SOLOMON CORDWELL BUENZ | BUILD

469 STEVENSON
SAN FRANCISCO, CA

PLANNING COMMISSION INFORMATIONAL HEARING

NOVEMBER 12, 2020



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.

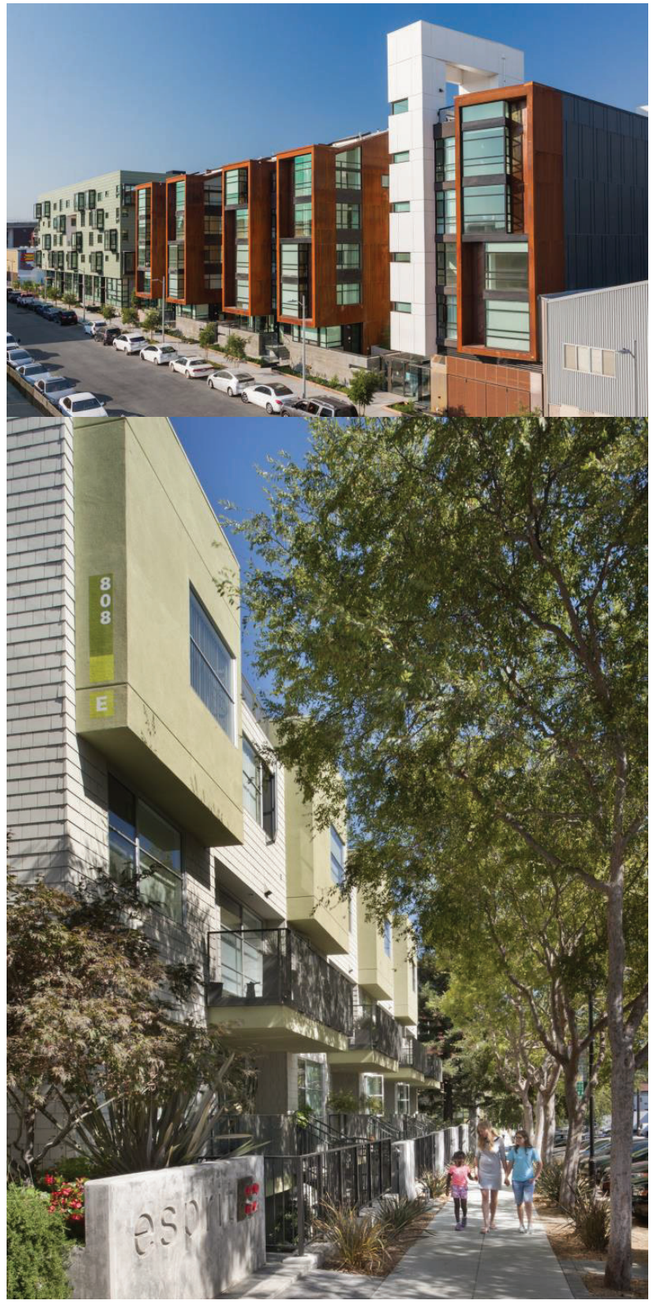


Partnerships with artists bring beauty and meaning into public and private spaces.

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





MASON & TURK PROJECT



950-974 MARKET



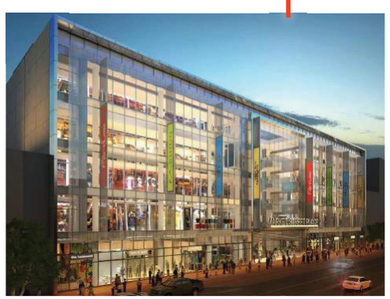
1066 MARKET





1028 MARKET

STREETCAR/
BUS STOPS



MARKET STREET PLACE



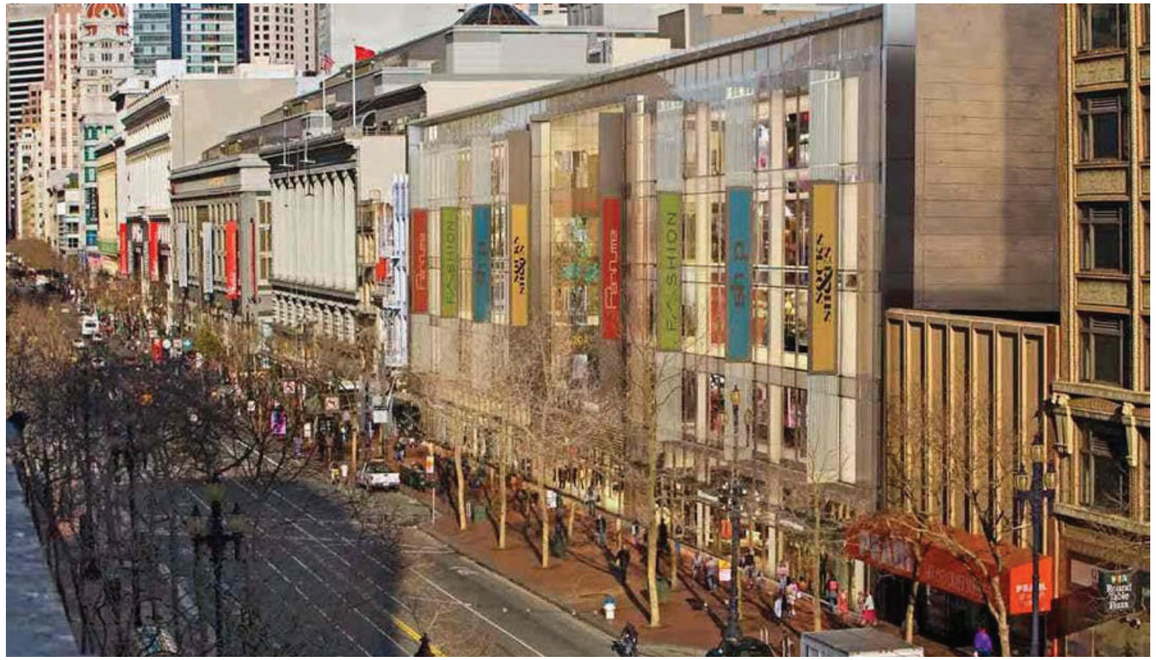
HAMPTON INN



5M _ FIVE NEW BUILDINGS

VICINITY PHOTOS

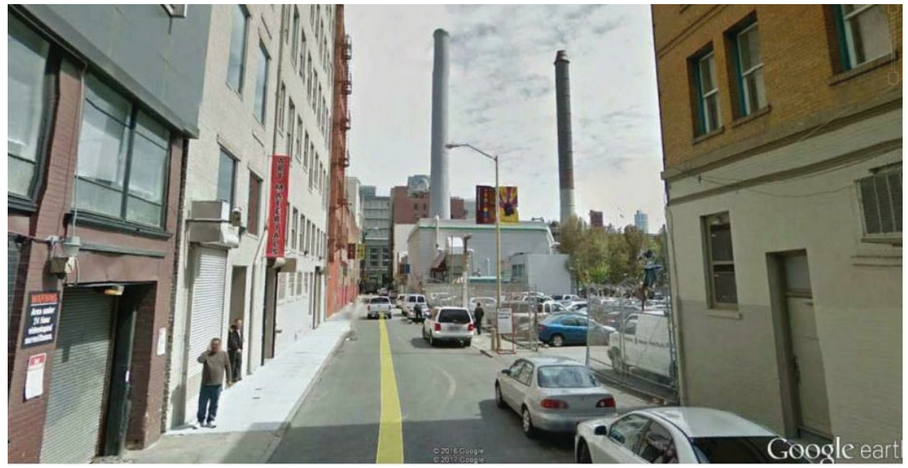


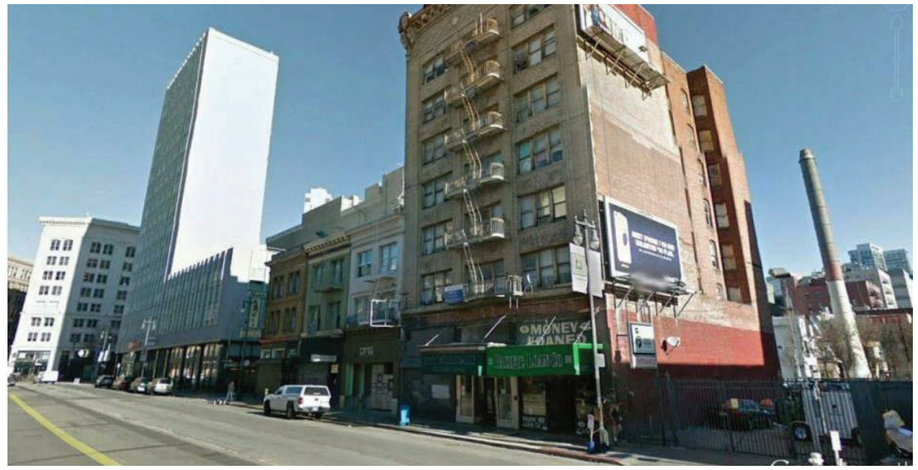


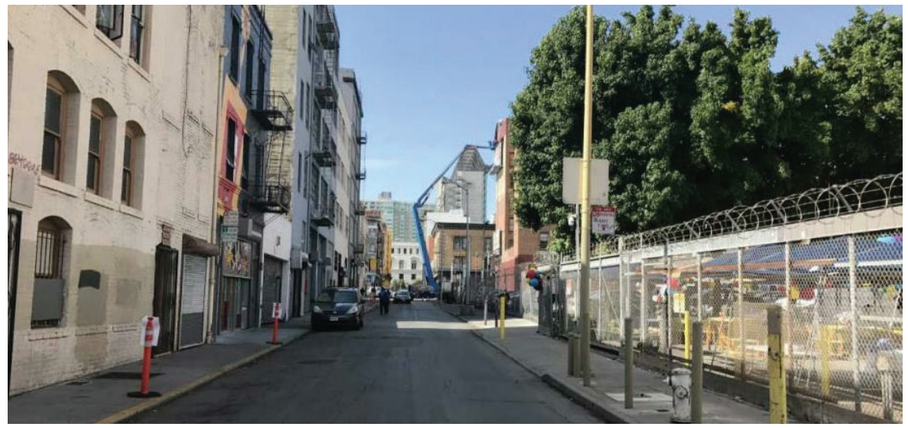


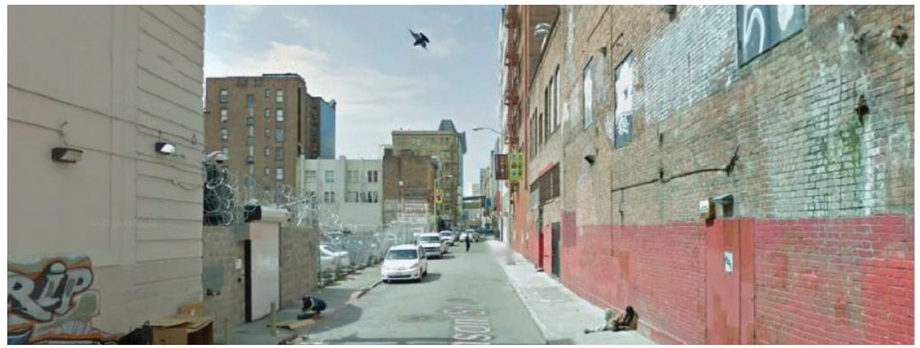


VICINITY PHOTOS





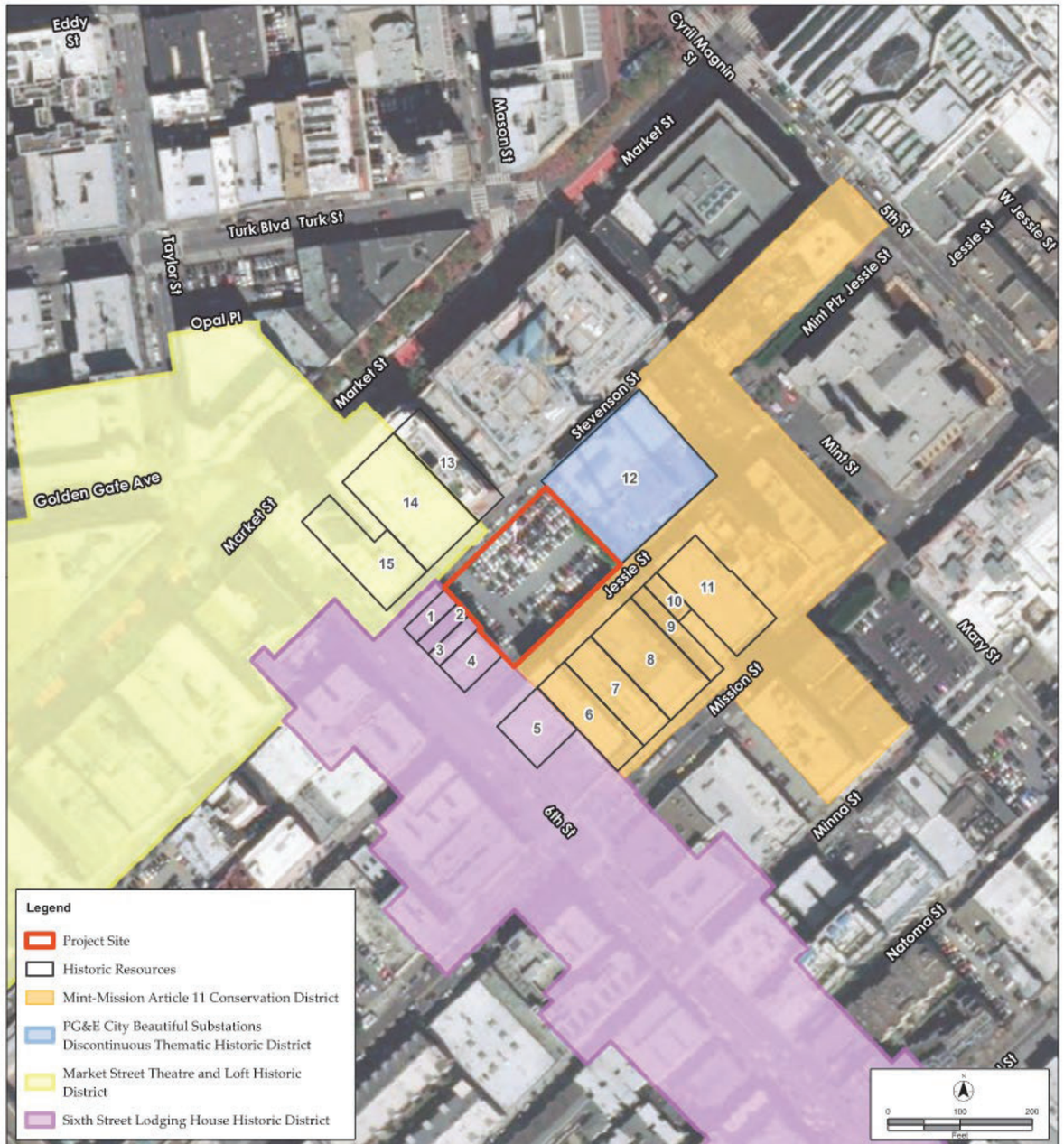








HISTORIC DISTRICTS



1. 35-37 Sixth Street
2. 39-41 Sixth Street
3. 43-45 Sixth Street
4. 47-55 Sixth Street
5. 65-83 Sixth Street
6. 986 Mission Street/481 Jessie Street
7. 980-984 Mission Street
8. 972- 976 Mission Street
9. 968 Mission Street
10. 471 Jessie Street
11. 956-960 Mission Street (non-contributor)
12. 460 Jessie Street
13. 973 Market Street
14. 979-989 Market Street
15. 995 Market/ 1 Sixth Street (non-contributor)

BUILD: SCB

SITE: AERIAL VIEW



BASELINE VS BONUS PROJECT

Base Planning Allowed			GFA	formula
A1	Site Area		28,790 sf	
A2	Max "Base" GFA	9:1 with TDRs	259,110 sf	A1 x 9
With State Density Bonus Applied				
B1	Max "Bonus" GFA		349,799 sf	A2 x 1.35
	Parcel:	3704/045		

BASE PROJECT

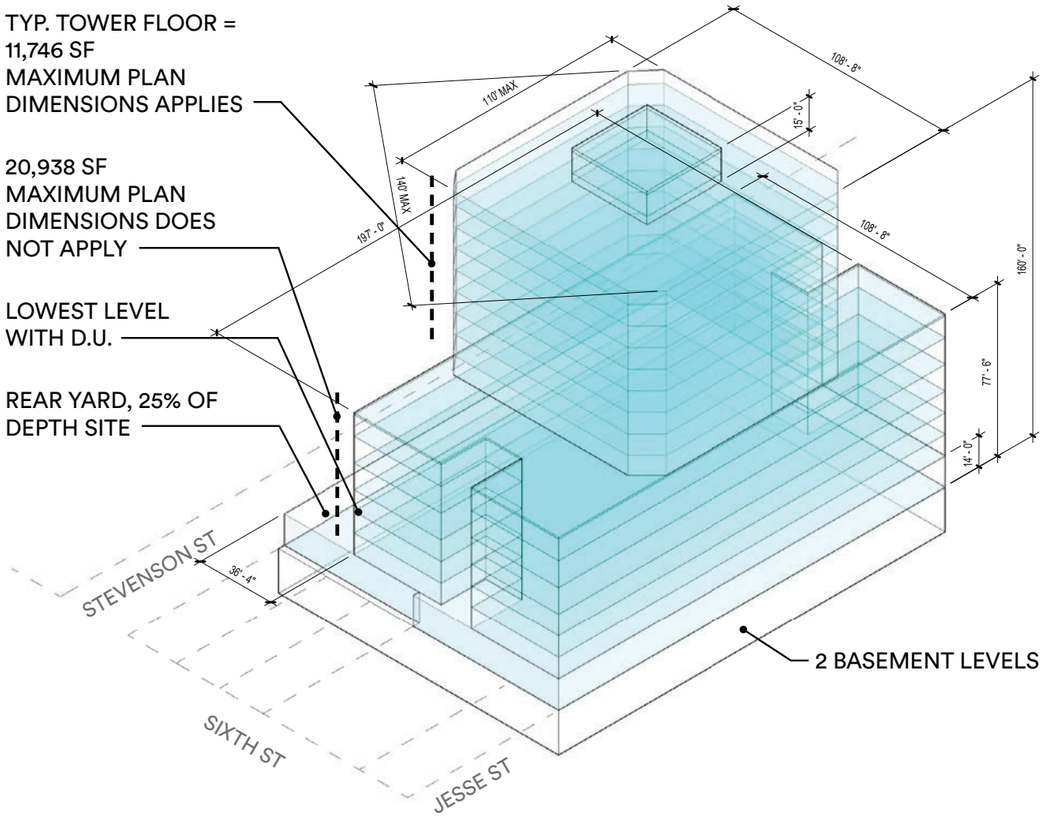
TOTAL 17 FLOORS
+ 2 BASEMENTS

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

20,938 SF
MAXIMUM PLAN
DIMENSIONS DOES
NOT APPLY

LOWEST LEVEL
WITH D.U.

REAR YARD, 25% OF
DEPTH SITE



WAIVER REQUIRED:

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

BONUS PROJECT

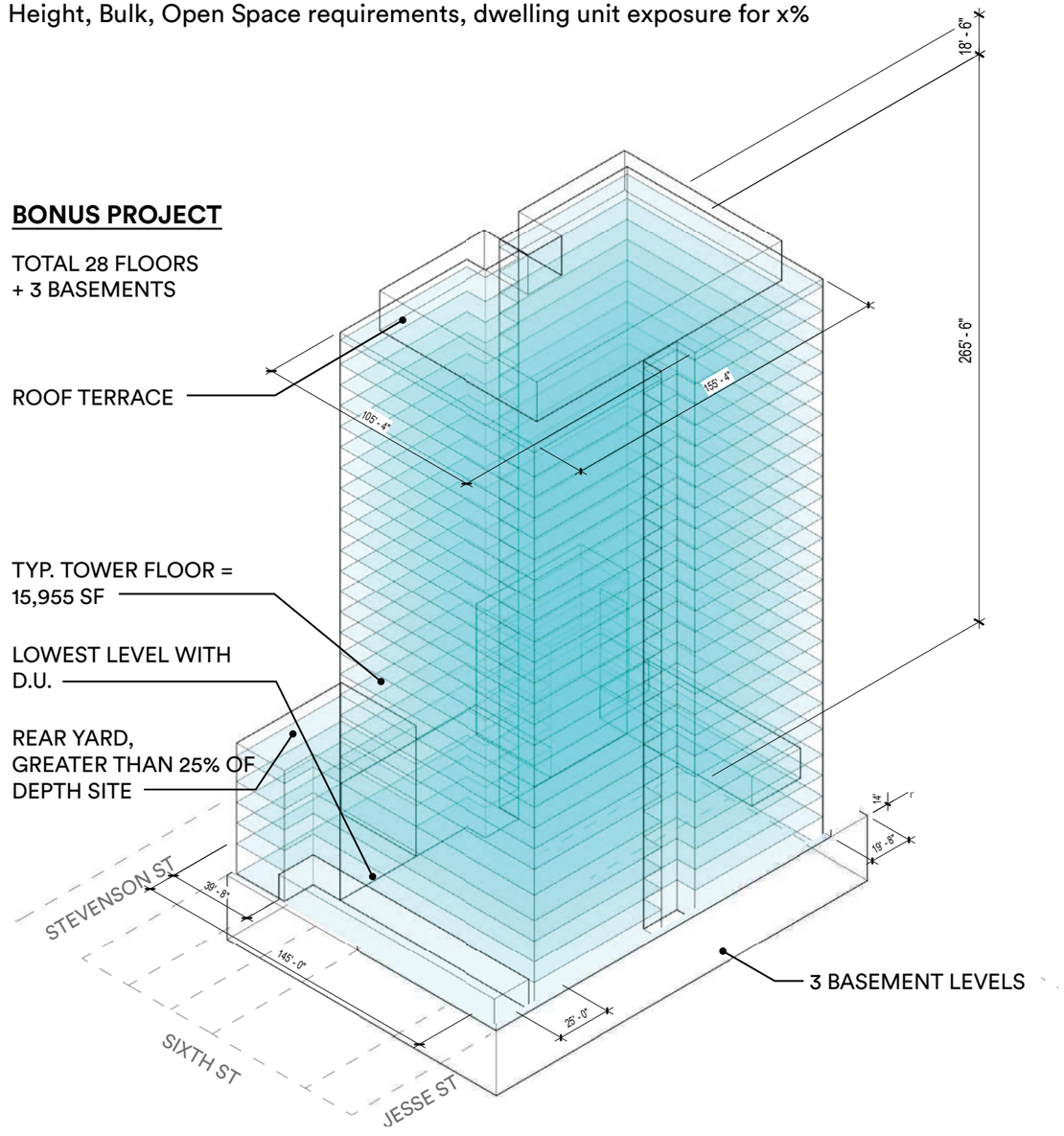
TOTAL 28 FLOORS
+ 3 BASEMENTS

ROOF TERRACE

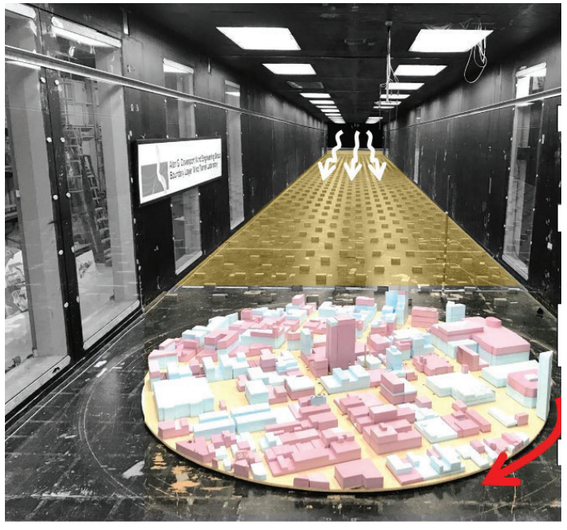
TYP. TOWER FLOOR =
15,955 SF

LOWEST LEVEL WITH
D.U.

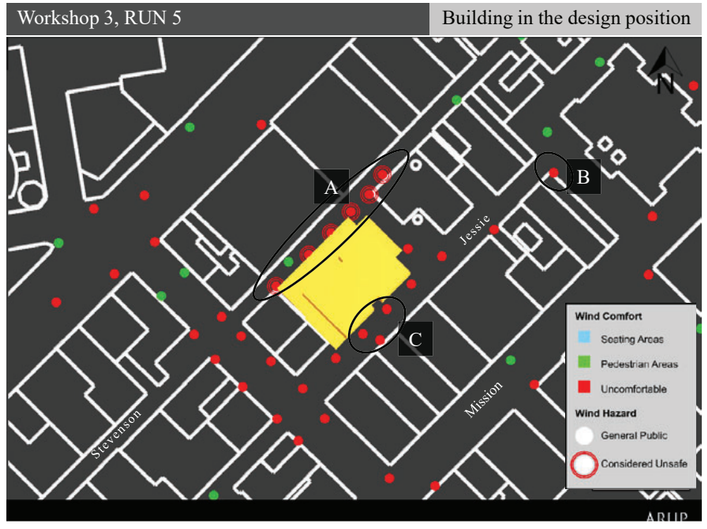
REAR YARD,
GREATER THAN 25% OF
DEPTH SITE



BUILDING FORM SHAPED BY THE WIND



June 2018



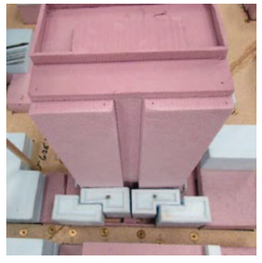
Run 6 (Massing Shift)

Shift of the building towards Jessie

Reposition of the saddlebags towards Stevenson

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

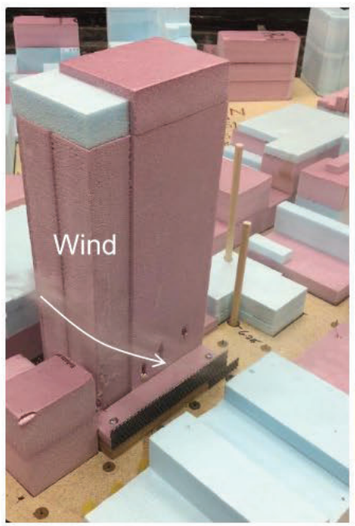


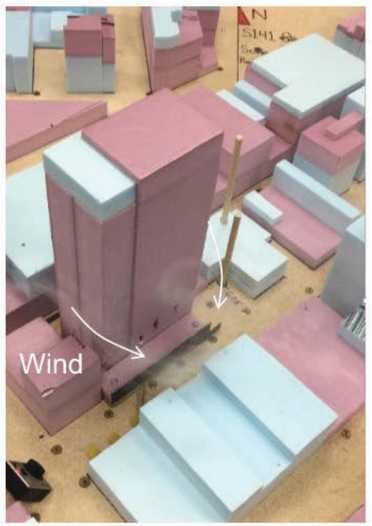


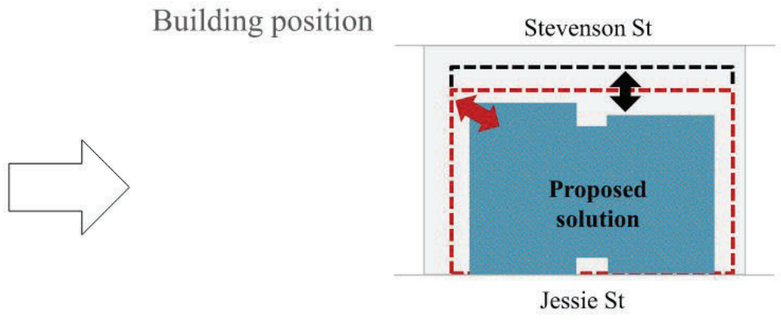


April 2019

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.







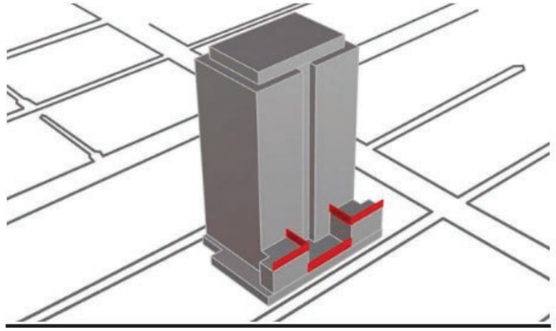


Figure 3: View of the Proposed Project from the North

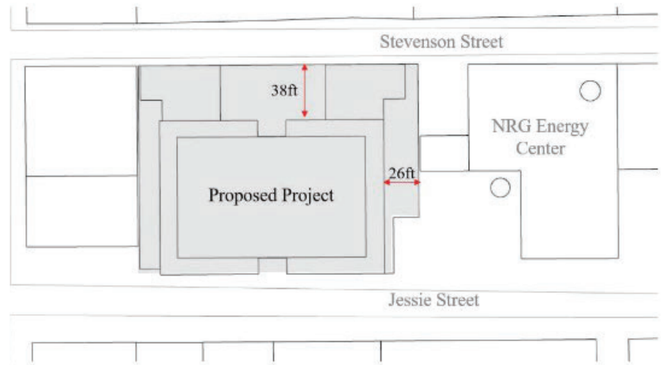
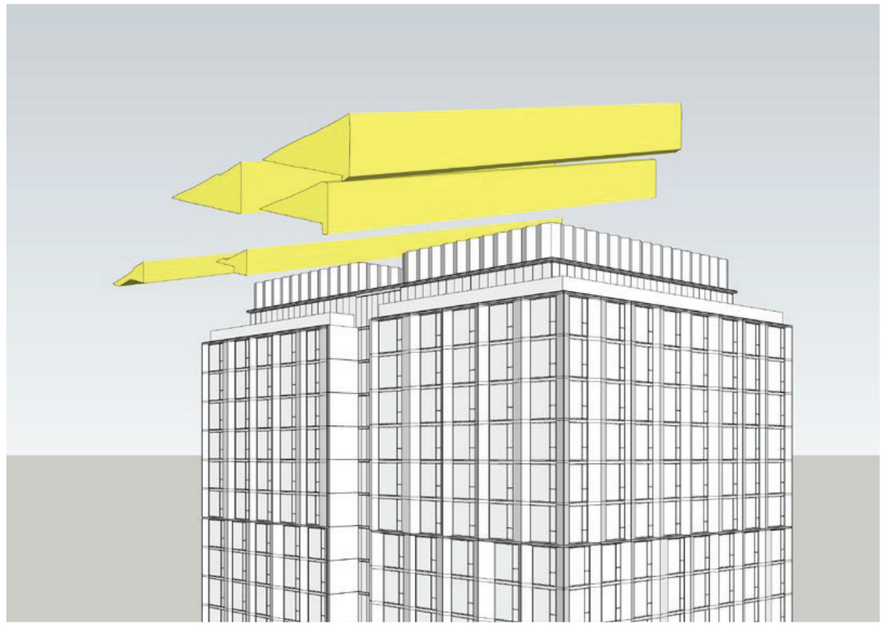
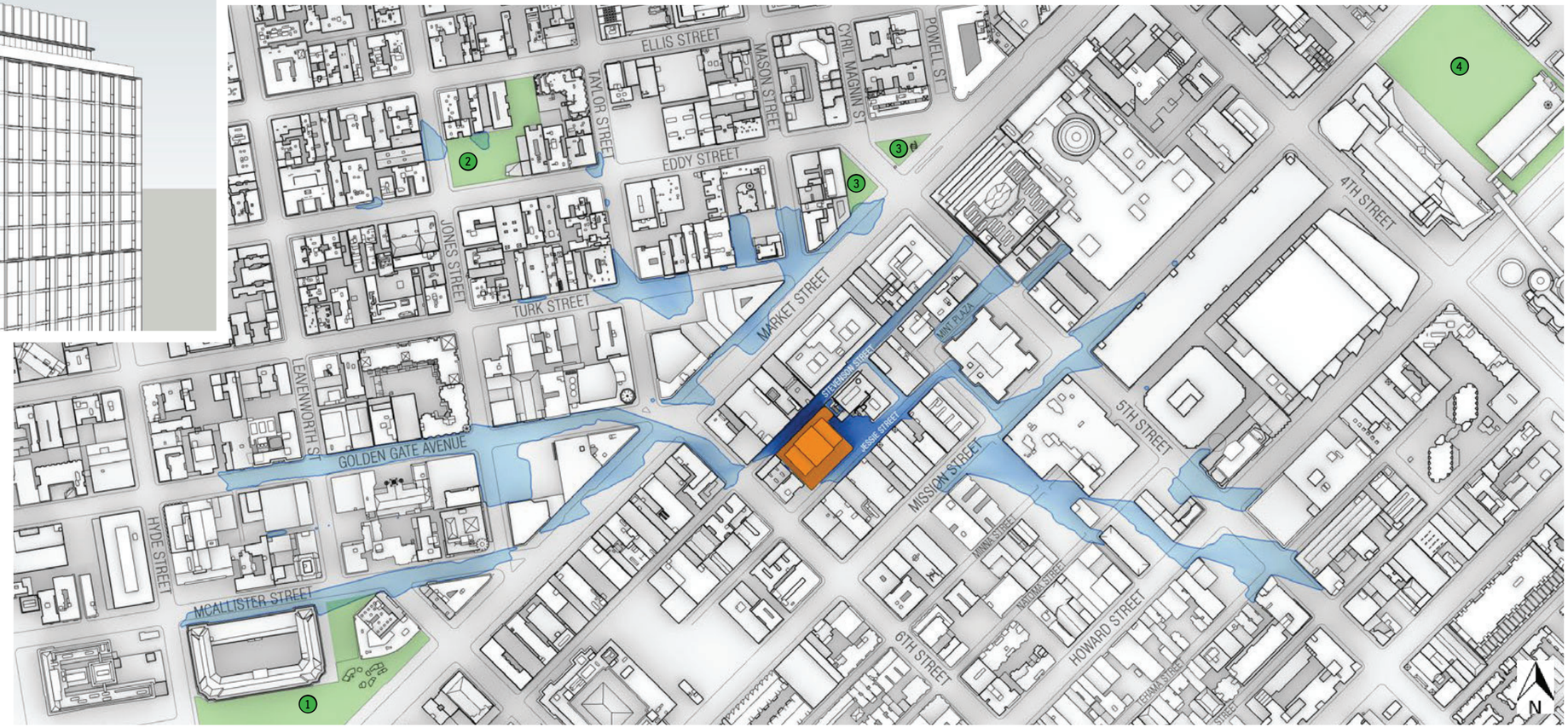


Figure 4: Position of the Proposed Project

BUILDING FORM SHAPED BY THE SUN





Proposed Project

Refined Shadow Fan of Proposed Project

occasional shadow — frequent shadow

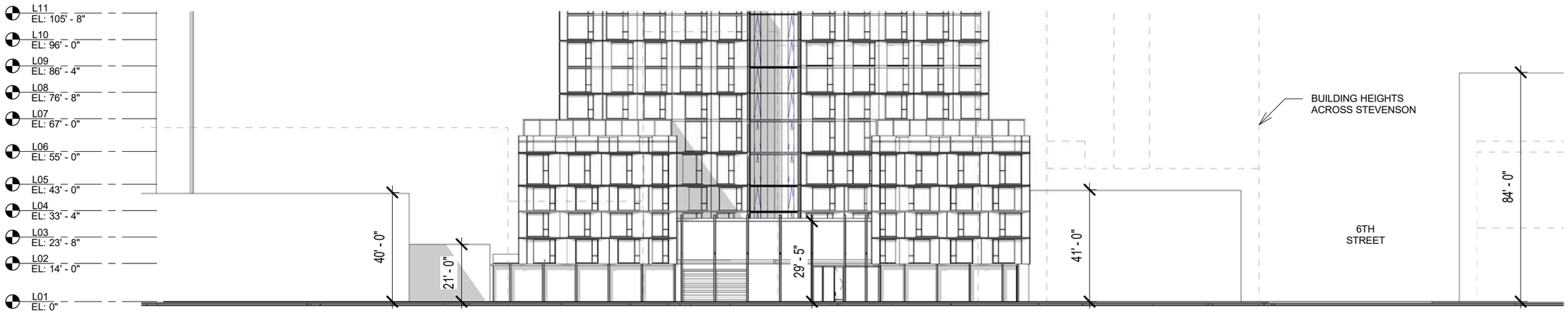
Parks and Open Spaces

1. United Nations Plaza
2. Boeddecker Park
3. Hallidie Plaza
4. Yerba Buena Gardens

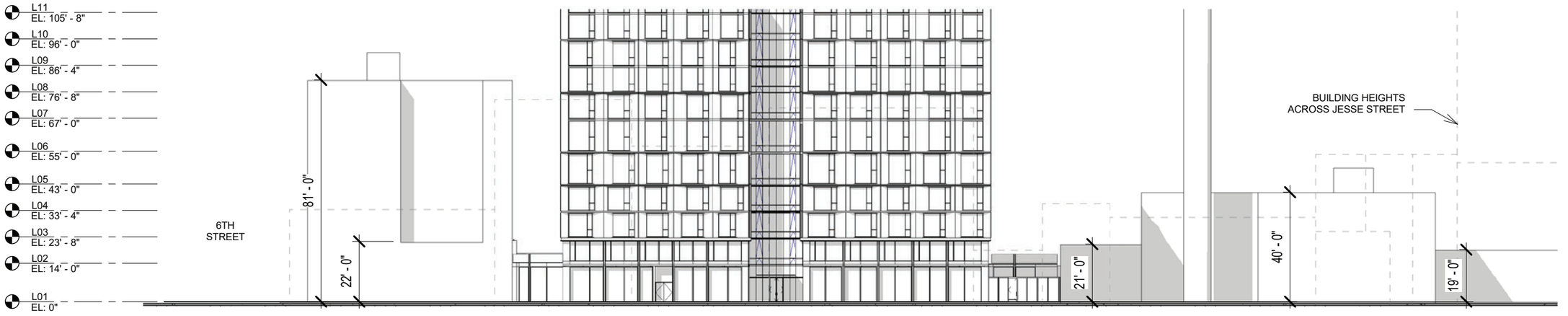
FULL YEAR

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

FORMING A STREET WALL

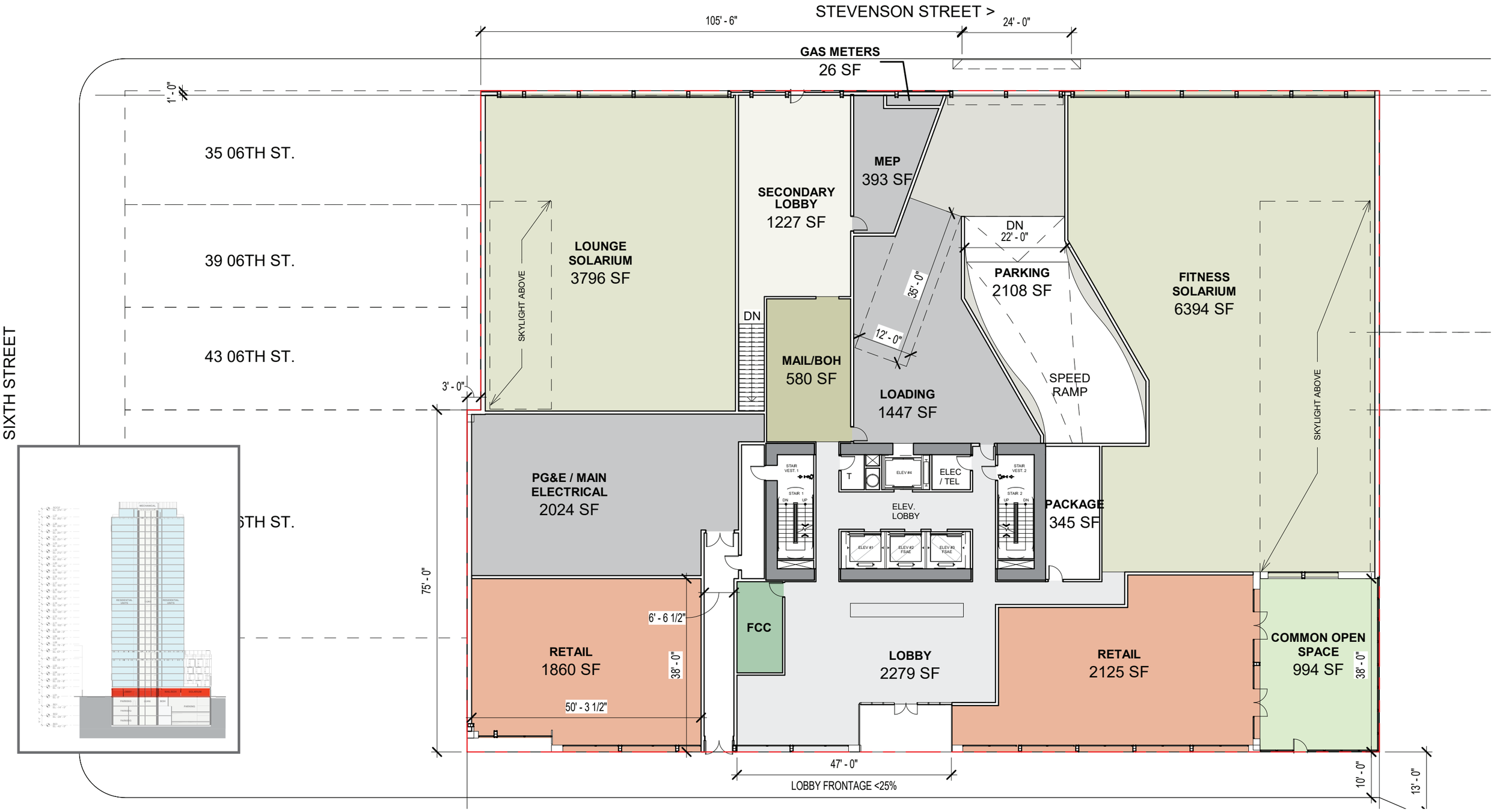


NORTH ELEVATION - STEVENSON STREETWALL

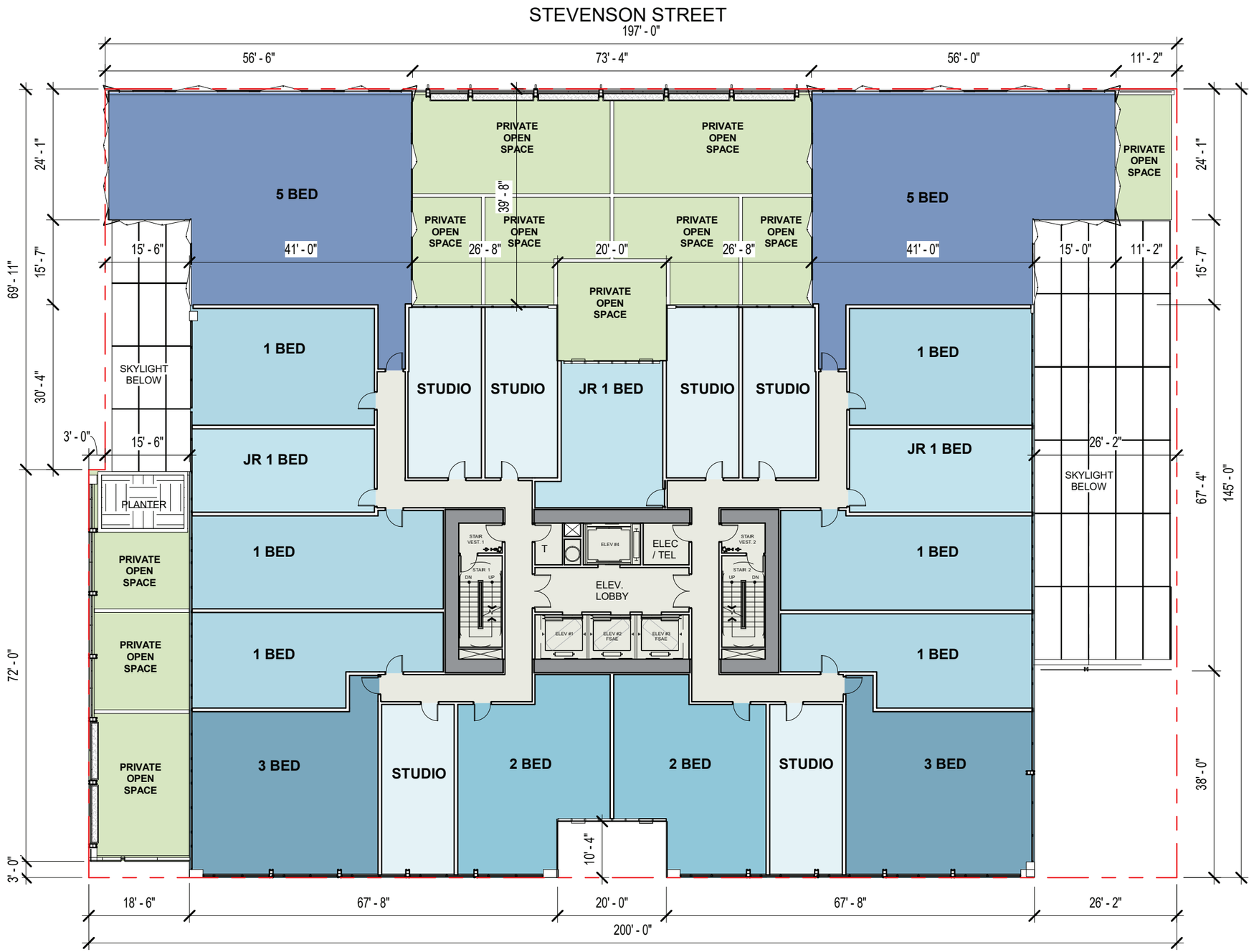


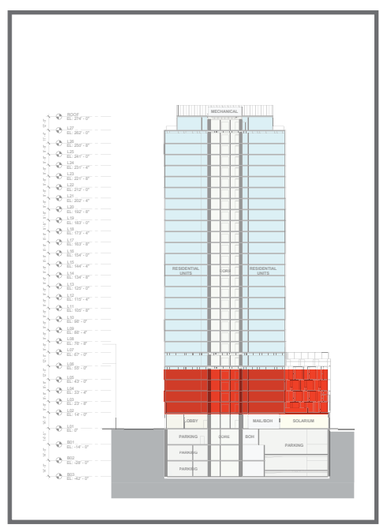
SOUTH ELEVATION - JESSE STREETWALL

GROUND FLOOR PLAN



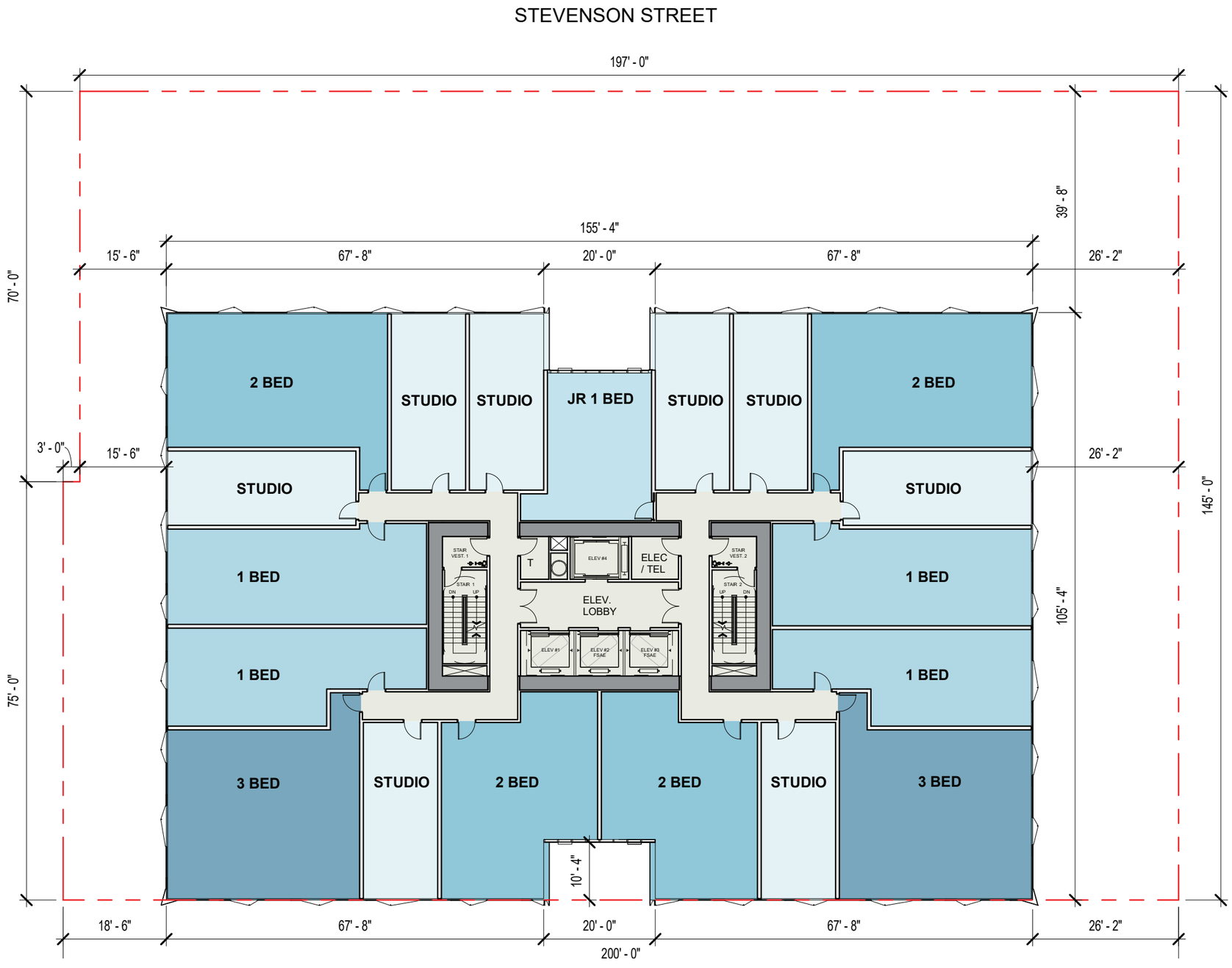
LEVEL 02-05 FLOOR PLAN





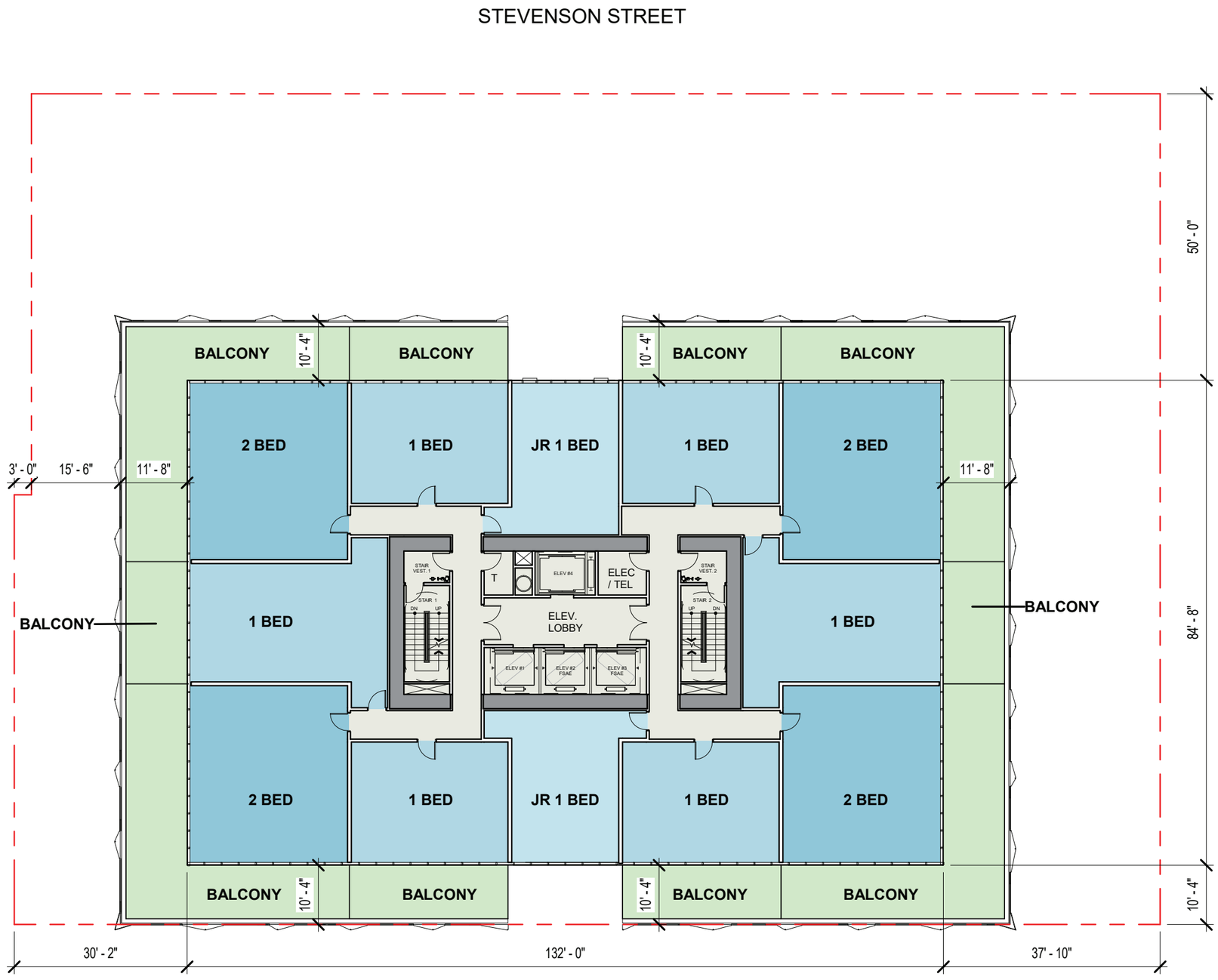
TYPICAL UPPER FLOOR PLAN





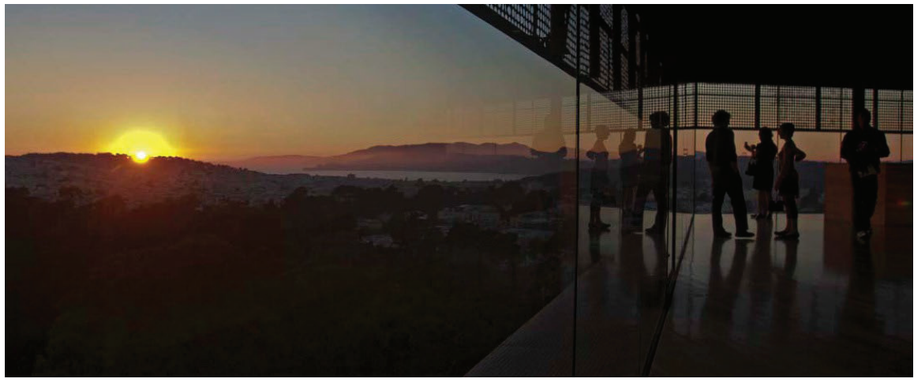
LEVEL 27 FLOOR PLAN

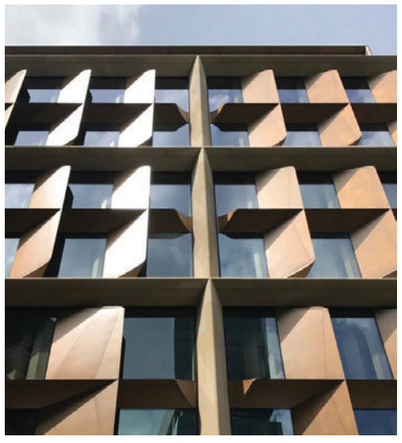




DESIGN INSPIRATIONS



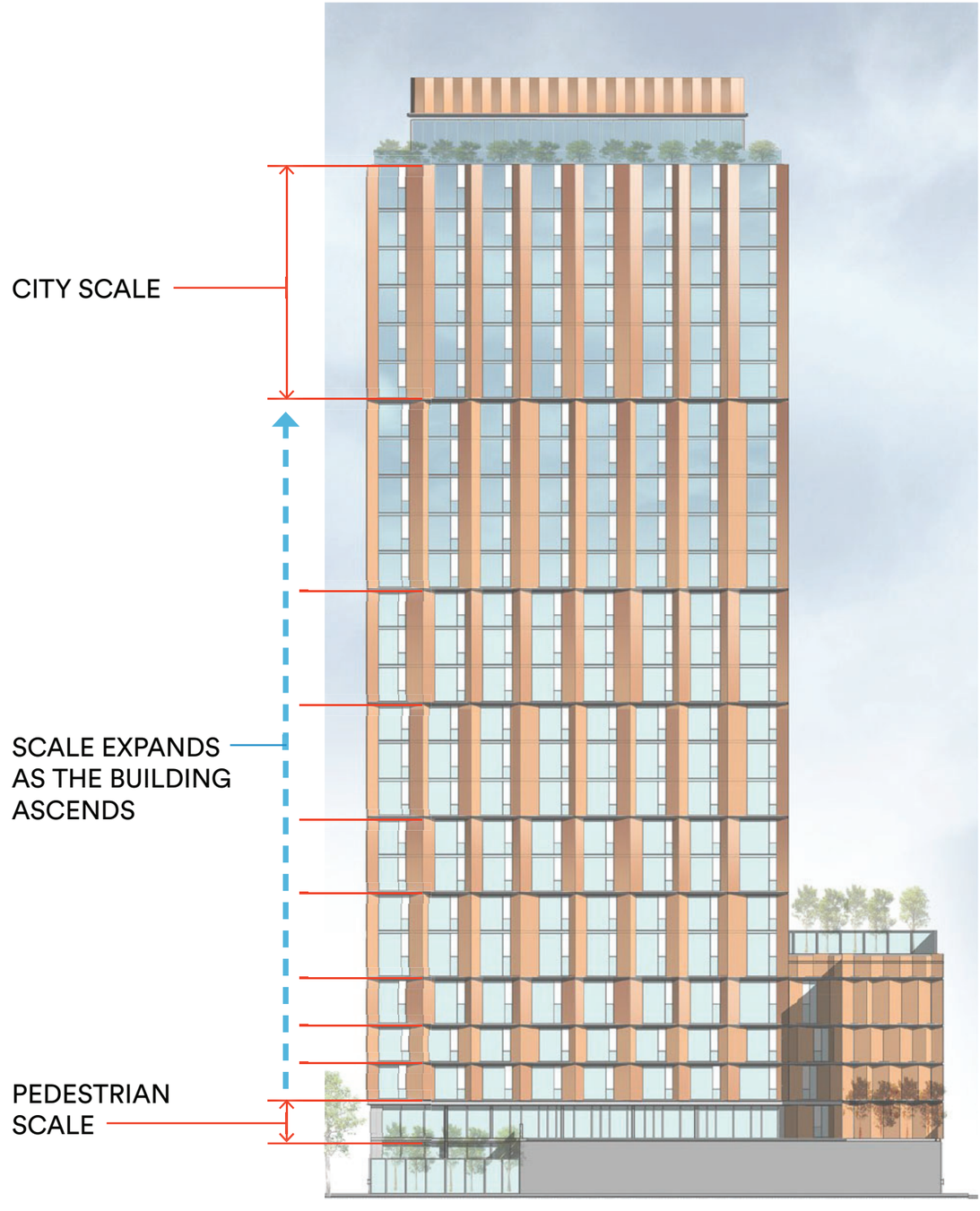






MATERIALS AND COLORS INSPIRED BY LEVI'S RIVET

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

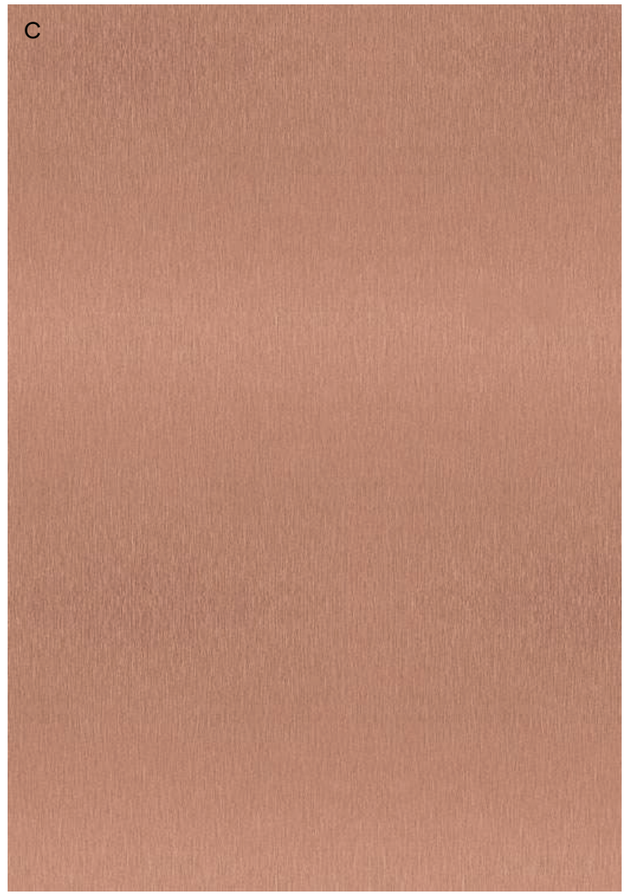


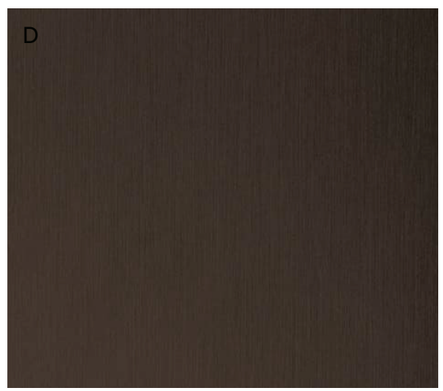
EXTERIOR FINISHES

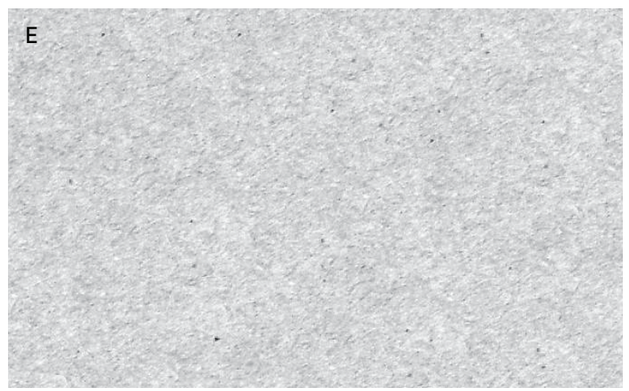
PROPOSED MATERIALS
A - PAINTED METAL
B - GLASS
C - METAL
D - PAINTED METAL
E - REINFORCED CONCRETE PANEL
F - PAINTED METAL

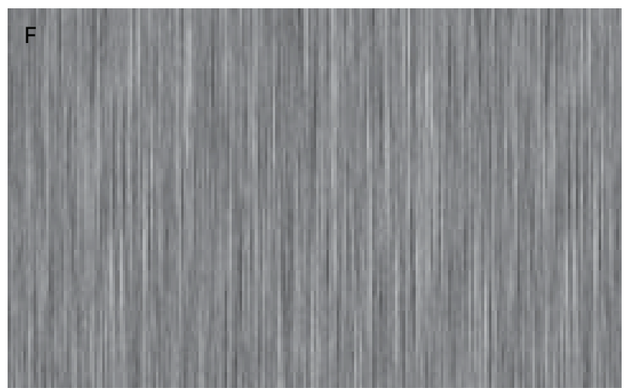








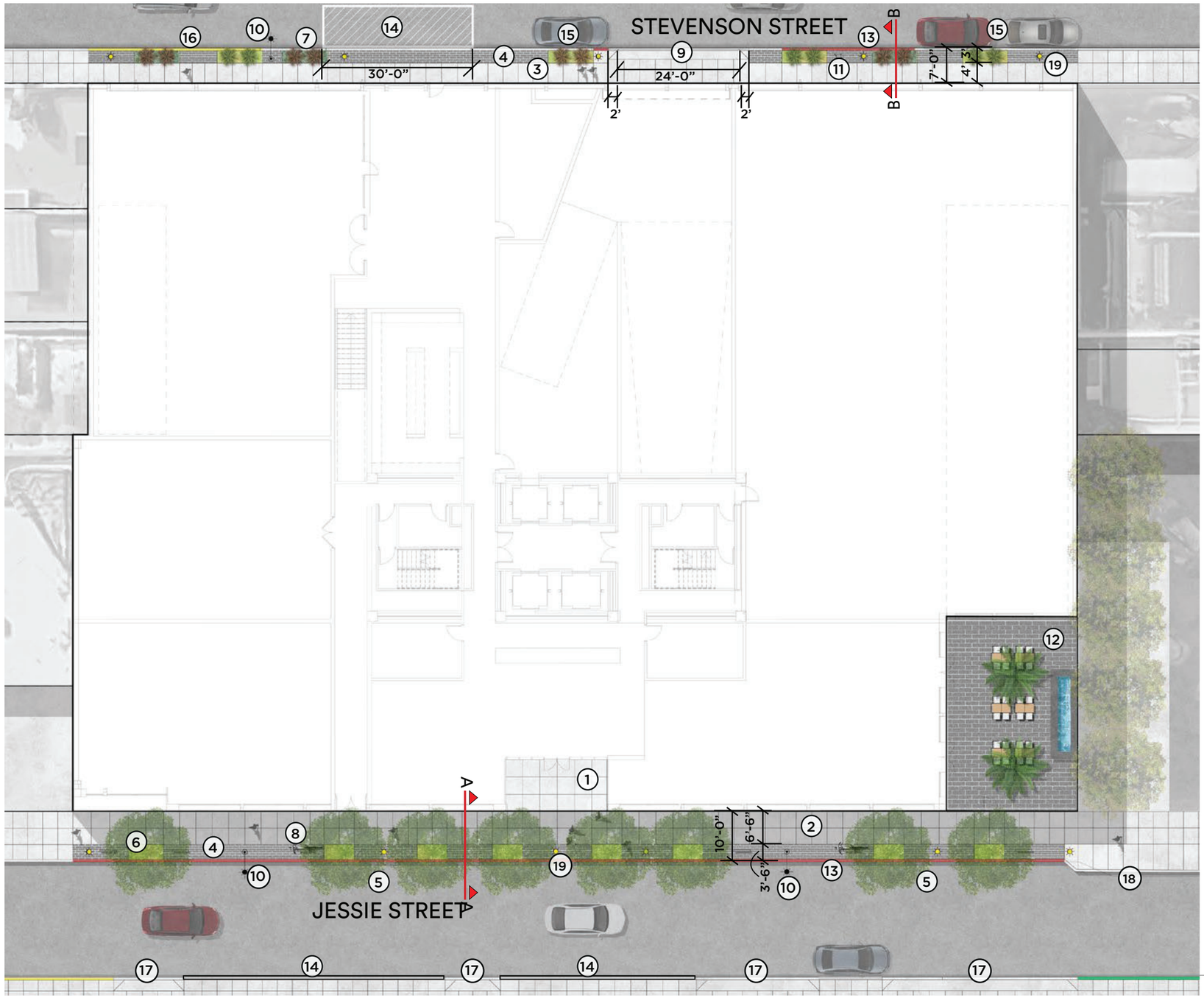




BUILDING ELEVATIONS



LANDSCAPE AT STREET LEVEL



LEGEND

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

PLANTS PALETTE

STREET



GINKGO BILOBA
MAIDENHAIR TREE



AGAVE ‘BLUE GLOW’
‘BLUE GLOW’ AGAVE



LIBERTIA PEREGRINANS
ORANGE LIBERTIA



PHORMIUM ‘MAORI SUNRISE’
NEW ZEALAND FLAX



SENECIO MANDRALISCAE
BLUE CHALKSTICK

GROUND & PODIUM LEVEL COURTYARD



ACER PALMATUM ‘SANGO KAKU’
CORAL BARK JAPANESE MAPLE



AZARA MICROPHYLLA
BOX - LEAF AZARA



CAREX SPP.
SEDGE



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



ERIGONUM UMBELLATUM
SULPHUR FLOWER BUCKWHEAT



FESTUCA CALIFORNICA ‘SERPENTINE BLUE’
CALIFORNIA FESCUE



LAMIUM MACULATUM
DEAD NETTLE



LOTUS BERTHELOTII
PARROT’S BEAK



POLYSTICHUM MUNITUM
SWORD FERN

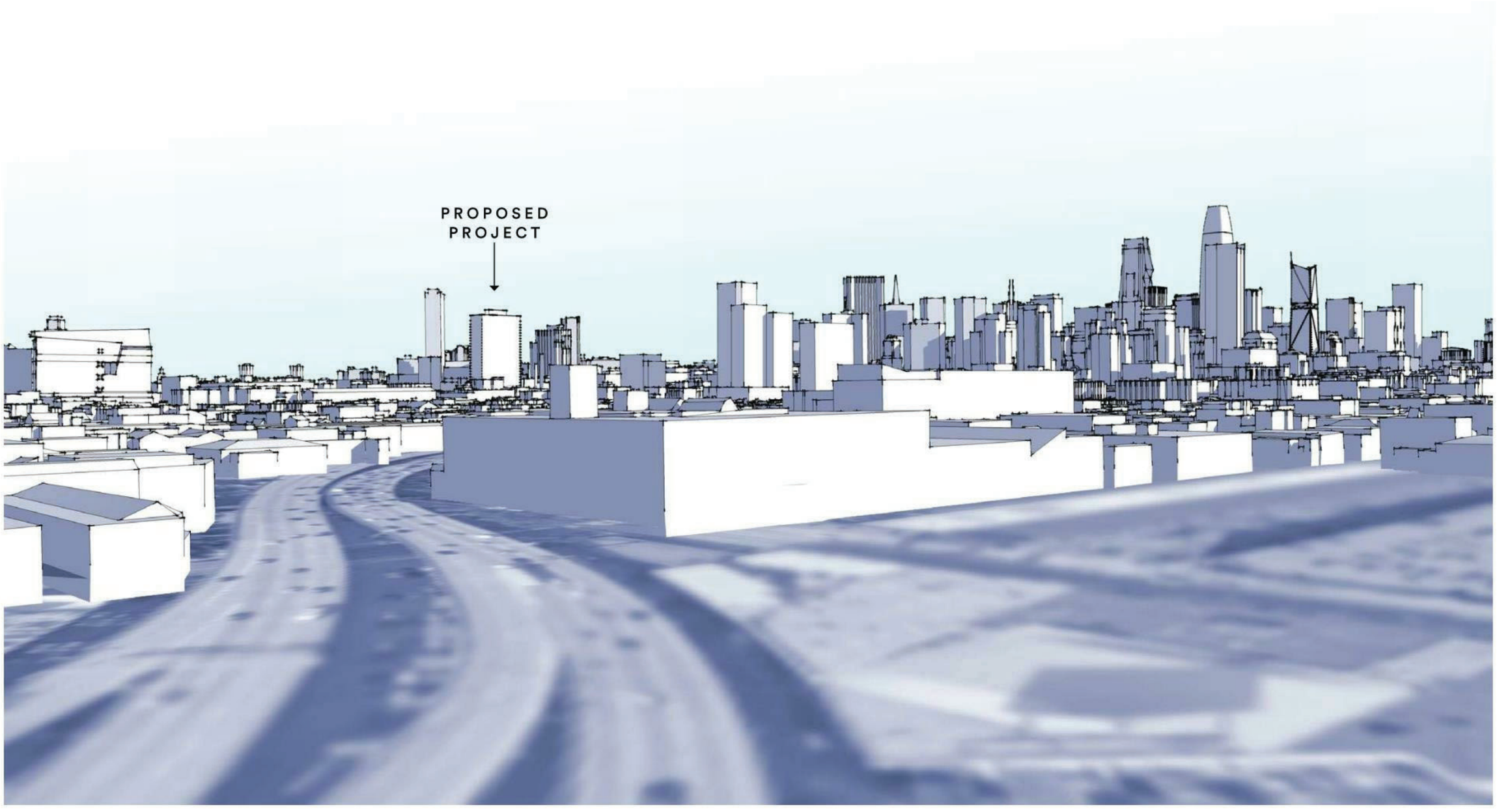


TEUCRIUM FRUTICANS ‘COMPACTUM’
BUSH GERMANDER

BUILD: SCB

VIEW FROM MARKET STREET




PROPOSED
PROJECT

BUILD: SCB

VIEW FROM STEVENSON STREET



BUILD: SCB

VIEW FROM JESSIE STREET



01

Density Where We Need It

- Housing near transit and jobs

- Significant new housing creation





Fostering Inclusion

- Affordability

- Innovative family units

- No displacement

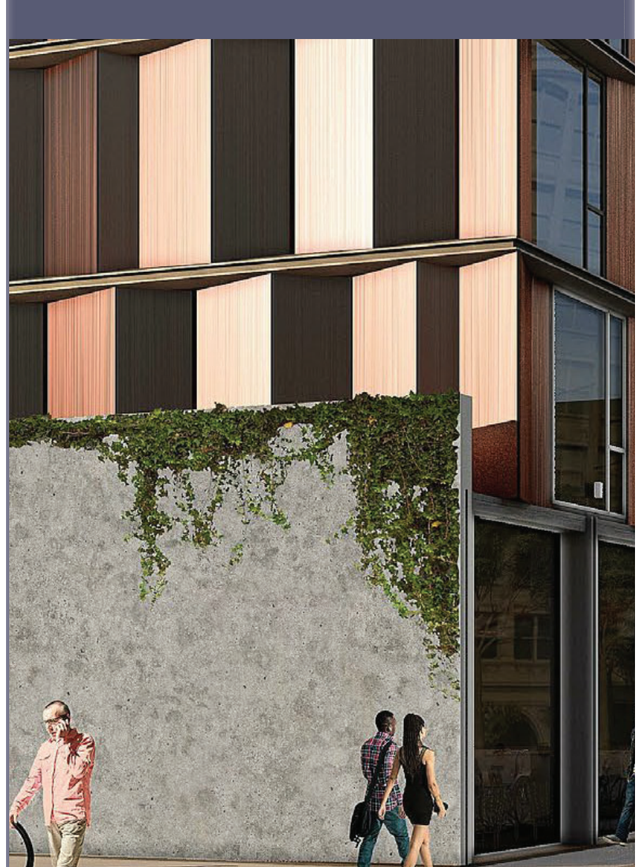
02

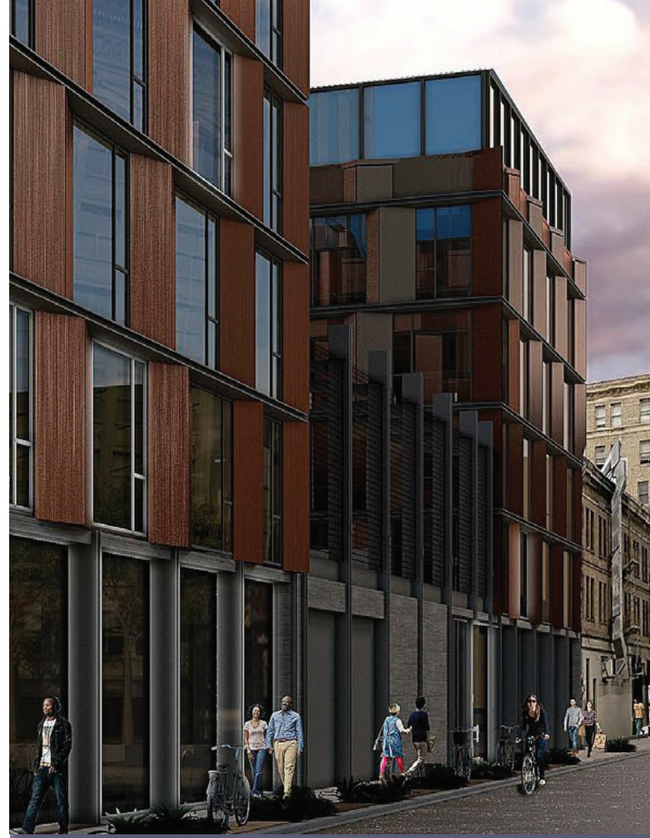
03

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

04

DENSITY WHERE WE NEED IT

Near Mass Transit and Jobs

NEAR MASS TRANSIT

- ADJACENT POWELL STATION PROVIDES CONNECTION TO:
- BART
- MUNI METRO
- MUNI METRO T EXTENSION

BART

muni

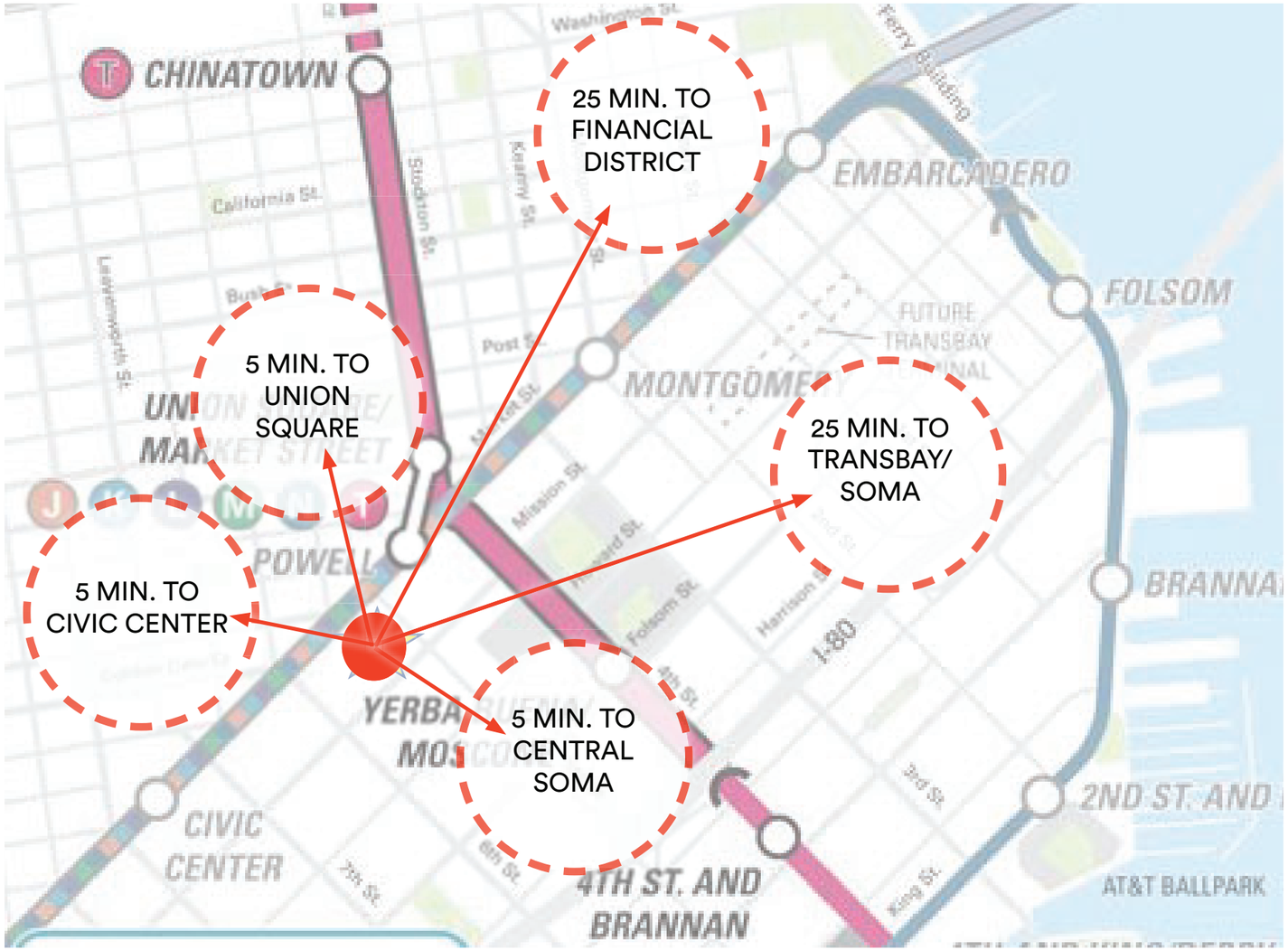
central

T

subway

muni metro

WITHIN WALKING DISTANCES TO JOB NODES



DENSITY WHERE WE NEED IT

Significant New Housing Creation

NEW HOUSING

- 495 UNITS
- 850-900 NEW RESIDENTS
- 31% OF THE UNITS ARE 2-BED +

DIVERSITY OF UNIT TYPES

STUDIO UNITS	192
1 BEDROOM UNITS	149
2 BEDROOM UNITS	96
3 BEDROOM UNITS	50
5 BEDROOM UNITS	8

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%*

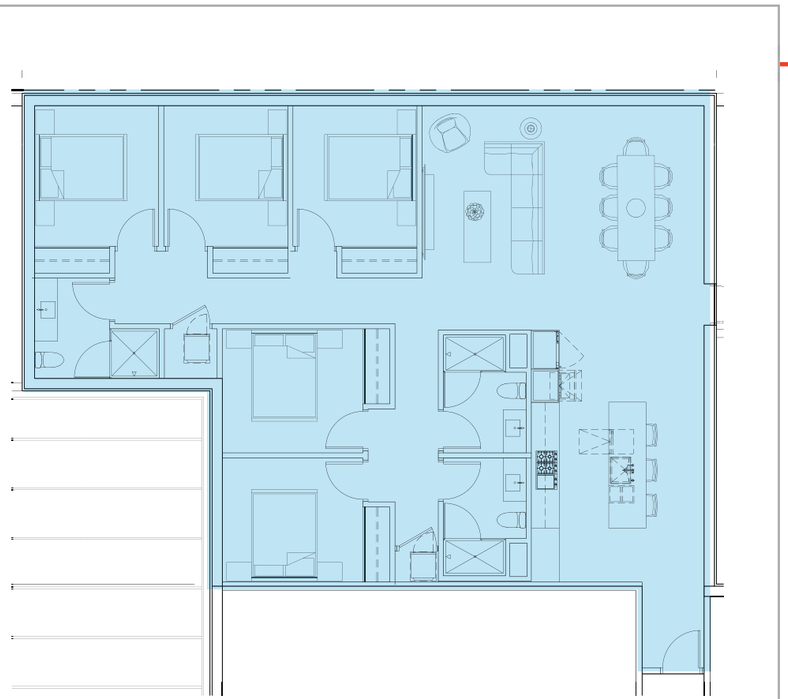
note: instead of payment of fee, project proposes additional on-site BMR units

DENSITY WHERE WE NEED IT

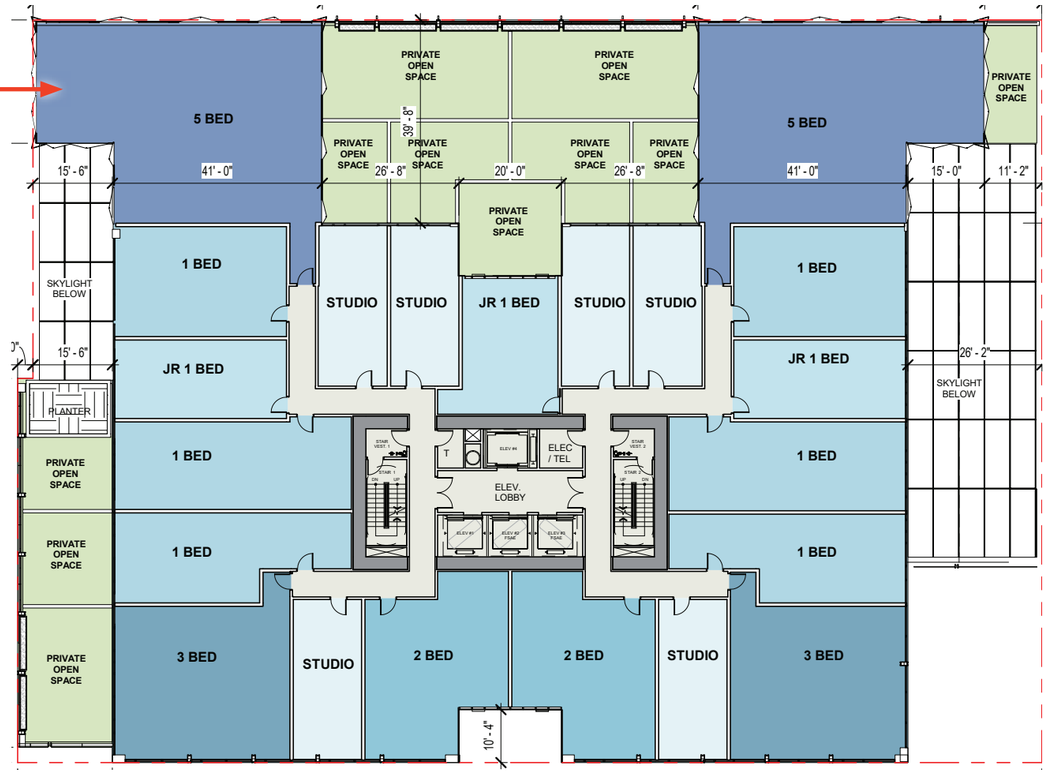
Significant New Housing Creation

FAMILY ORIENTED UNITS

- CREATION OF 8 UNIQUE 5-BED UNITS



5-BED UNIT LAYOUT

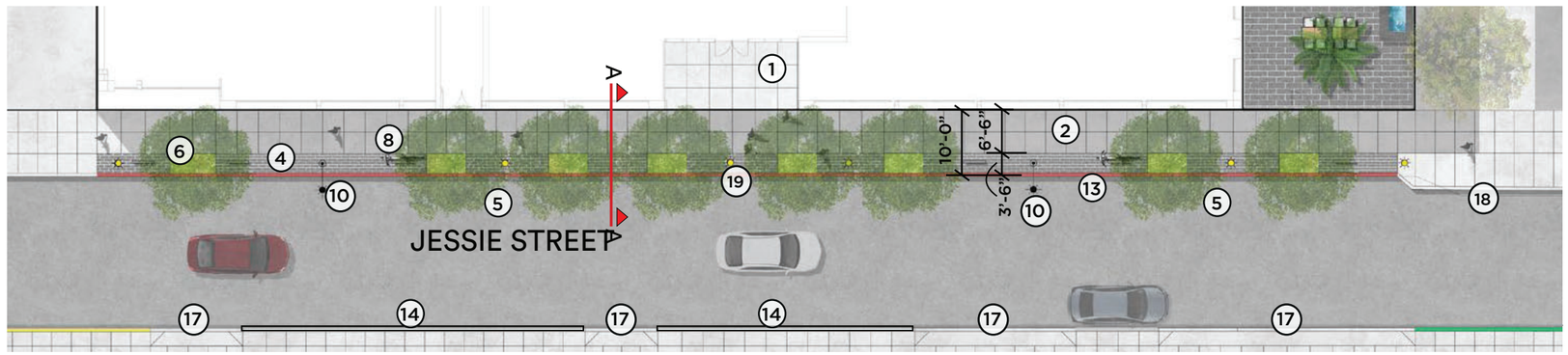


ENRICHING THE PUBLIC REALM

Improved Pedestrian Experience

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

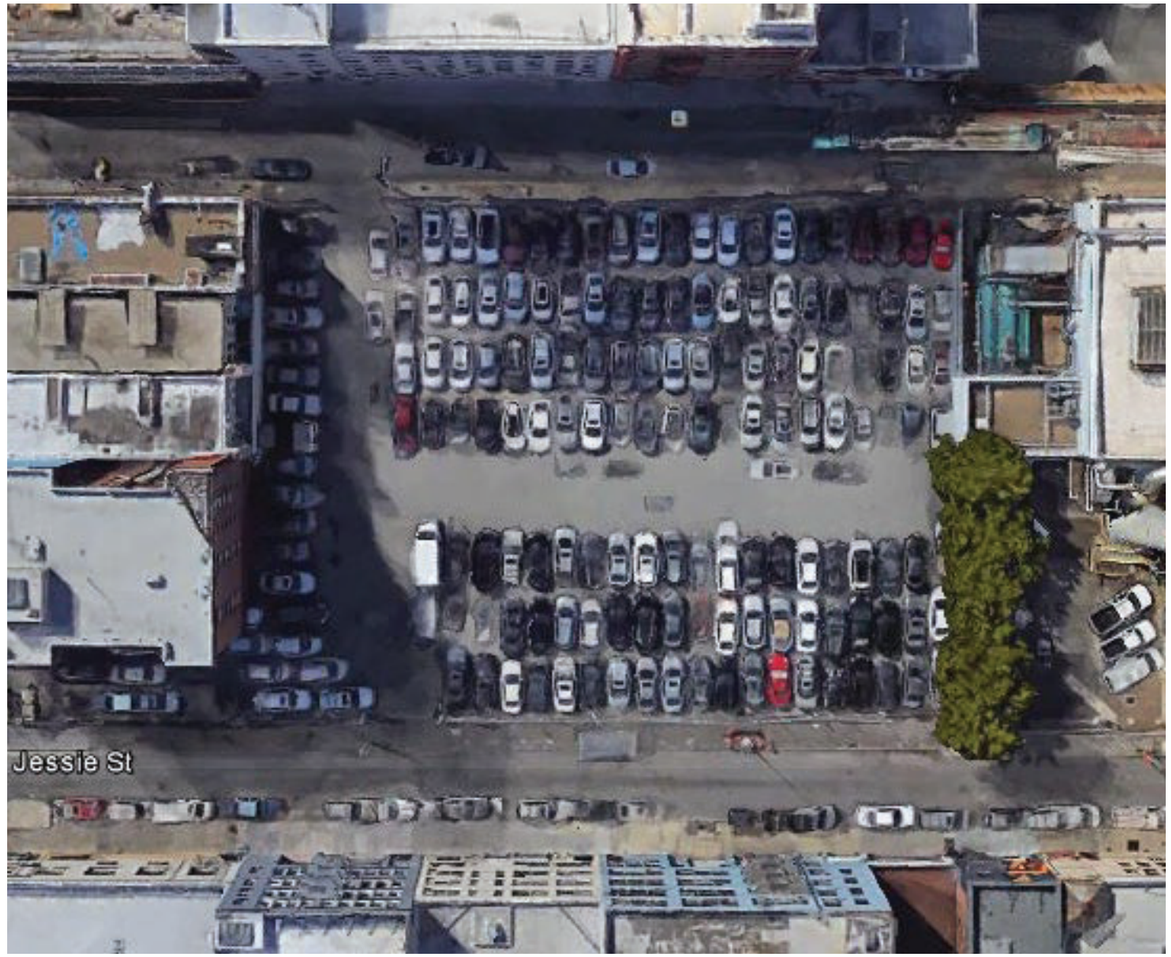




ENRICHING THE PUBLIC REALM

Repurposed Use of Surface Parking Lot

EXISTING SURFACE PARKING LOT



PROJECT PARKING PROPOSAL

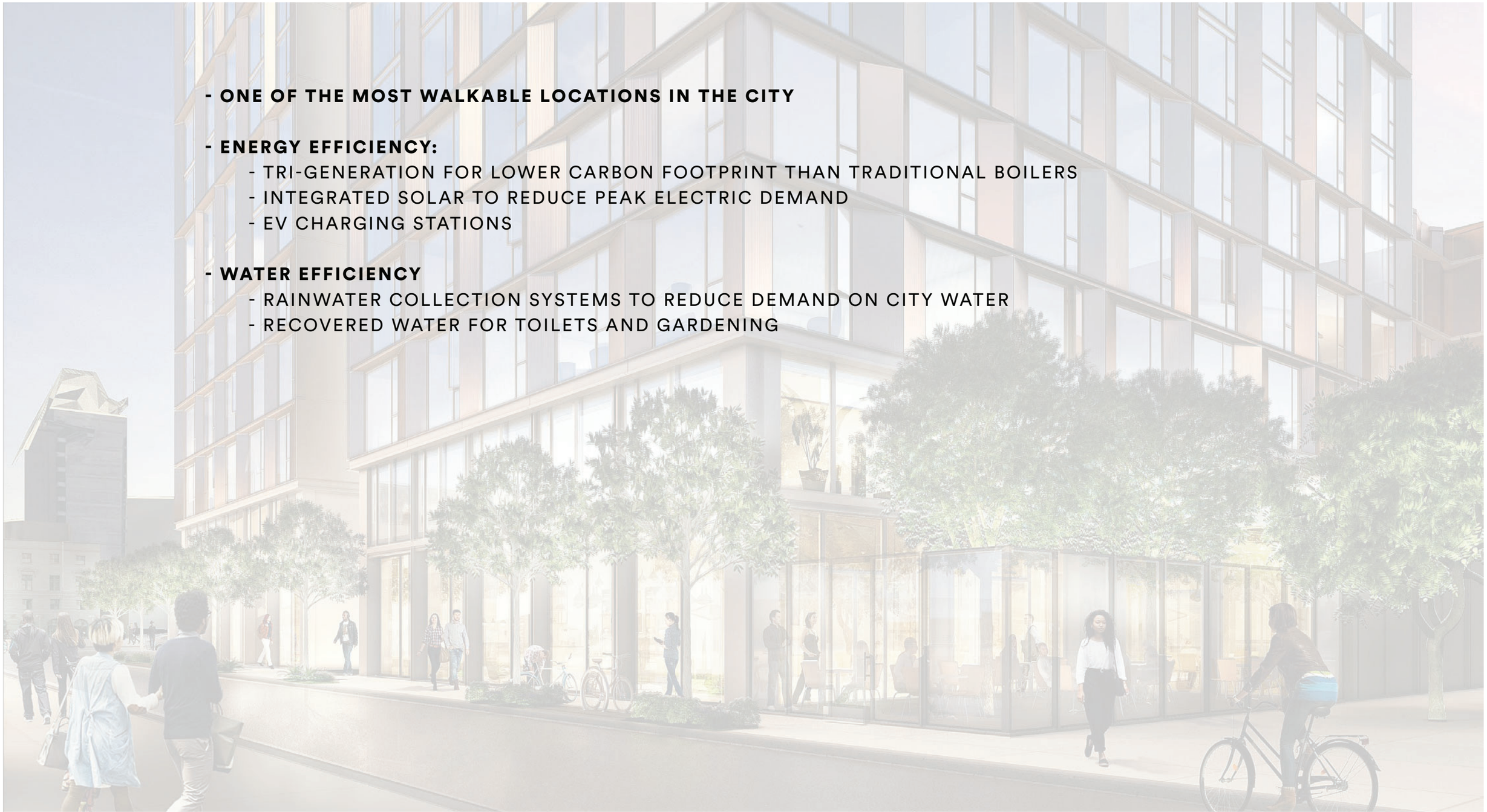
- 161 EXISTING SURFACE PARKING SPACES

+ 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

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

GENERAL LAND USE	
SITE AREA	28,790 SF
PARKING GSF	56,026 SF
RESIDENTIAL GSF	474,715 SF
RETAIL GSF	3,985 SF
USEABLE COMMON OPEN SPACE GSF	11,184 SF
USEABLE PRIVATE OPEN SPACE GSF	13,384 SF
DWELLING UNITS - TOTAL	495
NUMBER OF STORIES	27 + 3 BASEMENT
PARKING SPACES (INCLUDING ADA)	178
LOADING SPACES	1 + 2 SV
BICYCLE SPACES (CLASS 1)	200
BICYCLE SPACES (CLASS 2)	27
CAR SHARE SPACES	4

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



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 (1)
Total	**33,595,668**
per unit	*67,870*
TOTAL CITY FEES	**49,582,755**
per unit	*100,167*

Notes:

(1) On-site BMR provided at project, figure represents "in-lieu" cost per fee schedule

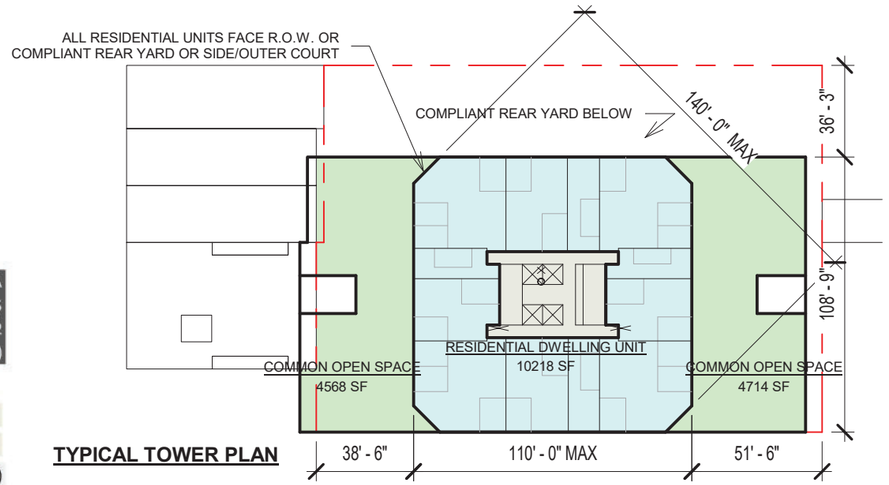
FLR. ELEV.	FTF	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	RESIDENTIAL GFA	RETAIL GFA	PARKING GFA	PARKING SPACES	TOTAL GFA	GFA EXCLUSIONS NOTES per sec 102 FLOOR AREA, GROSS (b)
+175.00		M.PH								
+160.00	15.00	RF								
+148.75	11.25	17	11,746	361	11,385				11,385	(4)(B)
+139.84	8.92	16	11,746	361	11,385				11,385	(4)(B)
+130.92	8.92	15	11,746	361	11,385				11,385	(4)(B)
+122.00	8.92	14	11,746	361	11,385				11,385	(4)(B)
+113.09	8.92	13	11,746	361	11,385				11,385	(4)(B)
+104.17	8.92	12	11,746	361	11,385				11,385	(4)(B)
+95.25	8.92	11	11,746	361	11,385				11,385	(4)(B)
+86.34	8.92	10	11,746	361	11,385				11,385	(4)(B)
+77.42	8.92	9	11,746	361	11,385				11,385	(4)(B)
+67.50	9.92	8	20,938	361	20,577				20,577	(4)(B)
+58.59	8.92	7	20,938	361	20,577				20,577	(4)(B)
+49.67	8.92	6	20,938	361	20,577				20,577	(4)(B)
+40.75	8.92	5	20,938	361	20,577				20,577	(4)(B)
+31.83	8.92	4	20,938	361	20,577				20,577	(4)(B)
+22.92	8.92	3	20,938	361	20,577				20,577	(4)(B)
+14.00	8.92	2	20,938	361	20,577				20577.4	(4)(B)
+0.00	14.00	1	28,783	17,383	11,400	0	0	0	11400	(4)(B), (8), (13), (14), (17), (21)
-10.00	10.00	B1	28,783	28,383	400	0	0	75	400	(1), (3), (6), (7)
-20.00	10.00	B2	28,783	28,383	400	0	0	75	400	(1), (3), (6), (7)
			338,629	79,919	259,110	0	0	150	259,110	
			SF	SF	SF	SF*	SF	SPACES	SF	

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

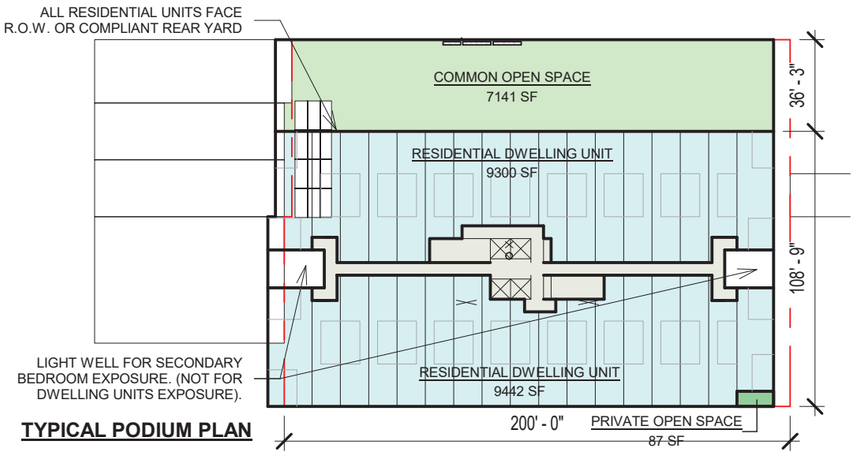
Required/Provided Off-Street Loading in C-3 District:

2 Loading Spaces

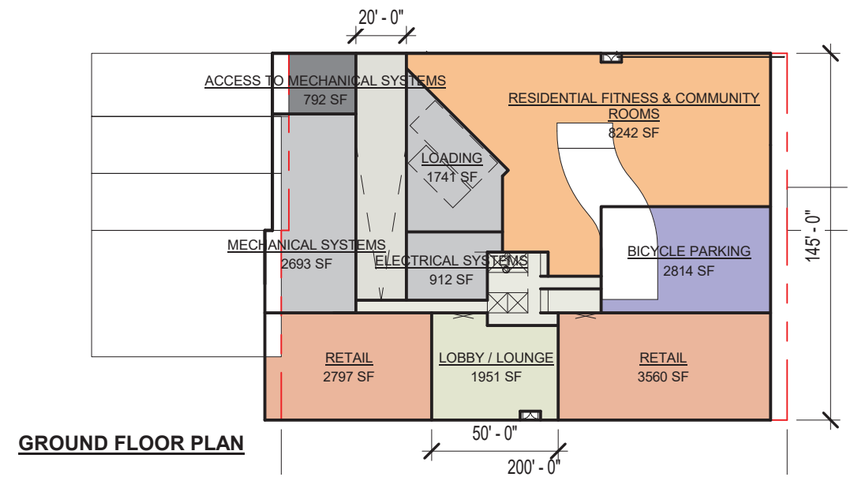
NOTES ON GROUND FLOOR PLAN:
(1) GROUND FLOOR HEIGHT IS 14' FLOOR TO FLOOR
(2) ACTIVE USES FENESTRATED WITH TRANSPARENT WINDOWS & DOORWAYS FOR >60% OF FRONTAGE.
(3) LOBBY WIDTH IS <25% OF BUILDING FRONTAGE.
(4) ACCESS TO MECHANICAL SYSTEMS EXEMPT FROM ACTIVE USE REQUIREMENTS PER 145.1(C)(3)



TYPICAL TOWER PLAN



TYPICAL PODIUM PLAN



GROUND FLOOR PLAN

BASE PROJECT

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

SCHEDULE

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

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

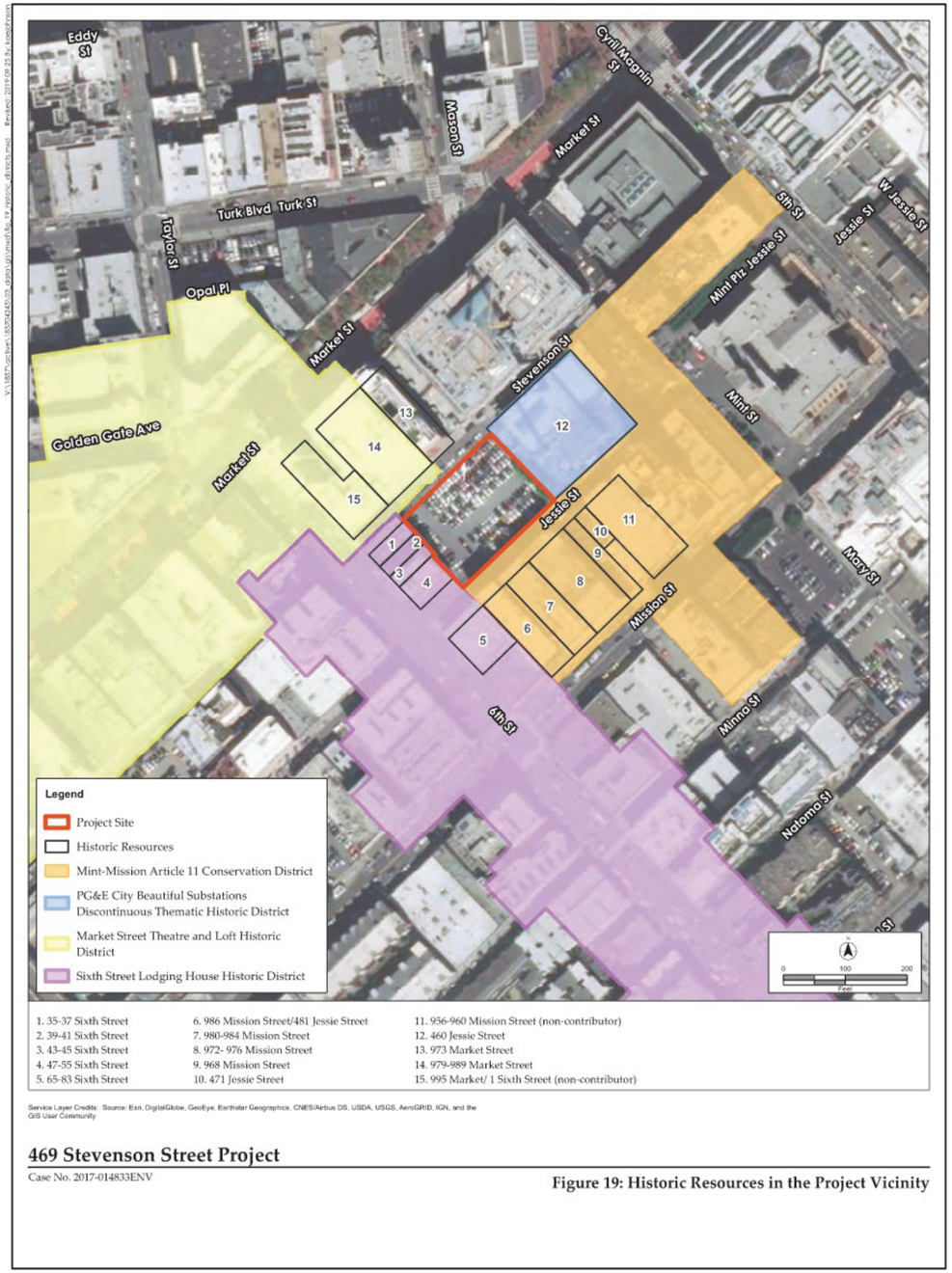
HISTORIC DISTRICTS



-PROPOSED PROJECT IS NOT IN A HISTORICAL DISTRICT

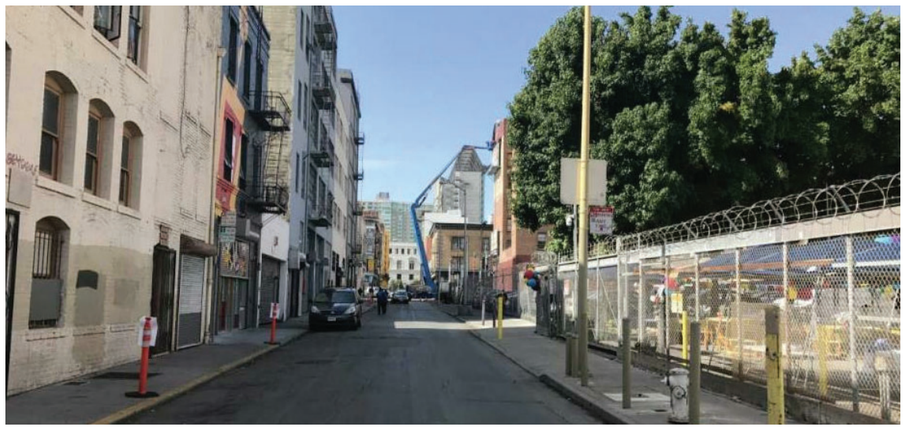
-BUILDING MAINTAINS STREETWALLS ON JESSE AND STEVENSON

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

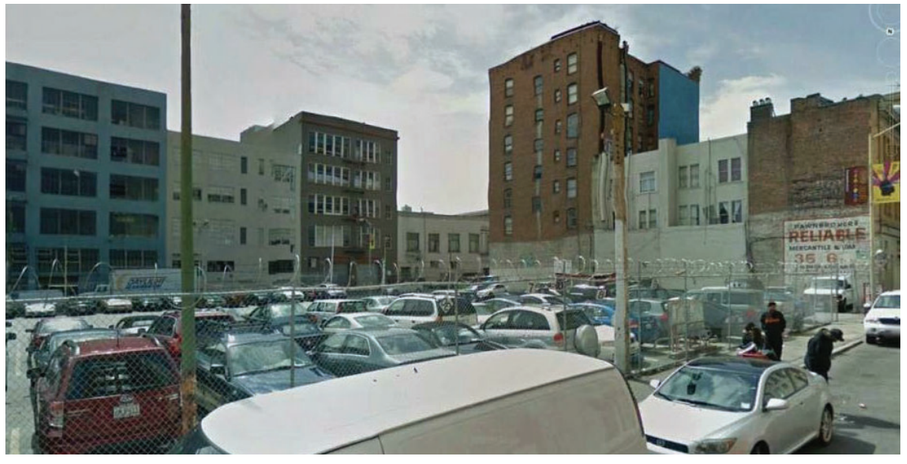


STREETSCAPE

JESSE STREET

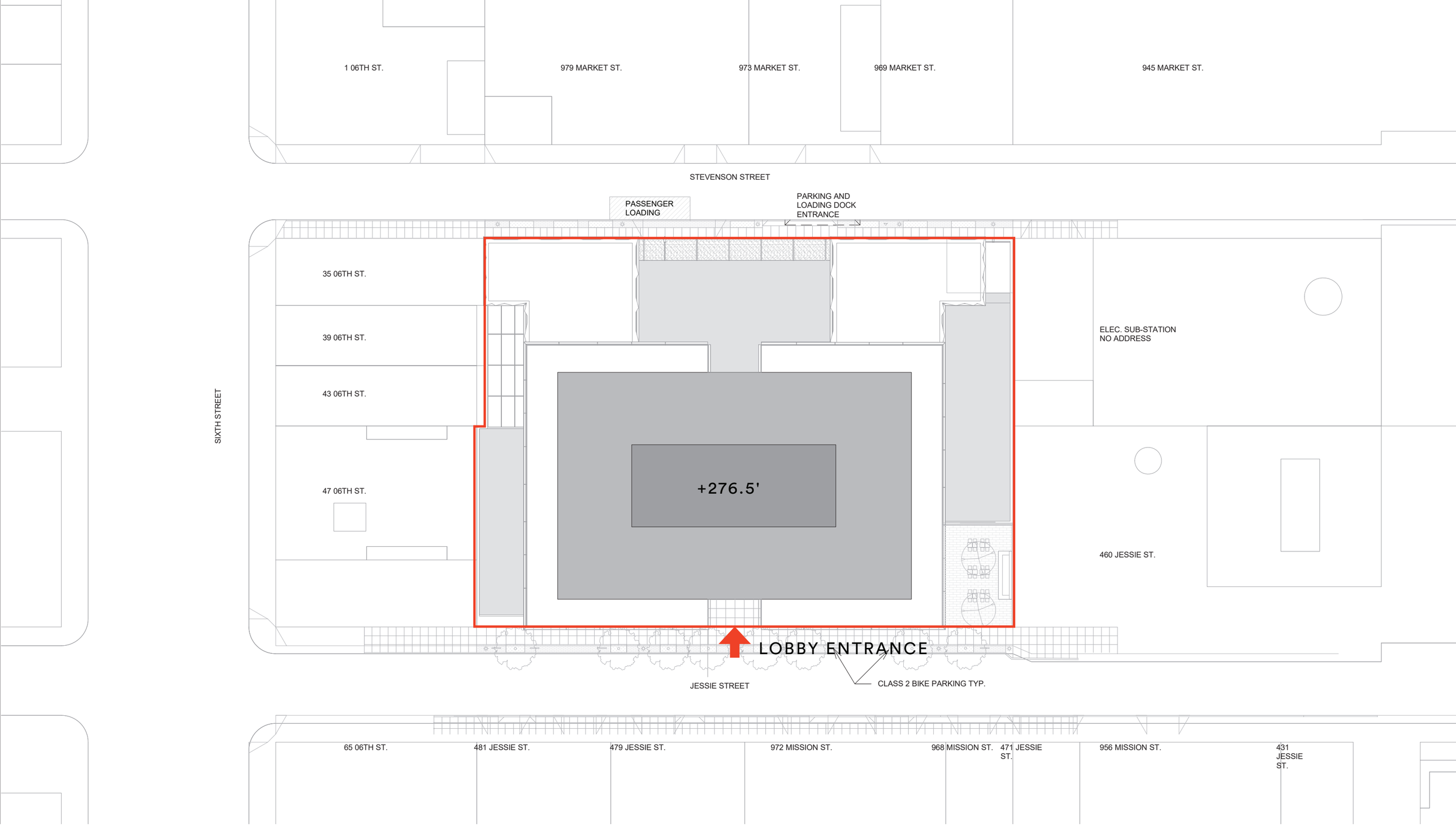






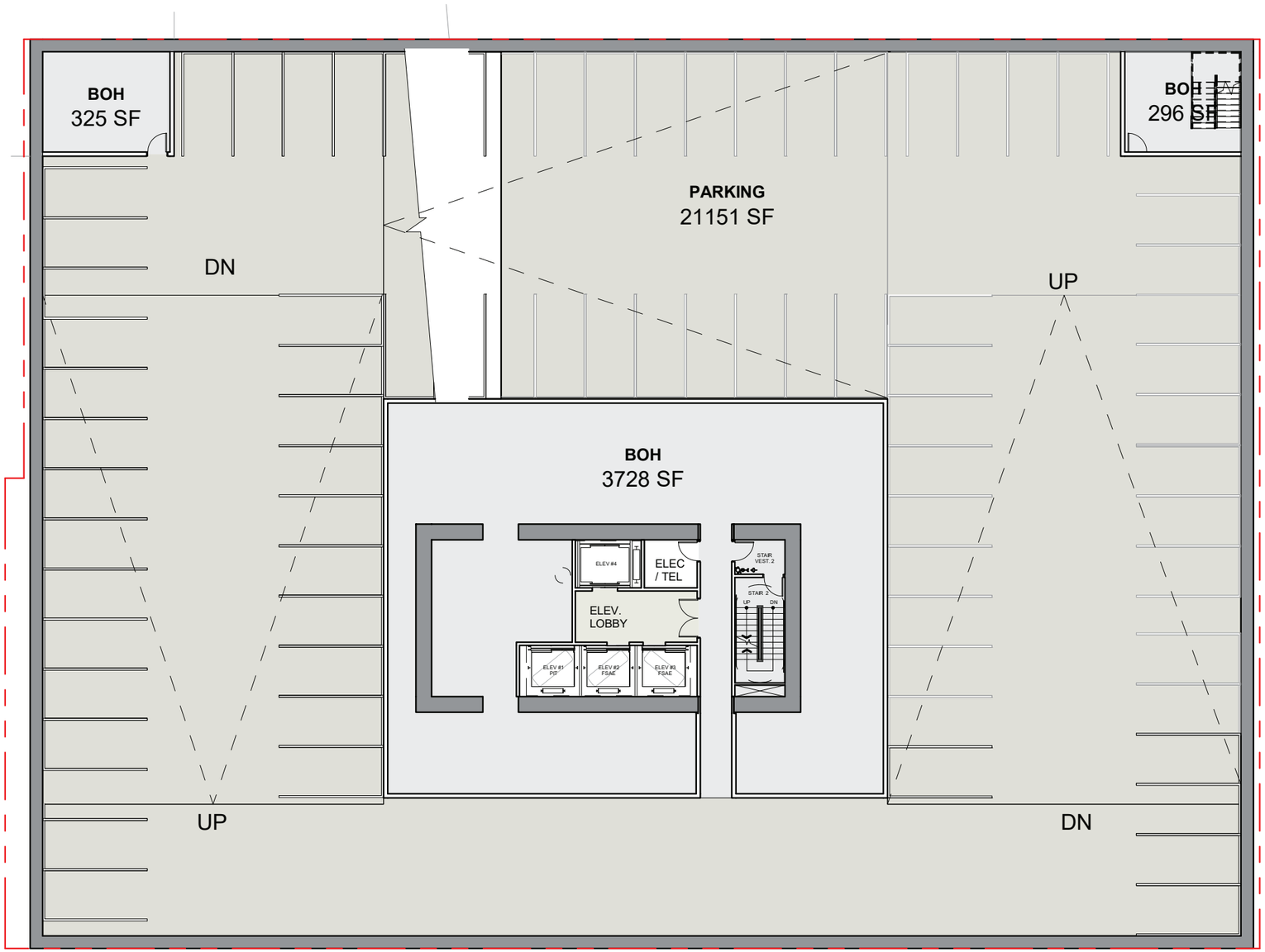
STEVENSON STREET

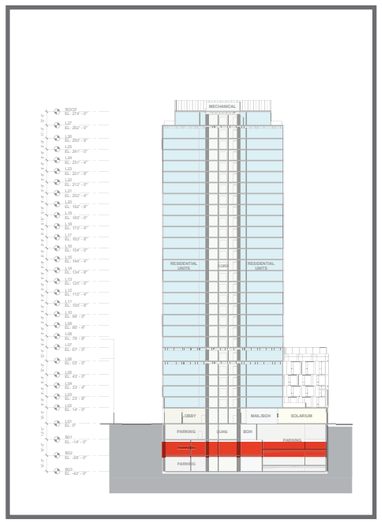




PROPOSED SITE PLAN

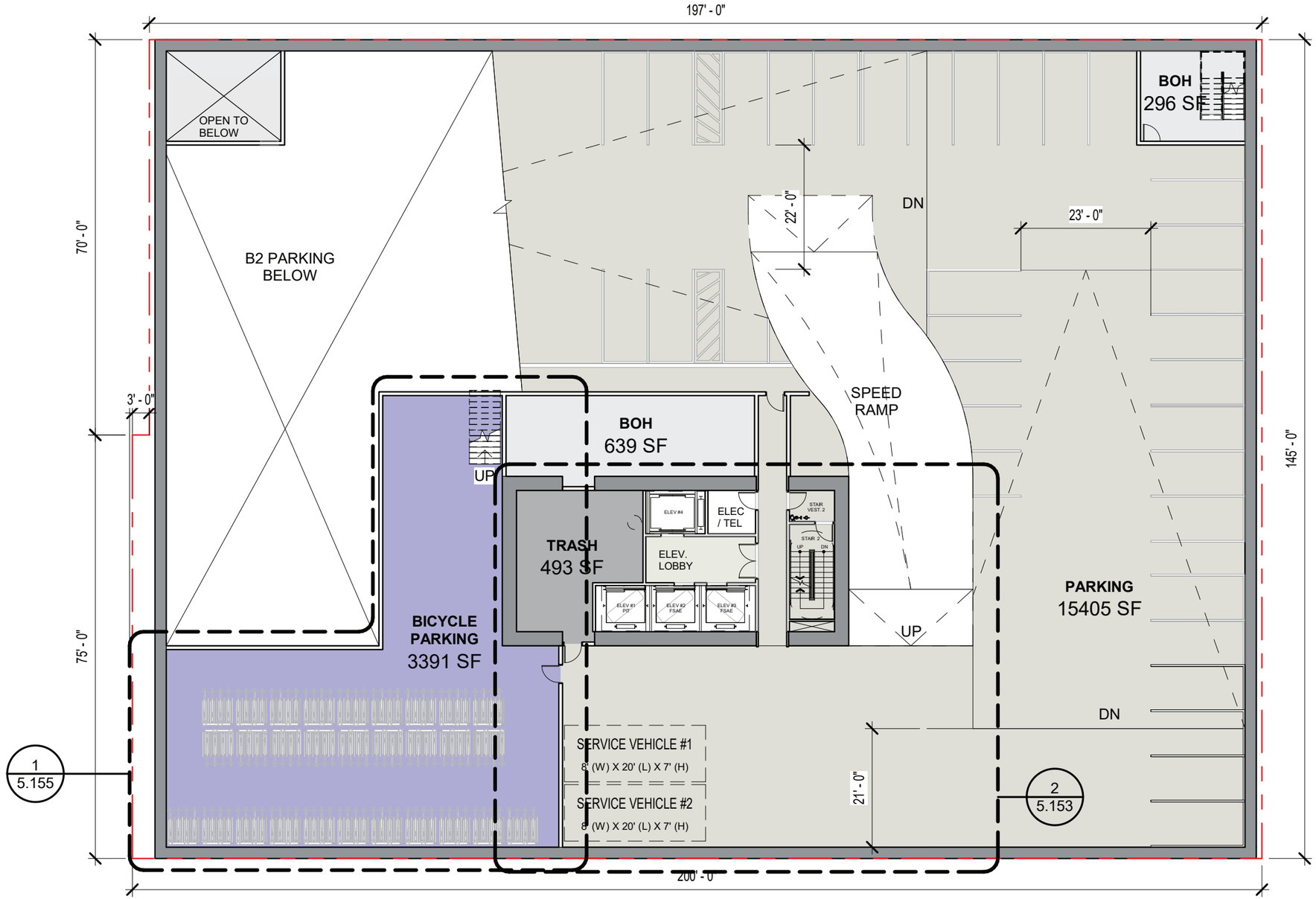
469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020





BASEMENT 02 (03 SIMILAR) FLOOR PLAN

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



BASEMENT 01 FLOOR PLAN

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

STEVENSON STREET >

105' - 6"

24' - 0"

GAS METERS
26 SF

1' - 0"

35 06TH ST.

39 06TH ST.

43 06TH ST.

47 06TH ST.

SIXTH STREET

3' - 0"

75' - 0"

SKYLIGHT ABOVE

LOUNGE SOLARIUM
3796 SF

SECONDARY LOBBY
1227 SF

MEP
393 SF

DN

MAIL/BOH
580 SF

35' - 0"

12' - 0"

LOADING
1447 SF

DN
22' - 0"

PARKING
2108 SF

SPEED RAMP

FITNESS SOLARIUM
6394 SF

SKYLIGHT ABOVE

PG&E / MAIN ELECTRICAL
2024 SF

STAIR VEST. 1

STAIR 1

DN UP

T

ELEV #4

ELEC / TEL

STAIR VEST. 2

STAIR 2

UP DN

ELEV. LOBBY

ELEV #1

ELEV #2 FSAE

ELEV #3 FSAE

PACKAGE
345 SF

6' - 6 1/2"

FCC

RETAIL
1860 SF

38' - 0"

50' - 3 1/2"

LOBBY
2279 SF

RETAIL
2125 SF

COMMON OPEN SPACE
994 SF

38' - 0"

47' - 0"

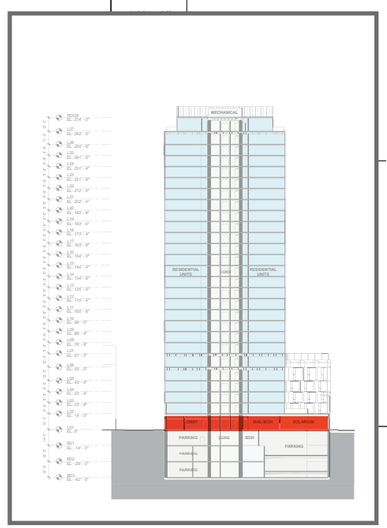
LOBBY FRONTAGE <25%

10' - 0"

13' - 0"

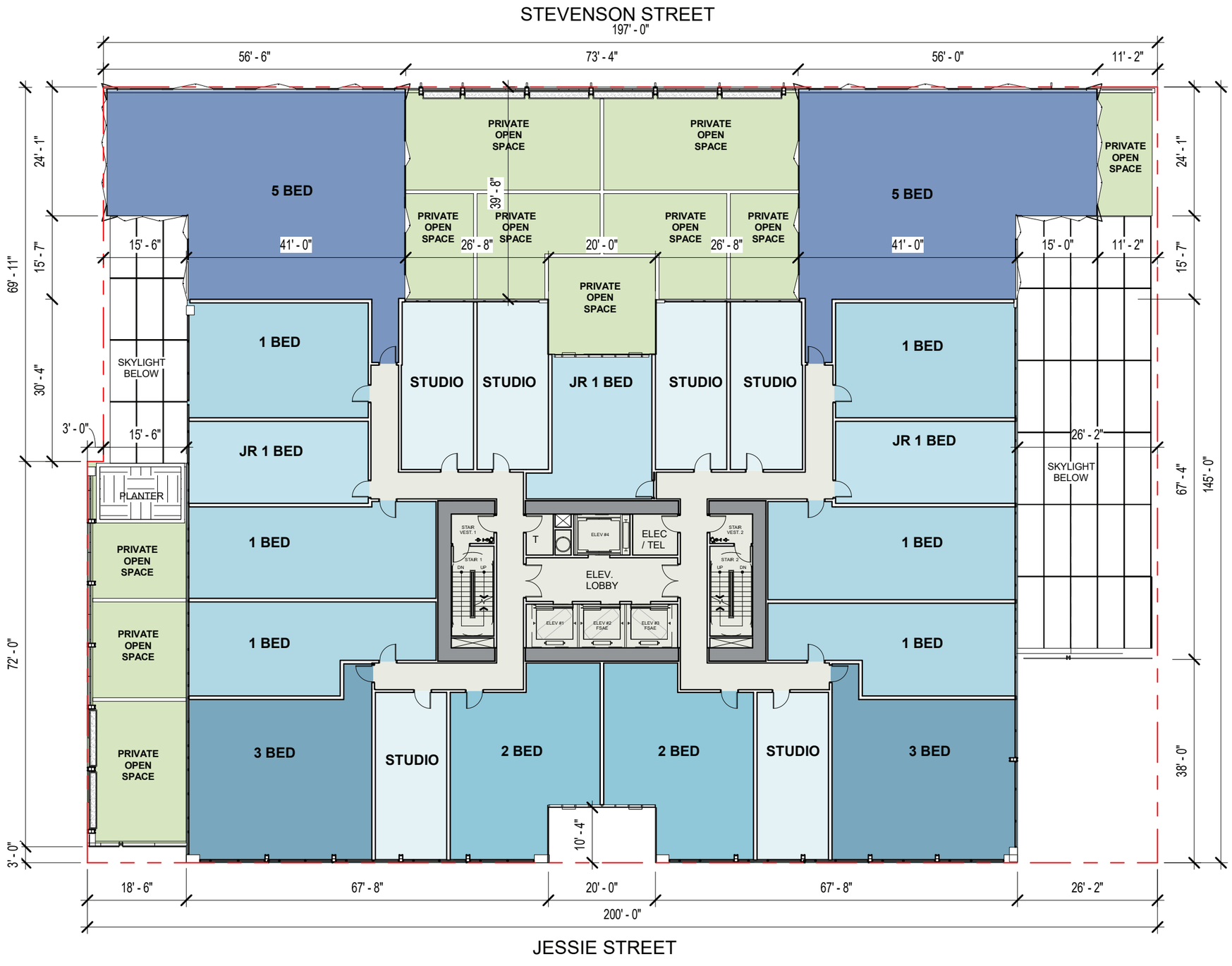
JESSIE STREET >

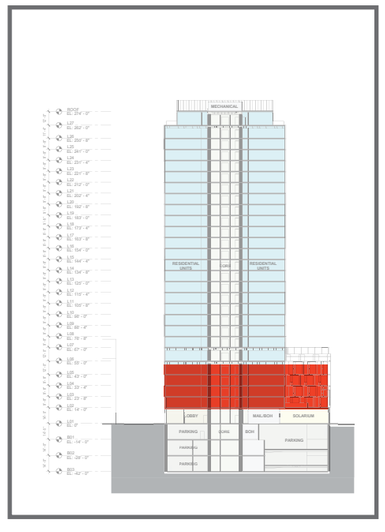
200' - 0"



GROUND FLOOR PLAN

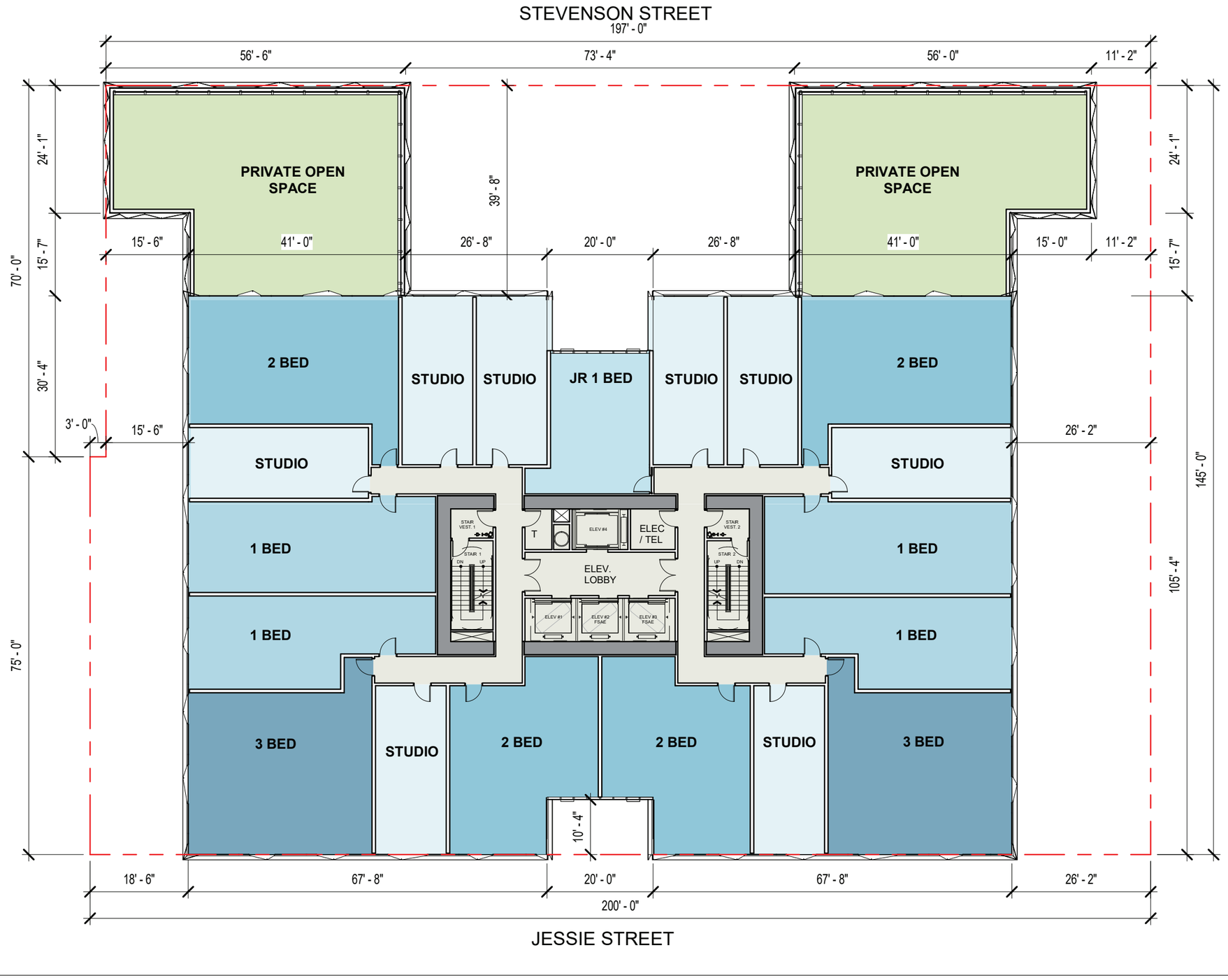
469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020

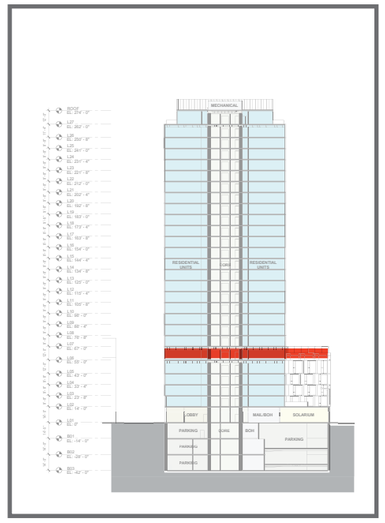




LEVEL 02-05 FLOORPLAN

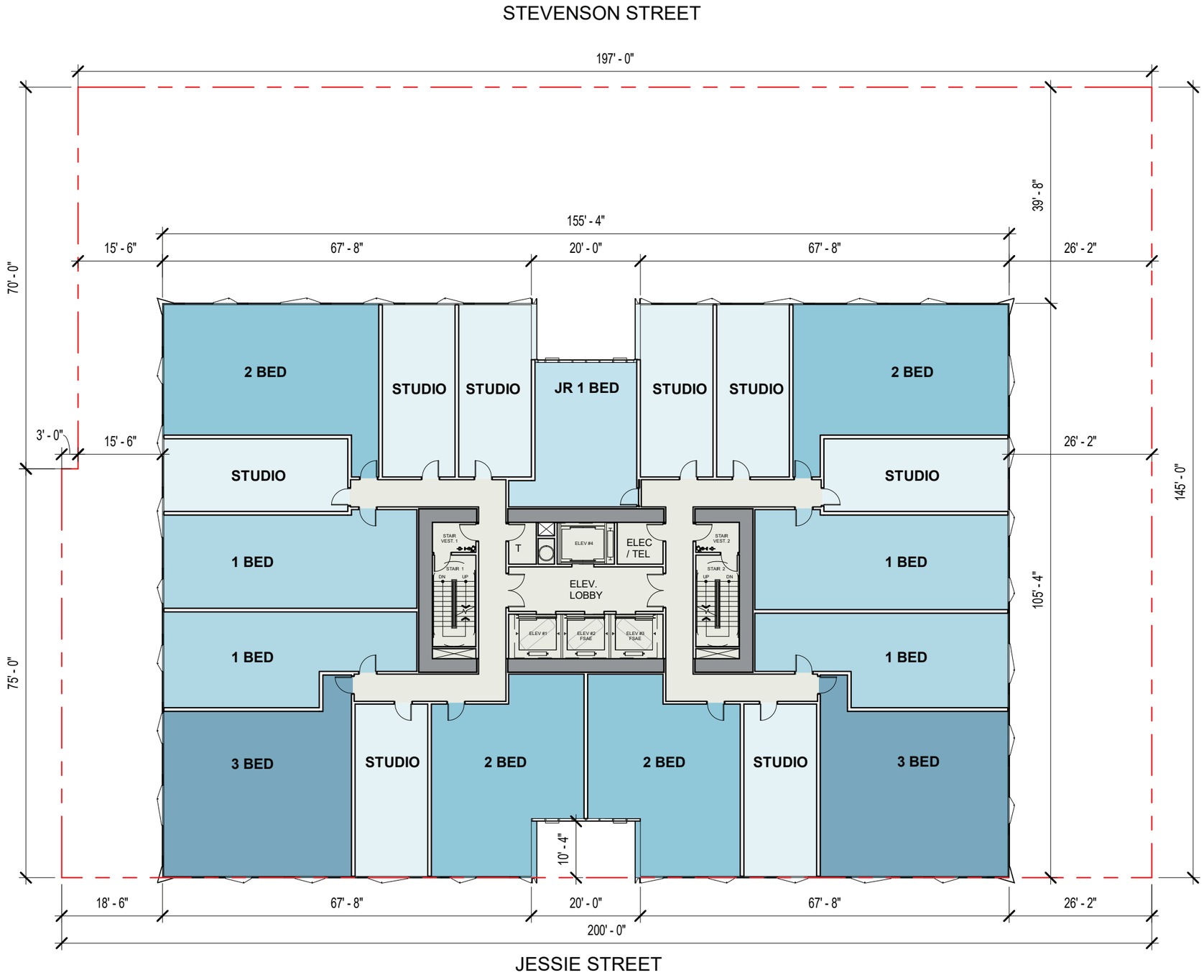
469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020

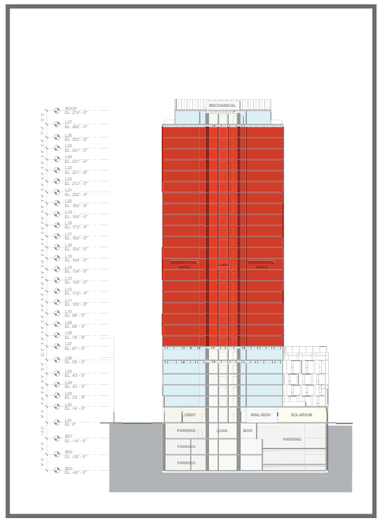




LEVEL 06 FLOOR PLAN

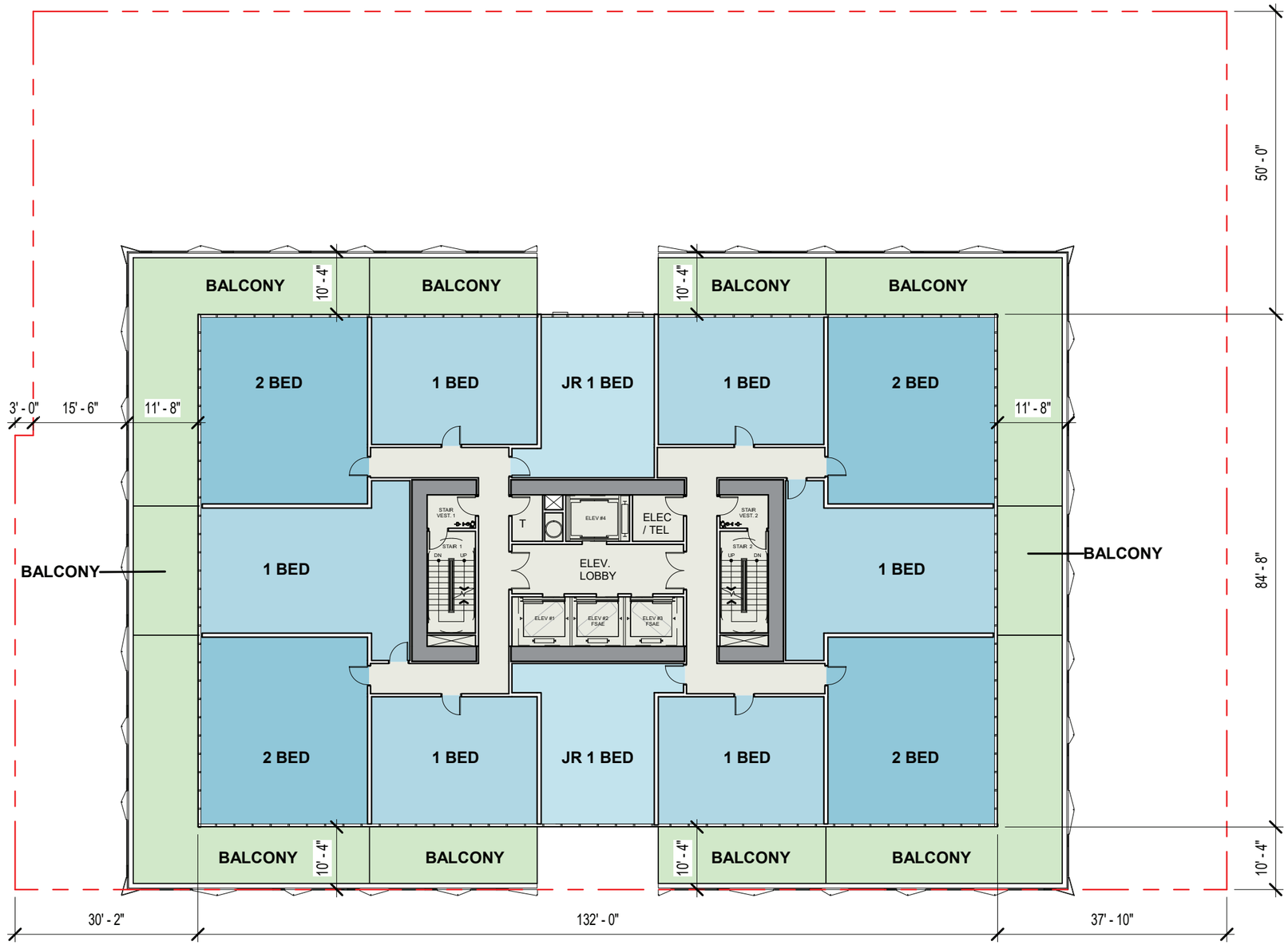
469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020

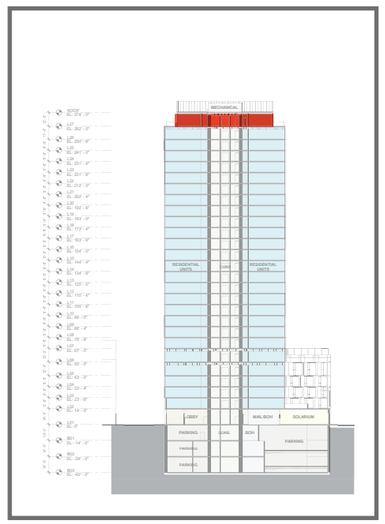




TYPICAL UPPER FLOOR PLAN

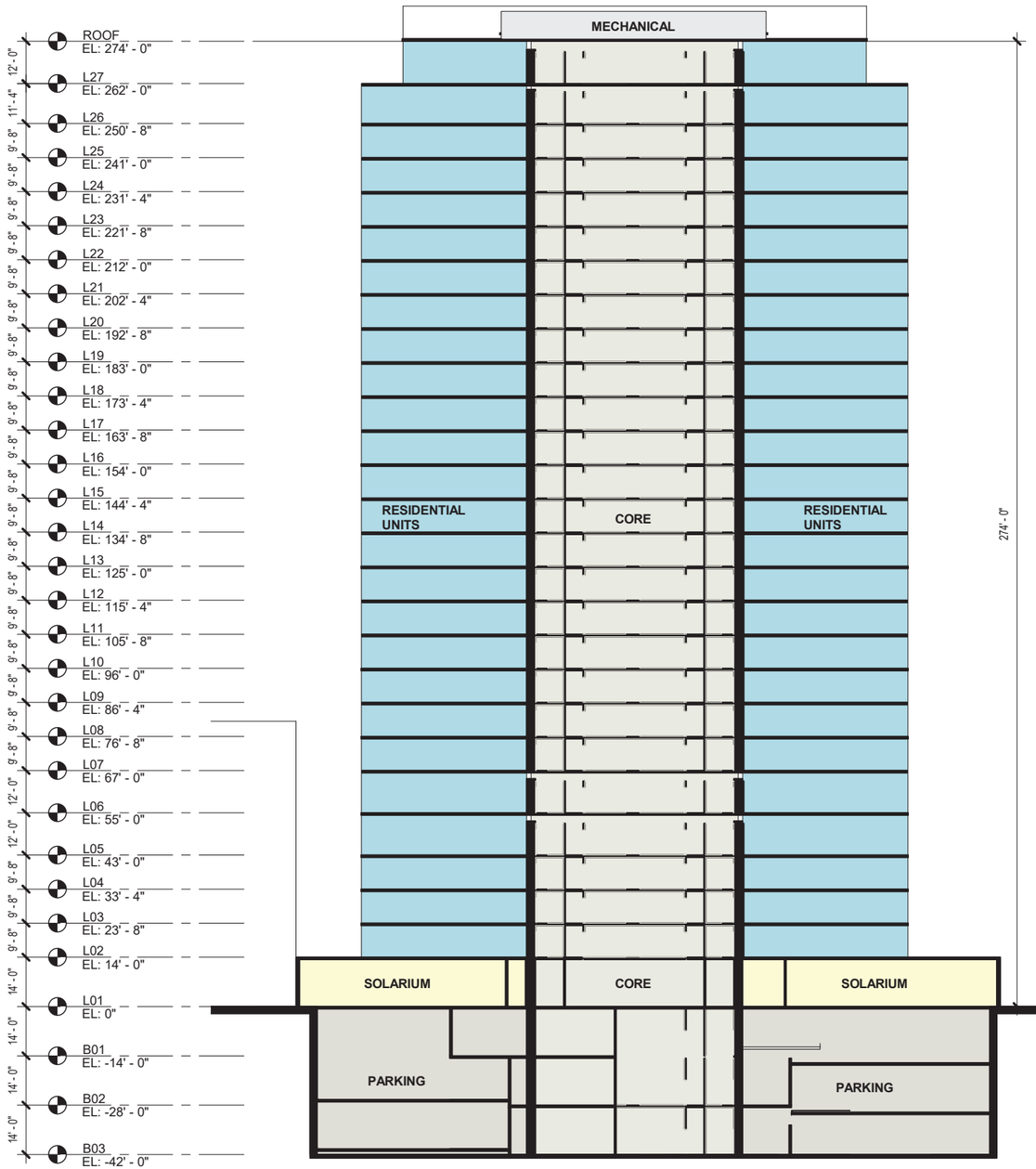
469 STEVENSON, SAN FRANCISCO | PLANNING COMMISSION INFORMATIONAL HEARING NOVEMBER 12, 2020

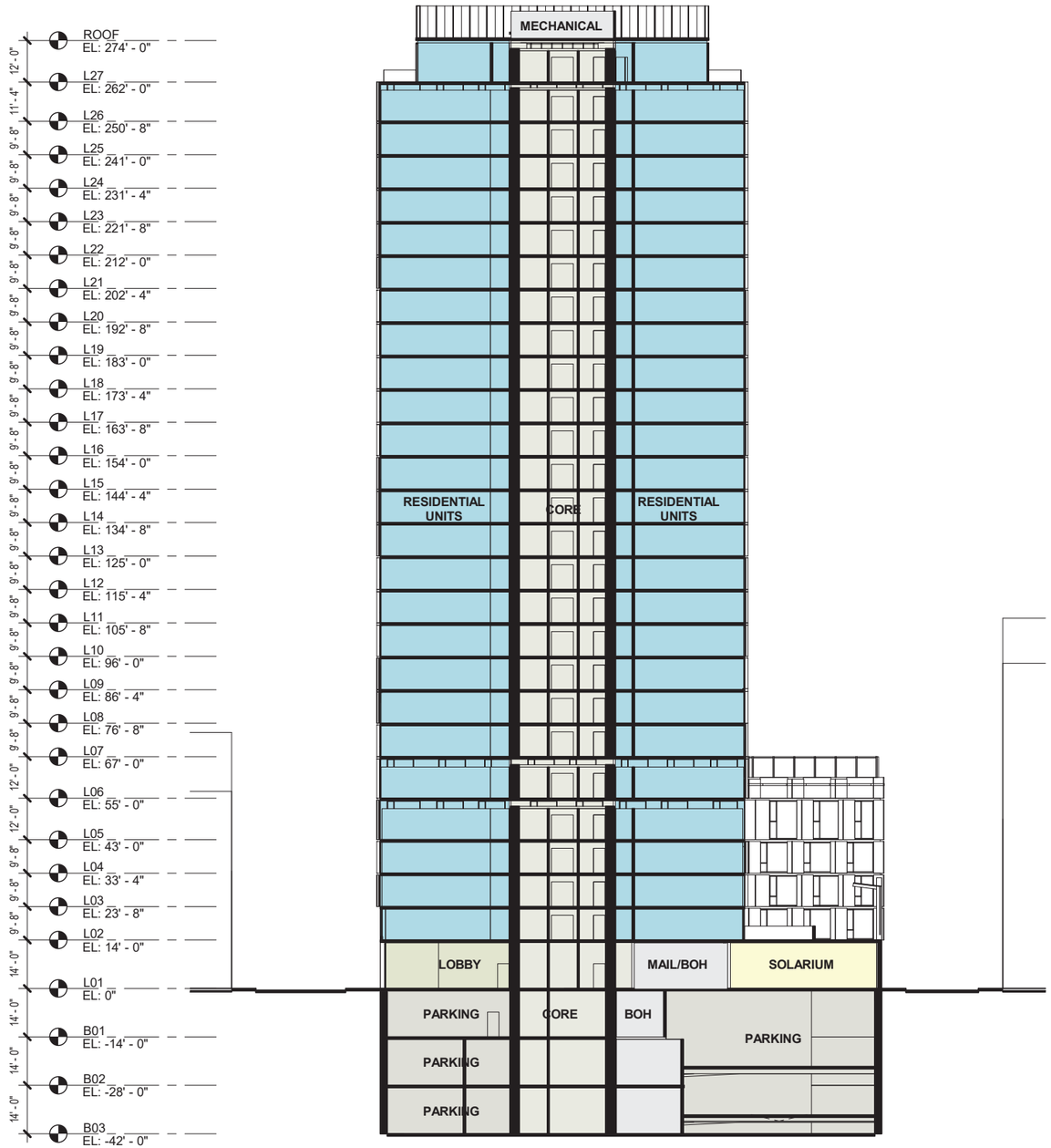




LEVEL 27 FLOOR PLAN

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

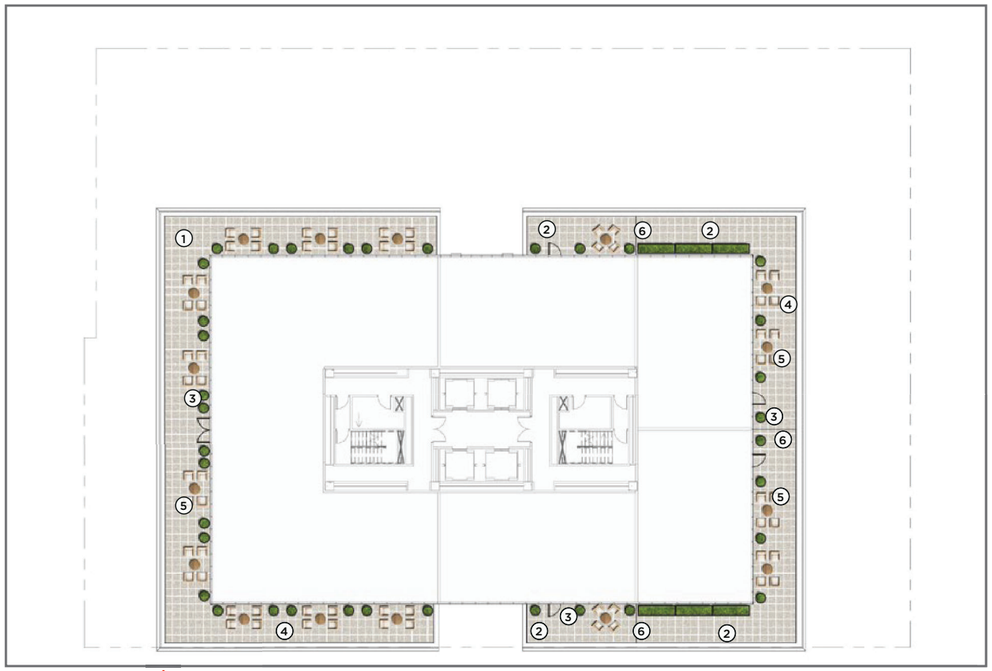




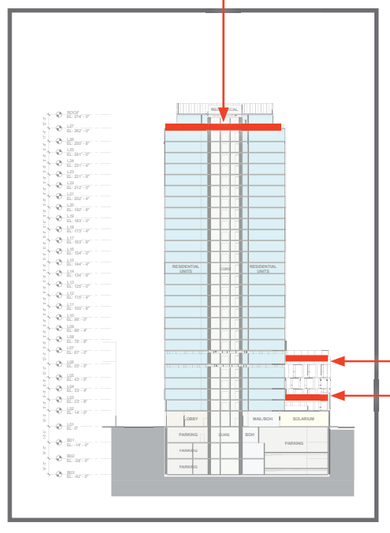
BUILDING SECTIONS

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

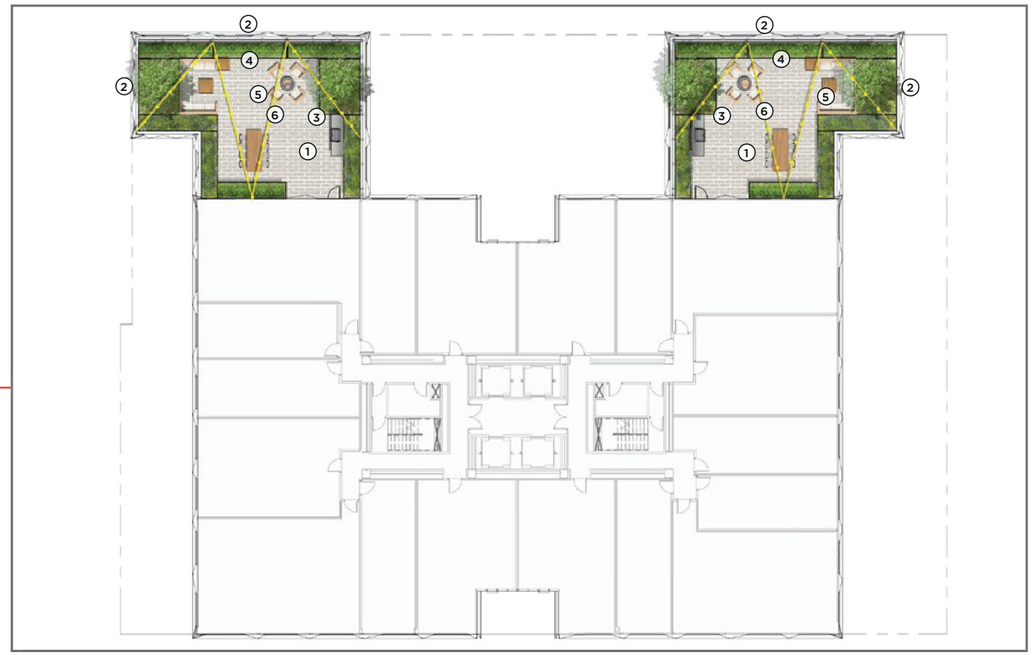
PRIVATE OPEN SPACES AT UPPER FLOORS



LEVEL 27



LEVEL 6



LEVEL 2

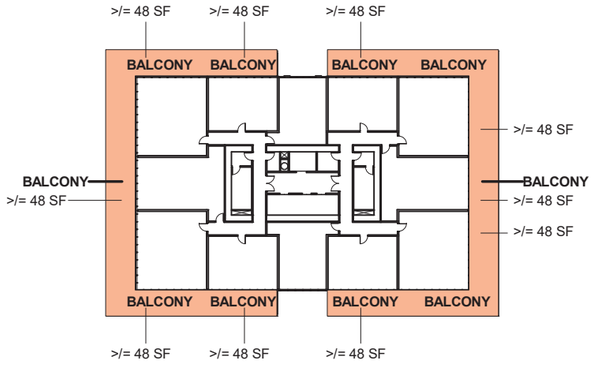


SEC. 135, Table 135A

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

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

LEVEL 27
4,774 GSF TOTAL



OPEN SPACE SUMMARY

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

COMMON OPEN SPACE REQUIRED

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

COMMON OPEN SPACE PROVIDED

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

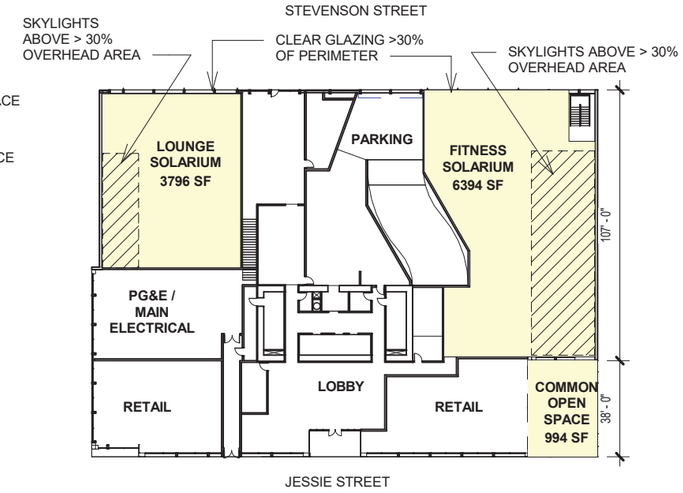
PRIVATE OPEN SPACE PROVIDED

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

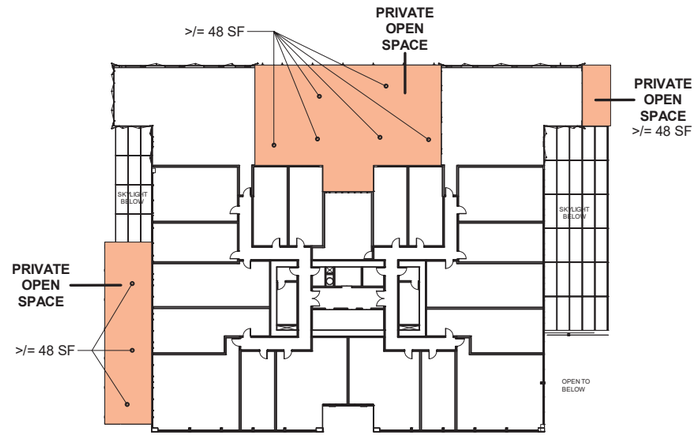
LEVEL 01

COMMON OPEN SPACE

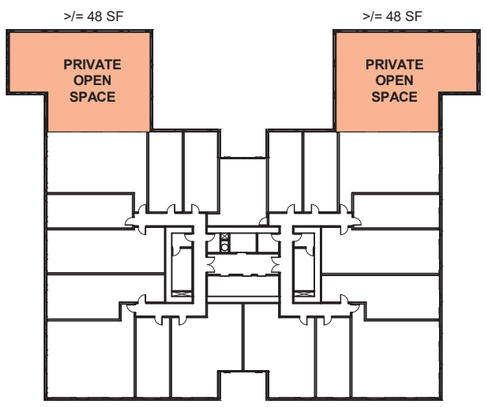
PRIVATE OPEN SPACE



LEVEL 02
4,727 GSF TOTAL



LEVEL 06
3,883 GSF TOTAL



OPEN SPACE REQUIREMENT CALCULATION

PARKING SUMMARY	Existing		Permitted as Accessory	Provided
Sec 150.b Residential Off-Street Vehicle Parking	0	(# of Dwelling Units) x .5 =	248 spaces	178 spaces
			Required	**Provided**
Non-Accessible Off-Street Vehicle Parking	176 spaces			167 spaces
Sec 155.i Accessible Off-Street Vehicle Parking	0 spaces	1 accessible space per 25 spaces	7 spaces	7 spaces
Sec 166 Car-Share Parking Spaces, Residential	0 spaces	2, plus 1 for ever 200 dwelling units over 200 =	4 spaces	4 spaces

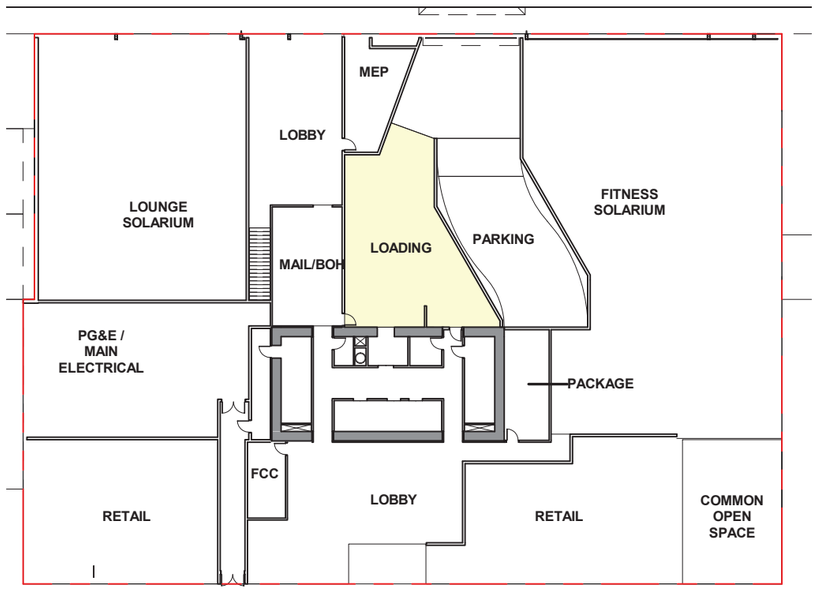
Sec 152.1 OFF-STREET LOADING	0	200,001 - 500,000 GFA =	2	1 + 2 SV

Sec 155.2 BICYCLE PARKING			**Class 1**	**Class II**
(A) = Residential Dwelling Units	495	units		
Sec 155.2.11 - Dwelling Units			100 Class I spaces plus once Class I space for every four dwelling units over 100	One per 20 units.
Formula			=100+(((A)-100)/4)	=(A)/20'
Bicycle Parking Required - Dwelling Units			**199 spaces**	**25 spaces**
(B) = Retail Sales and Services	3,985	sf		
Table 155.2 - Retail Sales and Services			One Class I space for every 7,500 sf of occupied floor area.	Minimum 2 spaces. One Class II space for every 2500 sf of occupied floor area
Formula			=(B) / 7500	=(B) / 2500, 2 minimum
Bicycle Parking Required - Retail			**1 spaces**	**2 spaces**
Bicycle Parking Required - Total			**200 spaces**	**27 spaces**

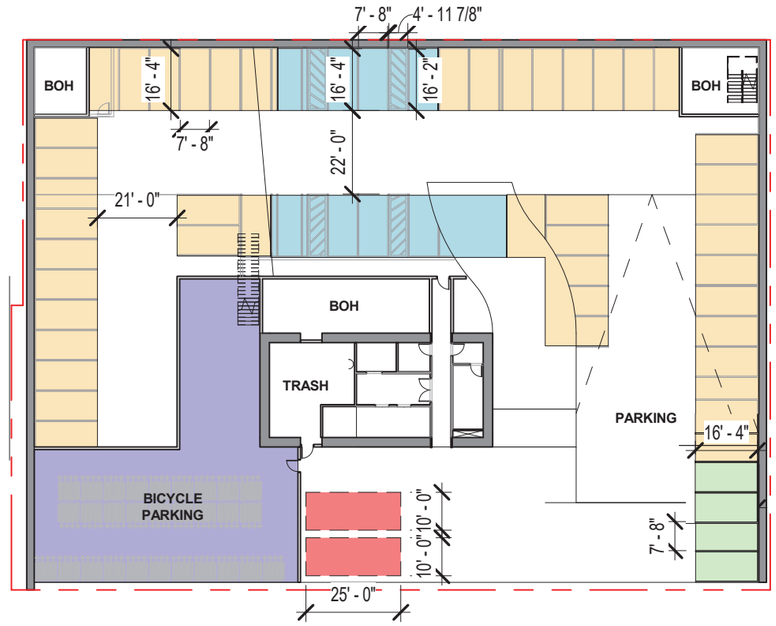
PROVISION

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

PARKING REQUIREMENT CALCULATION



LEVEL 01



BASEMENT 01

ACCESSORY PARKING

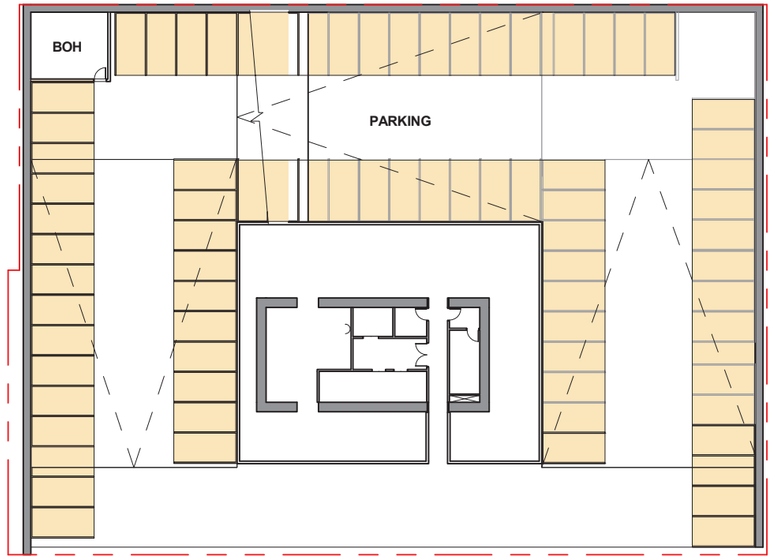
BICYCLE PARKING

ACCESSIBLE SPACES

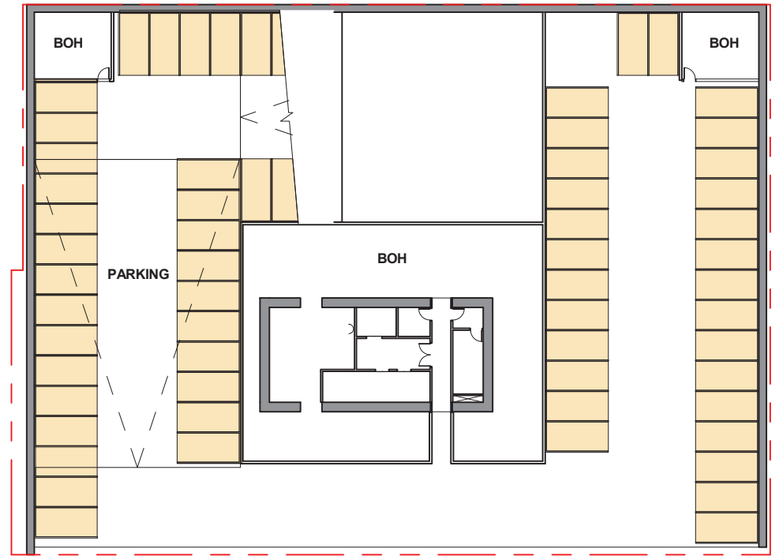
CAR SHARE

LOADING

SERVICE VEHICLES

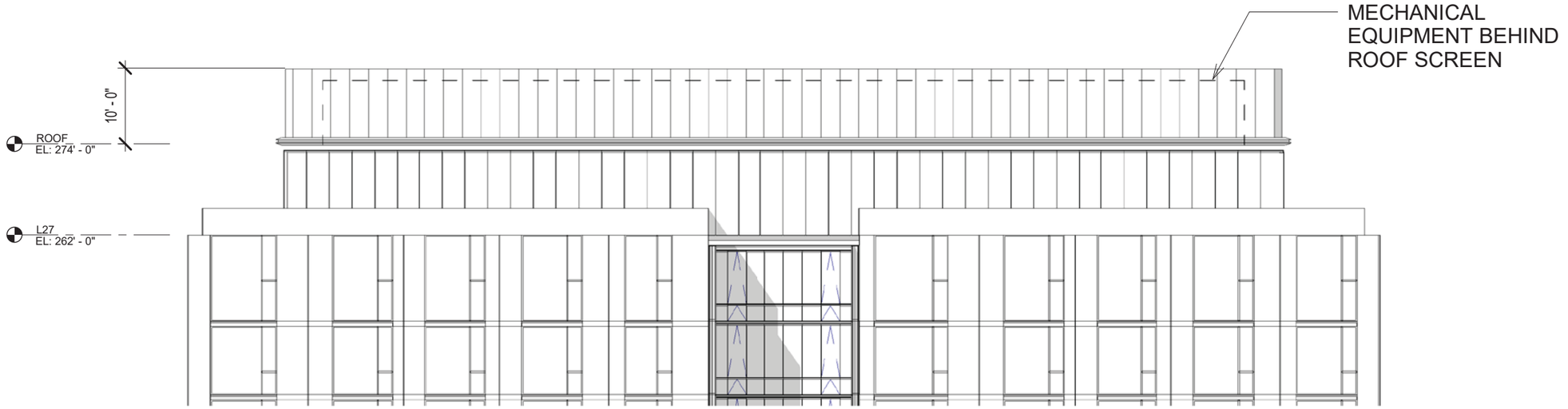


BASEMENT 02

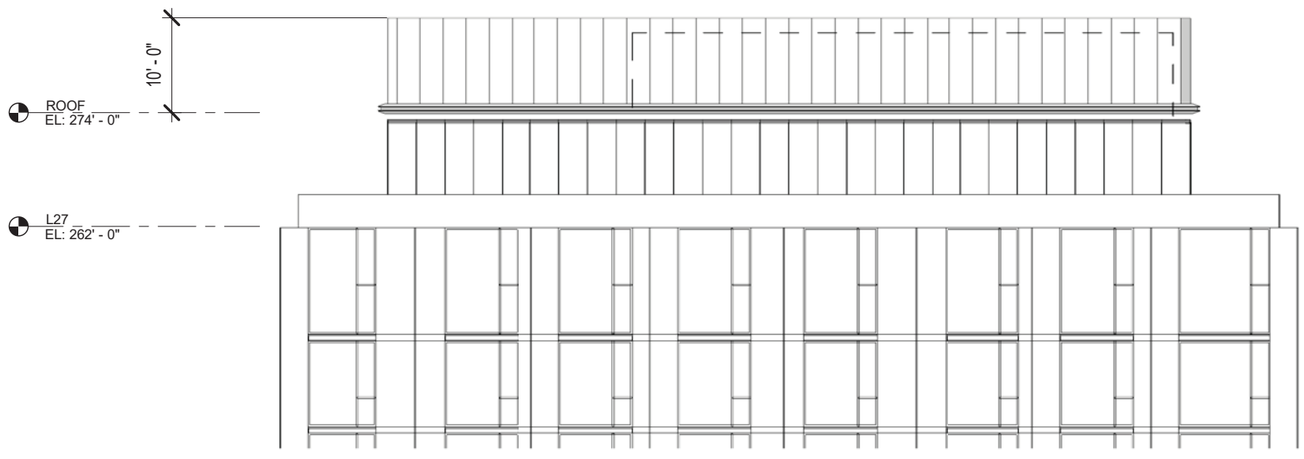


BASEMENT 03

PARKING LAYOUT

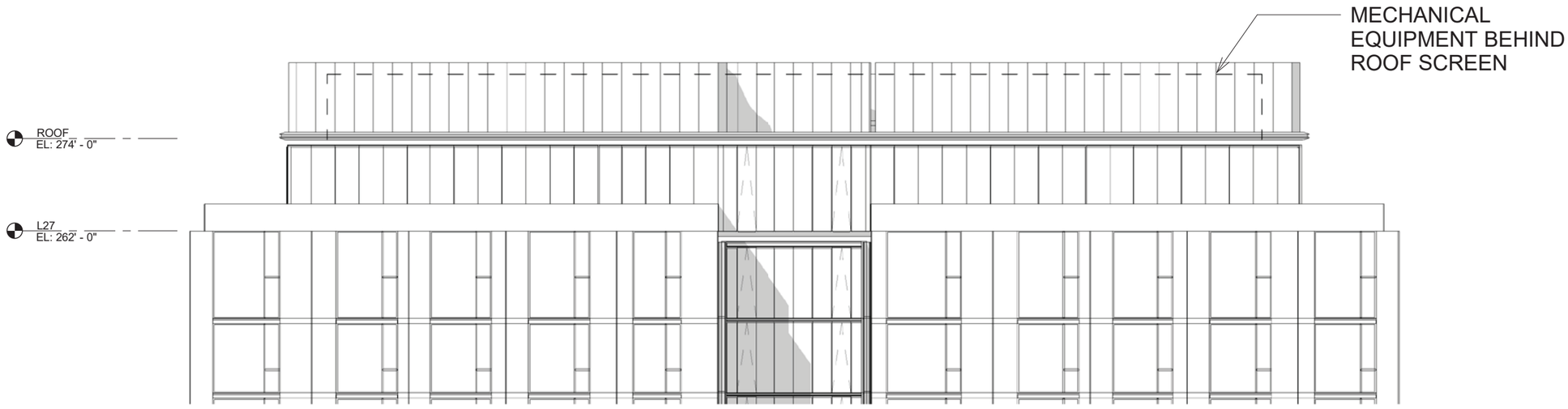


SOUTH ELEVATION

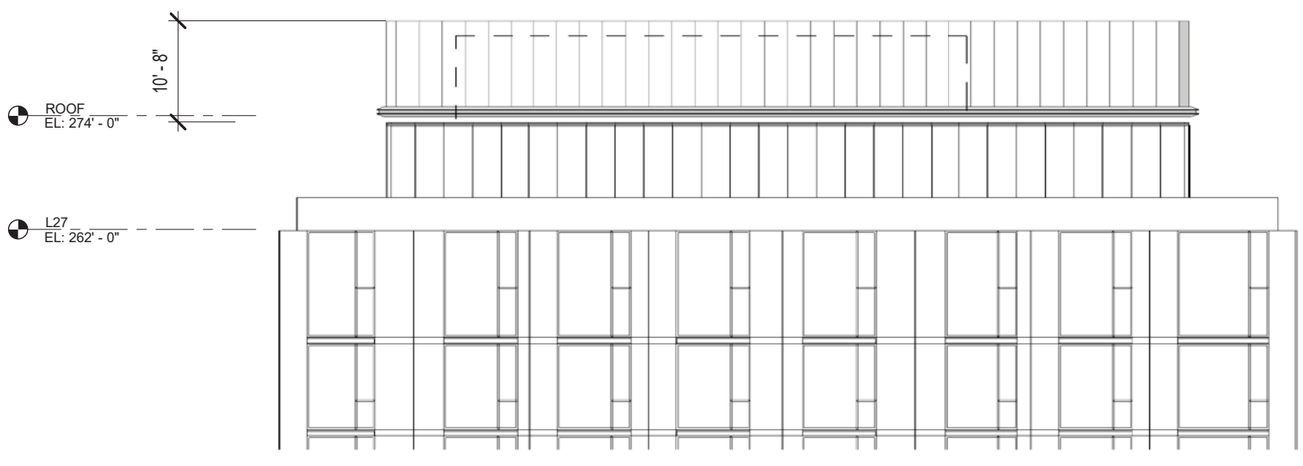


WEST ELEVATION

ROOFTOP FEATURES SCREENING

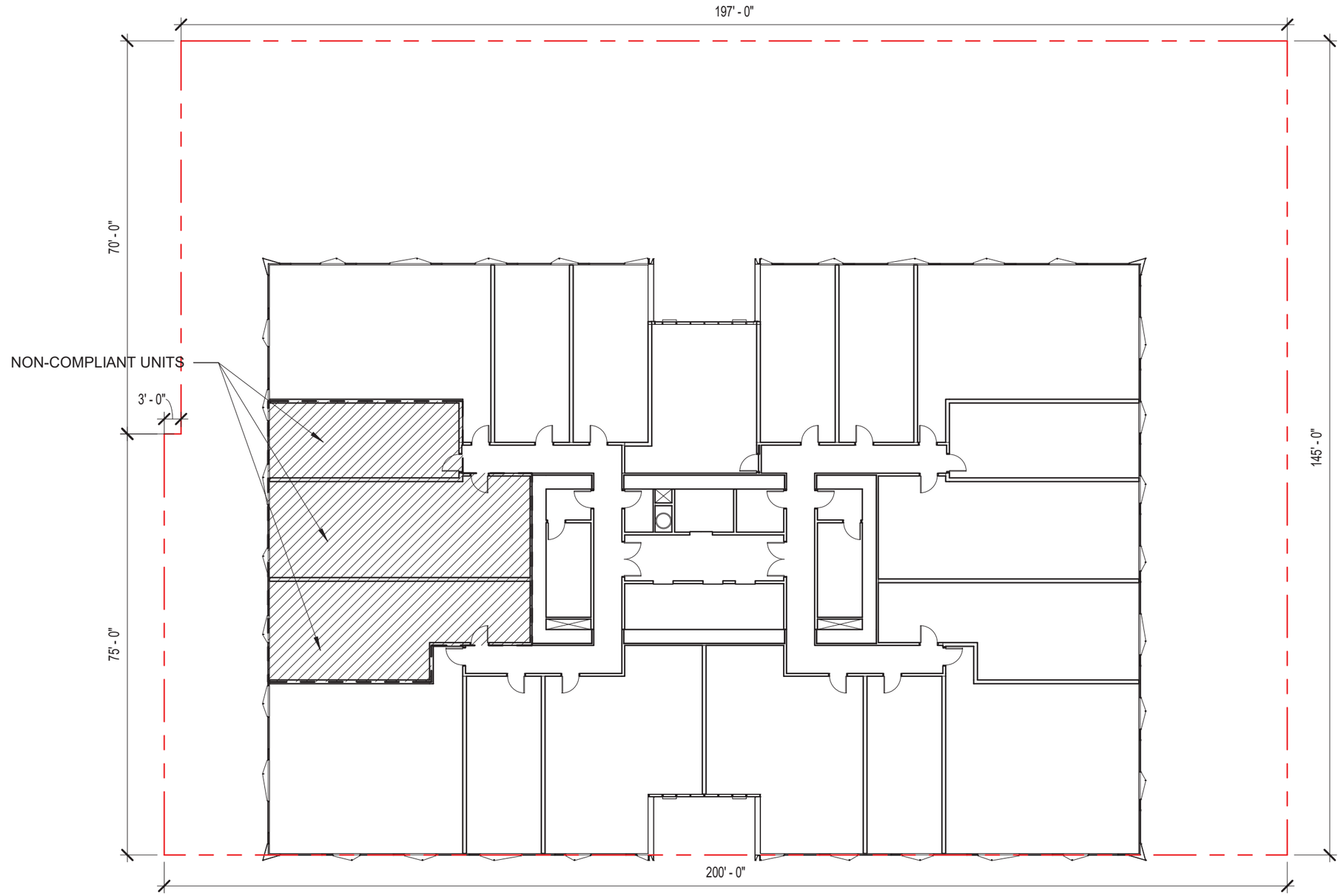


NORTH ELEVATION

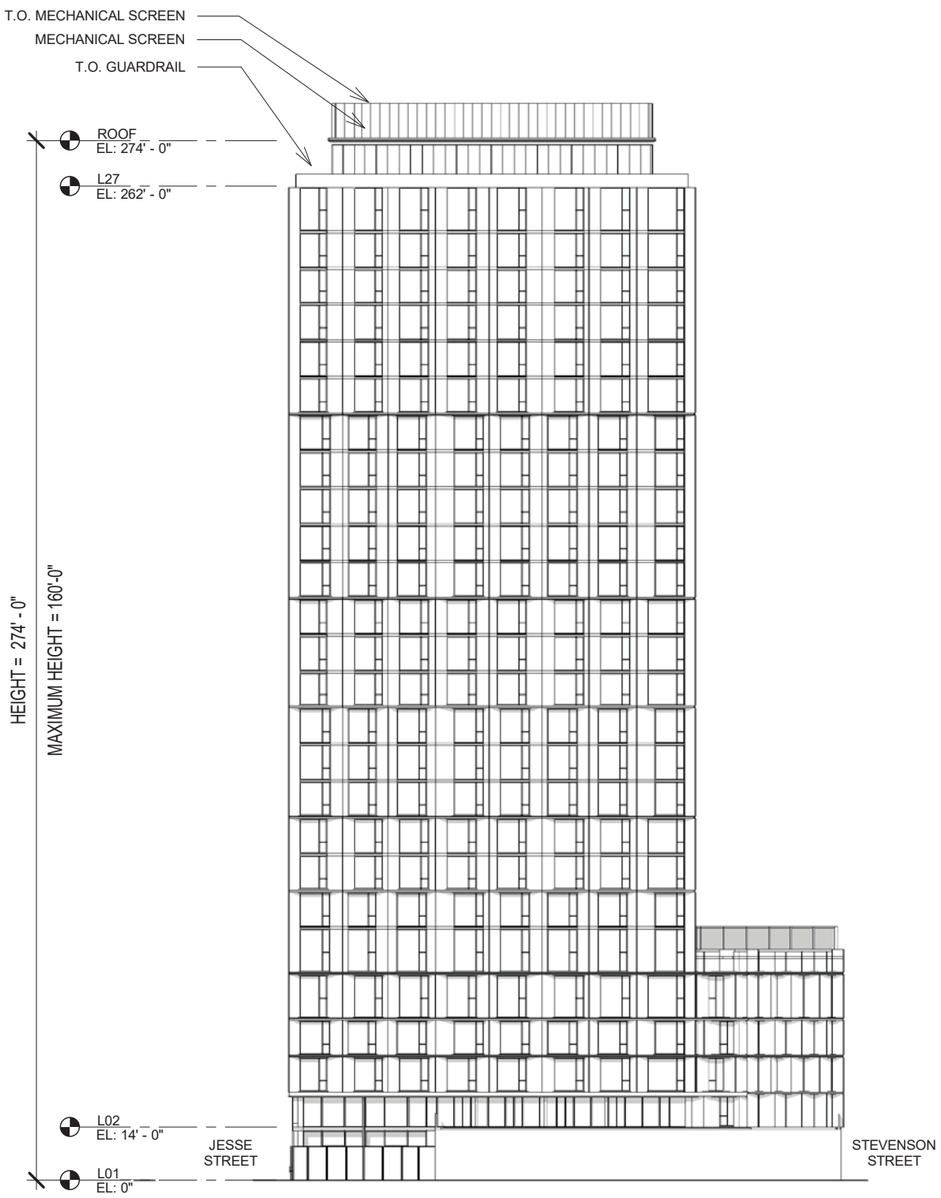


EAST ELEVATION

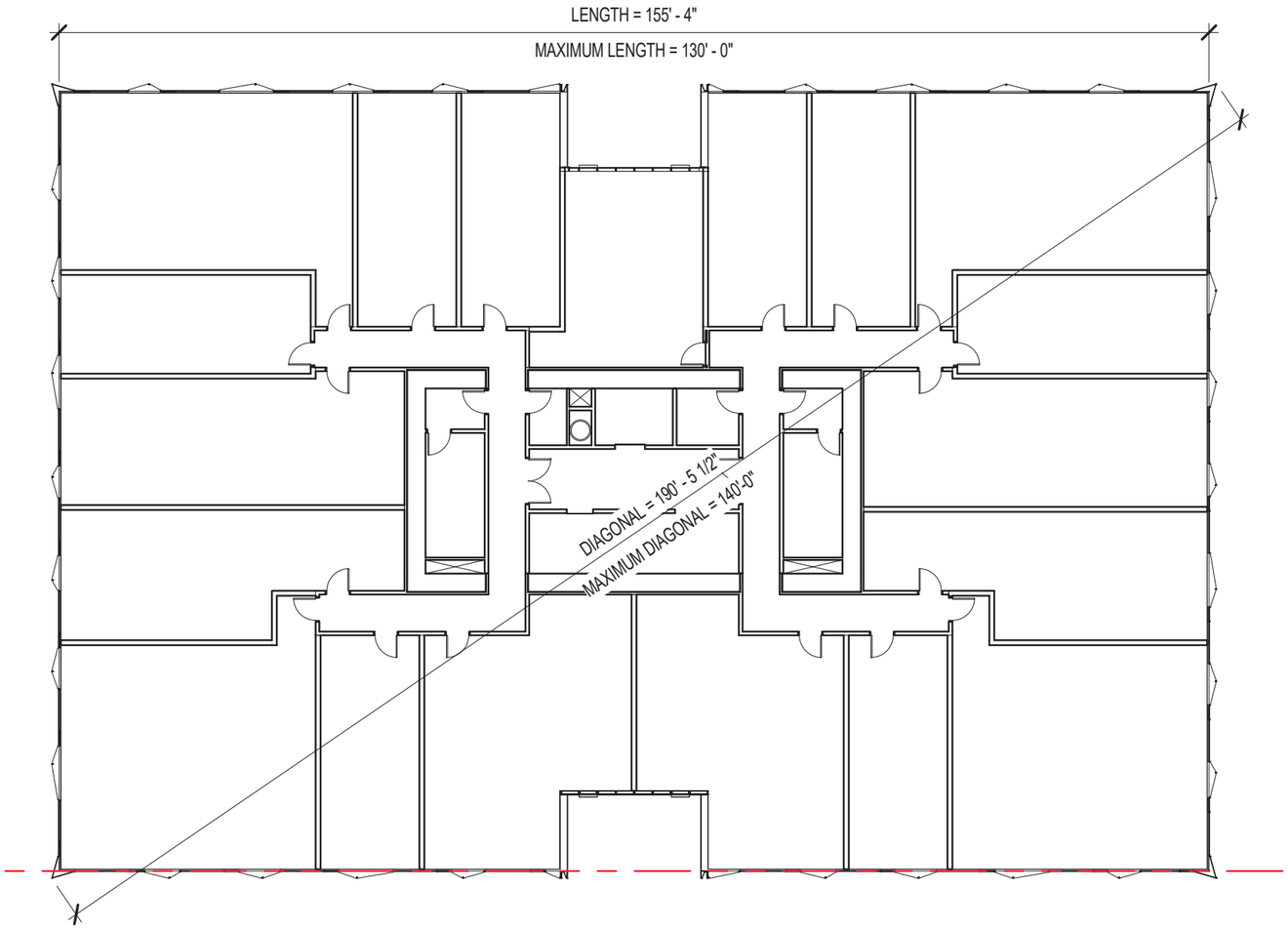
ROOFTOP FEATURES SCREENING



DWELLING UNIT EXPOSURE



EAST ELEVATION



TYPICAL (3-26) FLOOR PLAN

HEIGHT/ BULK/ FAR

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

*3,985 sf GSF

0.36 per unit

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

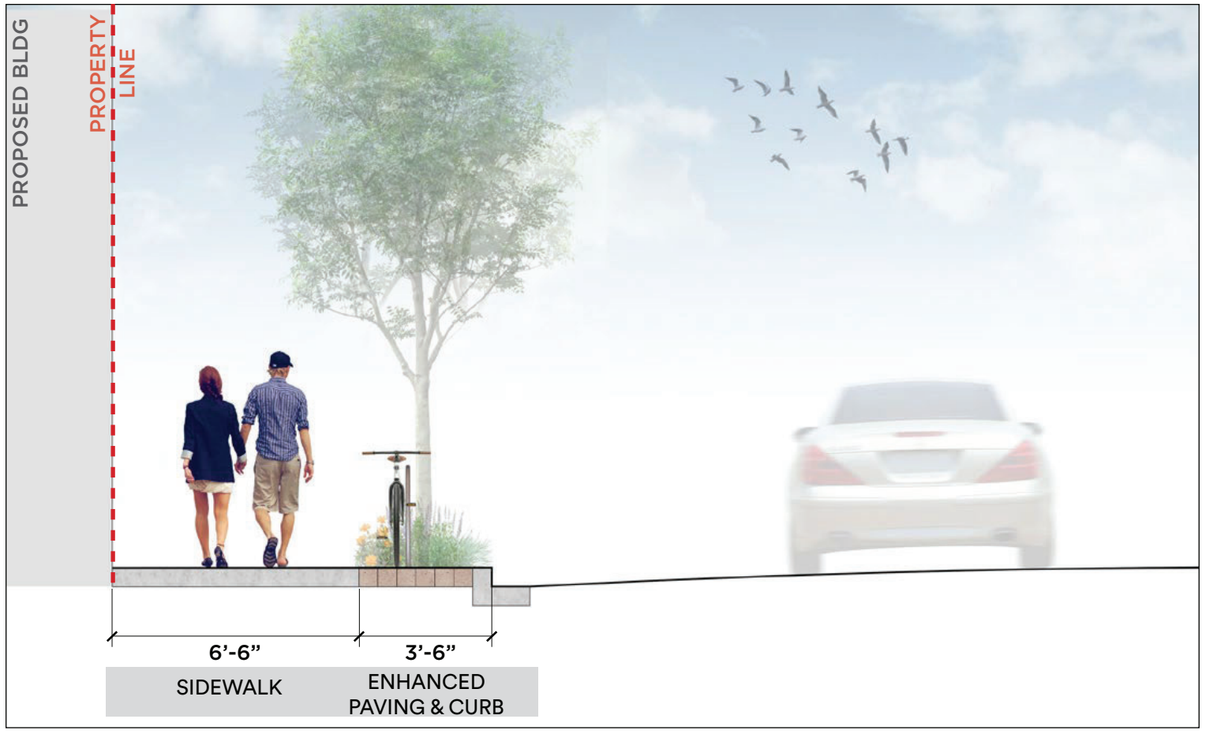
PROJECT SUMMARY	
Height of Buildings	274'-0"
Number of Stories	27 + 3 Basements
Dwelling Units	495
Parking Spaces	178
Loading Spaces	1 + 2 SV

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

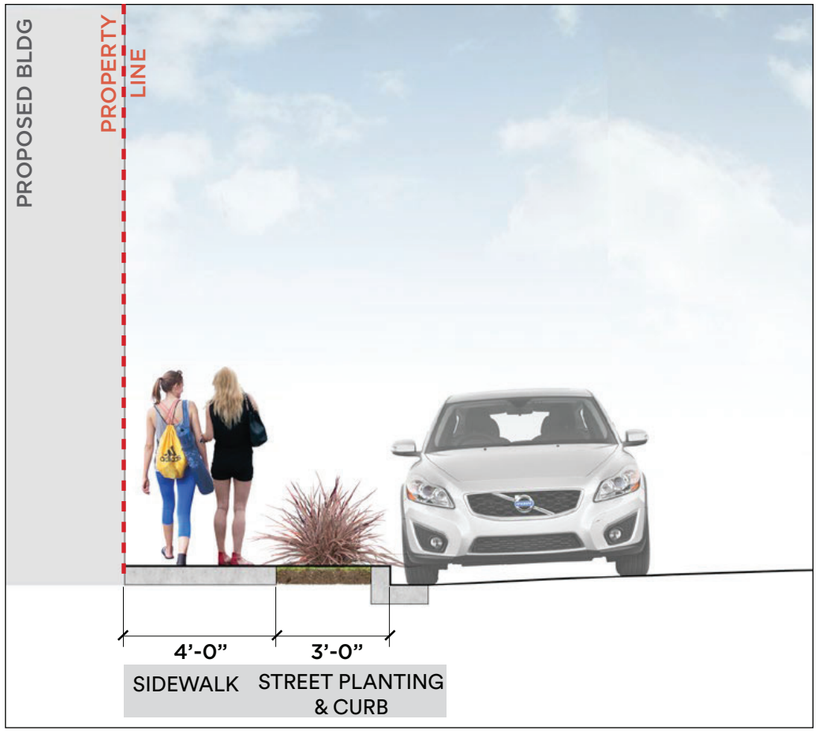
PLANNING GFA (per sec. 102)		
Residential	349,786	GFA
Retail (General)	0	GFA
Parking	0	GFA
TOTAL	349,786	GFA

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

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



SECTION A-A: JESSIE STREET

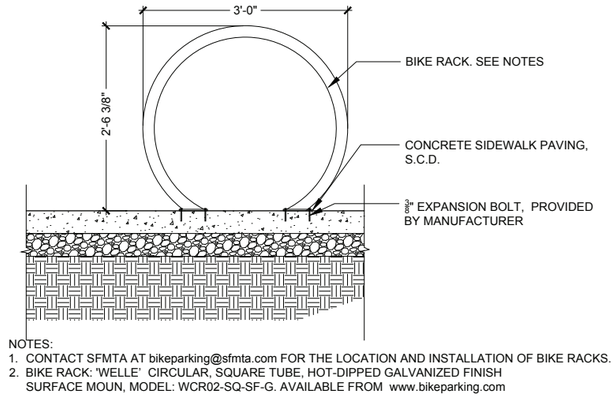


SECTION B-B: STEVENSON STREET



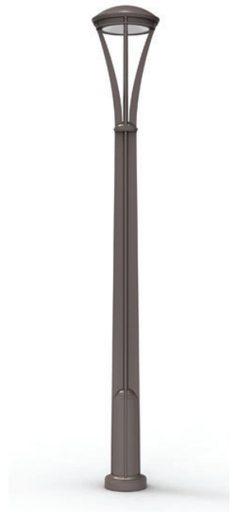
CLASS II BIKE RACK





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 MOUN, MODEL: WCR02-SQ-SF-G. AVAILABLE FROM www.bikeparking.com

BIKE RACK DETAIL



PEDESTRIAN LIGHT :