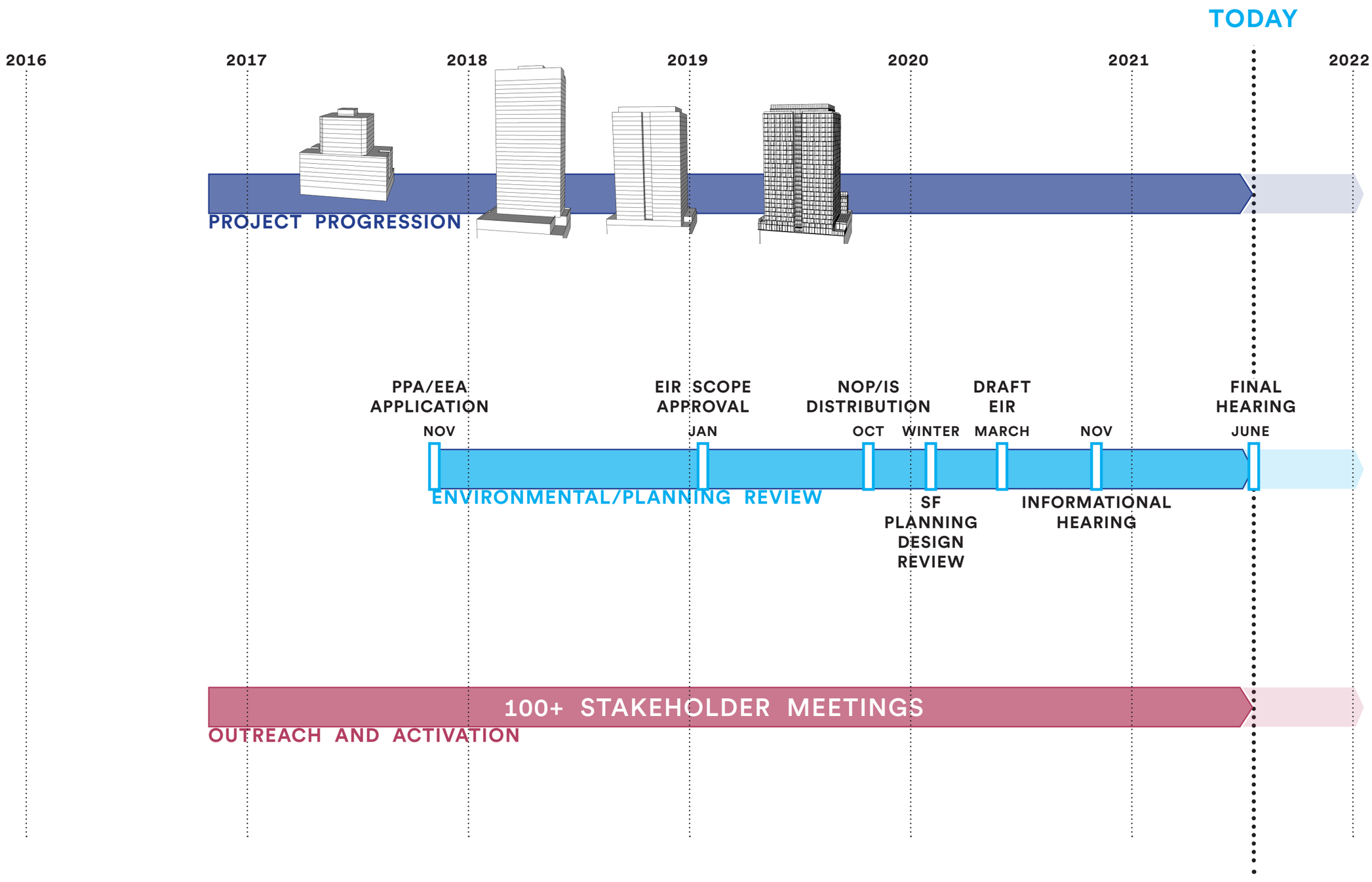
SOLOMON CORDWELL BUENZ

469 Stevenson St

BUILD INC.

7/29/2021

PROJECT TIMELINE



SCB ©2021 SOLOMON CORDWELL BUENZ

BUILD:

BY THE NUMBERS



At A Glance

28,790
Site Area

495
Homes

73
Onsite
Affordable Homes

100+
Stakeholder Engagement Meetings

3,985
SF of Community Serving
Retail Space



SITE AERIAL VIEW



© 2021 SOLOMON CORDWELL BUENZ



June 2018



A. The proposed tower is slightly taller than the building tested in the workshop in April and pushes part of the winds from W and WNW to the ground. This creates hazardous conditions along Stevenson.

B. The more compact shape and skinnier footprint of the proposed tower create acceptable conditions near Blue Bottle Café (just under 36 mph).

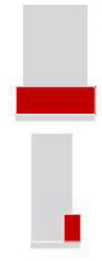
C. The wind conditions along Jessie are within the range of acceptability. The wind hazard conditions at the entrance of the co-working space are about 33 mph.

Run 6 (Massing Shift)

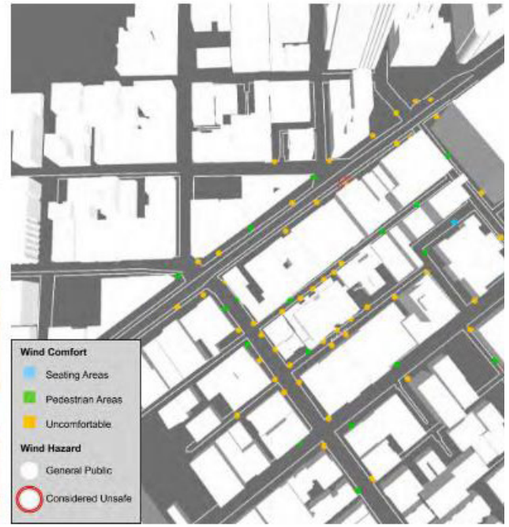
Shift of the building towards Jessie

Reposition of the saddlebags towards Stevenson

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

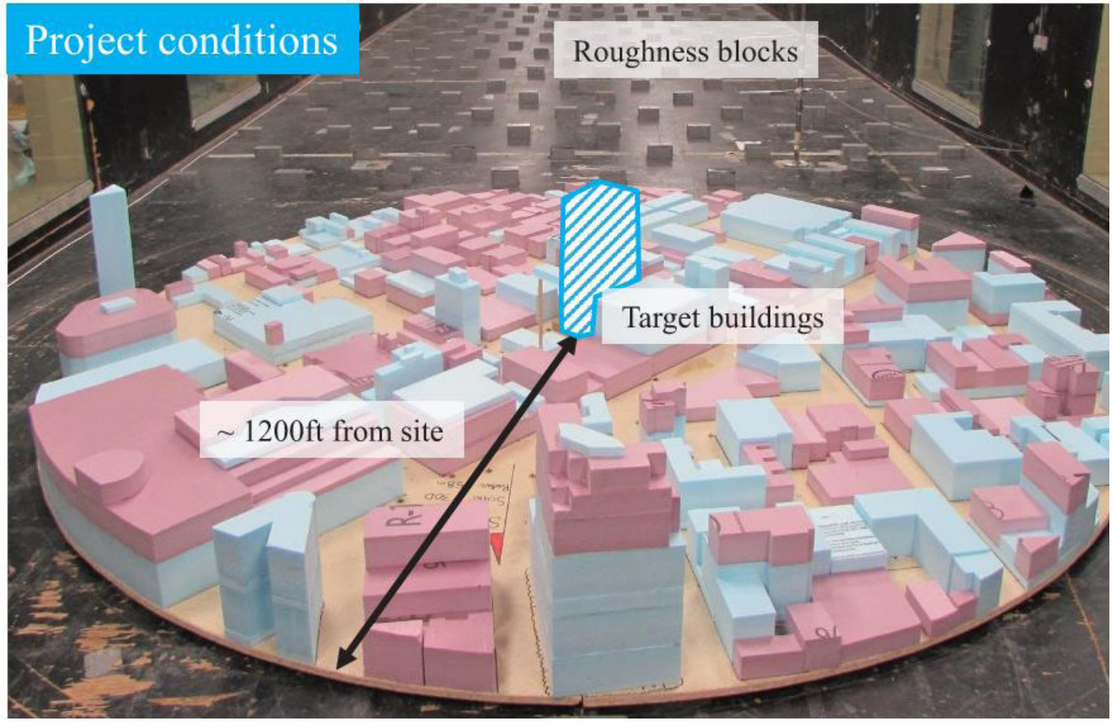


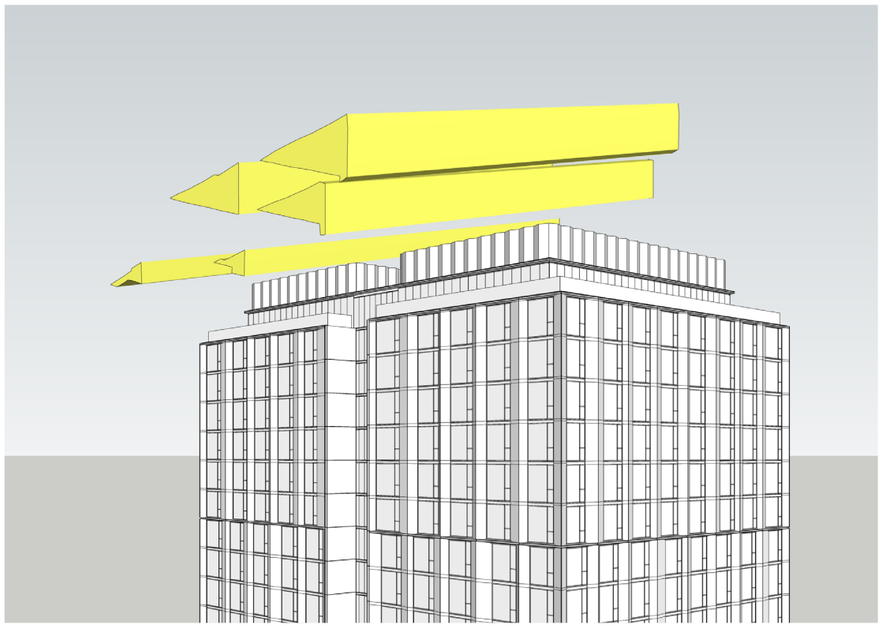




April 2019









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

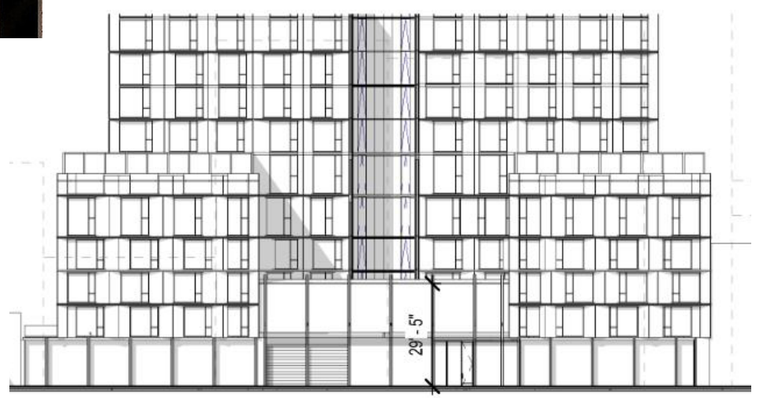
ANNUAL EXTENTS OF ALL NET NEW SHADOW CAST BY THE PROPOSED PROJECT THROUGHOUT THE YEAR DURING SECTION 295 ANALYSIS TIMES

SCB © 2021 SOLOMON CORDWELL BUENZ

FORMING A STREET WALL



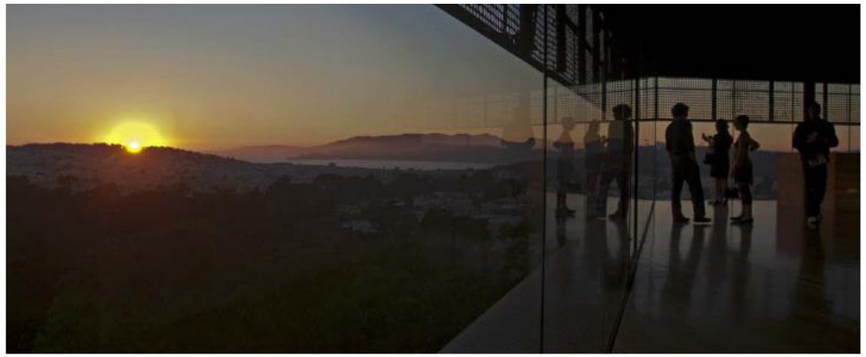
STEVENSON STREET WALL PERSPECTIVE

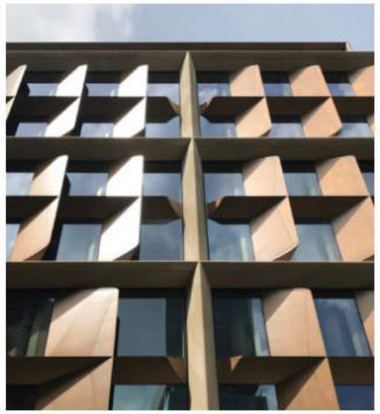


STEVENSON ELEVATION

DESIGN INSPIRATIONS

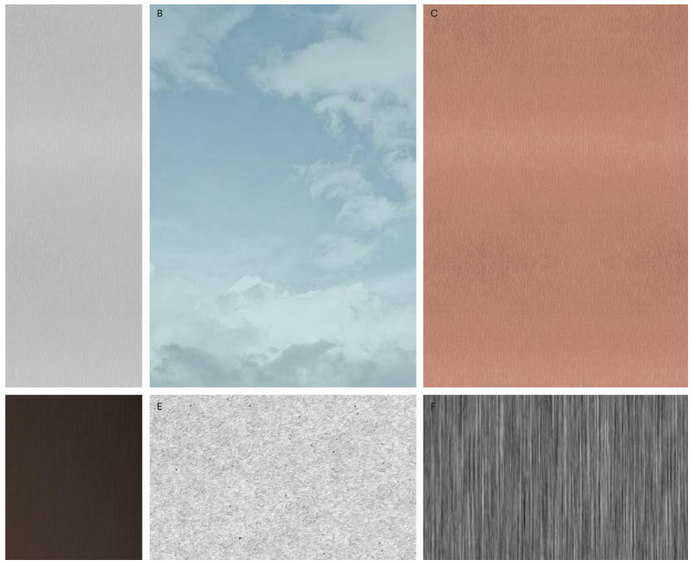




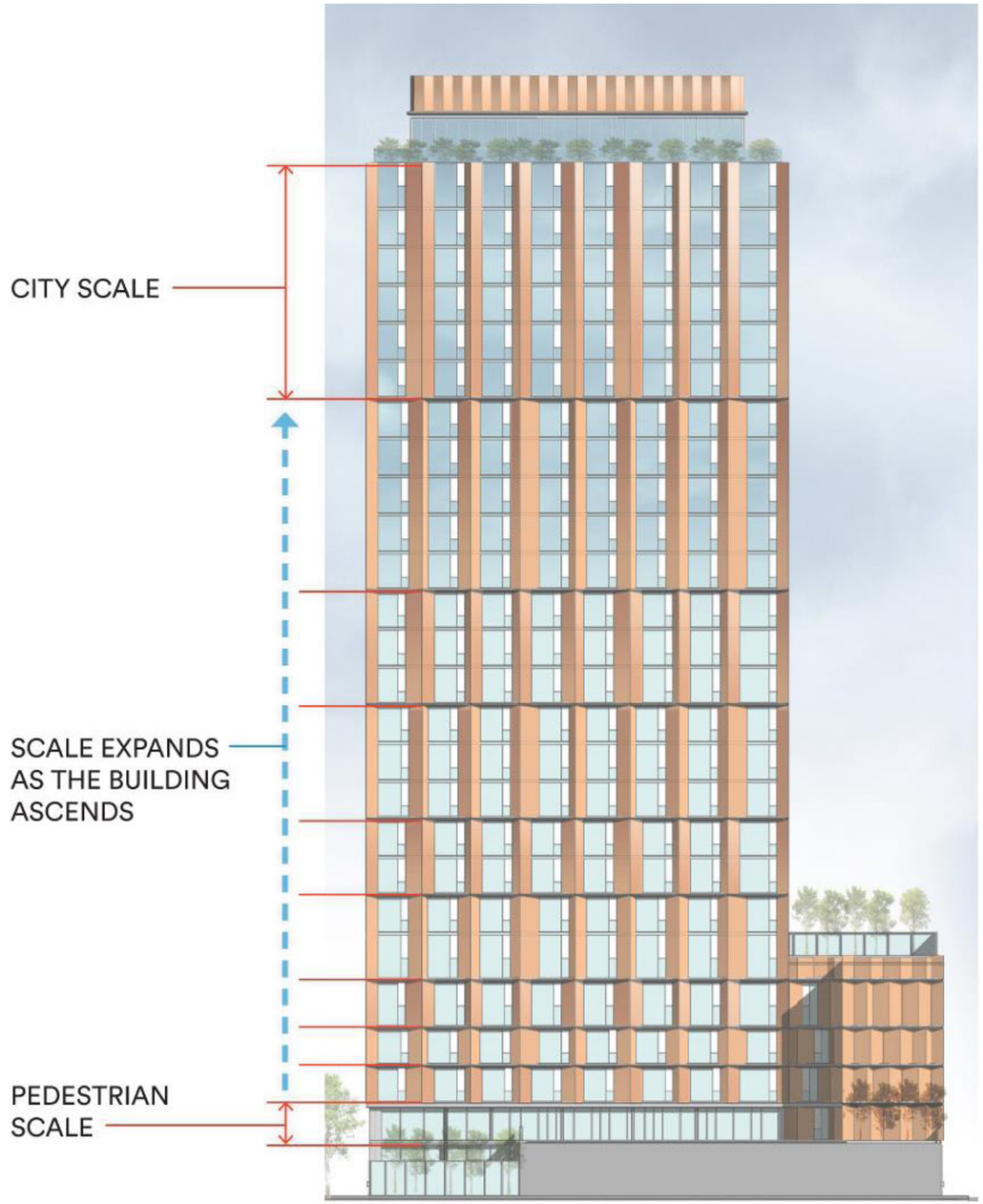




MATERIALS AND COLORS INSPIRED BY LEVI'S RIVET



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.



PERSPECTIVE FROM MARKET ST



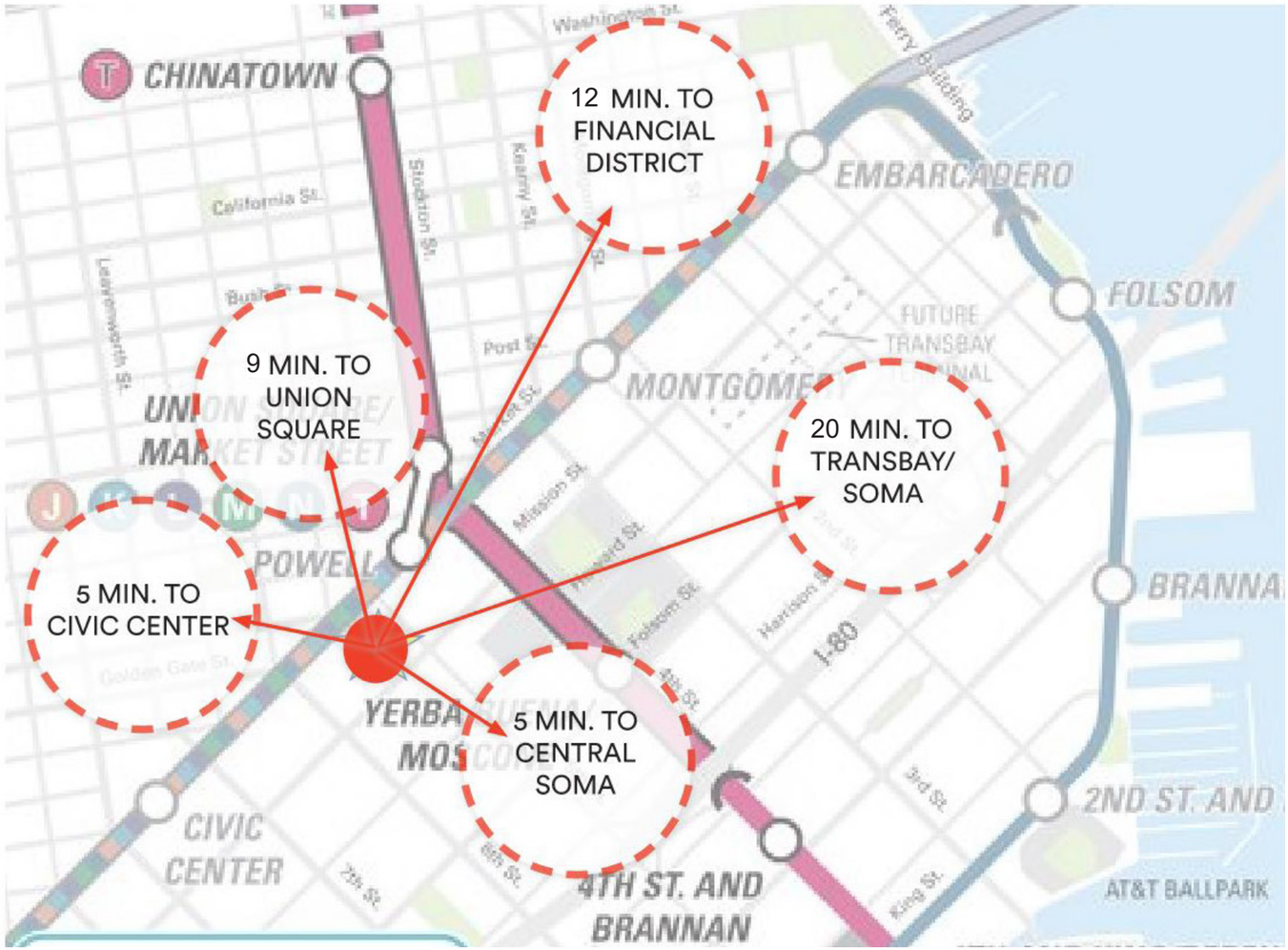
NEAR MASS TRANSIT

BART - 1 MINUTE

MUNI - 1 MINUTE

T - 5 MINUTES

WITHIN WALKING DISTANCES TO JOB NODES



TRANSFORMING AN UNDERUTILIZED SITE AT THE CENTER OF THE NEIGHBORHOOD



168 EDDY



25 MASON



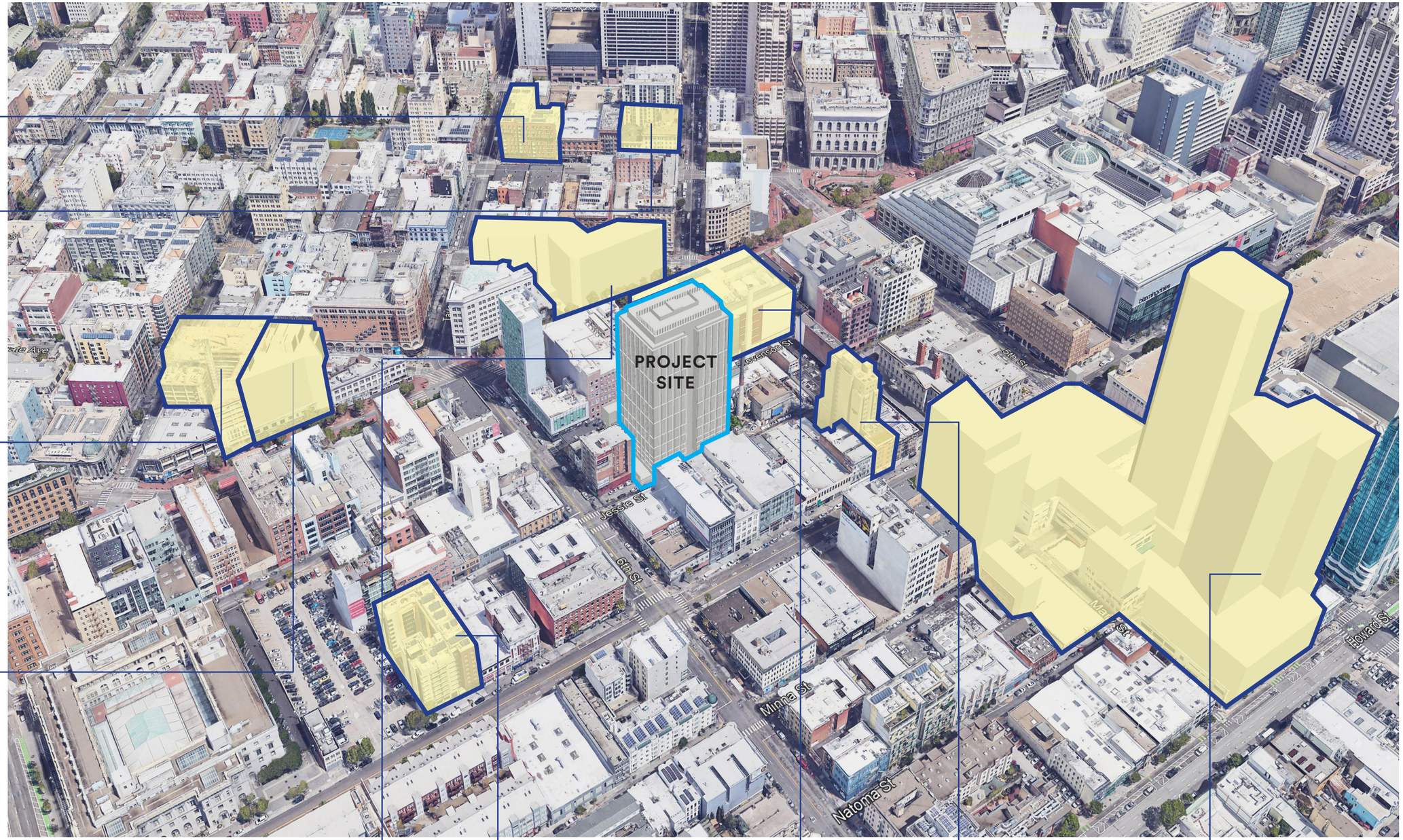
50 JONES

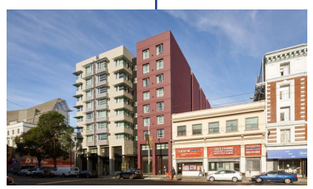


1028 MARKET



950-974 MARKET





1036 MISSION



945 MARKET IKEA



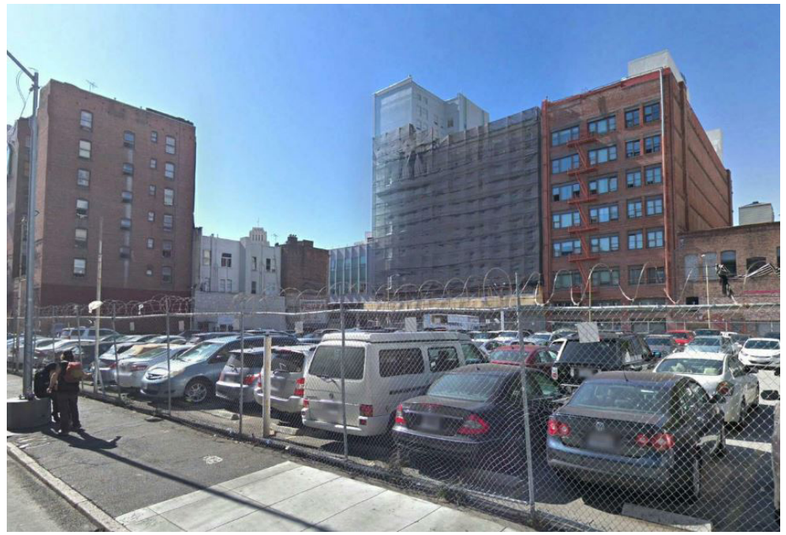
HAMPTON INN



5M

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NO DISPLACEMENT



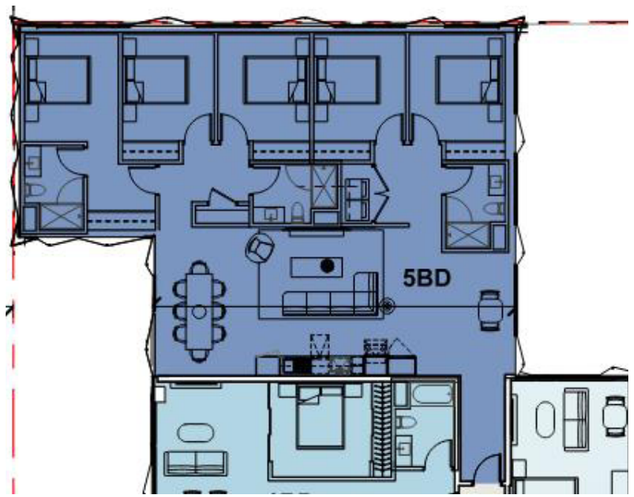
AFFORDABILITY

	QUOTIENT
- 73 ON-SITE BMR UNITS:	15%
- $8.3MM DIRECTED TO MOHCD PROJECTS IN NEIGHBORHOOD:	6%
- 59 6TH ST PARCEL UNDER CONTROL:	3%
TOTAL:	24%

FAMILY HOUSING

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

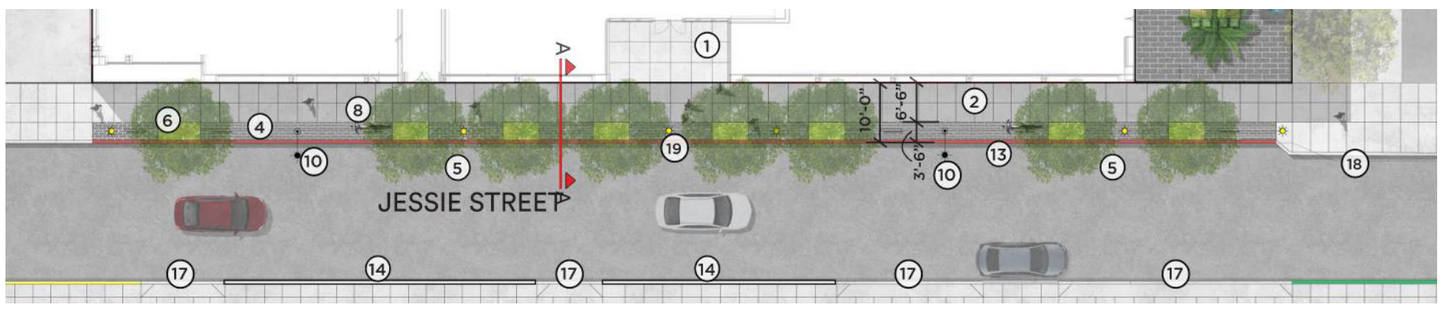
- 31% OF UNITS 2-BEDROOM+
- 38% OF TOTAL RESIDENTIAL SQUARE FOOTAGE



5-BEDROOM UNIT FLOOR PLAN

© 2021 SOLOMON CORDWELL BUENZ





IMPROVED PEDESTRIAN EXPERIENCE

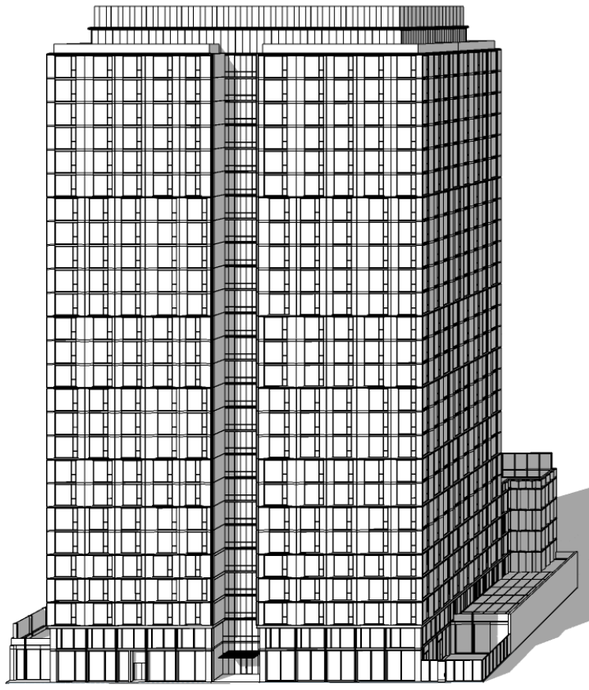
- -ACTIVE USES AT GROUND FLOOR
- -SPACES FOR LOCAL BUSINESSES
- -STREET CLEANLINESS
- -NEW SIDEWALKS
- -LANDSCAPE AND TREES

Thank You

APPENDIX

42.5% STATE DENSITY BONUS + CONDITIONAL USE

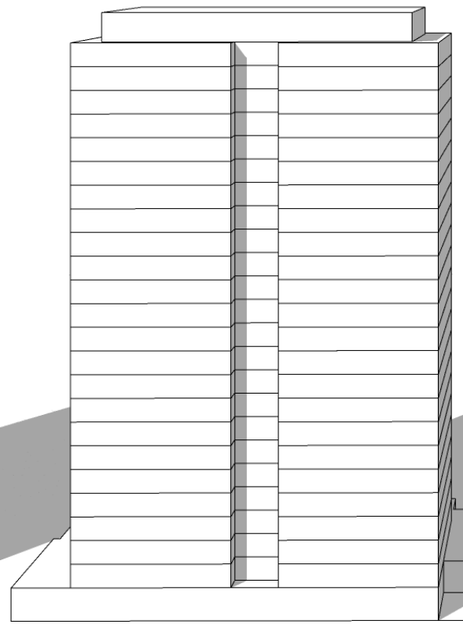
425,000 GFA
27-STORIES



BMR UNITS:	73
MARKET UNITS:	422
TOTAL UNITS:	495

50% STATE DENSITY BONUS ONLY

389,000 GFA
25-STORIES

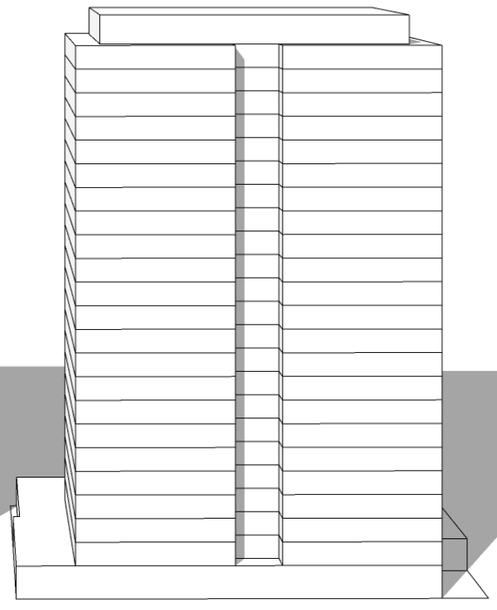


BMR UNITS:	69
MARKET UNITS:	383
TOTAL UNITS:	452

"LOST" UNITS	
BMR UNITS:	4
MARKET UNITS:	39
TOTAL UNITS:	43

42.5% STATE DENSITY BONUS ONLY

369,000 GFA
24-STORIES

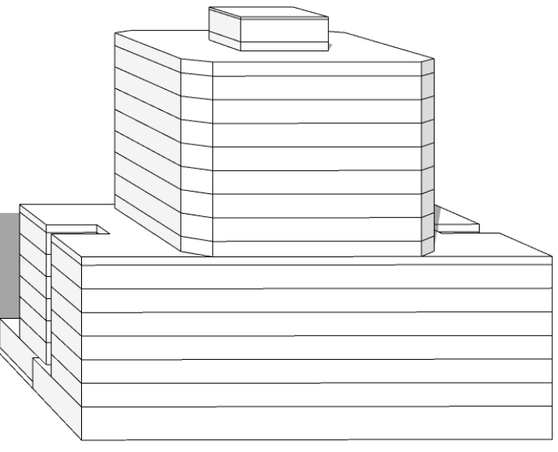


BMR UNITS:	63
MARKET UNITS:	366
TOTAL UNITS:	429

"LOST" UNITS	
BMR UNITS:	10
MARKET UNITS:	56
TOTAL UNITS:	66

BASE PROJECT

259,000 GFA
16-LEVELS



BMR UNITS:	66
MARKET UNITS:	281
TOTAL UNITS:	347

"LOST" UNITS	
BMR UNITS:	7
MARKET UNITS:	141
TOTAL UNITS:	148

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BETTER STREETS PLAN



227 BICYCLE PARKING SPACES



BICYCLE SHARE MEMBERSHIPS



BICYCLE REPAIR STATION



BICYCLE TUNE UPS FOR TENANTS



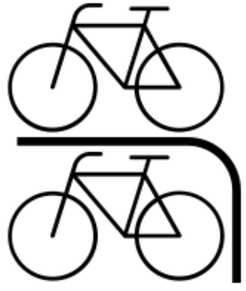
CAR SHARE MEMBERSHIPS



12 CAR SHARE SPACES



DELIVERY SUPPORTIVE AMENITIES



FAMILY TDM AMENITIES: STORAGE AND CARGO BIKES

© 2021 SOLOMON CORDWELL BUENZ

ONE OF THE MOST TRANSIT RICH LOCATIONS IN SAN FRANCISCO

LEED SILVER

8% OF PARKING FOR LOW EMITTING VEHICLES

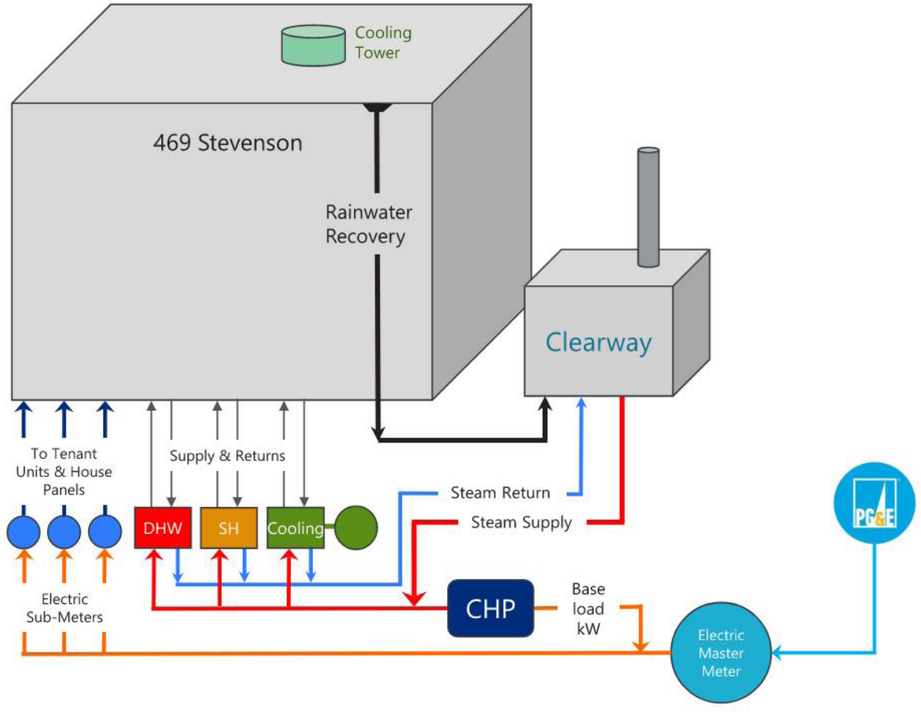
227 BICYCLE PARKING SPACES

TRIGENERATION POWER FROM ADJACENT STEAM PLANT

12 CAR SHARE SPACES

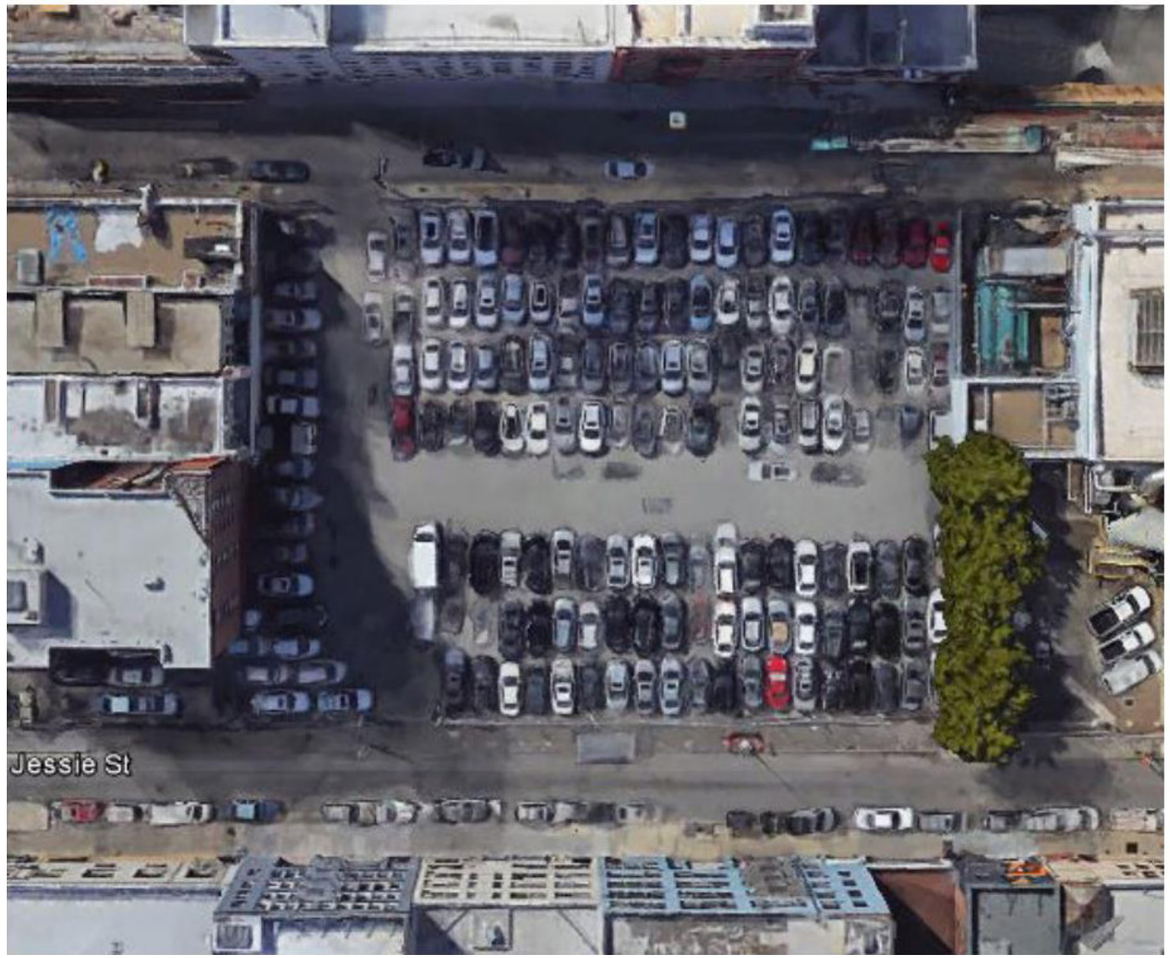
ENERGY EFFICIENT LIGHTING AND BUILDING SYSTEMS

WATER EFFICIENT LANDSCAPING



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EXISTING SURFACE PARKING LOT



PROJECT PARKING PROPOSAL

- 161 EXISTING SURFACE PARKING SPACES

+ 178 NEW UNDERGROUND PARKING SPACES (0.36 RATIO)

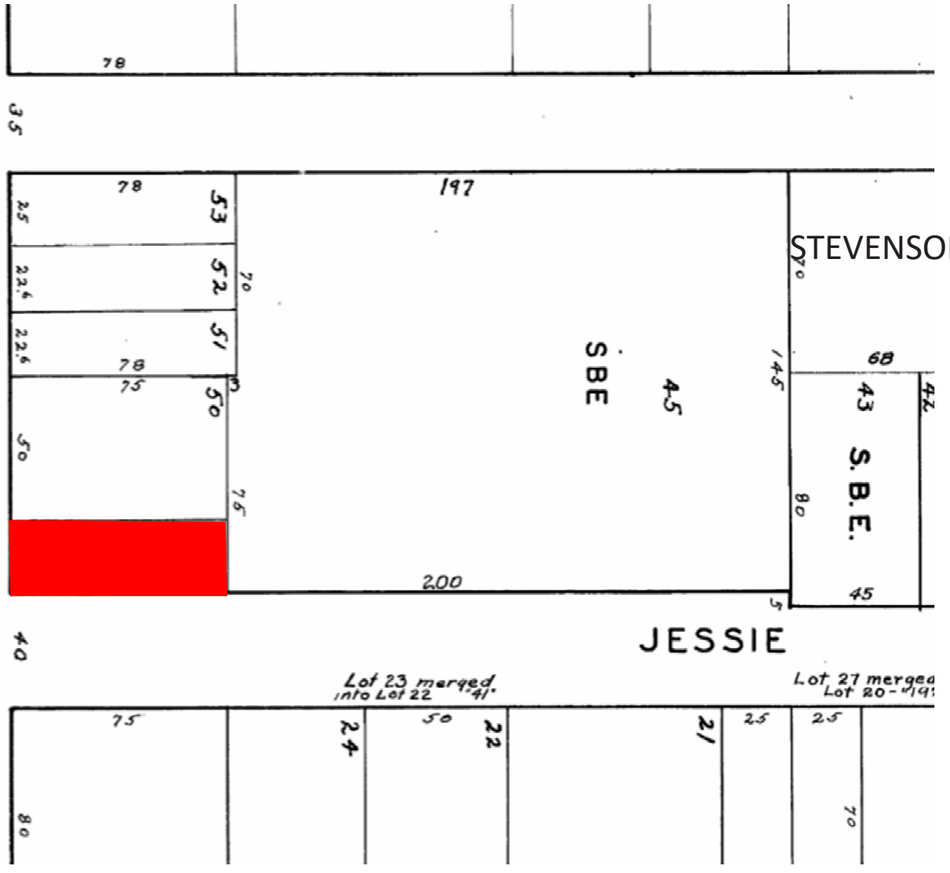
= 17 NET GAIN IN NEW PARKING SPACES

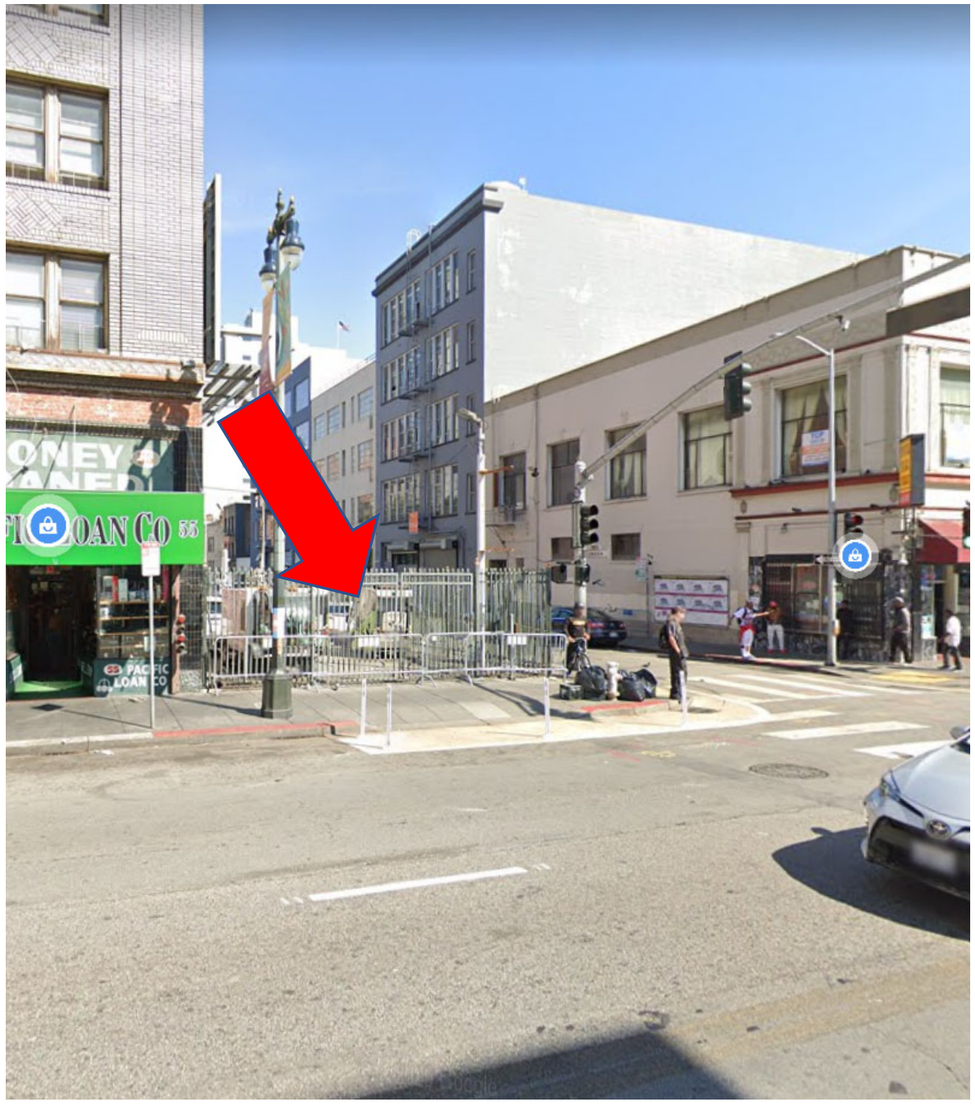
- ALLOWABLE PARKING RATIO: 0.75:1
- ALLOWABLE PARKING SPACES: 371

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59 6th St

- 1,875 square foot parcel
- Development potential for ~20 units







469 STEVENSON STREET
SAN FRANCISCO, CALIFORNIA
DOWNTOWN PROJECT AUTHORIZATION

SCB © 2021 Solomon Cordwell Buenz

COVER SHEET
469 Stevenson
BUILD

05/25/2021
2016056

0.000

PROJECT SUMMARY	
GENERAL INFO	
BLOCK/LOT #	3704/045
ZONING DISTRICT	C-3-G
HEIGHT AND BULK DISTRICT	160-F
PROPOSED HEIGHT TO TOP OF SCREEN	284'-0"

GENERAL LAND USE	
SITE AREA	28,790 SF
RESIDENTIAL GFA	425,644 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)	166
LOADING SPACES	1 + 2 SV
BICYCLE SPACES (CLASS 1)	200
BICYCLE SPACES (CLASS 2)	27
CAR SHARE SPACES	12

LAND USE RESI	
STUDIO UNITS	192
1 BEDROOM UNITS	149
2 BEDROOM UNITS	96
3 BEDROOM UNITS	50
5 BEDROOM UNITS	8
TOTAL BMR UNITS	73
AFFORDABLE HOUSING ON-SITE	45 UNITS AT 50% AMI
	14 UNITS AT 80% AMI
	14 UNITS AT 110% AMI

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NARRATIVE

The project sponsor proposes a mixed-use project on mid-block parcel located between Stevenson Street and Jessie Street, in-between Fifth Street and Sixth Street (the “Property”). The property does not have existing structures. The baseline improvement would be a 259,110 residential GFA development over two basements.

The project sponsor proposes to utilize the State Density Bonus and will provide affordable housing units on site. The proposed improvement would be a 425,644 residential GFA development over three basements, featuring 495 residential units and approximately 3,985 square feet of retail (the ‘Project’).

As a transit oriented development, additional residential density at this location would encourage walkable communities, provide additional affordable housing, and improve access to jobs for working families.

SHT #	SHEET NAME
0.000	COVER SHEET
0.001	NARRATIVE & TABLE OF CONTENTS
1.001	STATE DENSITY BONUS - AXON
1.002	BASE PROJECT AREA SUMMARY
1.102	BONUS PROJECT AREA SUMMARY
1.201	PROJECT SUMMARY
2.000	LOCATION PLAN
2.001	EXISTING PLOT PLAN
2.002	PLOT PLAN AND PHOTOS
2.003	PHOTOGRAPHS OF PROPERTY
2.004	PHOTOGRAPHS OF PROPERTY
2.005	PROPOSED SITE PLAN
3.198	BASEMENT 03 PLAN
3.199	BASEMENT 02 PLAN
3.200	BASEMENT 01 PLAN
3.201	GROUND FLOOR PLAN
3.202	LEVEL 2 PLAN
3.204	LEVELS 3-5 PLAN
3.206	LEVEL 6 PLAN
3.212	LEVELS 7-26 PLAN
3.227	LEVEL 27 PLAN
3.230	ROOF PLAN
3.301	SOUTH & WEST ELEVATION
3.302	NORTH & EAST ELEVATION
3.321	EXTERIOR MATERIAL PALETTE
3.401	BUILDING SECTION

SHT #	SHEET NAME
3.701	LANDSCAPE GROUND FLOOR PLAN
3.702	LANDSCAPE LEVEL 2 PLAN
3.703	LANDSCAPE LEVEL 6 PLAN
3.704	LANDSCAPE LEVEL 27 PLAN
3.705	LANDSCAPE MATERIAL & PLANTING
4.101	VIEW FROM I-80, 8TH AND BRANNAN
4.102	VIEW LOOKING EAST OVER MARKET ST
4.201	VIEW LOOKING EAST FROM JESSIE AND SIXTH ST
4.202	VIEW LOOKING WEST FROM STEVENSON ST
5.132	STREETWALL ELEVATIONS
5.133	OPEN SPACE PLAN
5.141	ROOFTOP FEATURES SCREENING
5.142	ROOFTOP FEATURES SCREENING 2
5.151	OFF-STREET PARKING PLAN
5.153	OFF-STREET LOADING / CURB CUT PLAN
5.154	OFF-STREET LOADING SECTION
5.155	BICYCLE PARKING PLAN
5.156	CLASS 1 - BICYCLE PARKING
5.157	CLASS 2 - BICYCLE PARKING
6.140	DWELLING UNIT EXPOSURE
6.260	HEIGHT/BULK/FAR

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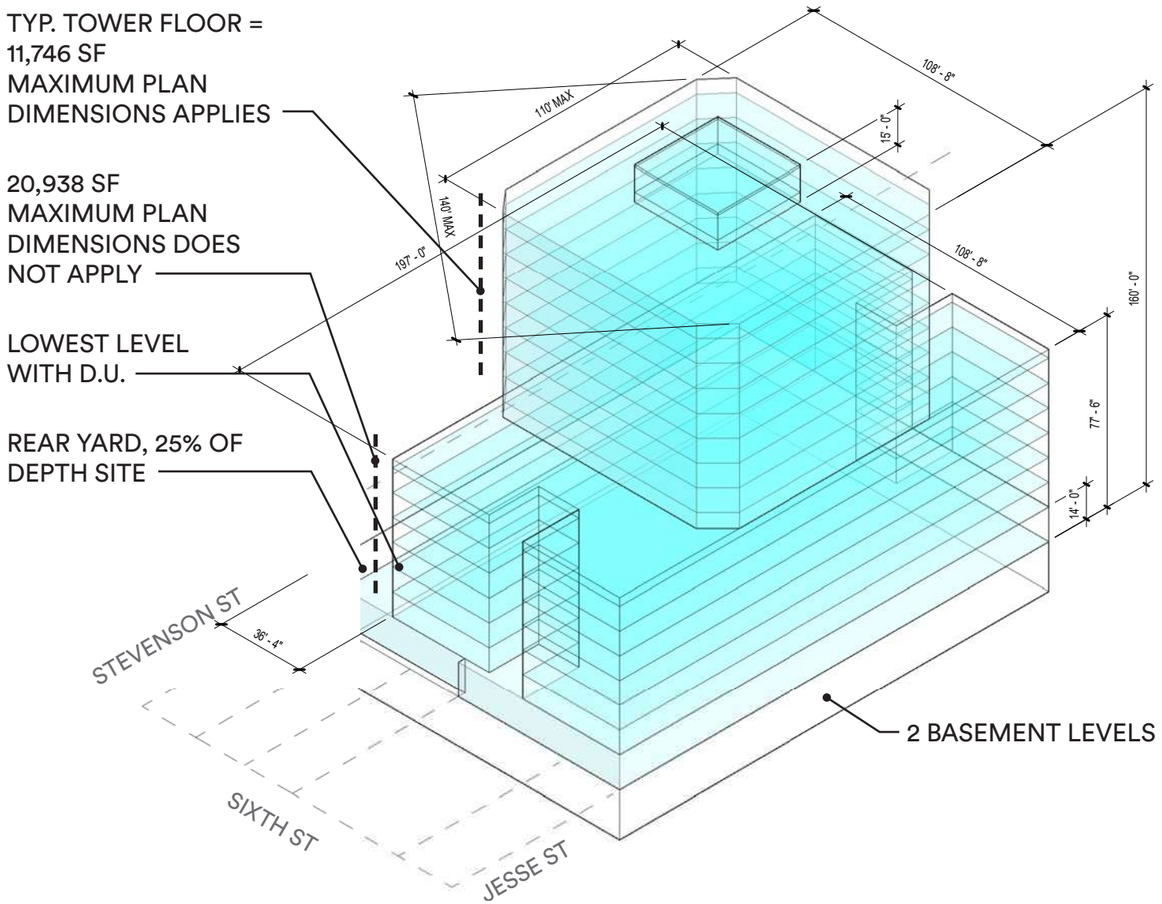
Base Planning Allowed			GFA	formula
A1	Site Area		28,790 sf	
A2	Max "Base" GFA	9:1 with TDRs	259,110 sf	A1 x 9

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

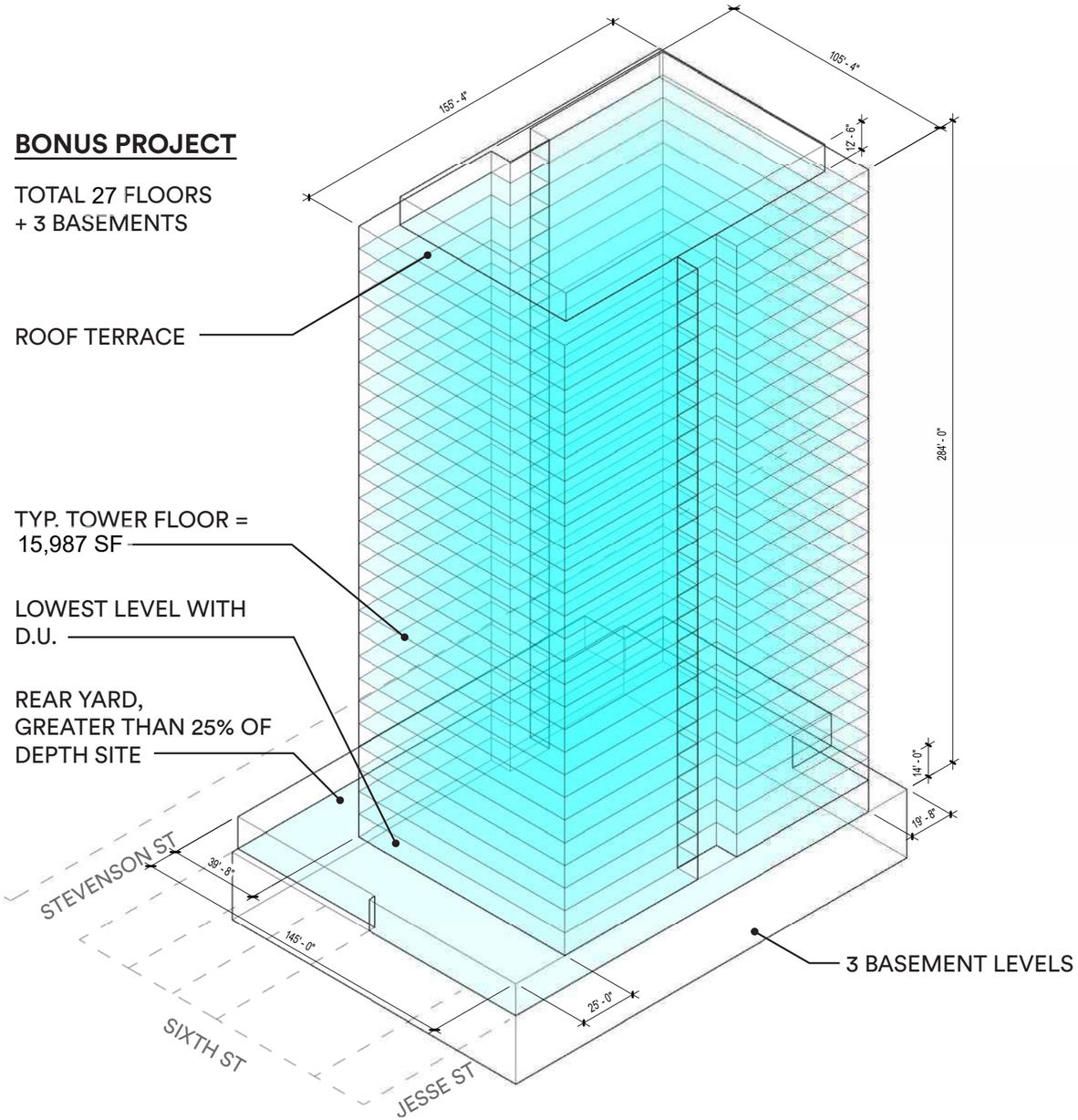


WAIVER REQUIRED:

Height, Bulk, Open Space requirements, dwelling unit exposure for 15%

BONUS PROJECT

TOTAL 27 FLOORS
+ 3 BASEMENTS



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STATE DENSITY BONUS - AXON
469 Stevenson
BUILD

05/25/2021
2016056

1.001

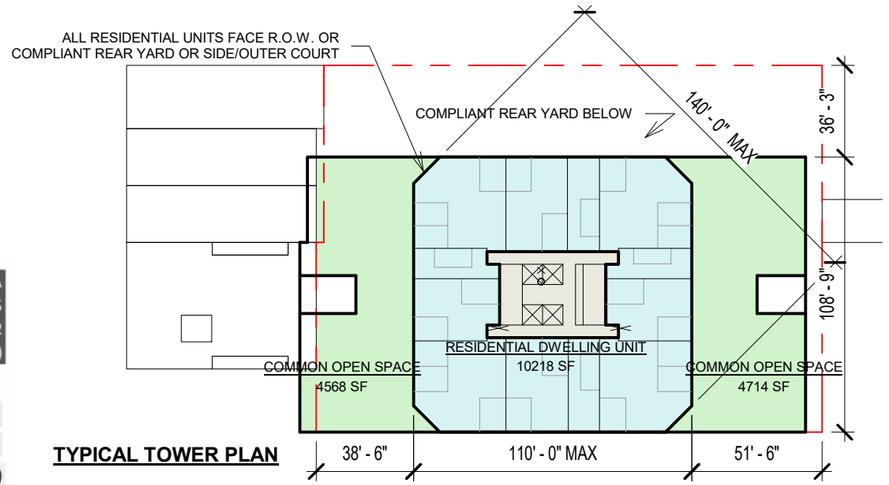
FLR. ELEV.	FTF	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	RESIDENTIAL GFA	RETAIL GFA	PARKING GFA	PARKING SPACES	TOTAL GFA	GFA EXCLUSIONS NOTES per sec 102 FLOOR AREA, GROSS (b)
+175.00		M.PH								
+160.00	15.00	RF								
+148.75	11.25	17	11,746	361	11,385				11,385	(4)(B)
+139.84	8.92	16	11,746	361	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

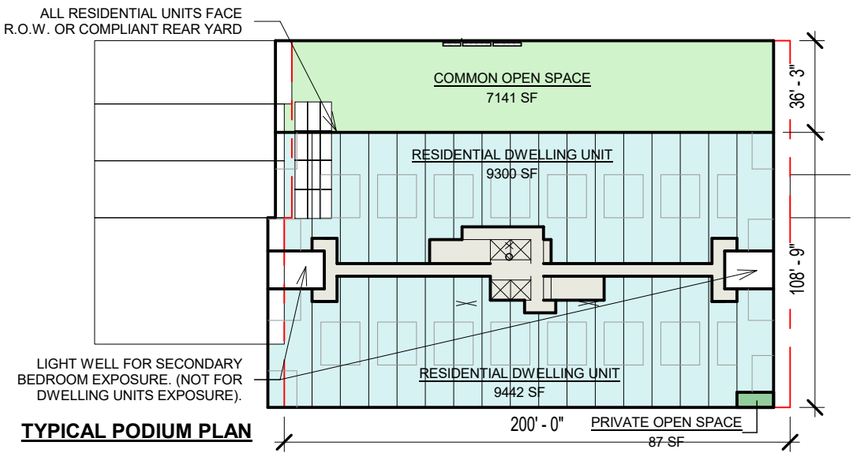
Required/Provided Off-Street Loading in C-3 District:

2 Loading Spaces

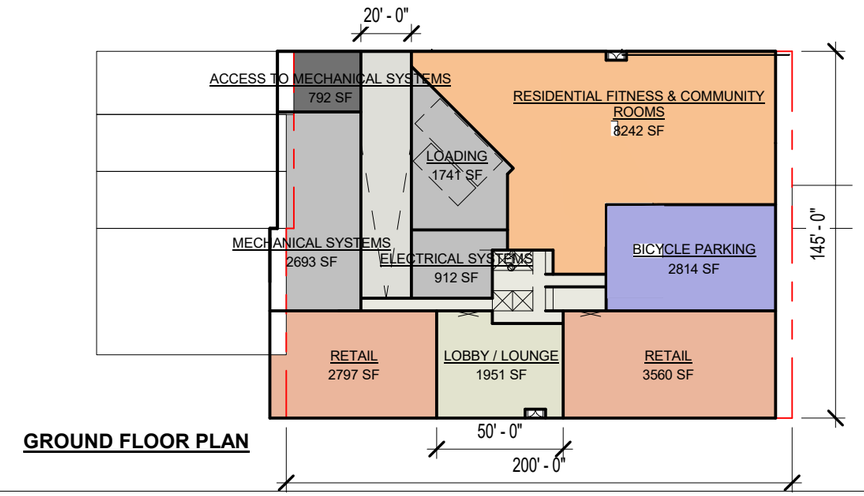
NOTES ON GROUND FLOOR PLAN:
(1) GROUND FLOOR HEIGHT IS 14' FLOOR TO FLOOR
(2) ACTIVE USES FENESTRATED WITH TRANSPARENT WINDOWS & DOORWAYS FOR >60% OF FRONTAGE.
(3) LOBBY WIDTH IS <25% OF BUILDING FRONTAGE.
(4) ACCESS TO MECHANICAL SYSTEMS EXEMPT FROM ACTIVE USE REQUIREMENTS PER 145.1(C)(3)



TYPICAL TOWER PLAN



TYPICAL PODIUM PLAN



GROUND FLOOR PLAN

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BASE PROJECT AREA SUMMARY
469 Stevenson
BUILD

05/25/2021
2016056

0 30 60

1.002

FLR. ELEV.	F/F	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	124(f) 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	622		10,556				10,556	(4)(B)
+250.67	11.33	26	15,987	622		15,365				15,365	(4)(B)
+241.00	9.67	25	15,987	622		15,365				15,365	(4)(B)
+231.33	9.67	24	15,987	622		15,365				15,365	(4)(B)
+221.67	9.67	23	15,987	622		15,365				15,365	(4)(B)
+212.00	9.67	22	15,987	622		15,365				15,365	(4)(B)
+202.33	9.67	21	15,987	622		15,365				15,365	(4)(B)
+192.67	9.67	20	15,987	622		15,365				15,365	(4)(B)
+183.00	9.67	19	15,987	622		15,365				15,365	(4)(B)
+173.33	9.67	18	15,987	622	686	15,365				15,365	(4)(B), sec 124(f)
+163.67	9.67	17	15,987	622	864	15,365				15,365	(4)(B), sec 124(f)
+154.00	9.67	16	15,987	622	2,797	15,365				15,365	(4)(B), sec 124(f)
+144.33	9.67	15	15,987	622	2,161	15,365				15,365	(4)(B), sec 124(f)
+134.67	9.67	14	15,987	622	3,421	15,365				15,365	(4)(B), sec 124(f)
+125.00	9.67	13	15,987	622	3,017	15,365				15,365	(4)(B), sec 124(f)
+115.33	9.67	12	15,987	622	3,421	15,365				15,365	(4)(B), sec 124(f)
+105.67	9.67	11	15,987	622	2,839	15,365				15,365	(4)(B), sec 124(f)
+96.00	9.67	10	15,987	622	3,259	15,365				15,365	(4)(B), sec 124(f)
+86.33	9.67	9	15,987	622	3,836	15,365				15,365	(4)(B), sec 124(f)
+76.67	9.67	8	15,987	622	2,966	15,365				15,365	(4)(B), sec 124(f)
+67.00	9.67	7	15,987	622	3,761	15,365				15,365	(4)(B), sec 124(f)
+55.00	12.00	6	15,987	622	3,933	15,365				15,365	(4)(B), sec 124(f)
+43.00	12.00	5	19,897	622	4,594	19,275				19,275	(4)(B), sec 124(f)
+33.33	9.67	4	19,897	622	4,940	19,275				19,275	(4)(B), sec 124(f)
+23.67	9.67	3	19,897	622	5,147	19,275				19,275	(4)(B), sec 124(f)
+14.00	9.67	2	19,897	622	4,961	19,275				19,275	(4)(B), sec 124(f)
+0.00	14.00	1	27,126	15,363		11,763	0	0	0	11,763	(4)(B), (13), (14), (17)
-14.00	14.00	B1	28,275	27,085		1,190		0	42	1,190	(1), (3), (6), (7), (8), (21)
-28.00	14.00	B2	28,275	27,085		1,190		0	78	1,190	(1), (3), (6), (7)
-42.00	14.00	B3	24,448	23,258		1,190		0	58	1,190	(1), (3), (6), (7)
			534,617 SF	108,973 SF	56,599	425,644 SF	0 SF*	0 SF	178 SPACES	425,644 SF	
						this should be	*3,985 sf GSF		0.36 per unit		

SITE SUMMARY		
Zoning District	C-3-G	
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	474,606	sf
Retail	3,985	sf
Parking	56,026	sf
TOTAL	534,617	sf

PLANNING GFA (per sec. 102)		
Residential	425,644	GFA
Retail (General)	0	GFA
Parking	0	GFA
TOTAL	425,644	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/Unit X 1.33)	22,647	sf
Common Open Space Provided	11,184	sf

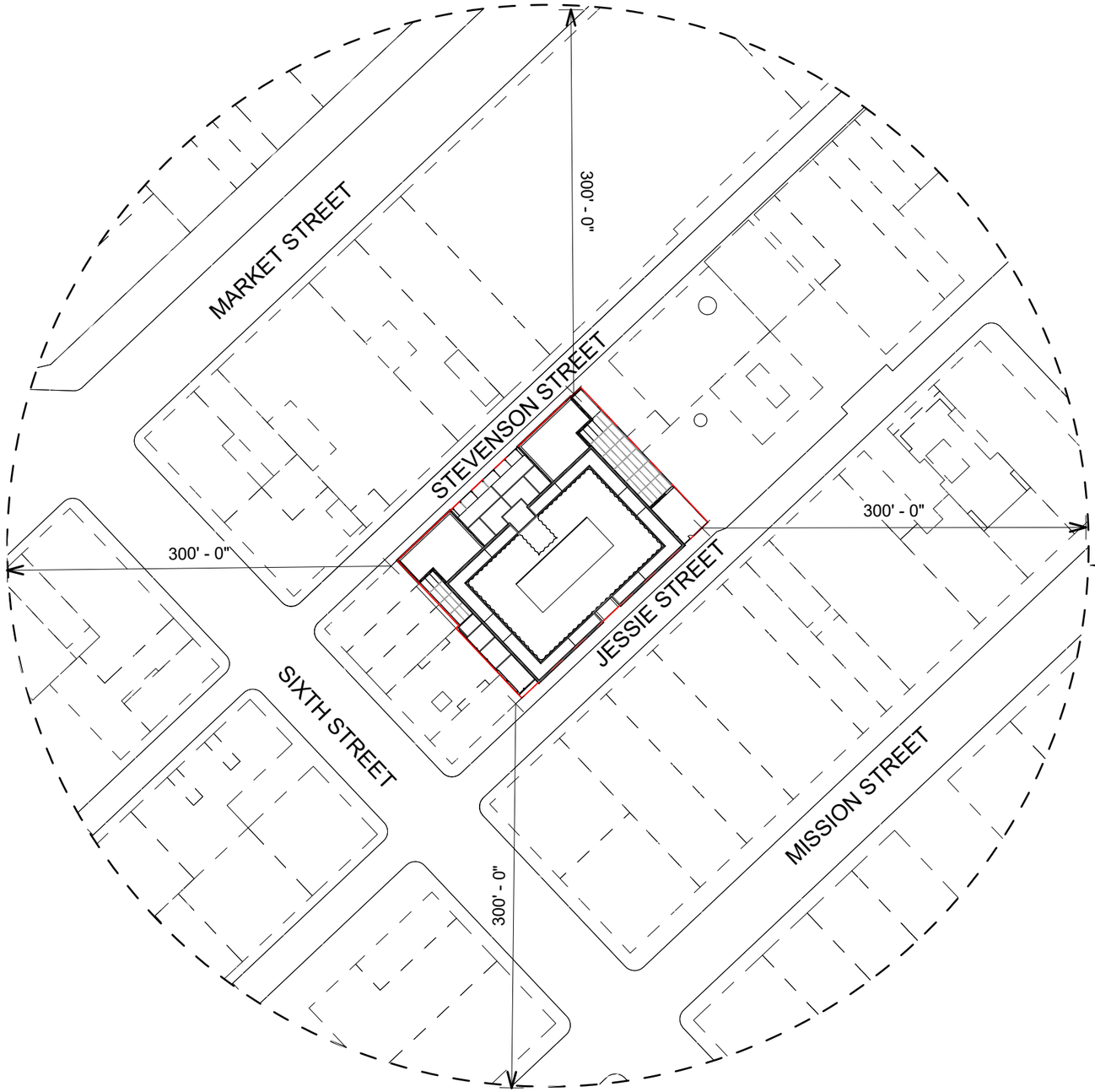
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PARKING SUMMARY	Existing		Permitted as Accessory	Provided
Sec 150.b Residential Off-Street Vehicle Parking	0	(# of Dwelling Units) x .5 =	248 spaces	178 spaces
			Required	**Provided**
Non-Accessible Off-Street Vehicle Parking	176 spaces			159 spaces
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 =	5 spaces	12 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 onc 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**

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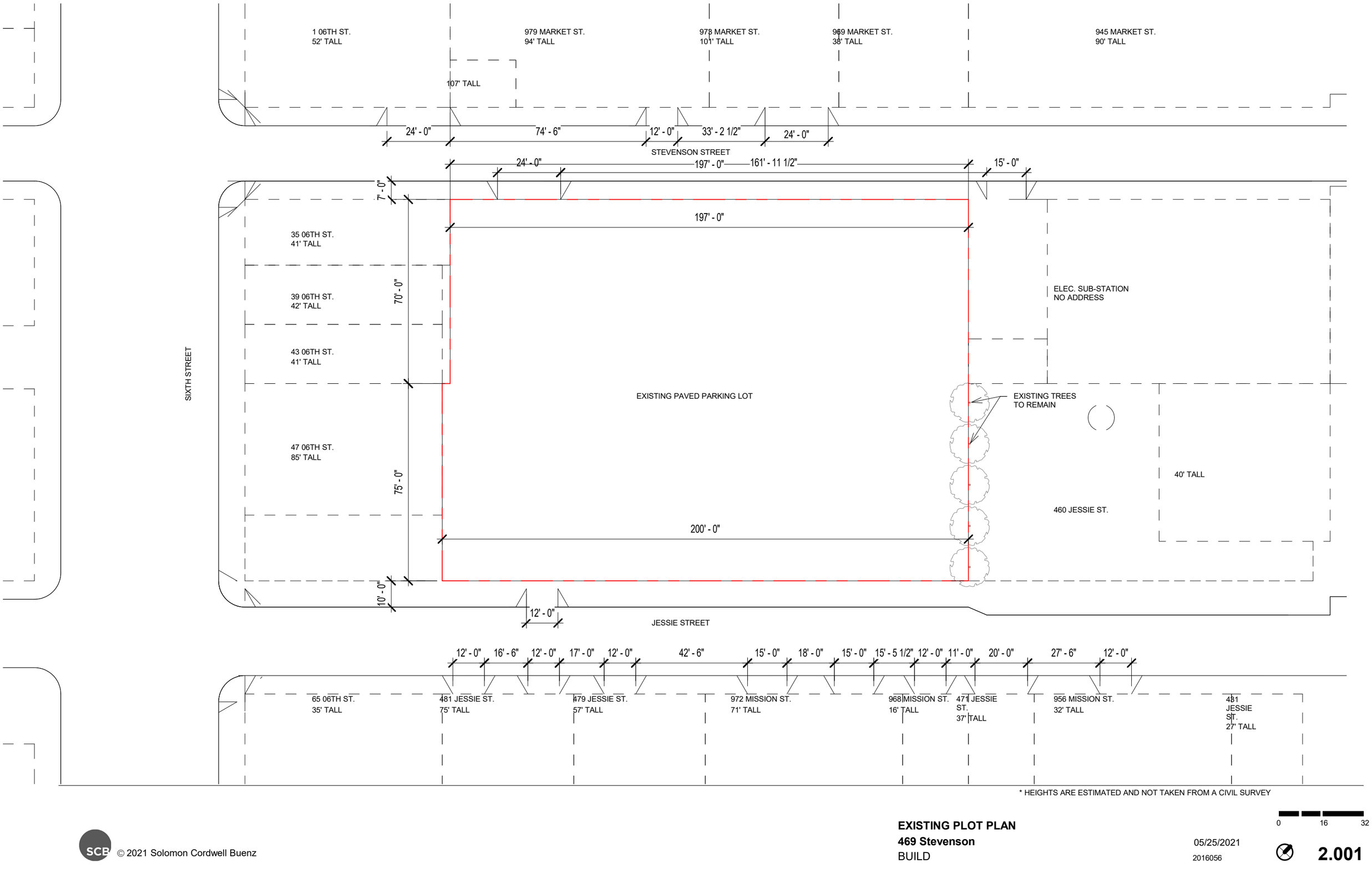
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LOCATION PLAN
469 Stevenson
BUILD

05/25/2021
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0 50 100

2.000



* HEIGHTS ARE ESTIMATED AND NOT TAKEN FROM A CIVIL SURVEY

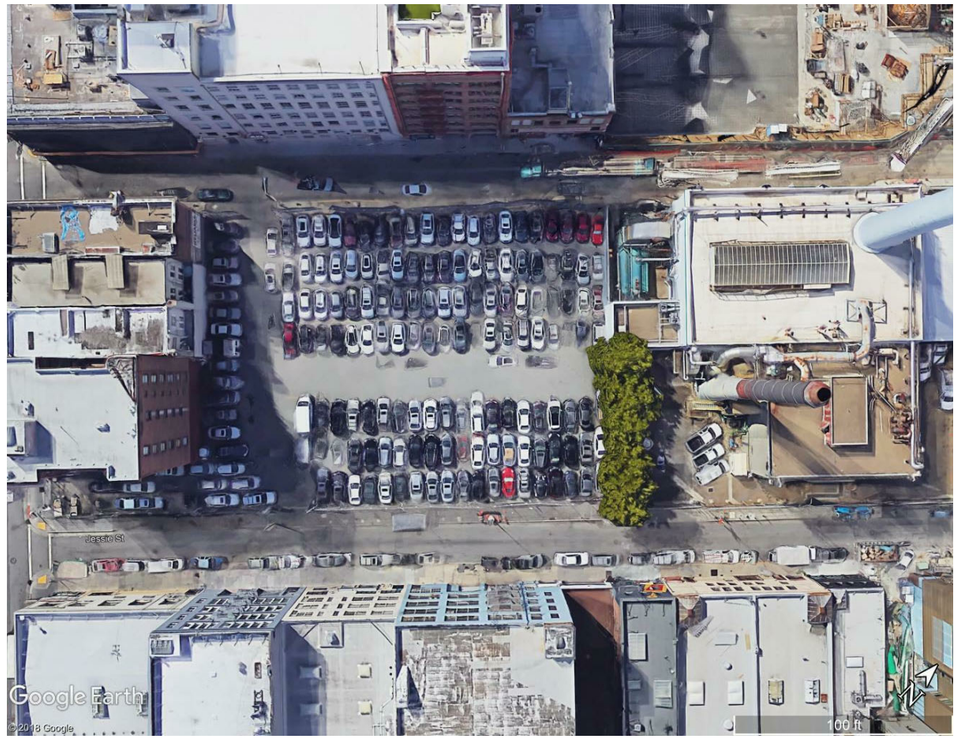
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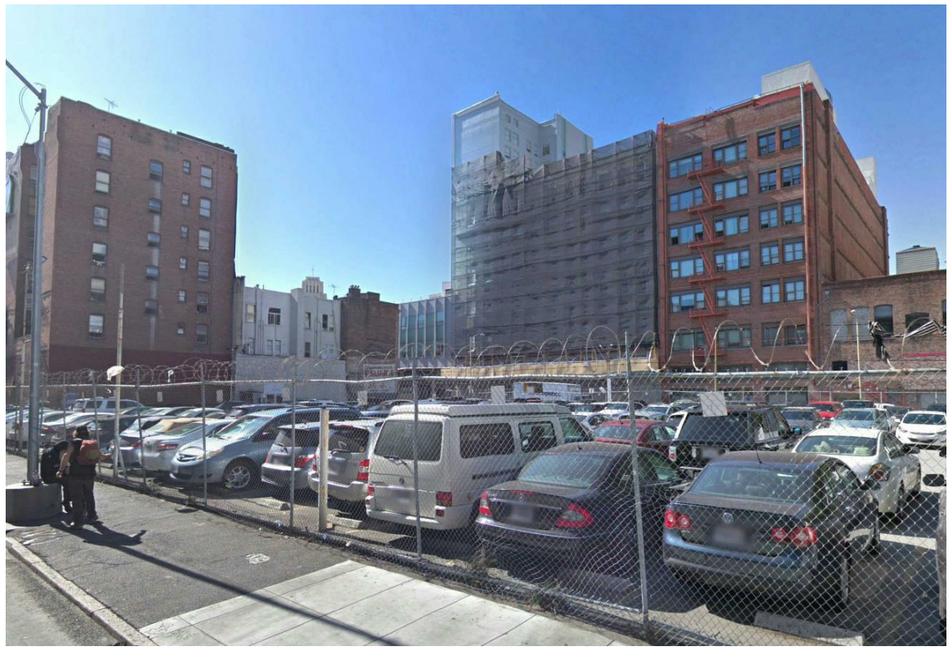
EXISTING PLOT PLAN
469 Stevenson
BUILD

05/25/2021
2016056

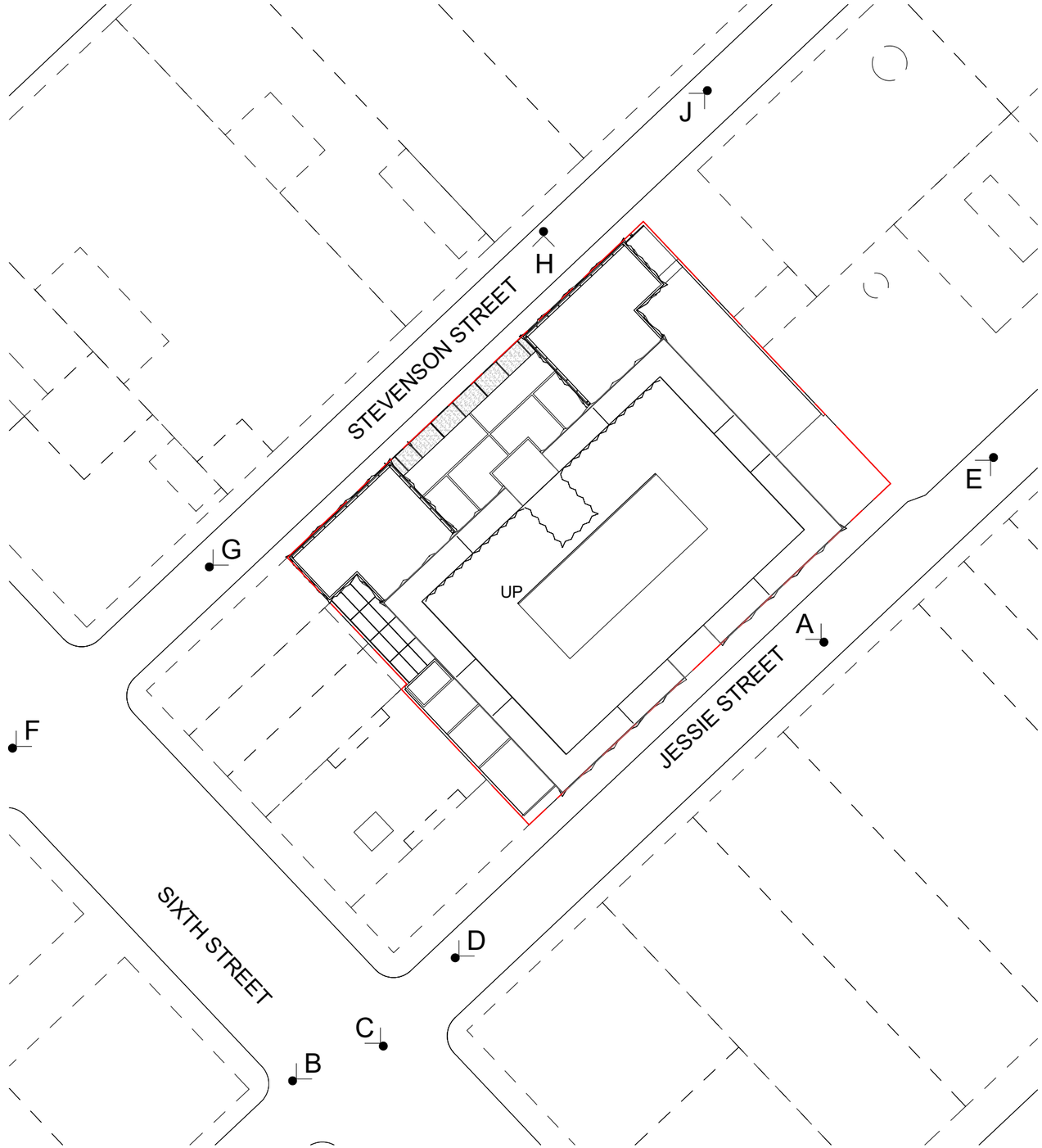
0 16 32

2.001





VIEW A



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PLOT PLAN AND PHOTOS
469 Stevenson
BUILD

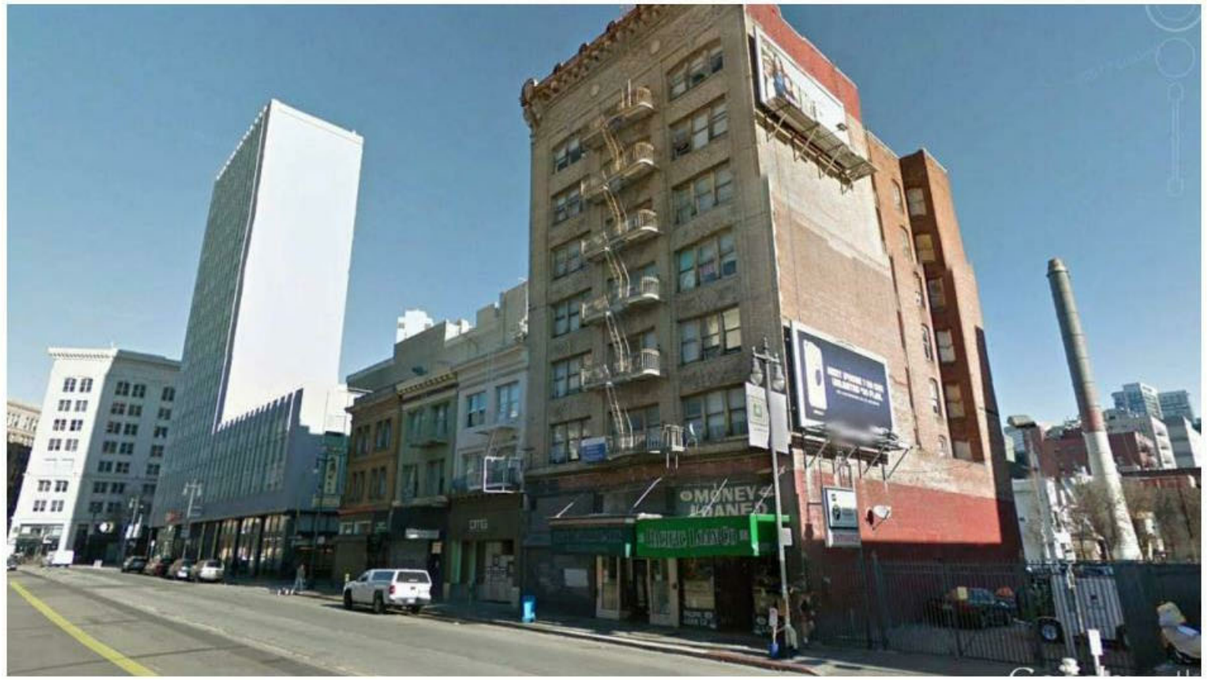
05/25/2021
2016056

0 25 50

2.002



VIEW B: JESSIE ST



VIEW C: JESSIE AND 6TH ST



VIEW D: JESSIE ST



VIEW E: JESSIE AND 6TH ST

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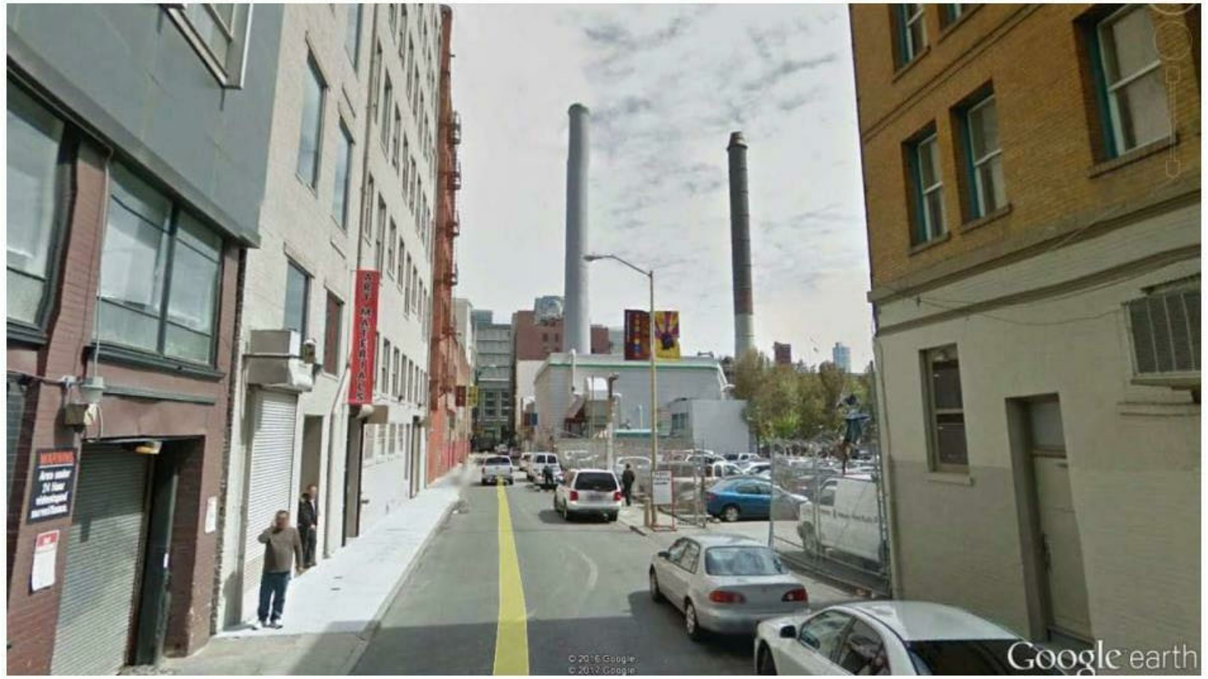
PHOTOGRAPHS OF PROPERTY
469 Stevenson
BUILD

05/25/2021
2016056

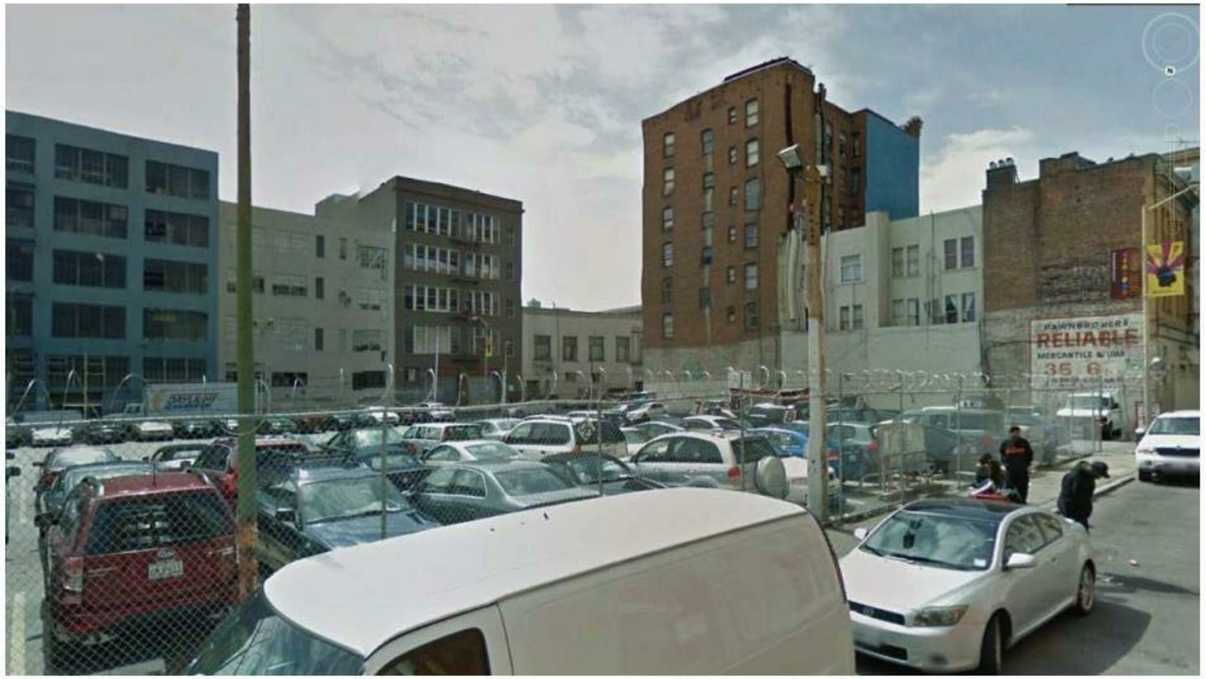
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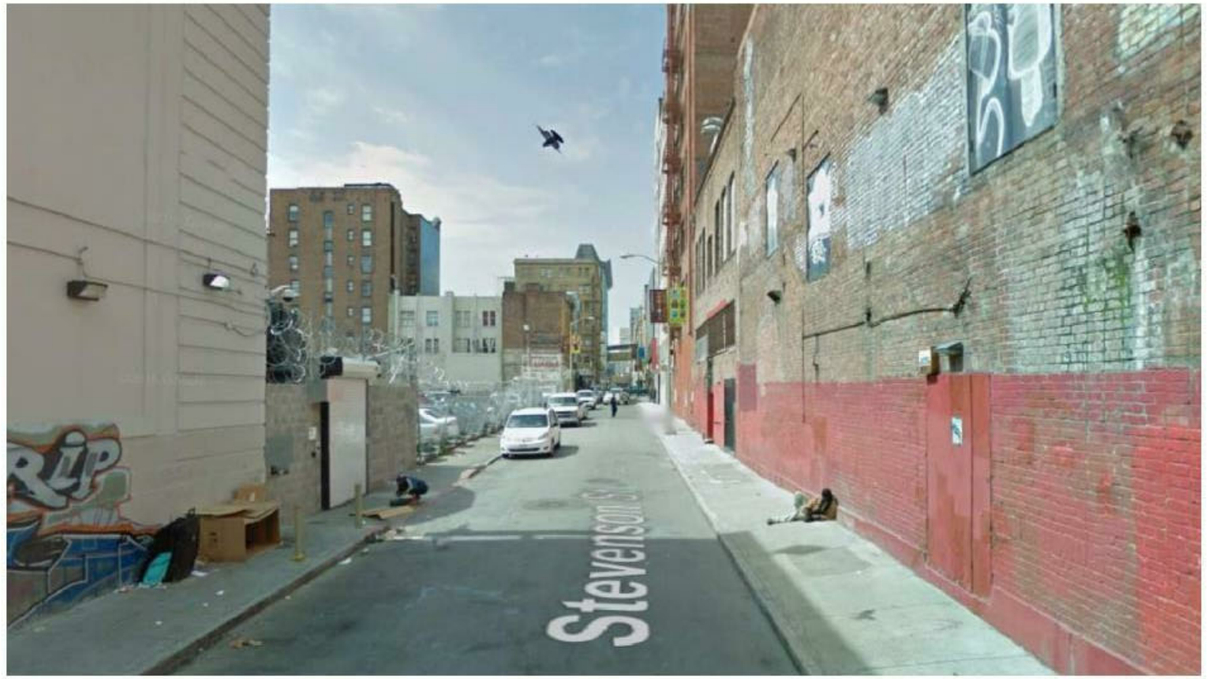
VIEW F: STEVENSON ST



VIEW G: STEVENSON ST



VIEW H: STEVENSON ST



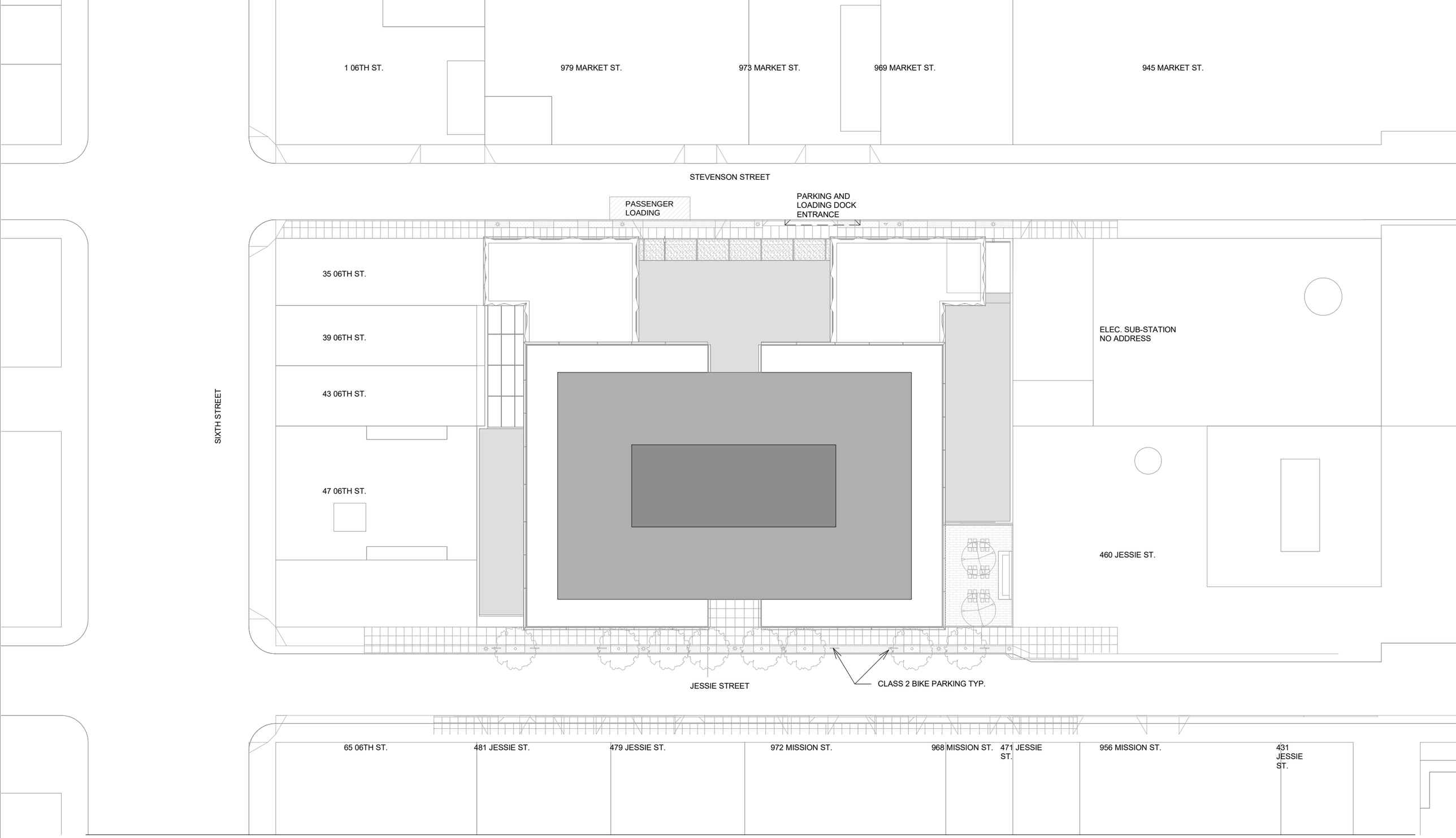
VIEW J: STEVENSON ST

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PHOTOGRAPHS OF PROPERTY
469 Stevenson
BUILD

05/25/2021
2016056

2.004



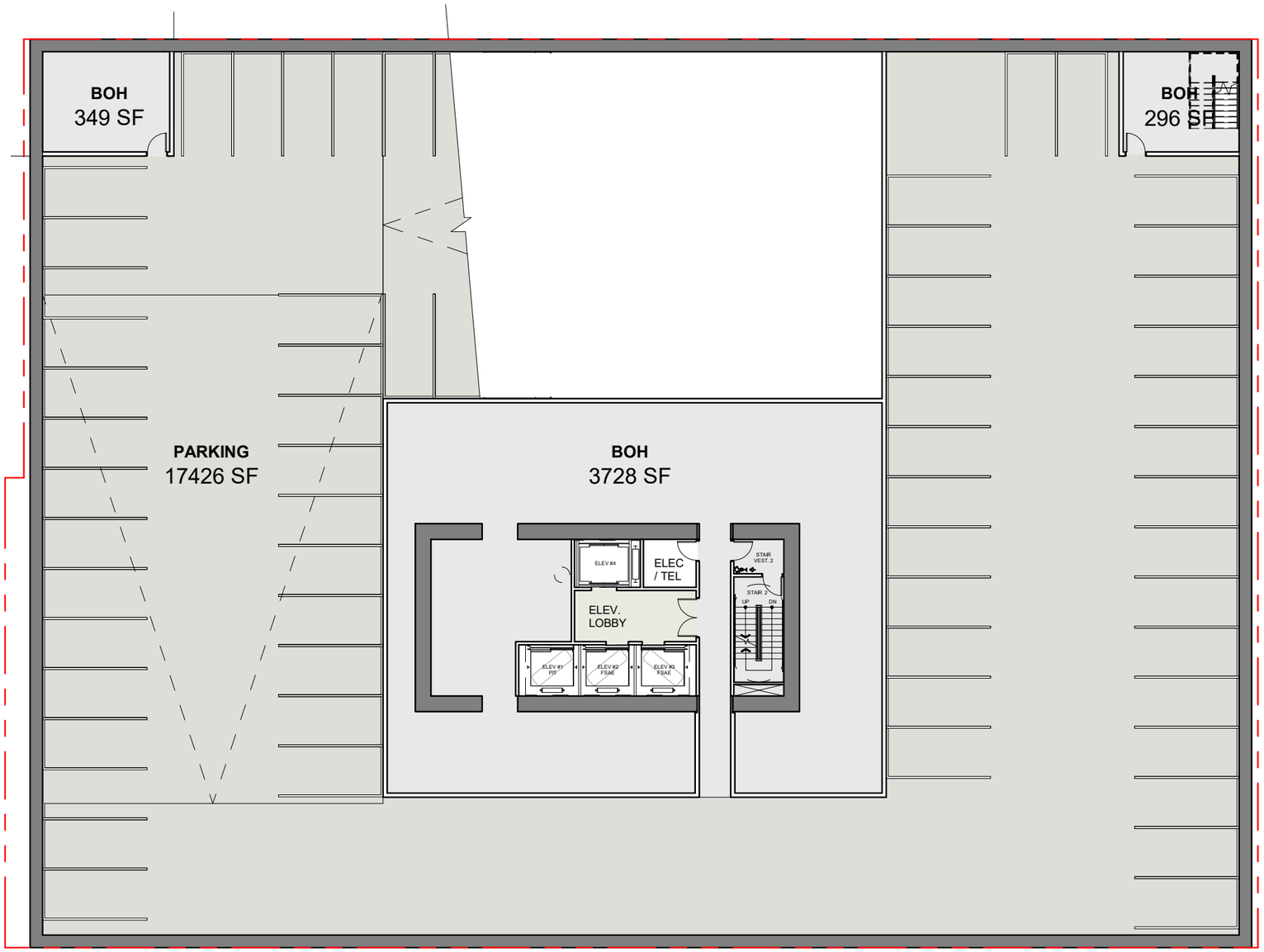
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PROPOSED SITE PLAN
469 Stevenson
BUILD

0 16 32

05/25/2021
2016056

2.005



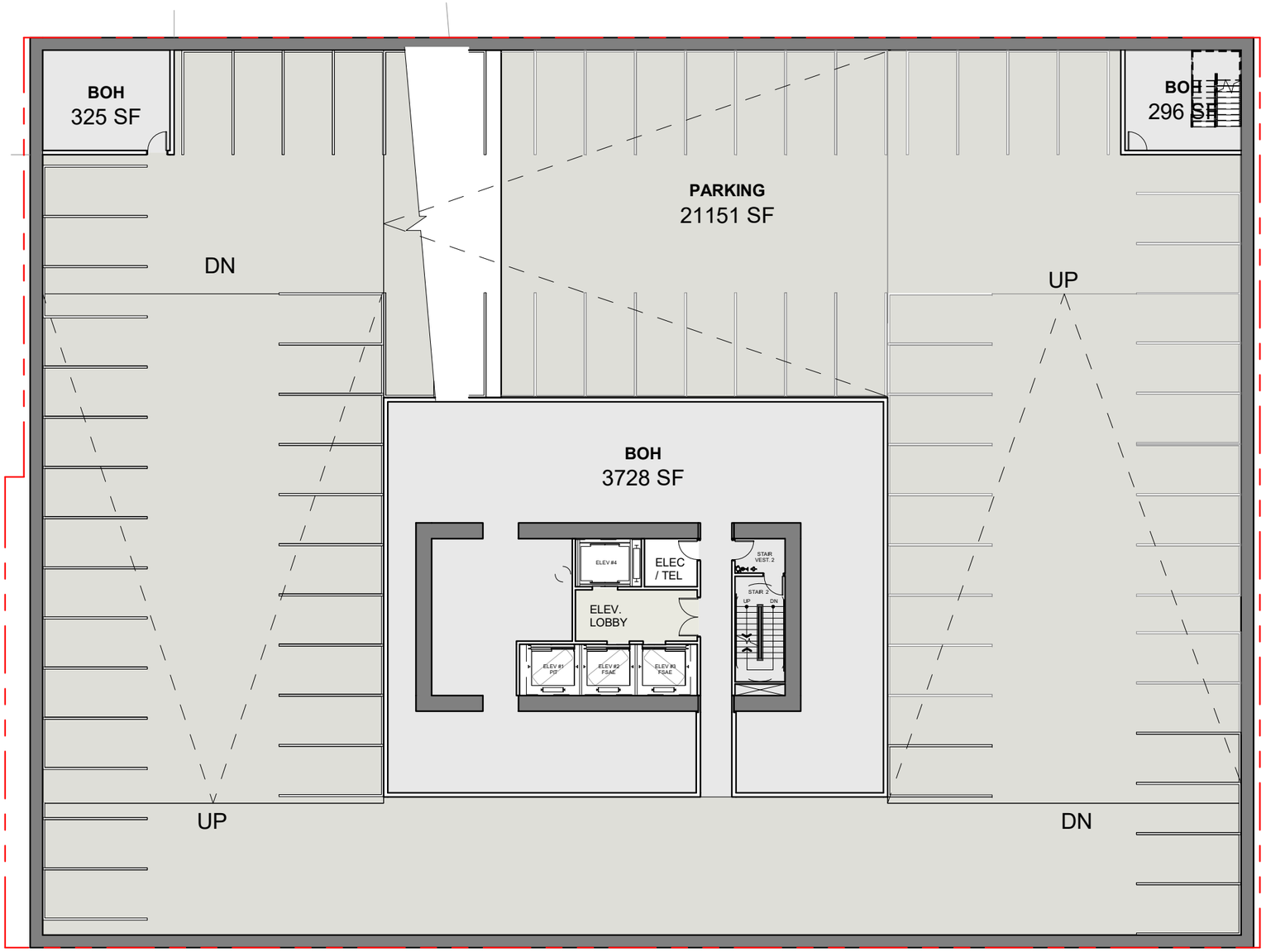
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BASEMENT 03 PLAN
469 Stevenson
BUILD

05/25/2021
2016056

0 10 20

3.198



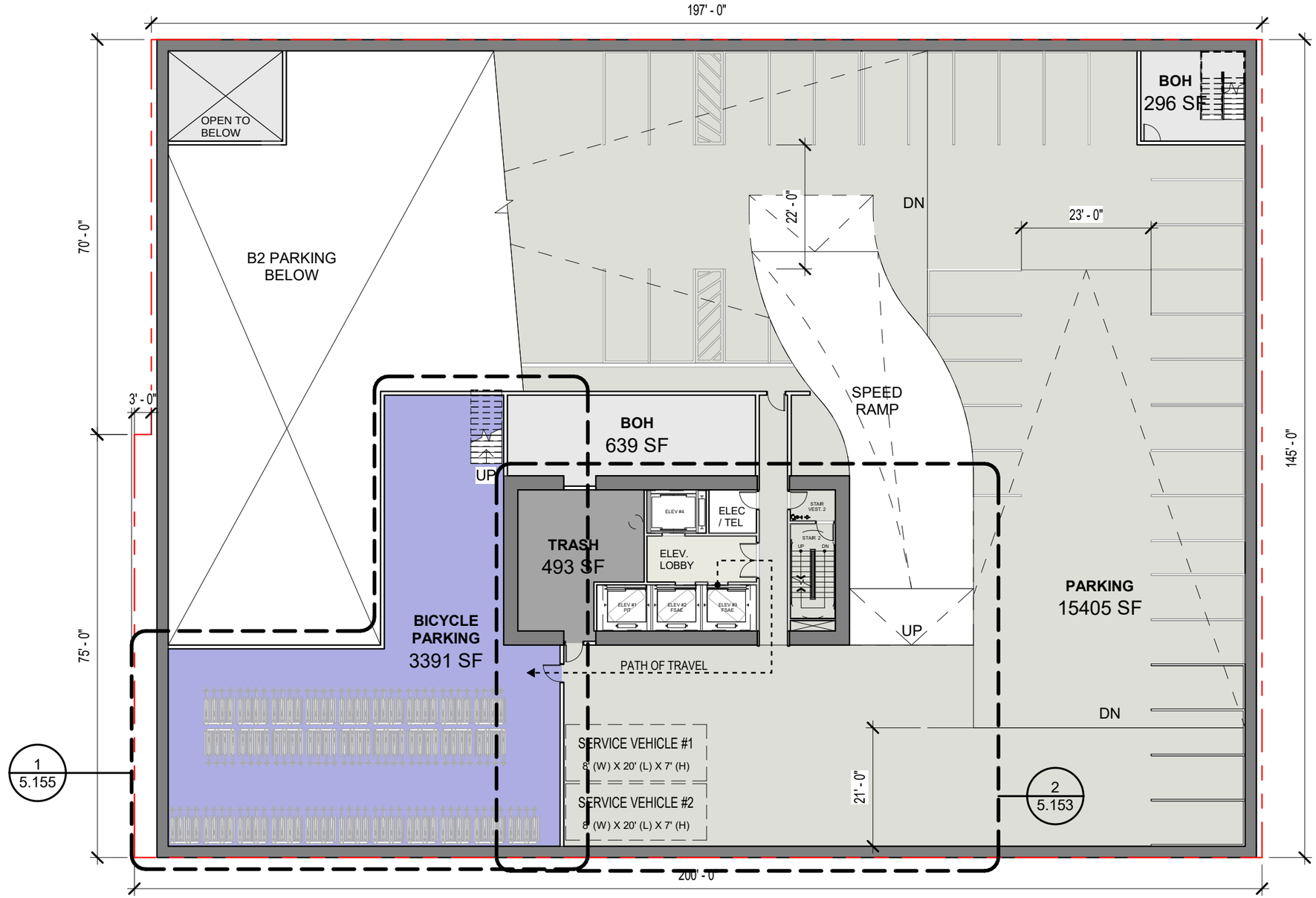
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BASEMENT 02 PLAN
469 Stevenson
BUILD

05/25/2021
2016056

0 10 20

3.199



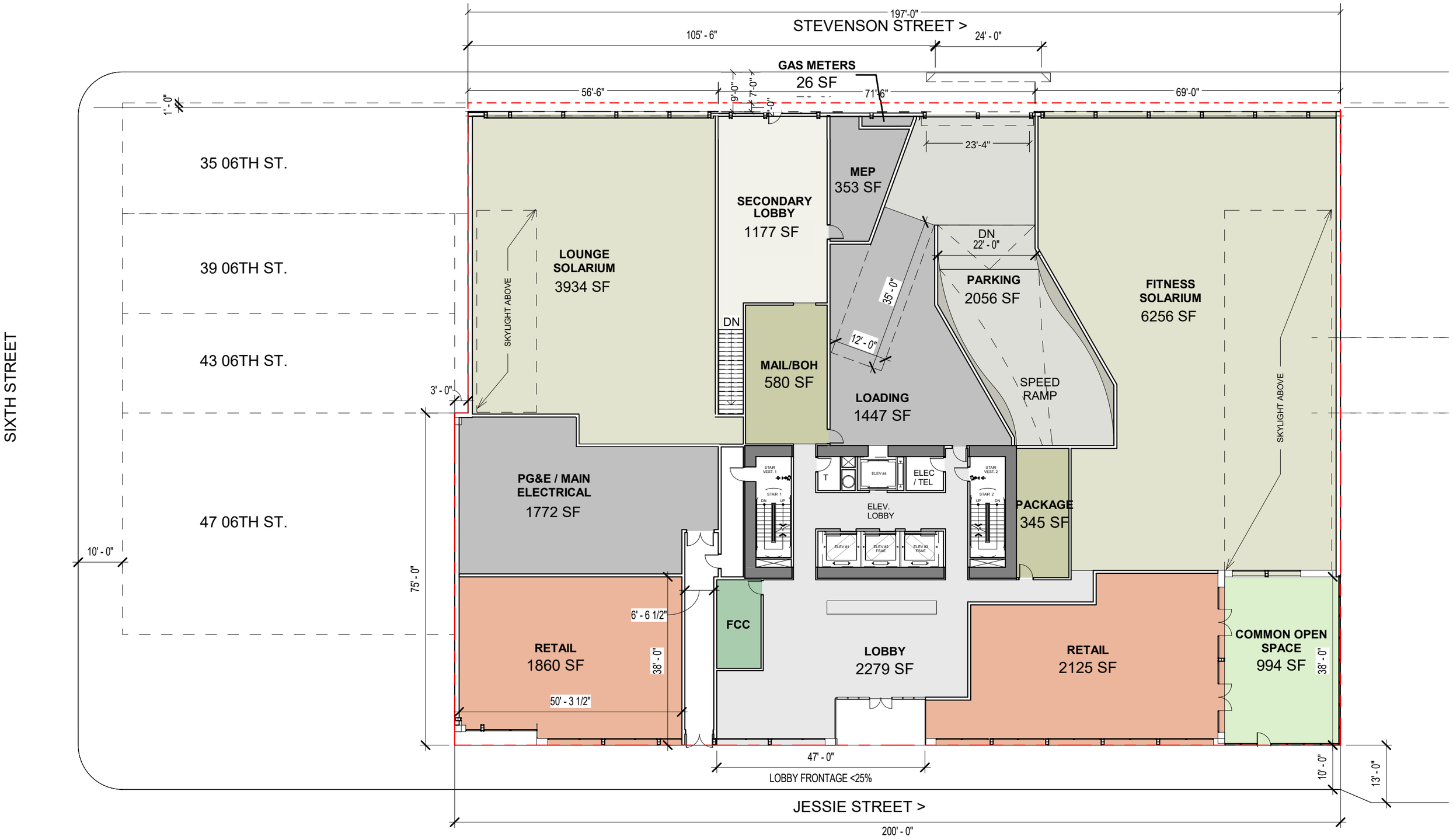
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BASEMENT 01 PLAN
469 Stevenson
BUILD

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0 10 20

3.200



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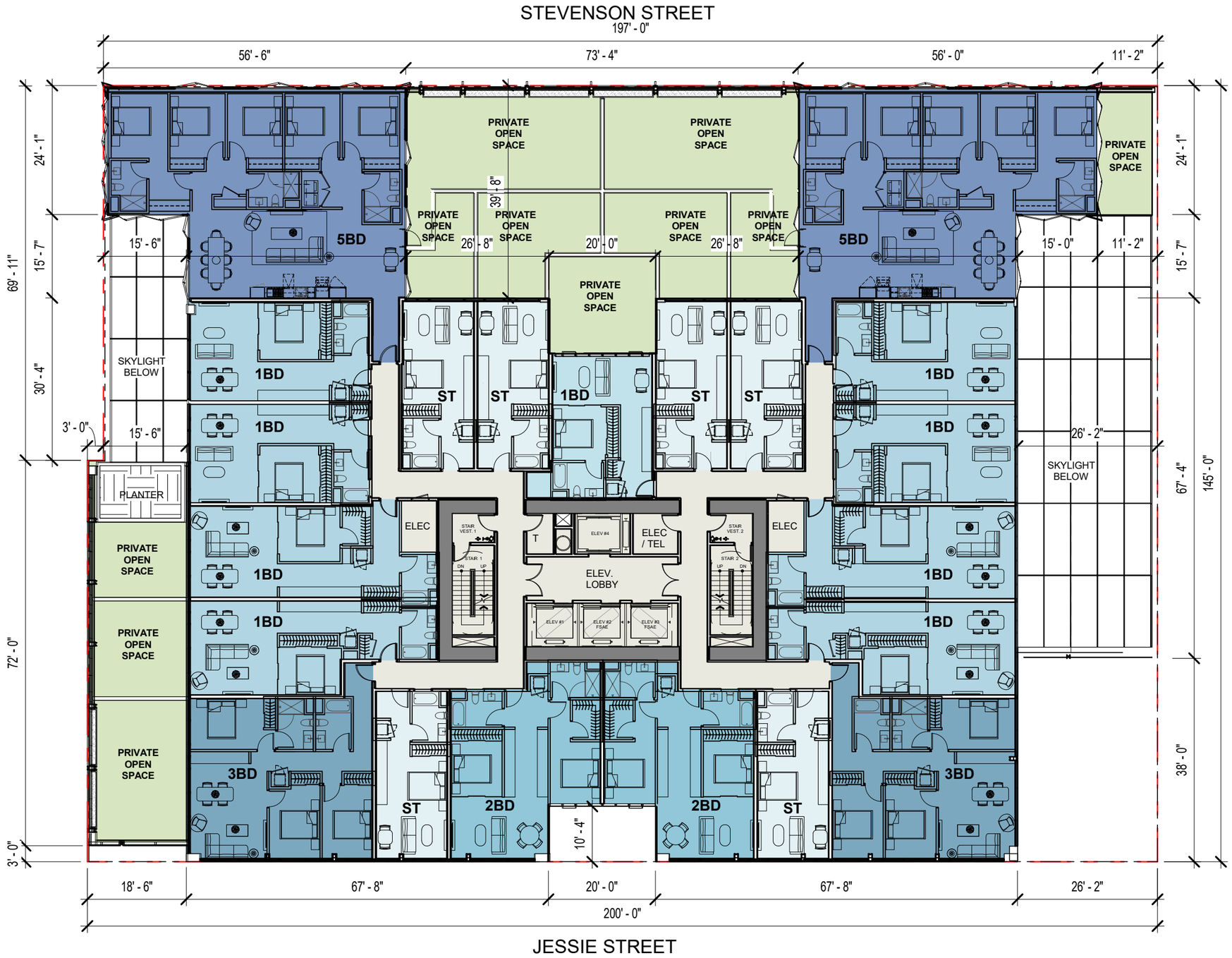
GROUND FLOOR PLAN
469 Stevenson
BUILD

05/25/2021
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0 10 20

3.201

SIXTH STREET



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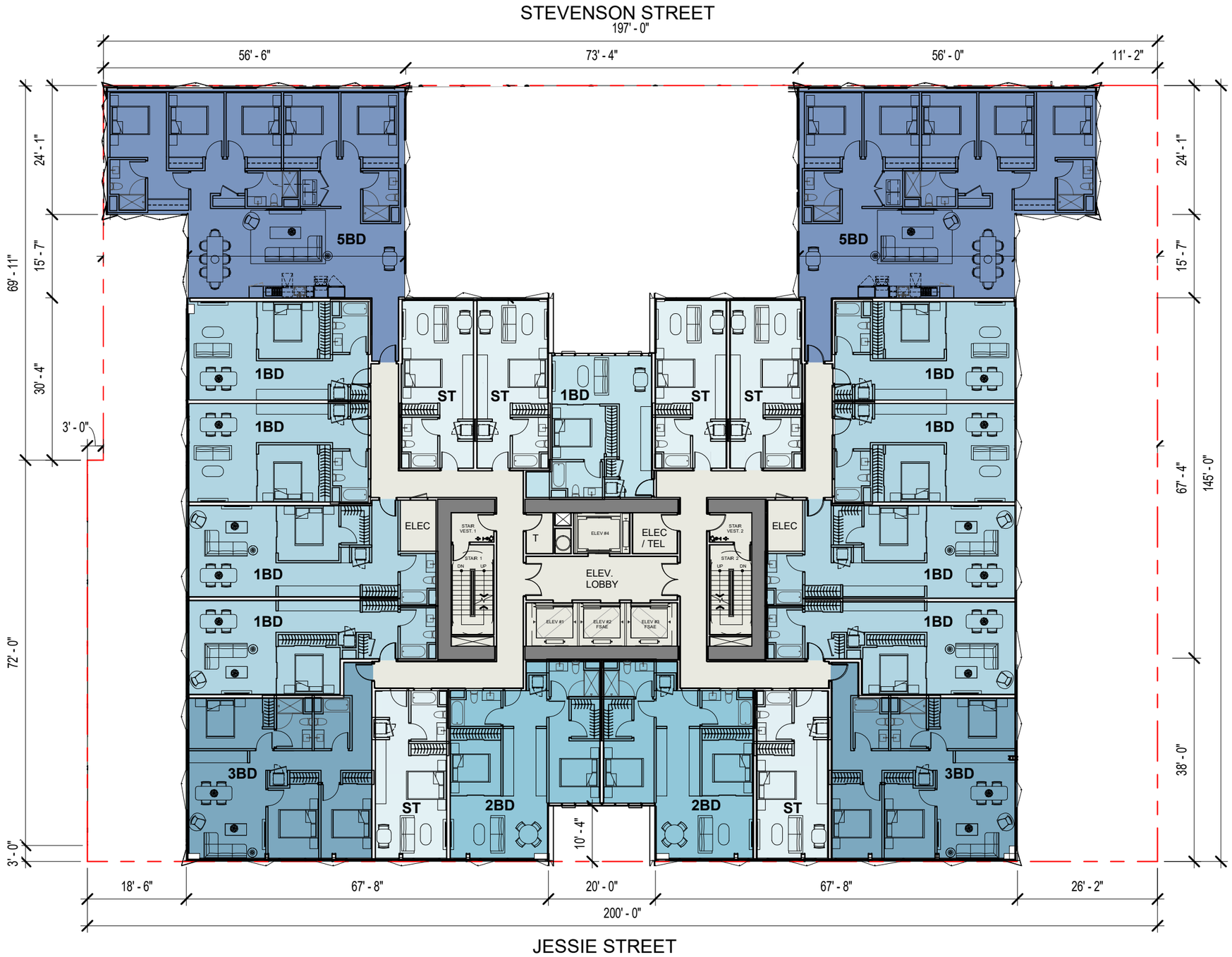
LEVEL 2 PLAN
469 Stevenson
BUILD

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2016056

0 10 20

3.202

SIXTH STREET



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LEVELS 3-5 PLAN
469 Stevenson
BUILD

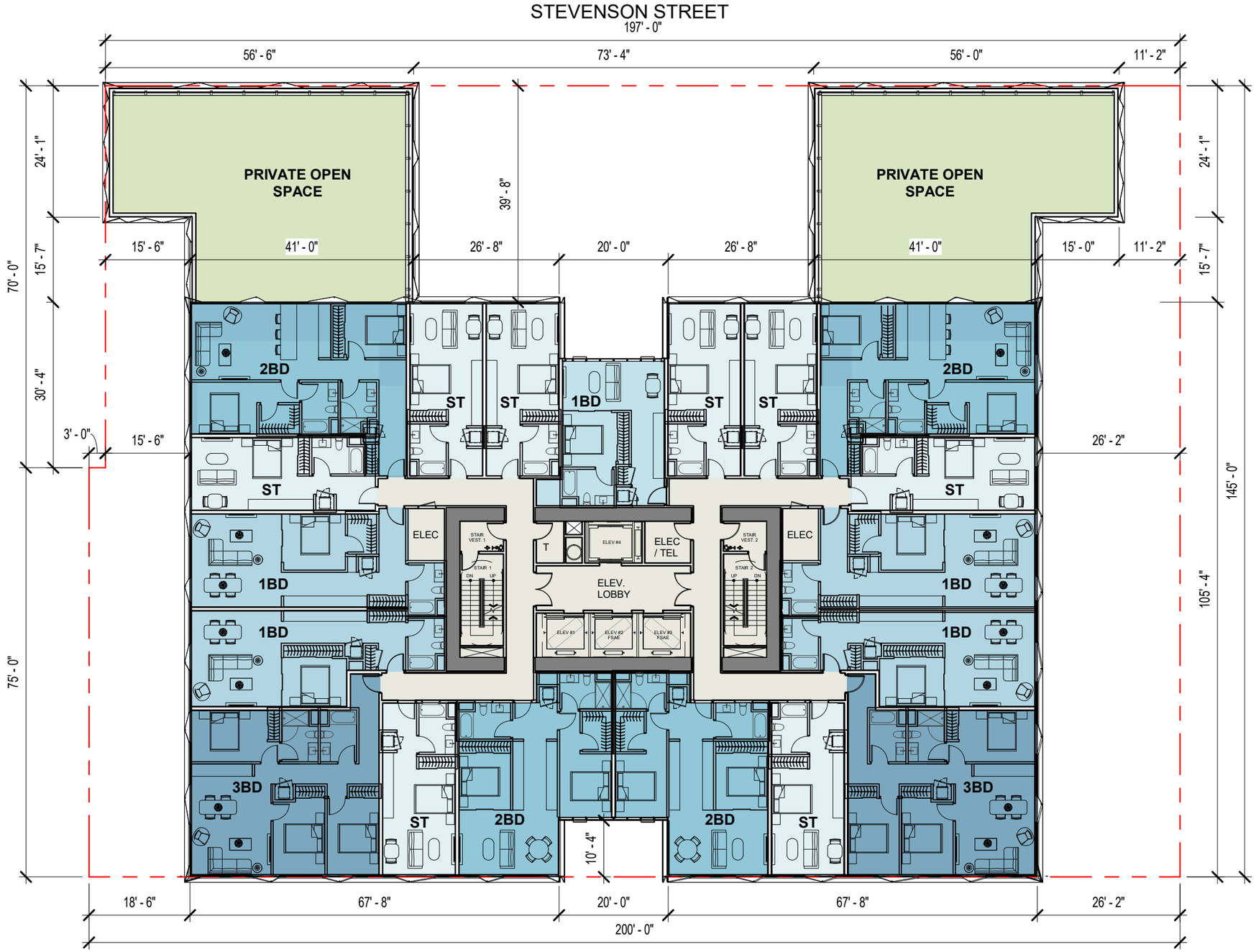
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0 10 20

3.204

SIXTH STREET

STEVENSON STREET



JESSIE STREET

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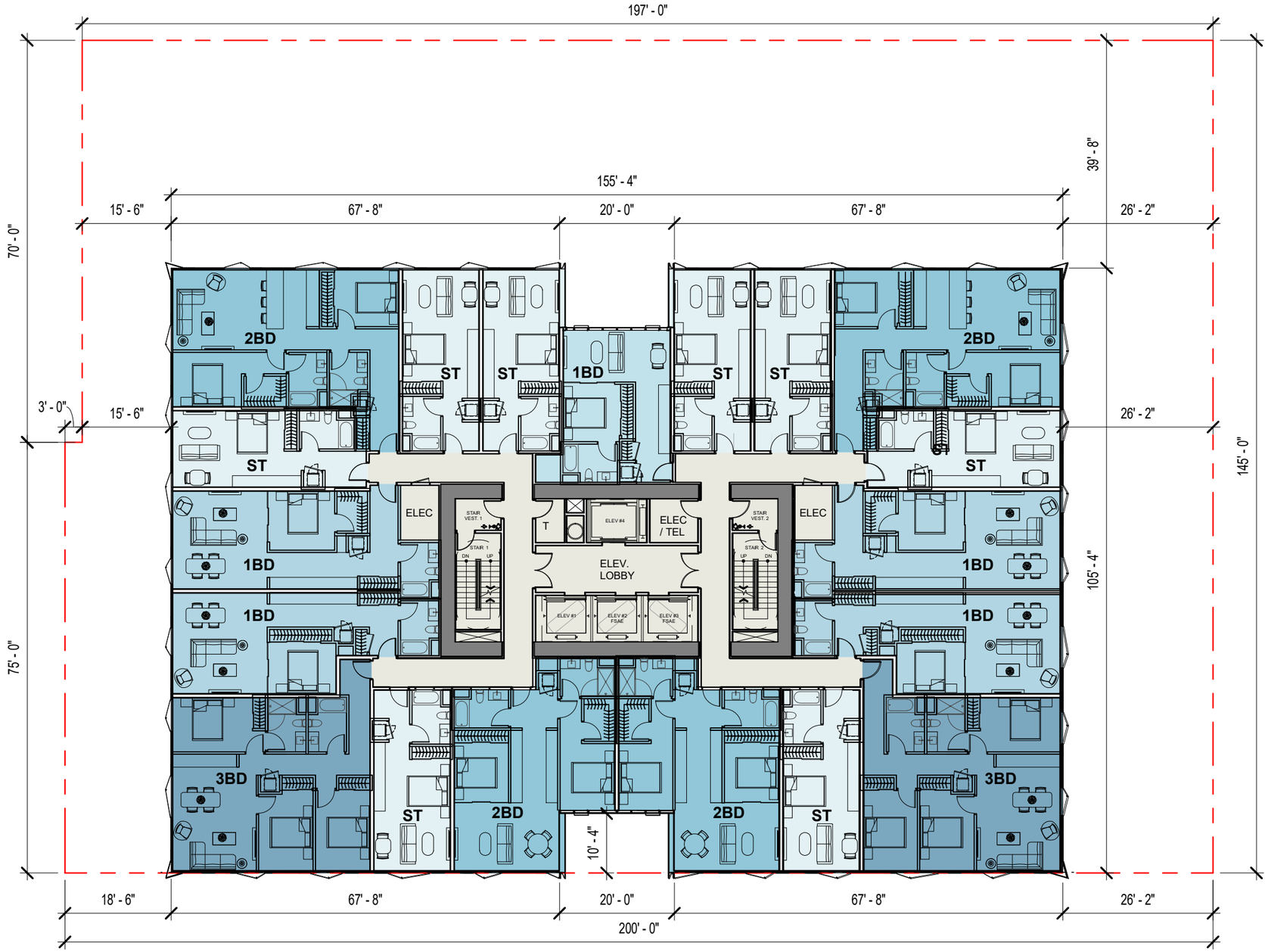
LEVEL 6 PLAN
469 Stevenson
BUILD

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2016056

0 10 20

3.206

STEVENSON STREET



JESSIE STREET

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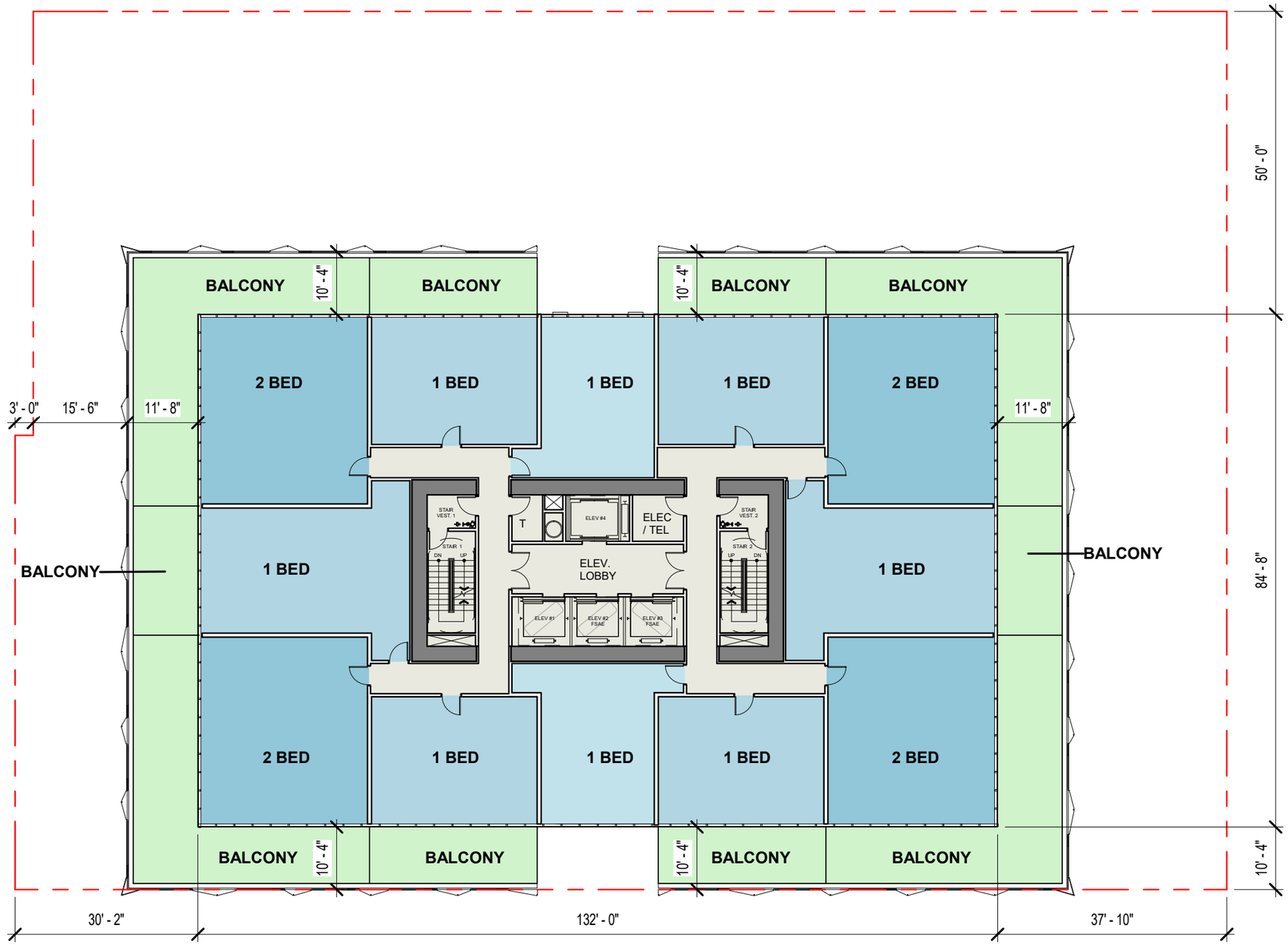
LEVELS 7-26 PLAN
469 Stevenson
BUILD

05/25/2021
2016056

0 10 20

3.212

STEVENSON STREET



JESSIE STREET

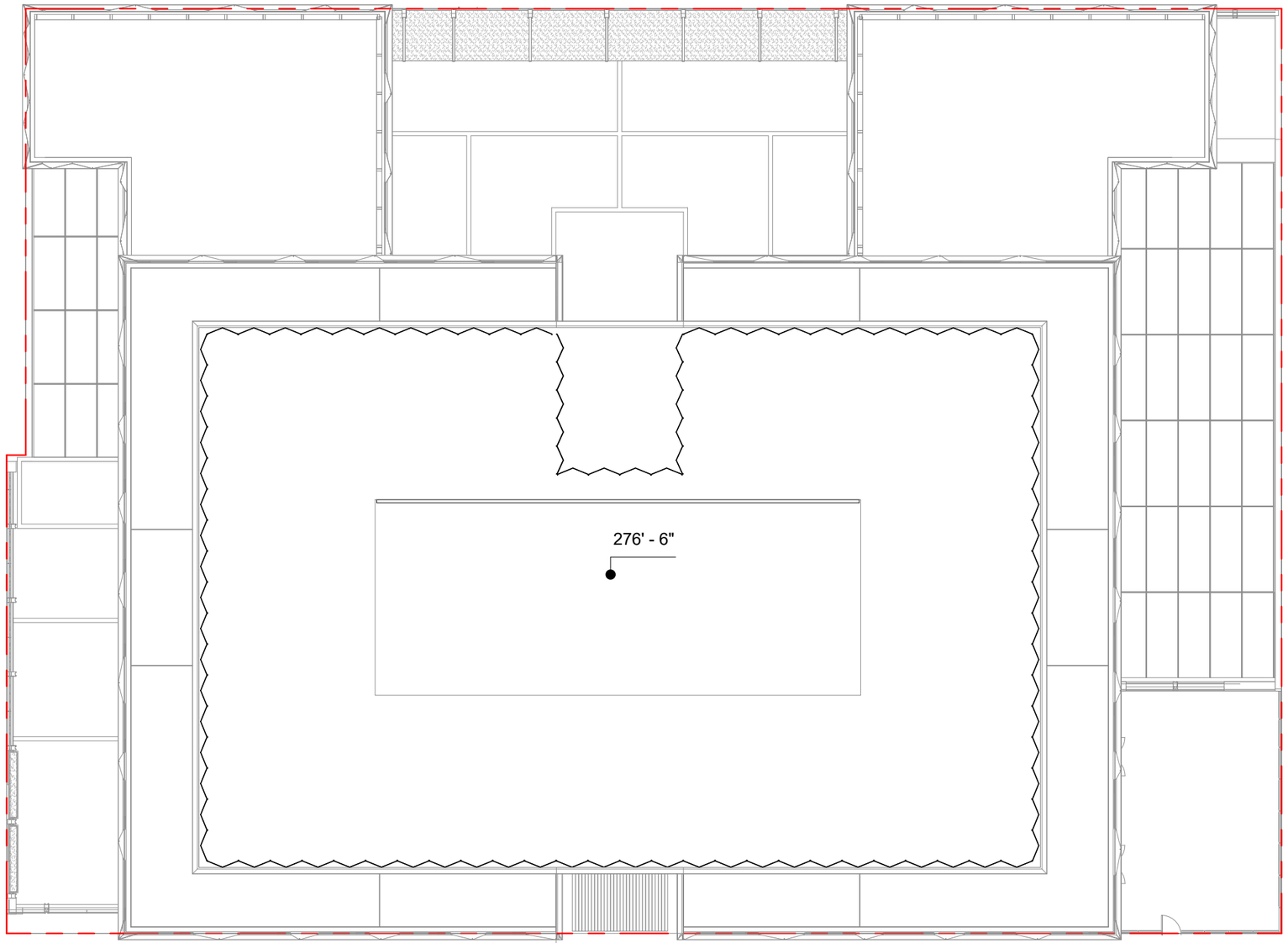
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LEVEL 27 PLAN
469 Stevenson
BUILD

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2016056

0 10 20

3.227



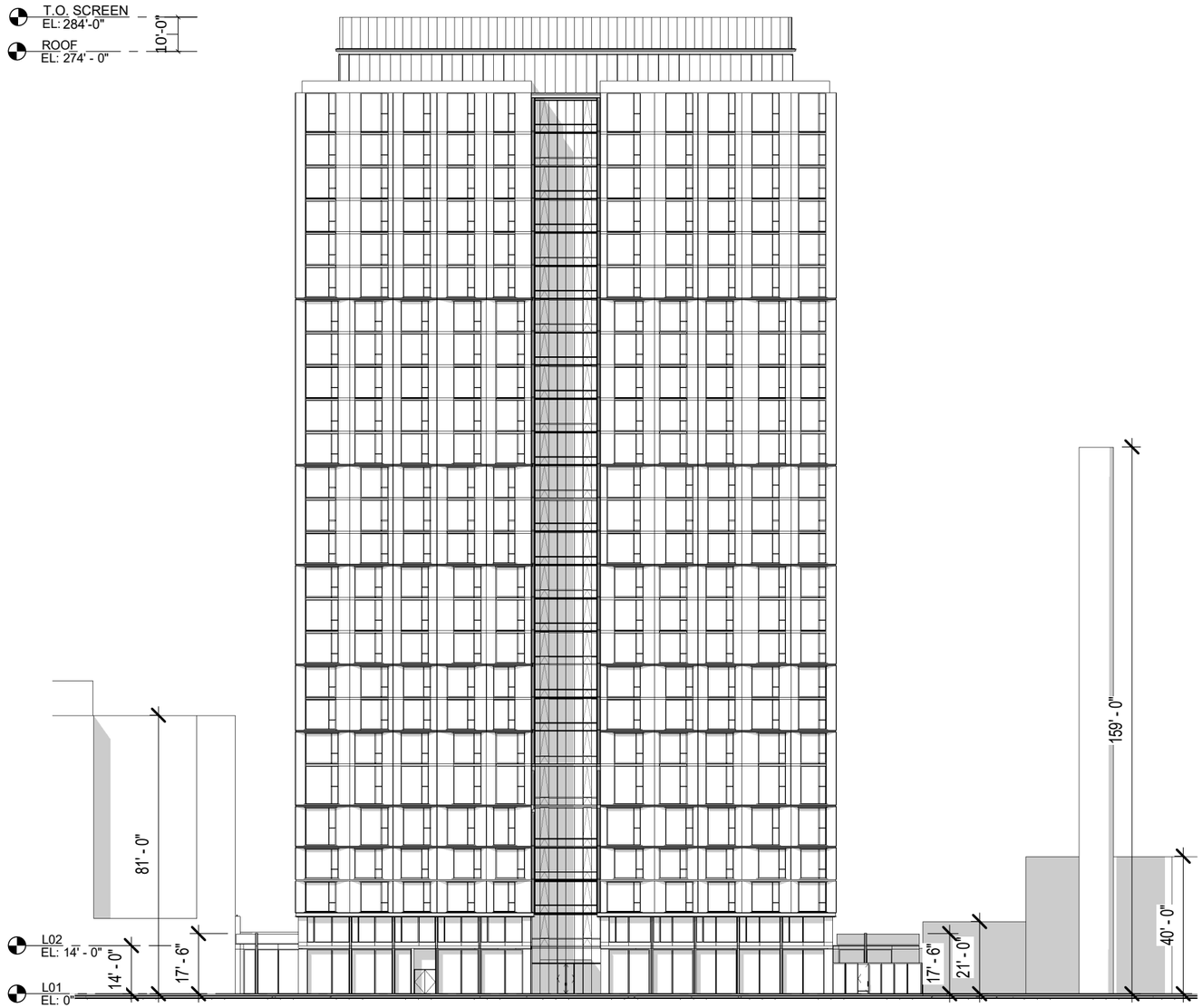
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ROOF PLAN
469 Stevenson
BUILD

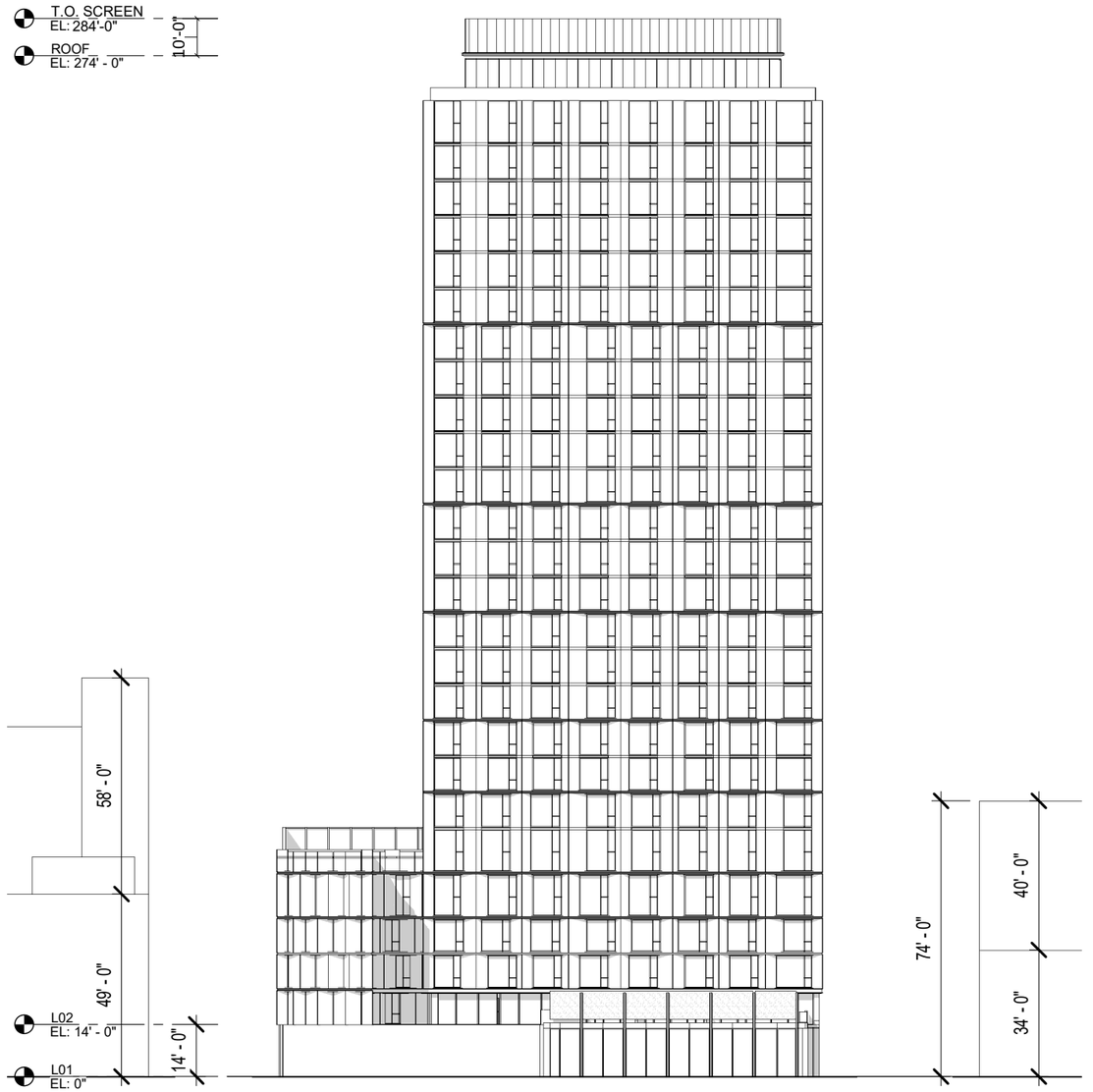
05/25/2021
2016056

0 10 20

3.230



SOUTH ELEVATION - JESSE STREET



WEST ELEVATION

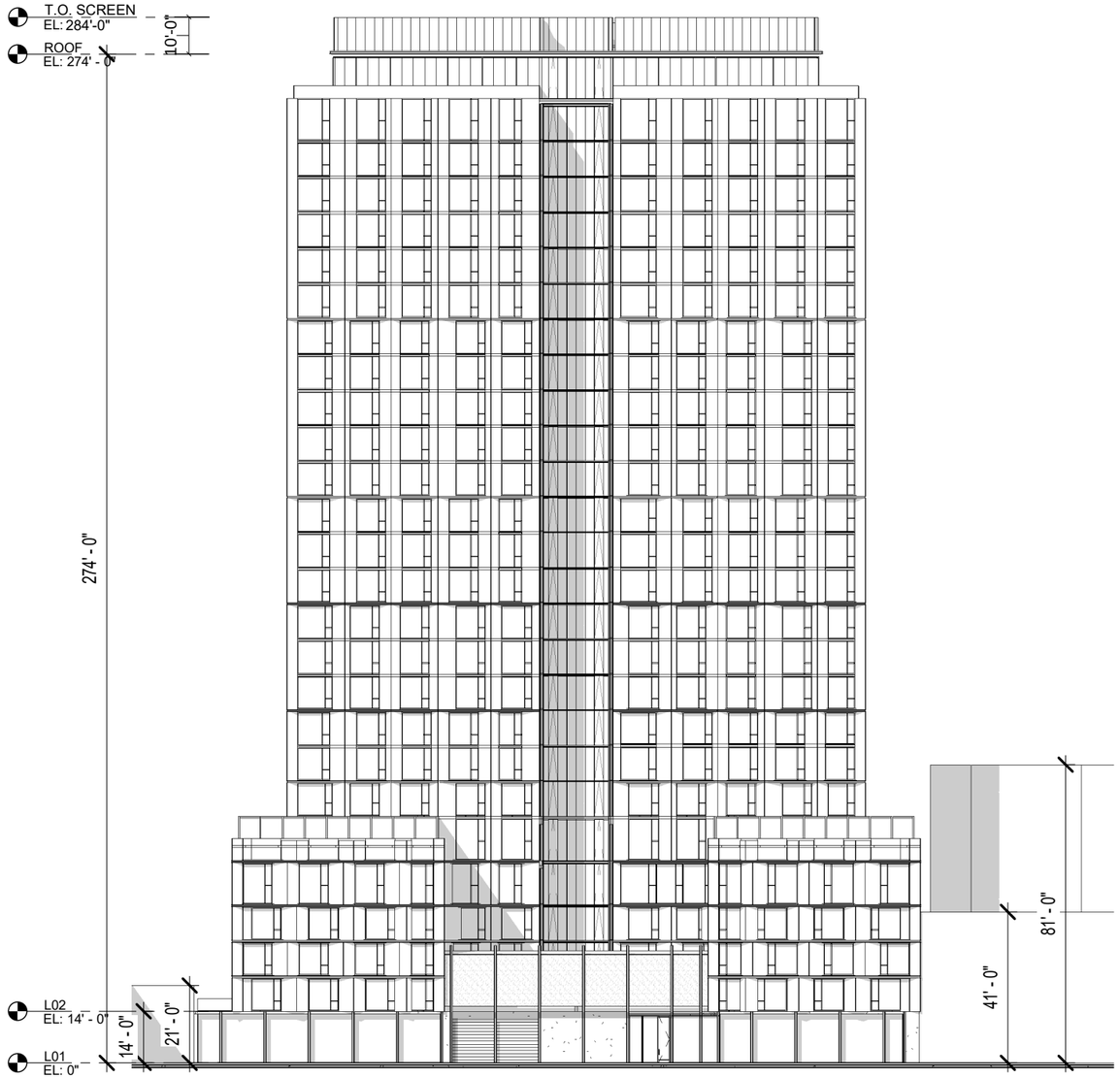
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SOUTH & WEST ELEVATION
469 Stevenson
BUILD

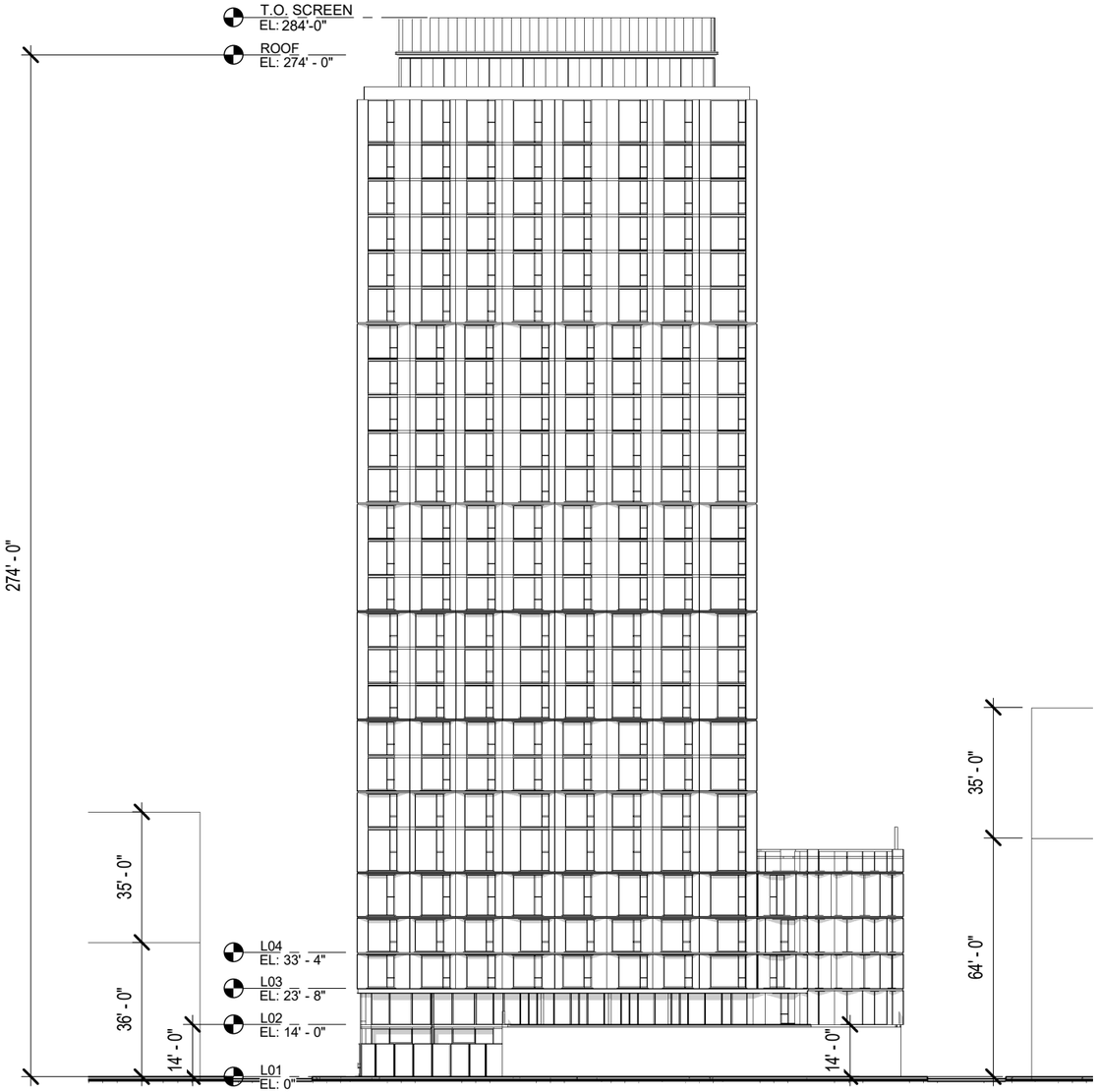
05/25/2021
2016056

0 20 40

3.301



NORTH ELEVATION - STEVENSON STREET



EAST ELEVATION

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NORTH & EAST ELEVATION
469 Stevenson
BUILD

05/25/2021
2016056

0 20 40

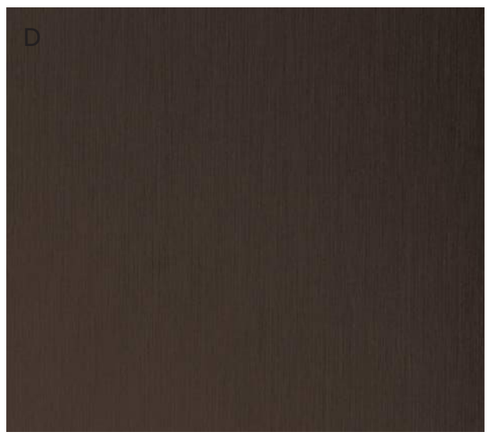
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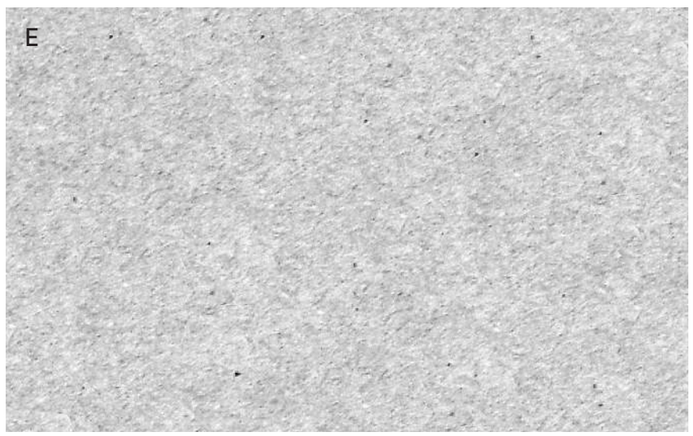
PROPOSED MATERIALS
A - PAINTED METAL
B - GLASS
C - METAL
D - PAINTED METAL
E - REINFORCED CONCRETE PANEL
F - PAINTED METAL

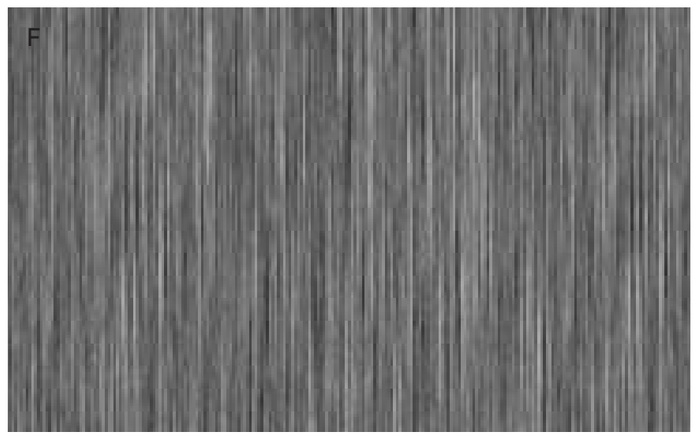










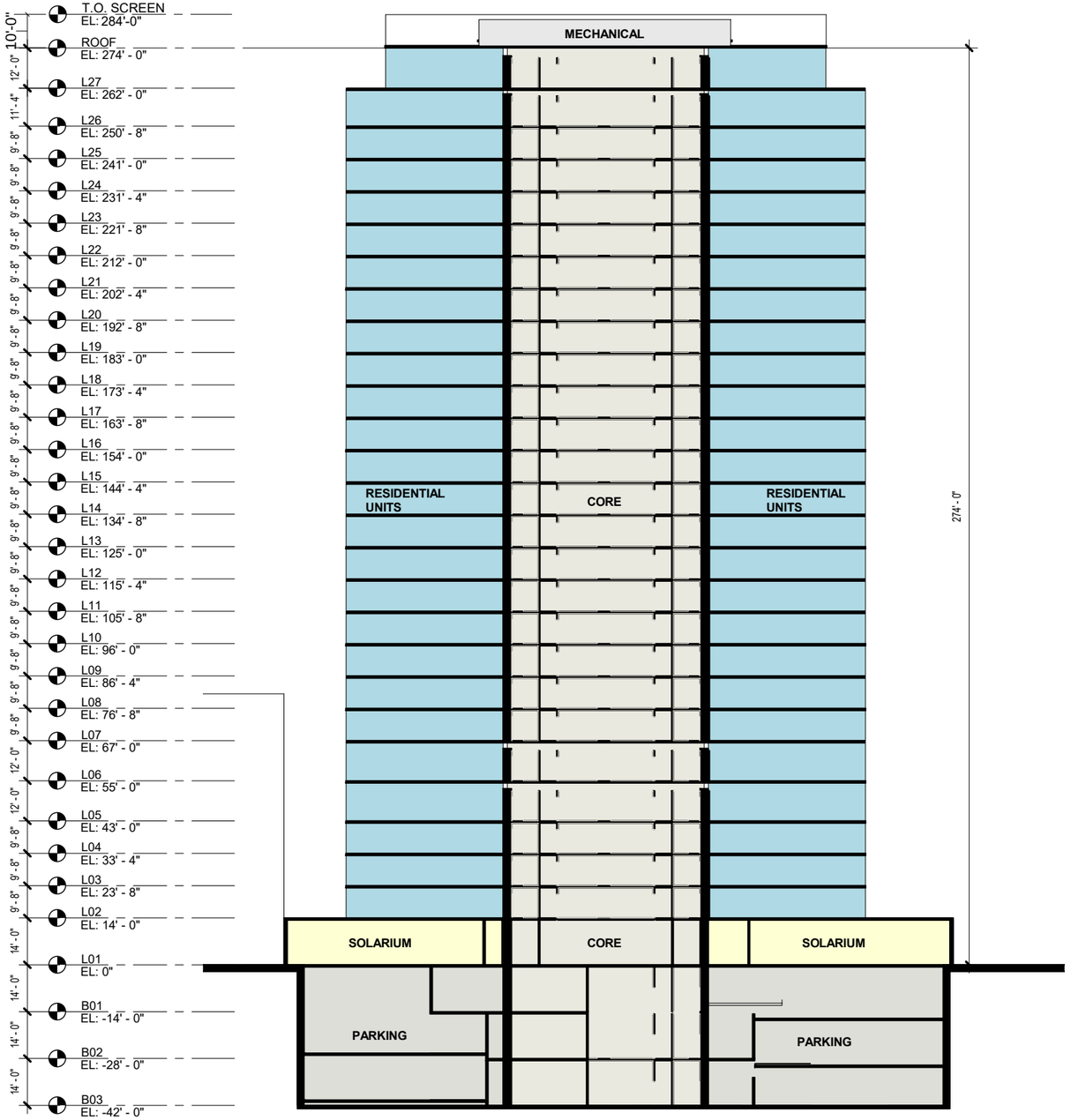


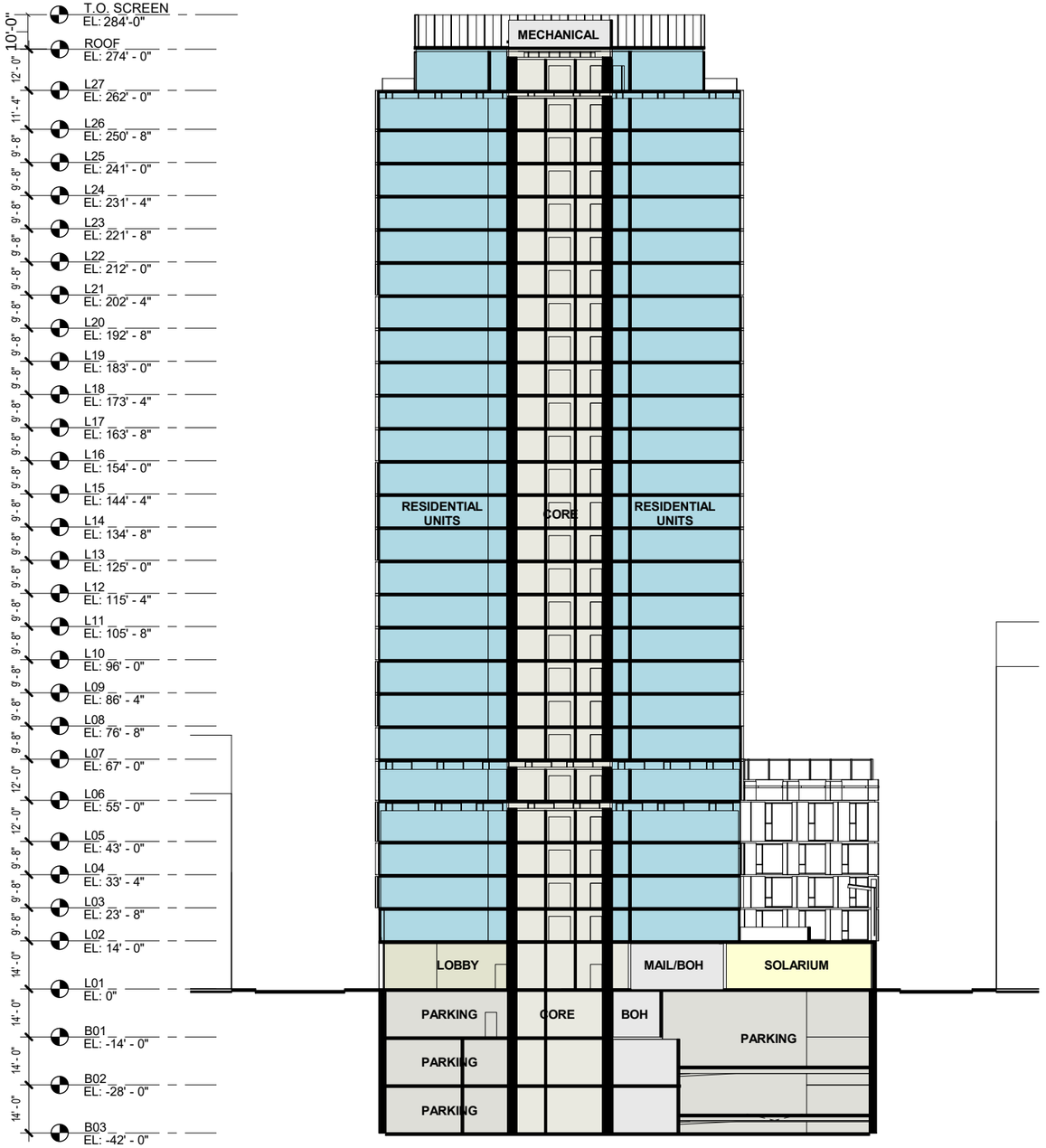
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EXTERIOR MATERIAL PALETTE
469 Stevenson
BUILD

05/25/2021
2016056

3.321





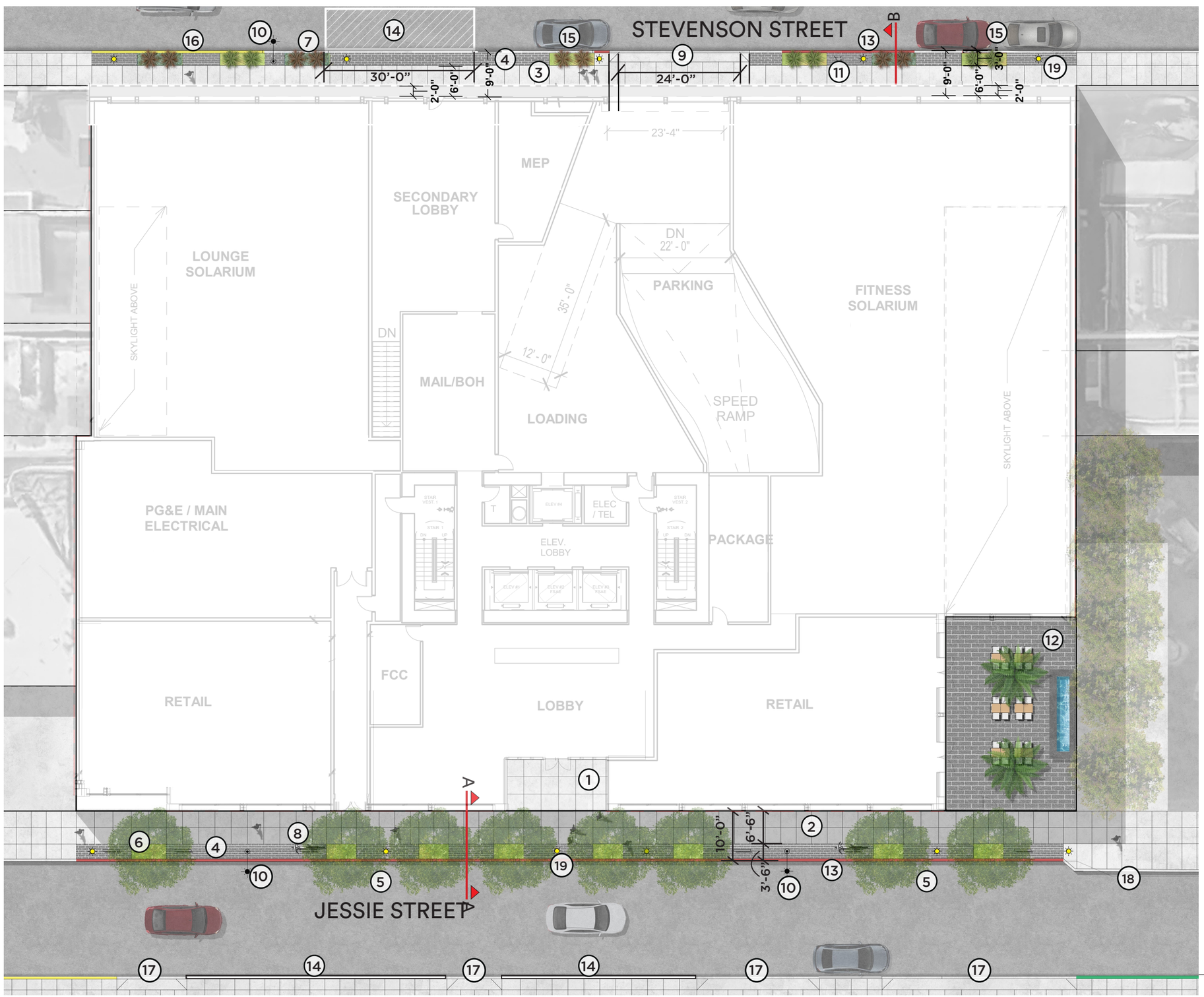
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BUILDING SECTION
469 Stevenson
BUILD

0 20 40

05/25/2021
2016056

3.401



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

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LANDSCAPE GROUND FLOOR PLAN
469 Stevenson
BUILD

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0 10 20

3.701



LEGEND

1. Private Patio w/ Pedestal Pavers
2. 18’-0” high Green Screen
3. Skylight
4. Raised Planter
5. Movable Furniture
6. Planter pots

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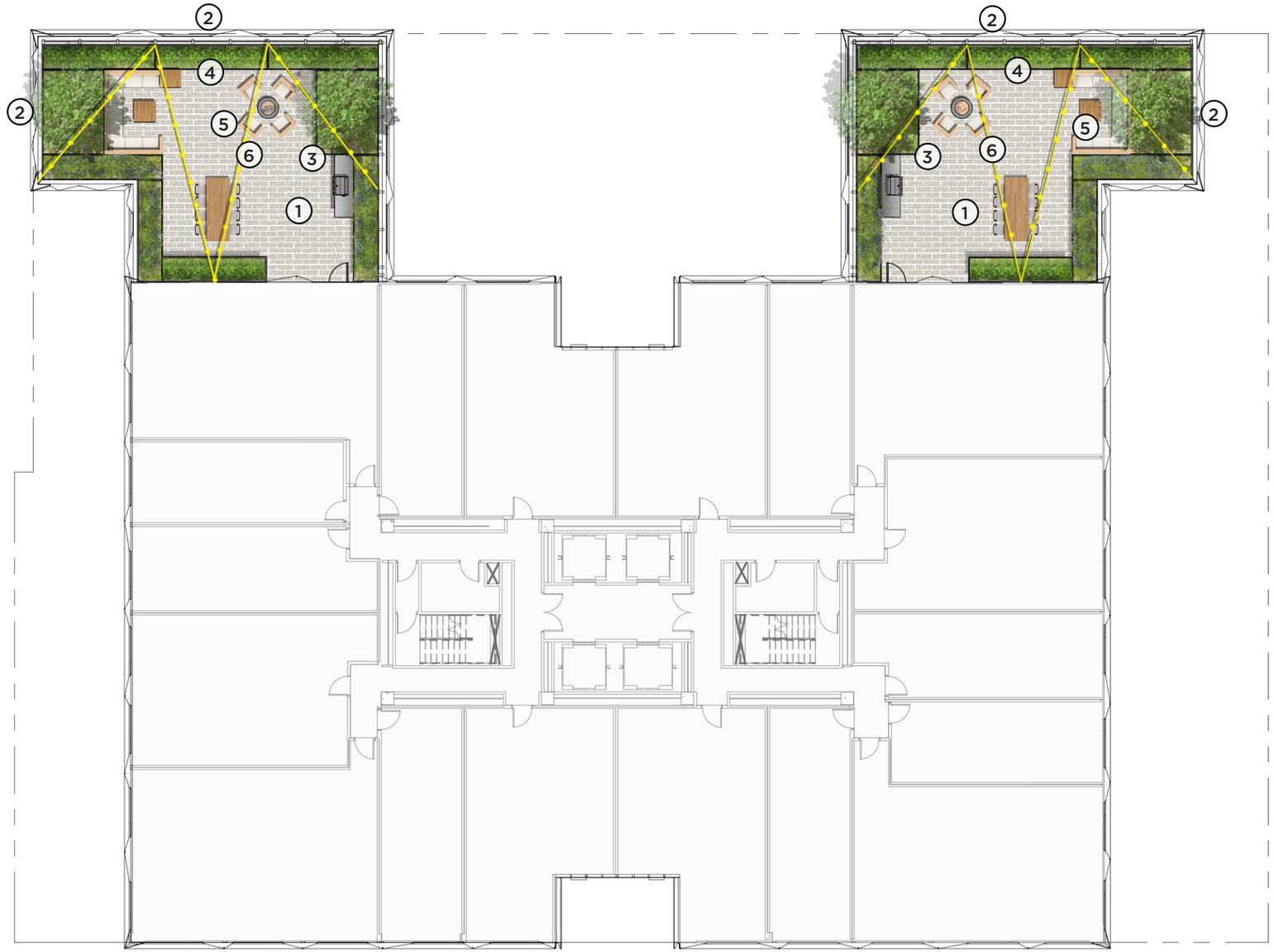
LANDSCAPE LEVEL 2 PLAN
469 Stevenson
BUILD

05/25/2021
2016056

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3.702

STEVENSON STREET



JESSIE STREET

LEGEND

1. Private Patio w/ Pedestal Pavers
2. 12’-0” high Glass Wind Screen
3. Raised Tree Planter
4. Raised Planter
5. Movable Furniture
6. Festival Lights

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LANDSCAPE LEVEL 6 PLAN
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LEGEND

1. Common Open Space w/ Pedestal Pavers
2. Private Balcony w/ Pedestal Pavers
3. Planter Pots
4. Access for window washing at perimeter
5. Movable Furniture
6. Private Screens with Gates

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LANDSCAPE LEVEL 27 PLAN
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3.704

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

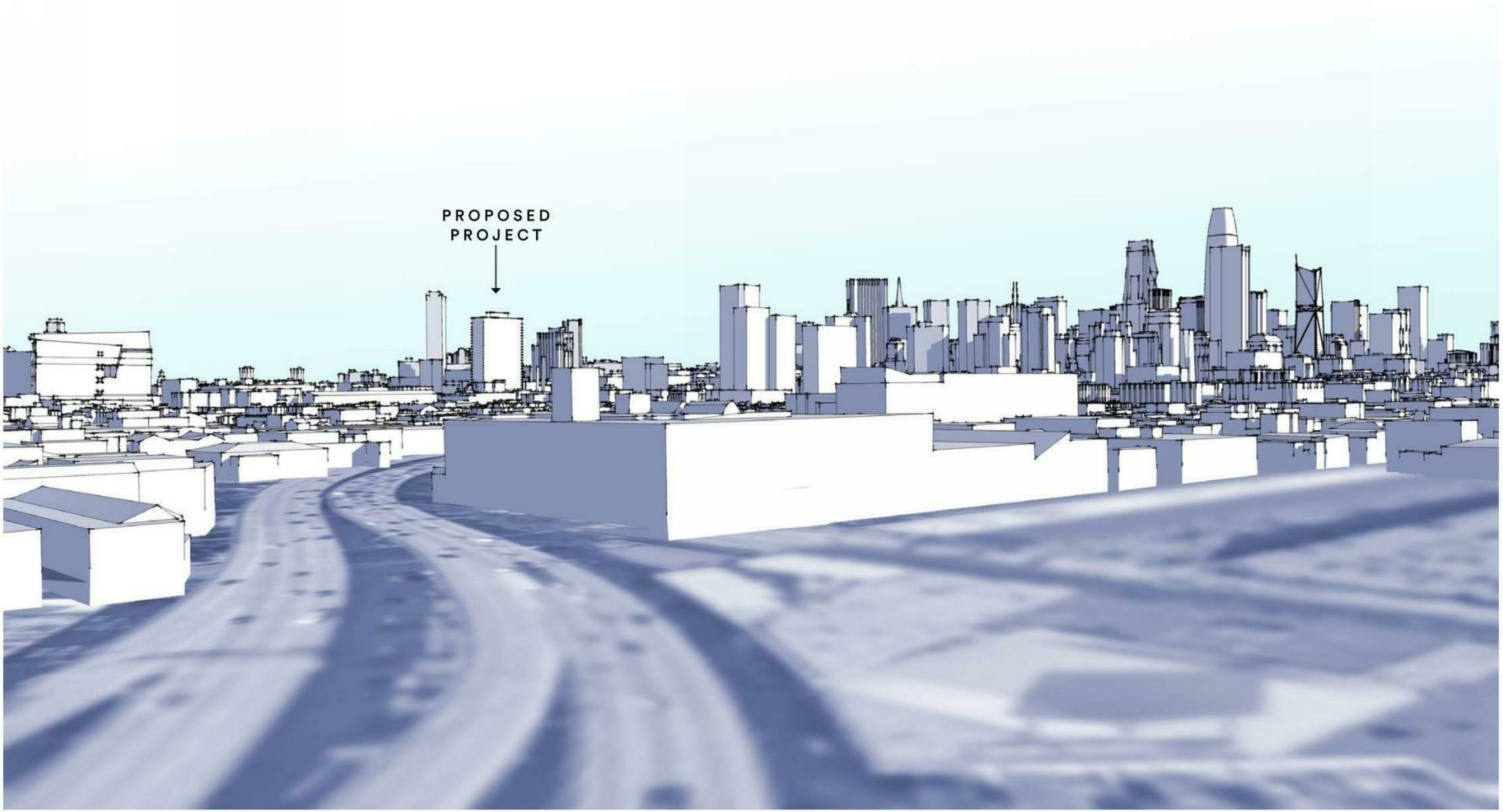
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LANDSCAPE MATERIAL & PLANTING
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VIEW FROM I-80, 8TH AND BRANNAN
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4.101



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VIEW LOOKING EAST OVER MARKET ST
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4.102



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VIEW LOOKING EAST FROM JESSIE AND SIXTH ST
469 Stevenson
BUILD

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2016056

4.201

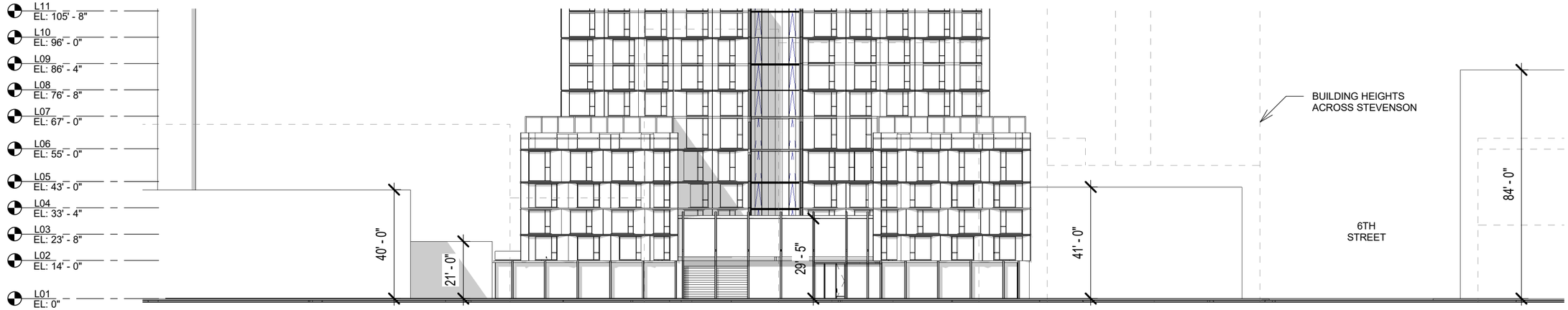


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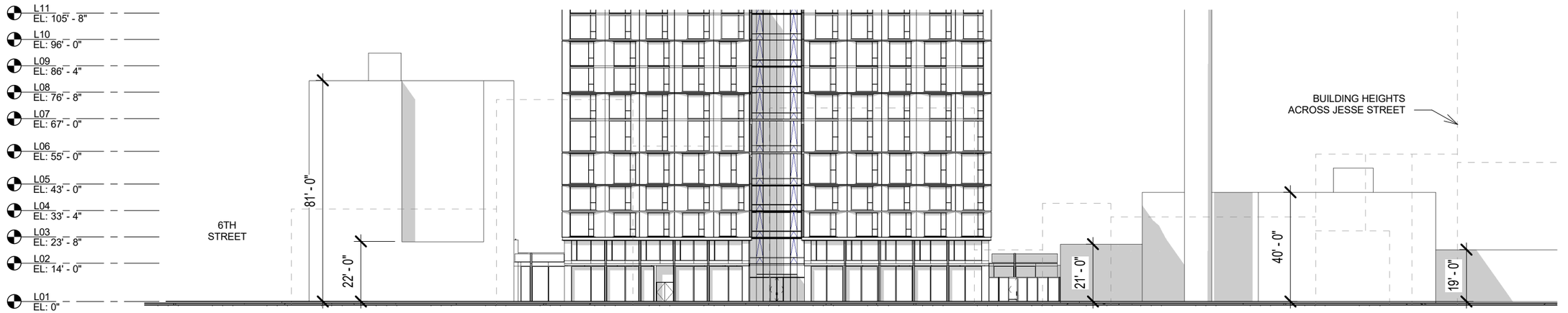
VIEW LOOKING WEST FROM STEVENSON ST
469 Stevenson
BUILD

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2016056

4.202



NORTH ELEVATION - STEVENSON STREETWALL



SOUTH ELEVATION - JESSE STREETWALL

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STREETWALL ELEVATIONS
469 Stevenson
BUILD

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2016056

0 20 40

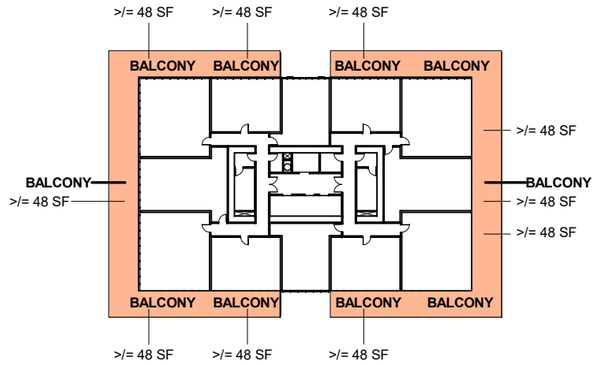
5.132

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	10,190 SF
TOTAL COMMON OPEN SPACE PROVIDED	**11,184 SF**

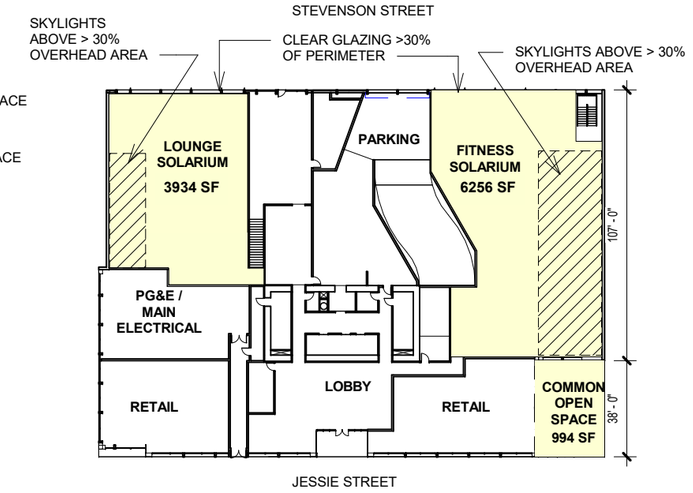
PRIVATE OPEN SPACE PROVIDED

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

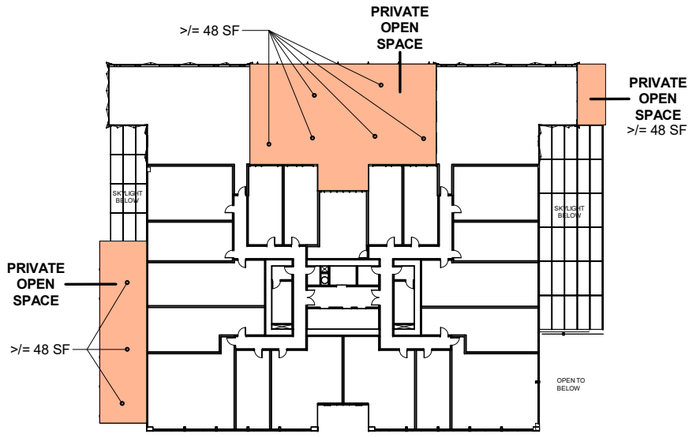
LEVEL 01

COMMON OPEN SPACE

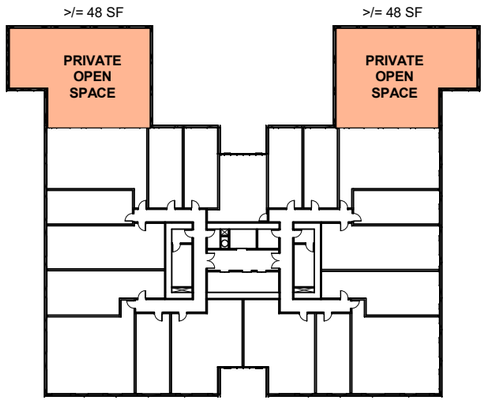
PRIVATE OPEN SPACE



LEVEL 02
4,727 GSF TOTAL



LEVEL 06
3,883 GSF TOTAL



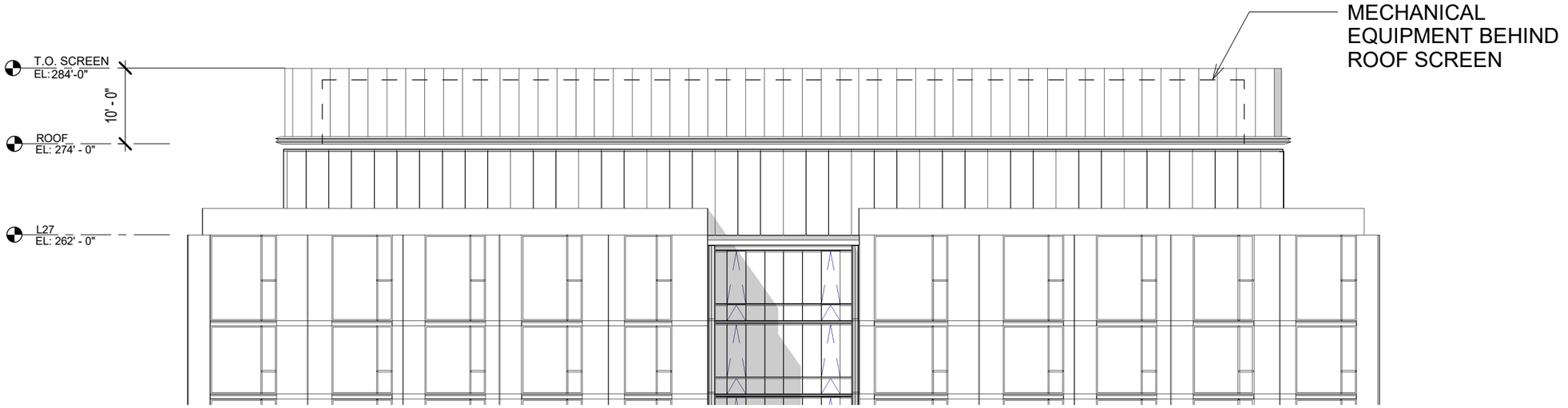
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OPEN SPACE PLAN
469 Stevenson
BUILD

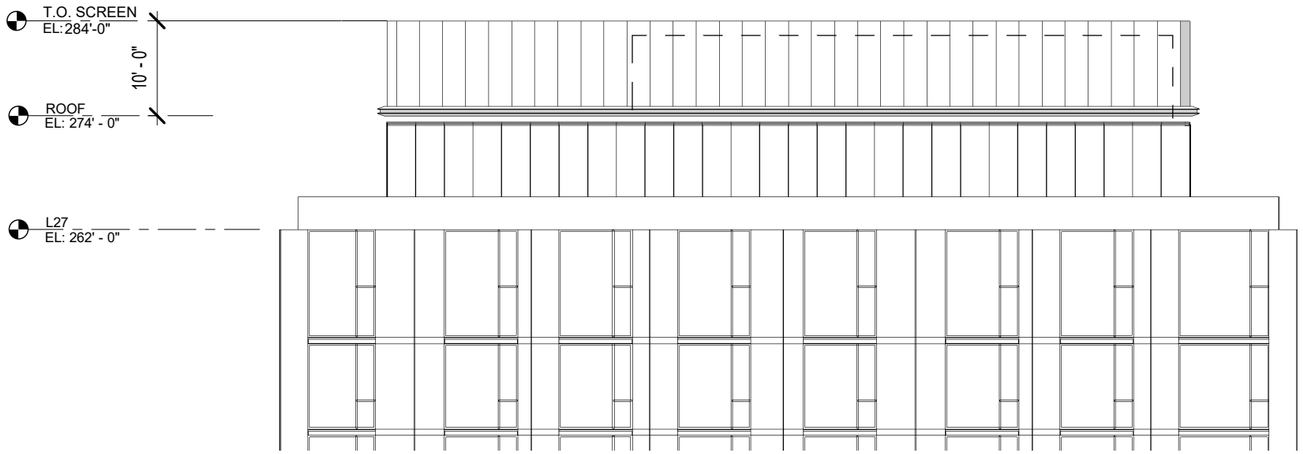
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SOUTH ELEVATION



WEST ELEVATION

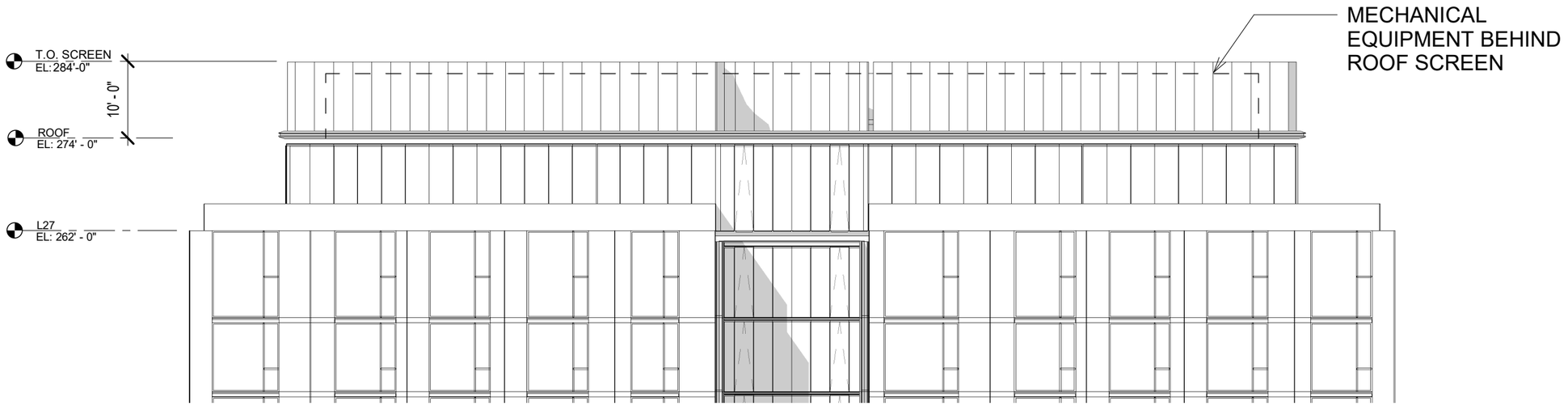
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ROOFTOP FEATURES SCREENING
469 Stevenson
BUILD

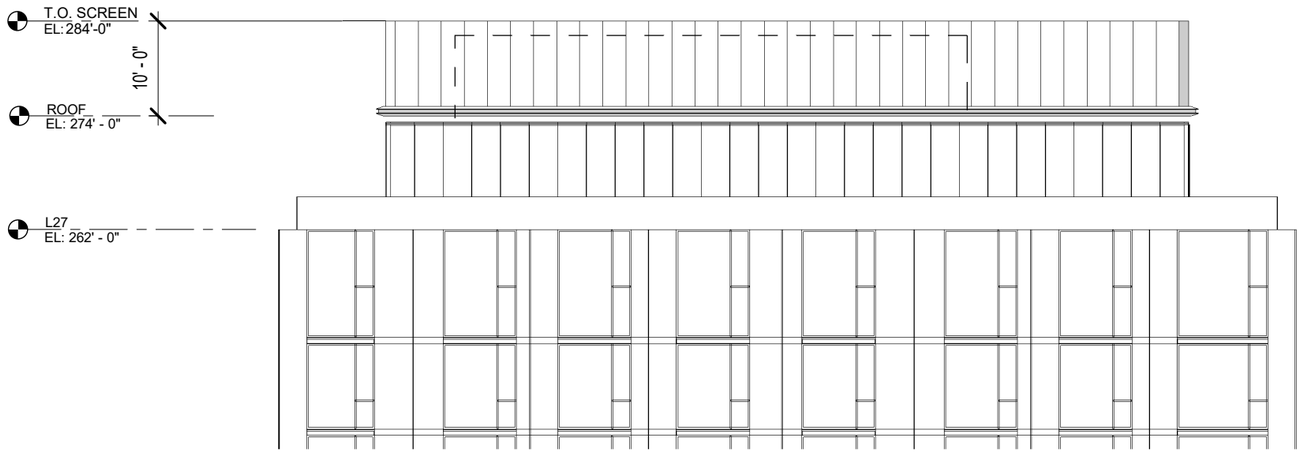
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NORTH ELEVATION



EAST ELEVATION

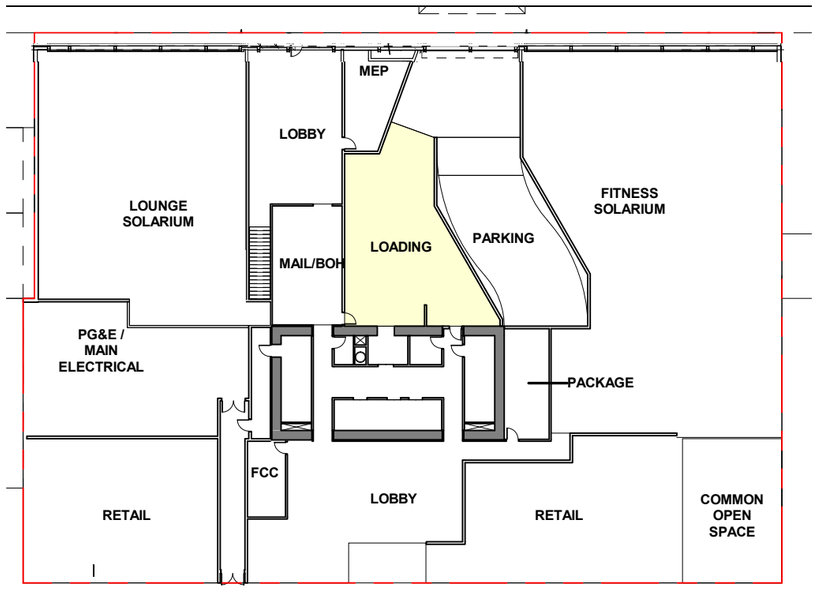
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ROOFTOP FEATURES SCREENING 2
469 Stevenson
BUILD

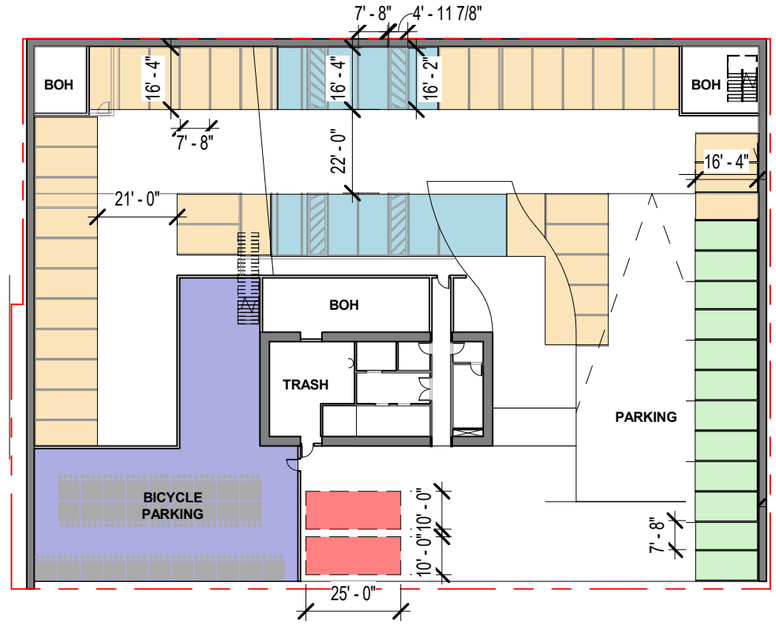
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LEVEL 01



BASEMENT 01

ACCESSORY PARKING

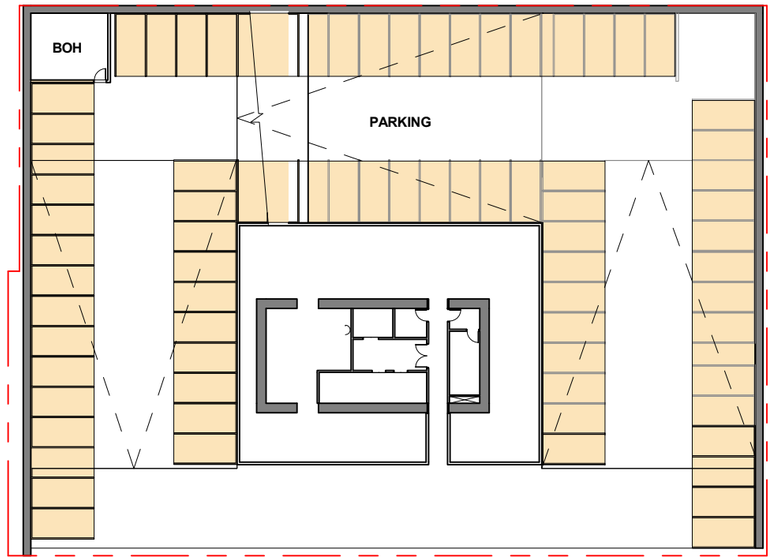
BICYCLE PARKING

ACCESSIBLE SPACES

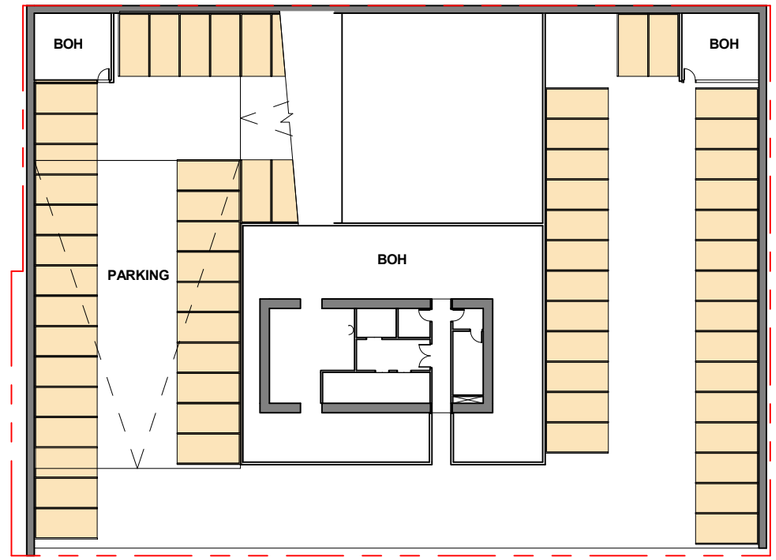
CAR SHARE

LOADING

SERVICE VEHICLES



BASEMENT 02



BASEMENT 03

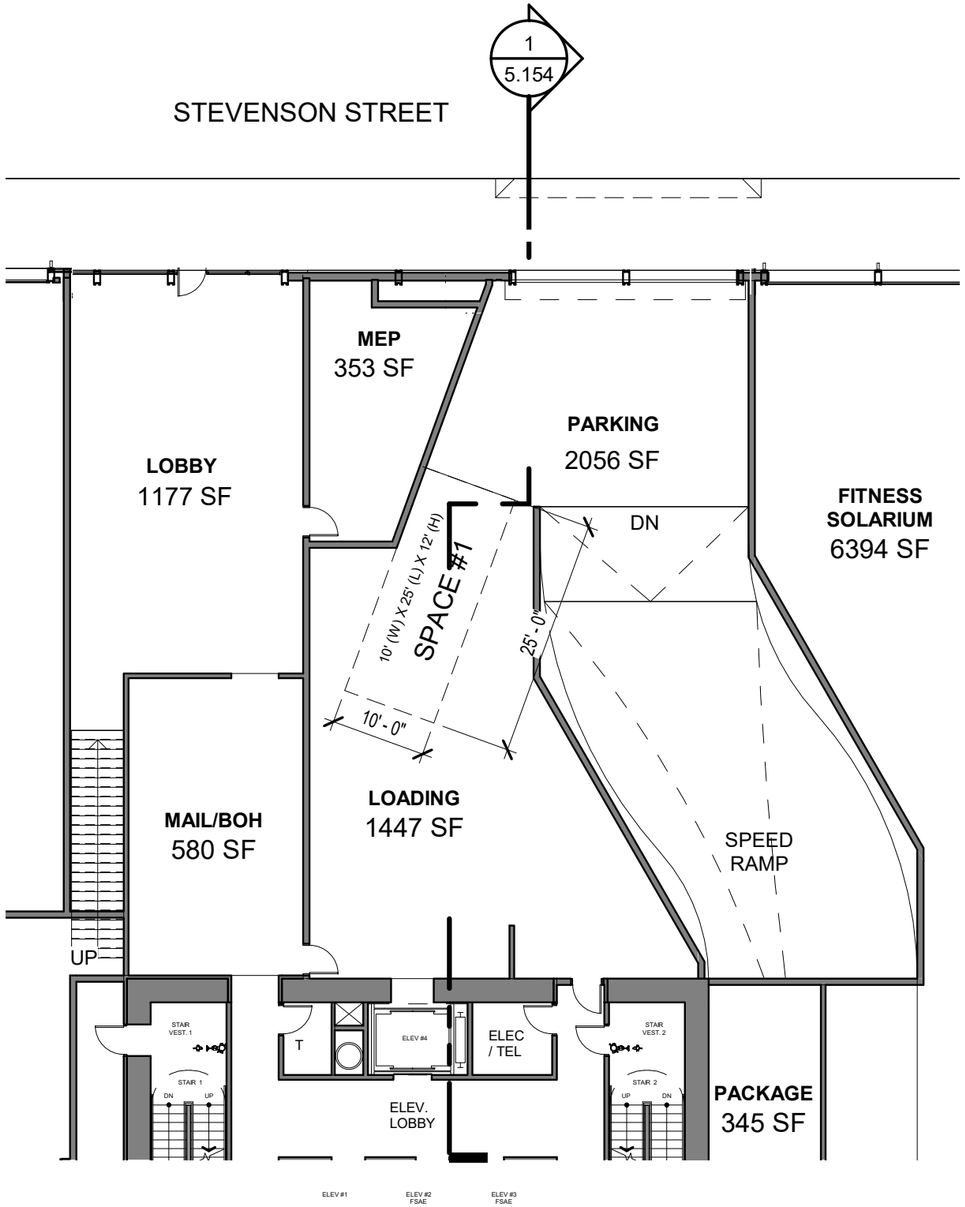
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OFF-STREET PARKING PLAN
469 Stevenson
BUILD

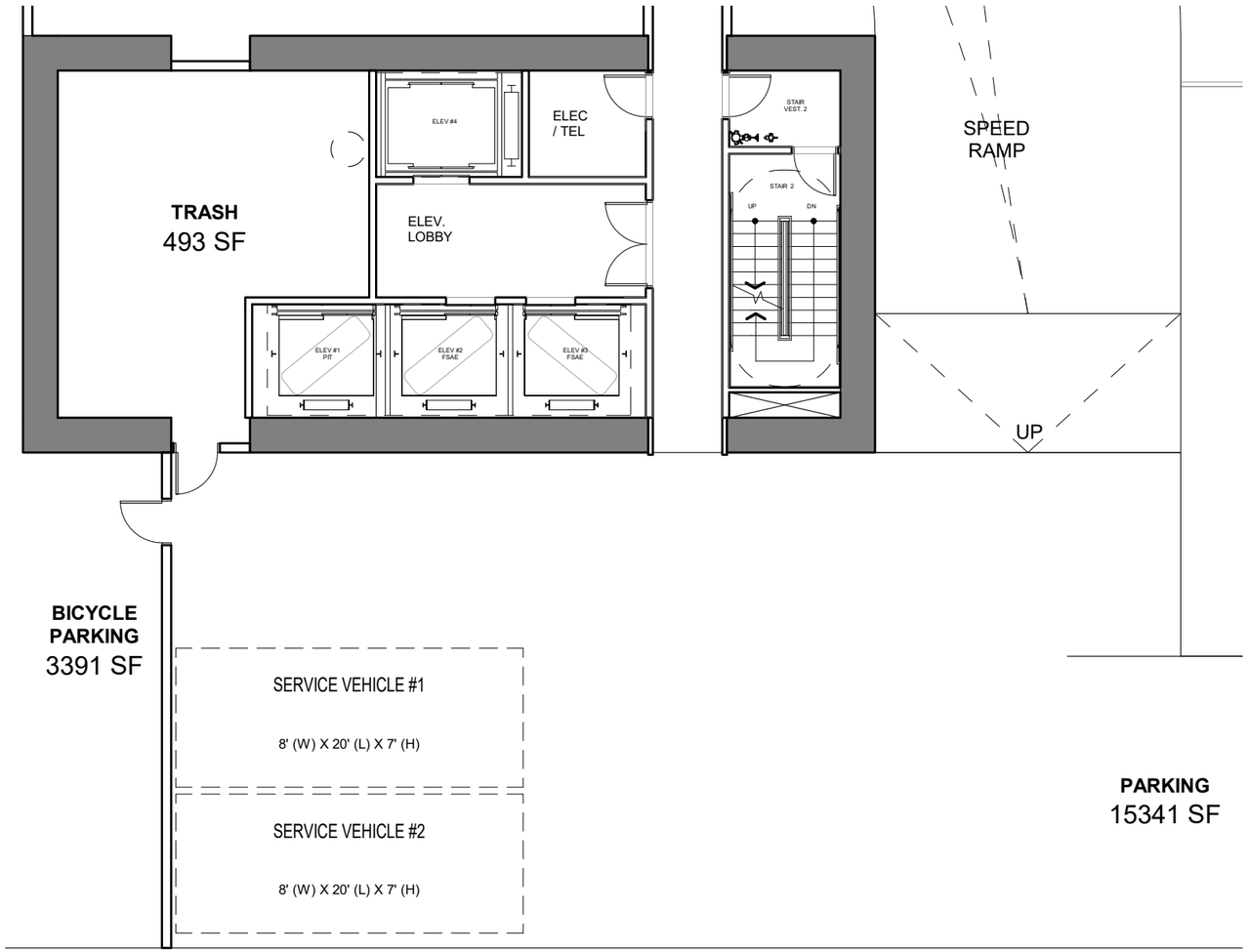
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GROUND FLOOR



BASEMENT 01 SERVICE VEHICLES

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OFF-STREET LOADING / CURB CUT PLAN
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5.153



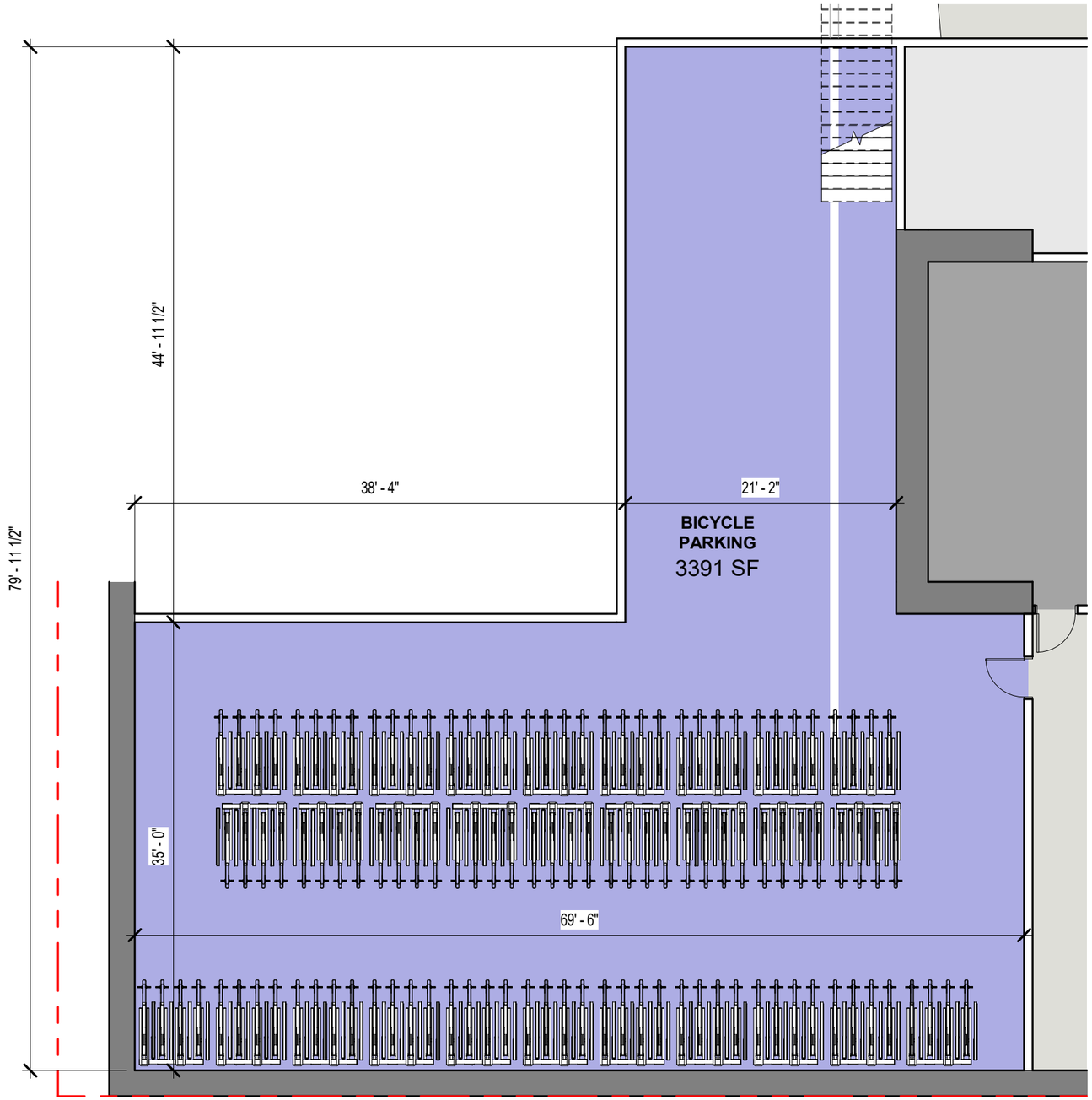
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OFF-STREET LOADING SECTION
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BICYCLE PARKING PLAN
469 Stevenson
BUILD

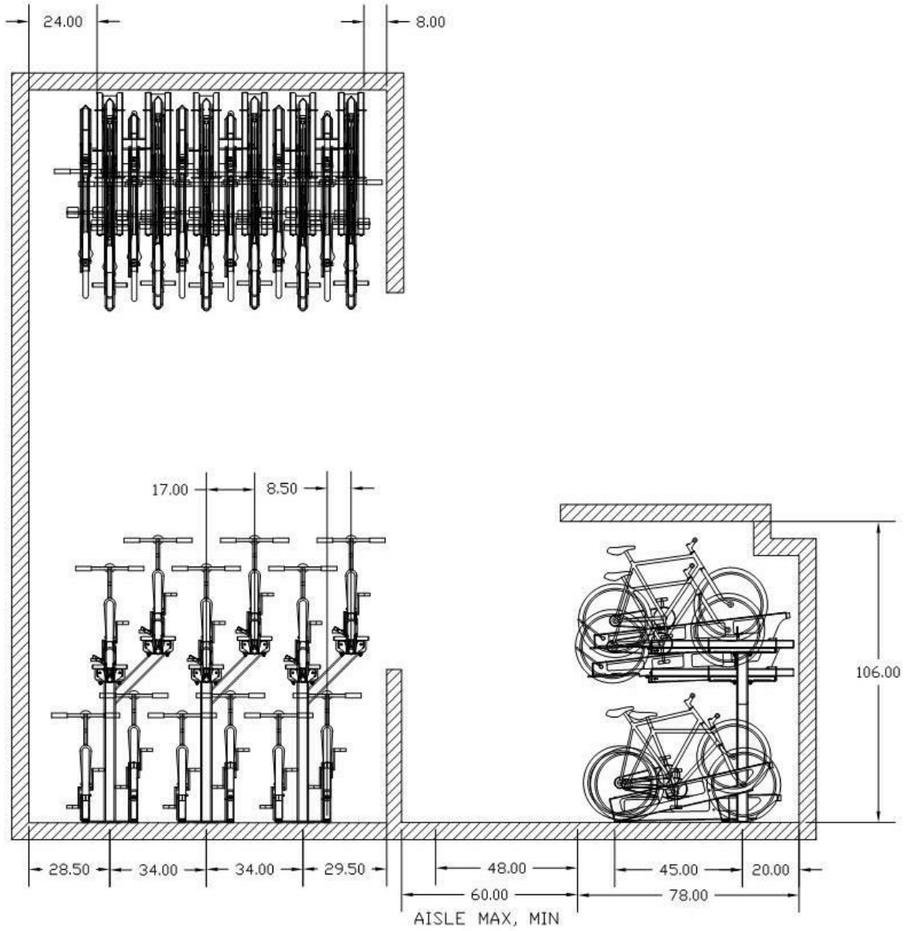
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DERO DECKER™

Installation Instructions – Setbacks, Single Sided

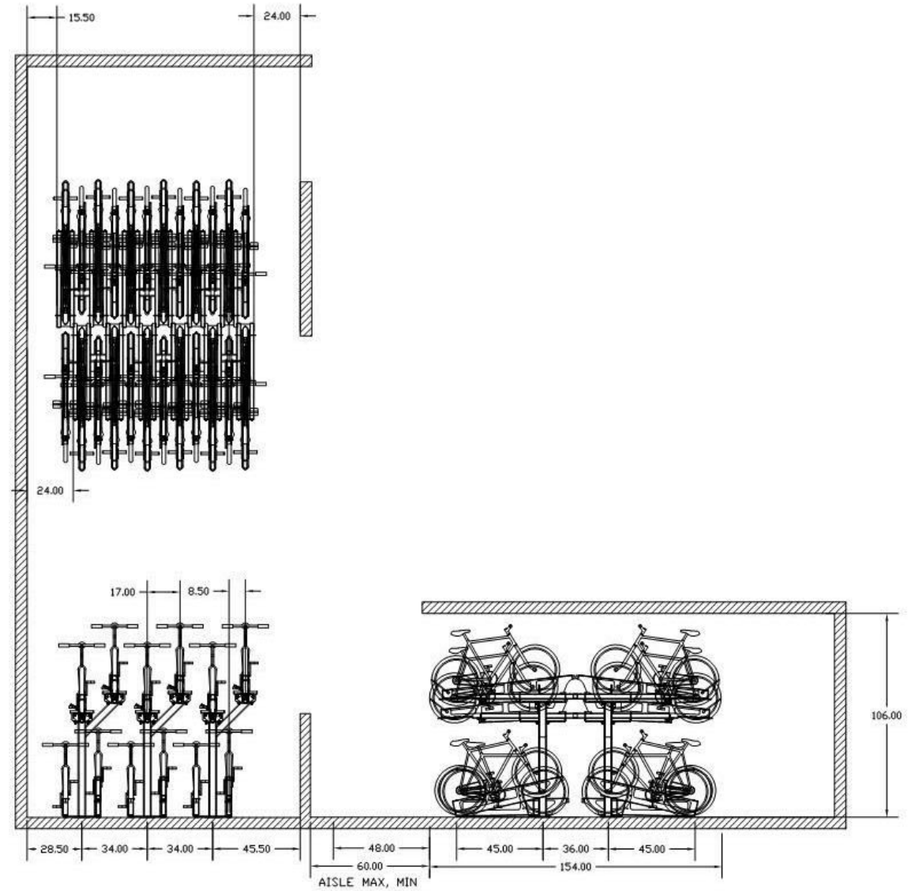


DERO A PLAYCORE Company www.dero.com | 1-888-337-6729

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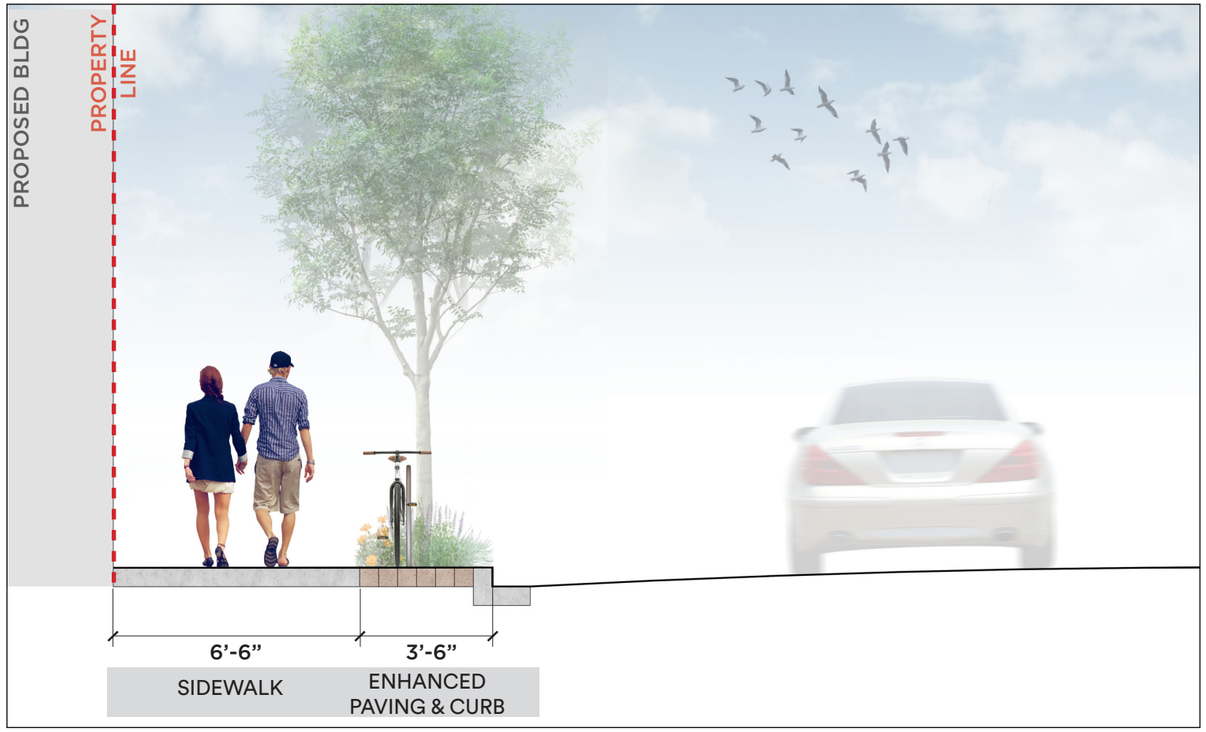
DERO DECKER

Installation Instructions – Setbacks, Double Sided

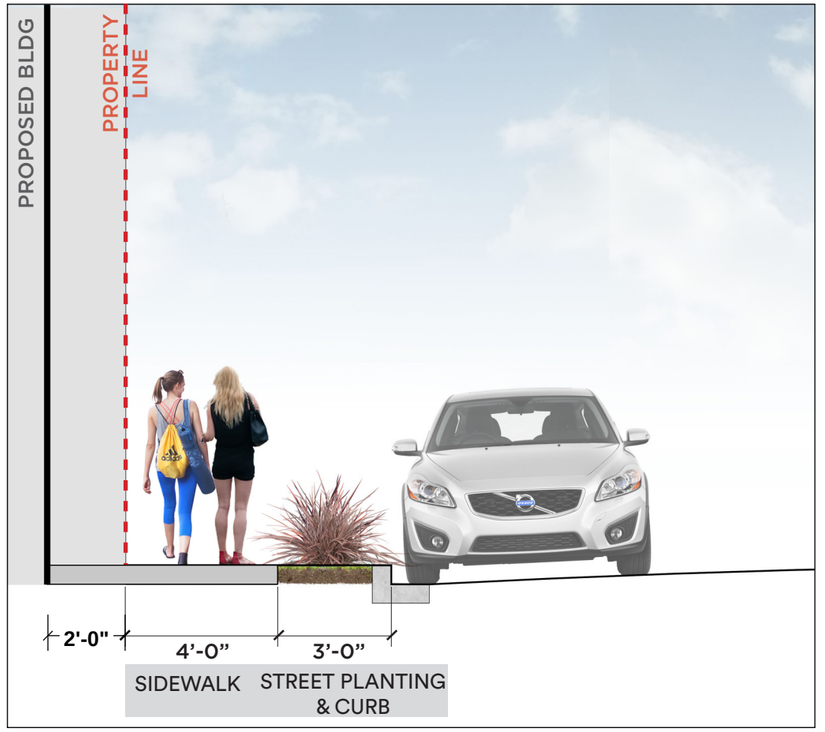


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SECTION A-A: JESSIE STREET

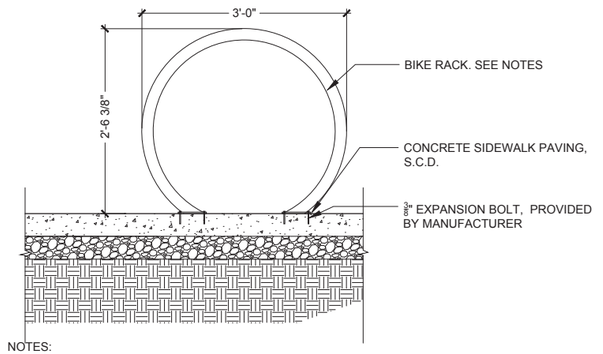


SECTION B-B: STEVENSON STREET



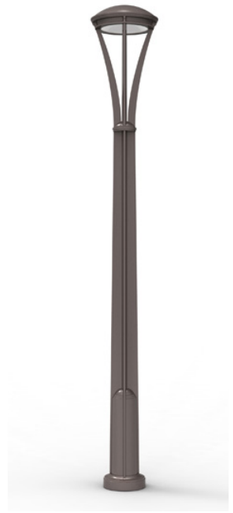
CLASS II BIKE RACK





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 :

MODEL “ALCOTT” BY LANDSCAPE FORMS
APPROVED BY SFPUC

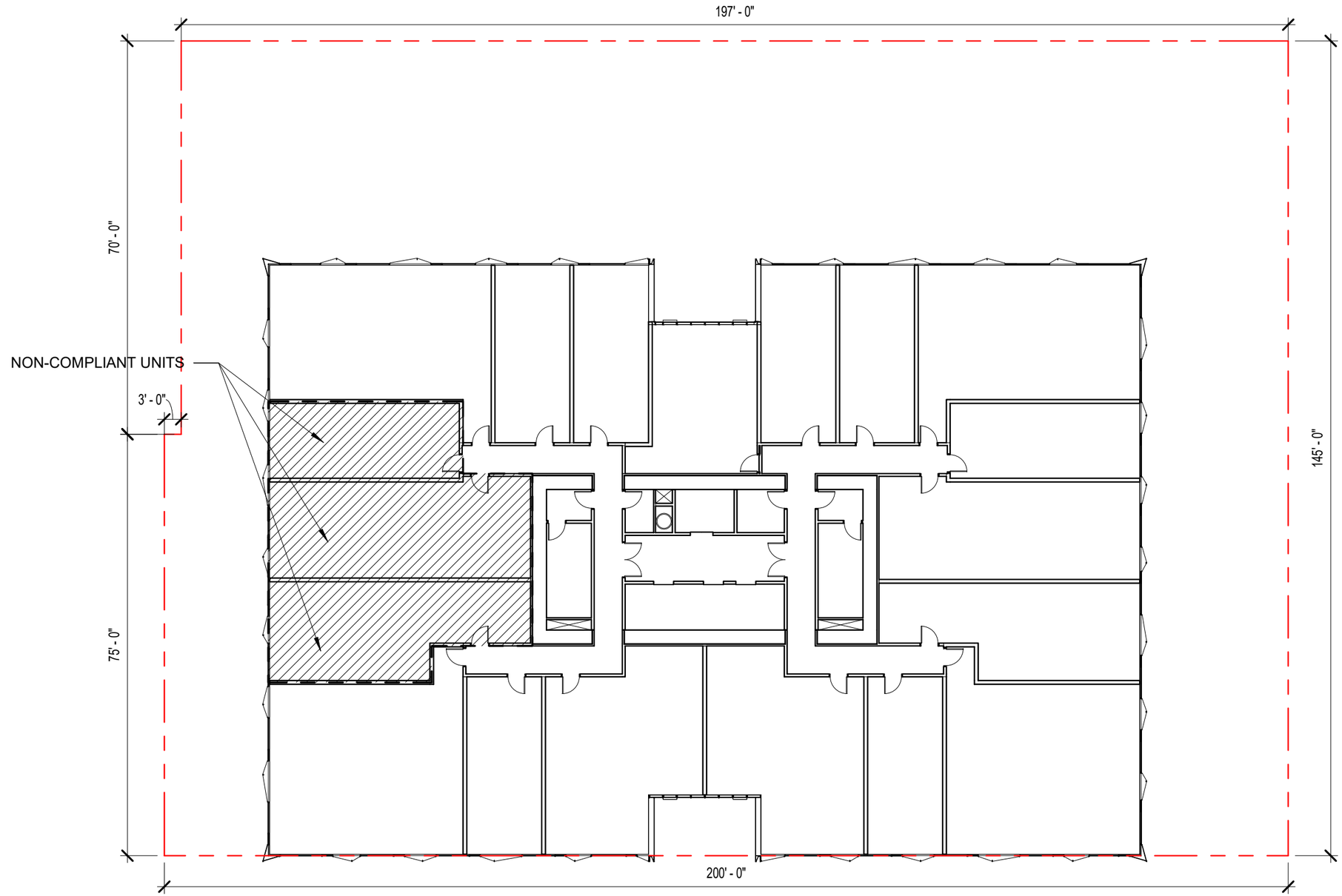
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CLASS 2 - BICYCLE PARKING
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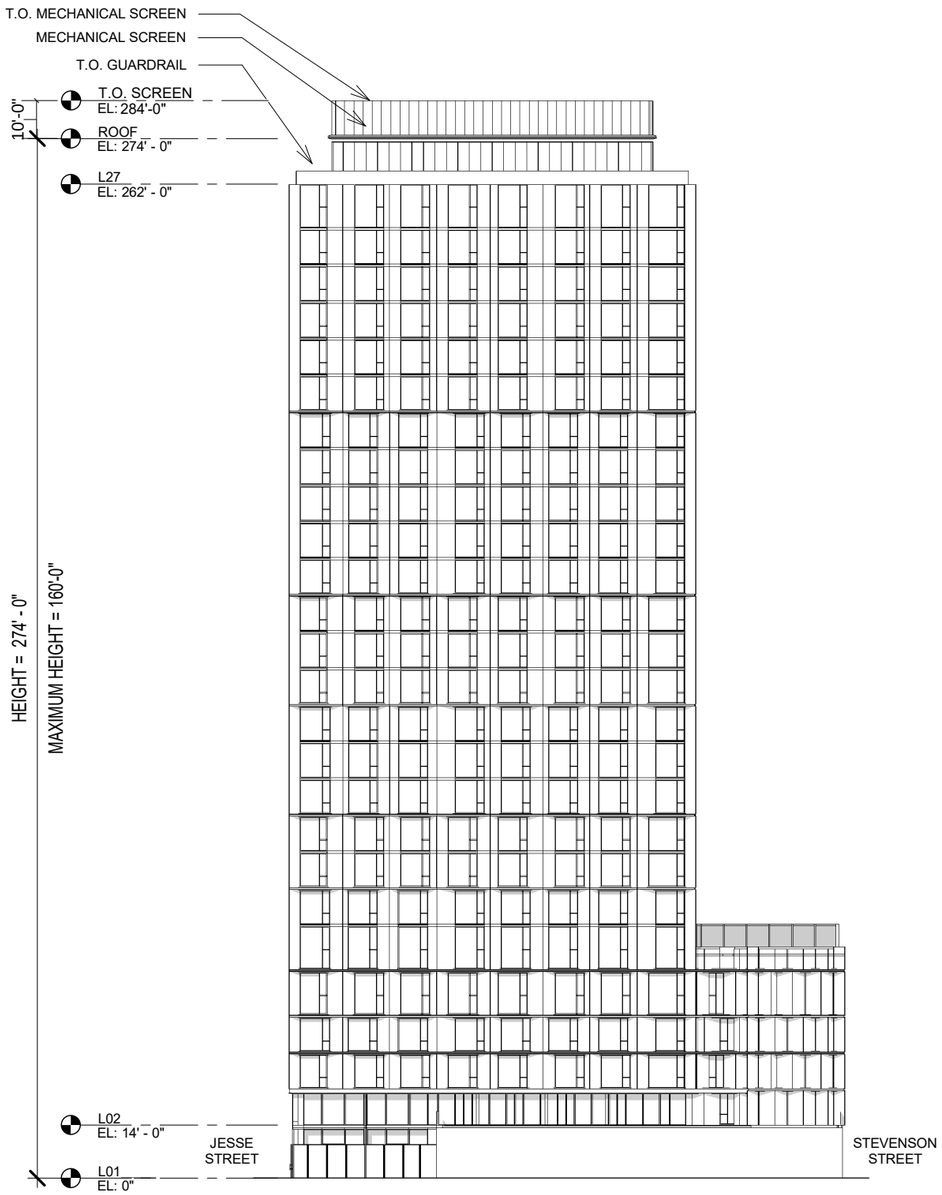
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DWELLING UNIT EXPOSURE
469 Stevenson
BUILD

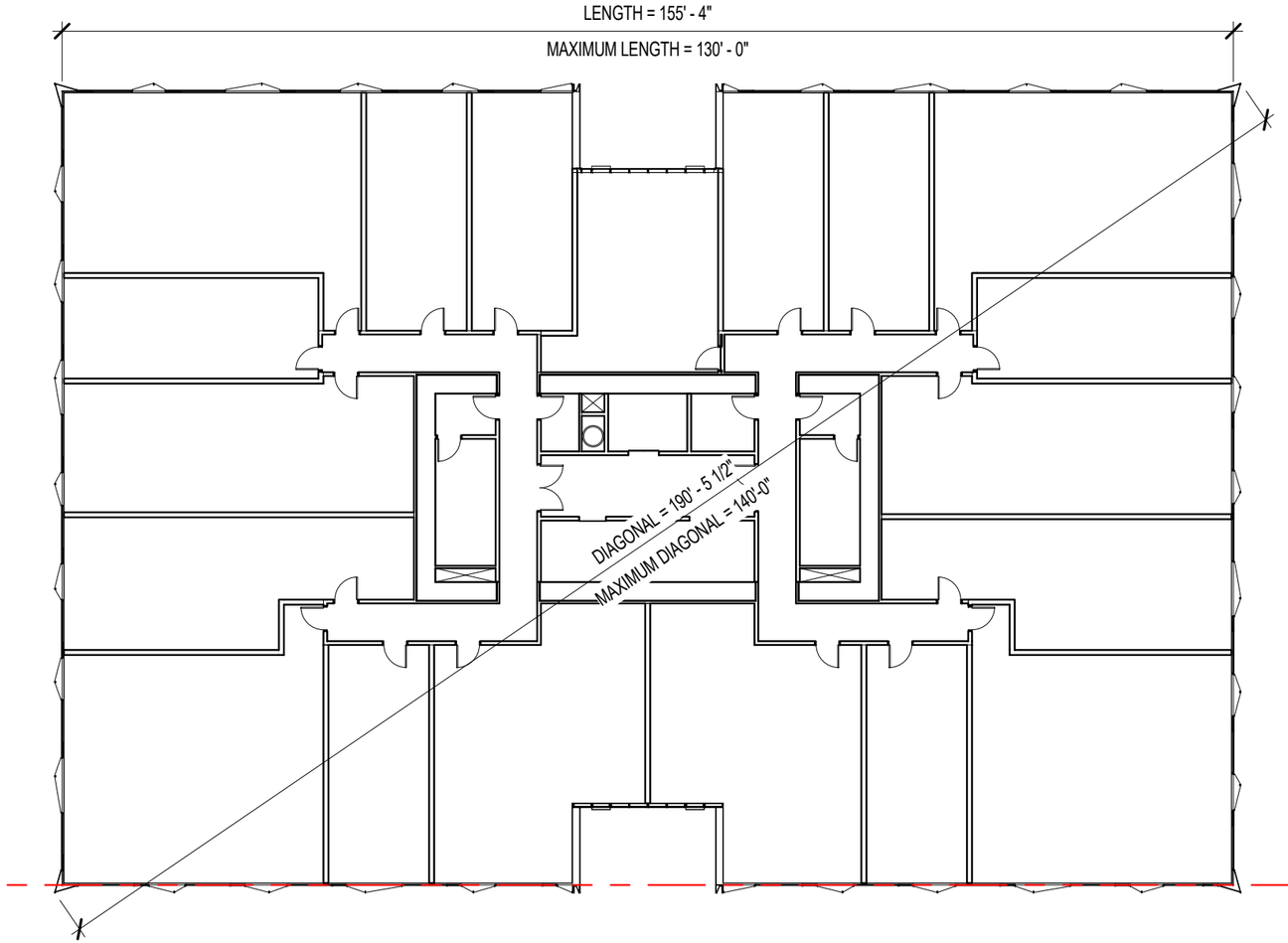
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EAST ELEVATION



TYPICAL (3-26) FLOOR PLAN

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HEIGHT/BULK/FAR
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6.260