BUILD VALUES

Below-market-rate (BMR) units are built into every project, growing neighborhood diversity.

Thoughtful, quality design improves neighborhood character and creates great living space.

Partnerships with artists bring beauty and meaning into public and private spaces.

Conversations and community partnerships bring people together to help design projects that reflect neighborhood values.

Green public gathering spaces foster community and unite each project with its neighborhood.

New space for small businesses grows pedestrian life and the local economy.
At A Glance

C-3-G
Zoning District

160-F
Height and Bulk District

28,790
Site Area

495
Homes

19%
Onsite Affordable

70+
Stakeholder Engagement Meetings

3,985
SF of Community Serving Retail Space
VICINITY PHOTOS
VICINITY PHOTOS
BASELINE VS BONUS PROJECT

<table>
<thead>
<tr>
<th>Base Planning Allowed</th>
<th>GFA</th>
<th>formula</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Site Area</td>
<td>28,790 sf</td>
<td></td>
</tr>
<tr>
<td>A2 Max &quot;Base&quot; GFA</td>
<td>259,110 sf</td>
<td>A1 x 9</td>
</tr>
</tbody>
</table>

With State Density Bonus Applied

| B1 Max "Bonus" GFA | 349,799 sf | A2 x 1.35 |

Parcel: 3704/045

BASE PROJECT
TOTAL 17 FLOORS + 2 BASEMENTS

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

20,938 SF
MAXIMUM PLAN DIMENSIONS DOES NOT APPLY

LOWEST LEVEL WITH D.U.
REAR YARD, 25% OF DEPTH SITE

2 BASEMENT LEVELS

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

BONUS PROJECT
TOTAL 28 FLOORS + 3 BASEMENTS

ROOF TERRACE

TYP. TOWER FLOOR = 15,955 SF

LOWEST LEVEL WITH D.U.
REAR YARD, GREATER THAN 25% OF DEPTH SITE

3 BASEMENT LEVELS
The flow on Jessie is driven by the acceleration of the westerly winds around the southern edge of the tower and the suction zone created by the WNW winds shedding from the building edges.
BUILDING FORM SHAPED BY THE SUN

FULL YEAR

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

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN

BUILDING FORM SHAPED BY THE SUN
FORMING A STREET WALL

NORTH ELEVATION - STEVENSON STREETWALL

SOUTH ELEVATION - JESSE STREETWALL
THE FACADE PROPORTIONS RELATE TO THE PEDESTRIAN SCALE AT BASE, THEN PROGRESSIVELY GROW TALLER AS THE FACADE ASCENDS TO RELATE TO THE CITY SCALE AT THE TOP.

MATERIALS AND COLORS INSPIRED BY LEVI'S RIVET

CITY SCALE

SCALE EXPANDS AS THE BUILDING ASCENDS

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

EXTERIOR FINISHES
LANDSCAPE AT STREET LEVEL

LEGEND

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

**STREET**
- Ginkgo Bioba MaDenHair TreE
- Agave 'Blue Glow'
- Libertia Peregrinans
- Phormium 'Maori Sunrise'
- Senecio Mandraliscae

**GROUND & PODIUM LEVEL COURTYARD**
- Acer Palmatum 'Sango Kaku'
- Azara Microphylla
- Carex Spp.
- Chondropetalum Tectorum
- Erigonum Umbellatum
- Festuca Californica 'Serpentine Blue'
- Lamium Maculatum
- Lotus Berthelotii
- Polycthim Munitum
- Teucrium Fruticans 'Compactum'

- California Fescue
- Box - Leaf Azara
- Sedge
- Small Cape Rush
- Sulphur Flower Buckwheat
- Dead Nettle
- Parrot's Beak
- Sword Fern
- Bush Germander
VIEW FROM MARKET STREET
VIEW FROM JESSIE STREET
Density Where We Need It

- Housing near transit and jobs
- Significant new housing creation

Fostering Inclusion

- Affordability
- Innovative family units
- No displacement

Enriching the Public Realm

- Improved streetscape experience
- Repurposing of surface parking

Environmentally Sustainable Neighbor

- Urban Location, close to Public Transit
- Energy Efficient Lighting and Mechanical Systems
- Water Efficient Landscaping
- Potential for Steam Power via adjacent Steam Plant
NEAR MASS TRANSIT
- Adjacent Powell Station provides connection to:
  - BART
  - Muni Metro
  - Muni Metro T Extension

WITHIN WALKING DISTANCES TO JOB NODES

25 min. to Financial District
25 min. to Transbay/Soma
5 min. to Central SOMA
5 min. to Civic Center
5 min. to Union Square

Density where we need it
NEW HOUSING
- 495 UNITS
- 850-900 NEW RESIDENTS
- 31% OF THE UNITS ARE 2-BED +

DIVERSITY OF UNIT TYPES

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>COUNT</th>
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</thead>
<tbody>
<tr>
<td>STUDIO UNITS</td>
<td>192</td>
</tr>
<tr>
<td>1 BEDROOM UNITS</td>
<td>149</td>
</tr>
<tr>
<td>2 BEDROOM UNITS</td>
<td>96</td>
</tr>
<tr>
<td>3 BEDROOM UNITS</td>
<td>50</td>
</tr>
<tr>
<td>5 BEDROOM UNITS</td>
<td>8</td>
</tr>
</tbody>
</table>

Significant New Housing Creation

DENSITY WHERE WE NEED IT
FOSTERING INCLUSION
Affordability & No Displacement

- BASE ON-SITE REQUIREMENT OF 64 BMR UNITS.
- 469 STEVENSON IS PROPOSING TO PROVIDE ADDITIONAL ON-SITE UNITS 47% BEYOND WHAT IS REQUIRED.
- PROPOSED PROJECT CONTEMPLATES 94 ON-SITE BMR UNITS IN LIEU OF SDB FEE
- TOTAL QUOTIENT OF 28% ON-SITE BMR UNITS ON BASE PROJECTS.
- RANGE OF AFFORDABILITY DEPTHS: 50% AMI, 80% AMI, 110% AMI
- REPURPOSING OF LARGE SURFACE PARKING LOT MEANS NO DISPLACEMENT

---

**SCENARIO #1: BASE PROJECT**

- Base project unit count: 337
- On-site BMR unit requirement: 64
- % of base project: 19%

**SCENARIO #2: SDB PROJECT**

- Base project unit count: 337
- On-site BMR units requirement: 64
- % of base project: 19%

*note: includes SDB fee payment to city but no additional on-site BMR units*

**SCENARIO #3: CURRENT PROJECT PROPOSAL**

- Base project unit count: 337
- On-site BMR units required: 94
- % of base project: 28%

*note: instead of payment of fee, project proposes additional on-site BMR units*
FAMILY ORIENTED UNITS
- CREATION OF 8 UNIQUE 5-BED UNITS
ENRICHING THE PUBLIC REALM
Improved Pedestrian Experience

- ACTIVE USES AT GROUND FLOOR
- SPACES FOR LOCAL BUSINESSES
- STREET CLEANLINESS
- NEW SIDEWALKS
- LANDSCAPING AND TREES
EXISTING SURFACE PARKING LOT

PROJECT PARKING PROPOSAL

- 161 EXISTING SURFACE PARKING SPACES

+ 178 NEW UNDERGROUND PARKING SPACES (0.36 RATIO)

= 17 NET GAIN IN NEW PARKING SPACES

- ALLOWABLE PARKING RATIO: 0.75:1

- ALLOWABLE PARKING SPACES: 371
ENVIRONMENTALLY SUSTAINABLE NEIGHBOR

- **ONE OF THE MOST WALKABLE LOCATIONS IN THE CITY**

- **ENERGY EFFICIENCY:**
  - TRI-GENERATION FOR LOWER CARBON FOOTPRINT THAN TRADITIONAL BOILERS
  - INTEGRATED SOLAR TO REDUCE PEAK ELECTRIC DEMAND
  - EV CHARGING STATIONS

- **WATER EFFICIENCY**
  - RAINWATER COLLECTION SYSTEMS TO REDUCE DEMAND ON CITY WATER
  - RECOVERED WATER FOR TOILETS AND GARDENING
Thank You
## PROJECT SUMMARY

### GENERAL INFO
- **BLOCK/LOT #**: 3704/045
- **ZONING DISTRICT**: C-3-G
- **HEIGHT AND BULK DISTRICT**: 160-F
- **PROPOSED HEIGHT OF ROOF**: 274’-0”

### GENERAL LAND USE

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<th>Category</th>
<th>Dimensions</th>
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<td><strong>SITE AREA</strong></td>
<td>28,790 SF</td>
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<tr>
<td><strong>PARKING GSF</strong></td>
<td>56,026 SF</td>
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<tr>
<td><strong>RESIDENTIAL GSF</strong></td>
<td>474,715 SF</td>
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<tr>
<td><strong>RETAIL GSF</strong></td>
<td>3,985 SF</td>
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<tr>
<td><strong>USEABLE COMMON OPEN SPACE GSF</strong></td>
<td>11,184 SF</td>
</tr>
<tr>
<td><strong>USEABLE PRIVATE OPEN SPACE GSF</strong></td>
<td>13,384 SF</td>
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### DWELLING UNITS - TOTAL

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<th>Description</th>
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<tr>
<td><strong>NUMBER OF STORIES</strong></td>
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<tr>
<td><strong>PARKING SPACES (INCLUDING ADA)</strong></td>
<td>178</td>
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<tr>
<td><strong>LOADING SPACES</strong></td>
<td>1 + 2 SV</td>
</tr>
<tr>
<td><strong>BICYCLE SPACES (CLASS 1)</strong></td>
<td>200</td>
</tr>
<tr>
<td><strong>BICYCLE SPACES (CLASS 2)</strong></td>
<td>27</td>
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<tr>
<td><strong>CAR SHARE SPACES</strong></td>
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</table>

### LAND USE RESI

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td><strong>STUDIO UNITS</strong></td>
<td>192</td>
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<tr>
<td><strong>1 BEDROOM UNITS</strong></td>
<td>149</td>
</tr>
<tr>
<td><strong>2 BEDROOM UNITS</strong></td>
<td>96</td>
</tr>
<tr>
<td><strong>3 BEDROOM UNITS</strong></td>
<td>50</td>
</tr>
<tr>
<td><strong>5 BEDROOM UNITS</strong></td>
<td>8</td>
</tr>
<tr>
<td><strong>AFFORDABLE HOUSING ON-SITE</strong></td>
<td>11% AT 50% AMI, 4% AT 80% AMI, 4% AT 110% AMI</td>
</tr>
</tbody>
</table>
**City Fees**

**Impact Fees**
- Utility Fees: 526,036
- TSF: 3,706,403
- SFUSD: 1,161,877
- Child Care: 1,053,876
- Public Art: 3,350,246

Total: 9,798,437  
Per unit: 19,795

**Admin Fees**
- Planning Fees: 768,009
- Building Permit Fees: 2,187,423
- Department Fees: 909,864
- TDR: 2,323,353

Total: 6,188,649  
Per unit: 12,502

**Affordable Housing**
- Affordable Housing: 33,595,668

Total: 33,595,668  
Per unit: 67,870

**Total City Fees**
- Total: 49,582,755  
- Per unit: 100,167

Notes:
1. On-site BMH provided at project, figure represents "in-lieu" cost per fee schedule.
### Ground Floor Plan

**Floor Area, Gross (a)**

<table>
<thead>
<tr>
<th>Section</th>
<th>Total</th>
<th>Base Project</th>
<th>Residential</th>
<th>Retail</th>
<th>Parking</th>
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<tr>
<td>GFA Exclusions</td>
<td>GFA</td>
<td>GFA</td>
<td>GFA</td>
<td>Spaces</td>
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<tr>
<td>+175.00</td>
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<td>+148.75</td>
<td>+139.84</td>
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<td>28,783</td>
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<td>97917</td>
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<td>259,113</td>
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<tr>
<td>SF</td>
<td>SF</td>
<td>SF</td>
<td>SF</td>
<td>SF</td>
<td></td>
</tr>
</tbody>
</table>

### Notes on Ground Floor Plan:

1. **Base Project**
   - Ground Floor Height is 14' Floor to Floor
   - All Residential Units Face R.O.W. or Compliant Rear Yard
   - All Residential Units Face R.O.W. or Compliant Rear Yard below

2. **Active Uses Fenestrated with Transparent Windows & Doorways For >60% of Frontage
3. **Access to Mechanical Systems Exempt from Active Use Requirements Per 145.1(C)(3)

---

### Typical Podium Plan

**Light Well for Secondary Bedroom Exposure (Not for Dwelling Units Exposure)

### Typical Tower Plan

**All Residential Units Face R.O.W. or Compliant Rear Yard

---

### Base Project

469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020
## SCHEDULE

<table>
<thead>
<tr>
<th>DATE</th>
<th>MILESTONE</th>
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<tbody>
<tr>
<td>Apr 2017</td>
<td>Land Acquisition</td>
</tr>
<tr>
<td>May 2017</td>
<td>Project Kick-off Meeting</td>
</tr>
<tr>
<td>Sept 2017</td>
<td>Started Community Outreach w/ Key Participants</td>
</tr>
<tr>
<td>Nov 2017</td>
<td>PPA &amp; EEA Submission</td>
</tr>
<tr>
<td>Jun 2018</td>
<td>Planning Assigned an Environmental Planner</td>
</tr>
<tr>
<td>Aug 2018</td>
<td>Project Application, Sec. 309 and State Density Bonus Applications and Designs Submitted</td>
</tr>
<tr>
<td>Feb 2020</td>
<td>DEIR Published</td>
</tr>
<tr>
<td>Apr 2020</td>
<td>DEIR Presentation to Planning Commission</td>
</tr>
<tr>
<td>Nov 2020</td>
<td>Informational Hearing at Planning Commission</td>
</tr>
<tr>
<td>Feb 2021</td>
<td>Final Planning Commission Hearing (TARGET)</td>
</tr>
<tr>
<td>Fall 2021</td>
<td>Construction Start</td>
</tr>
<tr>
<td>Fall 2024</td>
<td>Construction Complete</td>
</tr>
</tbody>
</table>
KEY COMMUNITY OUTREACH

- United Playaz
- SoMa Pilipinas
- Tenants and Owners Development Corporation (TODCO)
- South of Market Community Action Network (SOMCAN)
- Filipino Community Development Corporation (FCDC)
- District 6 Community Planners
- Pilipino Senior Resource Center
- THC's Central City SRO Collaborative's Land Use Committee
- Mint Mall Residents Assembly
- Tenderloin Filipino Community Association
- West Bay
- Pilipino Resource Center
- Tenderloin Filipino Community Association
- Tenderloin Neighborhood Development (TNDC)
- SD Action
- SOMA Neighborhood Resident Council (SNRC)
- Tenderloin Peoples Congress
- The Arc San Francisco
- Central SOMA CBD
- Central Market CBD
- Mid Market Business Association
- PROPOSED PROJECT IS NOT IN A HISTORICAL DISTRICT

- BUILDING MAINTAINS STREETWALLS ON JESSE AND STEVENSON

- TOWER SETBACKS AWAY FROM MARKET STREET THEATRE AND LOFT HISTORIC DISTRICT
STREETSCAPE

JESSE STREET

STEVENSON STREET
BASEMENT 02 (03 SIMILAR) FLOOR PLAN
469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020
TYPICAL UPPER FLOOR PLAN

469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020
PRIVATE OPEN SPACES AT UPPER FLOORS

LEVEL 2

LEVEL 6

LEVEL 27

LEVEL 2
SECC. 135, Table 135A

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

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

OPEN SPACE SUMMARY

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

COMMON OPEN SPACE REQUIRED
473 UNITS X 36 SF/UNIT X 1.33= 22,647 SF

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

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

<table>
<thead>
<tr>
<th>Section</th>
<th>Existing</th>
<th>Permitted as Accessory</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec 150.b Residential Off-Street Vehicle Parking</td>
<td>0</td>
<td>(# of Dwelling Units) × 0.5 = 248 spaces</td>
<td>178 spaces</td>
</tr>
<tr>
<td>Non-Accessible Off-Street Vehicle Parking</td>
<td>176 spaces</td>
<td></td>
<td></td>
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<tr>
<td>Sec 155.i Accessible Off-Street Vehicle Parking</td>
<td>0 spaces</td>
<td>1 accessible space per 25 spaces = 7 spaces</td>
<td>7 spaces</td>
</tr>
<tr>
<td>Sec 166 Car-Share Parking Spaces, Residential</td>
<td>0 spaces</td>
<td>2, plus 1 for every 200 dwelling units over 200 = 4 spaces</td>
<td>4 spaces</td>
</tr>
</tbody>
</table>

### Sec 152.1 OFF-STREET LOADING

<table>
<thead>
<tr>
<th></th>
<th>0</th>
<th>200,001 - 500,000 GFA = 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING SPACES (INCLUDING ADA)</td>
<td>178</td>
<td></td>
</tr>
<tr>
<td>LOADING SPACES</td>
<td>1 + 2 SV</td>
<td></td>
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<tr>
<td>BICYCLE SPACES (CLASS 1)</td>
<td>200</td>
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<tr>
<td>BICYCLE SPACES (CLASS 2)</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>CAR SHARE SPACES</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>
MECHANICAL EQUIPMENT BEHIND ROOF SCREEN

SOUTH ELEVATION

WEST ELEVATION

ROOFTOP FEATURES SCREENING
HEIGHT / BULK / FAR

469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020
### Zoning District
C3G

### Height District
160-F

### Site Area
28,790 sf

### Height of Buildings
274'-0"

### Number of Stories
27 + 3 Basements

### Dwelling Units
495

### Parking Spaces
178

### Loading Spaces
1 + 2 SV

### Residential
- **GFA**: 349,799 sf
- **Units**: 495
- **Balconies**: 22

### Common Open Space
- Required: (x Units x 36 sf) 22,647 sf
- Provided: 11,184 sf

### Retail
- **GFA**: 3,985 sf

### Parking
- **GFA**: 56,026 sf

### Project Summary
- **Total GFA**: 349,799 sf

---

<table>
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<tr>
<th>Floor</th>
<th>Elev.</th>
<th>Bldg.</th>
<th>FLR. ELEV.</th>
<th>F/F</th>
<th>FLR.</th>
<th>GFA</th>
<th>Residential</th>
<th>Retail</th>
<th>Parking</th>
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<td>M.PH</td>
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NOTES:
1. CONTACT SFMTA AT bikeparking@sfmta.com FOR THE LOCATION AND INSTALLATION OF BIKE RACKS.
2. BIKE RACK: ‘WELLE’ CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH
   SURFACE MOUNT, MODEL: WCR02-SQ-SF-G. AVAILABLE FROM www.bikeparking.com
3. 8'-6 3/8” CONCRETE SIDEWALK PAVING, S.C.D.
4. BIKE RACK DETAIL PEDESTRIAN LIGHT:

SECTION A-A: JESSIE STREET

SECTION B-B: STEVENSON STREET

CLASS II BIKE RACK

BIKE RACK DETAIL

PEDESTRIAN LIGHT: