



## PARKMERCED - BLOCK 1, LOT 2

300 ARBALLO DRIVE

01 JUNE 2015- REVISED | DESIGN REVIEW APPLICATION

PARKMERCED OWNER LLC.

**LMS<sup>A</sup>**





# BLOCK 1, LOT 2

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TOWER AND UNITS

			Block 1, Lot 2											
		Unit Type	0.1	J1.1	1.1	1.1	2.2	2.2	3.25		Common	Lobby	Fitness	Gross Floor Area
	Level	Unit Area	447	484	588	599	890	948	1,330	Total Units				
	Rooftop									1100			12,192	
Residential	8		4	0	1	3	0	2	2	12				12,190
	7		4	0	1	3	0	2	2	12				12,190
	6		4	0	1	3	0	2	2	12				12,190
	5		4	0	1	3	0	2	2	12				12,190
	4		4	0	1	3	0	2	2	12				12,190
	3		4	0	1	3	0	2	2	12				12,190
	2		2	2	2	0	2	0	2	10				11,831
Lobby/Resid	1		0	3	0	0	2	0	2	7	685	264	640	11,808
		Total Units	26	5	8	18	4	12	16	89				
	Percentage of Total		29%	6%	29%		18%		18%	100%				
	TOTAL AREA													96,779

3 BR REPLACEMENT UNITS

		Total SF per Unit (excludes shafts)	Total Storage SF per Unit
Ground & Second Floor Units		1330 SF REQ'D., 1338 SF PROVIDED	78 SF REQ'D., 90 SF PROVIDED
Third - Eighth Floor Units		1330 SF REQ'D., 1330 SF PROVIDED	78 SF REQ'D., 78 SF PROVIDED

Design Standards and Guidelines Appendix A Compliance

SITE

	Permitted	Provided
Proposed Building Footprint (SF)	≤12,000	11,803
Existing Building Footprint	N/A	N/A
Open Space (SF)	≥3,204	3,512
Total Parcel Area (SF)	27,898	27,898
Lot Coverage	≤43%	42%

PARKING AND TRANSPORTATION

	Permitted	Provided
Bike Parking - Class I	Min. 89	89
Bike Parking - Class II	Min. 5	5
Parking Area	-	-
Parking Spaces	-	-
Handicap Spaces	-	-
Van Spaces	-	-
Car Share Spaces	Min. 1	1
On-Street Loading Spaces	Min. 1	1

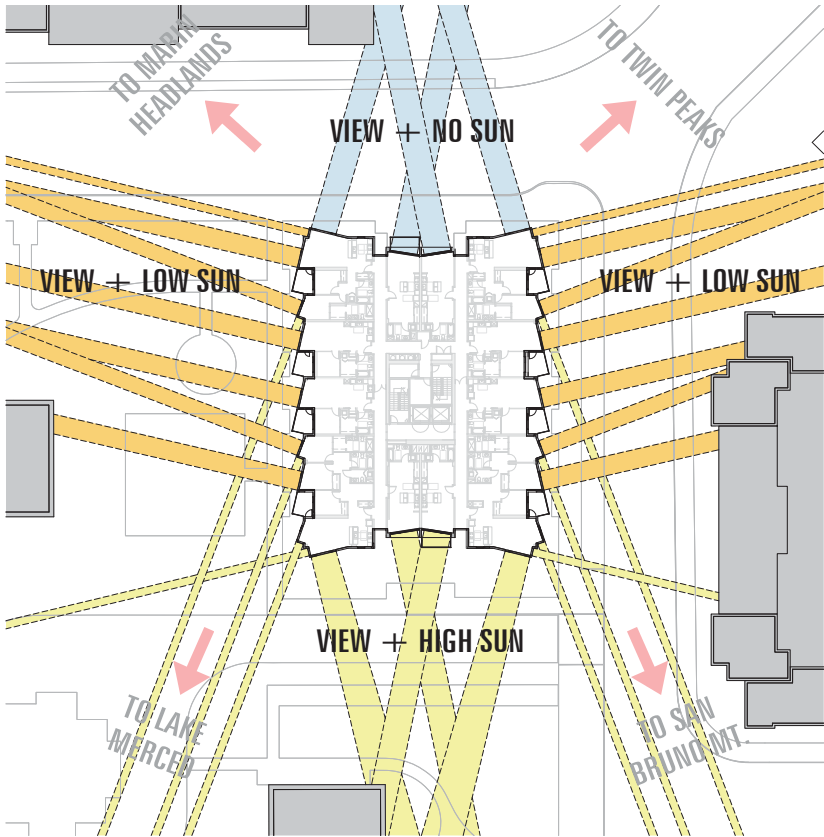
# ZONING/PLANNING DATA

PROJECT ADDRESS	ASSESSOR'S PARCEL	ZONING
Arballo & Vidal Street San Francisco, CA	Block 01, Lot 02	PARKMERCED-RESIDENTIAL (PM-R)

**PROJECT DESCRIPTION**

The project consists of a new eight-story apartment building located at the intersection of Arballo Drive and Vidal Drive in Parkmerced. The building entrance is located on a private drive off of Arballo Drive. The apartments include a mix of Studio, One, Two and Three-Bedroom units. The Three-Bedroom units designated as "replacement" units under the Parkmerced Development Agreement. Amenity spaces include a first floor Lounge and Terrace, a second floor Fitness Room and a roof level Terrace. No on-site parking is required.

**BUILDING AREA**  
96,779 GSF

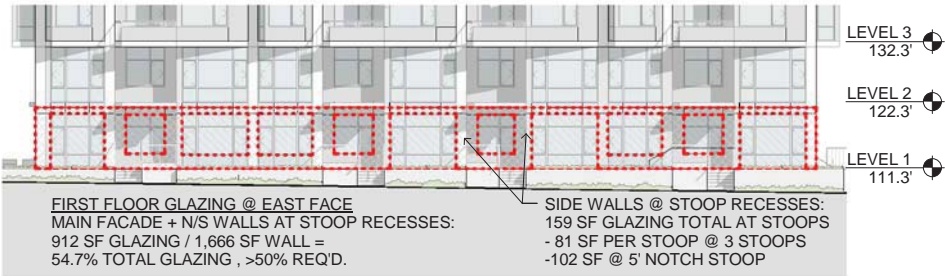


CONCEPT DIAGRAM - VIEW ANGLE & SOLAR ORIENTATION

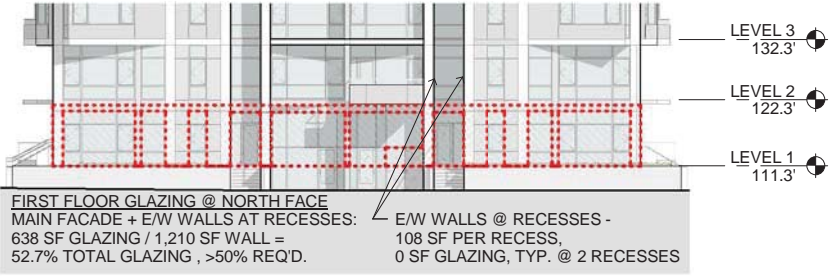


EAST SETBACK DIAGRAM - TYPICAL BAY

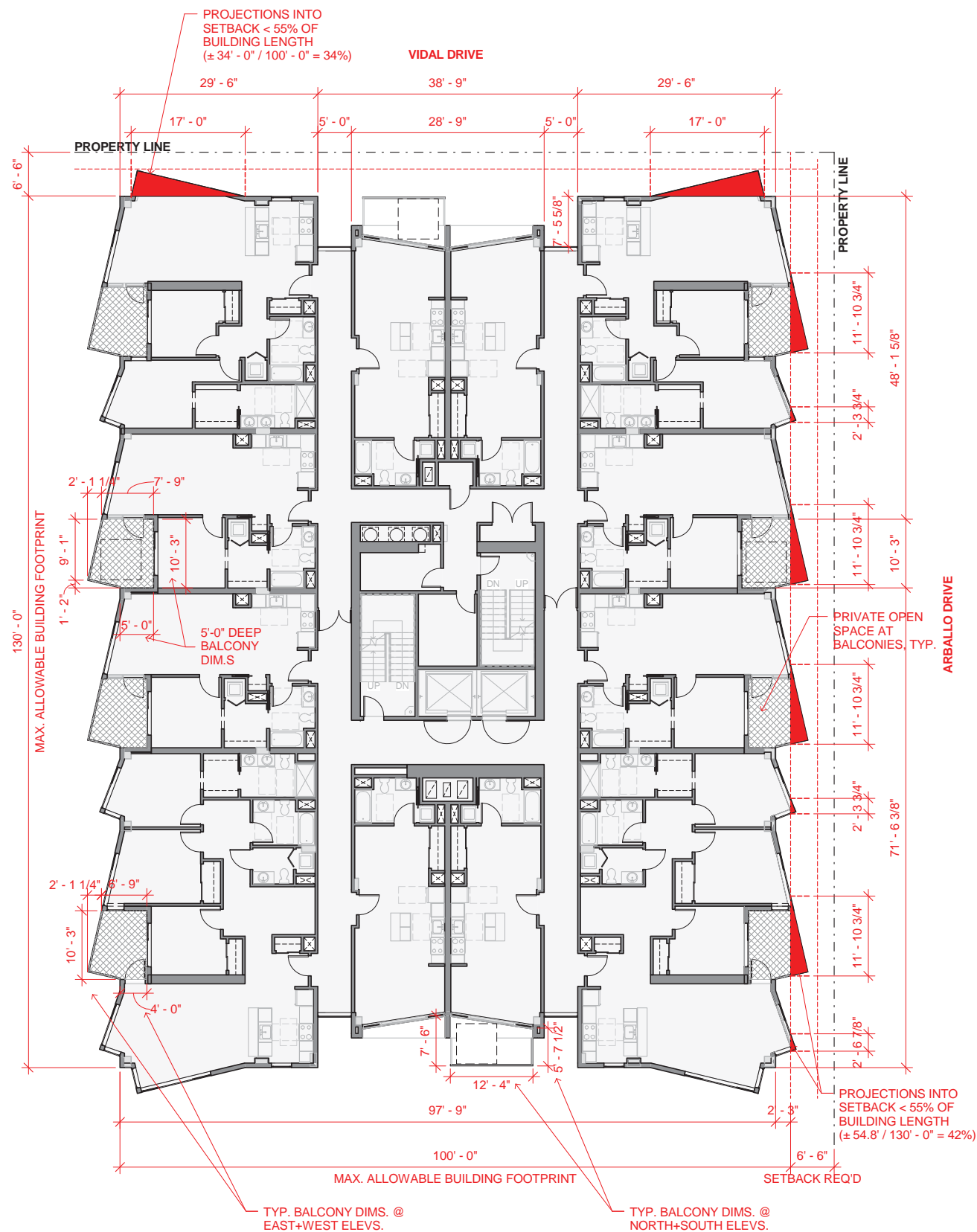
NORTH-SOUTH LONGITUDINAL BUILDING SECTION



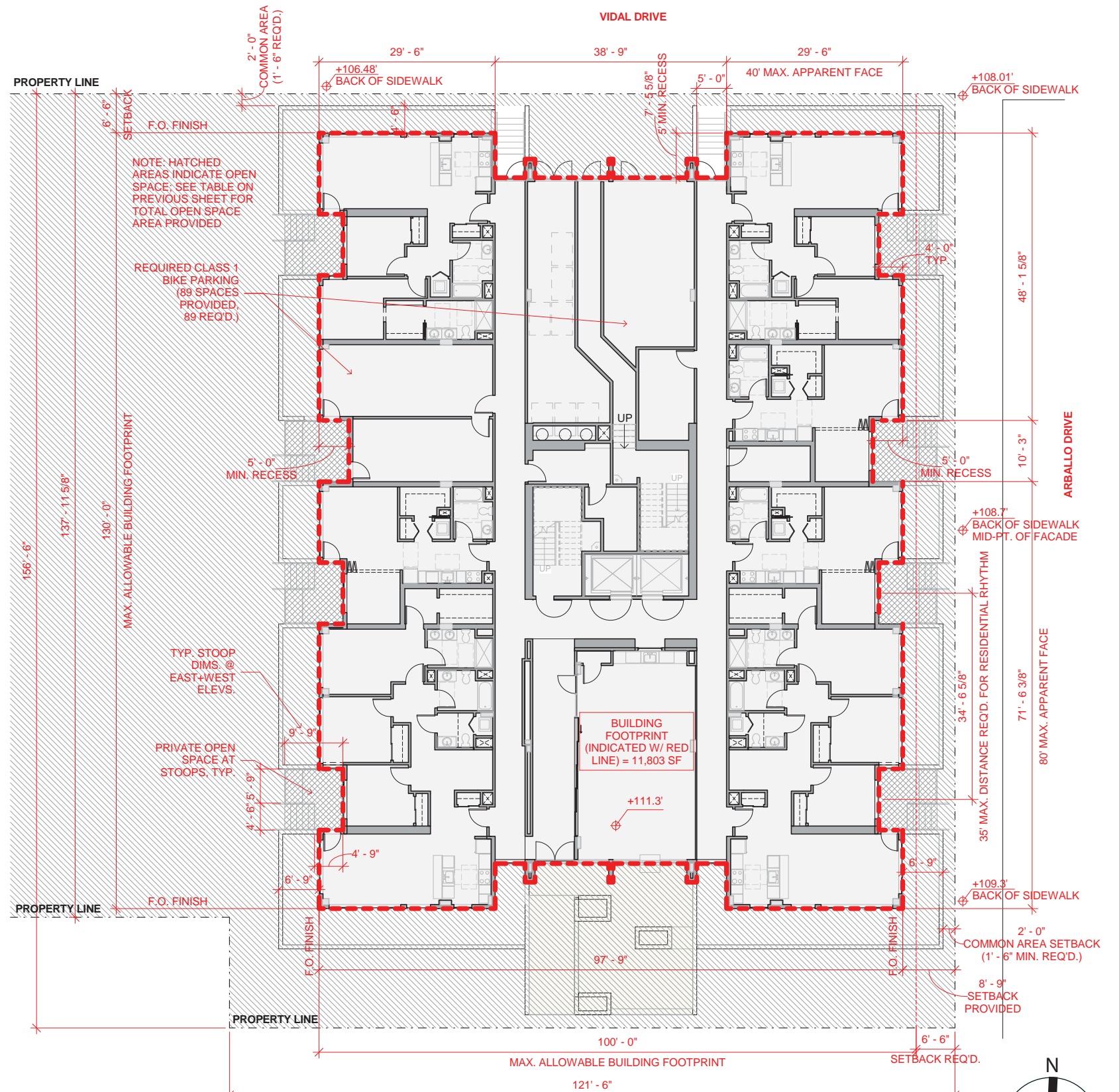
EAST ELEVATION FIRST FLOOR GLAZING



NORTH ELEVATION FIRST FLOOR GLAZING



TYPICAL FLOOR PLAN - PROJECTIONS & MAX. APPARENT FACE



GROUND FLOOR PLAN - BUILDING FOOTPRINT & SETBACKS

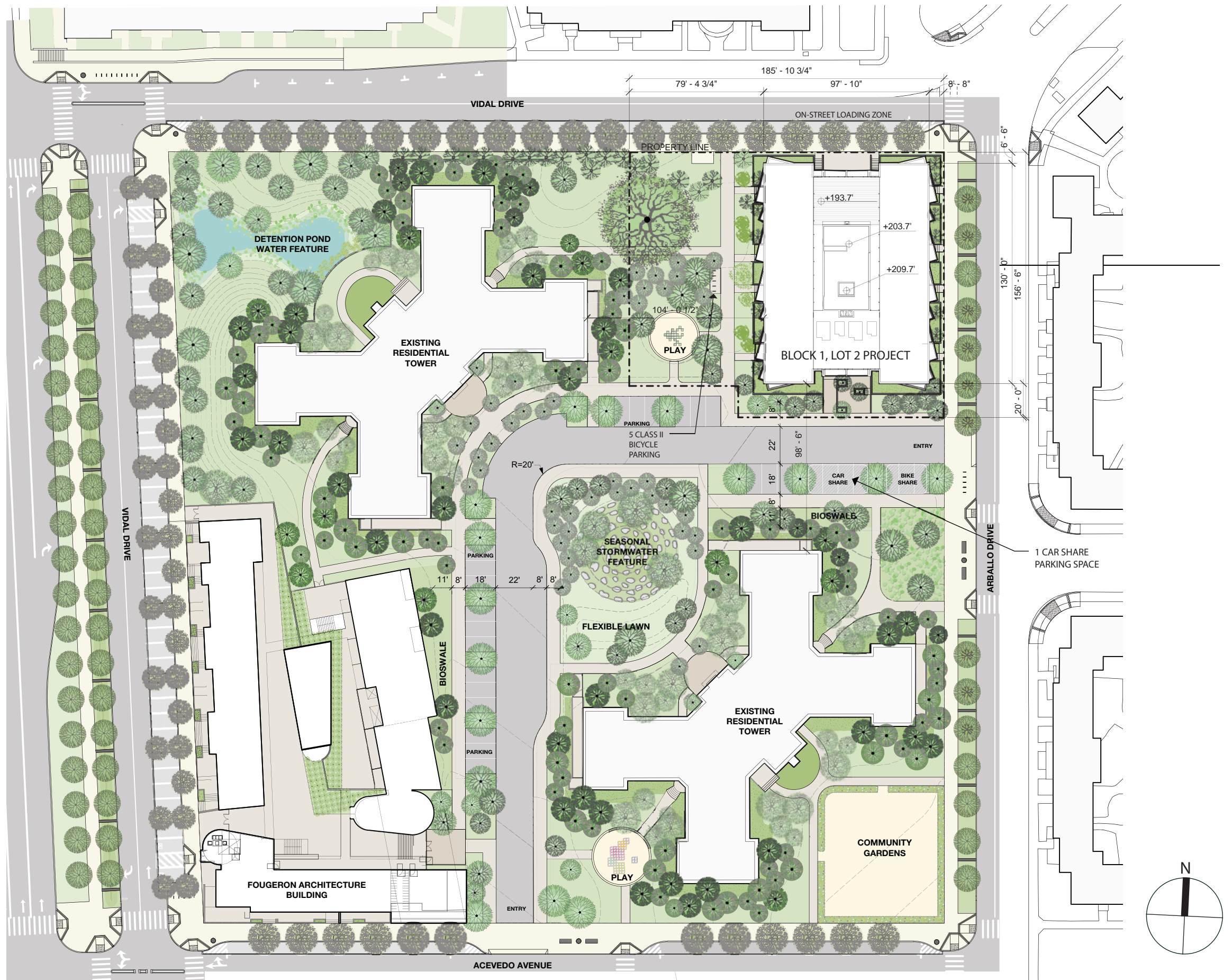


BUILDING FOOTPRINT AREA : 11,803 SF

LOT AREA: 27,898 SF

BUILDING FOOTPRINT COVERS 42% OF LOT

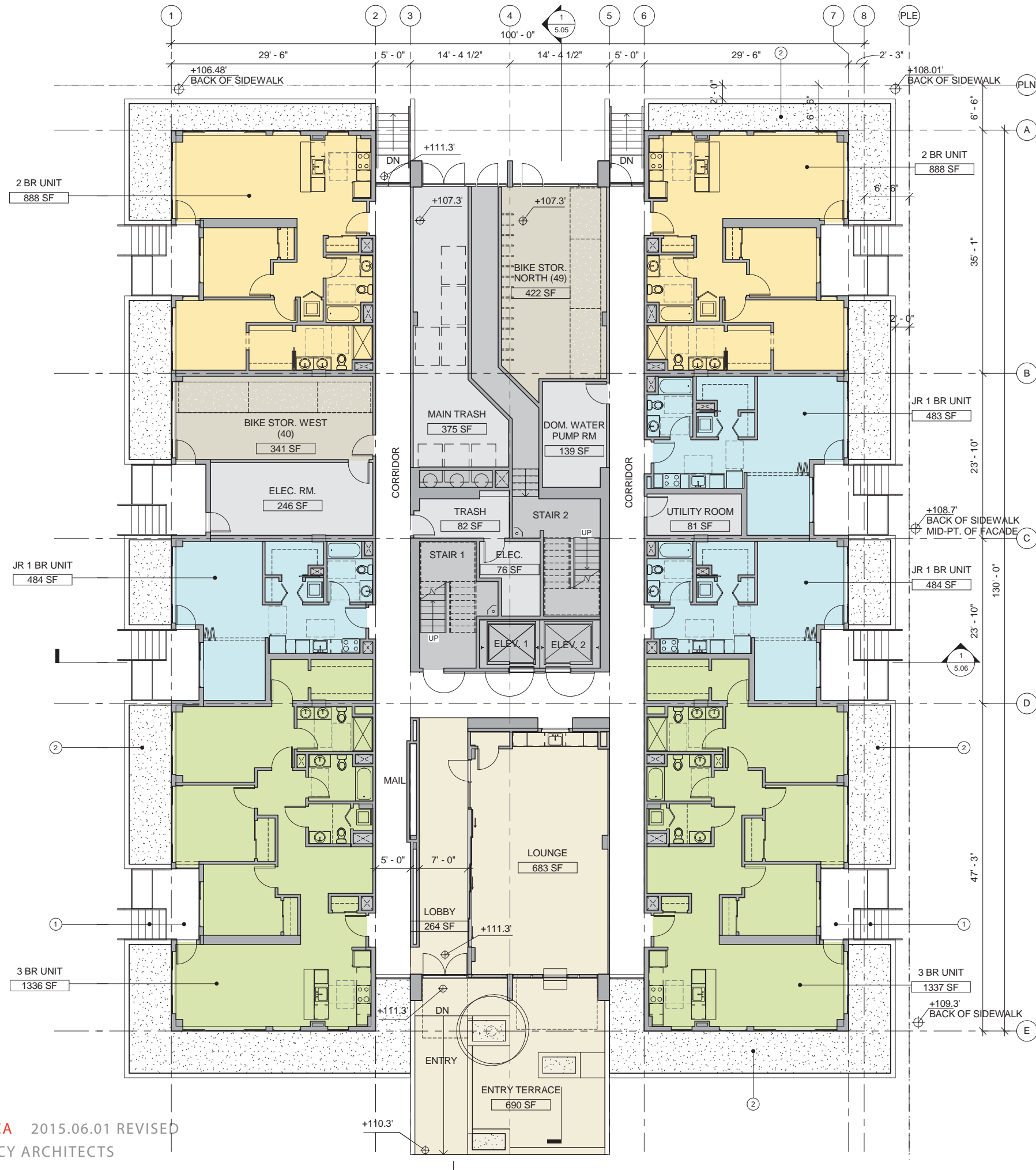
SCALE: 1" = 60'





SCALE: 1"= 16'

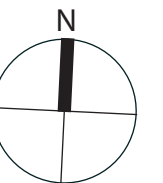


LEGEND

- 2 BR UNIT
- 3 BR UNIT
- AMENITY SPACE
- BIKE STORAGE
- CORRIDOR
- JR 1 BR UNIT
- SHAFT
- STAIRS & ELEVATORS
- UTILITY ROOM

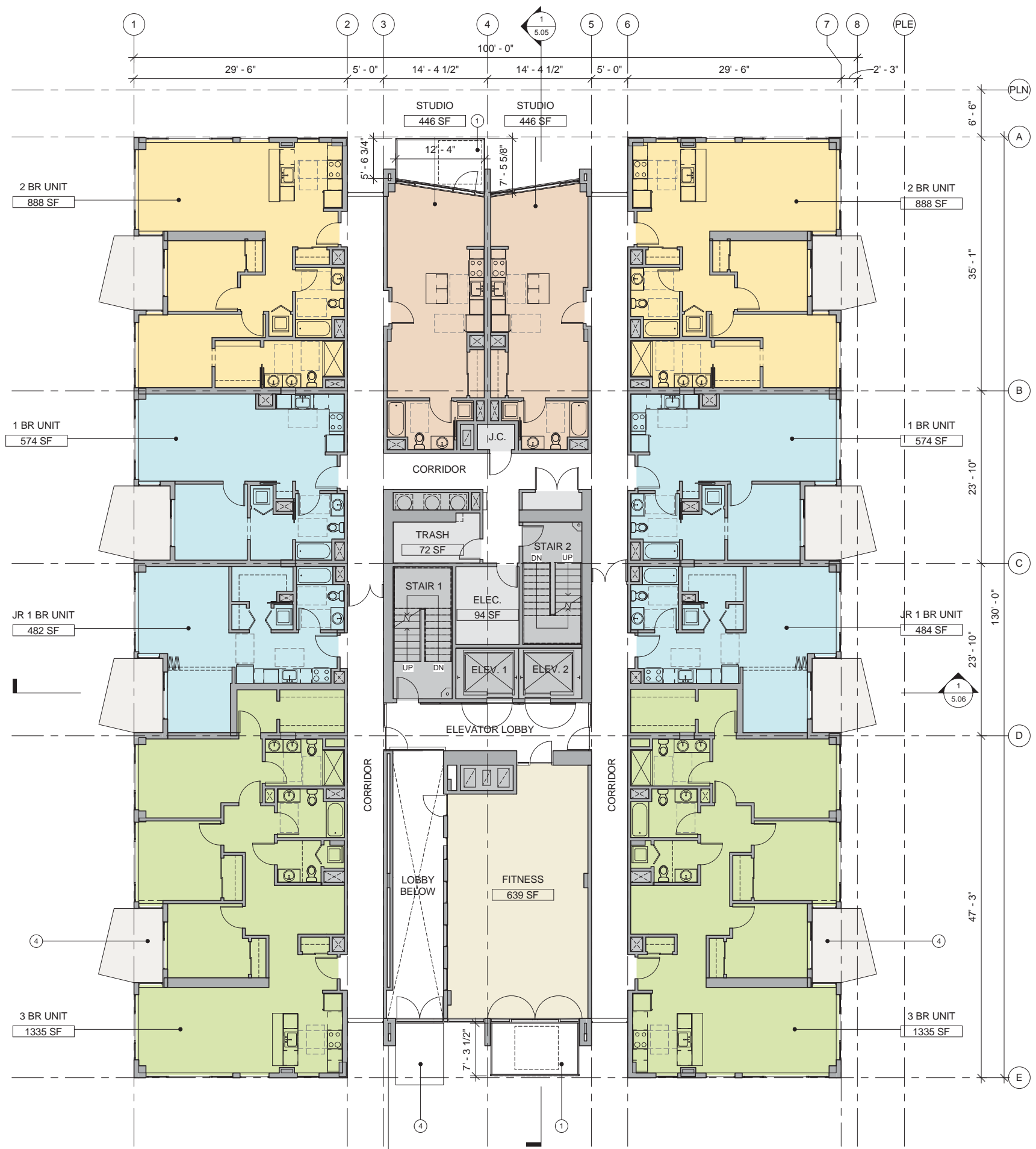
PLAN KEY NOTES:

- ① BALCONY
- ② LANDSCAPING
- ③ RAISED UNIT ENTRY (STOOP)
- ④ CANOPY
- ⑤ SUN SHADE





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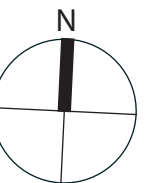


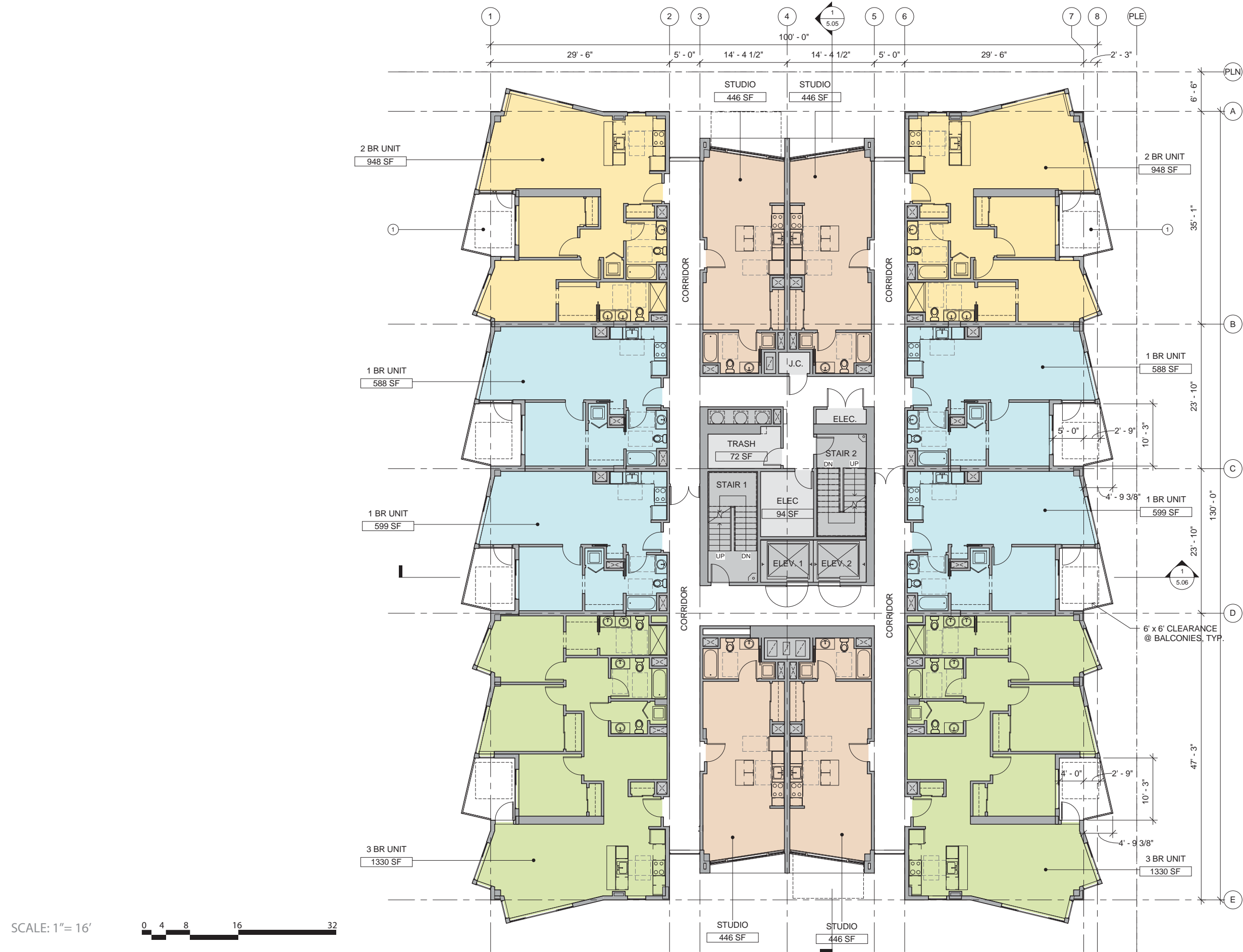
#### LEGEND

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- AMENITY SPACE
- CORRIDOR
- JR 1 BR UNIT
- SHAFT
- STAIRS & ELEVATORS
- STUDIO UNIT
- UTILITY ROOM

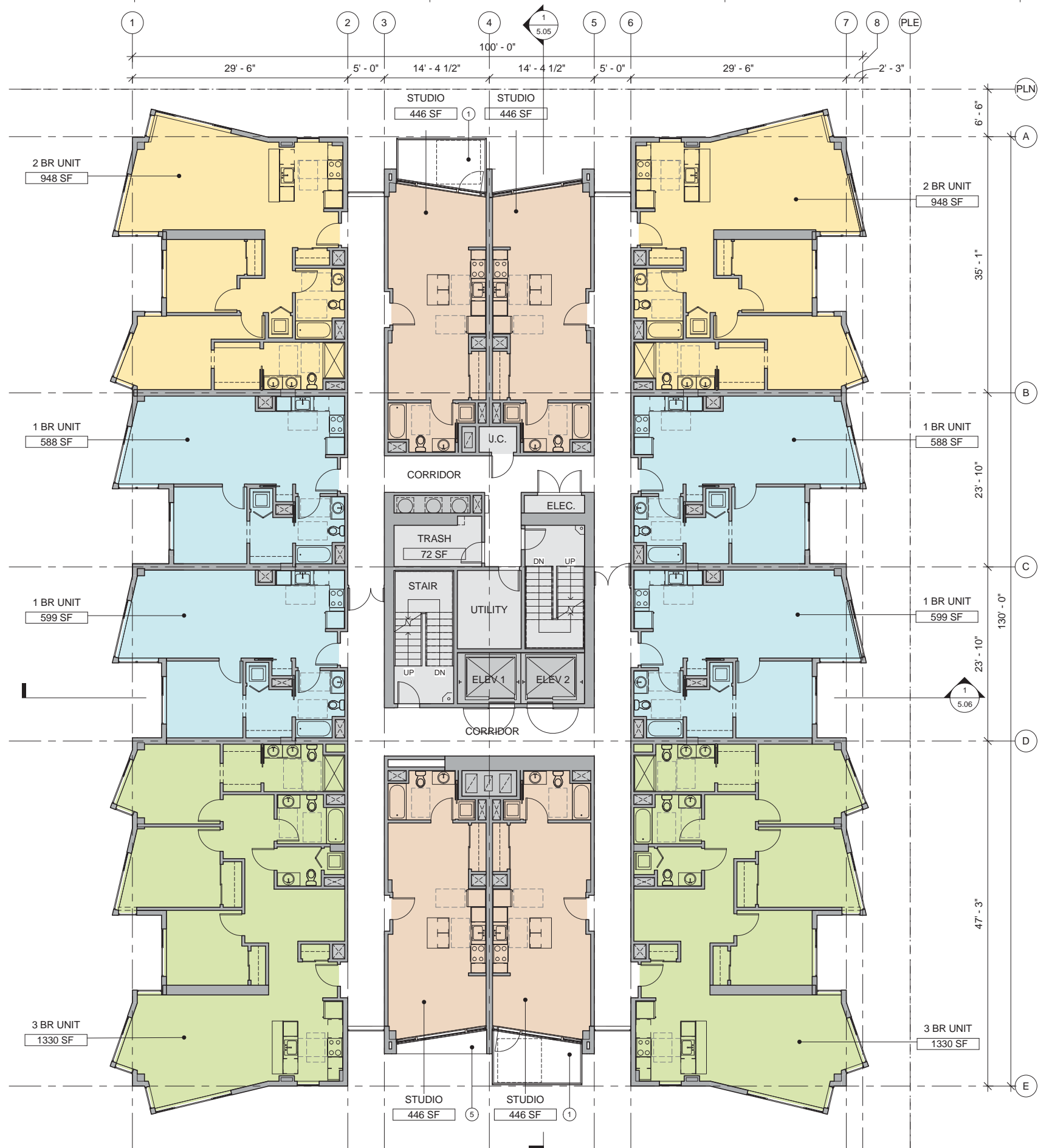
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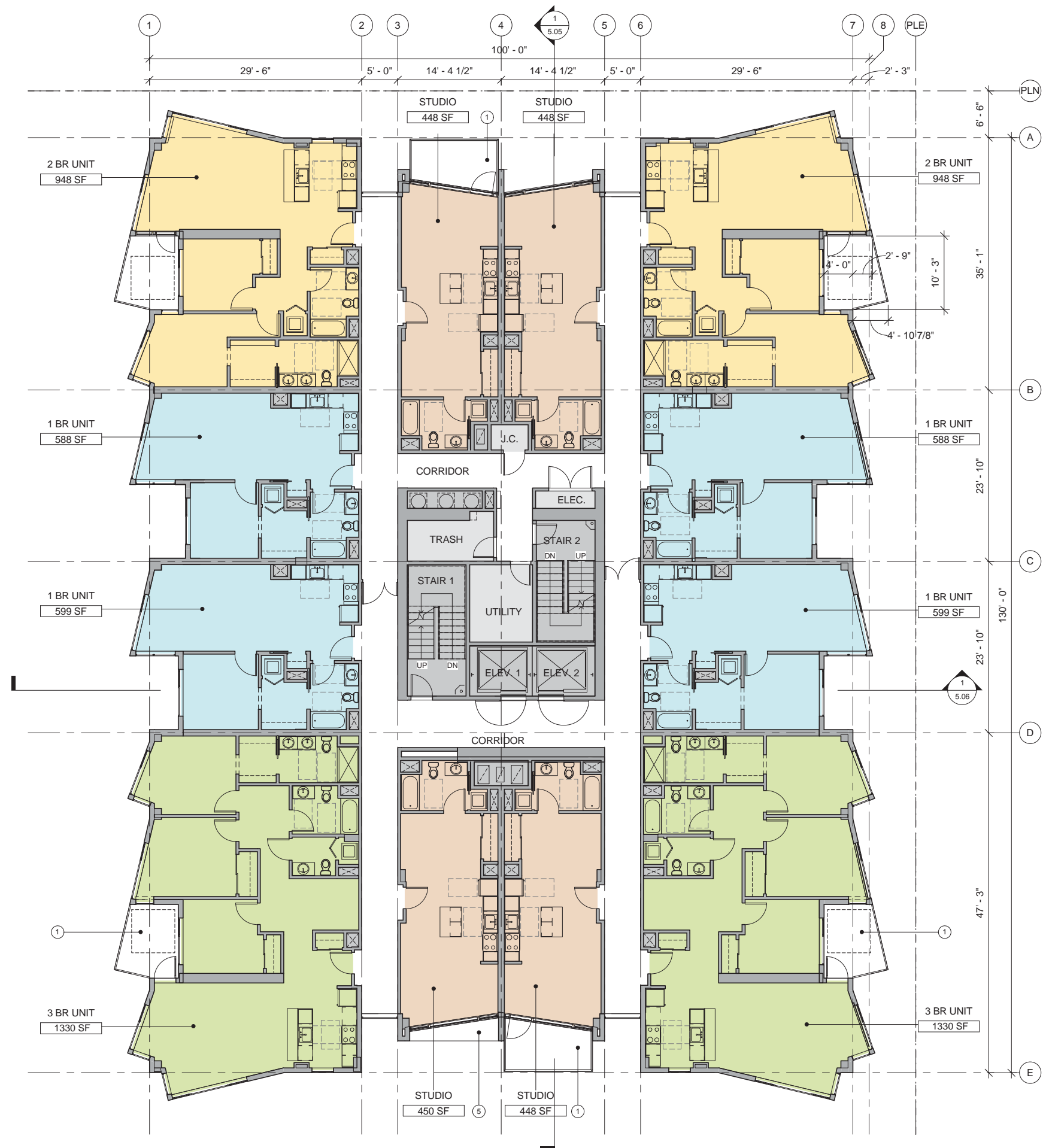


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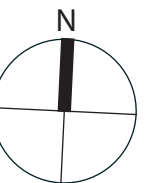


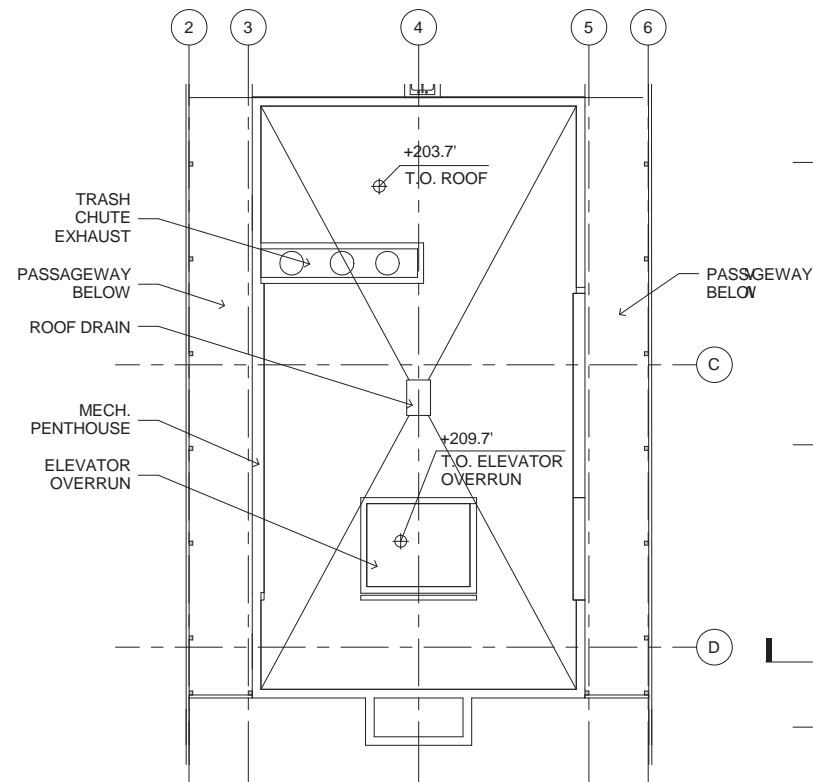
LEGEND

- 1 BR UNIT
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PLAN KEY NOTES:

- 1 BALCONY
- 2 LANDSCAPING
- 3 RAISED UNIT ENTRY (STOOP)
- 4 CANOPY
- 5 SUN SHADE





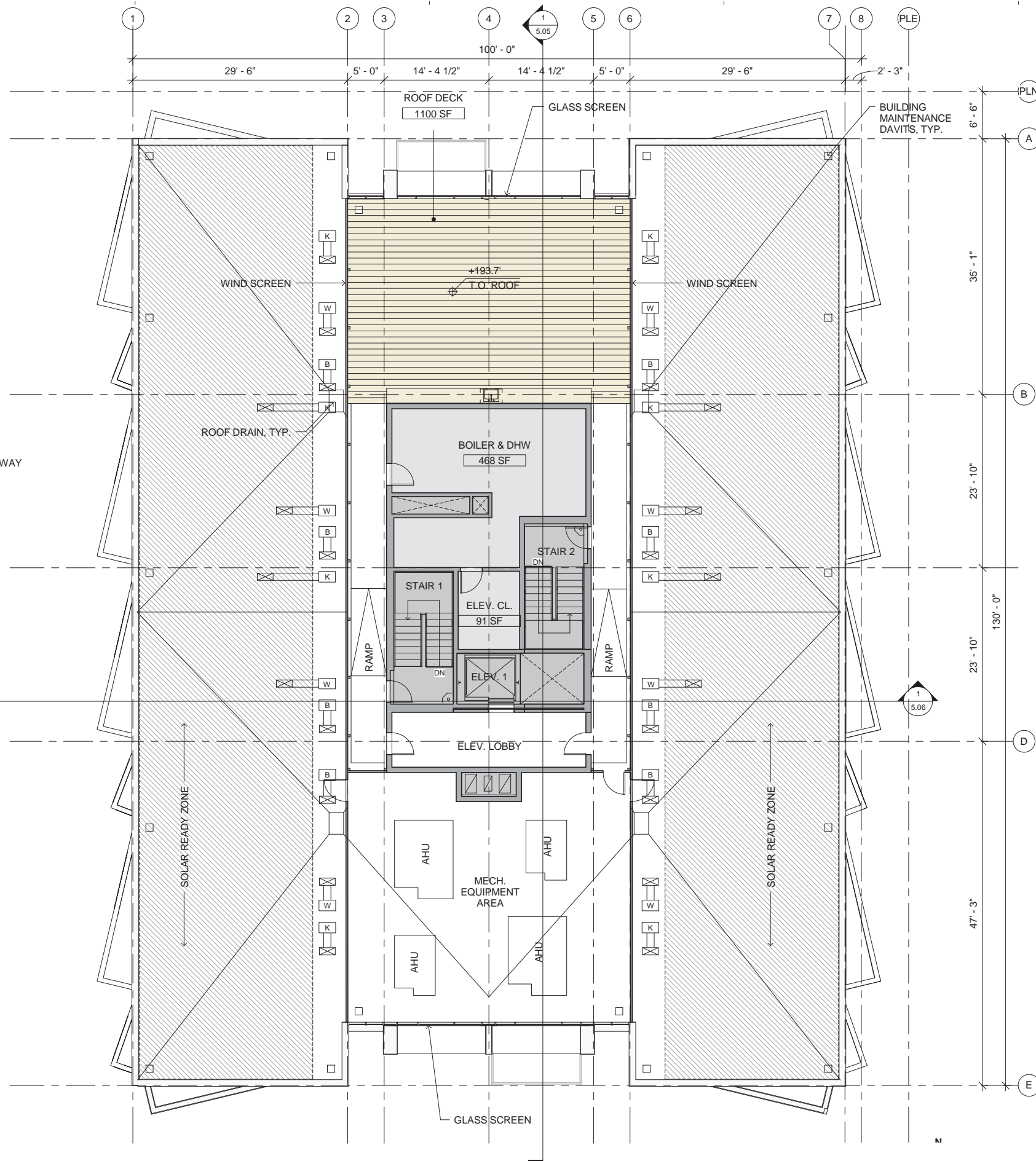
MECHANICAL PENTHOUSE ROOF PLAN

PENTHOUSE ENCLOSURE : 1,423 SF  
(MECHANICAL ROOM,  
STAIRS & ELEVATORS)

TOTAL ROOF AREA: 12,192 SF

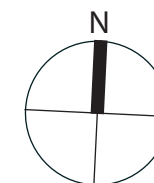
ENCLOSED MECHANICAL AREA =  
12% OF ROOF AREA

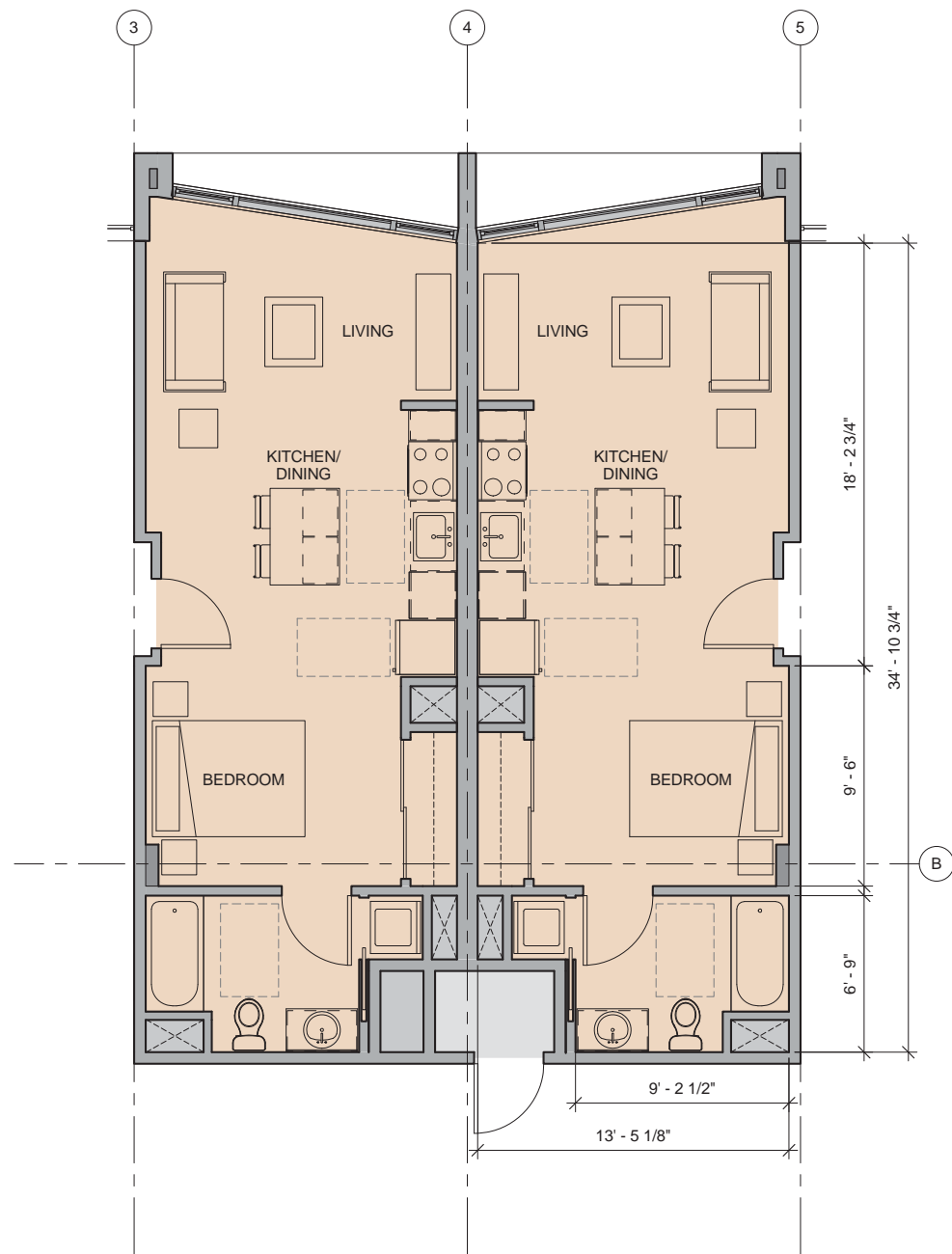
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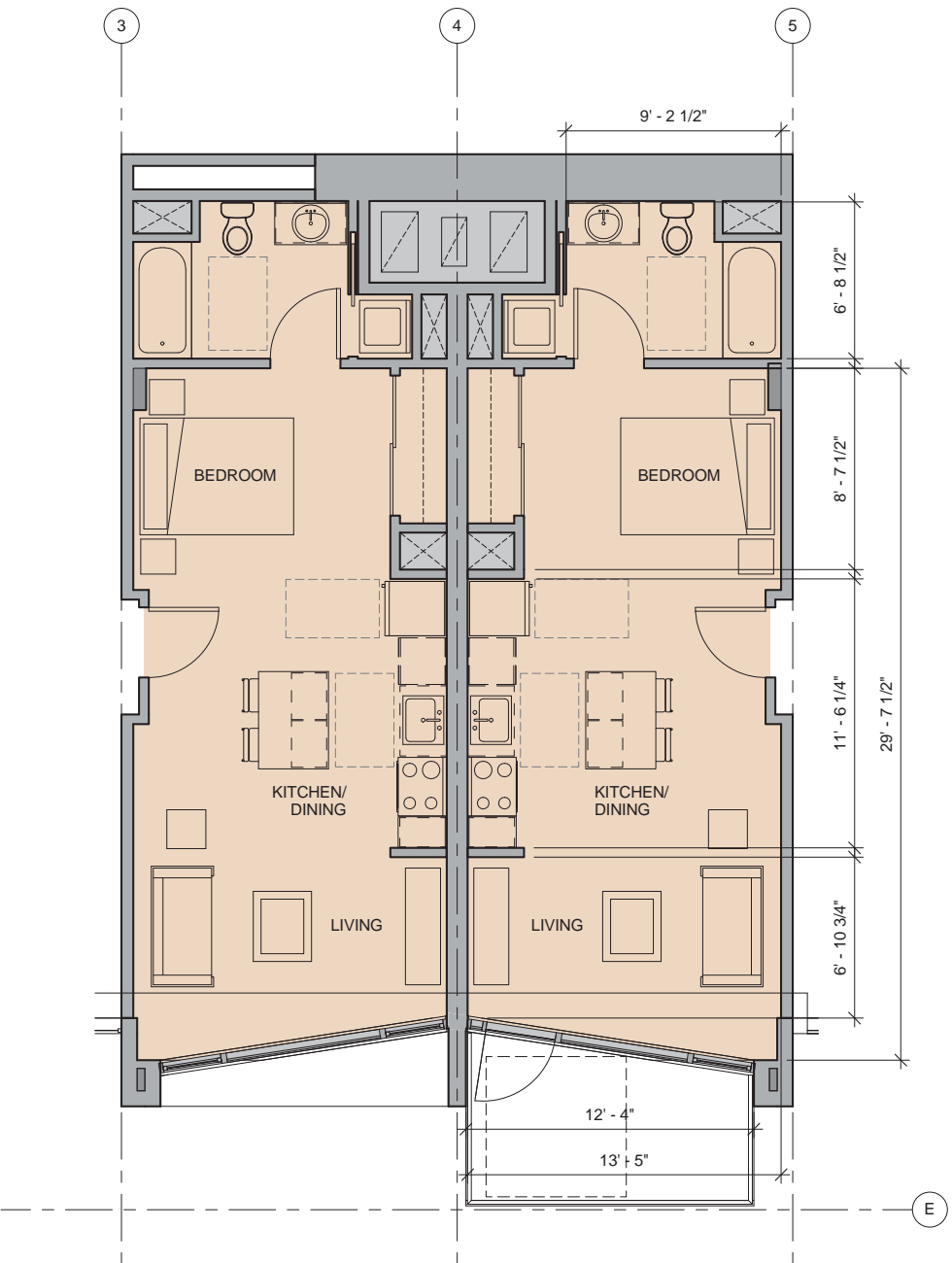
LEGEND

- AMENITY SPACE
- CORRIDOR
- SHAFT
- STAIRS & ELEVATORS
- UTILITY ROOM





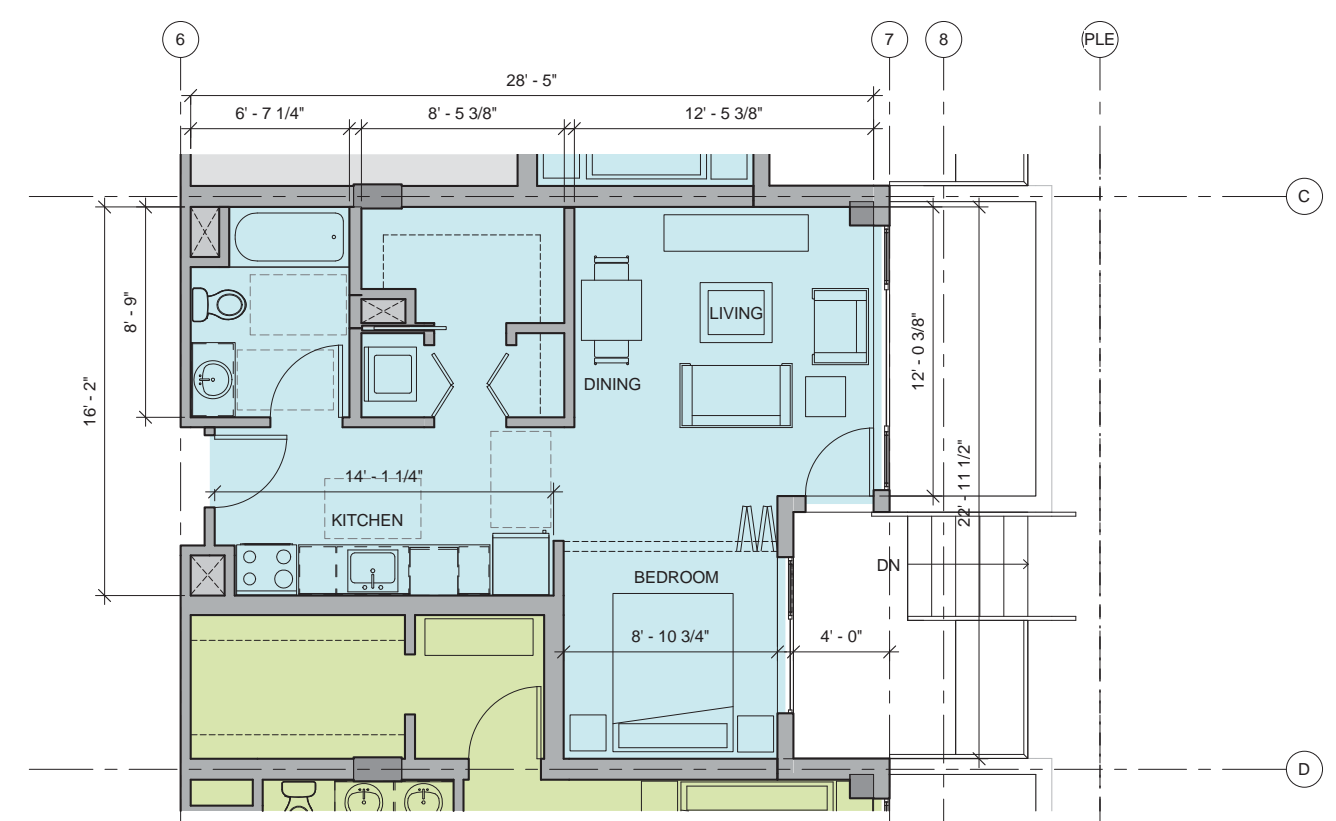
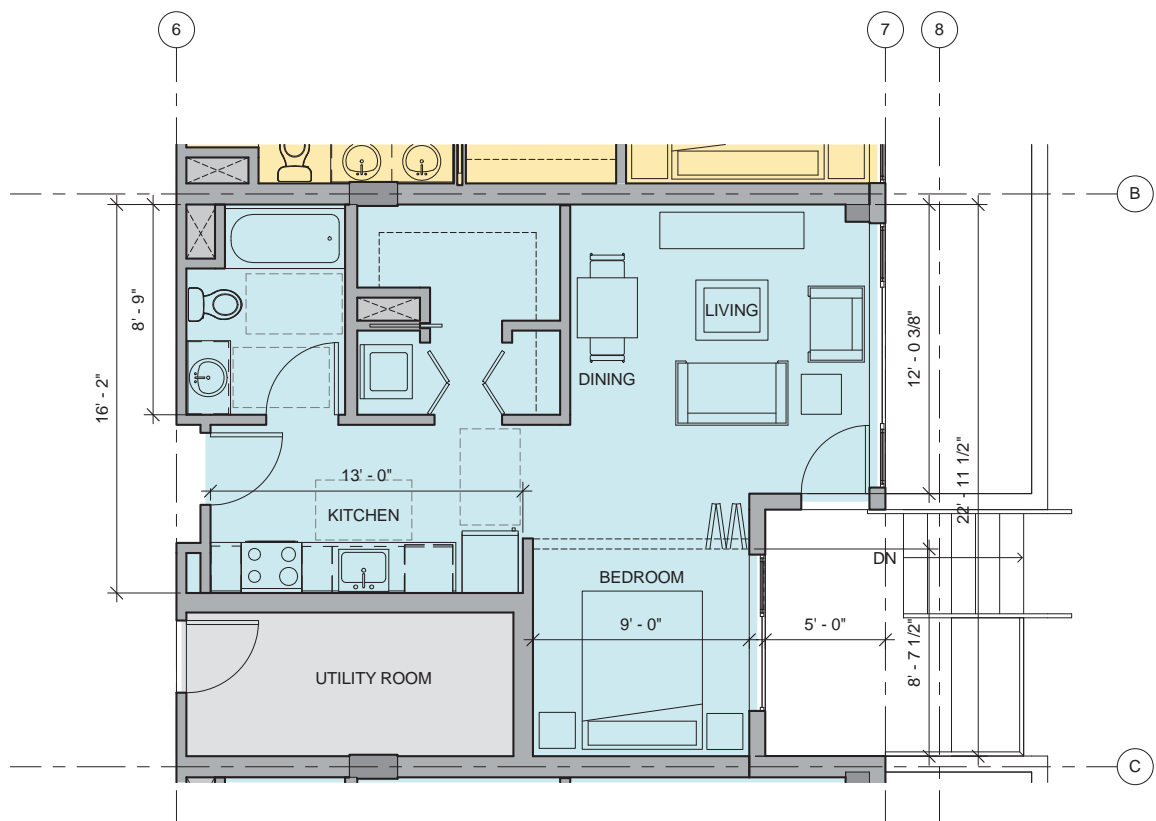
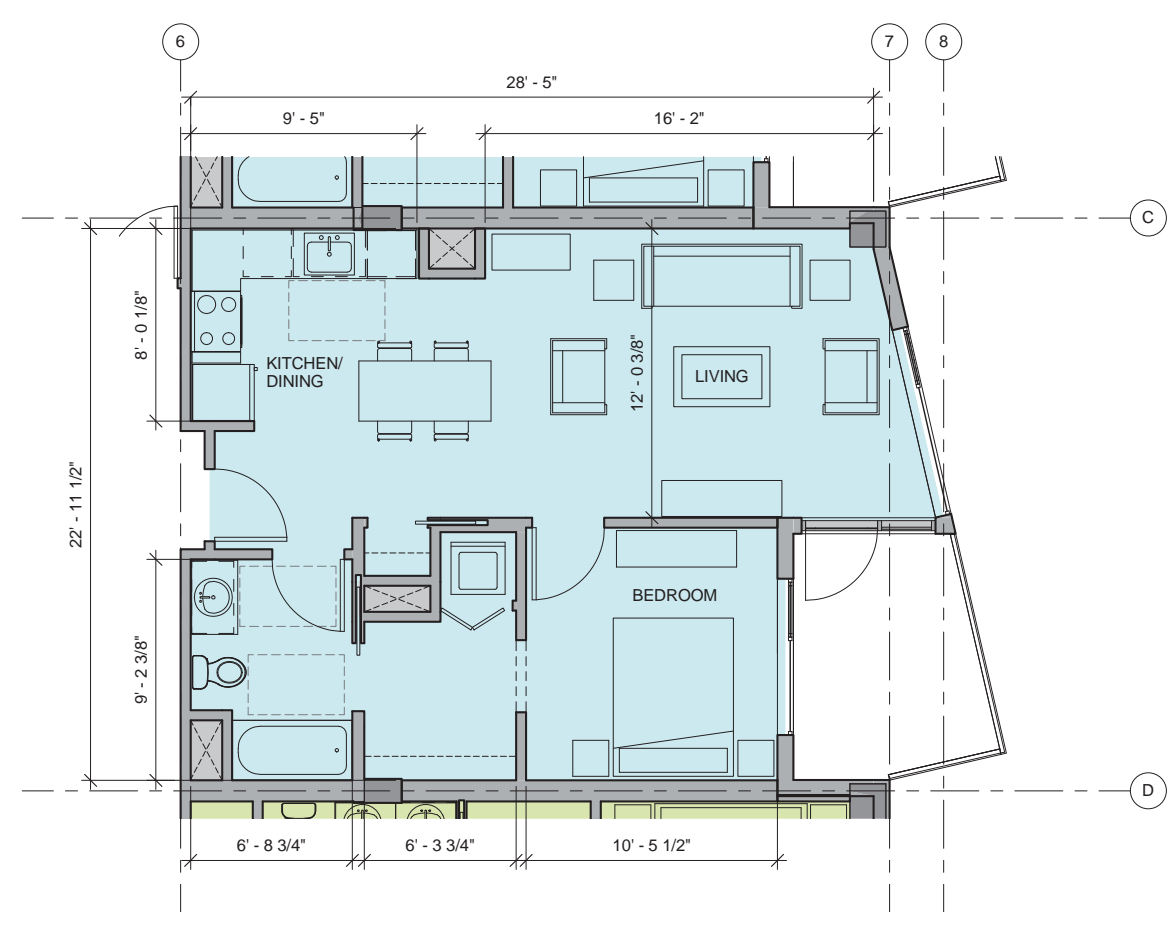
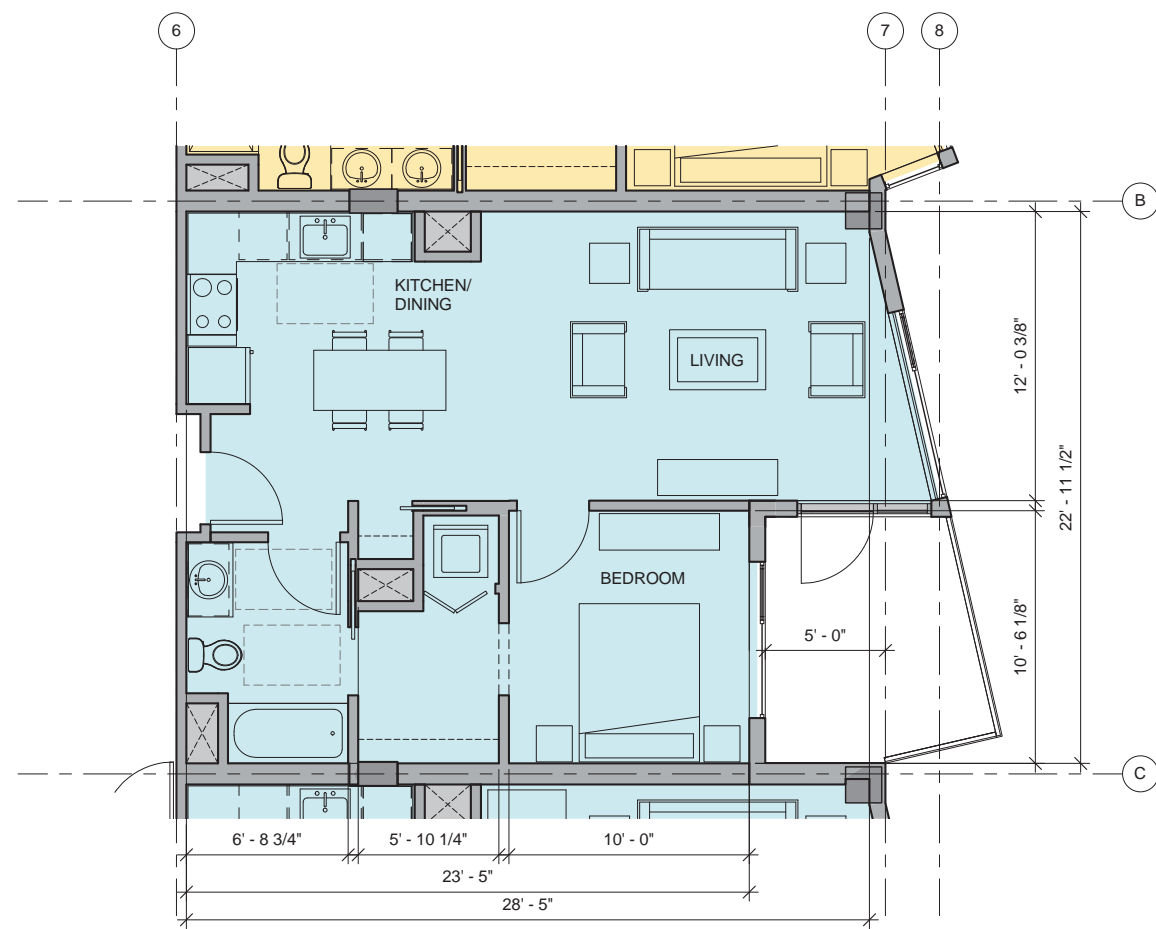
STUDIO UNITS - NORTH SIDE, TYPICAL FLOOR W/O BALCONY



STUDIO UNITS - SOUTH SIDE, TYPICAL FLOOR W/ & W/O BALCONY

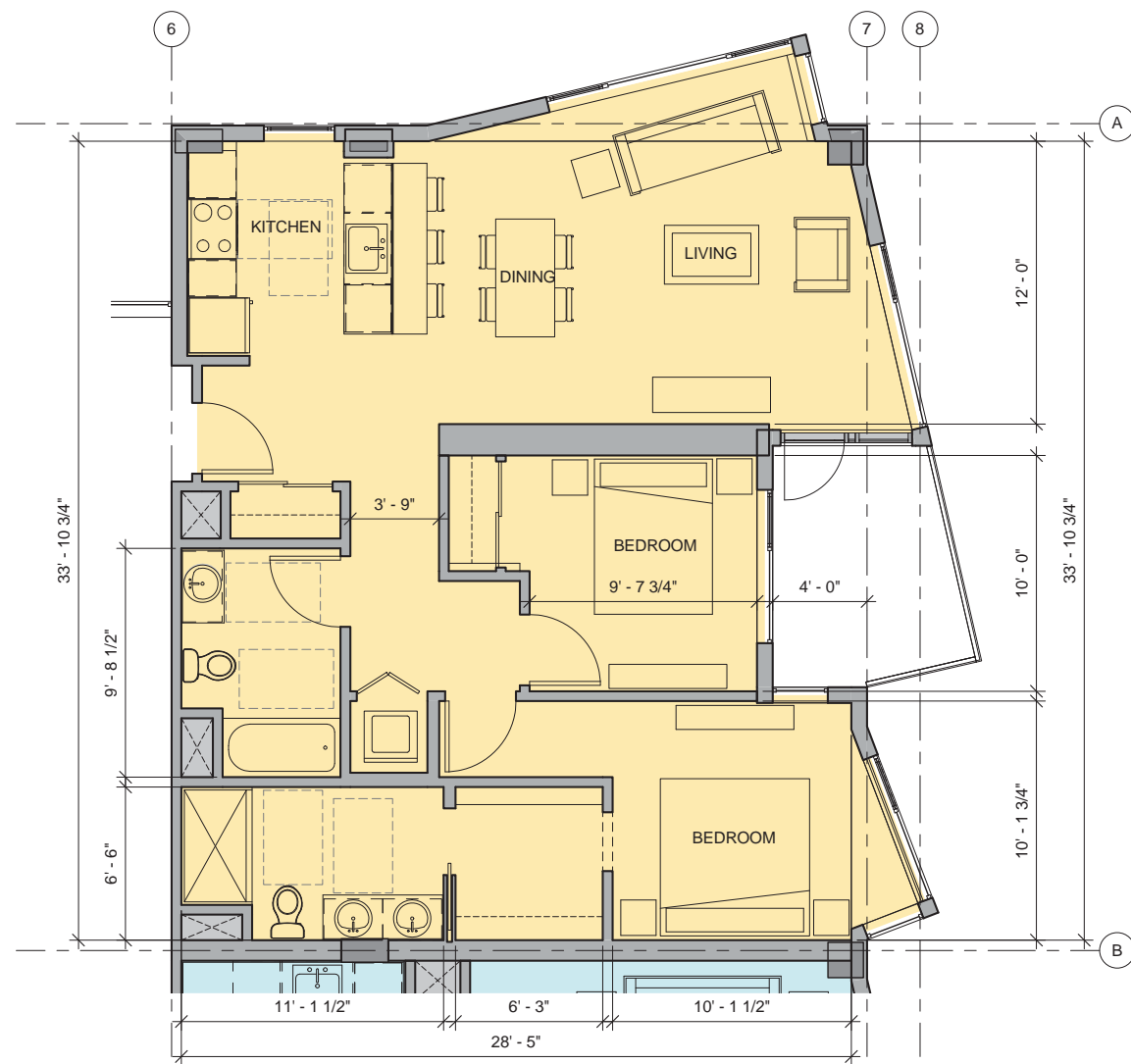
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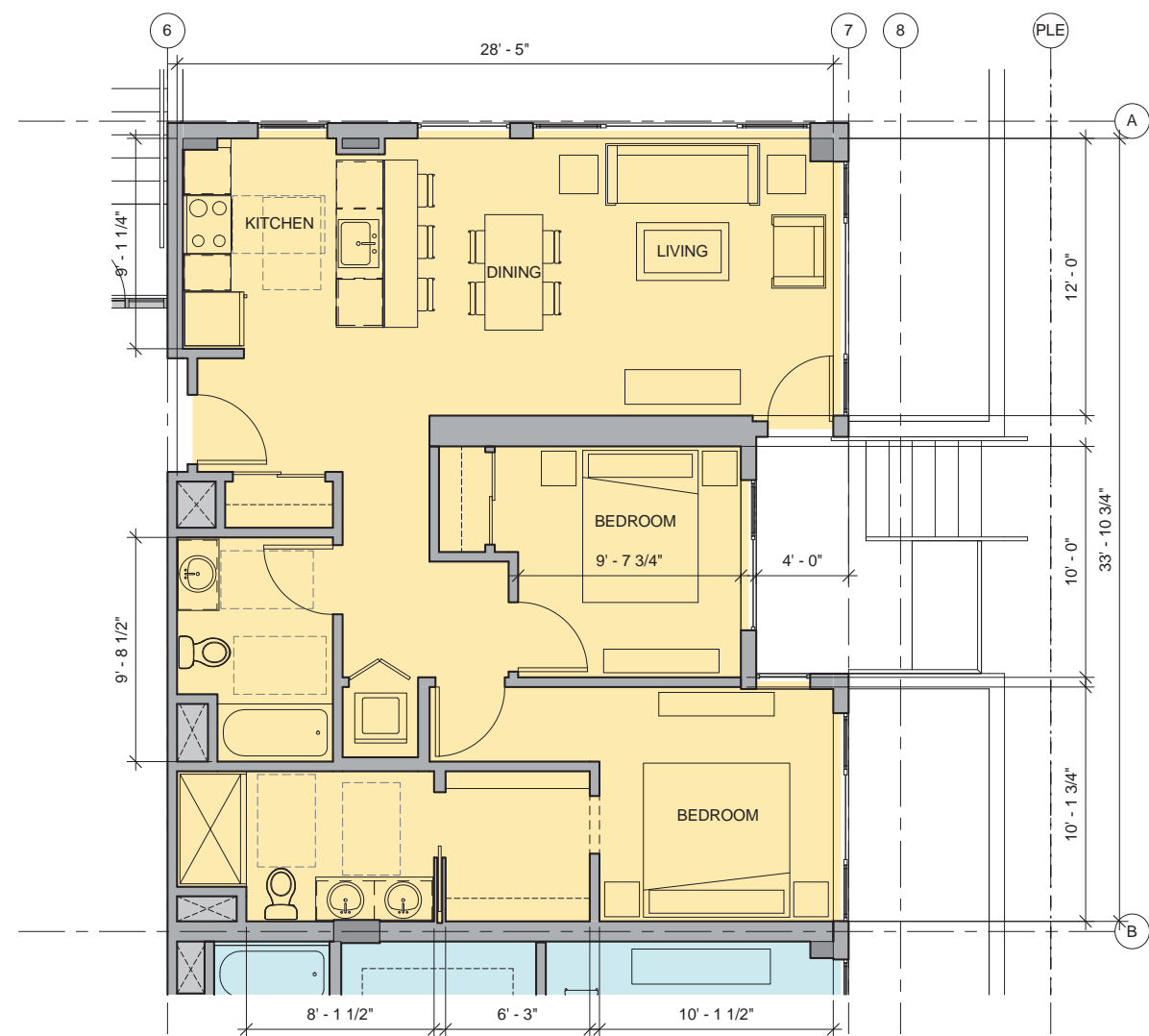


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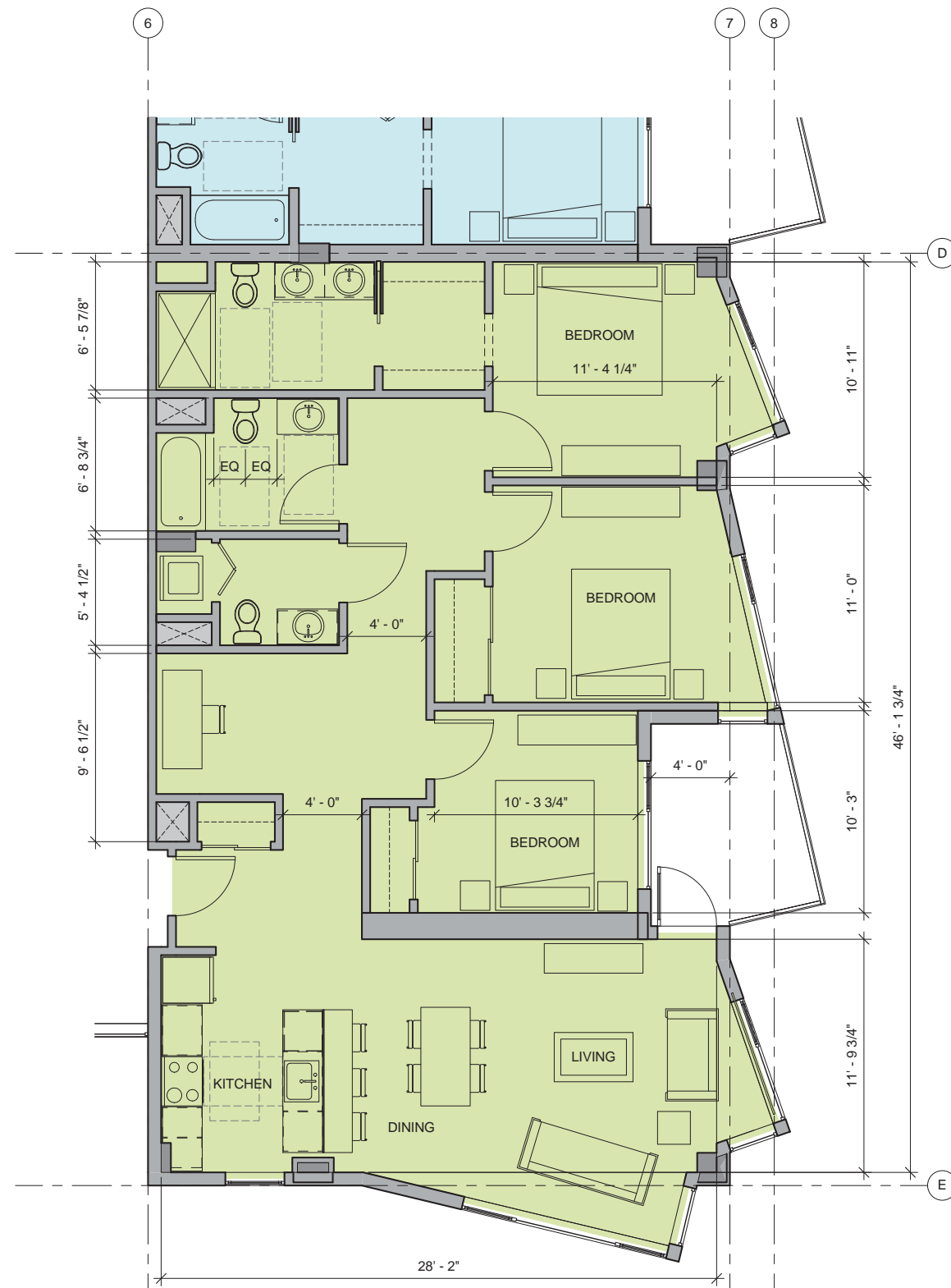
2 BR UNIT - TYPICAL FLOOR



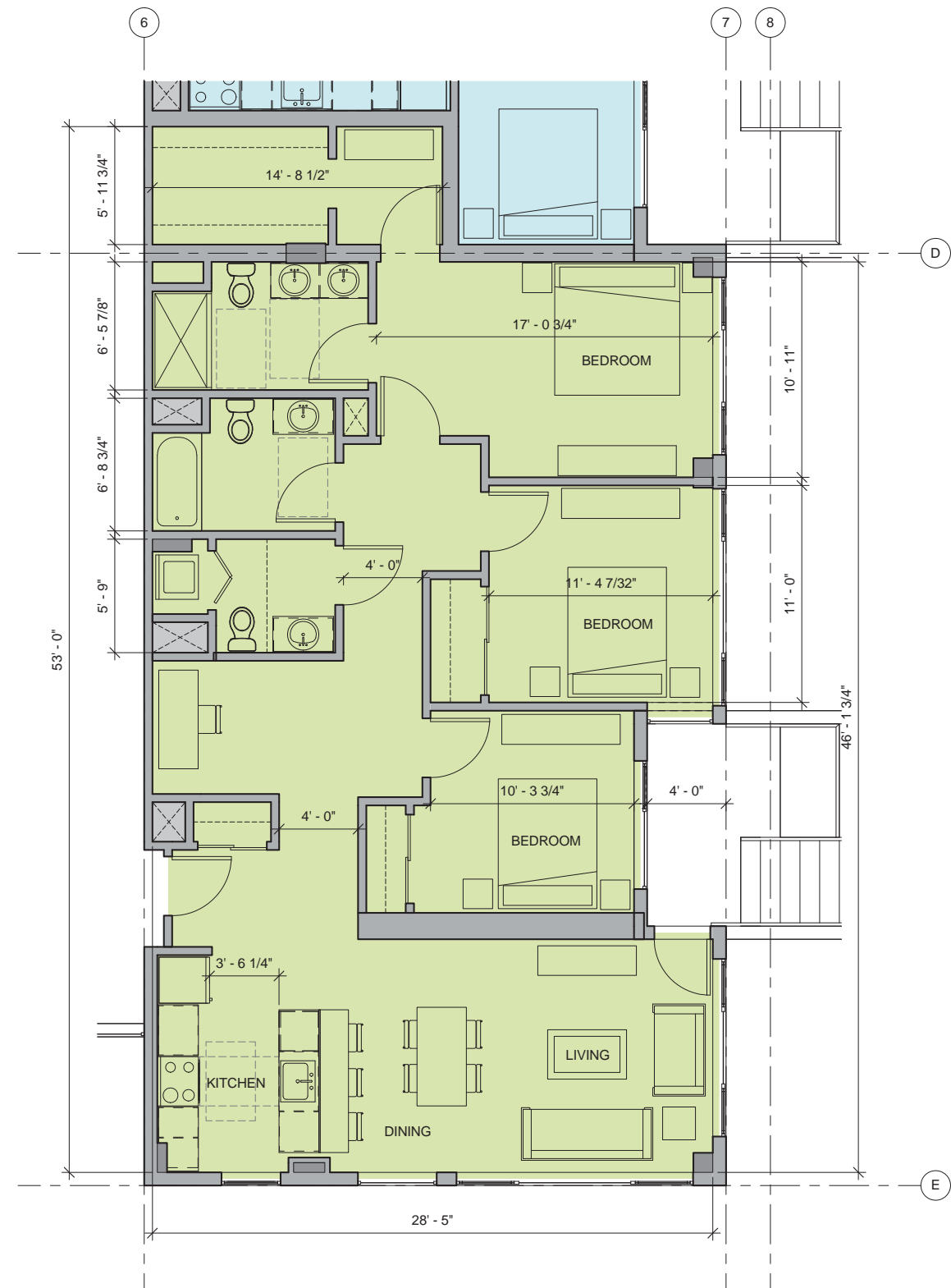
2 BR UNIT - GROUND FLOOR (SECOND FLOOR SIM)

SCALE: 1"= 8'





3 BR UNIT - TYPICAL FLOOR



3 BR UNIT - GROUND FLOOR (SECOND FLOOR SIM)

SCALE: 1"= 8'



ELEVATION + SECTION KEY NOTES:

- ① ALUMINUM WINDOWS
- ② FIBER CEMENT SIDING
- ③ METAL PANEL BANDS
- ④ METAL PANELS
- ⑤ ACCENT PANELS
- ⑥ METAL RAILINGS
- ⑦ CONCRETE WALLS
- ⑧ GLASS SCREEN WALL
- ⑨ WIND SCREEN
- ⑩ CANOPY
- ⑪ METAL SUN SHADE

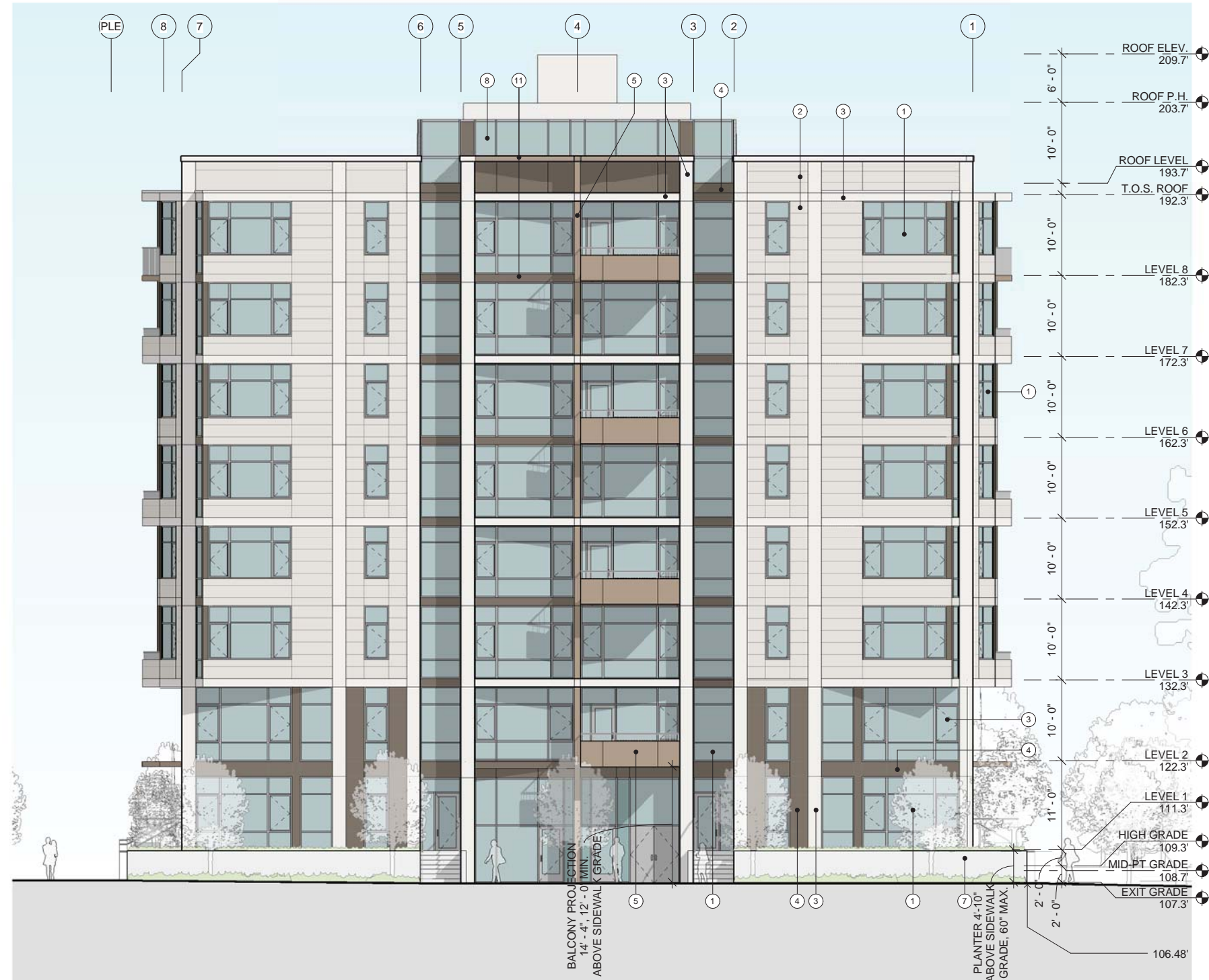


SCALE: 1"= 16'



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ELEVATION + SECTION KEY NOTES:

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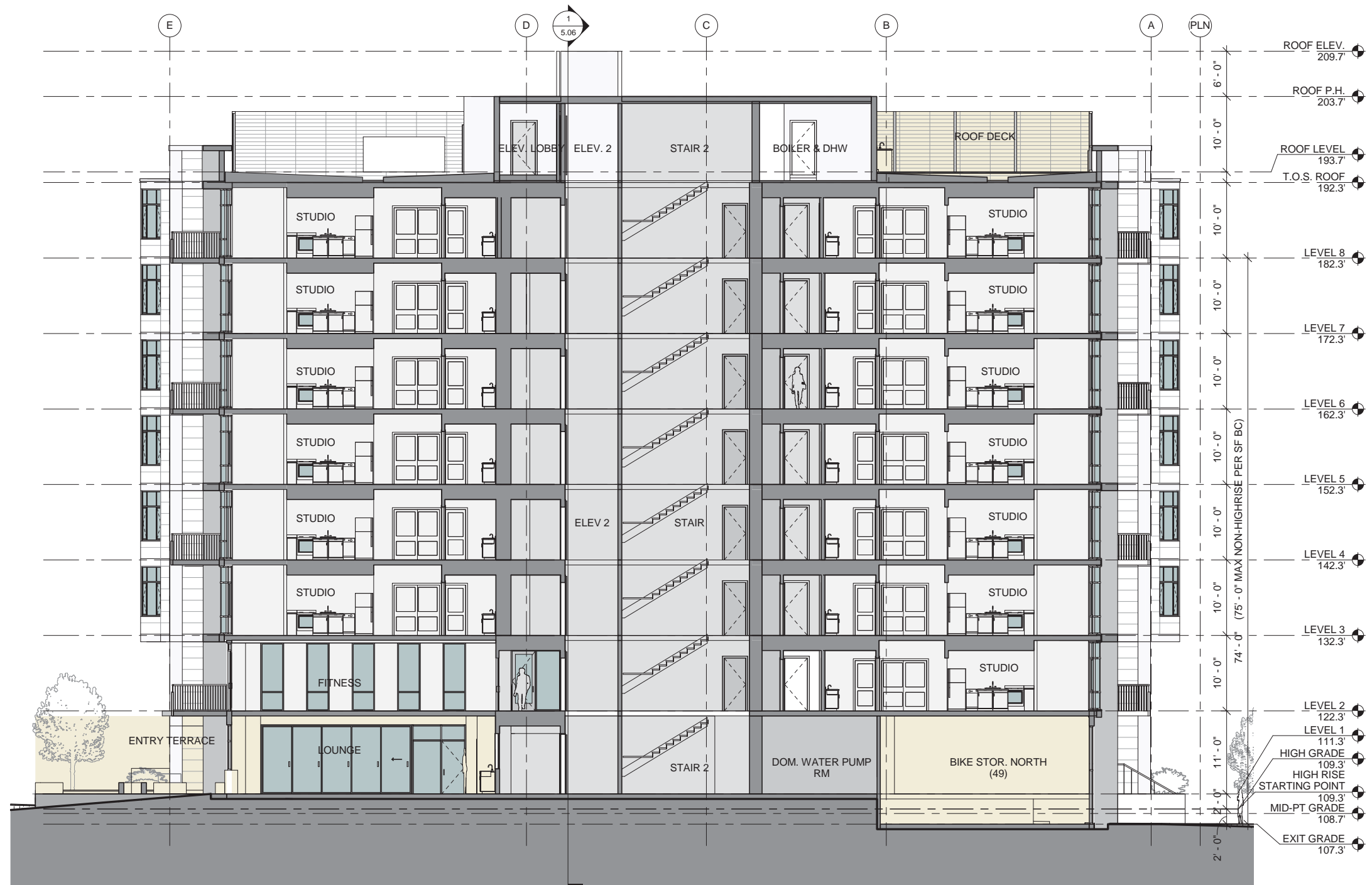


ELEVATION + SECTION KEY NOTES:

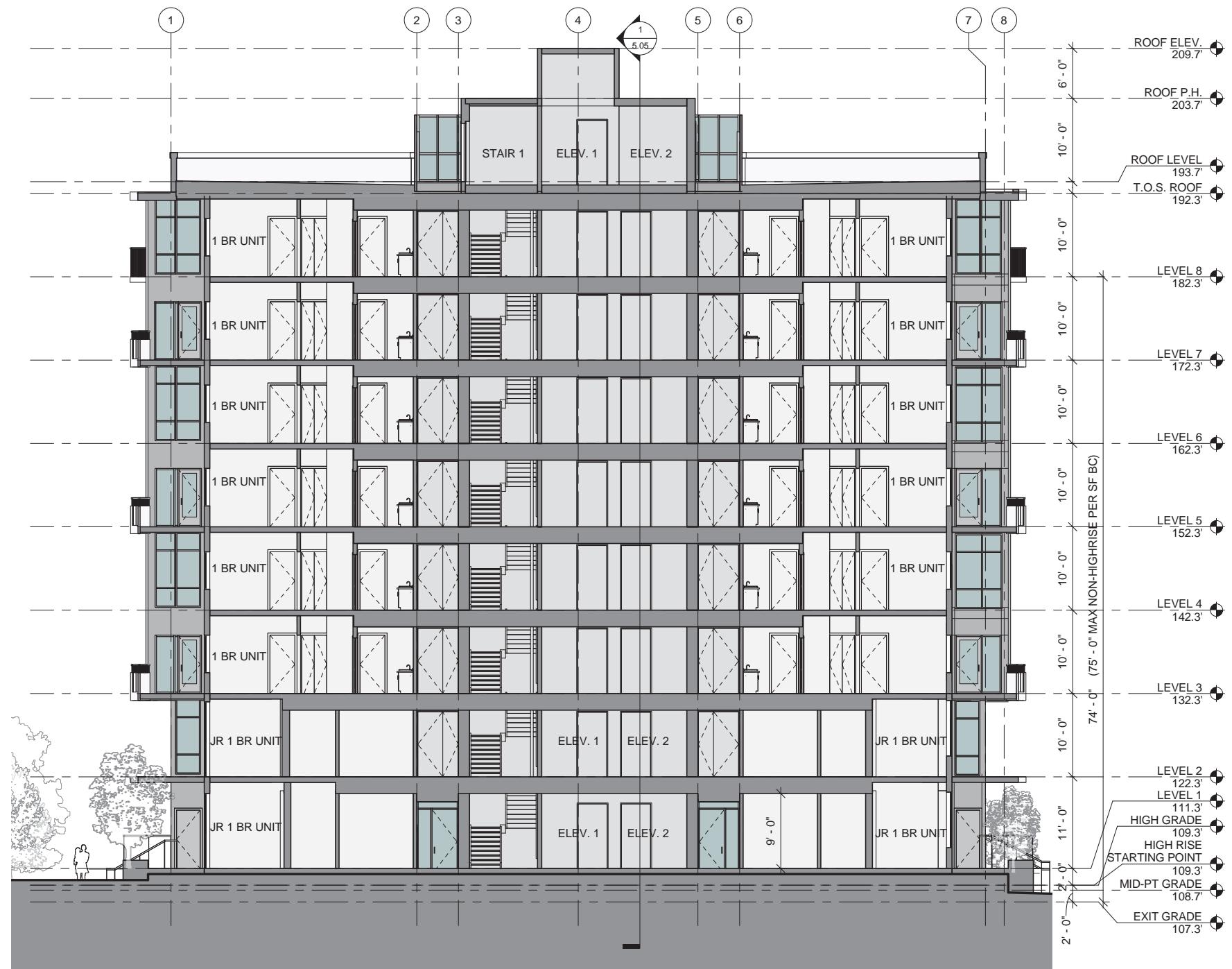
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SCALE: 1"= 16'





SCALE: 1"= 16'



SCALE: 1"= 16'















1. VIEW FROM SOUTHEAST CORNER



2. VIEW FROM NORTHEAST CORNER



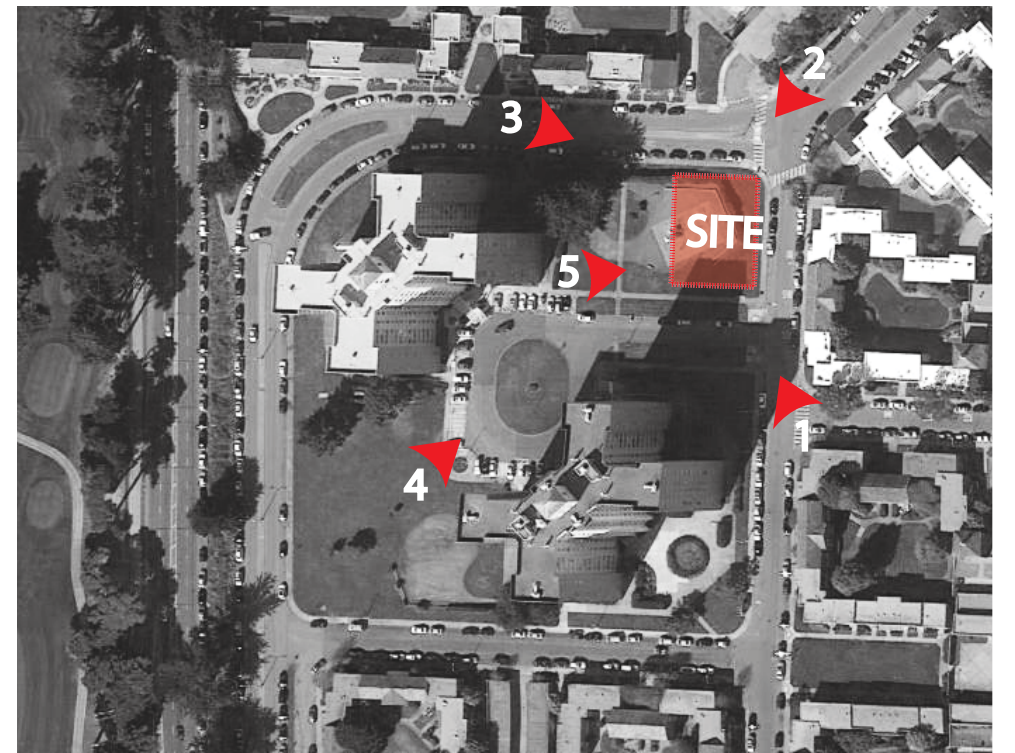
3. VIEW FROM NORTHWEST CORNER



4. VIEW FROM SOUTHWEST CORNER



5. VIEW FROM SOUTHWEST CORNER





# BLOCK 1, LOT 2

## APPENDIX



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Parkmerced Block 01 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 06.01.15																							
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 of 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.	All new buildings will be specified with efficient low flow water fixtures as defined in the table below: <table><tr><td></td><td>Baseline</td><td>Design</td></tr><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></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
	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																					
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.																					

Parkmerced Block 01 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 06.01.15		
Standard Number	Standard	Project Compliance
Page 51	<p>The commitment to producing at least 10,396,625 kWhr/yr of renewable energy and 10,396,625 kWhr/yr electricity through a cogeneration facility, or some combination of both, but in no event less than 20,793,250 kWhr/yr, or otherwise satisfying this same 20,793,250 kWhr/yr commitment through energy efficiency and conservation measures is a significant benefit.</p> <ul style="list-style-type: none"><li>- 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 kWhr/yr of the estimated total annual energy consumption;</li><li>- By full build-out, generate 10,396,625 kWhr/yr of the estimated total annual energy consumption from an on-site cogeneration system; or</li></ul> <p>Providing a combination of power from the above two sources, or satisfying the combined 20,793,250 kWhr/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>Notes:</p> <p>The Development Agreement identifies four methods for demonstrating compliance with this requirement:</p> <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li><li>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 4,000<sup>th</sup> new residential unit.</li></ol> <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	A hazardous waste drop off location will be located 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.
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.
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"><li>- Prevent loss of soil during construction by storm water runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse</li><li>- Prevent sedimentation of any affected storm water conveyance systems or receiving streams</li></ul> <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).

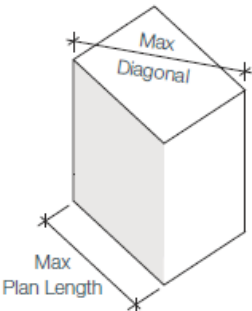
Parkmerced Block 01 - Sustainability Plan Checklist — Design Review Compliance Checklist for Buildings 06.01.15		
Standard Number	Standard	Project Compliance
Page 65	<div>- Recycle or salvage a minimum of 50% of construction waste by identifying materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Calculations can be done by weight or volume, but must be consistent throughout</div>	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.

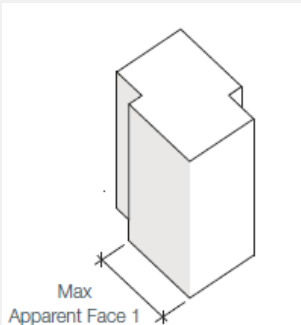
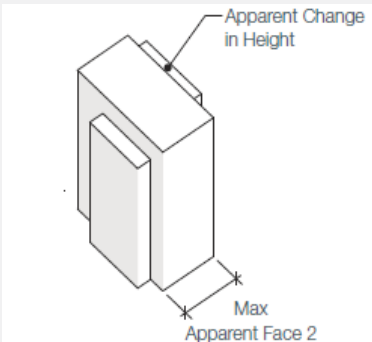
Assumptions:  
An average of 2.3 people occupy each residence at Parkmerced.



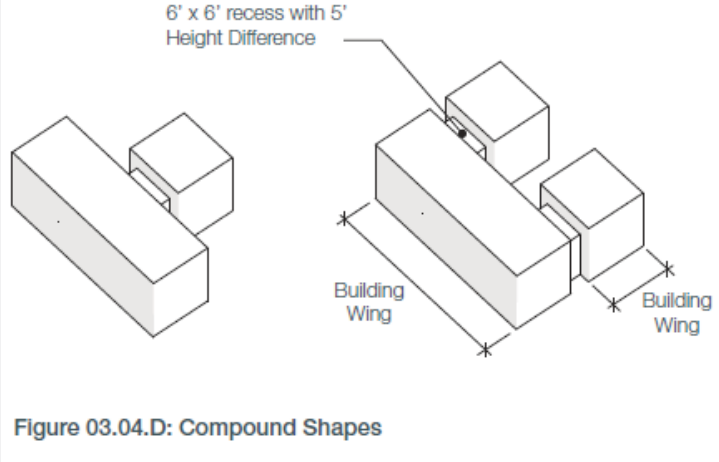
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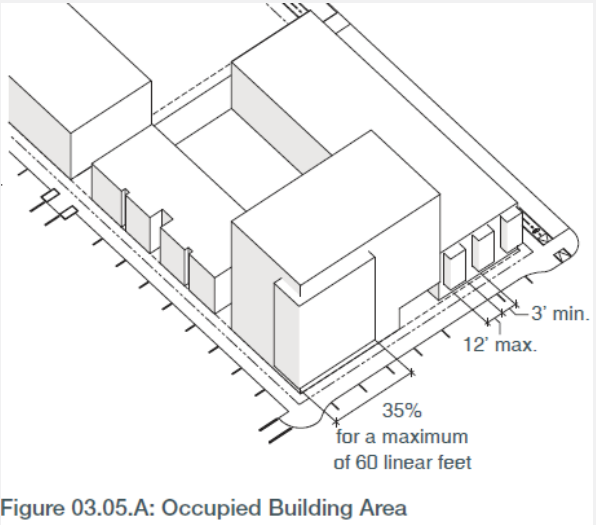
Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	Standard	Project Compliance	Implementing Standards
03.01.01 Sustainability Performance	All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.	Project will comply with all Parkmerced Sustainability plan requirements. Refer to attached “Parkmerced Block 01 Sustainability Plan Checklist”	
03.02.01 - 03.02.02 Lot Coverage	Lot coverage is calculated for each development block and is specifically listed in <b>Appendix A of the Design Standards and Guidelines - Regulating Plan</b> .	Total Developable Building Footprint area for Block 1, MR 85 = 12,000 sqft  Actual building footprint = 11,803 sqft Refer to Ground Floor Plan, A0.03	Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area.  Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in  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)
03.02.03 Usable Open Space	48 square feet of common open space or 36 square feet of private open space per unit.  Both common and private open spaces must have a minimum dimension of 6 feet in any direction.	Private open space required: 36 sqft x 89 units = 3,204 sqft  Private open space provided: Stoops at units = 810 sqft Balconies at units = 2,702 sqft refer to Ground Floor Plan and Typical Floor Plan, A0.03  Total private open space provided: 810 sqft + 2,702 sqft = 3,512 sqft  Common open space is provided: Outdoor space (excluding stoops) = 14,440 sqft Entry Terrace = 687 sqft Roof Deck = 1,100 sqft refer to Ground Floor Plan and Typical Floor Plan, A0.03  Dimensions for stoops and balconies are shown on Planning Diagrams on sheet A0.03.	Courtyards and rooftop terraces shall count towards the provision of common open space.  Setback areas, balconies and decks shall count towards the provision of private open space.
03.03.01 Maximum Height	Building height shall not exceed the maximum height as shown on the <b>Maximum Height Plan (Fig. 03.03.C)</b> .	Maximum building height allowed = 85 ft  Actual building height = 85 ft  Maximum building height is measured from the back of sidewalk grade along Arballo Drive, at the center line of the predominant building face to top of building roof.  Refer to Building Section, A0.02 and Ground Floor Plan, A0.03	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)  Those portions of a building that may project above the maximum height limit are: <ul style="list-style-type: none"><li>• Parapets up to 4 feet in height.</li><li>• Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height.</li><li>• 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.</li></ul> (03.03.06)  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 ( <b>Fig. 03.03.A</b> ). (03.03.02)  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)

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15													
Standard Number	Standard	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.	Section 03.03.04 is not applicable. Building is taller than 35 ft.											
03.03.06 Projections	Those portions of a building that may project above the maximum height limit are: <ul style="list-style-type: none"><li>• Parapets up to 4 feet in height.</li><li>• Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 10 feet in height.</li><li>• 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.</li></ul>	<p>Parapet extends 3’-6” above maximum height limit.</p> <p>Penthouse Enclosure (Mechanical Room, Elevator &amp; Stairs) extends 10’-0” above height limit and will not exceed 20% of the total roof area.</p> <p>Wind screen at roof deck extends 6’-0” above height limit. The wind screen area is exempt from the roof area limitation because it is less than 10’ per SF Planning Code section 260 (b) (2) (D).</p> <p>Elevator overrun extends 16’-0” above height limit per SF Planning Code section 260 (b) (1) (B).</p> <p>Refer to Building Section, A0.02 and Roof Plan, A2.06</p>											
03.04.02 Maximum Plan Dimension	<table><tr><th>Building Height</th><th>Max Plan Length</th></tr><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></table>	Building Height	Max Plan Length	Up to 35’	NA	36’ – 45’	NA	46’ – 85’	200’	86’ – 145’	140’	<p>Building height is 85’ = 200 ft maximum plan length</p> <p>Actual maximum plan length = 130 ft</p> <p>Refer to Ground floor Plan and Typical Floor Plan, A0.03</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><tr><th>Building Height</th><th>Max Diagonal</th></tr><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></table>	Building Height	Max Diagonal	Up to 35’	NA	36’ – 45’	NA	46’ – 85’	NA	86’ – 145’	170’	Building height is 85’ = no maximum diagonal requirement	<div><p>Figure 03.04.A: Maximum Plan Length and Diagonal</p></div>
Building Height	Max Diagonal												
Up to 35’	NA												
36’ – 45’	NA												
46’ – 85’	NA												
86’ – 145’	170’												

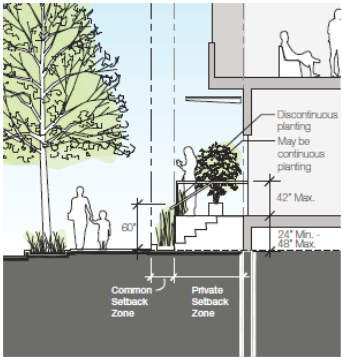
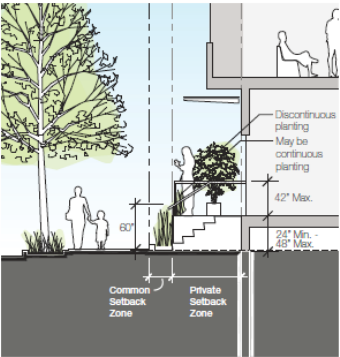
Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15																												
Standard Number	Standard	Project Compliance	Implementing Standards																									
03.04.04 Maximum Apparent Face 1	<p>Face 1: The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in <b>Table 2 – Bulk + Massing Control Matrix</b> and <b>Figure 03.04.B – Maximum Apparent Face 1</b>.</p> <table><tr><th>Building Height</th><th>Max Apparent Face 1</th></tr><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></table>	Building Height	Max Apparent Face 1	Up to 35’	30’	36’ – 45’	120’	46’ – 85’	80’	86’ – 145’	110’	<p>Building height is 85’ = 80’ maximum apparent face 1</p> <p>Overall building face 1 along Arballo Drive is divided by 10’-3” wide by 5’-0” deep notch (per Table 2). Maximum apparent face 1 provided = 71’-6”</p> <p>West elevation is provided with the same notch as Arballo Drive.</p> <p>Refer to Ground Floor Plan, A0.03</p>	 <p>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	<p>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 <b>Table 2 – Bulk + Massing Control Matrix</b> and <b>Figure 03.04.C – Maximum Apparent Face 2 and Apparent Change in Height</b>.</p> <table><tr><th>Building Height</th><th>Max Apparent Face 2</th></tr><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></table> <table><tr><th>Building Height</th><th>Max Apparent Face 2</th><th>Change in Apparent Face</th></tr><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></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	<p>Building height is 85’ = 40’ maximum apparent face 2</p> <p>Overall building face 2 of 97’-9” along Vidal Drive is divided by two separate 5’-0” wide by 7’-0” deep notches (per Table 2). Maximum apparent face provided = 29’-6”</p> <p>Refer to Typical Floor Plan, A0.03</p>	 <p>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																										
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.	Section 03.04.06 does not apply because building is not taller than 85’.																										



Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	Standard	Project Compliance	Implementing Standards
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.	Section 03.04.07 does not apply because building mass is roughly a rectangular box, 97'-9" x 130'-0"	 <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.	Section 03.04.08 does not apply because building is shorter than 105 ft.	
03.05.01 - 03.05.02 Setback Plan	<p>Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan (<b>Fig. 03.05.B</b>).</p> <p>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.</p>	<p>Arballo Drive setback required = 6'-6"</p> <p>Actual setback provided = 8'-9"</p> <p>Vidal Drive setback required = 6'-6"</p> <p>Actual setback provided = 6'-6"</p> <p>Refer to Ground floor Plan and Typical Floor Plan, A0.03</p>	
03.05.03 Common v. Private Setback	<p>Building setbacks are divided into common and private setback areas (<b>Fig. 03.05.C</b>).</p> <p>Setback dimensions are as follows:</p> <ul style="list-style-type: none"> <li>• 0' Setback / no common setback area</li> <li>• 6'-6" Setback / 1'-6" common setback area</li> <li>• 8' Setback / 2' common setback area</li> <li>• 10' Setback / 3' common setback area</li> <li>• 20' Setback / 10' common setback area</li> </ul>	<p>Arballo Drive common setback required = 1'-6"</p> <p>Actual common setback provided = 2'-0"</p> <p>Vidal Drive common setback required = 1'-6"</p> <p>Actual common setback provided = 2'-0"</p> <p>Refer to Ground floor Plan, A0.03</p>	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 <b>Figure 03.05.C - Setback Control Sections</b> .

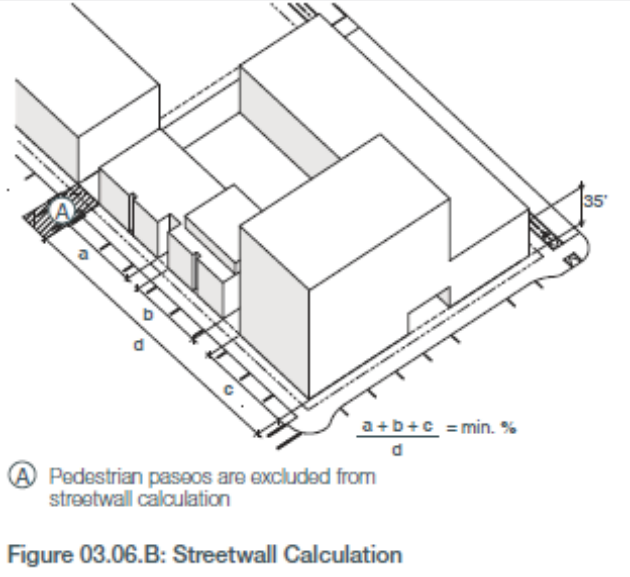
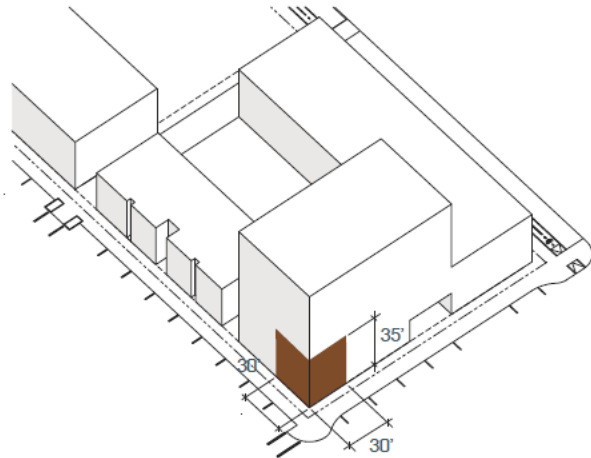
Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	Standard	Project Compliance	Implementing Standards
03.05.04 Occupied Building Area	<p>Occupied building area may encroach into the public right-of-way and project into the setback, only above 12 feet from grade, as indicated in <b>Figure 03.05.C - Setback Control Sections</b>.</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 (<b>Fig. 03.05.A - Occupied Building Area</b>).</p>	<p>Bays projecting into the required setback will be a minimum of 12' above adjacent back of sidewalk grade.</p> <p>Bay projections into the required setback start at the 3<sup>rd</sup> floor which is 21' above the ground floor. Ground floor is minimum 2' above sidewalk grade.</p> <p>Refer to East Elevation, A5.02</p> <p>Projected bays may extend into setback 55% along length of street frontage.</p> <p>Projected bays encroach into setback along Arballo Drive 42% of the length.</p> <p>Projected bays encroach into setback along Vidal Drive 34% of the length.</p> <p>Individual encroachments Have a minimum horizontal separation of 3'.</p> <p>Refer to Typical Floor Plan, A0.03</p>	 <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.	Section 03.05.05 does not apply because no ground floor massing extends into the setback area along Arballo Drive and Vidal Drive.	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 <b>Figure 03.05.C – Setback Control Sections</b> .	<p>Canopies and lighting at residential unit entries that encroach into the setback along Arballo Drive will be a minimum of 10'-0" above sidewalk grade.</p> <p>Refer to East Elevation, A5.02</p>	
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 <b>Figure 03.05.C – Setback Control Sections</b> .	<p>Building obstructions provided within building setbacks have been limited to raised planters, elevated private patios, stairs leading to residential entries, lighting, guardrails, handrails, and other similar building and landscape elements listed in Figure 03.05C.</p> <p>Typical stoop plan dimensions are shown on Ground Floor Plan on sheet A0.03. Heights of planter, stoop, guardrails, canopy are shown on elevations, see sheet A5.02, A5.03.</p>	
03.05.08 Basement Levels	Basement Levels Basement levels of buildings are permitted to project into the setback as indicated in <b>Figure 03.05.C – Setback Control Sections</b> ; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.	Section 03.05.08 is not applicable because the project does not have a basement.	
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.	Raised patios with stairs and planters activate the transition zone between private living spaces and public right-of-way and other open areas.	
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.	Regionally appropriate vegetation, as defined in section 03.05.10, will be used for landscape areas in transition zones.	

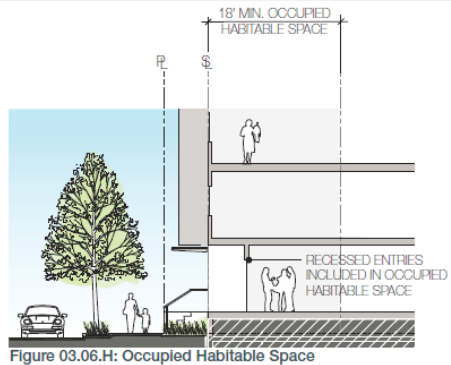
Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15

Standard Number	Standard	Project Compliance	Implementing Standards
03.05.11 Buffer Planting	<p>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 <b>(Fig. 03.05.D)</b>.</p>	<p>The height of plants and trees within common setback areas will 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, will not exceed 50% of the street frontage in segments no greater than 15 feet in length <b>(Fig. 03.05.D)</b>.</p> <p>Height of planters is shown on elevations, see sheet A5.02, A5.03.</p>	 <p>Figure 03.05.D: Setback Zone</p>
03.05.12 Common Boundary Structures	<p>Walls, fences and other boundary structures taller than 36 inches are not permitted within the common setback area.</p>	<p>No walls, fences, and other boundary structures will be provided in the common setback area.</p> <p>Refer to Ground Floor Plan, A0.03</p>	
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 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 street wall, 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 <b>(Fig. 03.05.D)</b>.</p>	<p>No walls, fences, and other boundary structures will be provided within the private setback area that exceeds 48” from back of sidewalk grade.</p> <p>Guardrails and handrails at private entry patios will exceed 5 ft above sidewalk grade. Guardrails and handrails will be 70% physically and visually permeable and not made of glass panels.</p> <p>Refer to East Elevation, A5.02</p> <p>Heights of planter, stoop, guardrails, canopy are shown on elevations, see sheet A5.02, A5.03.</p>	 <p>Figure 03.05.D: Setback Zone</p>



Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15

Standard Number	Standard	Project Compliance	Implementing Standards
03.06.01 Predominant Building Face	<p><b>Figure 03.06.D - Street wall Plan</b> 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 <b>Fig. 03.06.B</b>.</p> <p>Minor variations along the street wall (including within Corner Zones) are allowed and count towards the overall street wall 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 street wall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade (<b>Fig. 03.06.E</b>) (03.06.04).</p>	Section 03.06.01 is not applicable because block 1 has no street wall and corner zone requirements per figure 03.06.D.	<p>The street wall 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 street wall 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 (<b>Fig. 02.01.B</b>), are excluded from street wall calculations (03.06.02).</p> <div><p>Figure 03.06.B: Streetwall Calculation</p></div>
03.06.03 Corner Zones	<p>A 100% street wall for a minimum of 30 feet from the corner of the building and a minimum of 35 feet high (<b>Fig. 03.06.C</b>) is required within the Corner Zones illustrated on <b>Figure 03.06.D</b>.</p> <p>Minor variations along the street wall (including within Corner Zones) are allowed and count towards the overall street wall 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 street wall no greater than 2 feet from the setback line for any given length to allow architectural articulation of the facade (<b>Fig. 03.06.E</b>) (03.06.04).</p>	Section 03.06.03 is not applicable because block 1 has no street wall and corner zone requirements per figure 03.06.D.	<div><p>Figure 03.06.C: Corner Zone</p></div>

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15			
Standard Number	Standard	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 <b>(Fig. 03.06.F)</b> .	First two habitable floors to include finer grain architectural detailing. Detailing to include canopies, recesses, stairs, railings, material and surfaces changes.	
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 <b>(Fig. 03.06.G)</b> . 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.	Section 03.06.06 is not applicable because block 1 is not adjacent to the neighborhood commons.	
03.06.07 Occupied Habitable Space	All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the street wall and paseos and includes the ground floor. Recessed entries may be included in occupied habitable space <b>(Fig 03.06.H)</b> . 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.	<p>Street wall along Arballo Drive = 130'  Street wall along Vidal Drive = 97'-9"  Total street wall = 227'-9"</p> <p>Exempt length = 20% of 227'-9" = 45'-7"</p> <p>Total street wall required to include 18' of occupied habitable space= 227'-9" – 45'-7" = 182'-2"</p> <p>Total street wall provided that includes 18' of occupied habitable space= 29'-6" + 29'-6" + 130'-0" = 189'-0"</p> <p>Refer to Ground Floor Plan A0.03</p>	 <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.	<p>All ground floor residential units have individual entry door accessed from public right-of-way at east elevation and accessed from dedicated open space along west elevation.</p> <p>Refer to Site Plan, A1.02 and Ground Floor Plan, A2.01</p>	
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.	<p>Maximum distance between ground floor entries required = 35'  Maximum distance between ground floor entries provided = 34'-7"</p> <p>Refer to Ground Floor Plan, A0.03</p>	
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 street wall.	<p>Residential entries are recessed 4' and covered with canopy providing shelter from rain and wind. An exterior light will be provided at each residential entry.</p> <p>Refer to Ground Floor Plan, A0.03 and East Elevation A5.02</p>	
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.	<p>Transparent glazing at windows and doors is provided for 55% of the ground floor along Arballo Drive.  Transparent glazing at windows and doors is provided for 53% of the ground floor along Vidal Drive.</p> <p>Refer to Elevations, A0.02</p>	
03.07.05 Floor-to-Floor Heights	Ground floor residential units must have a minimum floor to floor height of 10 feet.	<p>All ground floor units have floor to floor height of 11'-0".</p> <p>Refer to Building Section, A5.06</p>	

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Standard Number	Standard	Project Compliance	Implementing Standards
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 street wall, in segments no greater than 15 feet.	Project fronts Vidal Drive and Arballo Drive. Highest back of sidewalk grade is at southeast corner of building along Arballo Drive at +109.3'. Ground floor is set 24" above this elevation at +111.3'. Grade slopes down along Arballo Drive and Vidal Drive to the lowest point at the northwest corner of building. This elevation is +106.48'. This elevation is 4'-10" below the ground floor elevation. Elevation point +106.48' is shown on A0.03 in Northwest corner of building at sidewalk and on exterior elevation, see sheet A5.03.  Refer to Ground Floor Plan A0.03	
03.07.07 (Guideline) Street Lobby Width	Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.	Section 03.07.07 is not applicable because lobby is not located on public street. Lobby fronts private street and is less than 30' wide.	
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.	Enclosed building area projects into the required setback along Vidal Drive and Arballo Drive. Two faces of projection are comprised of at least 55% glazing.	
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.	10% of 82 units (above first habitable floor) = 8.2 = 9 units required to have balconies  36 units total with balconies provided with minimum of 2 per floor. Floors 2, 4, 6, 8: 1 balcony north side, 1 balcony south side Floors 3, 5, 7: 4 balconies east side, 4 balconies west side Floor 8: 2 balconies east side, 2 balconies west side  Refer Elevations A5.01, A5.02, A5.03, A5.04	
03.09.03 Glazing	Glazing must be of low reflectance (12% of visible exterior light).	Glazing to be low reflectance.	
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.	Project will comply with all 03.09.04 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.	Garbage, recycling, and composting facilities are located within the building.  Refer to Ground Floor Plan A2.01	
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.	Mechanical equipment on the roof will be screened from public view, and from neighboring building with enclosures, parapets and/or screens. These will use similar materials and detailing as the rest of the building.	
03.10.02 Solar Panels	50% of roof area must be designed to permit installation of south oriented solar panels.	50% of roof area is designed to permit installation of south oriented solar panels.  Refer to Roof Plan A2.06	



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Standard Number	Standard	Project Compliance	Implementing Standards
03.12.04 Restrictions	<p>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.</p> <p>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.</p>	Project will comply with all 03.12.04 Sign Restriction requirements.	
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.	Project will comply with all 03.12.05 Sign Height requirements.	
03.12.06 Business Signs	<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>	Section 03.12.06 is not applicable because project is not in PM-MU1 or PM-MU2 district.	

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Standard Number	Standard	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 non-illuminated, 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>	Project will comply with all 03.12.07 Neighborhood Signs.	
03.13.01 Energy Efficiency	Designs shall use energy efficient bulbs and fixtures.	Project will comply with all 03.13.01 Energy Efficiency requirements.	
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.	Project will comply with all 03.13.02 Luminaires requirements.	
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.	Project will comply with all 03.13.03 Light Pollution requirements.	

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Standard Number	Standard	Project Compliance	Implementing Standards																		
04.01.01 Bicycle Parking	<table><tr><th>Land Use</th><th>Minimum Parking Rates</th><th>Estimated Supply</th></tr><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 &gt; 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></table> <p>Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in <b>Table 3 – Minimum Bicycle Parking</b>, 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>Class I off-street bicycle parking spaces required = 89 (per San Francisco Planning Code requirement: 1 / 1 Unit)</p> <p>Class I off-street bicycle parking spaces provided: 89</p> <p>Refer to Ground Floor Plan A0.03</p> <p>Class II off-street bicycle parking spaces required = 5 (per San Francisco Planning Code requirement: 1 / 20 Units)</p> <p>Class II off-street bicycle parking spaces provided = 5 spaces provided in landscaped area west of building.</p> <p>Refer to Block Plan, A1.01</p> <p>Class 1 bicycle parking is located within the building. Class 2 bicycle parking is located within 100 ft of main entrance.</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																			
04.01.02 Support biking	<p>The number of shower and changing facilities must meet the sum of the requirements listed in <b>Table 3 - Minimum Bicycle Parking</b>. Shower and changing facilities in buildings within 600 feet of retail or commercial building entrances can be used to fulfill this requirement.</p> <table><tr><th>Land Use</th><th>Shower Facility</th></tr><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></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>Building is residential land use only. No shower facilities required.</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																				
Fitness/ Community Center	1 / 30,000 sf																				



Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15																	
Standard Number	Standard	Project Compliance	Implementing Standards														
04.01.03 Car-Share	<p>Provide car-share vehicle parking in the amount listed in <b>Table 4 - Minimum Car Share Parking</b>.</p> <table><tr><th>Land Use</th><th>Minimum Car-Share Spaces</th></tr><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>&gt; 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>&gt; 49 parking spaces = 1 car share space, plus 1 car share space for every 50 parking spaces over 50 parking spaces</td></tr></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	Section 04.01.03 is not applicable because no off-street parking is provided.	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.				
Land Use	Minimum Car-Share Spaces																
Residential	0 – 49 du = 0 car-share spaces																
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	> 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 (<b>Fig. 04.02.A</b>). All off-street parking shall be below grade except where permitted to be above grade as indicated in the Parking Plan (<b>Fig. 04.02.A</b>). The number of new parking spaces in the each specific parking zone shall not exceed the maximums indicated in <b>Table 5 - Parking Zones</b>. 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 <b>Table 5</b>, 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><tr><th>Zone</th><th>Maximum Parking Spaces</th></tr><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></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	Section 04.02.01 is not applicable because no off-street parking is provided.	
Zone	Maximum Parking Spaces																
Zone 1	2,349 spaces																
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Zone 2	5,766 spaces																
Zone 2 – Overlay	25 spaces																
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 <b>Table 6 - Off-Street Parking</b>.</p> <table><tr><th>Zone</th><th>Maximum Parking Spaces</th></tr><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></table>	Zone	Maximum Parking Spaces	Residential	1 / du	Grocery Store	1 / 500 sf	Commercial/Retail	1 / 750 sf	Community/Fitness/School	1 / 1000 sf	Section 04.02.02 is not applicable because no off-street parking is provided.					
Zone	Maximum Parking Spaces																
Residential	1 / du																
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Commercial/Retail	1 / 750 sf																
Community/Fitness/School	1 / 1000 sf																

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Standard Number	Standard	Project Compliance	Implementing Standards
04.02.03 Parking Spaces	Parking spaces may be either independently accessible or space-efficient, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Space efficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means. Off-street parking spaces may be located either on the same development block as the building served, or off-site within the Development Plan Area.	Section 04.02.03 is not applicable because no off-street parking is provided.	
04.02.04 Unbundled Parking	All off-street parking spaces for residential uses shall be leased or sold separately from and in addition to the rental or purchase fees for dwelling units for the life of the dwelling units. A minimum of one (1) separate, dedicated pedestrian entrance, visible and accessible from a public right-of-way or easement, shall be provided for the users of each individual off-street parking facility <b>(Fig.04.02.A)</b> .	Section 04.02.04 is not applicable because no off-street parking is provided.	
04.02.05 Parking Entrances	Vehicular entrances and exits to parking facilities shall have a maximum linear width of 11 feet parallel to the street if accommodating one direction of travel, and maximum linear width of 22 feet parallel to the street if accommodating both an exit and entrance at one opening. Entrances and/or exits that are shared with loading and service access may be 12 feet wide when accommodating one-way traffic and 24 feet wide when accommodating two-way traffic.	Section 04.02.05 is not applicable because no off-street parking is provided.	
04.02.06 Above Grade Parking	Above grade parking structures must be lined with a minimum of 18 feet of occupied habitable space facing public rights-of-way, dedicated open spaces, semiprivate open spaces, and easements, excluding the MUNI Easement. All other frontages must visually screen the interior from the exterior under daylighting and night lighting conditions.	Section 04.02.06 is not applicable because no off-street parking is provided.	
04.02.07 Exposed Parking Decks	Parking decks that are exposed and open to the sky shall use paving materials with a solar reflectance index of at least 29 and one of the following strategies for 50% of the exposed parking deck. <ul style="list-style-type: none"> <li>• Provide shade from open structures, such as those supporting solar photovoltaic panels, canopied walkways, and vine pergolas, all with a solar reflectance index of at least 29.</li> <li>• Provide shade from tree canopy (within ten years of landscape installation).</li> </ul>	Section 04.02.07 is not applicable because no off-street parking is provided.	
04.02.08 Light Trespass	Parapet edges of the parking trays, including the roof, must be higher than vehicle headlights in order to screen adjacent properties. All lighting for parking areas must have a low cut-off angle in order to prevent light from casting beyond the parking area boundary.	Section 04.02.08 is not applicable because no off-street parking is provided.	
04.03.01 Loading	Preferred on-street loading spaces and permitted routes related to specific loading vehicles are indicated on the Truck Routes and Loading Plan <b>(Fig. 04.03.B)</b> . All streets have been designed for SU-30 vehicles.	On-street loading zone is provided along Vidal Drive as indicated on Truck Routes and loading Plan, fig. 04.03.B.  Refer to Block Plan, A1.01	

Parkmerced Block 01 - Design Standards and Guidelines — Design Review Compliance Checklist for Buildings 06.01.15																	
Standard Number	Standard	Project Compliance	Implementing Standards														
04.03.02 Loading Spaces	<p>The maximum number of loading spaces by use is listed in <b>Table 7 - Required Loading Spaces</b>. Residential loading spaces are provided on-street and are specifically identified on the Truck Routes and Loading Plan (<b>Fig. 04.03.B</b>).</p> <ul style="list-style-type: none"><li>• On-street loading spaces may be used as regular vehicular parking spaces and scheduled for loading.</li><li>• On-street loading spaces must be sized to accommodate vehicles up to those identified for each specific street on the Truck Routes and Loading Plan (<b>Fig. 04.03.B</b>).</li></ul> <table><tr><th>Land Use</th><th>Maximum Parking Spaces</th><th>Off-Street Loading</th></tr><tr><td rowspan="2">Residential</td><td>1 space/building (between 0 and 199 units)</td><td>0</td></tr><tr><td>2 spaces/building (over 200 du)</td><td>Service vehicle spaces should be provided within garages</td></tr><tr><td>Grocery Store</td><td>2 spaces</td><td>2 spaces</td></tr><tr><td>Retail/Office/Professional Services</td><td>1 space/building</td><td>0</td></tr></table>	Land Use	Maximum Parking Spaces	Off-Street Loading	Residential	1 space/building (between 0 and 199 units)	0	2 spaces/building (over 200 du)	Service vehicle spaces should be provided within garages	Grocery Store	2 spaces	2 spaces	Retail/Office/Professional Services	1 space/building	0	<p>89 residential units = 1 on-street loading space required</p> <p>1 on-street loading zone is provided along Vidal Drive as indicated on Truck Route and Loading Plan, fig. 04.03.B.</p> <p>Refer to Block Plan, A1.01</p>	
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04.03.03 Off-Street Loading Spaces	Individual off-street loading spaces shall have a maximum width of 10 feet and a maximum vertical clearance of 16 feet.	Section 04.03.03 is not applicable because no off-street loading is provided.															
04.03.04 Loading Access	Off-street loading access is not permitted along Juan Bautista Circle, Crespi Drive, Font Boulevard and Gonzalez Drive.	Section 04.03.04 is not applicable because no off-street loading is provided.															
04.03.05 Limited Impact	A maximum of one curb cut for loading and service is permitted every 250 linear feet of street frontage.	Section 04.03.05 is not applicable because no off-street loading is provided.															
04.03.06 Loading Entrances	Off-street loading entrances are restricted to a maximum linear width of 24 feet for combined entrance and exit areas.	Section 04.03.06 is not applicable because no off-street loading is provided.															
04.03.07 Visual Impact	<p>Loading and service areas must include either opaque or translucent garage door panels.</p> <p>Exterior wall finishes and architectural treatments must extend a minimum of 30 inches into the loading and service entries beyond the garage door.</p> <p>Loading entries must be well lit at night and obscure views into loading areas under daylight and night light conditions.</p>	Section 04.03.07 is not applicable because no off-street loading or service entry is provided.															

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