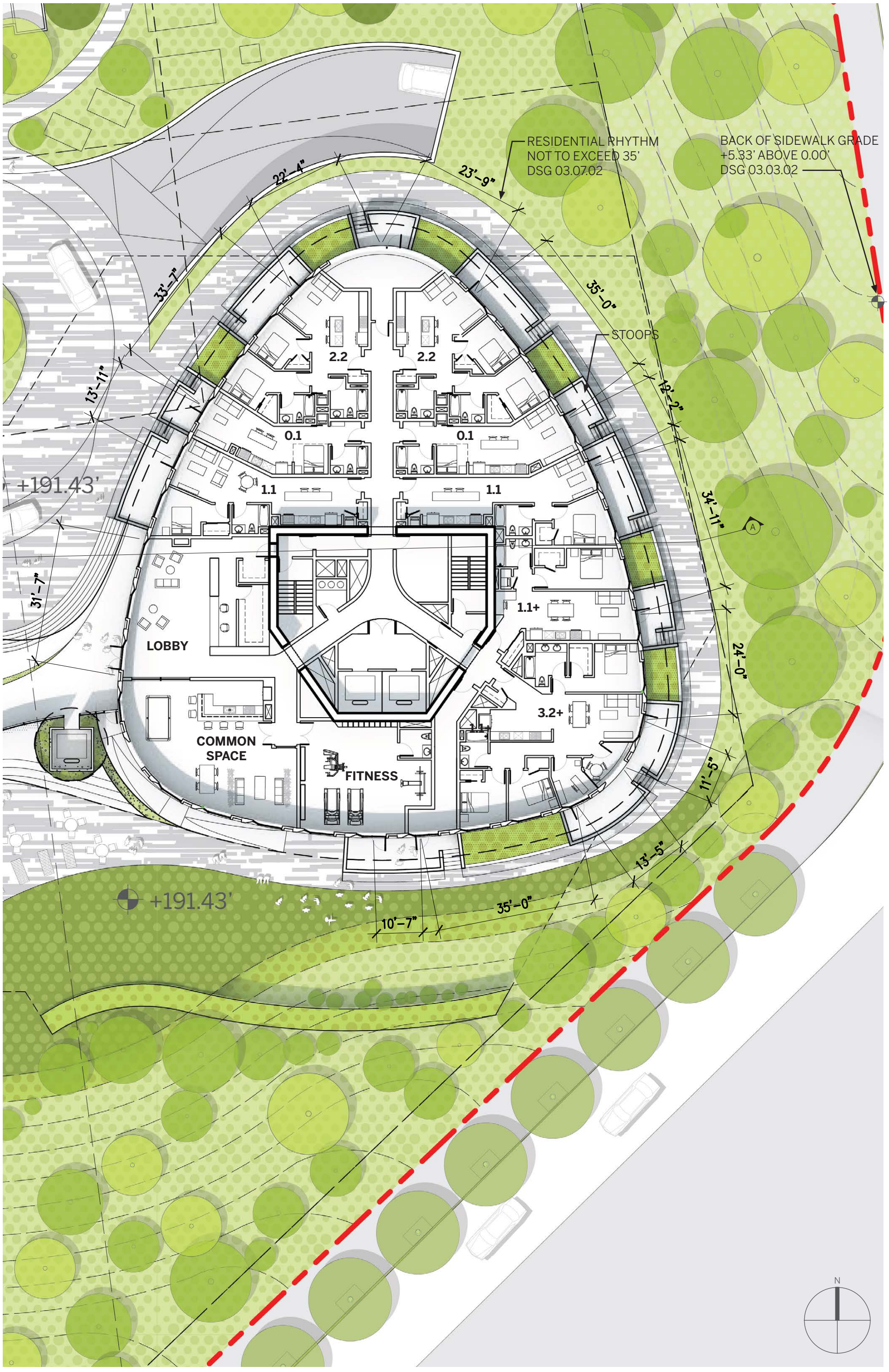
A2.B3 FLOOR PLAN

SOM

PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

SOM

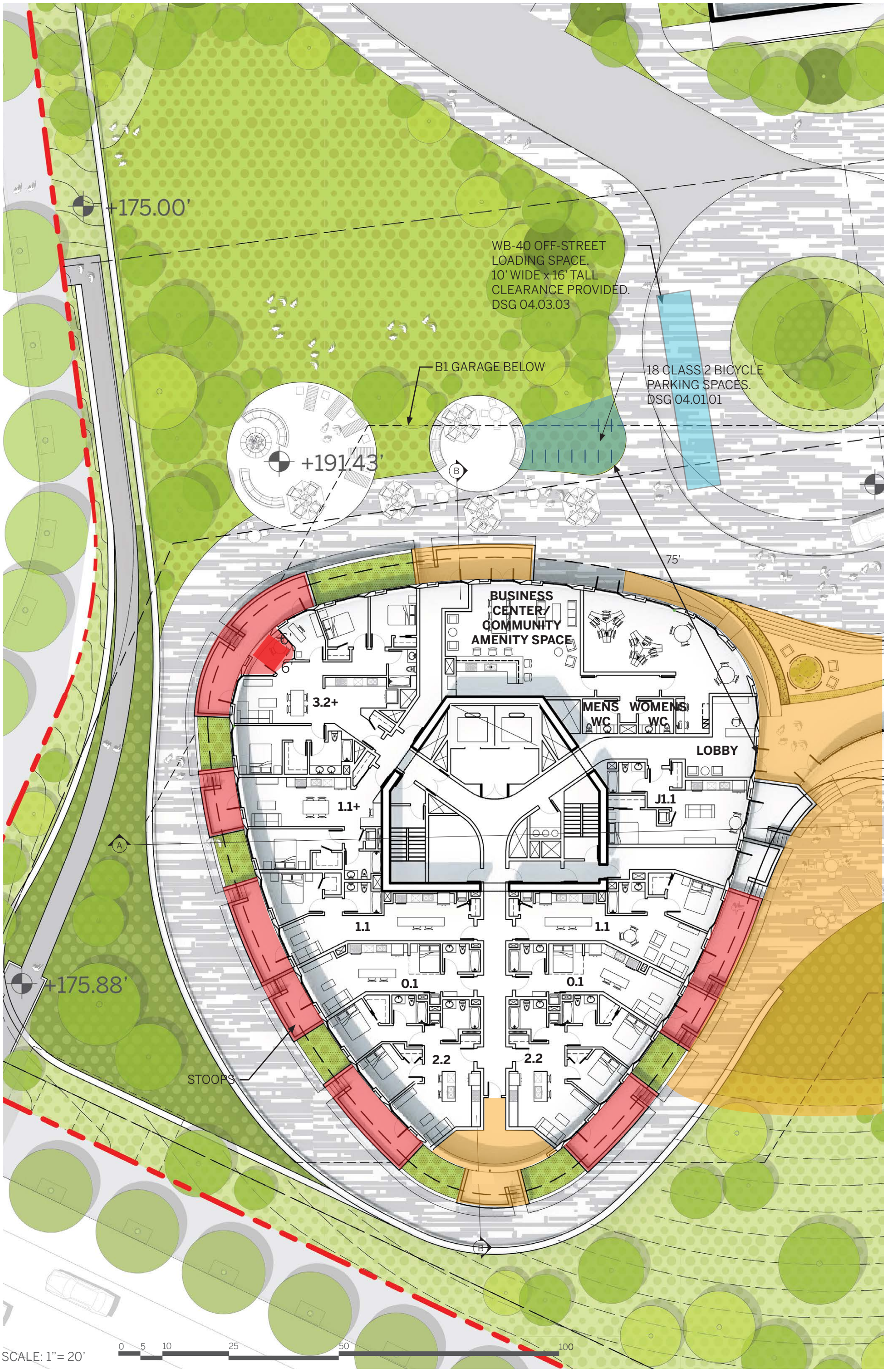


PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

A2.01 GROUND FLOOR PLAN

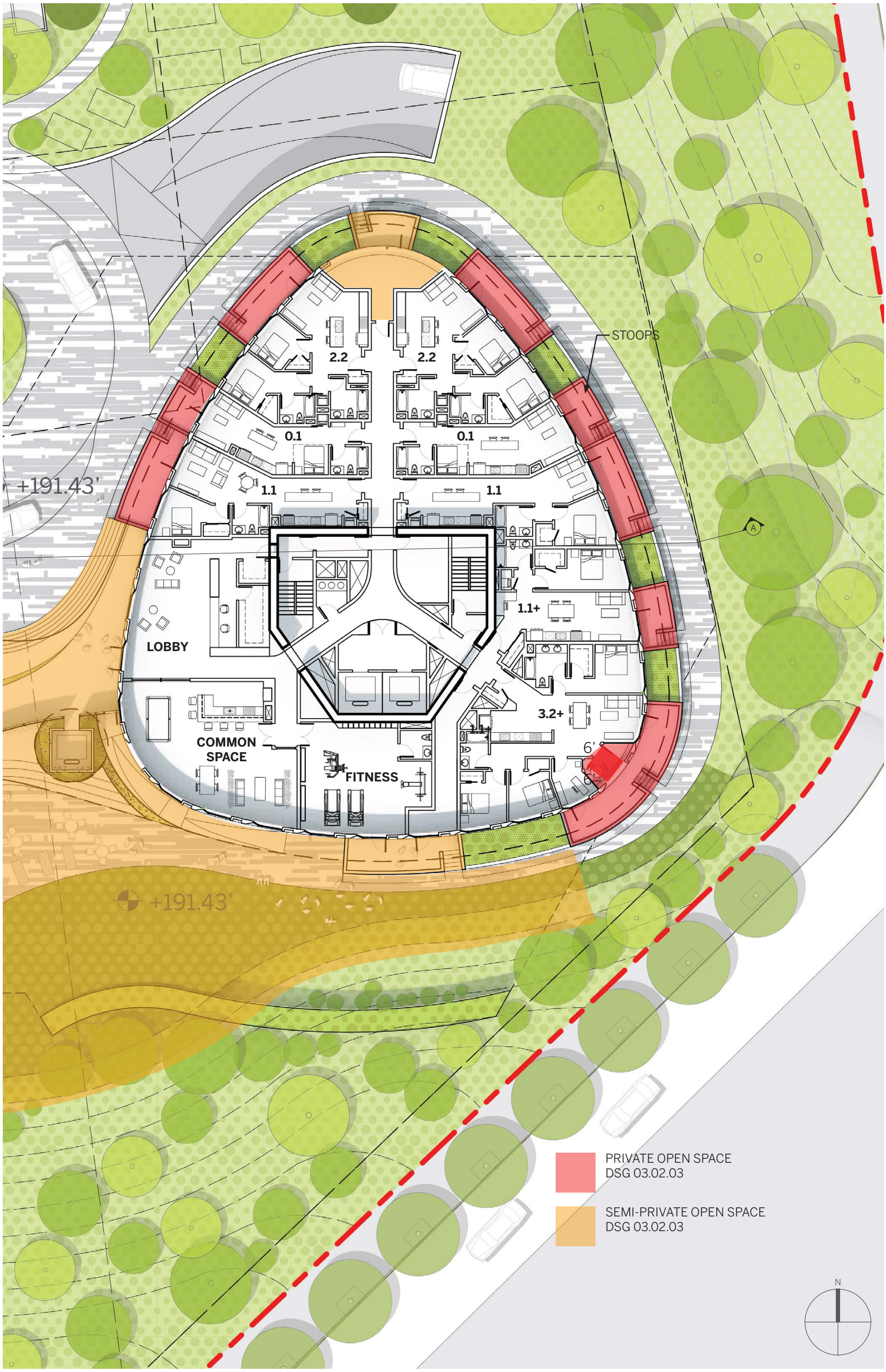
SOM

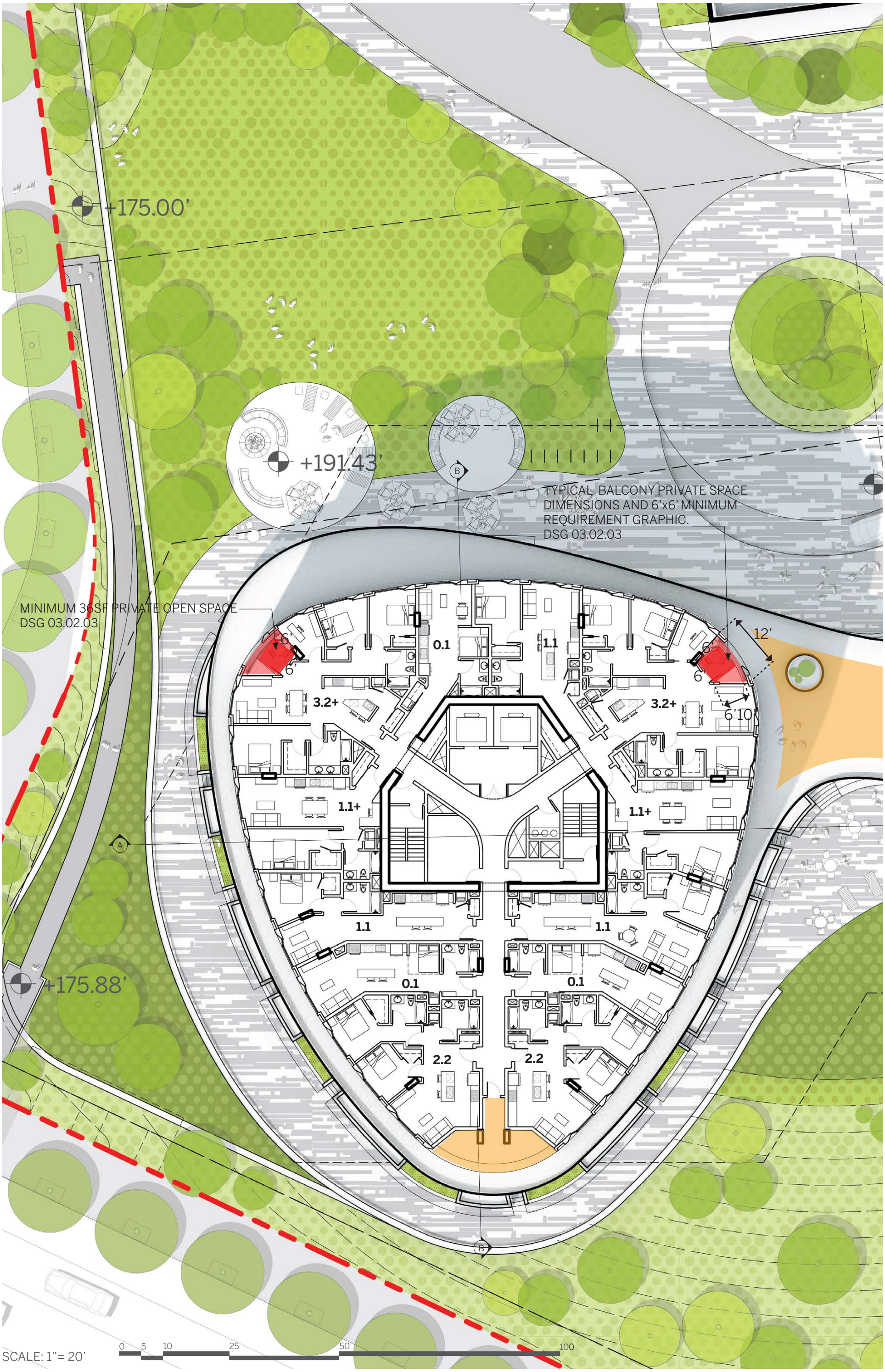


PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

SOM

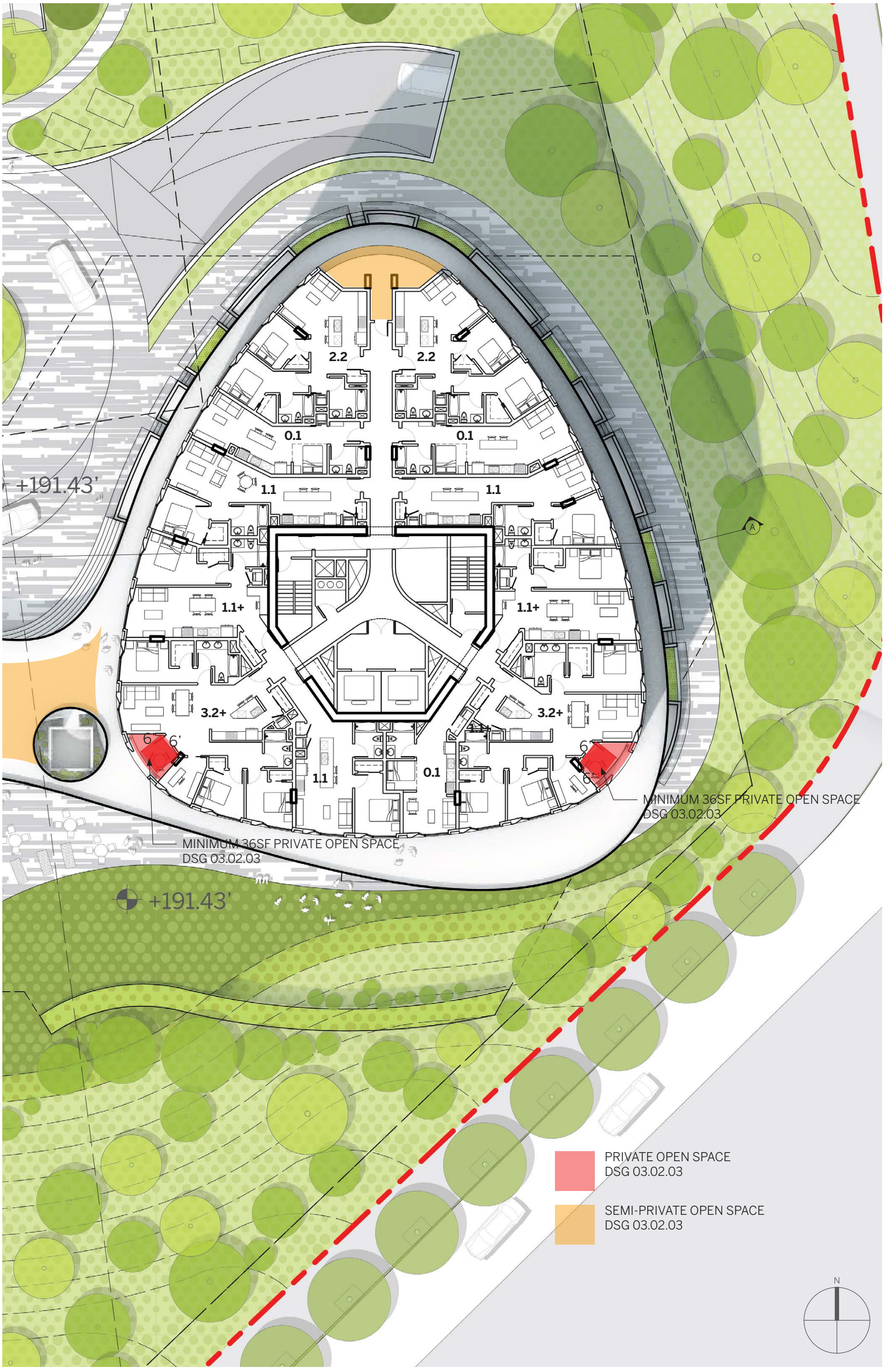

STOOPS
2.2
2.2
0.1
0.1
1.1
1.1
+191.43'
LOBBY
1.1+
3.2+
6'
COMMON SPACE
FITNESS
+191.43'
A
PRIVATE OPEN SPACE
DSG 03.02.03
SEMI-PRIVATE OPEN SPACE
DSG 03.02.03
N



PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

SOM

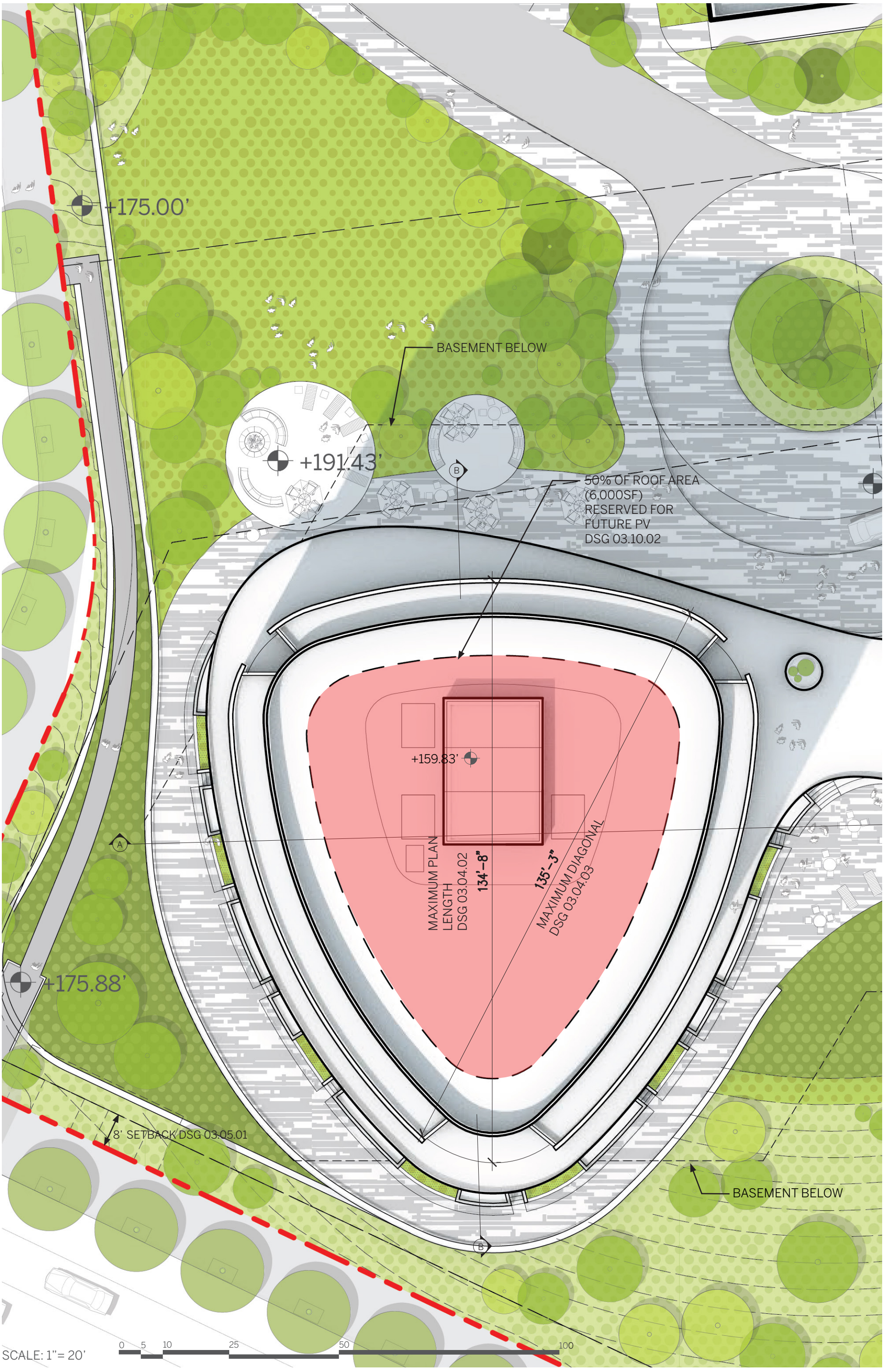


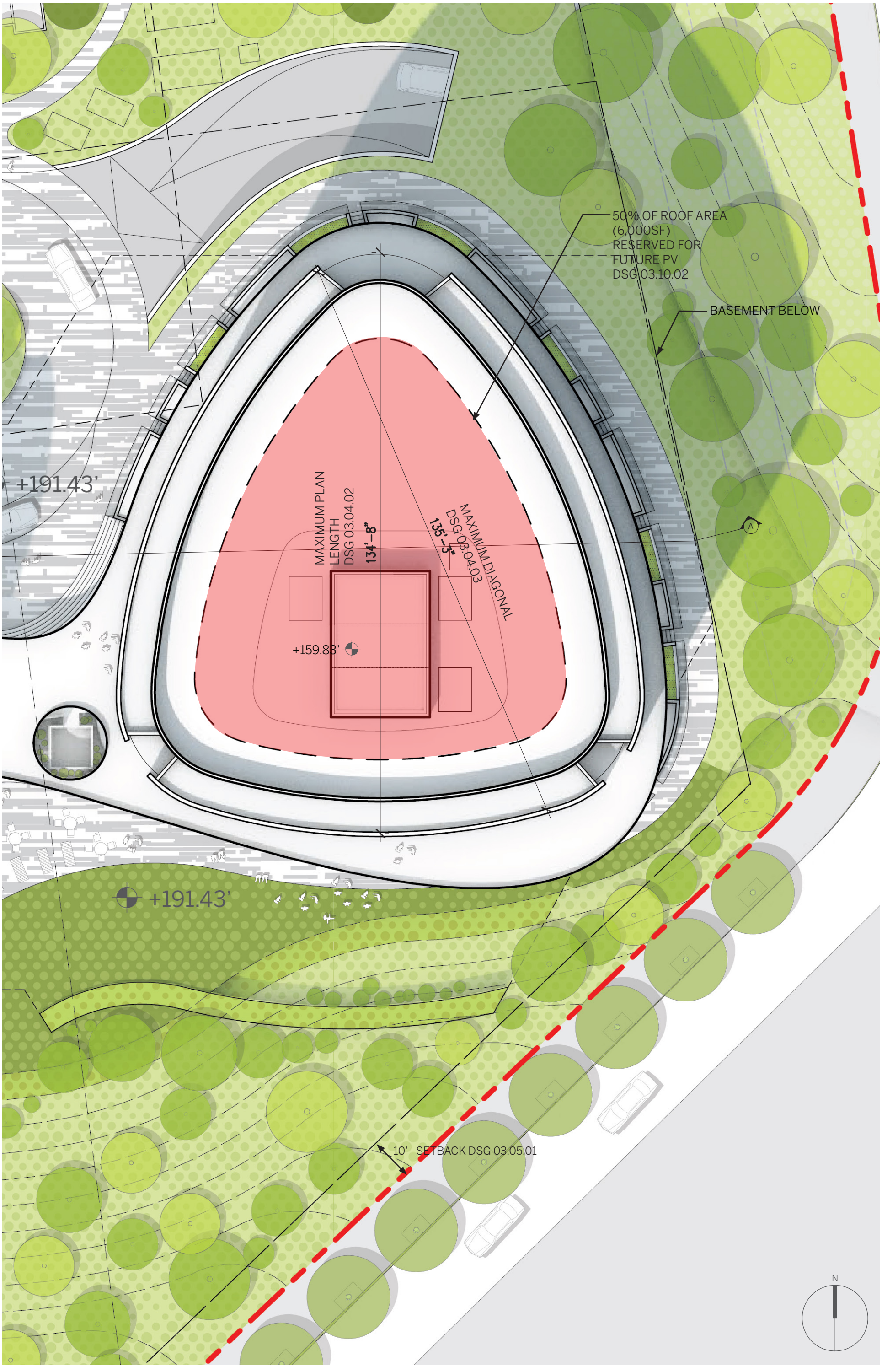
PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

A2.02 TYPICAL LEVEL FLOOR PLAN

SOM


+175.00’
BASEMENT BELOW
+191.43’
B
50% OF ROOF AREA
(6,000SF)
RESERVED FOR
FUTURE PV
DSG 03.10.02
+159.83’
MAXIMUM PLAN
LENGTH
DSG 03.04.02
134’–8”
135’–3”
MAXIMUM DIAGONAL
DSG 03.04.03
A
+175.88’
8’ SETBACK DSG 03.05.01
BASEMENT BELOW
B
SCALE: 1”= 20’
0
5
10
25
50
100

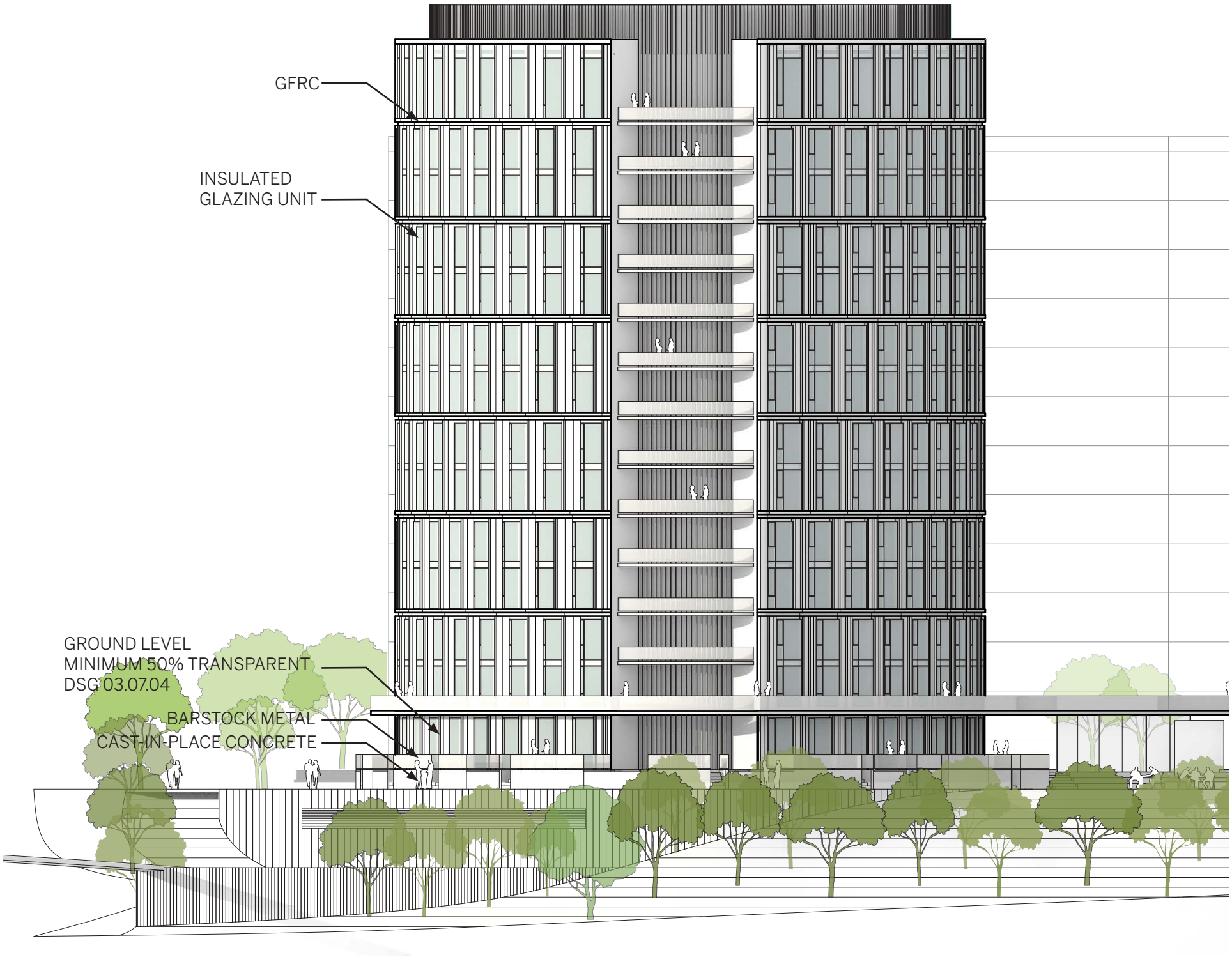


PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

A2.04 ROOF PLAN

SOM



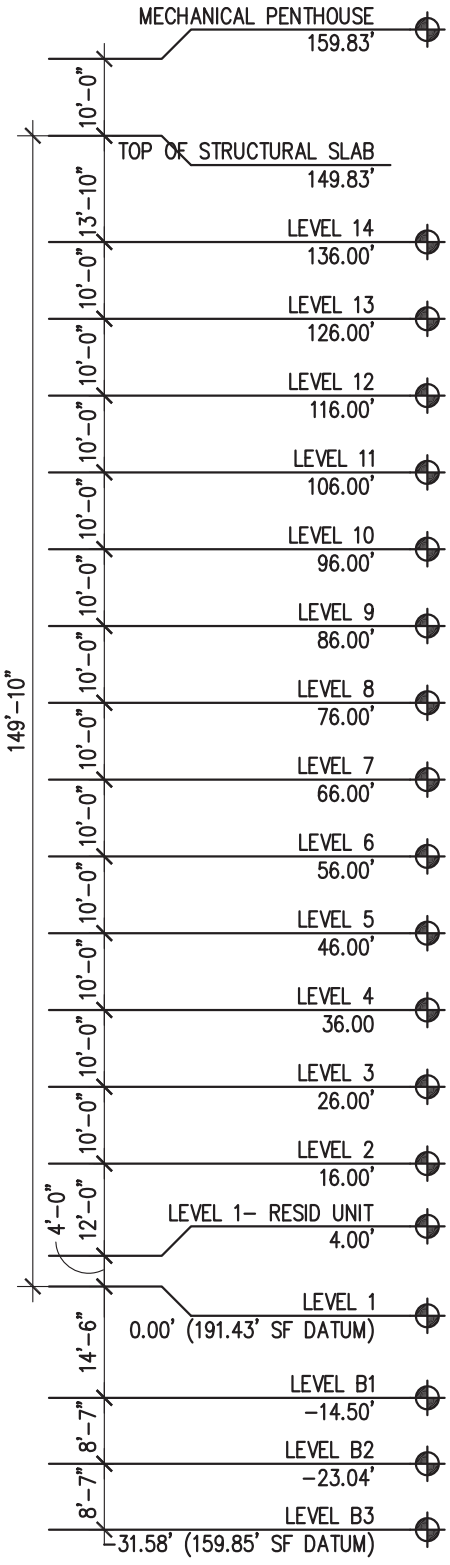
SCALE: 1"= 25'

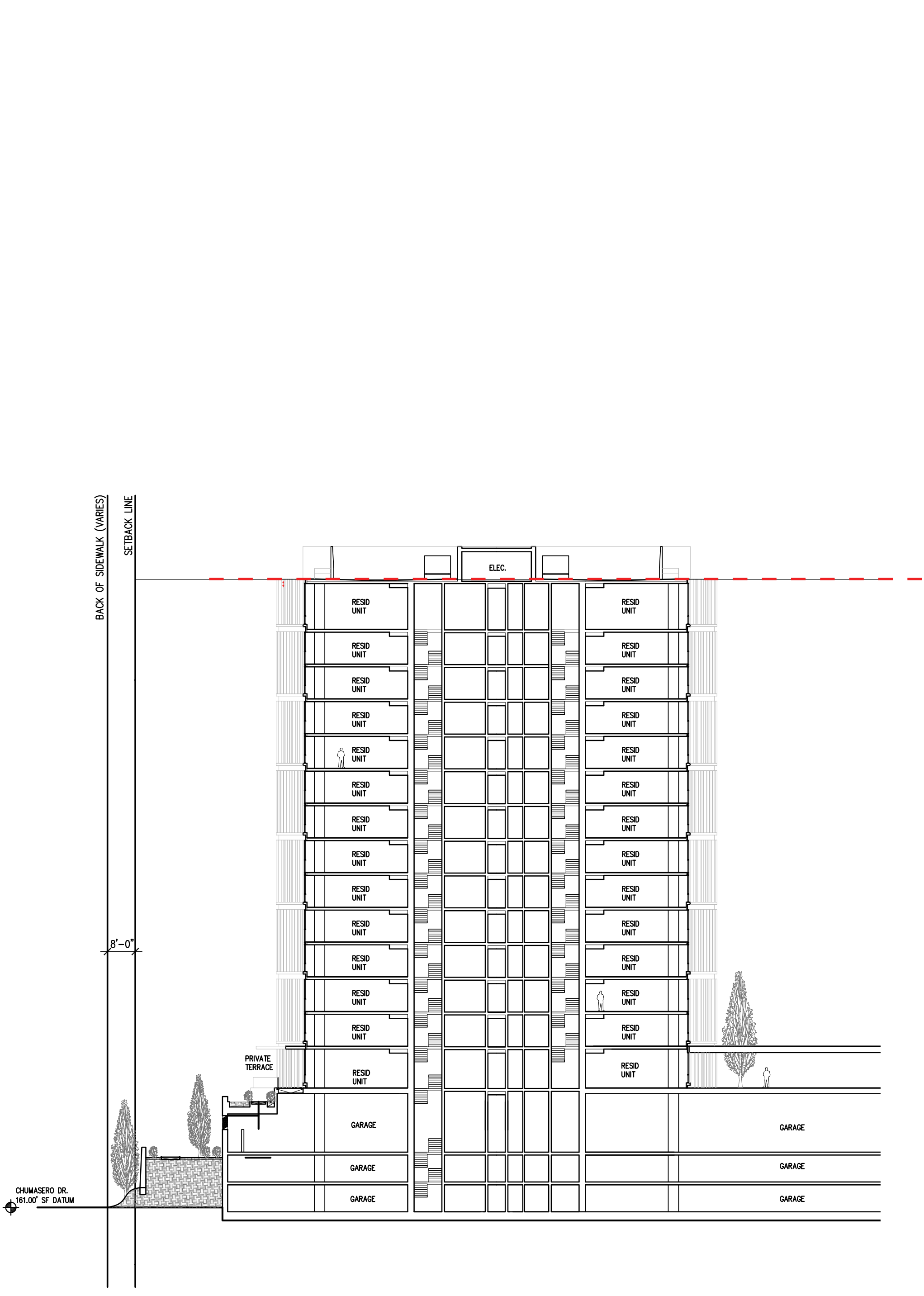
0 5 10 25 50 100

PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

SOM


MECHANICAL PENTHOUSE
159.83'
10'-0"
TOP OF STRUCTURAL SLAB
149.83'
13'-10"
LEVEL 14
136.00'
10'-0"
LEVEL 13
126.00'
10'-0"
LEVEL 12
116.00'
10'-0"
LEVEL 11
106.00'
10'-0"
LEVEL 10
96.00'
10'-0"
LEVEL 9
86.00'
10'-0"
LEVEL 8
76.00'
10'-0"
LEVEL 7
66.00'
10'-0"
LEVEL 6
56.00'
10'-0"
LEVEL 5
46.00'
10'-0"
LEVEL 4
36.00
10'-0"
LEVEL 3
26.00'
10'-0"
LEVEL 2
16.00'
149'-10"
4'-0"
12'-0"
LEVEL 1- RESID UNIT
4.00'
LEVEL 1
0.00' (191.43' SF DATUM)
14'-6"
LEVEL B1
-14.50'
8'-7"
LEVEL B2
-23.04'
8'-7"
LEVEL B3
-31.58' (159.85' SF DATUM)



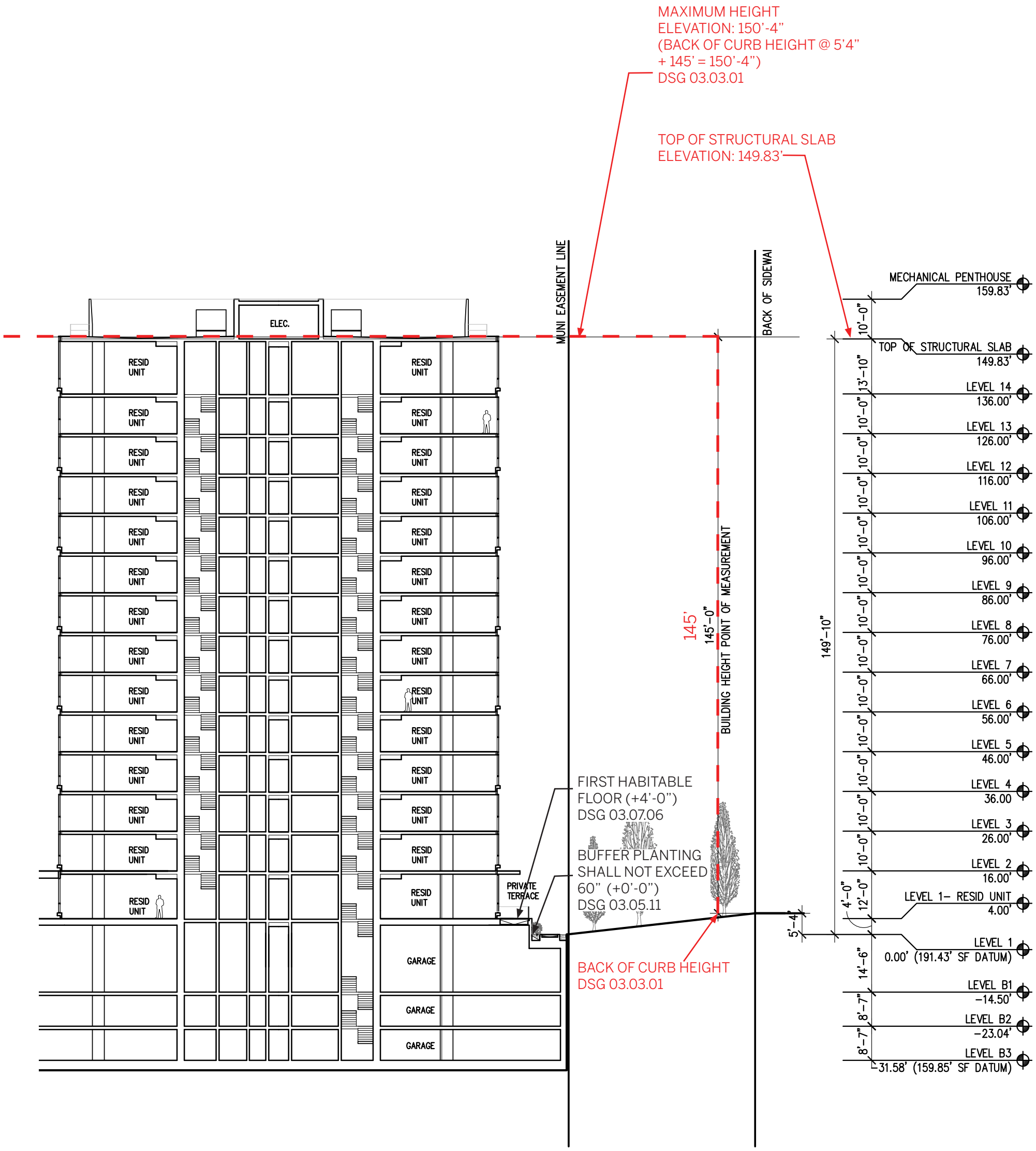
SCALE: 1"= 25'

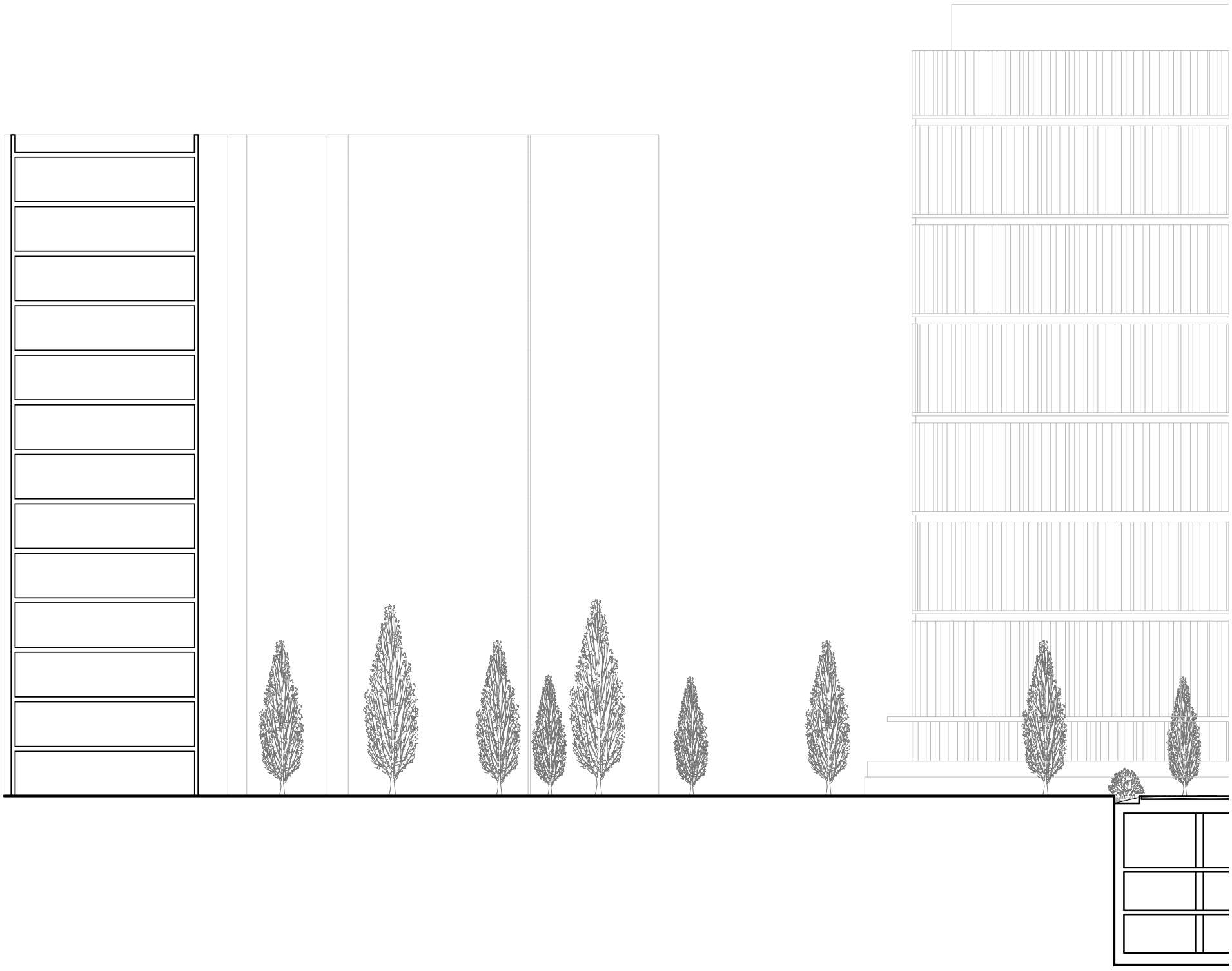
0 5 10 25 50 100

PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

SOM


MAXIMUM HEIGHT
ELEVATION: 150'-4"
(BACK OF CURB HEIGHT @ 5'4"
+ 145' = 150'-4")
DSG 03.03.01
TOP OF STRUCTURAL SLAB
ELEVATION: 149.83'
ELEC.
RESID UNIT
GARAGE
MUNI EASEMENT LINE
BACK OF SIDEWAI
145'
145'-0"
BUILDING HEIGHT POINT OF MEASUREMENT
FIRST HABITABLE
FLOOR (+4'-0")
DSG 03.07.06
BUFFER PLANTING
SHALL NOT EXCEED
60" (+0'-0")
DSG 03.05.11
PRIVATE TERRACE
BACK OF CURB HEIGHT
DSG 03.03.01
5'-4"
149'-10"
MECHANICAL PENTHOUSE
159.83'
TOP OF STRUCTURAL SLAB
149.83'
LEVEL 14
136.00'
LEVEL 13
126.00'
LEVEL 12
116.00'
LEVEL 11
106.00'
LEVEL 10
96.00'
LEVEL 9
86.00'
LEVEL 8
76.00'
LEVEL 7
66.00'
LEVEL 6
56.00'
LEVEL 5
46.00'
LEVEL 4
36.00
LEVEL 3
26.00'
LEVEL 2
16.00'
LEVEL 1– RESID UNIT
4.00'
LEVEL 1
0.00' (191.43' SF DATUM)
LEVEL B1
–14.50'
LEVEL B2
–23.04'
LEVEL B3
–31.58' (159.85' SF DATUM)
10'–0"
13'–10"
4'–0"
12'–0"
14'–6"
8'–7"
8'–7"



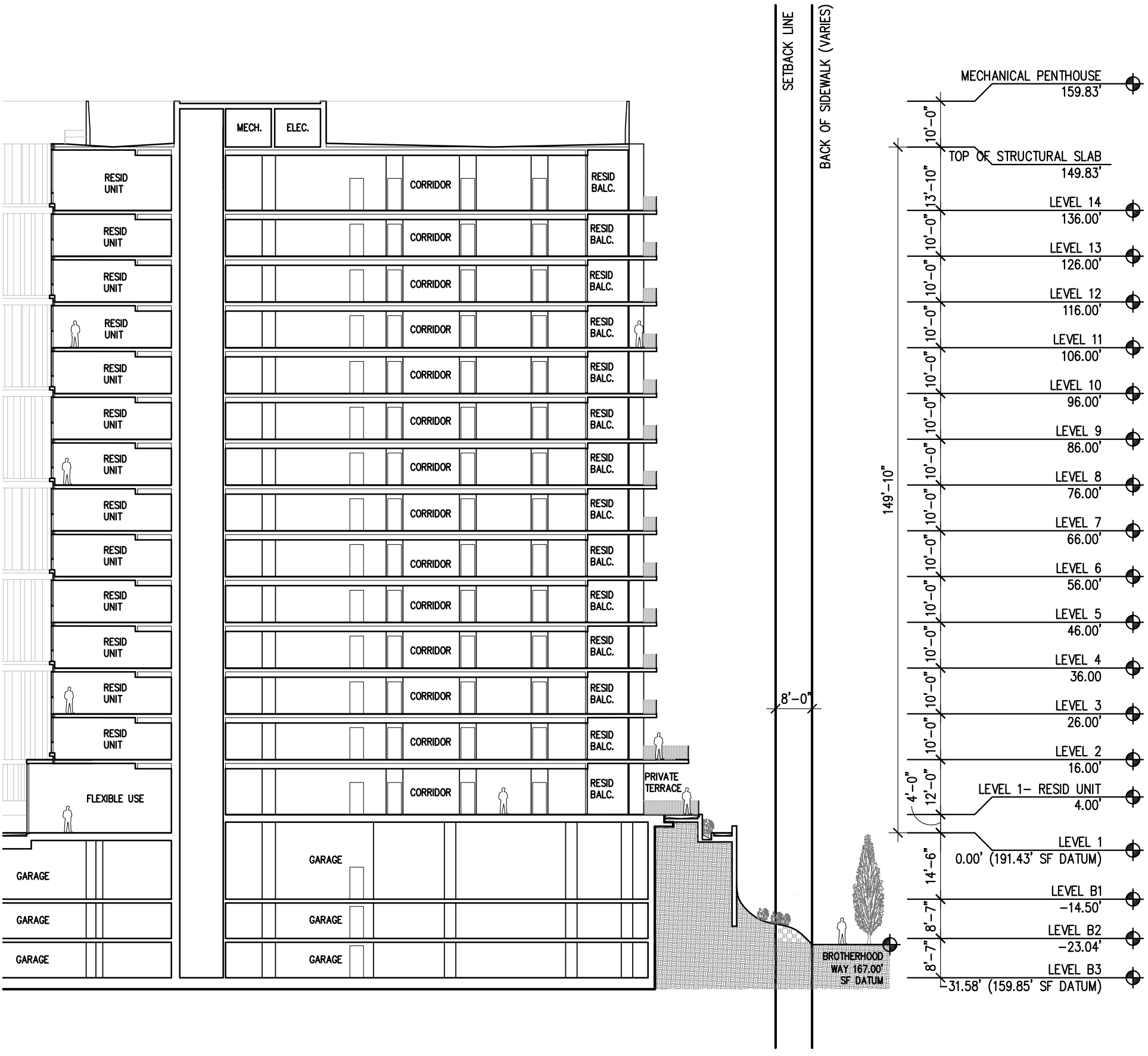
SCALE: 1”= 25’

0 5 10 25 50 100

PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

SOM


MECH.
ELEC.
RESID UNIT
CORRIDOR
RESID BALC.
FLEXIBLE USE
PRIVATE TERRACE
GARAGE
SETBACK LINE
BACK OF SIDEWALK (VARIES)
8'-0"
BROTHERHOOD WAY 167.00' SF DATUM
MECHANICAL PENTHOUSE 159.83'
TOP OF STRUCTURAL SLAB 149.83'
LEVEL 14 136.00'
LEVEL 13 126.00'
LEVEL 12 116.00'
LEVEL 11 106.00'
LEVEL 10 96.00'
LEVEL 9 86.00'
LEVEL 8 76.00'
LEVEL 7 66.00'
LEVEL 6 56.00'
LEVEL 5 46.00'
LEVEL 4 36.00
LEVEL 3 26.00'
LEVEL 2 16.00'
LEVEL 1– RESID UNIT 4.00'
LEVEL 1 0.00' (191.43' SF DATUM)
LEVEL B1 -14.50'
LEVEL B2 -23.04'
LEVEL B3 -31.58' (159.85' SF DATUM)
149'-10"
10'-0"
13'-10"
4'-0"
12'-0"
14'-6"
8'-7"

GROUND LEVEL CLOSE-UP

ENTRY OFF OF CHUMASERO DR.

FACADE CLOSE-UP

FACADE CLOSE-UP

PARKMERCED BLOCK 22 - SAN FRANCISCO, CA 2015.05.18

PARKMERCED OWNER LLC | SKIDMORE, OWINGS & MERRILL LLP

SOM

NORTH ON JUNIPERO SERRA BLVD

View to the East

View to the West

View to the South

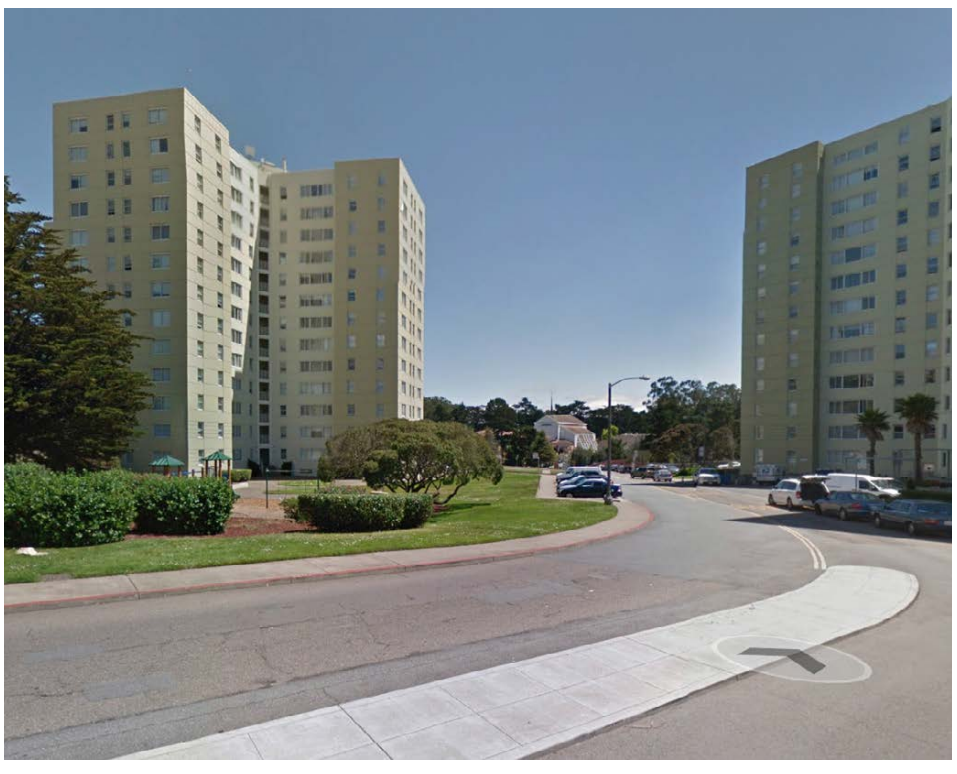
View to the North

Panorama to the East

View from the East

View from the West

View from the South



View from the North

Panorama to the West

Parkmerced Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings

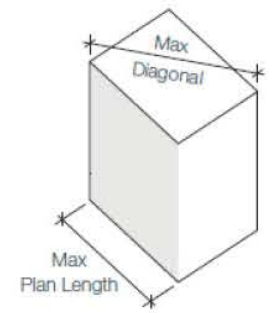
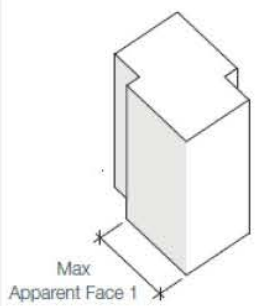
Standard Number	Standard	Project Compliance
Page 19	Comply with the requirements of Chapter 01 (Land Use) of the Parkmerced Design Standards and Guidelines	Per figure 01.01.A, block 22 is a residential use district which complies with the principally permitted and prohibited uses of this district. A conditional use does apply as a neighborhood commons open space is being proposed for block 22 which is not present in figure 01.01.A of the Design Standards and Guidelines.
Page 23	Meet the requirements of Chapter 04 (Parking, Loading + Servicing) of the "Parkmerced Design Standards + Guidelines"	All parking, loading, and servicing requirements described in chapter 04 have been met. Block 22 is in below grade parking zone 1and complies with all maximum parking space requirements as well as access of service vehicles. Bike and car share parking requirements are met per tables3 and 4, and loading and servicing requirements are met per table 7. Off-street loading and above grade parking are not required.
Page 29	Design each building to divert, upon completion of the hydrology system, 100% of storm water for at least a 5-year storm event with a duration of 3 hours to the Parkmerced hydrology system without discharge to the City's combined sewer-storm water system	100% of the roof run-off will be infiltrated within the block and will not be discharged to the City's combined sewer system from the 5-year, 3 hour storm.
Page 29	Comply with the requirements of the San Francisco Building Code Chapter 13C (Green Building Requirements)	The Green Building Requirements that went into effect on January 1, 2014 have superseded the San Francisco Building Code Chapter 13C requirements. The project will comply with the current San Francisco Green Building requirements. Compliance will be demonstrated through LEED Silver Certification or Greenpoint Rating of 75 points of higher.
Page 29	Comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102)	The project will comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102).
Page 30	Meet the requirements of Chapters 02.16 through 02.26 (Open Space) of the "Parkmerced Design Standards + Guidelines"	Chapters 02.17, 02.24, and 02.26 apply to block 22. Block 22 will meet or exceed all requirements of chapter 02.17 with no dedicated open space required per Appendix A and a proposed neighborhood commons location described as publicly accessible open space. The neighborhood commons will comply with all requirements of chapter 02.24 as designed by the Landscape Architect. The tower open space requirements of chapter 02.26 will also be met through the landscape design of the Landscape Architect.
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for irrigation, toilet flushing and laundry, design new buildings to have 60% less designed demand for potable water as compared to existing buildings	A recycled water source has not been made available to Parkmerced from a municipal source at this time.
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for such purposes, use 100% recycled water for irrigation	A dedicated recycled water service for irrigation purposes will be provided.
Page 41	Install low-flow water fixtures in all new residential and non-residential buildings.	All new buildings will be specified with efficient low flow water fixtures as defined in the table below: Water Closets: Baseline 1.6 gpf; Design 1.6/0.9 gpf dual flush or 1.28 gpf single flush Lavatories: Baseline 1.5 gpm; Design 1.5 gpm Showers: Baseline 2.0 gpm; Design 1.5 gpm Kitchen Faucets: Baseline 1.8 gpm; Design 1.5 gpm Dishwashers: Baseline 6.5 gal/cycle; Design 2.9 gal/cycle Washing machines: Baseline ≤ 9.5 water factor; Design ≤ 6.0 water factor
Page 49	Design new residential building envelopes to perform a minimum of 15% more efficiently than current Title 24 (2008) standards and all other buildings and building components to exceed current Title 24 (2008) standards by a minimum of 10%. In the future and as technology continues to advance, the Project Sponsor will endeavor to improve upon updated Title 24 standards	Residential envelopes are designed to perform a minimum of 15% more efficiently than Title 24 2008 envelope requirements. Compliance has been demonstrated using Energy Pro software (approved by the California Energy Commission for Title 24 compliance analysis).
Page 49	Install one vampire outlet per room controlled by one master switch near the front door to the dwelling unit	This requirement will be included in the design of the residential units. At least one controlled outlet will be installed per room controlled by one master switch near the front door to the dwelling unit.
Page 49	Install Tier 1 or better appliances in residential units	Tier 1 or better appliances (as defined by the Consortium for Energy Efficiency, and used by the Energy Star rating system) will be used in the residential units with all minimum requirements met or exceeded.
Page 49	A measurement and verification plan should be implemented	A measurement and verification plan will be implemented for the project.
Page 51	The commitment to producing at least 10,396,625 kWhr/yr of renewable energy and 10,396,625 kWhr/yr electricity through a cogeneration facility, or some combination of both, but in no event less than 20,793,250 kWhr/yr, or otherwise satisfying this same 20,793,250 kWhr/yr commitment through energy efficiency and conservation measures is a significant benefit. - By full build-out, provide, either on- or off-site, renewable energy generation systems, such as solar, wind, hydrogen fuel-cells, small-scale or micro hydroelectric, and/or biomass, with the production of at least 10,396,625 kWhr/yr of the estimated total annual energy consumption; - By full build-out, generate 10,396,625 kWhr/yr of the estimated total annual energy consumption from an on-site cogeneration system; or Providing a combination of power from the above two sources, or satisfying the combined 20,793,250 kWhr/yr requirement through energy efficiency or conservation savings	The project will demonstrate compliance with this requirement through a combination of energy efficiency savings versus the projected 18,382 kWh/yr per new residential unit energy use identified in the Development Agreement, Exhibit Q, Table 1 and compliance methods 1, 2 or 4 indicated below. The Development Agreement identifies four methods for demonstrating compliance with this requirement: 1. Developer's construction and completion of on- or off-site facilities that meet 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit of cogeneration. 2. Developer's payment to third party under contract to provide or construct renewable energy capacity that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements by the estimated completion dates of the Development Phase. 3. Developer's payment to SFPUC for the SFPUC to construct or provide renewable and/or cogeneration facilities that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements.

		4. Developer to pay an in-lieu fee of $6,589 per new residential unit for Renewable Energy and $1,671 per new residential unit for cogeneration. The funds are deposited into the Parkmerced sustainability energy Account, which may be used for the purpose of constructing cogeneration or renewable energy facilities prior to the Certificate of Final completion for the building containing the 4,000th new residential unit. Several configurations of cogeneration systems have been analyzed for implementation in this phase of the project. Life Cycle cost analysis of these options is in process.
Page 57	Meet the requirements of the City's Mandatory Recycling and Compost Ordinance (Ordinance No. 100-09, File No. 081404)	All minimum Recycling and Compost Ordinance (Ordinance No. 100-09, File No. 081404) requirements will be met or exceeded as the design progresses into later phases.
Page 57	Provide a minimum of one centralized waste pick-up location on each block	One centralized waste pick-up location will be provided.
Page 57	Provide one hazardous waste drop-off location within each Neighborhood Commons	A hazardous waste drop-off will be located at Block 22 at the Neighborhood Commons. The collections at this facility will match the collections of the hazardous waste facility already in place at the existing site limited to common household items like batteries, light bulbs, basic electronics, etc.
Page 63	Buildings will generally use a minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project	This requirement to be met though collaboration and direction from the client and the contractor as the design progresses into later phases.
Page 63	Buildings will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project	This requirement to be met though collaboration and direction from the client and the contractor as the design progresses into later phases.
Page 65	Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan should incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan should list the BMPs employed and describe how they accomplish the following objectives: - Prevent loss of soil during construction by storm water runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse - Prevent sedimentation of any affected storm water conveyance systems or receiving streams Prevent polluting the air with dust and particulate matter	The General Contractor shall, in collaboration with the Owner, Project Civil Engineer, and our Trade Subcontractors, establish and maintain an Erosion Sedimentation Control (ESC) and verify that the ESC conforms to requirements of the 2003 EPA Construction General Permit (CGP), local standards and requirements which are more stringent than National Pollutant Discharge Elimination System (NPDES) program requirements. ESC & SWMPP shall be developed as part of the General Contractor's logistical planning process prior to the start of construction and shall be maintained and updated at the required project intervals & sequences of work.
Page 65	- Recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Calculations can be done by weight or volume, but must be consistent throughout	As part of the project logistics plan the General Contractor shall prepare: **A Construction & Demolition Debris Recovery Plan "Debris Plan**" *(A technical specification that outlines general guidelines on construction and demolition debris based on project's location, site logistics, and type of project and sustainability goals.);* and **A Construction Waste Management (CWM) Plan** *(provides guidance on how the project will minimize and divert construction waste, demolition debris, and land-clearing debris from landfill.)* The Debris Plan and the CWM shall meet project construction waste diversion requires, include identification of materials that can be recycled, reused, or salvaged. Include specific waste, select construction waste haulers and recycler designate to off haul all waste, determine if waste will be managed by single waste hauler by the project or if individual subcontractors will be required to provide monthly waste and diversion reports, verify job site personnel understand and participate in the Construction Debris Recycling Program and that they will comply with requirements to provide updates/records throughout the construction process, and maintain a summary log of all construction waste generated by type, the quantities of each type that were diverted and landfilled, and the total percentage of waste diverted from landfill and disposal for verification of conformance to project requirements

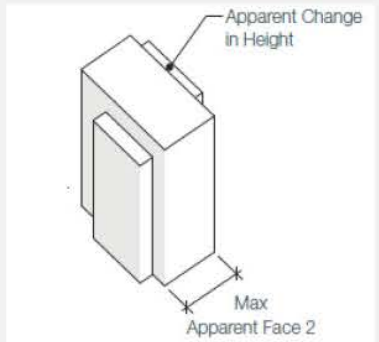
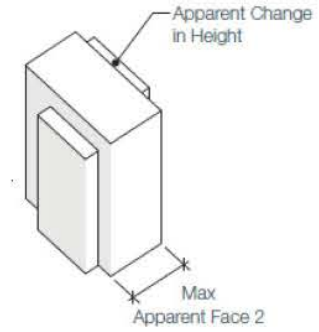
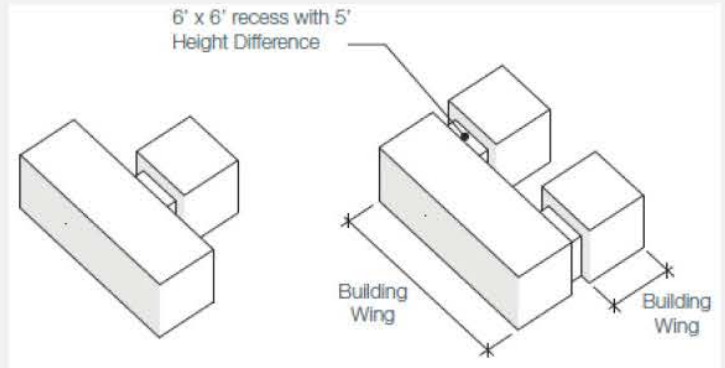
Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.01.01 Sustainability Performance	All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.	Block 22 will comply with all Parkmerced Sustainability Plan requirements. Refer to attached "Parkmerced Block 22 Sustainability Checklist"	
03.02.01 - 03.02.02 Lot Coverage	Lot coverage is calculated for each development block and is specifically listed in **Appendix A of the Design Standards and Guidelines - Regulating Plan.**	Developable footprint area allowed per Appendix A = 24,000sf, 24,000sf provided. Per figure 03.02.A 5%-30% Lot Coverage allowed. 24,000sf (22-0-01 + 22-0-02) + 14,779sf (existing building) / 200,995sf (Total parcel area) = 19.3% **Complies**	Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area. Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in Section 03.05 Building Controls - Setback are not included in the total enclosed building footprint area calculation. However, those portions of a pedestrian paseo that pass below occupied building area must be included in the total building footprint area. (03.02.02)
03.02.03 Usable Open Space	48 square feet of common open space or 36 square feet of private open space per unit. Both common and private open spaces must have a minimum dimension of 6 feet in any direction.	**Private open space**: 69 units have private open space that meets the 36sf minimum area and dimensional requirements. **Semi-private open space**: 260 (329 total units – 69 units with private open space) units require semi-private open space. 260 units x 48sf =12,480sf semi private open space permitted and provided. See A2.01B + A2.02 **Complies**	Courtyards and rooftop terraces shall count towards the provision of common open space. Setback areas, balconies and decks shall count towards the provision of private open space.
03.03.01 Maximum Height	Building height shall not exceed the maximum height as shown on the **Maximum Height Plan (Fig. 03.03.C)**.	Building Max height determined by the back of curb height at the midpoint of the predominate face along Junipero Serra Boulevard +145' per figure 03.03.C. See Section A5.02. **Complies**	Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit. (03.03.05) Those portions of a building that may project above the maximum height limit are: • Parapets up to 4 feet in height. • Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. • For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height. (03.03.06) Height limits are to be measured from the back of sidewalk grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade **(Fig. 03.03.A).** (03.03.02) Sloped roofs, in excess of 30 degrees from the horizontal, are to be measured to the midpoint of the vertical dimension of the roof. (03.03.03)
03.03.04 Appropriate Scale	Residential buildings that are no greater than 35 feet in height must be located along a public right-of-way or easement that is no more than 45 feet in width.	Block 22 towers are greater than 35' in height. **Does not apply**	

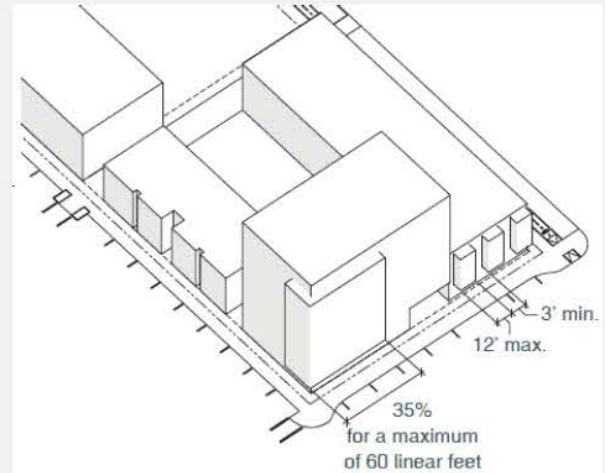
REFER TO EXHIBIT A2 DOCUMENT FOR SOM COMMENTS:
'20150724_SOM EXHIBIT A2 COMMENTS'

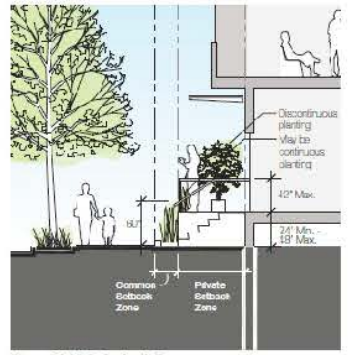
Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings

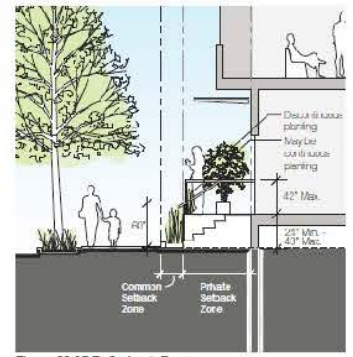
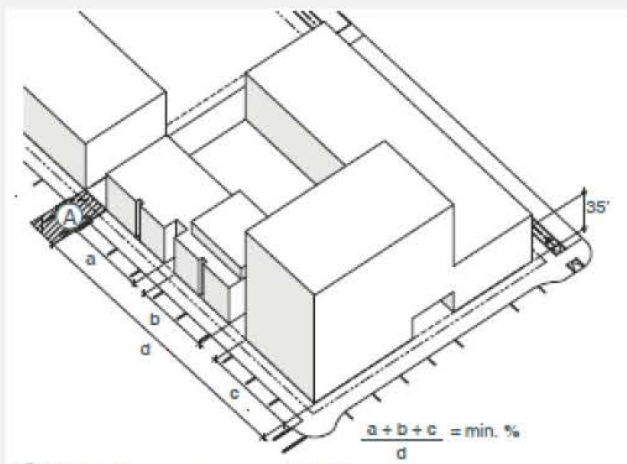
Standard Number	Standard	Project Compliance	Implementing Standards
03.03.06 Projections	Those portions of a building that may project above the maximum height limit are: •Parapets up to 4 feet in height. •Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. •For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height.	As a building taller than 125' the mechanical screen may extend 10' in height, the parapets of the buildings on block 22 extend 3'-0" above the roof height. See section AP.18 Mechanical enclosure 10' in height. Mechanical enclose complies however elevator penthouse will extend above the 10' height line. **Complies**	
03.04.02 Maximum Plan Dimension	**Building Height** / **Max Plan Length** Up to 35' – NA 36' – 45' – NA 46' – 85' – 200' 86' – 145' – 140'	Max plan dimension permitted = 140'. Max plan dimension provided = 137' See Roof Plan A2.04 **Complies**	
03.04.03 Maximum Diagonal	**Building Height** / **Max Diagonal** Up to 35' – NA 36' – 45' – NA 46' – 85' – NA 86' – 145' – 170'	Max Diagonal permitted = 170'. Max Diagonal provided= 139' The maximum diagonal is measured from the greatest distance connecting two opposing points of the building. See Roof Plan A2.04 **Complies**	 **Figure 03.04.A: Maximum Plan Length and Diagonal**
03.04.04 Maximum Apparent Face 1	Face 1: The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.B – Maximum Apparent Face 1**. **Building Height** / **Max Apparent Face 1** Up to 35' – 30' 36' – 45' – 120' 46' – 85' – 80' 86' – 145' – 110'	Does not apply because the tower's unique triangular form does not have any faces that are parallel to either the long axis of Cartesian xy axes or the three axes of a triangle. However, all three sides of the tower comply with the 10' offset for every 110' of building face as required per table 2, see AP.17. In addition, the three sides of the tower have been separated via notches at each corner which comply with the intent of the DS+G to reduce the apparent face dimension of the tower. **Does not apply**	 **Figure 03.04.B: Maximum Apparent Face 1**

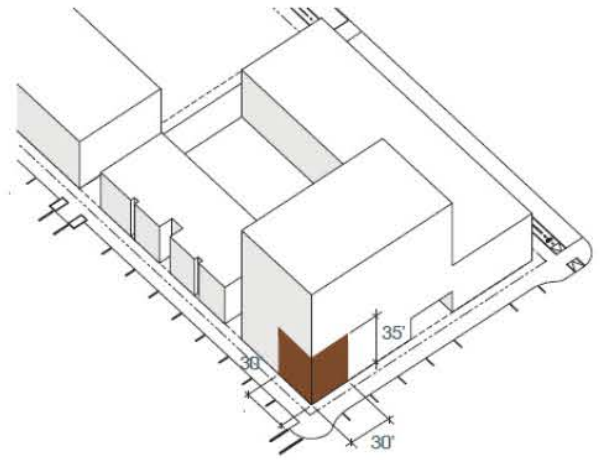
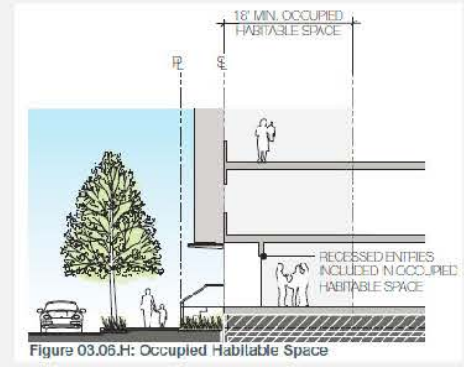
Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings

Standard Number	Standard	Project Compliance	Implementing Standards
03.04.05 Maximum Apparent Face 2	Face 2: The maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in **Table 2 – Bulk + Massing Control Matrix** and **Figure 03.04.C – Maximum Apparent Face 2 and Apparent Change in Height.** **Building Height** / **Max Apparent Face 2** Up to 35' — NA 36' – 45' — 80' 46' – 85' — 40' 86' – 145' — 40'	Does not apply because the tower's unique triangular form does not have any faces that are parallel to either the short axis of Cartesian xy axes or the three axes of a triangle, see AP.17. However, the three sides of the tower have been separated via notches at each corner which comply with the intent of the DS+G to reduce the apparent face dimension of the tower. **Does not apply**	 Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height
03.04.06 Apparent Change in Height	All buildings taller than 85 feet shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.04.05. **Building Height** / **Max Apparent Face 2** / **Change in Apparent Face** Up to 35' — NA — Minimum 1' deep x 1' wide notch (or) Minimum 2' offset of building massing 36' – 45' — 80' — Minimum 2' deep x 3' wide notch (or) Minimum 2' offset of building massing 46' – 85' — 40' — Minimum 5' deep x 5' wide notch (or) Minimum 5' offset of building massing 86' – 145' — 40' — Minimum 10' deep x 10' wide notch (or) Minimum 10' offset of building massing	Does not apply because standard 03.04.05, max apparent face two, does not apply. However, the three sides of the tower have been separated via notches at each corner and a 10' recessed mechanical screen has been introduced which comply with the intent of the DS+G to reveal a change in height between the building faces at the top of the building See AP.18 **Does not apply**	 Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height
03.04.07 Compound Shape Buildings.	Compound shaped buildings comprised of building wings including, but not limited to, 'L', 'T', 'U' or 'E' shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building.	Block 22 towers are not configured as compound shapes. **Does not apply**	 Figure 03.04.D: Compound Shapes

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.04.08 Tower Separation	Buildings taller than 105 feet shall maintain a minimum distances of 45 feet clear from any portion of another building taller than the 105 feet.	Building separation permitted = 45'. Building separation provided between new towers = 54' Building separation provided between new and existing tower = 88' See Site Plan A1.01 **Complies**	
03.05.01 - 03.05.02 Setback Plan	Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan **(Fig. 03.05.B)**. The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.	Building setbacks exceed setback requirements shown on figure 03.05.B. Per input following the 06/08/2015 planning meeting, it was agreed that setback distances represent minimums and that the large setback distances of the towers on block 22 are a function of the unique site and respect the intent of the DS+G. See Roof Plan A2.04 **Complies**	
03.05.03 Common v. Private Setback	Building setbacks are divided into common and private setback areas **(Fig. 03.05.C)**. Setback dimensions are as follows: • 0' Setback / no common setback area • 6'-6" Setback / 1'-6" common setback area • 8' Setback / 2' common setback area • 10' Setback / 3' common setback area • 20' Setback / 10' common setback area	Building setbacks exceed setback requirements shown on figure 03.05.C. 8' Setback required on Chumasero Dr. 8' Setback required on Brotherhood Way 10' Setback required on Junipero Serra Blvd Per input following the 06/08/2015 planning meeting, it was agreed that setback distances represent minimums and that the large setback distances of the towers on block 22 are a function of the unique site and respect the intent of the DS+G. See Roof Plan A2.04 **Complies**	Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner's association. Stairs and stoops are excluded from the common area requirement and may extend into the common area as indicated in **Figure 03.05.C - Setback Control Sections**.
03.05.04 Occupied Building Area	Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in **Figure 03.05.C - Setback Control Sections.** Occupied building encroachments and projections may extend into the public right-of-way and setback, respectively, for a maximum of 55% of the length of the street frontage. Up to 35% of the building face area may encroach into the public right-of-way and/or project into the setback for a maximum of 60 linear feet parallel to the street frontage. The remaining 20% is limited to segments no greater than 12 feet in width. Individual encroachments/projections must have a minimum horizontal separation of 3 feet parallel to the street frontage **(Fig. 03.05.A - Occupied Building Area).**	Occupied building area does not encroach or project into the public right of way or setback. See Roof Plan A2.04 **Complies**	 Figure 03.05.A: Occupied Building Area

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.05.05 Active Use Projection	Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use.	Building massing does not project into the setback. See Roof Plan A2.04 **Complies**	Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor. Commercial Base Requirements - Section 03.08 will apply.
03.05.06 Encroachments + Projections	Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in **Figure 03.05.C – Setback Control Sections**.	No portion or extension of the building projects into the setback. See Roof Plan A2.04 **Complies**	
03.05.07 Permitted Obstructions	Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in **Figure 03.05.C – Setback Control Sections.**	No portion or extension of the building projects into the setback. See Roof Plan A2.04 **Complies**	
03.05.08 Basement Levels	Basement Levels Basement levels of buildings are permitted to project into the setback as indicated in **Figure 03.05.C – Setback Control Sections**; however, projections must be a minim um of 3 feet below grade to allow for a minimum planting depth.	Basement levels do not project into the setback. See Basement level 1 Plan A2.B1 **Complies**	
03.05.09 Transition	All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semi- private courtyards with private yards, porches, and primary living spaces.	Per input following the 06/08/2015 planning meeting, it was agreed that setback distances represent minimums and that the large setback distances of the towers on block 22 are a function of the unique site and respect the intent of the DS+G.	
03.05.10 Planting	Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.	New Construction at Block 22 will comply with all 03.05.10 planting requirements. Appropriate vegitation will be provided in collaboration with PWP landscape doccumentation.	
03.05.11 Buffer Planting	The height of plants and trees within common setback areas or shall not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length **(Fig. 03.05.D).**	New Construction at Block 06 will comply with all 03.05.11 Buffer Planting requirements. Appropriate vegitation will be provided in collaboration with PWP landscape doccumentation. See section A05.02	 Figure 00.05.D: Setback Zone
03.05.12 Common Boundary Structures	Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.	No portion or extension of the building projects into the setback. See Roof Plan A2.04 **Complies**	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.05.13 Private Boundary Structure	Walls, fences and other boundary structures within the private setback area facing a public right-of- way shall not exceed 48 inches from sidewalk or courtyard grade. Along a sloped street frontage, walls, fences and other boundary structures are permitted up to 5 feet in height from back of sidewalk grade for 50% of the associated streetwall, in segments no greater than 15 feet. Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor **(Fig. 03.05.D).**	Stoops do not occur in the private setback zone based on Figure 03.05.C: Setback Control Sections. Stoops do not exceed 48" in height. See Section A5.02. Guardrails do exceed 5 feet in height from sidewalk grade and meet the 70% physical and visual permeability requirement. See A10.01 **Complies**	 Figure 03.05.D: Setback Zone
03.06.01 Predominant Building Face	**Figure 03.06.D - Streetwall Plan** indicates the minimum percentages of building massing that must be constructed to meet the setback line. The minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in **Fig. 03.06.B.** Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	Per figure 03.06.D, block 22 does not have a street wall requirement. **Does not apply**	The streetwall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement that is constructed to meet the setback line. The streetwall percentage of a project for a given street frontage is calculated by dividing the sum of the length of all building faces built up to the setback line on that block frontage by the total length of the project lot on that block frontage. Pedestrian paseos, as indicated on the Easements + Walks Plan **(Fig. 02.01.B)**, are excluded from streetwall calculations (03.06.02).  Figure 03.06.B: Streetwall Calculation

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.06.03 Corner Zones	A 100% streetwall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high **(Fig. 03.06.C)** is required within the Corner Zones illustrated on **Figure 03.06.D**. Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade **(Fig. 03.06.E)** (03.06.04).	Per figure 03.06.D, block 22 does not have a street wall requirement. **Does not apply**	 Figure 03.06.C: Corner Zone
03.06.05 Building Base Articulation	At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50 feet must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture **(Fig. 03.06.F)**.	Per figure 03.06.D, block 22 does not have a street wall requirement. **Does not apply**	
03.06.06 Active Ground Floors	Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons **(Fig. 03.06.G)**. Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.	Per figure 03.06.D, block 22 does not have a street wall requirement. **Does not apply**	
03.06.07 Occupied Habitable Space	All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the streetwall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space **(Fig 03.06.H)**. Garage entries, loading and service entries, transformer rooms, exit stairs and elevators are exempt for 20% of the building perimeter or 60 LF, whichever is less. Buildings that occupy an entire block, except on blocks 04, 08W, 08E, 16SW, 16NW and 18, are exempt for 100 LF. These elements must be incorporated into the overall architectural expression of the building.	Per figure 03.06.D, block 22 does not have a street wall requirement. **Does not apply**	 Figure 03.06.H: Occupied Habitable Space
03.07.01 Residential Unit Entries	Each ground floor residential unit must have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.	Each ground level unit has an individual exterior entry. See Ground Floor Plan A2.01 **Complies**	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.07.02 Residential Rhythm	Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of 1 door per 35 linear feet of building frontage.	Each ground level unit has an individual exterior entry at a maximum of every 35' of building frontage. See Ground Floor Plan A2.01 **Complies**	
03.07.03 Recessed Entries	Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the streetwall.	Ground floor residential entries are protected by an overhead canopy with entry doors set a minimum of 18" from the streetwall. See Ground Floor Plan A2.01 **Complies**	
03.07.04 Residential Openness	At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.	50% of the ground floor façade is composed of transparent windows and doors. See South Elevation A5.01 **Complies**	
03.07.05 Floor-to-Floor Heights	Ground floor residential units must have a minimum floor to floor height of 10 feet.	Ground floor min. height permitted = 10' Ground floor height provided = 12' See Section A5.02 **Complies**	
03.07.06 Elevated Residential Units	A 24 to 48 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation between the interior of residential units and the public realm, while maintaining visual connection. Along a sloped street frontage, elevation change between the first habitable floor of the ground floor residential dwelling unit and the back of sidewalk grade are permitted to be up to 5 feet in height for 50% of the streetwall, in segments no greater than 15 feet.	Elevation change between first habitable floor and sidewalk grade permitted = 24-48" Elevation change between first habitable floor and sidewalk grade provided = 48" See Section A5.02 **Complies**	
03.07.07 Street Lobby Width	Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.	Residential lobbies face each other off of a private drop off and do not occur along street frontage. Lobbies comply with approximate 30' width requirement. See Ground Floor Plan A2.01 **Does not apply**	
03.09.01 Projected Windows	Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.	No portion or extension of the building projects into the setback. See Roof Plan A2.04 **Complies**	
03.09.02 Balconies	10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 36 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building to reduce the apparent building mass from any viewing angle.	Total number of units above the first habitable floor = 312 units. 10% of 312 units = 31units must have balconies. 52 units provided with balconies. 2 balconies permitted per floor, 2 provided. See Typical Level Plan A2.02 **Complies**	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.09.03 Glazing	Glazing must be of low reflectance (12% of visible exterior light).	New Construction at Block 22 will comply with all 03.09.03 Glazing requirements.	
03.09.04 Mechanical Equipment	Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.	New Construction at Block 22 will comply with all 03.19.04 Mechanical Equipment requirements.	
03.09.05 Solid Waste	All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.	New Construction at Block 22 will comply with all 03.09.05 Solid Waste requirements.	
03.10.01 Screening	Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building's surfaces.	All mechanical equipment is set back from the perimeter of the towers and is located behind a 10' high mechanical enclosure. See AP.18 **Complies**	
03.10.02 Solar Panels	50% of roof area must be designed to permit installation of south oriented solar panels.	50% of roof area has been designed to permit for the installation of south oriented solar panels. See Roof Plan A2.04 **Complies**	
03.12.04 Restrictions	No sign, except as provided in Planning Code Section 603 or 604, shall be permitted in the Parkmerced Special Use District without a permit being duly issued therefor. No general advertising signs are permitted. Roof signs, wind signs, and signs on canopies are not permitted. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except those moving or rotating or otherwise physically animated parts used for rotation of barber poles and the indication of time of day and temperature. Back-lit box signs, defined as signs with an internal light source and one or more translucent faces illuminated for visibility onto which opaque letters are affixed are not permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are discouraged.	New Construction at Block 22 will comply with all 03.12.04 Sign Restriction requirements.	
03.12.05 Height	Except as provided by section 03.12 of the Parkmerced Design Standards and Guidelines, no sign shall exceed a height of 24 feet.	New Construction at Block 22 will comply with all 03.12.04 Sign Restriction requirements	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
03.12.06 Business Signs	Business signs are permitted for business establishments within the Mixed Use-Social Heart (PM-MU1) or the Neighborhood Commons (PM-MU2) districts, as follows: (a) Wall Signs. One wall sign shall be permitted for each Business Frontage. The area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 45 square feet, whichever is less. However, for general grocery store uses, the area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 150 square feet, whichever is less. (b) Projected Signs. One projecting sign shall be permitted for each 30 feet, or fraction thereof, of Business Frontage. The area of the first such projecting sign shall not exceed 24 square feet and the area of any subsequent sign shall not exceed 10 square feet. In lieu of the 24 square foot projecting sign, a business may be allowed a single three-dimensional projecting sign of not more than 48 cubic feet in volume. (c) Awnings. Sign copy on an awning shall be permitted in lieu of each permitted projecting sign. The area of such sign copy shall not exceed 30 square feet. (d) Window Signs. The total area of all window signs shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.	New Construction at Block 22 will comply with all 03.12.04 Sign Restriction requirements	
03.12.07 Neighborhood Signs	Neighborhood signs are defined as Identifying Signs and/or non-temporary Sale or Lease Signs. Neighborhood Signs are permitted as follows: (a) Wall Signs. One wall sign shall be permitted for each building containing at least one residential unit, and for each building containing a use for which the primary purpose is to administer the marketing, maintenance, and/or management of the rental units within the Parkmerced Special Use District. The area of each wall sign shall not exceed 50 square feet. No wall sign shall exceed a height of 24 feet, and any sign exceeding 18 square feet in area shall be set back at least 25 feet from all street property lines. Such signs may be nonilluminated, indirectly, or directly illuminated. No wall sign shall be permitted along any interior lot line. Notwithstanding the foregoing, two additional wall signs shall be permitted up to 100 feet in height and up to 450 square feet in area provided that no portion of the sign is publicly visible for more than one-hundred eighty (180) days per calendar year. For the purposes of this paragraph, any period of any day shall be counted as a full day. Any application for a wall sign permitted pursuant to this paragraph must be accompanied by a schedule of days on which the sign will be publicly visible. The owner of the property on which such sign is located shall sign and have notarized any such schedule and shall notify the Planning Department promptly upon any change to this schedule. (b) Freestanding Signs. (1) Up to ten (10) signs shall have a maximum area of 150 square feet each and be limited to 12 feet in height; (2) Up to fifteen (15) signs shall have a maximum area of 75 square feet each and be limited to 24 feet in height.	New Construction at Block 22 will comply with all 03.12.04 Sign Restriction requirements	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings

Standard Number	Standard	Project Compliance	Implementing Standards
03.13.01 Energy Efficiency	Designs shall use energy efficient bulbs and fixtures.	New Construction at Block 22 will provide energy efficient bulbs and fixtures.	
03.13.02 Luminaires	Traditional "glowtop" luminaries shall not be used, as they are a significant source of light pollution. Instead, luminaires which direct light downward and towards the intended use are to be employed.	New Construction at Block 22 will comply with all 03.13.02 Luminaires requirements.	
03.13.03 Light Pollution	All lighting must be shielded to prevent glare to private and public uses, especially residential units. The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.	New Construction at Block 22 will comply with all 03.13.03 Light Pollution requirements.	
04.01.01 Bicycle Parking	<table><tr><th>Land Use</th><th>Minimum Parking Rates</th><th>Estimated Supply</th></tr><tr><td>Residential</td><td>1 / 2 Units</td><td>4,450</td></tr><tr><td>Grocery</td><td>1 / 2,000 gsf</td><td>21</td></tr><tr><td>Retail/Office/ Professional Services</td><td>0 – 10,000 gsf = 2 10,001 – 20,000 gsf = 4 20,001 – 40,000 gsf = 6 > 40,000 = 12</td><td>66</td></tr><tr><td>School</td><td>1 / 4,000 gsf</td><td>7</td></tr><tr><td>Fitness/Community Center</td><td>1 / 4,000 gsf</td><td>14</td></tr></table> Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in **Table 3 – Minimum Bicycle Parking**, or quantities listed in the San Francisco Planning Code, whichever is greater. Residential, retail, office, institutional and educational uses must provide Class I bicycle parking for residents and employees. All other commercial uses and all visitor bicycle parking may be provided as Class II bicycle parking.	Residential bike parking required per DS+G = 165 spaces per table. Residential bike parking required per SF Planning Code = 173 spaces. (157 class-1 and 16 class-2) 176 Class One Bike parking spaces provided. 18 Class Two bike parking spaces provided. 194 Total bike spaces provided. See B1 Floor Plan A2.B1 **Complies**	
04.01.02 Support biking	The number of shower and changing facilities must meet the sum of the requirements listed in **Table 3 - Minimum Bicycle Parking**. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement. <table><tr><th>Land Use</th><th>Shower Facility</th></tr><tr><td>Residential</td><td>NA</td></tr><tr><td>Grocery</td><td>1 / 30,000 sf</td></tr><tr><td>Retail/Office/ Professional Services</td><td>1 / 30,000 sf</td></tr><tr><td>School</td><td>1 / 30,000 sf</td></tr><tr><td>Fitness/ Community Center</td><td>1 / 30,000 sf</td></tr></table>	Block 22 does not require shower and changing facilities because no retail or commercial uses of the sizes shown are provided. **Does not apply**	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings

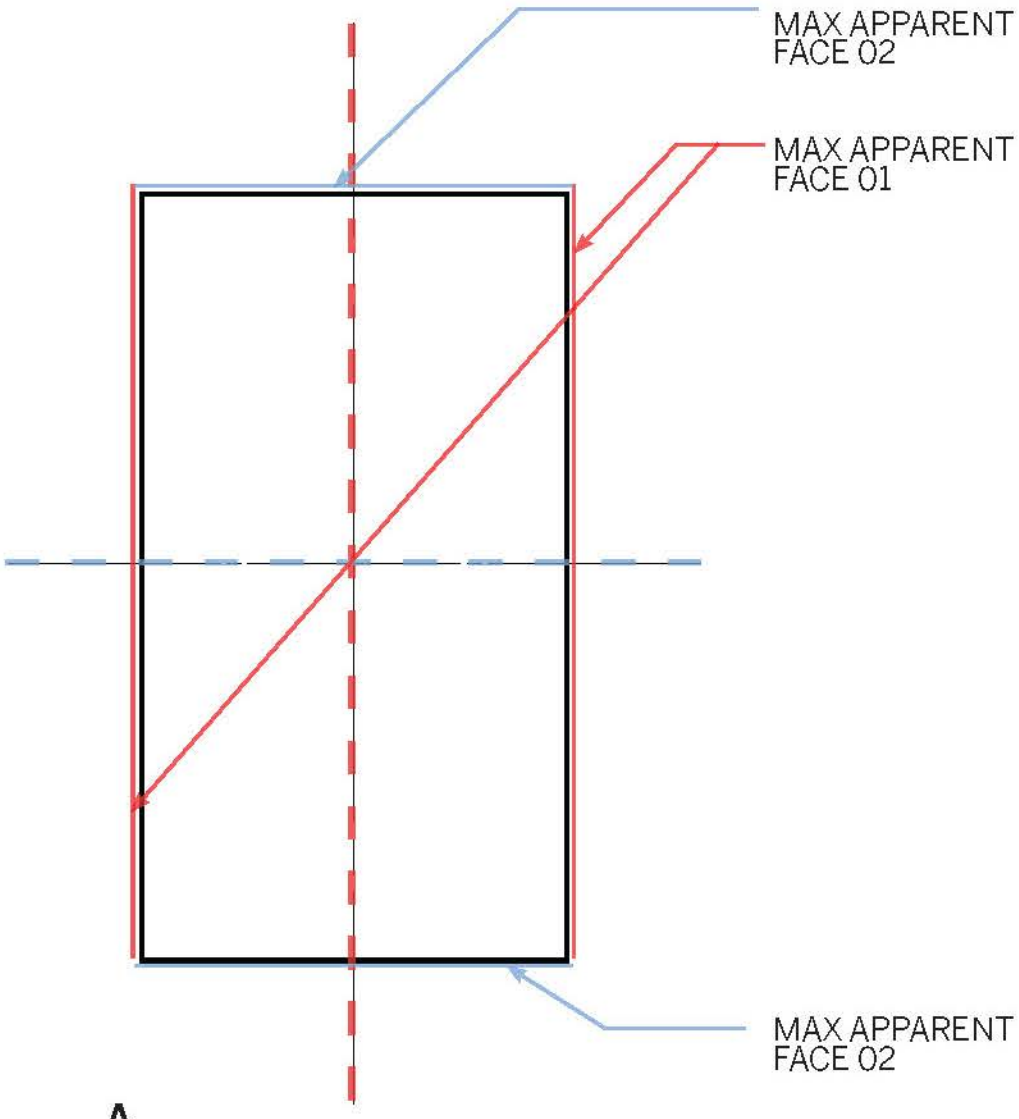
Standard Number	Standard	Project Compliance	Implementing Standards
04.01.03 Car-Share	Provide car-share vehicle parking in the amount listed in **Table 4 - Minimum Car Share Parking**. **Land Use** / **Minimum Car-Share Spaces** Residential: 0 – 49 du = 0 car-share spaces 50 – 200 du = 1 car-share space > 201 or more du = 2 car share spaces, plus 1 car share space for every 200 du over 200 du Non-Residential: 0 – 24 parking spaces = 0 car share spaces 25 – 49 parking spaces = 1 car share space > 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces	Total dwelling units for block 22 = 329 units. Per Table 4, 3 Car share spaces permitted. 3 car share spaces provided. See B1 Floor Plan A2.B1 **Complies**	Signage indicating such parking spaces must be provided, and the parking spaces must be within 200 feet of entrances to the buildings served. Car-share vehicles must be located at unstaffed, self-service locations (other than any incidental garage valet service), and generally be available for pickup by members 24 hours per day. Car-share parking spaces must be dedicated for current or future use by a certified car-share organization through a deed restriction, condition of approval or license agreement. Such deed restriction, condition of approval or license agreement must grant priority use to any certified car-share organization that can make use of the space, although such spaces may be occupied by other vehicles so long as no certified car-share organization can make use of the dedicated car-share spaces. Any off-street car-share parking space provided under this Section must be provided as an independently accessible parking space. In new parking facilities that do not provide any independently accessible spaces other than those spaces required for disabled parking, off-street car-share parking may be provided on vehicle lifts so long as the parking space is easily accessible on a self-service basis 24 hours per day to members of the certified car-share organization. Property owners may enact reasonable security measures to ensure such 24-hour access does not jeopardize the safety and security of the larger parking facility where the car-share parking space is located so long as such security measures do not prevent practical and ready access to the off-street car-share parking spaces.
04.02.01 Parking Location	Off-street parking may be located only where indicated on the Parking Plan **(Fig. 04.02.A)**. All off-street parking shall be below grade except where permitted to be above grade as indicated in the Parking Plan **(Fig. 04.02.A)**. The number of new parking spaces in the each specific parking zone shall not exceed the maximums indicated in **Table 5 - Parking Zones.** Parking zones are defined as the following: Zone 1: Below grade only Zone 1a: Above grade permitted to the allowance of spaces listed in **Table 5**, plus below grade parking where number of spaces within both Zone 1 and Zone 1a does not exceed the number of spaces listed for Zone 1 Zone 2: Below grade only Zone 2 - Overlay: Above grade parking only **Zone** / **Maximum Parking Spaces** Zone 1: 2,349 spaces Zone 1a: 201 spaces Zone 2: 5,766 spaces Zone 2 – Overlay: 25 spaces Existing Parking: 1,109 spaces Total Parking: 9,450 spaces	Total number of units at completion of Phase 1B is estimated to be 4,203 units. Block 22 is providing 279 new parking spaces. The spaces in excess of the 1:1 parking ratio during Subphase 1B will be cordoned off and brought on-line as new units are constructed during subsequent sub-phases	
04.02.02 Off-Street Parking	Off-street parking shall not be required for any use. The number of off-street parking spaces shall not exceed the maximums listed in **Table 6 - Off-Street Parking**. **Zone** / **Maximum Parking Spaces** Residential: 1 / du Grocery Store: 1 / 500 sf Commercial/Retail: 1 / 750 sf Community/Fitness/ School: 1 / 1000 sf	Total number of units at completion of Phase 1B is estimated to be 4,203 units. Block 22 is providing 279 new parking spaces. **Complies**	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings			
Standard Number	**Standard**	**Project Compliance**	**Implementing Standards**
04.02.03 Parking Spaces	Parking spaces may be either independently accessible or space-efficient, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Space efficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means. Off-street parking spaces may be located either on the same development block as the building served, or off-site within the Development Plan Area.	All parking provided is independently accessible per 04.02.03. **Complies**	
04.02.04 Unbundled Parking	All off-street parking spaces for residential uses shall be leased or sold separately from and in addition to the rental or purchase fees for dwelling units for the life of the dwelling units. A minimum of one (1) separate, dedicated pedestrian entrance, visible and accessible from a public right-of-way or easement, shall be provided for the users of each individual off-street parking facility (Fig.04.02.A).	Public entry to below grade parking is provided on the ground floor between the two new block 22 towers. See Ground Floor Plan A2.01 **Complies**	
04.02.05 Parking Entrances	Vehicular entrances and exits to parking facilities shall have a maximum linear width of 11 feet parallel to the street if accommodating one direction of travel, and maximum linear width of 22 feet parallel to the street if accommodating both an exit and entrance at one opening. Entrances and/or exits that are shared with loading and service access may be 12 feet wide when accommodating one-way traffic and 24 feet wide when accommodating two-way traffic.	Public entry to below grade parking is provided via a two-way garage ramp provided with a width of 24' which accommodates service and loading access. See Ground Floor Plan A2.01 **Complies**	
04.02.06 Above Grade Parking	Above grade parking structures must be lined with a minimum of 18 feet of occupied habitable space facing public rights-of-way, dedicated open spaces, semiprivate open spaces, and easements, excluding the MUNI Easement. All other frontages must visually screen the interior from the exterior under daylighting and night lighting conditions.	No above grade parking structures required or provided at block 22 **Does not apply**	
04.02.07 Exposed Parking Decks	Parking decks that are exposed and open to the sky shall use paving materials with a solar reflectance index of at least 29 and one of the following strategies for 50% of the exposed parking deck. • Provide shade from open structures, such as those supporting solar photovoltaic panels, canopied walkways, and vine pergolas, all with a solar reflectance index of at least 29. • Provide shade from tree canopy (within ten years of landscape installation).	No above grade parking structures required or provided at block 22 **Does not apply**	
04.02.08 Light Trespass	Parapet edges of the parking trays, including the roof, must be higher than vehicle headlights in order to screen adjacent properties. All lighting for parking areas must have a low cut-off angle in order to prevent light from casting beyond the parking area boundary.	No above grade parking structures required or provided at block 22 **Does not apply**	
04.03.01 Loading	Preferred on-street loading spaces and permitted routes related to specific loading vehicles are indicated on the Truck Routes and Loading Plan **(Fig. 04.03.B).** All streets have been designed for SU-30 vehicles.	Chumasero Dr., adjacent to block 22, is designated a WB-40 and WB-50 route per figure 04.03.B.	

Parkmerced Design Standards and Guidelines — Design Review Compliance Checklist for Buildings

Standard Number	Standard	Project Compliance	Implementing Standards
04.03.02 Loading Spaces	The maximum number of loading spaces by use is listed in **Table 7 - Required Loading Spaces**. Residential loading spaces are provided on-street and are specifically identified on the Truck Routes and Loading Plan **(Fig. 04.03.B).** • On-street loading spaces may be used as regular vehicular parking spaces and scheduled for loading. • On-street loading spaces must be sized to accommodate vehicles up to those identified for each specific street on the Truck Routes and Loading Plan **(Fig. 04.03.B).**	1 street loading space per tower permitted for a total of 2. 0 off-street loading spaces required. 1 street loading space per tower provided, for a total of 2, on Chumasero Dr. 1 off-street loading spaces provided. See A2.01B **Complies**	
04.03.03 Off-Street Loading Spaces	Individual off-street loading spaces shall have a maximum width of 10 feet and a maximum vertical clearance of 16 feet.	Off-Street loading spaces provided – 10'-0" wide and 16'-0" vertical clearance provided See A2.01B	
04.03.04 Loading Access	Off-street loading access is not permitted along Juan Bautista Circle, Crespi Drive, Font Boulevard and Gonzalez Drive.	Block 22 is not located along designated streets. **Does not apply**	
04.03.05 Limited Impact	A maximum of one curb cut for loading and service is permitted every 250 linear feet of street frontage.	Block 22 has one curb cut along Chumasero **Complies**	
04.03.06 Loading Entrances	Off-street loading entrances are restricted to a maximum linear width of 24 feet for combined entrance and exit areas.	Entry street width is 24'. **Complies**	
04.03.07 Visual Impact	Loading and service areas must include either opaque or translucent garage door panels. Exterior wall finishes and architectural treatments must extend a minimum of 30 inches into the loading and service entries beyond the garage door. Loading entries must be well lit at night and obscure views into loading areas under daylight and night light conditions.	Service access provided by garage ramp, no door panels are required or provided. Ramp finish and lighting will meet or exceed minimum requirements.	

Land Use	Maximum Parking Spaces	Off-Street Loading
Residential	1 space/building (between 0 and 199 units)	0
	2 spaces/building (over 200 du)	Service vehicle spaces should be provided within garages
Grocery Store	2 spaces	2 spaces
Retail/Office/ Professional Services	1 space/building	0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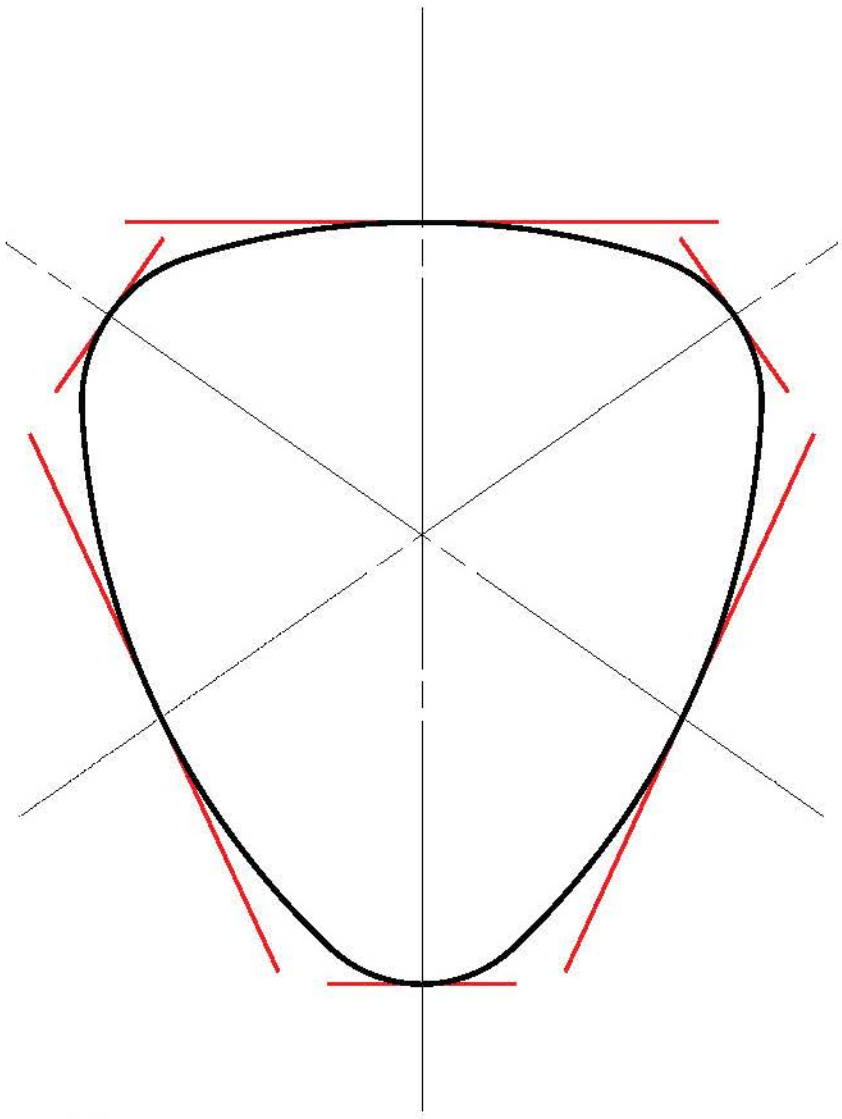

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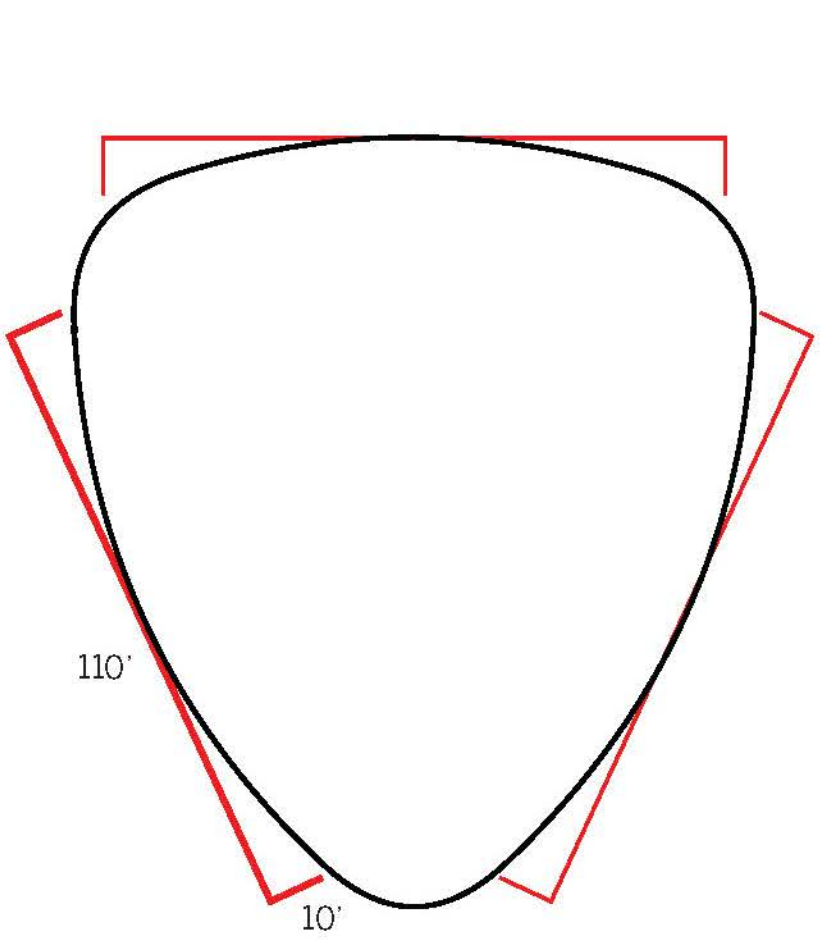
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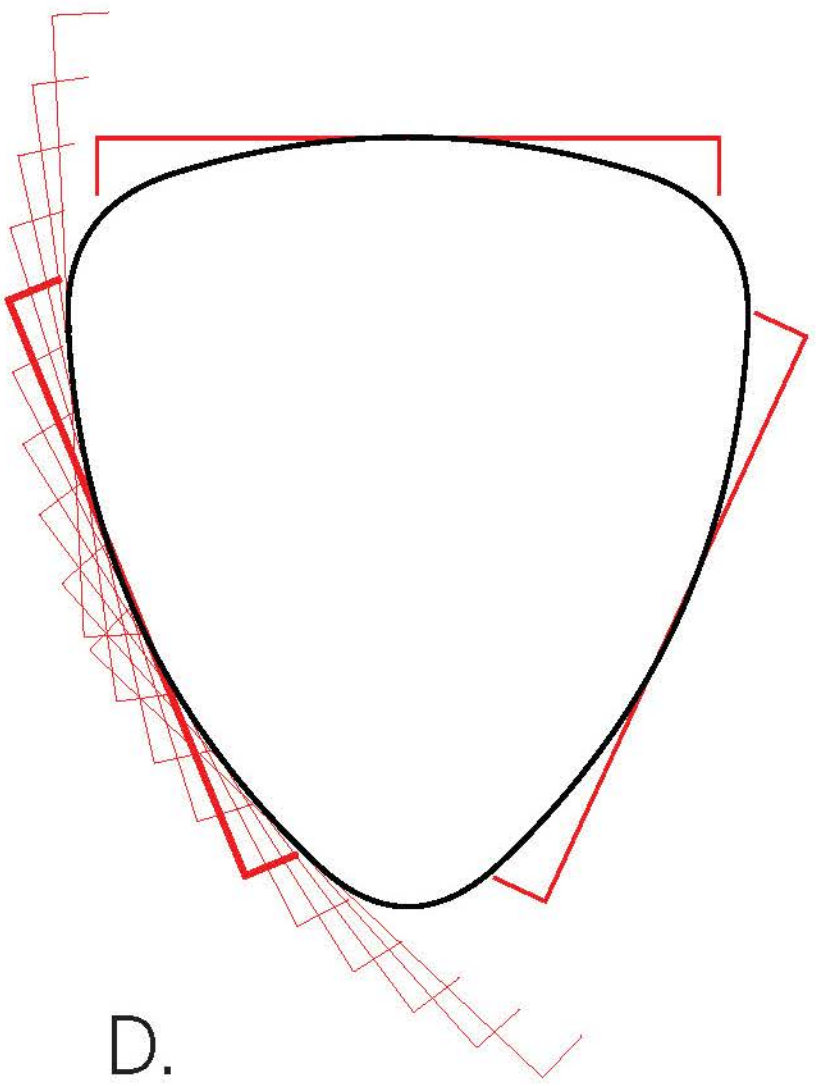

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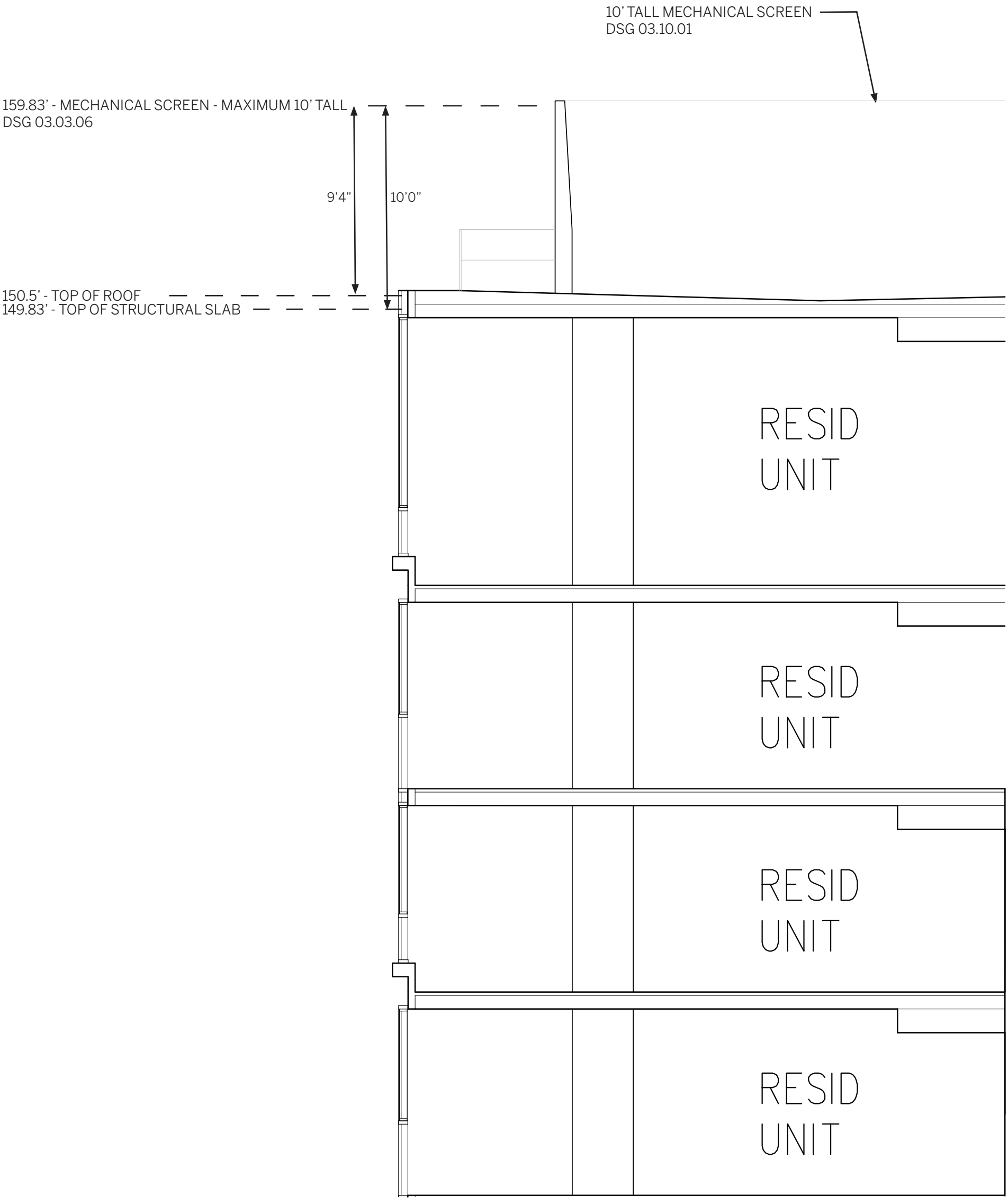
10’ TALL MECHANICAL SCREEN
DSG 03.10.01
159.83’ - MECHANICAL SCREEN - MAXIMUM 10’ TALL
DSG 03.03.06
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10’0”
150.5’ - TOP OF ROOF
149.83’ - TOP OF STRUCTURAL SLAB
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