



1188 JUNIPERO SERRA BOULEVARD
1198 JUNIPERO SERRA BOULEVARD
PARKMERCED - BLOCK 20, LOT 3

17 JULY 2015 | DESIGN REVIEW APPLICATION
RESPONSE TO COMMENTS

PARKMERCED OWNER LLC.



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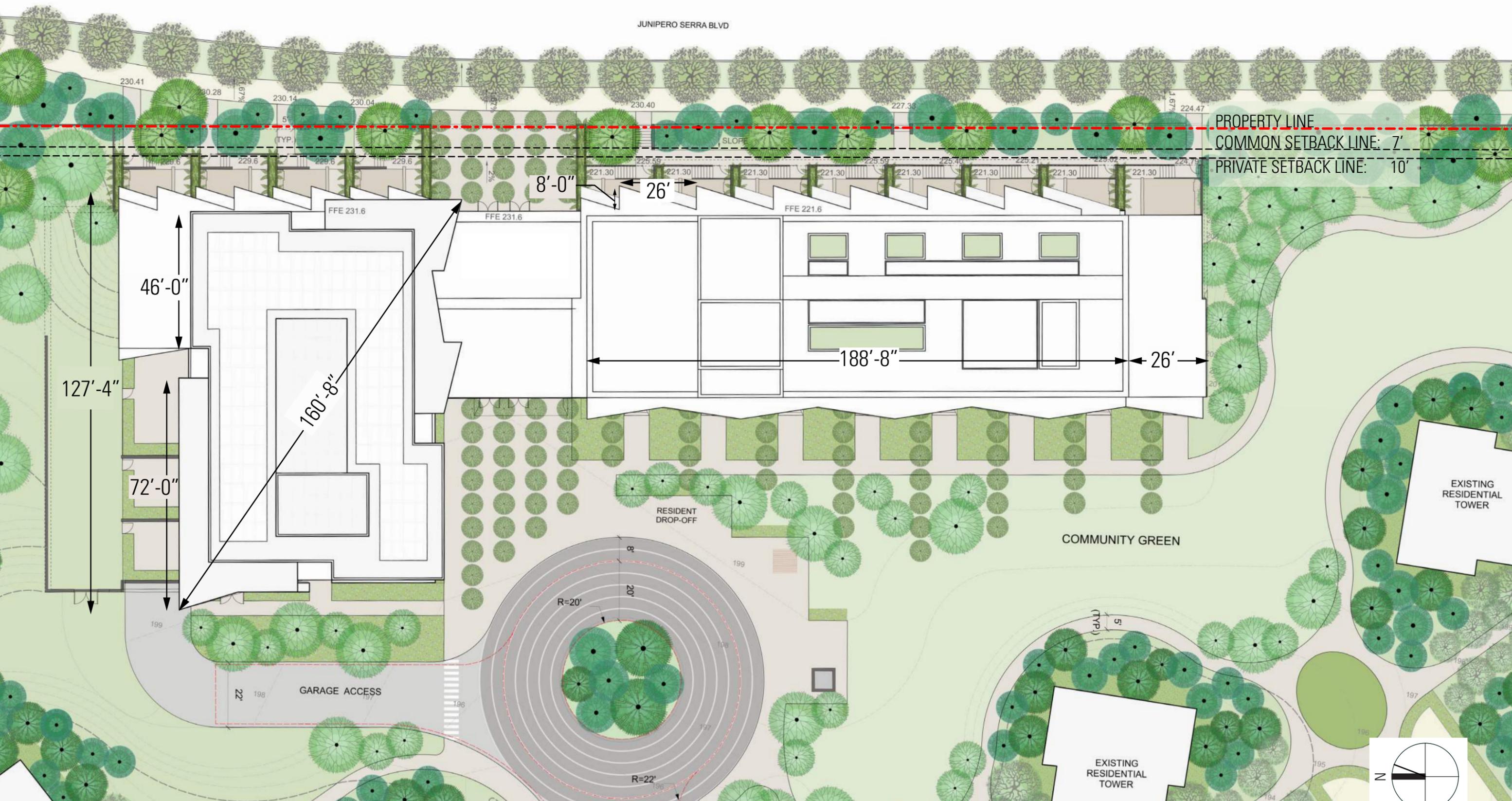
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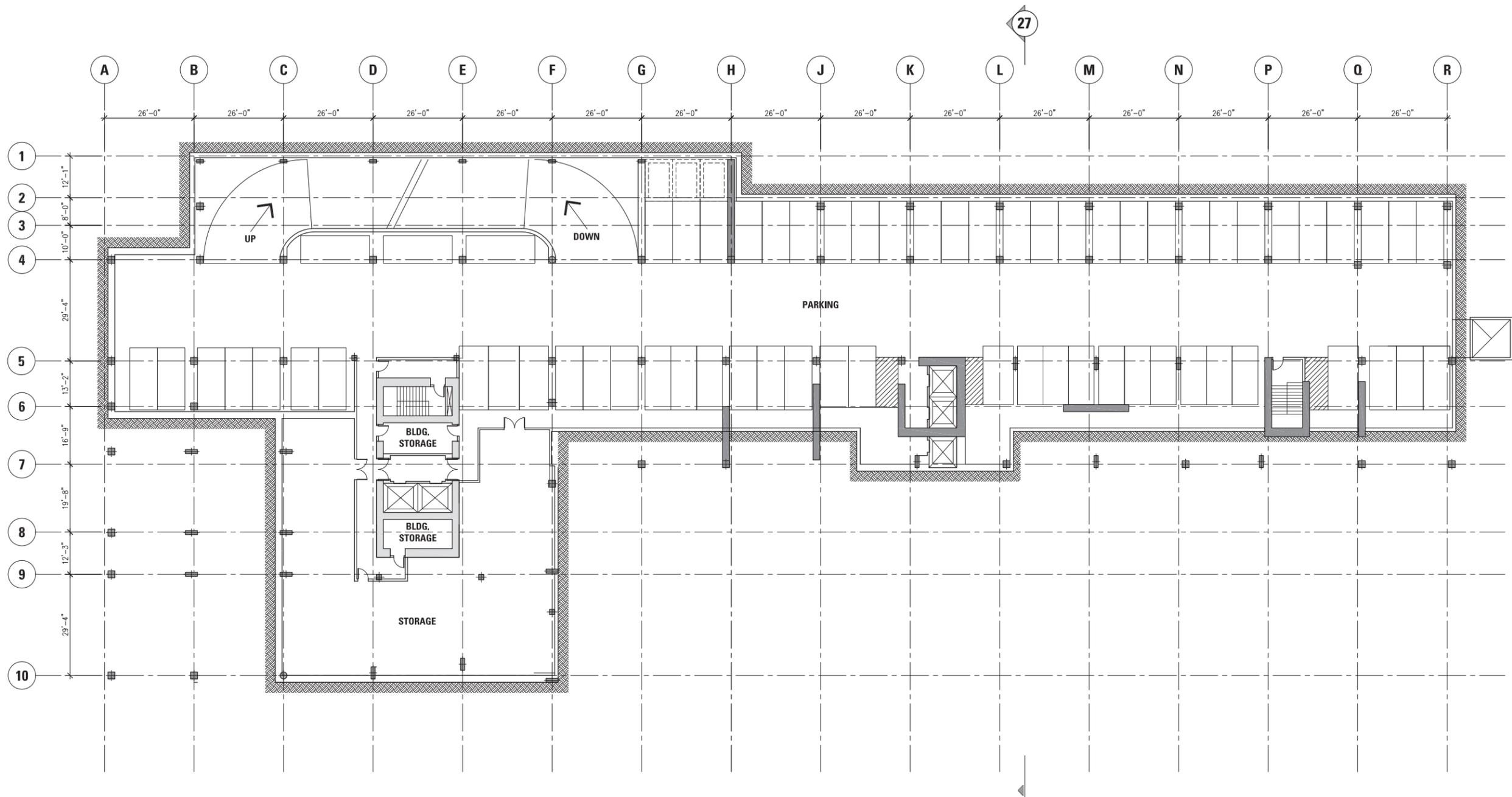
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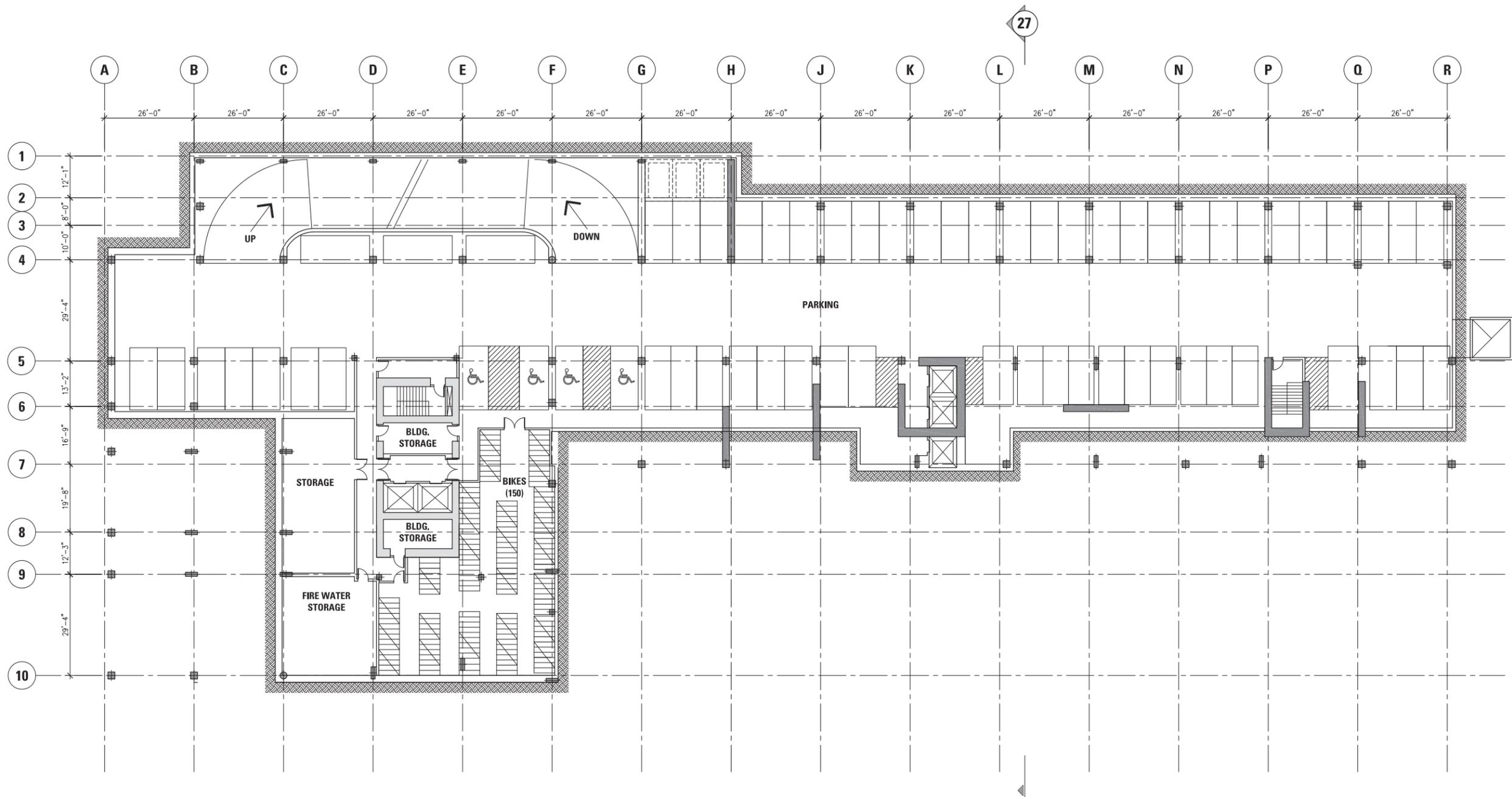




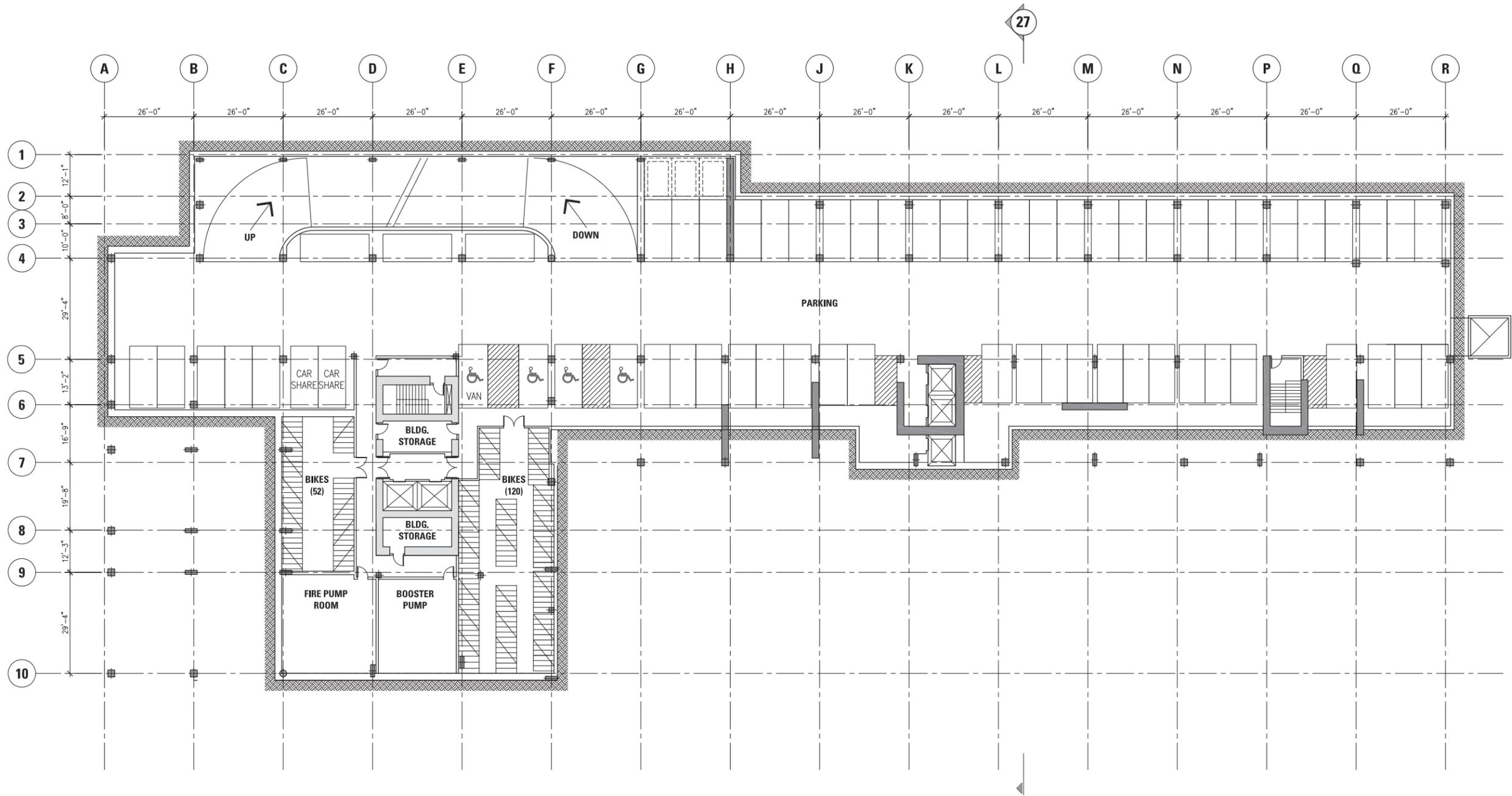
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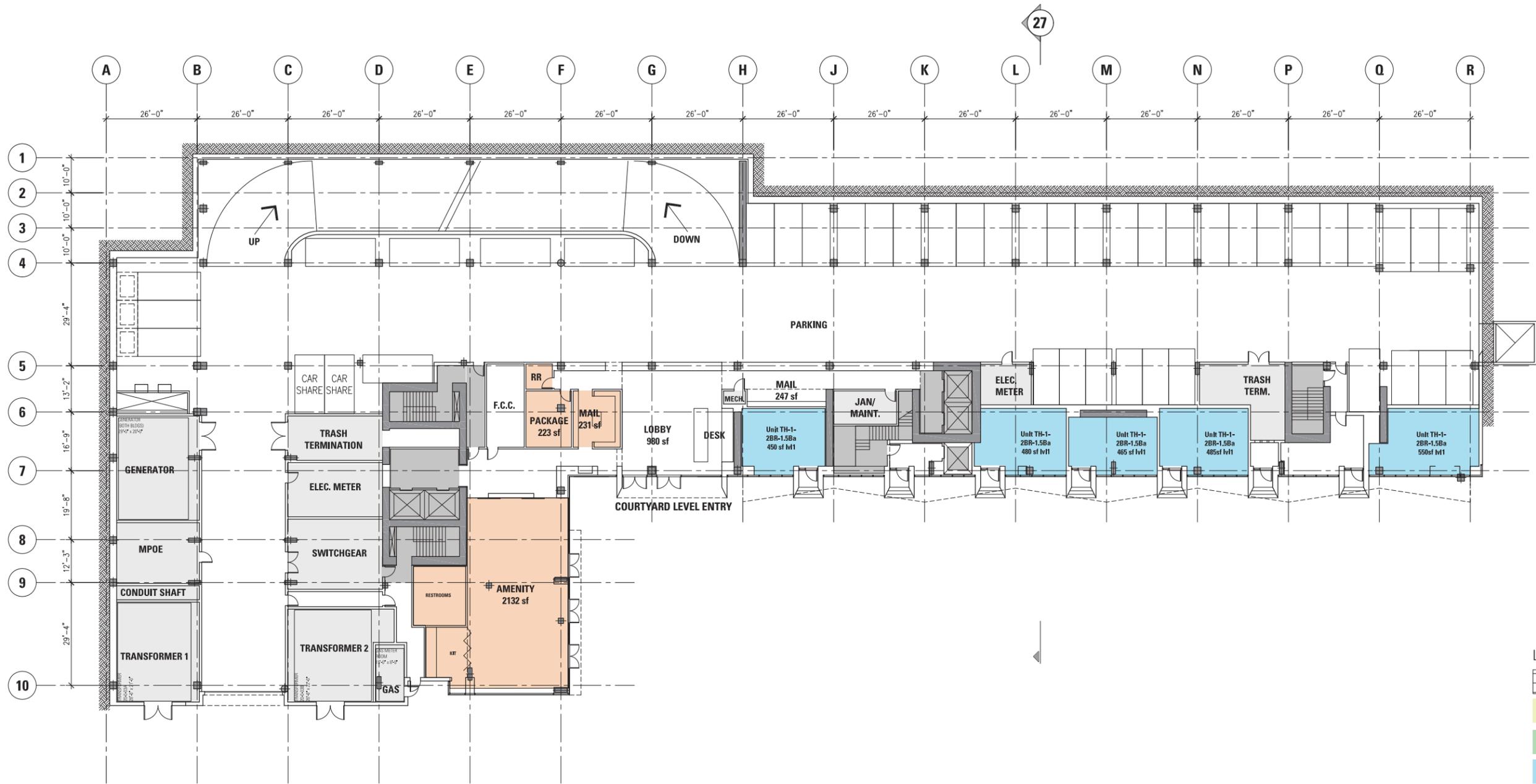
SCALE: 1/32" = 1'-0"



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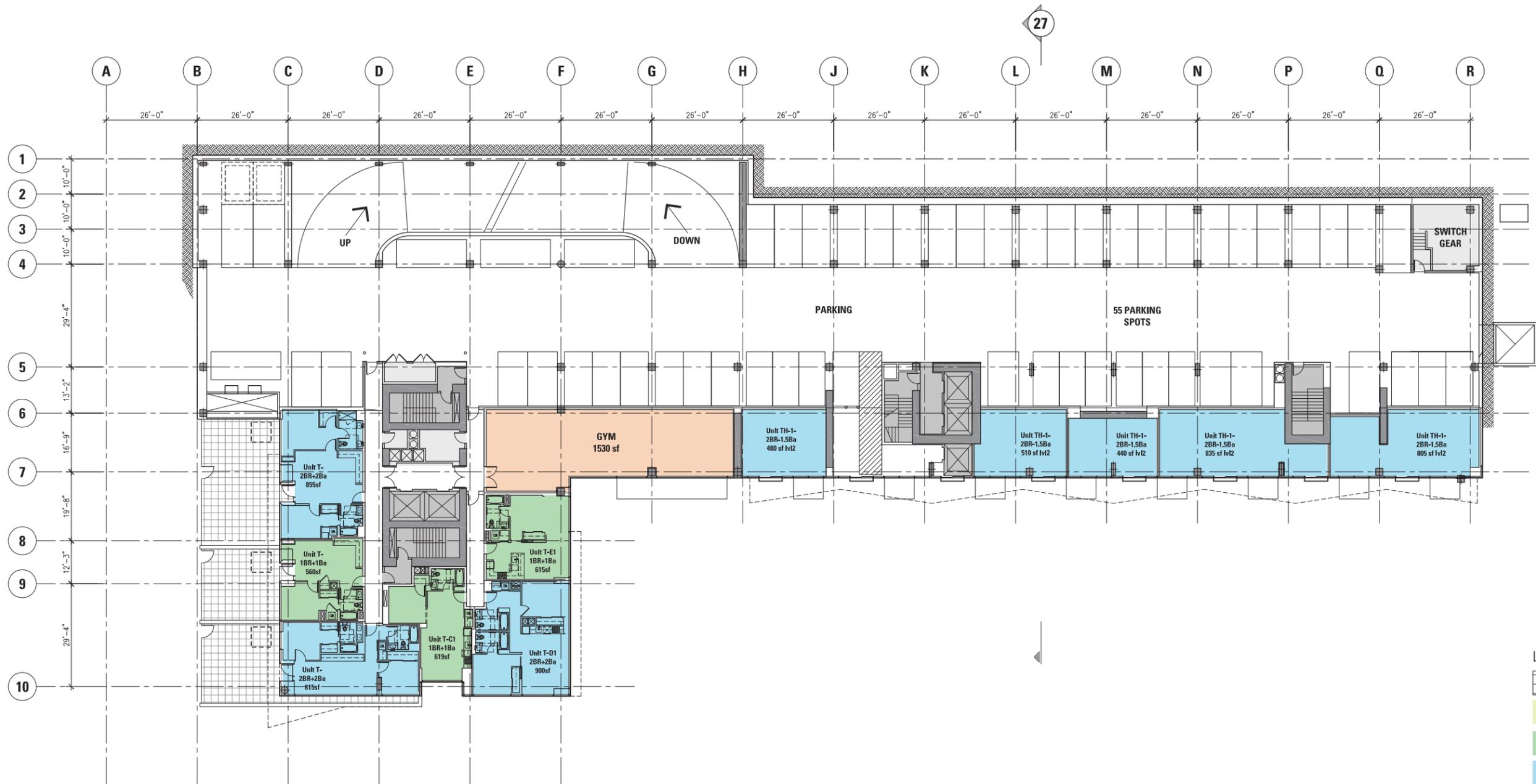


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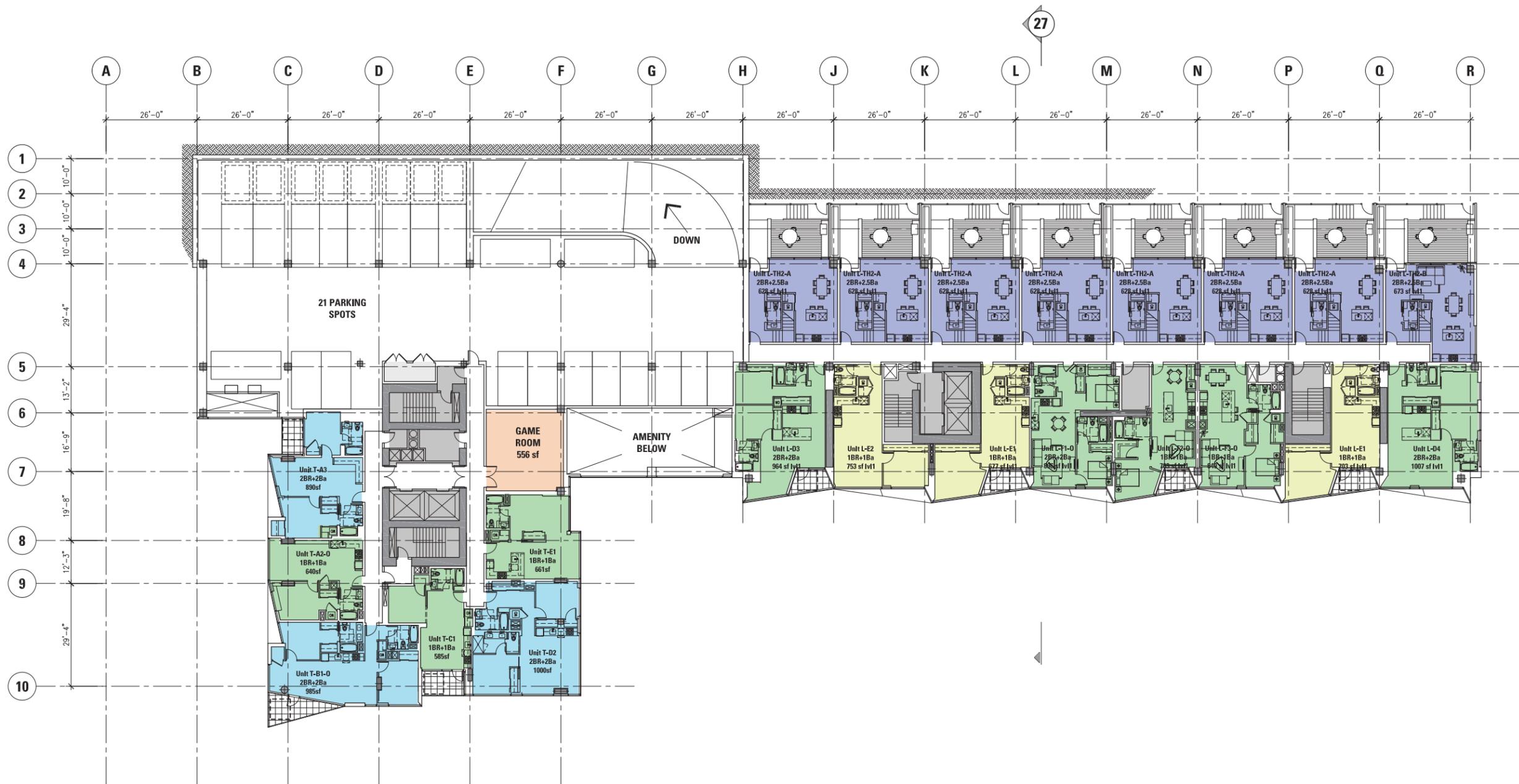
- LEGEND**
- TERRACE
 - STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - ELEVATOR & STAIRS
 - UTILITY ROOMS
 - AMENITIES
 - 6' x 6' BALCONY CLEARANCE

SCALE: 1/32" = 1'-0"



- LEGEND**
-  TERRACE
 -  STUDIO
 -  1 BEDROOM
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LEGEND

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SCALE: 1/32" = 1'-0"



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- TERRACE
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SCALE: 1/32" = 1'-0"



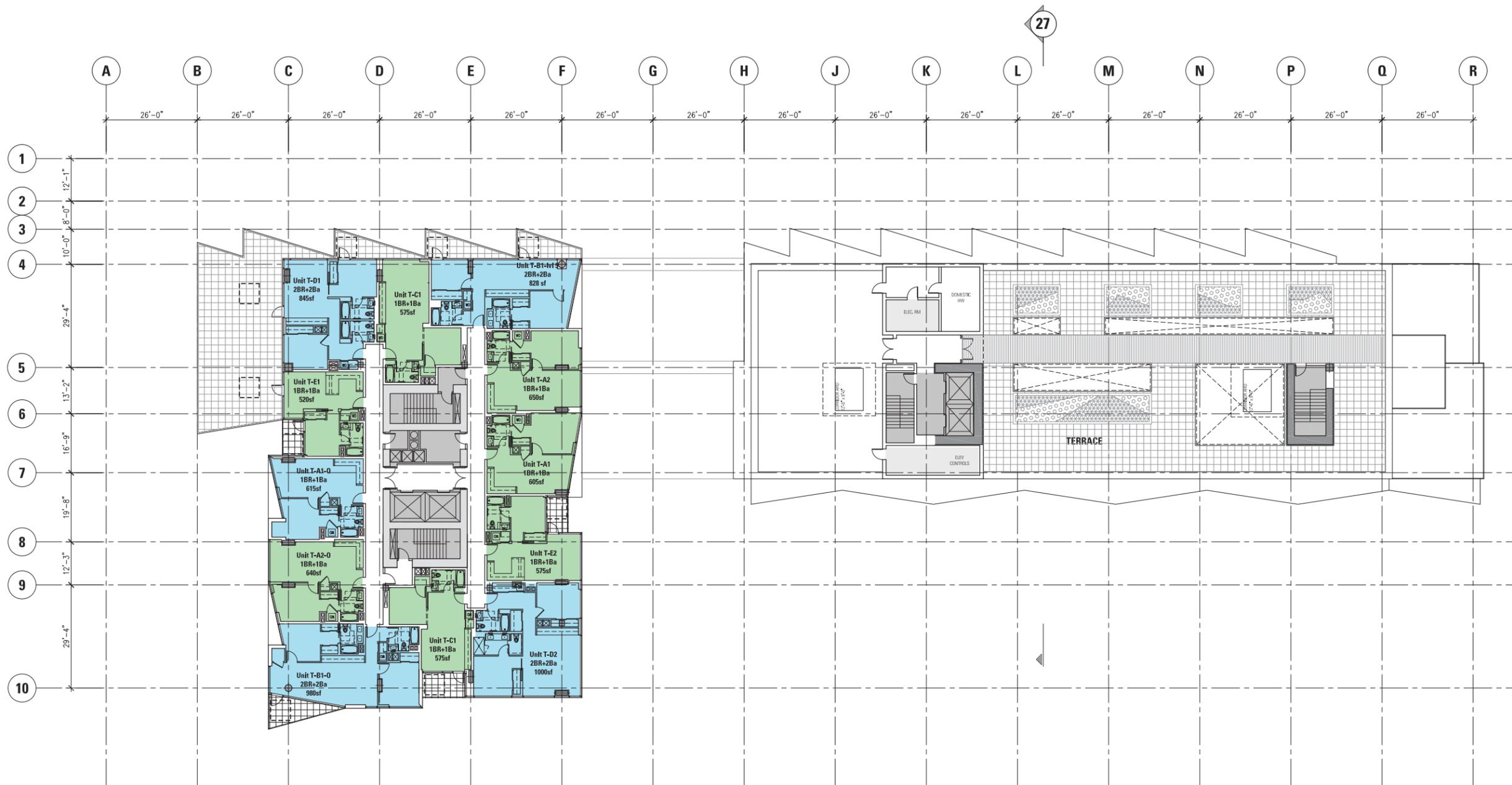
LEGEND

- TERRACE
- STUDIO
- 1 BEDROOM
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SCALE: 1/32" = 1'-0"

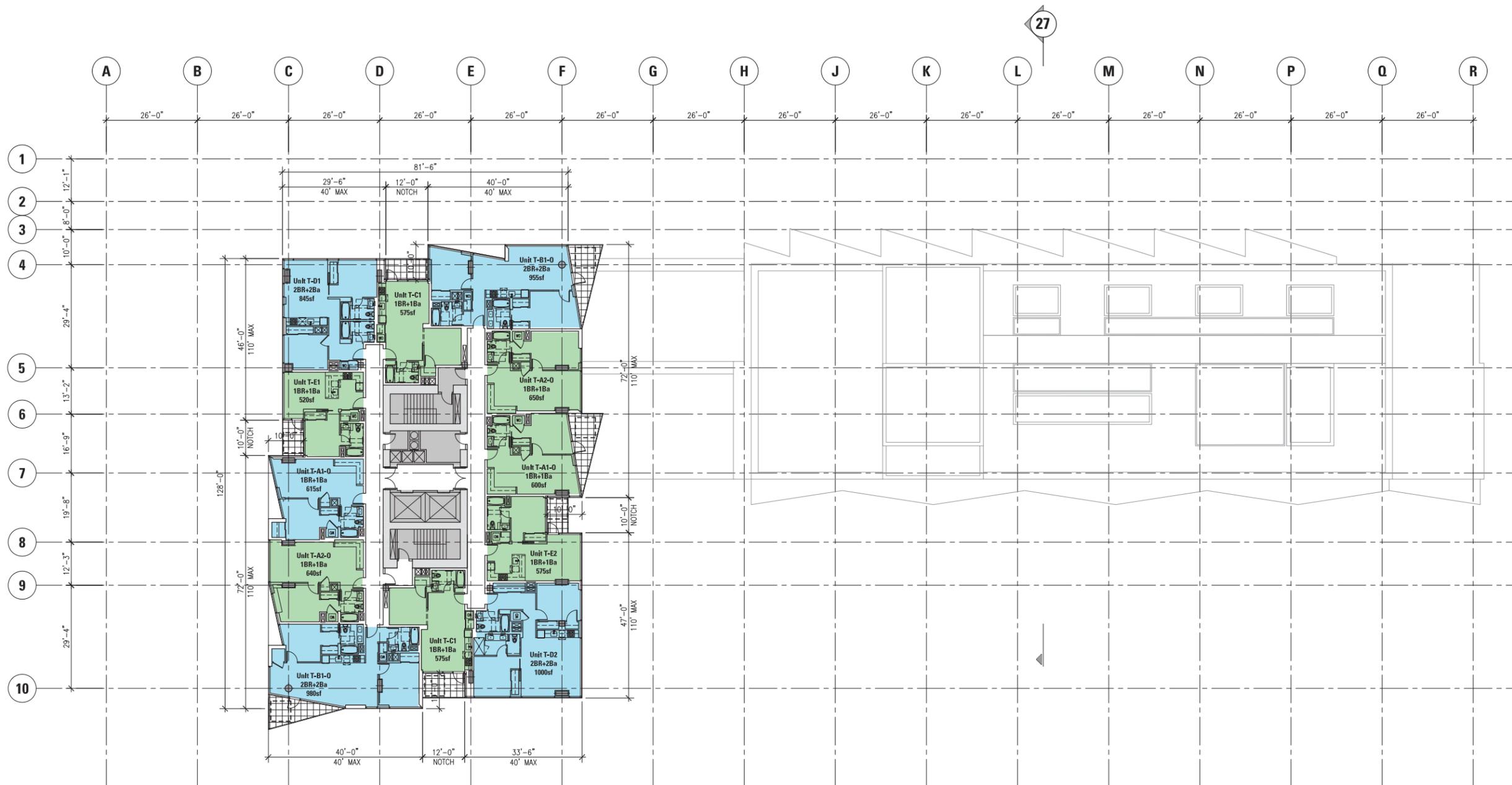


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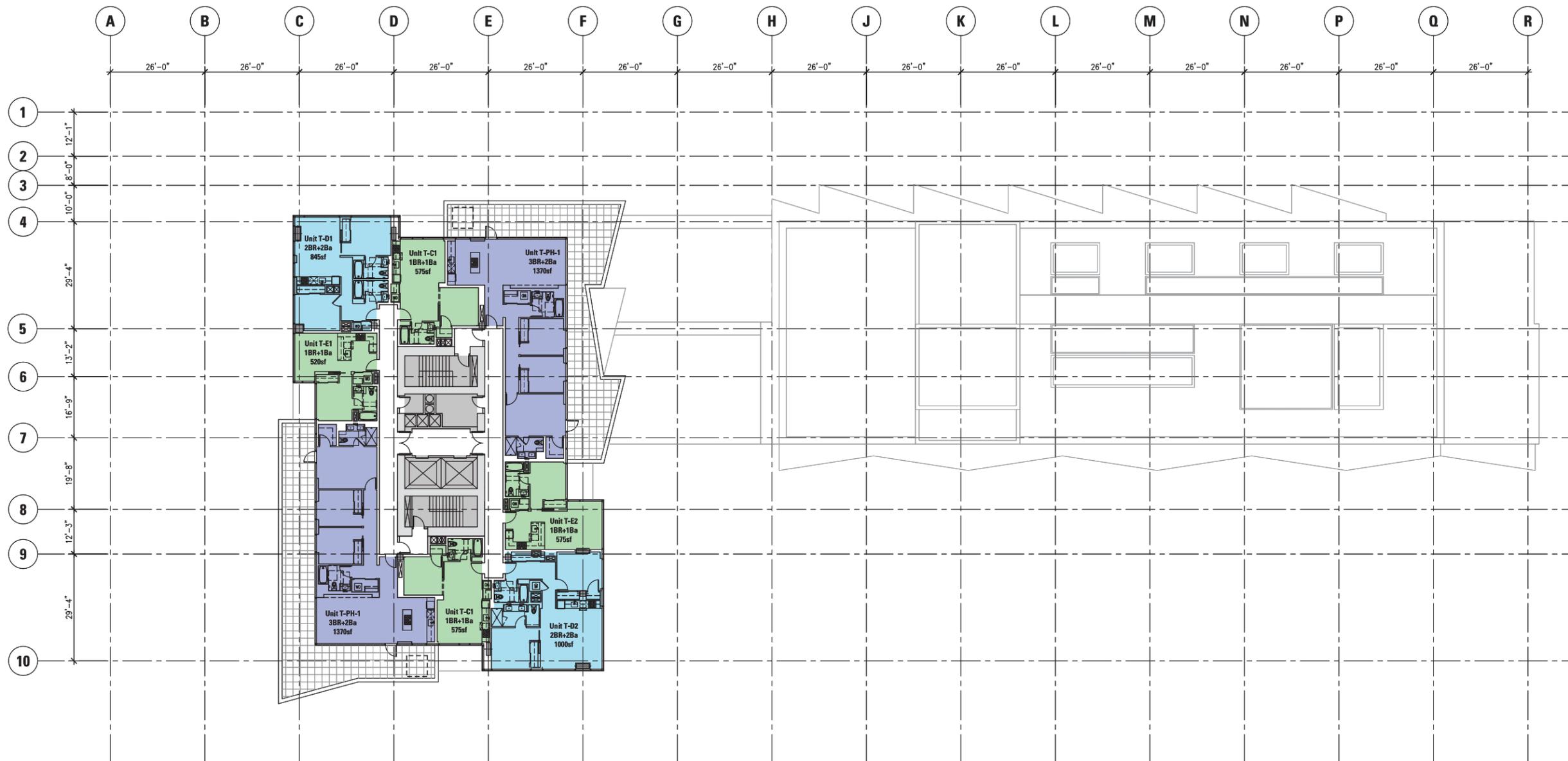
SCALE: 1/32" = 1'-0"



LEGEND

- TERRACE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- ELEVATOR & STAIRS
- UTILITY ROOMS
- AMENITIES
- 6' x 6' BALCONY CLEARANCE

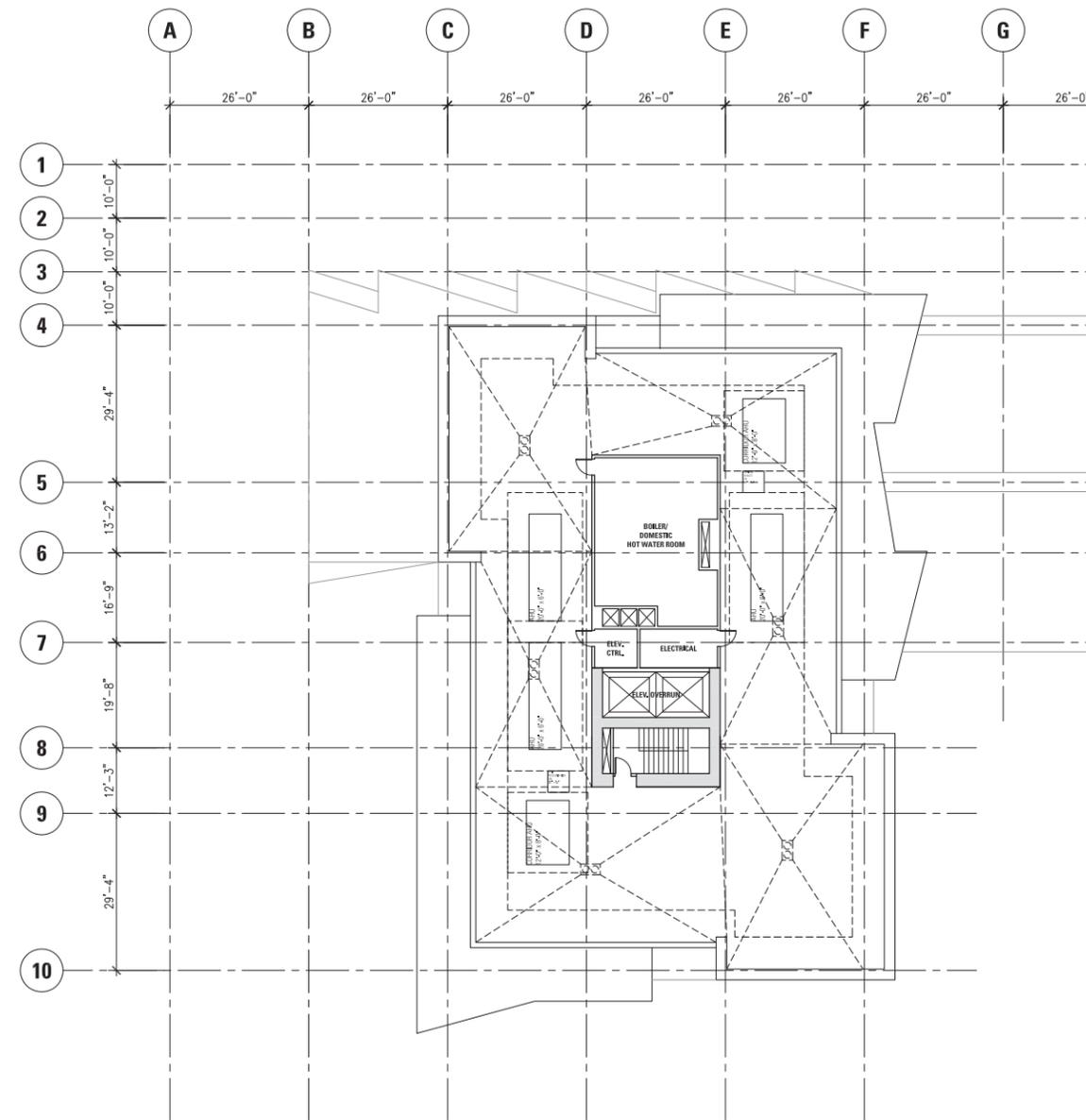
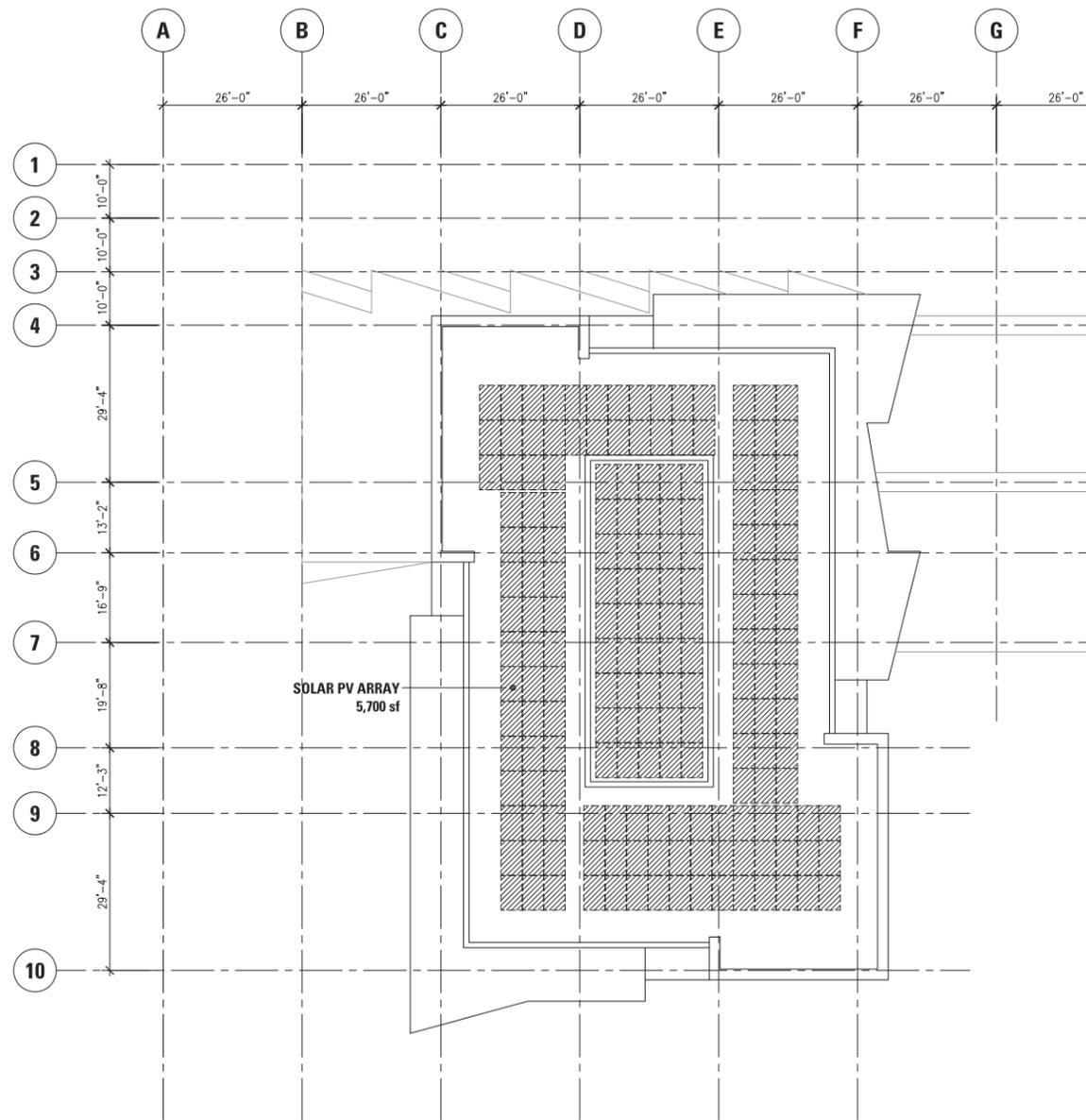
SCALE: 1/32" = 1'-0"



LEGEND

- TERRACE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- ELEVATOR & STAIRS
- UTILITY ROOMS
- AMENITIES
- 6' x 6' BALCONY CLEARANCE

SCALE: 1/32" = 1'-0"



- LEGEND**
-  TERRACE
 -  STUDIO
 -  1 BEDROOM
 -  2 BEDROOM
 -  3 BEDROOM
 -  ELEVATOR & STAIRS
 -  UTILITY ROOMS
 -  AMENITIES
 -  6' x 6' BALCONY CLEARANCE

SCALE: 1/32" = 1'-0"





145'-0"
MAX HEIGHT LIMIT
HIGH-RISE

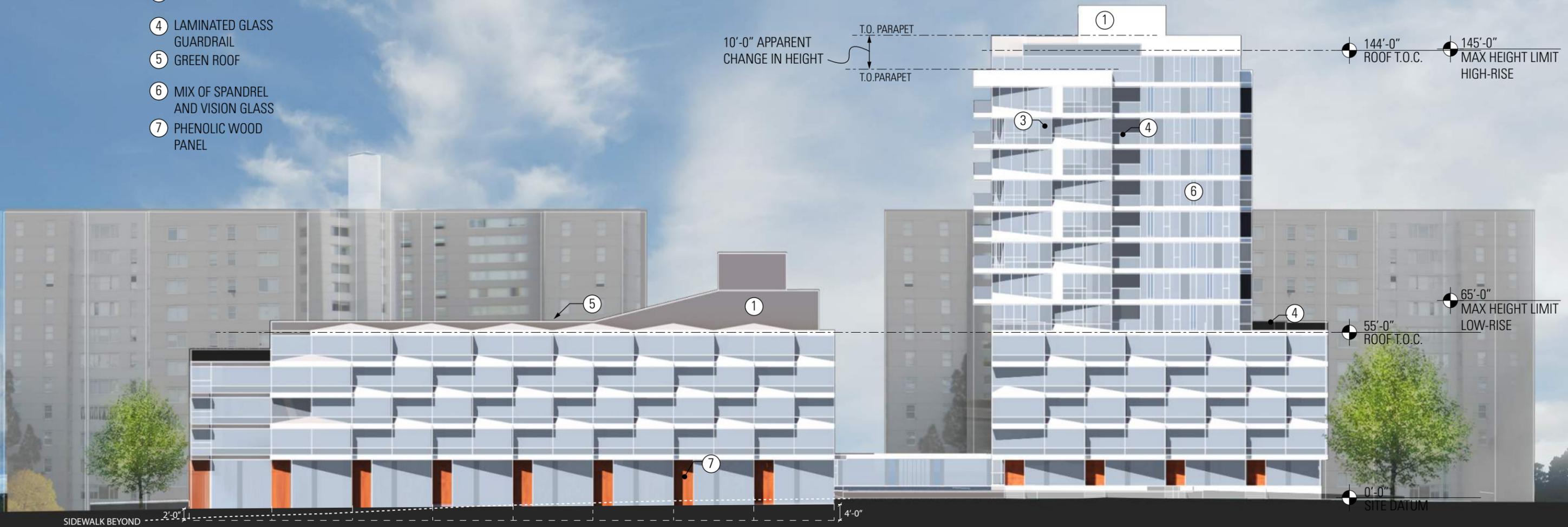
144'-0"
ROOF T.O.C.

0'-0"
SITE DATUM

T.O. PARAPET
10'-0" APPARENT
CHANGE IN HEIGHT
T.O. PARAPET

- ① PANEL
- ② VISION GLASS
- ③ SPANDREL GLASS
- ④ LAMINATED GLASS
GUARDRAIL
- ⑤ PHENOLIC WOOD
VENEER PANEL
- ⑥ MIX OF SPANDREL
AND VISION GLASS

- ① PANEL
- ② VISION GLASS
- ③ SPANDREL GLASS
- ④ LAMINATED GLASS GUARDRAIL
- ⑤ GREEN ROOF
- ⑥ MIX OF SPANDREL AND VISION GLASS
- ⑦ PHENOLIC WOOD PANEL



- ① PANEL
- ② VISION GLASS
- ③ SPANDREL GLASS
- ④ LAMINATED GLASS GUARDRAIL
- ⑤ GREEN ROOF
- ⑥ MIX OF SPANDREL AND VISION GLASS

145'-0"
MAX HEIGHT LIMIT
HIGH-RISE

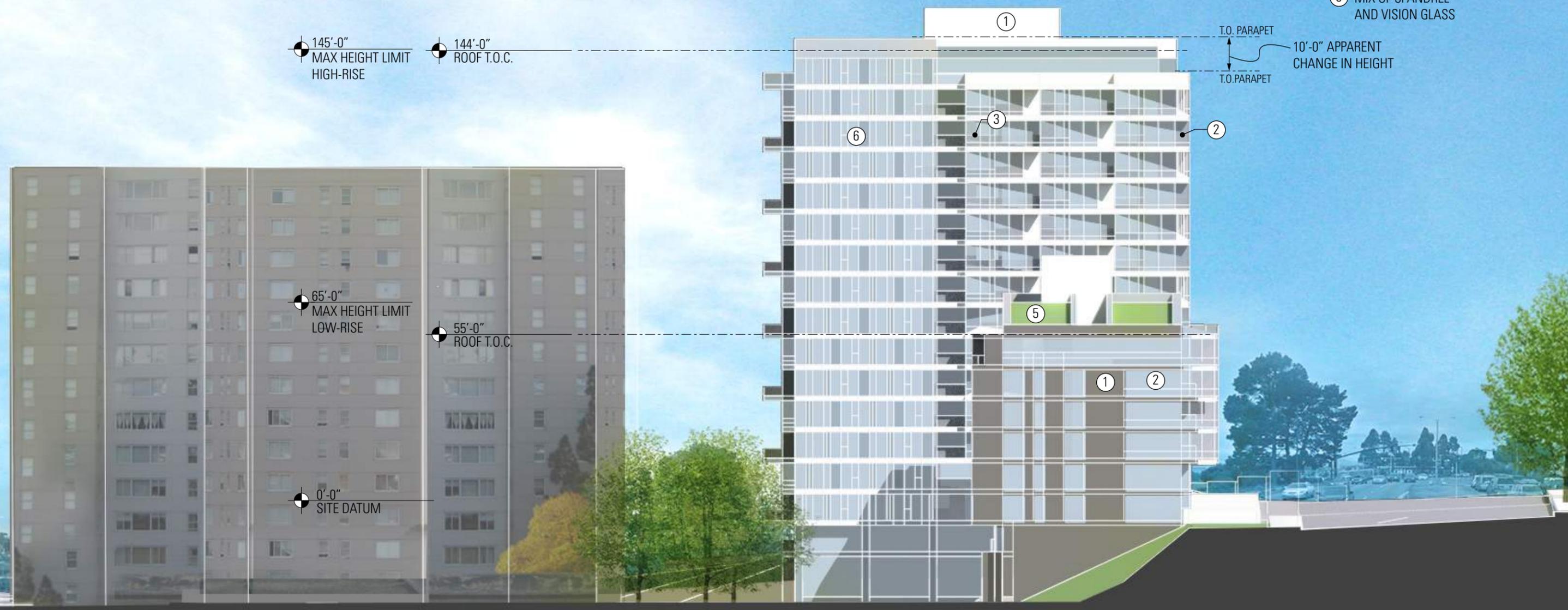
144'-0"
ROOF T.O.C.

65'-0"
MAX HEIGHT LIMIT
LOW-RISE

55'-0"
ROOF T.O.C.

0'-0"
SITE DATUM

T.O. PARAPET
10'-0" APPARENT
CHANGE IN HEIGHT
T.O. PARAPET





- ① PANEL
- ② VISION GLASS
- ③ SPANDREL GLASS
- ④ LAMINATED GLASS GUARDRAIL
- ⑤ GREEN ROOF
- ⑥ MIX OF SPANDREL AND VISION GLASS

145'-0" MAX HEIGHT LIMIT HIGH-RISE
 144'-0" ROOF T.O.C.

65'-0" MAX HEIGHT LIMIT LOW-RISE
 55'-0" ROOF T.O.C.

0'-0" SITE DATUM

T.O. PARAPET
 10'-0" APPARENT CHANGE IN HEIGHT
 T.O. PARAPET



- 144'-0" ROOF T.O.C.
- 134'-0" LEVEL 17 T.O.C.
- 124'-0" LEVEL 16 T.O.C.
- 114'-0" LEVEL 15 T.O.C.
- 104'-0" LEVEL 14 T.O.C.
- 94'-0" LEVEL 13 T.O.C.
- 84'-0" LEVEL 12 T.O.C.
- 74'-0" LEVEL 11 T.O.C.
- 64'-0" LEVEL 10 T.O.C.
- 54'-0" LEVEL 9 T.O.C.
- 44'-0" LEVEL 8 T.O.C.
- 34'-0" LEVEL 7 T.O.C.
- 24'-0" LEVEL 6 T.O.C.
- 14'-0" LEVEL 5 T.O.C.
- 4'-0" LEVEL 4 T.O.C.
- 0'-0" SITE DATUM
- 6'-0" LEVEL 3 T.O.C.
- 16'-0" LEVEL 2 T.O.C.
- 30'-0" LEVEL 1 T.O.C.
- 39'-0" LEVEL P1 T.O.C.
- 48'-0" LEVEL P2 T.O.C.
- 57'-0" LEVEL P3 T.O.C.

PROPERTY LINE

JUNIPERO SERRA











FACING SOUTH FROM 19TH AVE



FACING SOUTH WEST ACROSS THE STREET ON JUNIPERO SEERRA



FACING SOUTH WEST ACROSS THE STREET ON 19TH AVE.



FACING SOUTH-EAST ON 19TH AVE.



FACING WEST FROM JUNIPERO SERRA



ADJACENT BUILDINGS ON NORTH SIDE OF COMPLEX ACROSS FELIX

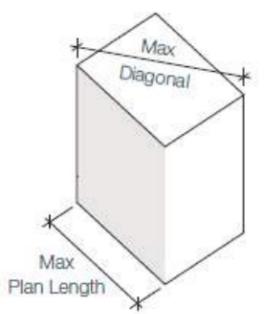


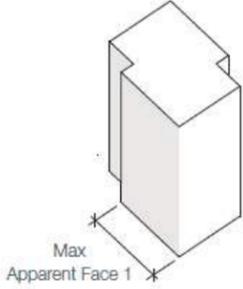
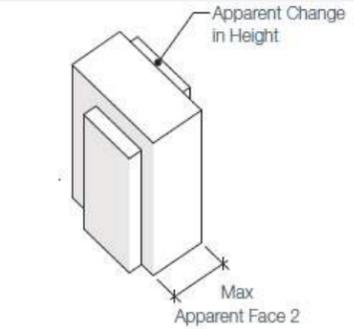
FACING NORTH EAST BETWEEN ADJACENT BUILDINGS FROM CAMBON

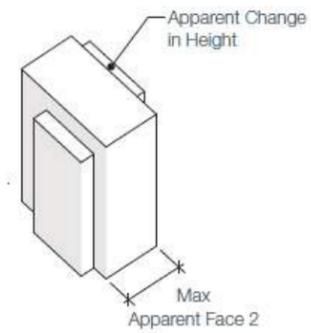
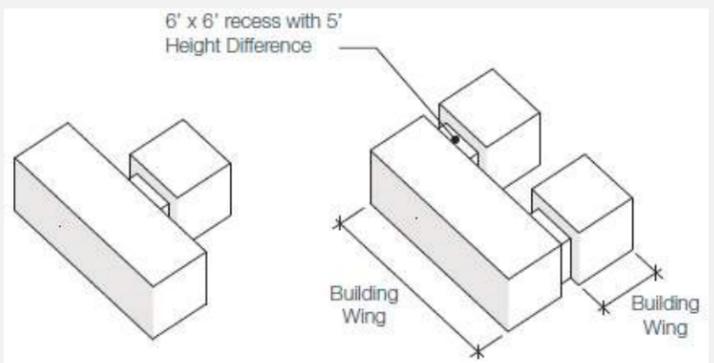


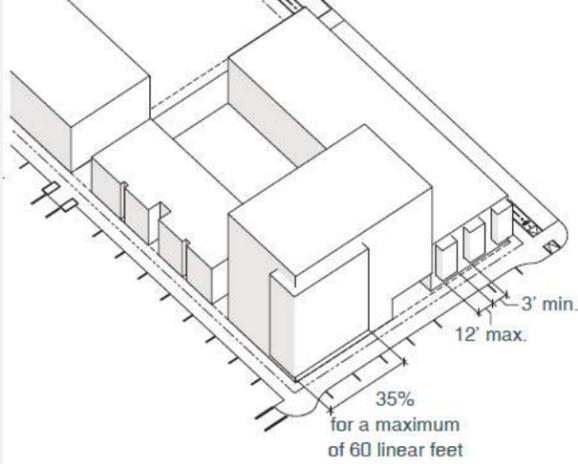
FACING EAST ON CAMBON

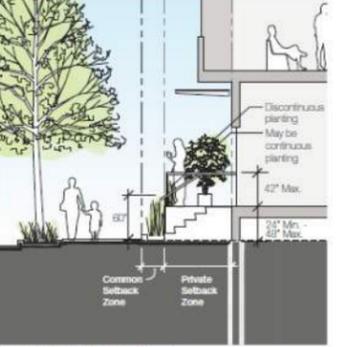
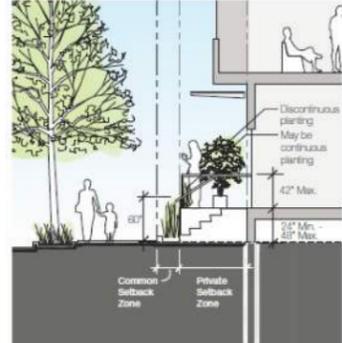
Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.01.01 Sustainability Performance	All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.	Block 20 will comply with all Parkmerced Sustainability Plan requirements. Refer to the Sustainability checklist.	
03.02.01 - 03.02.02 Lot Coverage	Lot coverage is calculated for each development block and is specifically listed in Appendix A of the Design Standards and Guidelines - Regulating Plan.	<p>For Block 20, the building footprints should comprise 5-30% of the lot. If the connector is approved and included, the actual lot coverage is 29,185 + 44,336 (existing building) /284,881 (total parcel area) = 26%. See diagram page 47.</p> <p>The project sponsor respectfully requests a minor modification from the Parkmerced Design Standards and Guidelines pursuant to Planning Code section 249.64(c)(3) to increase the permitted building footprint by 1,500 sf and a terrace of 1,380 sf to permit the shared lobby and amenity space for a total of 29,185 sf. A maximum development footprint of 26,600 sf is permitted. The permitted building lot coverage per Sections 03.02.0 and 03.02.02, and Appendix A of the Design Standards and Guidelines is 26,600 sf. The proposed 2,880 sf addition would increase the Project lot coverage by 2,585 sf, which is less than a ten percent deviation than permitted by Sections 03.02.0 and 03.02.02, and Appendix A of the Design Standards and Guidelines, and therefore requested as a minor modification. See diagram page 65.</p>	<p>Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area.</p> <p>Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in</p> <p>Section 03.05 Building Controls - Setback are not included in the total enclosed building footprint area calculation. However, those portions of a pedestrian paseo that pass below occupied building area must be included in the total building footprint area. (03.02.02)</p>
03.02.03 Usable Open Space	<p>48 square feet of common open space or 36 square feet of private open space per unit.</p> <p>Both common and private open spaces must have a minimum dimension of 6 feet in any direction.</p>	<p>Complies. We selected to comply with the private useable open space, which is 36sf x 266 = 9,576 sf. There are 90 balconies x 36sf = 3,240sf plus 27 private unit terraces x 440sf = 11,880sf for a total of 15,120sf private useable open space which exceeds the minimum 9,576 sf. All balconies meet the minimum dimension requirements as shown per plans pages 6-20.</p> <p>Common open space is 48sf x 266 = 12,768 sf. Level 1 amenity courtyard is 2,900 sf, Level 4 deck is 1,368 sf, and Level 9 roof terrace is 6,287 sf for a total of 10,555 sf common open space. We have selected to comply with the private open space requirement. Common open spaces and private open spaces are highlighted on the plans pages 6-20.</p>	<p>Courtyards and rooftop terraces shall count towards the provision of common open space.</p> <p>Setback areas, balconies and decks shall count towards the provision of private open space.</p>
03.03.01 Maximum Height	Building height shall not exceed the maximum height as shown on the Maximum Height Plan (Fig. 03.03.C).	<p>Complies.</p> <p>High-rise: For Block 20, the maximum height for the high-rise is 145ft for a plan length of 140ft. The current height provided is 144ft for a length of 128ft.</p> <p>Low-rise: The maximum height for the low-rise is 65ft for a length of 200ft. The current height provided is 55ft for a length of 189ft. When the length reaches 200ft, the height reduces to the allowed 45ft for a length of 26ft.</p> <p>See diagrams pages 48, 49, 50, and 51.</p>	<p>Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit. (03.03.05)</p> <p>Those portions of a building that may project above the maximum height limit are:</p> <ul style="list-style-type: none"> • Parapets up to 4 feet in height. • Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. • For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height. (03.03.06) <p>Height limits are to be measured from the back of sidewalk grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade (Fig. 03.03.A). (03.03.02)</p> <p>Sloped roofs, in excess of 30 degrees from the horizontal, are to be measured to the midpoint of the vertical dimension of the roof. (03.03.03)</p>

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards										
03.03.04 Appropriate Scale	Residential buildings that are no greater than 35 feet in height must be located along a public right-of-way or easement that is no more than 45 feet in width.	NA. All Block 20 Residential building heights are above 35'-0"											
03.03.06 Projections	<p>Those portions of a building that may project above the maximum height limit are:</p> <ul style="list-style-type: none"> •Parapets up to 4 feet in height. •Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height. •For buildings taller than 125 feet wall planes extensions such as those used for screening of mechanical equipment that are either 50% physically and visibly permeable or translucent, up to 10 feet in height. 	<p>Complies. The parapets are 4ft in height. The mechanical enclosures are 10ft in height and will be limited to less than 20% of the roof area (see calculations below). There are no wall plane extensions. The elevator for the high-rise stops a level below the roof and fits within the 10ft height allowed. The elevator for the low-rise stops at the roof which is one story below the max height so it fits within the 10ft height allowed. See diagram page 52.</p> <p>Low-rise roof: 1,995 sf mech area/13,382 sf roof area = 15% which is less than 20% High-rise roof: 1,488 sf mech area/8,575 sf roof area = 17% which is less than 20%</p>											
03.04.02 Maximum Plan Dimension	<table border="1" data-bbox="531 697 1044 854"> <thead> <tr> <th>Building Height</th> <th>Max Plan Length</th> </tr> </thead> <tbody> <tr> <td>Up to 35'</td> <td>NA</td> </tr> <tr> <td>36' – 45'</td> <td>NA</td> </tr> <tr> <td>46' – 85'</td> <td>200'</td> </tr> <tr> <td>86' – 145'</td> <td>140'</td> </tr> </tbody> </table>	Building Height	Max Plan Length	Up to 35'	NA	36' – 45'	NA	46' – 85'	200'	86' – 145'	140'	<p>Complies. High-rise: Where the high-rise is 144ft in height, the plan length is 128ft. Low-rise: Where the low-rise is 55ft in height, the plan length is 189ft. The max plan length for the portion of mid-rise below 45' is NA. See diagrams pages 49 and 51.</p>	
Building Height	Max Plan Length												
Up to 35'	NA												
36' – 45'	NA												
46' – 85'	200'												
86' – 145'	140'												
03.04.03 Maximum Diagonal	<table border="1" data-bbox="531 949 1044 1106"> <thead> <tr> <th>Building Height</th> <th>Max Diagonal</th> </tr> </thead> <tbody> <tr> <td>Up to 35'</td> <td>NA</td> </tr> <tr> <td>36' – 45'</td> <td>NA</td> </tr> <tr> <td>46' – 85'</td> <td>NA</td> </tr> <tr> <td>86' – 145'</td> <td>170'</td> </tr> </tbody> </table>	Building Height	Max Diagonal	Up to 35'	NA	36' – 45'	NA	46' – 85'	NA	86' – 145'	170'	<p>Complies. High-rise: The project is 144 ft in height with diagonals of 161ft and 145ft which is less than the maximum plan diagonal 170 ft. Low-rise: NA as the building is less than 86' in height See diagrams pages 53 and 54.</p>	 <p>The diagram shows a 3D perspective of a rectangular building. A horizontal dimension line at the base is labeled 'Max Plan Length'. A diagonal dimension line across the top face of the building is labeled 'Max Diagonal'.</p> <p>Figure 03.04.A: Maximum Plan Length and Diagonal</p>
Building Height	Max Diagonal												
Up to 35'	NA												
36' – 45'	NA												
46' – 85'	NA												
86' – 145'	170'												

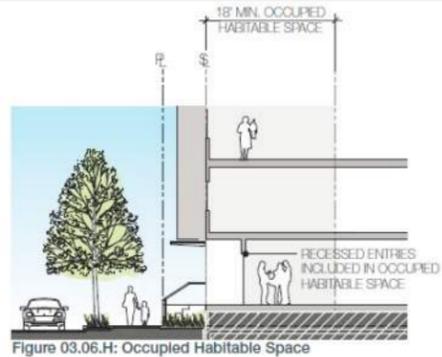
Standard Number	Standard	Block 20 Project Compliance	Implementing Standards																									
03.04.04 Maximum Apparent Face 1	Face 1: The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in Table 2 – Bulk + Massing Control Matrix and Figure 03.04.B – Maximum Apparent Face 1 . <table border="1" data-bbox="522 344 1028 499" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Building Height</th> <th>Max Apparent Face 1</th> </tr> </thead> <tbody> <tr> <td>Up to 35'</td> <td>30'</td> </tr> <tr> <td>36' – 45'</td> <td>120'</td> </tr> <tr> <td>46' – 85'</td> <td>80'</td> </tr> <tr> <td>86' – 145'</td> <td>110'</td> </tr> </tbody> </table>	Building Height	Max Apparent Face 1	Up to 35'	30'	36' – 45'	120'	46' – 85'	80'	86' – 145'	110'	Complies. High-rise: The apparent face 1 for the high-rise is 79ft less than the 110ft required. Low-rise: The apparent face 1 for the low-rise at 55ft height is 26ft less than the 80ft required. The apparent face 1 for the low-rise at 45ft height is 26ft less than the 120ft required. See diagrams pages 55, 56 and plans pages 13,19.	 <p style="text-align: center;">Max Apparent Face 1</p> <p style="text-align: center;">Figure 03.04.B: Maximum Apparent Face 1</p>															
Building Height	Max Apparent Face 1																											
Up to 35'	30'																											
36' – 45'	120'																											
46' – 85'	80'																											
86' – 145'	110'																											
03.04.05 Maximum Apparent Face 2	Face 2: The maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in Table 2 – Bulk + Massing Control Matrix and Figure 03.04.C – Maximum Apparent Face 2 and Apparent Change in Height . <table border="1" data-bbox="522 872 1028 1024" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Building Height</th> <th>Max Apparent Face 2</th> </tr> </thead> <tbody> <tr> <td>Up to 35'</td> <td>NA</td> </tr> <tr> <td>36' – 45'</td> <td>80'</td> </tr> <tr> <td>46' – 85'</td> <td>40'</td> </tr> <tr> <td>86' – 145'</td> <td>40'</td> </tr> </tbody> </table> <table border="1" data-bbox="366 1050 1184 1346" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Building Height</th> <th>Max Apparent Face 2</th> <th>Change in Apparent Face</th> </tr> </thead> <tbody> <tr> <td>Up to 35'</td> <td>NA</td> <td>Minimum 1' deep x 1' wide notch (or) Minimum 2' offset of building massing</td> </tr> <tr> <td>36' – 45'</td> <td>80'</td> <td>Minimum 2' deep x 3' wide notch (or) Minimum 2' offset of building massing</td> </tr> <tr> <td>46' – 85'</td> <td>40'</td> <td>Minimum 5' deep x 5' wide notch (or) Minimum 5' offset of building massing</td> </tr> <tr> <td>86' – 145'</td> <td>40'</td> <td>Minimum 10' deep x 10' wide notch (or) Minimum 10' offset of building massing</td> </tr> </tbody> </table>	Building Height	Max Apparent Face 2	Up to 35'	NA	36' – 45'	80'	46' – 85'	40'	86' – 145'	40'	Building Height	Max Apparent Face 2	Change in Apparent Face	Up to 35'	NA	Minimum 1' deep x 1' wide notch (or) Minimum 2' offset of building massing	36' – 45'	80'	Minimum 2' deep x 3' wide notch (or) Minimum 2' offset of building massing	46' – 85'	40'	Minimum 5' deep x 5' wide notch (or) Minimum 5' offset of building massing	86' – 145'	40'	Minimum 10' deep x 10' wide notch (or) Minimum 10' offset of building massing	Complies. High-rise: The apparent face 2 for the high-rise is 38ft less than the 40ft required. Low-rise: The apparent face 2 for the low-rise at 55ft height is 40ft which is the max required. The apparent face 2 for the low-rise at 45ft height is 70ft less than the 80ft required. See diagram pages 57, 58 and plans pages 13,19. Regarding change in apparent faces: High-rise: For the high-rise tower at 144ft, 10'x10' notches are required and provided for lengths longer than 110ft and 40ft. Low-rise: For the low-rise tower at 55ft at apparent face 1, an 8' offset is provided, where only a 5' offset is required for lengths longer than 80ft. For the low-rise tower at 55ft at apparent face 2, a 5'x8' notch is provided, where only a 5'x5' notch is required for lengths longer than 40ft. See diagrams pages 55-58 and plans pages 13,19.	 <p style="text-align: center;">Max Apparent Face 2</p> <p style="text-align: center;">Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height</p>
Building Height	Max Apparent Face 2																											
Up to 35'	NA																											
36' – 45'	80'																											
46' – 85'	40'																											
86' – 145'	40'																											
Building Height	Max Apparent Face 2	Change in Apparent Face																										
Up to 35'	NA	Minimum 1' deep x 1' wide notch (or) Minimum 2' offset of building massing																										
36' – 45'	80'	Minimum 2' deep x 3' wide notch (or) Minimum 2' offset of building massing																										
46' – 85'	40'	Minimum 5' deep x 5' wide notch (or) Minimum 5' offset of building massing																										
86' – 145'	40'	Minimum 10' deep x 10' wide notch (or) Minimum 10' offset of building massing																										

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.04.06 Apparent Change in Height	All buildings taller than 85 feet shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.04.05.	Complies. High-rise: There is a 10ft apparent change in height in the high-rise which is taller than 85ft. See diagram page 59, plan on page 20, and elevations on pages 23-26. Low-rise: Less than 85ft therefore requirement does not apply.	 <p>Figure 03.04.C: Maximum Apparent Face 2 and Apparent Change in Height</p>
03.04.07 Compound Shape Buildings.	Compound shaped buildings comprised of building wings including, but not limited to, 'L', 'T', 'U' or 'E' shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building.	NA. The building is not a compound shape.	 <p>Figure 03.04.D: Compound Shapes</p>
03.04.08 Tower Separation	Buildings taller than 105 feet shall maintain a minimum distances of 45 feet clear from any portion of another building taller than the 105 feet.	Complies. High-rise: The 144ft high-rise maintains a distance larger than 45ft to other buildings at 68ft and 81ft. See diagram page 60. Low-rise: Less than 105ft.	
03.05.01 - 03.05.02 Setback Plan	Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan (Fig. 03.05.B). The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.	Complies. The building is not located within the 20ft setback along Felix or within the 10ft setback along Junipero Serra. See diagram page 61 and site plan on page 4.	
03.05.03 Common v. Private Setback	Building setbacks are divided into common and private setback areas (Fig. 03.05.C). Setback dimensions are as follows: <ul style="list-style-type: none"> • 0' Setback / no common setback area • 6'-6" Setback / 1'-6" common setback area • 8' Setback / 2' common setback area • 10' Setback / 3' common setback area • 20' Setback / 10' common setback area 	Complies. Planted buffer space is provided for ground floor dwelling units. See diagram page 61 and site plan on page 4.	Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner's association. Stairs and stoops are excluded from the common area requirement and may extend into the common area as indicated in Figure 03.05.C - Setback Control Sections .

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.05.04 Occupied Building Area	<p>Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in Figure 03.05.C - Setback Control Sections.</p> <p>Occupied building encroachments and projections may extend into the public right-of-way and setback, respectively, for a maximum of 55% of the length of the street frontage.</p> <p>Up to 35% of the building face area may encroach into the public right-of-way and/or project into the setback for a maximum of 60 linear feet parallel to the street frontage. The remaining 20% is limited to segments no greater than 12 feet in width.</p> <p>Individual encroachments/projections must have a minimum horizontal separation of 3 feet parallel to the street frontage (Fig. 03.05.A - Occupied Building Area).</p>	NA. The building area does not encroach into the public right-of-way nor does it project into the setback.	 <p>Figure 03.05.A: Occupied Building Area</p>
03.05.05 Active Use Projection	Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use.	NA. No active use building mass provided within building setbacks.	Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor. Commercial Base Requirements - Section 03.08 will apply.
03.05.06 Encroachments + Projections	Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in Figure 03.05.C – Setback Control Sections .	NA. There are no encroachments into the public right-of-way or setbacks.	
03.05.07 Permitted Obstructions	Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in Figure 03.05.C – Setback Control Sections .	NA. There are no building obstructions within the building setbacks.	
03.05.08 Basement Levels	Basement Levels of buildings are permitted to project into the setback as indicated in Figure 03.05.C – Setback Control Sections ; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.	NA. The basement provided does not encroach in or underneath the building setbacks.	
03.05.09 Transition	All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semi- private courtyards with private yards, porches, and primary living spaces.	Complies. New construction at Block 20 will comply with all 03.05.09 transition requirements. Private yards or porches are provided.	
03.05.10 Planting	Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.	New Construction at Block 20 will comply with all 03.05.10 planting requirements. Refer to PWP landscape documentation.	

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.05.11 Buffer Planting	The height of plants and trees within common setback areas or shall not exceed 60 inches in height from back of sidewalk grade. Within private setback areas, or other private outdoor spaces, planters containing foliage and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length (Fig. 03.05.D).	New Construction at Block 20 will comply with all 03.05.10 buffer planting requirements. Refer to PWP landscape documentation.	 <p>Figure 03.05.D: Setback Zone</p>
03.05.12 Common Boundary Structures	Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.	NA. There are no walls, fences and other boundary structures taller than 36 inches located within the common setback area.	
03.05.13 Private Boundary Structure	<p>Walls, fences and other boundary structures within the private setback area facing a public right-of-way shall not exceed 48 inches from sidewalk or courtyard grade.</p> <p>Along a sloped street frontage, walls, fences and other boundary structures are permitted up to 5 feet in height from back of sidewalk grade for 50% of the associated streetwall, in segments no greater than 15 feet.</p> <p>Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor (Fig. 03.05.D).</p>	NA. There are no walls, fences and other boundary structure located within the private setback area. There is no streetwall designation for Block 20.	 <p>Figure 03.05.D: Setback Zone</p>

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
<p>03.06.01 Predominant Building Face</p>	<p>Figure 03.06.D - Streetwall Plan indicates the minimum percentages of building massing that must be constructed to meet the setback line.</p> <p>The minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in Fig. 03.06.B.</p> <p>Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements.</p> <p>Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade (Fig. 03.06.E) (03.06.04).</p>	<p>Block 20 is not in a streetwall controlled zone per 03.06D.</p>	<p>The streetwall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement that is constructed to meet the setback line. The streetwall percentage of a project for a given street frontage is calculated by dividing the sum of the length of all building faces built up to the setback line on that block frontage by the total length of the project lot on that block frontage.</p> <p>Pedestrian paseos, as indicated on the Easements + Walks Plan (Fig. 02.01.B), are excluded from streetwall calculations (03.06.02).</p> <div data-bbox="2231 512 2846 1076" data-label="Image"> <p>Figure 03.06.B: Streetwall Calculation</p> </div>
<p>03.06.03 Corner Zones</p>	<p>A 100% streetwall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high (Fig. 03.06.C) is required within the Corner Zones illustrated on Figure 03.06.D.</p> <p>Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements.</p> <p>Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade (Fig. 03.06.E) (03.06.04).</p>	<p>NA. Block 20 does not require corner zones per 03.06D.</p>	<div data-bbox="2231 1177 2846 1620" data-label="Image"> <p>Figure 03.06.C: Corner Zone</p> </div>

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.06.05 Building Base Articulation	At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50 feet must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture (Fig. 03.06.F).	Minimum Building Base Articulation required and provided – the first 2 habitable floors	
03.06.06 Active Ground Floors	Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons (Fig. 03.06.G). Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.	NA. The buildings are not adjacent to a Neighborhood Commons.	
03.06.07 Occupied Habitable Space	All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the streetwall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space (Fig 03.06.H). Garage entries, loading and service entries, transformer rooms, exit stairs and elevators are exempt for 20% of the building perimeter or 60 LF, whichever is less. Buildings that occupy an entire block, except on blocks 04, 08W, 08E, 16SW, 16NW and 18, are exempt for 100 LF. These elements must be incorporated into the overall architectural expression of the building.	All occupied habitable space facing street frontage and paseos provide a minimum of 25'-0" deep habitable space perpendicular to the street and paseo.	 <p>Figure 03.06.H: Occupied Habitable Space</p>
03.07.01 Residential Unit Entries	Each ground floor residential unit must have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.	Complies. Each ground floor residential unit has an individual entry door.	
03.07.02 Residential Rhythm	Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of 1 door per 35 linear feet of building frontage.	Complies. See plans page 9 and 12. Maximum Distance between Ground Floor Entries Required - 35'-0" Maximum Distance between Ground Floor Entries Provided - 26'-0"	
03.07.03 Recessed Entries	Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the streetwall.	Complies. There is no streetwall requirement for this site however the ground floor residential unit entries are recessed a minimum of 18 inches.	
03.07.04 Residential Openness	At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.	Complies. At least 50% of the ground floor facade will be transparent windows and doors.	
03.07.05 Floor-to-Floor Heights	Ground floor residential units must have a minimum floor to floor height of 10 feet.	Complies. Ground floor residential units have a minimum floor to floor height of 10 feet. See section page 7.	
03.07.06 Elevated Residential Units	A 24 to 48 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation between the interior of residential units and the public realm, while maintaining visual connection. Along a sloped street frontage, elevation change between the first habitable floor of the ground floor residential dwelling unit and the back of sidewalk grade are permitted to be up to 5 feet in height for 50% of the streetwall, in segments no greater than 15 feet.	Complies. High-rise: The high-rise ground floor units have a maximum elevation change up of 48". Low-rise: The low-rise ground floor units have an elevation change down that ranges from 24" to 5' due to sloped street frontage. See diagram page 62.	

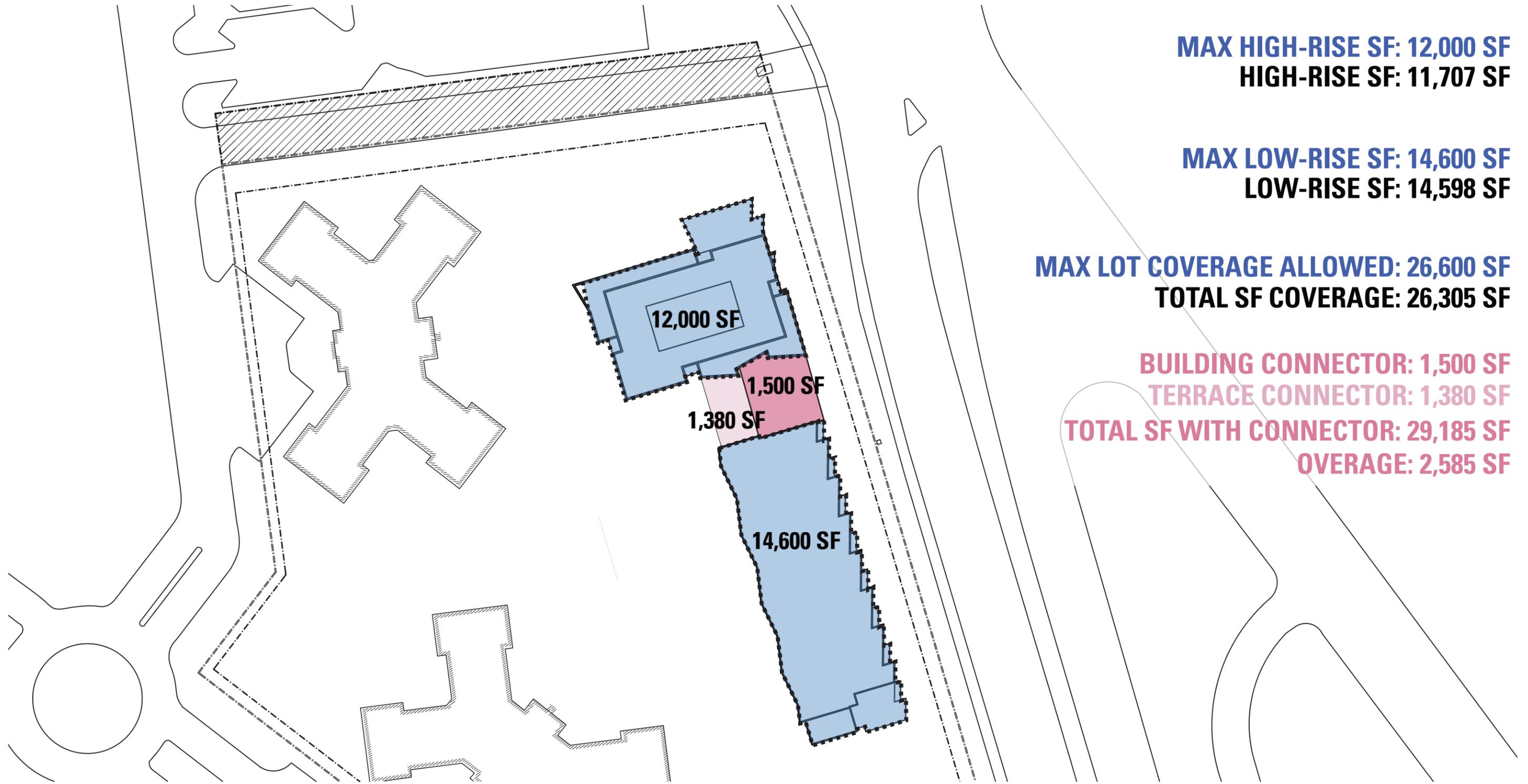
Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.07.07 Street Lobby Width	Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.	Complies. If approved, the residential lobby along Junipero Serra is 30ft in length. Refer to diagram page 65 and to plan page 12.	
03.09.01 Projected Windows	Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.	No enclosed building area provided encroaches into setbacks or right-of-way.	
03.09.02 Balconies	10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 36 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building to reduce the apparent building mass from any viewing angle.	Complies. More than 10% of the units have balconies greater than 36sf minimum. Balconies maintain a 6ftx6ft dimension minimum – see plans pages 6-20. Buildings include 2 balconies per floor, located on opposing faces. See diagrams pages 63 and 64.	
03.09.03 Glazing	Glazing must be of low reflectance (12% of visible exterior light).	New Construction at Block 20 will comply with all 03.09.03 Glazing requirements.	
03.09.04 Mechanical Equipment	Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.	New Construction at Block 20 will comply with all 03.19.04 Mechanical Equipment requirements.	
03.09.05 Solid Waste	All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.	Complies. All garbage, recycling and composting facilities are placed fully within the building, not be visible from the public right-of-way.	
03.10.01 Screening	Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building's surfaces.	Complies. Mechanical equipment located on top of buildings will be screened from public view and from neighboring buildings.	
03.10.02 Solar Panels	50% of roof area must be designed to permit installation of south oriented solar panels.	Complies. 50% of roof area is designed to permit installation of south oriented solar panels. High-rise: 8,575 sf roof area less 1,488 sf mech/stair enclosure equals 6,742 sf of area available for solar panels allows for 5,700 sf practical arrangement and 3 ft minimum access path around panels. Low-rise: 13,382 sf roof area less 1,995 mech/stair enclosure less 2,228 visible at building edge less 6,287 occupied landscaped terrace equals 2,872 of area available for solar panels. Less area will be utilized due to practical arrangement and 3 ft minimum access path around panels.	
03.12.04 Restrictions	No sign, except as provided in Planning Code Section 603 or 604, shall be permitted in the Parkmerced Special Use District without a permit being duly issued therefor. No general advertising signs are permitted. Roof signs, wind signs, and signs on canopies are not permitted. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except those moving or rotating or otherwise physically animated parts used for rotation of barber poles and the indication of time of day and temperature. Back-lit box signs, defined as signs with an internal light source and one or more translucent faces illuminated for visibility onto which opaque letters are affixed are not permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are discouraged.	New Construction at Block 20 will comply with all 03.12.04 Sign Restriction requirements.	

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.12.05 Height	Except as provided by section 03.12 of the Parkmerced Design Standards and Guidelines, no sign shall exceed a height of 24 feet.	New Construction at Block 20 will comply with all 03.12.05 Sign Height requirements.	
03.12.06 Business Sign	<p>Business signs are permitted for business establishments within the Mixed Use-Social Heart (PM-MU1) or the Neighborhood Commons (PM-MU2) districts, as follows:</p> <p>(a) Wall Signs. One wall sign shall be permitted for each Business Frontage. The area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 45 square feet, whichever is less. However, for general grocery store uses, the area of each wall sign shall not exceed 3 square feet per foot of each Business Frontage, or 150 square feet, whichever is less.</p> <p>(b) Projected Signs. One projecting sign shall be permitted for each 30 feet, or fraction thereof, of Business Frontage. The area of the first such projecting sign shall not exceed 24 square feet and the area of any subsequent sign shall not exceed 10 square feet. In lieu of the 24 square foot projecting sign, a business may be allowed a single three-dimensional projecting sign of not more than 48 cubic feet in volume.</p> <p>(c) Awnings. Sign copy on an awning shall be permitted in lieu of each permitted projecting sign. The area of such sign copy shall not exceed 30 square feet.</p> <p>(d) Window Signs. The total area of all window signs shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.</p>	New Construction at Block 20 does not provide for any Business establishments.	

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards
03.12.07 Neighborhood Signs	<p>Neighborhood signs are defined as Identifying Signs and/or non-temporary Sale or Lease Signs. Neighborhood Signs are permitted as follows:</p> <p>(a) Wall Signs. One wall sign shall be permitted for each building containing at least one residential unit, and for each building containing a use for which the primary purpose is to administer the marketing, maintenance, and/or management of the rental units within the Parkmerced Special Use District. The area of each wall sign shall not exceed 50 square feet. No wall sign shall exceed a height of 24 feet, and any sign exceeding 18 square feet in area shall be set back at least 25 feet from all street property lines. Such signs may be nonilluminated, indirectly, or directly illuminated. No wall sign shall be permitted along any interior lot line.</p> <p>Notwithstanding the foregoing, two additional wall signs shall be permitted up to 100 feet in height and up to 450 square feet in area provided that no portion of the sign is publicly visible for more than one-hundred eighty (180) days per calendar year. For the purposes of this paragraph, any period of any day shall be counted as a full day. Any application for a wall sign permitted pursuant to this paragraph must be accompanied by a schedule of days on which the sign will be publicly visible. The owner of the property on which such sign is located shall sign and have notarized any such schedule and shall notify the Planning Department promptly upon any change to this schedule.</p> <p>(b) Freestanding Signs. (1) Up to ten (10) signs shall have a maximum area of 150 square feet each and be limited to 12 feet in height; (2) Up to fifteen (15) signs shall have a maximum area of 75 square feet each and be limited to 24 feet in height.</p>	New Construction at Block 20 will comply with all 03.12.07 Neighborhood Sign requirements.	
03.13.01 Energy Efficiency	Designs shall use energy efficient bulbs and fixtures.	New Construction at Block 20 will provide energy efficient bulbs and fixtures.	
03.13.02 Luminaires	Traditional “glowtop” luminaires shall not be used, as they are a significant source of light pollution. Instead, luminaires which direct light downward and towards the intended use are to be employed.	New Construction at Block 20 will comply with all 03.13.02 Luminaires requirements. Refer to PWP landscape documentation.	
03.13.03 Light Pollution	All lighting must be shielded to prevent glare to private and public uses, especially residential units. The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows.	New Construction at Block 20 will comply with all 03.13.03 Light Pollution requirements. Refer to PWP landscape documentation.	

Standard Number	Standard	Block 20 Project Compliance	Implementing Standards																		
04.01.01 Bicycle Parking	<table border="1" data-bbox="366 201 1218 554"> <thead> <tr> <th>Land Use</th> <th>Minimum Parking Rates</th> <th>Estimated Supply</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>1 / 2 Units</td> <td>4,450</td> </tr> <tr> <td>Grocery</td> <td>1 / 2,000 gsf</td> <td>21</td> </tr> <tr> <td>Retail/Office/ Professional Services</td> <td>0 – 10,000 gsf = 2 10,001 – 20,000 gsf = 4 20,001 – 40,000 gsf = 6 > 40,000 = 12</td> <td>66</td> </tr> <tr> <td>School</td> <td>1 / 4,000 gsf</td> <td>7</td> </tr> <tr> <td>Fitness/Community Center</td> <td>1 / 4,000 gsf</td> <td>14</td> </tr> </tbody> </table> <p data-bbox="366 584 1218 796">Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in Table 3 – Minimum Bicycle Parking, or quantities listed in the San Francisco Planning Code, whichever is greater. Residential, retail, office, institutional and educational uses must provide Class I bicycle parking for residents and employees. All other commercial uses and all visitor bicycle parking may be provided as Class II bicycle parking.</p>	Land Use	Minimum Parking Rates	Estimated Supply	Residential	1 / 2 Units	4,450	Grocery	1 / 2,000 gsf	21	Retail/Office/ Professional Services	0 – 10,000 gsf = 2 10,001 – 20,000 gsf = 4 20,001 – 40,000 gsf = 6 > 40,000 = 12	66	School	1 / 4,000 gsf	7	Fitness/Community Center	1 / 4,000 gsf	14	<p data-bbox="1236 191 2010 332">Complies. 266 units provided 142 Class I bike parking plus 14 Class II bike parking required 322 Class I bike parking provided plus 14 Class II bike parking provided for 336 total</p> <p data-bbox="1236 362 2010 483">Level P1 – 172 Class I bike parking provided (more than 142 minimum provided with access only 1 level below entry level) Level P2 - 150 Class I bike parking provided Total - 322 Class I bike parking provided</p>	
Land Use	Minimum Parking Rates	Estimated Supply																			
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Fitness/Community Center	1 / 4,000 gsf	14																			
04.01.02 Support biking	<p data-bbox="366 846 1218 967">The number of shower and changing facilities must meet the sum of the requirements listed in Table 3 - Minimum Bicycle Parking. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement.</p> <table border="1" data-bbox="574 977 1010 1280"> <thead> <tr> <th>Land Use</th> <th>Shower Facility</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>NA</td> </tr> <tr> <td>Grocery</td> <td>1 / 30,000 sf</td> </tr> <tr> <td>Retail/Office/ Professional Services</td> <td>1 / 30,000 sf</td> </tr> <tr> <td>School</td> <td>1 / 30,000 sf</td> </tr> <tr> <td>Fitness/ Community Center</td> <td>1 / 30,000 sf</td> </tr> </tbody> </table>	Land Use	Shower Facility	Residential	NA	Grocery	1 / 30,000 sf	Retail/Office/ Professional Services	1 / 30,000 sf	School	1 / 30,000 sf	Fitness/ Community Center	1 / 30,000 sf	<p data-bbox="1236 846 2010 876">NA. Block 20 does not require shower and changing facilities.</p>							
Land Use	Shower Facility																				
Residential	NA																				
Grocery	1 / 30,000 sf																				
Retail/Office/ Professional Services	1 / 30,000 sf																				
School	1 / 30,000 sf																				
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Standard Number	Standard	Block 20 Project Compliance	Implementing Standards														
04.01.03 Car-Share	<p>Provide car-share vehicle parking in the amount listed in Table 4 - Minimum Car Share Parking.</p> <table border="1" data-bbox="438 278 1134 669"> <thead> <tr> <th>Land Use</th> <th>Minimum Car-Share Spaces</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Residential</td> <td>0 – 49 du = 0 car-share spaces</td> </tr> <tr> <td>50 – 200 du = 1 car-share space</td> </tr> <tr> <td>> 201 or more du = 2 car share spaces, plus 1 car share space for every 200 du over 200 du</td> </tr> <tr> <td rowspan="3">Non-Residential</td> <td>0 – 24 parking spaces = 0 car share spaces</td> </tr> <tr> <td>25 – 49 parking spaces = 1 car share space</td> </tr> <tr> <td>> 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces</td> </tr> </tbody> </table>	Land Use	Minimum Car-Share Spaces	Residential	0 – 49 du = 0 car-share spaces	50 – 200 du = 1 car-share space	> 201 or more du = 2 car share spaces, plus 1 car share space for every 200 du over 200 du	Non-Residential	0 – 24 parking spaces = 0 car share spaces	25 – 49 parking spaces = 1 car share space	> 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces	<p>Complies. 266 units provided 2 car-share vehicle parking spaces required 2 car-share vehicle parking spaces provided.</p>	<p>Signage indicating such parking spaces must be provided, and the parking spaces must be within 200 feet of entrances to the buildings served. Car-share vehicles must be located at unstaffed, self-service locations (other than any incidental garage valet service), and generally be available for pickup by members 24 hours per day. Car-share parking spaces must be dedicated for current or future use by a certified car-share organization through a deed restriction, condition of approval or license agreement. Such deed restriction, condition of approval or license agreement must grant priority use to any certified car-share organization that can make use of the space, although such spaces may be occupied by other vehicles so long as no certified car-share organization can make use of the dedicated car-share spaces. Any off-street car-share parking space provided under this Section must be provided as an independently accessible parking space. In new parking facilities that do not provide any independently accessible spaces other than those spaces required for disabled parking, off-street car-share parking may be provided on vehicle lifts so long as the parking space is easily accessible on a self-service basis 24 hours per day to members of the certified car-share organization. Property owners may enact reasonable security measures to ensure such 24-hour access does not jeopardize the safety and security of the larger parking facility where the car-share parking space is located so long as such security measures do not prevent practical and ready access to the off-street car-share parking spaces.</p>				
Land Use	Minimum Car-Share Spaces																
Residential	0 – 49 du = 0 car-share spaces																
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	25 – 49 parking spaces = 1 car share space																
	> 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces																
04.02.01 Parking Location	<p>Off-street parking may be located only where indicated on the Parking Plan (Fig. 04.02.A). All off-street parking shall be below grade except where permitted to be above grade as indicated in the Parking Plan (Fig. 04.02.A). The number of new parking spaces in the each specific parking zone shall not exceed the maximums indicated in Table 5 - Parking Zones. Parking zones are defined as the following:</p> <p>Zone 1: Below grade only Zone 1a: Above grade permitted to the allowance of spaces listed in Table 5, plus below grade parking where number of spaces within both Zone 1 and Zone 1a does not exceed the number of spaces listed for Zone 1 Zone 2: Below grade only Zone 2 - Overlay: Above grade parking only</p> <table border="1" data-bbox="438 1199 1134 1433"> <thead> <tr> <th>Zone</th> <th>Maximum Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Zone 1</td> <td>2,349 spaces</td> </tr> <tr> <td>Zone 1a</td> <td>201 spaces</td> </tr> <tr> <td>Zone 2</td> <td>5,766 spaces</td> </tr> <tr> <td>Zone 2 – Overlay</td> <td>25 spaces</td> </tr> <tr> <td>Existing Parking</td> <td>1,109 spaces</td> </tr> <tr> <td>Total Parking</td> <td>9,450 spaces</td> </tr> </tbody> </table>	Zone	Maximum Parking Spaces	Zone 1	2,349 spaces	Zone 1a	201 spaces	Zone 2	5,766 spaces	Zone 2 – Overlay	25 spaces	Existing Parking	1,109 spaces	Total Parking	9,450 spaces	<p>Complies with Zone 1 below grade parking.</p>	
Zone	Maximum Parking Spaces																
Zone 1	2,349 spaces																
Zone 1a	201 spaces																
Zone 2	5,766 spaces																
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Existing Parking	1,109 spaces																
Total Parking	9,450 spaces																
04.02.02 Off-Street Parking	<p>Off-street parking shall not be required for any use. The number of off-street parking spaces shall not exceed the maximums listed in Table 6 - Off-Street Parking.</p> <table border="1" data-bbox="438 1602 1134 1804"> <thead> <tr> <th>Zone</th> <th>Maximum Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>1 / du</td> </tr> <tr> <td>Grocery Store</td> <td>1 / 500 sf</td> </tr> <tr> <td>Commercial/Retail</td> <td>1 / 750 sf</td> </tr> <tr> <td>Community/Fitness/School</td> <td>1 / 1000 sf</td> </tr> </tbody> </table>	Zone	Maximum Parking Spaces	Residential	1 / du	Grocery Store	1 / 500 sf	Commercial/Retail	1 / 750 sf	Community/Fitness/School	1 / 1000 sf	<p>Total number of units at completion of Phase 1B is estimated to be 4,203 units. The total parking count at the completion of Phase 1A is estimated to be 3,791. Block 20 is providing 324 new parking spaces. Block 22 is providing 297 new parking spaces and 740 existing spaces will be demolished bringing the total parking count to 3,672 which is under the permitted 1:1du maximum parking requirement.</p>					
Zone	Maximum Parking Spaces																
Residential	1 / du																
Grocery Store	1 / 500 sf																
Commercial/Retail	1 / 750 sf																
Community/Fitness/School	1 / 1000 sf																

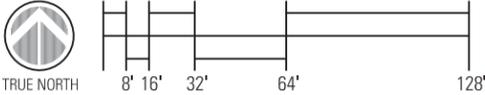


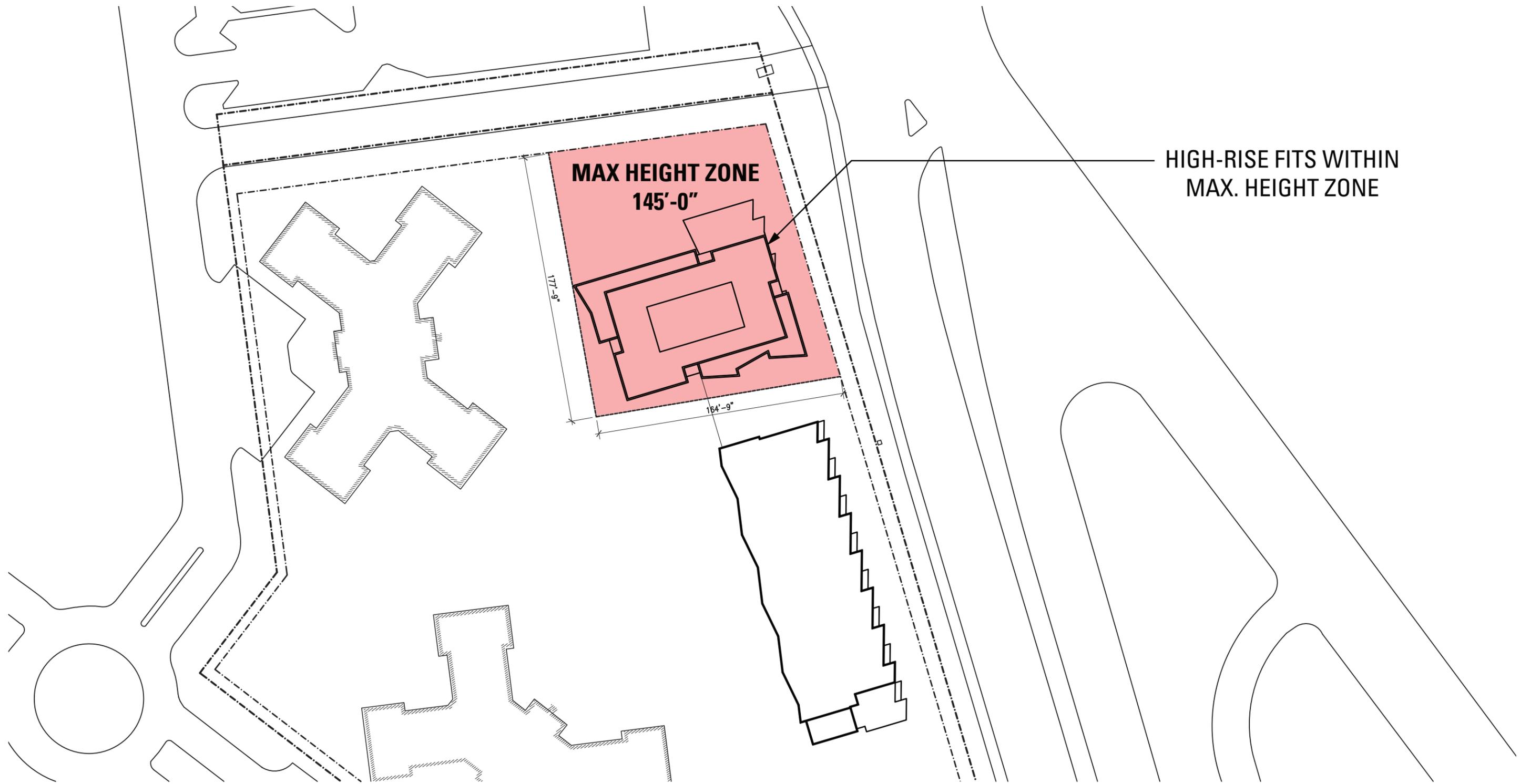
MAX HIGH-RISE SF: 12,000 SF
HIGH-RISE SF: 11,707 SF

MAX LOW-RISE SF: 14,600 SF
LOW-RISE SF: 14,598 SF

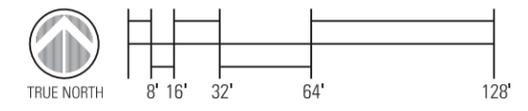
MAX LOT COVERAGE ALLOWED: 26,600 SF
TOTAL SF COVERAGE: 26,305 SF

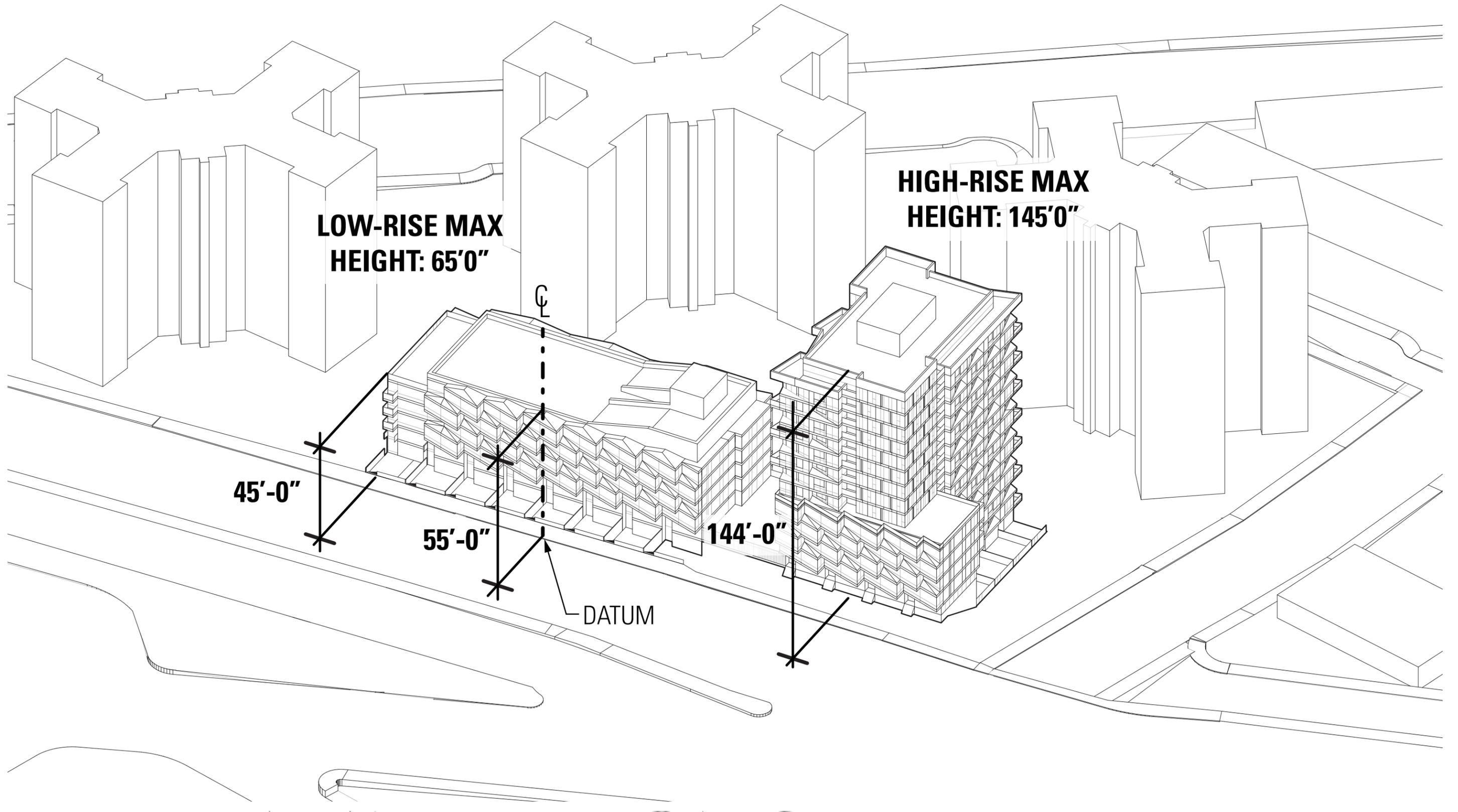
BUILDING CONNECTOR: 1,500 SF
TERRACE CONNECTOR: 1,380 SF
TOTAL SF WITH CONNECTOR: 29,185 SF
OVERAGE: 2,585 SF

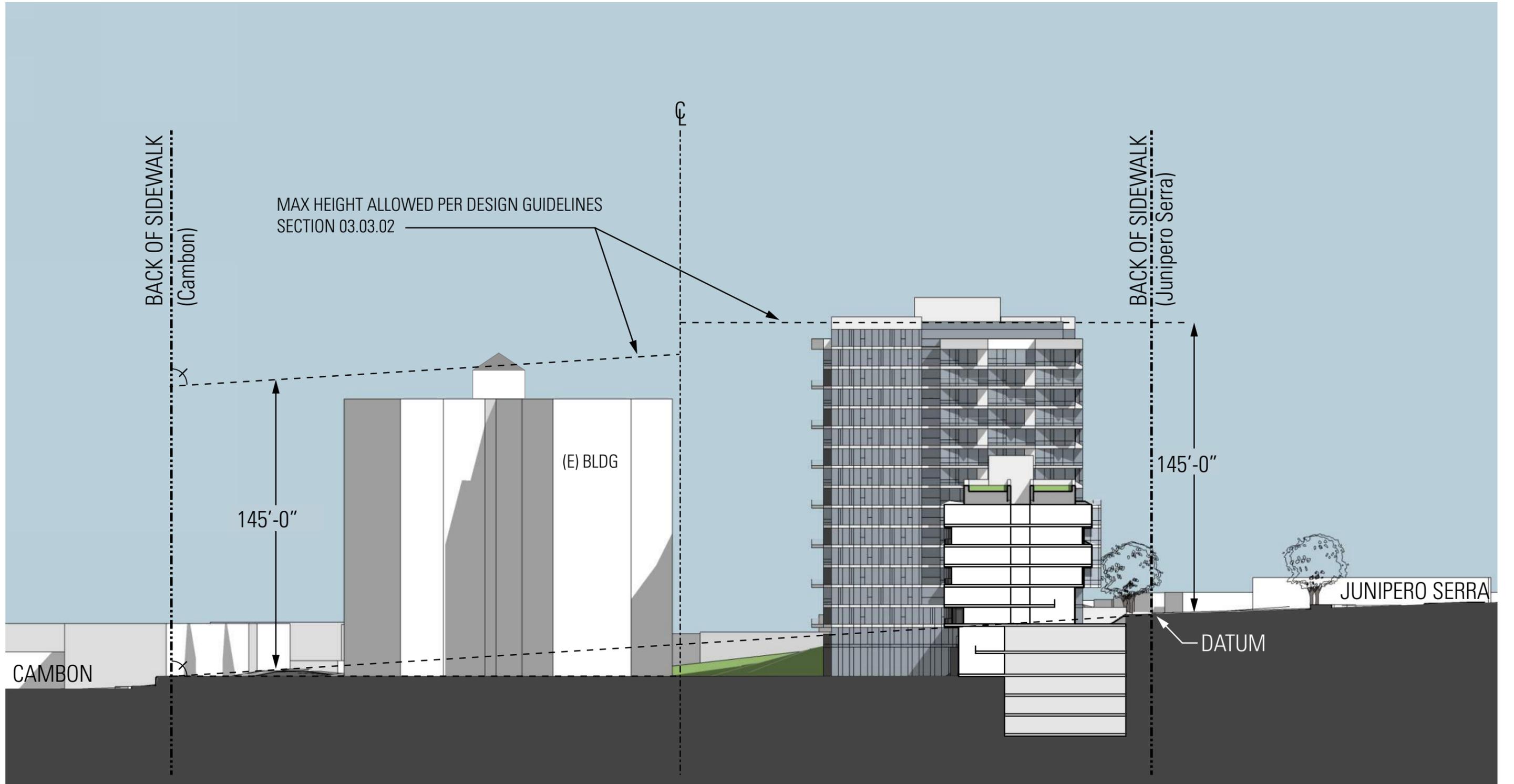


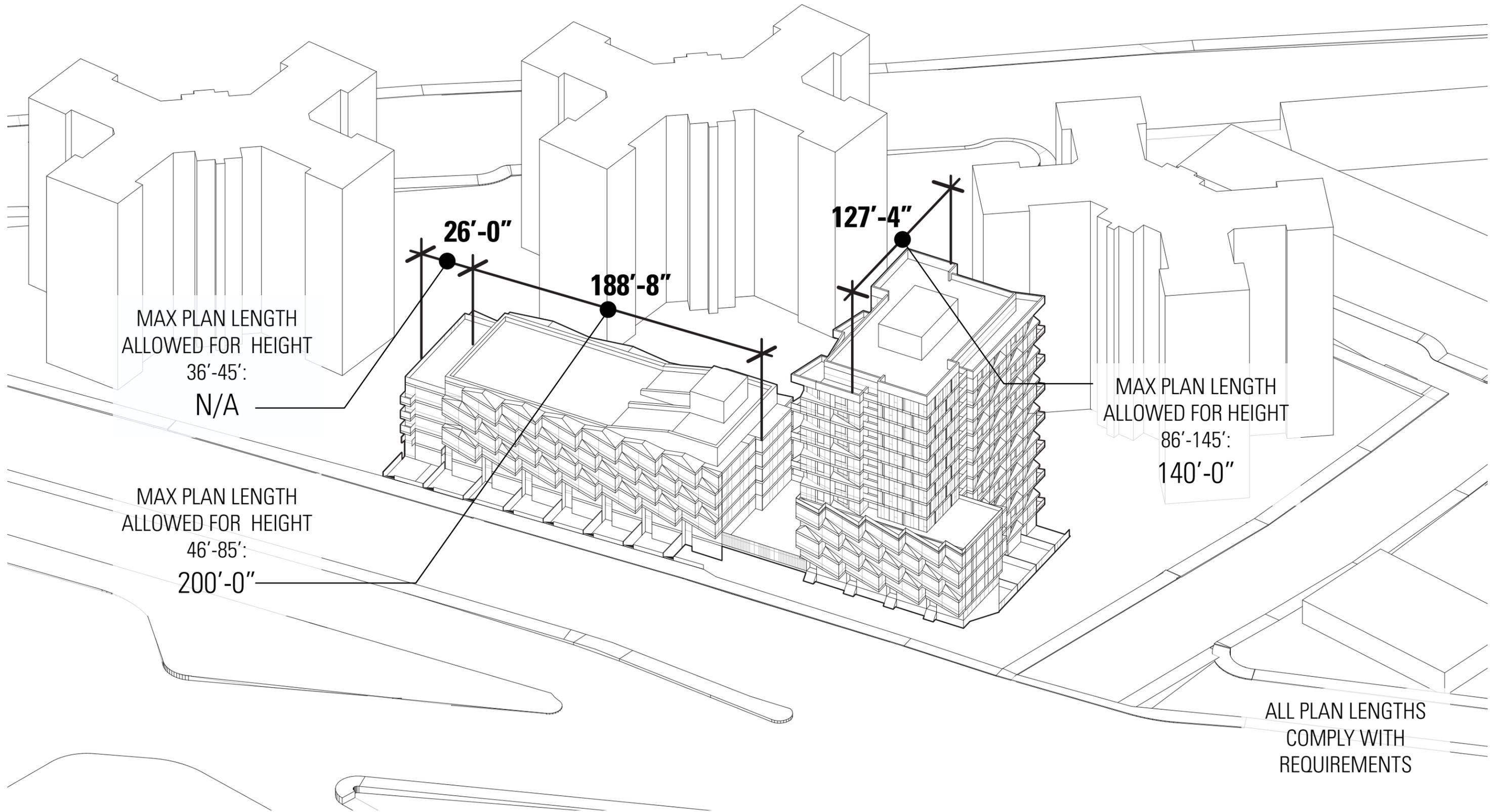


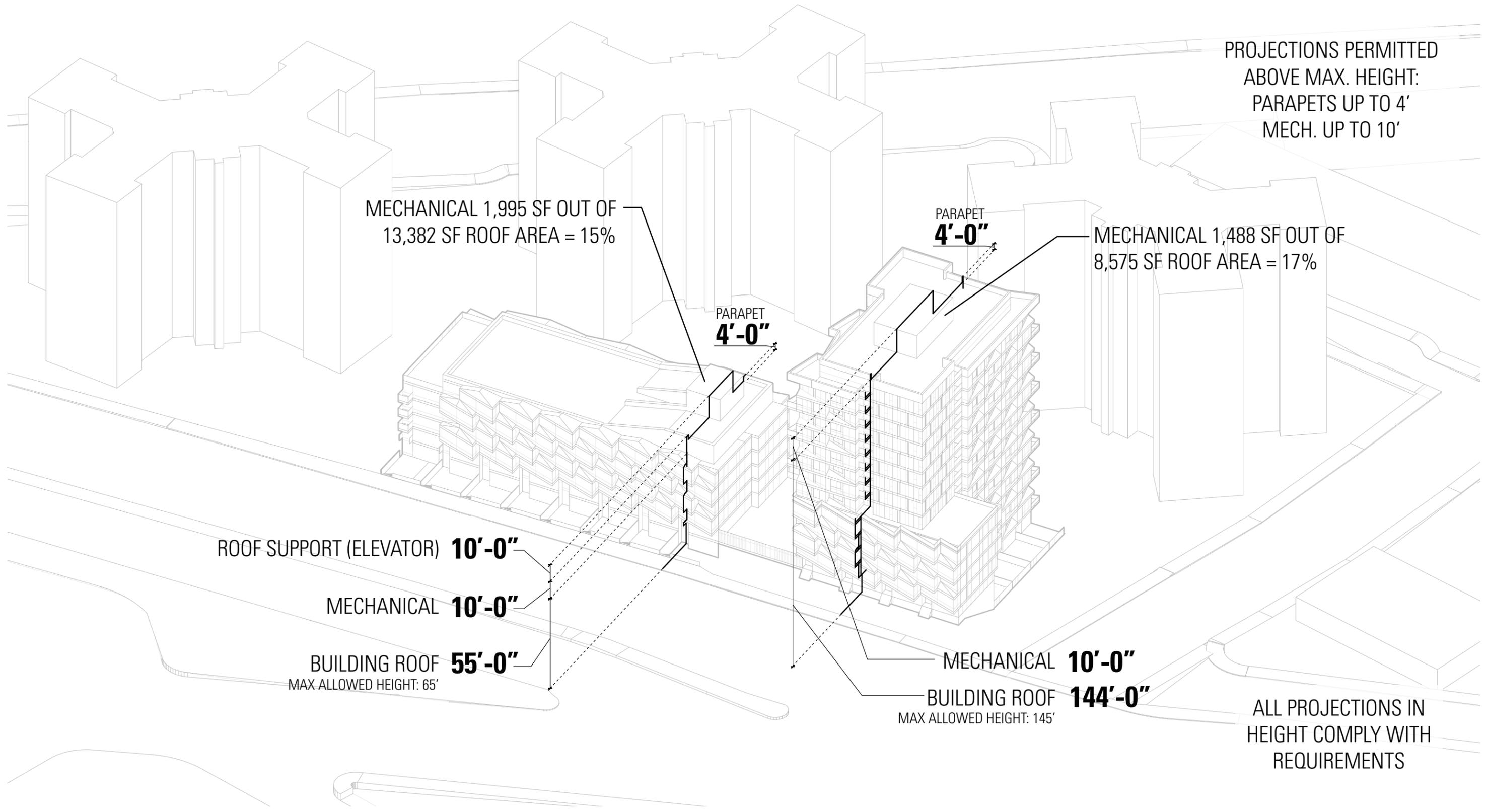
HIGH-RISE FITS WITHIN
MAX. HEIGHT ZONE











PROJECTIONS PERMITTED
ABOVE MAX. HEIGHT:
PARAPETS UP TO 4'
MECH. UP TO 10'

MECHANICAL 1,995 SF OUT OF
13,382 SF ROOF AREA = 15%

MECHANICAL 1,488 SF OUT OF
8,575 SF ROOF AREA = 17%

PARAPET
4'-0"

PARAPET
4'-0"

ROOF SUPPORT (ELEVATOR) **10'-0"**

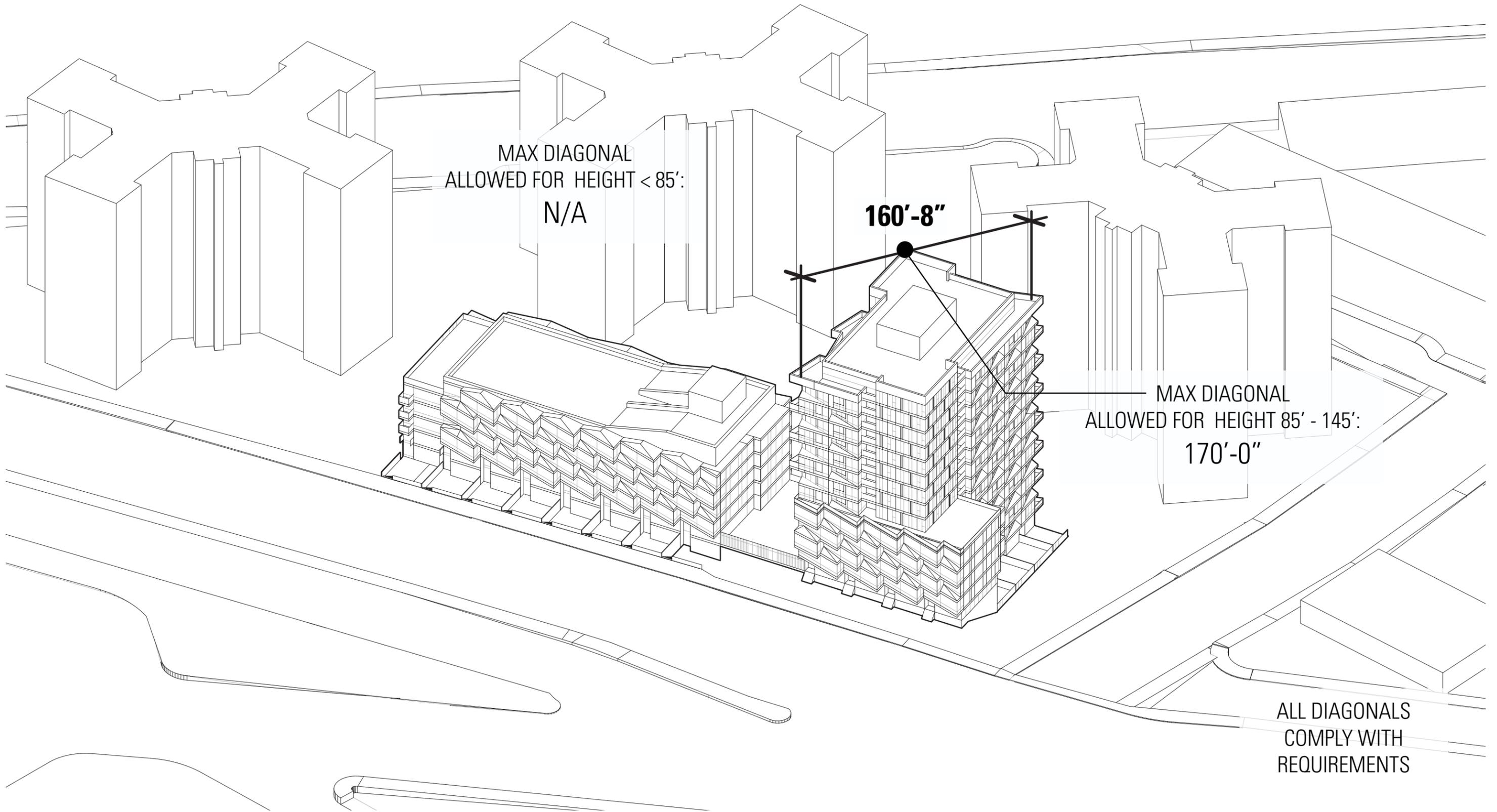
MECHANICAL **10'-0"**

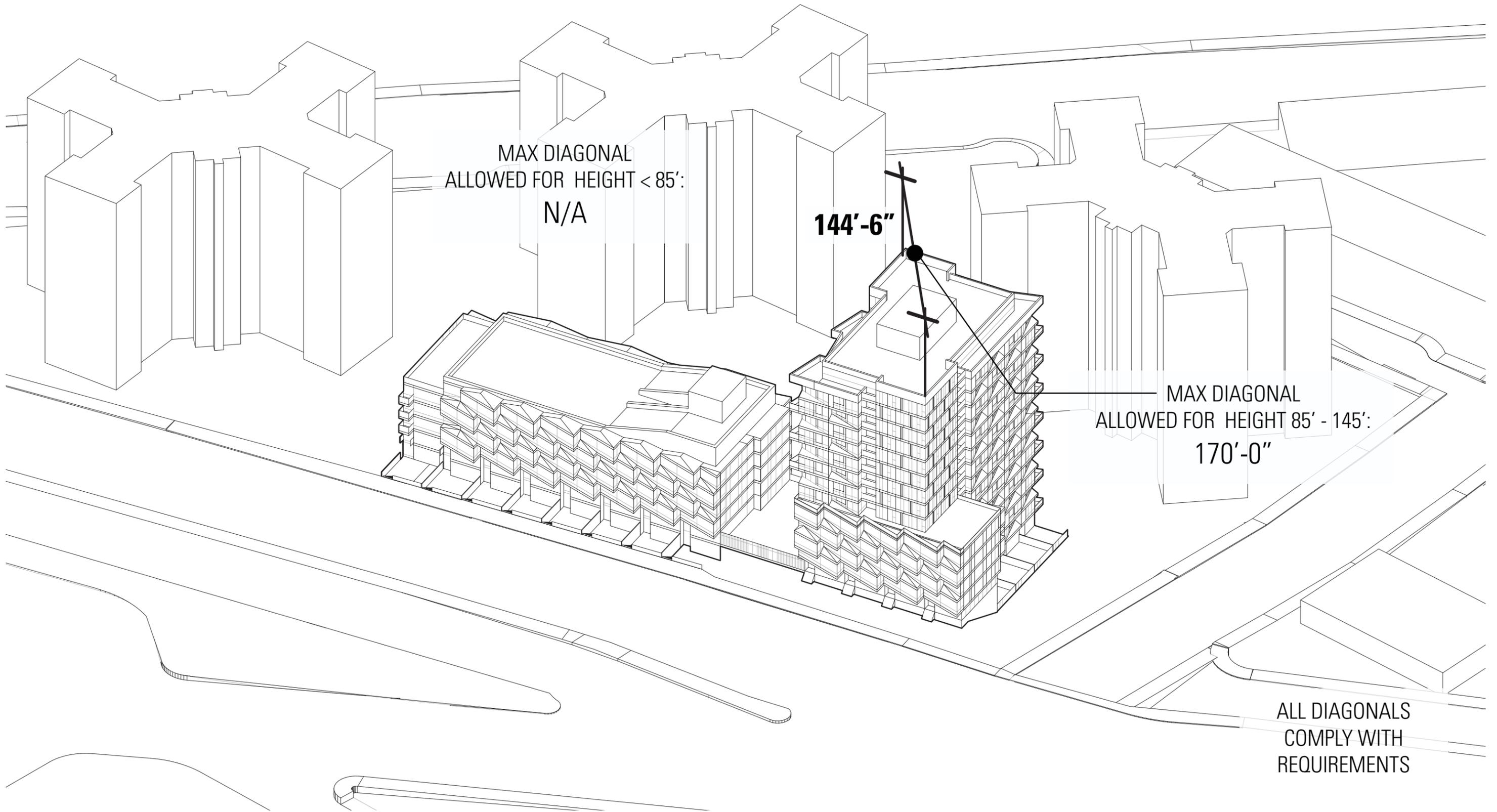
BUILDING ROOF **55'-0"**
MAX ALLOWED HEIGHT: 65'

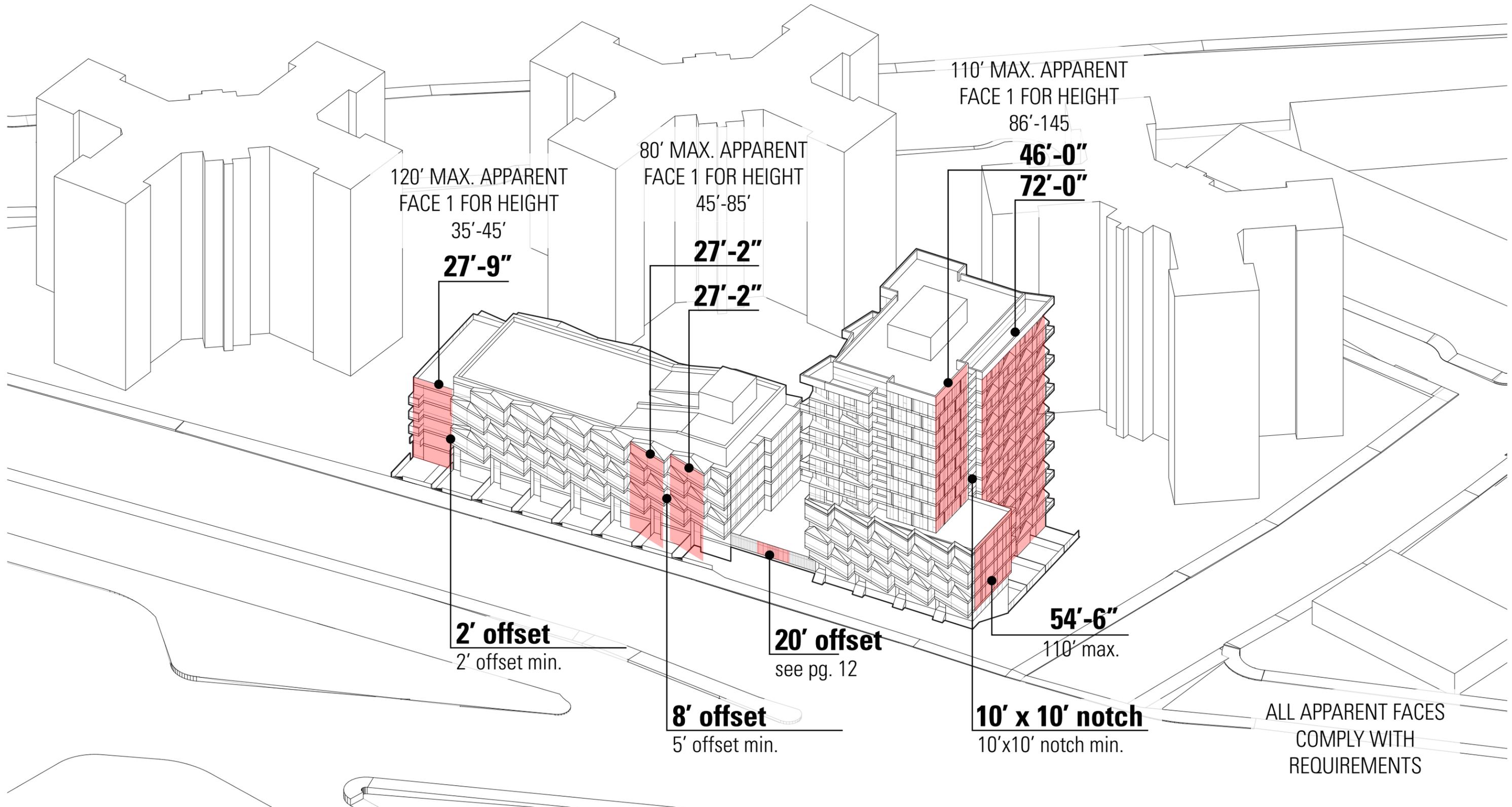
MECHANICAL **10'-0"**

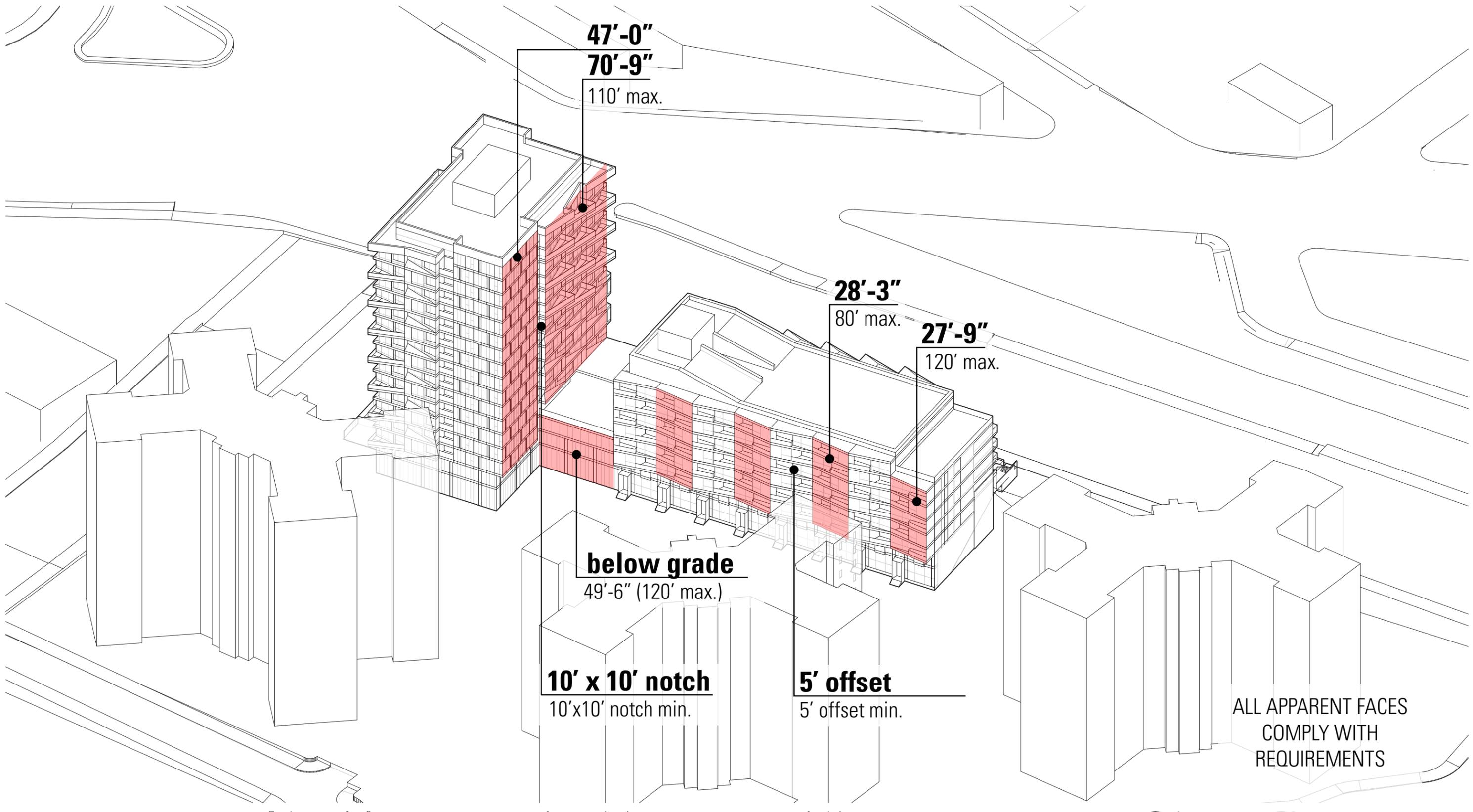
BUILDING ROOF **144'-0"**
MAX ALLOWED HEIGHT: 145'

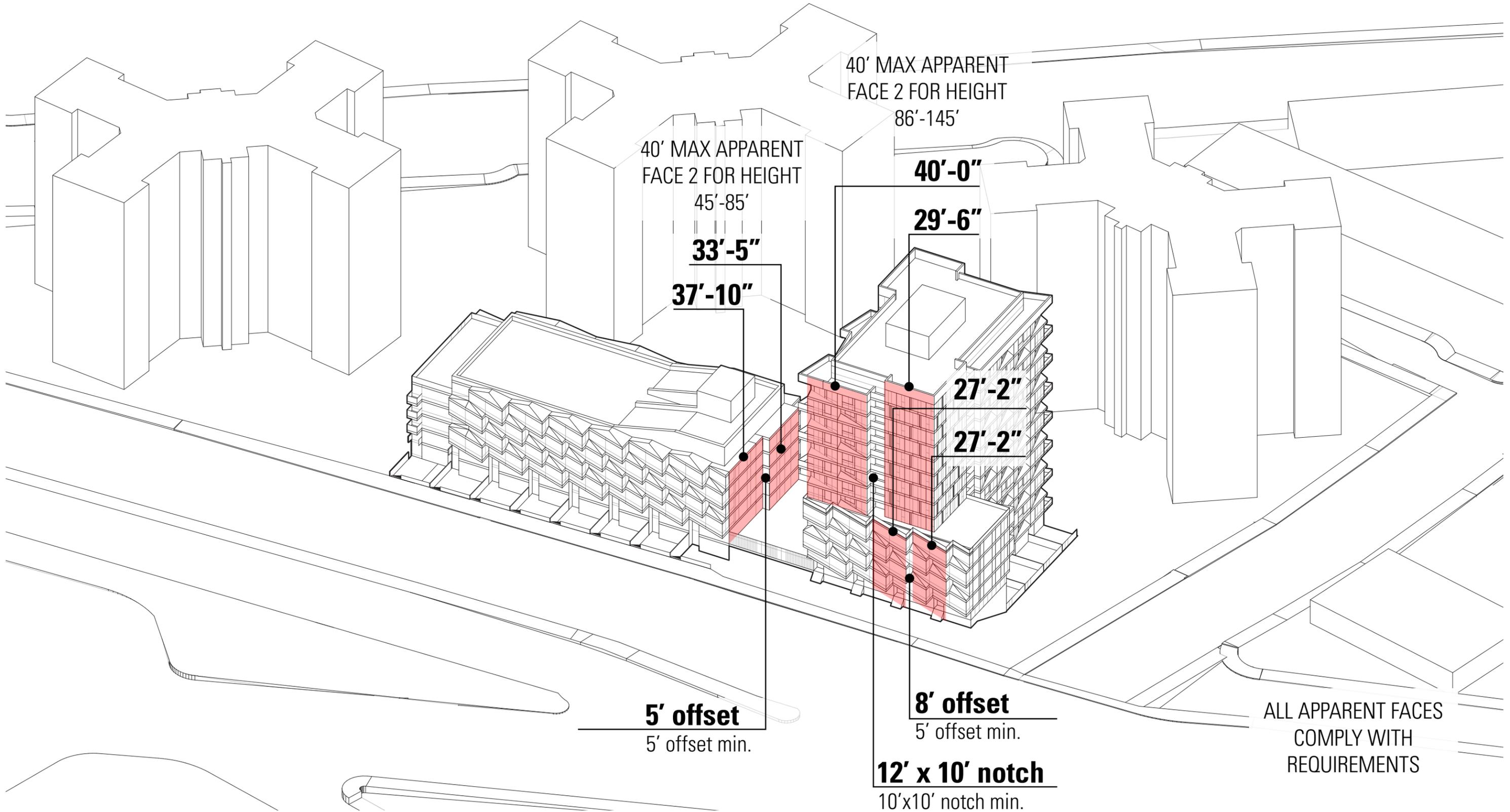
ALL PROJECTIONS IN
HEIGHT COMPLY WITH
REQUIREMENTS

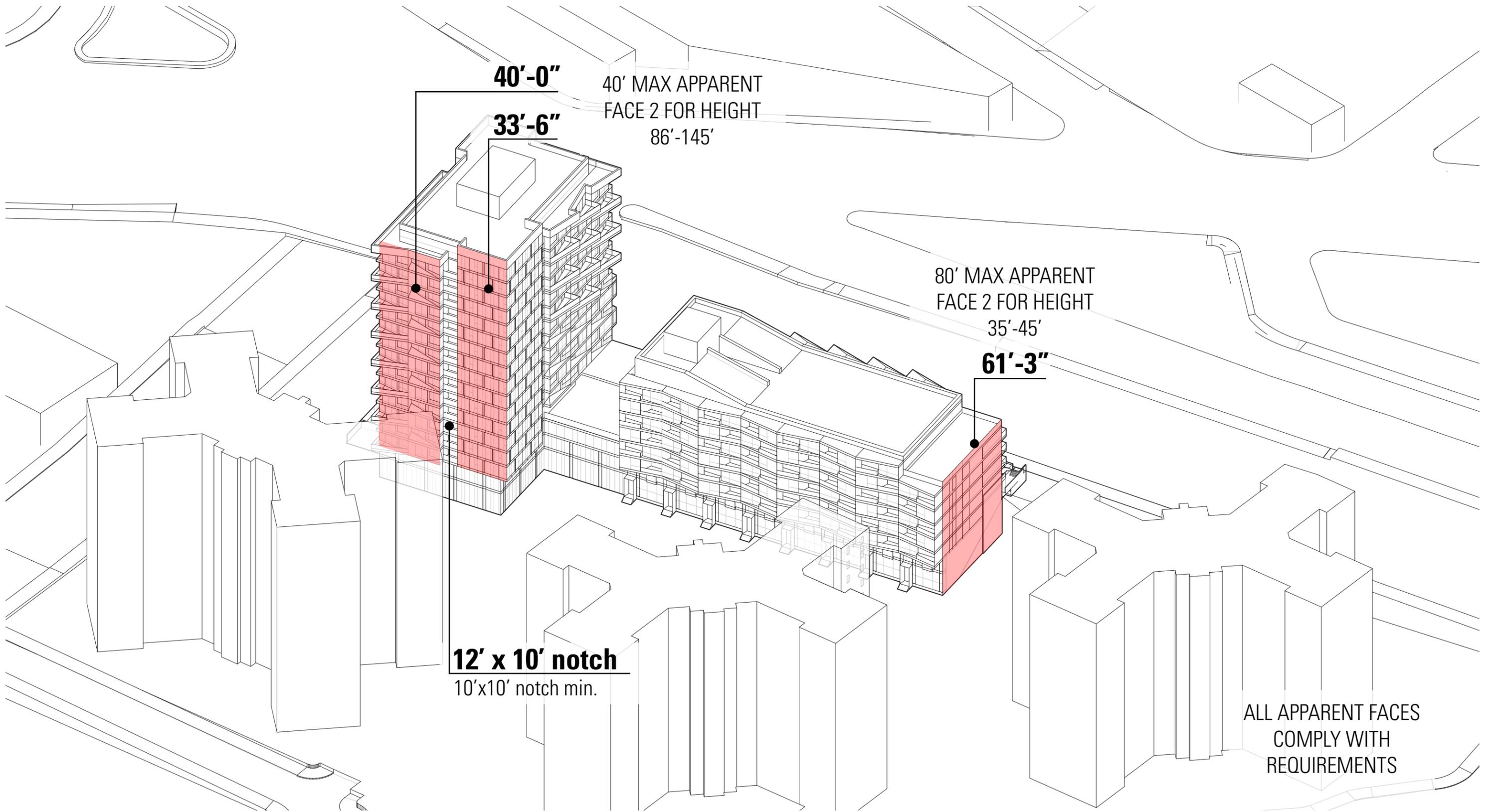












40'-0"

40' MAX APPARENT
FACE 2 FOR HEIGHT
86'-145'

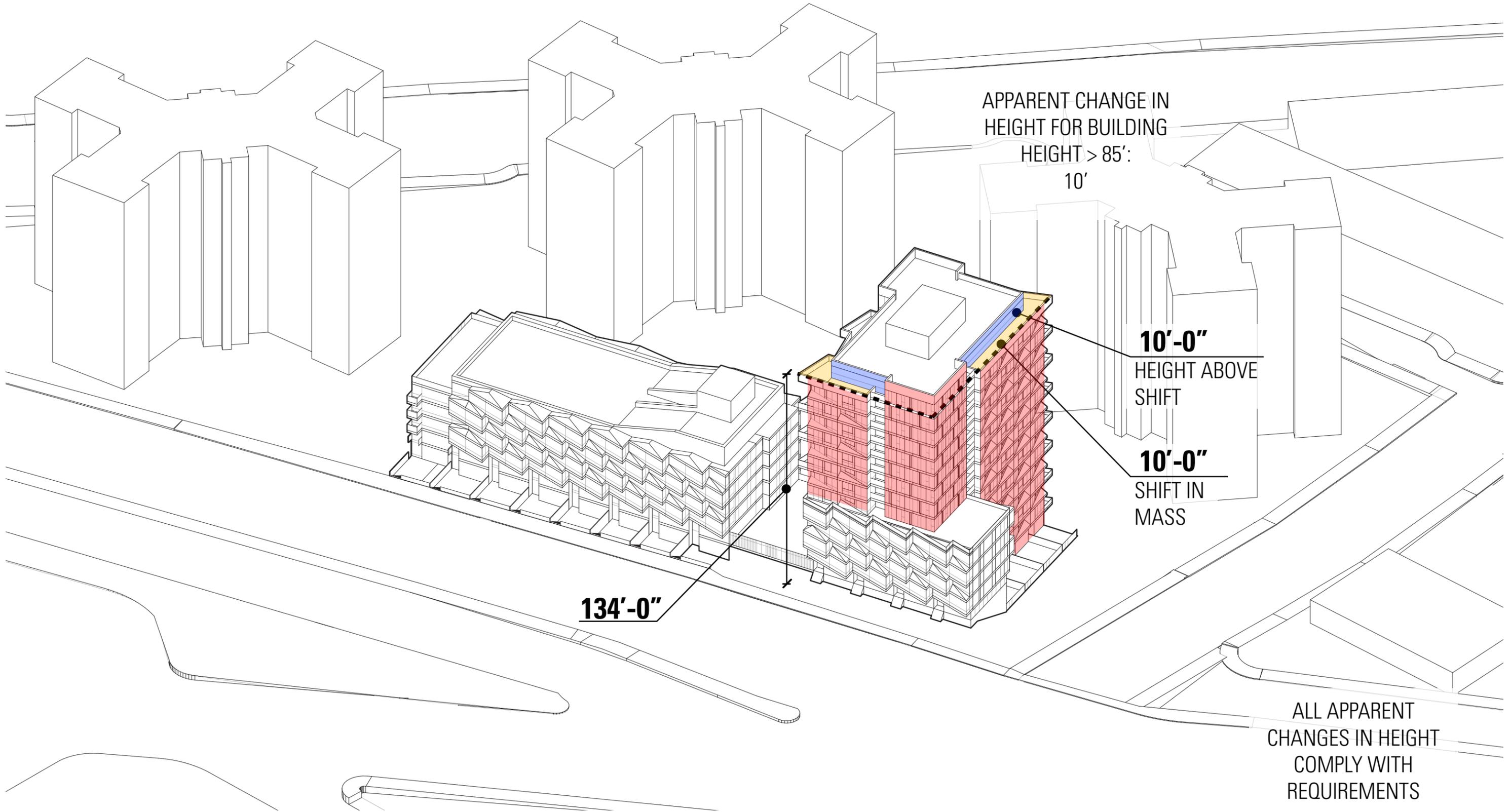
33'-6"

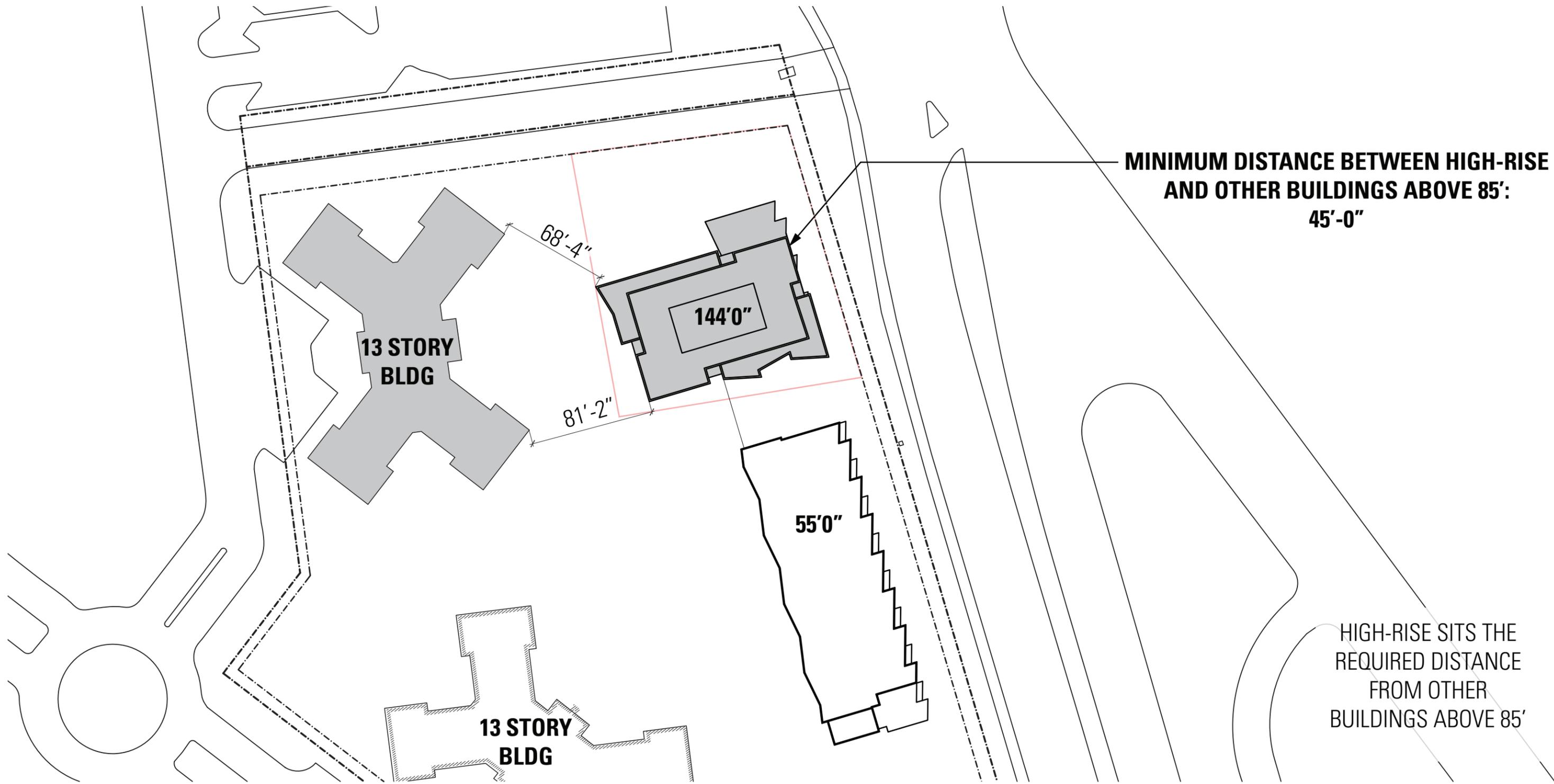
80' MAX APPARENT
FACE 2 FOR HEIGHT
35'-45'

61'-3"

12' x 10' notch
10'x10' notch min.

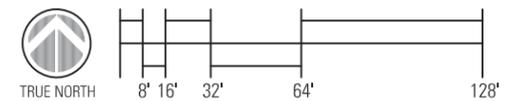
ALL APPARENT FACES
COMPLY WITH
REQUIREMENTS



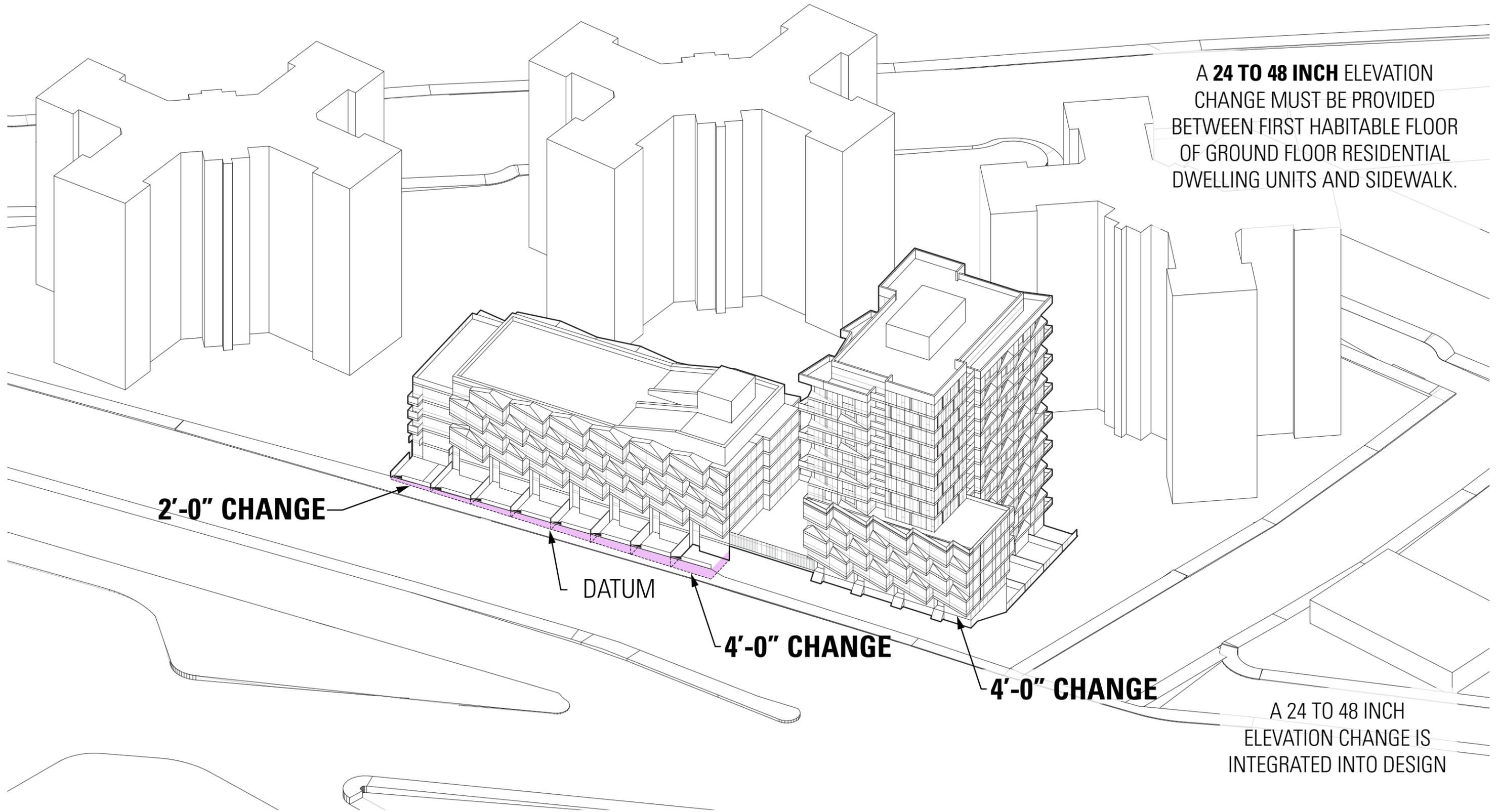


**MINIMUM DISTANCE BETWEEN HIGH-RISE
AND OTHER BUILDINGS ABOVE 85':
45'-0"**

HIGH-RISE SITS THE
REQUIRED DISTANCE
FROM OTHER
BUILDINGS ABOVE 85'







A **24 TO 48 INCH** ELEVATION CHANGE MUST BE PROVIDED BETWEEN FIRST HABITABLE FLOOR OF GROUND FLOOR RESIDENTIAL DWELLING UNITS AND SIDEWALK.

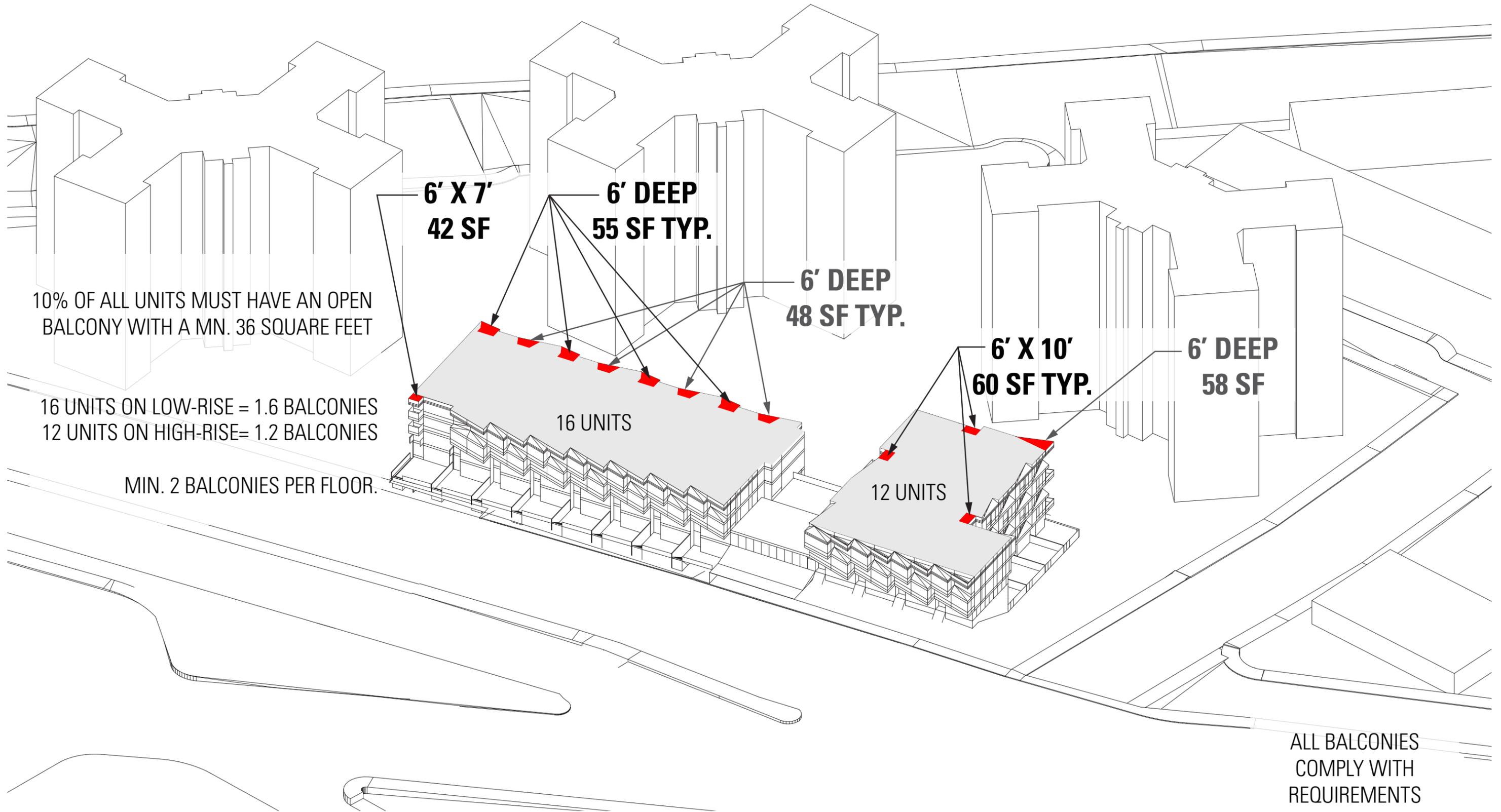
2'-0" CHANGE

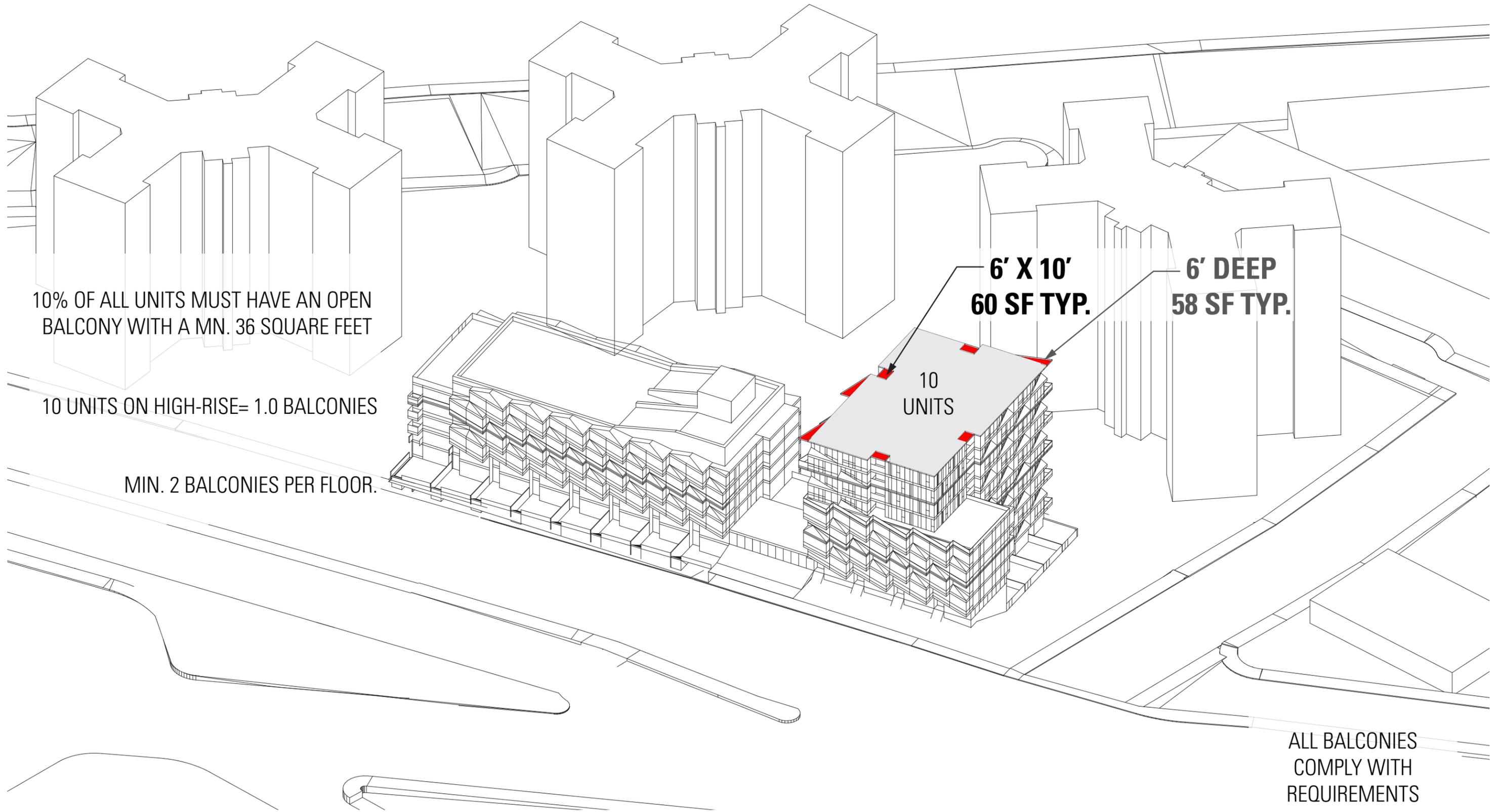
DATUM

4'-0" CHANGE

4'-0" CHANGE

A 24 TO 48 INCH ELEVATION CHANGE IS INTEGRATED INTO DESIGN





10% OF ALL UNITS MUST HAVE AN OPEN BALCONY WITH A MN. 36 SQUARE FEET

10 UNITS ON HIGH-RISE= 1.0 BALCONIES

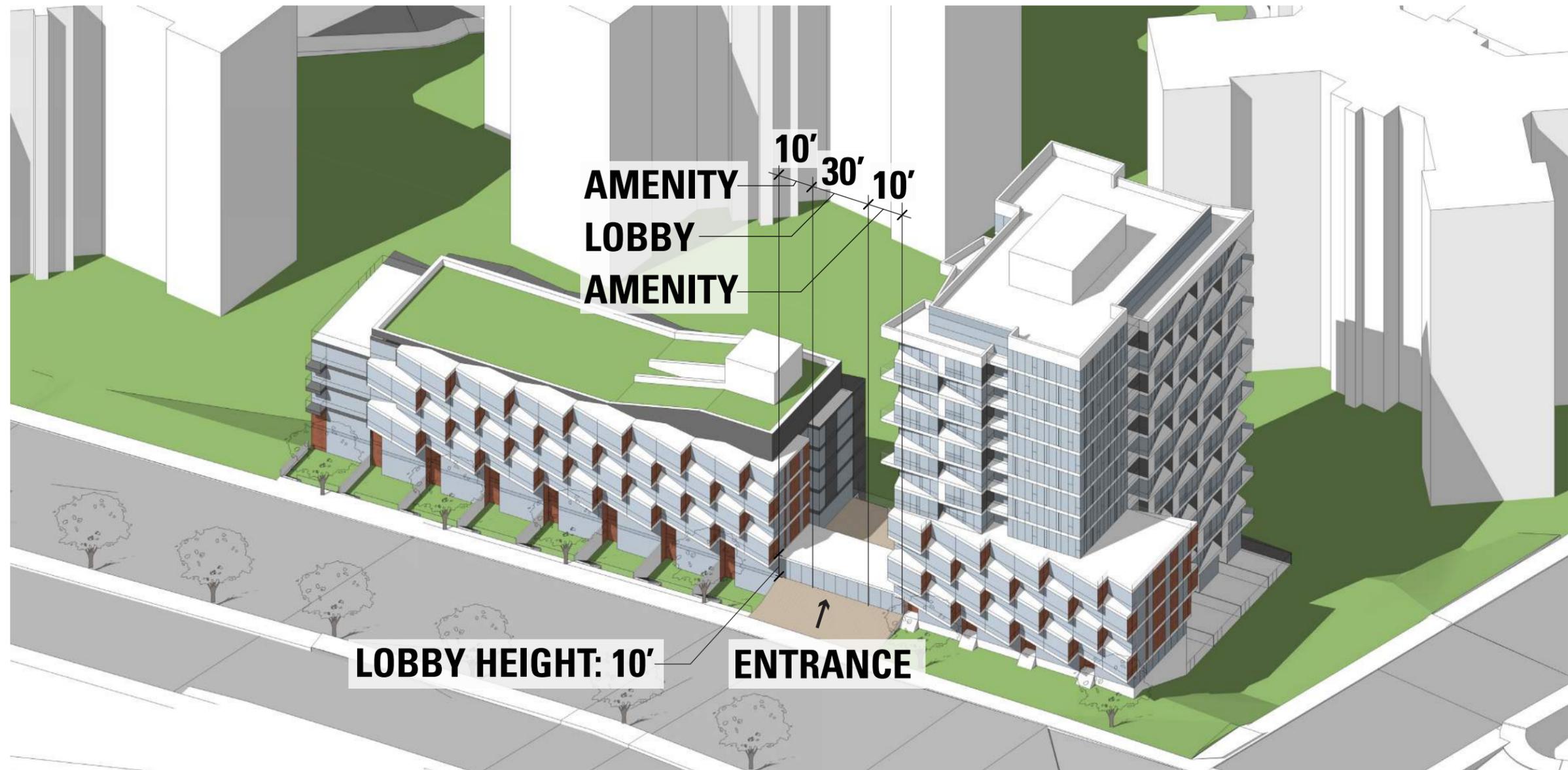
MIN. 2 BALCONIES PER FLOOR.

**6' X 10'
60 SF TYP.**

**6' DEEP
58 SF TYP.**

10
UNITS

ALL BALCONIES
COMPLY WITH
REQUIREMENTS

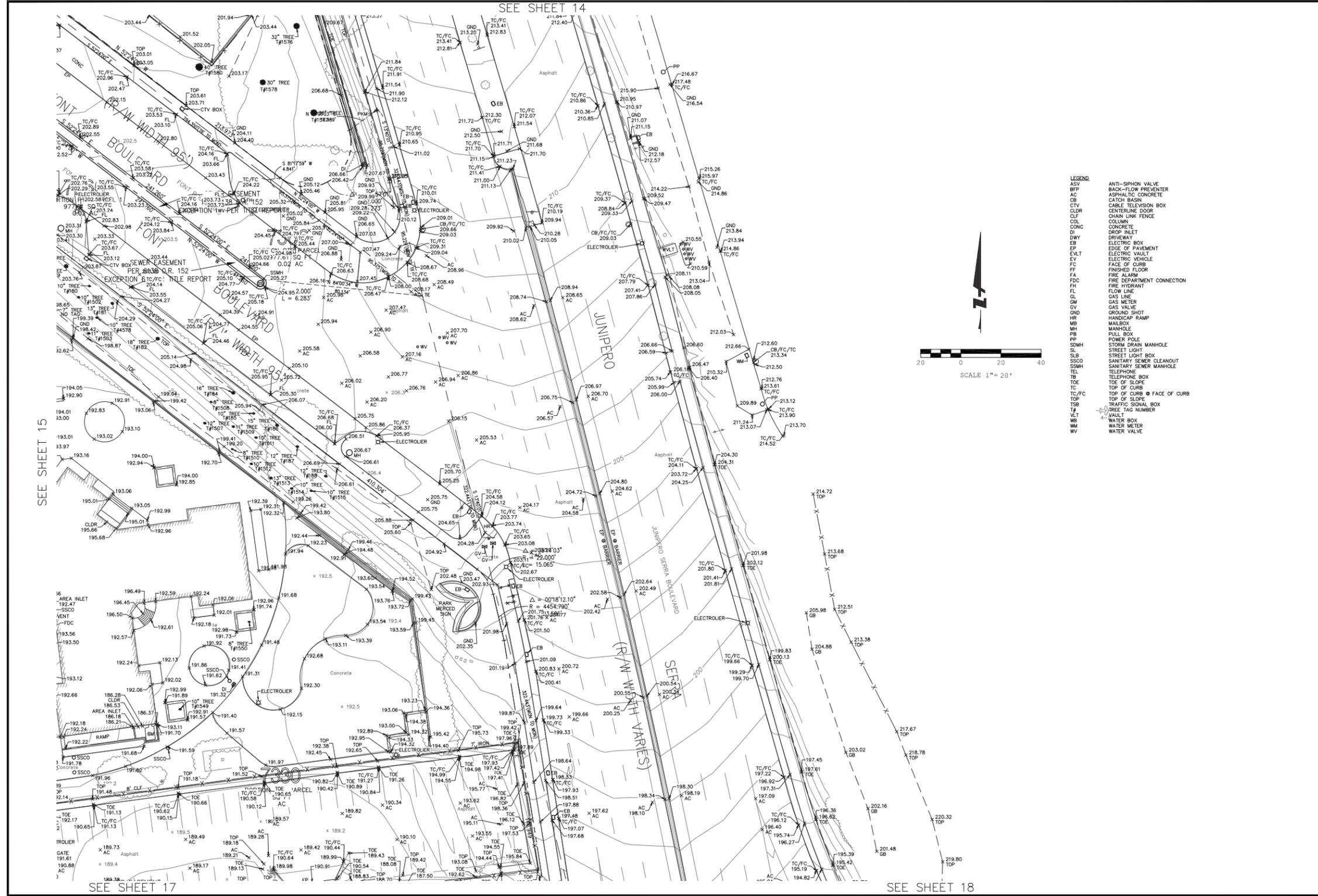


PROPOSED DESIGN - CONNECTED LOBBY WITH TERRACE

Parkmerced Block 20 Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings		04.23.15																					
Standard Number	Standard	Project Compliance																					
Page 19	Comply with the requirements of Chapter 01 (Land Use) of the Parkmerced Design Standards and Guidelines	See Design Standards and Guidelines Compliance Checklist																					
Page 23	Meet the requirements of Chapter 04 (Parking, Loading + Servicing) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist																					
Page 29	Design each building to divert, upon completion of the hydrology system, 100% of storm water for at least a 5-year storm event with a duration of 3 hours to the Parkmerced hydrology system without discharge to the City’s combined sewer-storm water system	100% of the roof run-off will be infiltrated within the block and will not be discharged to the City’s combined sewer system from the 5-year, 3 hour storm.																					
Page 29	Comply with the requirements of the San Francisco Building Code Chapter 13C (Green Building Requirements)	The Green Building Requirements that went into effect on January 1, 2014 have superseded the San Francisco Building Code Chapter 13C requirements. The project will comply with the current San Francisco Green Building requirements. Compliance will be demonstrated through LEED Silver Certification or Greenpoint Rating of 75 points or higher.																					
Page 29	Comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102)	The project will comply with the requirements of the Stormwater Management Ordinance (Ordinance 83-10; File No. 100102).																					
Page 30	Meet the requirements of Chapters 02.16 through 02.26 (Open Space) of the “Parkmerced Design Standards + Guidelines”	See Design Standards and Guidelines Compliance Checklist																					
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for irrigation, toilet flushing and laundry, design new buildings to have 60% less designed demand for potable water as compared to existing buildings	A recycled water source has not been made available to Parkmerced from a municipal source at this time.																					
Page 41	If a recycled water source is made available to Parkmerced from a municipal source in quantities sufficient for such purposes, use 100% recycled water for irrigation	Dedicated Recycled water services for irrigation purposes will be provided for each block. If made available, landscape irrigation will use 100% recycled water, assuming the water quality is sufficient for the health of the plants at Parkmerced.																					
Page 41	Install low-flow water fixtures in all new residential and non-residential buildings.	PAE: all new buildings will be specified with efficient low flow water fixtures as defined in the table below: <table border="1"> <thead> <tr> <th></th> <th>Baseline</th> <th>Design</th> </tr> </thead> <tbody> <tr> <td>Water Closets</td> <td>1.6 gpf</td> <td>1.6/0.9 gpf dual flush or 1.28 gpf single flush</td> </tr> <tr> <td>Lavatories</td> <td>1.5 gpm</td> <td>1.5 gpm</td> </tr> <tr> <td>Showers</td> <td>2.0 gpm</td> <td>1.5 gpm</td> </tr> <tr> <td>Kitchen Faucets</td> <td>1.8 gpm</td> <td>1.5 gpm</td> </tr> <tr> <td>Dishwashers</td> <td>6.5 gal/cycle</td> <td>2.9 gal/cycle</td> </tr> <tr> <td>Washing machines</td> <td>≤ 9.5 water factor</td> <td>≤ 6.0 water factor</td> </tr> </tbody> </table>		Baseline	Design	Water Closets	1.6 gpf	1.6/0.9 gpf dual flush or 1.28 gpf single flush	Lavatories	1.5 gpm	1.5 gpm	Showers	2.0 gpm	1.5 gpm	Kitchen Faucets	1.8 gpm	1.5 gpm	Dishwashers	6.5 gal/cycle	2.9 gal/cycle	Washing machines	≤ 9.5 water factor	≤ 6.0 water factor
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Dishwashers	6.5 gal/cycle	2.9 gal/cycle																					
Washing machines	≤ 9.5 water factor	≤ 6.0 water factor																					
Page 49	Design new residential building envelopes to perform a minimum of 15% more efficiently than current Title 24 (2008) standards and all other buildings and building components to exceed current Title 24 (2008) standards by a minimum of 10%. In the future and as technology continues to advance, the Project Sponsor will endeavor to improve upon updated Title 24 standards	Residential envelopes are designed to perform a minimum of 15% more efficiently than Title 24 2008 envelope requirements. Compliance has been demonstrated using Energy Pro software (approved by the California Energy Commission for Title 24 compliance analysis).																					
Page 49	Install one vampire outlet per room controlled by one master switch near the front door to the dwelling unit	This requirement will be included in the design of the residential units. At least one controlled outlet will be installed per room controlled by one master switch near the front door to the dwelling unit.																					
Page 49	Install Tier 1 or better appliances in residential units	Tier 1 or better appliances (as defined by the Consortium for Energy Efficiency, and used by the Energy Star rating system) will be used in the residential units. See PAE’s Appliance Review Memo dated 04-03-2015.																					
Page 49	A measurement and verification plan should be implemented	A measurement and verification plan will be implemented for the project.																					

Standard Number	Standard	Project Compliance
Page 51	<p>The commitment to producing at least 10,396,625 kWh/yr of renewable energy and 10,396,625 kWh/yr electricity through a cogeneration facility, or some combination of both, but in no event less than 20,793,250 kWh/yr, or otherwise satisfying this same 20,793,250 kWh/yr commitment through energy efficiency and conservation measures is a significant benefit.</p> <ul style="list-style-type: none"> - By full build-out, provide, either on- or off-site, renewable energy generation systems, such as solar, wind, hydrogen fuel-cells, small-scale or micro hydroelectric, and/or biomass, with the production of at least 10,396,625 kWh/yr of the estimated total annual energy consumption; - By full build-out, generate 10,396,625 kWh/yr of the estimated total annual energy consumption from an on-site cogeneration system; or <p>Providing a combination of power from the above two sources, or satisfying the combined 20,793,250 kWh/yr requirement through energy efficiency or conservation savings</p>	<p>The project will demonstrate compliance with this requirement through a combination of energy efficiency savings versus the projected 18,382 kWh/yr per new residential unit energy use identified in the Development Agreement, Exhibit Q, Table 1 and compliance methods 1, 2 or 4 indicated below.</p> <p>The Development Agreement identifies four methods for demonstrating compliance with this requirement:</p> <ol style="list-style-type: none"> 1. Developer's construction and completion of on- or off-site facilities that meet 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit of cogeneration. 2. Developer's payment to third party under contract to provide or construct renewable energy capacity that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements by the estimated completion dates of the Development Phase. 3. Developer's payment to SFPUC for the SFPUC to construct or provide renewable and/or cogeneration facilities that meet the 1,830.7 kWh/yr/new unit of renewable energy and 1,830.7 kWh/yr/new unit requirements. 4. Developer to pay an in-lieu fee of \$6,589 per new residential unit for Renewable Energy and \$1,671 per new residential unit for cogeneration. The funds are deposited into the Parkmerced sustainability energy Account, which may be used for the purpose of constructing cogeneration or renewable energy facilities prior to the Certificate of Final completion for the building containing the 4,000th new residential unit. <p>Several configurations of cogeneration systems have been analyzed for implementation in this phase of the project. Life Cycle cost analysis of these options is in process.</p>
Page 57	Meet the requirements of the City's Mandatory Recycling and Compost Ordinance (Ordinance No. 100-09, File No. 081404)	All trash disposed by the residents will be segregated into 3 streams: waste, mixed recycling and compost. Trash collection systems will handle each stream separately. Specific methods and systems will be delineated in the Park Merced Master Trash Management Plan and further define in each specific building Trash Management Plan.
Page 57	Provide a minimum of one centralized waste pick-up location on each block	Each block will have at minimum one central trash pickup location. Typically, each building within each block will have its own trash pickup location.
Page 57	Provide one hazardous waste drop-off location within each Neighborhood Commons	One hazardous waste drop-off location will be provided at Block 22 at the Neighborhood Commons. The collections at this facility will match the collections of the hazardous waste facility already in place at the existing site limiting items excepted to common household items such as batteries, light bulbs and basic electronics, etc.
Page 63	Buildings will generally use a minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project	The building improvements will meet the required minimum of 5% salvaged, refurbished or reused materials, based on cost, of the total value of materials on the project. The current plan is to use the concrete from the existing garage structure as crushed aggregate in the concrete for the project.
Page 63	Buildings will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project	The building improvements will generally use materials with recycled content such that the sum of the post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10%, based on cost, of the total value of the materials in the project, such as drywall, metals, plywood/MDF, and glass.
Page 65	<p>Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan should incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan should list the BMPs employed and describe how they accomplish the following objectives:</p> <ul style="list-style-type: none"> - Prevent loss of soil during construction by storm water runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse - Prevent sedimentation of any affected storm water conveyance systems or receiving streams <p>Prevent polluting the air with dust and particulate matter</p>	An erosion and sedimentation control plan will be created and designed by the Civil Engineer for all new construction activities associated with the project; the General Contractor will implement the erosion and sedimentation control plan utilizing industry best management practices (BMPs).
Page 65	<ul style="list-style-type: none"> - Recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Calculations can be done by weight or volume, but must be consistent throughout 	During construction, the general contractor will recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled.

Assumptions: An average of 2.3 people occupy each residence at Parkmerced.



255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6395 (FAX)



CALIFORNIA

**TOPOGRAPHIC SURVEY
PARK MERCED
(PHASE 1)**

CITY AND COUNTY OF SAN FRANCISCO

- LEGEND
- ASV ANTI-SIPHON VALVE
 - BFP BACK-FLOW PREVENTER
 - AC ASPHALTIC CONCRETE
 - CB CATCH BASIN
 - CB CABLE TELEVISION BOX
 - CLDR CENTERLINE DOOR
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - DI DROP INLET
 - DWY DRIVEWAY
 - EB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - EV ELECTRIC VEHICLE
 - FC FACE OF CURB
 - FF FINISHED FLOOR
 - FA FIRE ALARM
 - FDC FIRE DEPARTMENT CONNECTION
 - FL FIRE HYDRANT
 - FL FLOW LINE
 - GL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GND GROUND SHOT
 - HR HANDICAP RAMP
 - MB MAILBOX
 - MH MANHOLE
 - PB PULL BOX
 - PP POWER POLE
 - SDMH STORM DRAIN MANHOLE
 - SL STREET LIGHT
 - SLB STREET LIGHT BOX
 - SSCO SANITARY SEWER CLEANOUT
 - SSSM SANITARY SEWER MANHOLE
 - TEL TELEPHONE
 - TEB TELEPHONE BOX
 - TOE TOE OF SLOPE
 - TC/FC TOP OF CURB
 - TC/FC TOP OF CURB @ FACE OF CURB
 - TOP TOP OF SLOPE
 - TSS TRAFFIC SIGNAL BOX
 - TA TREE TAG NUMBER
 - WET WALL
 - WB WATER BOX
 - WM WATER METER
 - WV WATER VALVE

SEE SHEET 15

SEE SHEET 14

SEE SHEET 18

SEE SHEET 17

Revisions	No.	Date: 02/04/2015	Scale: 1"=20'
		Design: Brian BAH	Drawn: MJC
		Approved: MJC	Job No: 2009068-53
Drawing Number:			
TOPO			
16 OF 19			

SCALE: NTS