

JAMESTOWN

CANDLESTICK POINT

SAN FRANCISCO, CA

Planning Commission
July 9, 2020

STRADA
INVESTMENT GROUP

EINWILLER & UEHL
LANDSCAPE ARCHITECTURE

**HUNT
HALE
JONES**



LOCATION:
Bayview Hills;
Candlestick Point

FORMER USE :
Overflow parking for
Candlestick Park

CURRENT USE :
Vacant

ACRES :
6.78 acres,
net 3.5 buildable acres

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Site Location; Existing Condition

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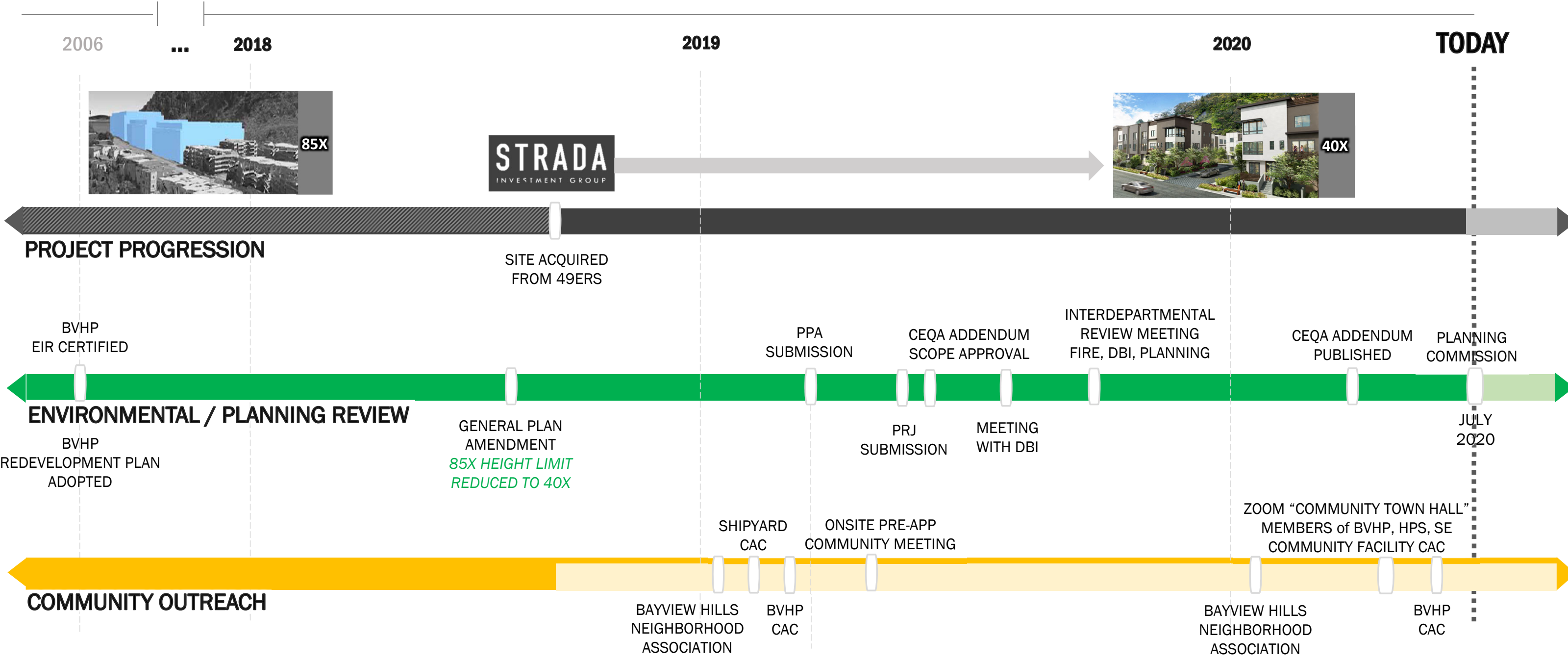
PROJECT BACKGROUND & HISTORY

- **Strada Investment Group** is a SF-based real estate developer founded in 2010
- **Property Acquired** July-2018 from the 49ers
- **Prior Zoning, Height Limit, & Density:** Bayview Hunters Point Redevelopment Area with heights of 85' which would allow for a larger project.
- **Current Zoning, Height Limit, & Density:** In Oct-2018, the Property was removed from Bayview Hunters Point Redevelopment Area under OCII and the zoning reverted to RH2 zoning under SF Planning code which reduced the height limit from 85' to 40'.
- **Proposed Zoning Compliant Use:** 122 for-sale, 2-bedroom and 3-bedroom townhomes with 22 affordable units on-site plus \$1.95mm affordable in lieu fee payment (Total affordable percentage: 22%)
- **Community Outreach:** In addition to numerous one-on-one meetings with community members and neighbors, we have held the following community meetings:
 - Bayview Hunters Point CAC (April 2019 and July 2020)
 - Hunters Point Shipyard CAC Housing Subcommittee (March 2019)
 - On site community meeting (June 2019)
 - Bayview Hills Neighborhood Association (Feb 2019, June 2020)
 - Zoom "Community Town Hall" with members of BVHP, HPS and SE Community Facility CAC (May 2020)



Future Candlestick Point Development Site Plan

PROJECT TIMELINE



RESPONSE TO COMMUNITY OUTREACH & PROJECT HIGHLIGHTS



Family Oriented Housing
2 & 3 Bedroom Units



Zoning & Height Compliant
Respects Neighborhood's 40ft Height Limit



Home Ownership Opportunity
For-Sale Homes



Respectful of Neighborhood Characteristic
20 smaller buildings instead of 1 larger multifamily project



Onsite Affordable Housing
22 Onsite Affordable Units



Responsive to Desire for More Parking
Provide the maximum amount of parking permitted by code.



Offsite Affordable Housing Contribution
\$1.95MM Contribution*



Enhanced Public Realm
1300 Linear Feet of Public Improvements on Jamestown; New Publicly Accessible Privately Maintained Park

*Approximately



KEY PROJECT ELEMENTS

- **For-Sale Units:** 122 For-Sale Townhomes with direct access parking under each unit (1.2 spaces/unit)
- **Family Oriented Floor Plans:** 2 and 3 bedroom townhomes with an average unit size of 1,387sf
- **Onsite Affordable Units:** 22 units affordable ownership units provided onsite
- **Offsite Affordable Housing Contribution:** In addition to providing onsite units, Strada is writing a **\$1.95mm** check for affordable housing
- **Certificate of Preference (COP) Program:** Partnership with YCD and Bayview Senior Services to recruit COP holders to purchase affordable units

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KEY DESIGN ELEMENTS (In response to Planning and Community feedback)



- 1,300 linear feet of thoughtfully landscaped new pedestrian parkway
- Direct connections to the public realm including Bay Trail and Transit
- 3-Story buildings to respect existing neighborhood
- No parking garages facing Jamestown Ave
- Stoops and balconies to promote eyes on the street
- Buildings conform to the natural slope of the hillside
- Native plant palette based on feedback

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NEW PUBLIC OPEN SPACE; VIEW ALONG INTERIOR STREET

- New Publicly Accessible, Privately Maintained Public Open Space
- Ample onsite parking accessed through a common interior drive-aisle
- Thoughtfully landscaped pedestrian wayfinding through site



Slide 8 of 11

Rendering: New Public Open Space

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VIEW ALONG JAMESTOWN AVE; TOWNHOME PASEO

- Thoughtfully activated paseos to connect Project to public realm
- Resident stoops to activate Jamestown Ave and promote eyes on the street



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Rendering: Jamestown Ave

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ENHANCED PEDESTRIAN CONNECTIONS

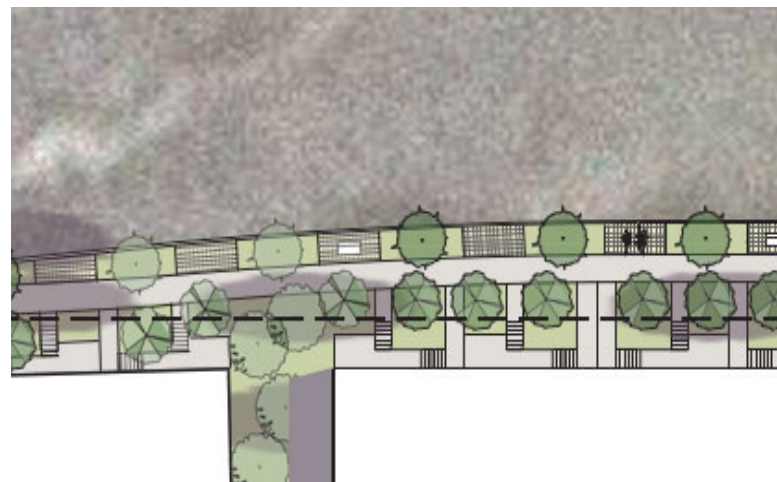
- Active pedestrian walkways
- Substantial new plantings
- New sidewalk curb, bike parking, and seating
- Provides connection to existing Bay Trail as well as future Candlestick Point Improvements



Strolling Park South Sketch



Strolling Park North Sketch



CONNECTION TO BAY TRAIL





LANDSCAPE PALETTE

Planting Strategy: The proposed landscape planting strategy will be developed from the local context and geology. The adjacent hillside's serpentine soils will define a plant palette of native and serpentine tolerance plants. Planting within the developed areas of the project will be in harmony with this baseline condition—utilizing some of the plants seen on the hillside, but adapting the layout and composition of material to suit a variety of recreational and people driven programming.

Program Strategy: The proposed landscape program will include classic, practical elements that encourage a connected resilient community. Opportunities for passive and active as well as large groups and small groups are provided at a variety of places within the project. Along Jamestown Avenue a series of different gestures of planting, furniture, and site organization addresses the public way and provides interest and opportunities for small park and plaza moments.



- Native plant species palette will complement the existing neighborhood and surrounding hillside.
- Draught resistant

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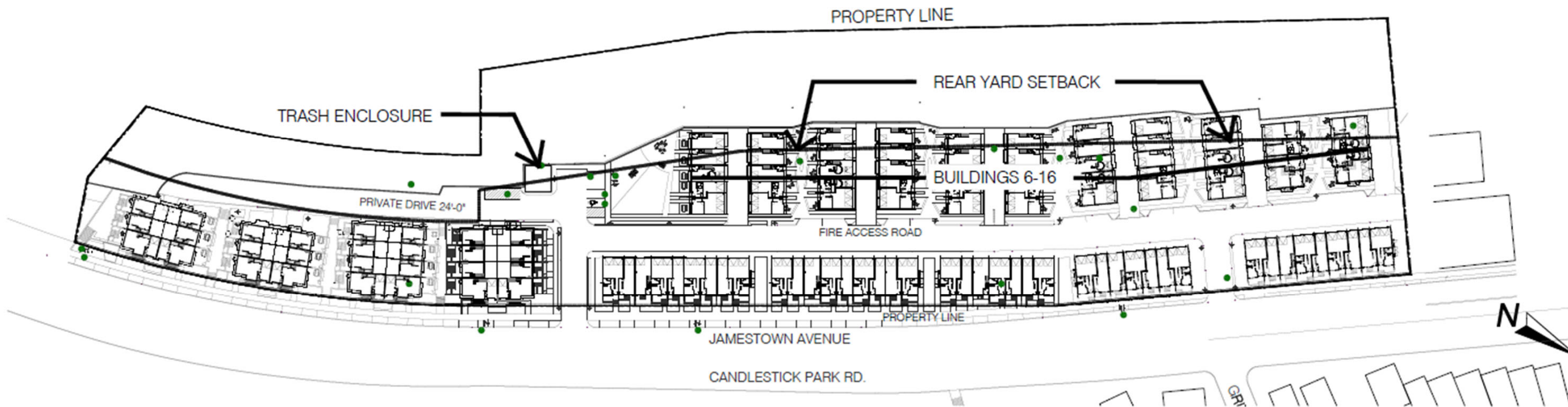
APPENDIX

1. State Density Bonus
2. TDM Plan

INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

1. PC 134 - REAR YARD REQUIREMENT: WAIVER

1. REAR YARD REQUIRED TO BE 45% OF LOT DEPTH
 - 1.1. 45% OF LOT DEPTH SETBACK INDICATED AT DASHED LINE
2. BUILDINGS 6-16 AND TRASH ENCLOSURE ENCROACH INTO SETBACK



State Density Bonus

PC 134: Rear Yard Requirement Waiver

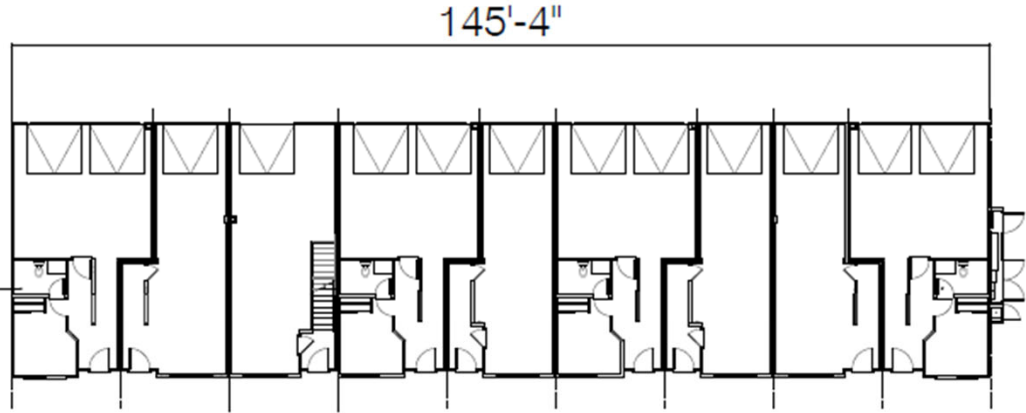
PLANNING CODE SECTION 134 - REAR YARD REQUIREMENT. BUILDINGS 6-16 ENCROACH ON THE PROJECT'S REQUIRED SETBACK. IF CONSIDERED INDIVIDUALLY, THE STANDARD FOR OPEN SPACE AT EACH UNIT IS MET, BUT WITHOUT A WAIVER OF THE PLANNING CODE SECTION 134 REAR YARD REQUIREMENT THE PROJECT WOULD NOT BE ABLE TO ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY.

1. PC SEC. 144 STREET FRONTAGE: CONCESSIONS AND INCENTIVES

AT BUILDINGS 1 THRU 16

1. PLANNING CODE SECTION 144 - STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS. THE STREET FRONTAGE REQUIREMENT FOR THIS SITE REQUIRES THAT NO MORE THAN 1/3RD OF THE WIDTH OF THE GROUND STORY BE DEVOTED TO OFF-STREET PARKING, WHILE AT LEAST 1/3RD OF THE WIDTH OF THE GROUND STORY MUST BE DEVOTED TO WINDOWS, ENTRANCES, LANDSCAPING OR OTHER ARCHITECTURAL FEATURES. ACCOMMODATING A STANDARD OFF-STREET VEHICLE ENTRANCE AT ONE-THIRD OF THE PROPOSED BUILDINGS WOULD REDUCE THE TOTAL AMOUNT OF BUILDINGS DUE TO EACH BUILDING'S INCREASED WIDTH. THIS REDUCED NUMBER OF BUILDINGS CANNOT ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY. FURTHER, POOLING PARKING FOR THE INDIVIDUAL UNITS TOGETHER WOULD REMOVE SPACE ON THE GROUND FLOOR NEEDED TO ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY.

THIS INCENTIVE WILL RESULT IN IDENTIFIABLE AND ACTUAL COST REDUCTIONS TO PROVIDE FOR THE PROJECT'S AFFORDABLE HOUSING COSTS. CRITICALLY, THE STREET FRONTAGE IS NECESSARY TO REDUCE THE COST BURDEN OF THE AFFORDABLE UNITS ON THE PROJECT SO THAT THE PROJECT CAN ATTRACT COMMERCIALLY REASONABLE FINANCING. AN INCENTIVE TO MAKE A PROJECT AS A WHOLE, INCLUDING THE AFFORDABLE HOUSING UNITS, ECONOMICALLY FEASIBLE IS A WELL-ESTABLISHED USE OF AN INCENTIVE. (WOLLMER V. CITY OF BERKELEY (2009) 179 CAL.APP.4TH 933, 945-46.) SUBTERRANEAN PARKING WOULD BE REQUIRED IN ORDER TO REDUCE THE AMOUNT OF THE GROUND FLOOR DEVOTED TO OFF-STREET GARAGE PARKING ENTRANCES. SUBTERRANEAN PARKING WOULD CALLING FOR A SINGLE INGRESS AND EGRESS GARAGE DOOR FOR EACH BUILDING WOULD CALL FOR SUBSTANTIAL GRADING. IN TOTAL, THE ADDITIONAL COST TO BUILDING SUBTERRANEAN PARKING FOR 41 UNITS AT BUILDINGS 1-5 AT 80,000 PER PARKING STALL WOULD INCREASE THE PROJECT COST BY \$3.28 MILLION.



CURRENTLY PROPOSED 9 PLEX
NON COMPLIANT PER SECTION 144

State Density Bonus
PC 144: Street Frontage
Concession

TDM MEASURES

- **ACTIVE-1** Streetscape Improvements to Encourage Walking
- **ACTIVE-2** Bicycle Parking
- **ACTIVE-4** Complimentary Bike Share Membership
- **ACTIVE-5A** Bicycle Repair Station
- **ACTIVE-5B** On-Call Bicycle Maintenance Services
- **CSHARE-1** 2 Car-share Stalls + Membership
- **FAMILY-1** Family TDM Amenities
- **HOV-1** Complimentary Monthly Muni-M Pass
- **HOV-2** Contribution to Shuttle Bus Service to Regional Transit Hub
- **LU-2** On-site Affordable Housing

28 TDM Points in Total

PARKING STATS

- **Total Parking:** 170 stalls
 - **Guest Parking:** 17 stalls (includes 2 car share stalls)
 - **Resident Parking (in-unit):** 153 stalls
- **Bicycle Parking:** 130 spots
 - **Class 2:** 8 spots
 - **Private (in-unit):** 122 spots

TRANSPORTATION DEMAND MANAGEMENT PLAN



JAMESTOWN
CANDLESTICK POINT
SAN FRANCISCO, CA
JUNE 25, 2020



JAMESTOWN CANDLESTICK POINT SAN FRANCISCO, CALIFORNIA

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 ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
 RESUBMITTAL DATE: MARCH 09, 2020
 RESUBMITTAL DATE: JUNE 05, 2020
 RESUBMITTAL DATE: JUNE 25, 2020



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 CONTACT: RON JONES
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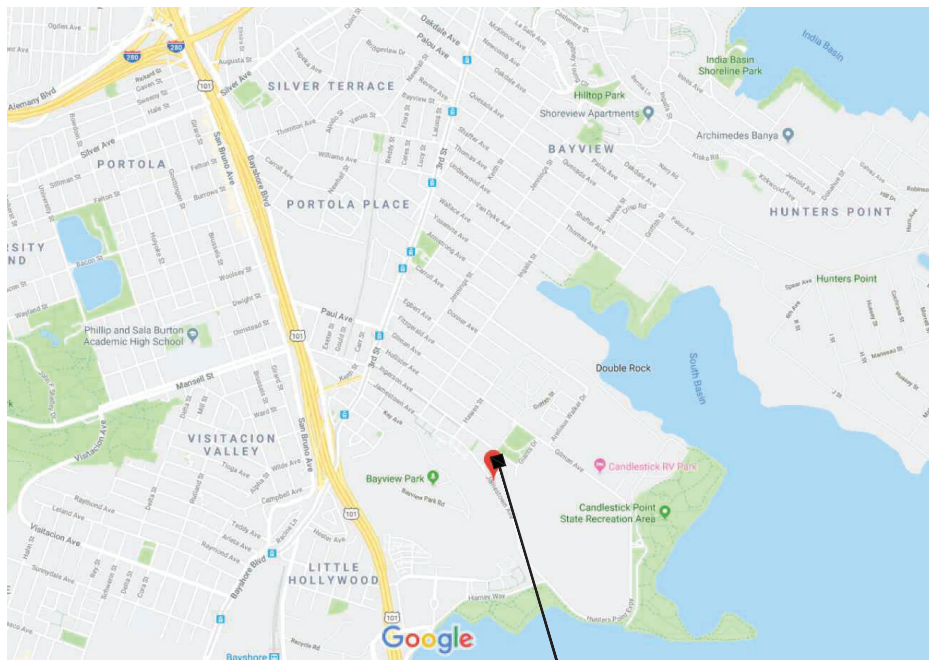
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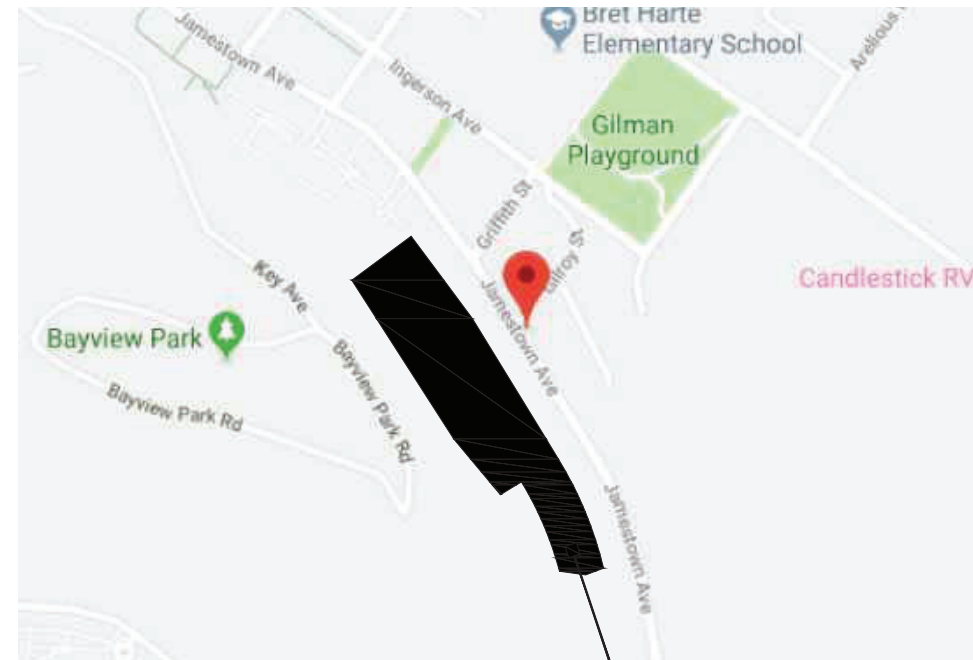
TRASH MANAGEMENT:
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 EMERYVILLE, CA 94608
 CONTACT: SCOTT BROWN
 PHONE: 415.292.5401
 E-MAIL: sbrown@trashmanage.com
<http://www.trashmanage.com>

LOCATION MAP



SITE LOCATION

VICINITY MAP



SITE LOCATION



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GENERAL INFORMATION AND
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PROJECT SUMMARY

PROJECT ADDRESS:	853 JAMESTOWN AVE. & HARNEY WAY
ASSESSOR PARCEL NUMBER:	BLOCK 4991 LOT 276
ZONING:	RH-2
LOT AREA:	299,257 SF. (6.78 ACRES)
	- BUILDABLE ±3.5 ACRES / 52%
RESIDENTIAL	67,162 SF (22%)
OPEN PARKING & DRIVES	52,762 SF (17%)
OPEN	972 SF
DRIVES	51,790 SF
USABLE OPEN SPACE (SEE SHEET A2.6 FOR CALCULATIONS)	
COMMON (PARK)	4,921 SF
PRIVATE (TERRACES AND DECKS)	8,281 SF
PUBLIC (HILLSIDE)	154,673 SF
HEIGHT LIMIT:	40'-0" (38'-0" TO 40'-0" PROPOSED)
NO. OF STORIES	THREE
NUMBER OF BLDGS.	20
GROSS SQ.FT.	169,332 SF.
NUMBER OF UNITS:	122 UNITS
	PLAN 1 - 1,296 SF (3 BD. & 3.5 BTHS): 5 UNITS
	PLAN 2 - 1,324 SF (3 BD & 3 BTHS): 18 UNITS
	PLAN 3 - 1,527 SF (3 BD & 3.5 BTHS): 18 UNITS
	PLAN 4 - 1,279 SF (2 BD & 2.5 BTHS): 27 UNITS
	PLAN 5 - 1,279 SF (2 BD & 2.5 BTHS): 13 UNITS
	PLAN 6 - 1,289 SF (2 BD & 2.5 BTHS): 13 UNITS
	PLAN 7 - 1,605 SF (2 BD & 2.5 BTHS): 28 UNITS
	122 UNITS
DENSITY (UNITS PER ACRE):	18 DUA PER TOTAL LOT AREA
	35 DUA PER BUILDABLE LOT AREA
PARKING AUTO:	170 SPACES
	- 153 PRIVATE
	- 17 GUEST (1 ADA)
BICYCLE:	130
	- 122 PRIVATE (IN GARAGES)
	- 8 (CLASS 2 IN PARK)
OCCUPANCY:	R2/U
CONSTRUCTION TYPE:	V-B (BLDGS. TYPE A & B)
	V-A (BLDG. TYPE C)
SPRINKLER:	NFPA-13
ACCESSIBILITY:	
	DWELLING UNITS: 122 - 16 CARRIAGE UNITS = 106 DWELLING UNITS TOTAL
	10% OF THE 106 QUALIFYING UNITS TO BE ADAPTABLE: 106 X 0.1 = 10.6 UNITS
	11 UNITS REQUIRED; 11 PROPOSED
PARKING:	1 SPACE
PATH OF TRAVEL:	BLDGS. 6 THRU 16, PARKING, POCKET PARK & RIGHT OF WAY (SHT. A4.2)
CUT FILL CALCS:	
	PROPOSED TOTAL CUT: 10,158 CUBIC YARDS
	PROPOSED TOTAL FILL: 4,903 CUBIC YARDS
	NET TOTAL CUT: 5,255 CUBIC YARDS

PROJECT OVERVIEW

PROJECT DESCRIPTION - JAMESTOWN AVENUE (NO ADDRESS; BLOCK 4991; LOT 276):

THE SITE IS A 6.865-ACRE PROPERTY WITHOUT AN ADDRESS, LOCATED ALONG JAMESTOWN AVENUE (BLOCK 4991; LOT 276), IN SAN FRANCISCO. THE SITE IS CURRENTLY OCCUPIED BY A SURFACE PARKING LOT THAT SERVED CANDLESTICK PARK UNTIL ITS DEMOLITION IN 2014 AND IS LOCATED IN A RESIDENTIAL HOUSE, TWO-FAMILY (RH-2) USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT. THE PROPERTY IS CENTERED ON A QUIET SLOPED HILLSIDE AT THE NEXUS OF THE BAYVIEW HEIGHTS NEIGHBORHOOD AND THE FUTURE 702-ACRE REDEVELOPMENT CURRENTLY UNDERWAY AT CANDLESTICK POINT WHICH WILL BRING UP TO 6,000 NEW RESIDENTIAL UNITS, 300,000 SQUARE FEET OF RETAIL, 2 MILLION SQUARE FEET OF OFFICE, AND 121 ACRES OF OPEN RECREATION SPACE TO THE SURROUNDING CANDLESTICK POINT AND BAYVIEW COMMUNITIES. THE PARCEL IS BORDERED BY MULTI-FAMILY RESIDENTIAL BUILDINGS AT ADJACENT PARCELS.

THE SITE IS LOCATED A HALF MILE FROM THE LE CONTE STOP OF THE T-THIRD STREET METRO LINE, LESS THAN ONE MILE FROM THE BAYSHORE CALTRAIN STATION, AND HAS IMMEDIATE ACCESS TO THE US-101 FREEWAY WHICH WILL OFFER FUTURE RESIDENTS EASY ACCESS TO BOTH DOWNTOWN SAN FRANCISCO AND SILICON VALLEY JOBS. THESE TRANSIT ADJACENCIES AND THE SITE'S RESIDENTIAL SURROUNDINGS COUPLED WITH SAN FRANCISCO'S HOUSING DEFICIT PRESENT AN IDEAL OPPORTUNITY FOR RESIDENTIAL REDEVELOPMENT.

THE PLAN CONFORMS TO THE EXISTING RH-2 ZONING AND CALLS AN ADDENDUM TO THE PREVIOUSLY APPROVED 2010 CANDLESTICK POINT-HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PLAN PROJECT EIR (THE "CANDLESTICK EIR"), AMONG OTHER APPROVALS.

PROPOSED REDEVELOPMENT:

THE PROPOSED REDEVELOPMENT ENVISIONS THE CONSTRUCTION OF 122, 3-STORY ATTACHED TOWNHOME STYLE RESIDENCES TOTALING 160,434 SF. THE COMMUNITY OF 20 NEW BUILDINGS WOULD BE INTERSPERSED WITH OPEN SPACE, INCLUDING A NEW CENTRAL COMMUNITY PARK AND PLAY AREA, AND SEVERAL GARDEN PASEOS THAT WOULD CONTRIBUTE TO AND ENHANCE THE EXISTING RESIDENTIAL COMMUNITY THAT SURROUNDS THE PROPERTY TODAY.

THE PROPOSED TOWNHOME-STYLE CONDOMINIUMS ARE SIMILAR IN STYLE, SIZE, AND DENSITY TO THE EXISTING TOWNHOME COMMUNITIES THAT IMMEDIATELY NEIGHBOR THE SITE AS WELL AS THOSE AT THE NEARBY SHIPYARDS DEVELOPMENT. THE TOWNHOMES WOULD RANGE FROM APPROXIMATELY 1,100 TO 1,550 SQUARE FEET WITH 67% OF HOMES WITH TWO BEDROOMS, TWO-AND-A-HALF BATHS AND 23% OF HOMES WITH THREE BEDROOMS, THREE-AND-A-HALF BATHS AND WOULD PROVIDE A RARE OWNERSHIP OPPORTUNITY SUITABLE TO FIRST-TIME SAN FRANCISCO HOME BUYERS. ADDITIONALLY, APPROXIMATELY TWO-THIRDS OF THE HOMES WOULD INCLUDE PRIVATE ROOF DECKS AND/OR BALCONIES.

COMMUNITY AMENITIES/LANDSCAPE:

TO ENHANCE THE PROJECT AND NEIGHBORING COMMUNITY, THE PROJECT ENVISIONS CREATING CENTRAL GATHERING SPACES THAT WILL CAPITALIZE ON SURROUNDING VIEWS OF THE BAY AS WELL AS ACTIVATING THE PREVIOUSLY NEGLECTED SPAN OF JAMESTOWN AVENUE FRONTING THE SITE WITH NEW HARDSCAPE AND PLANTING. ADDITIONALLY, A LANDSCAPED LANDING AT THE SOUTHERNMOST PORTION OF THE PROPERTY WILL PROVIDE A FLUID CONNECTION TO FUTURE PARKS AND OPEN SPACE PLANNED BY THE DEVELOPER OF CANDLESTICK POINT. THE .14 ACRE CENTRAL COMMUNITY PARK WILL BE A PRIVATELY OWNED AND MAINTAINED SPACE WITH A PERMANENT PUBLIC ACCESS EASEMENT, ADDING NO ADDITIONAL COSTS TO THE CITY'S PARKS MAINTENANCE BUDGET.



JAMESTOWN
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SAN FRANCISCO, CA



Architecture | Planning | Interiors

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PROJECT SUMMARY & PROJECT DESCRIPTION

PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
RESUBMITTAL DATE: MARCH 09, 2020
RESUBMITTAL DATE: JUNE 05, 2020
RESUBMITTAL DATE: JUNE 25, 2020

A1.0

SCALE: N.T.S.
DATE: 06.25.2020
PROJECT: 348001



JAMESTOWN
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 SAN FRANCISCO, CA



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EXISTING HUNTERS POINT CONTEXTUAL SITE LOCATION

A1.1

PRELIMINARY PROJECT ASSESSMENT APPLICATION
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 RESUBMITTAL DATE: JUNE 05, 2020
 RESUBMITTAL DATE: JUNE 25, 2020

SCALE: 1"=300'-0"
 DATE: 06.25.2020
 PROJECT: 348001



VIEW TOWARD DOWNTOWN 6



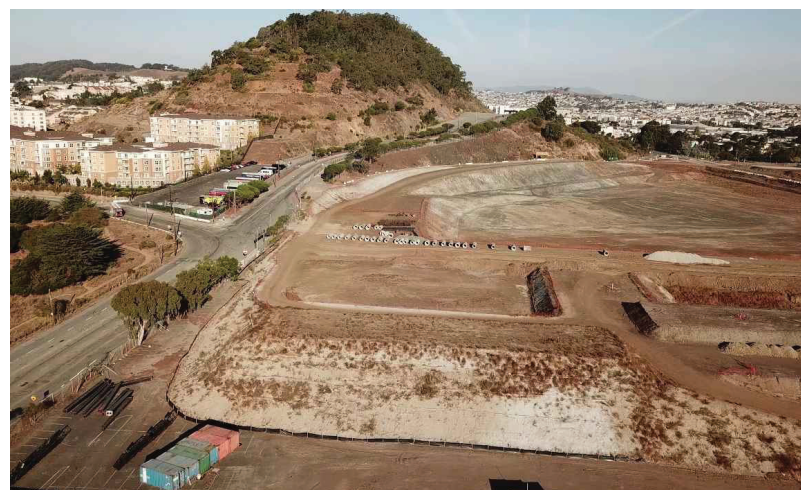
ADJACENT BUILDINGS TO THE NORTH 1



VIEW ACROSS STREET 5



VIEW ACROSS JAMESTOWN 2



VIEW TOWARD DOWNTOWN 4



PROPOSED DEVELOPMENT AT BALLPARK SITE 3



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CONTEXTUAL SITE PHOTOS

A1.2

SCALE: 1"=200'-0"

DATE: 06.25.2020

PROJECT: 348001

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FUTURE HUNTERS POINT CONTEXTUAL DIAGRAM

A1.3

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RESUBMITTAL DATE: JUNE 25, 2020

SCALE: 1"=100'-0"
DATE: 06.25.2020
PROJECT: 348001



NORTH ENRTY FROM JAMESTOWN



JAMESTOWN
CANDLESTICK POINT
SAN FRANCISCO, CA



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PRELIMINARY PROJECT ASSESSMENT APPLICATION
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 RESUBMITTAL DATE: MARCH 09, 2020
 RESUBMITTAL DATE: JUNE 05, 2020
 RESUBMITTAL DATE: JUNE 25, 2020

RENDERINGS

A1.4

SCALE: N.T.S.
 DATE: 06.25.2020
 PROJECT: 348001



GARDEN PASEO



DOWNHILL VIEW



VIEW FROM JAMESTOWN



COMMUNITY PARK & CENTRAL DRIVE AISLE



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RENDERINGS

A1.5

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PART II
PROPOSED SITE DETAILS

BUILDING SUMMARY

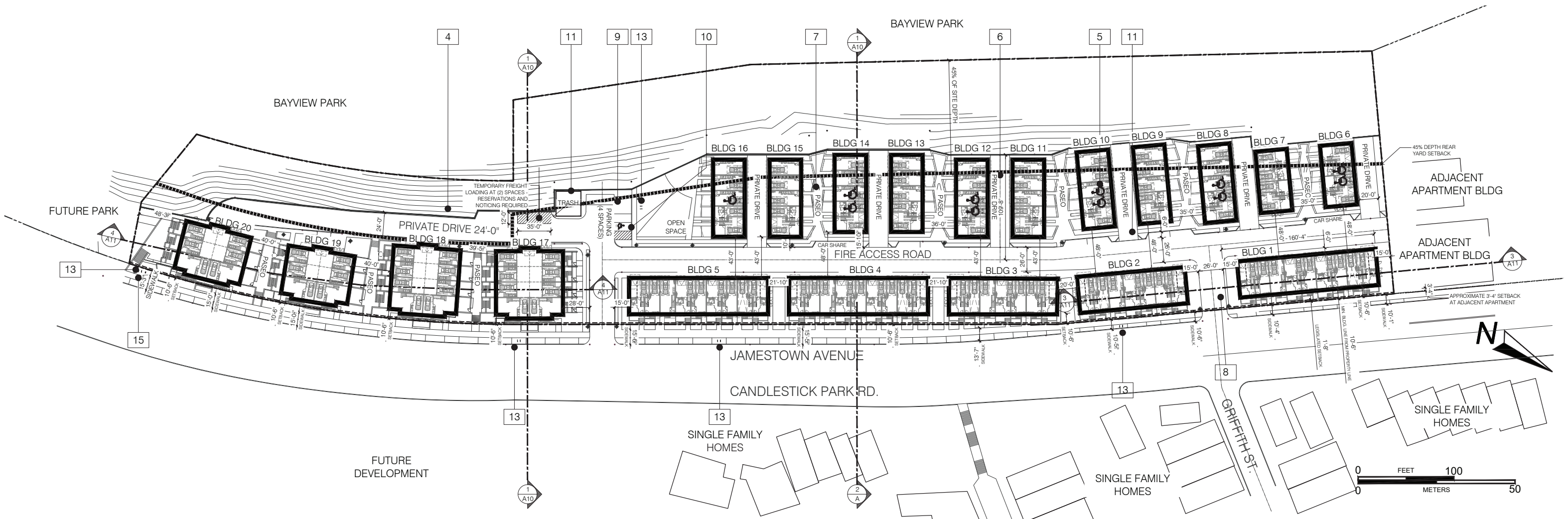
BLDGS. 1, 4 & 5 (9 UNITS)			
PLAN 1	LIVING	1,296 SF. x 1 =	1,296 SF.
PLAN 2	LIVING	1,324 SF. x 4 =	5,296 SF.
PLAN 3	LIVING	1,527 SF. x 4 =	6,108 SF.
12,700 SF. x 3 BLDGS. = 38,100 GROSS SF.			
BLDGS. 2 & 3 (7 UNITS)			
PLAN 1	LIVING	1,296 SF. x 1 =	1,296 SF.
PLAN 2	LIVING	1,324 SF. x 3 =	3,972 SF.
PLAN 3	LIVING	1,527 SF. x 3 =	4,581 SF.
9,849 SF. x 2 BLDGS. = 19,698 GROSS SF.			
BLDGS. 6 & 7 (4 UNITS)			
PLAN 5	LIVING	1,279 SF. x 2 =	2,558 SF.
PLAN 6	LIVING	1,289 SF. x 2 =	2,578 SF.
5,136 SF. x 2 BLDGS. = 10,272 GROSS SF.			
BLDGS. 8 THRU 16 (5 UNITS)			
PLAN 4	LIVING	1,279 SF. x 3 =	3,837 SF.
PLAN 5	LIVING	1,279 SF. x 1 =	1,132 SF.
PLAN 6	LIVING	1,289 SF. x 1 =	1,289 SF.
6,258 SF. x 9 BLDGS. = 56,322 GROSS SF.			
BLDGS. 17 & 18 (8 UNITS)			
PLAN 7	LIVING	1,605 SF. x 8 =	12,840 SF. x 2 BLDGS. = 25,680 GROSS SF.
BLDGS. 19 & 20 (6 UNITS)			
PLAN 7	LIVING	1,605 SF. x 6 =	9,630 SF. x 2 BLDGS. = 19,260 GROSS SF.
TOTAL LIVING = 169,332 GROSS SF.			

BUILDING DESCRIPTIONS

BLDGS. 1 THRU 5: TYPE A (41 UNITS)- 1 THRU 41	
FOOTAGE	1,296 - 1,527 SF \ UNIT
STORIES	THREE
BED & BATH	3 BEDRM & 3 1/2 BATHS
PARKING	18 SPACES - 44% 2 CAR SIDE BY SIDE
FEATURES	23 SPACES - 56% 1 CAR OPTIONAL ROOF DECK
BLDGS. 6 THRU 16: TYPE B (53 UNITS)- 42 THRU 94	
FOOTAGE	1,279 - 1,289 SF.
STORIES	THREE
BED & BATH	2 BEDRM & 2 1/2 BATHS
PARKING	13 SPACES - 24% 2 CAR SIDE BY SIDE
FEATURES	40 SPACES - 76% 1 CAR OPTIONAL ROOF DECK
BLDGS. 17 THRU 20: TYPE C (28 UNITS)- 95 THRU 122	
FOOTAGE	1,605 - 2,428 SF.
STORIES	THREE
BED & BATH	2 BEDRM & 2 1/2 BATHS
PARKING	28 SPACES - 100% 1 CAR

SITE LEGEND

- BLDG. TYPE A - BLDGS. 1 THRU 5 3 STORY, TYPE VB, NFPA 13
- BLDG. TYPE B - BLDGS. 6 THRU 16 3 STORY, TYPE VB, NFPA 13
W/ ACCESSIBLE GROUND FLOOR AT LOCATIONS SHOWN
- BLDG. TYPE C - BLDGS. 17 THRU 20 4 STORY, TYPE VA, NFPA 13
- RETAINING WALL
- GUEST PARKING (15 TOTAL)
- PARKING DRIVE AISLE
- COMMON USE PASEOS
- VEHICULAR ENTRY
- RIDE SHARE PARKING STALL
- ACCESSIBLE PARKING STALL
- TRASH ENCLOSURE
- ACCESSIBLE ROUTES
- CLASS 2 BIKE PARKING (15 SPACES)
- E.V. CHARGING STATION (NOTE - INTERIOR OF ALL UNIT GARAGES TO PROVIDE CHARGING CAPABILITY)
- BIKE REPAIR STATION



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ARCHITECTURAL SITE PLAN

A2.0

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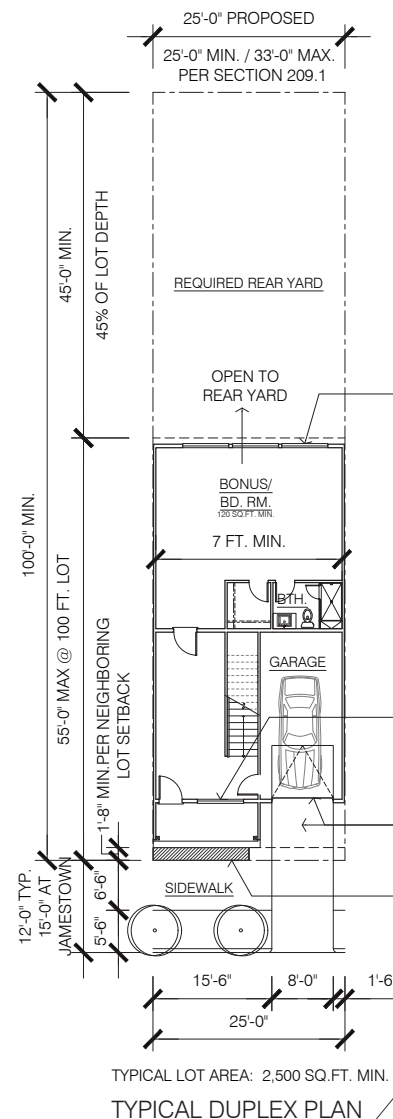
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PROJECT DATA

ZONING:	RH-2
MIN. LOT SIZE:	2,500 SQ.FT.
TOTAL LOT AREA:	6.78 ACRES
DEVELOPABLE AREA 10% SLOPE OR LESS:	3.86 ACRES
50 LOTS - 99 UNITS / 3.86:	25.64 D.U.A.

CONCEPT SITE PLAN

LOT 1-50 - (2) UNITS PER LOT:	100 UNITS
TOTAL UNITS:	100 UNITS



REQUIRED 120 SQ.FT. MIN. WINDOW FACE DIRECTLY ONTO AN OUTER COURT WHOSE WIDTH IS EQUAL TO ITS DEPTH, TYP. OF ALL PLAN TYPES, PER SECTION 140 - NUMBER 1 & 2.

NOTE: THE HOUSING CODE & CBC CHAPTER 12 REQUIREMENTS FOR LIGHT & AIR HAVE BEEN INCLUDED IN WINDOW LOCATION FOR LIGHT & AIR.

REQUIRED WINDOWS FACE DIRECTLY ONTO A PUBLIC STREET OR ALLEY AT LEAST 20 FT. IN WIDTH, TYP. OF ALL PLAN TYPES

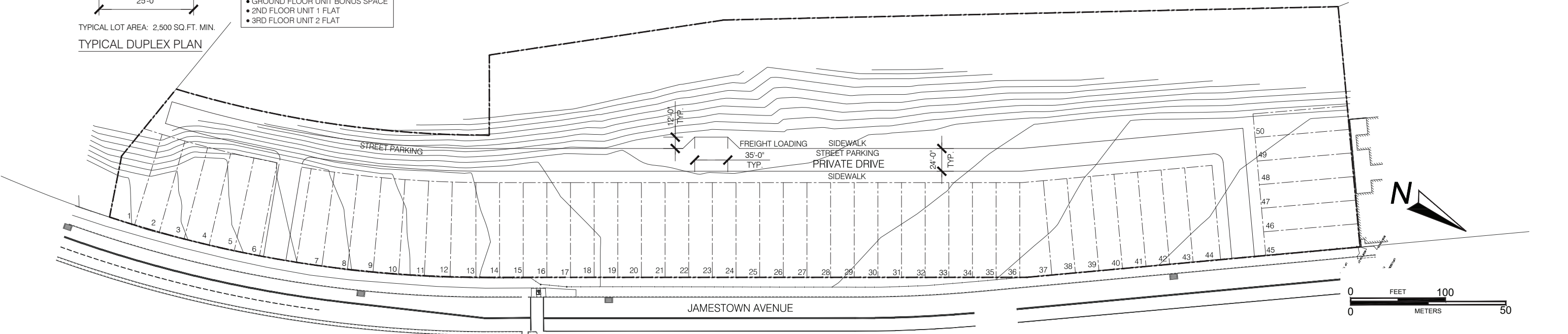
DRIVEWAY AND GARAGE DOOR LESS THAN 1/3 OF WIDTH OF LOT, TYP. (8'-0" = $\frac{1}{3}$ x 25'-0")

50% OF FRONT YARD SETBACK PERMEABLE, TYP.

UNIT DESIGN - 3 STORIES < 40 FT.
 • GROUND FLOOR UNIT BONUS SPACE
 • 2ND FLOOR UNIT 1 FLAT
 • 3RD FLOOR UNIT 2 FLAT

TYPICAL LOT AREA: 2,500 SQ.FT. MIN.
 TYPICAL DUPLEX PLAN

PLANNING CODE REQUIREMENTS		CODE REQUIREMENT	PROJECT PROPOSAL
SECTION 121 - MINIMUM LOT WIDTH AND AREA			
(a)	FRONTAGE	16 FT. MINIMUM FRONTAGE ON PUBLIC STREET OF ALLEY	16 FT.
(b)	SUBDIVISIONS AND LOT SPLITS	MINIMUM LOT WIDTH OF 25 FT. AND AREA OF 2,500 SQ.FT.	25 FT. / 2,500 SQ.FT.
(c)	MEASUREMENT	LOT WIDTH MEASURED IN HORIZONTAL DISTANCE BETWEEN LOT LINES, LOT AREA MEASURED IN HORIZONTAL PLAN OF LOT LINES	APPLY
(d)	MINIMUM LOT WIDTH	IN RH-2 (D) DISTRICTS IS 25 FT.	25 FT.
(e)	MINIMUM LOT AREA	IN RH-2 (D) DISTRICTS IS 2,500 SQ.FT.	2,500 SQ.FT.
SECTION 140 - ALL DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN AREA			
(a)	REQUIREMENTS FOR DWELLING UNITS	DWELLING UNITS IN ANY DISTRICT, REQUIRED WINDOWS OF AT LEAST ONE ROOM MEET THE 120 SQ.FT. MINIMUM SUPERFICIAL FLOOR AREA REQUIREMENT OF SECTION 503 OF THE HOUSING CODE, SHALL FACE DIRECTLY ON AN OPEN AREA OF ONE OF THE FOLLOWING TYPES: (1) A PUBLIC STREET, PUBLIC ALLEY AT LEAST 20 FEET IN WIDTH, SIDE YARD AT LEAST 25 FEET IN WIDTH, OR REAR YARD MEETING THE REQUIREMENTS OF THIS CODE; PROVIDED, THAT IF SUCH WINDOWS ARE ON AN OUTER COURT WHOSE WIDTH IS LESS THAN 25 FEET, THE DEPTH OF SUCH COURT SHALL BE NO GREATER THAN ITS WIDTH; OR (2) AN OPEN AREA (WHETHER AN INNER COURT OR A SPACE BETWEEN SEPARATE BUILDINGS ON THE SAME LOT) WHICH IS UNOBSTRUCTED (EXCEPT FOR FIRE ESCAPES NOT PROJECTING MORE THAN NECESSARY FOR SAFETY AND IN NO CASE MORE THAN FOUR FEET SIX INCHES, CHIMNEYS, AND THOSE OBSTRUCTIONS PERMITTED IN SECTIONS 136(C)(14), (15), (16), (19), (20) AND (29) OF THIS CODE) AND IS NO LESS THAN 25 FEET IN EVERY HORIZONTAL DIMENSION FOR THE FLOOR AT WHICH THE DWELLING UNIT IN QUESTION IS LOCATED AND THE FLOOR IMMEDIATELY ABOVE IT, WITH AN INCREASE OF FIVE FEET IN EVERY HORIZONTAL DIMENSION AT EACH SUBSEQUENT FLOOR, EXCEPT FOR SRO BUILDINGS IN THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, WHICH ARE NOT REQUIRED TO INCREASE FIVE FEET IN EVERY HORIZONTAL DIMENSION UNTIL THE FIFTH FLOOR OF THE BUILDING.	120 SQ.FT. MIN. OPENING, GROUND FLOOR ROOM PROVIDES 350 SQ.FT., 24'-4" WIDTH AND ACCESS TO OPEN AREA
SECTION 144 - STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS			
(a)	PURPOSE	IN RH, RM, RTO AND RTO-M DISTRICTS THE GROUND STORY OF DWELLINGS AS VIEWED FROM THE STREET IS COMPATIBLE WITH THE SCALE AND CHARACTER OF THE EXISTING STREET FRONTAGE, VISUALLY INTERESTING AND ATTRACTIVE IN RELATION TO THE PATTERN OF THE NEIGHBORHOOD, AND SO DESIGNED THAT ADEQUATE AREAS ARE PROVIDED FOR FRONT LANDSCAPING, STREET TREES AND ON-STREET PARKING BETWEEN DRIVEWAYS	
(b)	CONTROLS		
1.	ENTRANCES TO OFF-STREET PARKING	NO MORE THAN ONE-THIRD OF THE WIDTH OF THE GROUND STORY ALONG THE FRONT LOT LINE, OR ALONG A STREET SIDE LOT LINE, OR ALONG A BUILDING WALL THAT IS SET BACK FROM ANY SUCH LOT LINE, SHALL BE DEVOTED TO ENTRANCES TO OFF-STREET PARKING	SEE PLAN NOTES AND DIMENSIONS
A.	EXCEPTIONS	NOT APPLICABLE WHERE LOT HAS UPWARD OR DOWNWARD SLOPE FROM FRONT LOT LINE TO FORWARD EDGE OF REQUIRED REAR YARD, ALONG THE CENTERLINE OF THE BUILDING, > 20 PERCENT; OR WHERE LOT DEPTH AND REQUIREMENTS OF CODE FOR DIMENSIONS, AREAS AND OPEN SPACES ARE SUCH THAT THE PERMITTED BUILDING DEPTH IS < 40 FEET IN RH-2 DISTRICT OR < 65 FEET IN RH OR RM DISTRICTS	N/A
2.	FEATURES TO BE PROVIDED	NO LESS THAN ONE-THIRD OF THE WIDTH OF THE GROUND STORY ALONG THE FRONT LOT LINE, ALONG A STREET SIDE LOT LINE, AND ALONG A BUILDING WALL THAT IS SET BACK FROM ANY SUCH LOT LINE, SHALL BE DEVOTED TO WINDOWS, ENTRANCES FOR DWELLING UNITS, LANDSCAPING, AND OTHER ARCHITECTURAL FEATURES THAT PROVIDE VISUAL RELIEF AND INTEREST FOR THE STREET FRONTAGE	SEE PLAN NOTES AND DIMENSIONS
3.	PARKING SETBACK	IN RTO AND RTO-M DISTRICTS OFF-STREET PARKING IS NOT PERMITTED ON THE GROUND FLOOR WITHIN THE FIRST 20 FEET OF BUILDING DEPTH FROM ANY FACADE FACING A STREET AT LEAST 30 FEET IN WIDTH	N/A
SECTION 152 - SCHEDULE OF REQUIRED OFF-STREET FREIGHT LOADING SPACES IN DISTRICTS OTHER THAN C-3 AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS			
TABLE 152 - OFF-STREET FREIGHT LOADING SPACES REQUIRED (OUTSIDE C-3 AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS)			
USE OR ACTIVITY	ALL OTHER USES NOT INCLUDED ABOVE	OCCUPIED FLOOR AREA OF STRUCTURE OR USE (SQ. FT.) / NUMBER OF OFF-STREET FREIGHT LOADING SPACES REQUIRED	100,001 - 200,000 / 1 REQUIRED ± 133,300 SQ.FT. / 1 PROVIDED
SECTION 154 - DIMENSIONS FOR OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE SPACES			
b.	FREIGHT LOADING AND SERVICE VEHICLE SPACES	REQUIRED OFF-STREET FREIGHT LOADING SPACE SHALL HAVE A MINIMUM LENGTH OF 35 FEET, A MINIMUM WIDTH OF 12 FEET, AND A MINIMUM VERTICAL CLEARANCE INCLUDING ENTRY AND EXIT OF 14 FEET	351 x 12w x 14h 351 x 12w x 14h
SECTION 209.1 - RH (RESIDENTIAL, HOUSE) DISTRICTS			
TABLE 209.1 - ZONING CONTROL TABLE FOR RH DISTRICTS			
BUILDING STANDARDS			
MASSING AND SETBACKS			
	HEIGHT AND BULK LIMITS	NO PORTION OF A DWELLING MAY BE TALLER THAN 35 FEET. STRUCTURES WITH USES OTHER THAN DWELLINGS MAY BE CONSTRUCTED TO THE PRESCRIBED HEIGHT LIMIT, WHICH IS GENERALLY 40 FEET. PER § 261 THE HEIGHT LIMIT MAY BE DECREASED OR INCREASED BASED ON THE SLOPE OF THE LOT.	40'-0" MAX. 40'-0" MAX.
	FRONT SETBACK	REQUIRED, BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 13 FEET.	
	REAR YARD	45% OF LOT DEPTH OR AVERAGE OF ADJACENT NEIGHBORS. IF AVERAGED, NO LESS THAN 25% OR 15 FEET, WHICHEVER IS GREATER.	45% OF LOT DEPTH MIN. 45% OF LOT DEPTH MIN.
	SIDE YARD	NOT REQUIRED	
	RESIDENTIAL DESIGN GUIDELINES	SUBJECT TO THE RESIDENTIAL DESIGN GUIDELINES. OTHER DESIGN GUIDELINES THAT HAVE BEEN APPROVED BY THE PLANNING COMMISSION MAY ALSO APPLY.	
	STREET FRONTAGE AND PUBLIC REALM		
	FRONT SETBACK LANDSCAPING AND PERMEABLE REQUIREMENT	REQUIRED. AT LEAST 50% OF FRONT SETBACK SHALL BE PERMEABLE SO AS TO INCREASE STORM WATER INFILTRATION AND 20% OF FRONT SETBACK SHALL BE UNPAVED AND DEVOTED TO PLANT MATERIAL.	50% MIN. FRONT SETBACK TO BE PERMEABLE 50% MIN. FRONT SETBACK IS PERMEABLE
	STREETSCAPE AND PEDESTRIAN IMPROVEMENTS (STREET TREES)	REQUIRED	
	STREET FRONTAGE REQUIREMENTS	§ 144 APPLIES GENERALLY. ADDITIONAL REQUIREMENTS APPLY TO LIMITED COMMERCIAL USES, AS SPECIFIED IN § 186.	
	STREET FRONTAGE, PARKING AND LOADING ACCESS RESTRICTIONS	AS SPECIFIED IN § 155(F)	
RESIDENTIAL STANDARDS AND USES			
	DEVELOPMENT STANDARDS		
	USEABLE OPEN SPACE (PER DWELLING UNIT)	AT LEAST 125 SQUARE FEET IF PRIVATE, AND 166 SQUARE FEET IF COMMON.	
	PARKING REQUIREMENTS	NONE REQUIRED. MAXIMUM PERMITTED PER § 151.	
	RESIDENTIAL USES		
	RESIDENTIAL DENSITY, DWELLING UNITS (d)	P UP TO TWO UNITS PER LOT. C UP TO ONE UNIT PER 1,500 SQUARE FEET OF LOT AREA	

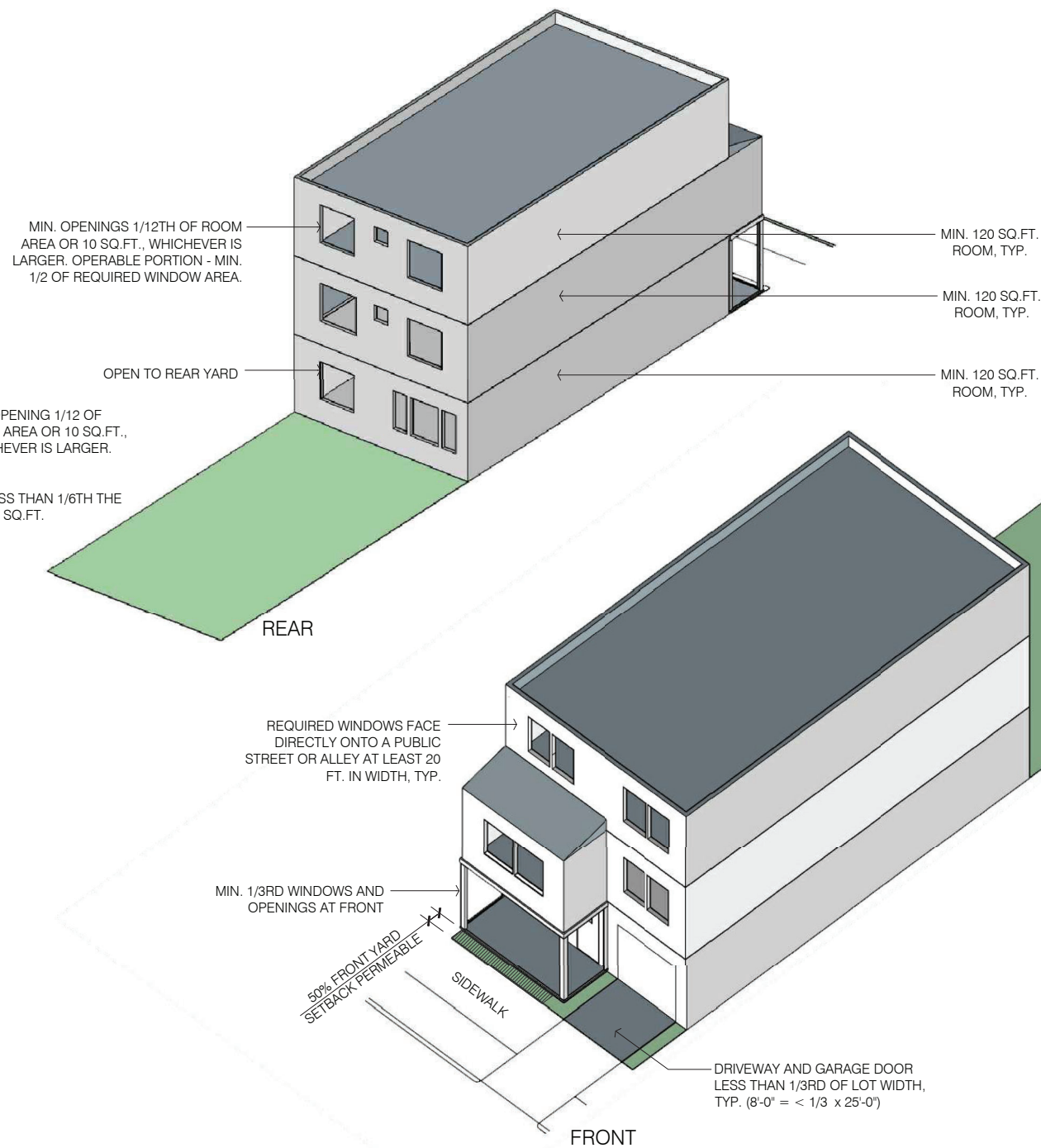


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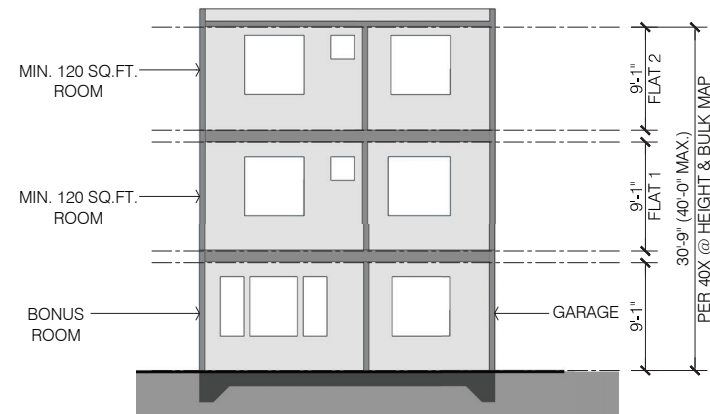


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STATE DENSITY BONUS BASE SITE PLAN
A2.1
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OPENINGS
SECTION 140 & 144 & HOUSING CODE 503 & 504



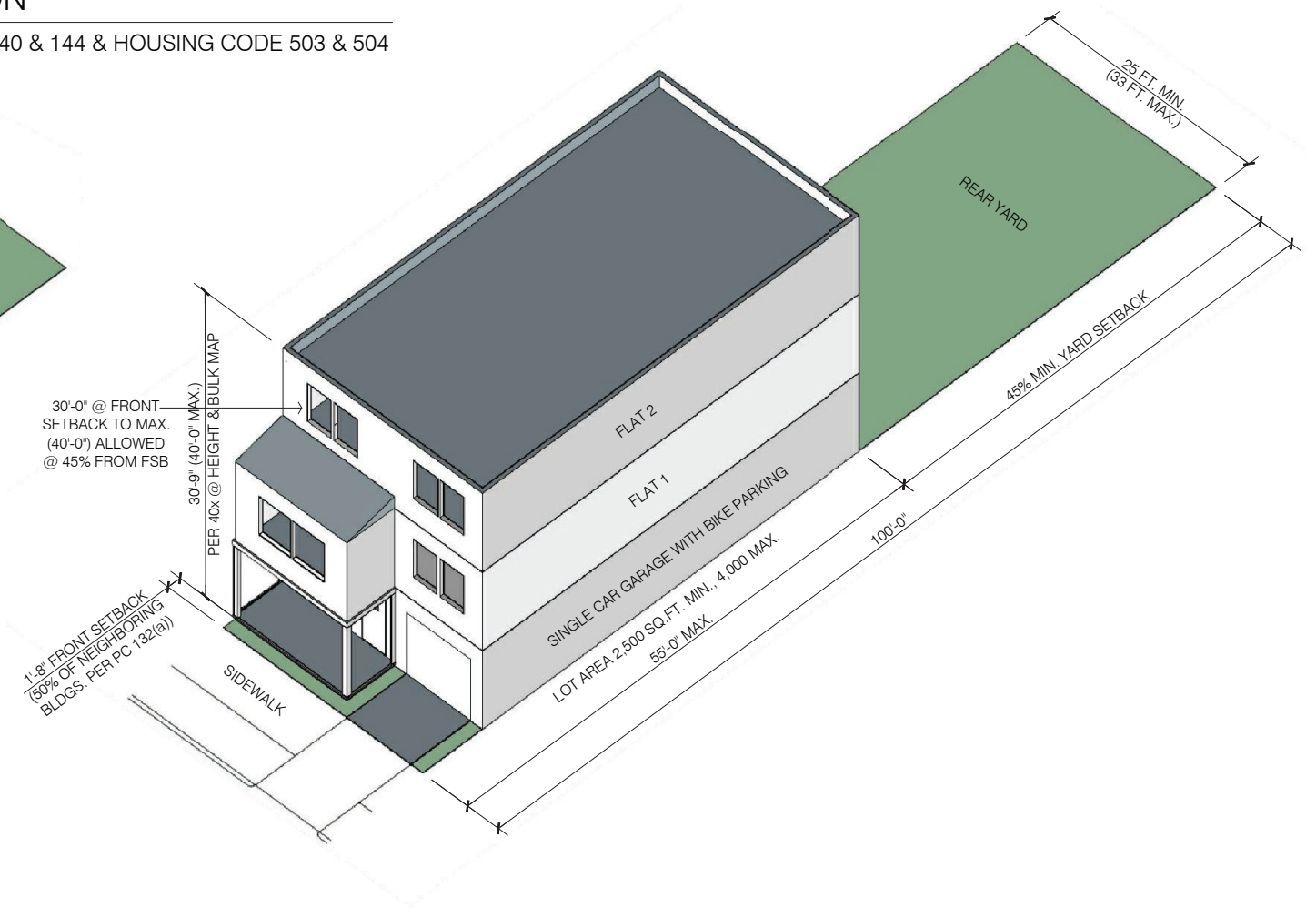
SECTION
SECTION 140 & 144 & HOUSING CODE 503 & 504

GENERAL NOTES

LOT & PLAN TYPES FOR BASE PROJECT PLAN INCLUDE CONFORMANCE TO ALL PLANNING REQUIREMENTS FOR RH-2 ZONING WITH A 40-x BULK & HEIGHT DISTRICT.

THESE INCLUDE:

- ARTICLE 1.2 - DIMENSIONS, AREA & OPENINGS WITH SETBACK, BIRD SAFE BUILDINGS & STREET AND REAR YARD FRONTAGES
- ARTICLE 1.5 - PARKING FOR AUTOMOBILES & BIKES
- ARTICLE 2.5 - HEIGHT & BULK
- HOUSING CODE SECTIONS 503 & 504 FOR ROOM DIMENSION & OPENING REQUIREMENTS



DIMENSIONS, AREA, OPEN SPACE, USES, PARKING, AND BULK & HEIGHT
ARTICLES 1.2, 1.3, 1.4, 1.5, 201 & 2.5



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STATE DENSITY BONUS BASE PROJECT PLAN DIAGRAMS

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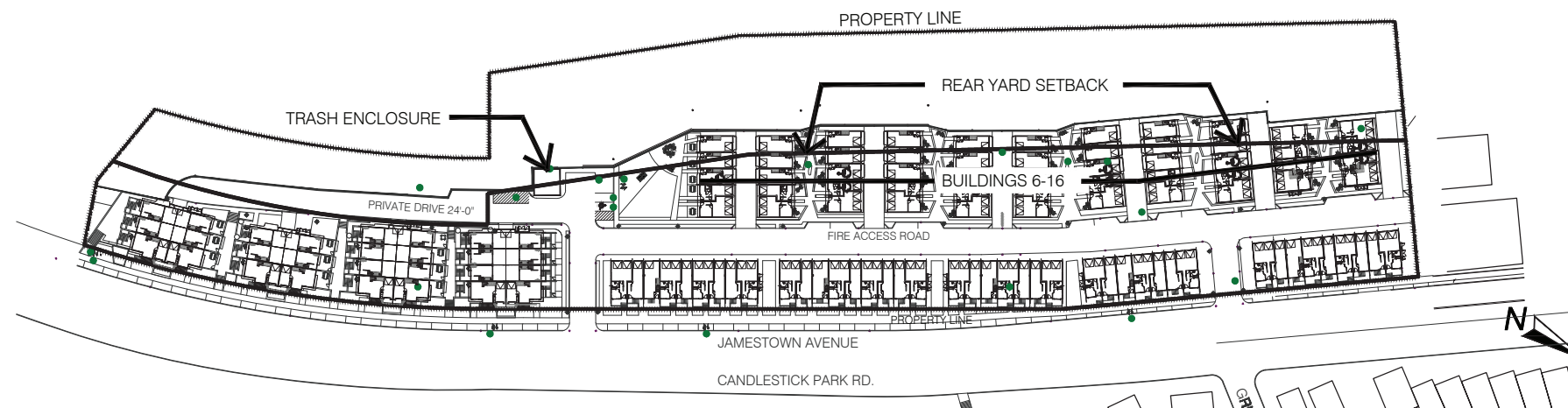
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SCALE: 1/8"=1'-0"
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INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

1. PC 134 - REAR YARD REQUIREMENT: WAIVER

1. REAR YARD REQUIRED TO BE 45% OF LOT DEPTH
 - 1.1. 45% OF LOT DEPTH SETBACK INDICATED AT DASHED LINE
2. BUILDINGS 6-16 AND TRASH ENCLOSURE ENCROACH INTO SETBACK



PLANNING CODE SECTION 134 - REAR YARD REQUIREMENT. BUILDINGS 1-16 ENCROACH ON THE PROJECT'S REQUIRED SETBACK. IF CONSIDERED INDIVIDUALLY, THE STANDARD FOR OPEN SPACE AT EACH UNIT IS MET, BUT WITHOUT A WAIVER OF THE PLANNING CODE SECTION 134 REAR YARD REQUIREMENT THE PROJECT WOULD NOT BE ABLE TO ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY.



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WAIVERS, CONCESSIONS & INCENTIVES

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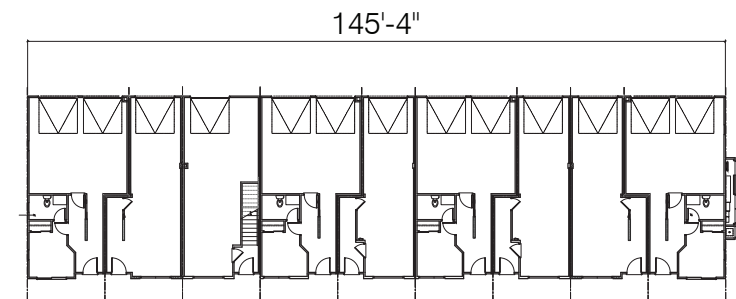
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1. PC SEC. 144 STREET FRONTAGE: CONCESSIONS AND INCENTIVES

AT BUILDINGS 1 THRU 16

1. PLANNING CODE SECTION 144 - STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS. THE STREET FRONTAGE REQUIREMENT FOR THIS SITE REQUIRES THAT NO MORE THAN 1/3RD OF THE WIDTH OF THE GROUND STORY BE DEVOTED TO OFF-STREET PARKING, WHILE AT LEAST 1/3RD OF THE WIDTH OF THE GROUND STORY MUST BE DEVOTED TO WINDOWS, ENTRANCES, LANDSCAPING OR OTHER ARCHITECTURAL FEATURES. ACCOMMODATING A STANDARD OFF-STREET VEHICLE ENTRANCE AT ONE-THIRD OF THE PROPOSED BUILDINGS WOULD REDUCE THE TOTAL AMOUNT OF BUILDINGS DUE TO EACH BUILDING'S INCREASED WIDTH. THIS REDUCED NUMBER OF BUILDINGS CANNOT ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY. FURTHER, POOLING PARKING FOR THE INDIVIDUAL UNITS TOGETHER WOULD REMOVE SPACE ON THE GROUND FLOOR NEEDED TO ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY.

THIS INCENTIVE WILL RESULT IN IDENTIFIABLE AND ACTUAL COST REDUCTIONS TO PROVIDE FOR THE PROJECT'S AFFORDABLE HOUSING COSTS. CRITICALLY, THE STREET FRONTAGE IS NECESSARY TO REDUCE THE COST BURDEN OF THE AFFORDABLE UNITS ON THE PROJECT SO THAT THE PROJECT CAN ATTRACT COMMERCIALY REASONABLE FINANCING. AN INCENTIVE TO MAKE A PROJECT AS A WHOLE, INCLUDING THE AFFORDABLE HOUSING UNITS, ECONOMICALLY FEASIBLE IS A WELL-ESTABLISHED USE OF AN INCENTIVE. (WOLLMER V. CITY OF BERKELEY (2009) 179 CAL.APP.4TH 933, 945-46.) SUBTERRANEAN PARKING WOULD BE REQUIRED IN ORDER TO REDUCE THE AMOUNT OF THE GROUND FLOOR DEVOTED TO OFF-STREET GARAGE PARKING ENTRANCES. SUBTERRANEAN PARKING WOULD CALLING FOR A SINGLE INGRESS AND EGRESS GARAGE DOOR FOR EACH BUILDING WOULD CALL FOR SUBSTANTIAL GRADING. IN TOTAL, THE ADDITIONAL COST TO BUILDING SUBTERRANEAN PARKING FOR 41 UNITS AT BUILDINGS 1-5 AT 80,000 PER PARKING STALL WOULD INCREASE THE PROJECT COST BY \$3.28 MILLION.



CURRENTLY PROPOSED 9 PLEX
NON COMPLIANT PER SECTION 144



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A2.4

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ACCESSIBILITY SUMMARY

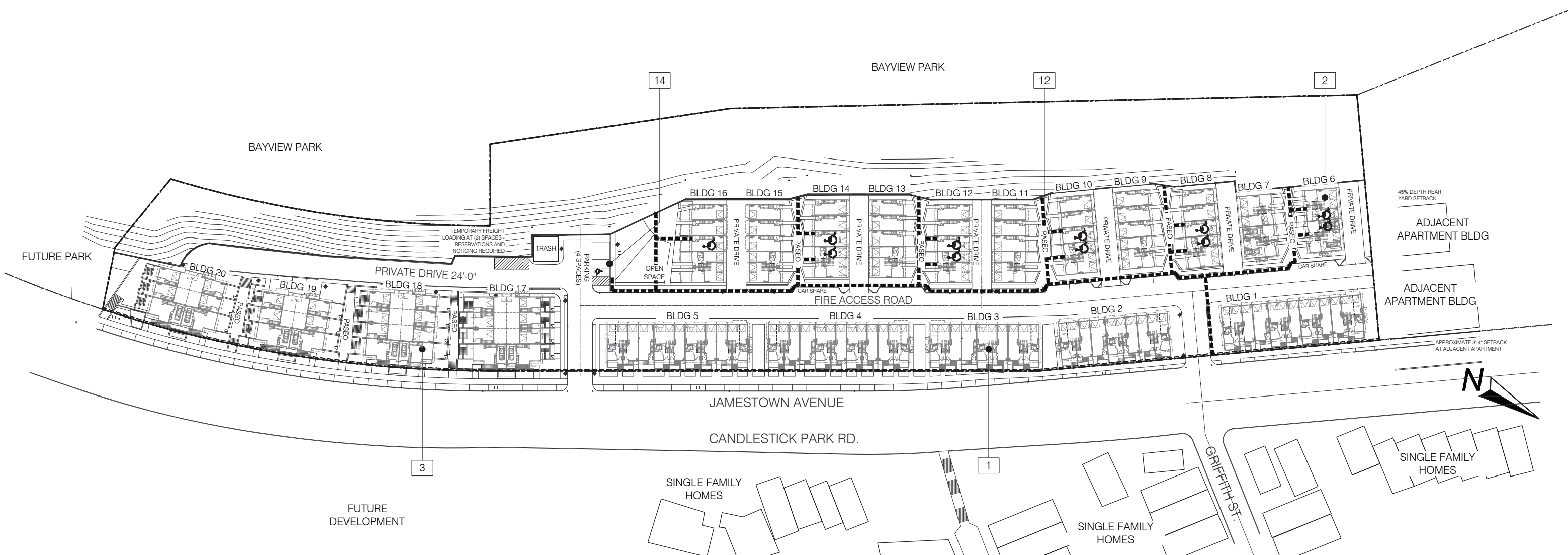
REQUIRED NUMBER OF UNITS - CBC CHPT. 1102A.3
 10% OF QUALIFYING UNITS = 10% OF 91 UNITS = 9.1 = 10 UNITS
 LOCATIONS ALONG BLDGS. 'TYPE B', PENDING FINAL GRADING PLAN

REQUIRED PARKING - CBC CHPT. 1109A.1
 SPACES:
 2% OF ASSIGNED SPACES - CBC CHPT. 1109A.3 = 2% OF 163 SPACES = 4 SPACES
 5% OF UNASSIGNED SPACES - CBC CHPT. 1109A.5 = 5% OF 17 SPACES = 1 SPACE

REQUIRED ROUTES - **-----**
 PARKING - CBC CHPT. 1109A.7
 EXTERIOR - CBC CHPT. 1110A.1
 PUBLIC & COMMON SPACES - CBC CHPT. 11B-101.1

SITE LEGEND

1. BLDG. TYPE A - BLDGS. 1 THRU 5 3 STORY, TYPE VB, NFPA 13
2. BLDG. TYPE B - BLDGS. 6 THRU 16 3 STORY, TYPE VB, NFPA 13
W/ ACCESSIBLE GROUND FLOOR AT LOCATIONS SHOWN
3. BLDG. TYPE C - BLDGS. 17 THRU 20 4 STORY, TYPE VA, NFPA 13
4. RETAINING WALL
5. GUEST PARKING (15 TOTAL)
6. PARKING DRIVE AISLE
7. COMMON USE PASEOS
8. VEHICULAR ENTRY
9. RIDE SHARE PARKING STALL
10. ACCESSIBLE PARKING STALL
11. TRASH ENCLOSURE
12. ACCESSIBLE ROUTES
13. CLASS 2 BIKE PARKING (15 SPACES)
14. E.V. CHARGING STATION (NOTE - INTERIOR OF ALL UNIT GARAGES TO PROVIDE CHARGING CAPABILITY)



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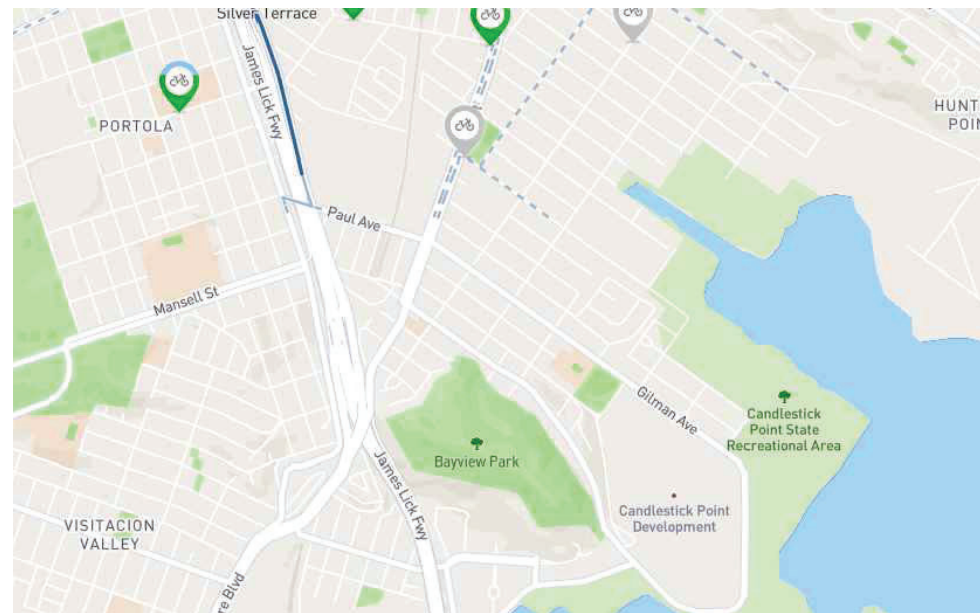
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ADA SITE PLAN

A2.5

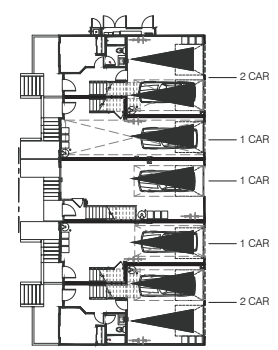
SCALE: 1"=50'-0"
 DATE: 06.25.2020
 PROJECT: 348001



BIKE SHARE STATIONS

LEGEND

- PARKING
- ACCESSIBLE
- CAR SHARE



PARKING SUMMARY

MAX. ALLOWED: 1.5/ UNIT
 - 122 UNITS x 1.5 = 183 SPACES

SUMMARY:
 PRIVATE (ASSIGNED): 153 SPACES

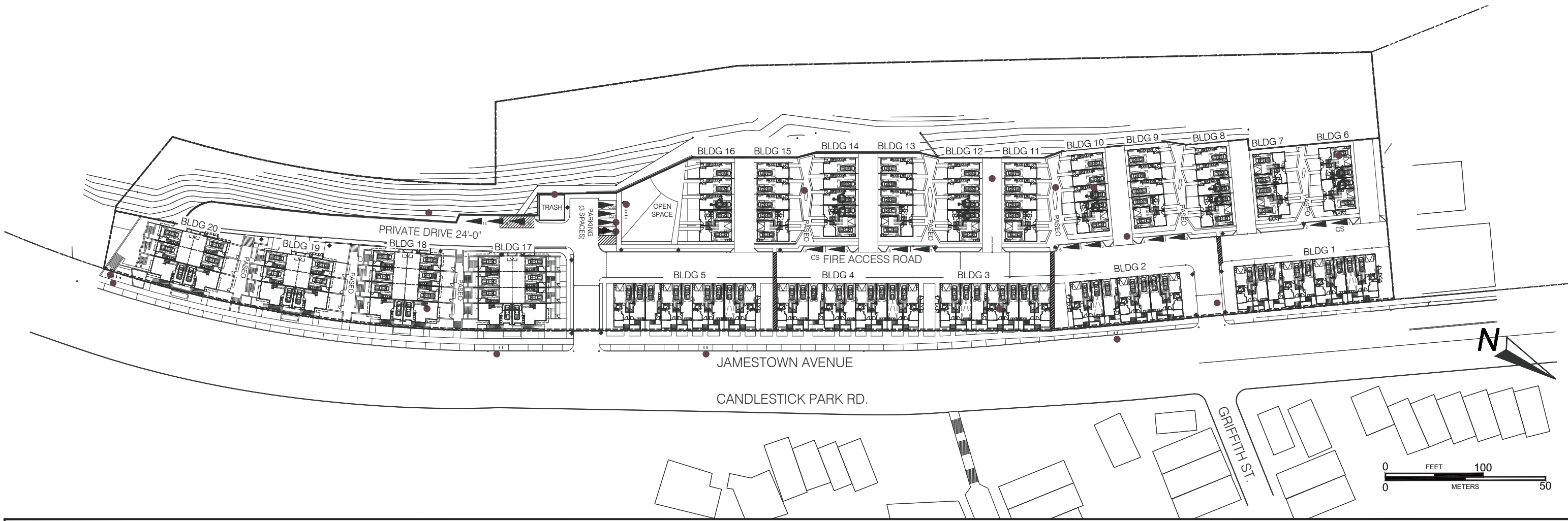
PLAN #	# CARS	#UNITS	
PLAN 1 -	1 CAR	5 UNITS	= 5 CARS
PLAN 2 -	1 CAR	18 UNITS	= 18 CARS
PLAN 3 -	2 CARS	18 UNITS	= 36 CARS
PLAN 4 -	1 CAR	27 UNITS	= 27 CARS
PLAN 5 -	1 CAR	13 UNITS	= 13 CARS
PLAN 6 -	2 CARS	13 UNITS	= 26 CARS
PLAN 7 -	1 CAR	28 UNITS	= 28 CARS
		122 UNITS	= 153 CARS

GUEST (UNASSIGNED): 17 SPACES = 8%
 ACCESSIBLE = 1 SPACE
 CAR SHARE = 2 SPACE
 GENERAL = 14 SPACES

TOTAL PARKING: 170 SPACES PROVIDED

BIKE PARKING

C1 TYPE WITHIN UNIT: 122
 C2 TYPE ON SITE: 8
 C2 TYPE OFF SITE - ON JAMESTOWN, SEE LANDSCAPE PLAN: 36
 (SEE L5.0 PROJECT DIAGRAMS FOR DETAILS)



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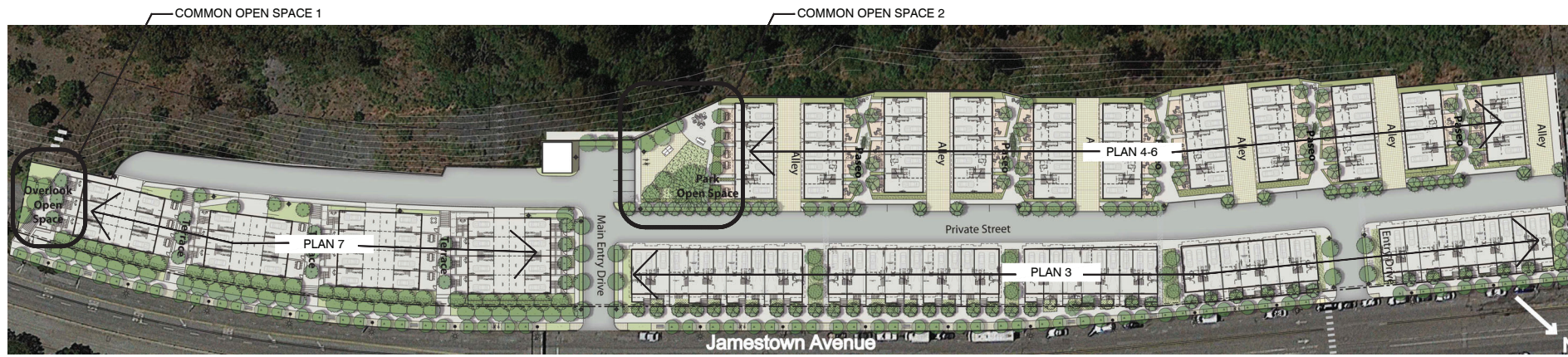
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PARKING DIAGRAM

A2.6

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SITE PLAN



COMMON OPEN SPACE 1 - DETAIL PLAN
833 SQ.FT.

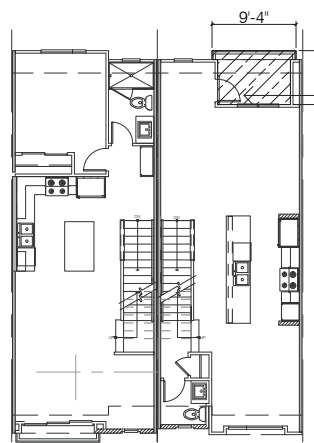


PARK COMMON OPEN SPACE 2 - DETAIL PLAN
4,290 SQ.FT.

LOT COVERAGE BY TYPE

TOTAL LOT AREA:	299,257 SF. (6.78 ACRES)
TOTAL BUILDABLE LOT AREA	(±3.5 ACRES), 152,460 SQ.FT.
RESIDENTIAL BLDG.	67,162 SF (22.5%)
PARKING AREA	52,762 SF (17.5%)
OPEN PARKING	972 SF.
DRIVE AISLE	51,790 SF.
TOTAL HARDSCAPE:	119,924 SQ.FT. (40%)
BUILDABLE OPEN SPACE AREA:	167,517 SQ. FT. (60%)

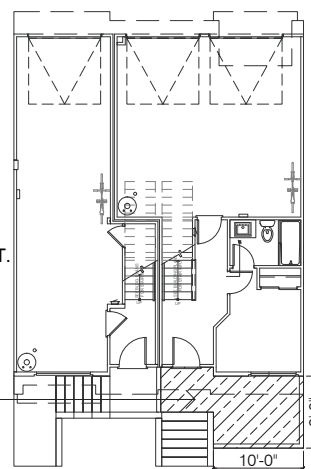
COMMON OPEN SPACE



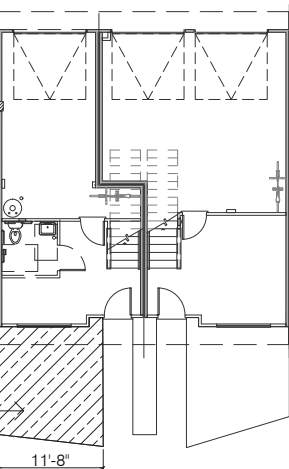
PRIVATE OPEN SPACE REQ. FOR PLAN 3 MET @ DECK WITH A MIN. OF 6x6 DIM. & 36 SQ.FT. AND PORCH.

PLAN 3

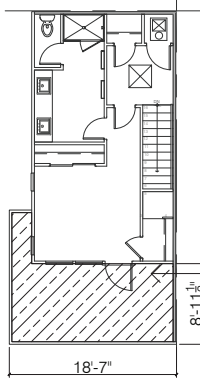
PRIVATE OPEN SPACE



PRIVATE OPEN SPACE REQ. FOR PLAN 5 MET @ PATIO WITH A MIN. OF 10x10 DIM. & 125 SQ.FT. (PLANS 4 & 6 SIM.)



PLANS 4-6



PRIVATE OPEN SPACE REQ. FOR PLAN 7 MET @ DECK WITH A MIN. OF 6x6 DIM. & 36 SQ.FT.

PLAN 7

OPEN SPACE / PRIVATE OPEN SPACE (PER SECTION 135)

USABLE OPEN SPACE (PER SECTION 135 D, 1 & TABLE 135A);
USABLE OPEN SPACE IS ACHIEVED W/ BOTH COMMON & PRIVATE OPEN SPACE. SEE BELOW FOR CODE SPECIFIC REQUIREMENTS.

A. PRIVATE USABLE OPEN SPACE: (SEE UNIT AND BUILDING PLANS.)

- 99 UNITS PROVIDE PRIVATE OPEN SPACE PER ZONING CODE
- (46) UNITS W/ BALCONIES AND PORCHES MEET OR EXCEED REQUIRED 6x6 & 36 SQ.FT. MIN.
- (53) UNITS W/ GROUND FLOOR PATIOS MEET OR EXCEED REQUIRED 10x10 & 125 SQ.FT. MIN.

PLAN	# UNITS	QUALIFYING BALCONY/DECK	GROUND FLR PRIVATE OPEN SPACE	SUPPLEMENTAL OPEN SPACE
1	(5)			830 SQ.FT.
2	(18)			2,988 SQ.FT.
3	(18)	147 SQ.FT.		N/A
4,5 & 6	(53)		125 SQ.FT. MIN.	N/A
7	(28)	36 SQ.FT. MIN.		N/A

B. COMMON USABLE OPEN SPACE: (SEE SITE PLAN)

- (23) UNITS ARE USING COMMON OPEN SPACE TO PROVIDE USABLE OPEN SPACE REQUIREMENT.
 - PLAN 1 & 2 @ BLDG.'s 1-5 WILL REQUIRE COMMON OPEN SPACE
- REQUIRED OPEN SPACE
 - (23 UNITS)(1.33)(125 SQ.FT.)=3,818 SQ.FT.
- PROPOSED COMMON OPEN SPACE
 - 5,123 SQ.FT.
 - SEE SITE PLAN & COMMON OPEN SPACE DIAGRAMS 1 & 2

USABLE OPEN SPACE SUMMARY - SECTION 135

USABLE OPEN SPACE - SECTION 135 (d) (1):		REQUIRED	PROPOSED
d.	AMOUNT REQUIRED - USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH BUILDING IN THE AMOUNTS SPECIFIED HEREIN AND IN TABLES 135A AND B FOR THE DISTRICT IN WHICH THE BUILDING IS LOCATED; PROVIDED.		
1.	FOR DWELLINGS OTHER THAN THOSE SPECIFIED IN PARAGRAPHS (d)(2) THROUGH (d)(5) BELOW, THE MINIMUM AMOUNT OF USABLE OPEN SPACE TO BE PROVIDED FOR USE BY EACH DWELLING UNIT SHALL BE AS SPECIFIED IN THE SECOND COLUMN OF TABLE 135A IF SUCH USABLE OPEN SPACE IS ALL PRIVATE. WHERE COMMON USABLE OPEN SPACE IS USED TO SATISFY ALL OR PART OF THE REQUIREMENT FOR A DWELLING UNIT, SUCH COMMON USABLE OPEN SPACE SHALL BE PROVIDED IN AN AMOUNT EQUAL TO 1.33 SQUARE FEET FOR EACH ONE SQUARE FOOT OF PRIVATE USABLE OPEN SPACE SPECIFIED IN THE SECOND COLUMN OF TABLE 135A. IN SUCH CASES, THE BALANCE OF THE REQUIRED USABLE OPEN SPACE MAY BE PROVIDED AS PRIVATE USABLE OPEN SPACE, WITH FULL CREDIT FOR EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE SO PROVIDED.		
MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT - TABLE 135A:			
RH-2	SQUARE FEET OF USABLE OPEN SPACE REQUIRED FOR EACH DWELLING UNIT IF ALL PRIVATE	125 SQ.FT.	53 UNITS (IN BUILDINGS 6 - 16) @ 125 SQ.FT. EACH = 6,625 SQ.FT.
RH-2	RATIO OF COMMON USABLE OPEN SPACE THAT MAY BE SUBSTITUTED FOR PRIVATE	36 SQ.FT.	46 UNITS (IN BUILDINGS 1-5 & 17-20 @ 36 SQ.FT. EACH = 1,656 SQ.FT.
RH-2		(1.33) x 125 SQ.FT.	23 UNITS @ 166 SQ.FT. EACH = 3,818 SQ.FT.
f. PRIVATE USABLE OPEN SPACE: ADDITIONAL STANDARDS			
1.	MINIMUM DIMENSIONS AND MINIMUM AREA. ANY SPACE CREDITED AS PRIVATE USABLE OPEN SPACE SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF SIX FEET AND A MINIMUM AREA OF 36 SQUARE FEET IF LOCATED ON A DECK, BALCONY, PORCH OR ROOF, AND SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET AND A MINIMUM AREA OF 100 SQUARE FEET IF LOCATED ON OPEN GROUND, A TERRACE OR THE SURFACE OF AN INNER OR OUTER COURT.		
	DECKS - MIN. 6 FT. HORIZONTAL	6 FT.	SEE PLANS
	GROUND - MINIMUM 10 FT. HORIZONTAL	10 FT.	SEE PLANS
COMMON USABLE OPEN SPACE			
	MINIMUM 15 FT. IN EVERY DIRECTION		SEE PLANS



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ON SITE OPEN SPACE DIAGRAM

A2.7

SCALE: 1"=100'-0"
DATE: 06.25.2020
PROJECT: 348001



FRONT ELEVATION



SIDE ELEVATION

W/O UTILITY CLOSETS



REAR ELEVATION



SIDE ELEVATION

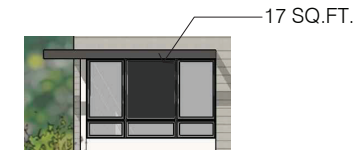
W/ UTILITY CLOSETS

STANDARDS FOR BIRD-SAFE BUILDINGS - SECTION 139

1. LOCATION RELATED STANDARDS, SECTION 139 (c) (1)
 - BUILDINGS LOCATED INSIDE OPEN SPACES 2 ACRES AND LARGER DOMINATED BY VEGETATION (URBAN BIRD REFUGE)
 - PROJECT IS IN URBAN BIRD REFUGE
 - EXEMPT PROPOSED PROJECT PER SECTION 139 (c) (3) (A) (i)
 - LESS THAN 45 FT. IN HEIGHT
 - LESS THAN 50% GLAZING PER WALL

- LIGHTING, SECTION 139 (c) (1) (B)
- EXTERIOR LIGHTING TO BE MINIMAL AND NIGHT-SKY DOWNLIGHTS ONLY
 - SEE NOTE AT MATERIALS LEGEND

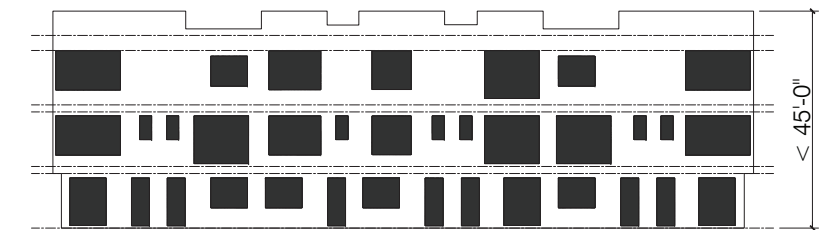
2. FEATURE RELATED STANDARDS, SECTION 139 (c) (2)
 - APPLIED TO BUILDING FEATURES WITH UNBROKEN GLAZED SEGMENTS OF 24 SQ.FT. OR GREATER
 - EXEMPT PROPOSED PROJECT PER SECTION 139 (c) (3) (A) (i)
 - LESS THAN 45 FT. IN HEIGHT
 - LESS THAN 50% GLAZING PER WALL



LARGEST UNBROKEN GLAZED SEGMENT IS LESS THAN 24 SQ.FT., SEE FEATURE RELATED STANDARDS, SECTION 139 (c) (2).

<50% OF WALL TO BE DOOR / WINDOW OPENINGS (EX. FRONT ELEVATION):

WALL AREA:	4092 SQ. FT.
DOOR / WINDOW AREA:	1,256 SQ.FT.
DOOR / WINDOW %:	31% OF WALL AREA IS DOOR / WINDOW



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BIRD SAFETY

A2.8

SCALE: 1/8"=1'-0"

DATE: 06.25.2020

PROJECT: 348001

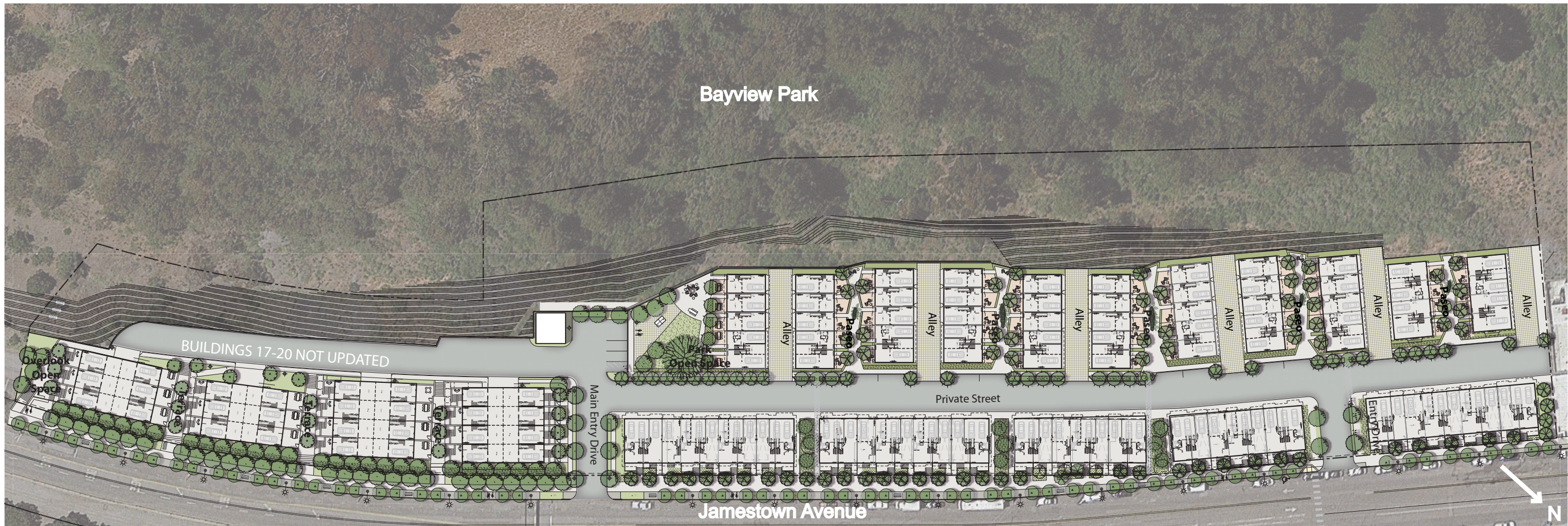
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PART III

LANDSCAPE



Concept Sketch Jamestown Avenue East End



Concept Sketch Jamestown Avenue West End

The proposed landscape design celebrates the distant landscape views to the Bay, the local native plants and biodiversity on the adjacent hillside at Bayview Park, and its local neighborhood context. Compliance with San Francisco's Green Landscaping Ordinance and Tier 2 of the San Francisco Water Efficient Landscape Ordinance has been integrated into a holistic planting design for the site.

The Jamestown sidewalk is an important part of a public trail to the park system adjacent to the Bay. Amenities including seating, bike repair, and shaded areas are provided to augment the rich planting along the walk.



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Landscape Site Plan
L1.0

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Overlook Open Space Detail Plan



Park Open Space Detail Plan



Typical Alley and Paseo Detail Plan



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Landscape Detailed Site Plans

L2.0

Project Application

DATE: 06.05.2020

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Planting Strategy: The proposed landscape planting strategy will be developed from the local context and geology. The adjacent hillside's serpentine soils will define a plant palette of native and serpentine tolerant plants. Planting within the developed areas of the project will be in harmony with this baseline condition--utilizing some of the plants seen on the hillside, but adapting the layout and composition of material to suit a variety of recreational and people driven programming.

Program Strategy: The proposed landscape program will include classic, practical elements that encourage a connected resilient community. Opportunities for passive and active as well as large groups and small groups are provided at a variety of places within the project. Along Jamestown Avenue a series of different gestures composed of planting, furniture, and site organization that addresses the public way and provides interest and opportunities for small park and plaza moments.



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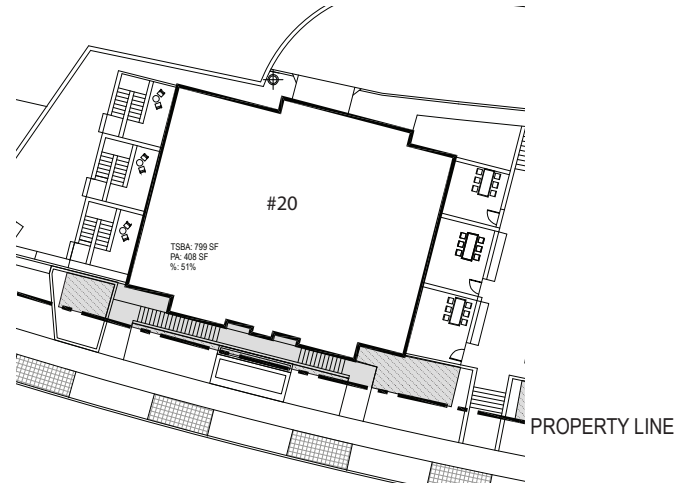
Landscape Precedent Photos

L3.0

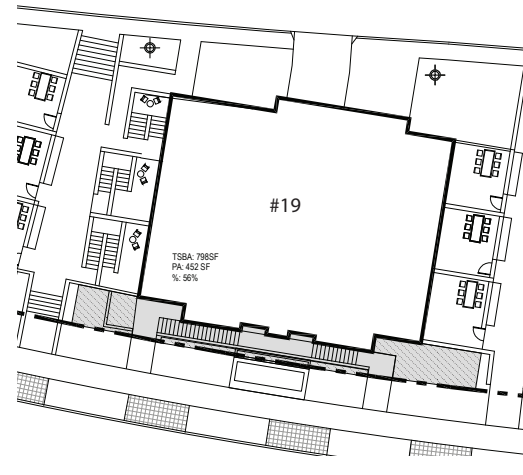
Project Application

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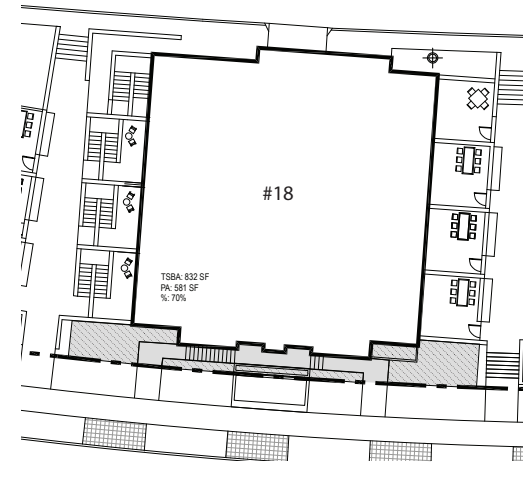
PROJECT: 348001



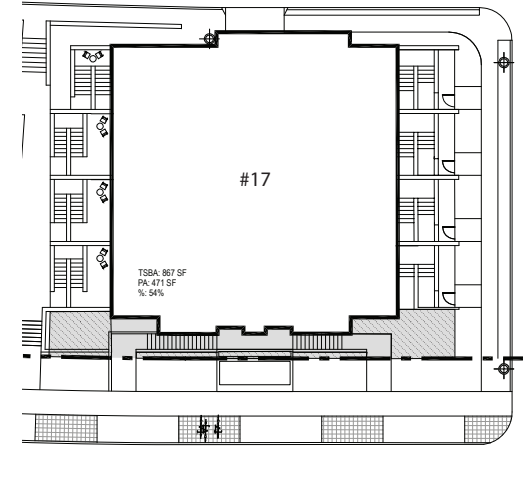
Building #20 Setback Calculations Scale 1" = 20'-0"



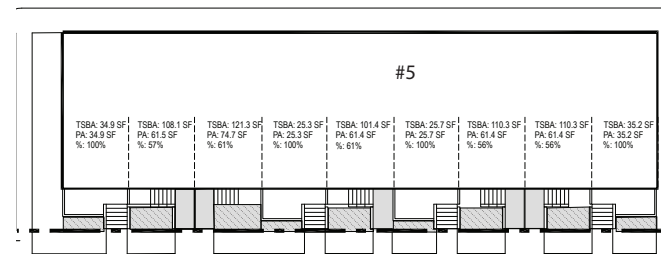
Building #19 Setback Calculations



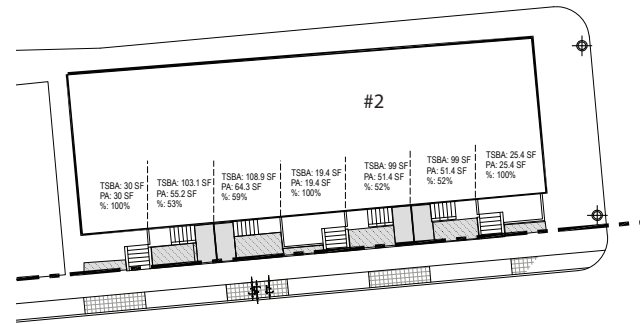
Building #18 Setback Calculations



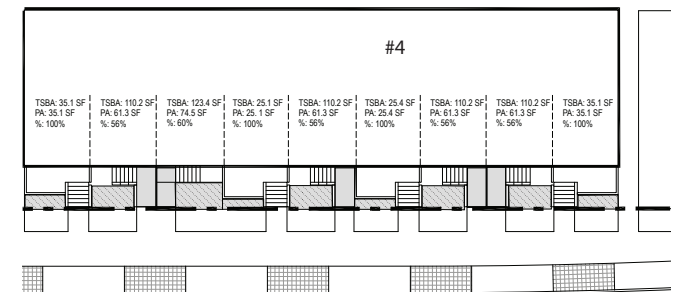
Building #17 Setback Calculations



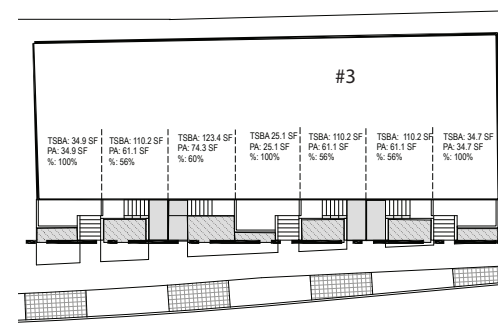
Building #5 Setback Calculations



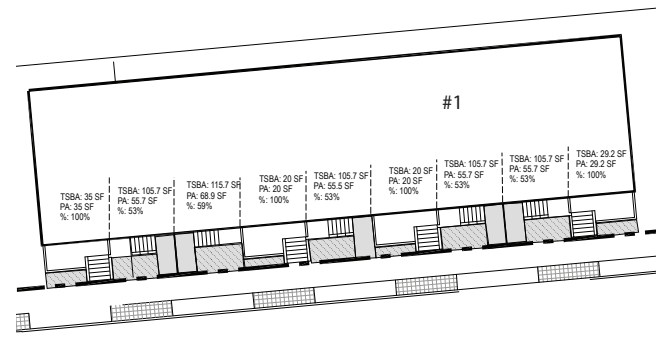
Building #2 Setback Calculations



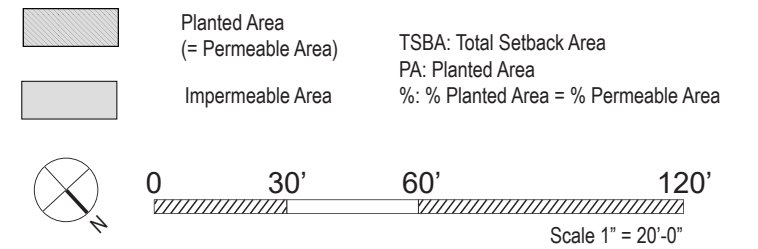
Building #4 Setback Calculations



Building #3 Setback Calculations



Building #1 Setback Calculations



In compliance with the setback requirements from *Planning Code Section 132 in Guide to San Francisco Green Landscaping Ordinance*.



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Compliance with Green Landscape Ordinance



L4.0

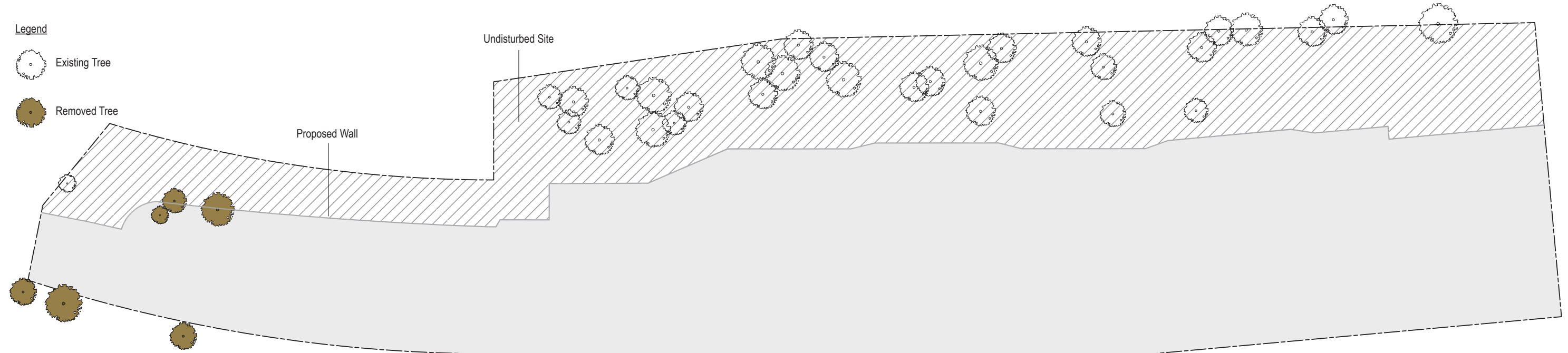
Project Application

DATE: 06.26.2020

PROJECT: 348001







Legend

-  Existing Tree
-  Removed Tree



Tree Removal Diagram

Legend

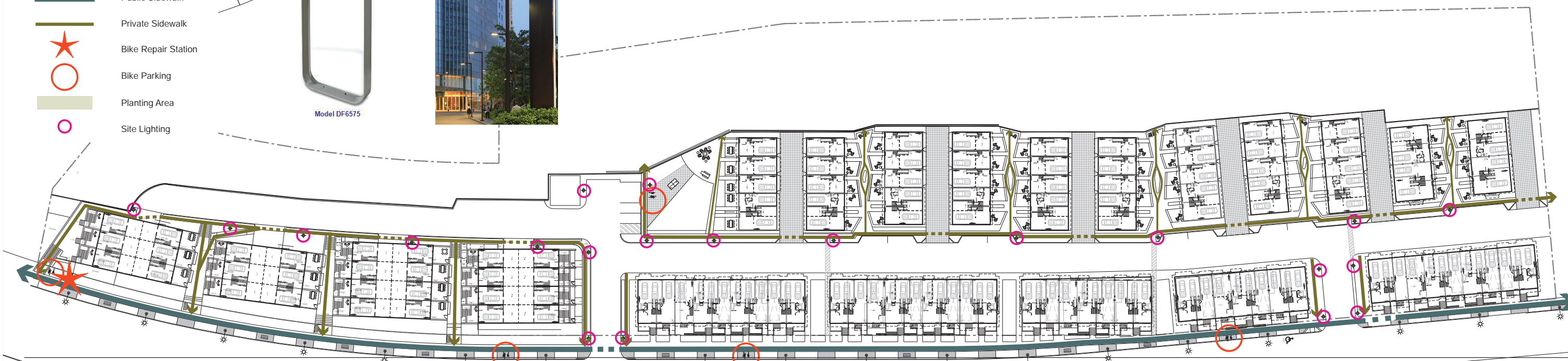
-  Public Sidewalk
-  Private Sidewalk
-  Bike Repair Station
-  Bike Parking
-  Planting Area
-  Site Lighting

Belson Aluminum Bike Rack



Model DF6575

Hess Linea Light Fixture



Bicycle and Pedestrian Circulation + Lighting Diagram



0 30' 60' 120'



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Project Diagrams

L5.0

Project Application

DATE: 06.05.2020

PROJECT: 348001



Rubus pentelobus Bramble
PASEO PLANTERS



Polystichum munitum



Fragaria



Festuca spp.
FRONT YARD



Leymus condensatus



Eragonum spp.



Rhamnus californica
HEDGE



Symphoricarpos albus



Ceanothus spp.
STREET FURNISHING ZONE PLANTING



Cistus spp.,



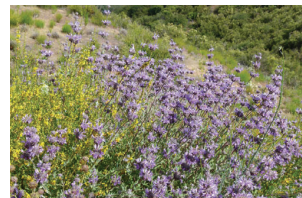
Arcostaphylos spp.



California Fuchsia



Romneya coulteri
ACCENT PLANTING



Salvia spp.



Lantana spp.



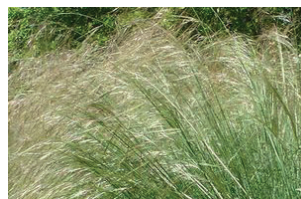
Lavatera assurgentiflora



Carex Pansa
BIOSWALE



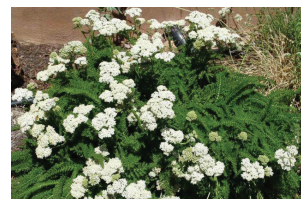
Sisyrinchium bellum



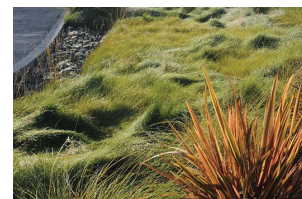
Nasella pulchra



Rhamnus californica



Achillea millefolium



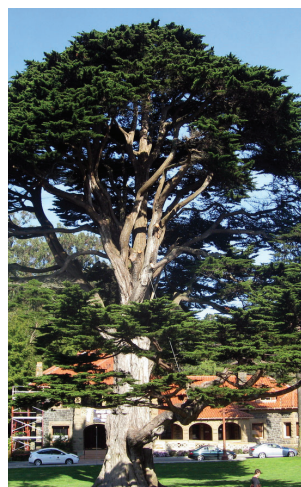
Delta Bluegrass, Sodded
LAWN



Platanus racemosa "Roberts"
BIOSWALE TREE



Pinus radiata
PASEO TREE



Cupressus macrocarpa
PASEO TREE



Quercus suber
SPECIMEN OAK



Quercus lobata
FRONTAGE 1 TREE



Cercis occidentalis
FRONTAGE 2 TREE



Lyonothamnus floribundus
COURT TREE



Quercus agrifolia
STREET TREE

PLANTING CONCEPT STATEMENT

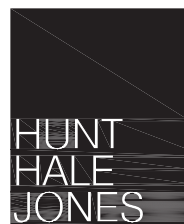
Located adjacent to the bayview hill park, the planting design will showcase local native plants that extend and connect to the existing native landscape. The planting design is created from durable native plants that have been proven to be successful in the bayview in san francisco. The planting design of the public open space melds with the streetscape and provides variety throughout the site. Microclimates inform the planting selection and provide an opportunity to group plant families according to the variety of sun exposures on the site. In areas with more sun, low water plants are showcased and composed into large areas for bloom, fall color, and scale. Street trees will be installed at a minimum 24" box size and bioswale plantings will comply with c3 requirements. Final planting design may vary from concept species based on plant availability, quality, and overall design cohesiveness based on availability.

IRRIGATION CONCEPT STATEMENT

The irrigation design for the site shall comply with the state of california model water efficient landscape ordinance (title 23 - division 2-chapter 2.7) and the city of san francisco water efficient landscape standards. The irrigation systems will be automatically controlled by an et irrigation controller capable of multiple programming and independent timing of individual irrigation systems. The controller will have a 24-hour clock to allow multiple start times and repeat cycles to adjust for soil percolation rates. The irrigation systems will consist primarily of low volume, low flow bubblers for trees, point source drip irrigation for shrubs and groundcovers, and low flow irrigation for turf plantings. Plants will be grouped onto separate valves according to sun exposure and water use to allow for irrigation application by hydrozone. The irrigation scheduling will reflect the regional evapo-transpiration rates. The entire site will be designed to run during nighttime hours when irrigation is most efficient.



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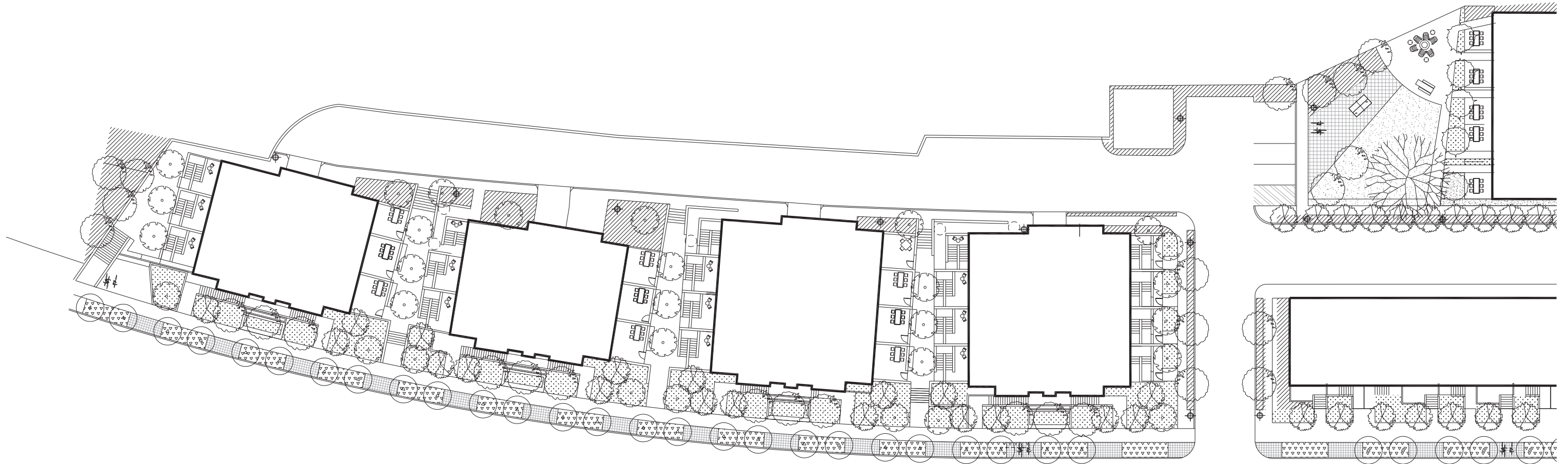
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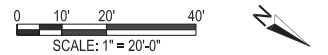
Planting Palette
L6.0

Project Application
DATE: 06.05.2020
PROJECT: 348001



PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Platanus racemosa "Roberts"</i>	BIOSWALE TREE
	<i>Pinus radiata, Cupressus macrocarpa</i>	PASEO TREE
	<i>Quercus suber</i>	SPECIMEN OAK
	<i>Cercis occidentalis</i>	FRONTAGE 1 TREE
	<i>Lyonothamnus floribundus</i>	FRONTAGE 2 TREE
	<i>Lophostemon Confertus</i>	CORT TREE
	<i>Quercus agrifolia</i>	STREET TREE

PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	<i>Carex Pansa, Sisyrinchium bellum, Nasella pulchra, Rhamnus californica, Achillea millefolium</i>	BIOSWALE
	Delta Blue Grass, Sodded	LAWN
	<i>Rhamnus californica, Symphoricarpos albus</i>	HEDGE
	<i>Rubus pentelobus Bramble, Fragaria, Polystichum munitum</i>	PASEO PLANTERS
	<i>Ceanothus spp., Cistus spp., Arctostaphylos spp., California Fuchsia</i>	STREET FURNISHING ZONE PLANTING
	<i>Festuca spp., Leymus condensatus, Eragonum spp.</i>	FRONT YARD
	<i>Romneya coulteri, Salvia spp., Lantana spp., Lavatera assurgentiflora</i>	ACCENT PLANTING



JAMESTOWN
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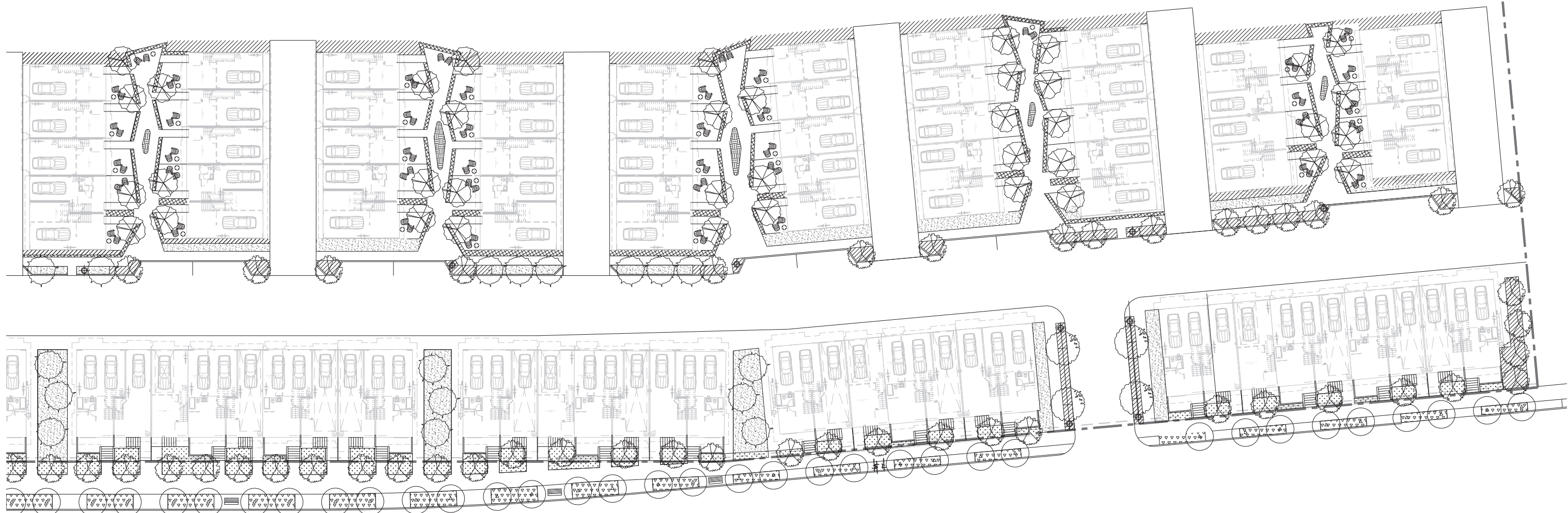
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Planting Plan
L7.0

Project Application
 DATE: 06.26.2020
 PROJECT: 348001

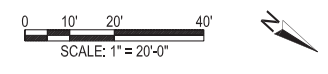


PLANTING LEGEND

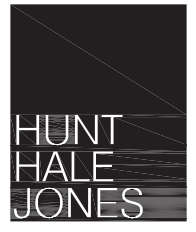
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Platanus racemosa "Roberts"</i>	BIOSWALE TREE
	<i>Pinus radiata, Cupressus macrocarpa</i>	PASEO TREE
	<i>Quercus suber</i>	SPECIMEN OAK
	<i>Quercus lobata</i>	FRONTAGE 1 TREE
	<i>Cercis occidentalis</i>	FRONTAGE 2 TREE
	<i>Lyonothamnus floribundus</i>	CORT TREE
	<i>Quercus agrifolia</i>	STREET TREE

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	<i>Carex Pansa, Sisyrinchium bellum, Nasella pulchra, Rhamnus californica, Achillea millefolium</i>	BIOSWALE
	Delta Blue Grass, Sodded	LAWN
	<i>Rhamnus californica, Symphoricarpos albus</i>	HEDGE
	<i>Rubus pentelobus Bramble, Fragaria, Polystichum munitum</i>	PASEO PLANTERS
	<i>Ceanothus spp., Cistus spp., Arctostaphylos spp., California Fuchsia</i>	STREET FURNISHING ZONE PLANTING
	<i>Festuca spp., Leymus condensatus, Eragrostis spp.</i>	FRONT YARD
	<i>Romneya coulteri, Salvia spp., Lantana spp., Lavatera assurgentiflora</i>	ACCENT PLANTING



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Planting Plan
L8.0

Project Application
DATE: 06.05.2020
PROJECT: 348001



GARDEN PASEO



DOWNHILL VIEW



VIEW FROM JAMESTOWN



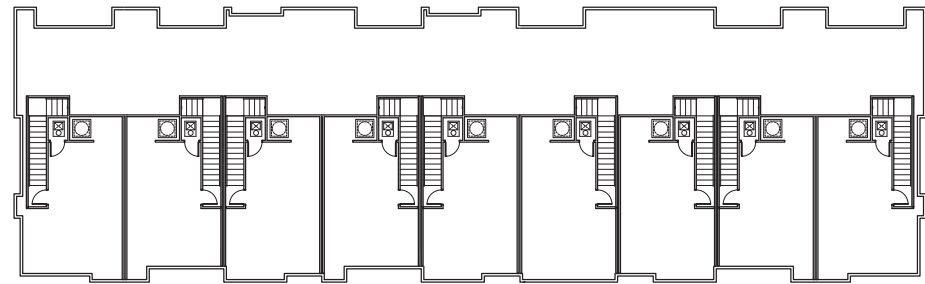
COMMUNITY PARK & CENTRAL DRIVE AISLE

PART IV

BUILDING TYPES

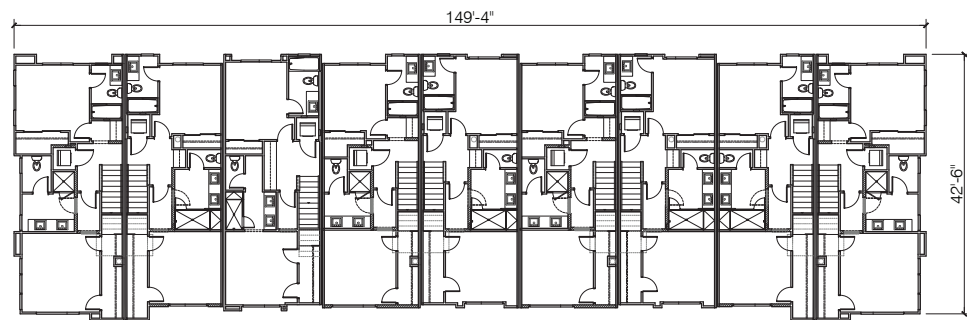
BUILDING TYPE A (9 PLEX)

EXAMPLE FOR BUILDINGS 1, 4 & 5



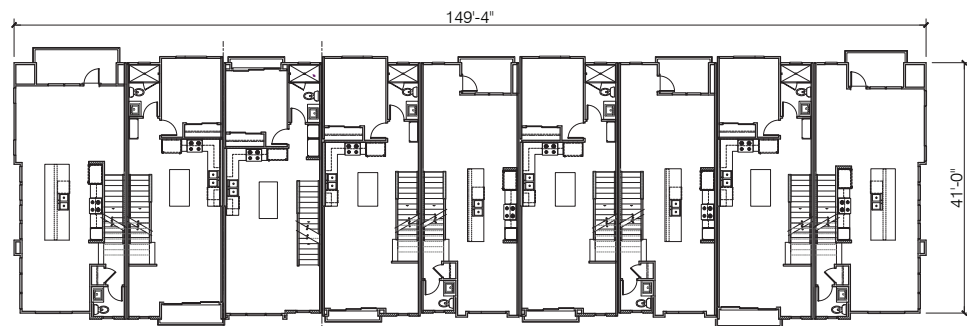
ROOF PLAN

BUILDING 1



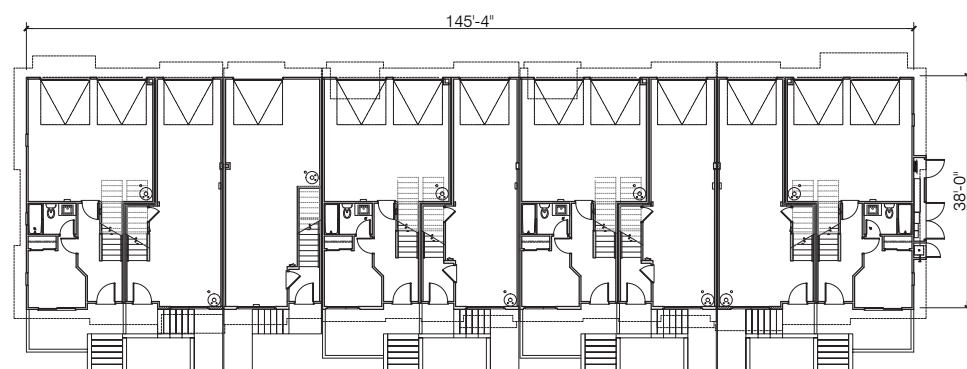
UPPER FLOOR PLAN

BUILDING 1



MAIN FLOOR PLAN

BUILDING 1



GROUND FLOOR PLAN

BUILDING 1



RENDERING



BUILDING TYPE A (9 PLEX) - FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



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BLDG TYPE A (9 PLEX) - BLDG 1 (BLDGS. 4,5 SIM)

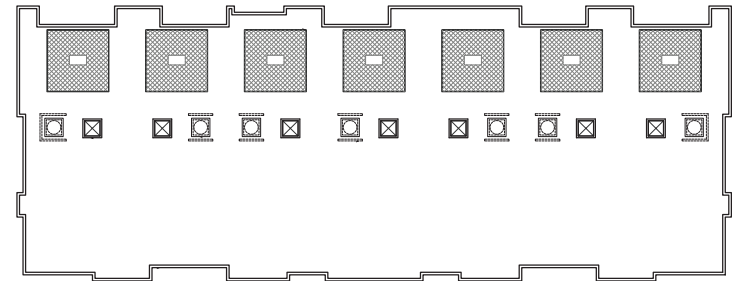
PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
RESUBMITTAL DATE: MARCH 09, 2020
RESUBMITTAL DATE: JUNE 05, 2020
RESUBMITTAL DATE: JUNE 25, 2020

A4.0

SCALE: 3/16"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

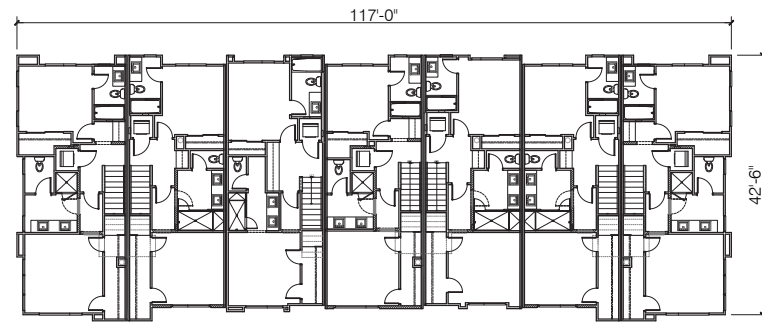
BUILDING TYPE A (7 PLEX)

EXAMPLE FOR BUILDINGS 2 & 3



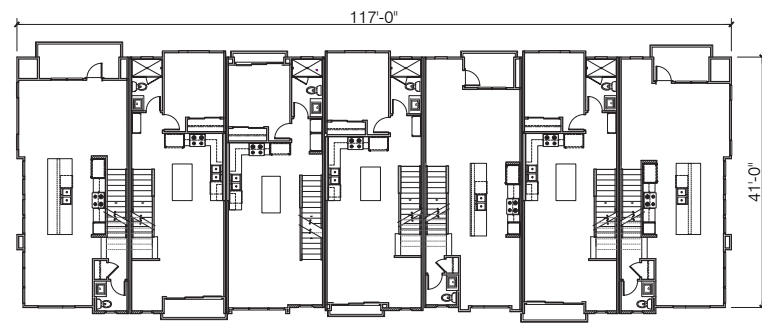
ROOF PLAN

BUILDING 2



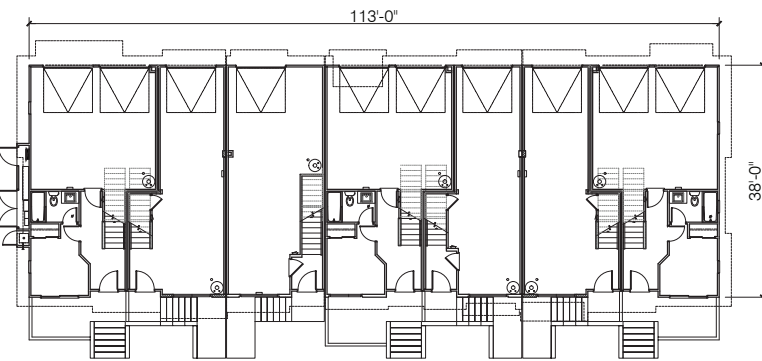
UPPER FLOOR PLAN

BUILDING 2



MAIN FLOOR PLAN

BUILDING 2



GROUND FLOOR PLAN

BUILDING 2



RENDERING



BUILDING TYPE A (7 PLEX) - FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



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BLDG TYPE A (7 PLEX) - BLDG 2 (BLDG 3 SIM)

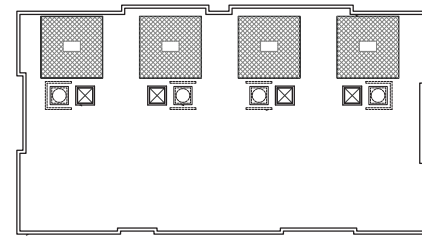
PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
RESUBMITTAL DATE: MARCH 09, 2020
RESUBMITTAL DATE: JUNE 05, 2020
RESUBMITTAL DATE: JUNE 25, 2020

A4.1

SCALE: 1/4"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

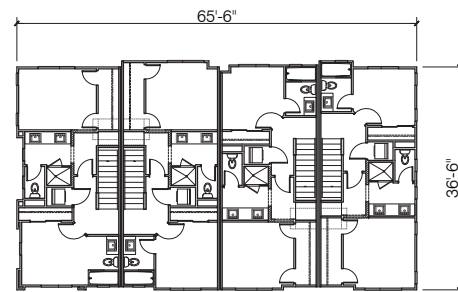
BUILDING TYPE B (4 PLEX)

EXAMPLE FOR BUILDINGS 6 & 7



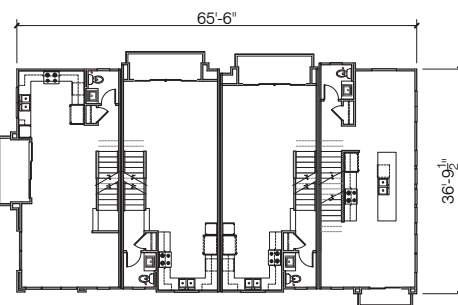
ROOF PLAN

BUILDING 6



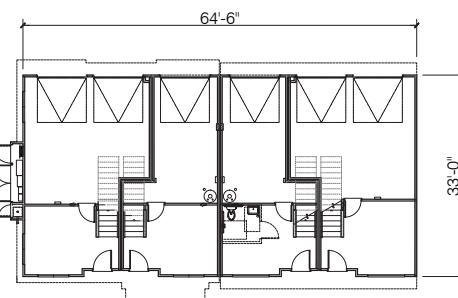
UPPER FLOOR PLAN

BUILDING 6



MAIN FLOOR PLAN

BUILDING 6



GROUND FLOOR PLAN

BUILDING 6



RENDERING



BUILDING TYPE B (4 PLEX) - FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



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BLDG TYPE B (4 PLEX) - BLDG 6 (BLDGS. 7-16 SIM.)

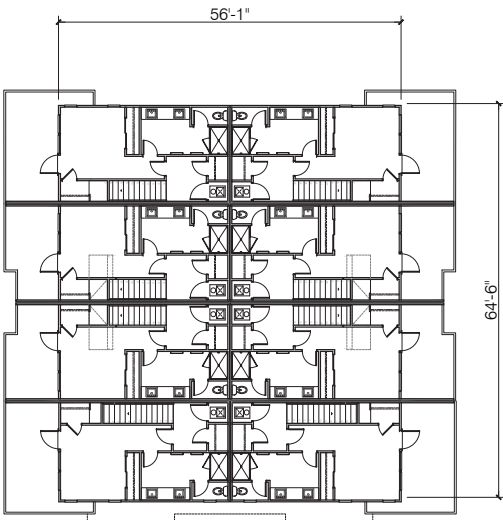
PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
RESUBMITTAL DATE: MARCH 09, 2020
RESUBMITTAL DATE: JUNE 05, 2020
RESUBMITTAL DATE: JUNE 25, 2020

A4.2

SCALE: 1/4"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

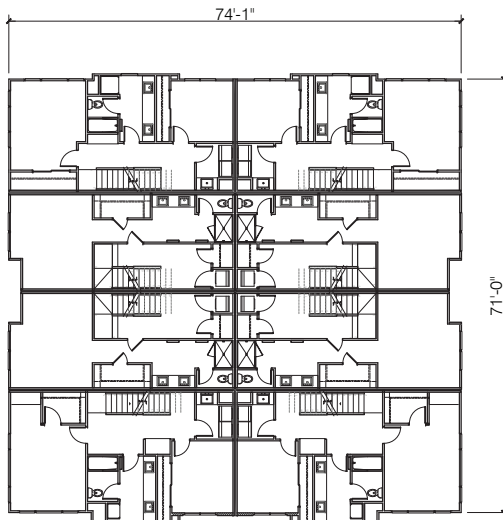
BUILDING TYPE C (8 PLEX)

EXAMPLE FOR BUILDINGS 17 & 18 (19 & 20 SIM.)



UPPER FLOOR PLAN

BUILDING 17



TOP FLOOR PLAN

BUILDING 17



RENDERING



BUILDING TYPE C (8 PLEX) - FRONT ELEVATION



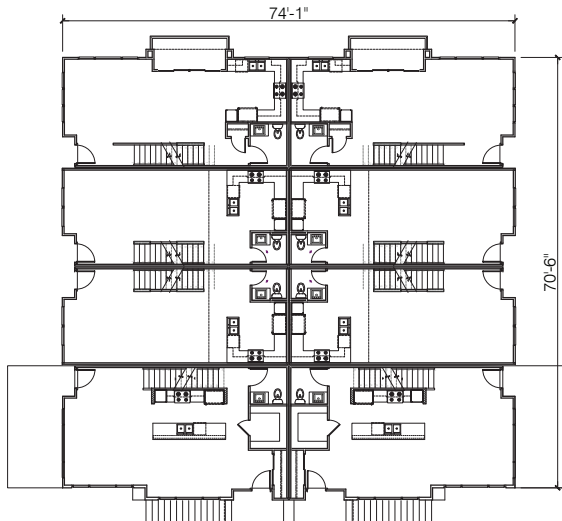
LEFT ELEVATION



REAR ELEVATION

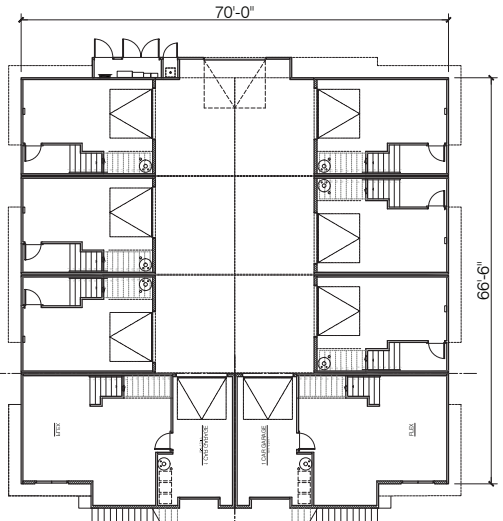


RIGHT ELEVATION



MAIN FLOOR PLAN

BUILDING 17



GROUND FLOOR PLAN

BUILDING 17



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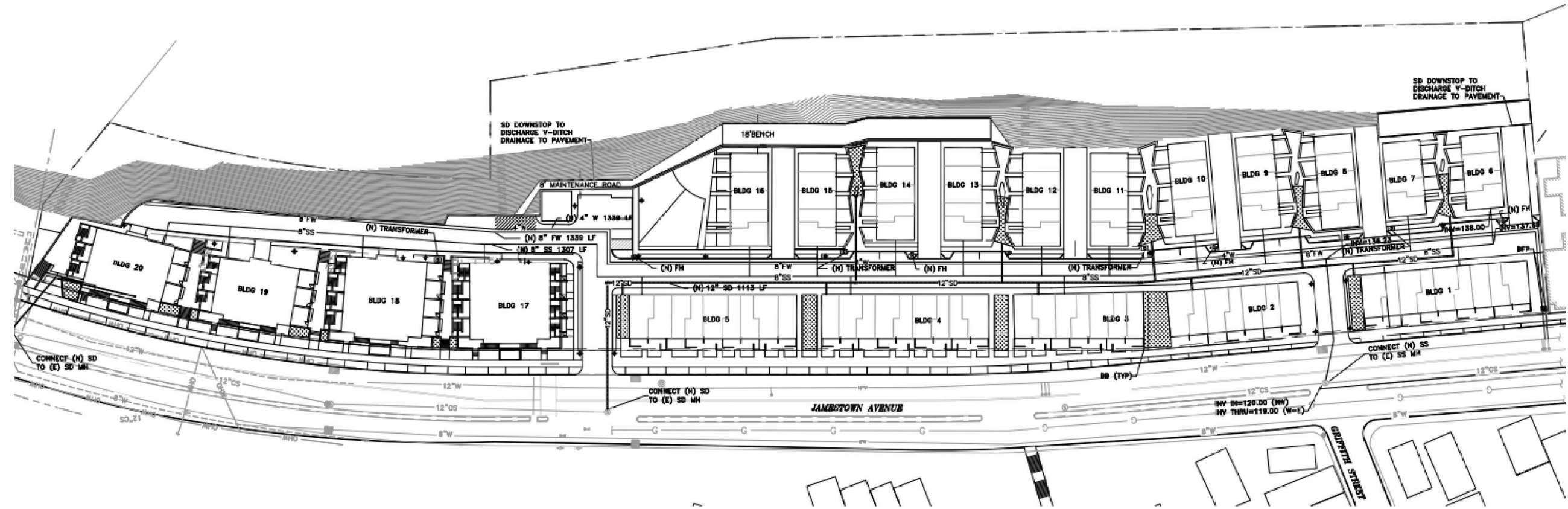
t. 415-512-1300
f. 415-288-0288

BLDG TYPE C (8 PLEX) - BLDG 17 (18-20 SIM.)

PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
RESUBMITTAL DATE: MARCH 09, 2020
RESUBMITTAL DATE: JUNE 05, 2020
RESUBMITTAL DATE: JUNE 25, 2020

A4.3

SCALE: 3/16"=1'-0"
DATE: 06.25.2020
PROJECT: 348001



PART V

CIVIL ENGINEERING

VESTING TENTATIVE PARCEL MAP

JAMESTOWN AVENUE (NO ADDRESS; BLOCK 4991; LOT 276)

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

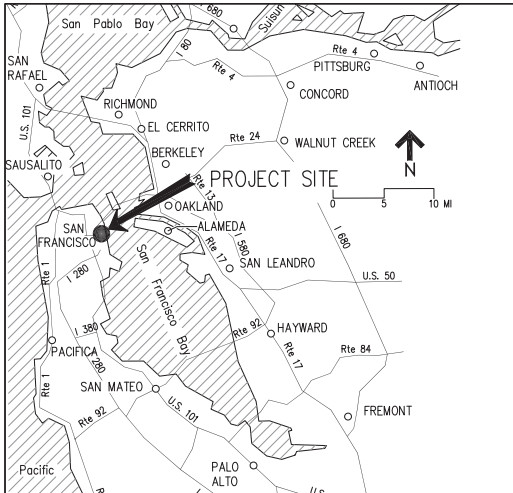
GENERAL NOTES

1. OWNER: STRADA JAMESTOWN VENTURE, LLC
C/O STRADA INVESTMENT GROUP
101 MISSION STREET, SUITE 420
SAN FRANCISCO, CA 94105
(415) 263-9151
JESSE BLOUT, AUTHORIZED AGENT
2. CIVIL ENGINEER: FREYER & LAURETA, INC.
150 EXECUTIVE PARK BLVD, SUITE 4200
SAN FRANCISCO, CA 94134
(415) 534-7070
RICHARD LAURETA, RCE 055783
3. GEOTECHNICAL ENGINEER: ENCEO, INC.
101 CALIFORNIA STREET, SUITE 875
SAN FRANCISCO, CA 94111
(510) 717-7100
LEROY CHAN
4. ZONING CONFORMANCE: THE PLAN CONFORMS TO THE EXISTING RH-2 ZONING AND CALLS AN ADDENDUM TO THE PREVIOUSLY APPROVED 2010 CANDLESTICK POINT-HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PLAN PROJECT EIR (THE "CANDLESTICK EIR"), AMONG OTHER APPROVALS.
5. PROPOSED LAND USE: THE PROPOSED REDEVELOPMENT ENVISIONS THE CONSTRUCTION OF 122, 3-STORY ATTACHED TOWNHOME STYLE RESIDENCES TOTALING 160,434 SQ. THE COMMUNITY OF 20 NEW BUILDINGS WOULD BE INTERSPERSED WITH OPEN SPACE, INCLUDING A NEW CENTRAL COMMUNITY PARK AND PLAY AREA, AND SEVERAL GARDEN PASEOS THAT WOULD CONTRIBUTE TO AND ENHANCE THE EXISTING RESIDENTIAL COMMUNITY THAT SURROUNDS THE PROPERTY TODAY.

THE PROPOSED TOWNHOME-STYLE CONDOMINIUMS ARE SIMILAR IN STYLE, SIZE, AND DENSITY TO THE EXISTING TOWNHOME COMMUNITIES THAT IMMEDIATELY NEIGHBOR THE SITE AS WELL AS THOSE AT THE NEARBY SHIPYARDS DEVELOPMENT. THE TOWNHOMES WOULD RANGE FROM APPROXIMATELY 1,100 TO 1,550 SQUARE FEET WITH 67% OF HOMES WITH TWO BEDROOMS, TWO-AND-A-HALF BATHS AND 23% OF HOMES WITH THREE BEDROOMS, THREE-AND-A-HALF BATHS AND WOULD PROVIDE A RARE OWNERSHIP OPPORTUNITY SUITABLE TO FIRST-TIME SAN FRANCISCO HOME BUYERS. ADDITIONALLY, APPROXIMATELY TWO-THIRDS OF THE HOMES WOULD INCLUDE PRIVATE ROOF DECKS AND/OR BALCONIES.
6. DIMENSIONS: ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.

SHEET INDEX

1	COVER SHEET
2-3	EXISTING SITE CONDITIONS
4	PROPOSED PARCELIZATION
5	STREET IMPROVEMENTS
6	STREET CROSS SECTIONS
7	UNDERGROUND UTILITY PLAN
8	GRADING PLAN
9	STORM WATER MANAGEMENT PLAN
10	EROSION CONTROL PLAN
11-13	SFD FIRE TRUCK ACCESS
14	PARKING AND STRIPING PLAN



VICINITY MAP
NO SCALE




SITE PLAN
NO SCALE

SURVEYOR'S STAMP

[FOR EXAMINATION ONLY]

CURT CHAPPELL, PLS
SURVEYOR
FREYER & LAURETA, INC.




DATE _____

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

[FOR EXAMINATION ONLY]

JEFFREY J. TARANTINO, P.E.
VICE PRESIDENT
FREYER & LAURETA, INC.



DATE _____



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DESIGNED: LEK
DRAWN: JKL
CHECKED: JJT

COVER SHEET
SHEET 1 OF 14

SCALE: NTS
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

SYMBOLS		LEGEND		LINE TYPES	
	ACCESSIBLE RAMP	APN	ASSESSOR'S PARCEL NUMBER	---	BOUNDARY LINES
	AREA LIGHT	AC	ASPHALT CONCRETE	---	CENTERLINE
	BACK FLOW PREVENTOR	BF	BACK FLOW PREVENTOR	---	EASEMENT
	BENCHMARK	BRK	BRICK	---	PROPERTY LINE
	ELECTRICAL BOX	C	CONCRETE	---	STREET RIGHT-OF-WAY
	FIRE HYDRANT	CI	CURB INLET	---	SUBJECT PROPERTY BOUNDARY
	FIRE DEPT. CONNECTION	CMW	CONCRETE MASONRY WALL	---	EXISTING UTILITY LINES
	GAS METER	CRN	CROWN OF PAVEMENT	---	GAS LINE
	GAS VALVE	DC	DRAINAGE INLET	---	UNDERGROUND ELECTRICAL
	GUY WIRE ANCHOR	DI	DAYLIGHT POINT OF GRADE	---	OVERHEAD UTILITY (HIDDEN)
	MONITORING WELL	DS	DOWN SPOUT	---	SEWER LINE
	STORM DRAIN MANHOLE	DM	DRAINAGE MANHOLE	---	STORM LINE
	SEWER CLEANOUT	DO	DOWN SPOT	---	TELECOMMUNICATIONS LINE
	SEWER MANHOLE	DOC	DOCUMENT NUMBER	---	WATER LINE
	WATER METER	ED	EDGE OF ASPHALT PAVEMENT	---	MISCELLANEOUS LINES
	WATER VALVE	EP	EDGE OF ASPHALT PAVEMENT	---	FENCE LINE - HEIGHT NOTED
	STREET SIGN	FL	FLOOR FINISH ELEVATION	---	CURB AND GUTTER
	JOINT UTILITY POLE	FR	FENCE - HEIGHT & TYPE NOTED	---	STRIPPING
	STREET LIGHT	GB	GRADE BREAK	---	WALL
	STREET LIGHT BOX	GM	GUY WIRE ANCHOR	---	CONTOUR LINE - MAJOR INTERVAL
	STORM DRAIN INLET	GV	GUY WIRE ANCHOR	---	CONTOUR LINE - MINOR INTERVAL
	SURVEY POINT w/ DESCRIPTION AND GRADE	HW	WOOD RETAINING WALL	---	BUILDING FOOTPRINT
	TREE WITH DRIPLINE	WM	WATER METER	---	CONCRETE
		WV	WATER VALVE	---	CONCRETE GRADE BREAK

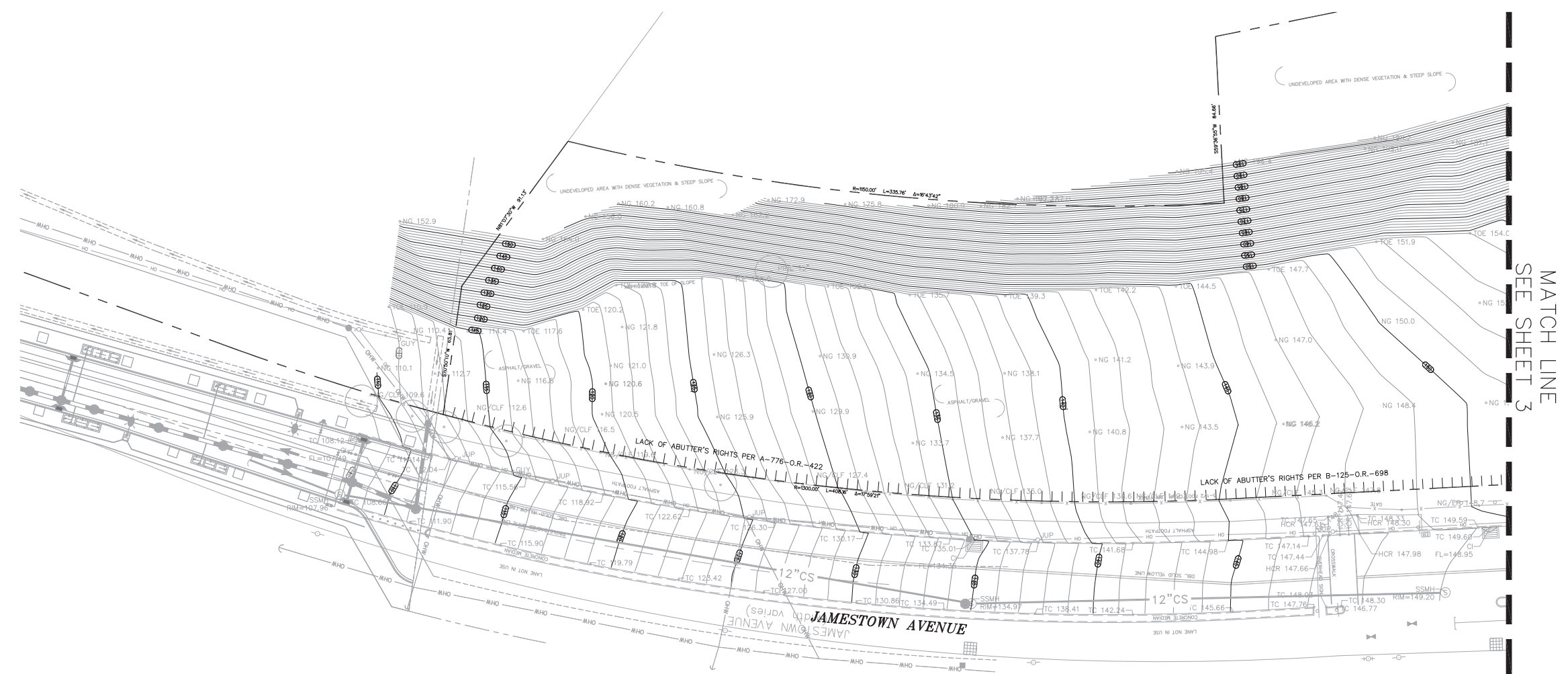
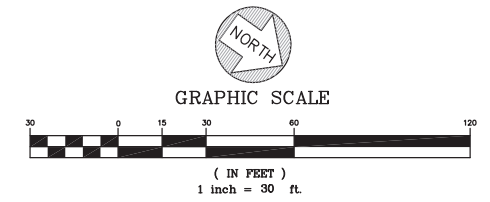
UTILITY NOTE
 THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM SURFACE OBSERVATION AND FACILITIES MAPS. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

EXISTING SITE SLOPE
 THE AVERAGE EXISTING ELEVATION OF THE SITE IS ELEVATION 148. THE AVERAGE SLOPE OF EXISTING SITE IS 25% WITH 57% OF THE SITE HAVING AN EXISTING SLOPE LESS THAN 10%.

SURVEY NOTE
 1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 2. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.

PROJECT BENCHMARK
 ELEVATION: 16.188 FEET
 DATUM: CGCS-VD13
 POINT I.D.: BM 10014
 DESCRIPTION: 1/2" DOMED STEEL ANCHOR PIN
 LOCATION: NORTHEAST CORNER OF HARNEY WAY @ EXECUTIVE PARK, IN CONCRETE CURB, 1' EASTERLY OF BEGINNING OF CURB RETURN, 0.3' RADIAL FROM FACE OF CURB.

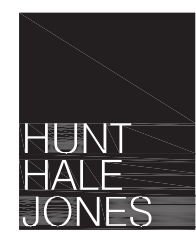
BASIS OF BEARINGS
 THE BEARING OF SOUTH 31°33'00" EAST (BASIS OF BEARINGS), FOR THE WESTERLY RIGHT-OF-WAY LINE OF JAMESTOWN AVENUE, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN PARCEL MAP BOOK 45, AT PAGE 10, SAN FRANCISCO COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.



MATCH LINE
SEE SHEET 3



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DESIGNED: LEK
 DRAWN: JKL
 CHECKED: JJT

EXISTING SITE CONDITIONS

SHEET 2 OF 14

SCALE: 1" = 30'
 DATE: 06.05.2020
 PROJECT: 275002
 SITE PERMIT APPLICATION

SYMBOLS

- ACCESSIBLE RAMP
- AREA LIGHT
- BACK FLOW PREVENTOR
- BENCHMARK
- ELECTRICAL BOX
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- GAS METER
- GAS VALVE
- GUY WIRE ANCHOR
- MONITORING WELL
- STORM DRAIN MANHOLE
- SEWER CLEANOUT
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- STREET SIGN
- JOINT UTILITY POLE
- STREET LIGHT
- STREET LIGHT BOX
- STORM DRAIN INLET
- SURVEY POINT W/ DESCRIPTION AND GRADE
- TREE WITH DRIPLINE

LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- AC ASPHALT CONCRETE
- BCF BACK FLOW PREVENTOR
- BOL BOLLARD
- BOW BACK OF WALK
- BRK BRICK
- C CONCRETE
- CI CURB INLET
- CMW CURB MASONRY WALL
- CONR CONCRETE
- DEC DECORATIVE
- DLT DAYLIGHT POINT OF GRADE
- DS DOWN SPOUT
- DR DRIVEWAY
- DOC DOCUMENT NUMBER
- EB ELECTRICAL BOX
- EP EDGE OF ASPHALT PAVEMENT
- FD FIRE DEPARTMENT CONNECTION
- FE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- FNS FENCE-HIGHT & TYPE NOTED
- GB GRADE BREAK
- GM GAS METER
- GUY GUY WIRE ANCHOR
- GV GAS VALVE
- HMB HOSE BOX
- HOR ACCESSIBLE RAMP
- HYD HIGH VOLTAGE UTILITY VAULT
- HYD FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- IFV FLOW LINE INVERT
- IPV JOINT UTILITY POLE
- LP LOW POINT OF GRADE
- LOW LOW POINT OF GRADE
- MH MANHOLE
- NG NATURAL GROUND
- OFFICIAL RECORDS, SANTA CLARA CO.
- PLS PLS REPORT
- RF R.F. REPORT
- SCS SANITARY SEWER CLEAN OUT
- SDM STORM DRAINAGE MANHOLE
- SLITE STREET LIGHT
- SSM SANITARY SEWER MANHOLE
- SQ SQUARE FEET
- SW SIDEWALK
- T 22" TREE W/ 22" DIAMETER TRUNK
- TC TOP OF CURB AT FACE
- TC VALLEY CUTTER
- TC WATER METER
- TC WOOD RETAINING WALL
- TC WATER METER
- TC WATER VALVE

LINE TYPES

BOUNDARY LINES

- CENTERLINE
- EASEMENT
- PROPERTY LINE
- STREET RIGHT-OF-WAY
- SUBJECT PROPERTY BOUNDARY

EXISTING UTILITY LINES

- GAS LINE
- UNDERGROUND ELECTRICAL
- OVERHEAD UTILITY LINES
- SEWER LINE
- STORM LINE
- TELECOMMUNICATIONS LINE
- WATER LINE

MISCELLANEOUS LINES

- FENCE LINE - HEIGHT NOTED
- CURB AND GUTTER
- STRIPING
- WALL
- CONTOUR LINE - MAJOR INTERVAL
- CONTOUR LINE - MINOR INTERVAL
- BUILDING FOOTPRINT
- CONCRETE
- CONCRETE GRADE BREAK

UTILITY NOTE

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SURVEY NOTE

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- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.

PROJECT BENCHMARK

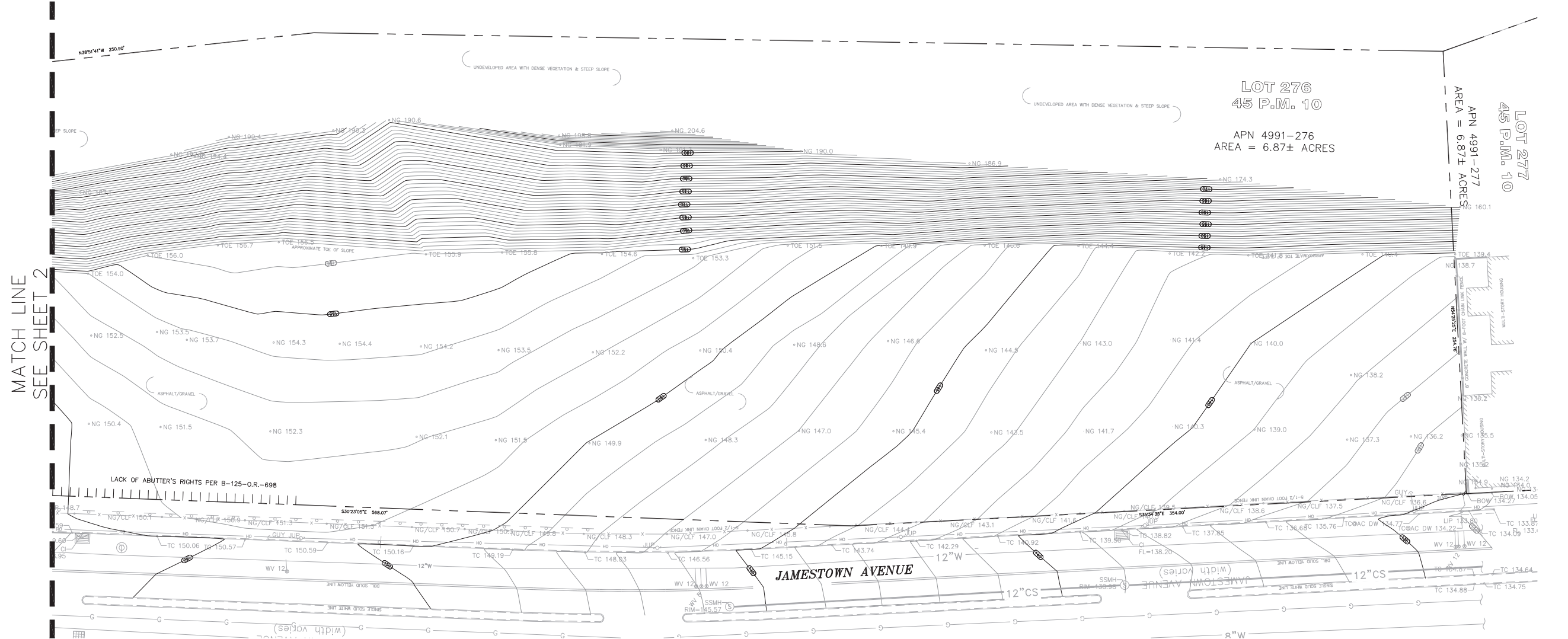
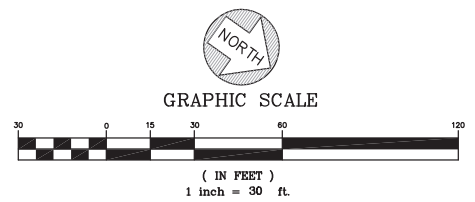
ELEVATION: 16.188 FEET
 DATUM: CGSF-1013
 POINT I.D.: BM 10514
 DESCRIPTION: 1/2" DOMED STEEL ANCHOR PIN
 LOCATION: NORTHEAST CORNER OF HARNEY WAY @ EXECUTIVE PARK, IN CONCRETE CURB, 1' EASTERLY OF BEGINNING OF CURB RETURN, 0.3' RADIAL FROM FACE OF CURB.

BASIS OF BEARINGS

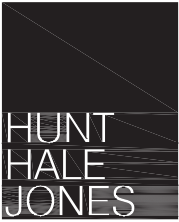
THE BEARING OF SOUTH 31°33'00" EAST (BASIS OF BEARINGS), FOR THE WESTERLY RIGHT-OF-WAY LINE OF JAMESTOWN AVENUE, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN PARCEL MAP BOOK 45, AT PAGE 10, SAN FRANCISCO COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

EXISTING SITE SLOPE

THE AVERAGE EXISTING ELEVATION OF THE SITE IS ELEVATION 149. THE AVERAGE SLOPE OF EXISTING SITE IS 25% WITH 57% OF THE SITE HAVING AN EXISTING SLOPE LESS THAN 10%.



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DESIGNED: LEK
 DRAWN: JKL
 CHECKED: JTT

EXISTING SITE CONDITIONS

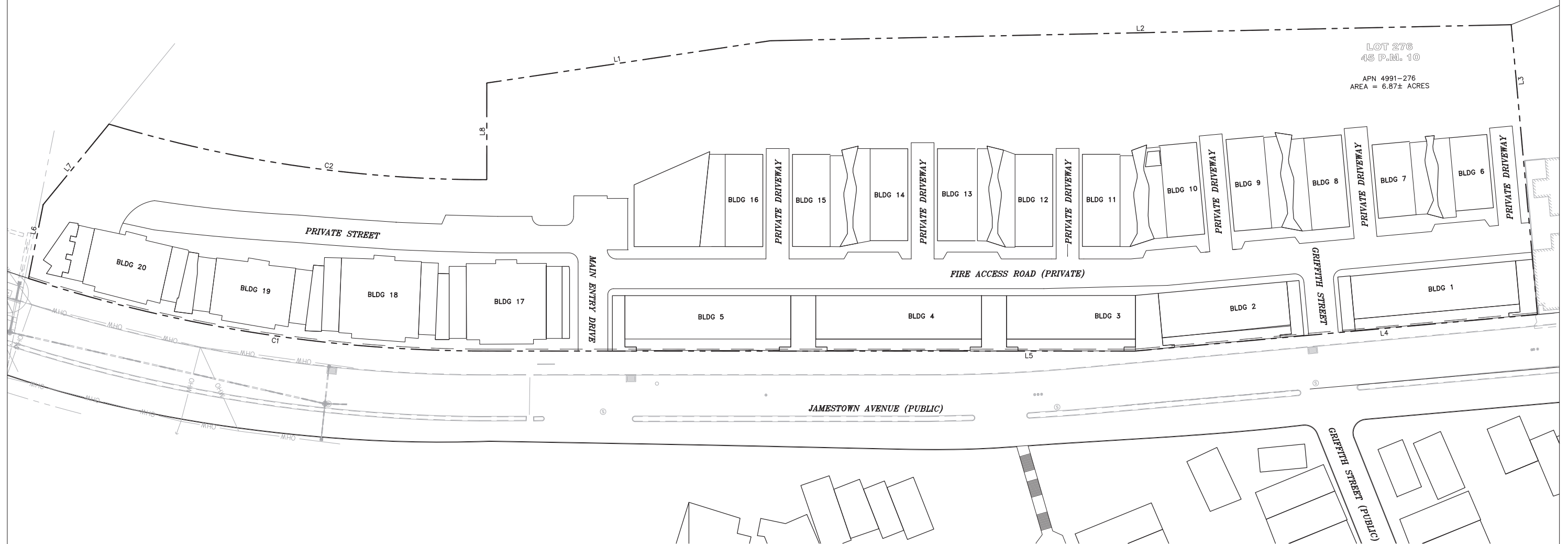
SHEET 3 OF 14

SCALE: 1" = 30'
 DATE: 06.05.2020
 PROJECT: 275002
 SITE PERMIT APPLICATION

- LEGEND**
- PROPOSED LOT BOUNDARY
 - PROPOSED IMPROVEMENTS
 - C# CURVE NUMBER
 - L## LINE NUMBER
 - BLDG # BUILDING NUMBER

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	250.90	N38°51'41"W
L2	649.56	N31°37'46"W
L3	254.76	N54°25'25"E
L4	354.00	S35°34'35"E
L5	568.07	S30°23'05"E
L6	65.81	S70°50'10"W
L7	91.13	N81°07'30"W
L8	84.66	S59°36'55"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	408.16	1300.00	17°59'21"
C2	335.76	1150.00	16°43'42"



LOT 276
45 P.M.L. 10
APN 4991-276
AREA = 6.87± ACRES



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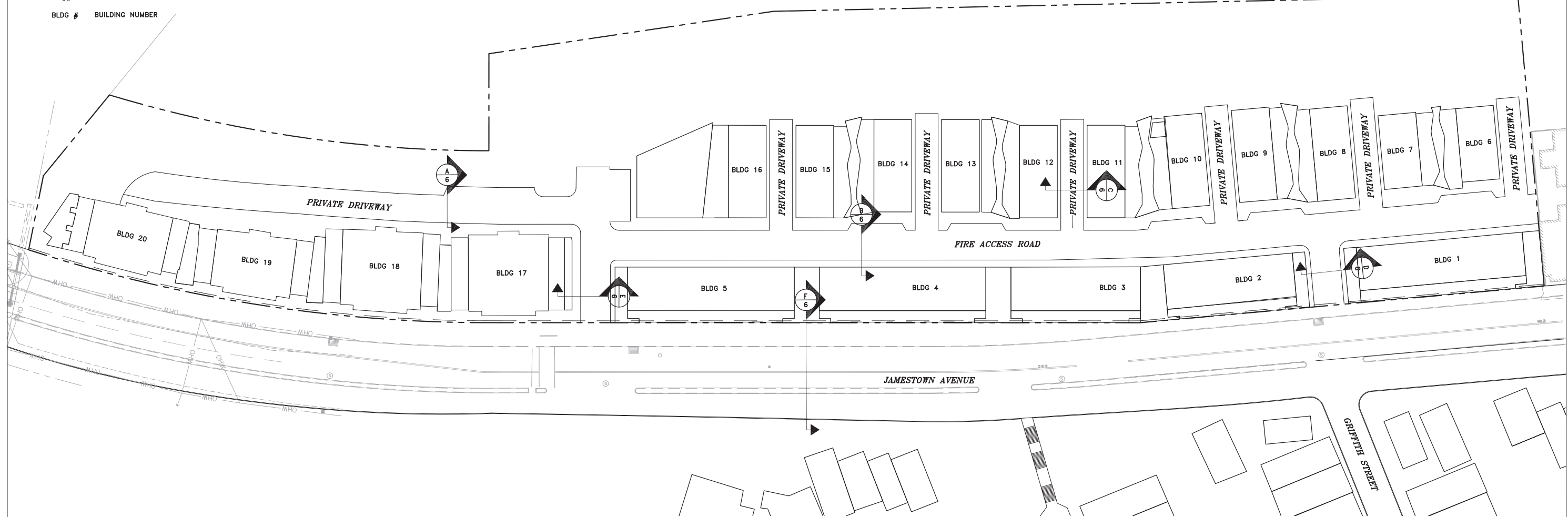
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PROPOSED PARCELIZATION

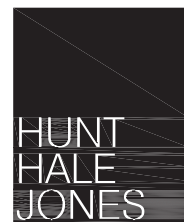
SHEET 4 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

- LEGEND**
- PROPOSED LOT BOUNDARY
 - PROPOSED IMPROVEMENTS
 - C# CURVE NUMBER
 - L## LINE NUMBER
 - BLDG # BUILDING NUMBER



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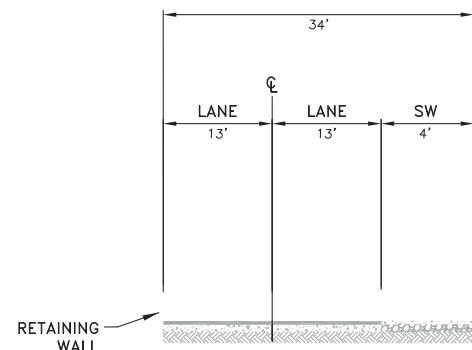
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DESIGNED: LEK
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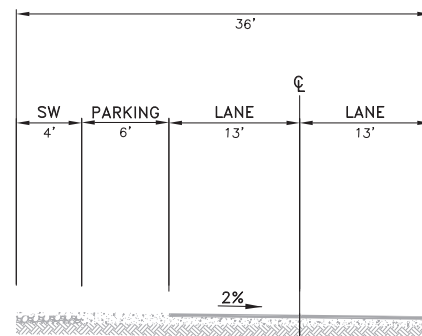
STREET IMPROVEMENTS

SHEET 5 OF 14

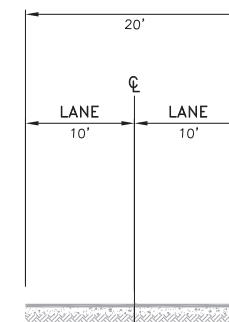
SCALE: 1" = 40'
 DATE: 06.05.2020
 PROJECT: 275002
 SITE PERMIT APPLICATION



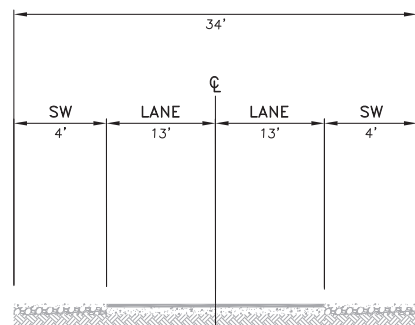
Ⓐ PRIVATE STREET



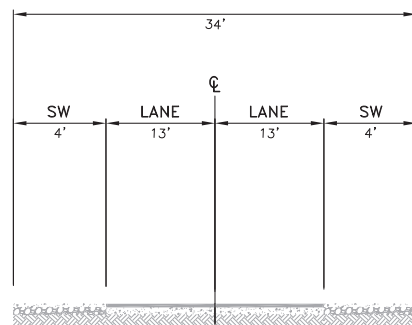
Ⓑ FIRE ACCESS ROAD



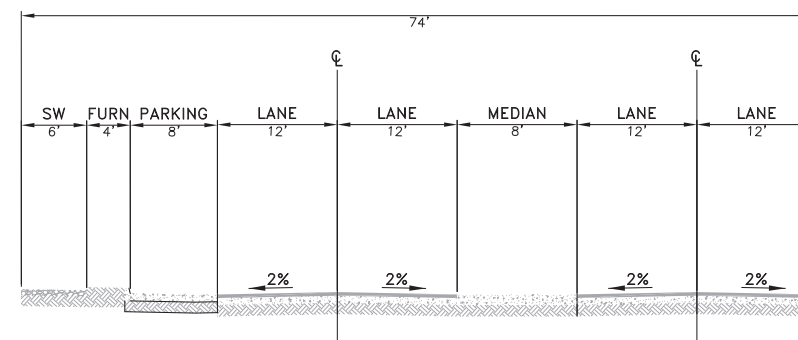
Ⓒ PRIVATE DRIVEWAY



Ⓓ NORTH ENTRY



Ⓔ SOUTH ENTRY



Ⓕ JAMESTOWN AVENUE



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STREET CROSS SECTIONS

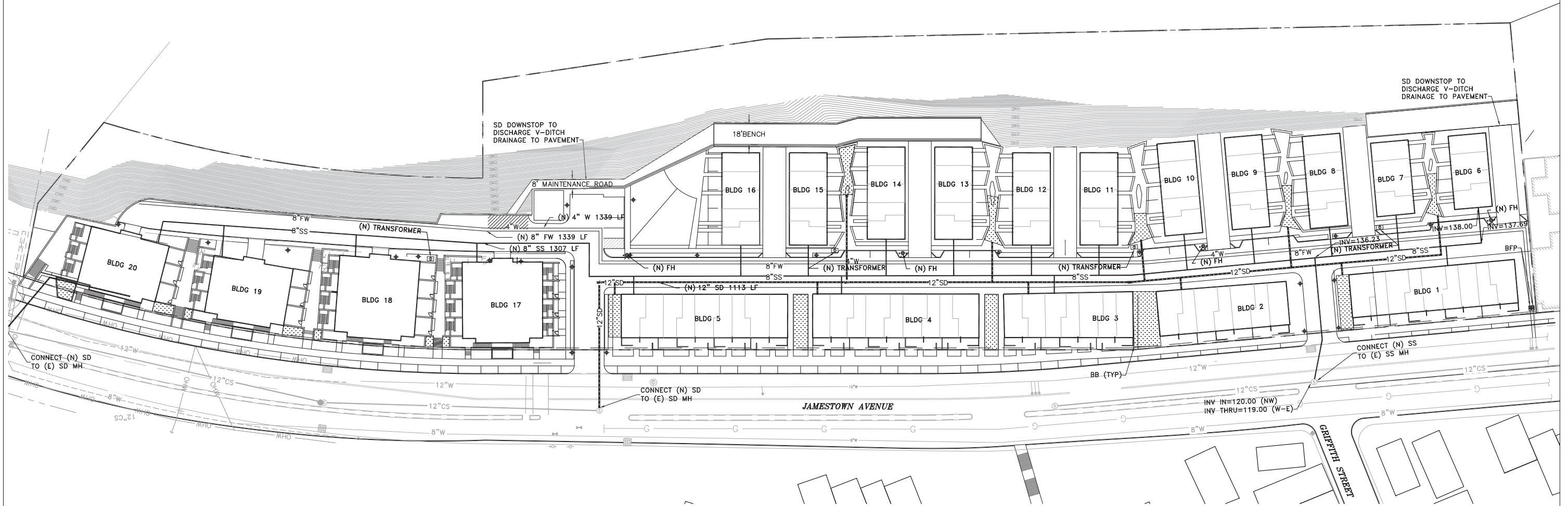
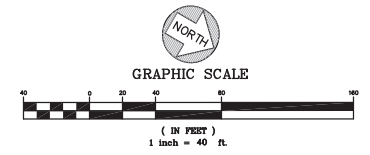
SHEET 6 OF 14

SCALE: NTS
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

LEGEND	
---	PROPERTY LINE
---	CENTER LINE
SS	SANITARY SEWER
SD	STORM DRAIN
FW	FIRE WATER
W	WATER
---	BUILDING PAD ELEVATION
■	PROPOSED BIORETENTION
⊕	FIRE HYDRANT
⊞	TRANSFORMER
■	BACKFLOW PREVENTER
⊕	STORM DRAIN MANHOLE
⊞	WATER METER
⊕	WATER VALVE

ABBREVIATIONS	
BB	BIORETENTION BASIN
BFP	BACK FLOW PREVENTER
BMP	BEST MANAGEMENT PRACTICES
BLDG	BUILDING
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
FW	FIRE WATER
INV	INVERT
MH	MANHOLE
(N)	NEW
(TYP)	TYPICAL
SS	SANITARY SEWER
W	WATER

- NOTES**
- EXISTING SURFACE FEATURES WERE OBTAIN FROM TOPOGRAPHIC SURVEY DATED SEPTEMBER 7, 2018.
 - INVERT ELEVATIONS REFLECT AS-BUILT RECEIVED BY SAN FRANCISCO PUBLIC UTILITIES COMMISSION, EXTENSION OF JAMESTOWN AVENUE GILROY ST. TO HUNTERS PT. SERV. ROAD, DATED JUNE 24, 1958.
 - 8" AND 12" POTABLE WATER LINE REFLECT AS-BUILTS RECEIVED BY SAN FRANCISCO WATER DEPARTMENT DATED JUNE 11, 2018
 - GAS LINE REFLECT AS-BUILTS RECEIVED BY PG&E DATED JUNE 15, 2018
 - TELECOMMUNICATION LINE REFLECT AS-BUILTS SHEET 153-154 RECEIVED BY AT&T DATED, NOVEMBER 8, 2000.
 - ELECTRIC TRANSFORMERS ARE ABOVE GRADE.
 - PER FIELD FLOW TEST PERFORMED BY SFPUC, THE AVAILABLE STATIC PRESSURE IS 39 PSI, THE AVAILABLE RESIDUAL PRESSURE IS 30 PSI, AND THE FLOW IS 200 GPM FROM THE EXISTING 8-INCH MAIN ON JAMESTOWN.



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UTILITY PLAN
SHEET 7 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

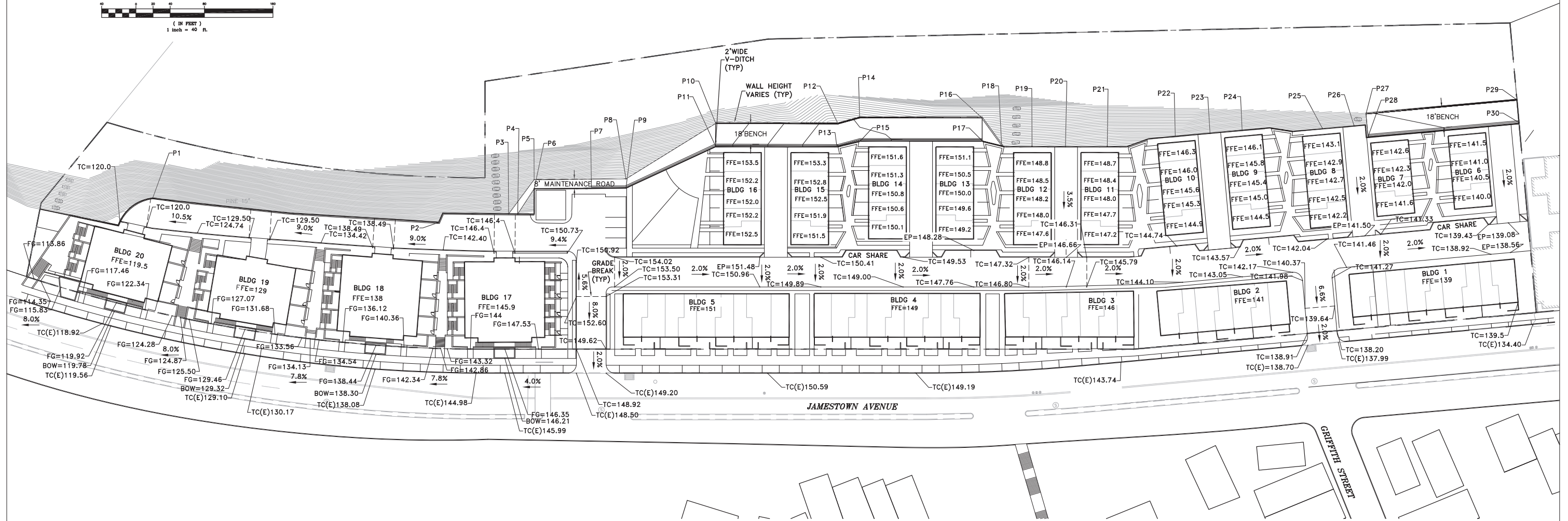
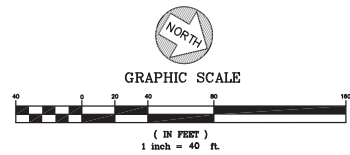
- LEGEND**
- PROPERTY LINE
 - CENTER
 - CURB
 - TC 121.74 SURFACE ELEVATION
 - FFE=100.0 AVERAGE SLAB ELEVATIONS
 - BUILDING PAD BOUNDARY
 - (150) EXISTING 1FT CONTOURS
 - DRAIN STRUCTURE
 - GRADE BREAK

- ABBREVIATIONS**
- EP EDGE OF PAVEMENT
 - (E) EXISTING
 - (N) NEW
 - SF SQUARE FEET
 - TC TOP OF CURB
 - BMP BEST MANAGEMENT PRACTICE (BIORETENTION)
 - (TYP) TYPICAL
 - BW BOTTOM OF WALL
 - TW TOP OF WALL
 - WH WALL HEIGHT

CUT AND FILL CALCULATIONS
 PROPOSED TOTAL CUT = 7,451 CUBIC YARDS
 PROPOSED TOTAL FILL = 3,417 CUBIC YARDS
 NET TOTAL CUT = 4,034 CUBIC YARDS

WALL ELEVATION DATA TABLE			
POINT NO.	TW	BW	WH
P1	131.00	128.00	3.00
P2	145.00	145.00	0.00
P3	150.00	147.00	2.00
P4	149.50	147.00	2.00
P5	173.50	148.39	25.11
P6	167.00	148.23	18.77
P7	162.50	153.64	8.86
P8	168.50	155.09	13.41
P9	163.00	154.93	14.39
P10	191.50	177.90	13.60
P11	177.00	153.50	23.50
P12	178.50	170.90	7.60
P13	170.00	153.50	16.50
P14	182.50	172.40	10.10
P15	171.50	152.50	19.00

WALL ELEVATION DATA TABLE			
POINT NO.	TW	BW	WH
P16	186.50	173.90	12.60
P17	173.50	152.00	21.50
P18	169.00	149.30	19.60
P19	167.00	148.80	18.20
P20	165.00	148.75	16.25
P21	163.00	148.70	14.30
P22	169.00	146.30	22.70
P23	168.00	146.20	21.80
P24	168.00	146.10	21.90
P25	165.00	143.10	21.90
P26	165.50	143.41	22.09
P27	173.50	159.90	13.60
P28	159.00	143.60	15.40
P29	174.50	161.90	12.60
P30	161.00	141.50	19.50



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GRADING PLAN
 SHEET 8 OF 14

SCALE: 1" = 40'
 DATE: 06.26.2020
 PROJECT: 275002
 SITE PERMIT APPLICATION

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- BUILDING PAD BOUNDARY
- DRAINAGE MANAGEMENT AREA
- ← SD SCHEMATIC PIPE WITH FLOW DIRECTION
- ROOF SLOPE BRAKE LINE
- ▨ PROPOSED BIORETENTION BASIN
- SURFACE FLOW
- ROOF DISCHARGE TO BIORETENTION BASIN

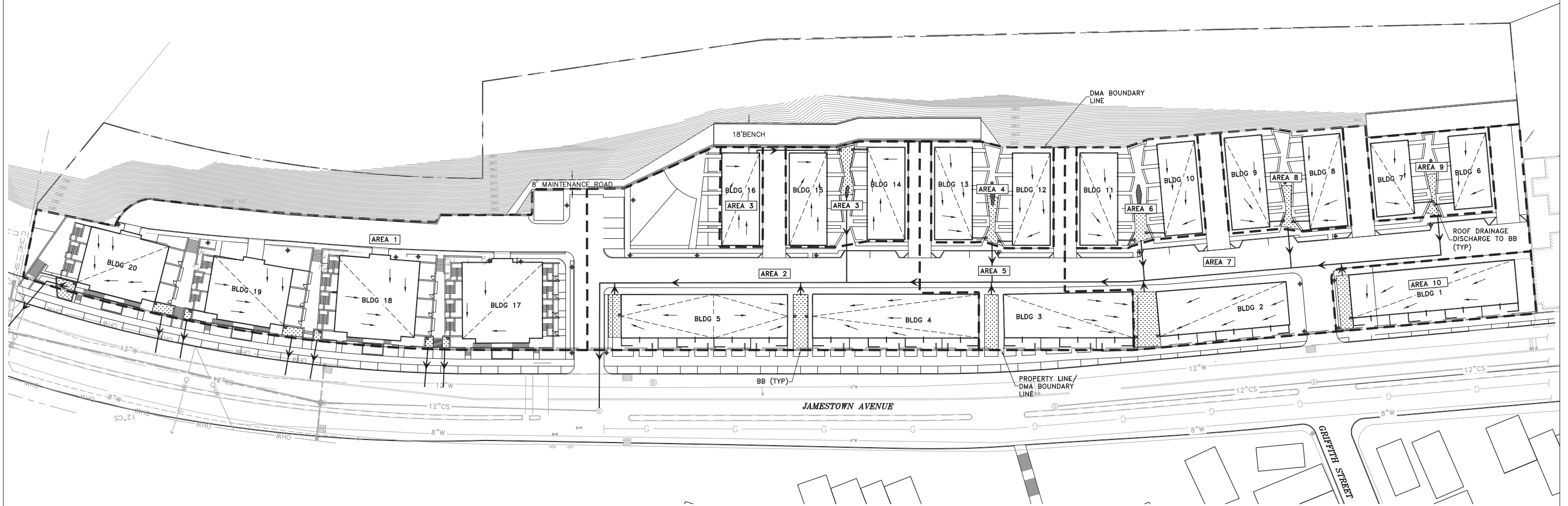
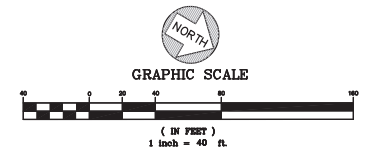
ABBREVIATIONS

- BB BIORETENTION BASIN
- BMP BEST MANAGEMENT PRACTICE (BIORETENTION)
- DMA DRAINAGE MANAGEMENT AREA
- (SF) SQUARE FEET
- (TYP) TYPICAL

NOTES

1. THIS STORM WATER MANAGEMENT PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE.
2. TABLE IS NOT UPDATED TO CURRENT PLAN SHOWN.

STORMWATER CALCULATIONS				
DMA BOUNDARY	AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP REQUIRED (SF)
AREA 1	41,057	39,358	1,699	1,200
AREA 2	41,169	39,803	1,366	1,235
AREA 3	10,882	10,594	288	329
AREA 4	9,422	9,111	311	283
AREA 5	7,592	6,678	914	227
AREA 6	9,767	9,458	309	293
AREA 7	29,600	28,608	992	888
AREA 8	9,383	9,099	284	281
AREA 9	7,864	7,616	248	236
AREA 10	9,520	8,994	526	286



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STORM WATER MANAGEMENT PLAN

SHEET 9 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

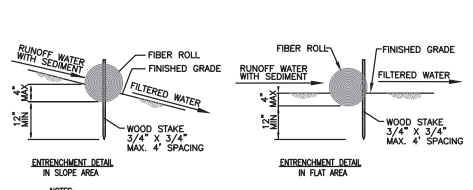
LEGEND

---	PROPERTY LINE
---	CENTER LINE
○	FIBER ROLL
▨	STABILIZED CONSTRUCTION ENTRANCE/EXIT
■	INLET CAPTURE BAG

ABBREVIATIONS

BFP	BEST MANAGEMENT PRACTICES
BMP	BACK FLOW PREVENTER
BLDG	BUILDING
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
INV	INVERT
MH	MANHOLE
(N)	NEW
(TYP)	TYPICAL

(150)

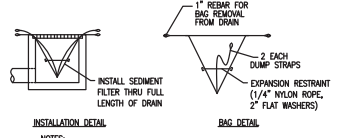


- NOTES**
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP.
 2. ADJACENT ROLLS SHALL TIGHTLY ABUT AND STAKES PLACED AT THE ENDS IN ORDER TO PREVENT "GAPS FROM OPENING BETWEEN THE ROLLS.
 3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 4. EXACT LOCATION OF FIBER ROLL INSTALLATION FOR EACH SITE SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.

1 FIBER ROLL DETAIL
SCALE: NO SCALE

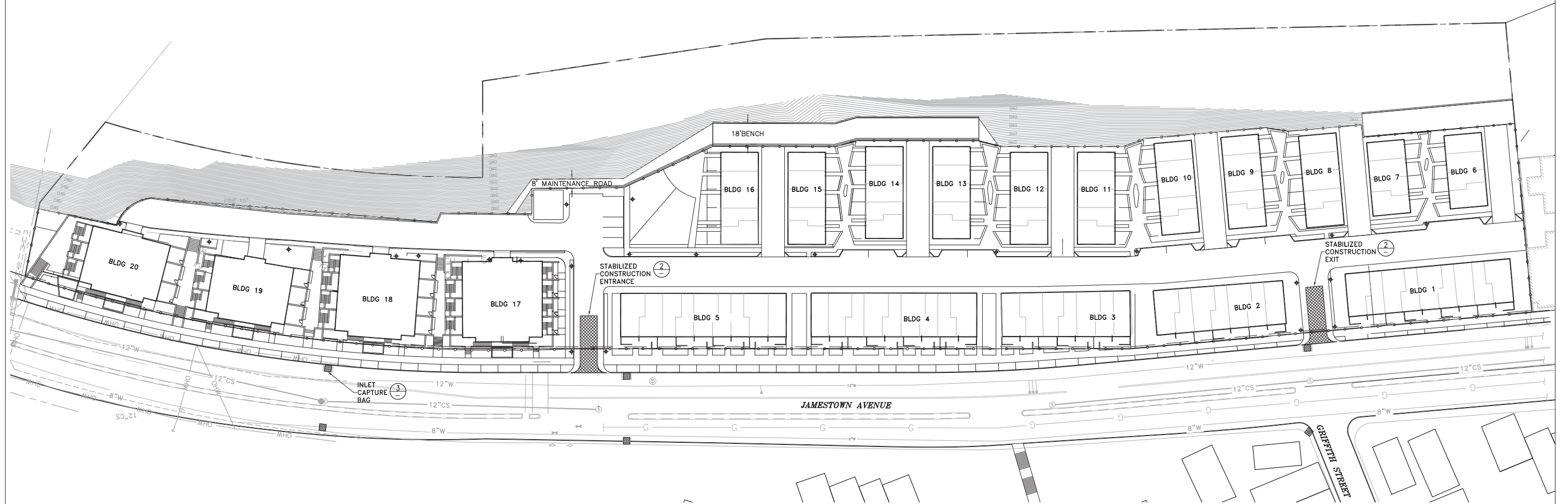
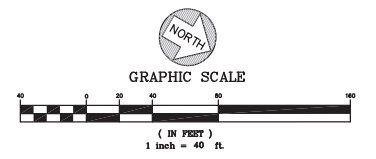
- NOTES**
1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" (76 MM TO 102 MM) WASHED, WELL-GRADED GRAVEL OR CRUSHED ROCK. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 6 INCHES (150 MM).
 2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50 FEET (15 METERS). WIDTH SHALL BE A MIN. OF 15 FT (4.5 METERS) OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI TO COVER ENTIRE ENTRANCE. ALL VEHICLES LEAVING SITE SHALL REMAIN COMPLETELY ON "STABILIZED ENTRANCE" PRIOR TO ENTERING PAVED RIGHT OF WAY.
 3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS IS SPECIFIED IN NOTE 1. PERIODIC ROLLING COMPACTION OF THE ENTRANCE SHALL BE PERFORMED TO MAINTAIN CONSOLIDATION OF THE ROCK AND ENTRANCE THICKNESS.
 4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.
 5. LOCATIONS FOR ALTERNATE/ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE COVERED UNDER THE SHIPP.
 6. EXACT LOCATION OF STABILIZED CONSTRUCTION ENTRANCE SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND WILL BE DETERMINED BY THE CONTRACTOR BASED ON THEIR MEANS AND METHODS FOR CONSTRUCTING AND CONTROLLING THE SITE.

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NO SCALE

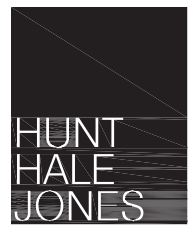


- NOTES**
1. SEDIMENT FILTERS SHALL BE INSPECTED REGULARLY THROUGHOUT THE COURSE OF CONSTRUCTION TO INSURE PROPER PLACEMENT AND CONDITION OF FILTER.
 2. DAMAGED OR PUNCTURED SEDIMENT FILTERS SHALL BE REPLACED IMMEDIATELY AND ALL CAPTURED SEDIMENT/DEBRIS SHALL BE PROPERLY DISPOSED OF.
 3. TYPE OF SEDIMENT BAG TO BE DETERMINED IN THE FIELD BY OWNER'S REPRESENTATIVE.
 4. EXACT LOCATION OF INLET CAPTURE BAG INSTALLATION FOR EACH SITE SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.

3 INLET CAPTURE BAG DETAIL
SCALE: NO SCALE



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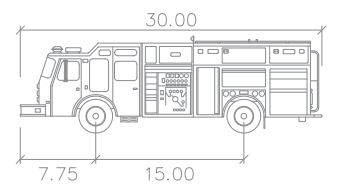
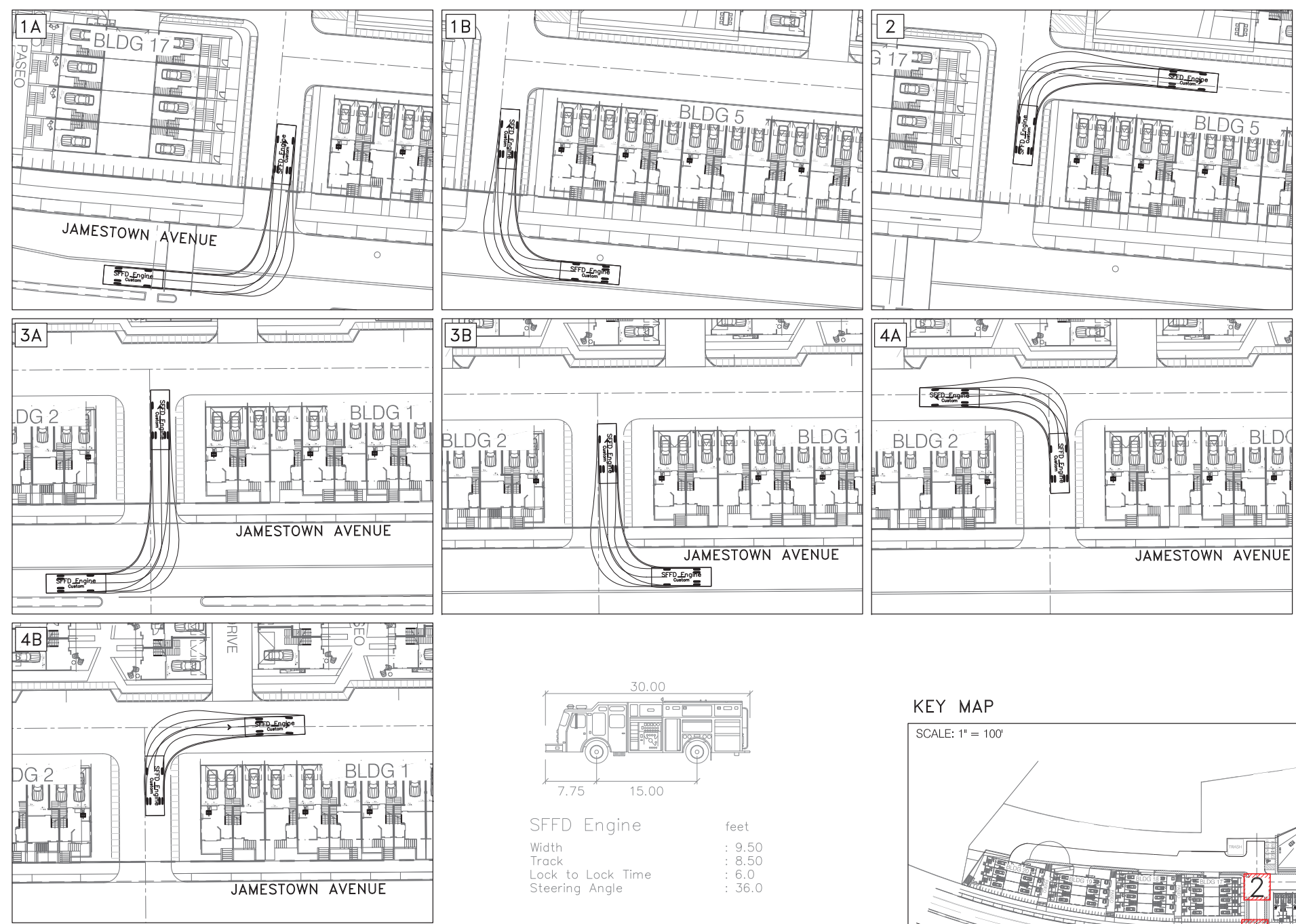
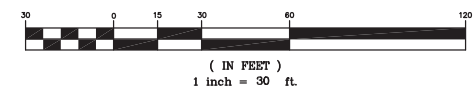
DESIGNED: LEK
DRAWN: JKL
CHECKED: JTT

EROSION CONTROL PLAN
SHEET 10 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION



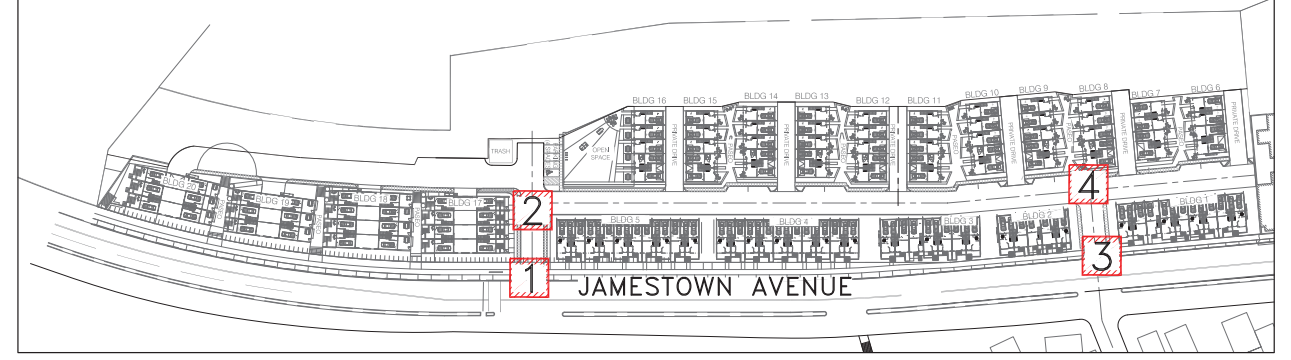
GRAPHIC SCALE



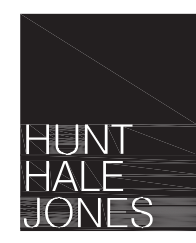
SFFD Engine	feet
Width	: 9.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

KEY MAP

SCALE: 1" = 100'



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SFFD ENGINE TRUCK ACCESS

SHEET 11 OF 14

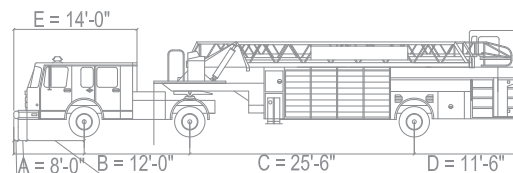
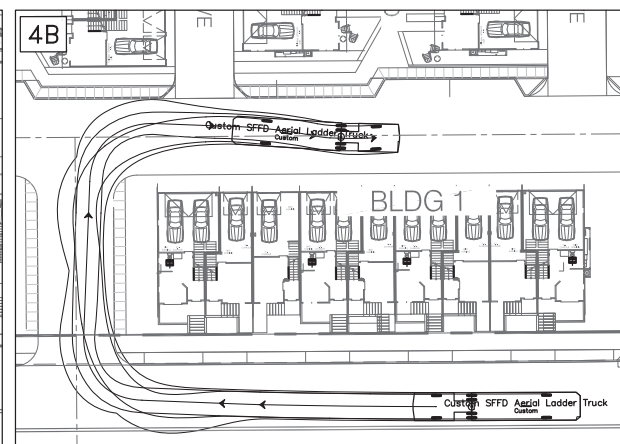
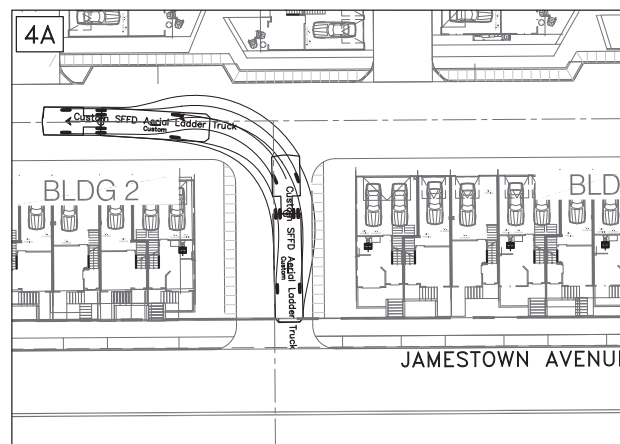
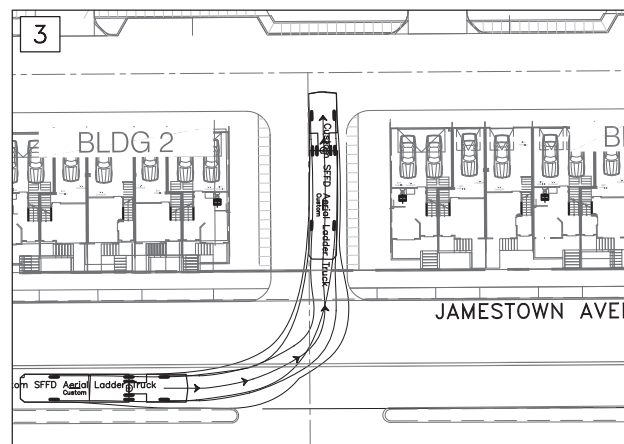
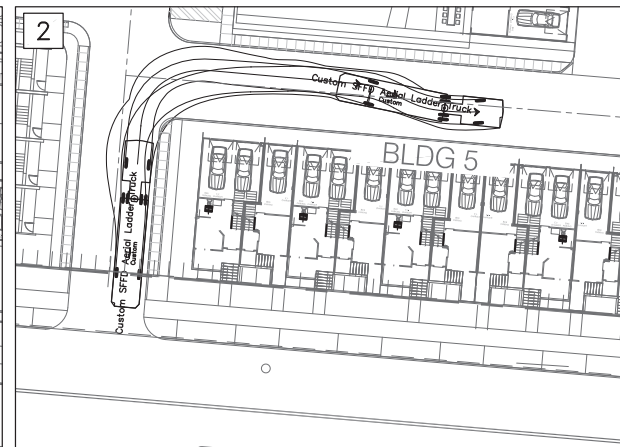
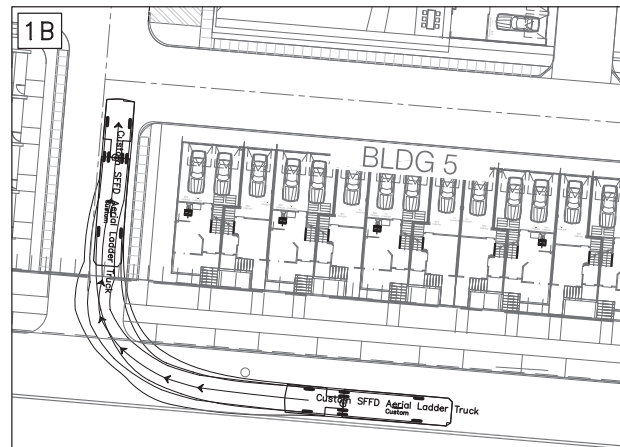
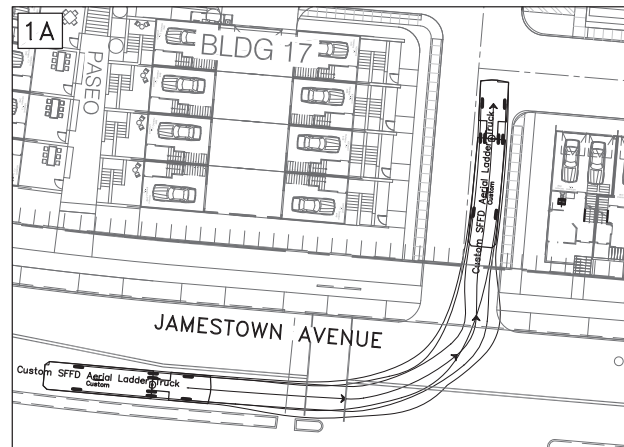
SCALE: 1" = 30'
 DATE: 06.05.2020
 PROJECT: 275002
 SITE PERMIT APPLICATION



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



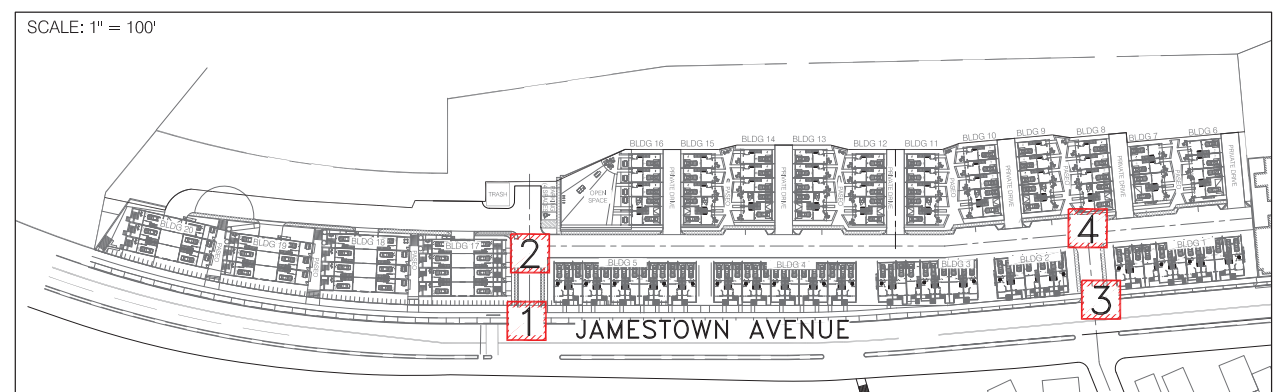
Note: Drawing presents a representation of an aerial fire truck design vehicle. The San Francisco Fire Department does not employ a vehicle with these dimensions in its fleet. Non-dimensioned elements are for illustrative purposes only.

Custom 57' SFFD Ladder Truck (DRAFT)

NAME	UNITS	
Tractor Body	8'-6"	Lock to Lock Time : 6s
Trailer Body	8'-6"	Steering Angle (SA) : 30 deg
Tractor Track Width	8'-6"	Articulating Angle (AA) : 64 deg
Trailer Track Width	8'-6"	Steering Linkage Data : AA SA
Tractor Body + Buffer (Wtract)	9'-6"	35, 30
Trailer Body + Buffer (Wtrail)	9'-6"	64, 30

KEY MAP

SCALE: 1" = 100'



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DESIGNED: LEK
DRAWN: JKL
CHECKED: JUT

SFFD LADDER TRUCK ACCESS

SHEET 12 OF 14

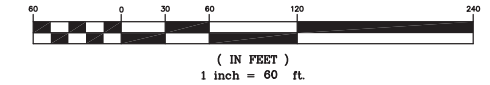
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DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

LEGEND

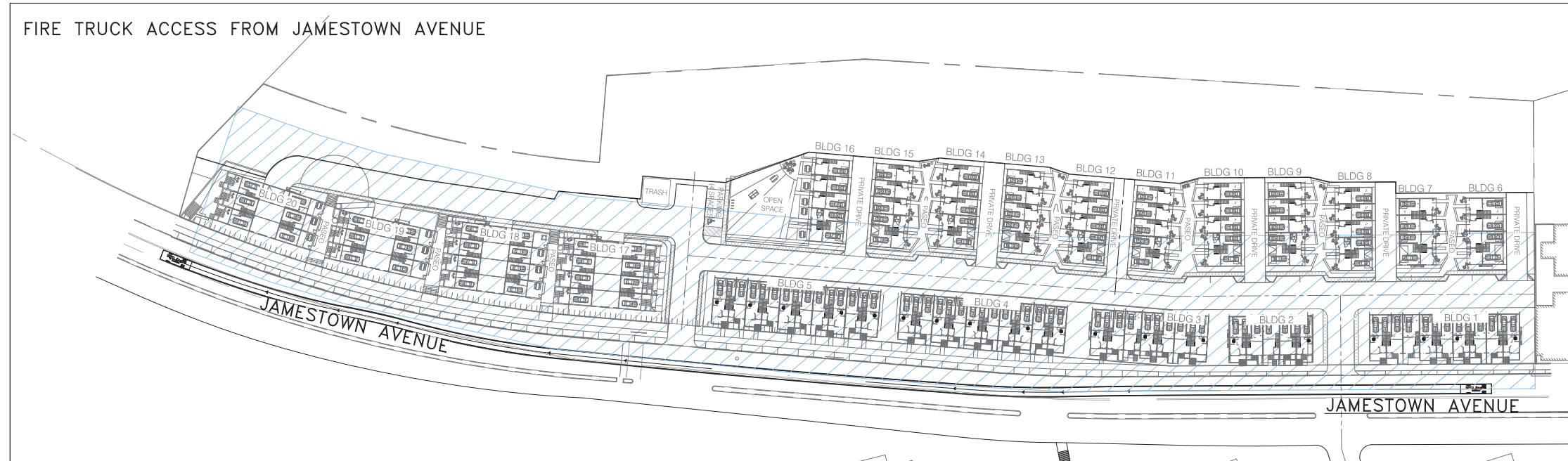
- PROPERTY LINE
- 150 FOOT RADIUS AROUND FIRE TRUCK



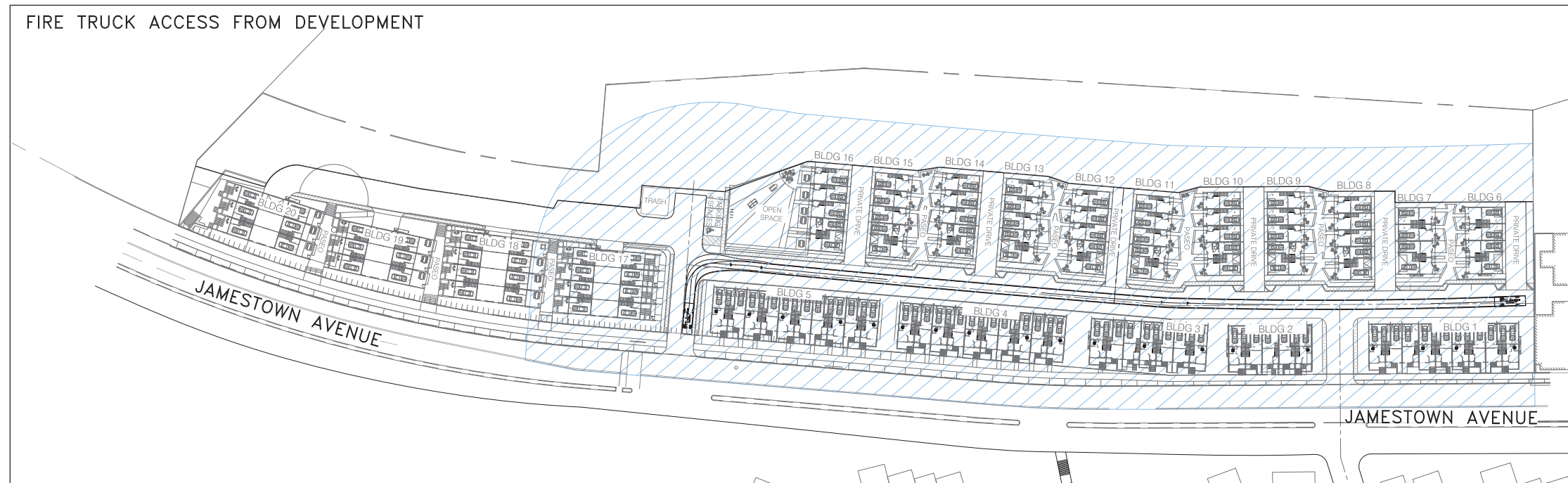
GRAPHIC SCALE



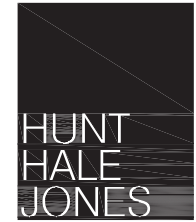
FIRE TRUCK ACCESS FROM JAMESTOWN AVENUE



FIRE TRUCK ACCESS FROM DEVELOPMENT



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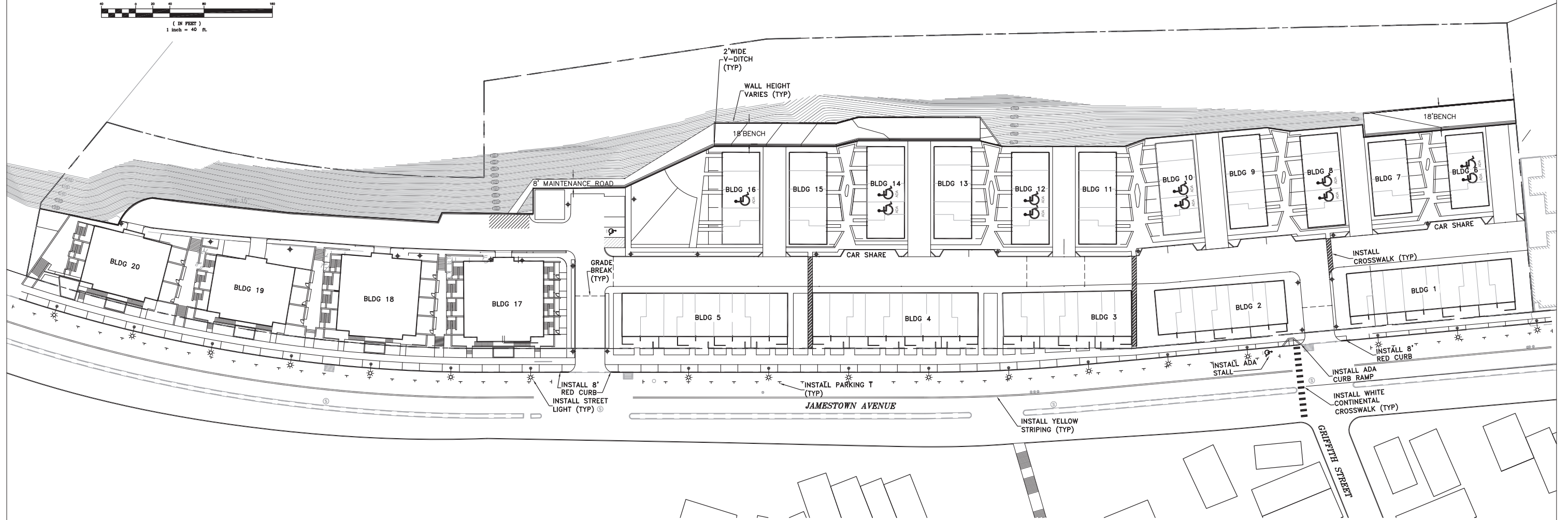
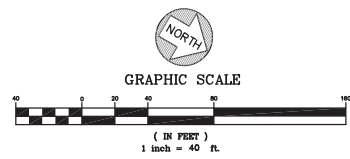
DESIGNED: LEK
DRAWN: JKL
CHECKED: JTT

SFFD FIRE TRUCK ACCESS

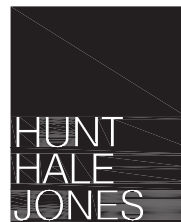
SHEET 13 OF 14

SCALE: 1" = 60'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

LEGEND	
	NEW PARKING T
	NEW YELLOW STRIPING
	NEW RED CURB
	NEW STREET LIGHT
	NEW CROSS WALK



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DESIGNED: LEK
DRAWN: JKL
CHECKED: JJT

PARKING AND STRIPING PLAN

SHEET 14 OF 14

SCALE: 1" = 40'

DATE: 06.05.2020

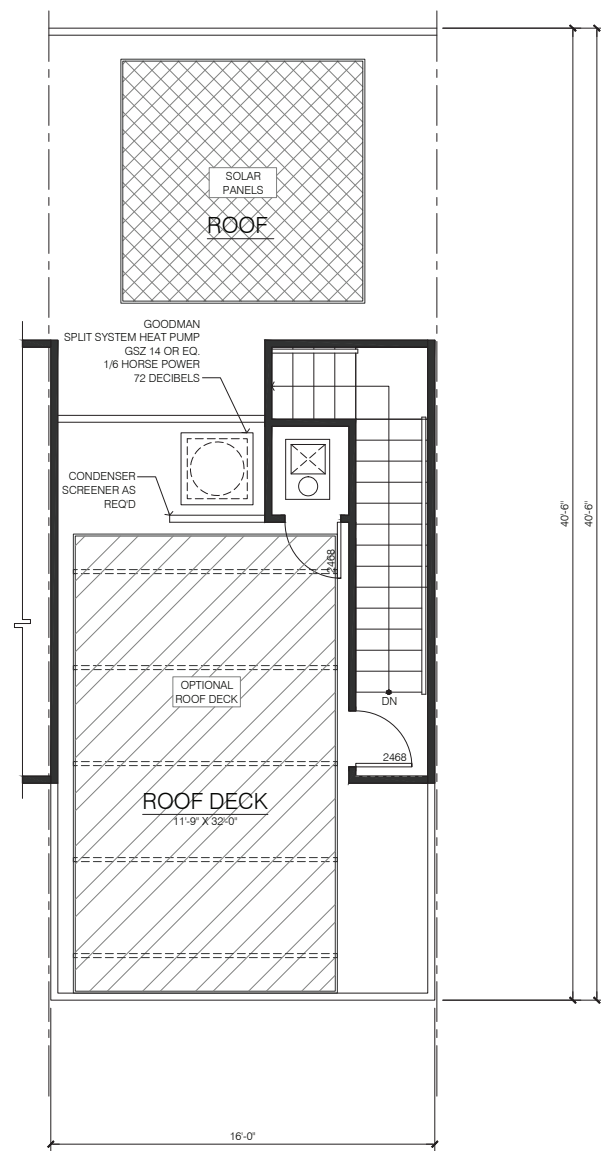
PROJECT: 275002

SITE PERMIT APPLICATION



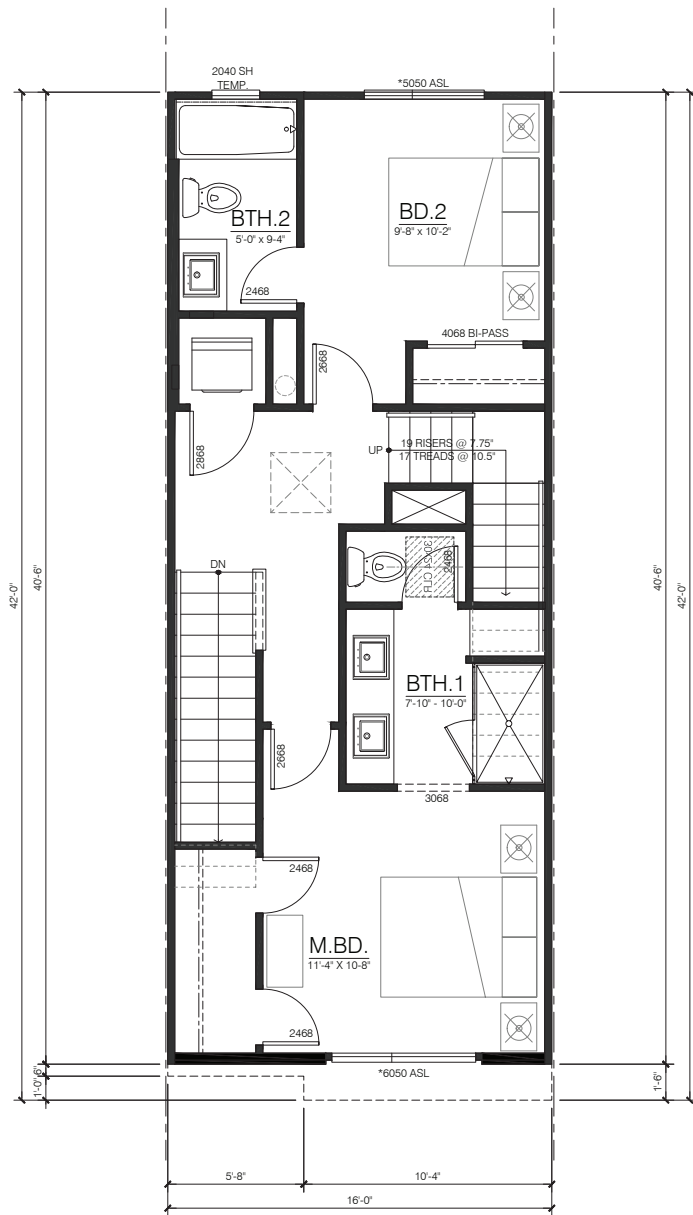
PART VI

UNIT PLANS



ROOF DECK PLAN

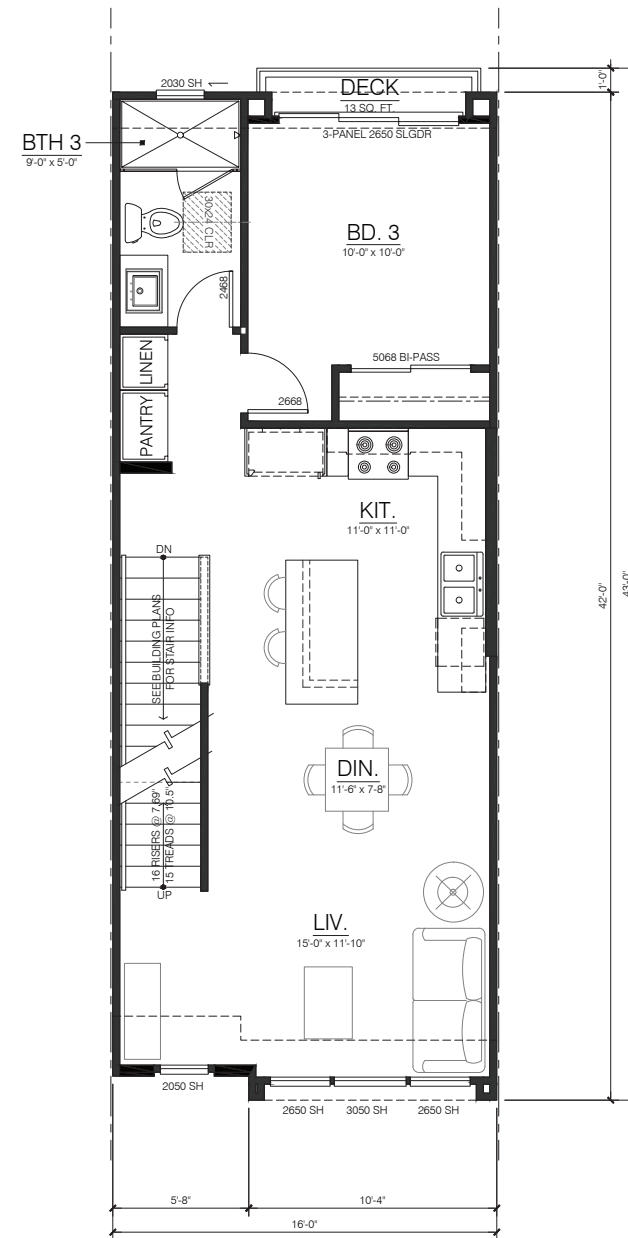
PLAN 1
 ROOF DECK: 280 SQ. FT.
 TOTAL ROOF AREA: 648 SQ. FT.
 SOLAR ROOF AREA: 100 SQ. FT.



GENERAL NOTE:
 RECESS WINDOWS FACING
 JAMESTOWN @ STUCCO

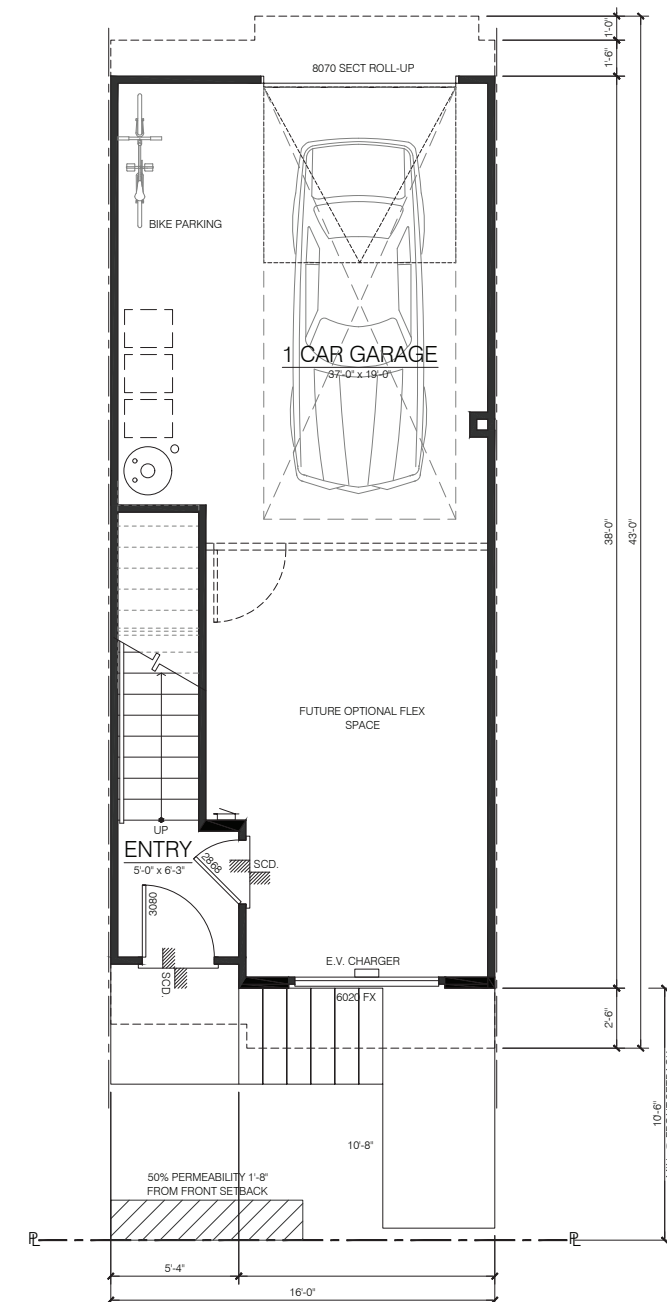
UPPER FLOOR PLAN

PLAN 1
 UPPER LIVING: 607 SQ. FT.



MAIN FLOOR PLAN

PLAN 1
 MAIN LIVING: 658 SQ. FT.
 TOTAL LIVING: 1296 SQ. FT.
 DECK: 13 SQ. FT.



GROUND FLOOR PLAN

PLAN 1
 GROUND LIVING: 31 SQ. FT.
 GARAGE: 571 SQ. FT.



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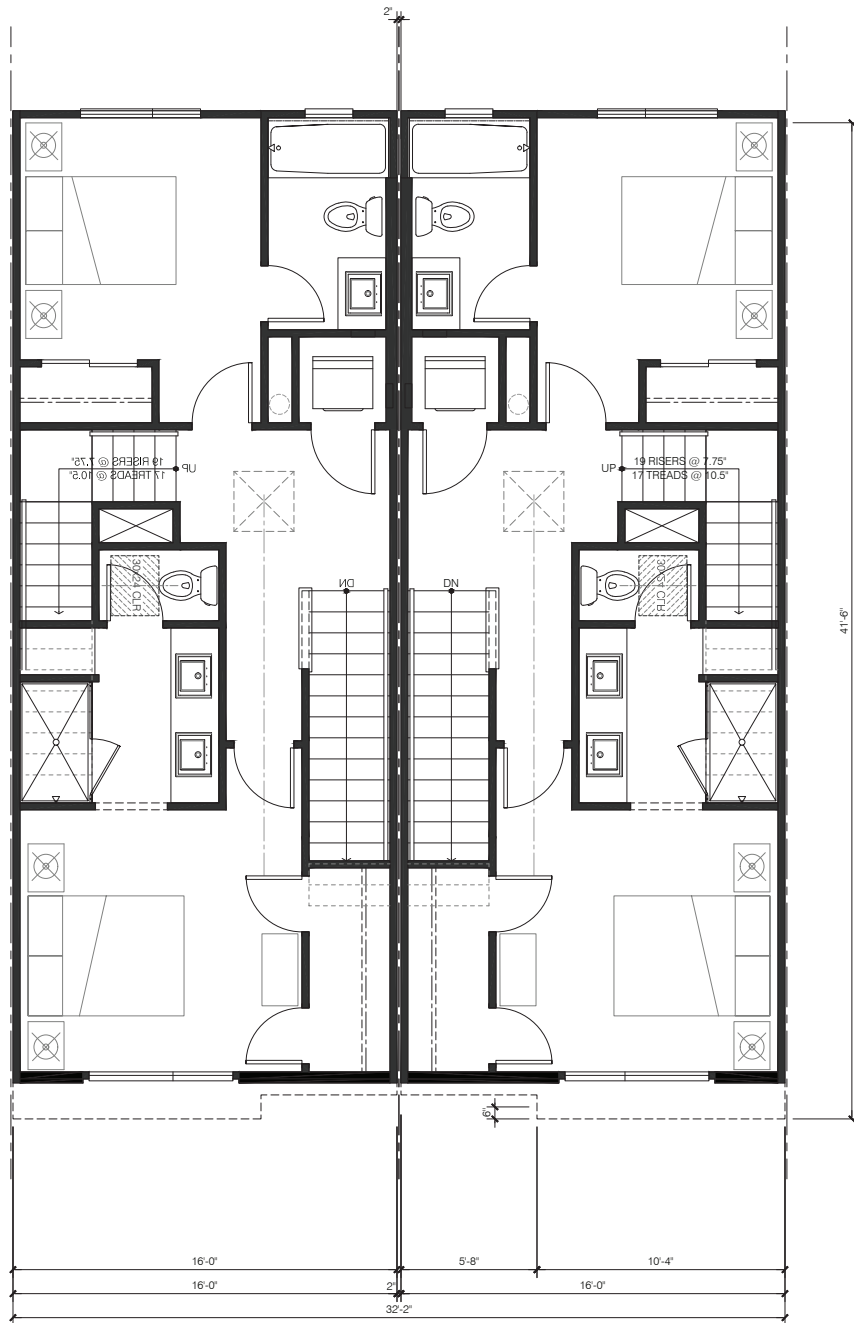
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PLAN 1 W/ ROOF DECK

A6.0

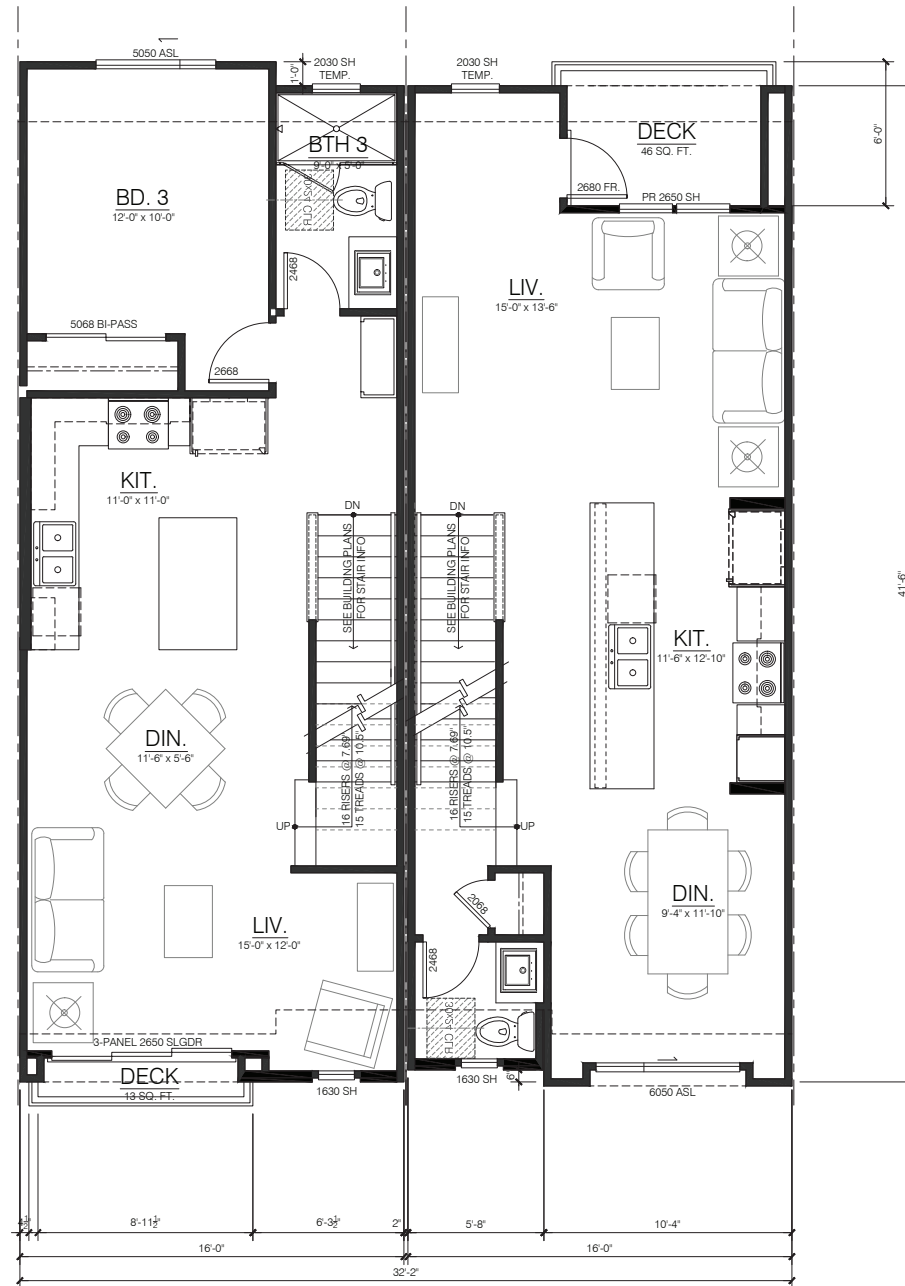
SCALE: 1/4"=1'-0"
 DATE: 06.25.2020
 PROJECT: 348001

PRELIMINARY PROJECT ASSESSMENT APPLICATION
 ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
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 RESUBMITTAL DATE: JUNE 25, 2020



UPPER FLOOR PLAN

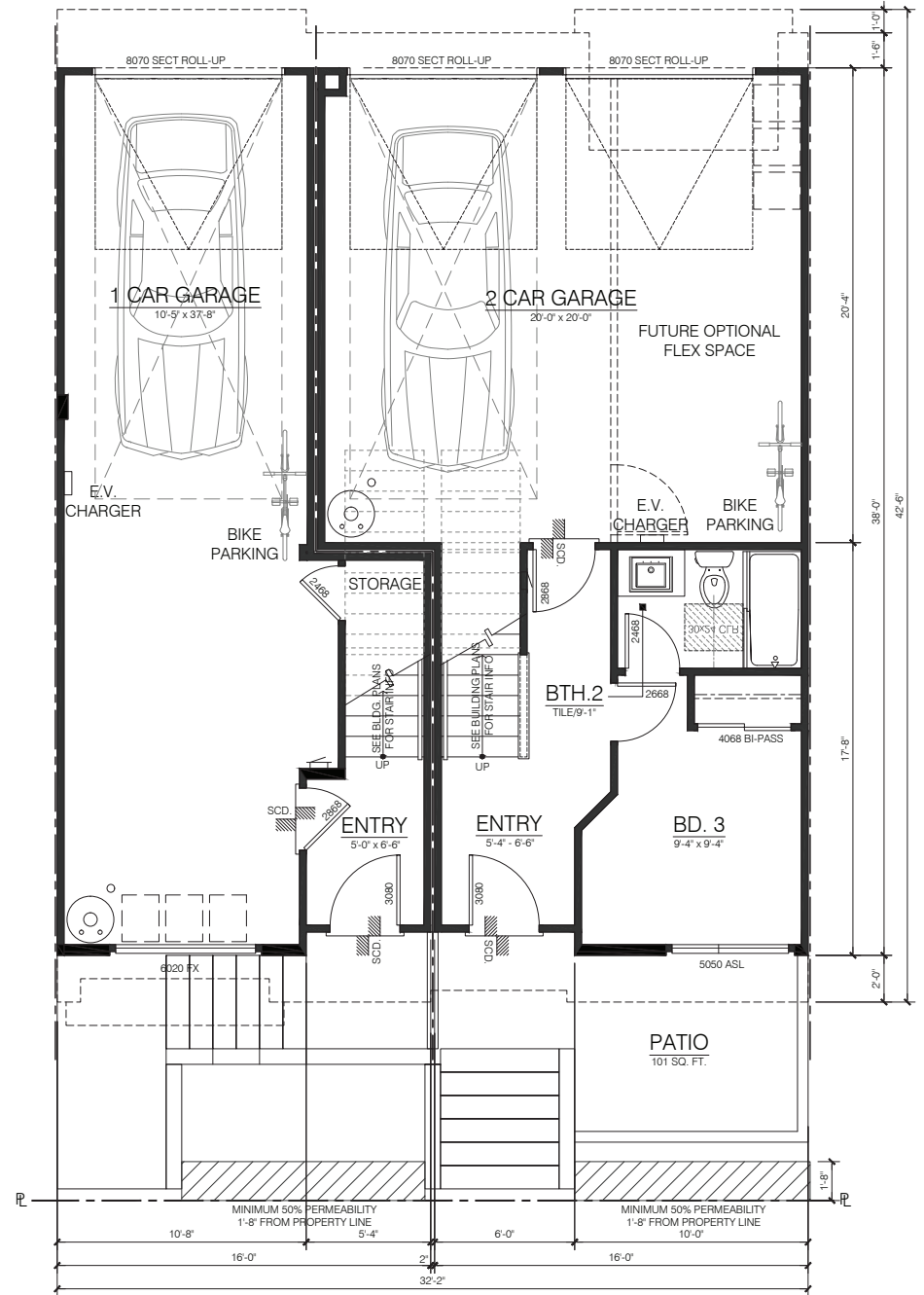
PLAN 2 - 3 INT
 PLAN 2 - UPPER LIVING: 619 SQ. FT. PLAN 3 - UPPER LIVING: 631 SQ. FT.



GENERAL NOTE:
 RECESS WINDOWS FACING
 JAMESTOWN @ STUCCO

MAIN FLOOR PLAN

PLAN 2 - 3 INT
 PLAN 2 - MAIN LIVING: 667 SQ. FT. PLAN 3 - MAIN LIVING: 620 SQ. FT.
 TOTAL LIVING: 1324 SQ. FT. TOTAL LIVING: 1527 SQ. FT.
 DECK: 13 SQ. FT. DECK: 46 SQ. FT.



GROUND FLOOR PLAN

PLAN 2 - 3 - INT
 PLAN 2 - GROUND LIVING: 38 SQ. FT. PLAN 3 - OPT. A - GROUND LIVING: 277 SQ. FT.
 GARAGE: 460 SQ. FT. GARAGE: 428 SQ. FT.
 PATIO: PATIO: 101 SQ. FT.



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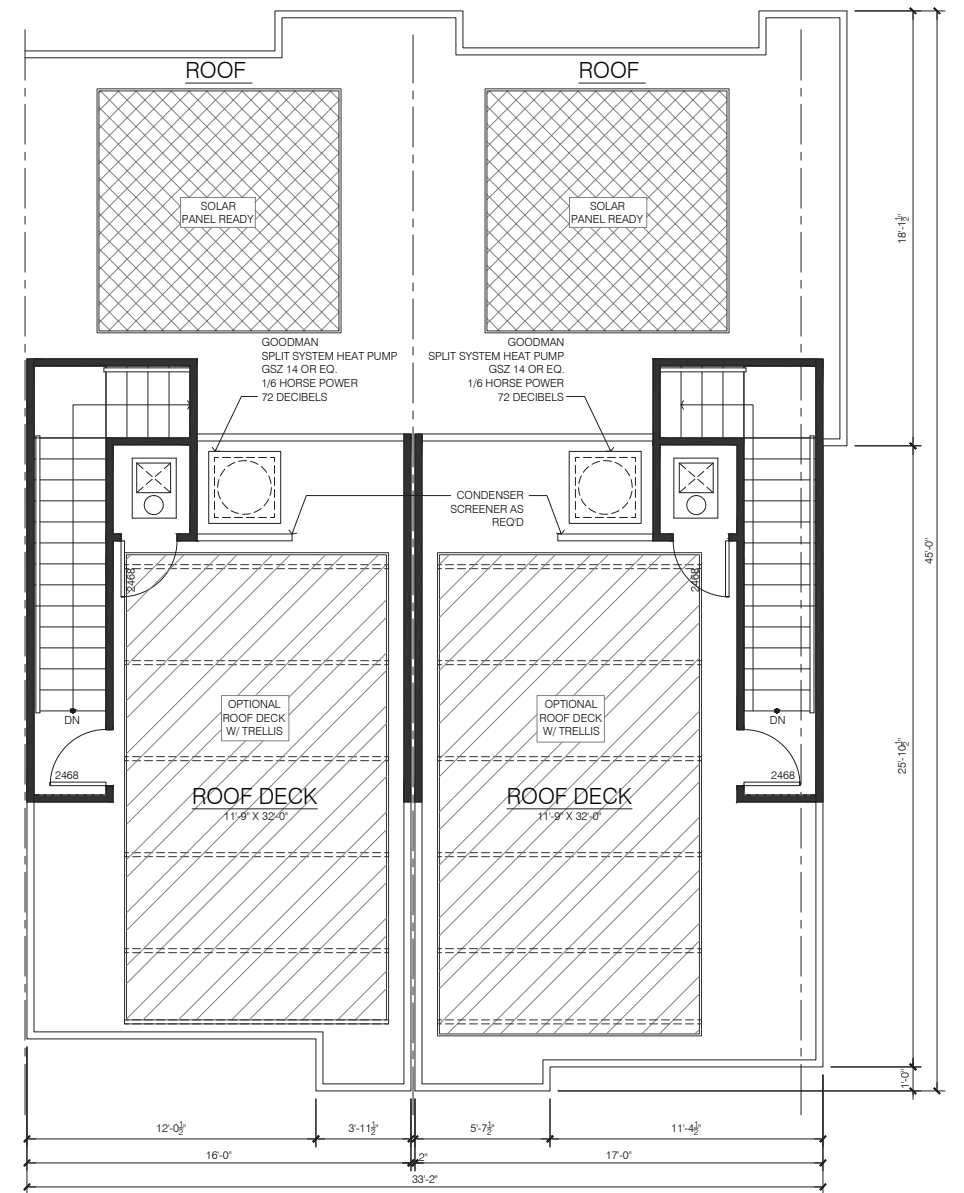
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PLAN 2&3 W/ ROOF DECK

A6.1

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SCALE: 1/4"=1'-0"
 DATE: 06.25.2020
 PROJECT: 348001



ROOF DECK PLAN

PLAN 2 - 3 - END

PLAN 2 - ROOF DECK: 306 SQ. FT.
 TOTAL ROOF: 677 SQ. FT.
 SOLAR: 100 SQ.FT.

PLAN 3 - ROOF DECK: 348 SQ. FT.
 TOTAL ROOF: 753 SQ. FT.
 SOLAR: 100 SQ.FT.



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PLAN 2&3 W/ ROOF DECK

A6.2

SCALE: 1/4"=1'-0"

DATE: 06.25.2020

PROJECT: 348001

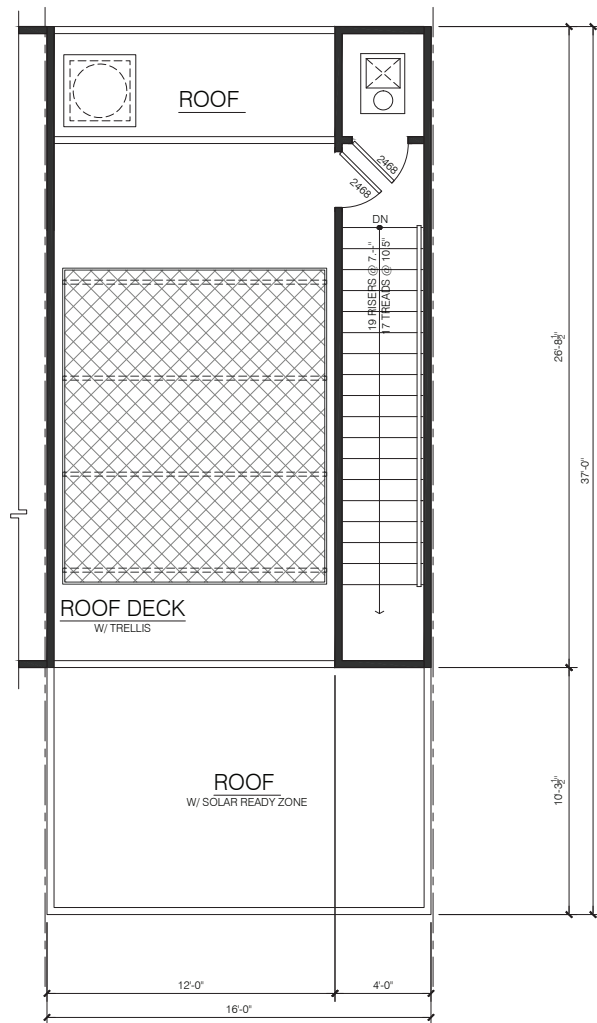
PRELIMINARY PROJECT ASSESSMENT APPLICATION

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RESUBMITTAL DATE: MARCH 09, 2020

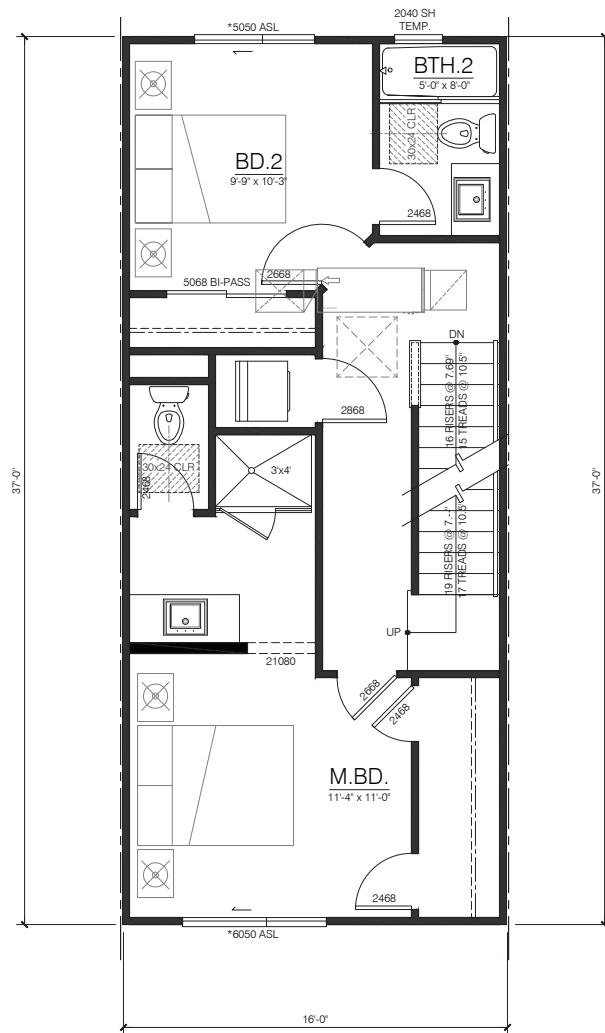
RESUBMITTAL DATE: JUNE 05, 2020

RESUBMITTAL DATE: JUNE 25, 2020



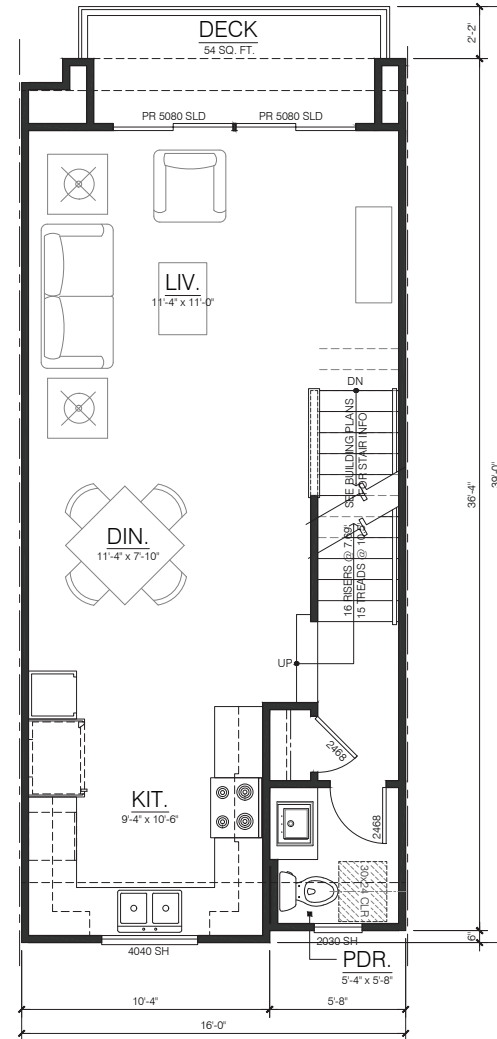
ROOF DECK PLAN

PLAN 4
 ROOF DECK: 250 SQ. FT.
 TOTAL ROOF: 592 SQ. FT.
 SOLAR: 100 SQ. FT.



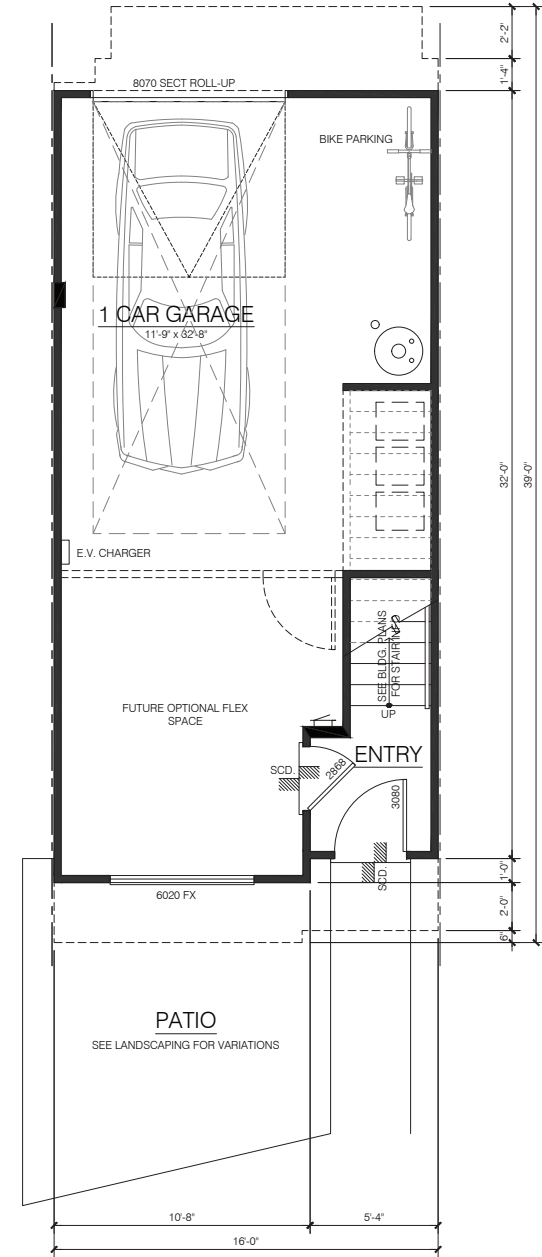
UPPER FLOOR PLAN

PLAN 4
 UPPER LIVING: 537 SQ. FT.



MAIN FLOOR PLAN

PLAN 4
 MAIN LIVING: 539 SQ. FT.
 TOTAL LIVING: 1279 SQ. FT.
 DECK: 54 SQ. FT.



GROUND FLOOR PLAN

PLAN 4
 GROUND LIVING: 203 SQ. FT.
 GARAGE: 320 SQ. FT.
 PATIO: 125 SQ. FT.



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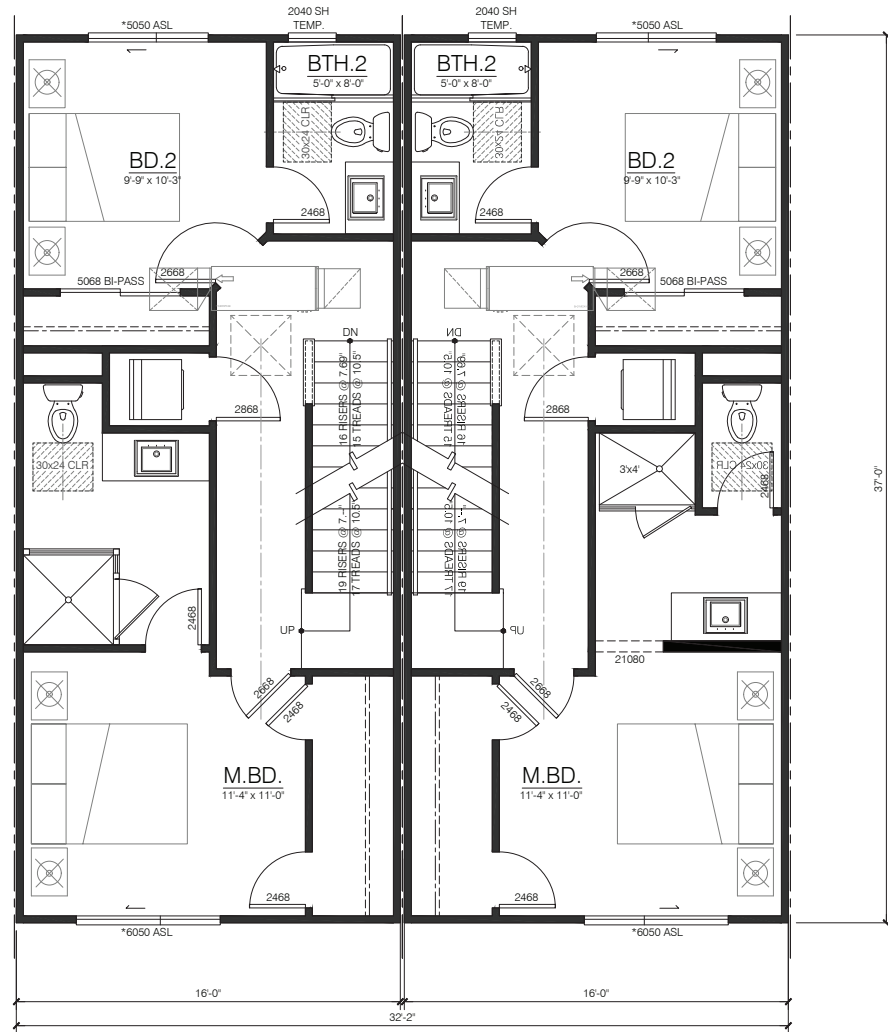
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PLAN 4 W/ ROOF DECK

A6.3

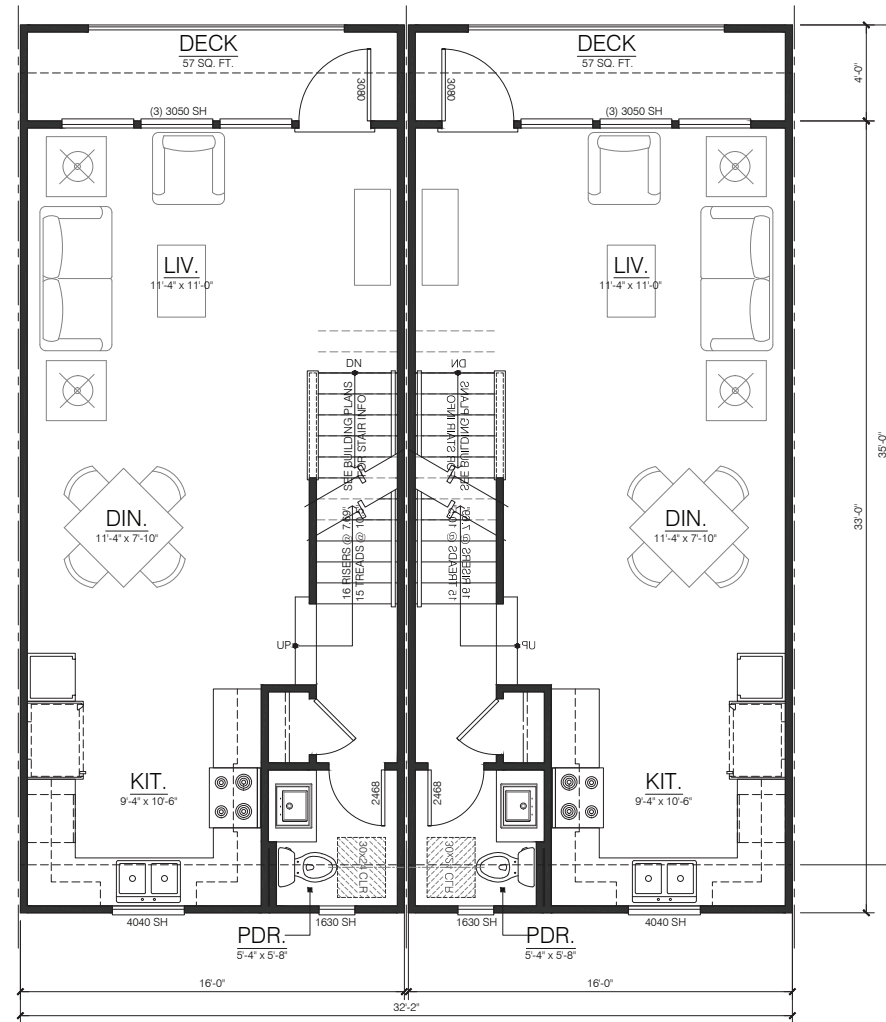
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 RESUBMITTAL DATE: JUNE 05, 2020
 RESUBMITTAL DATE: JUNE 25, 2020

SCALE: 1/4"=1'-0"
 DATE: 06.25.2020
 PROJECT: 348001



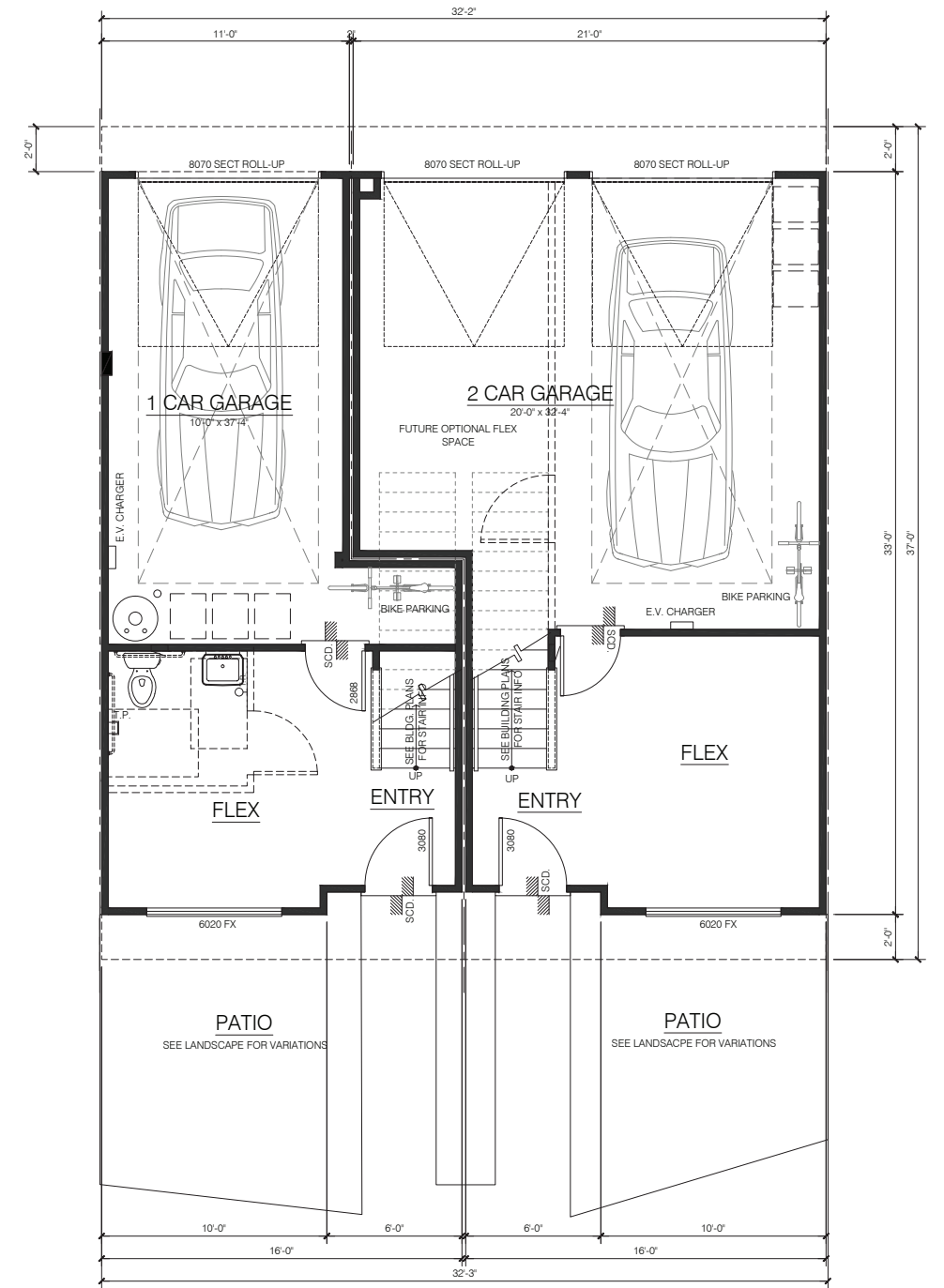
UPPER FLOOR PLAN

PLAN 5-6 - INT
 PLAN 5 - UPPER LIVING: 565 SQ. FT. PLAN 6 - UPPER LIVING: 565 SQ. FT.



MAIN FLOOR PLAN

PLAN 5-6 - INT
 PLAN 5 - MAIN LIVING: 528 SQ. FT. PLAN 6 - MAIN LIVING: 528 SQ. FT.
 TOTAL LIVING: 1279 SQ. FT. TOTAL LIVING: 1289 SQ. FT.
 DECK: 57 SQ. FT. DECK: 57 SQ. FT.



GROUND FLOOR PLAN

PLAN 5-6 - INT
 PLAN 5 - GROUND LIVING: 187 SQ. FT. PLAN 6 - GROUND LIVING: 197 SQ. FT.
 GARAGE: 250 SQ. FT. GARAGE: 411 SQ. FT.
 PATIO: 125 SQ. FT. MIN. PATIO: 125 SQ. FT. MIN.



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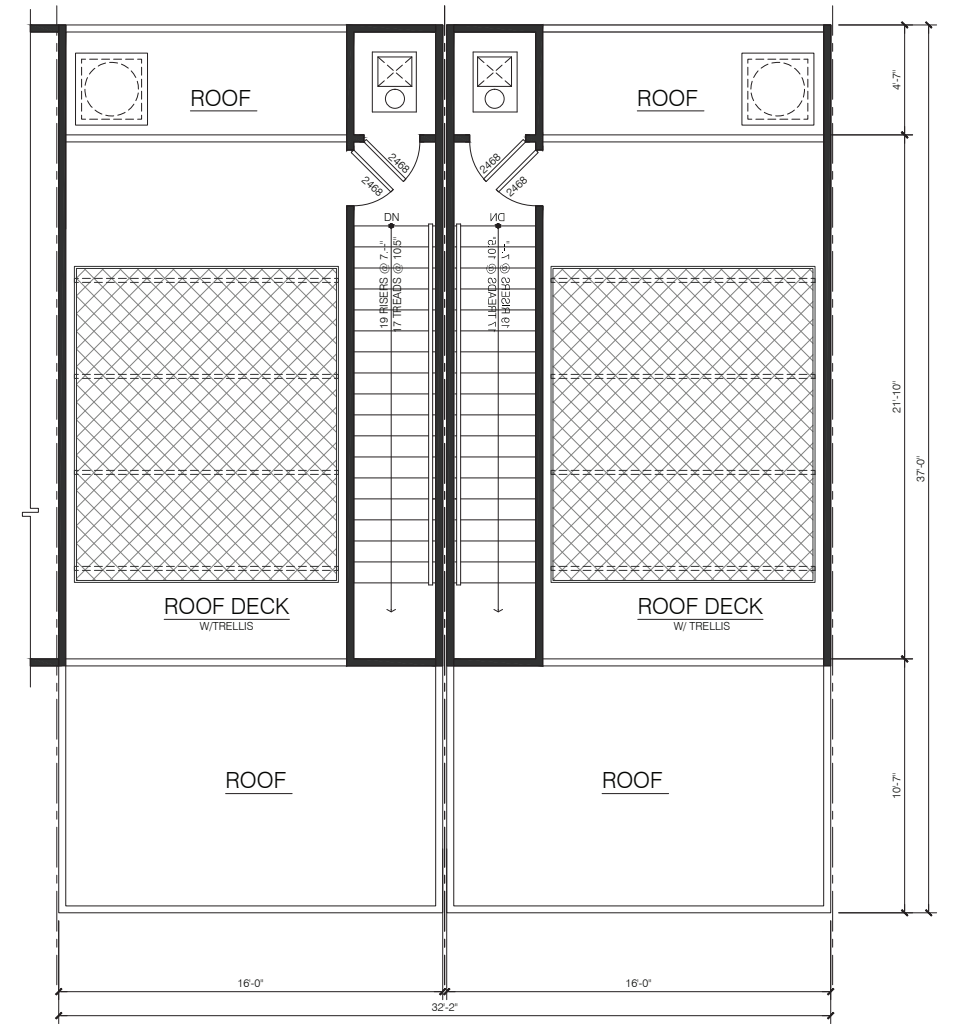
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PLAN 5&6 W/ ROOF DECK

A6.4

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 RESUBMITTAL DATE: JUNE 25, 2020

SCALE: 1/4"=1'-0"
 DATE: 06.25.2020
 PROJECT: 348001



ROOF DECK PLAN

PLAN 5-6 - INT

PLAN 5 - ROOF DECK: 252 SQ. FT.
 TOTAL ROOF: 592 SQ. FT.
 SOLAR: 100 SQ.FT.

PLAN 6 - ROOF DECK: 252 SQ. FT.
 TOTAL ROOF: 592 SQ. FT.
 SOLAR: 100 SQ.FT.



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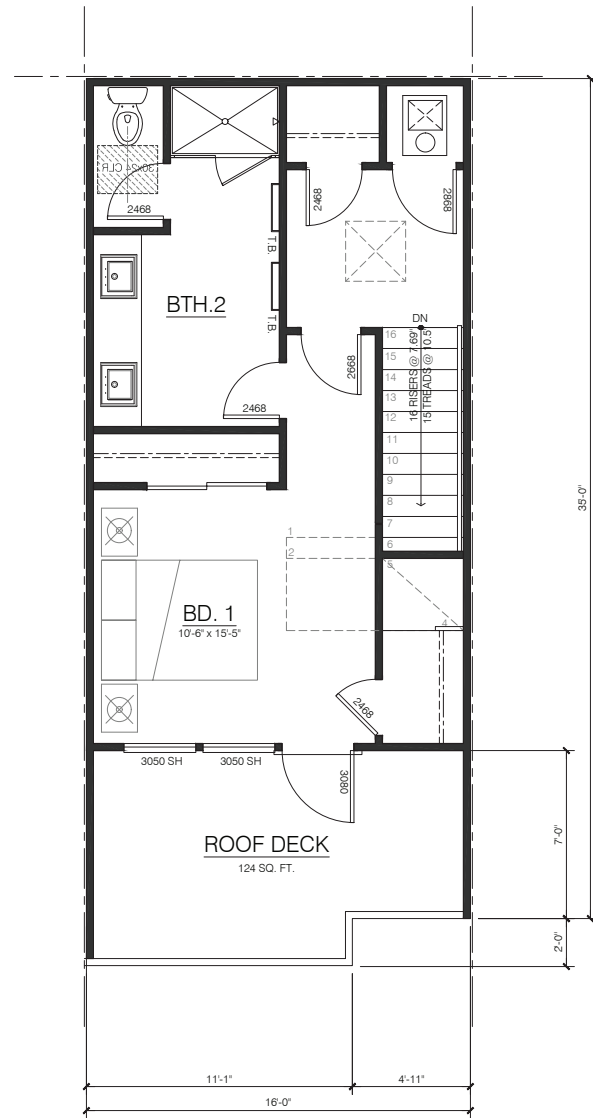
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PLAN 5&6 W/ ROOF DECK

A6.5

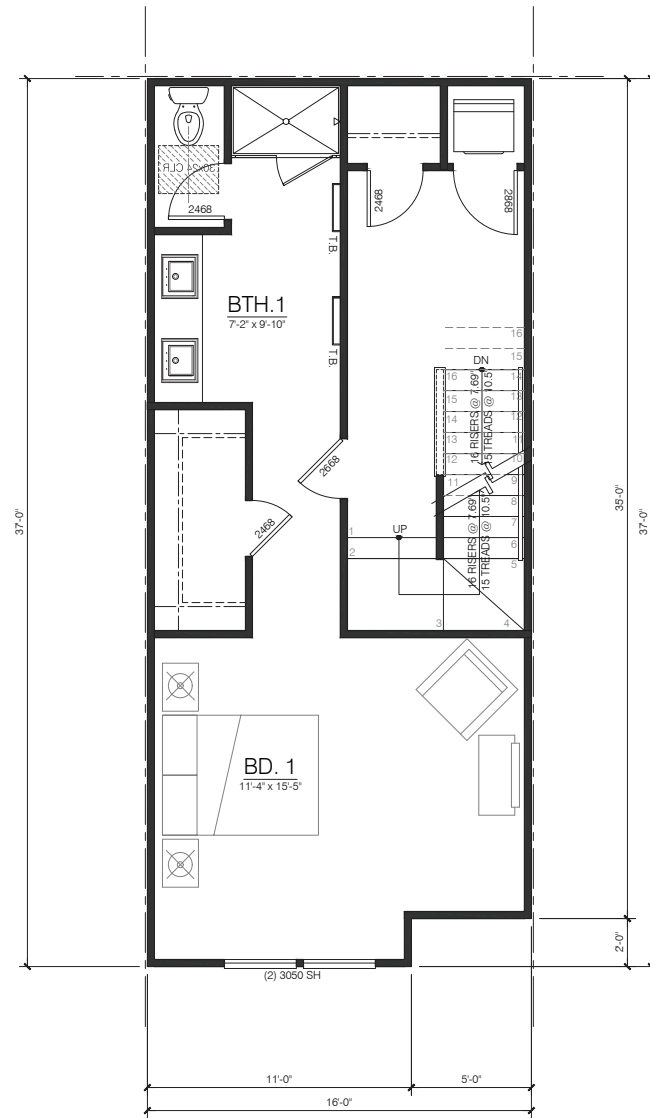
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 RESUBMITTAL DATE: JUNE 25, 2020

SCALE: 1/4"=1'-0"
 DATE: 06.25.2020
 PROJECT: 348001



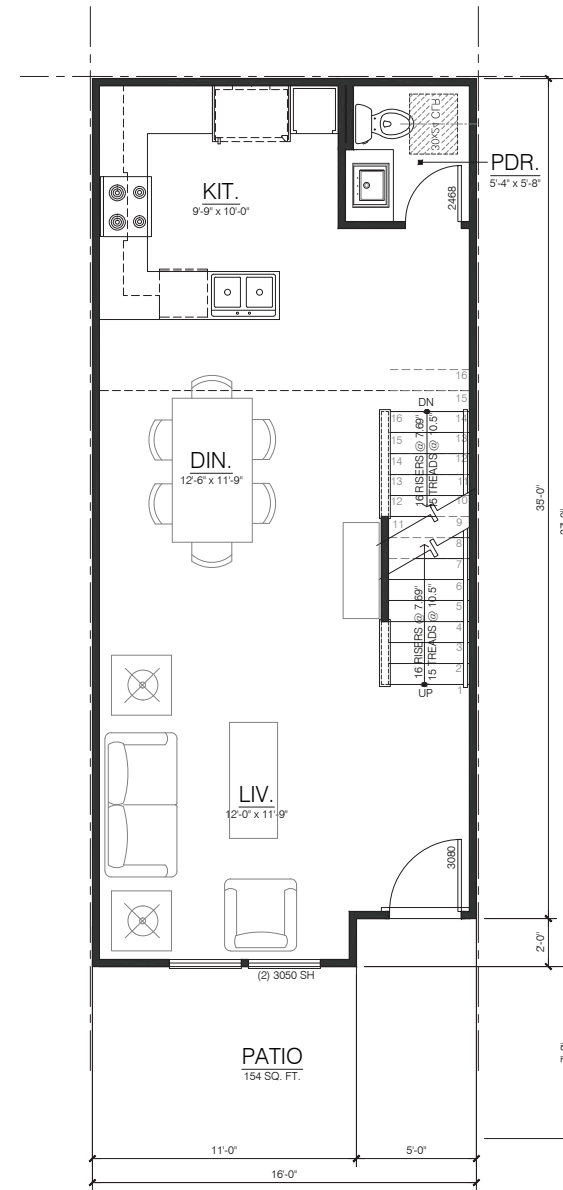
TOP FLOOR PLAN

PLAN 7 TOP FLOOR: 414 SQ. FT.
ROOF DECK: 124 SQ. FT.



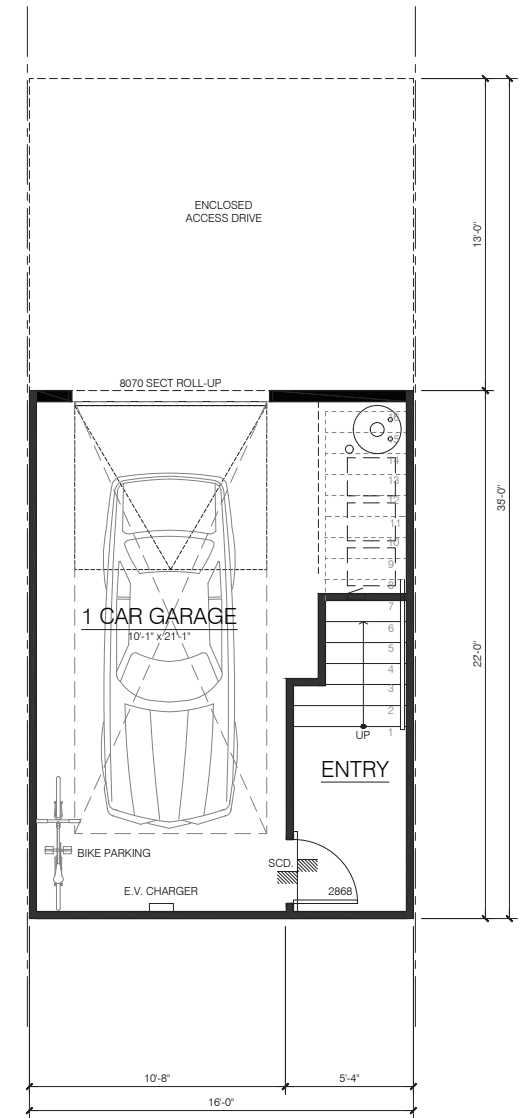
UPPER FLOOR PLAN

PLAN 7 UPPER LIVING: 542 SQ. FT.



MAIN FLOOR PLAN

PLAN 7 MAIN LIVING: 582 SQ. FT.
TOTAL LIVING: 1605 SQ. FT.
PATIO: 156 SQ. FT.



GROUND FLOOR PLAN

PLAN 7 GROUND LIVING: 67 SQ. FT.
GARAGE: 285 SQ. FT.



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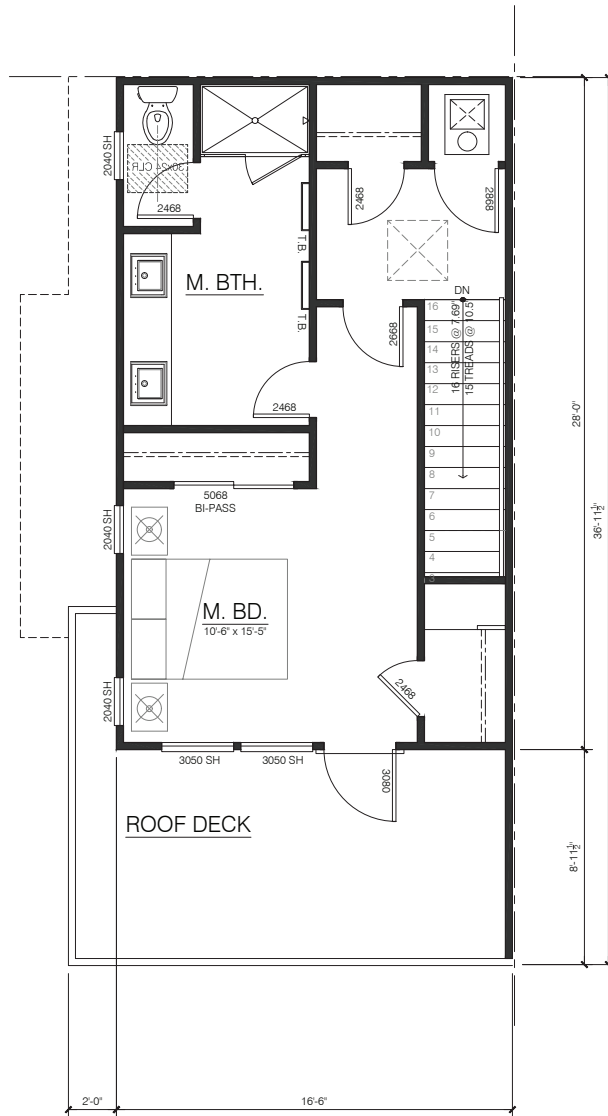
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PLAN 7
A6.6

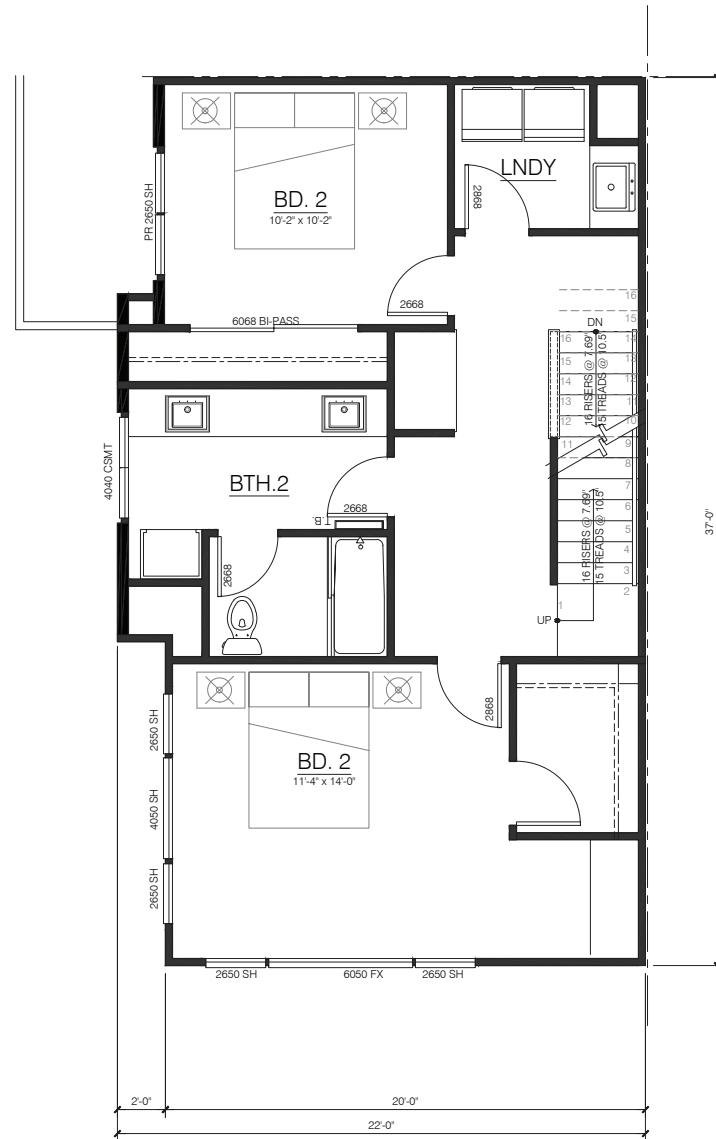
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DATE: 06.25.2020
PROJECT: 348001



GENERAL NOTE:
RECESS WINDOWS FACING
JAMESTOWN @ STUCCO

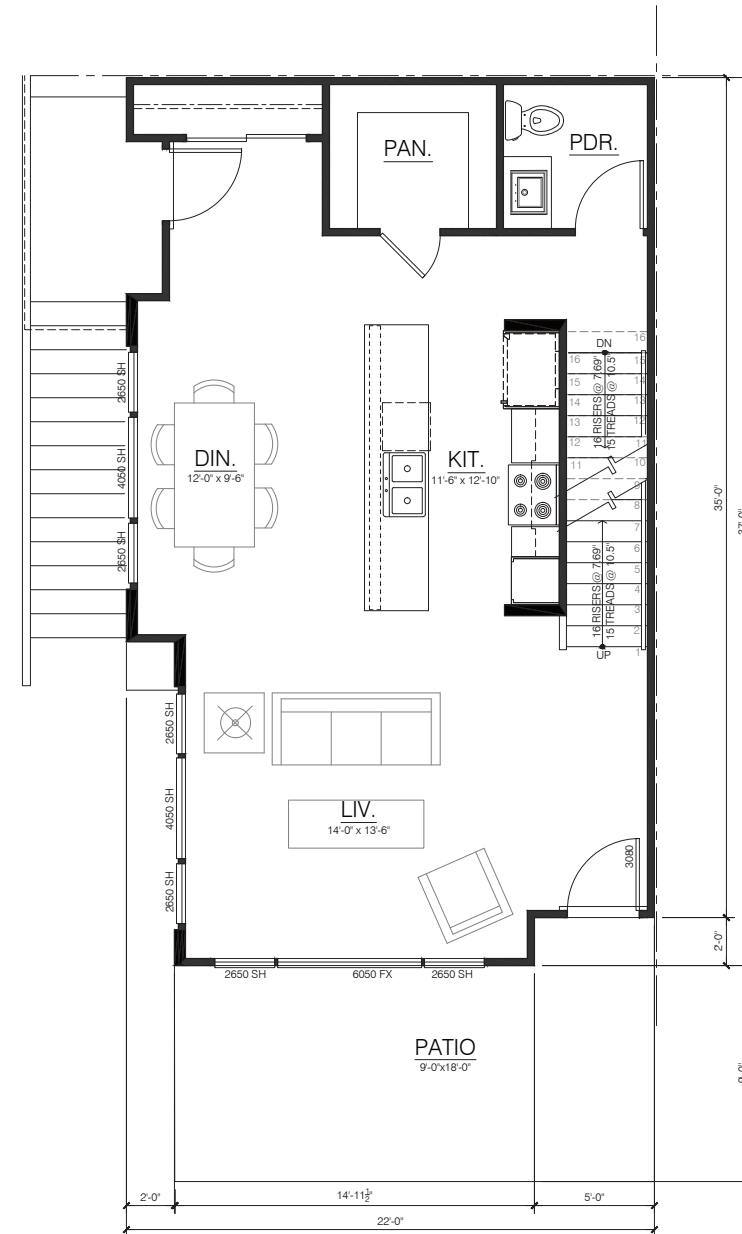
TOP FLOOR PLAN

PLAN 7 - EXT TOP FLOOR: 415 SQ. FT.
ROOF DECK: 165 SQ. FT.



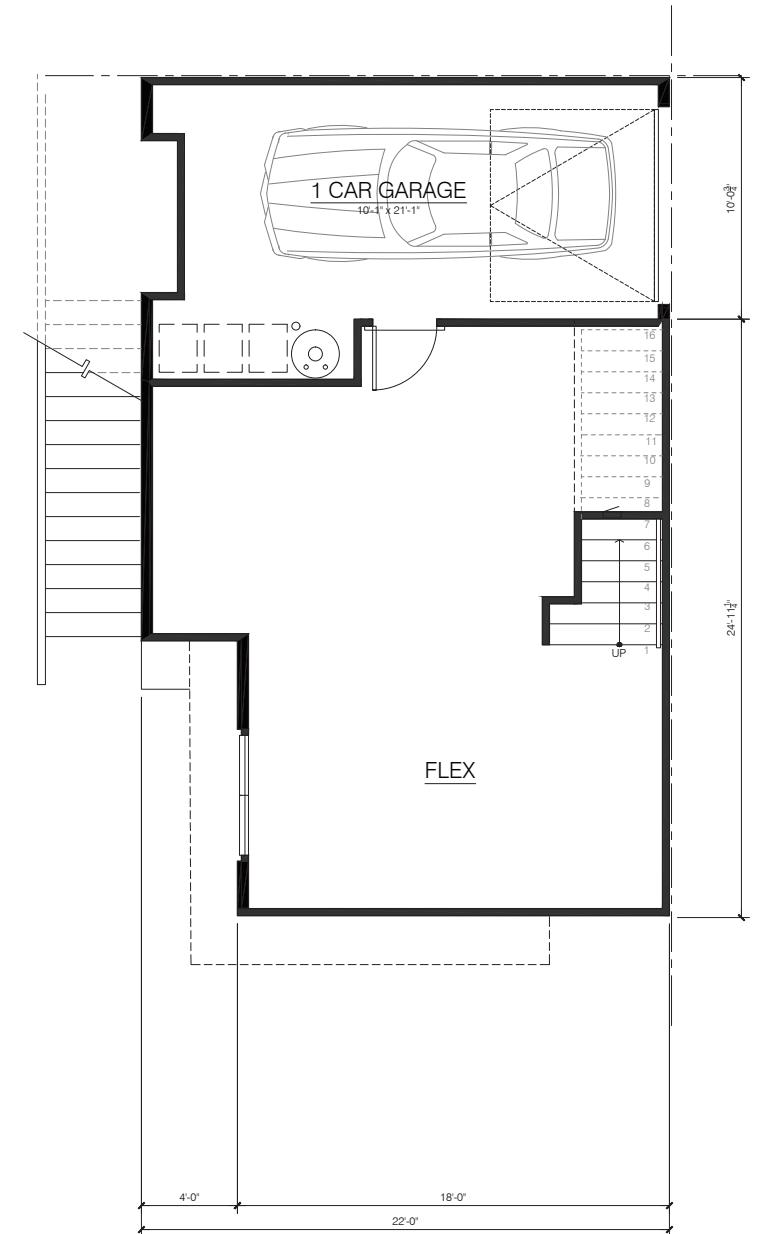
UPPER FLOOR PLAN

PLAN 7 - EXT UPPER LIVING: 774 SQ. FT.



MAIN FLOOR PLAN

PLAN 7 - EXT MAIN LIVING: 768 SQ. FT.
TOTAL LIVING: 2428 SQ. FT.
PATIO: 190 SQ. FT.



GROUND FLOOR PLAN

PLAN 7A GROUND LIVING: 472 SQ. FT.
GARAGE: 241 SQ. FT.



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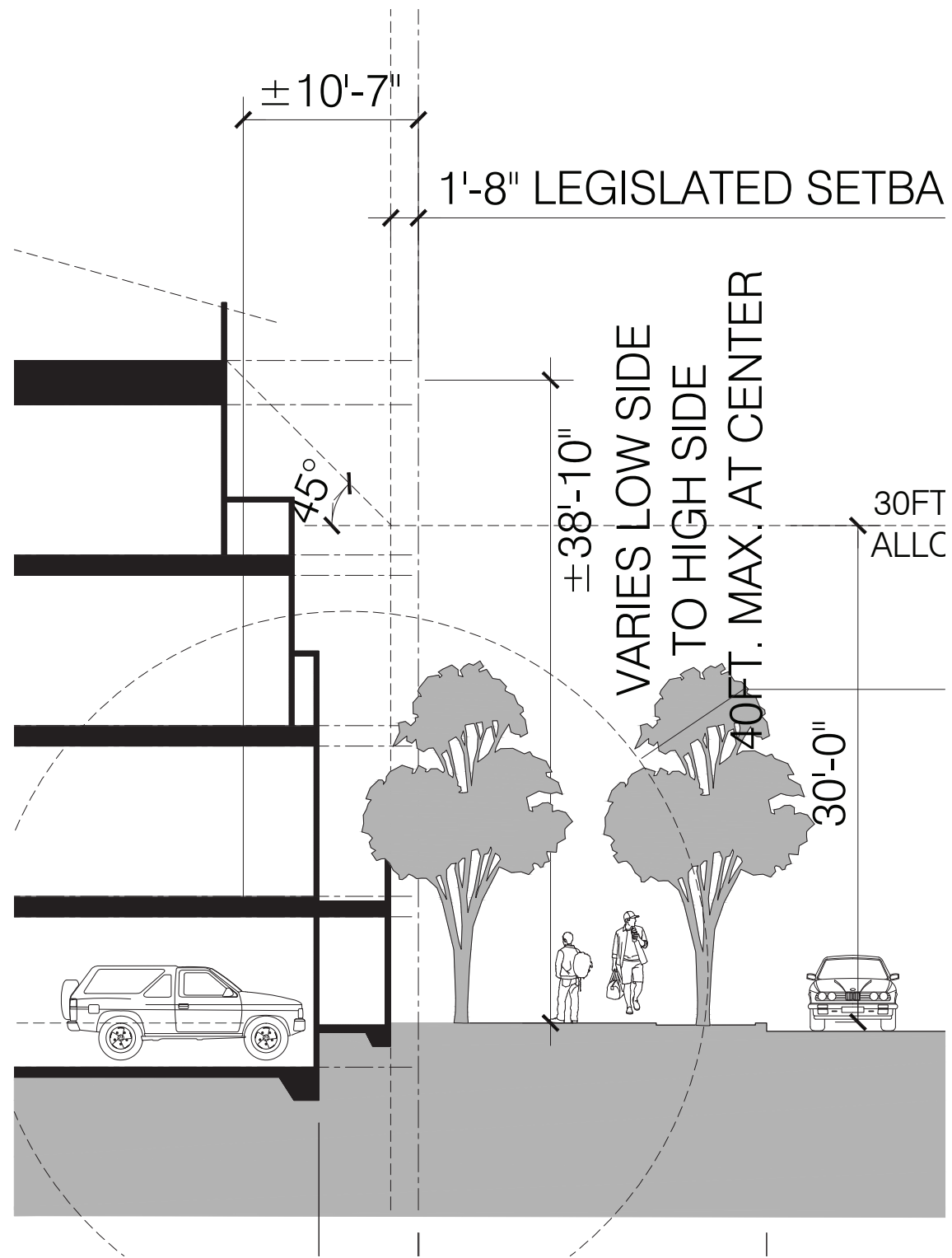
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RESUBMITTAL DATE: JUNE 25, 2020

PLAN 7 EXT

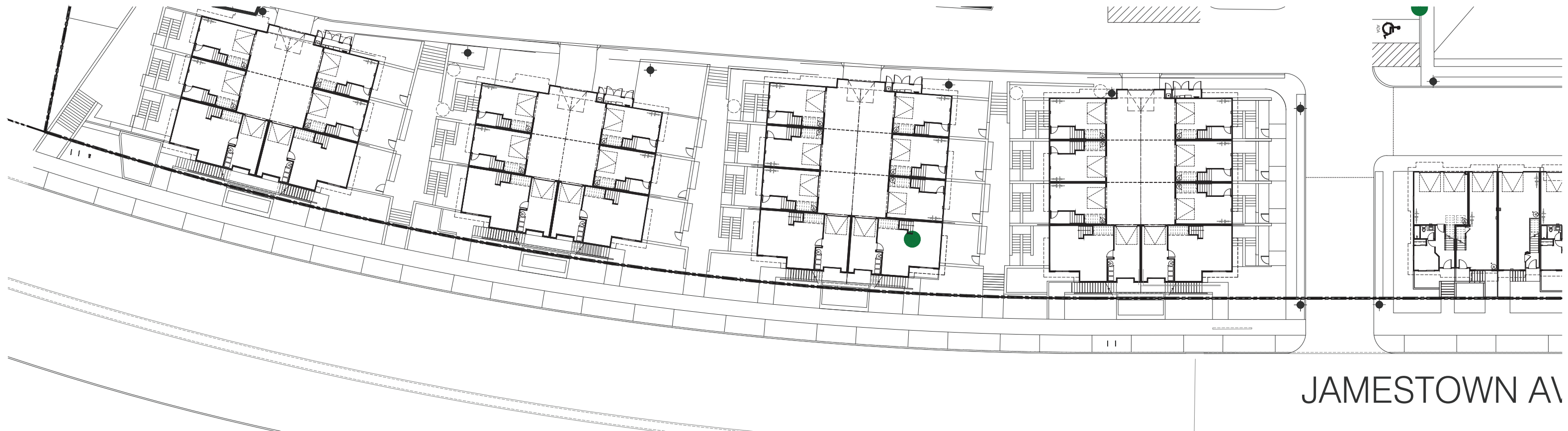
A6.7

SCALE: 1/4"=1'-0"
DATE: 06.25.2020
PROJECT: 348001



PART VII

SITE AND BUILDING SECTIONS
 AND CODE CONFORMANCE



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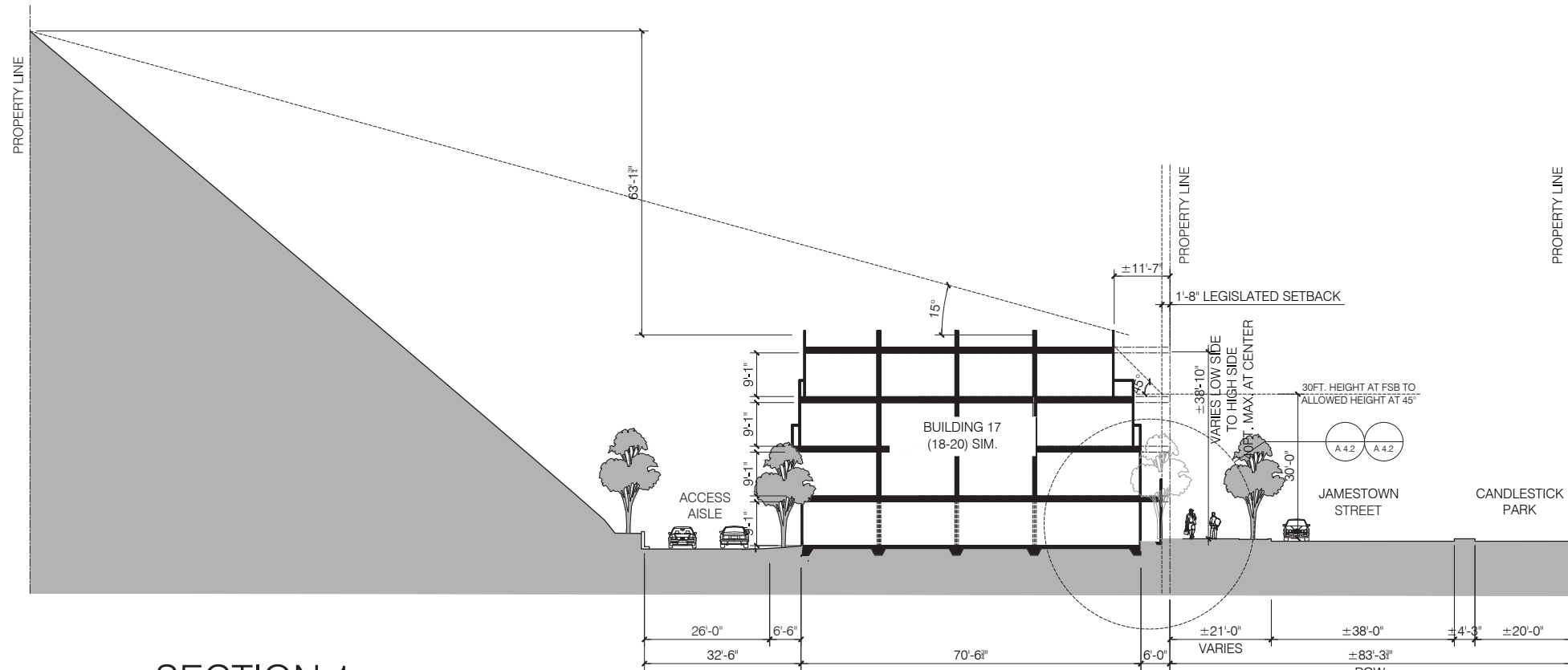
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JAMESTOWN AVE. STREETSCAPE

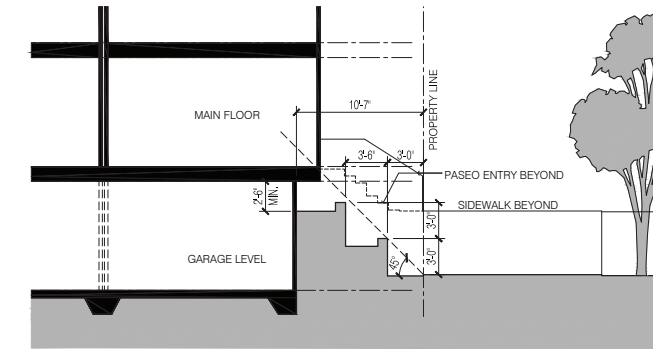
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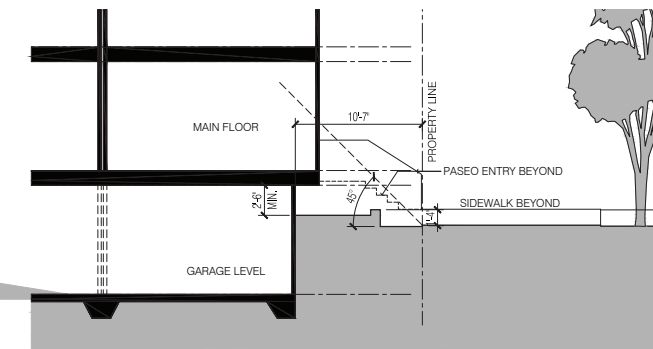
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 DATE: 06.25.2020
 PROJECT: 348001



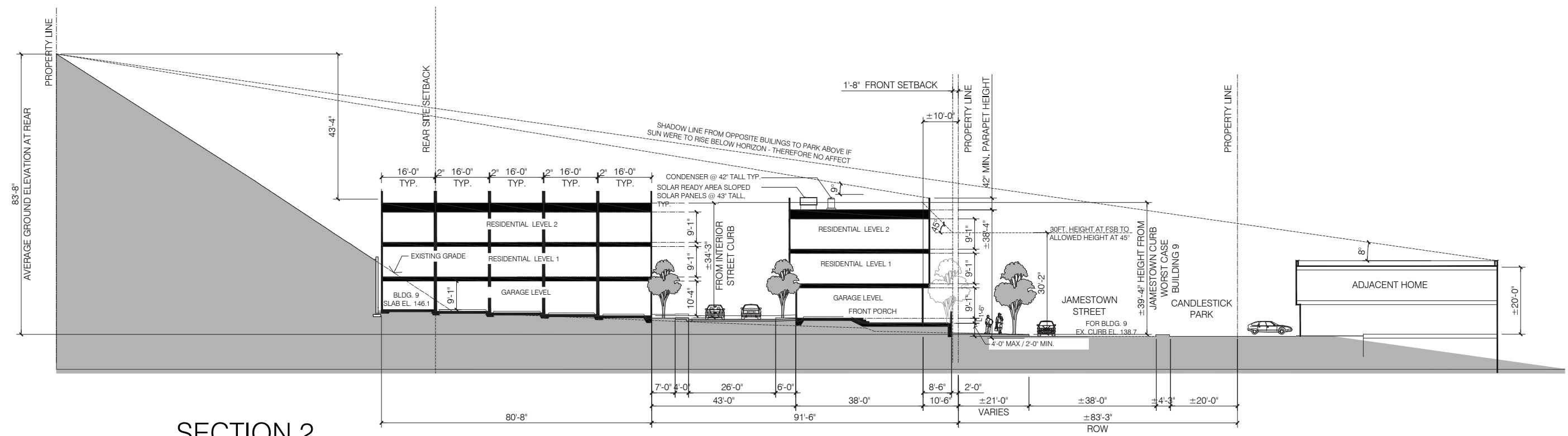
SECTION 1



SECTION 1.2 AT SOUTH DOWNSLOPE



SECTION 1.1 AT NORTH UPSLOPE



SECTION 2



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SITE CROSS SECTIONS

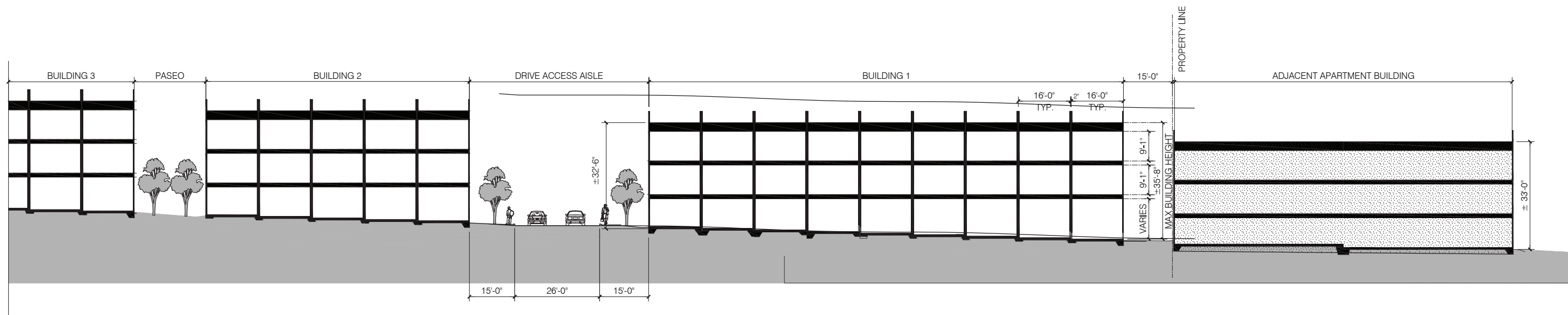
A7.1

SCALE: 1/16" = 1'-0"

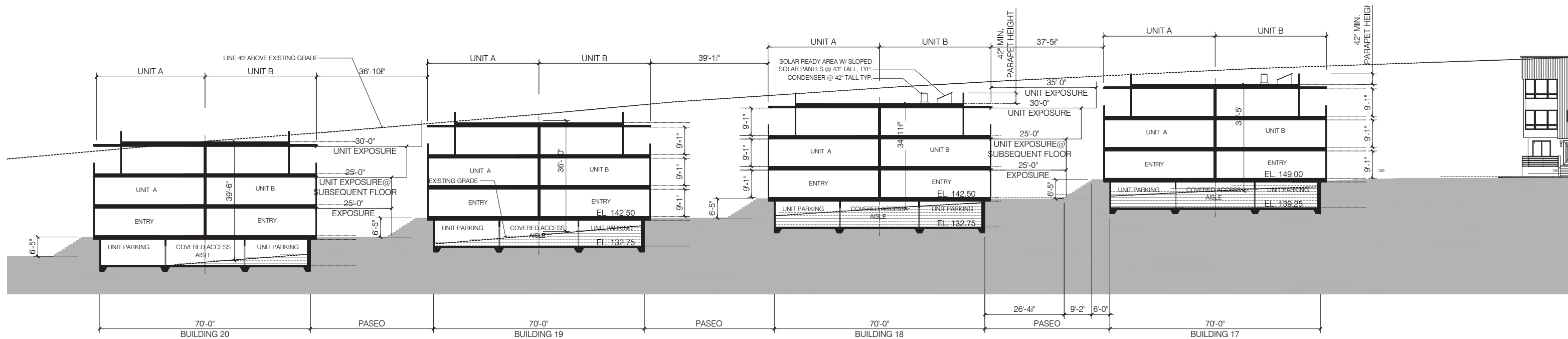
DATE: 06.25.2020

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SECTION 3 - ADJACENT SITE AND BUILDINGS 1-2



SECTION 4 - BUILDINGS 17-20



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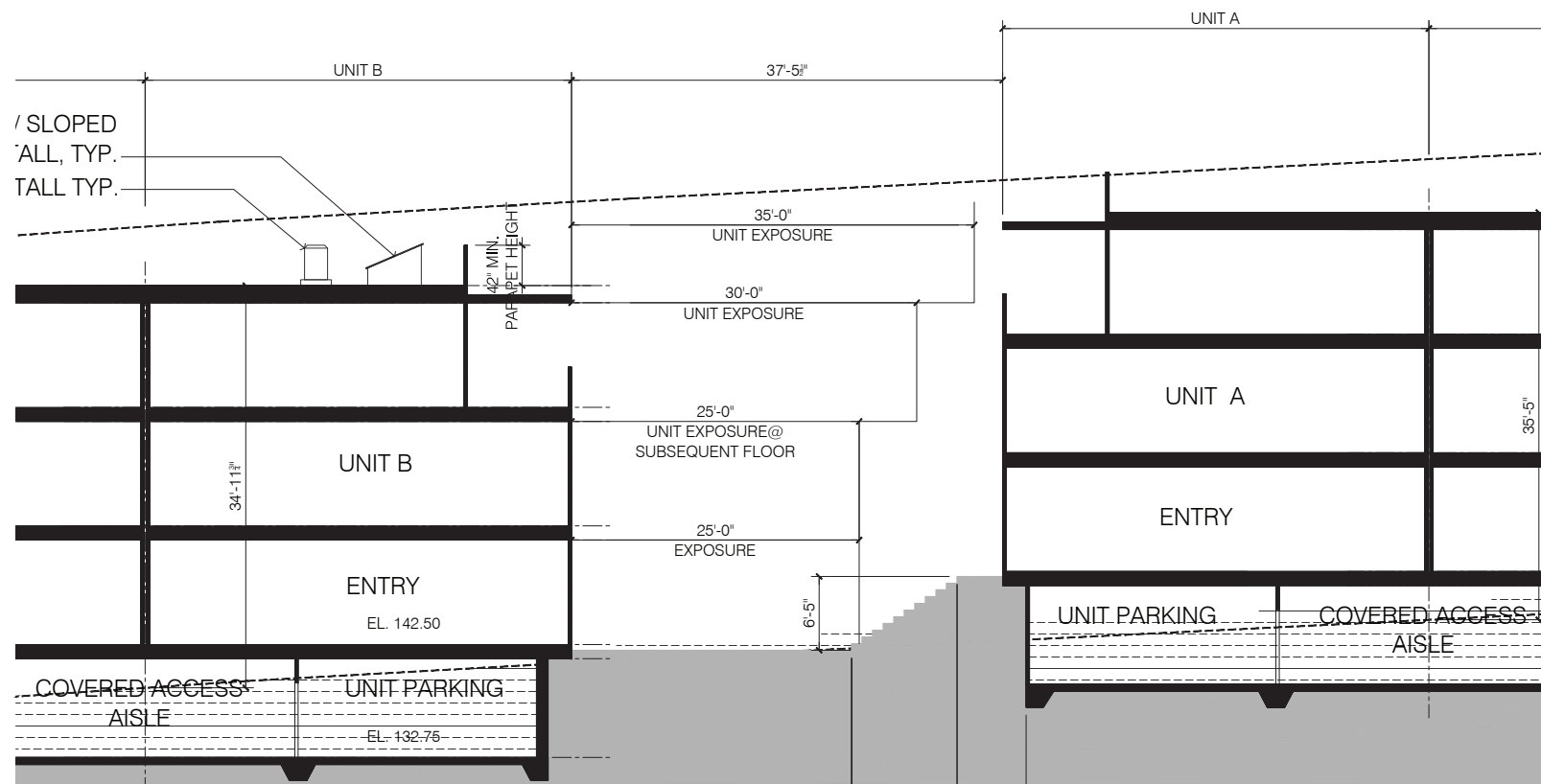
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SITE LONGITUDINAL SECTIONS

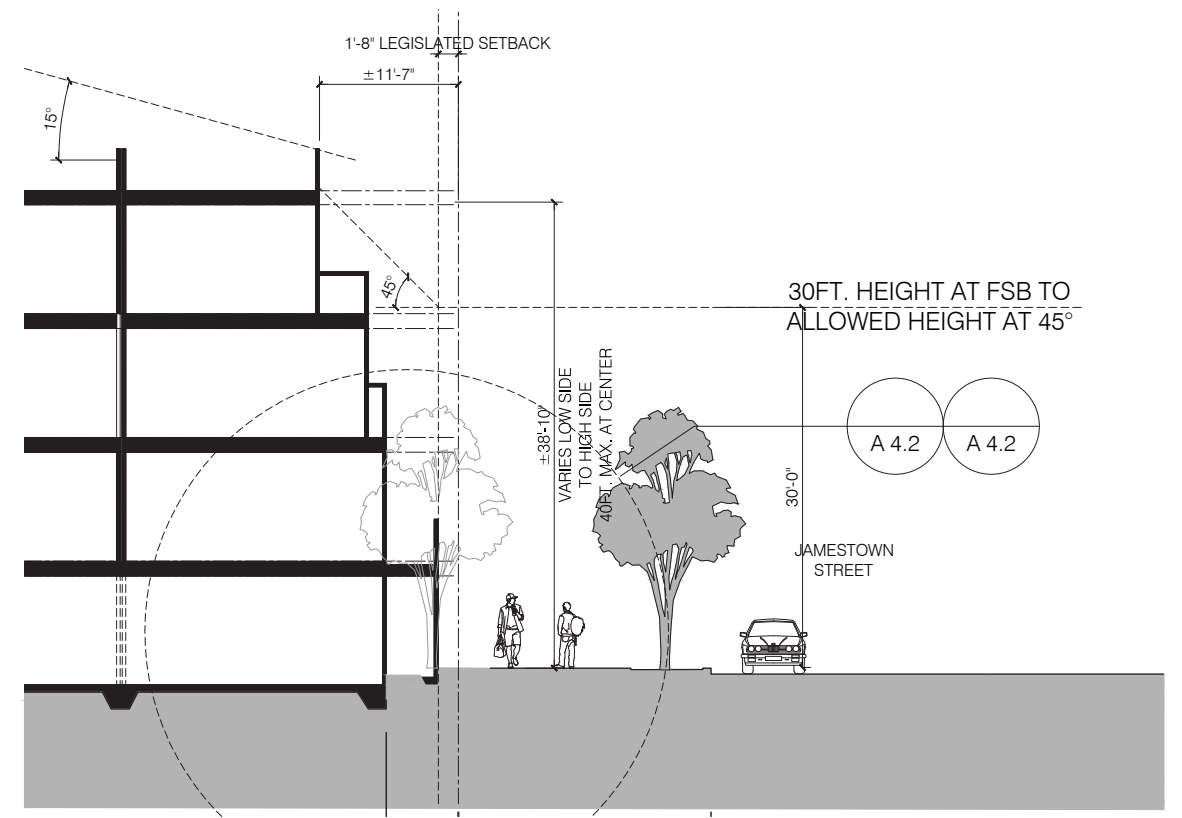
A7.2

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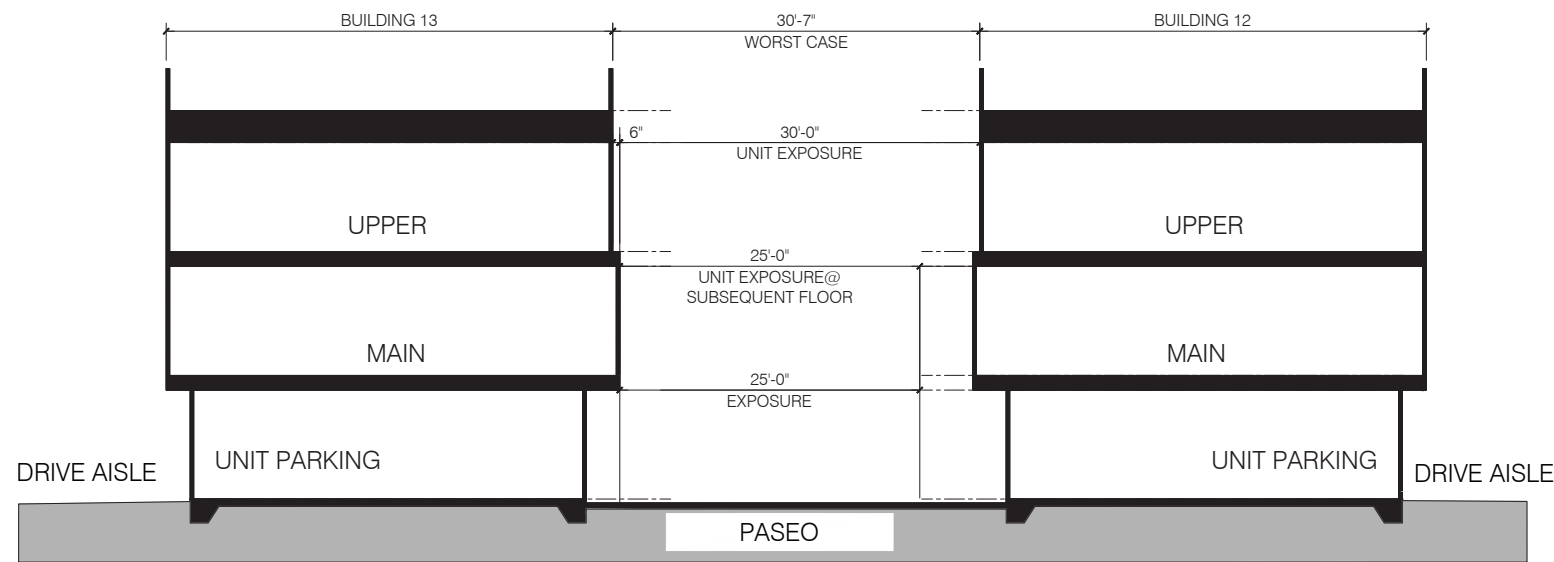
SCALE: 1/16" = 1'-0"
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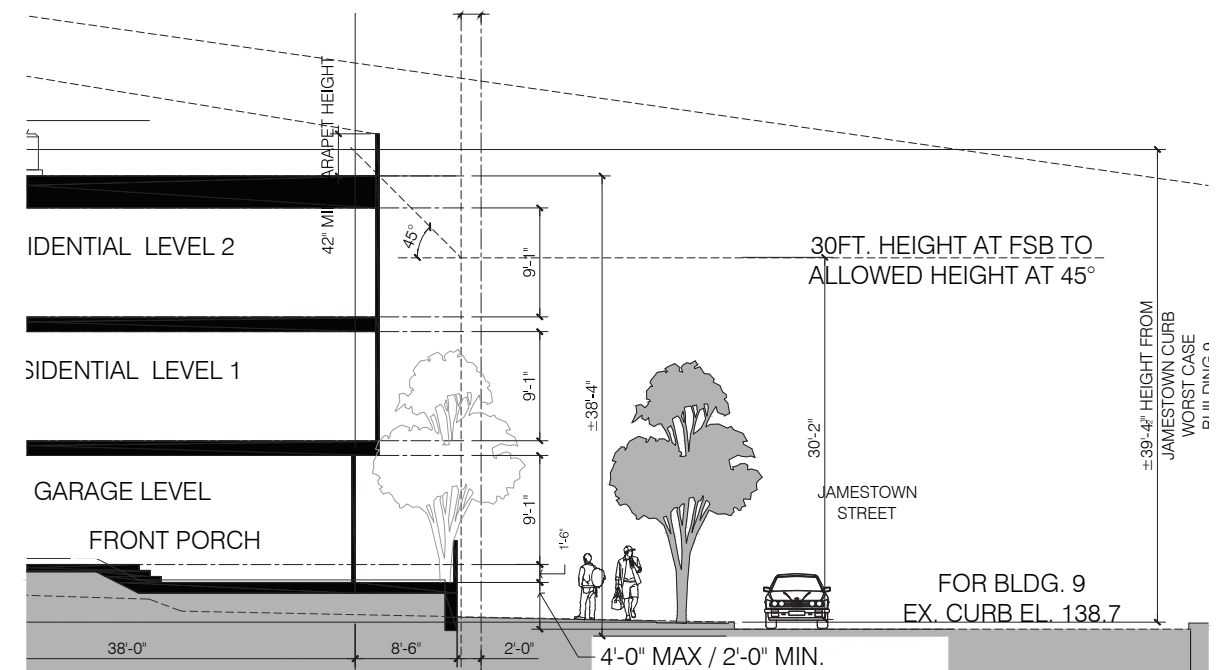
DWELLING UNIT EXPOSURE AT BUILDINGS 17-20



HEIGHT LIMITS FROM FSB AT BUILDINGS 17-20



DWELLING UNIT EXPOSURE AT PASEO OF BUILDINGS 6-16



HEIGHT LIMITS FROM FSB AT BUILDINGS 1-5



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DETAILED SECTIONS

A7.3

SCALE: 1/16" = 1'-0"

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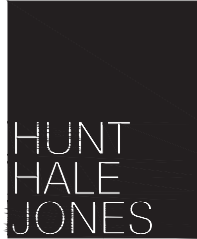


PART VIII
MATERIAL AND COLOR
SELECTIONS

<p>WINDOW @ LAP SIDING</p> <p>7 VINYL WINDOW HEAD @ SIDING</p>	<p>STD. WINDOW RECESS @ STUCCO</p> <p>4 RECESSED VINYL WINDOW HEAD @ STUCCO</p>	<p>12" or 8" WINDOW RECESS STUCCO CONDITION SHOWN</p> <p>1 12" RECESSED VINYL WINDOW HEAD / 8" RECESS SIM.</p>
<p>8 VINYL WINDOW JAMB @ SIDING</p>	<p>5 RECESSED VINYL WINDOW JAMB @ STUCCO</p>	<p>2 12" RECESSED VINYL WINDOW JAMB / 8" RECESS SIM.</p>
<p>9 VINYL WINDOW SILL @ SIDING</p>	<p>6 RECESSED VINYL WINDOW SILL @ STUCCO</p>	<p>3 12" RECESSED VINYL WINDOW SILL / 8" RECESS SIM.</p>



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JAMESTOWN WINDOW DETAILS

A8.0

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SCALE: NTS
DATE: 06.25.2020
PROJECT: 348001



FRONT ELEVATION - COLOR SCHEME A

TYPE A - BLDGS. 1-5

BODY COLOR 1 SW 7008 ALABASTER 1	BODY COLOR 2 SW 6001 GRAYISH 2	BODY COLOR 3 SW 9087 SMOKY BEIGE 3	HORIZONTAL SIDING COLOR SW 6001 GRAYISH 4	HORIZONTAL SIDING COLOR SW 9088 UTAUPEIA 5	VERTICAL SIDING SW 6001 GRAYISH 6	VERTICAL SIDING SW 9088 UTAUPEIA 7	METAL TRIM COLOR SW 7066 GRAY MATTERS 8
AWNING AND SIDING COMPOSITION 9	STUCCO REVEALS 10	ENTRY DOOR 11	GARAGE DOOR 12	ADDRESS SIGN W/ LIGHT 13	WOOD DECK SW 9167 POLISHED CONCRETE 14	WOOD TRELLIS 15	



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TYPE A - BLDGS. 1-5 - MATERIAL BOARD - SCHEME A

A8.1

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FRONT ELEVATION - COLOR SCHEME B

TYPE A - BLDGS. 1-5

BODY COLOR 1 SW 7008 ALABASTER 1	BODY COLOR 2 SW 6001 GRAYISH 2	BODY COLOR 3 SW 9087 SMOKY BEIGE 3	HORIZONTAL SIDING COLOR SW 6001 GRAYISH 4	HORIZONTAL SIDING COLOR SW 9088 UTAUPEIA 5	VERTICAL SIDING SW 6001 GRAYISH 6	VERTICAL SIDING SW 9088 UTAUPEIA 7	METAL TRIM COLOR SW 7066 GRAY MATTERS 8
AWNING AND SIDING COMPOSITION 9	STUCCO REVEALS 10	ENTRY DOOR 11	GARAGE DOOR 12	ADDRESS SIGN W/ LIGHT 13	WOOD DECK SW 9167 POLISHED CONCRETE 14	WOOD TRELLIS 15	



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TYPE A - BLDGS. 1-5 - MATERIAL BOARD - SCHEME B

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A8.2

SCALE: 3/16"=1'-0"
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FRONT ELEVATION - COLOR SCHEME

TYPE B - BLDGS. 6-16

BODY COLOR 1 SW 7008 ALABASTER 1	BODY COLOR 2 SW 6001 GRAYISH 2	BODY COLOR 3 SW 9087 SMOKY BEIGE 3	HORIZONTAL SIDING COLOR SW 6001 GRAYISH 4	HORIZONTAL SIDING COLOR SW 9088 UTAUPEIA 5	VERTICAL SIDING SW 6001 GRAYISH 6	VERTICAL SIDING SW 9088 UTAUPEIA 7	METAL TRIM COLOR SW 7066 GRAY MATTERS 8
AWNING AND SIDING COMPOSITION 9	STUCCO REVEALS 10	ENTRY DOOR 11	GARAGE DOOR 12	ADDRESS SIGN W/ LIGHT 13	WOOD DECK SW 9167 POLISHED CONCRETE 14	WOOD TRELLIS 15	



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Architecture | Planning | Interiors TYPE B - BLDGS. 6-16 - MATERIAL BOARD - COLOR SCHEME

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A8.3

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SIDE ELEVATION - COLOR SCHEME A

TYPE C - BLDGS. 17 -20



FRONT ELEVATION - COLOR SCHEME A

TYPE C - BLDGS. 17 -20

BODY COLOR 1 SW 7008 ALABASTER 1	BODY COLOR 2 SW 6001 GRAYISH 2	BODY COLOR 3 SW 9087 SMOKY BEIGE 3	HORIZONTAL SIDING COLOR SW 6001 GRAYISH 4	HORIZONTAL SIDING COLOR SW 9088 UTAUPEIA 5	VERTICAL SIDING SW 6001 GRAYISH 6	VERTICAL SIDING SW 9088 UTAUPEIA 7	METAL TRIM COLOR SW 7066 GRAY MATTERS 8
AWNING AND SIDING COMPOSITION 9	STUCCO REVEALS 10	ENTRY DOOR 11	GARAGE DOOR 12	ADDRESS SIGN W/ LIGHT 13	WOOD DECK SW 9167 POLISHED CONCRETE 14	WOOD TRELLIS 15	



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TYPE C - BLDGS. 17 - 20 - MATERIAL BOARD - SCHEME A

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A8.4

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SIDE ELEVATION - COLOR SCHEME B

TYPE C - BLDGS. 17 -20



FRONT ELEVATION - COLOR SCHEME B

TYPE C - BLDGS. 17 -20

BODY COLOR 1 SW 7008 ALABASTER 1	BODY COLOR 2 SW 6001 GRAYISH 2	BODY COLOR 3 SW 9087 SMOKY BEIGE 3	HORIZONTAL SIDING COLOR SW 6001 GRAYISH 4	HORIZONTAL SIDING COLOR SW 9088 UTAUPEIA 5	VERTICAL SIDING SW 6001 GRAYISH 6	VERTICAL SIDING SW 9088 UTAUPEIA 7	METAL TRIM COLOR SW 7066 GRAY MATTERS 8
AWNING AND SIDING COMPOSITION 9	STUCCO REVEALS 10	ENTRY DOOR 11	GARAGE DOOR 12	ADDRESS SIGN W/ LIGHT 13	WOOD DECK SW 9167 POLISHED CONCRETE 14	WOOD TRELLIS 15	



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TYPE C - BLDGS. 17 - 20 - MATERIAL BOARD - SCHEME B

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A8.5

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