



MEMO TO THE PLANNING COMMISSION

HEARING DATE: November 12, 2020

November 5, 2020

Case Number: 2017-014833PRJ
Project Address: 469 Stevenson Street
Zoning: C3G – Downtown General Zoning District
160 – F Height and Bulk District

Block/Lot: 3704/045
Project Sponsor: Lou Vasquez, 469 Stevenson, LLC.

Staff Contact: Claudine Asbagh – 628-652-7329
claudine.asbagh@sfgov.org

Recommendation: Informational Item – No action required

Background

On April 16, 2020, the Planning Commission heard the Draft Environmental Impact Report for the project. The Commission requested an informational hearing on the project.

Current Proposal

The project would demolish the existing surface parking lot and construct a new 27-story mixed-use building that is approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment). The proposed project would total approximately 535,000 gross square feet and include 495 dwelling units, approximately 4,000 square feet of commercial retail use on the ground floor.

The Project is pursuing the State Density Bonus Law pursuant to Planning Code Section 206.6 and California Government Code Section 65915. The project provides 11% of the base project for Very Low-Income Households (up to 50% Median Income) which would qualify the project for a 35% density bonus¹. That bonus, calculated in terms of gross floor area, would entitle the project to an extra 90,676 square feet (sf) of residential floor area on top of the base density of 259,110 sf for a total of 349,786 sf. The project has requested height as an incentive, and waivers for bulk, F.A.R., dwelling unit exposure, and common open space.

Attachments:

Project Sponsor Memo and Plans

¹ In total the project provides 11% for Very Low-Income Households, 4% for Low Income Households, and 4% for Moderate Income Households.

BUILD:

TO: SAN FRANCISCO PLANNING COMMISSION

FROM: BUILD

DATE: 10.28.20

RE: 469 STEVENSON OVERVIEW

The project site is a through lot located at 469 Stevenson Street in the South of Market (SoMa) neighborhood of San Francisco. The project site is approximately 28,790 square feet (0.66-acre) and currently developed as a public surface parking lot with 176 parking spaces.

The project sponsor, BUILD, is proposing to demolish the existing surface parking lot and construct a new 27-story mixed-use residential building that is approximately 274 feet tall (with an additional 10 feet for rooftop mechanical equipment). The proposed project would total approximately 535,000 gross square feet (gsf) and include 495 dwelling units, approximately 4,000 square feet of commercial retail use on the ground floor, and approximately 25,000 square feet of private and common open space. The proposed 495 dwelling units consisting of approximately 192 studios, 33 junior one-bedroom units, 116 one-bedroom units, 96 two-bedroom units, 50 three-bedroom units, and 8 five-bedroom units would be available to rent. The proposed project would use the Individually Requested State Density Bonus Program and provide affordable housing units onsite.

The proposed project would provide three below grade parking levels with 178 parking spaces, 200 class 1 bicycle spaces, and two service delivery loading spaces. Additionally, one on-site loading space would be located on the street level. Twenty-seven class 2 bicycle parking spaces would be placed along the sidewalk on Jessie Street.

The proposed project would excavate 55,850 cubic yards of soil at the project site. The proposed project is anticipated to be constructed on a mat foundation and no pile driving or piers are proposed or required. Project construction would span approximately 36 months.

PROJECT SUMMARY

GENERAL INFO

BLOCK/LOT #	3704/045
ZONING DISTRICT	C-3-G
HEIGHT AND BULK DISTRICT	160-F
PROPOSED HEIGHT OF ROOF	274'-0"

GENERAL LAND USE

SITE AREA	28,790 SF
PARKING GSF	56,026 SF
RESIDENTIAL GSF	474,715 SF
RETAIL GSF	3,985 SF
USEABLE COMMON OPEN SPACE GSF	11,184 SF
USEABLE PRIVATE OPEN SPACE GSF	13,384 SF

DWELLING UNITS - TOTAL	495
NUMBER OF STORIES	27 + 3 BASEMENT
PARKING SPACES (INCLUDING ADA)	178
LOADING SPACES	1 + 2 SV
BICYCLE SPACES (CLASS 1)	200
BICYCLE SPACES (CLASS 2)	27
CAR SHARE SPACES	4

LAND USE RESI

STUDIO UNITS	192
1 BEDROOM UNITS	149
2 BEDROOM UNITS	96
3 BEDROOM UNITS	50
5 BEDROOM UNITS	8
TOTAL BMR UNITS	94
AFFORDABLE HOUSING ON-SITE	11% AT 50% AMI 4% AT 80% AMI 4% AT 110% AMI



SOLOMON CORDWELL BUENZ | BUILD

469 STEVENSON

SAN FRANCISCO, CA

PLANNING COMMISSION INFORMATIONAL HEARING

NOVEMBER 12, 2020





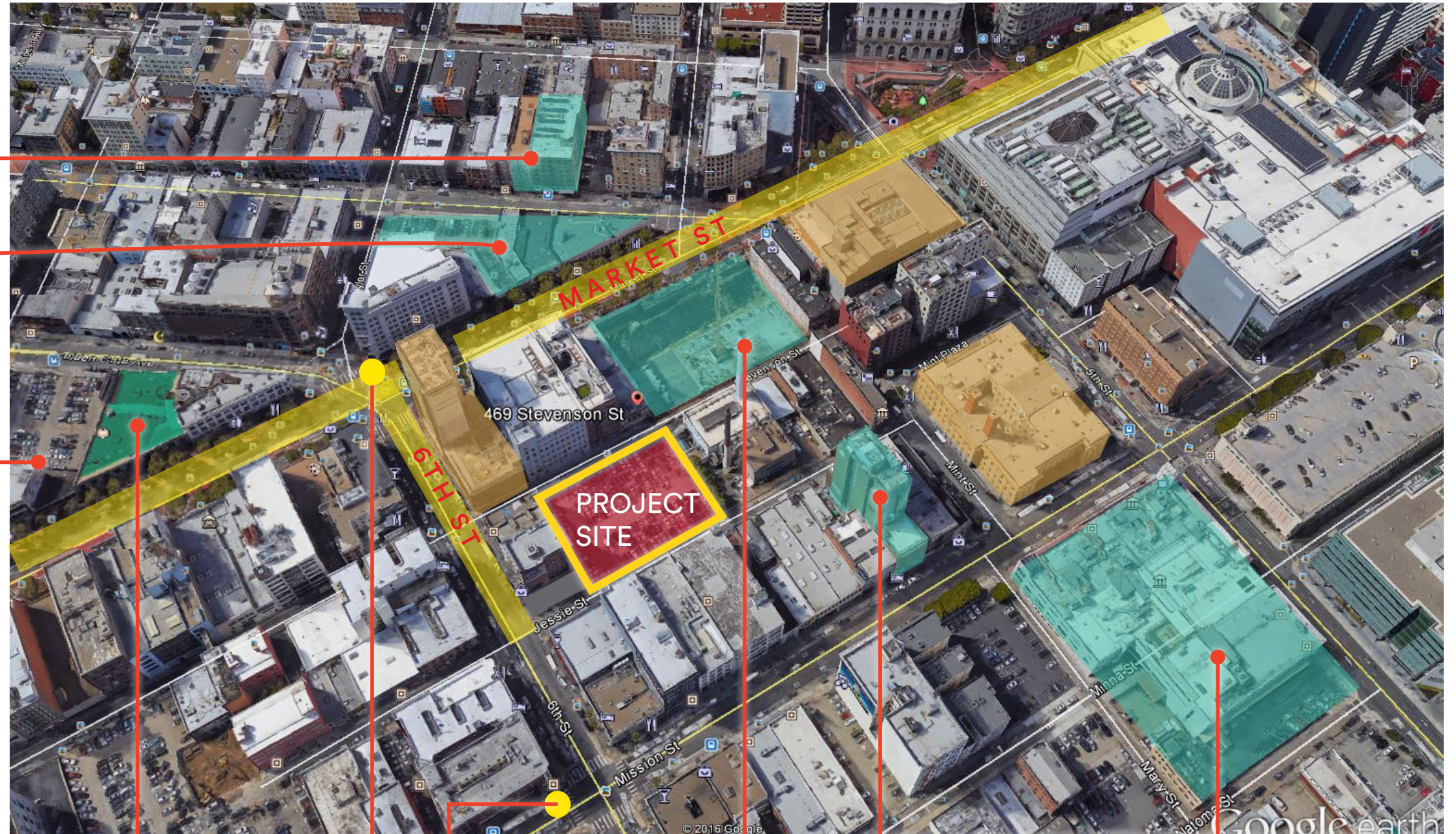
MASON & TURK PROJECT



950-974 MARKET



1066 MARKET



1028 MARKET

STREETCAR/
BUS STOPS



MARKET STREET PLACE



HAMPTON INN



5M - FIVE NEW BUILDINGS

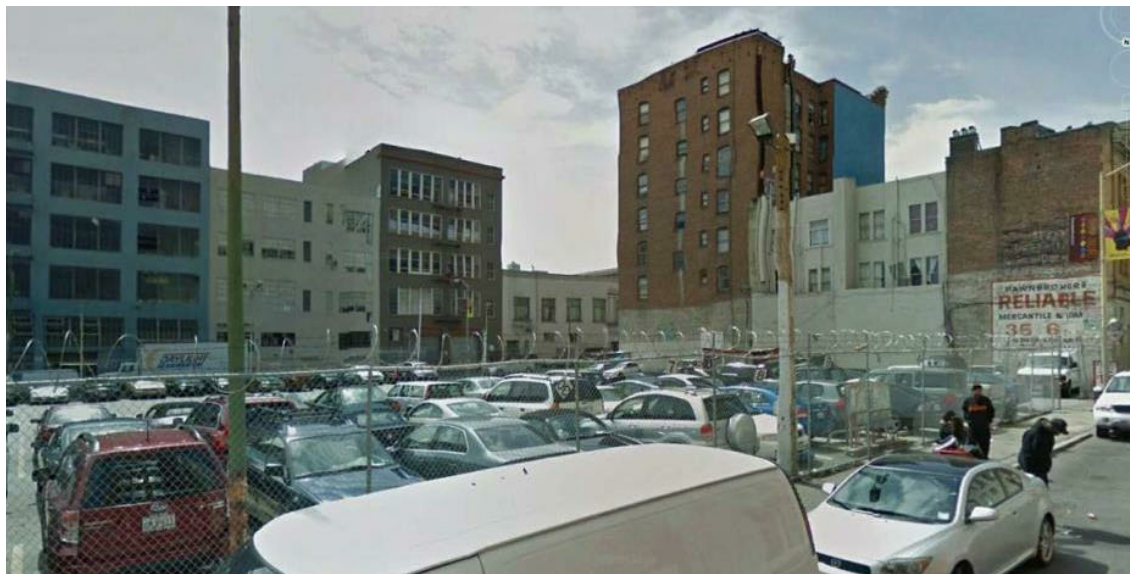
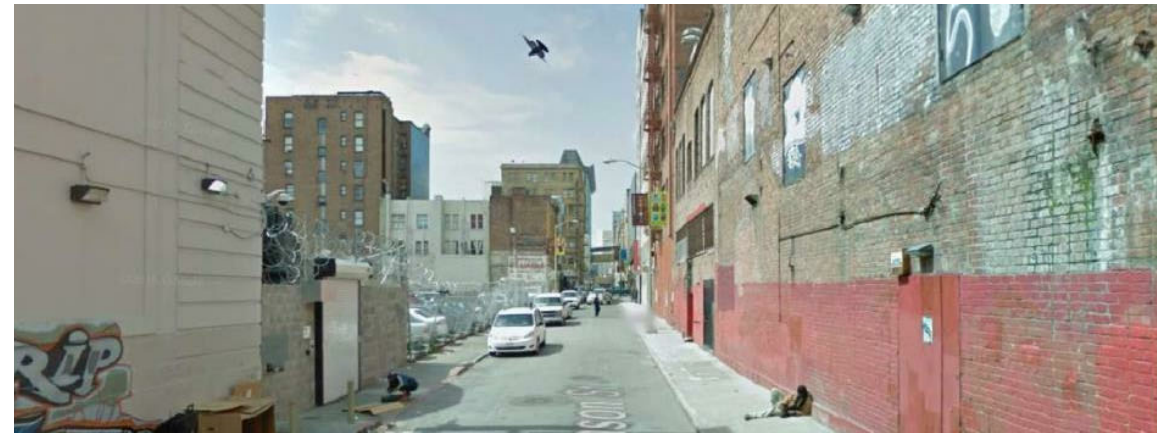
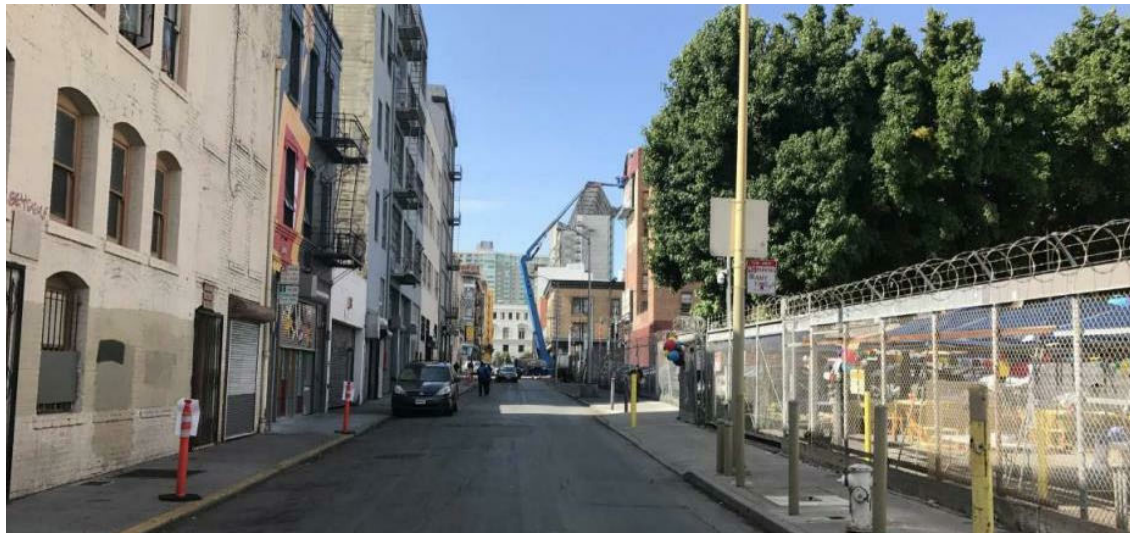
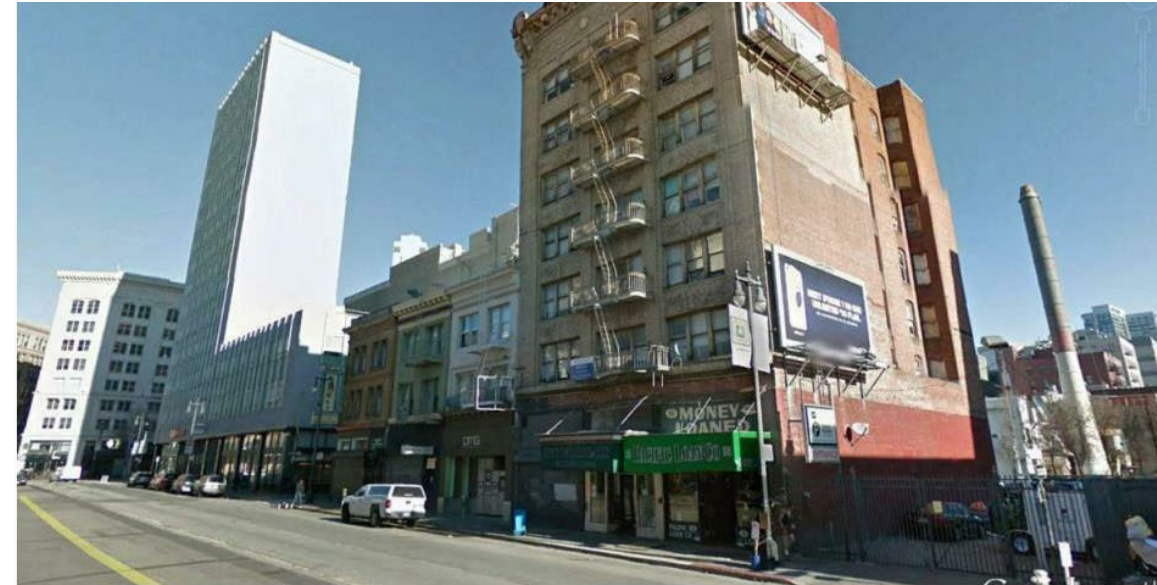
VICINITY PHOTOS



SITE: AERIAL VIEW



VICINITY PHOTOS



BASELINE VS BONUS PROJECT

Base Planning Allowed				GFA	formula
A1	Site Area			28,790 sf	
A2	Max "Base" GFA	9:1 with TDRs		259,110 sf	A1 x 9
With State Density Bonus Applied				GFA	formula
B1	Max "Bonus" GFA			349,799 sf	A2 x 1.35

Parcel: 3704/045

BASE PROJECT

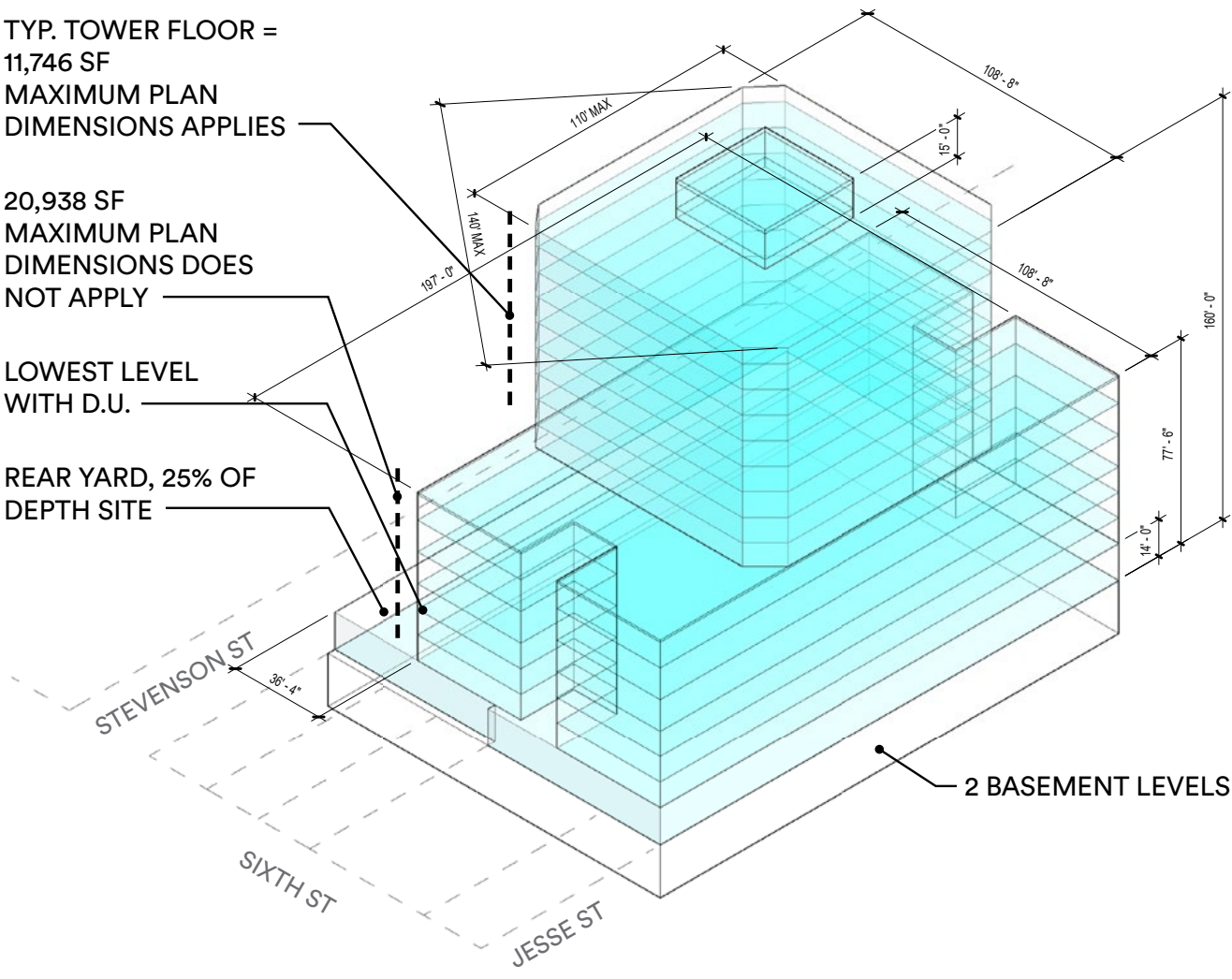
TOTAL 17 FLOORS
+ 2 BASEMENTS

TYP. TOWER FLOOR =
11,746 SF
MAXIMUM PLAN
DIMENSIONS APPLIES

20,938 SF
MAXIMUM PLAN
DIMENSIONS DOES
NOT APPLY

LOWEST LEVEL
WITH D.U.

REAR YARD, 25% OF
DEPTH SITE



WAIVER REQUIRED:

Height, Bulk, Open Space requirements, dwelling unit exposure for x%

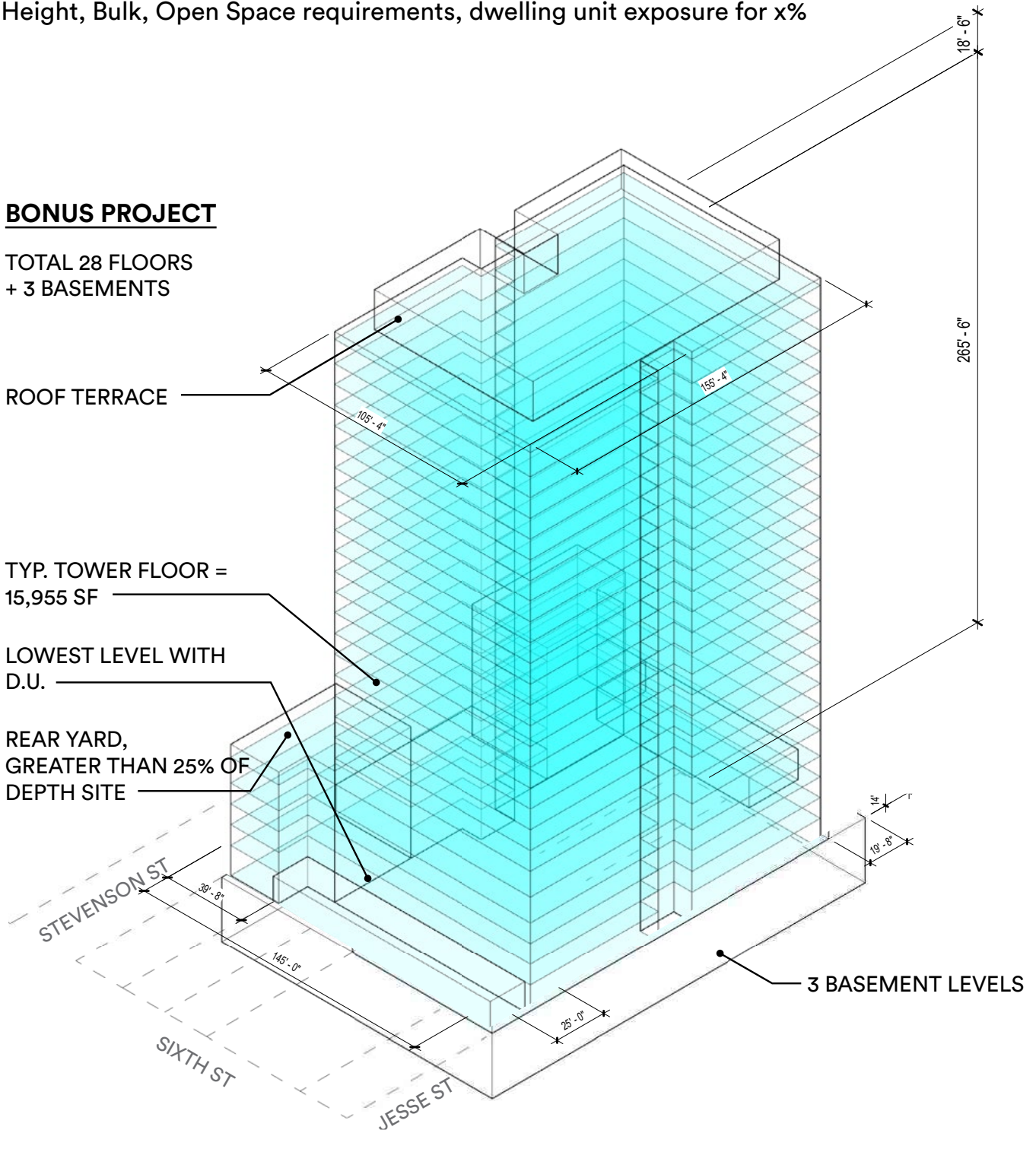
BONUS PROJECT

TOTAL 28 FLOORS
+ 3 BASEMENTS

TYP. TOWER FLOOR =
15,955 SF

LOWEST LEVEL WITH
D.U.

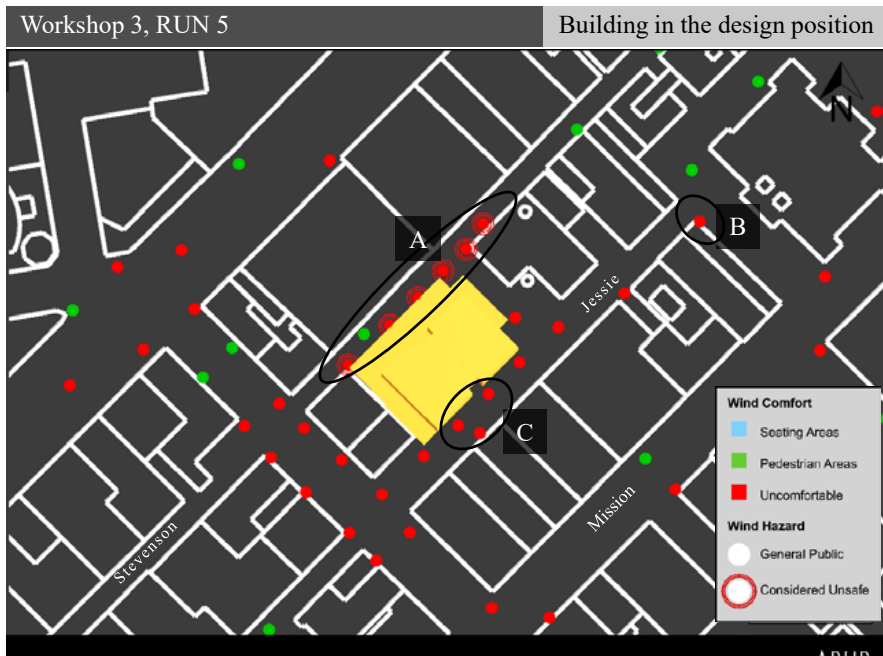
REAR YARD,
GREATER THAN 25% OF
DEPTH SITE



BUILDING FORM SHAPED BY THE WIND



June 2018



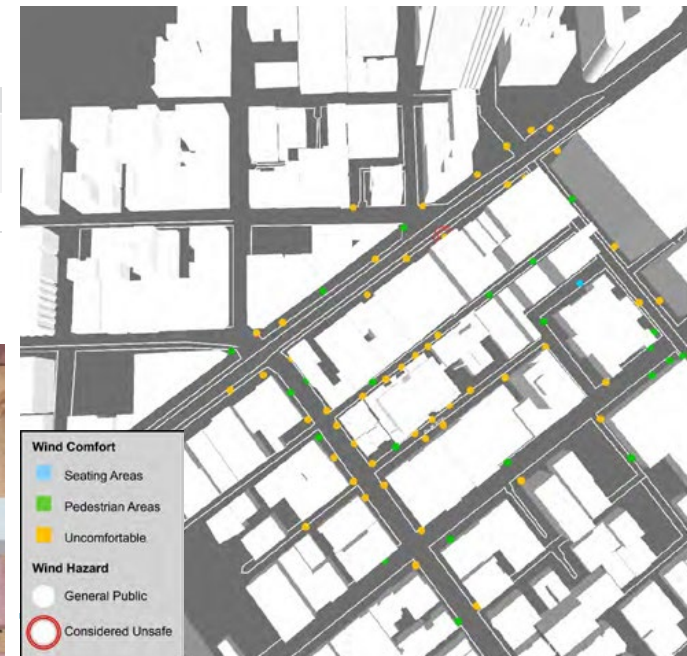
- A. The proposed tower is slightly taller than the building tested in the workshop in April and pushes part of the winds from W and WNW to the ground. This creates hazardous conditions along Stevenson.
- B. The more compact shape and skinnier footprint of the proposed tower create acceptable conditions near Blue Bottle Café (just under 36 mph).
- C. The wind conditions along Jessie are within the range of acceptability. The wind hazard conditions at the entrance of the co-working space are about 33 mph.

Run 6 (Massing Shift)

Shift of the building towards Jessie

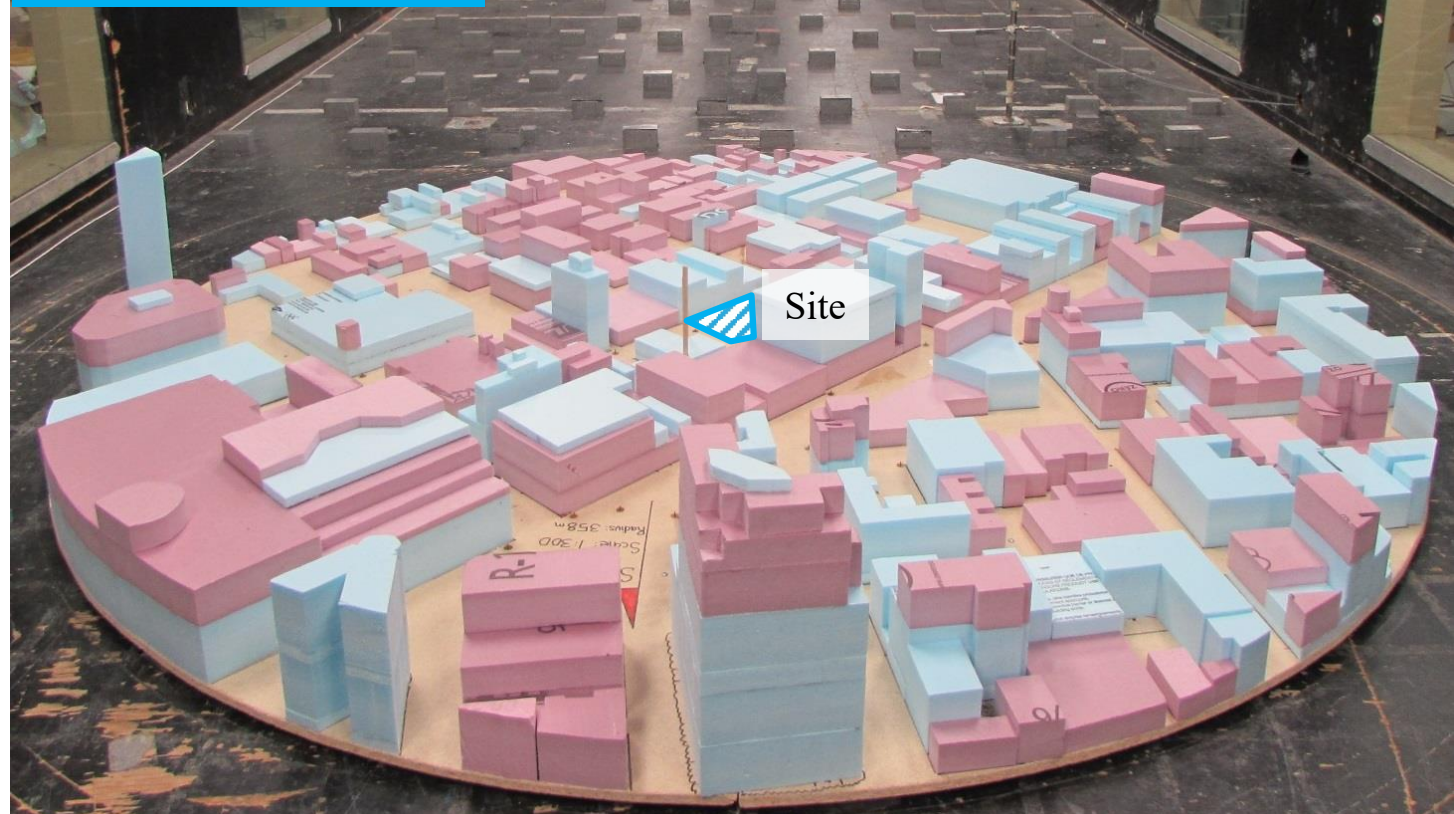
Reposition of the saddlebags towards Stevenson

LOCATIONS #	BASELINE	CURRENT
2	3	0
5	18	0
12	1	0
62	0	1
Hazard Hours	22	1
Hazard Locations	3	1

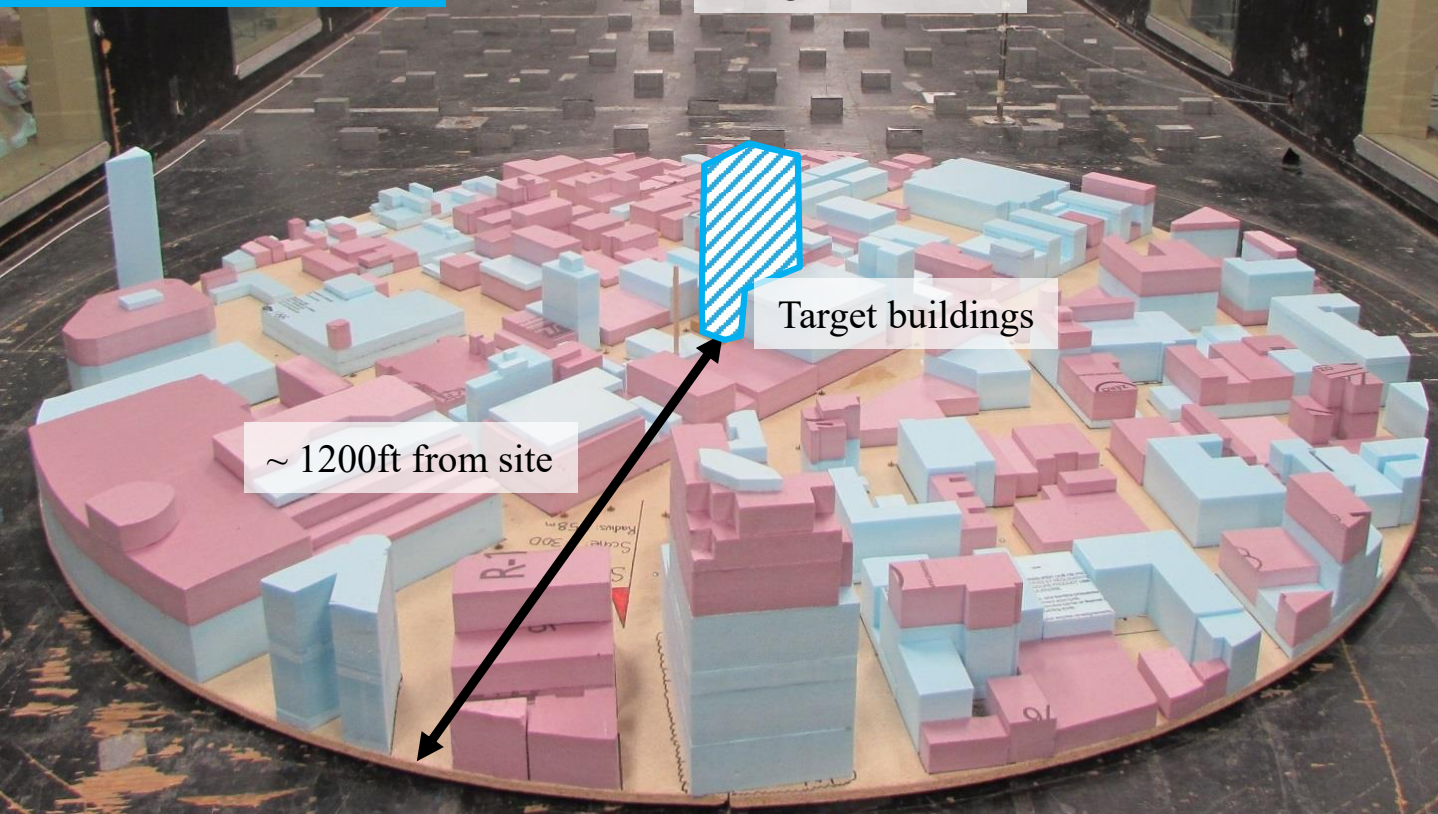


April 2019

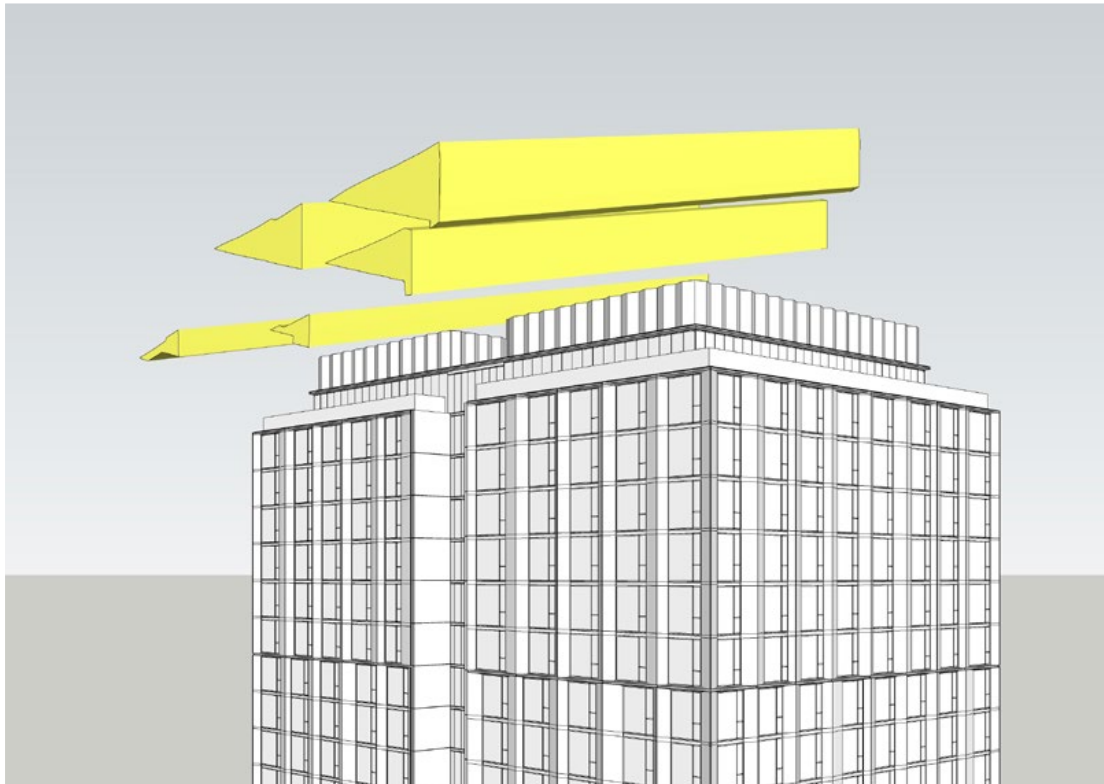
Existing conditions



Project conditions



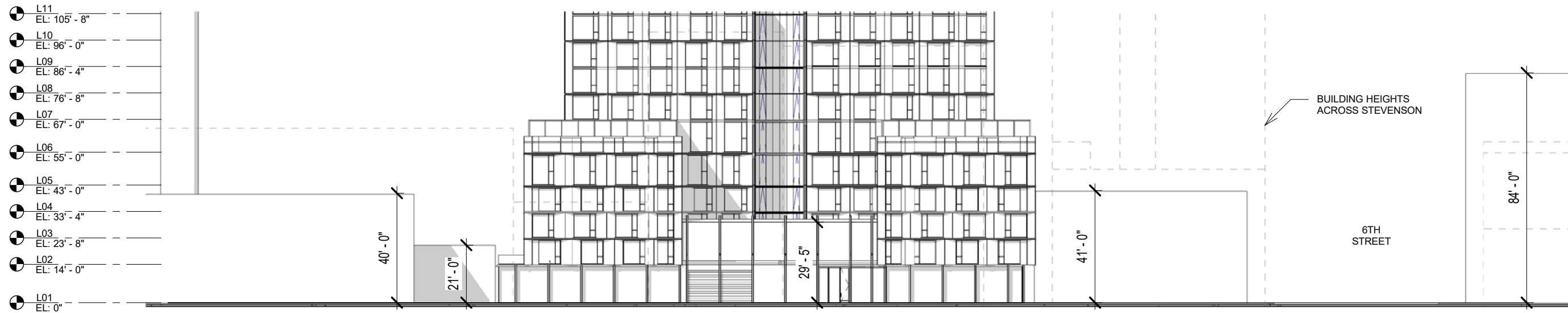
BUILDING FORM SHAPED BY THE SUN



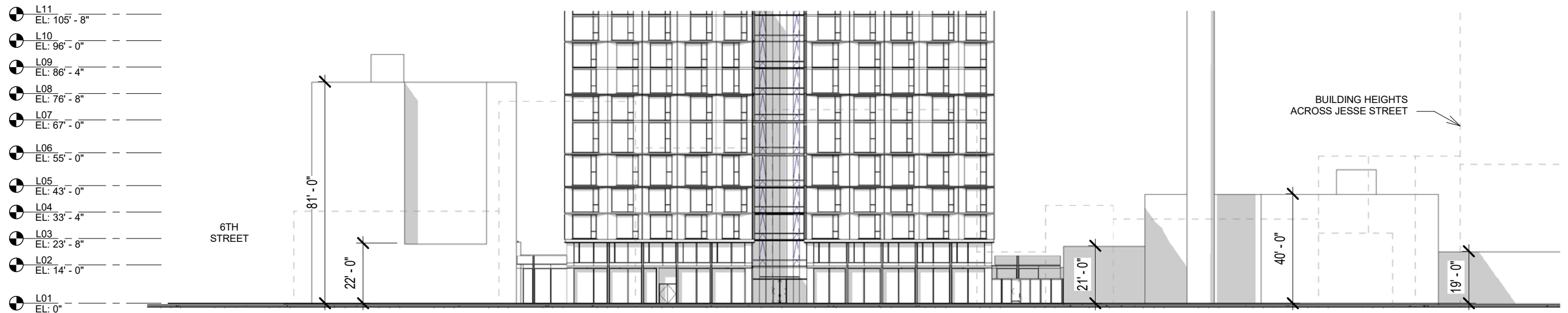
FULL YEAR

ANNUAL EXTENTS OF ALL NET NEW SHADOW CAST BY THE PROPOSED PROJECT
THROUGHOUT THE YEAR DURING SECTION 295 ANALYSIS TIMES

FORMING A STREET WALL

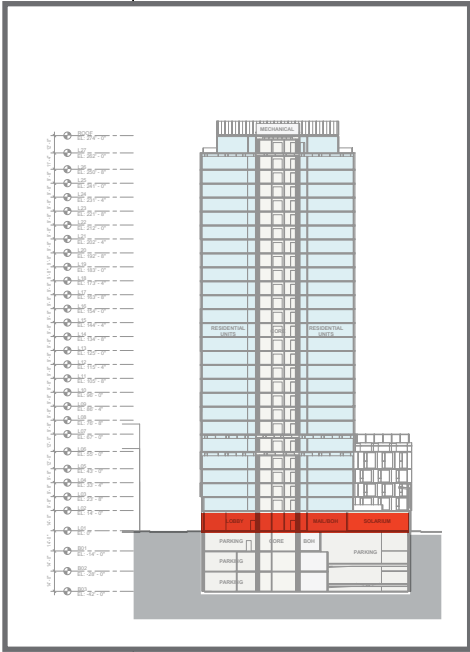


NORTH ELEVATION - STEVENSON STREETWALL

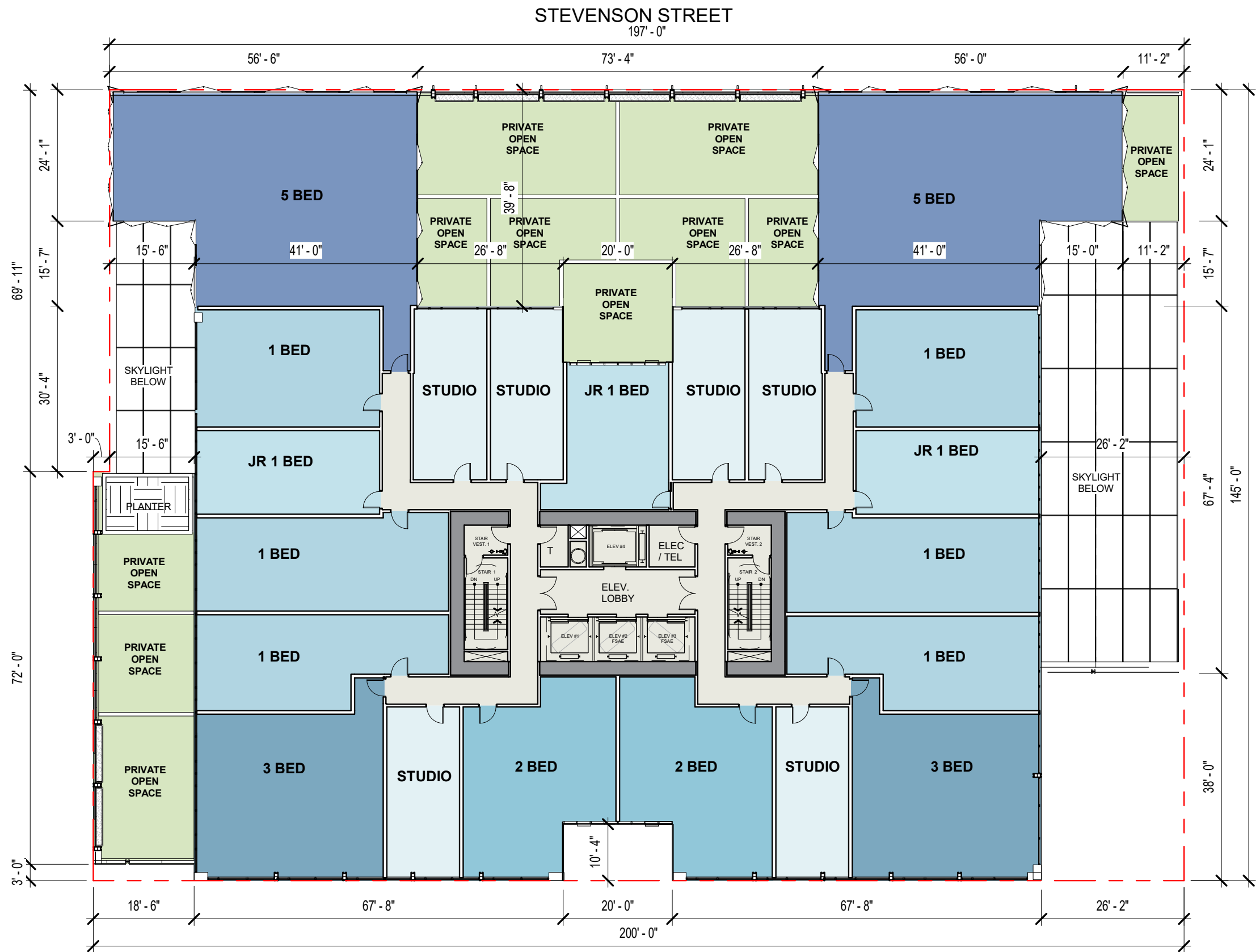
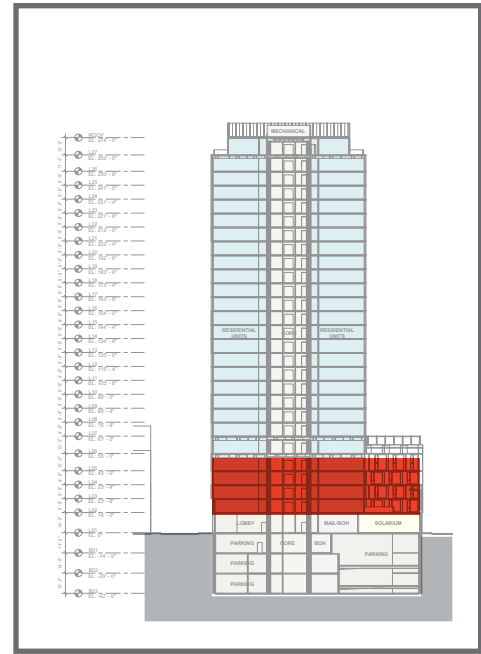


SOUTH ELEVATION - JESSE STREETWALL

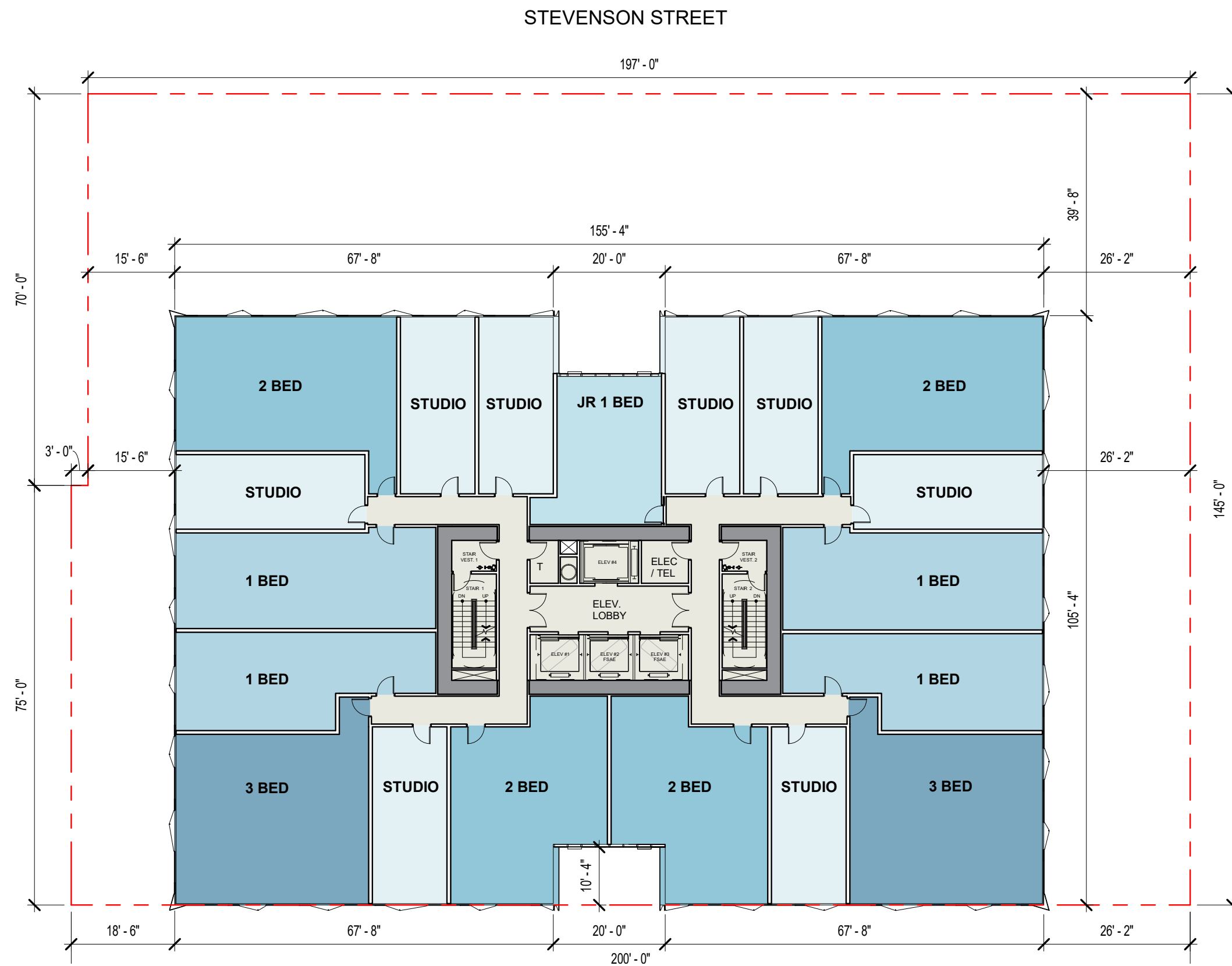
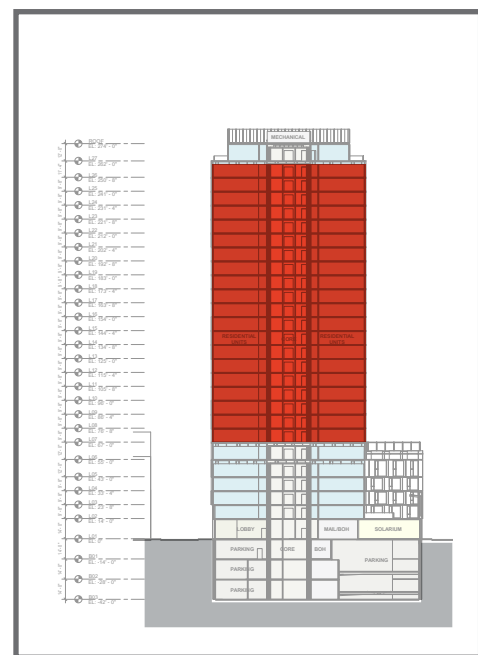
GROUND FLOOR PLAN



LEVEL 02-05 FLOOR PLAN

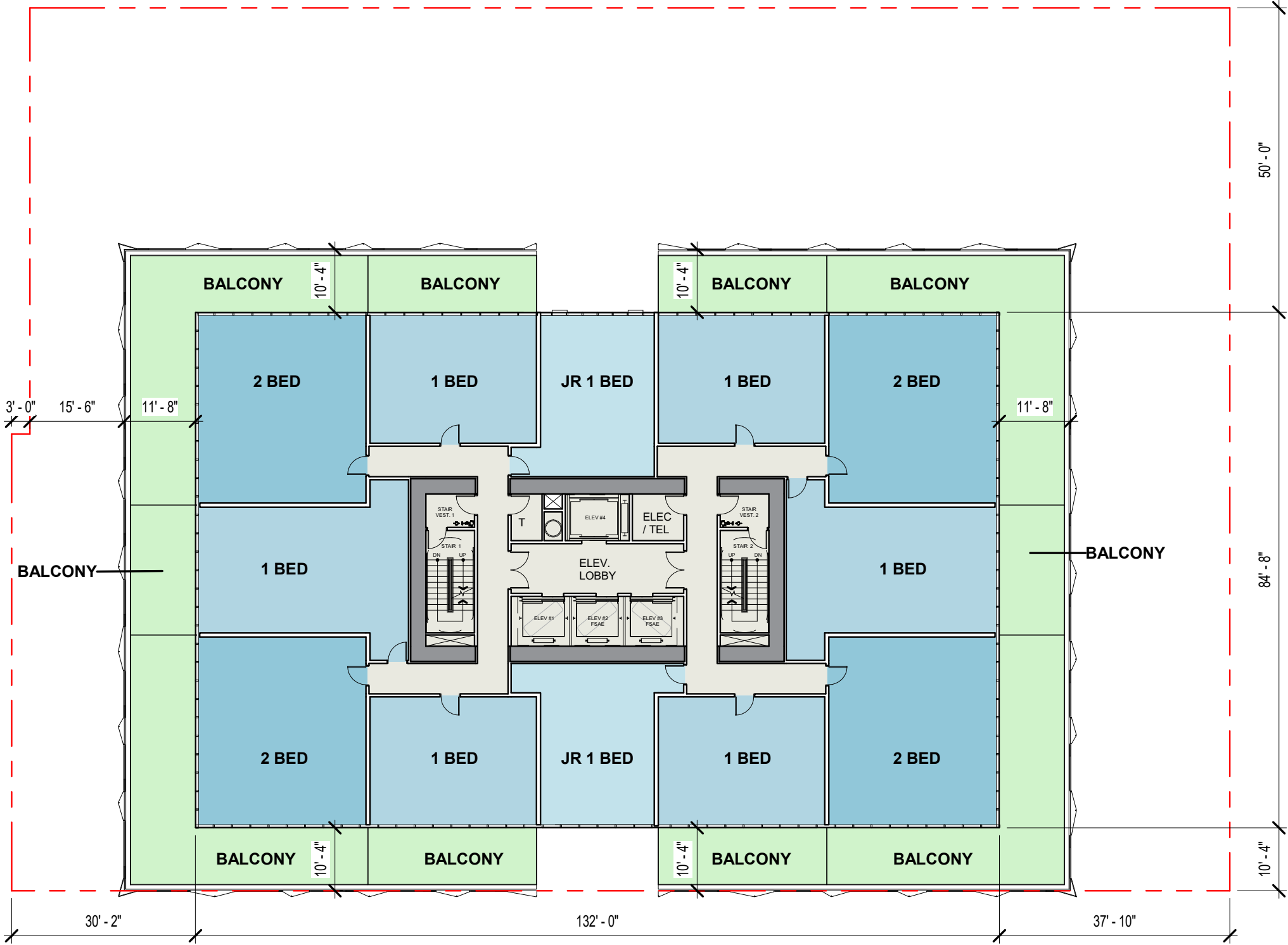
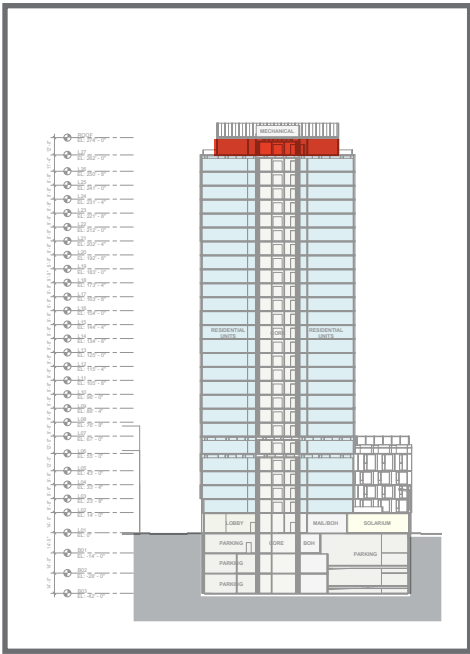


TYPICAL UPPER FLOOR PLAN

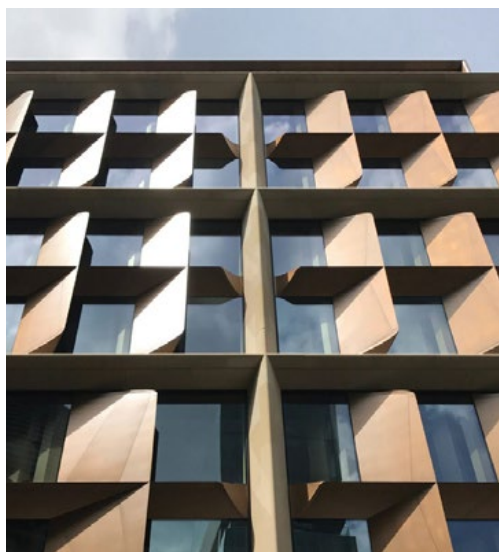
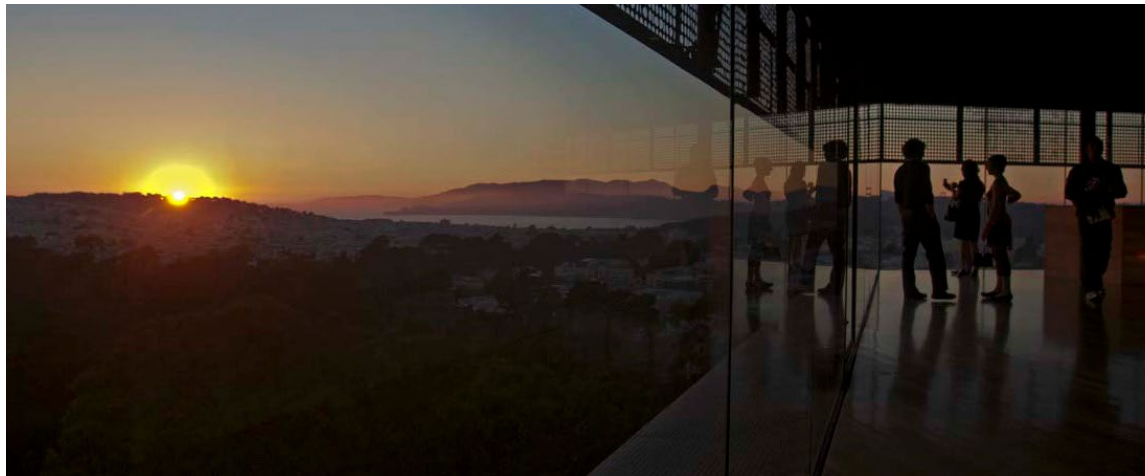


LEVEL 27 FLOOR PLAN

STEVENSON STREET



DESIGN INSPIRATIONS



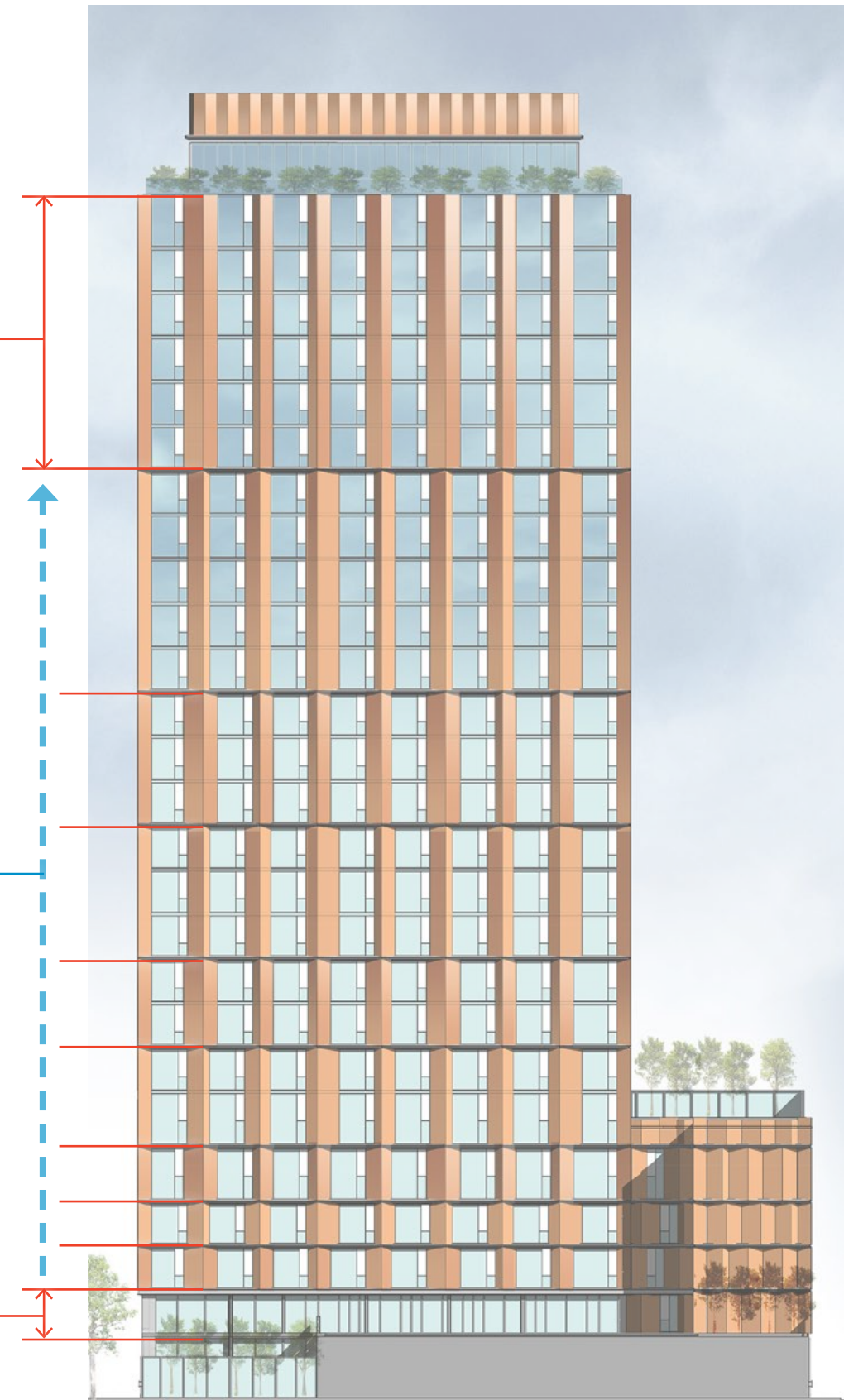
MATERIALS AND COLORS INSPIRED BY LEVI'S RIVET

THE FACADE PROPORTIONS RELATE TO THE PEDESTRIAN SCALE AT BASE, THEN PROGRESSIVELY GROW TALLER AS THE FACADE ASCENDS TO RELATE TO THE CITY SCALE AT THE TOP.

CITY SCALE

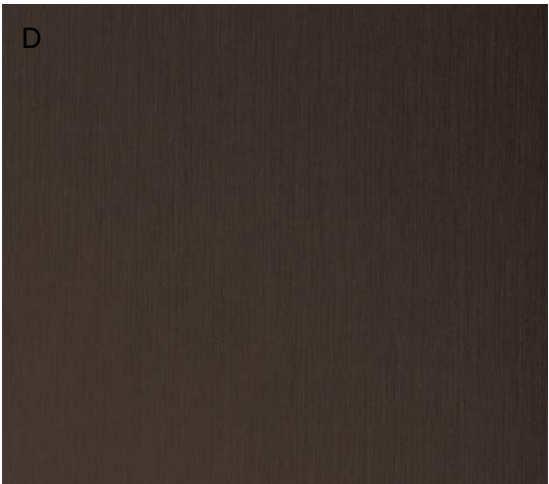
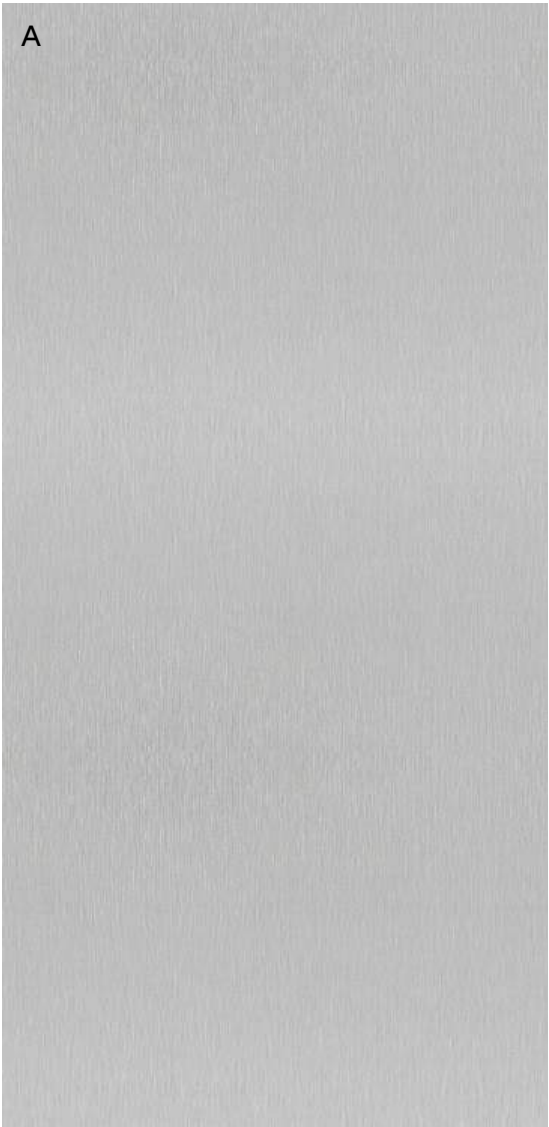
SCALE EXPANDS AS THE BUILDING ASCENDS

PEDESTRIAN SCALE



EXTERIOR FINISHES

- PROPOSED MATERIALS
A - PAINTED METAL
B - GLASS
C - METAL
D - PAINTED METAL
E - REINFORCED CONCRETE PANEL
F - PAINTED METAL



BUILDING ELEVATIONS



LANDSCAPE AT STREET LEVEL



LEGEND

1. Entry Door to Lobby
2. 10'-0" wide Sidewalk
3. 7'-0" wide Sidewalk
4. Enhanced Paving
5. Street Tree
6. 3'-0" x 7'-0" Street Tree Planting Area
7. 2'-6" x 9'-0" Landscape Strip
8. Class 2 Bike Rack
9. 24' Wide Driveway w/ Wings
10. Existing Street Light
11. Fire Hydrant
12. Outdoor Courtyard for Retail
13. Red Curb
14. Passenger Loading Zone
15. Street Parking
16. Commercial Loading Zone
17. Existing Driveway
18. Existing Curb
19. Pedestrian Lighting Poles

PLANTS PALETTE

STREET



GINKGO BILOBA
MAIDENHAIR TREE



AGAVE 'BLUE GLOW'
'BLUE GLOW' AGAVE



LIBERTIA PEREGRINANS
ORANGE LIBERTIA



PHORMIUM 'MAORI SUNRISE'
NEW ZEALAND FLAX



SENECIO MANDRALISCAE
BLUE CHALKSTICK

GROUND & PODIUM LEVEL COURTYARD



ACER PALMATUM 'SANGO KAKU'
CORAL BARK JAPANESE MAPLE



AZARA MICROPHYLLA
BOX-LEAF AZARA



CAREX SPP.
SEDE



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



ERIGONUM UMBELLATUM
SULPHUR FLOWER BUCKWHEAT



FESTUCA CALIFORNICA 'SERPENTINE BLUE'
CALIFORNIA FESCUE



LAMIUM MACULATUM
DEAD NETTLE



LOTUS BERTHELOTII
PARROT'S BEAK



POLYSTICHUM MUNITUM
SWORD FERN



TEUCRIUM FRUTICANS 'COMPACTUM'
BUSH GERMANDER

VIEW FROM MARKET STREET



VIEW FROM STEVENSON STREET



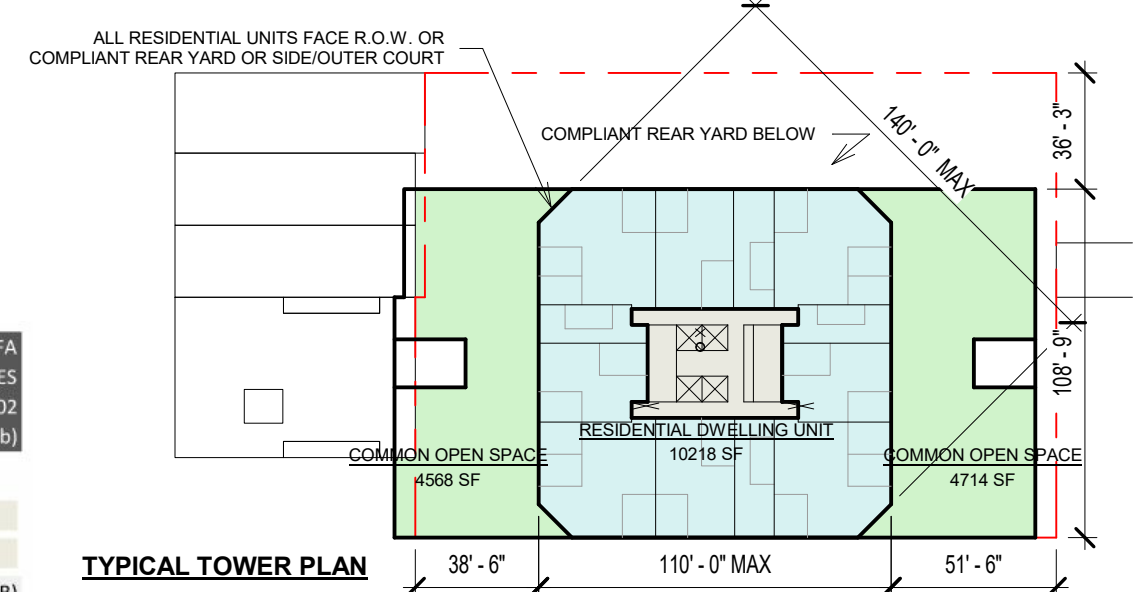
VIEW FROM JESSIE STREET



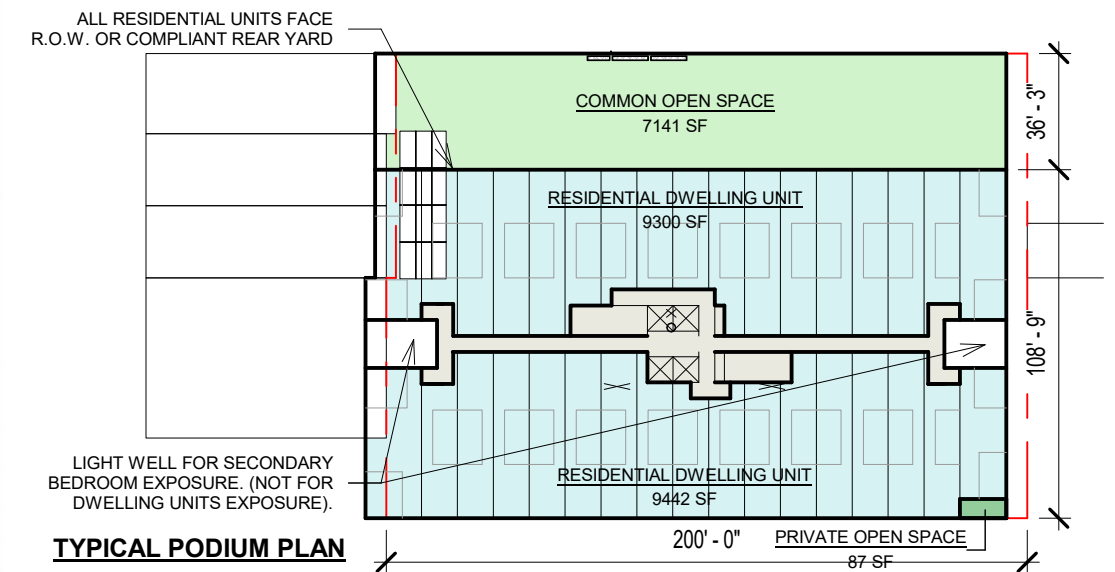
PROJECT SUMMARY

PROJECT SUMMARY	
GENERAL INFO	
BLOCK/LOT #	3704/045
ZONING DISTRICT	C-3-G
HEIGHT AND BULK DISTRICT	160-F
PROPOSED HEIGHT OF ROOF	274'-0"
GENERAL LAND USE	
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PARKING GSF	56,026 SF
RESIDENTIAL GSF	474,715 SF
RETAIL GSF	3,985 SF
USEABLE COMMON OPEN SPACE GSF	11,184 SF
USEABLE PRIVATE OPEN SPACE GSF	13,384 SF
DWELLING UNITS - TOTAL	495
NUMBER OF STORIES	27 + 3 BASEMENT
PARKING SPACES (INCLUDING ADA)	178
LOADING SPACES	1 + 2 SV
BICYCLE SPACES (CLASS 1)	200
BICYCLE SPACES (CLASS 2)	27
CAR SHARE SPACES	4
LAND USE RESI	
STUDIO UNITS	192
1 BEDROOM UNITS	149
2 BEDROOM UNITS	96
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AFFORDABLE HOUSING ON-SITE	11% AT 50% AMI
	4% AT 80% AMI
	4% AT 110% AMI

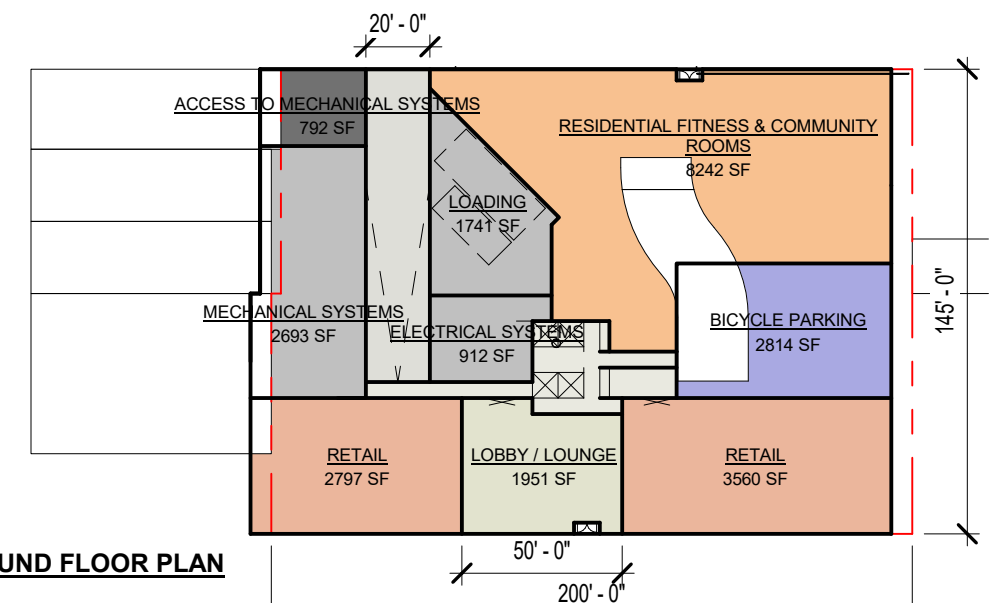




TYPICAL TOWER PLAN



TYPICAL PODIUM PLAN



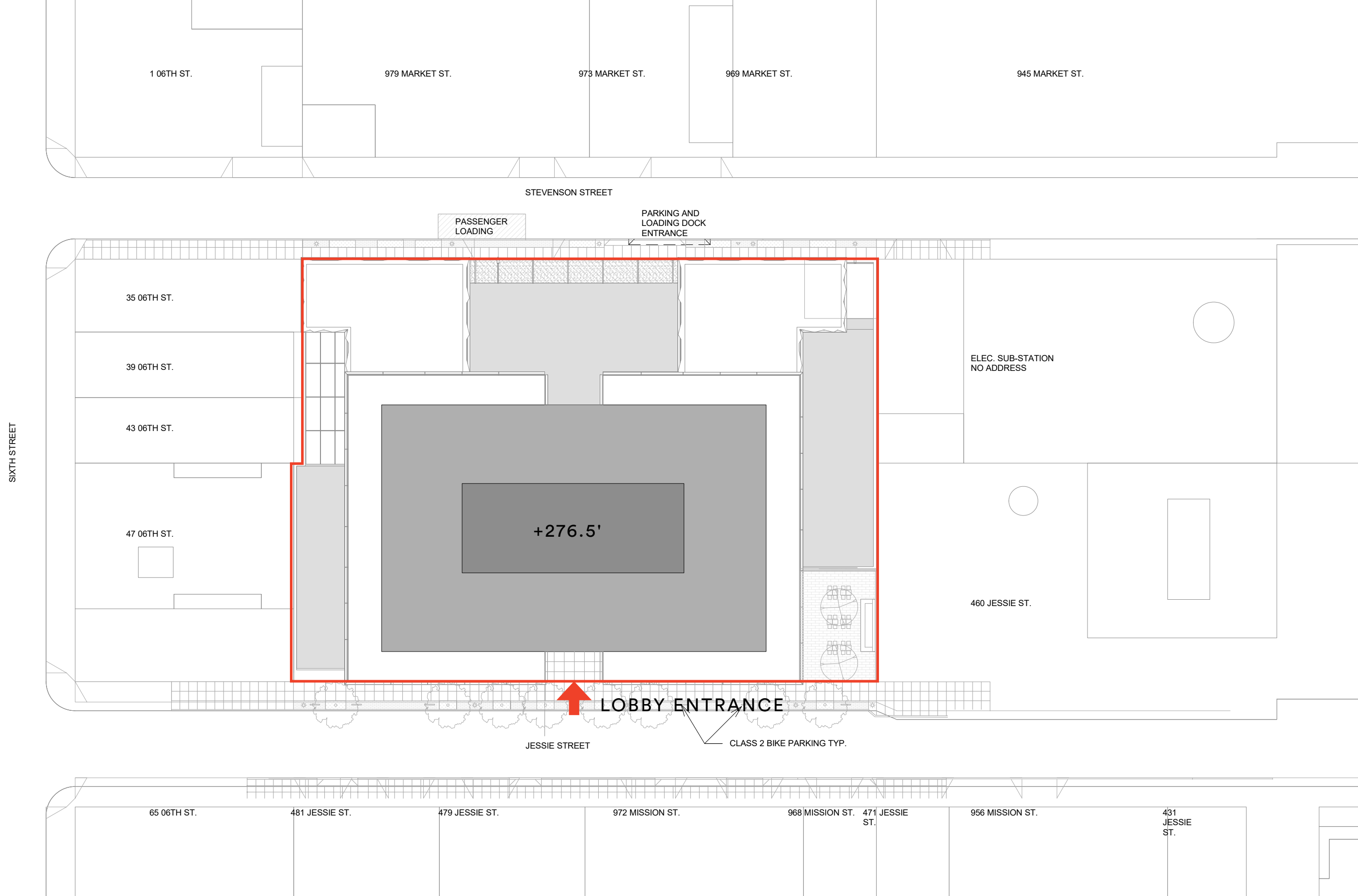
GROUND FLOOR PLAN

FLR. ELEV.	FTF	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	RESIDENTIAL GFA	RETAIL GFA	PARKING GFA SPACES	TOTAL GFA	GFA EXCLUSIONS NOTES per sec 102 FLOOR AREA, GROSS (b)
+175.00		M.PH							
+160.00	15.00	RF							
+148.75	11.25	17	11,746	361	11,385			11,385	(4)(B)
+139.84	8.92	16	11,746	361	11,385			11,385	(4)(B)
+130.92	8.92	15	11,746	361	11,385			11,385	(4)(B)
+122.00	8.92	14	11,746	361	11,385			11,385	(4)(B)
+113.09	8.92	13	11,746	361	11,385			11,385	(4)(B)
+104.17	8.92	12	11,746	361	11,385			11,385	(4)(B)
+95.25	8.92	11	11,746	361	11,385			11,385	(4)(B)
+86.34	8.92	10	11,746	361	11,385			11,385	(4)(B)
+77.42	8.92	9	11,746	361	11,385			11,385	(4)(B)
+67.50	9.92	8	20,938	361	20,577			20,577	(4)(B)
+58.59	8.92	7	20,938	361	20,577			20,577	(4)(B)
+49.67	8.92	6	20,938	361	20,577			20,577	(4)(B)
+40.75	8.92	5	20,938	361	20,577			20,577	(4)(B)
+31.83	8.92	4	20,938	361	20,577			20,577	(4)(B)
+22.92	8.92	3	20,938	361	20,577			20,577	(4)(B)
+14.00	8.92	2	20,938	361	20,577			20577.4	(4)(B)
+0.00	14.00	1	28,783	17,383	11,400	0	0	11400	(4)(B), (8), (13), (14), (17), (21)
-10.00	10.00	B1	28,783	28,383	400	0	0	400	(1), (3), (6), (7)
-20.00	10.00	B2	28,783	28,383	400	0	0	400	(1), (3), (6), (7)
			338,629	79,919	259,110	0	0	259,110	
			SF	SF	SF	SF*	SPACES	SF	

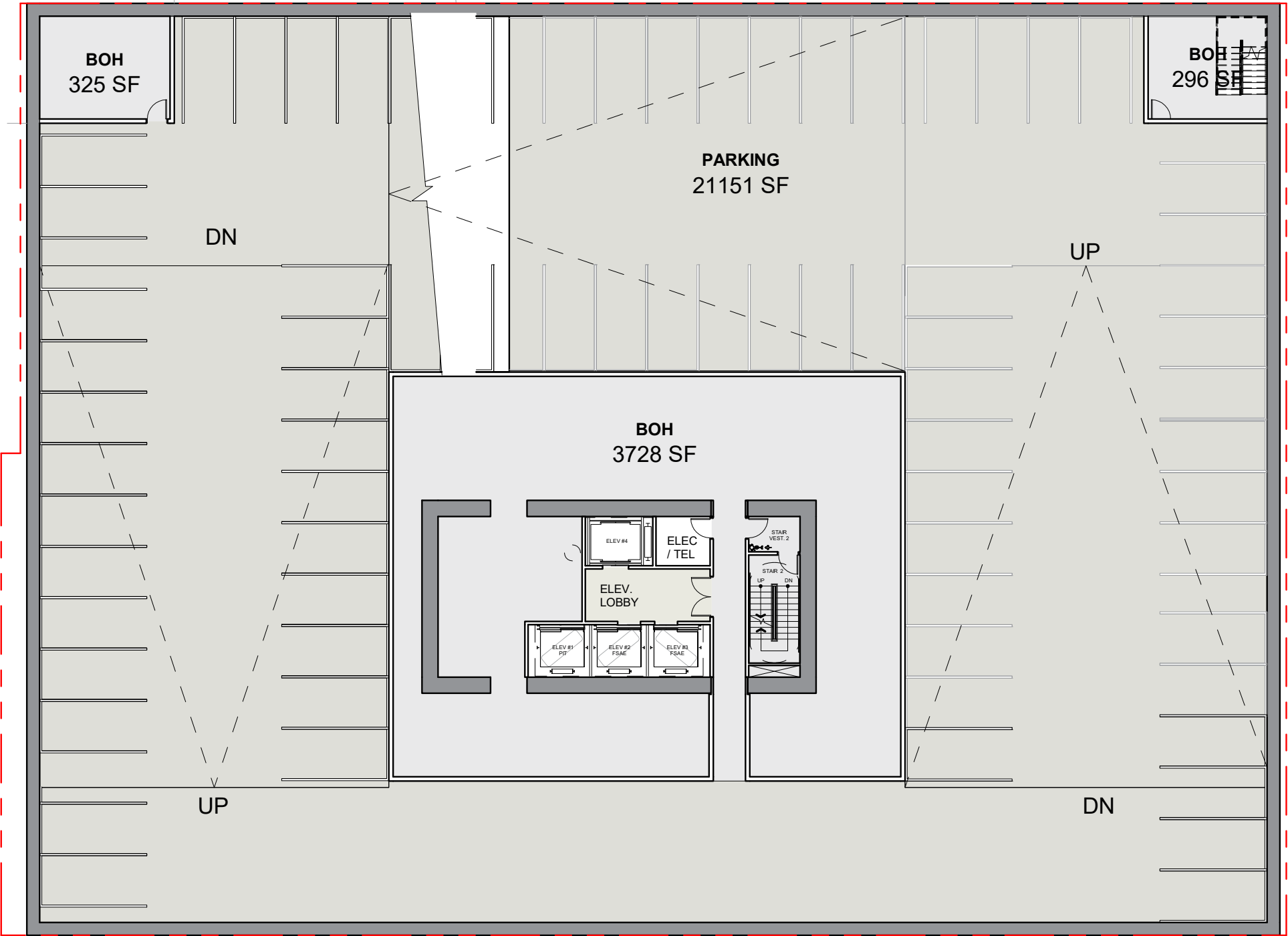
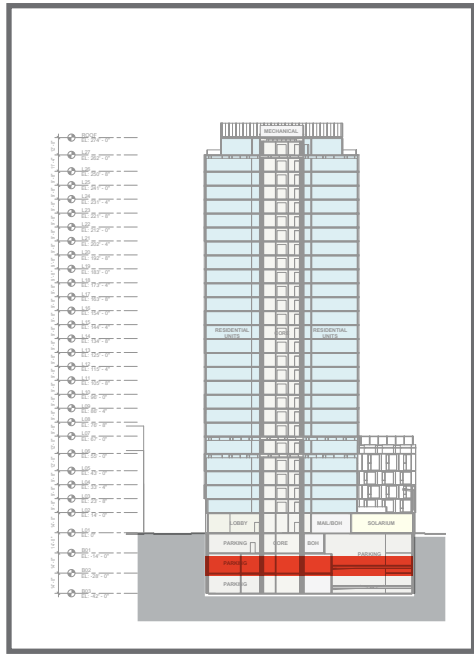
		Provided Private Open Space = 252		Provided Common Open Space		Required/Provided Off-Street Loading in C-3 District:	
Studio + 1BR	71.2%	Provided Bike Parking	Required Open Space	sf	sf		
		Class 1	192	Private	252	L02 Rear Yard	7,141
2BR	18.5%	Class 2	23	Common	16,272	L09 West	4,568
3BR	10.4%					L09 East	4,714
						16,423	

NOTES ON GROUND FLOOR PLAN:
 (1) GROUND FLOOR HEIGHT IS 14' FLOOR TO FLOOR
 (2) ACTIVE USES FENESTRATED WITH TRANSPARENT WINDOWS & DOORWAYS FOR >60% OF FRONTAGE.
 (3) LOBBY WIDTH IS <25% OF BUILDING FRONTAGE.
 (4) ACCESS TO MECHANICAL SYSTEMS EXEMPT FROM ACTIVE USE REQUIREMENTS PER 145.1(C)(3)

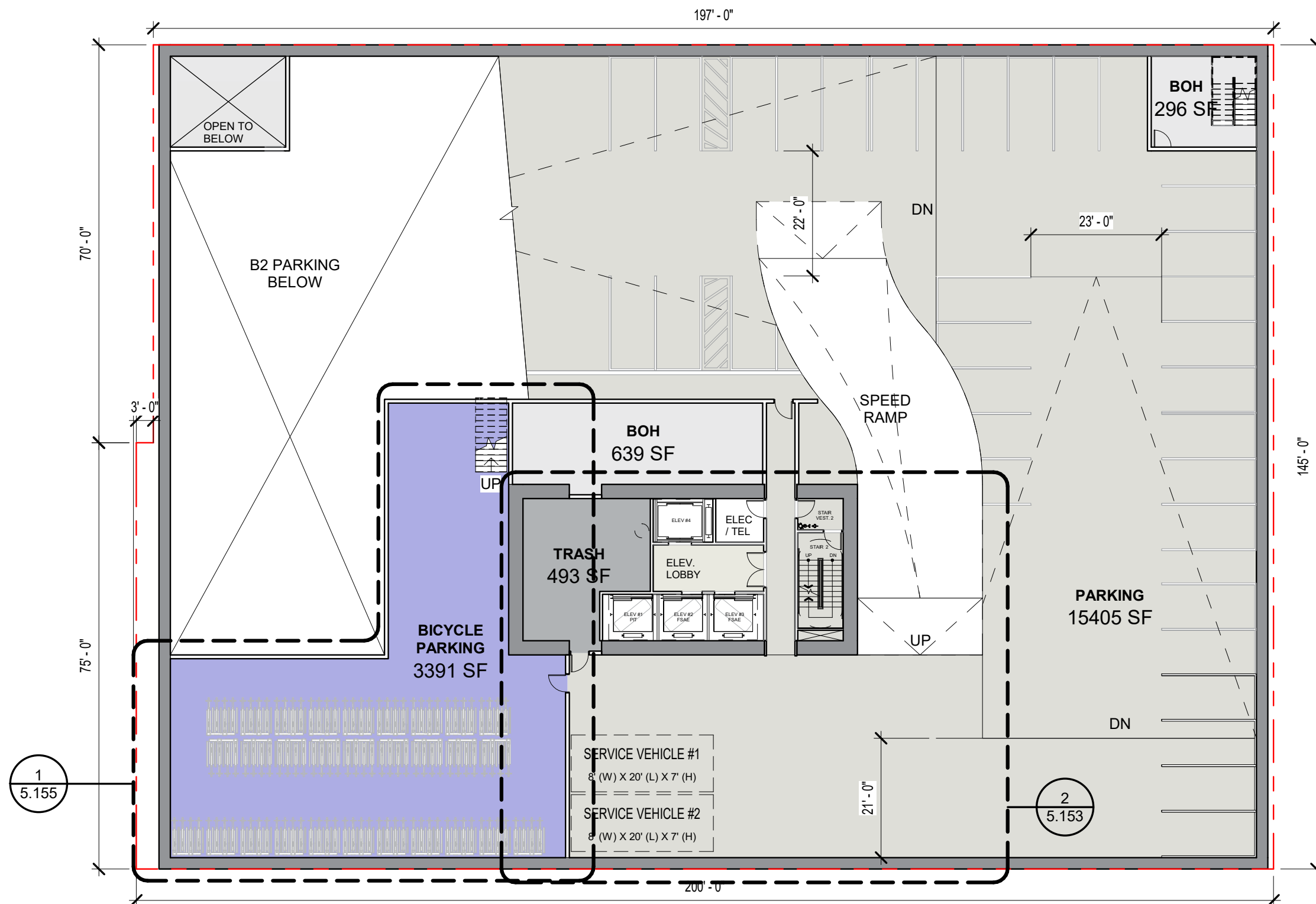
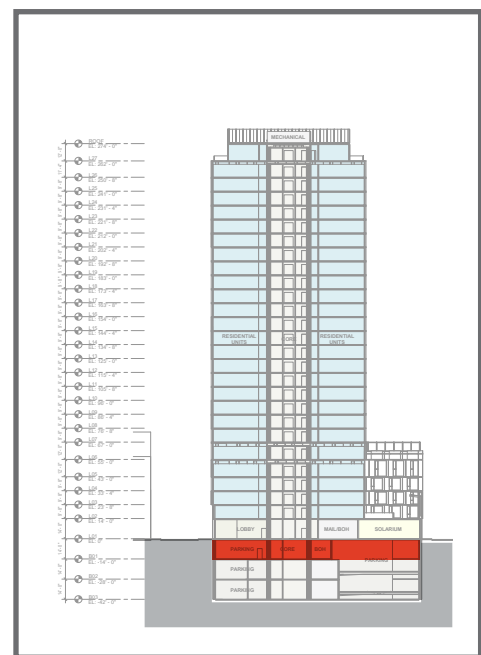
BASE PROJECT



PROPOSED SITE PLAN



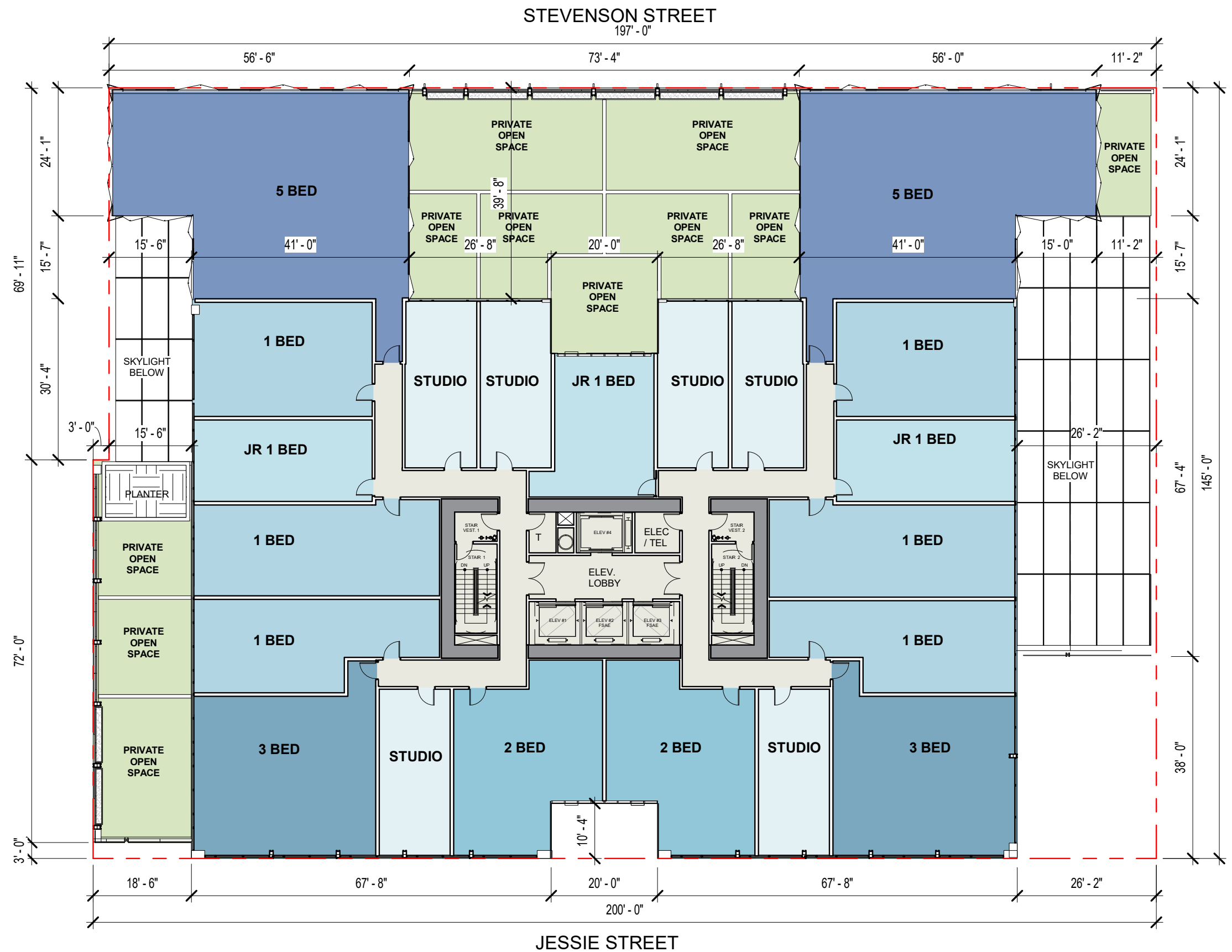
BASEMENT 02 (03 SIMILAR) FLOOR PLAN



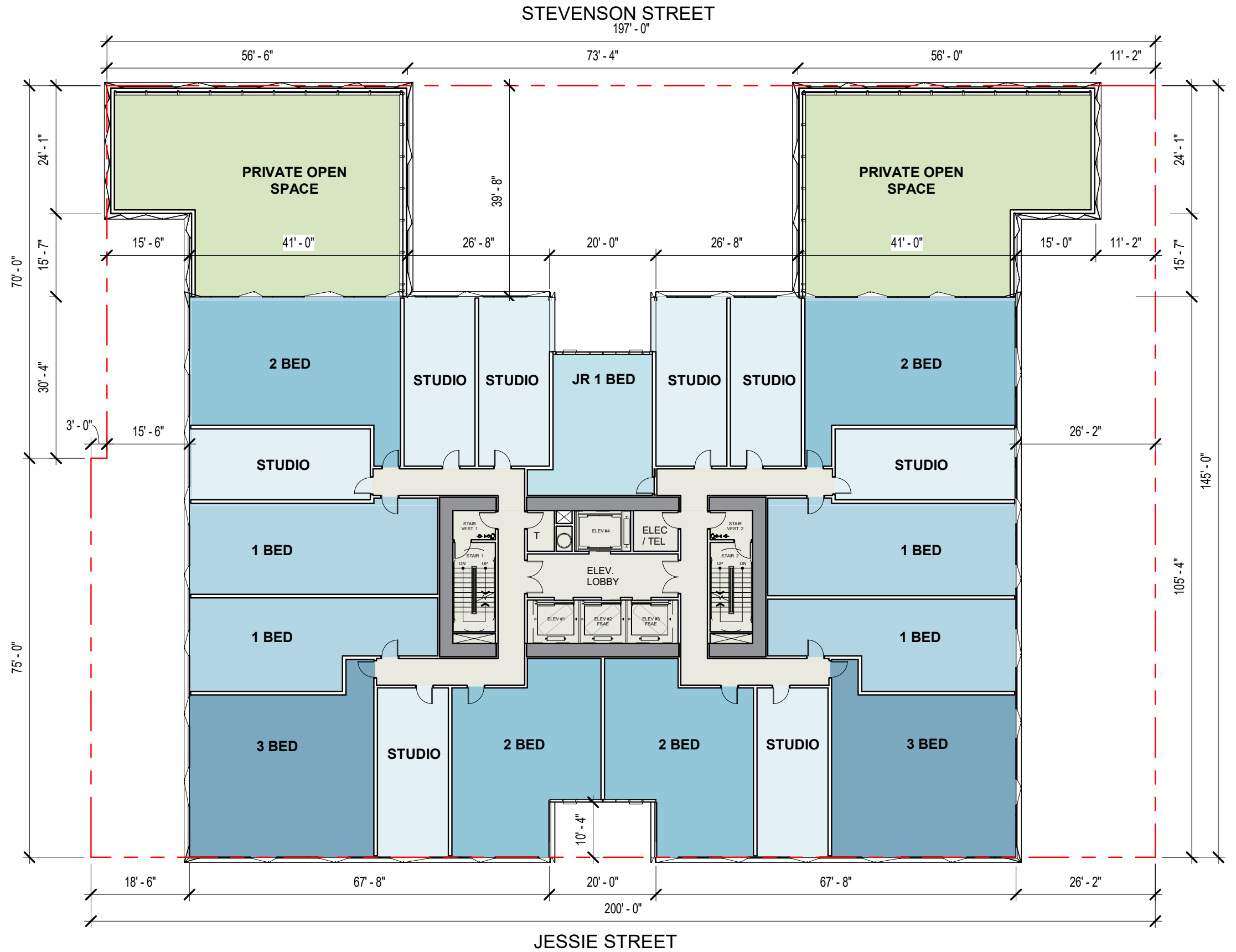
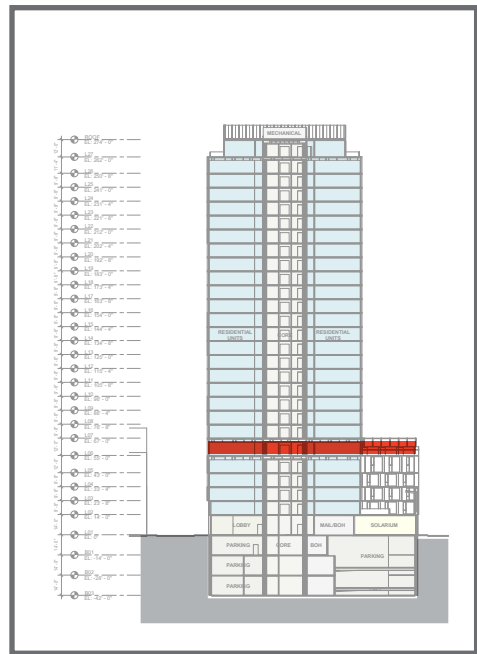
BASEMENT 01 FLOOR PLAN



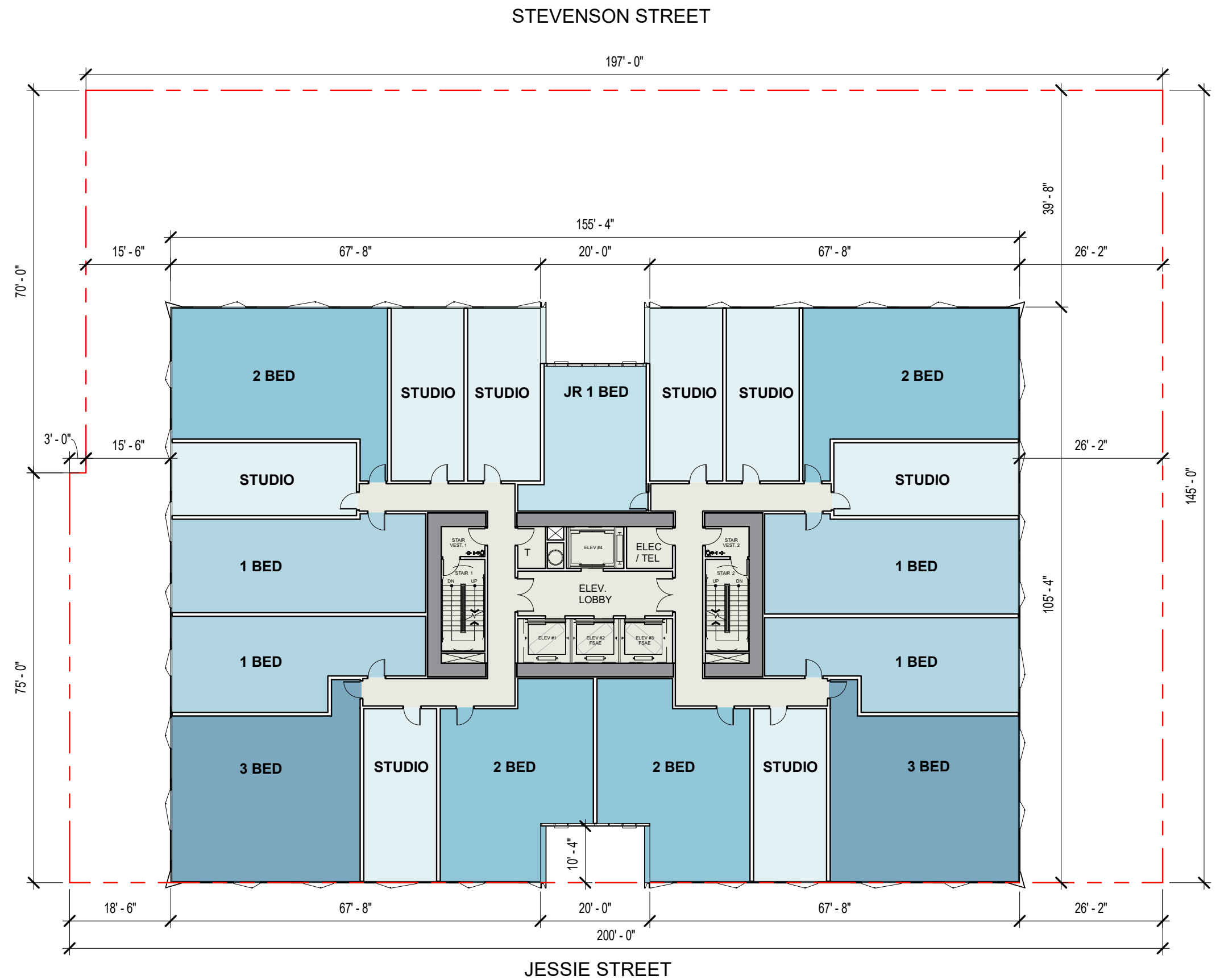
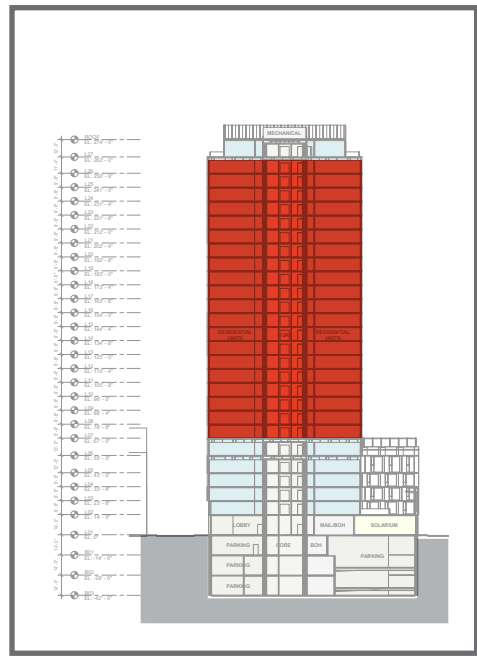
GROUND FLOOR PLAN



LEVEL 02-05 FLOORPLAN



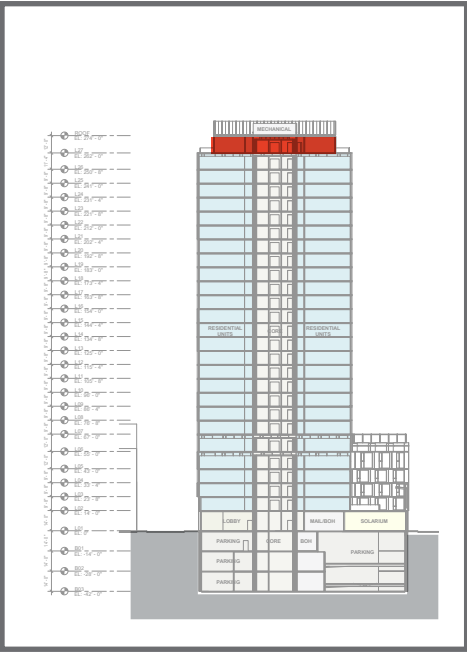
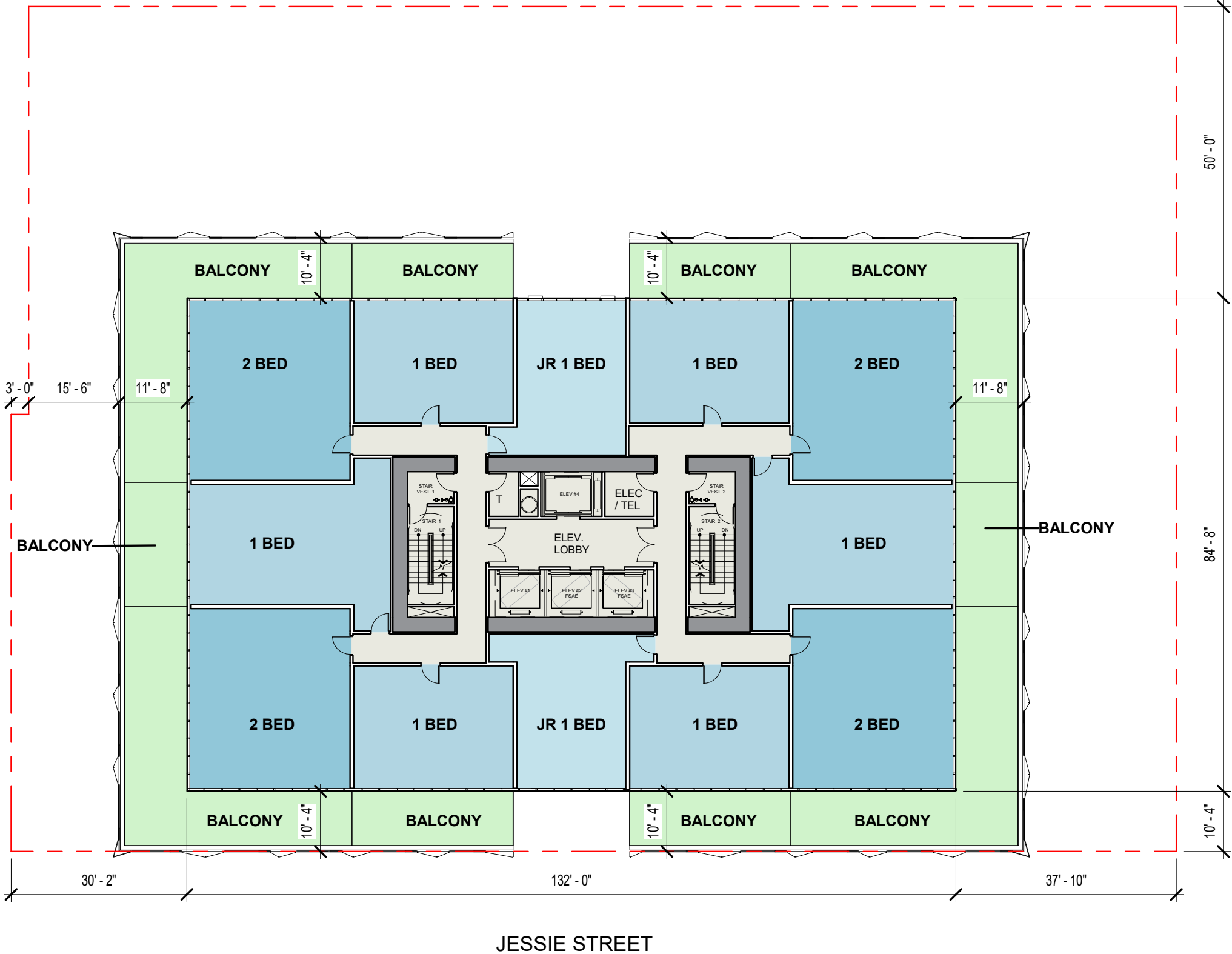
LEVEL 06 FLOOR PLAN



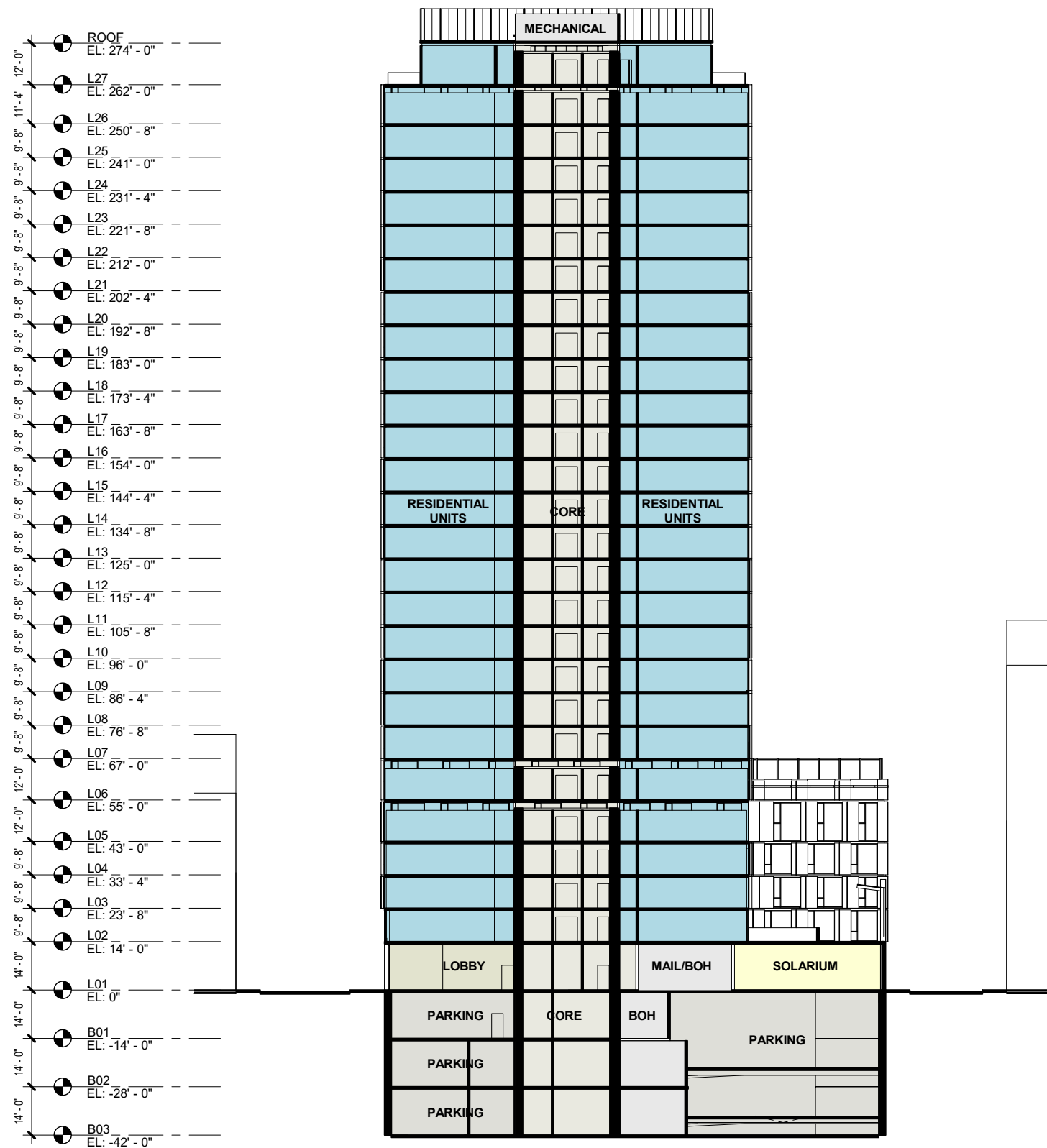
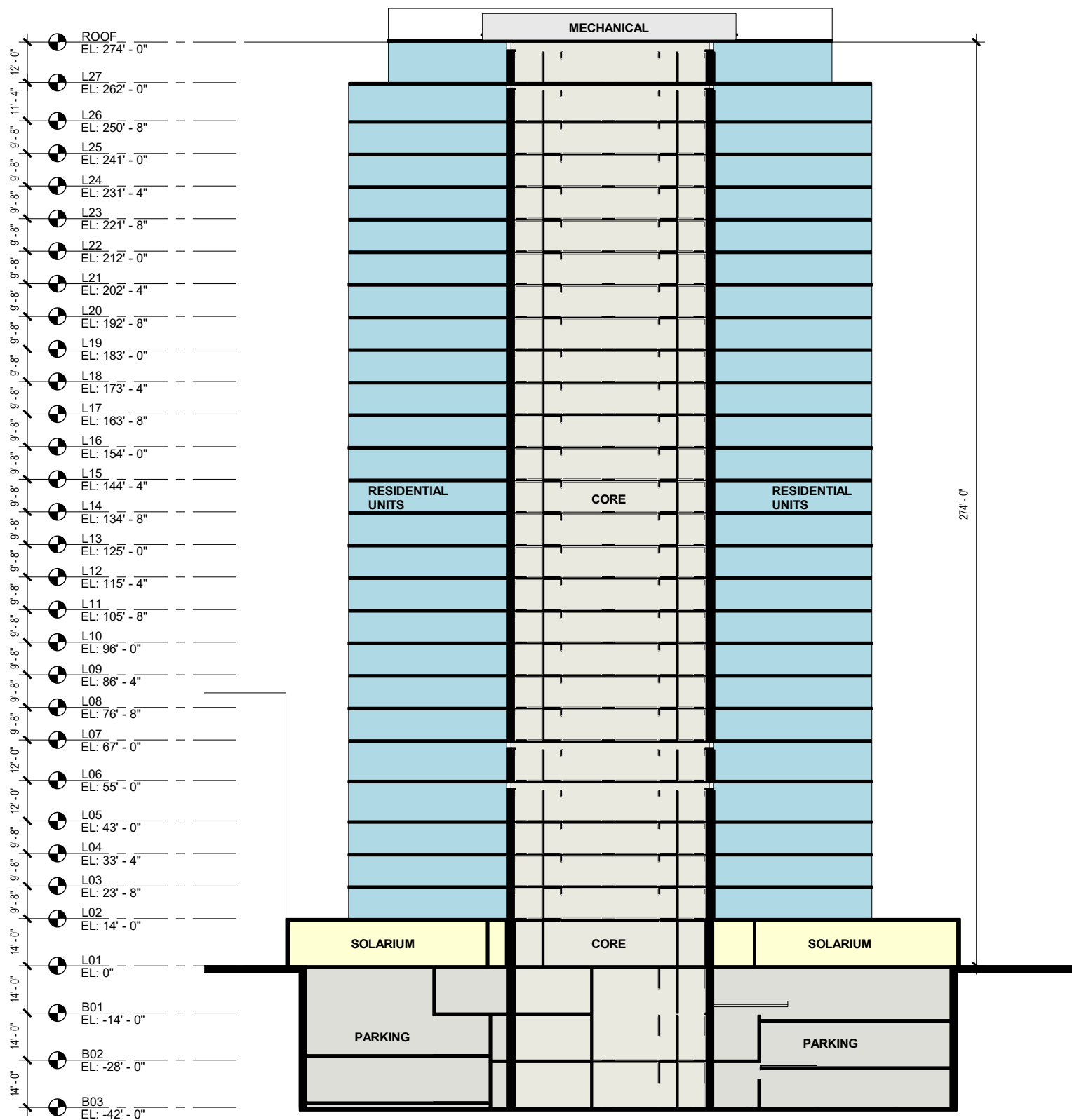
TYPICAL UPPER FLOOR PLAN



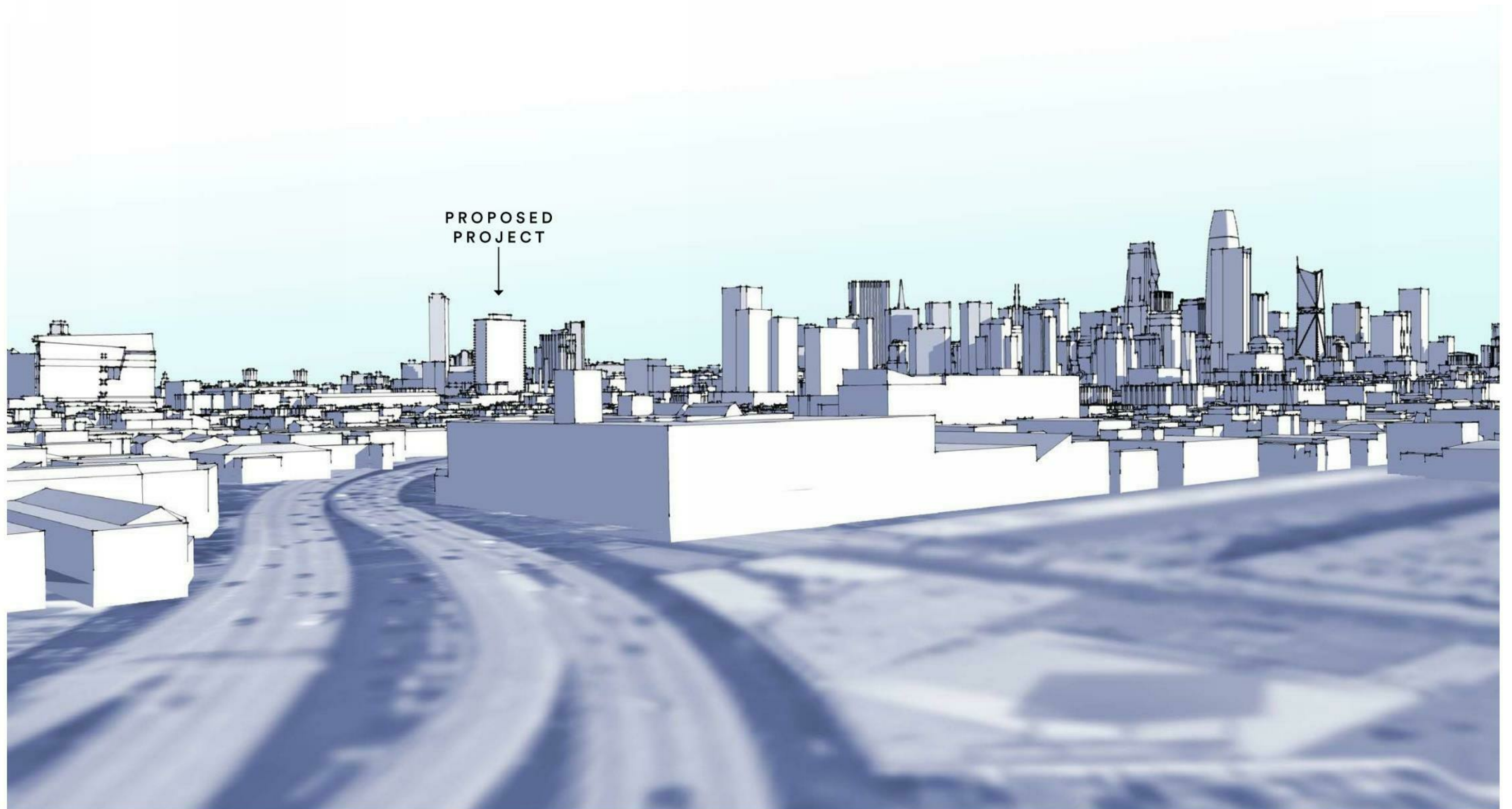
STEVENSON STREET



LEVEL 27 FLOOR PLAN



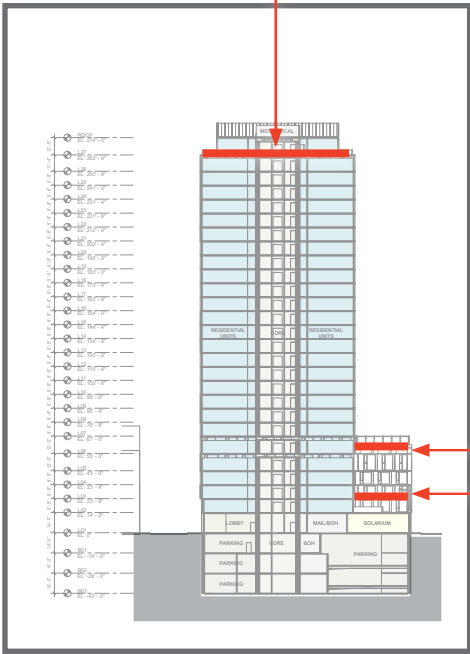
BUILDING SECTIONS



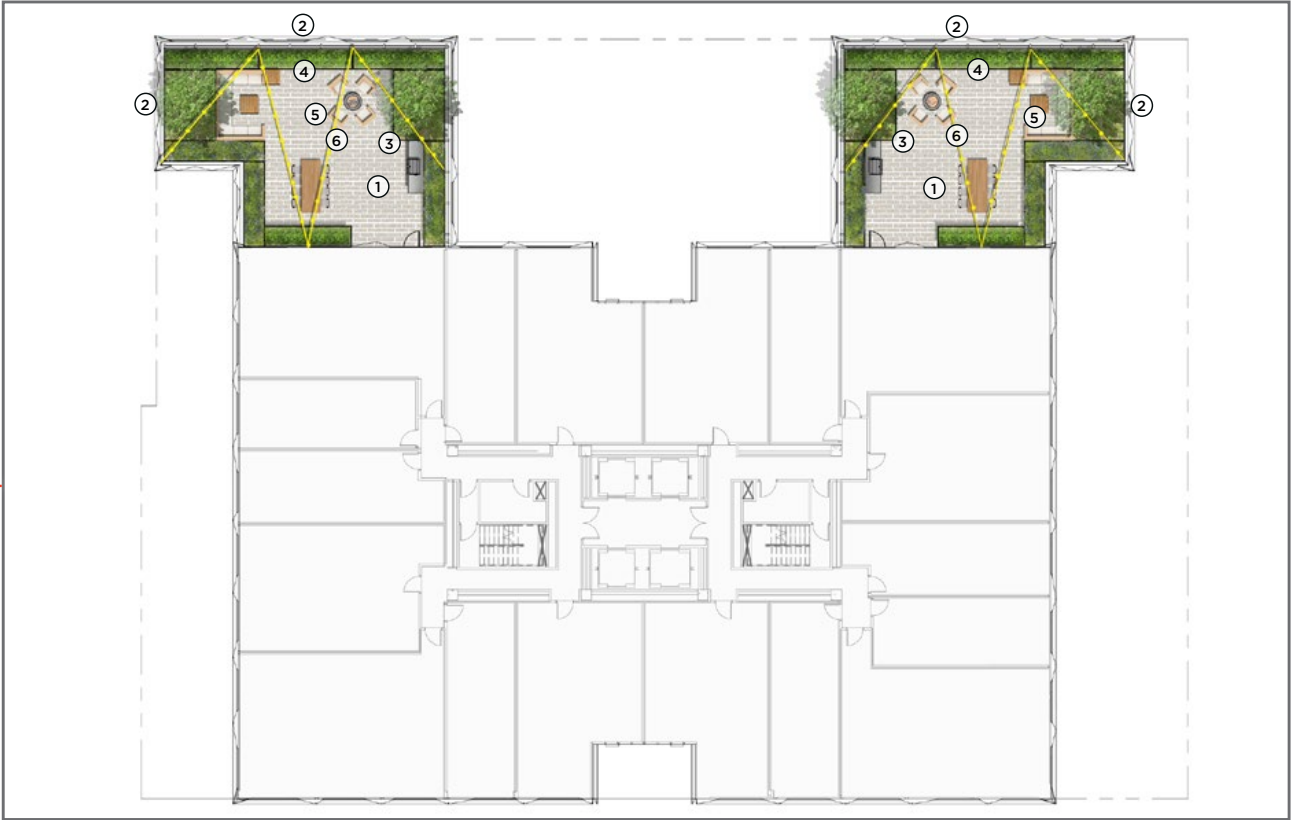
PRIVATE OPEN SPACES AT UPPER FLOORS



LEVEL 27



LEVEL 6



LEVEL 2



SEC. 135, Table 135A

36 SF of usable open space required for each dwelling unit if all private
1.33 ratio of common usable open space that may be substituted for private

SEC. 135.G.3
Use of Solariums. The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.

OPEN SPACE SUMMARY

495 TOTAL UNITS
495 - 22 UNITS W/ BALCONIES = 473 UNITS

COMMON OPEN SPACE REQUIRED

473 UNITS X 36 SF/UNIT X 1.33= 22,647 SF

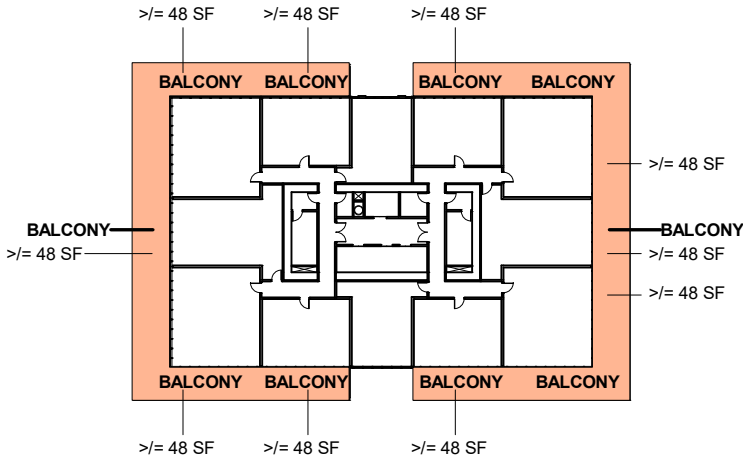
COMMON OPEN SPACE PROVIDED

LEVEL 1 994 SF
LEVEL 1 SOLARIUM 10,191 SF
TOTAL COMMON OPEN SPACE PROVIDED 11,184 SF

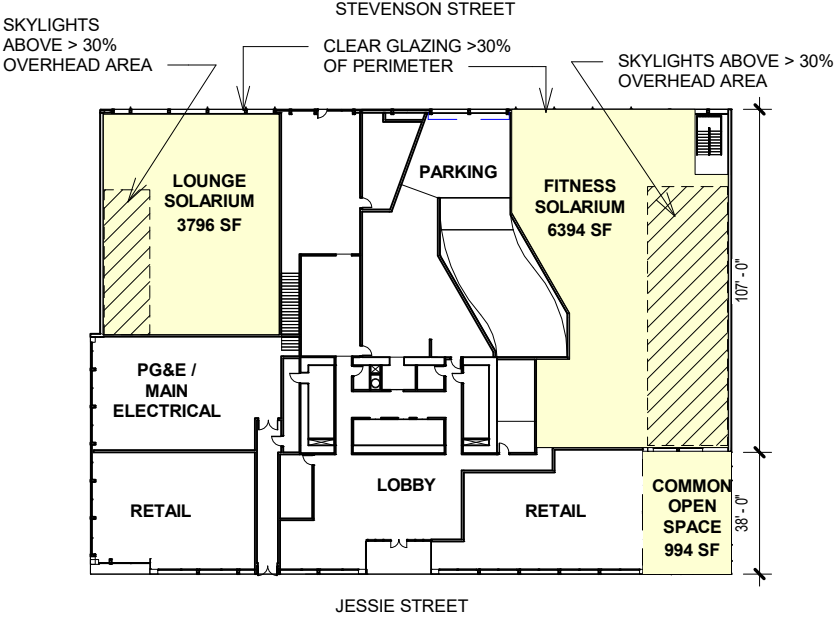
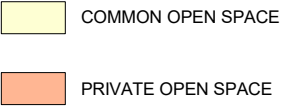
PRIVATE OPEN SPACE PROVIDED

LEVEL 2 4,727 SF
LEVEL 6 3,883 SF
LEVEL 27 4,774 SF
TOTAL PRIVATE OPEN SPACE 13,384 SF

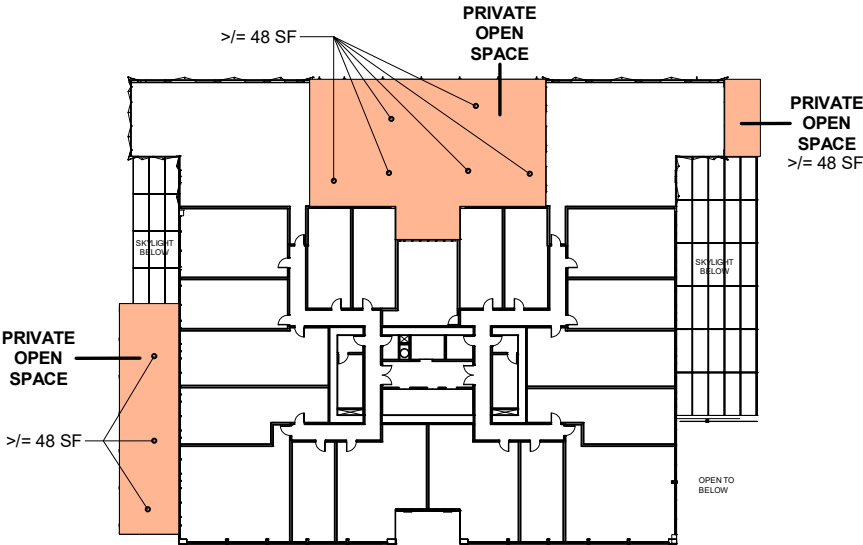
LEVEL 27
4,774 GSF TOTAL



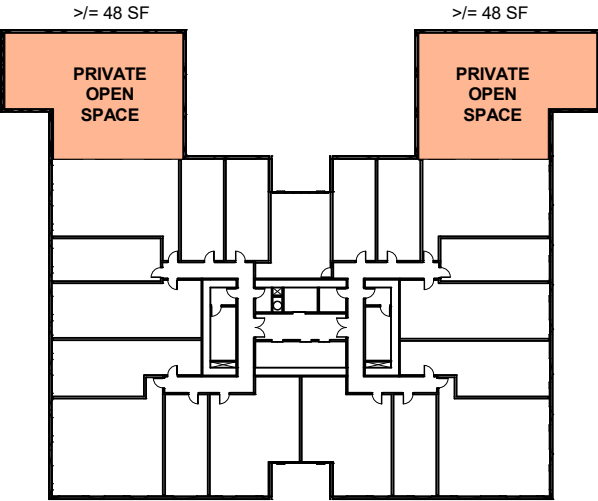
LEVEL 01



LEVEL 02
4,727 GSF TOTAL



LEVEL 06
3,883 GSF TOTAL

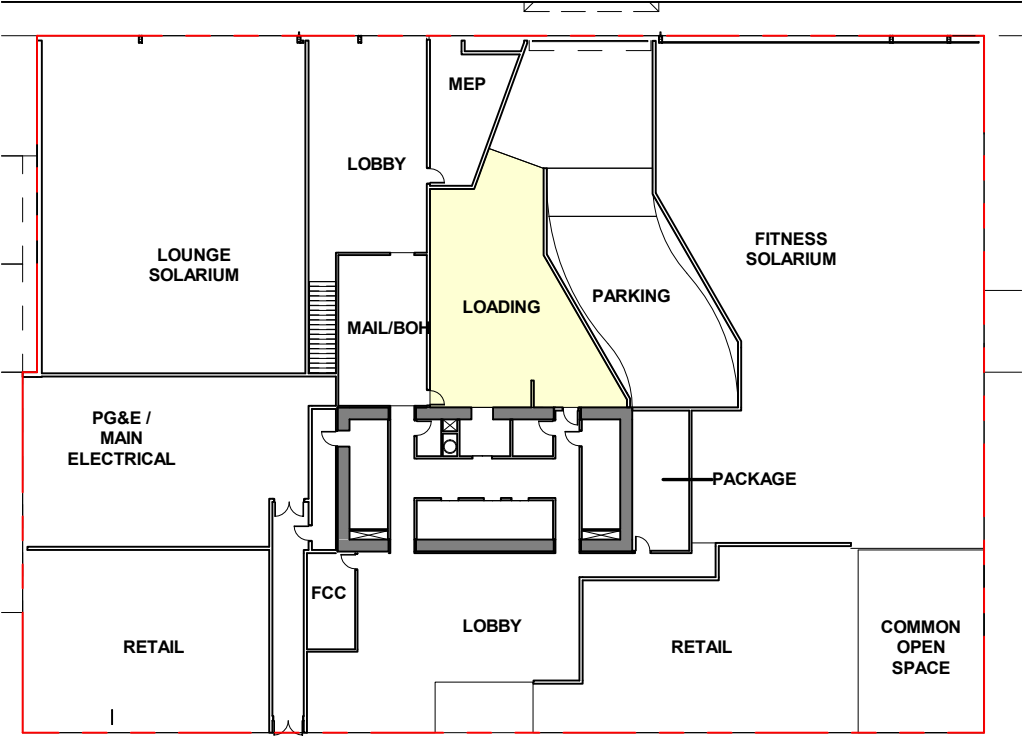


PARKING SUMMARY		Existing		Permitted as Accessory	Provided
Sec 150.b Residential Off-Street Vehicle Parking		0	(# of Dwelling Units) x .5 =	248 spaces	178 spaces
				Required	Provided
Non-Accessible Off-Street Vehicle Parking		176 spaces			167 spaces
Sec 155.i Accessible Off-Street Vehicle Parking		0 spaces	1 accessible space per 25 spaces	7 spaces	7 spaces
Sec 166 Car-Share Parking Spaces, Residential		0 spaces	2, plus 1 for ever 200 dwelling units over 200 =	4 spaces	4 spaces
Sec 152.1 OFF-STREET LOADING		0	200,001 - 500,000 GFA =	2	1 + 2 SV
Sec 155.2 BICYCLE PARKING		Class 1		Class II	
(A) = Residential Dwelling Units		495	units		
Sec 155.2.11 - Dwelling Units		100 Class I spaces plus once Class I space for every four dwelling units over 100		One per 20 units.	
Formula		=100+(((A)-100)/4)		=(A)/20'	
Bicycle Parking Required - Dwelling Units		199 spaces		25 spaces	
(B) = Retail Sales and Services		3,985	sf		
Table 155.2 - Retail Sales and Services		One Class I space for every 7,500 sf of occupied floor area.		Minimum 2 spaces. One Class II space for every 2500 sf of occupied floor area	
Formula		=(B) / 7500		=(B) / 2500, 2 minimum	
Bicycle Parking Required - Retail		1 spaces		2 spaces	
Bicycle Parking Required - Total		200 spaces		27 spaces	

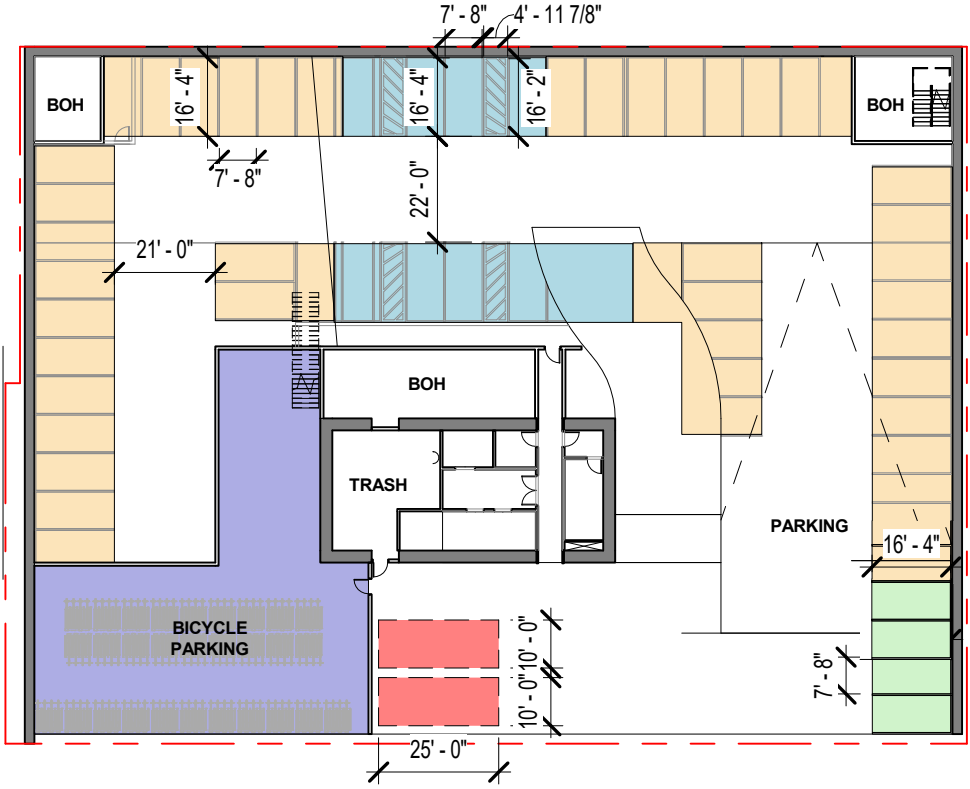
PROVISION

PARKING SPACES (INCLUDING ADA)	178
LOADING SPACES	1 + 2 SV
BICYCLE SPACES (CLASS 1)	200
BICYCLE SPACES (CLASS 2)	27
CAR SHARE SPACES	4

PARKING REQUIREMENT CALCULATION

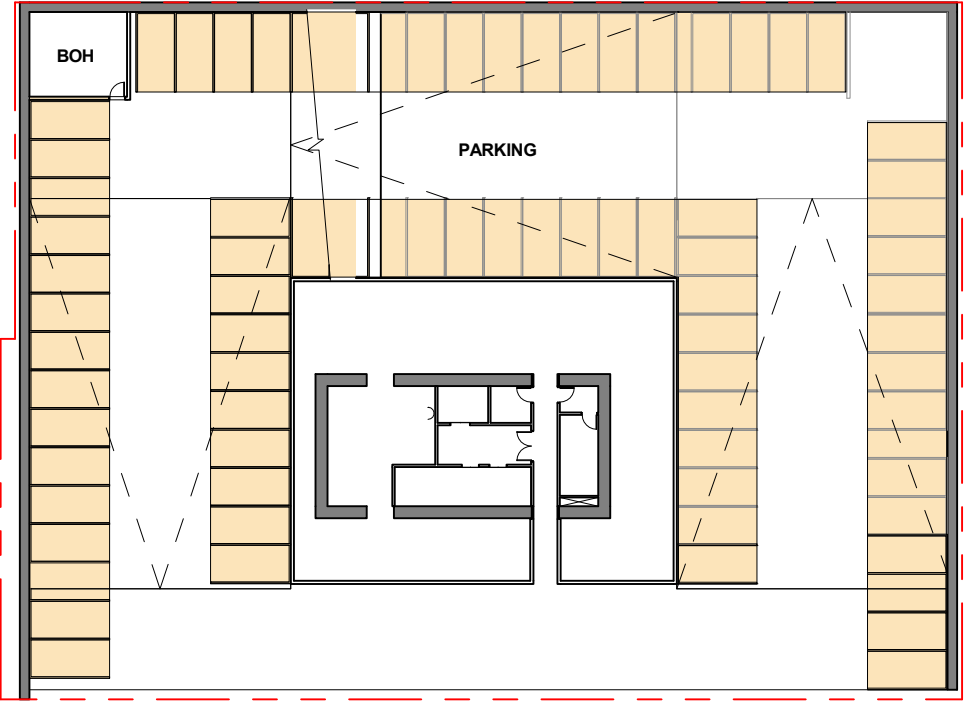


LEVEL 01

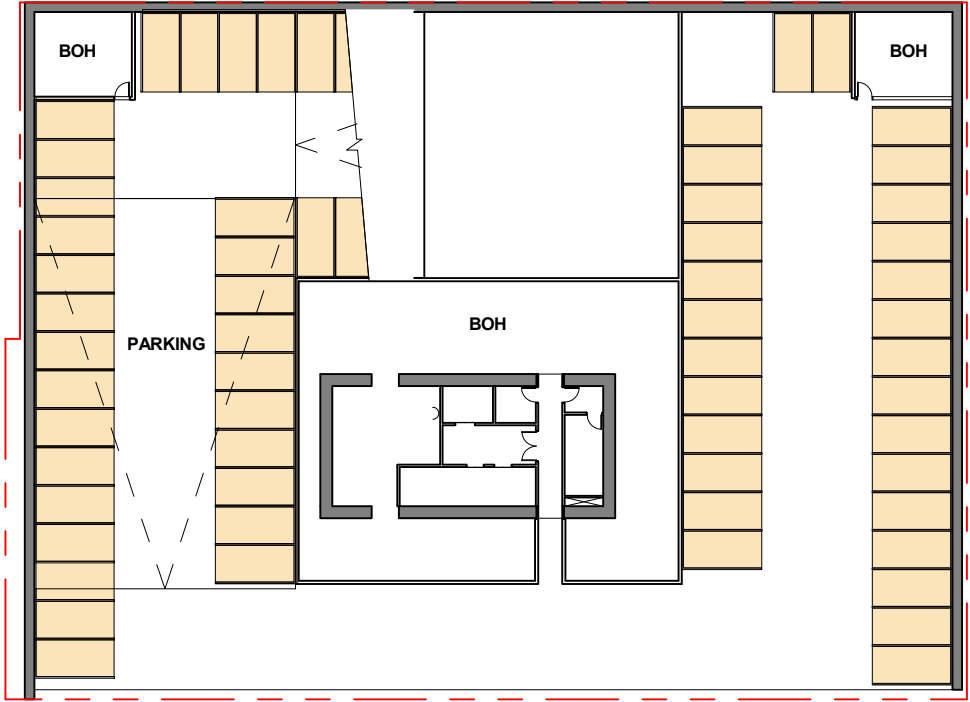


BASEMENT 01

- ACCESSORY PARKING
- BICYCLE PARKING
- ACCESSIBLE SPACES
- CAR SHARE
- LOADING
- SERVICE VEHICLES



BASEMENT 02



BASEMENT 03

PARKING LAYOUT

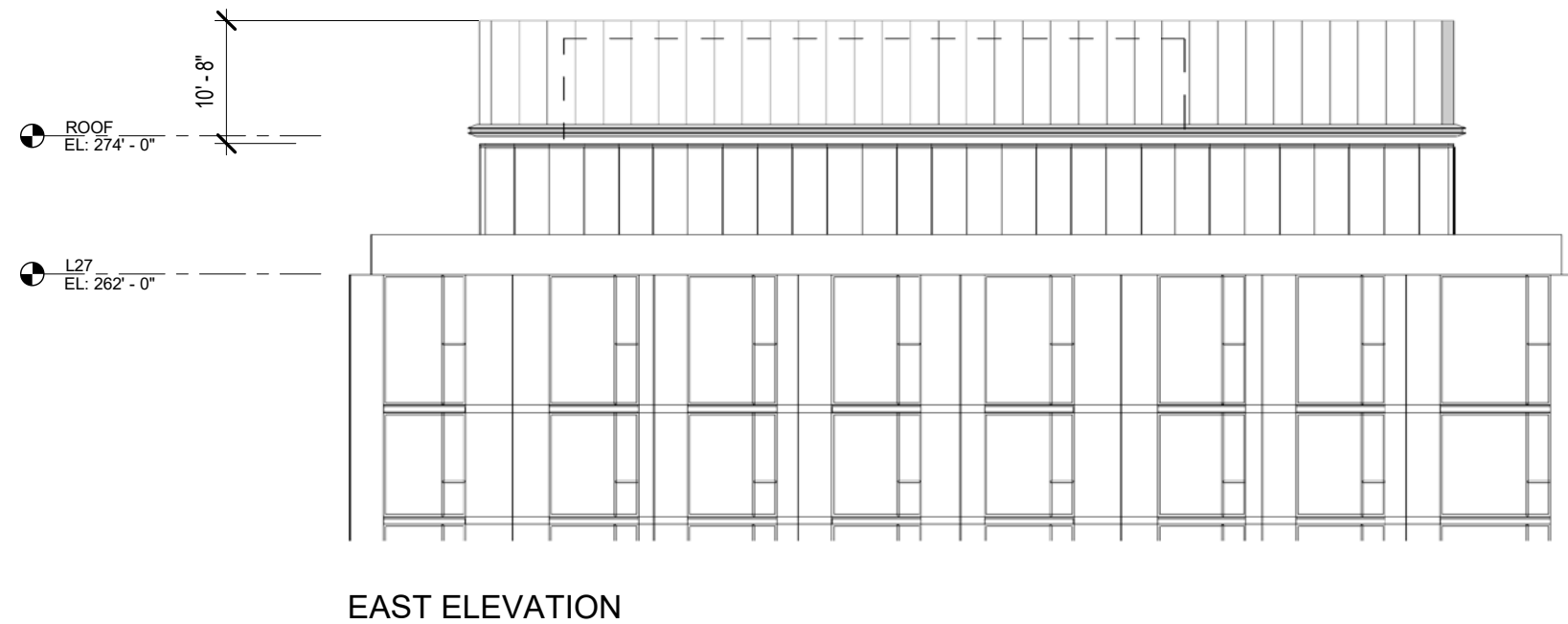
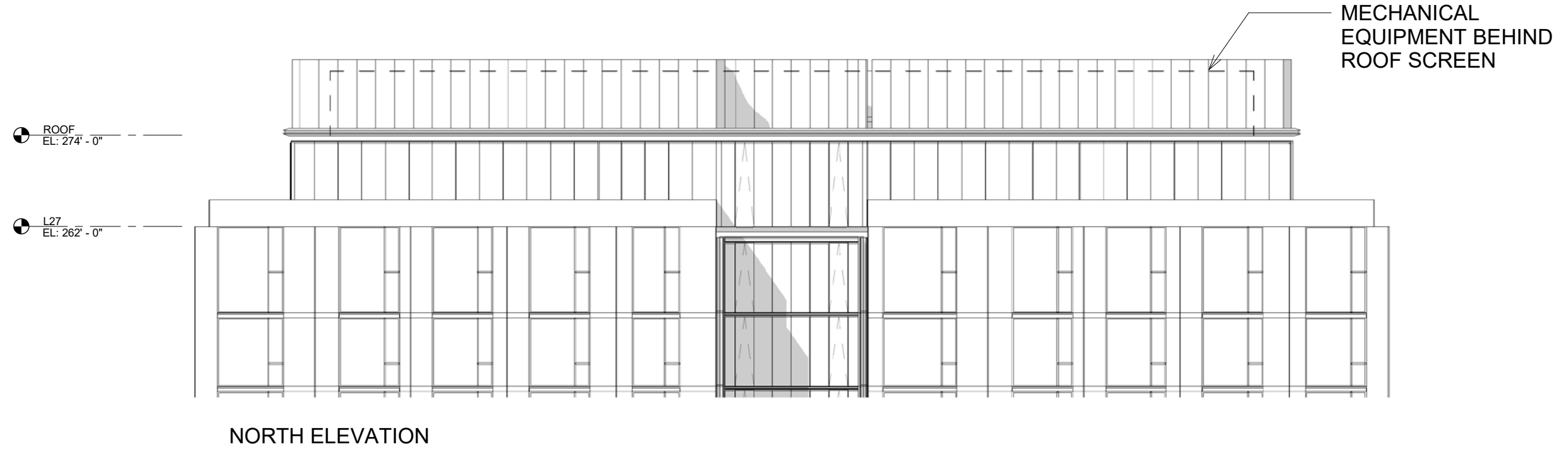


SOUTH ELEVATION

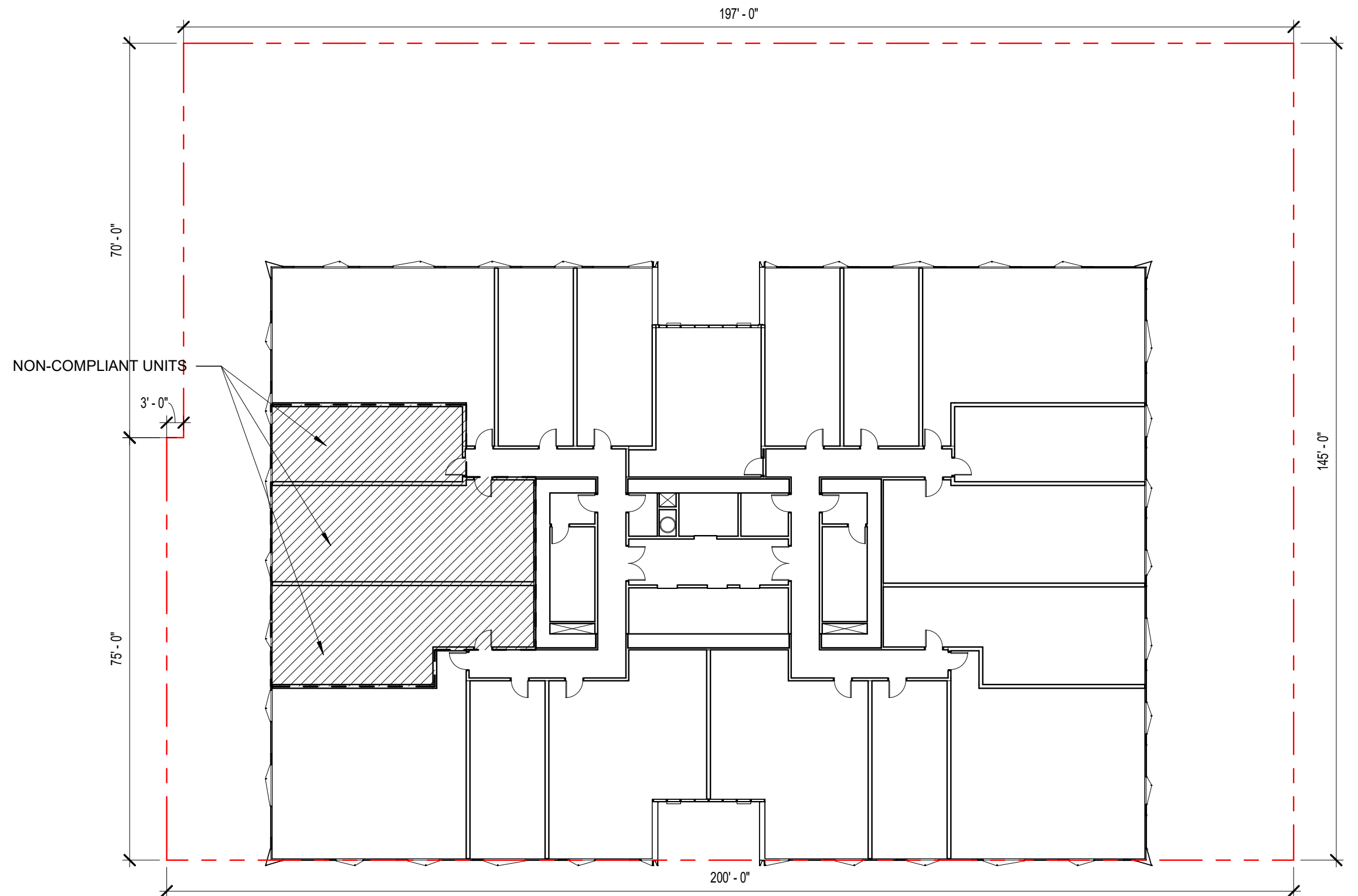


WEST ELEVATION

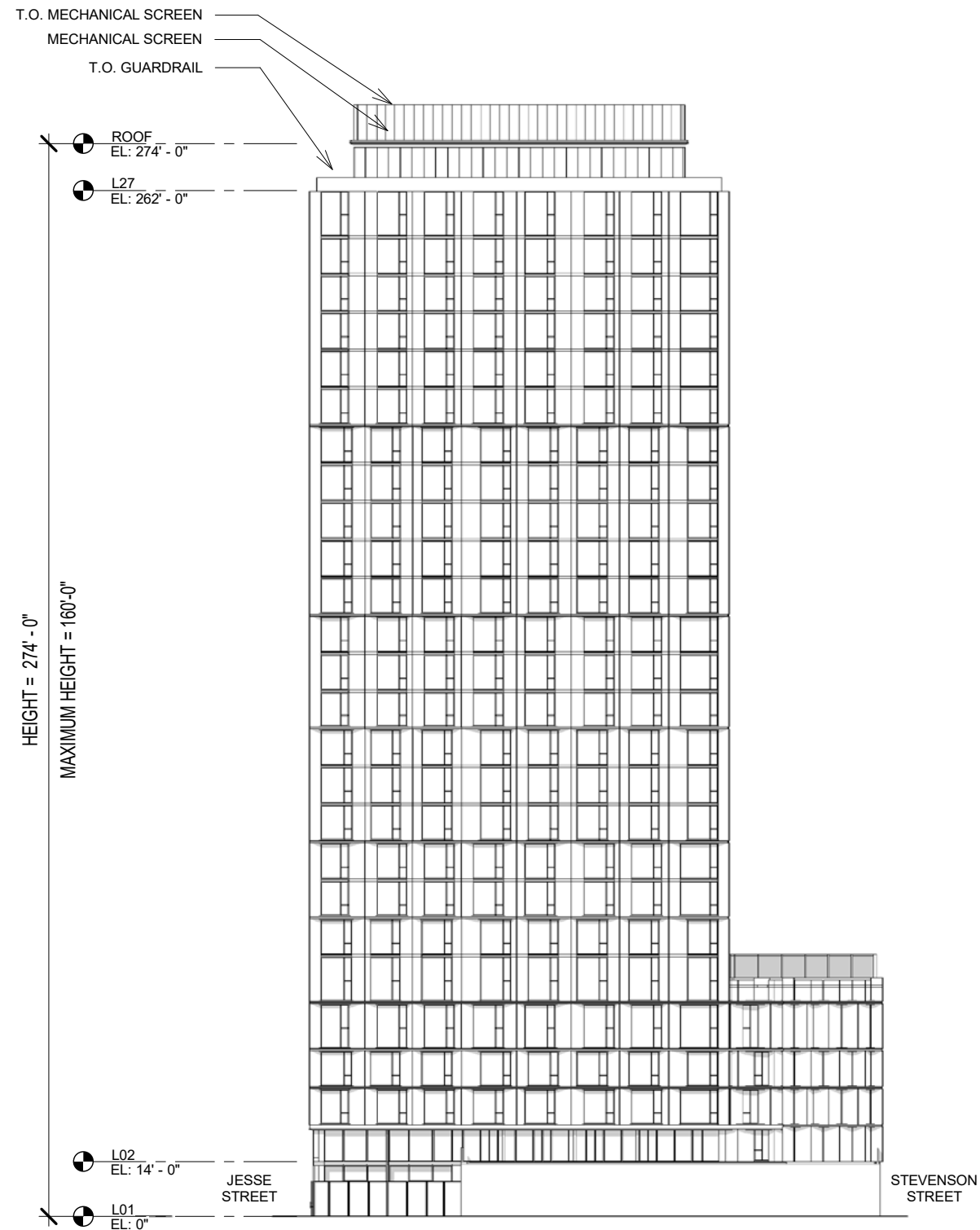
ROOFTOP FEATURES SCREENING



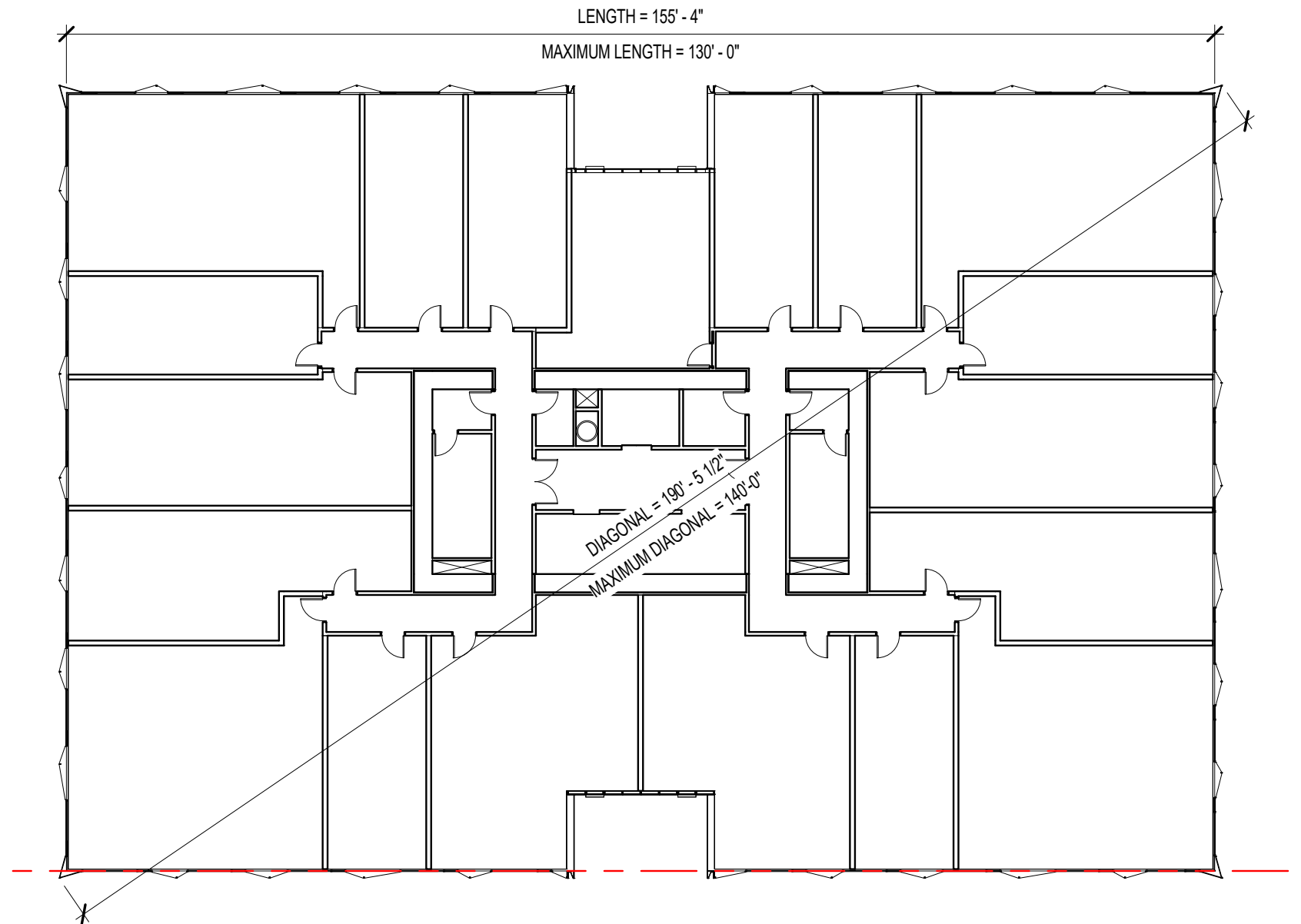
ROOFTOP FEATURES SCREENING



DWELLING UNIT EXPOSURE



EAST ELEVATION



TYPICAL (3-26) FLOOR PLAN

HEIGHT/ BULK/ FAR

FLR. ELEV.	F/F	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	RESIDENTIAL GFA	RETAIL GFA	PARKING		TOTAL GFA	GFA EXCLUSIONS NOTES per sec 102 FLOOR AREA, GROSS (b)
							GFA	SPACES		
+276.50		M.PH								
+274.00	2.50	RF								
+262.00	12.00	27	11,178	623	10,555				10,555	
+250.67	11.33	26	15,987	623	15,364				15,364	(4)(B)
+241.00	9.67	25	15,987	623	15,364				15,364	(4)(B)
+231.33	9.67	24	15,987	623	15,364				15,364	(4)(B)
+221.67	9.67	23	15,987	623	15,364				15,364	(4)(B)
+212.00	9.67	22	15,987	623	15,364				15,364	(4)(B)
+202.33	9.67	21	15,987	623	15,364				15,364	(4)(B)
+192.67	9.67	20	15,987	623	15,364				15,364	(4)(B)
+183.00	9.67	19	15,987	623	15,364				15,364	(4)(B)
+173.33	9.67	18	15,987	623	15,364				15,364	(4)(B)
+163.67	9.67	17	15,987	11,313	4,674				4,674	(4)(B), sec 124(f)
+154.00	9.67	16	15,987	623	15,364				15,364	(4)(B)
+144.33	9.67	15	15,987	623	15,364				15,364	(4)(B)
+134.67	9.67	14	15,987	623	15,364				15,364	(4)(B)
+125.00	9.67	13	15,987	15,987	0				0	(4)(B), sec 124(f)
+115.33	9.67	12	15,987	623	15,364				15,364	(4)(B)
+105.67	9.67	11	15,987	623	15,364				15,364	(4)(B)
+96.00	9.67	10	15,987	623	15,364				15,364	(4)(B)
+86.33	9.67	9	15,987	15,987	0				0	(4)(B), sec 124(f)
+76.67	9.67	8	15,987	623	15,364				15,364	(4)(B)
+67.00	9.67	7	15,987	623	15,364				15,364	(4)(B)
+55.00	12.00	6	15,987	623	15,364				15,364	(4)(B)
+43.00	12.00	5	19,897	19,897	0				0	(4)(B), sec 124(f)
+33.33	9.67	4	19,897	623	19,274				19,274	(4)(B)
+23.67	9.67	3	19,897	623	19,274				19,274	(4)(B)
+14.00	9.67	2	19,897	19,897	0				0	(4)(B), sec 124(f)
+0.00	14.00	1	27,235	17,045	10,190	0	0	0	10,190	(4)(B), (13), (14), (17)
-14.00	14.00	B1	28,275	25,186	3,089		0	42	3,089	(1), (3), (6), (7), (8), (21)
-28.00	14.00	B2	28,275	25,186	3,089		0	78	3,089	(1), (3), (6), (7)
-42.00	14.00	B3	24,448	21,359	3,089		0	58	3,089	(1), (3), (6), (7)
			534,726 SF	184,940 SF	349,786 SF	0 SF*	0 SF	178 SPACES	349,786 SF	
						*3,985 sf GSF		0.36 per unit		

SITE SUMMARY		
Zoning District	C3G	
Height District	160-F	
Site Area	28,790	sf

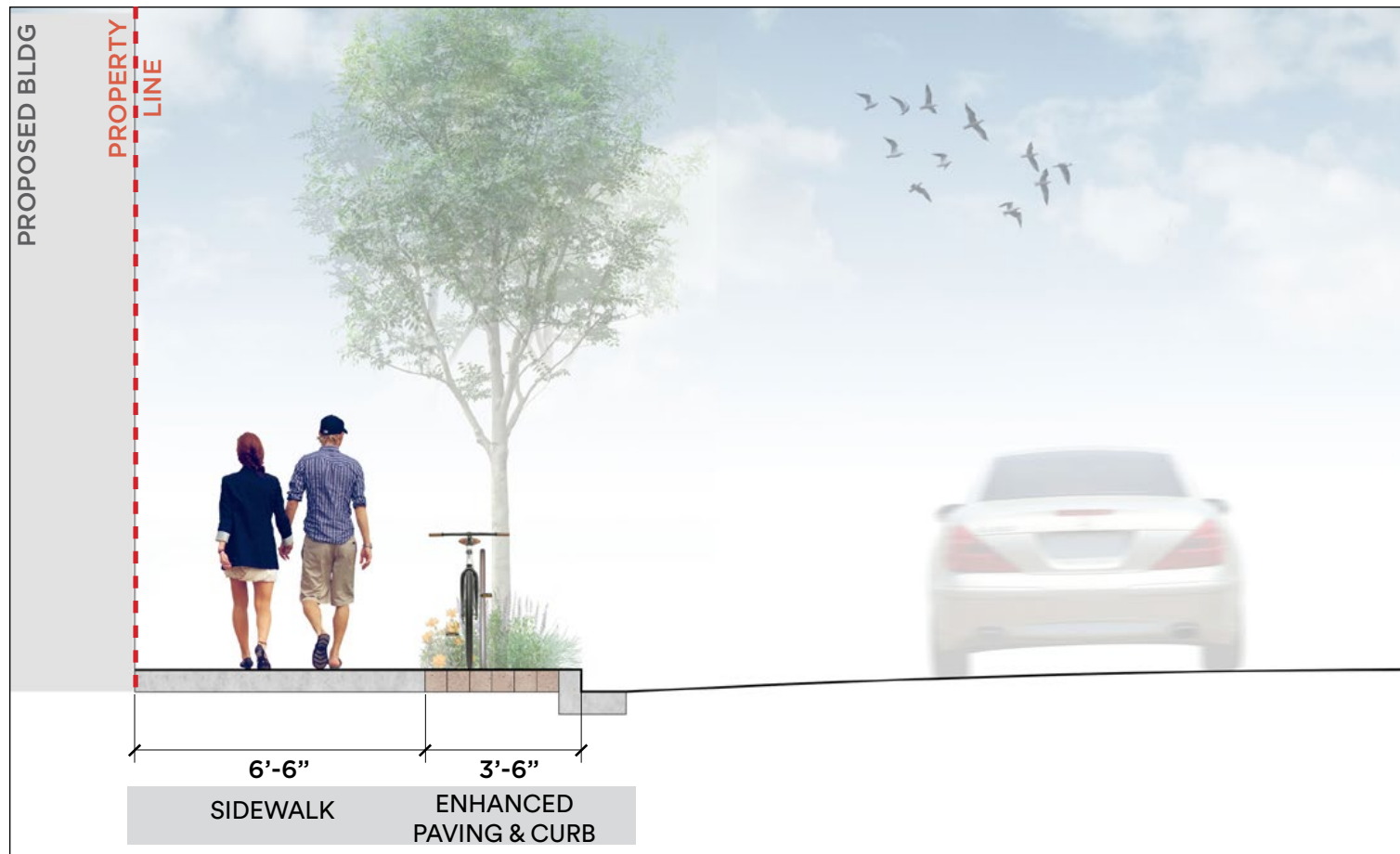
PROJECT SUMMARY		
Height of Buildings	274'-0"	
Number of Stories	27 + 3 Basements	
Dwelling Units	495	
Parking Spaces	178	
Loading Spaces	1 + 2 SV	

TOTAL SQUARE FOOTAGE		
Residential	474,715	sf
Retail	3,985	sf
Parking	56,026	sf
TOTAL	534,726	sf

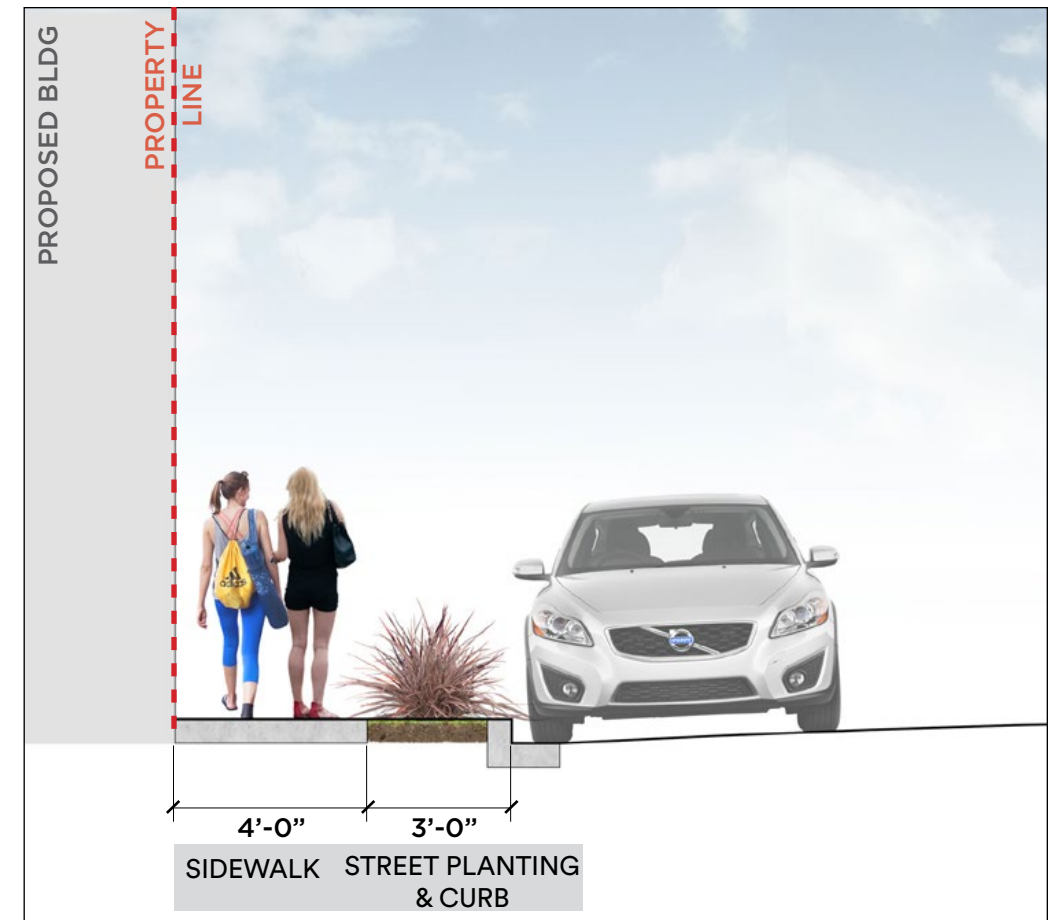
PLANNING GFA (per sec. 102)		
Residential	349,786	GFA
Retail (General)	0	GFA
Parking	0	GFA
TOTAL	349,786	GFA

RESIDENTIAL SUMMARY		
STUDIOS	192	
1 BDRM	149	
2 BDRM	96	
3 BDRM	50	
5 BDRM	8	
Dwelling Units	495	

Sec 135 - RESIDENTIAL OPEN SPACE			
Dwelling units with Balconies	22		
Common Open space Required (x Units x 36 sf)	22,647	sf	
Common Open Space Provided	11,184	sf	



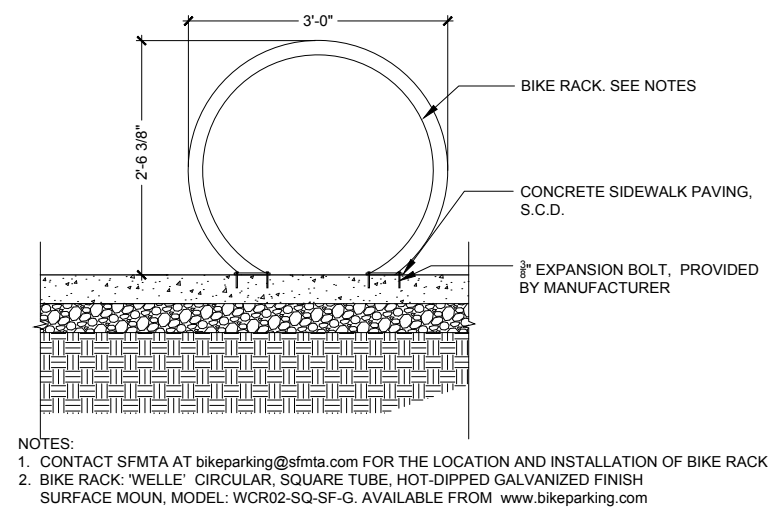
SECTION A-A: JESSIE STREET



SECTION B-B: STEVENSON STREET



CLASS II BIKE RACK



BIKE RACK DETAIL



PEDESTRIAN LIGHT :

