



450-0022021-002

Agenda Item **No. 5(c)**
Meeting of January 19, 2021

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Sally Oerth, Interim Executive Director

SUBJECT: Conditionally approving the Basic Concept Design and Schematic Design Documents for Block 1 in Hunters Point Shipyard Phase 1, which propose 224 residential units (200 market-rate units and 24 inclusionary units) and an Amended Schedule of Performance for Block 1; and providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report ("FEIR"), a program EIR, and is adequately described in the FEIR for the purposes of the California Environmental Quality Act; and, adopting environmental review findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area

EXECUTIVE SUMMARY

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The Office of Community Investment and Infrastructure ("OCII") is implementing the Vertical Disposition and Development Agreement for Hunters Point Shipyard Phase 1 – Block 1, by and between OCII and Palmilia By The Bay, LLC (a California limited liability company, herein "Block 1 Developer") dated June 15, 2018 (the "VDDA"). The VDDA governs residential and commercial development of mixed-use Block 1 within Phase 1 ("Phase 1") of the Hunters Point Shipyard Redevelopment Project Area ("Project Area" or "HPS").

Pursuant to the VDDA, the Block 1 Developer now submits for Commission review and approval a combined package of Basic Concept Design and Schematic Design Documents (referred to collectively as the "Schematic Design") for Block 1, referred to as Palmilia by the Bay. The Schematic Design proposes 224 residential units (including 24 below-market-rate units), approximately 19,800 square feet of commercial retail space, onsite parking, and associated improvements (as proposed, the "Project"). All 224 residential units will be separately alienable condominium units, but the Schematic Design contains an initial sales and marketing proposal that identifies 178 for-rent units (19 affordable) and 46 for-sale units

(five affordable) at initial sale/lease. The Block 1 Developer proposes to ultimately transition all rental units to homeownership over several years, while preserving all 24 below-market-rate units.

Together with the Schematic Design, Block 1 Developer also requests Commission approval of an amendment to the Schedule of Performance (Attachment C to the VDDA) governing construction timing for the Project, adding approximately 26 months to the dates for Commencement and Completion established in the Schedule.

Staff recommends conditionally approving the Schematic Design for Block 1 and the amended Schedule of Performance and adopting environmental review findings pursuant to the California Environmental Quality Act.

BACKGROUND

HPS Project Area Overview and Summary

The San Francisco Board of Supervisors adopted the HPS Redevelopment Plan in 1997 to provide for planning and development of former Hunters Point Naval Shipyard ("Shipyard") after its transfer from the U.S. Department of the Navy ("Navy") to the Redevelopment Agency of the City and County of San Francisco ("Former Agency").

In 2003, the Former Agency entered into a Disposition and Development Agreement with Lennar/BVHP, LLC (now HPS Development Co., LP, herein "Master Developer"), governing infrastructure and vertical development of HPS Phase 1, an approximately 47-acre former residential site within the Shipyard (as currently amended, the "Phase 1 DDA"). The remainder of the Hunters Point Shipyard (known as HPS Phase 2) is governed by a separate disposition and development agreement with a separate master developer, which does not address the development of Phase 1.

Under the Phase 1 DDA, the development program includes up to 1,428 housing units, of which approximately 29 percent will be affordable, 26 acres of parks and open space, and the construction of associated infrastructure. The Master Developer is required to build infrastructure (including parks) and to sell developable lots to Vertical Developers, either affiliates or third parties, who enter into vertical disposition and development agreements with OCII governing development of the particular Lot. To date, OCII has entered into vertical disposition and development agreements for nine of twelve Lots in Phase 1, with vertical development of these Lots underway or completed.¹

The Phase 1 DDA also identifies several Lots within Phase 1 as Community Builder lots to be developed in accordance with the Phase 1 Community Builder Program, to facilitate the participation of Qualified Community Builders in the vertical development of Phase 1. Block 1 is a Community Builder Lot, and in 2005, after a competitive selection process, the Former Agency and the Master Developer selected Tabernacle Affiliated Developers and Amanco Development Association, LLC ("TAD/AMANCO") as the

¹ This does not include OCII's Agency Affordable Parcels, Block 52/54 and 56, which are under OCII ownership and are being developed pursuant to OCII's ground lease process for 100% affordable projects.

Community Builder for Block 1. Subsequently, the Master Developer sold its interests in Block 1 to a third-party, Forbix Financial, who formed a limited partnership with TAD/AMANCO for development of Block 1 (the Palmilia entity referred to as Block 1 Developer) and entered into the VDDA with OCII that calls for the development of a 224-unit residential project with 24 below-market-rate units, up to 20,000 square feet of retail space, related parking and associated improvements on Block 1.

For ease of reference, HPS Phase 1 is divided into two areas, the Hilltop and Hillside, and Block 1 is within the Hilltop. To date the Master Developer, its affiliates or other assignees have constructed 505 residential units (including 102 inclusionary units) on Hilltop. The Master Developer has also constructed 12 acres of park space and all the necessary infrastructure for the Hilltop. Development of the Hillside area is its nascent stages.

Phase 1 Environmental Clean Up and Testing

Pursuant to the Conveyance Agreement between the Navy and the Former Agency (now with OCII), the Navy must, prior to transfer, perform all necessary environmental remediation and obtain a subsequent determination from federal, state and local regulators that the property is safe for its intended purpose. HPS Phase 1, which consists of Conveyance Parcels A-1 (Hilltop) and A-2 (Hillside), was previously used by the Navy for residential purposes. In 1999, federal, state and local regulators determined that HPS Phase 1 did not require environmental remediation and was determined safe for development. The Navy transferred HPS Phase 1 to Former Agency in 2004.

Subsequent to this transfer, in June of 2018 in response to public concerns and at the request of the City and County of San Francisco ("City") and Speaker Nancy Pelosi, the California Department of Public Health ("CDPH") agreed to perform a phased-approach radiological survey to assess the health and safety of the public and the environment at Parcel A-1. CDPH's report on Parcel A-1 concluded that there is no exposure to radiological health and safety hazards at Parcel A-1 for residents, workers, or visitors.

DISCUSSION

Block 1 Project Site

HPS Block 1 is a 2.76-acre site in a roughly triangular configuration, with its apex at the northern corner of Donahue Street and Innes Avenue and its base facing north toward India Basin in the San Francisco Bay. Block 1 frames the approach to the Hilltop neighborhood from Innes Avenue, the main entry point to Phase 1. It is situated uphill from the future Northside Park and has views to the San Francisco Bay. Adjacent development includes (a) HPS Block 51 to the south east across Donahue Street, a 63-unit project completed by an affiliate of the Master Developer in 2015; (b) recently completed townhomes at Block 55, also to the south east across Donahue Street; (c) the Morgan Heights townhomes on Cleo Rand to the southwest across Innes Avenue and further up the slope, completed in the late 1980s.

Basic Concept/Schematic Design

Under the Vertical Design Review and Document Approval Procedure ("DRDAP") included as Attachment M of the VDDA, a series of increasingly detailed design documents are required in the design process for the Project. They are: 1) Basic Concept Design, 2) Schematic Design, 3) Design Development, and 4) Construction Documents. The DRDAP allows for the Basic Concept Designs to be combined with the Schematic Designs submittal and requires that the Schematic Design be presented to the Commission for its review and approval. On July 12, 2019, OCII deemed the Schematic Design submission complete, and commenced its substantive review under the Redevelopment Plan, HPS Phase 1 Design for Development, and VDDA.

As proposed in the Schematic Design, the Project consists of 224 residential units divided among two interconnected buildings: "**Project A**", a 178-unit building with two levels of below ground parking and 19,805 square feet of retail use, and "**Project B**", a 46-unit building. The Schematic Design incorporates the following design features:

1. The design embraces the natural, sloping site grade by stepping the building massing down towards the Bay. The site incorporates a variety of building uses in a mixed-use project that maximizes views to the bay from both the private and public realms.
2. Certain functions of the Project, including the location of shared parking for the Project within Project A, are responsive to site limitations including sloping site topography and the restriction imposed by water table levels.
3. As established by the OCII design guidelines, the Phase 1 HPS Design for Development ("D for D"), the site design creates view corridors connecting the existing urban fabric with the future Northside park and the Bay. The proposed design establishes two pedestrian mews, that connect the adjacent streets (Innes Ave and Donahue St) with an unobstructed view and access to the Bay and the future Northside Park. The mews not only serve as a visual connection to the park and the Bay but add a public access to the Bay through the proposed retail pedestrian level. The continuation of Hudson street as one of the pedestrian mews through the project allows for emergency fire access.
4. Pedestrian access into the project from Innes Avenue is celebrated by the creation of a community plaza connecting the proposed market space and community café. Both indoor and outdoor retail frame the pedestrian promenade leading towards the adjacent park and the Bay.

Inclusionary Units

The VDDA Affordable Housing Plan (Attachment F to the VDDA) defines an Inclusionary Unit as an Affordable Residential Unit to be constructed by a Vertical Developer pursuant to the Affordable Housing Plan and the VDDA. Inclusionary Units may be either For-Rent or For-Sale. Consistent with the VDDA and Affordable Housing Plan, the Schematic Design continues to include 24 Inclusionary Units at 80% Area Median Income, or 10.7% of the total 224 units. However, the Schematic Designs propose a slight alteration to the overall mix of For-Rent and For-Sale units in the Project, as follows:

Unit Type	VDDA	Schematic Design	Net Change
For-Rent	174	178	+4
For-Sale	50	46	-4
For-Rent (BMR)	18	19	+1
For-Sale (BMR)	6	5	-1

Under Section 2.2 of the Affordable Housing Plan, the Block 1 Developer may, until Completion of Construction, change the mix of residential units from for-sale to rental or vice versa with notice to OCII. Thus, the changes above are consistent with the VDDA, and VDDA (including Attachments D and D-1) would be deemed amended to reflect the revised housing totals. To ensure comparability of market rate unit and BMR units pursuant to the VDDA Affordable Housing Plan, Exhibit 1 of the Resolution includes the final, specific type, size and distribution of BMR units.

For-Sale/For-Rent Mix

Although Block 1 Developer proposes an initial mix of rental and for sale units in the Project (rental units in Project A and for-sale units in Project B), both buildings will be subdivided so that all units will be separately alienable (able to be sold) at the completion of the Project. Over time, Block 1 Developer indicates that it intends to sell some or all of the rental units in the Project, at which time they would likely become owner-occupied homeownership units. Under Section 2.2. of the Affordable Housing Plan, Block 1 Developer may carry out such conversion upon the prior written approval of the OCII Director in her reasonable discretion.

In the event of such conversion, in addition to any reasonable approval made by the OCII Director at that time, the Block 1 Developer has agreed to place the following restrictions on the applicable rental units in the Project:

(1) requiring that the then-owner will have executed sales contracts for at least 51% of the formerly market-rate rental units in Project A prior to converting/marketing rental Inclusionary Units as for-sale Inclusionary Units, to ensure that the 19 for-rent Inclusionary Units retain access to high-quality and competitive mortgage lending terms and rates.

(2) requiring that renters leasing Inclusionary Units at the time of conversion from rental to homeownership shall have a right of first refusal to purchase their rental unit generally in

accordance with then-existing applicable requirements for such sales in the Inclusionary Affordable Housing Manual then published by the Mayor's Office of Housing and Community Development ("MOHCD").

These restrictions will ensure existing renters are fairly treated at the time of conversion and are generally consistent with policies and approaches to rental conversions established by MOHCD for its projects.

Distribution of Inclusionary Units in the Project

The VDDA Affordable Housing Plan requires the design of Inclusionary Units to be substantially equivalent in size, location, amenities, and quality, and to reflect the mix of Residential Unit sizes and room configurations of, and be dispersed among, the Market Rate Residential Units in the Project. The Developer has made significant efforts to disperse the Inclusionary Units throughout the Project, including avoiding stacking or clusters. The Developer has also made additional efforts to locate Inclusionary Units near amenities, open space, and provide units with favorable courtyard and bay views. The distribution of the Inclusionary Units is as follows:

PROJECT A - RENTAL BMR UNIT TYPES, AMI & SQFT				
FLOOR	UNIT TYPE	GSF²	AMI	PARKING
1ST FLOOR	2bd x 2bth	1375	80%	UNBUNDLED
2ND FLOOR	2bd x 2bth	854	80%	UNBUNDLED
3RD FLOOR	2bd x 2bth	854	80%	UNBUNDLED
4TH FLOOR	1bd x 1bth	638	80%	UNBUNDLED
4TH FLOOR	2bd x 2bth	902	80%	UNBUNDLED
4TH FLOOR	1bd x 1bth	682	80%	UNBUNDLED
4 TH /5 TH FLOORS	2bd x 2.5bth	1219	80%	UNBUNDLED
4TH FLOOR	2bd x 2bth	963	80%	UNBUNDLED
5TH FLOOR	1bd x 1bth	792	80%	UNBUNDLED
5TH FLOOR	1bd x 1bth	836	80%	UNBUNDLED
5TH FLOOR	1bd x 1bth	583	80%	UNBUNDLED
5TH FLOOR	3bd x 2bth	1705	80%	UNBUNDLED
5TH FLOOR	2bd x 2bth	902	80%	UNBUNDLED
5TH FLOOR	2bd x 2bth	902	80%	UNBUNDLED
6TH FLOOR	2bd x 2bth	902	80%	UNBUNDLED
6TH FLOOR	2bd x 2bth	902	80%	UNBUNDLED
7TH FLOOR	2bd x 2bth	902	80%	UNBUNDLED
7TH FLOOR	2br x 2bth	902	80%	UNBUNDLED
8 TH FLOOR	2br x 2bth	1243	80%	UNBUNDLED

² Square footage of Inclusionary Units shall be measured from interior wall to interior wall.

PROJECT B - FOR SALE BMR UNIT TYPES, AMI & SQFT				
FLOOR	UNIT TYPE	GSF²	AMI	PARKING
1 ST /2 ND FLOORS	3bd x 3bth	1661	80%	UNBUNDLED
2ND FLOOR	1bd x 1bth	968	80%	UNBUNDLED
3RD FLOOR	1bd x 1bth	935	80%	UNBUNDLED
4TH FLOOR	2bd x 2bth	1045	80%	UNBUNDLED
5TH FLOOR	2bd x 2bth	1430	80%	UNBUNDLED

Staff has reviewed the size of the Inclusionary and Market Rate Residential Units and allocation of one-, two-, and three-bedroom units and determined the Developer's proposed size, location and distribution of Inclusionary Units is consistent with the requirements of the VDDA Affordable Housing Plan.

Program of Uses

Residential

Project A has 178 dwelling units totaling 179,525 square feet of residential space including private open area (balconies). Project A has 42 one-bedroom units, 131 two-bedroom units, and 5 three-bedroom units. Project B has 46 dwelling units totaling 64,487 square feet of residential space including private common open area (balconies). Project B has 11 one-bedroom units, 28 two-bedroom units, and 7 three-bedroom units. Residential units located at street level in Project A along Innes Ave have a direct access from the sidewalk and a similar situation has been created for Project B by articulating an intermediate, exterior, semi-covered space accessing the individual units.

Neighborhood Retail Sales and Service Space

There is 19,805 square feet of Neighborhood Retail Sales and Service space (generally referred to as retail herein) located on levels 2 through 4 of Project A. Roughly half of the retail area is located at the intersection of Innes and Donahue, anticipated to be a larger anchor tenant. The remaining retail area is tiered from Level 2 through 4 (all at ground-level given the sloping site topography) and fronts both sides of the North-South mews, with a planned café at the entrance to that mews. This promotes visual links to the bay, a sense of openness, and an inviting demeanor promoting pedestrian interaction.

The large retail space has two main entrances: One by the entry plaza fronting Donahue Street and the other one by the car drop-off and garage entrance located by the corner of Donahue and Hudson. As an accessible area to the surrounding community, the project allocates entry plazas, a commercial public elevator connecting several levels along the North-South mews, and a pocket park at the end of the fire lane (Hudson Street extension, also known as the East-West mews).

Parking and Loading

The D for D requires the Developer to provide a minimum of 270 parking spaces. The Developer has provided 273 spaces, including 10 ADA accessible spaces. There are two underground levels of parking on levels 2 and 3 of Project A. The underground parking includes spaces for the 178 units of Project A, the 46 units of Project B, and separate, dedicated spaces for the retail. These levels satisfy the parking requirements for all residential and retail off-street parking. Residential parking is accessed either via the Innes Ave (Level 4) drive ramp or via Hudson at Donahue St (Level 3). Parking for the retail is accessed via the Donahue St. ramp to Level 3.

Off-Street Loading

Off-street loading spaces are provided for both residential and retail uses. Residential loading spaces are located on Level 3 alongside the round-about. Loading spaces for retail are located on Level 3 adjacent to both the round-about and a dedicated elevator.

Car-Share

There are 3 car-share parking spaces located on Level 3: two (2) for residential use, and 1 for retail.

Bicycle Parking

Per the D for D bicycle parking ratio, the project is required to provide a minimum of 69 bicycle parking spaces. The Developer has provided 84 stackable spaces divided between two locations. All bicycle parking areas will be fully enclosed and gated.

Façade Articulation, Streetwall and Setbacks

Architectural variety and visual interest are achieved with the following strategies:

1. The presence of landscaped building setbacks and vertical trellises along the street frontage, in conjunction with façade modulations and the reduction of building bulk at upper building levels.
2. The incorporation of stoops and planters provide activation of the pedestrian realm and emphasize the façade articulation while providing direct residential unit access from street levels.
3. A variety of architectural façade materials complement the façade articulation, feature the corner building elements, and provide visual interest.

Mid-Block Breaks/Mews

The project has two pedestrian Mews (also known as mid-block breaks or view corridors) that provide public pedestrian access and views through the project to the park and the Bay. Both Mews feature unobstructed views to the Bay. The North-South Mews runs diagonally from Innes Avenue with a width of 20' at Level 4 (the retail level) and 28' above at Level 5 (the residential level). The East-West Mews is a continuation of Hudson Street from the east and runs perpendicular from Donahue St. This Mews doubles as a fire apparatus lane with a width of 35' façade-to-façade. Staff recommend the inclusion of a condition of approval requiring that the pedestrian mews be subject to a declaration of restriction ensuring public access and maintenance.

Retail

A number of ground-floor retail spaces are situated at the corner of Innes Avenue and Donahue Street, as well as along the North-South Mews. The façade of all retail spaces will consist of no less than 75% transparent glazing. The detached vertical armature/grid located in front of the retail space at Innes and Donahue is proposed to screen excess light without blocking the storefront.

Building Height

The Project is located at Block 1 of the Hilltop Sub-area of Phase 1 with a maximum allowable height of 55'-0", per the D for D.

Open Space & Landscaping

Open space within the project consists of 3 categories: private open space for associated units' exclusive use (balconies, stoops, and terraces), common private open space for all of the Block 1 residents to use (larger courtyards/associated amenities and pocket park), and common public open space for both Block 1 residents and the public to use (the pedestrian Mews).

The total private open space for both Project A and Project B is 8,561 sq.ft that consists of balconies, private courtyards, stoops and terraces. There are a total of 14 common private open spaces totaling 44,320 sq.ft. With a total open space of 52,881 sq.ft as compared to the D for D requirement of 80 sq.ft per residential unit (17,920 sq. ft), the project provides an excess of 34,961 sq.ft, of the required private and common open space. The open space areas have been incorporated to compliment the architecture in ways which take advantage of views and reduce the overall bulk at fifth stories.

Building Materials

Exterior facade finishes will include a combination of stucco and fiber cement panels, which are complimented with bronze aluminum reveals and facias/trims. These finishes not only serve to soften the facade but emphasize its articulation and setback modulation.

At building corners and along the Mews, large louver grids systems, made from the same bronze finish as fascia/trims, highlight a sense of entry, importance and grandeur. Coupled with planting at the base of these grids, vertical landscape can be implemented to further support a greener building envelope.

Given there are two main programmatic uses of the project, there are also two glazing types. Residential units/uses will have a more privatized opaque glazing; where Retail will have a minimum of 75% transparent glazing to promote visibility either from street level or in the mid-block connection where retail can also be found. Site hardscape will be comprised of mainly decorative stone tile/pavers. Public pathways and courtyards will be a play of both green scape and hardscape.

Conformance with Design for Development

The Project conforms to the requirements of the Hunters Point Shipyard Phase 1 Design for Development document ("D4D"). This includes meeting all of the following key requirements:

	D4D Requirement	Block 1
Maximum Height	45' - 55'	45' - 55'
Maximum Density	100 DU/acre	224 units (2.76 acres)
Maximum Bulk	Maximum 150" diagonal dimension	Complies
Open Space	80 sqft/dwelling unit (17,920)	52,881 sqft
Setbacks	3'-10' allowed along Innes and Donahue	Complies
Building Coverage	Maximum 75%	59.7%
Parking Spaces	Minimum 270	273

Schematic Design Conditions of Approval

As is typical, there are a few remaining design issues to be resolved in subsequent design stages, including the Design Development phase. OCII staff recommends approval of the Project's Schematic Design subject to the following conditions:

Beginning in Design Development the Developer shall:

1. **Materials and Colors.** Continue to develop and refine the building materials palette, wall systems, glazing, screening and other materials, in coordination with OCII staff. Materials palette must demonstrate durability, quality, color, variety, graffiti-resistance, and visual interest, especially at the ground floor. The use of stucco as an exterior façade material shall be limited to the finish areas indicated in the BC-SD building elevations. Explore additional opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Sustainable and recycled materials are highly encouraged. Physical material and color samples shall be provided to OCII in advance of mock-up design and construction.
2. **Architectural Mock-Up Scope.** Prior to Construction Document submittal and in advance of building materials purchasing, provide scope and plans for a physical design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and b) mock-up materials, as per Construction Documents, and their application, after OCII's staff's mock-up observations and prior to materials purchases and shipping.

3. **Landscape Plans.** Provide detailed landscape plans, including plans for the East-West and North-South Mews, common residential courtyards, all building setback zones, patios and stoops and mechanical and utility screening. The setback zone shall be used to create a transition zone between private use and the public realm. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk. Landscaping shall mitigate all ground-floor blank wall areas adjacent to public rights-of-way, Northside Park and the internal pedestrian mews. All landscape plans are subject to further review and approval by OCII.
4. **Palm Tree Retention and/or Relocation.** The Developer shall make a concerted effort to retain the existing palm trees on the development site. Palm tree retention is subject to the health of the trees and their ability to survive relocation as necessary. Relocation may be required to accommodate building, infrastructure and ADA codes. The final palm tree location is subject to further review and approval by City Agencies, including MOHCD, DPW, BUF and OCII.
5. **Value-Engineering and Substantive Design Changes.** If substantive exterior architectural design elements are reconsidered post-Schematic Design approval, the Developer shall engage OCII staff early on in the value-engineering process and all exterior architectural value-engineering decisions shall be subject to further review and approval by OCII.
6. **Glazing and Transparency.** Aside from potential opaque glazing necessary to screen mechanical and loading uses, clear, un-tinted low-reflectivity glass shall be used to reduce glare and allow maximum visual interaction between exterior and interior of the building. Maintain the approved proportion of glazed surface façade area on all building elevations, as shown in the Basic Concept-Schematic Design submittal.
7. **Utility Room and Parking Screening.** Refine the screening, materiality and architectural treatment of all ground-floor utility rooms and parking garage doors. Doors should screen mechanical uses while providing visual interest to the public realm through design features such as high-quality materials, textures and artistic expression.
8. **Utility and Mechanical Infrastructure.** All mechanical equipment, aside from the indicated gas meters in the setback area on Innes Avenue and Donahue Street, shall be located within the building footprint, below pedestrian grade or on the roof, per the approved Basic Concept-Schematic Design. No additional meters or mechanical equipment shall be located within setback zones or within the pedestrian mews, unless required by a utility provider. In such case, utility provider requirements must be documented and proposed mechanical locations and screening will be subject to further OCII review and approval.
9. **Innes Avenue Transformer.** Due to the prominent location of the existing utility transformer on Innes Avenue (located partially on a portion of the Block 1 property at the primary entrance to the Shipyard and conflicting with the future Northside Park entrance), the Developer shall continue to work with OCII and the San Francisco Public Utilities Commission (PUC) to study the feasibility of screening or relocating this utility from view of the public realm.

10. **Ground-Floor and Retail Facades.** Design of the ground-floor facades shall be subject to further design review to ensure that the frontage (1) activates the pedestrian realm and maintains a pedestrian scale (2) provides an equivalent proportion of transparent frontage as shown in the approved Basic Concept-Schematic Design, and (3) integrates with the overall building design. The retail facades should be compatible with the proportions and design features of the commercial facades above.
11. **Retail Exhaust.** All retail kitchen exhaust shall vent through the roof so that any noise or odor impacts adjacent to the public realm or pedestrian Mews shall be fully mitigated.
12. **Residential Soundproofing.** Ensure sufficient soundproofing in residential units that are adjacent to common amenity spaces, such as the gym, commercial spaces, and common courtyards.
13. **Landscaped/Living Walls.** Provide a detailed maintenance plan for ongoing treatment and servicing of all proposed landscaped green walls on building facades. Include a maintenance schedule and budget adequate to ensure the continued growth and attractiveness of the material planted, pruning and pest control. A maintenance contract with a recognized –local landscape maintenance firm and incorporating this schedule shall be submitted to OCII at completion of the project.
14. **Lighting Plan.** Provide a detailed building lighting plan. Lighting should be subtle and reinforce the overall façade design.
15. **Roofscape**
 - a. Roof design should utilize non-reflective, low intensity colors.
 - b. Further develop any rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of solar PV infrastructure, shall be screened from view from the public realm. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette.
16. **Signage.** All building signage shall be subject to further OCII staff review and approval. Developer shall submit a signage plan prior to or concurrent with the Design Development submittal.
17. **Fire Access Ramp and Pedestrian Circulation.** Developer shall study options for redesigning the fire access ramp slope and/or width at the East-West Mews to improve pedestrian circulation and access from the North-South Mews to Northside Park. OCII shall work with the Developer to negotiate potential ramp improvements with the San Francisco Fire Department.

In advance of the start of construction, Building Permit and before procurement and Tenant Improvements ("TI"), the Developer shall:

1. **Noise.** Prior to the start of construction, the Developer and its general contractor shall meet with OCII staff to discuss noise regulations and hours of construction operation to ensure that they understand the existing regulations and do not work outside the allowed hours of operations. During construction, the Developer shall designate a single point of

contact to address all construction-related concerns from OCII, the City, residents of Hunters Point Shipyard and other stakeholders.

2. **Architectural Mock-Up Construction.** Prior to procuring façade materials, construct a physical material mock-up to allow for OCII, design team, and contractor review of material durability, texture, color and detail installation.

As a condition to obtaining Temporary Certificate of Occupancy ("TCO") for the first rental unit within Project A, Developer shall:

1. **Declaration of Restrictions.** Execute a declaration of restrictions for rental units within Project A, in a form acceptable to OCII requiring that the then-owner will have executed sales contracts for at least 51% of the formerly market-rate rental units in Project A prior to converting/marketing rental Inclusionary Units as for-sale Inclusionary Units, to ensure that the 19 for-rent Inclusionary Units retain access to high-quality and competitive mortgage lending terms and rates.
2. **Declaration of Restrictions.** Execute a declaration of restrictions for rental units within Project A, in a form acceptable to OCII requiring that renters leasing Inclusionary Units at the time of conversion from rental to homeownership shall have a right of first refusal to purchase their rental unit generally in accordance with then-existing applicable requirements for such sales in the Inclusionary Affordable Housing Manual then published by MOHCD.

As a condition to obtaining Temporary Certificate of Occupancy ("TCO") for the first residential unit in the Project, Developer shall:

1. **Declaration of Special Restrictions for Public Access and Maintenance.** Execute a declaration of restrictions, in a form acceptable to OCII, for Public Access and Maintenance. Such restrictions shall ensure access and maintenance for all publicly accessible open spaces in the Project, including the entrance to Northside Park from Innes Avenue and the full extent of the both the North-South and East West Mews.

Amendment to Schedule of Performance (Attachment C to VDDA)

The VDDA establishes a Schedule of Performance ("SOP") with Estimated and Outside Dates for the Commencement and Completion of Construction of the Project. The current Estimated Date and Outside Date for Commencement of Construction are September 2019 and May 2020, respectively. Although the VDDA provides the Executive Director with limited authority to extend these dates in the event of delays related to market conditions, the compounding effects of the 2019 CDPH re-scanning of the entirety of Phase 1 and the workplace and market disruptions caused by the COVID-19 pandemic have resulted in a greater delay than otherwise contemplated by the VDDA. OCII staff estimates that these events have or will cause approximately 24-months' delay in the Project Schedule. Therefore, to align the SOP with the current Project timeline, OCII staff propose to amend the SOP as follows:

Obligation	Estimated Date	Outside Date
Commence Construction of Improvements	September 2019 <u>February 2022</u>	May 2020 <u>October 2022</u>
Complete Construction of Improvements	September 2021 <u>February 2024</u>	1,440 days following the date on which Vertical Developer Commences Construction

Block 1 Developer acknowledges that in exchange for this extension of the SOP limits, it relinquished the right to request extensions under Section 6.2 of the VDDA, which will no longer be available to Block 1 Developer in light of the timeframe extension provided by the requested SOP amendment.

Small Business and Local Workforce

The VDDA Attachments N through S require the Developer to follow OCII's equal opportunity program, which consists of: 1) the Bayview Hunters Point Employment and Contracting Policy ("BVHP ECP"), 2) the Small Business Enterprise Policy ("SBE"), 3) the Nondiscrimination in Contracts and Equal Benefits Policy, 4) the Minimum Compensation Policy, 5) the Health Care Accountability Policy, and 6) the Prevailing Wage/Labor Standards.

Under the SBE Policy, developers must make good faith efforts to award 50 percent of the contracting opportunities to SBE consultants and contractors with first consideration for businesses with addresses in the BVHP Area (defined as ZIP codes 94124, 94134, and 94107). The BVHP ECP also requires developers to make good faith efforts to achieve 50 percent local workforce participation, with First Consideration to BVHP Area residents, in construction workforce hiring and trainee hiring.

For this Project, the Block 1 Developer is currently meeting the 50% SBE goal for professional services and they expect to exceed the goal when contracts (some of which are still under negotiations) are finalized. During the construction phase of the project, the Developer will continue to work with OCII to comply with the SBE program for construction contractors and will adhere to the local construction workforce hiring requirements, including First Consideration for BVHP area residents.

During the construction phase of the project, the Developer will continue to work with OCII to comply with local construction workforce hiring requirements and First Consideration for BVHP area residents.

Community Outreach

The Project's designs have undergone a community outreach process that included presentations at the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC") Planning Development and Finance ("PD&F") and Housing Sub-Committee meetings as well as several meetings with neighborhood associations and other stakeholders:

Community Meetings	Date
CAC Chair and Planning, Development and Finance	12/16/2019
CAC joint PD&F/Housing Committees	6/25/2020
SF Bike Coalition	7/8/2020
India Basin Neighborhood Association (with representation from Morgan Heights Neighborhood)	7/11/2020
Build SF (India Basin Developer)	7/24/2020
Supervisor Shamann Walton	9/2/2020
CAC Joint PD&F/Housing Committee	9/3/2020
Phase 1 Shipyard Homeowners Association	9/17/2020
Full CAC	10/19/2020

OCII staff conducted a review of the proposed development and facilitated discussion on the designs at various CAC meetings. During the community meetings, Block 1 Developer received requests and questions related to bike lanes and meeting with the SF Bike Coalition, building heights, the future Northside Park, tenanting of retail spaces, and having a point of contact during construction. In response, Block 1 Developer met with the SF Bike coalition to discuss bike safety, provided information on compliance with height restrictions specified in the D for D, agreed to work with the Office of Economic and Workforce Development ("OEWD") to reach LBEs, MBEs, WBEs, and Black owned businesses suitable for the retail spaces, and to provide a point of contact during construction, as well as monthly construction updates to the CAC. OCII staff responded to inquiries about construction of the future Northside Park, land which is not scheduled to be transferred from the Navy to OCII for the next several years. At their October 19, 2020 Full CAC meeting, the CAC recommended that the OCII Commission approve the Block 1 Schematic Design.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The San Francisco Redevelopment Agency Commission ("Former Commission") and the San Francisco Planning Commission certified the Hunters Point Shipyard Reuse Final Environmental Impact Report ("FEIR"), and adopted California Environmental Quality Act ("CEQA") findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively "CEQA Findings") in 2000, and subsequently issued a First and Second Addendum to the Final EIR in 2003 and 2006, respectively, to address project changes (collectively, the FEIR and the CEQA Findings as updated by the First and Second Addenda are referred to as the "Phase 1 EIR"). Additionally, the Former Agency Commission and the Planning Commission certified the Candlestick Point/Hunters Point Shipyard Phase 2 Final Environmental Impact Report in 2010 and adopted CEQA findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively, "Phase 2 CEQA Findings"), and subsequently issued four addenda, in 2014, 2016, 2018 and 2019, respectively, to address project changes (collectively, the FEIR and Phase 2 CEQA Findings as updated by the three addenda are referred to as the "Phase 2 EIR"). The Phase 2 EIR updated the transportation analysis and transportation plan (including the transportation system management plan) for Phase 1, but the Phase 2 EIR did not identify any new significant environmental effects or an increase in the severity of significant

impacts of the Phase 1 Project previously identified in the Phase 1 EIR. OCII staff has reviewed the Schematic Design for the Project and has found it to be within the scope of the project analyzed in the Phase 1 EIR and its subsequent addenda. Staff recommends that the Commission adopt environmental findings requiring no additional environmental review beyond the Phase 1 EIR and its addenda, pursuant to State CEQA Guidelines Sections 15180, 15162, 15163, and 15164 and 15168, confirming that there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the Phase 1 EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Phase 1 EIR, as confirmed by the analysis provided in the Phase 2 EIR.

Next Steps

In accordance with the DRDAP, the Executive Director will approve the subsequent design documents, contingent upon the Commission's approval of the Project's Schematic Design. Block 1 Developer will work with OCII staff to prepare the Design Development submittal and fulfill the conditions of approval precedent to issuance of the building site permit. Block 1 Developer and OCII will subsequently execute conforming amendment to the VDDA for the Project. Depending on the Block 1 Developer's submission of design submittals for OCII and City staff review, construction will commence between January and September 2022.

(Originated by Kasheica McKinney, Assistant Project Manager)

DocuSigned by:

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Sally Oerth

Interim Executive Director

Attachment 1: HPS Block 1 Site Plan
Attachment 2: Block 1 Combined Basic Concept and Schematic Design

Hunters Point Shipyard Block 1 Site Map



PALMILIA by the BAY

BLOCK 1 AT THE INTERSECTION OF
INNES AVENUE AND DONAHUE STREET
SAN FRANCISCO, CA 94124
APN 4591C-222



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
TITLE SHEET
scale:



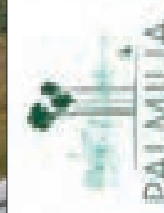
SAN FRANCISCO BAY

EARL PARK

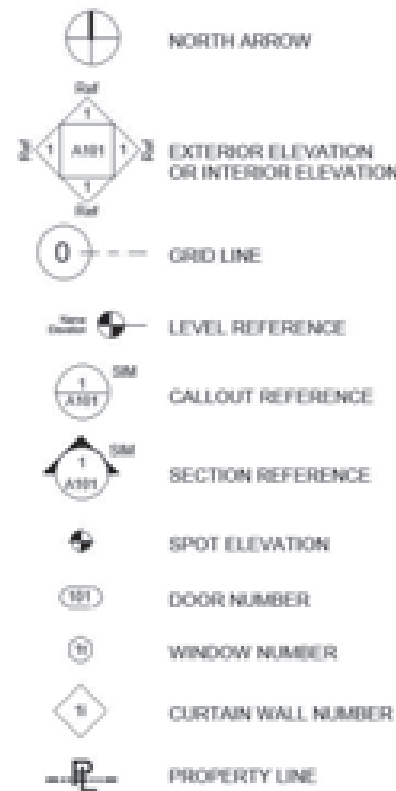
FUTURE NORTHSIDE PARK

INNES AVE

DONAHUE ST



SYMBOLS LEGEND



MASTER SHEET INDEX														
SHEET INDEX - PROJECT B (48 UNIT COMPLEX)					SHEET INDEX - PROJECT A (178 UNIT COMPLEX)					SHEET INDEX - PALMILIA COMPLEX				
SHEET NUMBER	SHEET NUMBER - ARCHITECTURAL	SHEET NAME	SHEET NUMBER	SHEET NUMBER - ARCHITECTURAL	SHEET NAME	SHEET NUMBER	SHEET NUMBER - ARCHITECTURAL	SHEET NAME	SHEET NUMBER	SHEET NUMBER - ARCHITECTURAL	SHEET NAME	SHEET NUMBER	SHEET NUMBER - ARCHITECTURAL	SHEET NAME
152	AA001	FLOOR PLAN - LEVEL 1	126	AA001	ELEVATION EAST	96	AA001	DIAGRAM - UNIT KEYPLAN	47	A111	PERSPECTIVE RENDERING	1		TITLE SHEET
153	AA002	FLOOR PLAN - LEVEL 2	127	AA002	ELEVATION NORTH	97	AA002	DIAGRAM - UNIT KEYPLAN	48	A112	PERSPECTIVE RENDERING	2	A002	COVER SHEET
154	AA003	FLOOR PLAN - LEVEL 3	128	AA003	ELEVATION NORTH	98	AA003	DIAGRAM - UNIT KEYPLAN	49	A113	PERSPECTIVE RENDERING	3	A001	SHEET INDEX & SYMBOLS
155	AA004	FLOOR PLAN - LEVEL 4	129	AA004	ELEVATION NORTH	99	AA004	DIAGRAM - UNIT KEYPLAN	50	A114	PERSPECTIVE RENDERING	4	A002	PROJECT NARRATIVE
156	AA005	FLOOR PLAN - LEVEL 5	130	AA005	ELEVATION SOUTH	99	AA005	DIAGRAM - UNIT KEYPLAN	51	A115	PERSPECTIVE RENDERING	5	A002	PROJECT NARRATIVE
157	AA006	FLOOR PLAN - LEVEL 6	131	AA006	ELEVATION SOUTH	91	AA006	DIAGRAM - UNIT KEYPLAN	52	A116	PERSPECTIVE RENDERING	6	A002	PROJECT NARRATIVE
158	AA007	FLOOR PLAN - LEVEL 7	132	AA007	ELEVATION WEST	92	AA007	DIAGRAM - UNIT KEYPLAN	53	A117	PERSPECTIVE RENDERING	7	A002	PROJECT NARRATIVE
159	AA008	ELEVATION	133	AA008	ELEVATION WEST	93	AA008	DIAGRAM - UNIT KEYPLAN	54	A121	3D VIEWS	8	A002	PROJECT NARRATIVE
160	AA009	ELEVATION	134	AA009	FLOOR PLAN - COMMON OPEN SPACE	94	AA009	SITE PLAN	55	A122	3D VIEWS	9	A003	SITE & CODE ANALYSIS
161	AA010	COURTYARD ELEVATIONS	135	AA010	ELEVATION - COMMON OPEN SPACE	95	AA010	FLOOR PLAN - LEVEL 1	56	A123	3D VIEWS	10	A003	SITE & CODE ANALYSIS
162	AA011	BUILDING SECTION	136	AA011	ELEVATION - COMMON OPEN SPACE	96	AA011	FLOOR PLAN - LEVEL 1 PLAN A	57	A124	MATERIAL BOARD	11	A003	PROGRAM CALCULATION - COMPLEX
163	AA012	BUILDING/WALL SECTION	137	AA012	FLOOR PLAN - COMMON OPEN SPACE	97	AA012	FLOOR PLAN - LEVEL 1 PLAN B	58	A125	MATERIAL BOARD	12	A003	PROGRAM CALCULATION - COMPLEX
			138	AA013	ELEVATION - COMMON OPEN SPACE	98	AA013	FLOOR PLAN - LEVEL 2	59	F101	FIRE ACCESS ROAD	13	A004	PROGRAM CALCULATION - PROJECT A
			139	AA014	SITE SECTION	99	AA014	FLOOR PLAN - LEVEL 2 PLAN A	60	F102	FIRE ACCESS ROAD	14	A004	PROGRAM CALCULATION - PROJECT A
			140	AA015	SITE & BUILDING SECTION	100	AA015	FLOOR PLAN - LEVEL 3	61	F103	FIRE ACCESS ROAD	15	A004	PROGRAM CALCULATION - PROJECT A
			141	AA016	SITE & BUILDING SECTION	101	AA016	FLOOR PLAN - LEVEL 3	62	L101	LANDSCAPE SITE PLAN	16	A005	PROGRAM CALCULATION - PROJECT B
			142	AA017	SITE SECTION	102	AA017	FLOOR PLAN - LEVEL 3 PLAN A	63	L102	OPEN SPACE - MATERIALS	17	A006	PROGRAM CALCULATION - BAY
			143	AA018	SITE & BUILDING SECTION	103	AA018	FLOOR PLAN - LEVEL 3 PLAN B	64	L103	OPEN SPACE - MATERIALS	18	A007	LEED - TARGET GOAL CHECKLIST
			144	AA019	SITE & BUILDING SECTION	104	AA019	FLOOR PLAN - LEVEL 4	65	L104	OPEN SPACE - ENLARGED PLANS	19	A010	VICINITY & ZONE MAP
			145	AA020	SITE SECTION PERSPECTIVE	105	AA020	FLOOR PLAN - LEVEL 4 PLAN A	66	L105	OPEN SPACE - ENLARGED PLANS	20	A011	VICINITY & ZONE MAP
			146	AA021	BUILDING/WALL SECTION	106	AA021	FLOOR PLAN - LEVEL 4 PLAN B	67	L106	OPEN SPACE - ENLARGED PLANS	21	A012	VICINITY & ZONE MAP
			147	AA022	SITE & BUILDING SECTION	107	AA022	FLOOR PLAN - LEVEL 5	68	L107	OPEN SPACE - ENLARGED PLANS	22	L11	TOPOGRAPHY MAP - SURVEY
			148	AA023	SITE & BUILDING SECTION	108	AA023	FLOOR PLAN - LEVEL 5 PLAN A	69	L108	OPEN SPACE - ENLARGED PLANS	23	A100	EXISTING SITE CONDITIONS
			149	AA024	SITE & BUILDING SECTION	109	AA024	FLOOR PLAN - LEVEL 5 PLAN B	70	L109	OPEN SPACE - ENLARGED PLANS	24	A100.1	DIAGRAM - LAND USE
			150	AA025	STREET CROSS SECTIONS	110	AA025	FLOOR PLAN - LEVEL 6	71	L110	OPEN SPACE - ENLARGED PLANS	25	A100.2	DIAGRAM - PROJECT AREA LOCATION
			151	AA026	STREET CROSS SECTIONS	111	AA026	FLOOR PLAN - LEVEL 6 PLAN A	72	L111	OPEN SPACE - ENLARGED PLANS	26	A100.3	DIAGRAM - CIRCULATION LEVEL 3
						112	AA027	FLOOR PLAN - LEVEL 6 PLAN B	73	L112	OPEN SPACE - ENLARGED PLANS	27	A100.4	DIAGRAM - CIRCULATION LEVEL 4
						113	AA028	FLOOR PLAN - LEVEL 7	74	L113	OPEN SPACE - ENLARGED PLANS	28	A100.5	DIAGRAM - EXPOSURE OF DWELLING UNITS
						114	AA029	FLOOR PLAN - LEVEL 7 PLAN A	75	L114	OPEN SPACE - ENLARGED PLANS	29	A100.6	DIAGRAM - EXPOSURE OF DWELLING UNITS
						115	AA030	FLOOR PLAN - LEVEL 7 PLAN B	76	L115	OPEN SPACE - ENLARGED PLANS	30	A100.7	DIAGRAM - BUILDING HEIGHT & BULK
						116	AA031	FLOOR PLAN - LEVEL 8	77	L116	OPEN SPACE - ENLARGED PLANS	31	A100.8	DIAGRAM - BULK & HEIGHT PROJECT B
						117	AA032	FLOOR PLAN - LEVEL 8 PLAN A	78	L117	OPEN SPACE - ENLARGED PLANS	32	A100.9	DIAGRAM - BULK & HEIGHT PROJECT B
						118	AA033	FLOOR PLAN - LEVEL 8 PLAN B	79	L118	OPEN SPACE - ENLARGED PLANS	33	A100.10	DIAGRAM - BUILDING HEIGHT ENVELOPE
						119	AA034	ROOF PLAN	80	L119	LANDSCAPE - ENLARGED PLANS	34	A100.11	DIAGRAM - BUILDING HEIGHT ENVELOPE
						120	AA035	ROOF UTILITY DIAGRAM	81	L120	LANDSCAPE - ENLARGED PLANS	35	A100.12	DIAGRAM - 5TH LEVEL BULK ANALYSIS
						121	AA036	TYPICAL UNITS	82	L121	LANDSCAPE - ENLARGED PLANS	36	A100.13	DIAGRAM - CITY STREET REDEVELOPMENT
						122	AA037	TYPICAL UNITS	83	AA001	UTILITY DIAGRAM - SITE PLAN	37	A101	PERSPECTIVE RENDERING - KEY MAP
						123	AA038	TYPICAL UNITS	84	AA002	UTILITY DIAGRAM - SITE PLAN	38	A102	PERSPECTIVE RENDERING
						124	AA039	TYPICAL UNITS	85	AA003	UTILITY DIAGRAM - SITE PLAN	39	A103	PERSPECTIVE RENDERING
						125	AA040	TYPICAL UNIT SECTION				40	A104	PERSPECTIVE RENDERING
												41	A105	PERSPECTIVE RENDERING
												42	A106	PERSPECTIVE RENDERING
												43	A107	PERSPECTIVE RENDERING
												44	A108	PERSPECTIVE RENDERING
												45	A109	PERSPECTIVE RENDERING
												46	A110	PERSPECTIVE RENDERING
DESIGNATION A.F.L.M. COLLECTIVE SCOPE OF WORK INCLUSIVE OF PROJECT A & B DESIGNATION AA: SCOPE OF WORK INCLUSIVE OF PROJECT A DESIGNATION AB: SCOPE OF WORK INCLUSIVE OF PROJECT B														



The project is located near the San Francisco Bay totaling 2.76 acres, or 120,320 sq. ft. The project will be subjected to a new subdivision plan creating two interconnected developments labeled Palmilia Project A and Palmilia Project B comprising 484,324 sq.ft. of total gross area (see sheet A003.1-A006 for full breakdown of area calculations). The design concept for the entire Palmilia Complex is based in some fundamental principles as follows:

1. The assembly of parcels will be subjected to a new subdivision plan creating two interconnected developments labeled Project A and Project B.
2. To take advantage of the existing topography to articulate the structures facilitating all the different land uses while maximizing the view to the bay. Giving the existing topography and the restriction imposed by water table levels, the parking provided for the entire complex (Project A and B) is proposed to be located within Project A.
3. As the OCII design guidelines (Block 1 HPS Design for Development Phase One, here referred to as "D for D") established, the site design celebrates view corridors connecting the existing urban fabric with the future adjacent park and the bay. Following that criteria, the proposed design is creating two view corridors connecting the adjacent streets (Innes Ave and Donahue St) with an unobstructed view of the Bay and the future park. The view corridors are not only allocated to perform a visual connection to the park and the bay, but add as well a public experience along the proposed retail pedestrian level.
4. The underground parking (located in Project A) serves separately the retail area, the 178 units of Project A and the 46 units of Project B.
5. The continuation of Hudson street within the premises, addresses two different purposes: A Fire Lane with restricted vehicular access and a View Corridor connecting Donahue Street with the adjacent open space and the bay.
6. The overall massing is stepping down towards the bay following the natural grade and emphasizing the views of all units towards the park and the bay. The access from Innes Ave is celebrated by creating a community plaza connecting the proposed market space and community café (indoor and outdoor) with the retail promenade leading towards the adjacent park and the bay.

Program of Uses

(see A003.1-A006 for project area breakdown)

Residential

The principal land use of the project consists of residential dwelling units along with retail areas at street level. There are 178 dwelling units on Project A totaling 179,567 sq.ft. of residential space (including balconies). Project A has 42 one bedroom units, 131 two bedroom units, and 5 three bedroom units.

Project B has 46 dwelling units totaling 64,446 sf of residential space (including balconies). Project B has 11 one bedroom units, 28 two bedroom units, and 7 three bedroom units.

Ground floor activation: Residential units located at street level in Project A along Innes Ave have a direct access from the sidewalk and a similar situation has been created for project B by articulating an intermediate exterior semi-covered space leading to the access the individual units.

Program of Uses (continued)

Neighborhood Retail and Community Facility Space

There is 19,805 sq.ft. of retail located on levels 2 through 4. Roughly half of the retail area is located at the intersection of Innes and Donahue, allocated to be a larger anchor tenant. The remaining retail area is tiered from Level 2 through 4 (all at ground-level given the sloping site topography), and fronts both sides of the North-South mew, with a planned café at the entrance to that mew. This promotes visual links to the bay, a sense of openness, and an inviting demeanor promoting pedestrian interaction.

The large retail space has two main entrances: one by the entry plaza fronting Donahue Street and the other one by the car drop-off and garage entrance located by the corner of Donahue and Hudson (including a loading zone and a commercial elevator).

As an accessible area to the surrounding community, the project allocates entry plazas, a commercial public elevator connecting several levels along the North-South mew, and a 15 feet wide pocket park at the end of the fire lane (Hudson Street extension, also known as the East-West mew)

Parking

There are two underground levels of parking on levels 2 and 3 totaling 131,655 sq.ft. These levels satisfy the parking requirements for all residential and retail off-street parking.

Affordable Housing Program (Below Market Rate: BMR)

(see A006 for more information)

The proposed Below Market Rate (BMR) residential units include different unit typologies inclusive of one, two, and three bedrooms. They are identified in both Project A and B respectively. The selected units have been specifically chosen in a manner in which they do not stack atop one another.

Maximum Density

The allowed density for the site is 100 residential units per acre. The site is 2.76 acres which allows 276 residential units. The proposed project contains 224 residential.

Parking and Loading

As defined on p. 16 in D for D

(see A003.2 for parking breakdown)

Residential Parking:

Residential parking is accessed either via Innes Ave (Level 4) drive ramp or via Hudson at Donahue St (Level 3).

Project A: Parking is underground on Levels 2 and 3. There are 178 spaces (inclusive of 10 ADA spaces) allocated for the 178 units in Project A.

Project B: Separate parking for Project B is located on Level 2 of Project A. After parking, access to dwelling units is made via underground tunnel from Project A to Project B. There are 48 spaces in this designated area for the 46 units in Project B.



Parking and Loading (continued)

Retail Parking:

There is 19,805 square feet of retail, one stall is required for each 500 sq.ft. of occupied floor area where the occupied floor area exceeds 5,000 sq.ft.

19,805/500 = 39.5 required parking spaces (40 spaces)

Parking for Retail is accessed via Donahue St. drive ramp to Level 3. There is a round-about at the start of the drive path to allow for easy of vehicular egress and passenger and retail loading zones.

Off-Street Loading

Residential: 2 spaces provided on Level 3 retail parking area along the round-about (2 spaces for 200-500k sq.ft.: 464,519 sq.ft. of gross residential floor area)

Non-Residential: 2 spaces provided (1 required) on Level 3 retail parking area (1 space for 10-60k sq.ft.: 19,805 sq.ft. of retail)

Car Share

Residential: 2 required parking spaces provided on Level 3

Retail: 1 required parking space provided in retail parking on Level 3

TOTAL PARKING:

273 total spaces provided of the required 270 spaces (inclusive of residential, retail, off-street loading, car share and ADA spaces).

Off-Street Bicycle Parking:

Based on the OCII Design Guidelines:
As defined on p.18 in D for D

For projects over 50 dwelling units, 25 Class 1 spaces shall be provided, plus one Class 1 space for every 4 additional dwelling units over 50.

25 + (224-50)/4= 68.5 required spaces

84 Stackable Bicycle Parking at two locations:

Bicycle Parking Space A: 21 Bicycle Parking Spots (42 stackable) is accessed via Hudson/Donahue St. roundabout (Level 3)

Bicycle Parking Space B: 21 Stacked Bicycle Parking Spots (42 stackable) is accessed via North-South mew behind the planned café (Level 4).

42+42=84 provided>69 required

All bicycle parking areas will be fully enclosed. Area A on level 3 is enclosed with Level 4 slab above and gated at entry. Area B on Level 4 is enclosed with Level 5 slab above and gated at entry.

Building Coverage

As defined on p.14 in D for D

Site Dimension within city right of way Length along Innes Ave: 580', Length along Donahue: 404'-6"

The allowed building coverage for this lot is 75%. The given lot size is 120,320 sq.ft. (See A100.7)

The building coverage is 71,800/120,320 = 59.7% of coverage.

Sustainability Measures

(see A007 for LEED checklist)

The Project is designed to incorporate sustainable building systems at all levels. A comprehensive strategy to incorporate environmental standards that will enhance the building's lifespan while also creating an enduring place for people is an important metric of success. The project will balance environmental innovation with community good and sound financial sense.

Block 1 will conform with the City and County of San Francisco Green Building Ordinance meeting or exceeding minimum Greenpoint Rating or LEED Silver requirements. The following industry-leading sustainability features will be considered during design development:

- **Stormwater Control Plan** - Stormwater Treatment, low impact development measures as described in the "San Francisco Stormwater Design Guidelines"
- **Climate Appropriate Vegetation** - Climate appropriate landscape design requiring minimal maintenance and irrigation.
- **Title 24 (2008) Energy Standards** – the Project will meet the requirement of exceeding Title 24 (2008) by a minimum of 14%.
- **Landfill Diversion** - A minimum of 75% of construction-generated debris is to be diverted from landfill, a goal of 90% is preferable.
- **Concrete** - Concrete used during construction to be a minimum of 25% fly ash or slag.
- **Recycling** - Dedicated recycling facility within the building.
- **Solar Panels** – the Project will have Solar PVs installed on the roof as indicated on roof plan.
- **Smart Metering** – the Project will have integrated "smart metering" building management systems and feedback panels.
- **Passive Design** – the Project includes passive design practices such as use of light colored materials, and ample daylight and visual access to the outdoors. Paved areas are planned to be pervious, plantings will require little or no irrigation, and building materials will contain recycled materials, and low VOC content.



Façade Articulation and Setbacks	
(see A100.5 for setback and modulation diagram)	
(see next section titled "street wall" for more information)	
The façade articulation and setbacks are achieved with the following strategies:	
1. The presence of setbacks along the street front, in conjunction with modulations and fifth story bulk reduction, produce voids on upper levels. 2. As part of street activation, the incorporation of stoops and planters emphasize the façade articulation while providing direct residential unit access from street levels. 3. The variety of materials reinforce the façade articulation and identifies/celebrates the strong corners.	
Between building strong corners (along the entirety of Innes and Donahue), setbacks ranging from 3'-10' in depth are incorporated between modulations to provide articulation in the building's façade. The natural grade slopes down towards the bay from Innes partially exposing the top of Level 3 parking; the required setback at this area is carried down to Level 3 and anywhere there is a partial exposure.	
Setbacks along the rear and side property lines (along the future Northside Park) vary, with a minimum of 10' taking advantage of the abutting open spaces directly connected to the Bay front. The western most area of the site (near the substation) has minimum 3' setback along the rear due its narrow depth.	
Street Wall	
<i>As defined on p.28 in D for D</i>	
(see A100.5 for setback and modulation diagram)	
Prominent Corners	
Strong corners are held at the West-most end of the site (adjacent to the existing electrical substation) and at the Innes and Innes and Donahue street intersection to provide prominent street fronts. Bold corners are held at each side of the East-West mew (Donahue and Hudson intersection), and on each side of the North-South mew. The lengths of strong corners vary from 40'-60' with at least one length parallel to a street face.	
Potential Setbacks	
In addition to building setbacks, the façade fluctuates from 3'-10' in conjunction with modulations. Setback "voids" are either treated with at least 40% of that space being landscape or street activation.	
Block Modulations	
Between strong corners, and in tandem with façade setbacks, the perimeter façade has a modulation of 34'-0", This dimension correlates to the widths of typical/modular units.	
The presence of vegetated vertical trellises and the use of different façade finishes helps to separate and differentiate building masses, volumes, and strong-corner prominence.	
Mid-Block Breaks/Mews	
The project has two mews (also known as mid-block breaks or view corridors). Both mews have an open and unobstructed view to the Bay. The North-South mew runs diagonally from Innes Ave. The mew width is 20' at Level 4 (retail level) and 28' above at Level 5 (residential). The East-West mew is a continuation of Hudson St, running perpendicular from Donahue St. This mew doubles as a fire apparatus lane with a width of 35' façade-to-façade.	

Street Wall (continued)	
The presence of mid-block breaks creates a more porous circulation system and aids in softening building massing.	
Retail	
Retail is situated at the corner of Innes and Donahue at street level as well as multilevels along the North-South mew. The façade of all retail spaces will consist of no less than 75% of transparent glazing. The detached vertical armature/grid located in front of the retail space at Innes and Donahue is proposed to screen the excess of light without blocking the storefront (see AA511-AA512).	
Building Height	
<i>As defined on p.7 in D for D & Section 270 of Planning Code</i>	
(see A100.6, A100.6A, A100.6B, A100.6C, A100.6D for plans and diagrams)	
The project is located at Block 1 of the Hilltop Sub-area of Phase 1 with a maximum allowable height of 55 feet. All spot elevations are taken from sea level datum.	
Within 100' offset from curb line	
Along all curb lines fronting Innes Ave and Donahue Street, the buildings on Project A & B are allowed to reach 55 feet of vertical distance measured from curb line to a depth of 100'.	
Project A: Along Innes Ave	
The elevation difference along the curb line slope fronting the entirety of the property along Innes Ave is 1', East-most spot elevation being 63' and West-most spot elevation being 64'. By using the lesser of the two values, the allowed elevation for Project A along Innes Ave is 118' (63' spot elevation at curb line + 55' allowed height). The proposed elevation of 118' complies with the allowed maximum elevation of 118' (see AA403).	
Project A: Along Donahue Street	
The elevation where the curb line meets the centerline of the segment of Project A building is 57'. The allowable elevation for Project A along Donahue is 112' (57" spot elevation at curb line + 55' allowed height). The proposed elevation of 107'-6" complies with the allowed maximum elevation of 112' (see AA401).	
Project B: Along Donahue Street	
The elevation where the curb line meets the centerline of Project B is 51'. The allowable elevation of Project B along Donahue St is 106" (51' spot elevation at curb line + 55' allowed height). The proposed elevation of 105'-6" complies with the allowed maximum elevation of 106" (see 2/A100.6C).	
Past 100' offset from curb line	
(see A100.6D)	
To measure the allowable height outside of the 100' lot depth, two points of reference are taken to gain an average height datum. The first point is at the end of the 100' lot depth and the second point is offset 10' from the opposite property line. The average ground elevations of these two points determine at which point the allowed vertical building height begins.	



Building Height (continued)

Measurements:

Ref A/A100.6D, perpendicular from Innes running north-south across the property: The average elevation between the 100' lot depth point (50' spot elevation) and 10' opposing lot depth offset (32' spot elevation) is 41' allowing a total of 96" (41' spot elevation + 55' allowable height) building envelope elevation within this area. The building elevation for any portion of Project A within the 100' lot depth and 10' offset reaches a maximum of 96' in elevation. (see AA402, AA404, AA501, AA503)

Ref B/A100.6D, perpendicular from Donahue running east-west across the property: The average elevation between the 100' lot depth point (45' elevation) and 10' opposing lot depth offset (28' elevation) is 36'-6" allowing a total of 91'-6" (36.5' spot elevation + 55' allowable height) building envelope elevation within this area. The building elevation for any portion of Project B within the 100' lot depth and 10' offset reaches a maximum of 91' in elevation. (see A100.6A)

Ref C/A100.6D, perpendicular from Donahue running east-west across the property: The average elevation between the 100' lot depth point (45' elevation) and 10' opposing lot depth offset (40' elevation) is 42'-6" allowing a total of 97'-6" (42.5' spot elevation + 55' allowable height) building envelope elevation within this area. The building elevation for any portion of Project A within the 100' lot depth and 10' offset reaches a maximum of 96' in elevation. (see AA402, AA404, AA501, AA503)

Building Bulk

(see AA108, A100.6C, A100.6E for plans and diagrams)

The project complies with the bulk requirements of the building by looking at maximum plan dimensions for the areas above 40' in height at the streetwall.

For those areas, the maximum allowed plan dimension length is 110' (measured parallel to the street front) and the maximum allowed diagonal dimension is 125' (SFBC Sec 270). To ensure compliance with that requirement, the 5th Level is segmented into sections divided by rooftop common open space.

Additionally, the project incorporates an 8' step back from streetwall building facade on all fifth levels (p.31 D for D)

Projections

As defined on p.19 in D for D

There are balcony projections at strong corners of 3' (no more than 36sq.ft. floor area) over the property line along Innes. These balconies are one at the mid-block break along Innes, and two balcony projections at the strong corner intersection of Innes and Donahue. See floor plan AA108.

Along the building frontage (along Innes and Donahue), there are decorative/functional horizontal fins at the head and sill of windows which project 6" to 1'-0" into setbacks.

The lobby entry at the western most part of the project (adjacent the substation along Innes) has an eave projection of 30" over the property line.

Open Space

As defined on p.18-19 in D for D

(See A003.3 for open space area breakdown)

Open space within the project consists of 3 categories: private open space for associated units' exclusive use (balconies, stoops, and terraces), common open space for all of the Block 1 residents to use (larger courtyards/associated amenities and pocket park), and common open space for both Block 1 residents and the public to use (mews allocated for physical and visual connections).

There is a total of 14 common open spaces throughout the project. The required open space, given the number of units per project is:

Project A: 178 units x 80sq.ft. = 14,240sq.ft. of required open space

Project A has 4,641sq.ft. of private open space and 40,868sq.ft of common open space; totaling 45,509sq.ft.

Project B: 46 units x 80sq.ft. = 3,680sq.ft. of required open space

Project B has 3,920sq.ft. of private open space and 3,452sq.ft. of common open space; totaling 7,372sq.ft.

Each dwelling unit has a private balcony that faces the street, the Bay, an interior courtyard or mew. However, only balconies that have 6' in depth and at least 36sq.ft. minimum can qualify as private open space. The balconies, stoops, and terraces that comply with the private open space requirement total 8,561 sf (comprised of both Project A & B).

The total provided private and common open space for both Project A and Project B is 52,881sq.ft. The project provides an excess of 34,961sq.ft. of the required private and common open space. These open space areas have been incorporated to compliment the architecture in ways which take advantage of views and reduce the overall bulk at fifth stories.

Phasing Plan

The project is intending to be permitted as Site, Project A, and Project B components but constructed in its entirety once all permits are obtained.

Roof Utility

(See AA109.1 roof utility diagram)

The project will incorporate Photovoltaic Panels. Solar zones are identified on roof diagrams and placed on rooftops to utilize the most sun exposure and will be set back from the roof edge to reduce street visibility.

Mechanical equipment allocations are identified on roof diagrams. These zones are to be setback from roof edge a minimum of six feet to reduce visibility. Where visible, the areas will be decoratively screened and are not to exceed four feet in height.



Structure and Building Envelope

The structure of the buildings is generally described as Type IIIA over Type I concrete. The concrete podium is typically a two-way mild-steel reinforced flat slab supported by columns on a roughly 30ft x 30ft grid and special reinforced concrete shear walls. The top level of the concrete podium is consistent within each parcel, and creates a horizontal transitional plane from Type IIIA to Type I construction. Up to 5 levels of residential construction will be built above, all within the Type IIIA fire rating requirements for exterior and interior structural walls.

Foundations of the project are anticipated to be shallow isolated spread footings and a slab on grade, pending geotechnical verification for this portion of the site.

Residential levels that are below that plane will be constructed to Type I fire protection requirements with non-structural partition walls framed with non-load bearing metal stud construction. Some localized long-span steel construction meeting Type IIIA requirements is used over the retail space on the east side of the project for tenant flexibility.

Residential units located on top of concrete podium will be constructed as Type IIIA with 1-hour fire-rated corridors and fire escape stairs and partitions separating rooms with light metal studs furred with 5/8 drywall.

Exterior stucco walls (with the exception of shear walls furred with plywood sheeting both sides) will be furred with a ½ inch substrate (plywood or similar) a layer of adhesive, an insulation board or insulation blanket covered with reinforcing mesh completed with a base coat and finally applying the stucco finish coat.

Exterior façade finishes will include a combination of stucco and fiber cement panels, which are complimented with bronze aluminum reveals and facias/trims. These finishes not only serve to soften the façade, but emphasize its articulation and setback modulation.

At strong corners and mid-block connectors, large louver grids systems, made from the same bronze finish as fascia/trims, are found highlighting a sense of entry, importance and grandeur. Coupled with planting at the base of these grids, vertical landscape can be implemented to further support a greener building envelope.

Given there are two main programmatic uses of the project, there are also two glazing types. Residential units/uses will have a more privatized opaque glazing; whereas retail will have nearly a transparent glazing to promote visibility either from street level or in the North-South mew where retail can also be found.

Site hardscape will be comprised of mainly decorative stone tile/pavers. Public pathways and courtyards will be a play of both green scape and hardscape.

To further identify/correlate exterior finishes, see Material Board sheets A140 and A141.

Future Northside Park Connections

The Project incorporates two types of connections (visual and physical) leading to the Future Northside Park and the Bay.

The first involves unobstructed visual connection via the two midblock breaks (North-South and East-West mews).

The Second involves physical connections via ramps and pathways. There are four connection points from the property to the adjacent park. These points have been designed with close correspondence and integration of the future Northside Park developmental plans (see L001 for connection diagram). Note that design refinements related Northside Park agencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in continued collaboration with Five Point (the park's design team).

The four connections points:

1. On street level along Innes Ave (on the West-most site adjacent the existing substation). Pedestrian access goes from sidewalk, across the site, and into the future park.
2. On Level 1 in Project A at the Northwestern-most part of the site via a ramp at the end of the fire access lane. The grade difference between this point and the adjacent park, as the park is currently designed, is 2 feet.
3. On Level 1 in Project A at a location which visually follows the end of the North-South mew, overlooking the bay. There is no grade difference between this point and the adjacent park.
4. On Level 1 in Project B is access for the residents within Project B via a ramp. The grade difference between this point and the adjacent park, as the park is currently designed, is 3'-11".



PALMILIA BY THE BAY				
SITE & CODE ANALYSIS				
ADDRESS	700 Innes Ave, San Francisco, CA 94124			
PARCELS (Block/Lot)	4591C/001			
	4591C/222			
	4591C/002			
	4591C/222			
PLANNING DISTRICT	District 10: South Bayshore			
ZONING	PHASE I BLOCK 1			
LOT SIZE	120,320 Sq.ft. (2.76 Acre)			
SUBJECT	PER CODE	PROPOSED		
LOT COVERAGE	75% max	71,800/120,320 allowed		71,800/120,320=
				59.7% (area taken exclusive of city right of way)
ALLOWED FAR	non applicable			
DENSITY	100 units per acre			224 units
ALLOWED UNITS	2.76 acre/100 = 276			
OPEN SPACE	80sf/ unit (private or common)		80 sf x 224 units	17,920 sf
			Total Open Space	52,881 sf
			see page (A003 sheets) for open space break down	
SETBACKS		Project A		
		strong corners		0'-0"
		within strong corners		3'-0" to 6'-0"
		rear (adjacent future park)		3'-0" to 10'-0"
		Project B		
		strong corners		0'-0"
		within strong corners		3'-0" to 6'-0"
PROJECTIONS (D/D #19-20)		rear (adjacent future park)		10'-0" up to level 3, min 15'-0" from level 4 on
		balcony projections at strong corners of 3' (no more than 36 sq.ft. floor area) over the property line along Innes. These balconies are one at the mid-block break along Innes, and two balcony projections at the strong corner intersection of Innes and Donahue. See floor plan AA105-AA108.		
		Along the building frontage (along Innes and Donahue), there are decorative/functional horizontal fins at the head and sill of windows which project 6"-1'-0" into setbacks.		
		The lobby entry at the western most part of the project (adjacent the substation along Innes) has an eave projection of 30" over the property line.		
STREET DEDICATION/ CITY RIGHT OF WAY	INNES AVE			15'-22' (per city redevelopment drawings)
	DONAHUE ST			20' (per city redevelopment drawings)
HEIGHT & BULK LIMITATION	55'-0" (5 stores at block corners) 45'-0" if phase II Park adjacent Building should step down towards the bay	Project A		
		along Innes		55'-0" (elev 118'), max allowable elev 118'
		along Donahue		50'-6" (elev 107'-6"), max allowable elev 112'
		adjacent rear property line		45'-0"
		Project B		
		along Donahue		54'-8" (elev 105'-6"), max allowable elev 106'
		adjacent rear property line		31'-6" to level 3, 52'-6" to level 5
		diagram on A100.6B displays the maximum height allowed past the 100' depth of lot frontage, elev 97'-6" see A002.3 for description see A100.6, A100.6A, A100.6B, A100.6C, A100.6D for building height/envelope description/diagrams		



PALMILIA BY THE BAY				
SITE & CODE ANALYSIS				
HEIGHT & BULK LIMITATION: PLAN DIMENSIONS	SFBC TABLE 270			
	Site District	District A		
	Height above which maximum dimensions apply	40 feet		
	maximum plan length (parallel to property line)	110 feet		
	maximum diagonal length	125 feet		
FRONTAGE	retail is required on Block 1 on Innes and/or Donahue small-scale, ground floor, retail encouraged anywhere 75% of commercial frontage should be window shops and entrances			
MIXED USE: residential uses in commercial zones	retail is required on the Innes and/or Donahue frontages.	mixed use residential with retail on street intersection and along mews		
PARKING REQUIREMENTS		REQUIRED PARKING		
	Residential: 1 space/residential unit	Project A Residential	178 residential units	178 required spaces
	Retail: 1 space/500sf	Project A Retail	19,805 sf/500	40 required spaces
		Project B Residential	46 residential units	46 required spaces
	car share - residential: 2 spaces per 201 residential units plus 1 for every 200 residential units over 200 (per SFBC 166)		224 residential units	2 required spaces
	car share - retail: 1 space per 25-49 spaces (per SFBC 166)		41 retail car stalls	1 required space
	Loading Non-Residential	1 per 10-60k sq.ft	19,805sq.ft.	1 required space
	Loading Residential	2 per 200-500k sq.ft.	474,903 sq.ft.	2 required space
		TOTAL REQUIRED ADA PARKING (CBC 11B-208.2)		201-300 = 7 required (including 2 van accessible)
		TOTAL REQUIRED PARKING		270 spaces
		PROVIDED PARKING		
		Project A residential units	178 spaces at levels 2 &3	
		Project A Retail	40 spaces at level 3	
		Project B residential units	48 spaces at level 2	
		Car share residential	2 spaces at level 3 residential parking	
		Car share retail	1 space at level 3 retail parking	
		Loading Non-residential	2 spaces at level 3 retail parking	
		Loading Residential	2 spaces at level 3 residential parking	
		TOTAL PROVIDED		273 spaces (including 10 ada spaces)
		see page 3 (A002.1) for parking narrative		
Off-Street BICYCLE PARKING REQUIREMENT		REQUIRED PARKING		
	Projects Over 50 residential units			
	25 space for first 50 residential units			25
	1 space for every 4 additional residential units			44
		TOTAL REQUIRED PARKING		69 BICYCLE PARKING SPACES
		PROVIDED PARKING		
		Bicycle Parking AREA A (via Donahue St and Hudson)		21
			(42 with stackable stalls)	
		Bicycle Parking AREA B (via Innes St Southside behind the entry cafe)		21
			(42 with stackable stalls)	
		TOTAL PROVIDED		84 with stackable stalls



PALMILIA BY THE BAY					
PROJECT AREA CALCULATION					
ALL AREAS CALCULATED IN GROSS SQUARE FEET (GSF)					
RESIDENTIAL AREA CALCULATION					
PROJECT A					
	RESIDENTIAL AREA (GSF)	PRIVATE BALCONY AREA (GSF)	COORDIDORS/LOBBY AREA (GSF)	AMENITY AREA (GSF)	DESCRIPTION
LEVEL 1	5,124	240	1,347		
LEVEL 2	6,532	610	3,530		
LEVEL 3	6,722	290	2,850	700	GYM
LEVEL 4	33,736	1,655	6,583		
LEVEL 5	42,393	2,716	5,992		
LEVEL 6	37,826	2,400	5,400	700	GYM/LOUNGE
LEVEL 7	29,953	1,280	3,100		
LEVEL 8	16,099	1,750	2,780		
TOTALS (GSF)	168,584	10,941	31,602	1,400	
RESIDENTIAL AREA CALCULATION					
PROJECT B					
	RESIDENTIAL AREA (GSF)	PRIVATE BALCONY AREA (GSF)	COORDIDORS/LOBBY AREA (GSF)	AMENITY AREA (GSF)	DESCRIPTION
LEVEL 1	7,403	2,870	0		
LEVEL 2	7,931	155	2,234	1,630	GYM/LOUNGE
LEVEL 3	9,867	660	2,461		
LEVEL 4	10,720	1,475	1,368	530	COURTYARD
LEVEL 5	10,978	520	2,016		
LEVEL 6	7,494	0	1,333		
LEVEL 7	3,993	880	0		
LEVEL 8	0	0	0		
TOTALS (GSF)	58,386	6,060	9,412	2,160	
RETAIL AREA CALCULATION					
PROJECT A (1)					
	AREA (GSF)	AREA PER SPACE(GSF)	DESCRIPTION		
LEVEL 1	0	0			
LEVEL 2	1,395	1,395 Retail G	East side along N-S MEW		
LEVEL 3	2,010	490 Retail E	East side along N-S MEW		
		600 Retail F	East side along N-S MEW		
		920 Retail A: Lobby	Innes/Donahue Streetfront		
LEVEL 4	16,400	7,975 Retail A	Innes/Donahue Streetfront		
		1,705 Retail B	Café Innes/Donahue Streetfront		
		3,330 Retail C1	East side along N-S MEW		
		495 Retail C2	East side along N-S MEW		
		1,395 Retail D	West side along N-S MEW		
LEVEL 5	0	0			
LEVEL 6	0	0			
LEVEL 7	0	0			
LEVEL 8	0	0			
TOTALS (GSF)	19,805				
(1) Retail is only located within Project A					

COMMON OPEN SPACE AREA CALCULATION (2)					
PROJECT A			PROJECT B		
COMMON OPENSACE			COMMON OPENSACE		
	TITLE	AREA (GSF)		TITLE	AREA (GSF)
LEVEL 1	Common Open Space CA1	350	Common Open Space CA10	2,392	
LEVEL 2			0 Common Open Space CA10	670	
LEVEL 3	Common Open Space CA2	925	Common Open Space CA11	490	
	Common Open Space CA13 (E-W MEW)	10,800		0	
LEVEL 4	Common Open Space CA3	850		0	
	Common Open Space CA4	9,795		0	
	Common Open Space CA5	3,500		0	
	Common Open Space CA12 (N-S MEW)	8,100		0	
LEVEL 5	Common Open Space CA6	610		0	
LEVEL 6	Common Open Space CA7	1,250		0	
LEVEL 7	Common Open Space CA14	1,300		0	
LEVEL 8	Common Open Space CA8	2,122		0	
	Common Open Space CA9	1,264		0	
TOTALS (GSF)		40,868		1,452	
TOTALS (GSF) PROJECT A + B				44,320	
(2) common open space serving only residents					
PRIVATE OPEN SPACE AREA CALCULATION (3)					
PROJECT A			PROJECT B		
PRIVATE OPENSACE			PRIVATE OPENSACE		
	AREA (GSF)			AREA (GSF)	
LEVEL 1	0			2,370	
LEVEL 2	400			0	
LEVEL 3	0			130	
LEVEL 4	300			390	
LEVEL 5	1,236			150	
LEVEL 6	955			880	
LEVEL 7	255			0	
LEVEL 8	1,495			0	
TOTALS (GSF)	4,641			3,920	
TOTALS (GSF) PROJECT A + B				8,561	
(3) private residential balconies with a depth of 6', width of 6' (36sq.ft) these values are taken from balcony areas that qualify as private open space, these values are not part of the overall area see breakdown on A004-A005 for residential private open space that counts towards this requirement					
COMMON + PRIVATE OPEN SPACE CALCULATION					
			AREA (GSF)		
PROJECT A	COMMON OPEN SPACE		40,868		
	PRIVATE OPEN SPACE		4,641		
PROJECT B	COMMON OPEN SPACE		1,452		
	PRIVATE OPEN SPACE		3,920		
TOTALS (GSF) PROJECT A + B			52,881		
PARKING CALCULATION (4)					
VEHICLE		BICYCLE			
	AREA (GSF)		AREA (GSF)		
LEVEL 2	64,600		0		
LEVEL 3	67,055		500		
LEVEL 4	0		475		
TOTALS (GSF)	131,655		975		
(4) Parking is only located within Project A					

GROSS AREA PER BUILDING (ENCLOSED AND EXTERIOR SPACES)					
PROJECT A					
	RESIDENTIAL AREA		168,583.80		
	RESIDENTIAL BALCONY		10,941.00		
	COORDIDORS/LOBBY		31,602.00		
	AMENITY SPACE		1,400.00		
	COMMON OPEN SPACE		40,898.00		
	RETAIL		19,805.00		
	PARKING		131,655.00		
	TOTALS (GSF)		484,854.80		
PROJECT B					
	RESIDENTIAL AREA		58,386.00		
	RESIDENTIAL BALCONY		6,060.00		
	COORDIDORS/LOBBY		9,412.00		
	AMENITY SPACE		2,160.00		
	COMMON OPEN SPACE		3,452.00		
	TOTALS (GSF)		79,470.00		
PROJECT A + B					
	TOTALS (GSF)		484,324.80		



project: BLOCK 1

PALMILIA by the BAY
San Francisco, CA

title:

PROGRAM CALCULATION -
COMPLEX
scale:

sheet:

A003.4

page:

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PALMILIA BY THE BAY									
PROJECT A RESIDENTIAL CALCULATION-128 UNITS									
ALL AREAS CALCULATED IN GROSS SQUARE FEET (GSF)									
Unit Type	Description	Unit Quantity	Total Unit Area (average including exterior walls)	Private Balcony (average)	Total Unit Area (average including exterior walls and balcony)				
A1	one bedroom unit	35	832.54	40.00	888.51				
A2 (1B+)	one bedroom unit + den	6	809.29	42.84	852.14				
A3	two bedroom unit	113	1,000.54	71.07	1,112.93				
A4	one bedroom unit along retail corridor (level 5)	6	848.13	80.00	928.13				
A4-2	two bedroom unit along retail corridor (level 5)	2	1,006.50	55.00	1,061.50				
A5	three bedrooms unit	5	1,417.16	128.25	1,545.40				
A6	two story unit along Innes/Earl	16	1,299.33	58.25	1,349.58				
Total Units		128							
*Residential unit averages are a separate calculation to display the overall unit typology sizes and do not count towards the areas listed below									
		balcony area counts towards private open space (BOP/Module, Min.)							
		BMR follow market rate (affordable) unit count	19						
		ADA Unit Count	15						
Unit Number	BMR	ADA	Bedrooms	Bathrooms	Unit Type	Unit Floor	Total Unit Area (including exterior walls)	Private Balcony (sq.ft.)	Total Unit Area (including exterior walls and balcony)
A101	X		2	2	A3	1	1,175.00	40.00	1,435.0
A102			2	2	A3	1	1,175.00	100.00	1,475.0
A103			2	2	A3	1	1,276.00	40.00	1,316.0
A104			2	2	A3	1	1,268.00	40.00	1,318.0
TOTALS LEVEL 1 (GSF)							5,924.00	240.00	5,544.00
A201			1	1	A1	2	726.00	400.00	1,126.0
A202	X		2	2	A3	2	853.60	40.00	893.6
A203			2	2	A3	2	853.60	40.00	893.6
A204			2	2	A3	2	853.60	40.00	893.6
A205		X	2	2	A3	2	825.00	0.00	825.0
A206			2	2	A3	2	1,345.00	40.00	1,405.0
A207			2	2	A3	2	1,355.00	50.00	1,395.0
TOTALS LEVEL 2 (GSF)							6,531.80	610.00	7,141.80
A301			1	1	A1	3	726.00	40.00	766.0
A302			2	2	A3	3	853.60	40.00	893.6
A303	X		2	2	A3	3	853.60	40.00	893.6
A304			2	2	A3	3	853.60	40.00	893.6
A305			2	2	A3	3	940.00	40.00	1,040.0
A306			1	2	A3	3	1,213.80	40.00	1,253.8
A307			2	2	A3	3	1,232.00	50.00	1,282.0
TOTALS LEVEL 3 (GSF)							6,722.10	290.00	7,012.10

Unit Number	BMR	ADA	Bedrooms	Bathrooms	Unit Type	Unit Floor	Total Unit Area (including exterior walls)	Private Balcony (sq.ft.)	Total Unit Area (including exterior walls and balcony)
A401			1	1	A1	4	726.00	40.00	766.0
A402			2	2	A3	4	853.60	40.00	893.6
A403			2	2	A3	4	853.60	40.00	893.6
A404			2	2	A3	4	853.60	40.00	893.6
A405			2	2	A3	4	836.00	40.00	876.0
A406			2	2	A3	4	902.00	40.00	942.0
A407			2	2	A3	4	902.00	40.00	942.0
A408	X		1	1	A1	4	638.00	40.00	678.0
A409			2	2	A3	4	902.00	40.00	942.0
A410	Z		2	2	A3	4	902.00	40.00	942.0
A411			2	2	A3	4	902.00	40.00	942.0
A412			2	2	A3	4	880.00	40.00	920.0
A413			3	2	A5	4	1,287.00	80.00	1,367.0
A414	X		1	1	A1	4	647.00	40.00	727.0
A415			2	2	A3	4	902.00	40.00	942.0
A416			2	2	A3	4	902.00	40.00	942.0
A417			1	1	A1	4	638.00	40.00	678.0
A418			2	2	A3	4	902.00	40.00	942.0
A419			2	2	A3	4	902.00	40.00	942.0
A420			1	1	A1	4	594.00	0.00	594.0
A421			2	2	A3	4	902.00	40.00	942.0
A422			2	2.5	A6	4B5	1,893.00	150.00	1,965.0
A423	Z	X	2	2.5	A6	4B5	1,216.80	25.00	1,241.8
A424			2	2.5	A6	4B5	1,218.80	25.00	1,243.8
A425			2	2.5	A6	4B5	1,218.80	25.00	1,243.8
A426			2	2.5	A6	4B5	1,218.80	25.00	1,243.8
A427			2	2.5	A6	4B5	1,218.80	25.00	1,243.8
A428			2	2.5	A6	4B5	1,218.80	100.00	1,318.8
A429			2	2.5	A6	4B5	1,218.80	200.00	1,418.8
A430	X		2	2	A3	4	942.50	40.00	1,002.5
A431			1	1	A1	4	720.00	30.00	800.0
A432		X	2	2	A3	4	1,046.00	40.00	1,116.0
A433			2	2	A3	4	902.00	40.00	942.0
A434			2	2	A3	4	902.00	40.00	942.0
A435			2	2	A3	4	902.00	40.00	942.0
TOTALS LEVEL 4 (GSF)							81,785.90	1,855.00	81,390.90



Unit Number	even	ADA	Bedrooms	Bathrooms	Unit Type	Unit Floor	Total Unit Area (including exterior walls)	Private Balcony (sq. ft.)	Total Unit Area (including exterior walls and balcony)
A300			1	1	A1	5	726.00	40.00	766.0
A301			2	2	A3	5	853.60	40.00	893.6
A302		X	3	2	A5	5	1,487.40	173.00	1,790.4
A303			1	1	A1	5	547.40	204.00	799.4
A304			1	1	A1	5	748.00	40.00	788.0
A305			2	2	A3	5	1,078.00	80.00	1,158.0
A306	X		1	1	A2	5	792.00	50.00	842.0
A307			1	1	A2	5	792.00	50.00	842.0
A308			1	1	A1	5	748.00	50.00	798.0
A309			1	1	A2	5	792.00	50.00	842.0
A310			1	1	A2	5	792.00	50.00	842.0
A311			1	1	A2	5	792.00	50.00	842.0
A312			1	1	A2	5	792.00	50.00	842.0
A313			2	2	A3	5	913.00	0.00	913.0
A314			2	2	A3	5	992.00	80.00	1,072.0
A315			1	1	A4	5	834.00	80.00	914.0
A316			1	1	A4	5	834.00	80.00	914.0
A317	X		1	1	A4	5	834.00	40.00	914.0
A318			1	1	A4	5	880.00	80.00	960.0
A319			1	1	A1	5	642.00	40.00	722.0
A320			2	2	A3	5	982.00	40.00	1042.0
A321			2	2	A3	5	942.00	40.00	942.0
A322	X		1	1	A1	5	548.00	80.00	613.0
A323			2	2	A3	5	942.00	40.00	942.0
A324			2	2	A3	5	942.00	40.00	942.0
A325			1	1	A1	5	594.00	0.00	594.0
A326			2	2	A3	5	942.00	40.00	942.0
A327			2	2	A3	5	814.00	80.00	814.0
A328			2	2	A4-2	5	1,023.00	80.00	1,093.0
A329			1	1	A4	5	834.00	80.00	914.0
A330			1	1	A4	5	834.00	80.00	914.0
A331			2	2	A4-2	5	992.00	80.00	1,070.0
A332		X	2	2	A3	5	1,144.00	80.00	1,214.0
A333	X		1	2	A5	5	1,705.00	40.00	1,745.0
A334			3	2	A5	5	1,710.00	50.00	1,760.0
A335			2	2	A3	5	942.00	40.00	942.0
A336	X		2	2	A3	5	942.00	40.00	942.0
A337			2	2	A3	5	942.00	40.00	942.0
A338			2	2	A3	5	992.00	40.00	1,030.0
A339			2	2	A3	5	1,012.00	80.00	1,072.0
A340	X		2	2	A3	5	942.00	40.00	942.0
A341			2	2	A3	5	942.00	40.00	942.0
A342			2	2	A3	5	1,006.50	40.00	1,046.5
A343		X	2	2	A3	5	942.00	75.00	1,001.0
A344			2	2	A3	5	942.00	40.00	942.0
A345			2	2	A3	5	942.00	40.00	942.0
A346			2	2	A3	5	942.00	40.00	942.0
TOTALS LEVEL 5 (GSF)							42,892.90	2,716.00	45,358.90

Unit Number	even	ADA	Bedrooms	Bathrooms	Unit Type	Unit Floor	Total Unit Area (including exterior walls)	Private Balcony (sq. ft.)	Total Unit Area (including exterior walls and balcony)
A401			1	1	A1	6	684.40	80.00	694.4
A402			1	1	A1	6	654.00	80.00	694.0
A403			2	2	A3	6	942.00	40.00	942.0
A404			2	2	A3	6	942.00	40.00	942.0
A405	X		2	2	A3	6	942.00	40.00	942.0
A406			1	1	A1	6	688.00	40.00	678.0
A407			2	2	A3	6	1,218.50	103.00	1,718.1
A408			2	2	A3	6	942.00	40.00	942.0
A409			1	1	A1	6	594.00	0.00	594.0
A410			2	2	A3	6	942.00	50.00	992.0
A411			2	2	A3	6	942.00	50.00	992.0
A412			2	2.5	A4	6.7	1,495.00	153.00	1,943.0
A413		X	2	2.5	A4	6.7	1,258.80	75.00	1,343.8
A414			2	2.5	A4	6.7	1,258.80	75.00	1,343.8
A415			2	2.5	A4	6.7	1,258.80	75.00	1,343.8
A416			2	2.5	A4	6.7	1,258.80	75.00	1,343.8
A417			2	2.5	A4	6.7	1,258.80	75.00	1,343.8
A418			2	2.5	A4	6.7	1,258.80	75.00	1,343.8
A419			2	2.5	A4	6.7	1,258.80	75.00	1,343.8
A420			1	1	A1	6	686.80	150.00	1,016.8
A421			2	2	A3	6	889.90	75.00	1,119.9
A422			3	2	A5	6	1,119.00	750.00	1,389.0
A423			1	1	A1	6	493.00	50.00	743.0
A424			2	2	A3	6	1,160.50	150.00	1,310.5
A425	X		2	2	A3	6	942.00	40.00	942.0
A426	X		2	2	A3	6	942.00	40.00	942.0
A427			2	2	A3	6	1,023.00	80.00	1,083.0
A428			2	2	A3	6	945.00	40.00	975.0
A429			2	2	A3	6	493.00	40.00	675.0
A430			2	2	A3	6	942.00	40.00	942.0
A431			2	2	A3	6	942.00	40.00	942.0
A432			2	2	A3	6	942.00	40.00	942.0
A433			2	2	A3	6	992.00	75.00	1,069.0
A434			2	2	A1	6	1,255.00	300.00	1,755.0
A435			2	2	A3	6	942.00	40.00	942.0
A436			1	1	A1	6	720.00	500.00	870.0
A437			1	1	A1	6	748.00	50.00	798.0
A438		X	1	1	A1	6	715.00	50.00	765.0
A439			2	2	A3	6	992.00	80.00	1,070.0
TOTALS LEVEL 6 (GSF)							57,625.70	2,400.00	60,325.70



Unit Number	even	ADA	Bedrooms	Bathrooms	Unit Type	Unit Floor	Total Unit Area (including exterior walls)	Private Balcony (sq.ft.)	Total Unit Area (including exterior walls and balcony)
A701			1	1	A1	7	644.00	30.00	674.0
A702		X	1	1	A1	7	646.00	30.00	676.0
A703			2	2	A1	7	902.00	40.00	942.0
A704			2	2	A1	7	902.00	40.00	942.0
A705			2	2	A1	7	902.00	40.00	942.0
A706			1	1	A1	7	678.00	40.00	718.0
A707		X	2	2	A1	7	1,138.50	100.00	1,238.5
A708	X		2	2	A1	7	902.00	40.00	942.0
A709			1	1	A1	7	574.00	0.00	574.0
A710			2	2	A1	7	902.00	50.00	952.0
A711			2	2	A1	7	902.00	50.00	952.0
A712			2	2	A1	7	990.00	30.00	1,020.0
A713			2	2	A1	7	1,212.00	30.00	1,242.0
A714			2	2	A1	7	902.00	40.00	942.0
A715		X	2	2	A1	7	1,028.00	60.00	1,088.0
A716			2	2	A1	7	975.00	40.00	1,015.0
A717			2	2	A1	7	935.00	40.00	975.0
A718	X		2	2	A1	7	902.00	40.00	942.0
A719			2	2	A1	7	924.00	275.00	1,199.0
A720			2	2	A1	7	990.00	75.00	1,065.0
A721			2	2	A1	7	1,255.00	300.00	1,555.0
A722			2	2	A1	7	902.00	40.00	942.0
TOTALS LEVEL 7 (GSF)							19,952.90	1,280.00	21,232.90

Unit Number	even	ADA	Bedrooms	Bathrooms	Unit Type	Unit Floor	Total Unit Area (including exterior walls)	Private Balcony (sq.ft.)	Total Unit Area (including exterior walls and balcony)
A801			2	2	A1	8	902.00	40.00	942.0
A802			2	2	A1	8	902.00	40.00	942.0
A803			2	2	A1	8	902.00	40.00	942.0
A804			2	2	A1	8	902.00	40.00	942.0
A805			2	2	A1	8	946.00	40.00	986.0
A806		X	2	2	A1	8	1,255.00	200.00	1,455.0
A807			2	2	A1	8	902.00	250.00	1,152.0
A808			2	2	A1	8	902.00	250.00	1,152.0
A809			2	2	A1	8	825.00	250.00	1,075.0
A810			2	2	A1	8	748.00	140.00	888.0
A811		X	1	1	A1	8	676.50	195.00	871.5
A812		X	2	2	A1	8	1,255.00	40.00	1,295.0
A813			2	2	A1	8	990.00	30.00	1,020.0
A814	X	X	2	2	A1	8	1,241.00	87.00	1,328.0
A815			2	2	A1	8	990.00	75.00	1,065.0
A816			2	2	A1	8	1,056.00	75.00	1,131.0
A817			2	2	A1	8	902.00	40.00	942.0
TOTALS LEVEL 8 (GSF)							16,098.50	1,750.00	17,848.50
TOTALS ALL LEVELS (GSF)							168,583.80	10,941.00	179,524.80



PALMILIA BY THE BAY										
PROJECT B RESIDENTIAL UNIT CALCULATION										
UNITS ALONG DONAHUE STREET (NORTH OF HUDSON)										
ALL AREAS CALCULATED IN GROSS SQUARE FEET (GSF)										
Unit Type	Description				Unit Quantity				Total Unit Area (average, including exterior walls and balcony)*	
B1	one bedroom				11				887.9	
B2	two bedroom				28				1,306.8	
B3	three bedroom				7				2,584.3	
Total Units					46					
*Residential unit averages are a separate calculation to display the overall unit typology sizes and do not count towards the areas listed below										
Balcony area counts towards private open space (if/through, Min.)										
BMS below market rate (affordable) unit count					5					
ADA Unit Count					5					
Unit Number	BLK	FLR	Bedrooms	Bathrooms	Unit Type	Unit Floor	Unit Lower Level (including exterior walls)	Unit Upper Level (including exterior walls)	Private Balcony	Total Unit Area (including exterior walls and balcony)
B101			2	2	B2	1 & 2	640.00	640.00	800.00	1,720.0
B102			2	2.5	B2	1 & 2	720.50	605.00	240.00	1,565.5
B103			2	2.5	B2	1 & 2	720.50	605.00	240.00	1,565.5
B104			2	2.5	B2	1 & 2	720.50	605.00	240.00	1,565.5
B105			3	3.5	B3	1 & 2	890.00	605.00	240.00	1,835.0
B106			2	2.5	B2	1 & 2	748.00	682.00	240.00	1,670.0
B107			2	2.5	B2	1 & 2	720.50	638.00	240.00	1,598.5
B108			2	2	B2	1 & 2	1,120.00	638.00	850.00	2,608.0
B109	B		2	3	B2	1 & 2	803.00	818.00	150.00	1,841.0
TOTALS LEVEL 1 (GSF)							2,408.00		2,170.00	
TOTALS LEVEL 2 (GSF)								1,876.00		
B201	B	X	1	1	B1	2	1,100.00	0.00	50.00	1,150.0
B202	B		1	1	B1	2	905.00	0.00	100.00	1,005.0
TOTALS LEVEL 3 (GSF)							2,005.00	0.00	150.00	
B301			2	2	B2	3	846.00	0.00	60.00	1,006.0
B302			2	2	B2	3	848.00	0.00	40.00	1,008.0
B303			1	1	B1	3	640.00	0.00	40.00	700.0
B304			2	1	B2	3	858.00	0.00	30.00	888.0
B305			2	1	B2	3	858.00	0.00	30.00	888.0
B306			1	1	B1	3	746.00	0.00	60.00	806.0
B307			1	1	B1	3	640.00	0.00	40.00	700.0
B308		B	1	1	B1	3	1,155.00	0.00	150.00	1,305.0
B309	B	B	1	1	B1	3	935.00	0.00	130.00	1,065.0
B310			1	1	B1	3	846.00	0.00	30.00	876.0
B311			2	2	B2	3	1,075.00	0.00	80.00	1,155.0
TOTALS LEVEL 3 (GSF)							9,967.00	0.00	880.00	
B401			3	3	B3	4 & 5	935.00	792.00	300.00	2,047.0
B402			2	2.5	B3	4 & 5	832.50	715.00	120.00	1,667.5
B403			2	2.5	B3	4 & 5	832.50	715.00	120.00	1,667.5
B404			1	2	B2	4	936.00	0.00	150.00	1,086.0
B405			2	2	B3	4 & 5	488.00	682.00	100.00	1,200.0
B406			2	2	B3	4	891.00	0.00	175.00	1,066.0
B407			2	2	B3	4	880.00	0.00	210.00	1,090.0
B408		B	2	2	B3	4	1,265.00	0.00	70.00	1,335.0
B409	B		2	2	B3	4	1,045.00	0.00	80.00	1,125.0
B410			2	2	B3	4	1,295.00	0.00	70.00	1,365.0
B411			1	1	B1	4	852.50	0.00	0.00	852.5
B412			2	2	B2	4	868.00	0.00	60.00	1,008.0
TOTALS LEVEL 4 (GSF)							18,738.60			
TOTALS LEVEL 5 (GSF)								2,904.00	1,475.00	
B501			2	2	B2	5	1,021.00	0.00	40.00	1,061.0
B502			1	1	B1	5	560.00	0.00	40.00	600.0
B503			2	2	B2	5	863.50	0.00	30.00	893.5
B504			2	2	B2	5	868.00	0.00	40.00	1,008.0
B505		B	2	2	B2	5	1,045.00	0.00	80.00	1,125.0
B506			1	1	B1	5	852.50	0.00	0.00	852.5
B507			2	2	B2	5	1,042.00	0.00	700.00	1,812.0
B508	B		2	2	B2	5	1,430.00	0.00	140.00	1,570.0
TOTALS LEVEL 5 (GSF)							8,874.00	0.00	570.00	
B601			1	2	B1	6	1,585.00	0.00	700.00	2,485.0
B602			2	2	B3	4 & 7	1,292.00	1,346.00	250.00	2,778.0
B603			1	2	B3	4 & 7	1,277.00	1,485.00	270.00	2,412.0
B604			1	2	B3	4 & 7	1,400.00	1,847.00	200.00	2,447.0
TOTALS LEVEL 6 (GSF)							2,464.00			
TOTALS LEVEL 7 (GSF)								1,993.00	880.00	
TOTALS ALL LEVELS (GSF)								58,386.60	6,060.00	



PALMILIA BY THE BAY									
BELOW MARKET RATE (BMR) UNITS IN PROJECT A & B									
ALL AREAS CALCULATED IN GROSS SQUARE FEET (GSF)									
Unit Type	Description		Unit Quantity	Total Unit Typology**	Ratio Per Unit Typology**	Total Unit Floor Area - lower level (average including exterior walls)*	Total Unit Floor Area - upper level (average including exterior walls)*	Total Unit Balcony Area (average)*	Total Unit Area (average including exterior walls and balcony)*
PROJECT A									
A1	one bedroom unit		3	30	10.00%	634.33	0.00	36.67	671.0
A2 (SB+)	one bedroom unit + den		1	6	16.67%	792.00	0.00	50.00	842.0
A3	two bedroom unit		12	113	10.62%	972.70	0.00	48.18	1,020.9
A4	one bedroom unit along retail corridor (level 5)		1	6	16.67%	836.00	0.00	80.00	916.0
A4-2	two bedroom unit along retail corridor (level 5)		0	2	0.00%	0.00	0.00	0.00	0.0
A5	three bedroom unit		1	5	20.00%	1,705.00	0.00	60.00	1,765.0
A6	two story unit along lanes/Earl		1	16	6.25%	605.00	605.00	25.00	1,235.0
TOTALS			19	178					
PROJECT B									
B1	one bedroom		1	11	18.18%	971.67	0.00	101.13	1,075.0
B2	two bedroom		1	28	7.14%	1,237.50	0.00	100.00	1,338.00
B3	three bedroom		1	7	14.29%	803.00	854.00	180.00	1,841.00
TOTALS			3	46					
*residential unit averages are a separate calculation to display the overall unit typology sizes and do not count towards the areas listed below									
**unit typology and ratio are directly related to each individual unit description. The correlation between BMR units to the total of each individual typology:									
TOTAL COUNT SUMMARY									
	BMR - PROJECT A TOTAL							19/178	10.7%
	BMR - PROJECT B TOTAL							3/46	6.5%
	BMR - PROJECT A & B							22/224	9.8%
Unit Number	Bedrooms	Bathrooms	Unit Type	Unit Floor		Unit Lower Level (including exterior walls)	Unit Upper Level (including exterior walls)	Private Balcony	Total Unit Area (including exterior walls and balcony)
A101	2	2	A3	1		1,375.00	0.00	60.00	1,435.0
A202	2	2	A3	2		853.60	0.00	40.00	893.6
A303	2	2	A3	3		853.60	0.00	40.00	893.6
A408	1	1	A1	4		638.00	0.00	40.00	678.0
A410	2	2	A3	4		902.00	0.00	40.00	942.0
A414	1	1	A1	4		682.00	0.00	40.00	722.0
A473	2	2.5	A6	4&5		605.00	605.00	25.00	1,235.0
A480	2	2	A3	4		962.50	0.00	60.00	1,022.5
A506	1	1	A2	5		792.00	0.00	50.00	842.0
A517	1	1	A4	5		836.00	0.00	80.00	916.0
A523	1	1	A1	5		583.00	0.00	30.0	613.0
A533	1	2	A5	5		1,705.00	0.00	60.00	1,765.0
A536	2	2	A3	5		902.00	0.00	40.00	942.0
A540	2	2	A3	5		902.00	0.00	40.00	942.0
A605	2	2	A3	6		902.00	0.00	40.00	942.0
A625	2	2	A3	6		902.00	0.00	40.00	942.0
A708	2	2	A3	7		902.00	0.00	50.00	952.0
A718	2	2	A3	7		902.00	0.00	40.00	942.0
A814	2	2	A3	8		1,243.00	0.00	80.00	1,323.0
B109	3	3	B3	1 & 2		803.00	854.00	180.00	1,841.0
B202	1	1	B1	2		935.00	0.00	100.00	1,035.0
B309	1	1	B1	3		935.00	0.00	130.00	1,065.0
B409	2	2	B2	4		1,045.00	0.00	80.00	1,125.0
B508	2	2	B2	5		1,430.00	0.00	120.00	1,550.0
TOTALS (GSF)						22,596.70	1,463.00	1,505.00	24,975.70





LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name:
Date:

Y ? N



Credit Integrative Process

1

11	0	0	Location and Transportation	18
4			Credit LEED for Neighborhood Development Location	18
			Credit Sensitive Land Protection	1
			Credit High Priority Site	2
4			Credit Surrounding Density and Diverse Uses	5
			Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1

6	0	0	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
			Credit Site Assessment	1
1			Credit Site Development - Protect or Restore Habitat	2
			Credit Open Space	1
2			Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1

6	0	0	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
3			Credit Indoor Water Use Reduction	6
			Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

13	0	0	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
			Credit Enhanced Commissioning	6
6			Credit Optimize Energy Performance	18
1			Credit Advanced Energy Metering	1
2			Credit Demand Response	2
2			Credit Renewable Energy Production	3
1			Credit Enhanced Refrigerant Management	1
1			Credit Green Power and Carbon Offsets	2

9	0	0	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
4			Credit Building Life-Cycle Impact Reduction	5
1			Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit Building Product Disclosure and Optimization - Material Ingredients	2
1			Credit Construction and Demolition Waste Management	2

13	0	0	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1			Credit Enhanced Indoor Air Quality Strategies	2
2			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
1			Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
2			Credit Interior Lighting	2
3			Credit Daylight	3
1			Credit Quality Views	1
1			Credit Acoustic Performance	1

5	0	0	Innovation	5
5			Credit Innovation	5
1			Credit LEED Accredited Professional	1

1	0	0	Regional Priority	4
1			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1

65	0	0	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

PROPOSED TARGET GOAL BETWEEN SILVER AND GOLD

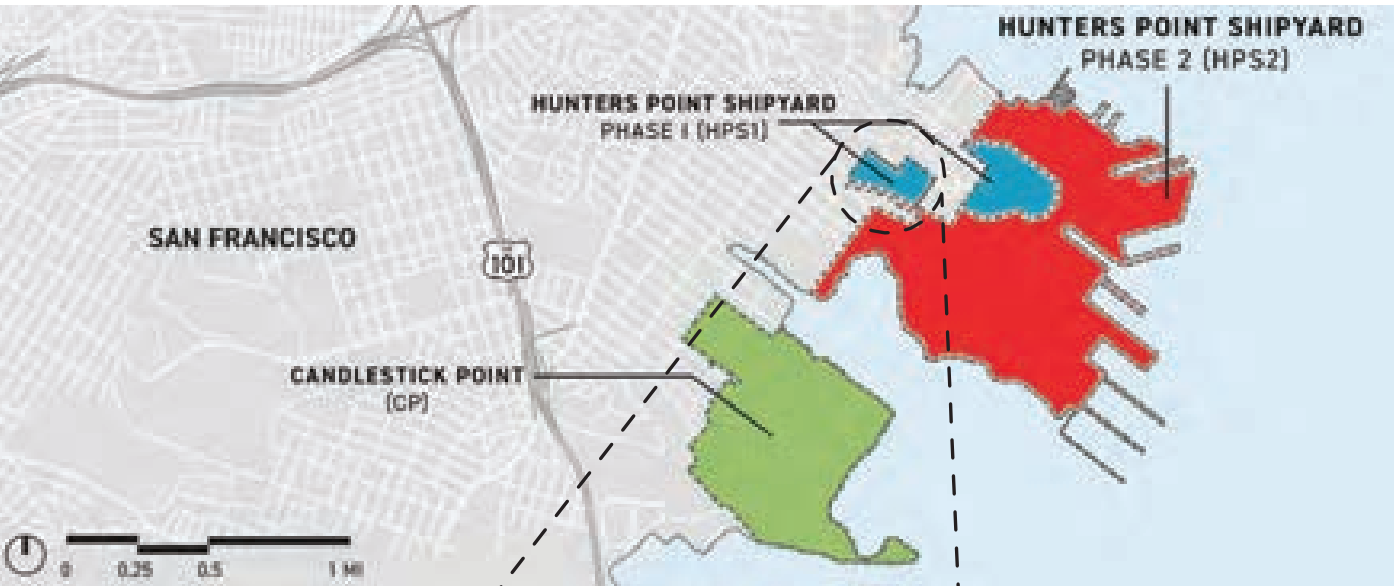


project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

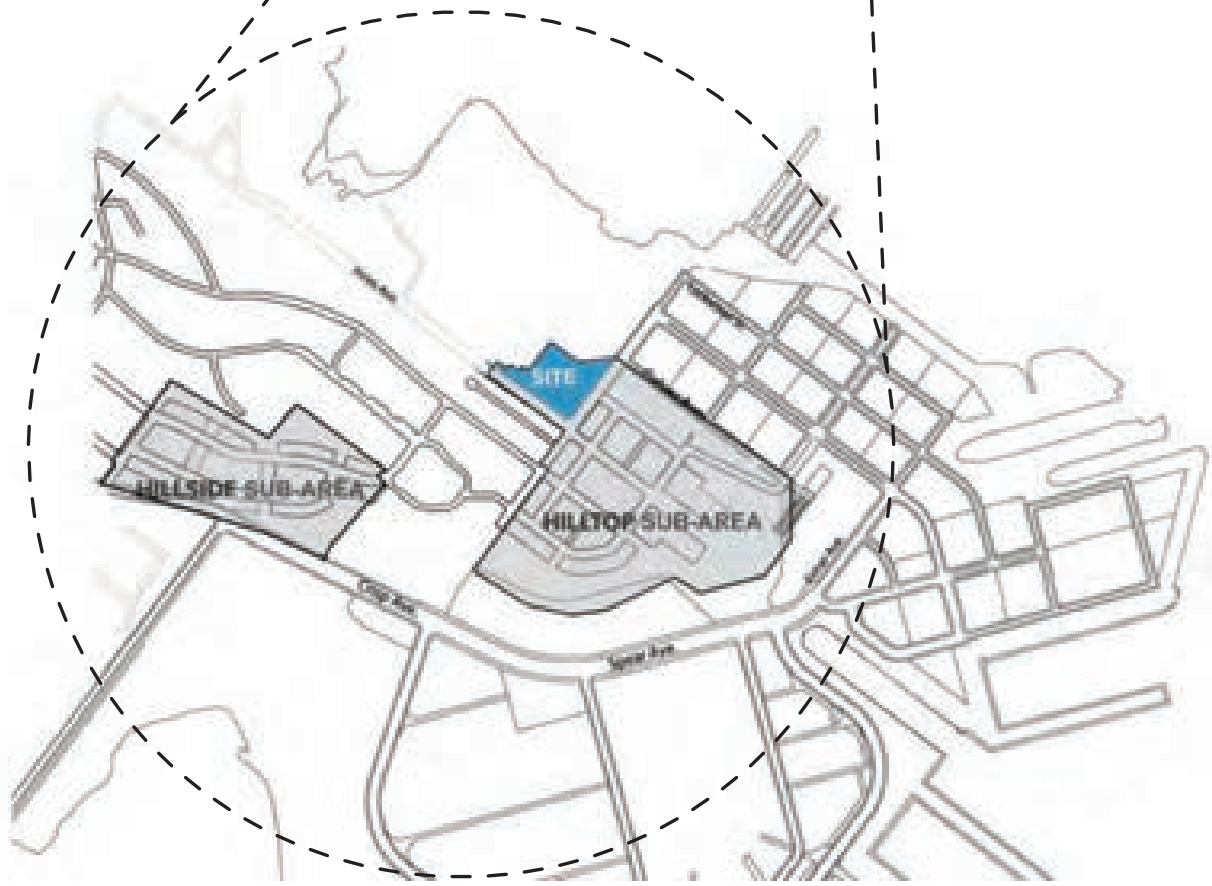
title:
LEED - TARGET GOAL
CHECKLIST
scale:

sheet:
A007

page:
18



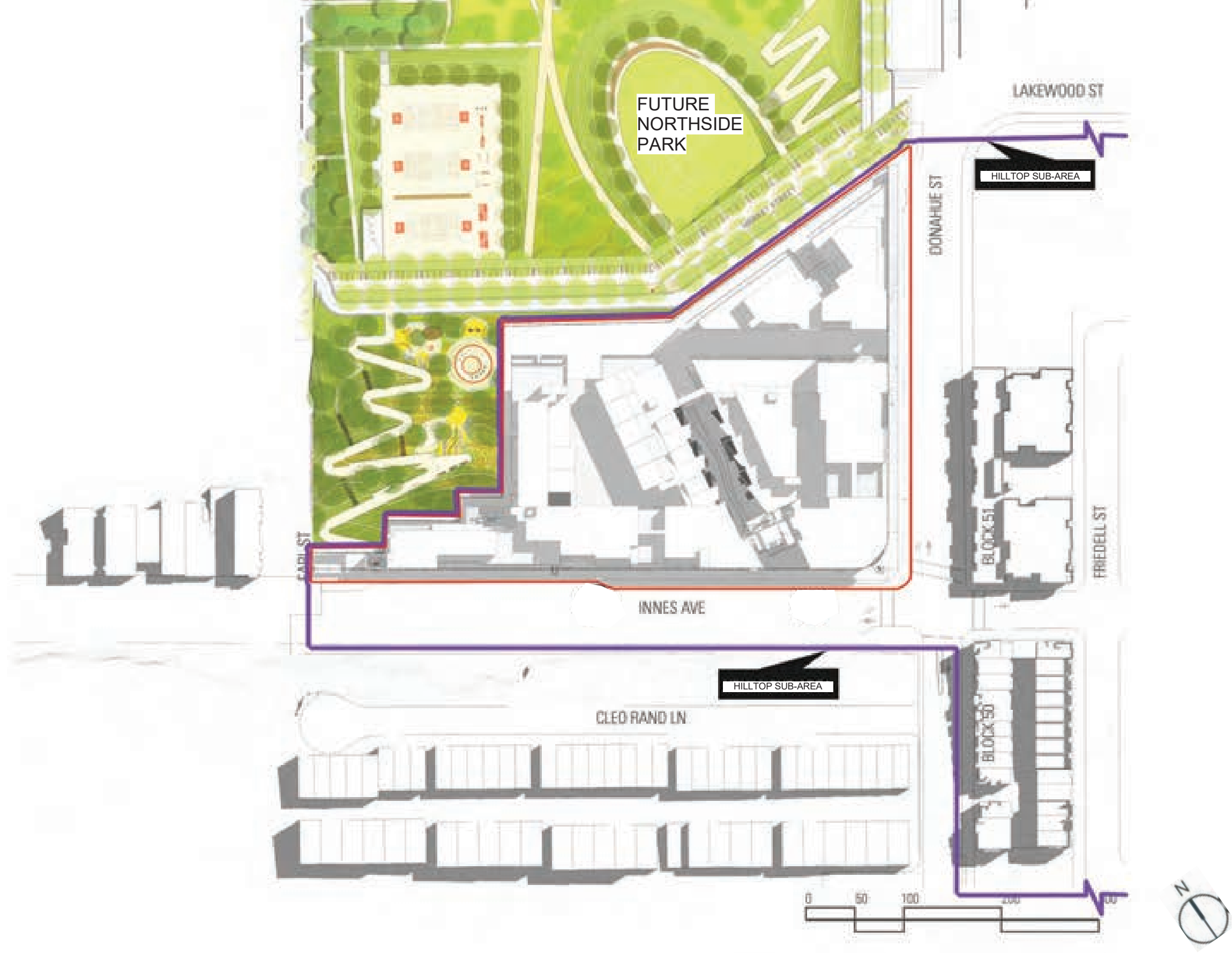
3 PHASE I & 2 AREA MAP

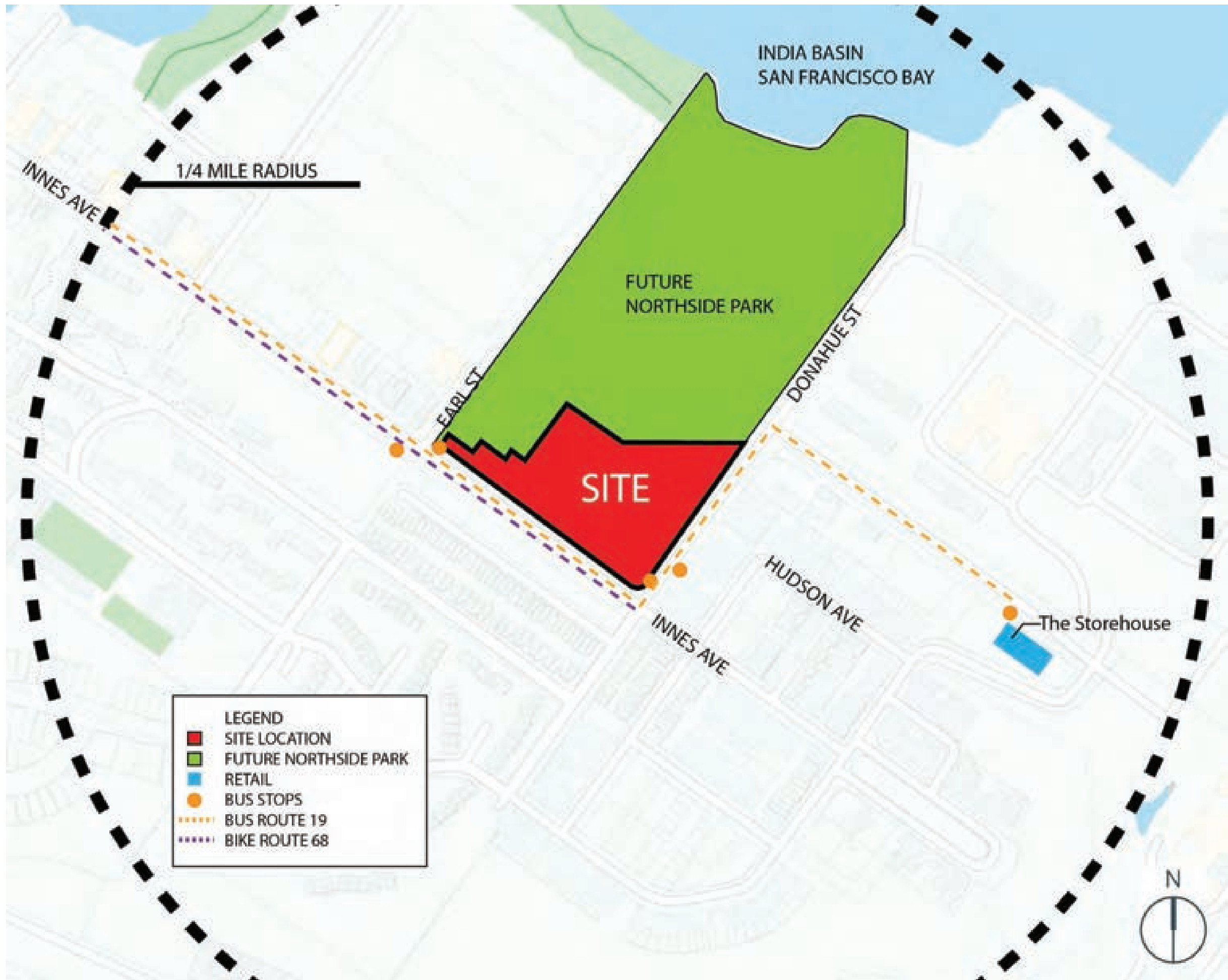


2 PHASE I - SUB-AREA MAP



1 VICINITY MAP





LEGEND

PROPERTY LINE

PRIMARY ELECTRIC CONDUIT

SECONDARY ELECTRIC CONDUIT

DT CONDUIT

TELEPHONE CONDUIT

COMCAST CONDUIT

VAULT

STREET LAMP

STREET POLE

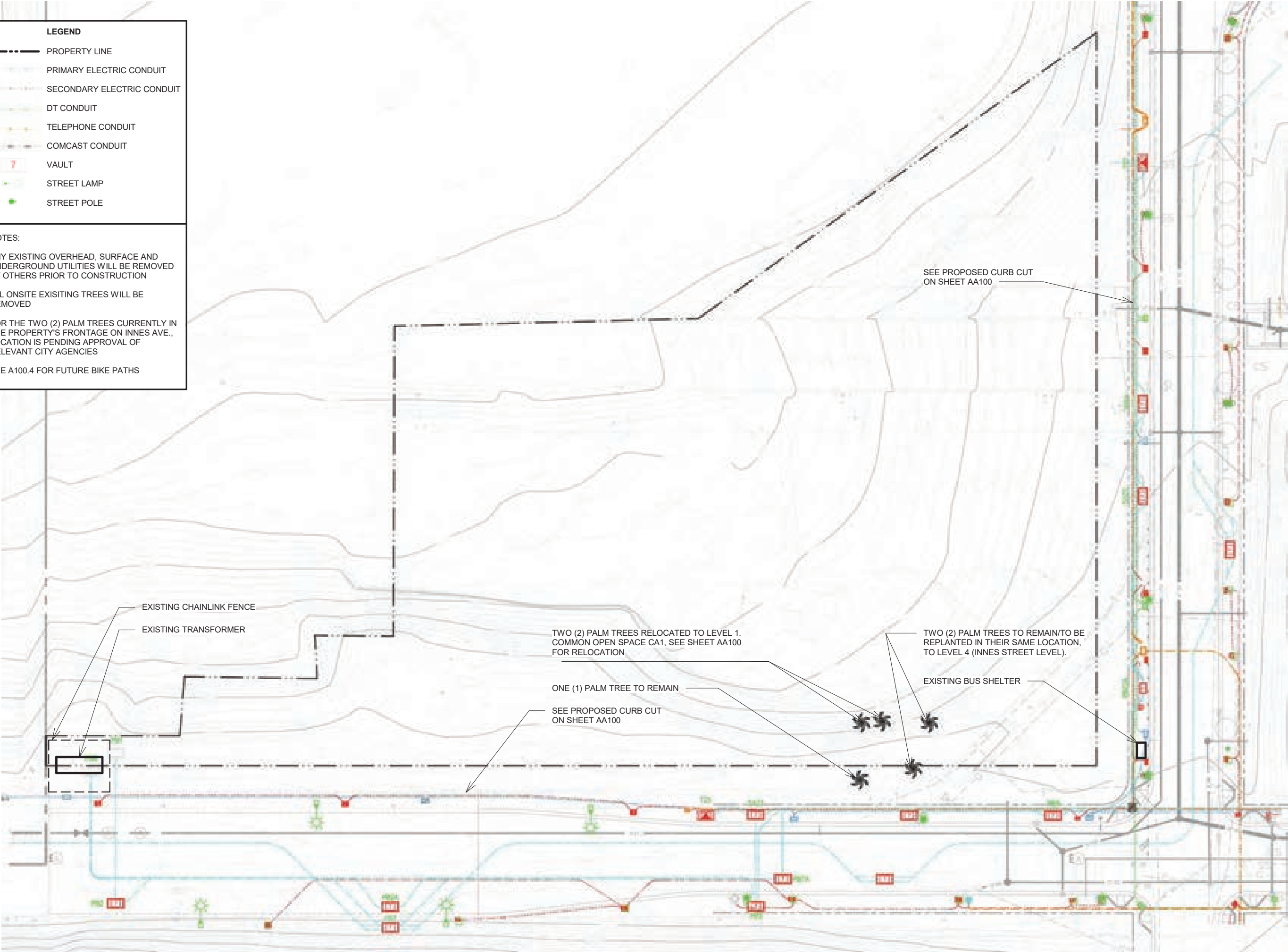
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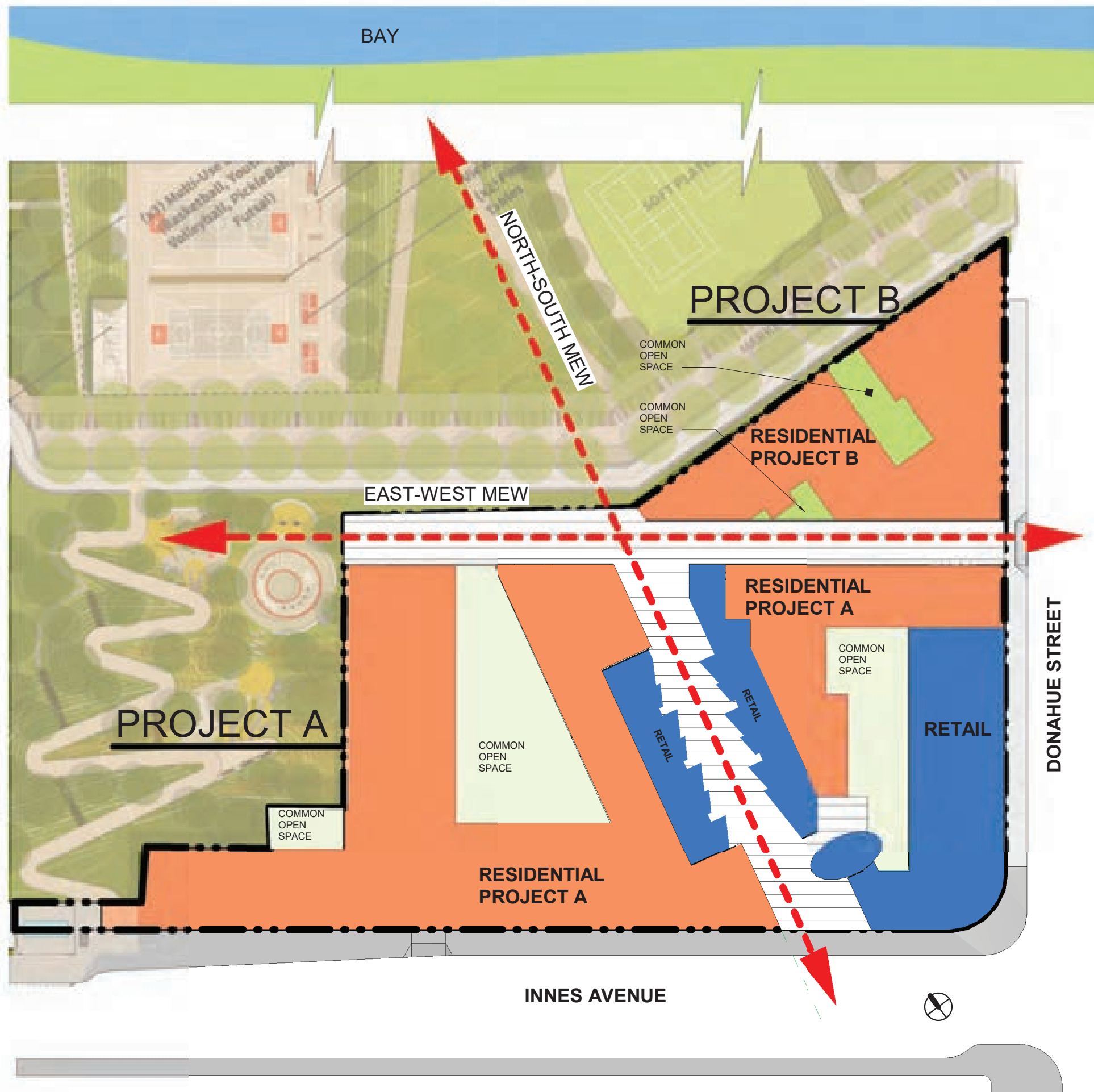
ANY EXISTING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES WILL BE REMOVED BY OTHERS PRIOR TO CONSTRUCTION

ALL ONSITE EXISTING TREES WILL BE REMOVED

FOR THE TWO (2) PALM TREES CURRENTLY IN THE PROPERTY'S FRONTAGE ON INNES AVE., LOCATION IS PENDING APPROVAL OF RELEVANT CITY AGENCIES

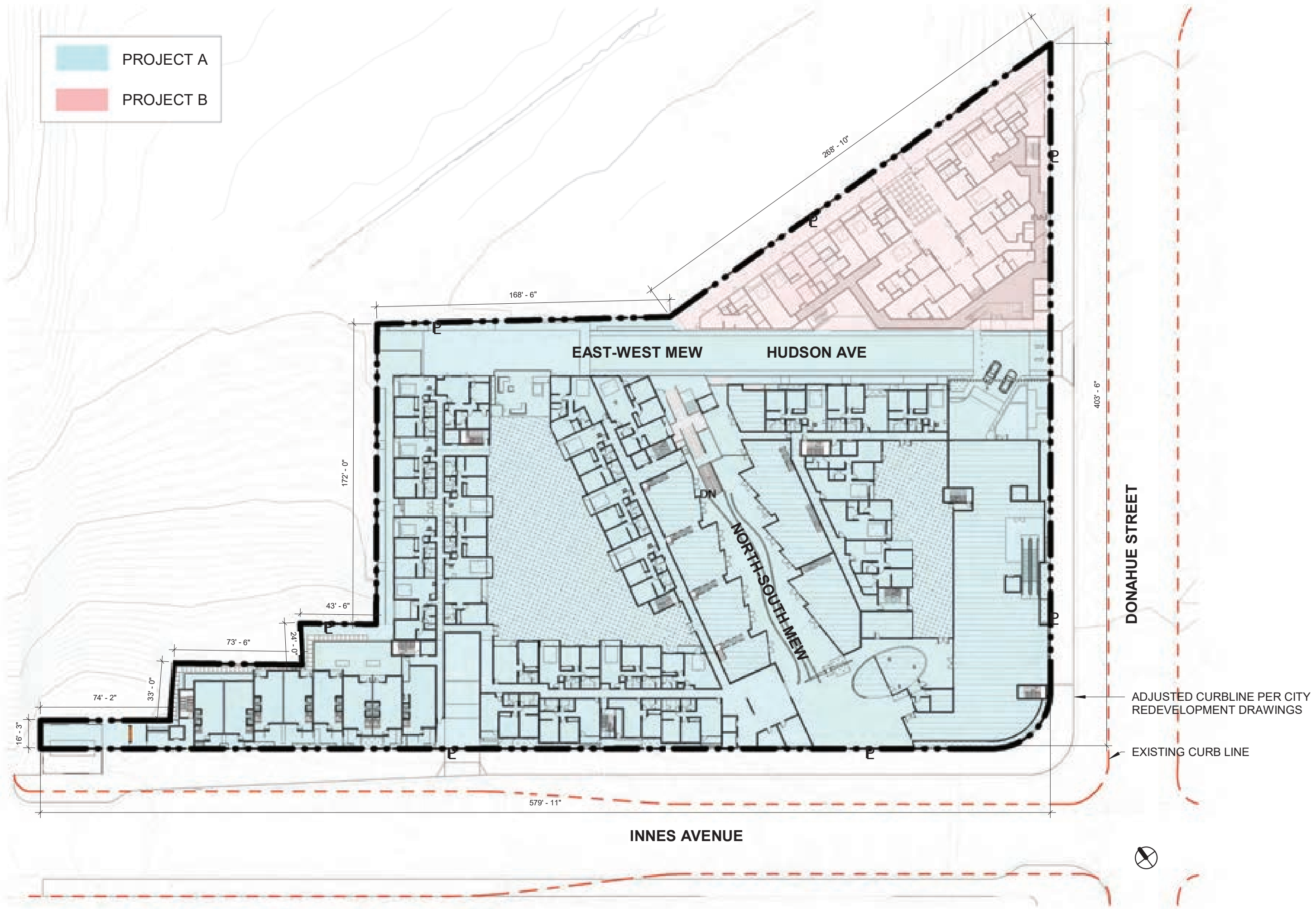
SEE A100.4 FOR FUTURE BIKE PATHS





PROJECT ORGANIZATIONAL CONCEPTS

- INTEGRATION OF PRIVATE AND PUBLIC REALMS VIA MEWS AND RETAIL CORRIDORS
- SENSITIVITY TO THE SCALE OF THE PROJECT IN RELATION TO ITS SURROUNDING CONTEXT
- STRICTLY FOLLOWS OCII DESIGN FOR DEVELOPMENT REGULATIONS
- EMPHASIS ON BAY VIEWS AND FUTURE PARK CONNECTIONS
- BUILDING FRONTAGE ARTICULATIONS ALONG STREET LEVEL TO CREATE "URBAN ACTIVATION"



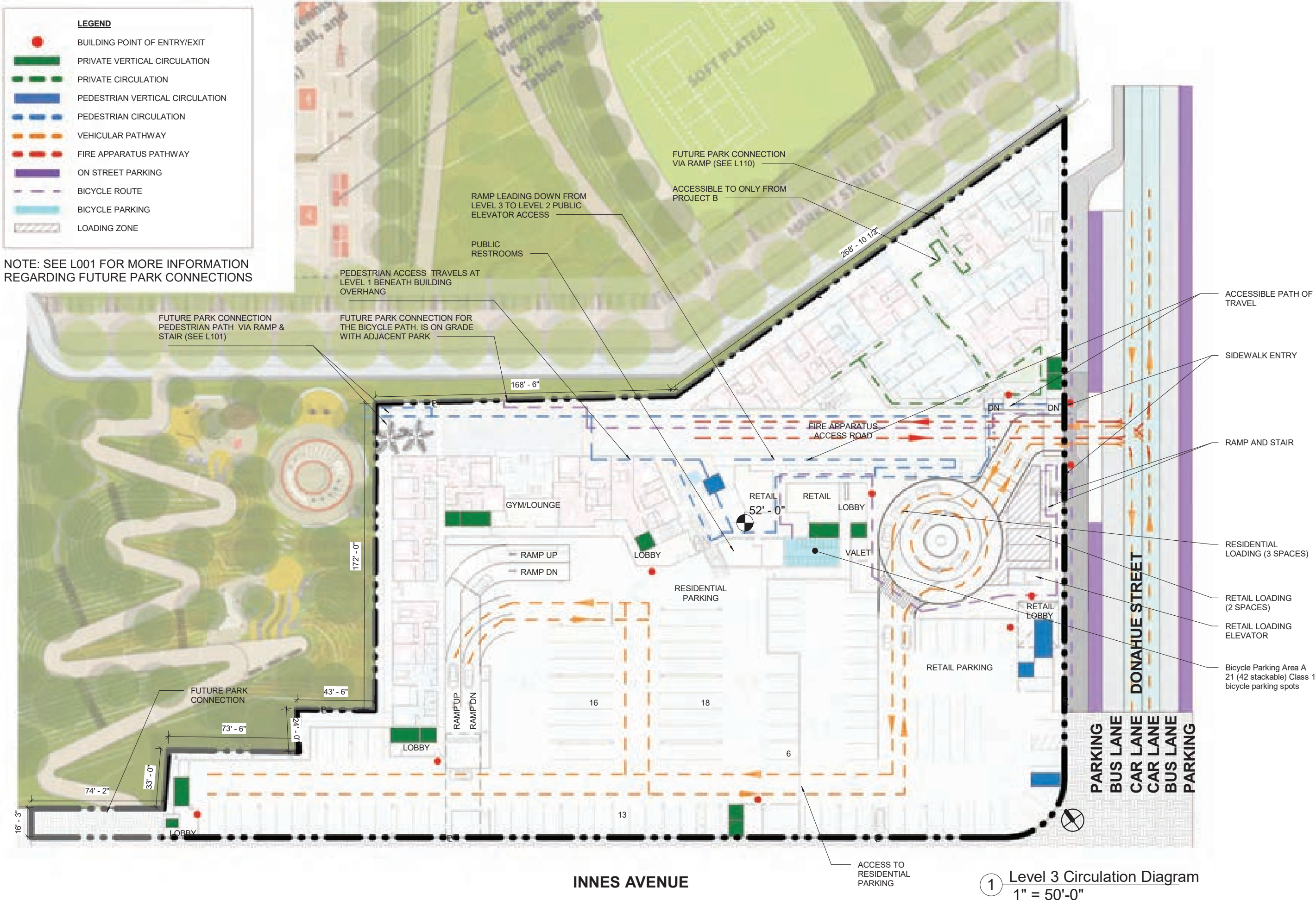
PROJECT A

PROJECT B

LEGEND

- BUILDING POINT OF ENTRY/EXIT
- PRIVATE VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PEDESTRIAN VERTICAL CIRCULATION
- PEDESTRIAN CIRCULATION
- VEHICULAR PATHWAY
- FIRE APPARATUS PATHWAY
- ON STREET PARKING
- BICYCLE ROUTE
- BICYCLE PARKING
- LOADING ZONE

NOTE: SEE L001 FOR MORE INFORMATION REGARDING FUTURE PARK CONNECTIONS



① Level 3 Circulation Diagram
1" = 50'-0"



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
DIAGRAM-CIRCULATION LEVEL 3

scale: As indicated

sheet:
A100.3

page:
26

●

BUILDING POINT OF ENTRY/EXIT

▬

PRIVATE VERTICAL CIRCULATION

▬

PRIVATE CIRCULATION

▬

PEDESTRIAN VERTICAL CIRCULATION

▬

PEDESTRIAN CIRCULATION

▬

VEHICULAR PATHWAY

▬

FIRE APPARATUS PATHWAY

▬

ON STREET PARKING

▬

BICYCLE ROUTE

▬

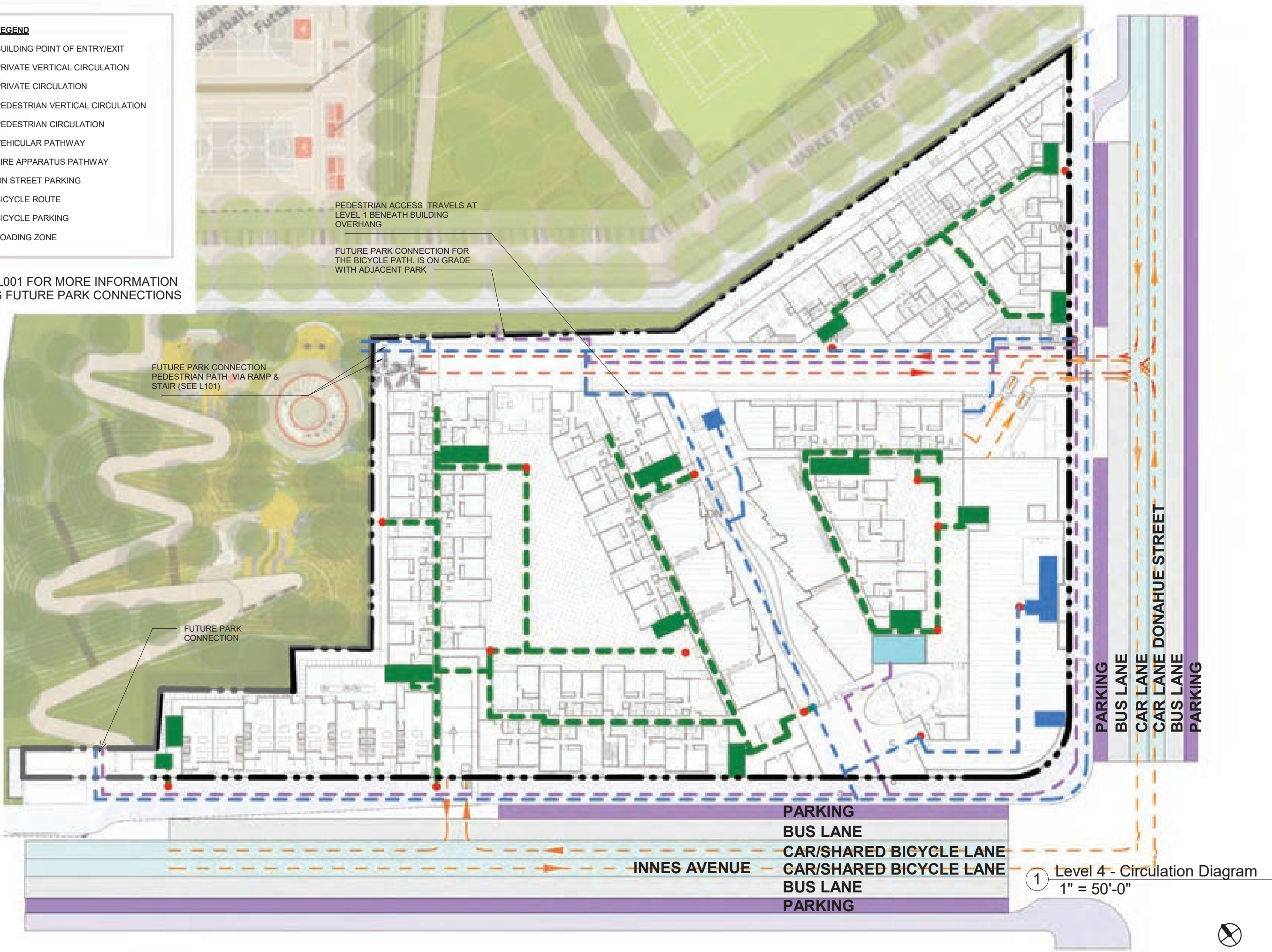
BICYCLE PARKING

▬

LOADING ZONE

LEGEND

NOTE: SEE L001 FOR MORE INFORMATION REGARDING FUTURE PARK CONNECTIONS



LEGEND

ZERO SETBACK AT CORNER

SETBACKS

MID-BLOCK BREAK/MEWS

MODULATION WIDTH

CONNECTION
TO FUTURE NORTHSIDE PARK

DESIGN FOR DEVELOPMENT CODE
REFERENCE:

Page 29
Building typology and massing (Modulation)
In blocks designated for high residential density
(from 100 to 135 units per acre), lot widths or
modulations shall range from 32 to 50 feet

Page 35 DforD
Block modulation shall reinforce patterns of
block development and densities envisioned by
this Design for Development.
Modulation may be achieved through a
combination of variations to the building height
and to the setback of the front building wall (no
less than 3 feet average) and variations in
building elements, materials, colors and
textures.

Diagram illustrating the building setback and modulation for Level 4. The diagram shows the building footprint, setbacks, and modulation widths. Key features include:

- Setbacks:** Zero setback at corners, setbacks along the building perimeter, and mid-block breaks/meaws.
- Modulation:** Modulation widths are indicated by dashed red lines.
- Dimensions:** Various dimensions are provided for setbacks and modulation widths.
- Orientation:** The diagram is oriented with North at the top, indicated by a north arrow.

1
LEVEL 4 - BUILDING SETBACK AND
MODULATION
1" = 50'-0"

NARDI ASSOCIATES LLP

Architecture Urban Design Interiors

DATE: 01/12/2021

PALMILIA

by the BAY

project: BLOCK 1

PALMILIA by the BAY

San Francisco, CA

title:

DIAGRAM - BUILDING SETBACK
AND MODULATION

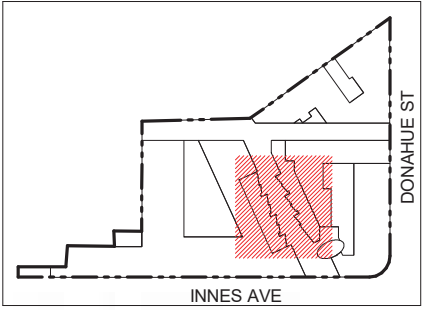
scale: 1" = 50'-0"

sheet:

A100.5

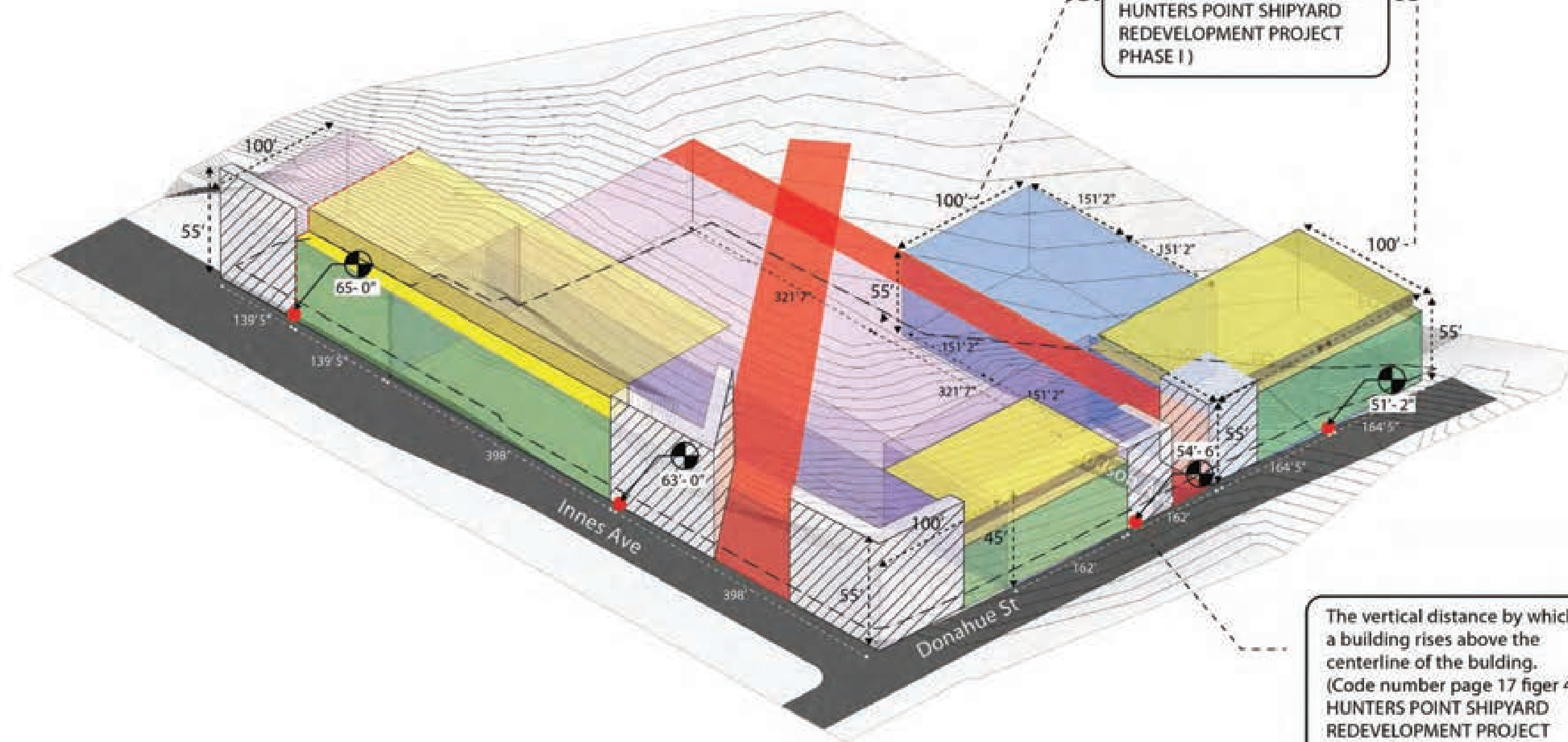
page:

28



① Level 5 - Exposure of Dwelling Units along
North-South Mew - Mid Block Break
1" = 20'-0"

- 8'-0" setback from facade at 5th levels within strong corners (p31 Dford)
- mid-block connectors/mews
- area within strong corners needs 3'-10' setback (p33 Dford) and block modulation (p29 Dford)
- strong corners



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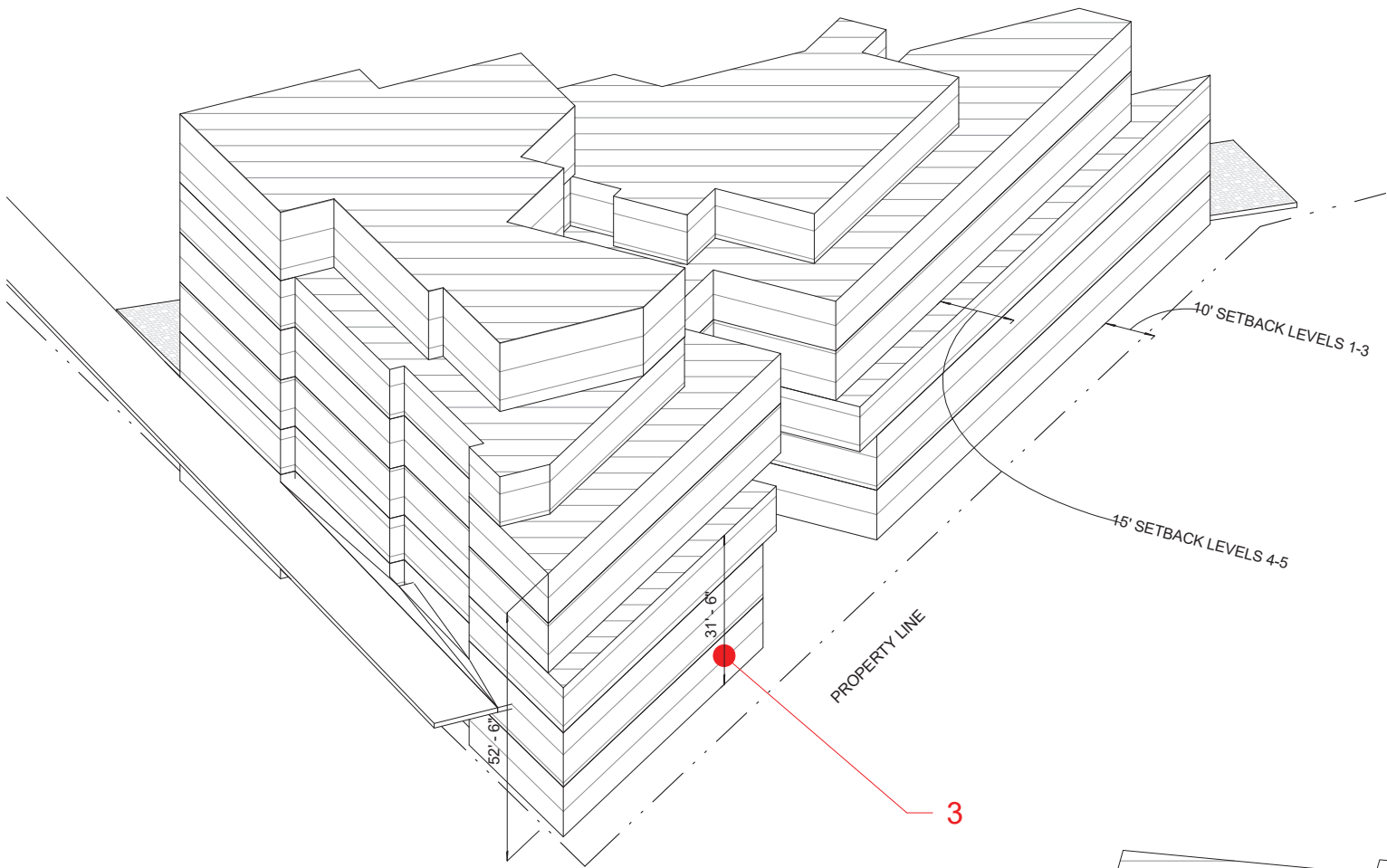
DATE: 01/12/2021

project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

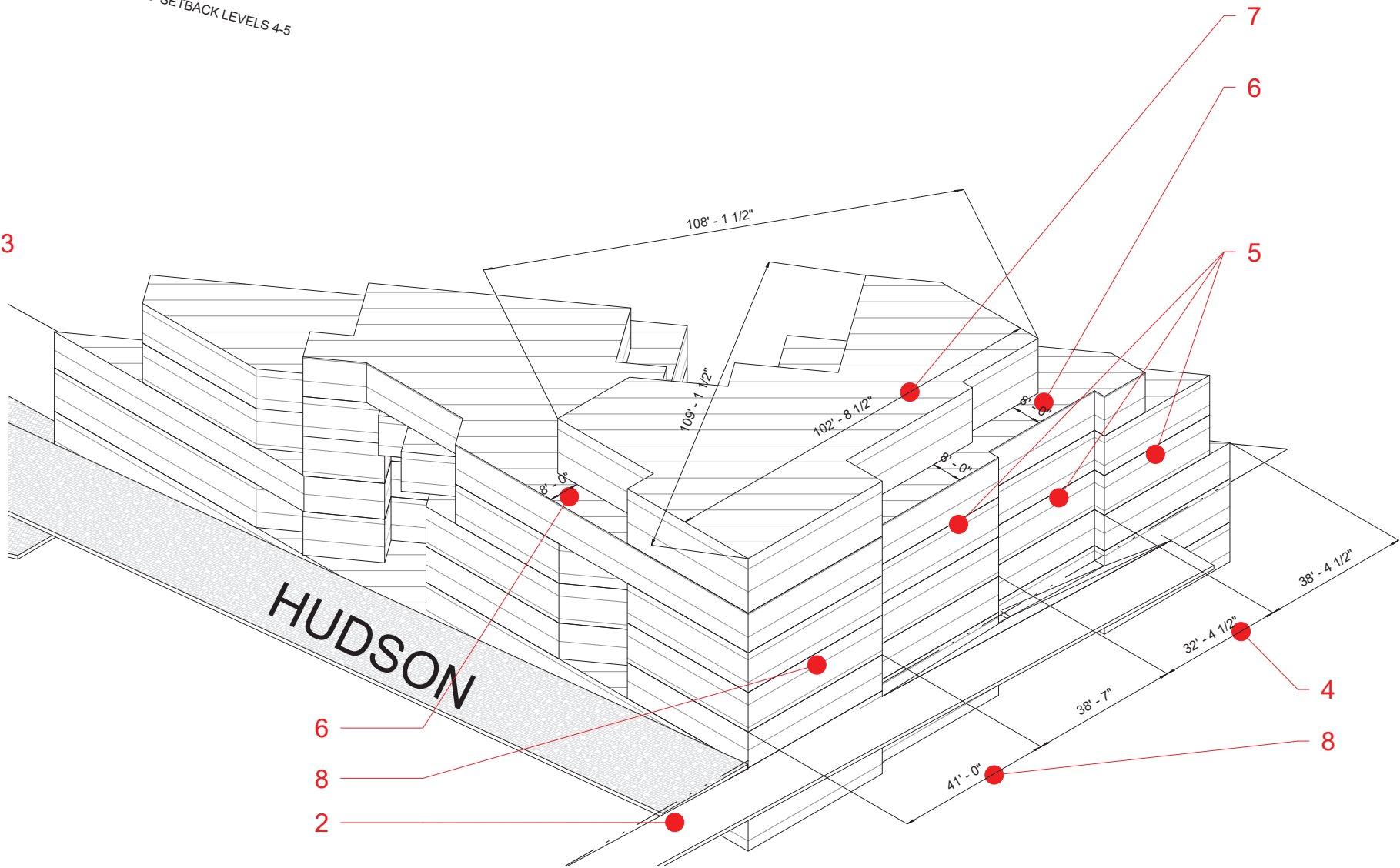
title: **DIAGRAM-BULK & HEIGHT
PROJECT B**
scale: 1" = 30'-0"

sheet:
A100.6A

page: 31

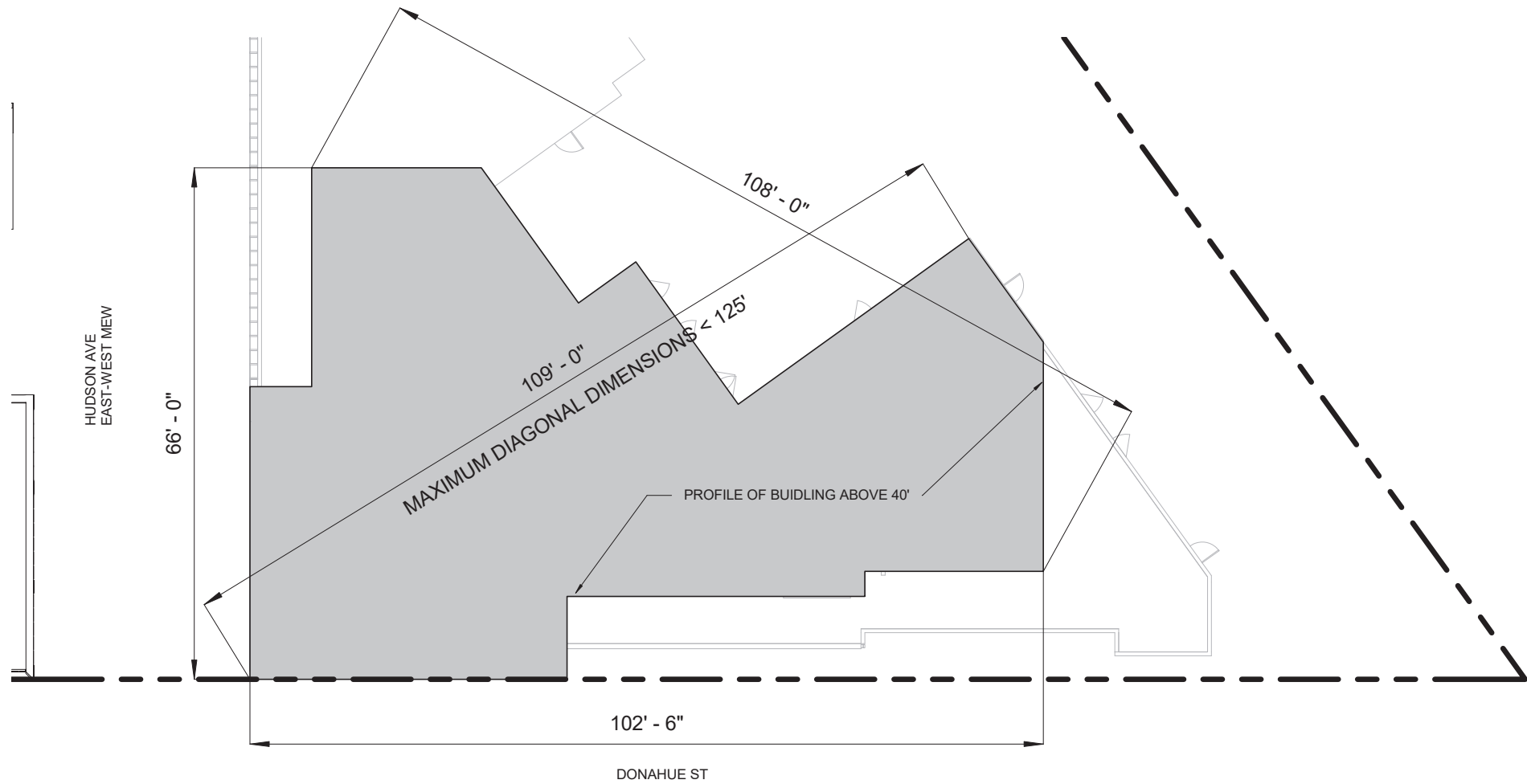


2 PROJECT B MASSING VIEW 02

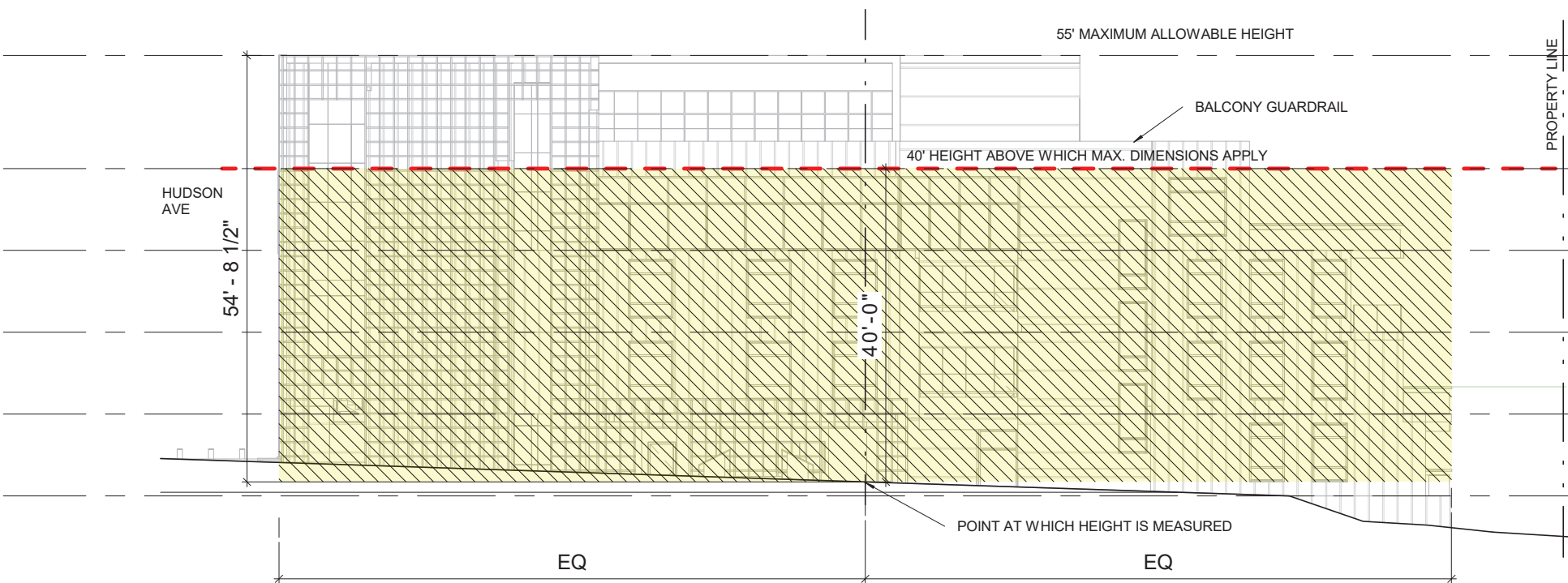


1 PROJECT B MASSING VIEW 01

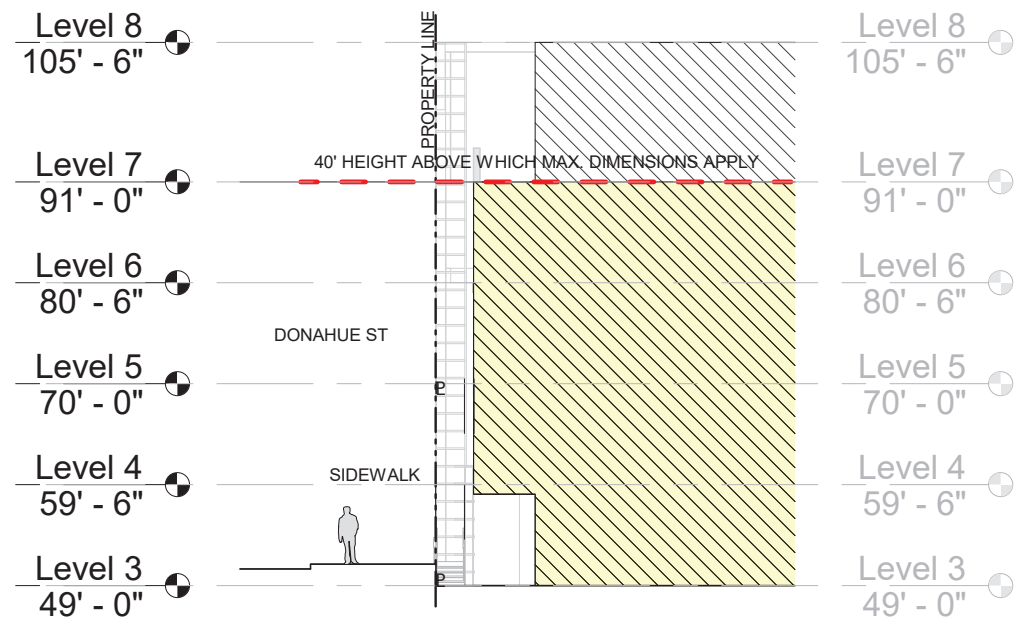




3 PROJECT B HEIGHT DIAGRAM 03 - PLAN
1" = 20'-0"



2 PROJECT B HEIGHT DIAGRAM 02 - EAST
ELEVATION
1" = 20'-0"



1 PROJECT B HEIGHT DIAGRAM 01 -
SECTION
1" = 20'-0"

BUILDING HEIGHT

As defined on p.7 in D for D & Section 270 of Planning Code
(see A100.6, A100.6A, A100.6B, A100.6C, A100.6D for plans and diagrams)
The project is located at Block 1 of the Hilltop Sub-area of Phase 1 with a maximum allowable height of 55 feet. All spot elevations are taken from sea level datum.

Within 100' offset from curb line

Along all curb lines fronting Innes Ave and Donahue Street, the buildings on Project A & B are allowed to reach 55 feet of vertical distance measured from curb line to a depth of 100'.

Project A: Along Innes Ave
The elevation difference along the curb line slope fronting the entirety of the property along Innes Ave is 1', East-most spot elevation being 63' and West-most spot elevation being 64'. By using the lesser of the two values, the allowed elevation for Project A along Innes Ave is 118' (63' spot elevation at curb line + 55' allowed height). The proposed elevation of 118' complies with the allowed maximum elevation of 118'(see AA403).

Project A: Along Donahue Street
The elevation where the curb line meets the centerline of the segment of Project A building is 57'. The allowable elevation for Project A along Donahue is 112' (57' spot elevation at curb line + 55' allowed height). The proposed elevation of 107.5' complies with the allowed maximum elevation of 112' (see AA401).

Project B: Along Donahue Street
The elevation where the curb line meets the centerline of Project B is 51'. The allowable elevation of Project B along Donahue St is 106' (51' spot elevation at curb line + 55' allowed height). The proposed elevation of 105'-6" complies with the allowed maximum elevation of 106' (see 2/A100.6C).

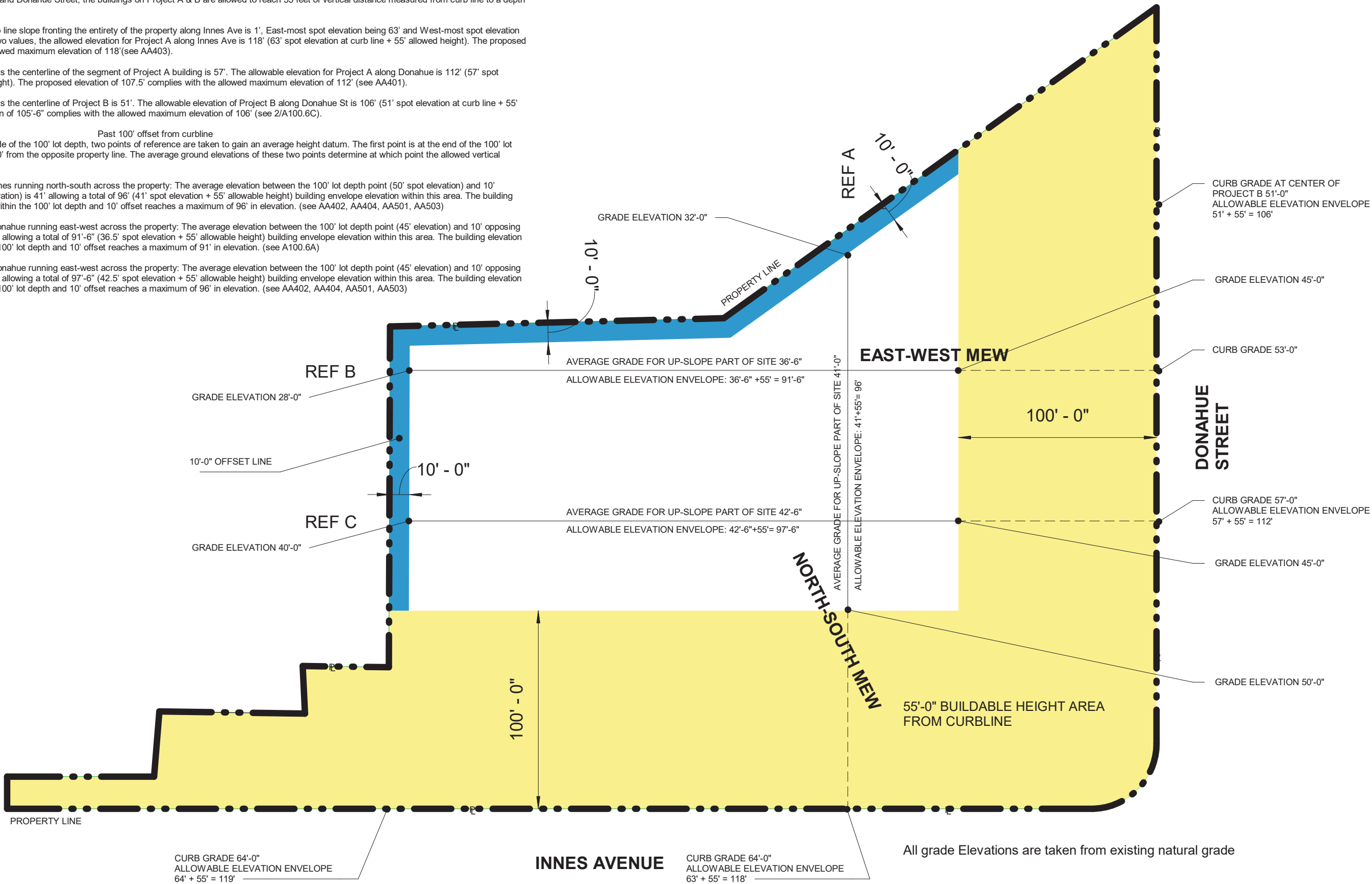
Past 100' offset from curbline

To measure the allowable height outside of the 100' lot depth, two points of reference are taken to gain an average height datum. The first point is at the end of the 100' lot depth and the second point is offset 10' from the opposite property line. The average ground elevations of these two points determine at which point the allowed vertical building height begins.

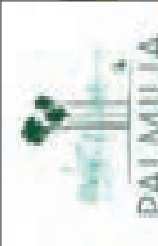
Ref A/A100.6D, perpendicular from Innes running north-south across the property: The average elevation between the 100' lot depth point (50' spot elevation) and 10' opposing lot depth offset (32' spot elevation) is 41' allowing a total of 96' (41' spot elevation + 55' allowable height) building envelope elevation within this area. The building elevation for any portion of Project A within the 100' lot depth and 10' offset reaches a maximum of 96' in elevation. (see AA402, AA404, AA501, AA503)

Ref B/A100.6D, perpendicular from Donahue running east-west across the property: The average elevation between the 100' lot depth point (45' elevation) and 10' opposing lot depth offset (28' elevation) is 36'-6" allowing a total of 91'-6" (36.5' spot elevation + 55' allowable height) building envelope elevation within this area. The building elevation for any portion of Project B within the 100' lot depth and 10' offset reaches a maximum of 91' in elevation. (see A100.6A)

Ref C/A100.6D, perpendicular from Donahue running east-west across the property: The average elevation between the 100' lot depth point (45' elevation) and 10' opposing lot depth offset (40' elevation) is 42'-6" allowing a total of 97'-6" (42.5' spot elevation + 55' allowable height) building envelope elevation within this area. The building elevation for any portion of Project A within the 100' lot depth and 10' offset reaches a maximum of 96' in elevation. (see AA402, AA404, AA501, AA503)



1 Diagram- Building Height Envelope
1" = 50'-0"



DESIGN FOR DEVELOPMENT CODE REFERENCE:

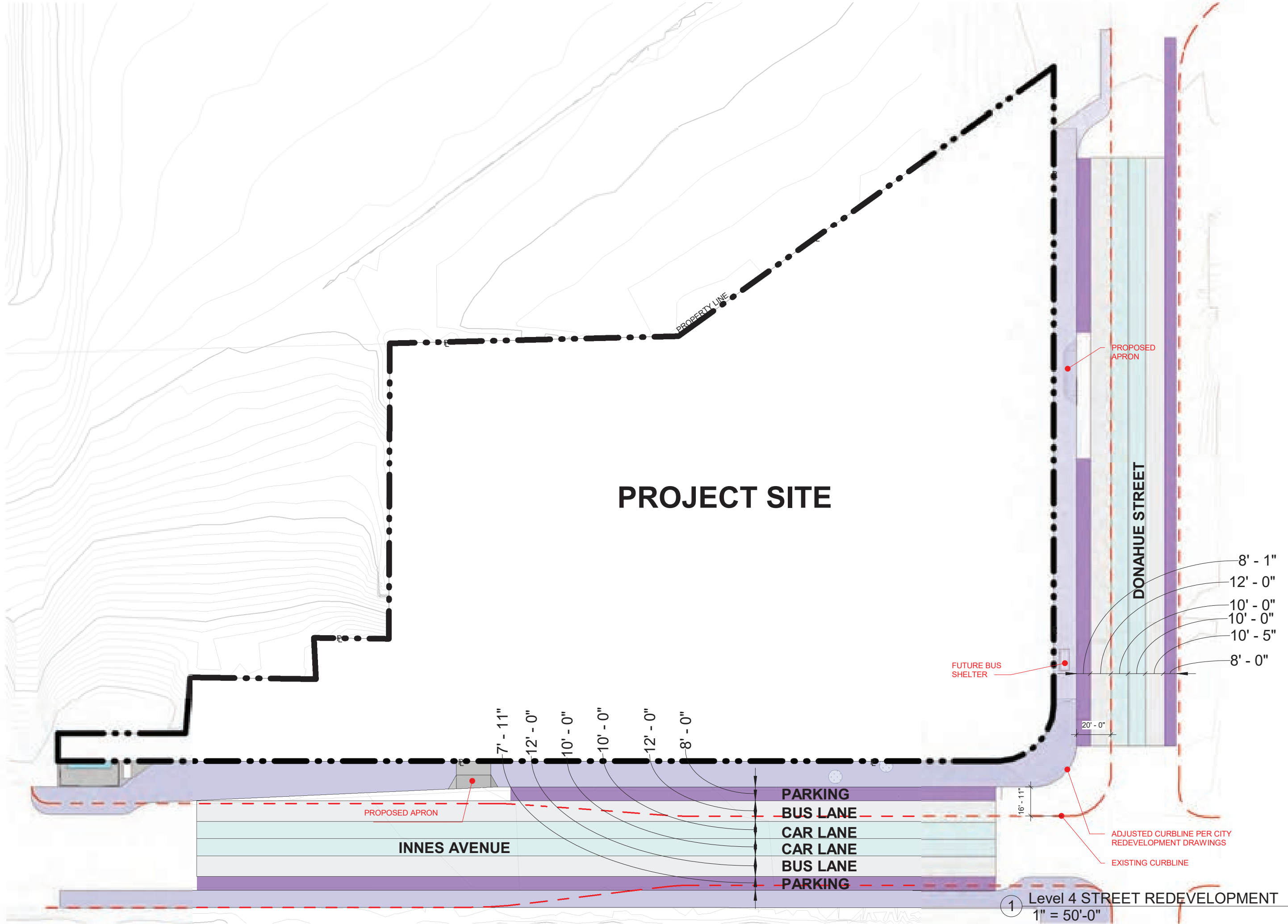
Page 31
Articulate upper stories of buildings to create attractive rooflines and skylines.
An 8 foot minimum setback on all sides is recommended for potential fifth stories.

SAN FRANCISCO BUILDING CODE

SEC. 270. BULK LIMITS: MEASUREMENT.
(a) The limits upon the bulk of buildings and structures shall be as stated in this Section and in Sections 271 and 272. The terms "height," "plan dimensions," "length" and "diagonal dimensions" shall be as defined in this Code. In each height and bulk district, the maximum plan dimensions shall be as specified in the following table, at all horizontal cross-sections above the height indicated.

the site is located in district A. which maximum dimensions apply above 40 feet. maximum plan dimensions are 110 feet in length and 125' diagonally.





Level 4 STREET REDEVELOPMENT
 1" = 50'-0"



VIEW 1: AERIAL VIEW LOOKING TOWARDS THE BAY
NOTE: SEE A101 FOR VIEW LOCATION

page: 38	sheet: A102	title: PERSPECTIVE RENDERING scale:	project: BLOCK 1 PALMILIA by the BAY San Francisco, CA	 NARDI ASSOCIATES LLP Architecture Urban Design Interiors DATE: 01/12/2021



VIEW-2: AERIAL LOOKING SOUTH TOWARDS INNES AVE
& DONAHUE ST INTERSECTION
NOTE: SEE A101 FOR VIEW LOCATION



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
PERSPECTIVE RENDERING
scale:

sheet:
A103

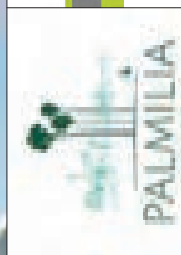
page:
39



INNES AVE

DONAHUE ST

VIEW 3: INTERSECTION OF INNES AND DONAHUE
NOTE: SEE A101 FOR VIEW LOCATION



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title: PERSPECTIVE RENDERING
scale:

sheet: **A104**

page: **40**



VIEW 4: INNES AVE Elevation



VIEW 4: INNES AVE & DONAHUE ST INTERSECTION
NOTE: SEE A101 FOR VIEW LOCATION



VIEW 5: INNES AVE - INDIA BASIN MEW
NOTE: SEE A101 FOR VIEW LOCATION



VIEW 6: FACADE ALONG INNES AVETOWARDS INNES AVE & EARL ST INTERSECTION
NOTE: SEE A101 FOR VIEW LOCATION



INNES/EARL RESIDENTIAL UNITS FRONTAGE





VIEW 7: STREET VIEW ALONG INNES AVE
NOTE: SEE A101 FOR VIEW LOCATION



VIEW 8: HUDSON VIEW CORRIDOR VIEW ALONG DONAHUE STREET
NOTE: SEE A101 FOR VIEW LOCATION





VIEW 9: VIEW ALONG DONAHUE LOOKING TOWARD HUDSON ENTRANCE
NOTE: SEE A101 FOR VIEW LOCATION



VIEW 10: VIEW FROM DONAHUE STREET LOOKING AT HUDSON AVE AND
TOWARDS THE BAY
NOTE: SEE A101 FOR VIEW LOCATION



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title: PERSPECTIVE RENDERING
scale:

sheet: **A111**



VIEW 11: VIEW FROM CLEO RAND LN APARTMENT BALCONIES ACROSS THE STREET LOOKING TOWARD INNES STREET FRONT
NOTE: SEE A101 FOR VIEW LOCATION



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title: PERSPECTIVE RENDERING
scale:

sheet: **A112**

page: **48**



VIEW 12: CAFE FRONTING INNES
NOTE: SEE A101 FOR VIEW LOCATION



VIEW 13: VIEW FROM LEVEL-6 BALCONY ALONG
RETAIL MEW/CORRIDOR LOOKING TOWARDS THE BAY
NOTE: SEE A101 FOR VIEW LOCATION



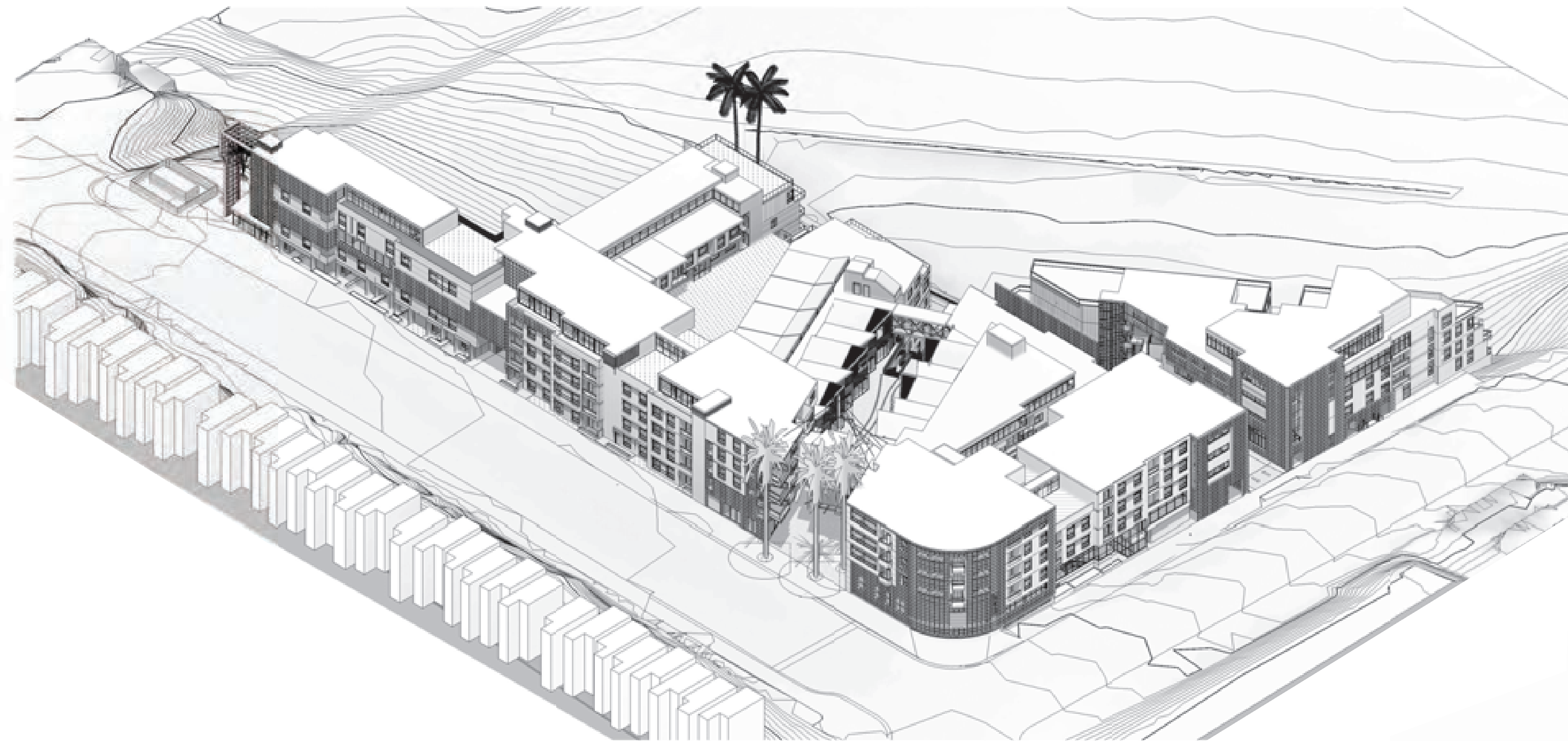
VIEW 14: RETAIL CORRIDOR VIEW LOOKING TOWARDS THE BAY
NOTE: SEE A101 FOR VIEW LOCATION



VIEW 15: VIEW ALONG RETAIL MEW/CORRIDOR LOOKING TOWARDS THE BAY
 NOTE: SEE A101 FOR VIEW LOCATION



VIEW 16: AERIAL VIEW FROM INTERSECTION OF VIEW CORRIDORS/MEWS
NOTE: SEE A101 FOR VIEW LOCATION



AXON: AERIAL VIEW LOOKING TOWARDS THE BAY

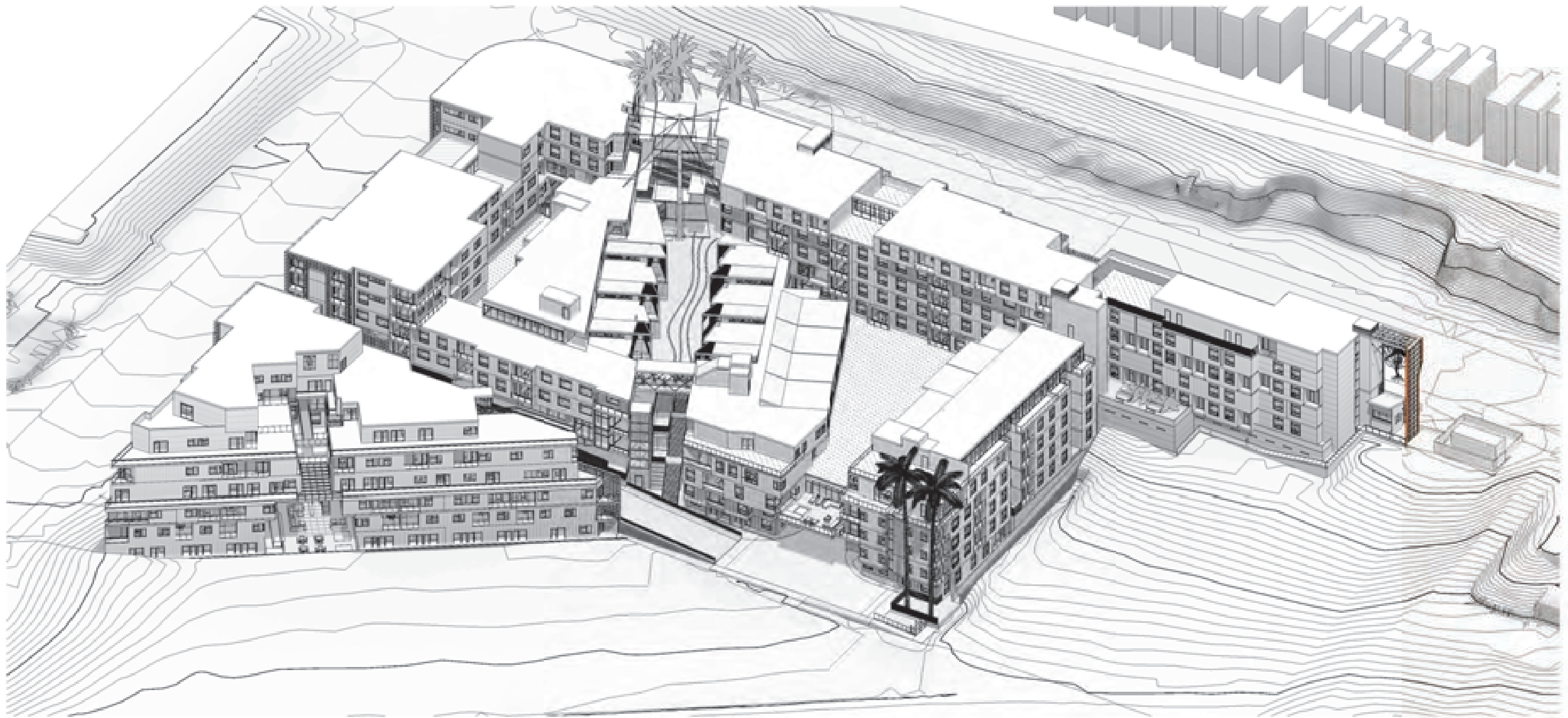


project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
3D VIEWS
scale:

sheet:
A121

page:
54



AXON: AERIAL VIEW LOOKING INNES AVE

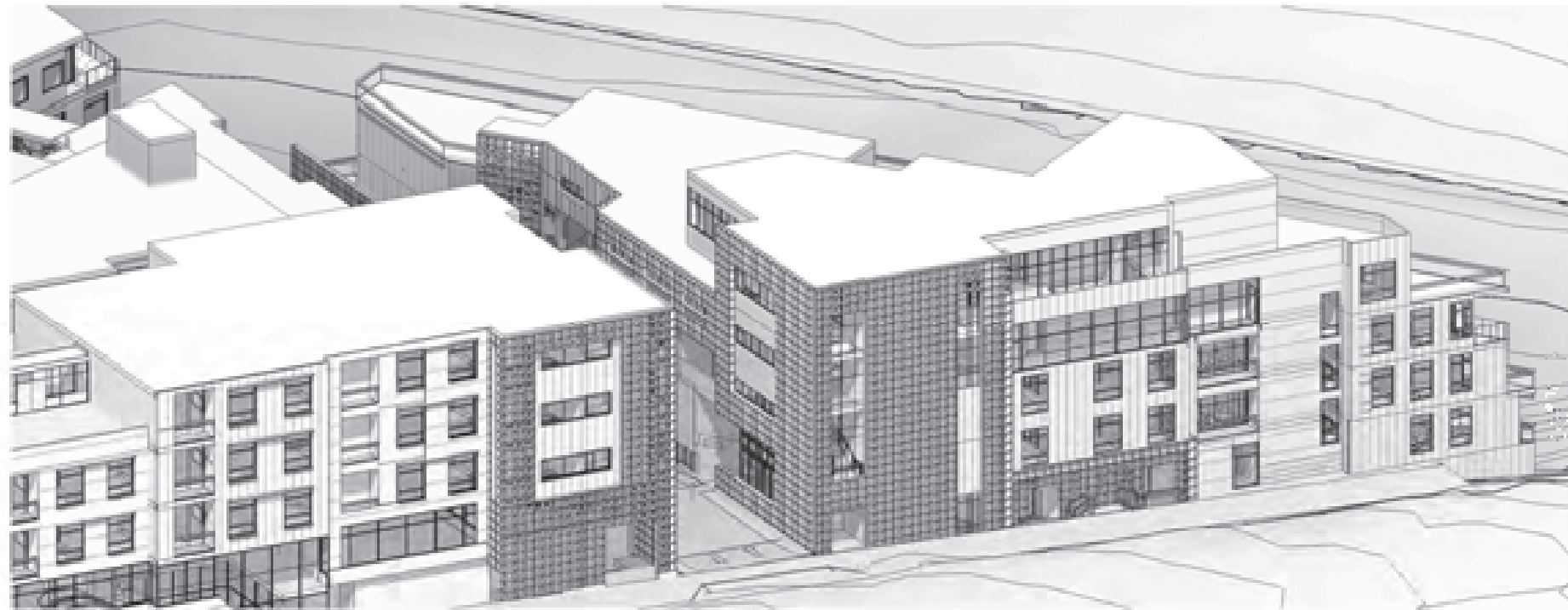


project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

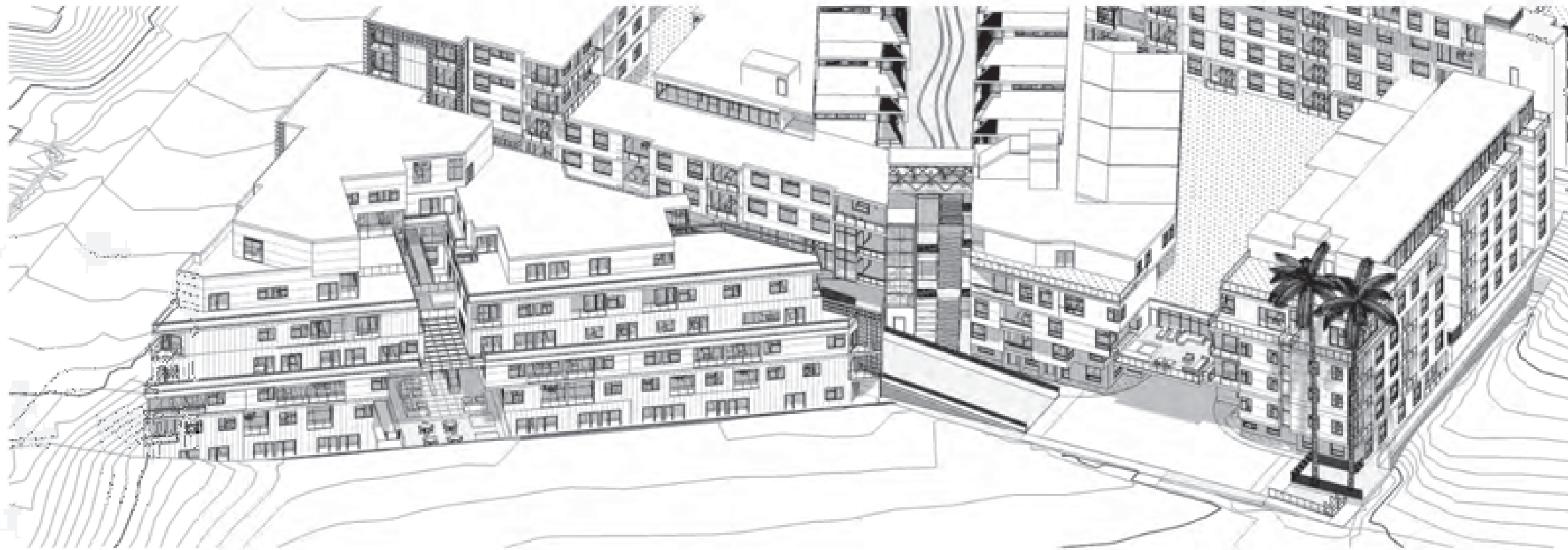
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3D VIEWS
scale:

sheet:
A122

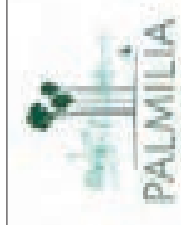
page:
55



AXON: AERIAL VIEW FROM DONAHUE



AXON: AERIAL VIEW LOOKING SOUTH



MATERIAL BOARD



1 Stucco: White



2 Stucco: Dark Gray



3 Vines/Green Wall



4 Bronze aluminum Trim/Louver/Railing



5 Opaque glazing: private (Residential)



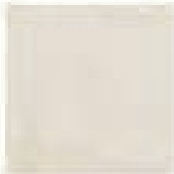
6 Transparent glazing: public (Storefront)



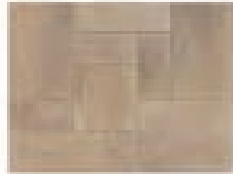
7 Vertical Metal panel



8 Aluminum reveal/cladding



9 Canvas

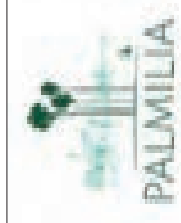


10 Stone paver

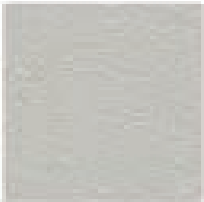
8
5
1
2
7



3 4 6 9 10 8 1 5



MATERIAL BOARD



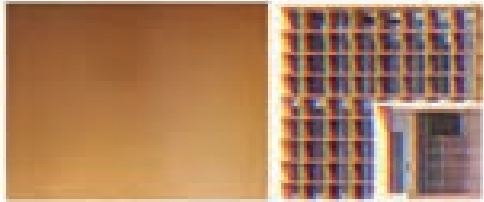
1 Stucco: White



2 Stucco: Dark Gray



3 Vines/Green Wall



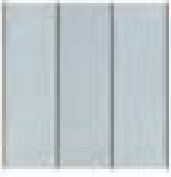
4 Bronze aluminum Trim/Louver/Railing



5 Opaque glazing: private (Residential)



6 Transparent glazing: public (Storefront)



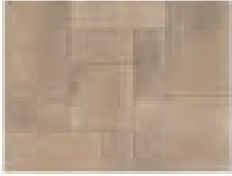
7 Vertical Metal panel



8 Aluminum reveal/cladding



9 Canvas



10 Stone paver



LEGEND

FIRE APPARATUS ACCESS ROAD

FIRETRUCKS (45'-0" length)

RADIUS FROM FIRETRUCK (150'-0")

LINEAR FOOTPATH (150'-0")

3'-0" to 10'-0" FOOTPATH SETBACK

The diagram illustrates the fire apparatus access road and associated setbacks for a building complex. Key features include:

- Fire Apparatus Access Road:** A purple-shaded area providing access to the building.
- Building Setbacks:** A yellow-shaded area indicating a 3'-0" to 5'-0" building setback for footpath access.
- Fire Truck Access:** Red rectangles represent fire trucks (45'-0" length) positioned along the access road.
- Access Zones:** Red dashed lines show the 150'-0" radius from fire trucks and the linear footpath (150'-0").
- Building Details:** The building footprint is shown with various setbacks and dimensions: 26'-0", 60'-0", 30'-0", 70'-0", and 168'-6".
- Access Points:** A fire access ramp from Level 1 to Level 4 (Street Level) is indicated on the left. An "UP" arrow points to a ramp leading to "RETAIL ABOVE" and "PARKING LEVEL 2 ABOVE".
- Street:** DONAHUE STREET is shown on the right side of the plan.
- Dimensions:** Various setbacks and dimensions are labeled, including 26'-0", 60'-0", 30'-0", 70'-0", 168'-6", and 150'-0".
- Slopes:** A "10%" slope is indicated for a section of the access road, and a "[No Slope]" section is also shown.
- Curved Paths:** Two curved paths are labeled "R 28'-0\"".

1

LEVEL 1 - FIRE APPARATUS ACCESS ROAD
1" = 40'-0"

NARDI ASSOCIATES LLP

Architecture Urban Design Interiors

project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
FIRE ACCESS ROAD
scale: As indicated

sheet:
F101

page:
59

DATE: 01/12/2021

LEGEND

FIRE APPARATUS ACCESS ROAD

FIRETRUCKS (45'-0" length)

RADIUS FROM FIRETRUCK (150'-0")

LINEAR FOOTPATH (150'-0")

3'-0" to 10'-0" FOOTPATH SETBACK

A detailed site plan for a fire apparatus access road. The plan shows a central building complex with various colored zones (red, yellow, green, blue) and dimensions. A purple-shaded area at the top is labeled 'FIRE APPARATUS ACCESS ROAD' and 'STAIRS & RAMP'. A red-shaded area at the bottom is labeled 'INNES AVENUE'. A red-shaded area on the right is labeled 'DONAHUE STREET'. A red-shaded area on the left is labeled 'SUBSTATION'. The plan includes numerous dimensions in feet and inches, such as 150'-0", 168'-6", 172'-0", 63'-0", 43'-6", 73'-6", 74'-2", 33'-0", 24'-0", 3'-0", 5'-0", 10%, and 150'-0". It also shows a 10% slope and a 150'-0" radius from fire trucks. A north arrow is located in the center of the plan. The plan is overlaid with a grid of dashed red lines representing the 150-foot radius from fire trucks and the linear footpath. The plan is titled 'FIRE ACCESS ROAD' and 'scale: As indicated'.

NARDI ASSOCIATES LLP

Architecture

Urban Design

Interiors

DATE: 01/12/2021

project: BLOCK 1

PALMILIA by the BAY

San Francisco, CA

title:

FIRE ACCESS ROAD

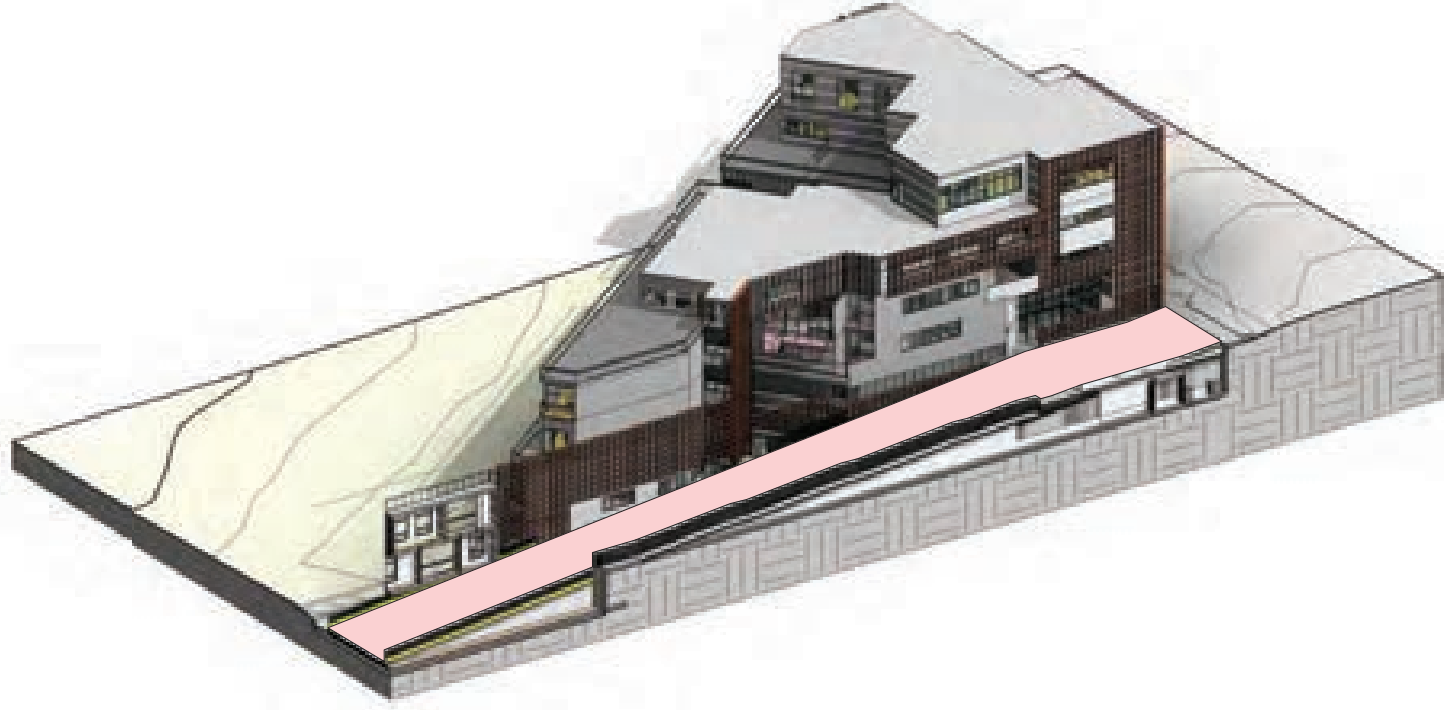
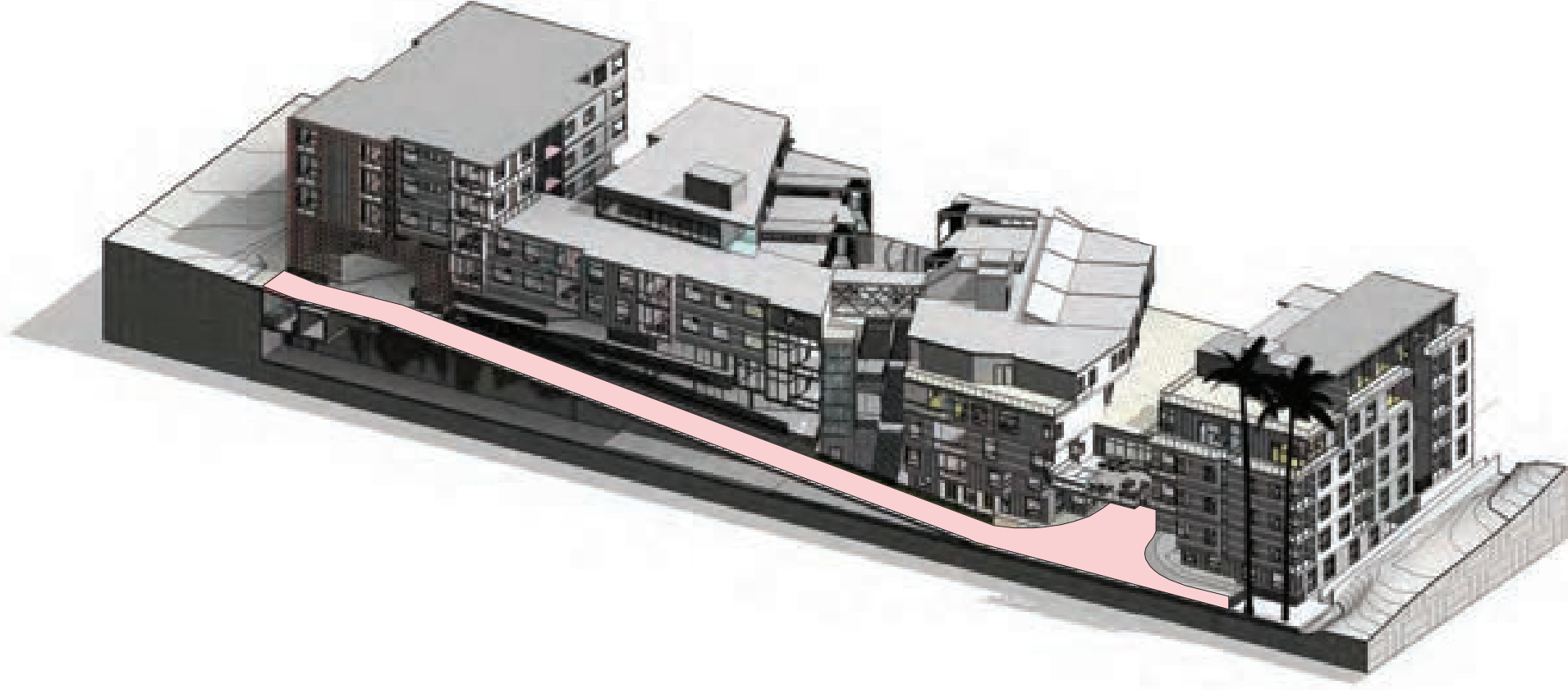
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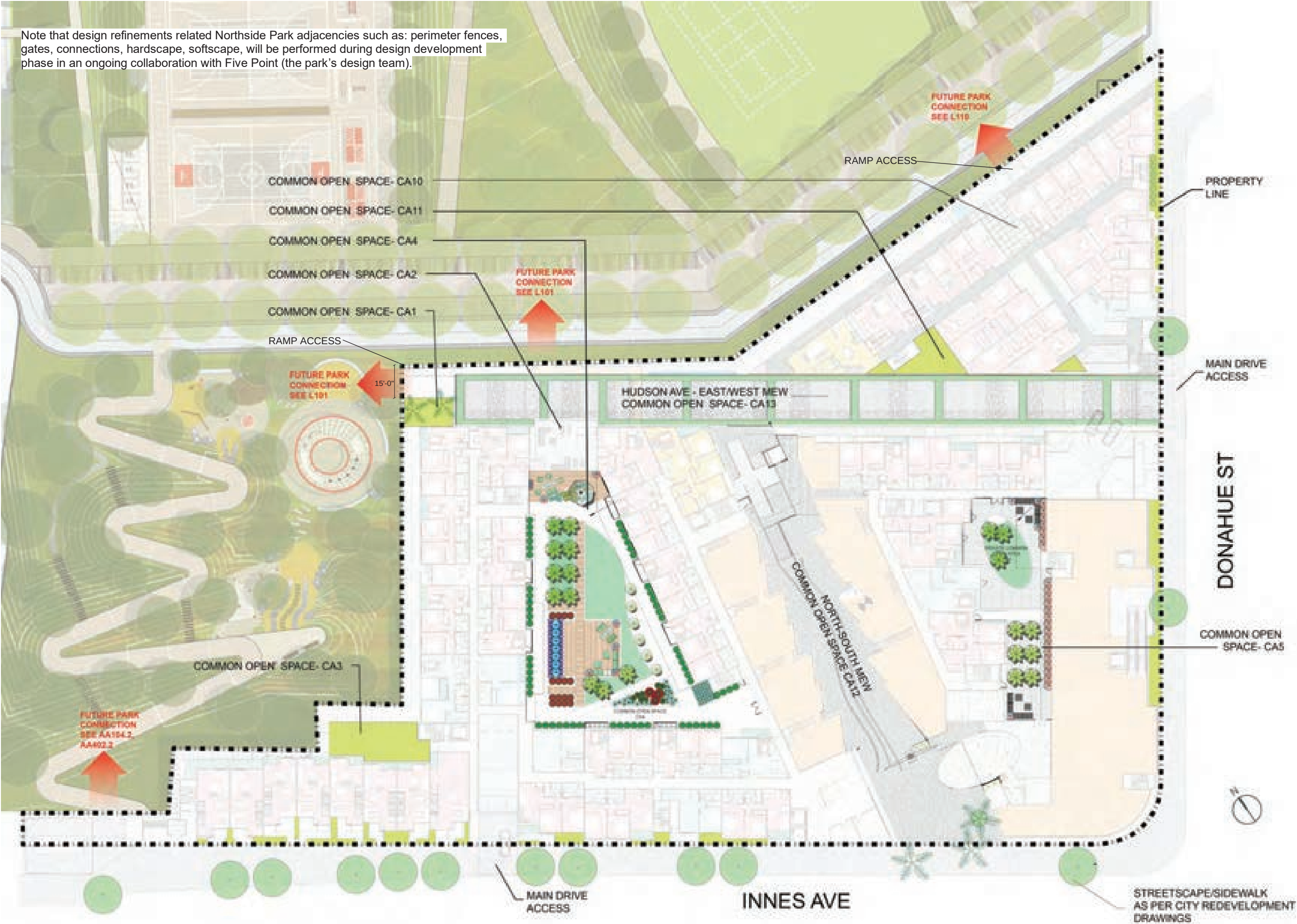
F102

page:

60



Note that design refinements related Northside Park adjacencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in an ongoing collaboration with Five Point (the park's design team).



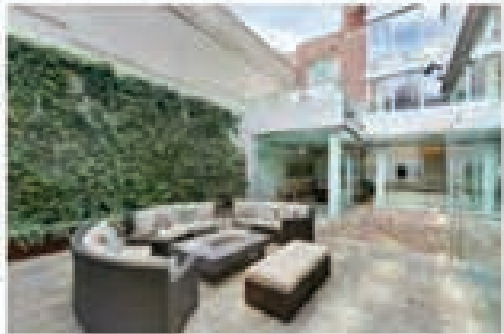
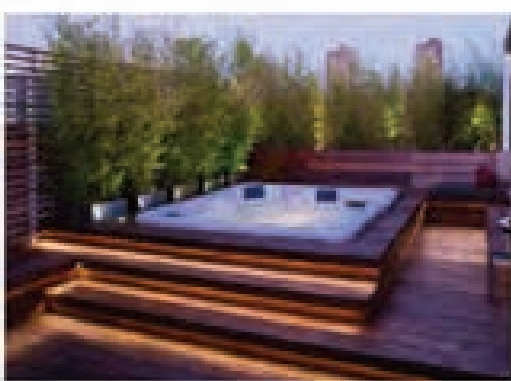


PRIVATE AND COMMON OPEN SPACE AREAS WOULD BE A MIX OF INTENSIVE AND EXTENSIVE GREENROOF SPACES.

ALL PRIVATE AND COMMON OPEN SPACE AREAS WOULD INCLUDE AN ASSORTMENT OF SEATING AREAS COMBINING FIXED OR MODULAR/MOVEABLE FURNITURE. MANY PRIVATE OPEN SPACE AREAS WOULD INCLUDE FIRE PIT TABLES.

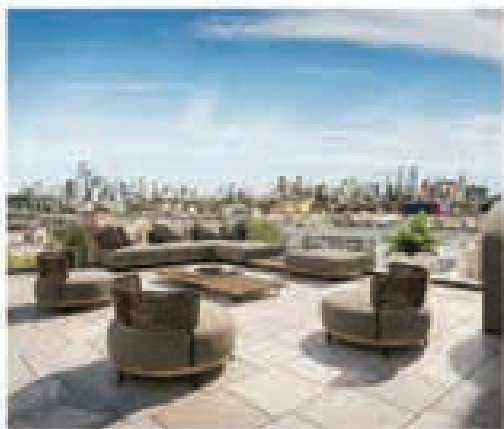
OVER-STRUCTURE RAISED SPA WITH WOOD DECK.

PRIVACY SCREENING WHERE APPROPRIATE



MIX OF INTENSIVE AND EXTENSIVE ROOFTOP PLANTERS.

PALM BOSQUE AT CA9

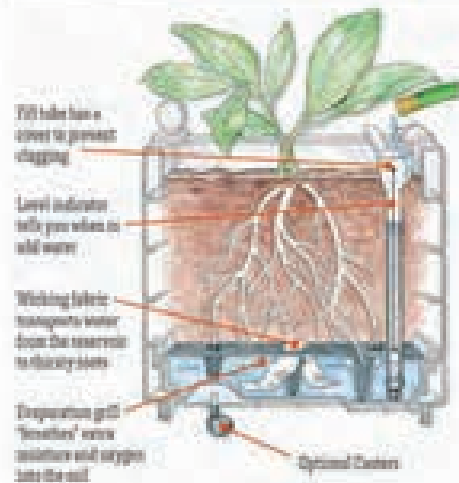


SEATING AREA WITH CUSHIONED CHAIRS, LOW TABLE, AND MODERN-STYLE POTTERY WITH TOPIARY SHRUBS OR DWARF CITRUS TREES.

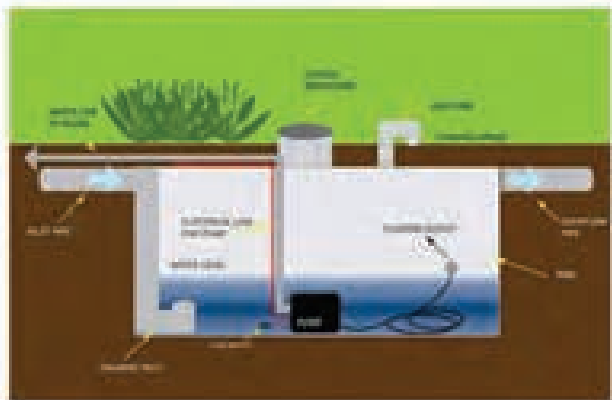
COUNTERR HEIGHT SEATING WITH TABLE FIRE RING.



IRRIGATION

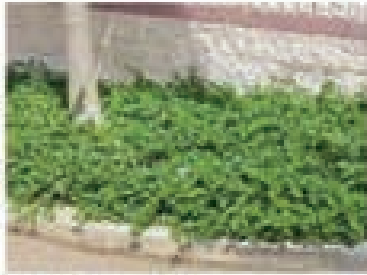


RAISED PLANTER WATERING SYSTEM.



UNDERGROUND CISTERNS TO CAPTURE ROOFTOP RAINWATER AND RE-USED FOR IRRIGATION.

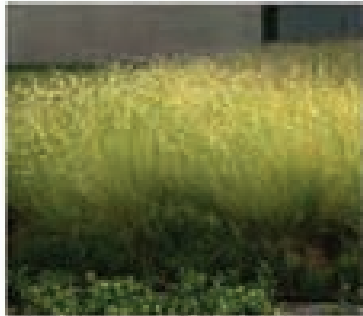
WITH THE AMOUNT OF ROOF AREA FOR THIS PROPOSED PROJECT, THE OPPORTUNITY TO CAPTURE SIGNIFICANT WATER FROM ROOFTOP DRAINAGE EXISTS AND CAN BE A HIGHLY SUSTAINABLE FEATURE FOR THIS PROJECT. UNDERGROUND STORAGE TANKS (CISTERNS) LOCATED IN THE FIRE LANE AREA, OR OTHER USEFUL PLANTER AREAS CAN BE INSTALLED AND CONNECTED TO A PROJECT-WIDE IRRIGATION SYSTEM THAT VIRTUALLY NEGATES THE NEED FOR POTABLE WATER USE.



CARISSA GREEN CARPET



CLIVIA MINIATA



ROUTELOUA 'BLONDE AMBITION'



CAREX PANSA



CALAMAGROSTIS ACUTIFLORA



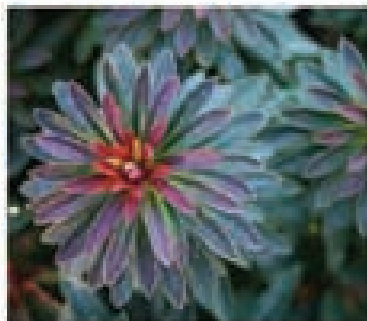
CORDYLINÉ 'PINK PASSION'



DIANELLA CASSA BLUE



DIETES IRIDOIDES



EUPHORBIA 'RED MARTIN'



FESTUCA 'ELIJAH BLUE'



FRASARIA CHILENSIS



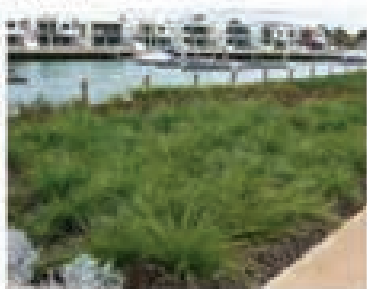
ERIPHORIA UVULA



LIMONIUM PEREZII



LIRIOPE GIGANTEA



LOMANDRA 'BREEZE'



MACFADYIANA UNGUIS-CATI



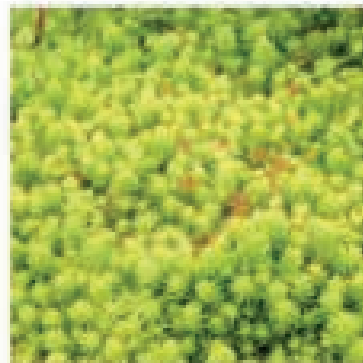
OTATEA ACUMINATA



PENNISETUM FAIRY TALES



PHILODENDRON KANADI



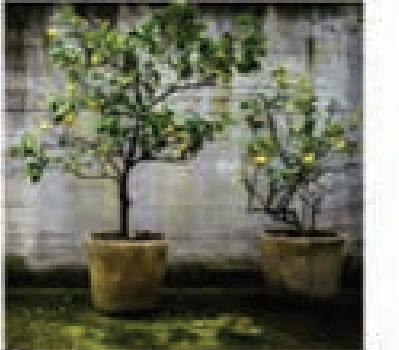
SEDUM RUFOSTRE



SENECIO MANDALISCAS



SESLARIA AUTUMNALIS

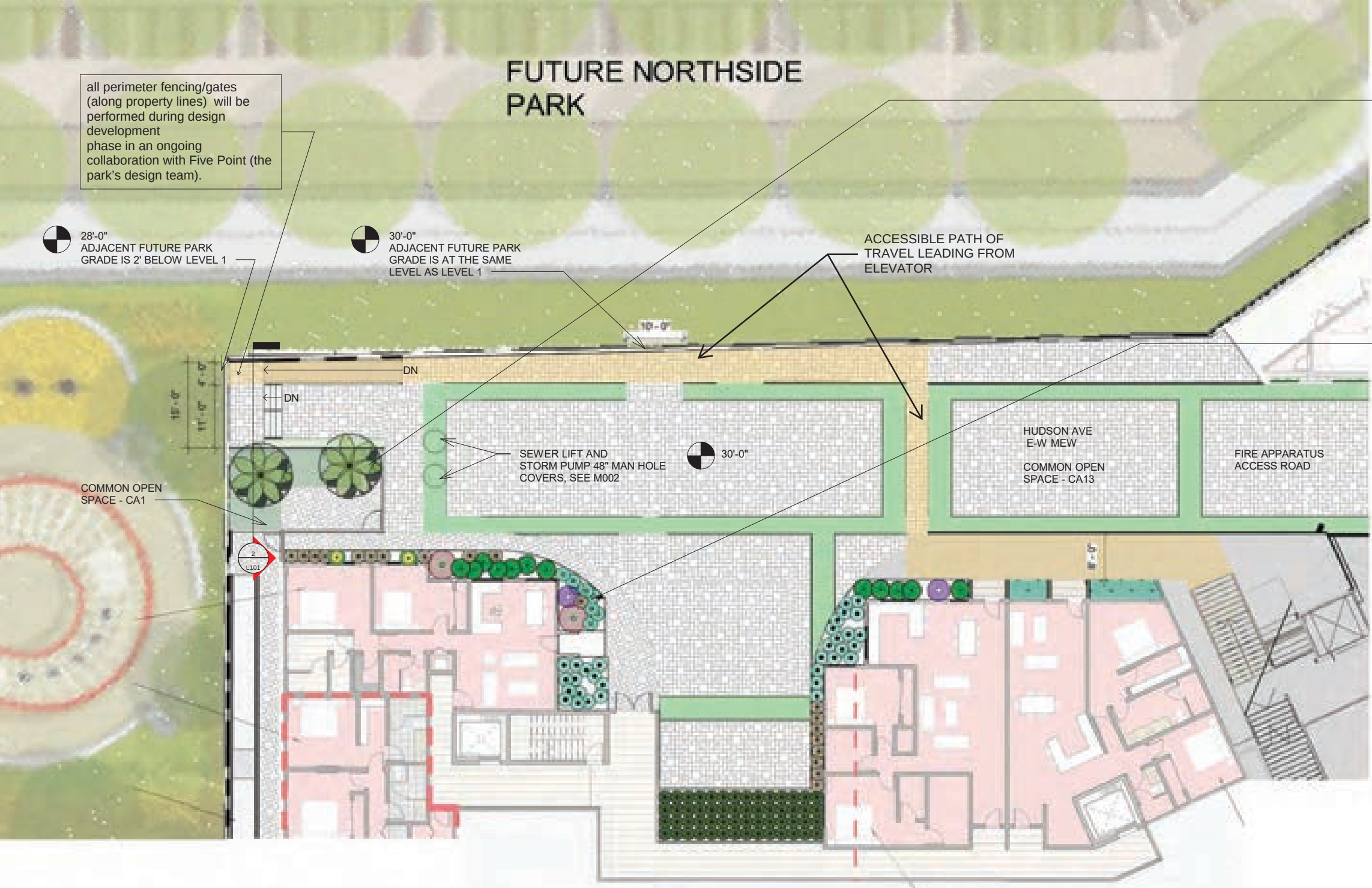


CITRUS IN POTTERY



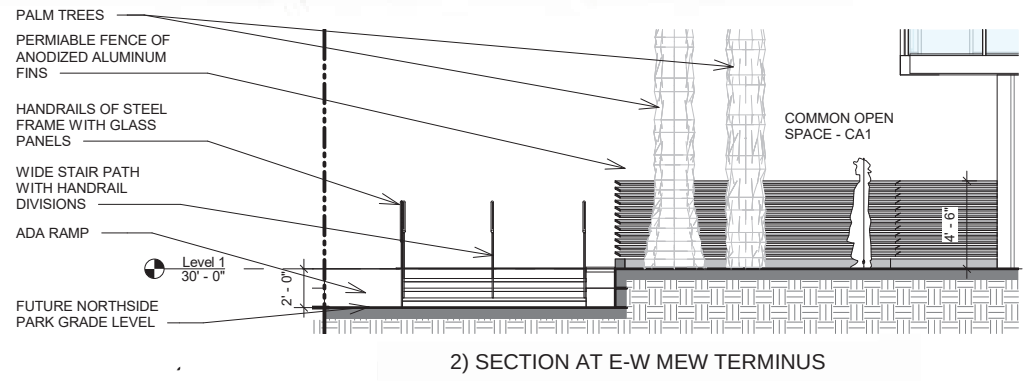
TRADESCANTIA PURPLE HEART

ALL PLANT MATERIAL
RECOMMENDED HERE
IS WATER-WISE AND
WOULD ADHERE TO
LOCAL WATER USE
REQUIREMENTS.



IRRIGATION NOTES:
THESE AREAS TO BE IRRIGATED VIA A BELOW GRADE DRIPLINE SYSTEM WITH A WEATHER BASED IRRIGATION CONTROLLER.

DRAINAGE:
ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM THESE AREAS

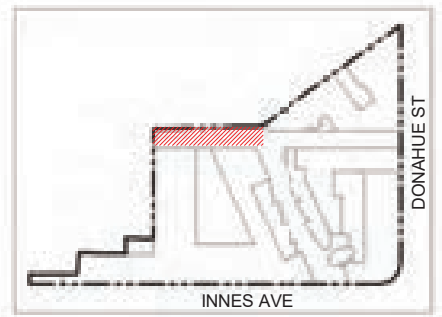


Note that design refinements related Northside Park adjacencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in an ongoing collaboration with Five Point (the park's design team).

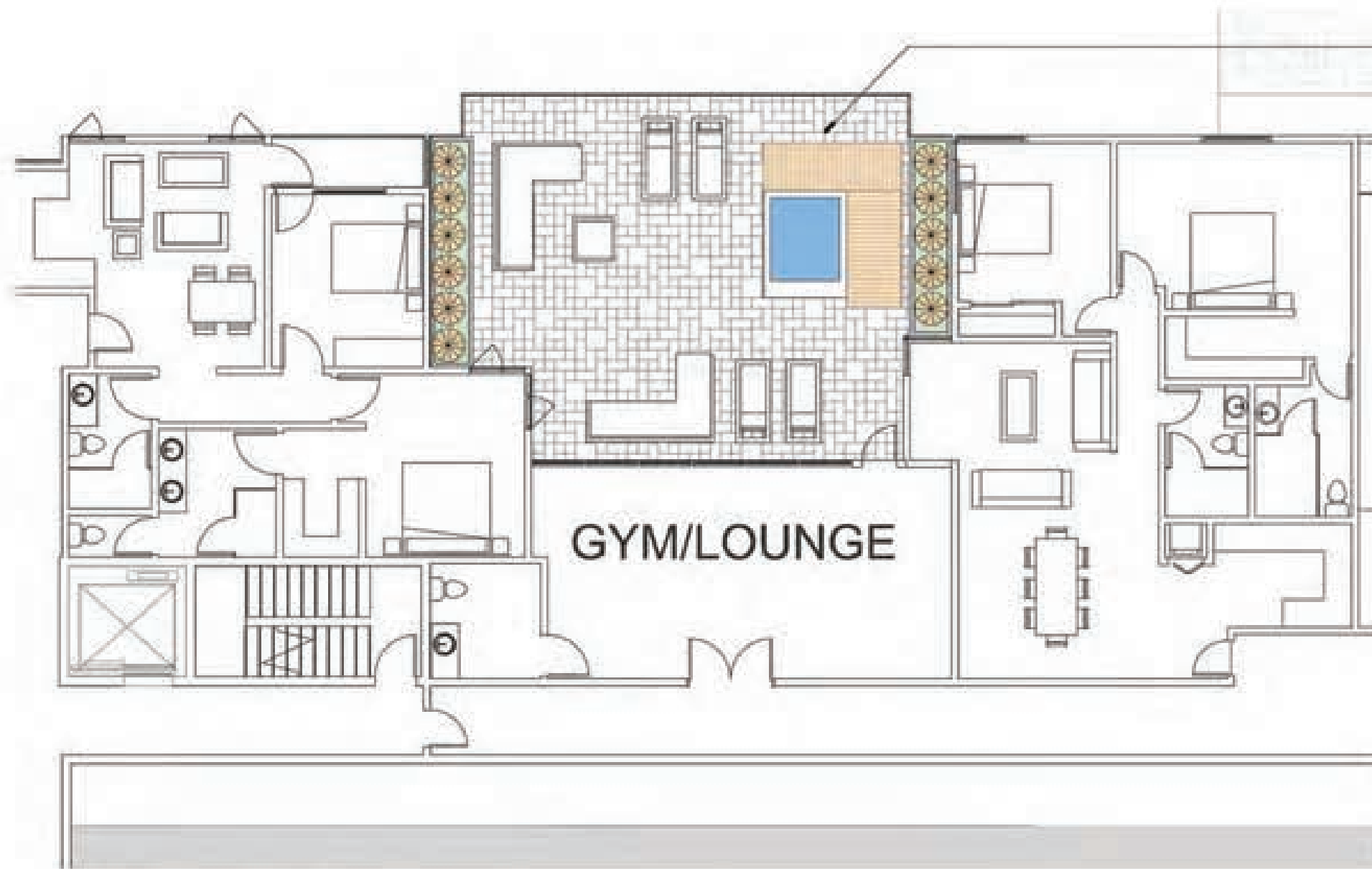
TWO RELOCATED PALM TREES IN RAISED PLANTER PROVIDING BENCH SEATING.
UNDER-STORY PLANTINGS OF:
CLIVIA MINIATA
LIRIOPE GIGANTEA
FESTUCA SISKIYOU BLUE
DIETES IRRIDIROIDES

SHADE TOLERANT
FOUNDATION PLANTERS
CLIVIA MINIATA
LIRIOPE GIGANTEA
DIETES IRRIDIROIDES
MAHONIA COMPACTA

PAVING TO BE ASHLAR SLATE.



COMMON OPEN SPACE CA1/CA13
PROJECT A - LEVEL 1
SCALE: 1" = 10'-0"

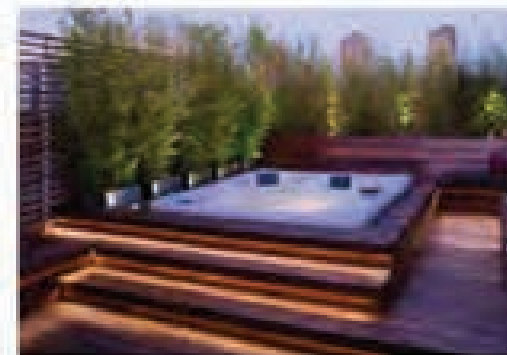


COMMON OPEN SPACE CA2
AMENITIES INCLUDE:
 RAISED PLANTERS.
 OUTDOOR SEATING CHAISE LOUNGES,
 LOW TABLES.
 FIRE PIT.
 RAISED SPA WITH WOOD PLATFORM.

PLANTING TO INCLUDE PRIVACY/SCREENING SHRUBS.

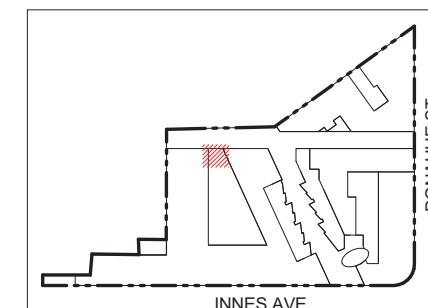
PAVING TO BE MATCHING ASHLAR SLATE ON PEDESTAL SYSTEM.

RAISED WOOD DECK FOR SPA. SPA TO BE RAISED.

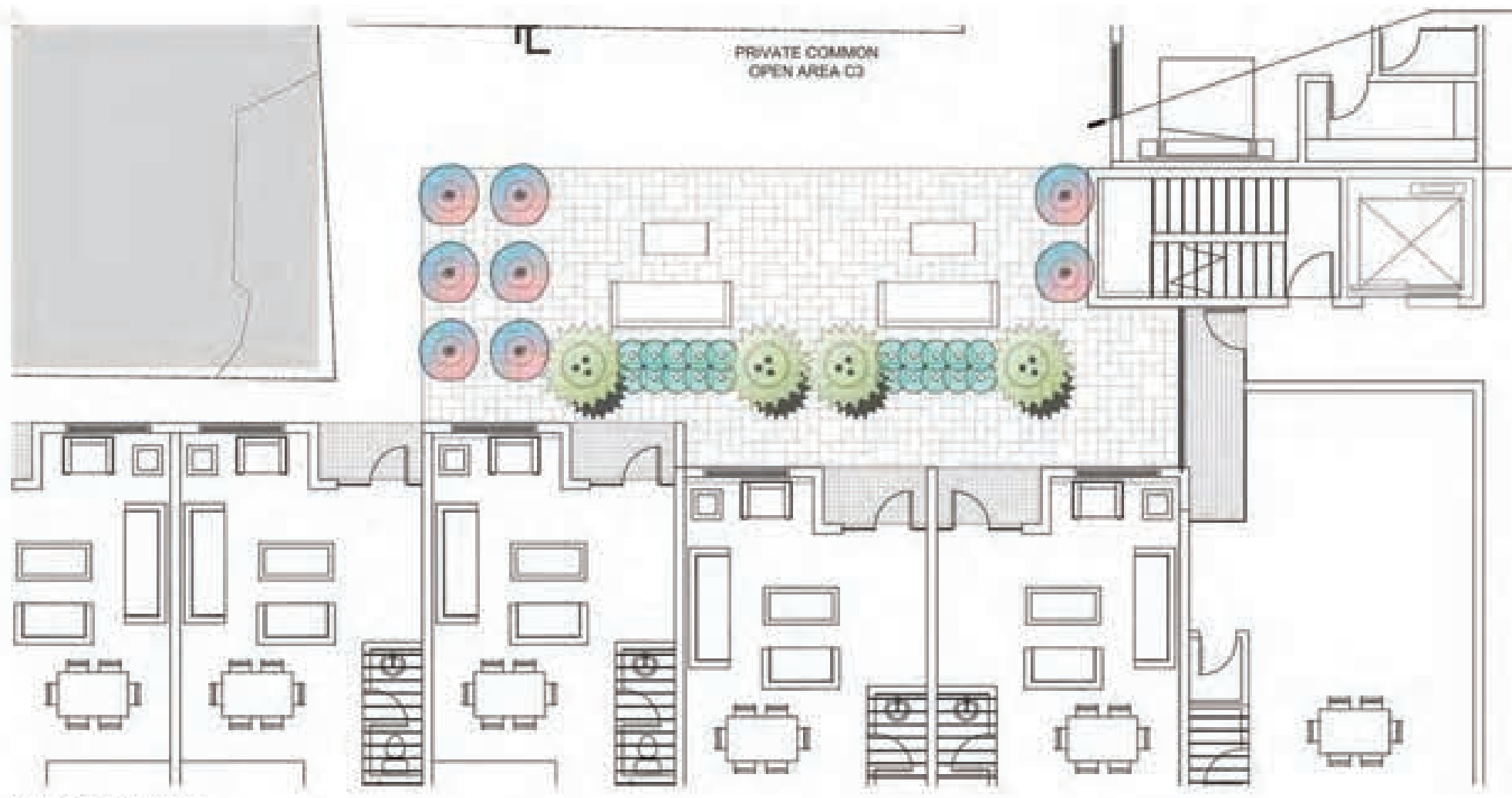


IRRIGATION NOTES:
 THESE AREAS TO BE IRRIGATED VIA A IN-PLANTER
 WATER RESERVIOR CONNECTED TO A WEATHER BASED
 IRRIGATION CONTROLLER.

DRAINAGE:
 ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
 THESE AREAS UNDER THE RASIED DECK PAVING
 MATERIALS.



COMMON OPEN SPACE CA2
PROJECT A - LEVEL 3
SCALE: 1" = 10'-0"



IRRIGATION NOTES:
THESE AREAS TO BE IRRIGATED VIA AN IN-PLANTER
WATER RESERVOIR SYSTEM CONNECTED TO A WEATHER
BASED IRRIGATION CONTROLLER.

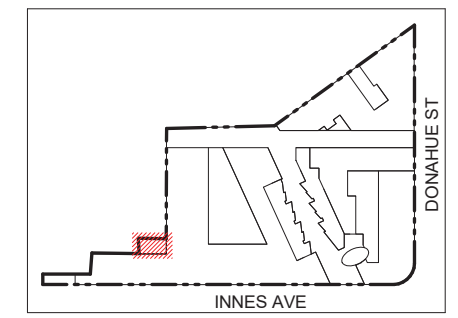
DRAINAGE:
ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
THESE AREAS UNDER THE DECK PAVING MATERIAL.

COMMON OPEN SPACE C3
AMENITIES INCLUDE:
RAISED PLANTERS WITH CITRUS TREES.
OUTDOOR SEATING AREA.
RAISED PLANTERS FOR PRIVACY.
RAISED PLANTERS WITH TALL SHRUBS TO
SOFTEN WALLS.
RETAIN VIEWS TO NORTH.

PAVING TO INCLUDE:
MATCHING ASHLAR SLATE.



CITRUS IN POTTERY



COMMON OPEN SPACE CA3
PROJECT A - LEVEL 4
SCALE: 1" = 10'-0"

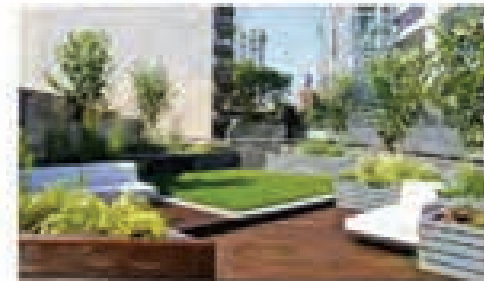


COMMON OPEN SPACE CA4
AMENITIES INCLUDE:
RAISED PLANTERS
INTENSIVE ROOFTOP PLANTER
MULTIPLE OUTDOOR SEATING NODES
SEATING NODES WITH FIRE PITS
LARGE MEADOW LAWN AREA
RAISED PRIVACY PLANTERS AT UNITS

PAVING TO INCLUDE:
MATCHING ASHLAR SLATE ON PEDESTAL
SYSTEM.

WOOD DECK ON PLATFORM SYSTEM
@ CENTRAL SEATING AREA

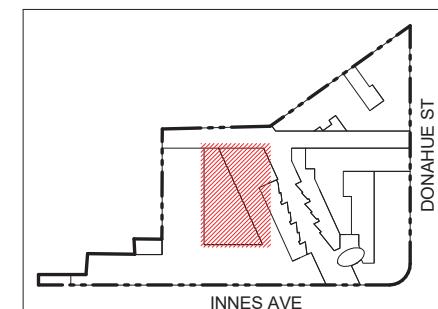
PALM TREES IN RAISED PLANTERS



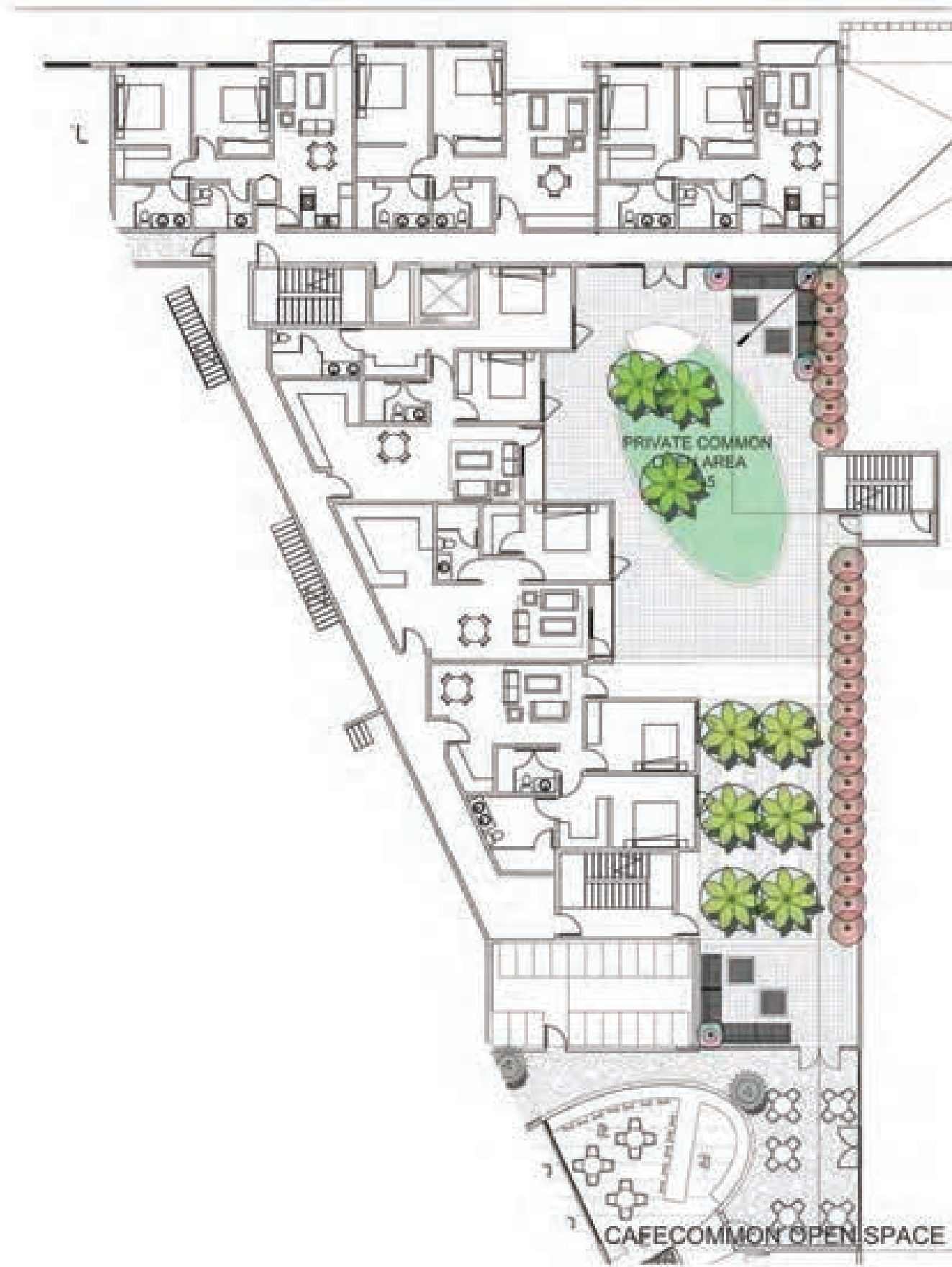
IRRIGATION NOTES:
INTENSIVE ROOF TOP PLANTER AREAS TO BE IRRIGATED
VIA A BELOW GRADE DRIPLINE SYSTEM CONNECTED TO
A WEATHER BASED IRRIGATION CONTROLLER.

EXTENSIVE (RAISED PLANTERS) TO BE IRRIGATED
IN-PLANTER WATER RESERVOIR SYSTEM CONNECTED TO
THE SAME CONTROLLER.

DRAINAGE.
ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
THESE AREAS - POSSIBLE STORED IN UNDERGROUND
CISTERNS IN THE FIRE LANE.



COMMON OPEN SPACE CA4
PROJECT A - LEVEL 4
SCALE: 1" = 10'-0"

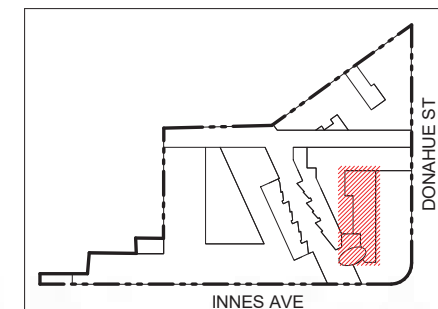


AMENITIES INCLUDE:
 RAISED PLANTERS.
 MULTIPLE OUTDOOR SEATING NODES
 WITH CUSHIONED BENCH SEATING AND
 LOW TABLES.
 BENCH SEATING.
 MEADOW LAWN AREA.
 RAISED PLANTERS FOR SCREENING OF
 WALLS.

PAVING TO INCLUDE:
 MATCHING ASHLAR SLATE ON PEDESTAL
 SYSTEM

PALM TREES IN RAISED PLANTERS

SEE SHEET L201-L202 FOR IMAGERY



COMMON OPEN SPACE CA5
 PROJECT A - LEVEL 4
 scale: 1" = 10'-0"



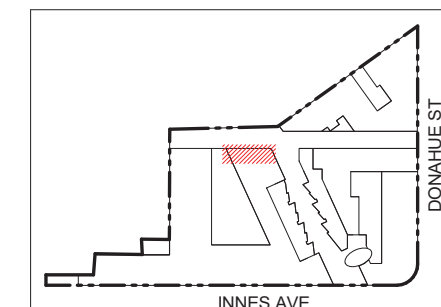
COMMON OPEN SPACE CA6
AMENITIES INCLUDE:
 RAISED WOOD DECK ON PLATFORM.
 CUSHIONED BENCHES WITH LOW TABLE.
 MEDIUM POTTERY WITH COLORFUL SHRUBS AT
 SELECT LOCATIONS.
 RAISED PLANTERS FOR SCREENING OF WALLS.

PAVING TO INCLUDE:
 MATCHING ASHLAR SLATE ON PEDESTAL SYSTEM.

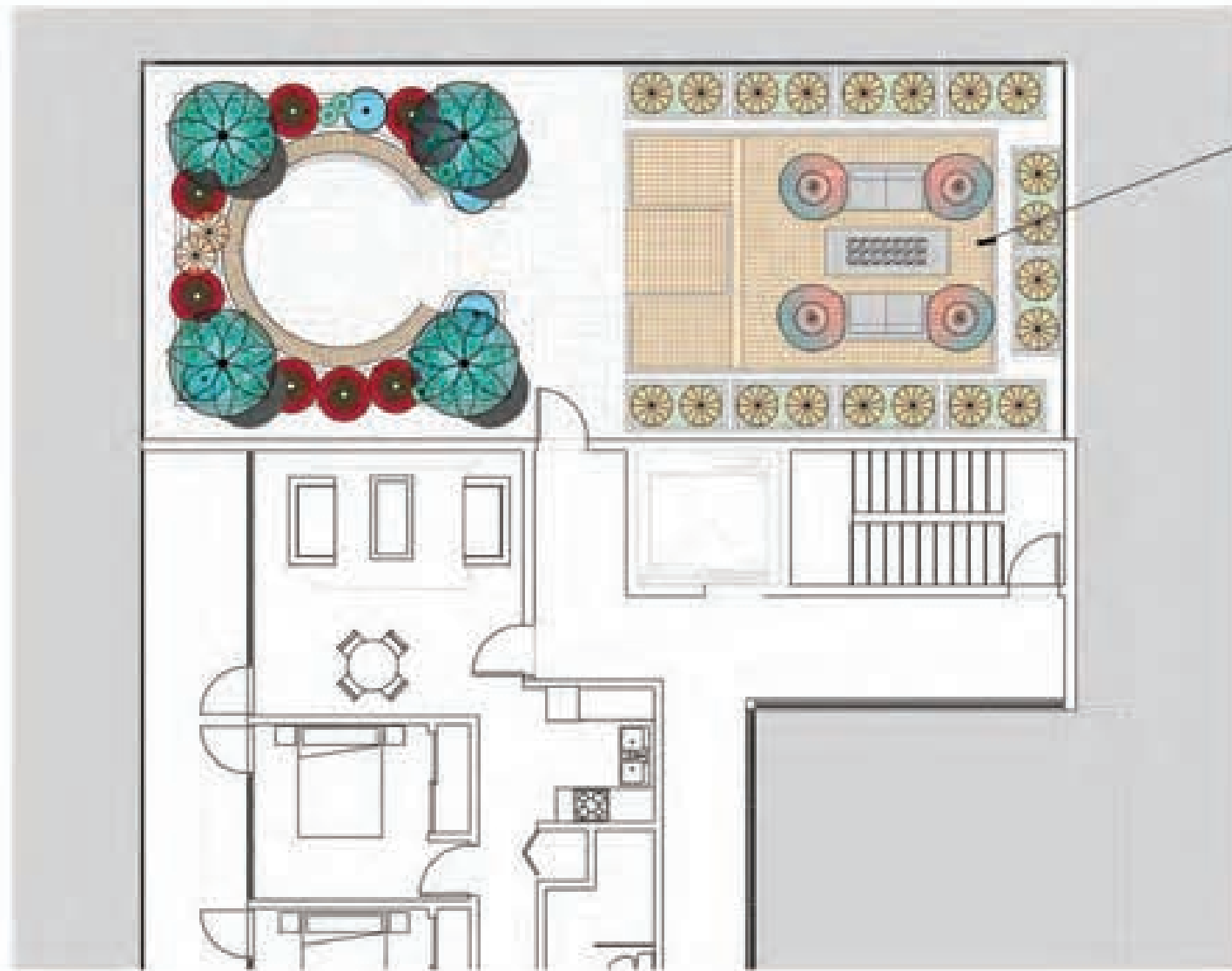


IRRIGATION NOTES:
 THESE AREAS TO BE IRRIGATED VIA AN IN-PLANTER
 WATER RESERVOIR SYSTEM CONNECTED TO A WEATHER
 BASED IRRIGATION CONTROLLER.

DRAINAGE.
 ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
 THESE AREAS UNDER THE RAISED PAVING MATERIAL.



COMMON OPEN SPACE CA6
PROJECT A - LEVEL 5
SCALE: 1" = 10'-0"



COMMON OPEN SPACE CA7
AMENITIES INCLUDE:
 ONE RAISED WOOD DECK WITH SEATING,
 FIRE PIT, PLANTS/POTTERY.

ONE ROOF-LEVEL SEATING AREA WITH
 ARCHING WOOD BENCH AND RAISED
 PLANTER SURROUND.

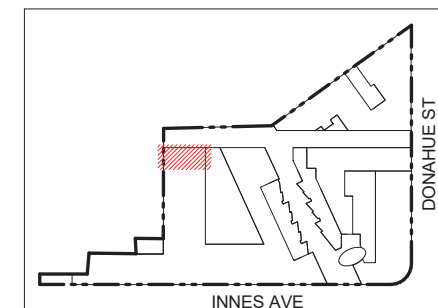
PLANTING MAY INCLUDE:
 SMALL PALM TREES.
 FLOWERING PLANTER HEIGHT SHRUBS.
 CITRUS TREES IN POTTERY.
 RAISED PLANTERS AT WALL WITH TALL
 SHRUBS TO SOFTEN WALL.

PAVING TO BE MATCHING ASHLAR SLATE ON
 PEDESTAL SYSTEM.

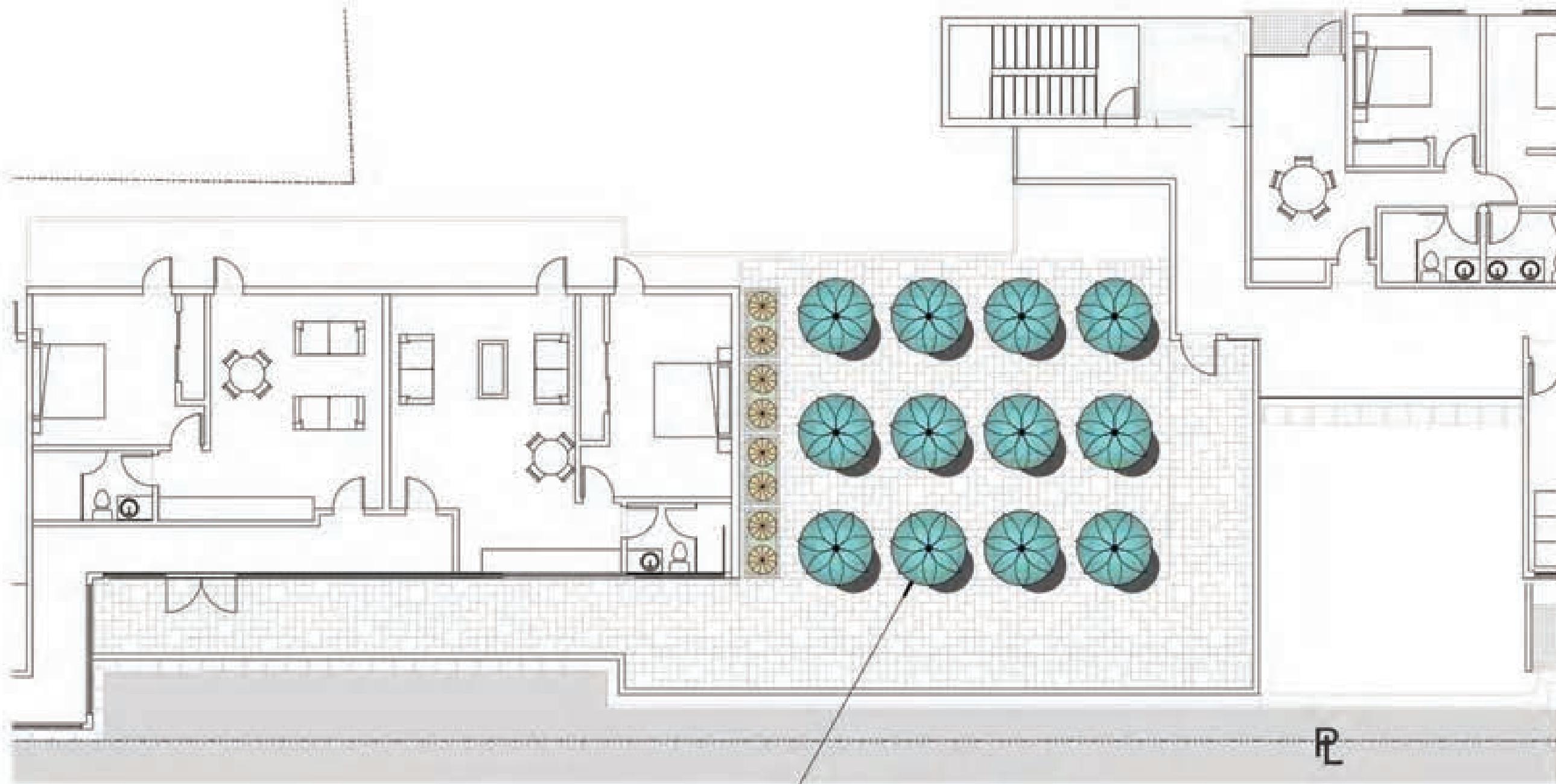


IRRIGATION NOTES:
 THESE AREAS TO BE IRRIGATED VIA AN IN-PLANTER
 DRIPLINE AND/OR WATER RESERVOIR SYSTEM
 CONNECTED TO A WEATHER BASED IRRIGATION
 CONTROLLER.

DRAINAGE
 ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
 THESE AREAS UNDER THE RAISED PAVING MATERIALS.



COMMON OPEN SPACE CA7
PROJECT A - LEVEL 6
SCALE: 1" = 10'-0"



COMMON OPEN SPACE CA8
AMENITIES INCLUDE:

SMALL PALM TREE BOSQUE IN POTTERY WITH MOVABLE CHAIRS
THROUGHOUT.

COUNTER-HEIGHT TABLE AND CHAIRS.

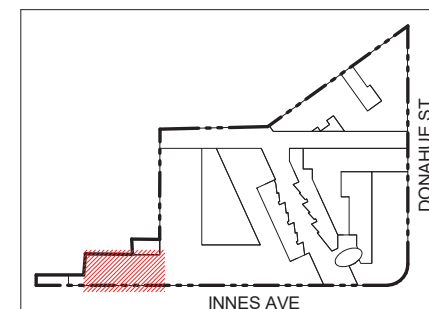
RAISED PLANTERS AT WALL WITH TALL SHRUBS FOR PRIVACY AND WALL
SCREENING.

PAVING TO BE:
MATCHING ASHLAR SLATE ON PEDESTAL SYSTEM.



IRRIGATION NOTES:
THESE AREAS TO BE IRRIGATED VIA A BELOW
GRADE BUBBLER SYSTEM CONNECTED TO A
WEATHER BASED IRRIGATION CONTROLLER.

DRAINAGE.
ROOFTOP DRAINAGE WOULD BE DIRECTED
AWAY FROM THESE AREAS



COMMON OPEN SPACE CA8
PROJECT A - LEVEL 8
SCALE: 1" = 10'-0"



NORTH SIDE - COMMON OPEN SPACE CA9

AMENITIES INCLUDE:

RAISED WOOD DECK WITH SEATING, TABLE, PLANTS/POTTERY.
RAISED PLANTERS AT WALLS WITH PRIVACY/SCREENING PLANTINGS.

PLANTING MAY INCLUDE:

SMALL FRUIT TREES.
FLOWERING PLANTER HEIGHT SHRUBS.
CITRUS TREES IN POTTERY.
RAISED PLANTERS AT WALL WITH TALL SHRUBS TO SOFTEN WALL.
PRIVACY PLANTINGS.

PAVING TO BE:

MATCHING ASHLAR SLATE ON PEDESTAL SYSTEM.
WOOD DECKING ON PEDESTAL SYSTEM.

SOUTH SIDE - COMMON OPEN SPACE CA9

AMENITIES INCLUDE:

RAISED PLANTERS AT WALLS WITH PRIVACY/SCREENING PLANTINGS.
FIRE PIT.
ASSORTED POTTERY WITH DETAIL PLANTINGS.

ROOF LEVEL SEATING AREA WITH FIRE PIT.

ROOF-LEVEL SEATING AREA WITH COUNTER-HEIGHT TABLE AND CHAIRS.

PLANTING MAY INCLUDE:

FLOWERING PLANTER HEIGHT SHRUBS.
CITRUS TREES IN POTTERY.
RAISED PLANTERS AT WALL WITH TALL SHRUBS TO SOFTEN WALL.
PRIVACY PLANTINGS.

PAVING TO BE:

MATCHING ASHLAR SLATE ON PEDESTAL SYSTEM.

IRRIGATION NOTES:

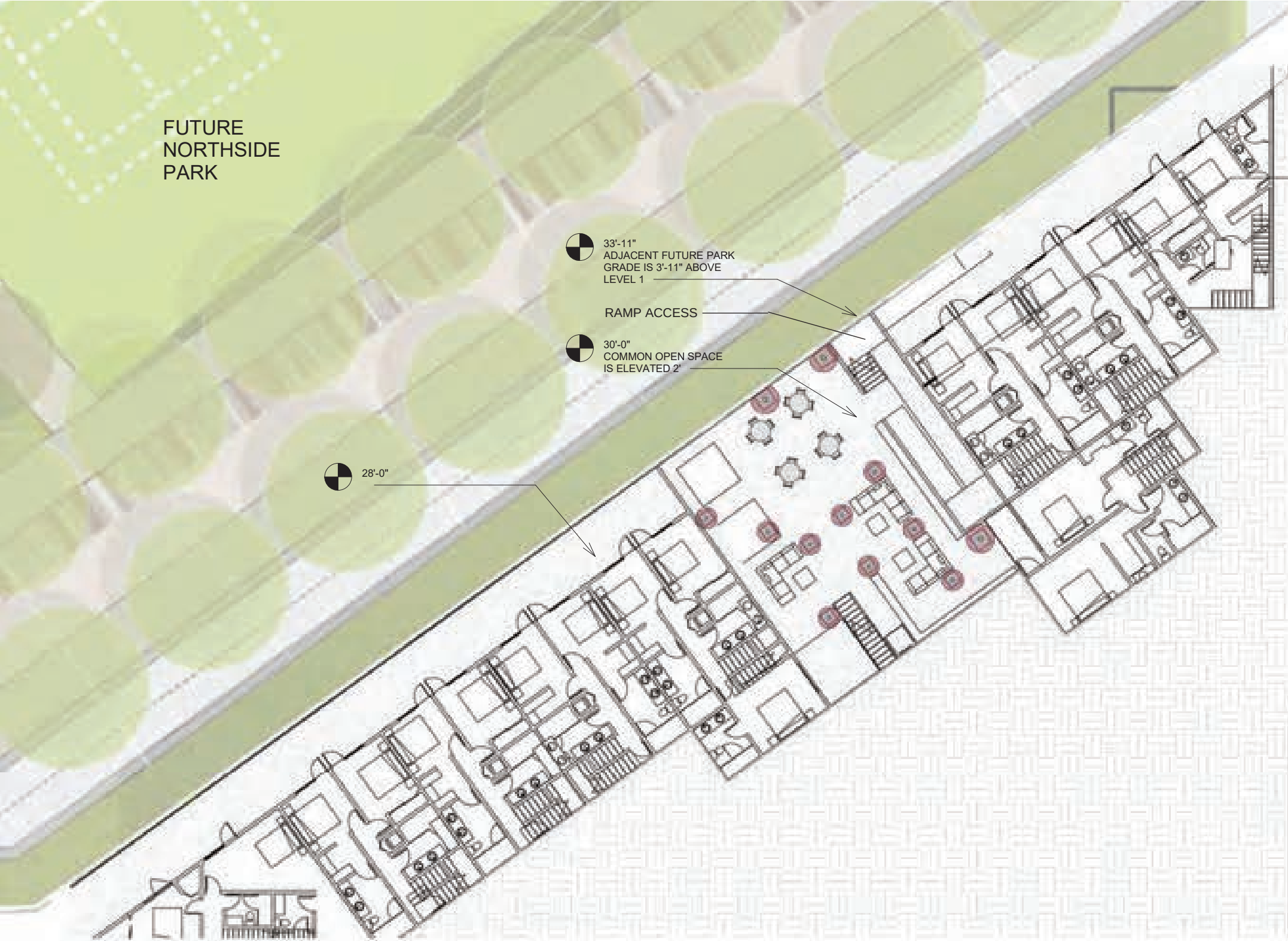
THESE AREAS TO BE IRRIGATED VIA AN IN-PLANTER
BELOW GRADE DRIPLINE SYSTEM CONNECTED TO A
WEATHER BASED IRRIGATION CONTROLLER.

DRAINAGE:

ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
THESE AREAS



COMMON OPEN SPACE CA9
PROJECT A - LEVEL 8
SCALE: 1" = 10'-0"



IRRIGATION NOTES:
THE RAISED PLANTERS WOULD BE IRRIGATED VIA AN
IN-POT WATER RESERVIOR.

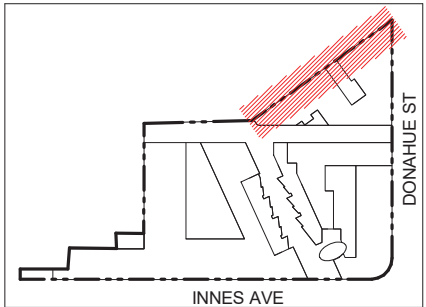
DRAINAGE
ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
THESE AREAS

PROJECT "B" COMMON OPEN SPACE
AREA TO INCLUDE:

*LARGE SQUARE PLANTERS WITH
SHADE TOLERANT WOODY SHRUBS
AND RIM-LEVEL FLOWERING DETAIL
PLANTS.*

A MIX OF SEATING AREAS WITH
CUSHIONED CHAIRS AND LOUNGES, LOW
TABLES PORTABLE HEAT LAMPS, AND
SHADE TOLERANT SHRUBS IN PLANTERS.

PAVING TO BE ASHLAR SLATE



Note that design refinements related Northside Park adjacencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in an ongoing collaboration with Five Point (the park's design team).

COMMON OPEN SPACE CA10
PROJECT B - LEVEL 1
SCALE: 1" = 10'-0"

COMMON OPEN AREA CA10

title:
OPEN SPACE-ENLARGED PLANS
scale: 1" = 300'-0"

sheet:
L110

page:
74

project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA





IRRIGATION NOTES:
RAISED PLANTERS TO BE IRRIGATED VIA AN IN-POT
WATER RESERVOIR.

DRAINAGE
ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
THESE AREAS



LEVEL 2 COMMON OPEN SPACE CA
AMENITIES INCLUDE:

ASSORTED PLANTERS.

OUTDOOR SEATING
W/TABLE-TOP FIRE RINGS.

PAVING TO BE ASHLAR SLATE ON PEDESTAL.



COMMON OPEN SPACE CA10
PROJECT B - LEVEL 2
SCALE: 1" = 10'-0"

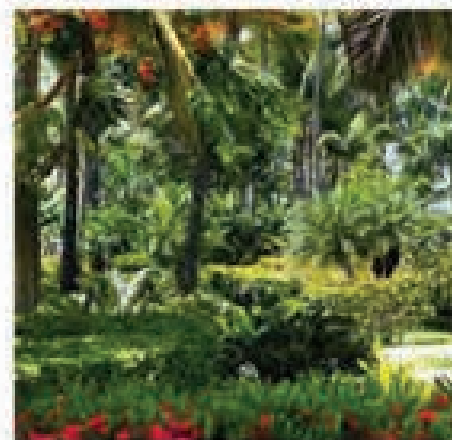


FIRE APPARATUS ACCESS ROAD

LEVEL 2 COMMON OPEN SPACE CA11
AMENITIES INCLUDE:

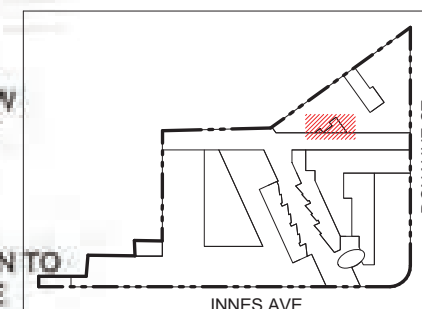
RANDOM MIX OF LAYERED SHRUBS.

PALM TREES FOR VERTICAL ACCENT TO FILL
SPACE.



IRRIGATION NOTES:
THESE AREAS TO BE IRRIGATED VIA A BELOW
GRADE DRIPLINE SYSTEM WITH A WEATHER
BASED IRRIGATION CONTROLLER.

DRAINAGE.
ROOFTOP DRAINAGE MAY BE BE DIRECTED IN TO
THESE AREAS AND COLLECTED FOR FUTURE
LANDSCAPE IRRIGATION.



COMMON OPEN SPACE CA11
PROJECT B - LEVEL 2
SCALE: 1" = 10'-0"



RETAIL AREA AMENITIES INCLUDE:
 LARGE POTTERY @ ALCOVES TO SOFTEN WALLS.
 MEDIUM POTTERY WITH COLORFUL SHRUBS AT SELECT LOCATIONS.
 RAISED PLANTERS FOR SCREENING OF WALLS.
 THREE RELOCATED PALM TREES AT MAIN RETAIL PLAZA ENTRY.

PAVING TO INCLUDE:
 MATCHING ASHLAR SLATE ON PEDESTAL SYSTEM.

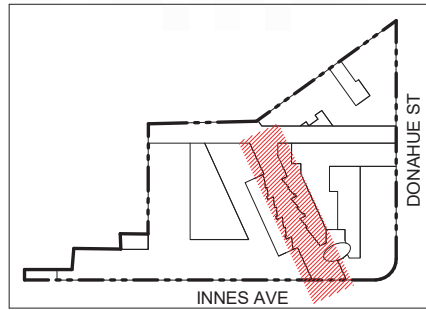
LIGHTING TO INCLUDE:
 SURFACE LED LIGHTS IN FLOWING LINES EMBEDDED IN SLATE PAVING.

ONE PALM TREES IN RAISED PLANTERS (SEAT WALL HEIGHT) AT ENTRY.



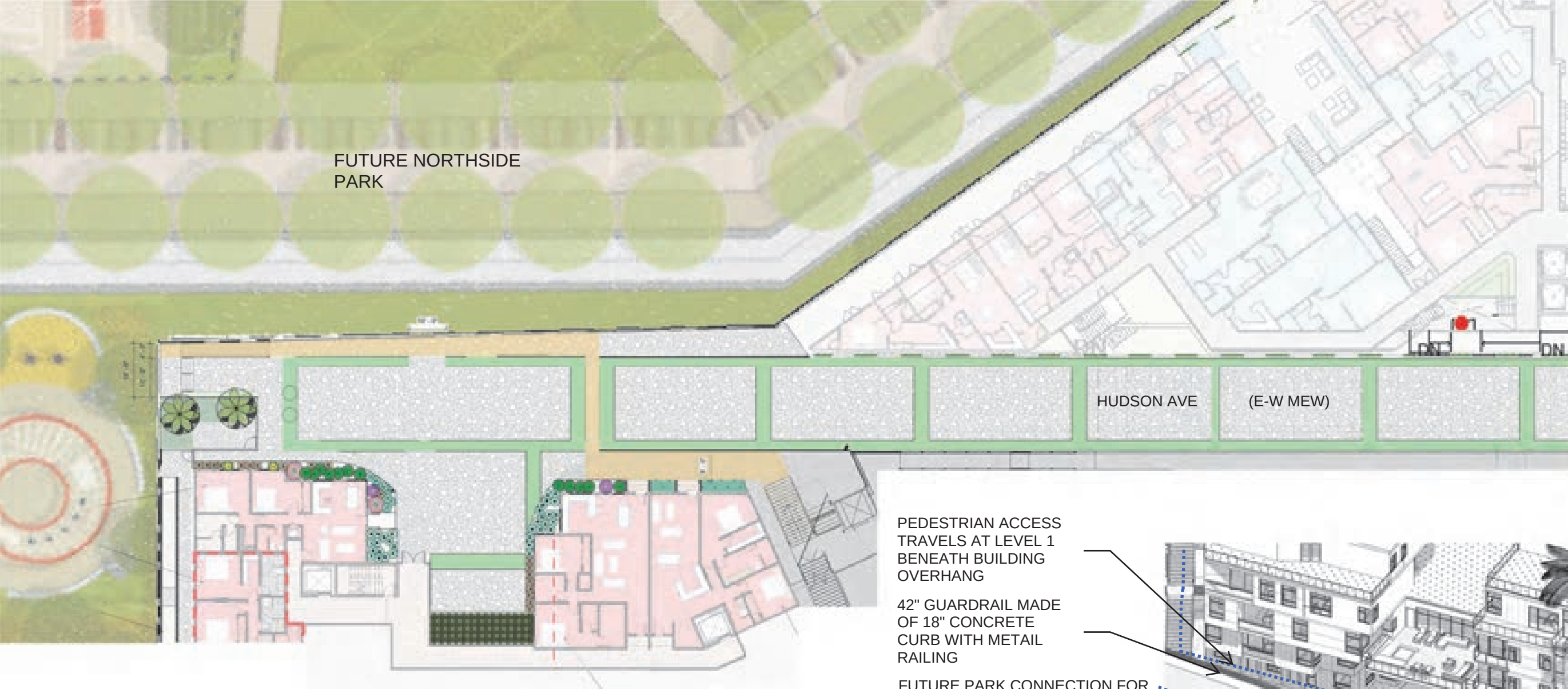
IRRIGATION NOTES:
 THESE AREAS TO BE IRRIGATED VIA AN IN-PLANTER WATER RESERVOIR SYSTEM CONNECTED TO A WEATHER BASED IRRIGATION CONTROLLER.

DRAINAGE:
 ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM THESE AREAS AND POSSIBLY STORED IN UNDERGROUND CISTERNS IN THE FIRELANE FOR FUTURE USE.



COMMON OPEN SPACE CA12
 PROJECT A - LEVEL 4
 SCALE: 1" = 10'-0"





IRRIGATION NOTES:
GRASS BANDS TO BE IRRIGATED VIA A BELOW GRADE DRIPLINE SYSTEM CONNECTED TO A WEATHER BASED IRRIGATION CONTROLLER.

DRAINAGE.
ROOFTOP DRAINAGE COULD BE DIRECTED AWAY FROM THESE AREAS AND STORED IN UNDERGROUND CISTERNS FOR FUTURE USE.



AMENITIES INCLUDE:

PERMEABLE PAVING OR ASHLAR SLATE.

GRASS BANDS.

WHERE POSSIBLE, UNDERGROUND CISTERNS WOULD BE LOCATED UNDER PAVED AREAS WHERE ROOF DRAINAGE OR FIRE LANE DRAINAGE CAN BE COLLECTED FOR USE IN LANDSCAPE.

ALL MATERIALS AND DESIGN TO MEET LOCAL FIRE DEPARTMENT CODES FOR VEHICULAR WEIGHT LIMITS.

PEDESTRIAN ACCESS TRAVELS AT LEVEL 1 BENEATH BUILDING OVERHANG

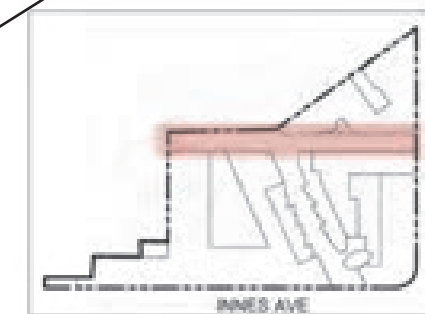
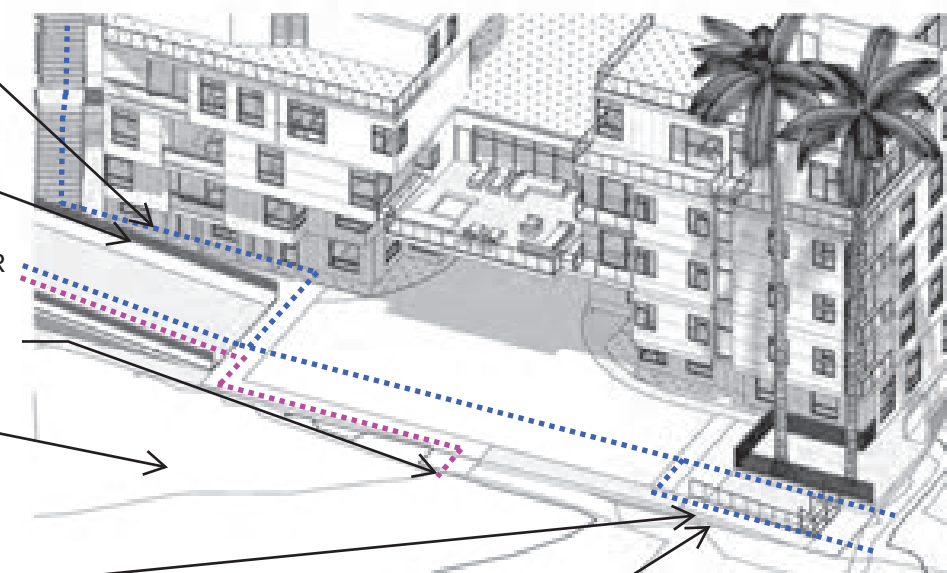
42" GUARDRAIL MADE OF 18" CONCRETE CURB WITH METAL RAILING

FUTURE PARK CONNECTION FOR THE BICYCLE PATH. IS ON GRADE WITH ADJACENT PARK

FUTURE NORTHSIDE PARK

FUTURE PARK CONNECTION PEDESTRIAN PATH VIA RAMP & STAIR (SEE L101)

Note that design refinements related Northside Park adjacencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in an ongoing collaboration with Five Point (the park's design team).



COMMON OPEN SPACE CA13
PROJECT A - LEVEL 1-3
SCALE: 1" = 10'-0"



COMMON OPEN SPACE CA14
AMENITIES INCLUDE:
ONE RAISED WOOD DECK WITH SEATING,
FIRE PIT, PLANTS/POTTERY.

ONE ROOF LEVEL SEATING AREA WITH
TABLE.

ONE ROOF-LEVEL SEATING AREA WITH
ARCHING WOOD BENCH AND RAISED
PLANTER SURROUND.

PLANTING MAY INCLUDE:
SMALL PALM TREES.
FLOWERING PLANTER HEIGHT SHRUBS.
CITRUS TREES IN POTTERY.
RAISED PLANTERS AT WALL WITH TALL
SHRUBS TO SOFTEN WALL.
PRIVACY PLANTINGS.

PAVING TO BE MATCHING ASHLAR SLATE ON
PEDESTAL SYSTEM.

VERTICAL EVERGREEN TREES IN PLANTERS AT
STREET LEVEL.

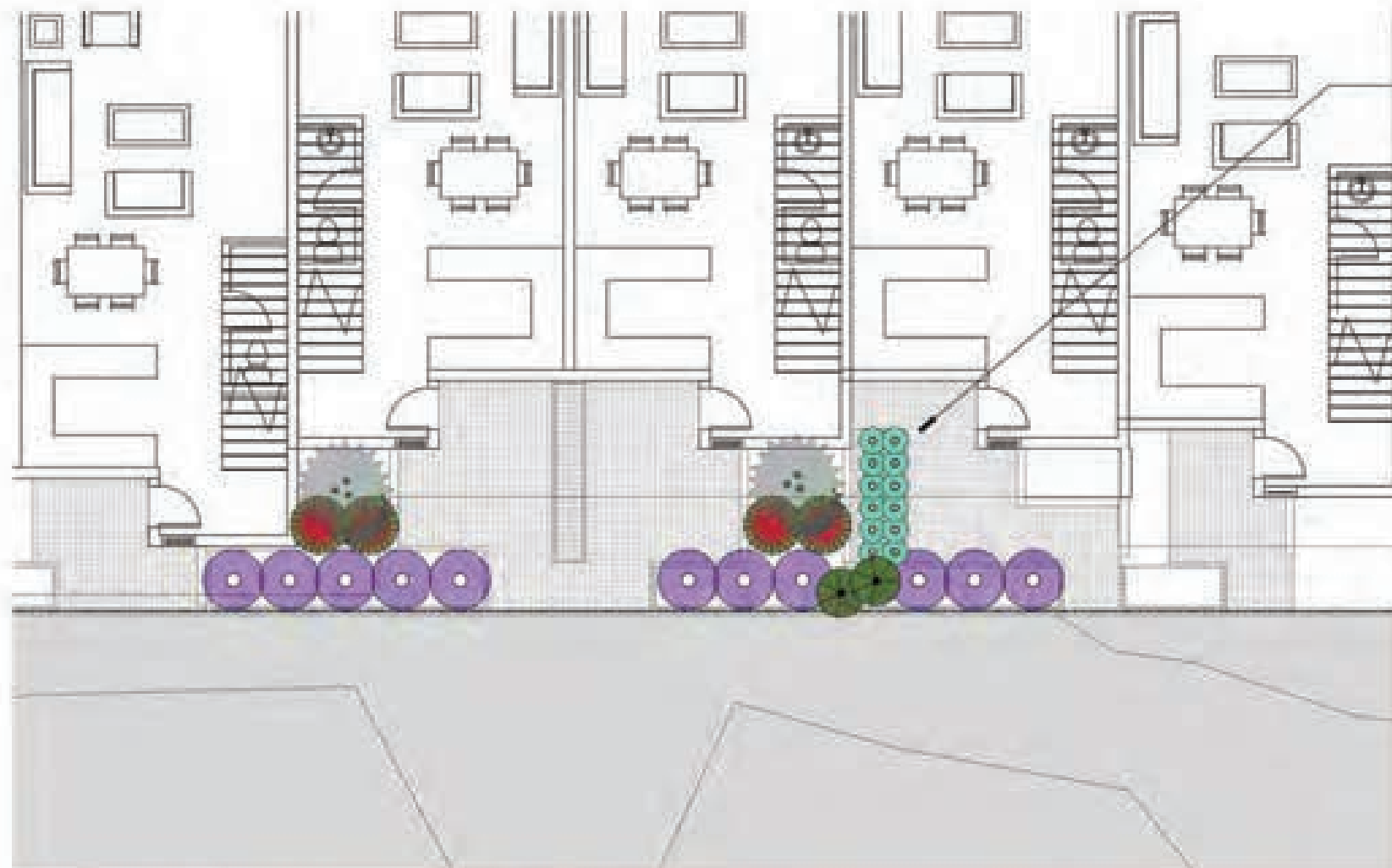
IRRIGATION NOTES:
THE RAISED PLANTERS WOULD TO BE IRRIGATED VIA AN
ON-GRADE OR, BELOW GRADE DRIPLINE SYSTEM
CONNECTED TO A WEATHER BASED IRRIGATION
CONTROLLER.

STREET LEVEL TREES TO BE WATERED VIA A LOW-FLOW
DRIP/BUBBLER SYSTEM.

DRAINAGE:
ROOFTOP DRAINAGE WOULD BE DIRECTED AWAY FROM
THESE AREAS UNDER PAVING MATERIALS.



COMMON OPEN SPACE CA14
PROJECT A - LEVEL 7
SCALE: 1" = 10'-0"



PRIVATE COMMON OPEN SPACE AT UNIT PORCHES ALONG INNES

AMENITIES INCLUDE:

RAISED AT-GRADE PLANTERS -
MATERIALS PER ARCHITECTURAL PLANS.

WOOD BENCH TO SEPARATE UNIT
ENTRIES.

PAVING TO INCLUDE:

MATCHING ASHLAR SLATE.

IRRIGATION NOTES:

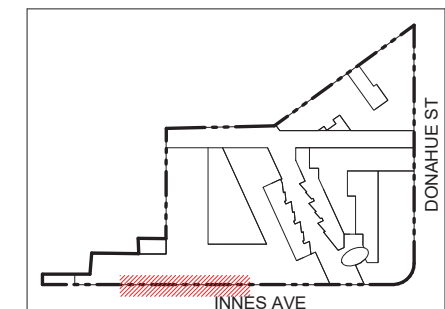
THESE AREAS TO BE IRRIGATED VIA A BELOW GRADE
DRIPLINE SYSTEM WITH A WEATHER BASED IRRIGATION
CONTROLLER.

DRAINAGE.

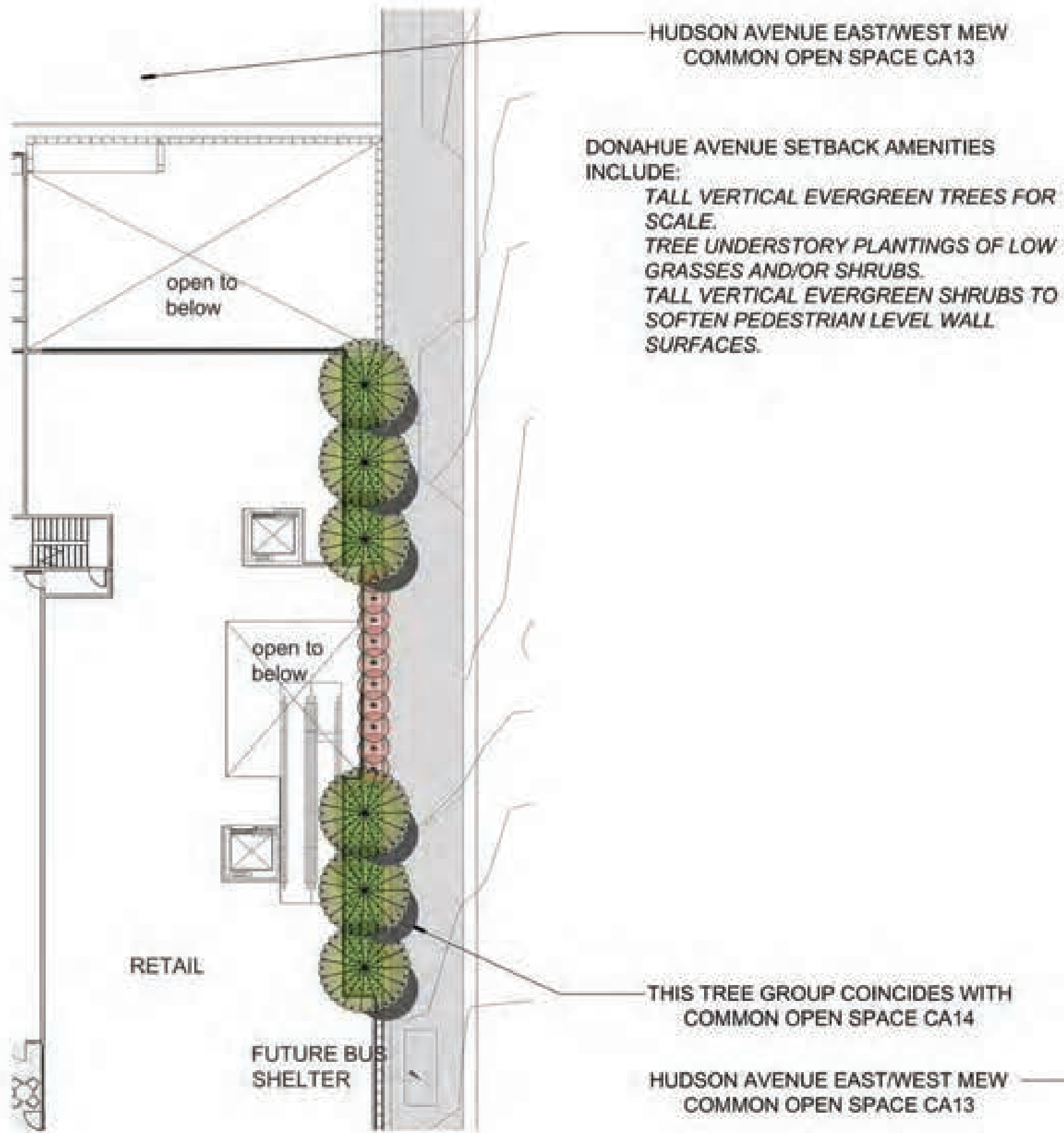
ROOFTOP DRAINAGE COULD BE DIRECTED TOWARDS
THESE AREAS, STORED IN CISTERNS AND RE-USED FOR
LANDSCAPE IRRIGATION.



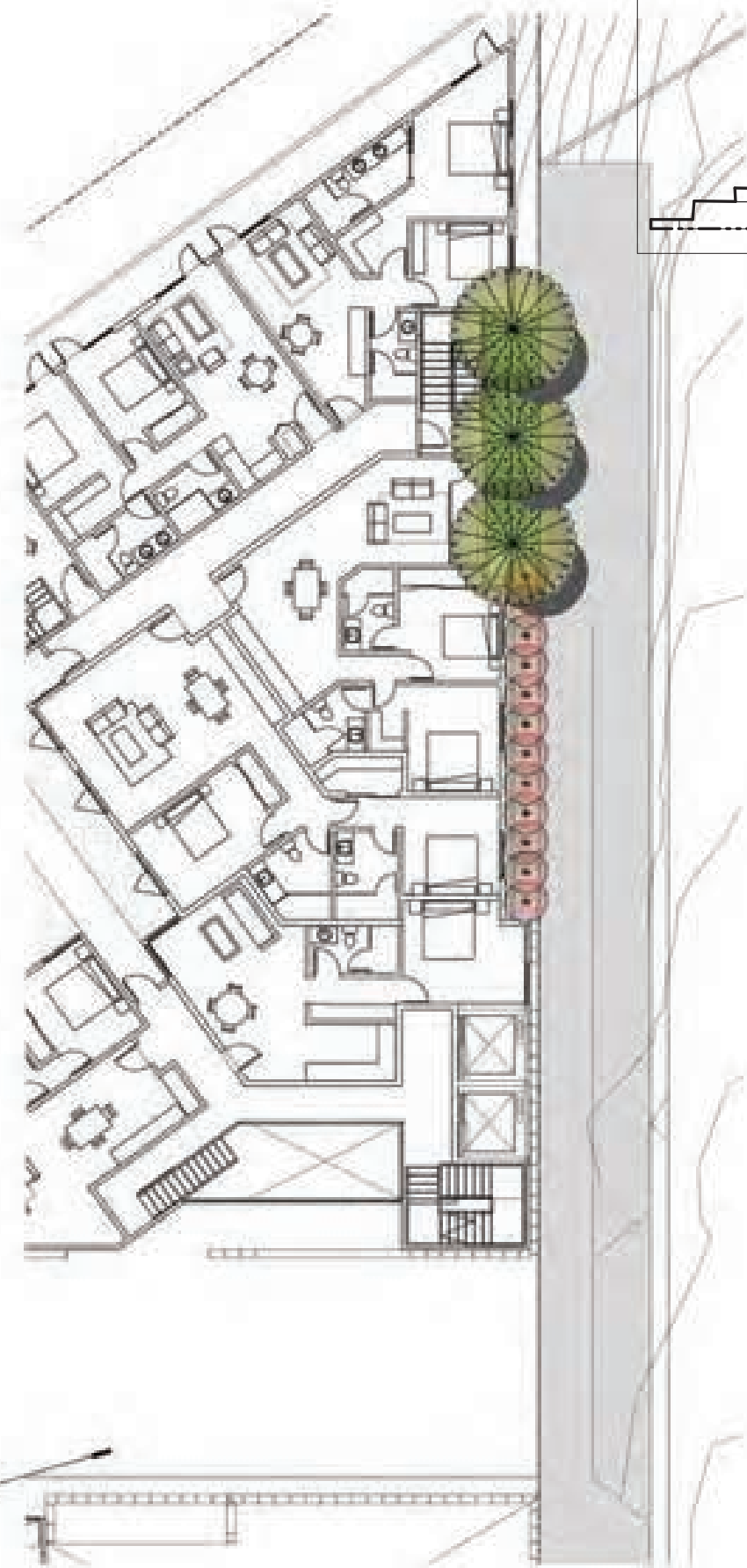
3D VIEW OF UNITS WITH SIDEWALK ENTRIES/
PORCHES ALONG INNES AVE



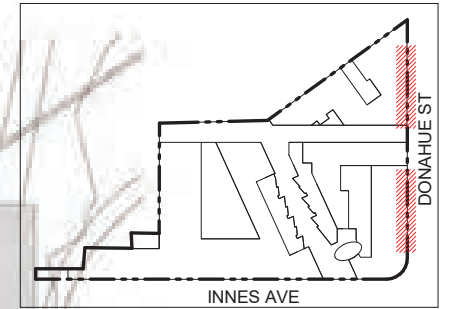
PRIVATE COMMON OPEN SPACE
AT PRIVATE PORCHES
PROJECT A - LEVEL 4
SCALE: 1" = 10'-0"



LANDSCAPE AT SETBACK ALONG
DONAHUE AT PROJECT A
PROJECT A - LEVEL 4
SCALE: 1" = 10'-0"

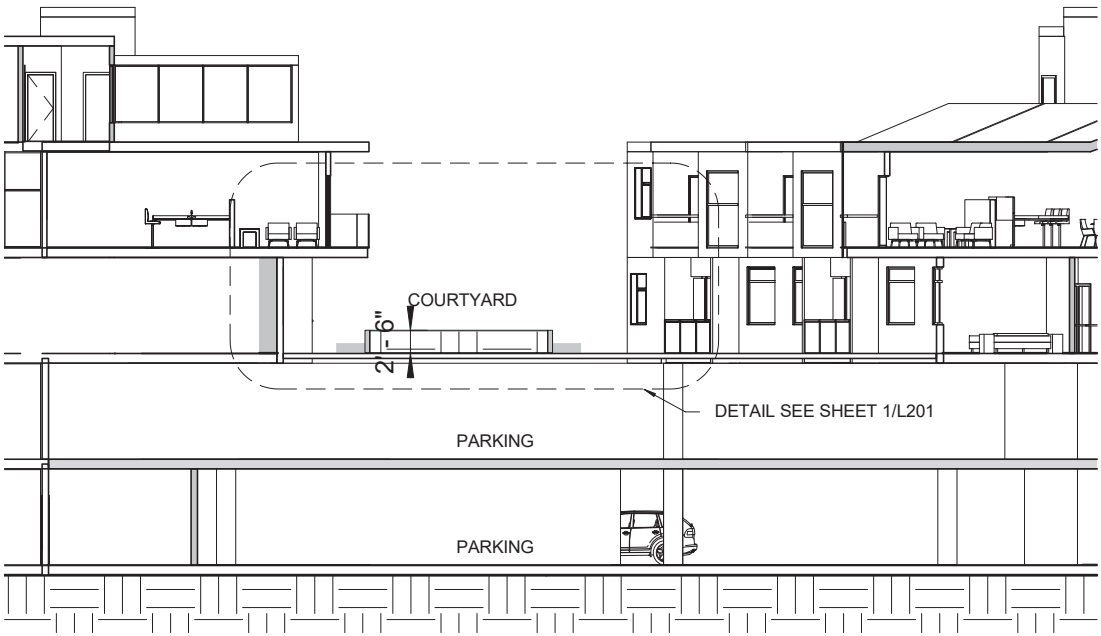


LANDSCAPE AT SETBACK ALONG
DONAHUE AT PROJECT B
PROJECT A - LEVEL 3
SCALE: 1" = 10'-0"

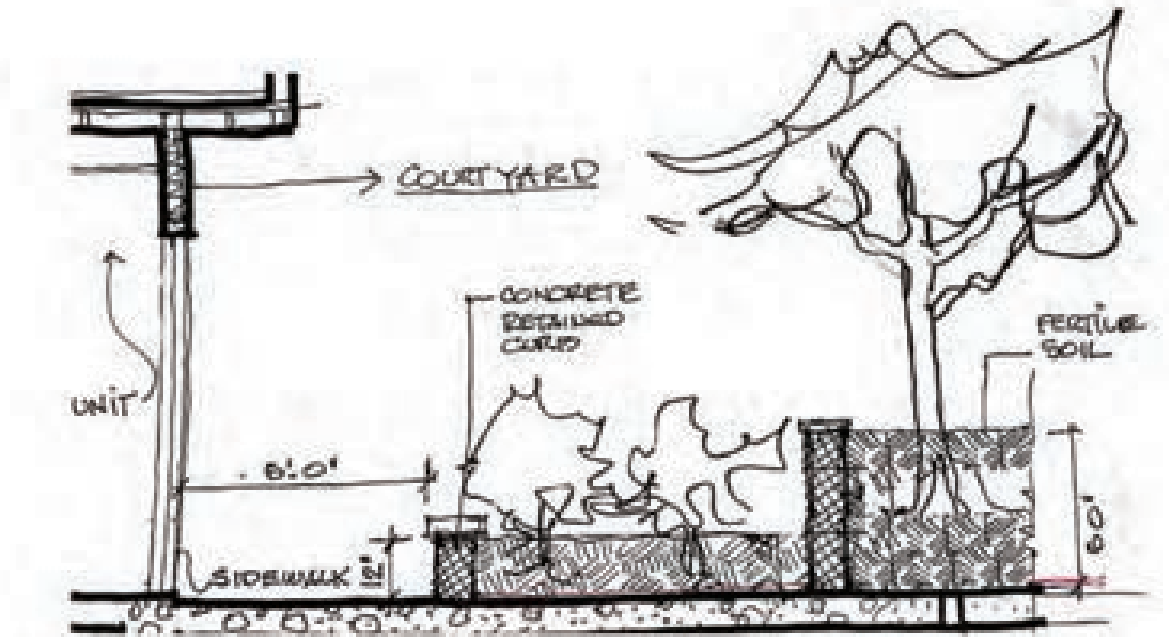




3D VIEW- ARTIFICIAL PALM SCULPTURE
INTERSECTION OF INNES/EARL



② Section - Courtyard
1" = 20'-0"

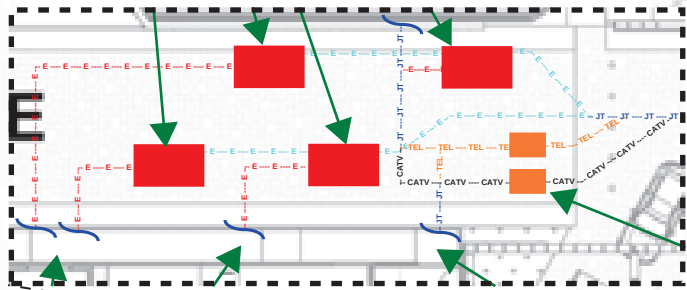


① COURTYARD ELEVATED PLANTER DETAIL

LEGEND

- PROPERTY LINE
- PRIMARY ELECTRIC CONDUIT
- SECONDARY ELECTRIC CONDUIT
- DT/JT CONDUIT
- TELEPHONE CONDUIT
- COMCAST CONDUIT
- VAULT
- STREET LAMP
- STREET POLE
- CONCRETE
- PAVER STONES
- DECOMPOSED GRANITE
- TRANSFORMER VAULT
- COMMUNICATION VAULT
- GAS METER

NOTES:
 1. ALL LINES SHOWN ARE DIAGRAMMATIC.
 2. ALL DRY UTILITY SERVICE LOCATIONS ARE SUBJECT TO UTILITY PROVIDER APPROVALS.



EXISTING JOINT TRENCH (SFPUC ELECTRIC 12 KV, AT&T COMMUNICATION, COMCAST COMMUNICATION, SF DEPARTMENT OF TECHNOLOGY COMMUNICATION, PG&E GAS)

GAS METER LOCATION

SUBSURFACE #7 TRANSFORMER VAULTS

PHASE 2

GAS POINT OF CONNECTION TO BE DETERMINED

SECONDARY ELECTRICAL, AT&T, AND COMCAST TO SEPARATE ELECTRICAL ROOM AND MPOE

PRIMARY ELECTRICAL AND LOW VOLTAGE POINTS OF CONNECTION TO BE DETERMINED

COMMUNICATION VAULTS

COMMUNICATION TO MPOE

GAS POINT OF CONNECTION TO BE DETERMINED

FUTURE BUS SHELTER

EXISTING BUS SHELTER

FUTURE CURBLINE PER CITY REDEVELOPMENT DRAWINGS

EXISTING SUBSTATION TO REMAIN

GAS METER LOCATION

SECONDARY ELECTRICAL TO ELECTRICAL ROOM

GAS METER LOCATION

EXISTING JOINT TRENCH (SFPUC ELECTRIC 12 KV, AT&T COMMUNICATION, COMCAST COMMUNICATION, SF DEPARTMENT OF TECHNOLOGY COMMUNICATION, PG&E GAS)

GAS POINT OF CONNECTION TO BE DETERMINED

PHASE 1



NOT FOR CONSTRUCTION

URBANDesign
 CONSULTING ENGINEERS
 1501 Townsend Street, Suite 400
 San Francisco, California 94115
 415 435 5850 ext. 888 EDP@URBANDesign.com
 www.URBANDesign.com

DRY UTILITY SITE PLAN
 1" = 50'-0"

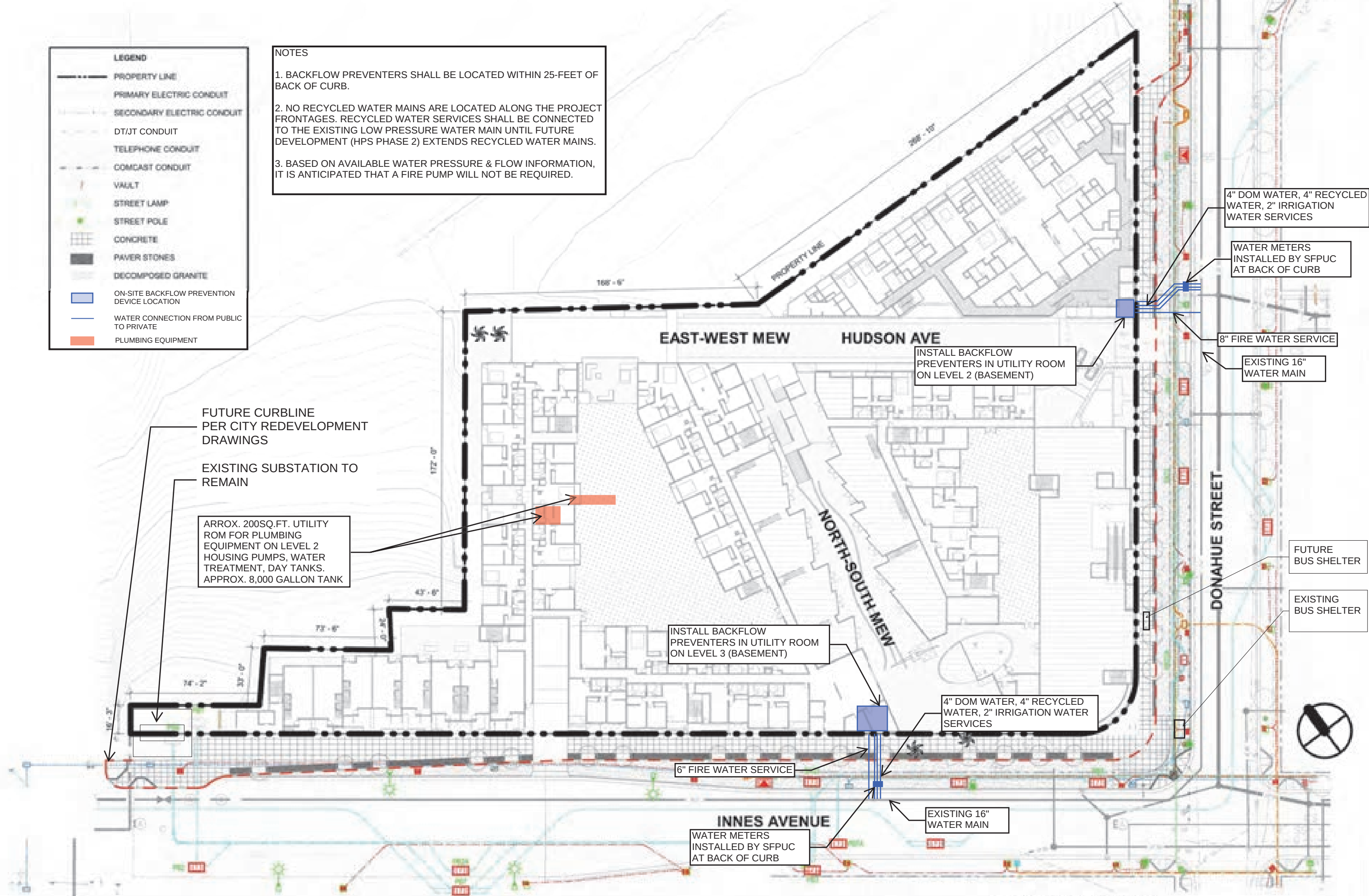
NARDI ASSOCIATES LLP
 Architecture Urban Design Interiors
 project: BLOCK 1
 PALMILIA by the BAY
 San Francisco, CA
 title: DRY UTILITY SITE PLAN
 scale: As indicated
 sheet: M001
 page: 83
 DATE: 01/12/2021

LEGEND

- PROPERTY LINE
- PRIMARY ELECTRIC CONDUIT
- SECONDARY ELECTRIC CONDUIT
- DT/JT CONDUIT
- TELEPHONE CONDUIT
- COMCAST CONDUIT
- VAULT
- STREET LAMP
- STREET POLE
- CONCRETE
- PAVER STONES
- DECOMPOSED GRANITE
- ON-SITE BACKFLOW PREVENTION DEVICE LOCATION
- WATER CONNECTION FROM PUBLIC TO PRIVATE
- PLUMBING EQUIPMENT

NOTES

- BACKFLOW PREVENTERS SHALL BE LOCATED WITHIN 25-FEET OF BACK OF CURB.
- NO RECYCLED WATER MAINS ARE LOCATED ALONG THE PROJECT FRONTAGES. RECYCLED WATER SERVICES SHALL BE CONNECTED TO THE EXISTING LOW PRESSURE WATER MAIN UNTIL FUTURE DEVELOPMENT (HPS PHASE 2) EXTENDS RECYCLED WATER MAINS.
- BASED ON AVAILABLE WATER PRESSURE & FLOW INFORMATION, IT IS ANTICIPATED THAT A FIRE PUMP WILL NOT BE REQUIRED.



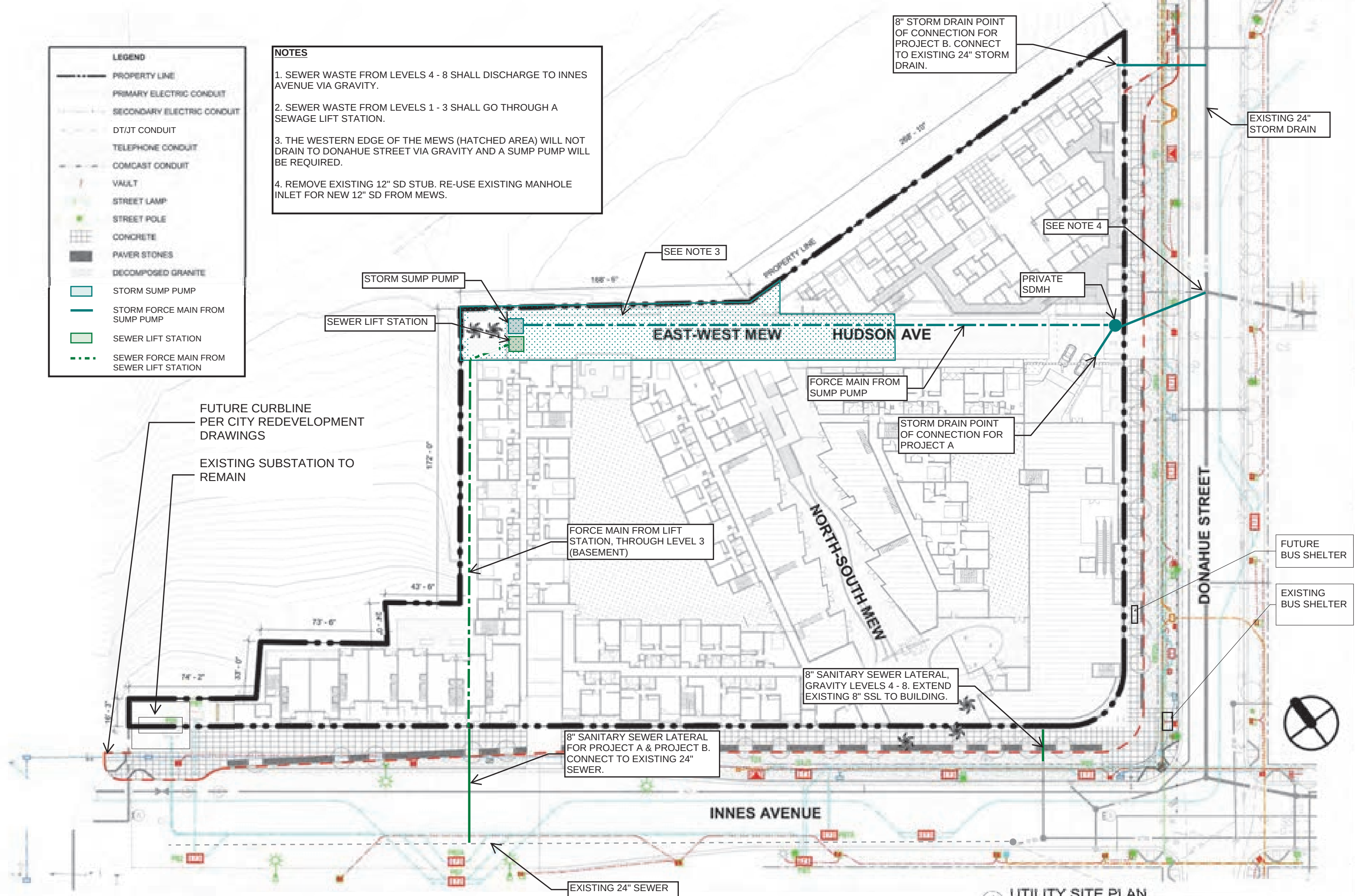
1 UTILITY SITE PLAN
1" = 50'-0"

LEGEND

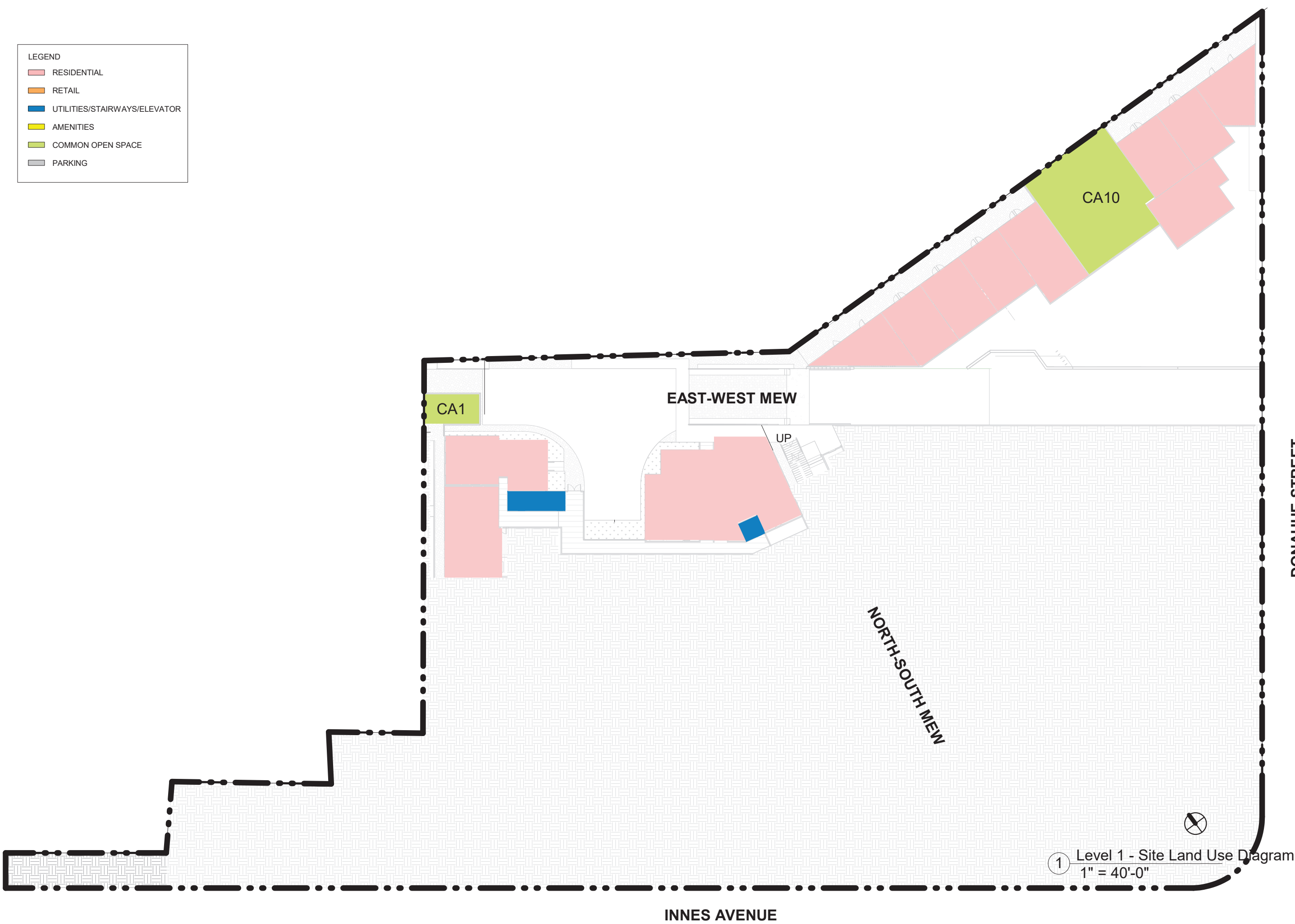
- PROPERTY LINE
- PRIMARY ELECTRIC CONDUIT
- SECONDARY ELECTRIC CONDUIT
- DT/JT CONDUIT
- TELEPHONE CONDUIT
- COMCAST CONDUIT
- VAULT
- STREET LAMP
- STREET POLE
- CONCRETE
- PAVER STONES
- DECOMPOSED GRANITE
- STORM SUMP PUMP
- STORM FORCE MAIN FROM SUMP PUMP
- SEWER LIFT STATION
- SEWER FORCE MAIN FROM SEWER LIFT STATION

NOTES

- SEWER WASTE FROM LEVELS 4 - 8 SHALL DISCHARGE TO INNES AVENUE VIA GRAVITY.
- SEWER WASTE FROM LEVELS 1 - 3 SHALL GO THROUGH A SEWAGE LIFT STATION.
- THE WESTERN EDGE OF THE MEWS (HATCHED AREA) WILL NOT DRAIN TO DONAHUE STREET VIA GRAVITY AND A SUMP PUMP WILL BE REQUIRED.
- REMOVE EXISTING 12" SD STUB. RE-USE EXISTING MANHOLE INLET FOR NEW 12" SD FROM MEWS.



1 UTILITY SITE PLAN
1" = 50'-0"



LEGEND

RESIDENTIAL

RETAIL

UTILITIES/STAIRWAYS/ELEVATOR

AMENITIES

COMMON OPEN SPACE

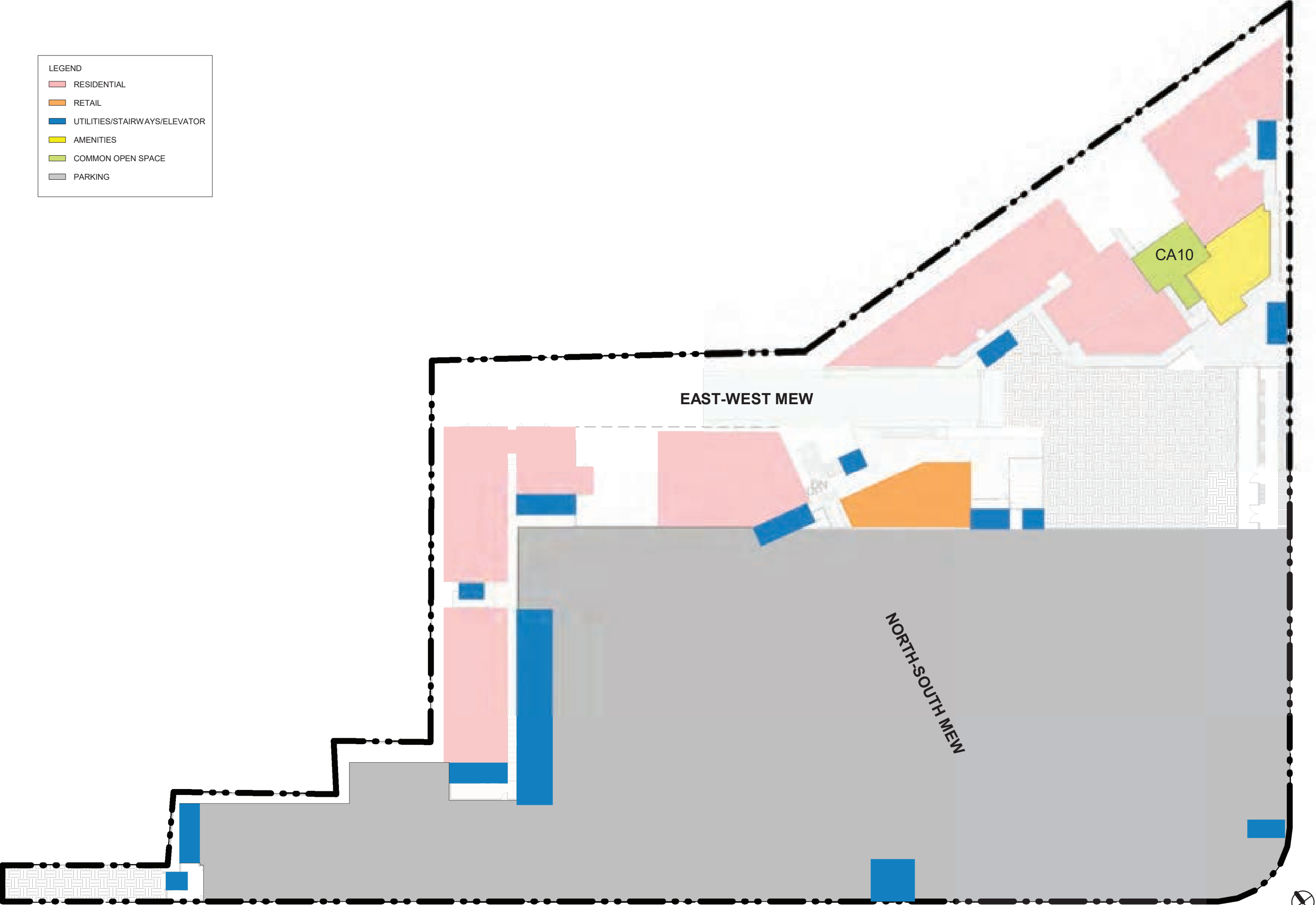
PARKING

1

Level 1 - Site Land Use Diagram
1" = 40'-0"

DONAHUE STREET

INNES AVENUE



- LEGEND
- RESIDENTIAL
 - RETAIL
 - UTILITIES/STAIRWAYS/ELEVATOR
 - AMENITIES
 - COMMON OPEN SPACE
 - PARKING

1 Level 2 - Site Land Use Diagram
1" = 40'-0"

DONAHUE STREET

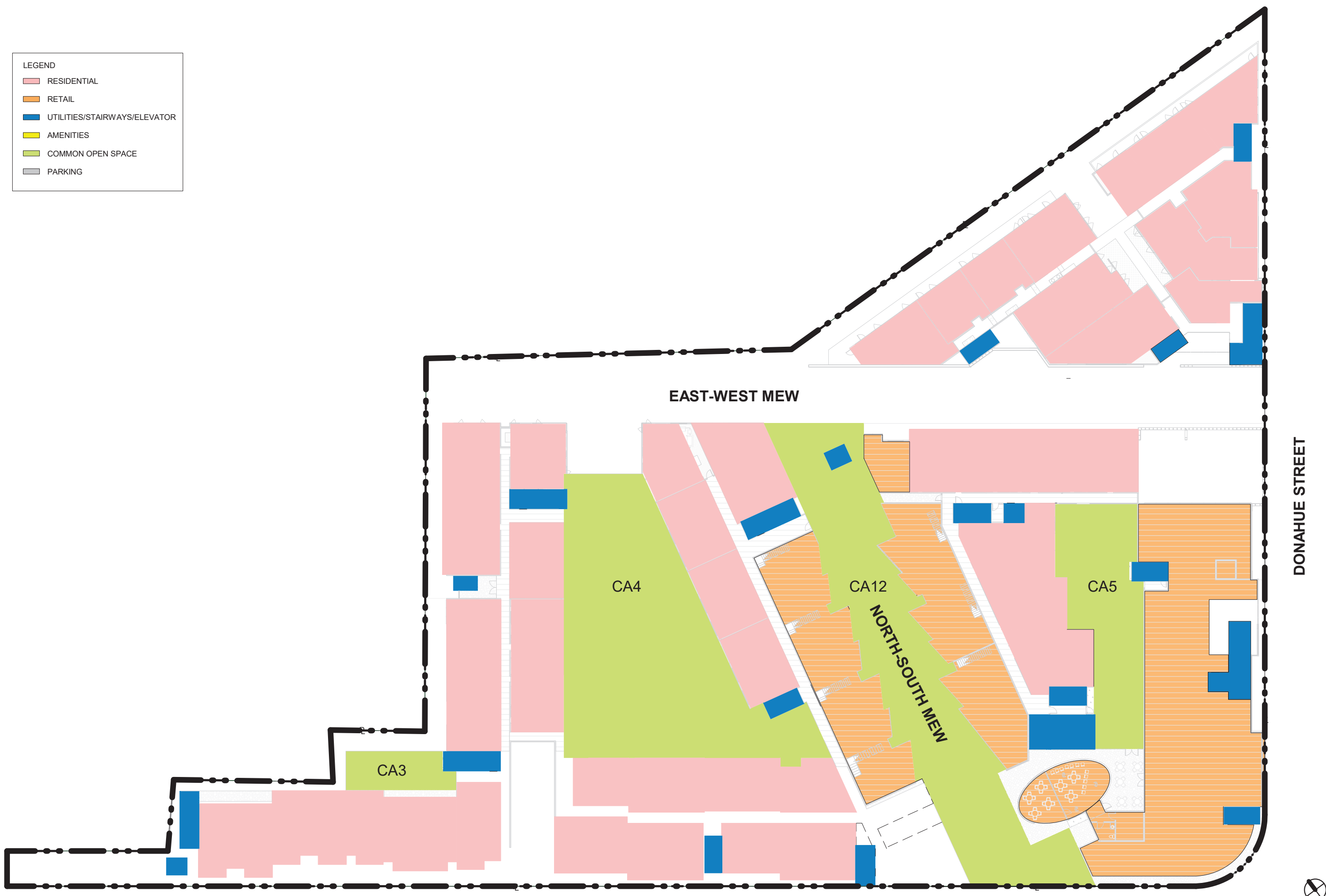
INNES AVENUE





1 Level 3 - Site Land Use Diagram
1" = 40'-0"





LEGEND

- RESIDENTIAL
- RETAIL
- UTILITIES/STAIRWAYS/ELEVATOR
- AMENITIES
- COMMON OPEN SPACE
- PARKING

INNES AVENUE

DONAHUE STREET

1 Level 4 (Street Lvl) - Site Land Use Diagram
1" = 40'-0"





LEGEND

- RESIDENTIAL
- RETAIL
- UTILITIES/STAIRWAYS/ELEVATOR
- AMENITIES
- COMMON OPEN SPACE
- PARKING

EAST-WEST MEW

CA6

NORTH-SOUTH MEW

DONAHUE STREET

INNES AVENUE

1 Level 5 - Site Land Use Diagram
1" = 40'-0"

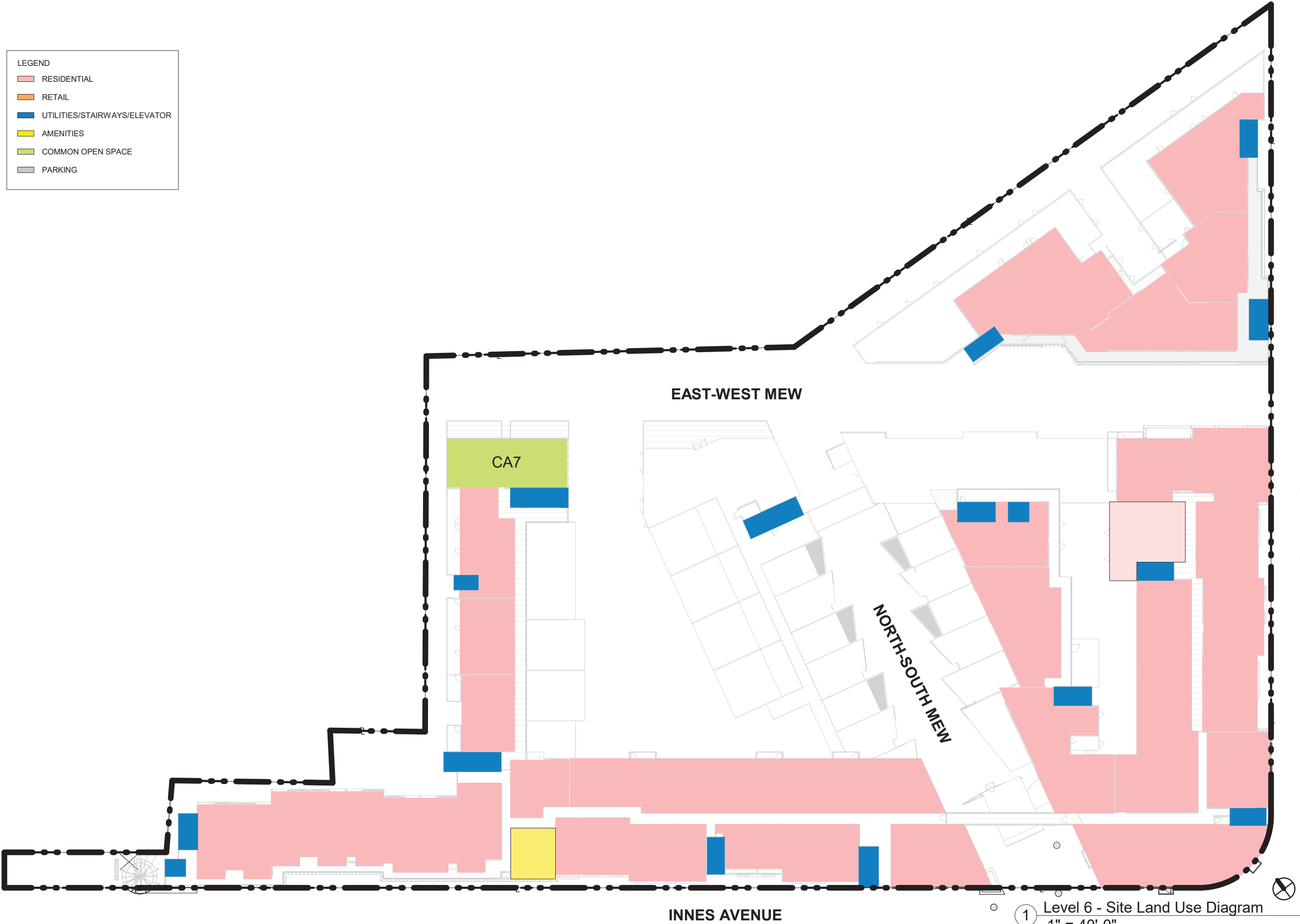


project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
DIAGRAM - Site Land Use
Diagram-Level 5
scale: As indicated

sheet:
AA005

page:
90



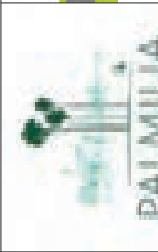
LEGEND

- RESIDENTIAL
- RETAIL
- UTILITIES/STAIRWAYS/ELEVATOR
- AMENITIES
- COMMON OPEN SPACE
- PARKING

1 Level 6 - Site Land Use Diagram
1" = 40'-0"

DONAHUE STREET

INNES AVENUE

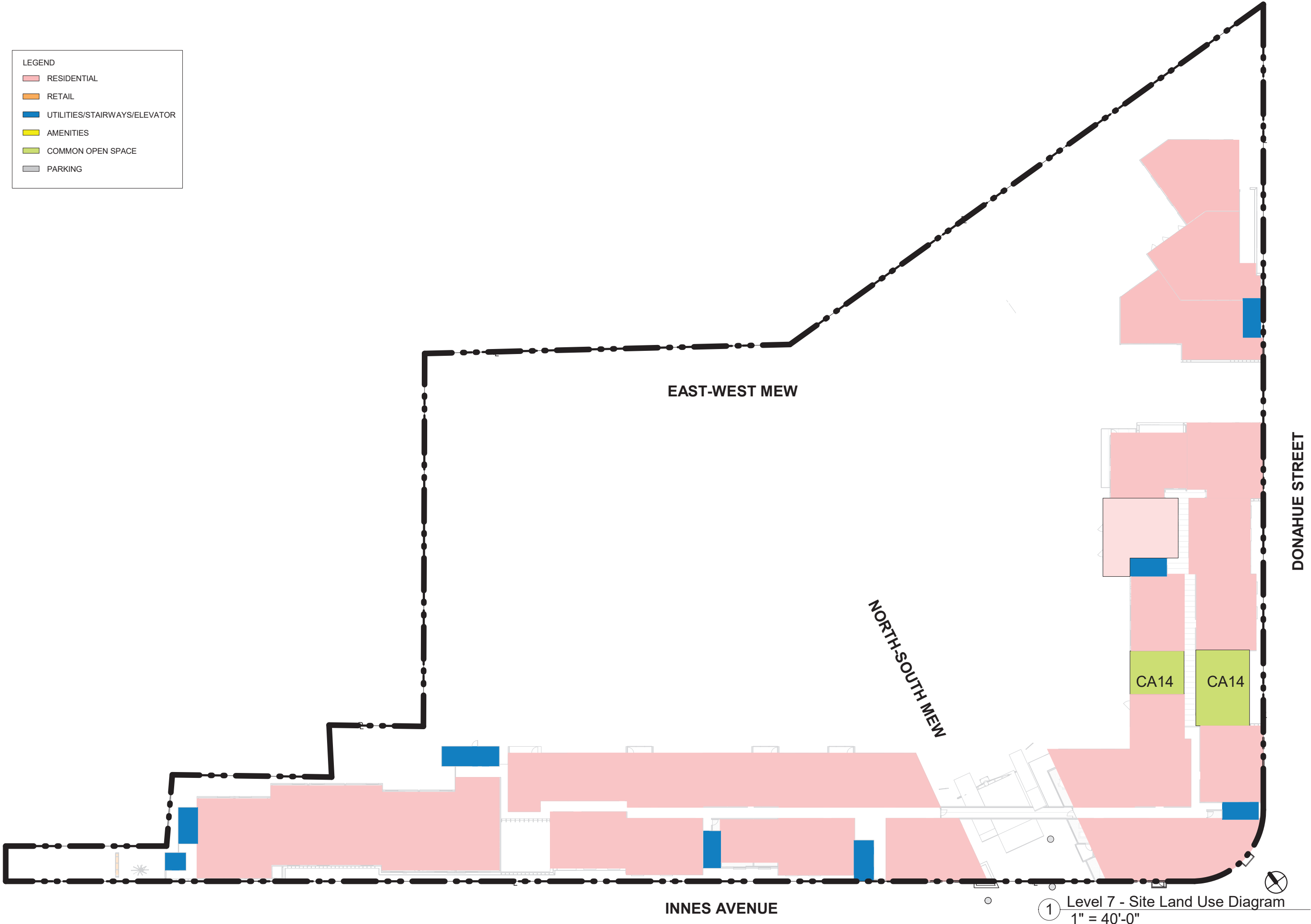


project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
DIAGRAM - Site Land Use
Diagram-Level 6
scale: As indicated

sheet:
AA006

page:
91



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
DIAGRAM - Site Land Use
Diagram-Level 7
scale: As indicated

sheet:
AA007

page:
92

LEGEND

RESIDENTIAL

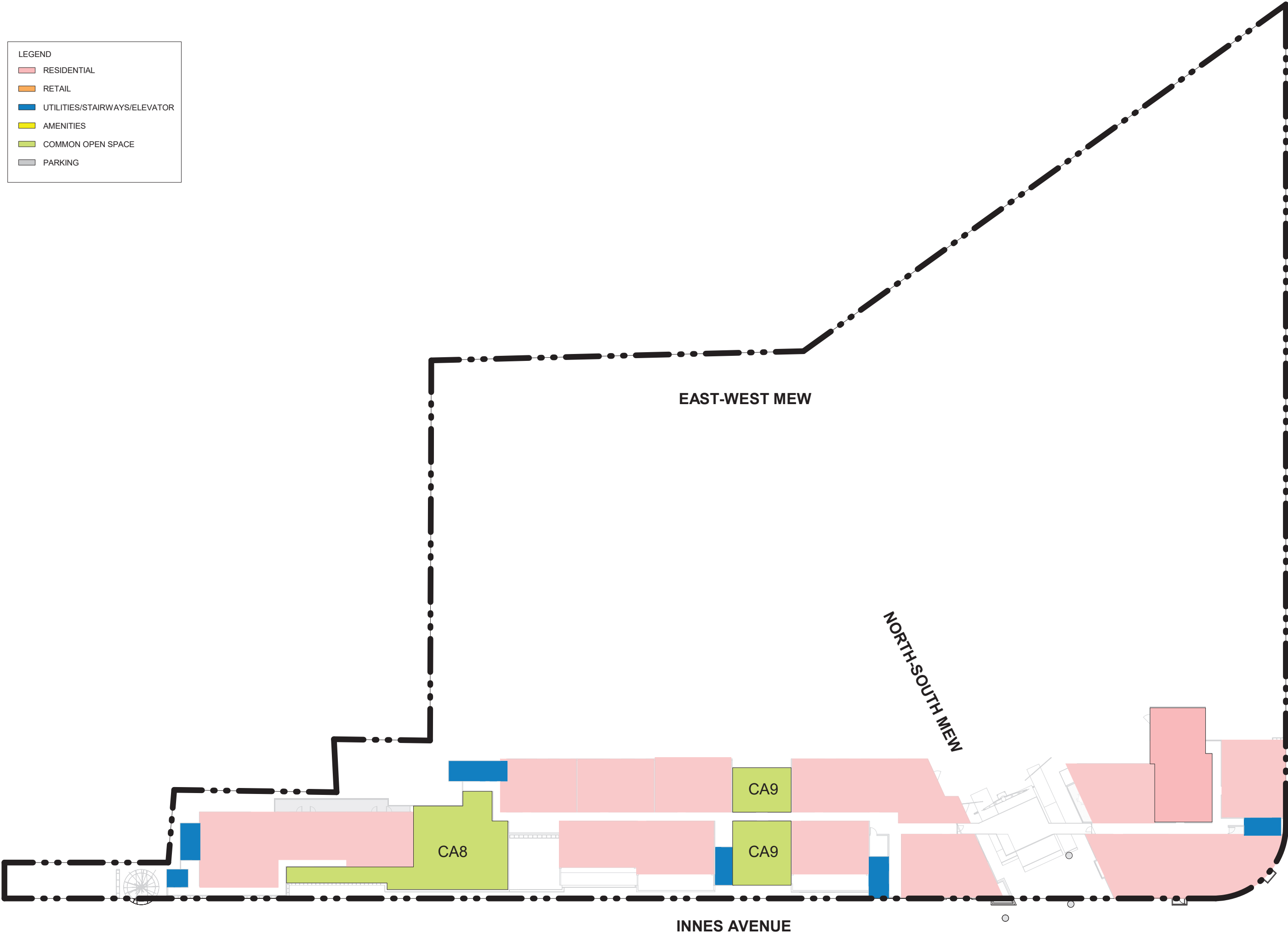
RETAIL

UTILITIES/STAIRWAYS/ELEVATOR

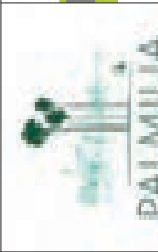
AMENITIES

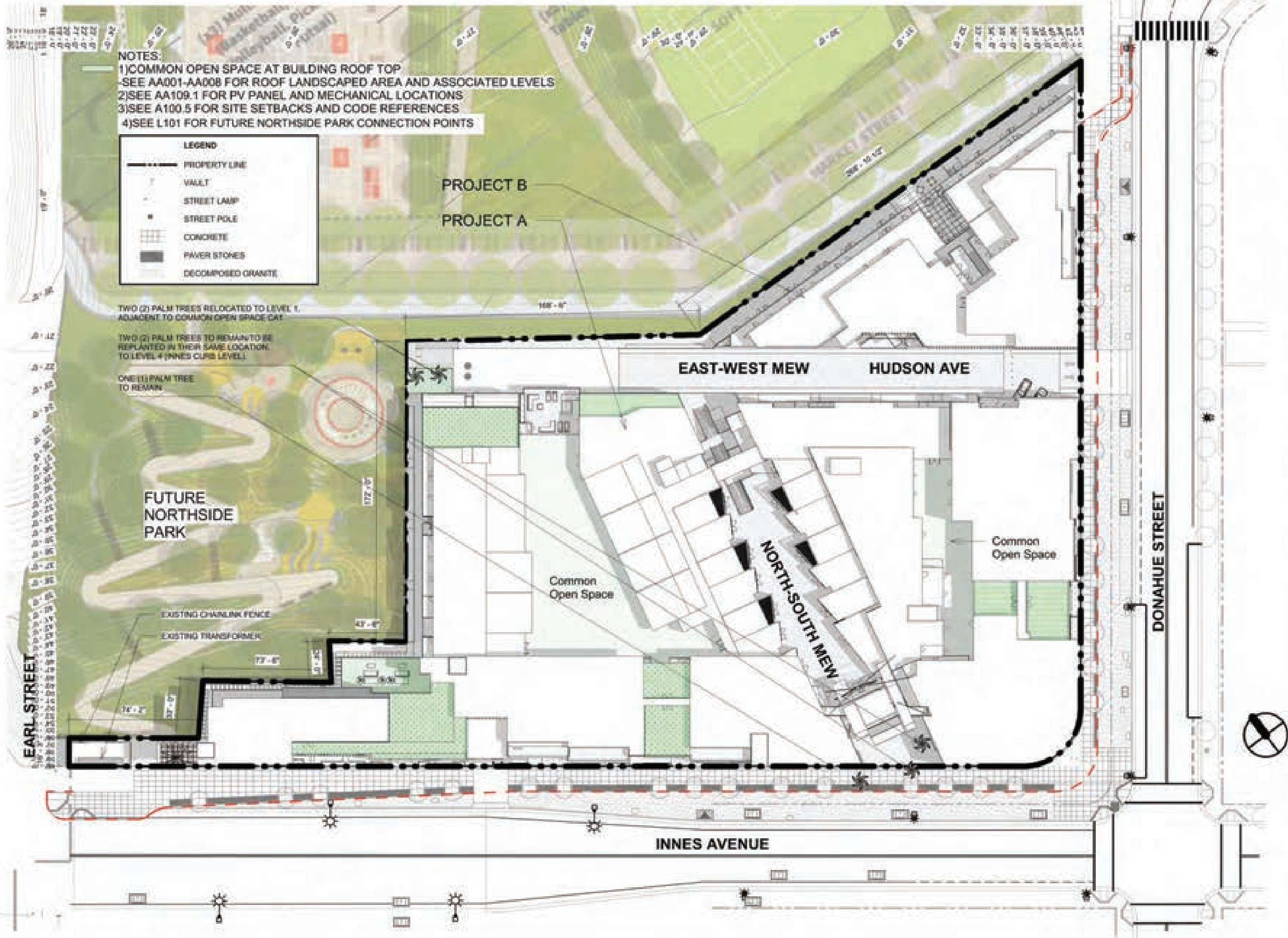
COMMON OPEN SPACE

PARKING



DONAHUE STREET





- NOTES:
- 1)COMMON OPEN SPACE AT BUILDING ROOF TOP
-SEE AA001-AA008 FOR ROOF LANDSCAPED AREA AND ASSOCIATED LEVELS
 - 2)SEE AA109.1 FOR PV PANEL AND MECHANICAL LOCATIONS
 - 3)SEE A100.5 FOR SITE SETBACKS AND CODE REFERENCES
 - 4)SEE L101 FOR FUTURE NORTHSIDE PARK CONNECTION POINTS

LEGEND

- PROPERTY LINE
- VAULT
- STREET LAMP
- STREET POLE
- CONCRETE
- PAVER STONES
- DECOMPOSED GRANITE

TWO (2) PALM TREES RELOCATED TO LEVEL 1, ADJACENT TO COMMON OPEN SPACE CAT

TWO (2) PALM TREES TO REMAIN TO BE REPLANTED IN THEIR SAME LOCATION TO LEVEL 4 (PINES CLIP LEVEL)

ONE (1) PALM TREE TO REMAIN

FUTURE NORTHSIDE PARK

EXISTING CHAINLINK FENCE

EXISTING TRANSFORMER

PROJECT B

PROJECT A

EAST-WEST MEW

HUDSON AVE

NORTH-SOUTH MEW

Common Open Space

Common Open Space

INNES AVENUE

DONAHUE STREET

LEGEND

A1

A2

A3

A4

A5

A6

RETAIL

BALCONY

-ONE BEDROOM

-ONE BEDROOM + DEN

-TWO BEDROOM

-ONE BEDROOM ALONG RETAIL CORRIDOR

-THREE BEDROOM

-TWO STORY ALONG INNES/EARL

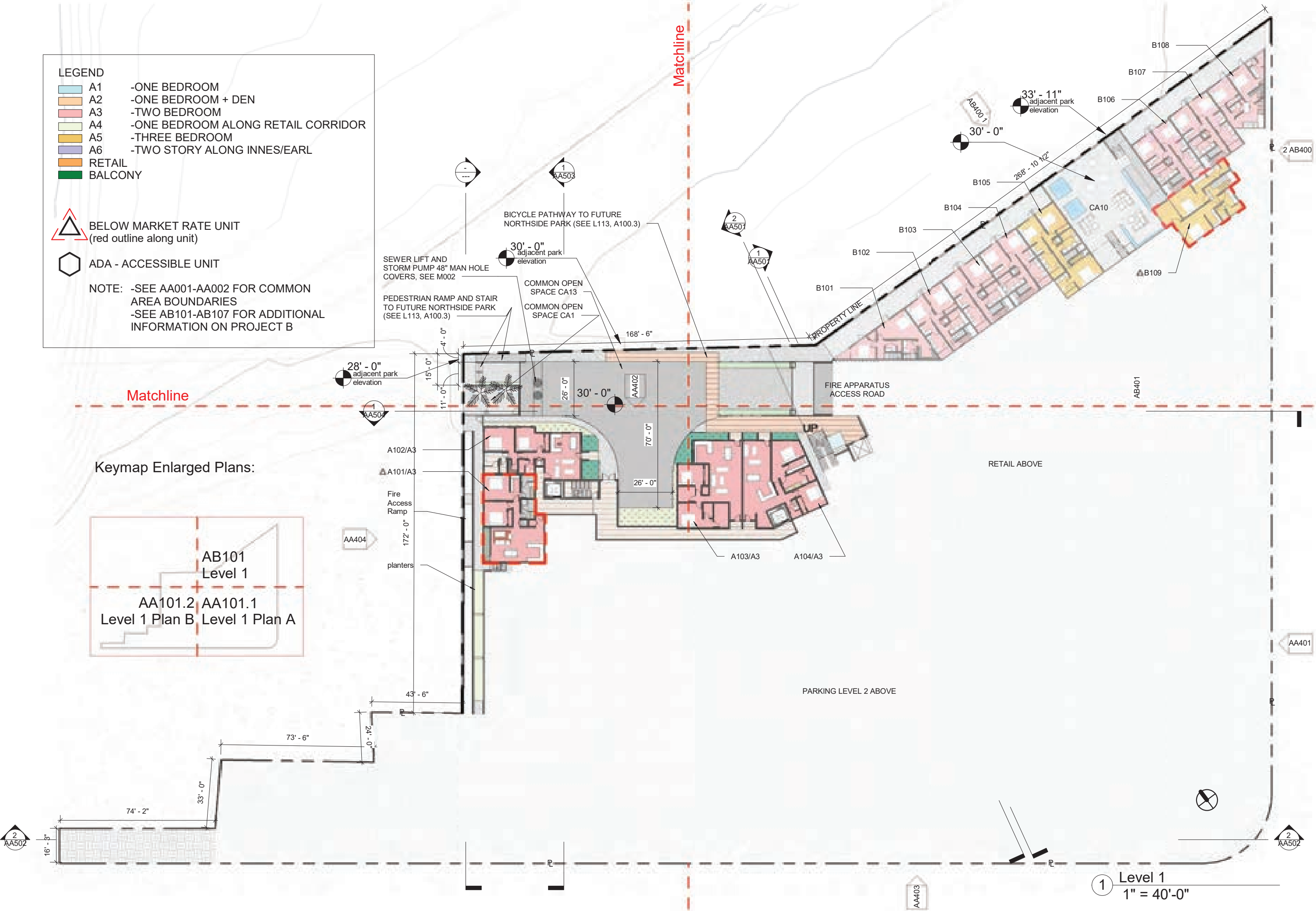
BELOW MARKET RATE UNIT
(red outline along unit)

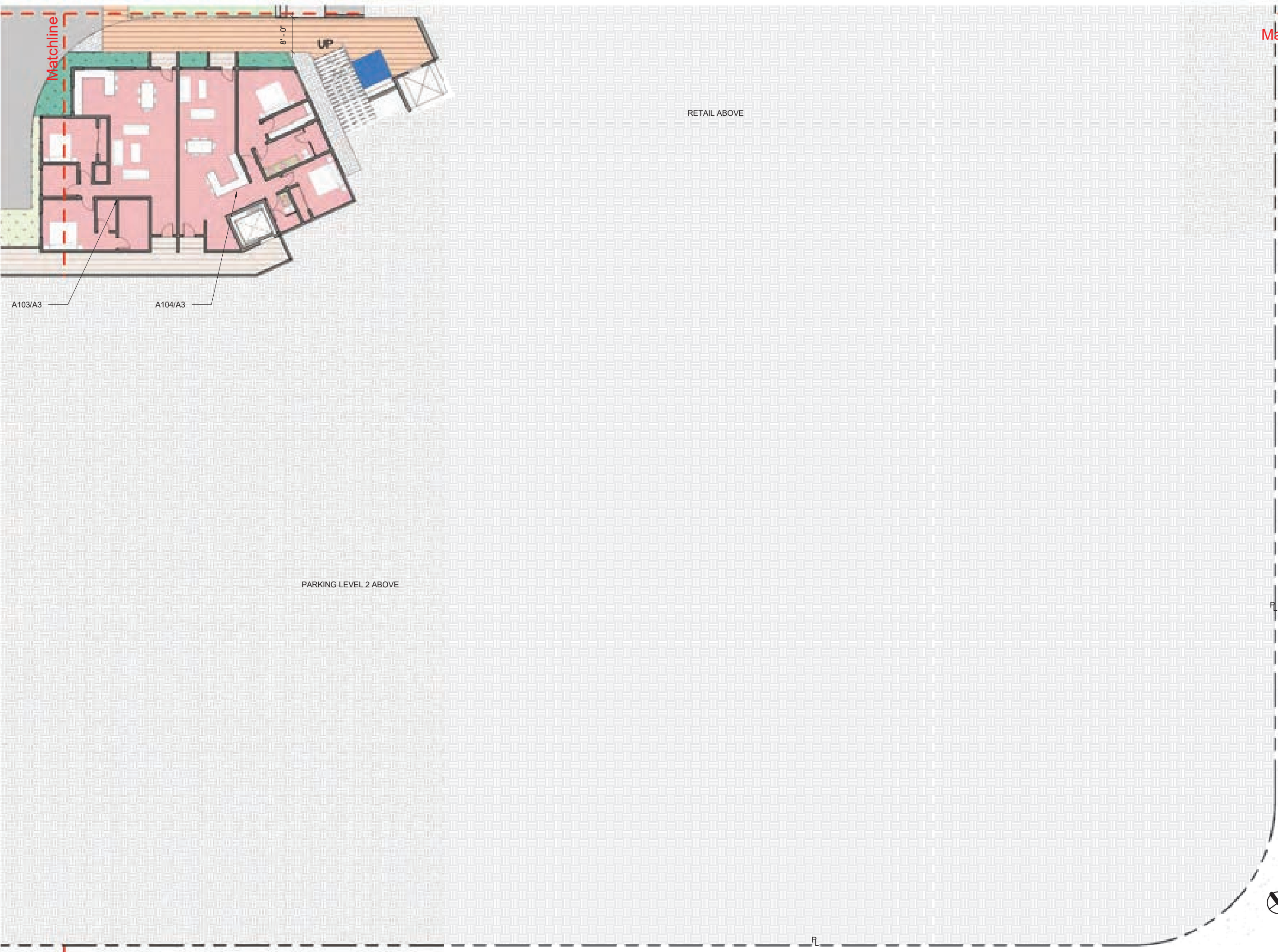
ADA - ACCESSIBLE UNIT

NOTE:

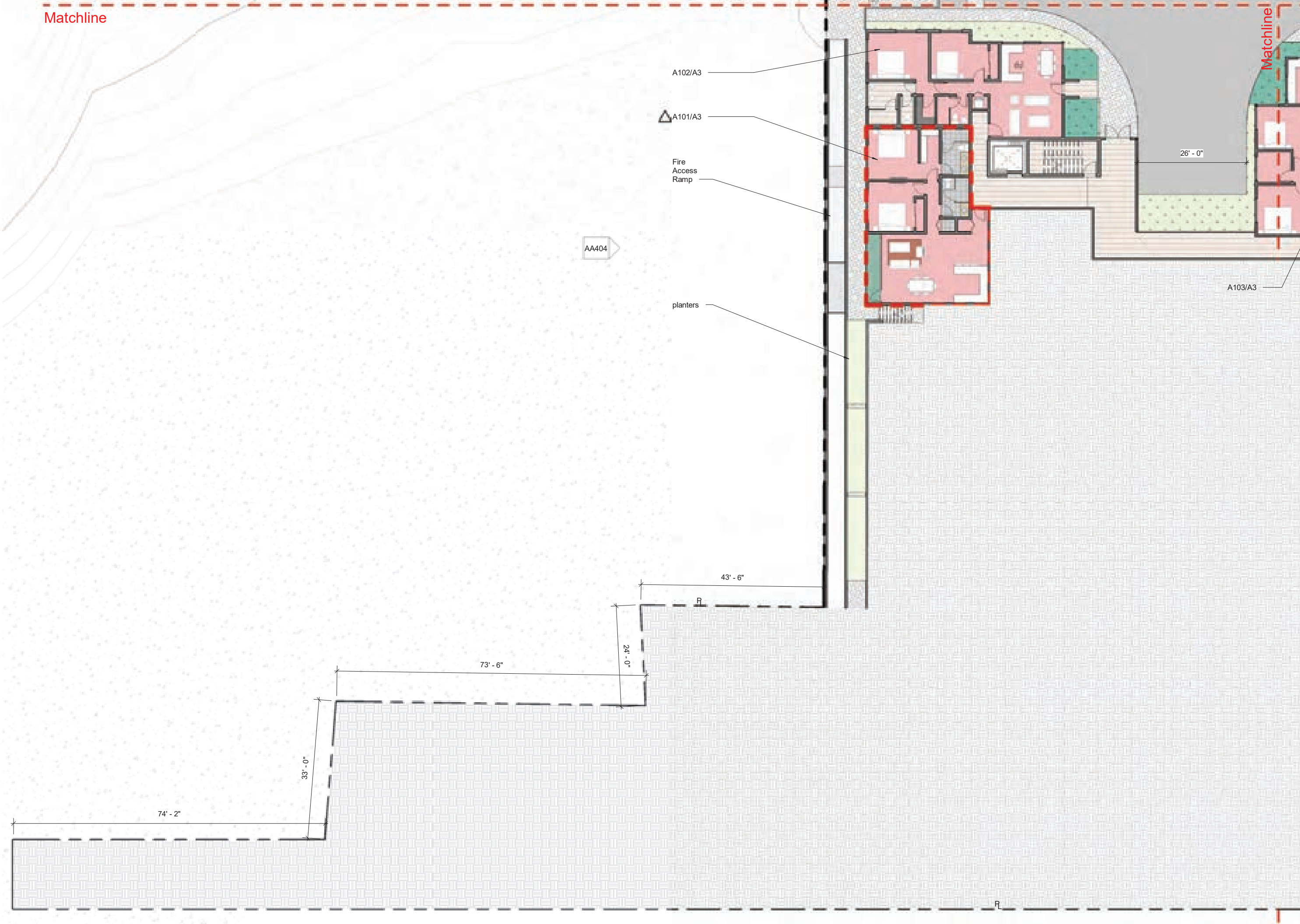
-SEE AA001-AA002 FOR COMMON
AREA BOUNDARIES

-SEE AB101-AB107 FOR ADDITIONAL
INFORMATION ON PROJECT B





AA401



Matchline

Matchline

LEGEND

A1

A2

A3

A4

A5

A6

RETAIL

BALCONY

-ONE BEDROOM

-ONE BEDROOM + DEN

-TWO BEDROOM

-ONE BEDROOM ALONG RETAIL CORRIDOR

-THREE BEDROOM

-TWO STORY ALONG INNES/EARL

BELOW MARKET RATE UNIT

(red outline along unit)

ADA - ACCESSIBLE UNIT

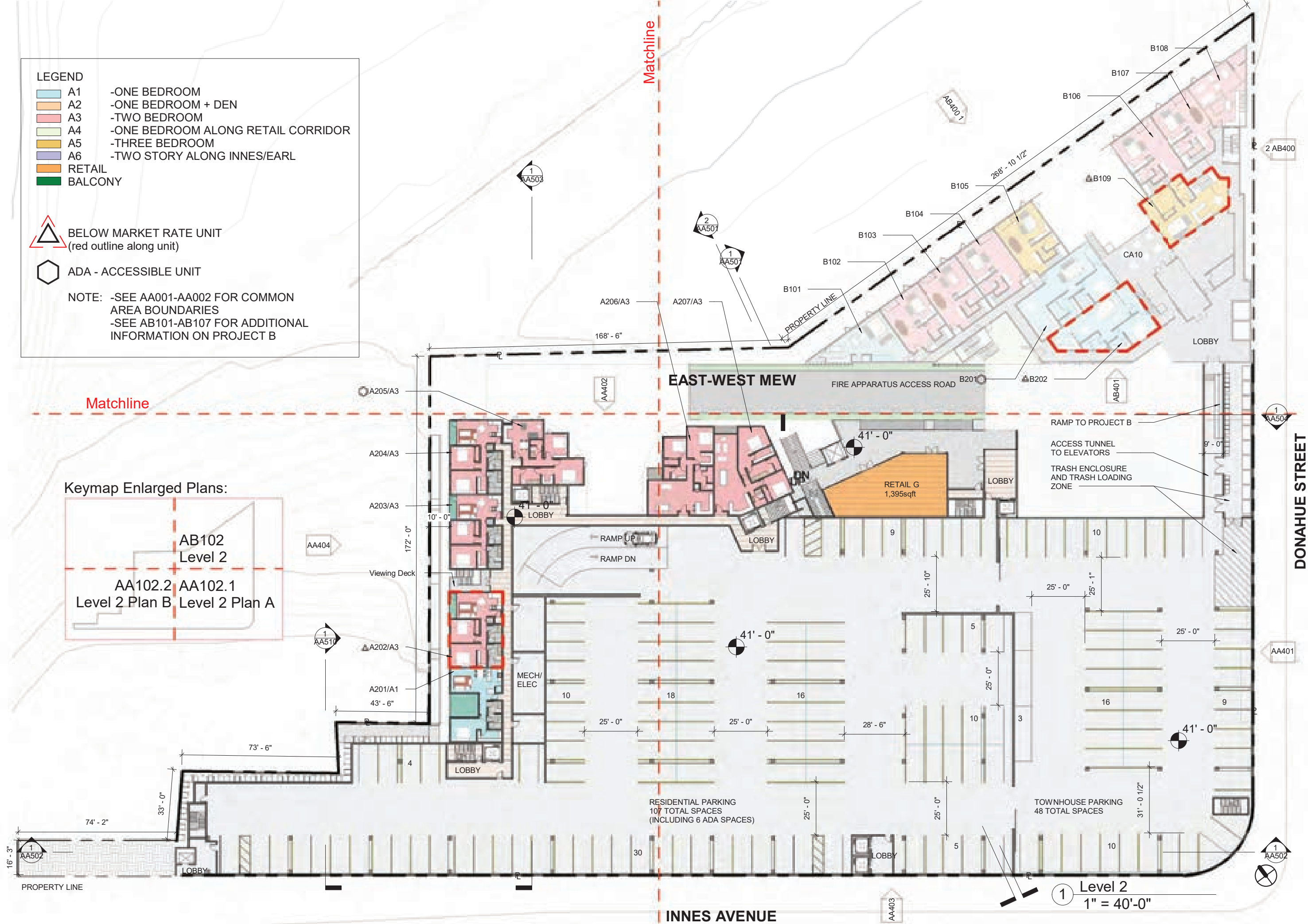
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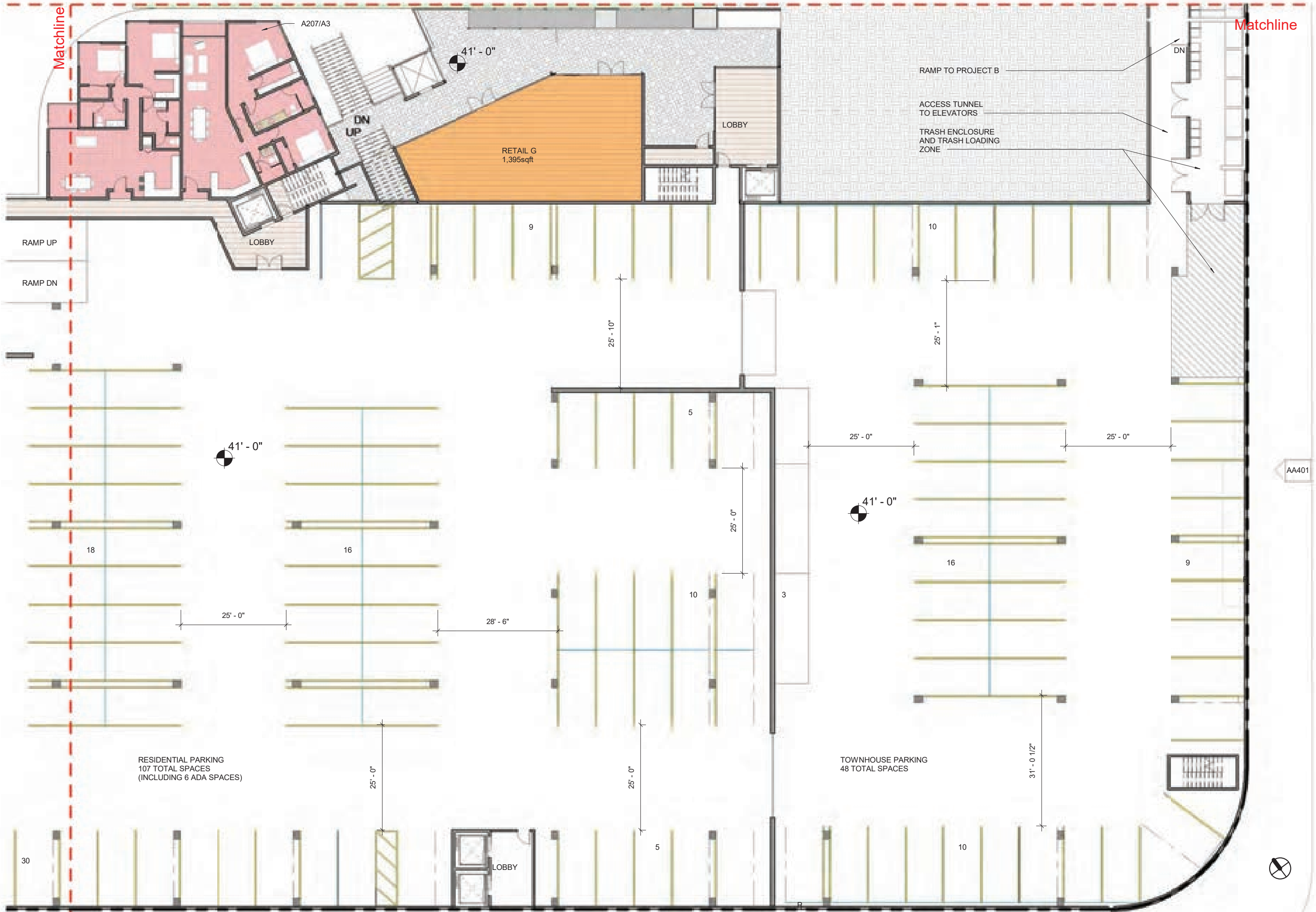
-SEE AA001-AA002 FOR COMMON

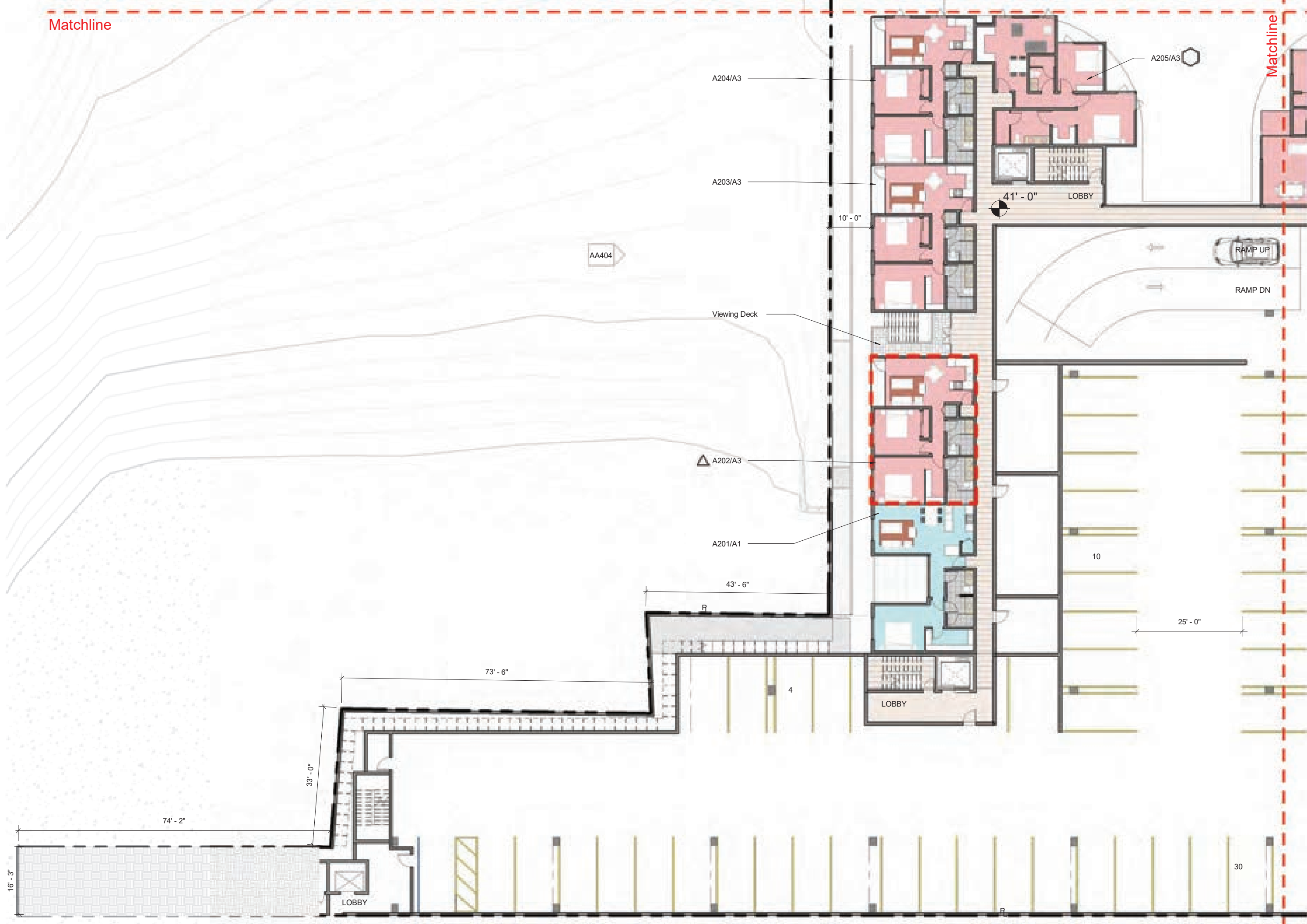
AREA BOUNDARIES

-SEE AB101-AB107 FOR ADDITIONAL

INFORMATION ON PROJECT B







LEGEND

A1

A2

A3

A4

A5

A6

RETAIL

BALCONY

-ONE BEDROOM

-ONE BEDROOM + DEN

-TWO BEDROOM

-ONE BEDROOM ALONG RETAIL CORRIDOR

-THREE BEDROOM

-TWO STORY ALONG INNES/EARL

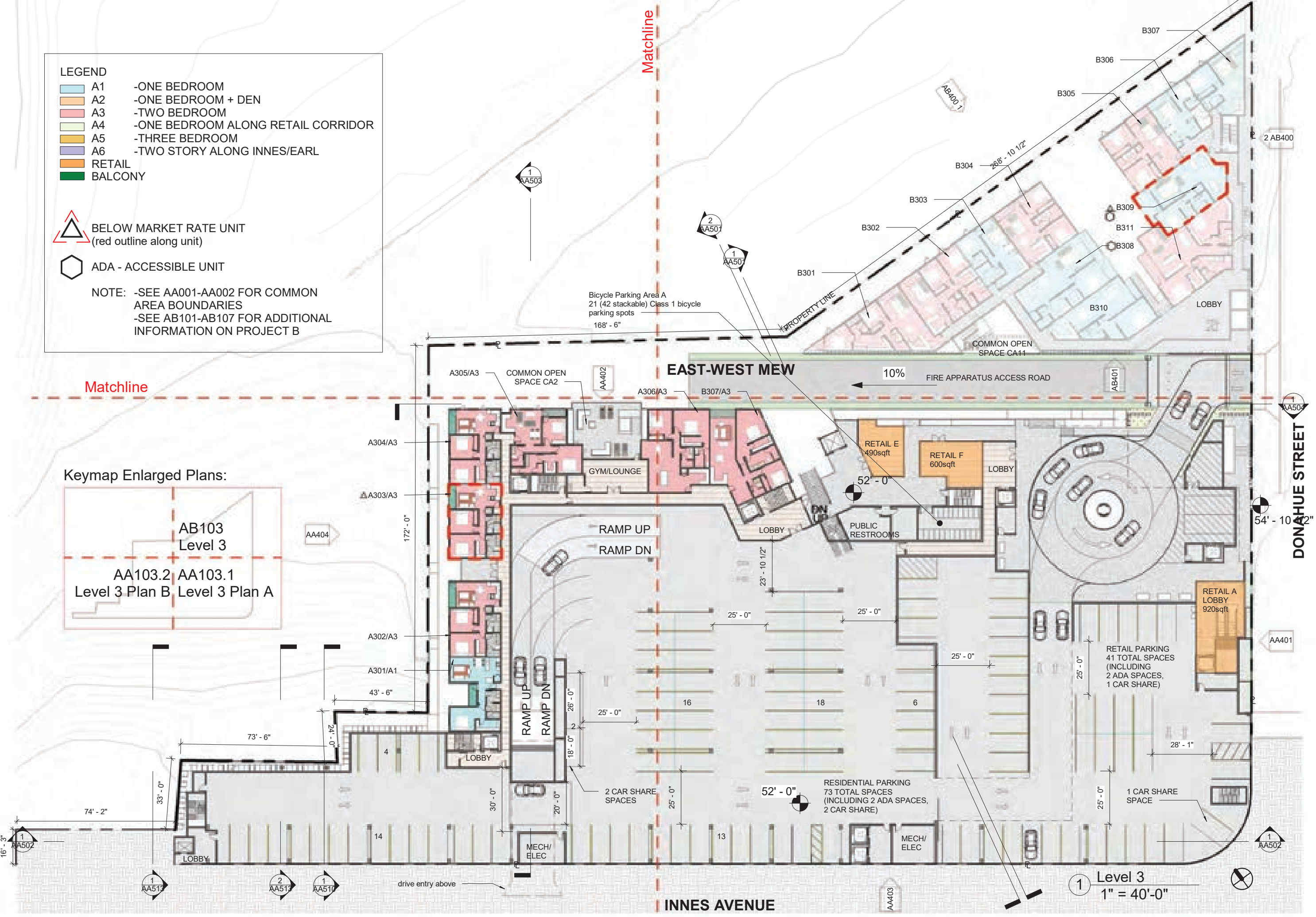
BELOW MARKET RATE UNIT
(red outline along unit)

ADA - ACCESSIBLE UNIT

NOTE:

-SEE AA001-AA002 FOR COMMON
AREA BOUNDARIES

-SEE AB101-AB107 FOR ADDITIONAL
INFORMATION ON PROJECT B





Matchline

A305/A3

A304/A3

A303/A3

AA404

A302/A3

A301/A1

43' - 6"

4

14

drive entry above

COMMON OPEN
SPACE CA2

GYM/LOUNGE

RAMP UP

RAMP DN

LOBBY

MECH/
ELEC

33' - 0"

MECH/
ELEC

Matchline



project: BLOCK 1
PALMILIA by the BAY
 San Francisco, CA

title:
 PROJECT A FLOOR PLAN -
 LEVEL 3 PLAN B
 scale: 1" = 20'-0"

sheet:
AA103.2

page:
103

LEGEND

- A1 -ONE BEDROOM
- A2 -ONE BEDROOM + DEN
- A3 -TWO BEDROOM
- A4 -ONE BEDROOM ALONG RETAIL CORRIDOR
- A5 -THREE BEDROOM
- A6 -TWO STORY ALONG INNES/EARL
- RETAIL
- BALCONY

BELOW MARKET RATE UNIT
(red outline along unit)

ADA - ACCESSIBLE UNIT

NOTE: -SEE AA001-AA002 FOR COMMON
AREA BOUNDARIES
-SEE AB101-AB107 FOR ADDITIONAL
INFORMATION ON PROJECT B

Matchline

Matchline

Keymap Enlarged Plans:

AB104
Level 4

AA104.2 AA104.1
Level 4 Plan B Level 4 Plan A

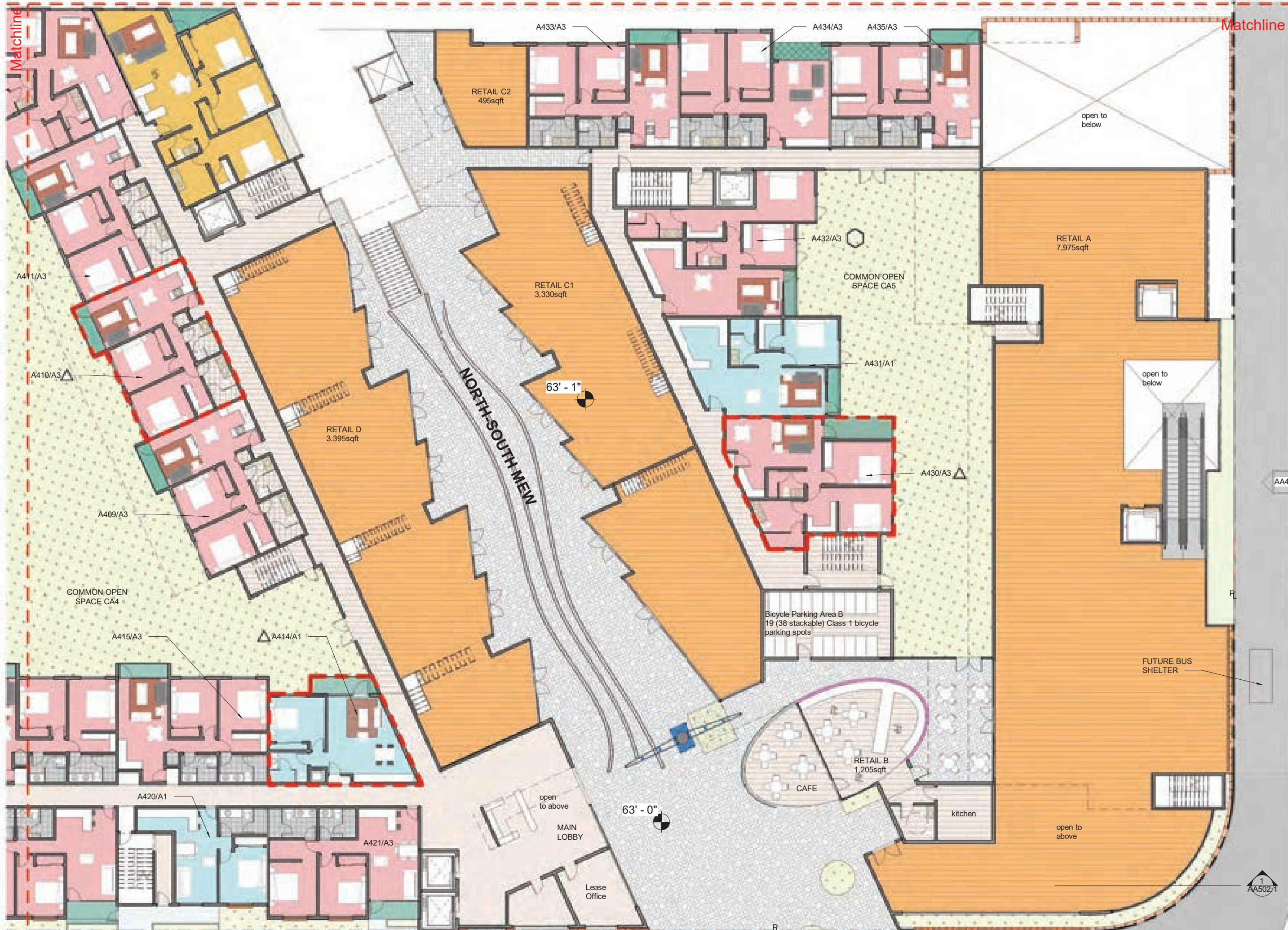
EAST-WEST MEW

FIRE APPARATUS ACCESS ROAD BELOW

DONAHUE STREET

INNES AVENUE

Level 4-Street Level
1" = 40'-0"



DONAHUE STREET



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
PROJECT A FLOOR PLAN -
LEVEL 4 PLAN A
scale: 1" = 20'-0"

sheet:
AA104.1

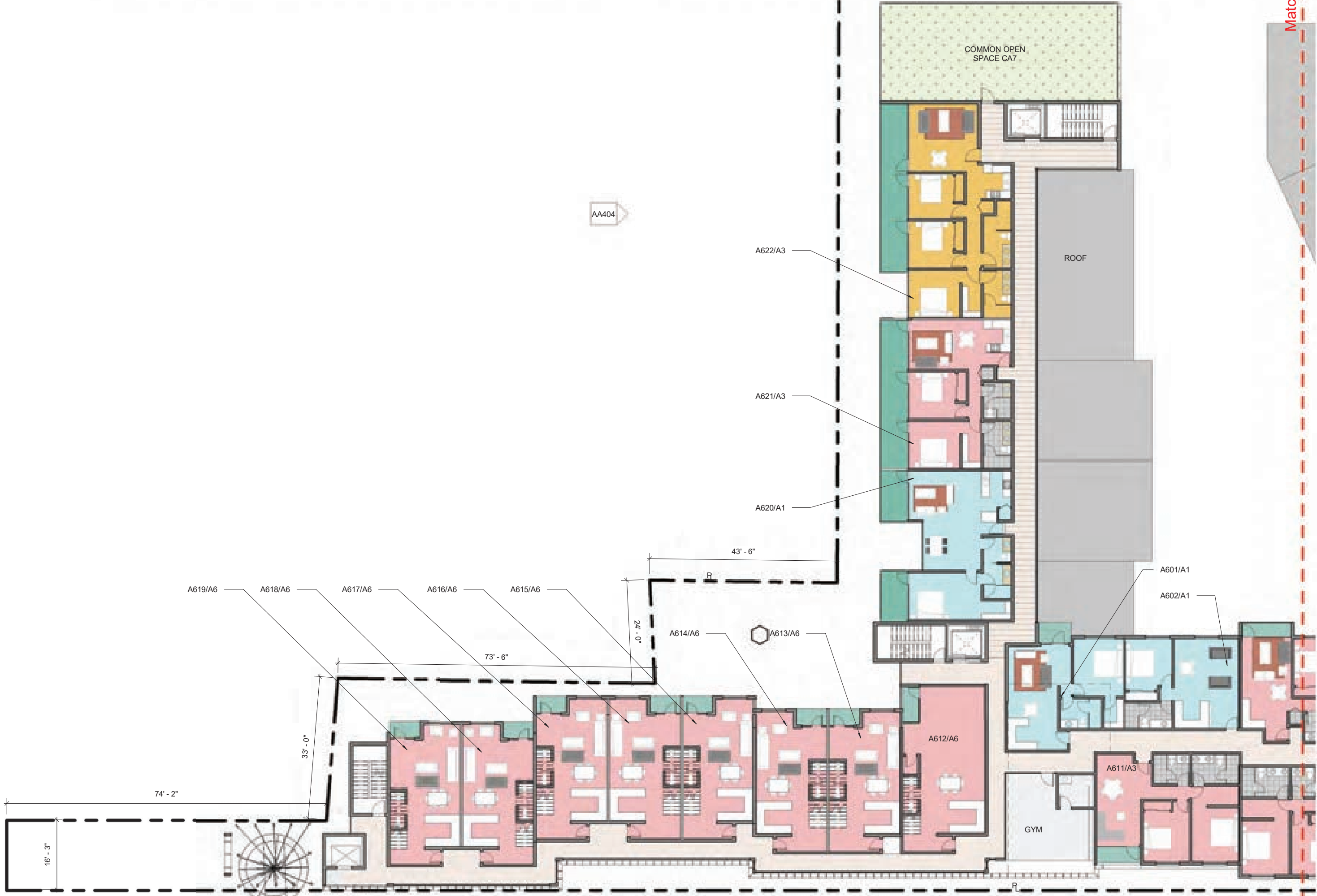
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105











project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
PROJECT A FLOOR PLAN -
LEVEL 6 PLAN B
scale: 1" = 20'-0"

sheet:
AA106.2

page:
112

LEGEND

A1

A2

A3

A4

A5

A6

RETAIL

BALCONY

-ONE BEDROOM

-ONE BEDROOM + DEN

-TWO BEDROOM

-ONE BEDROOM ALONG RETAIL CORRIDOR

-THREE BEDROOM

-TWO STORY ALONG INNES/EARL

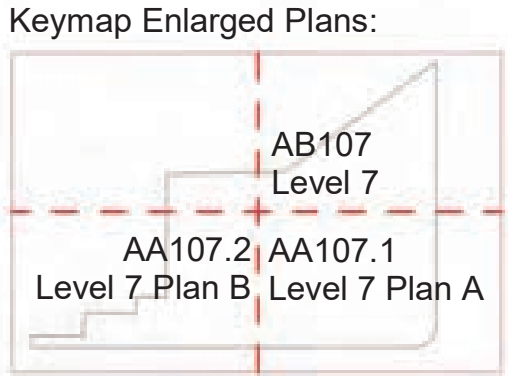
BELOW MARKET RATE UNIT
(red outline along unit)

ADA - ACCESSIBLE UNIT

NOTE:

-SEE AA001-AA002 FOR COMMON
AREA BOUNDARIES

-SEE AB101-AB107 FOR ADDITIONAL
INFORMATION ON PROJECT B



Matchline

Matchline

DONAHUE STREET

NORTH-SOUTH MEW



project: BLOCK 1

PALMILIA by the BAY
San Francisco, CA

title:

PROJECT A FLOOR PLAN -
LEVEL 7 PLAN A

scale: 1" = 20'-0"

sheet:

AA107.1

page:

114





LEGEND

A1

A2

A3

A4

A5

A6

RETAIL

BALCONY

-ONE BEDROOM

-ONE BEDROOM + DEN

-TWO BEDROOM

-ONE BEDROOM ALONG RETAIL CORRIDOR

-THREE BEDROOM

-TWO STORY ALONG INNES/EARL

BELOW MARKET RATE UNIT

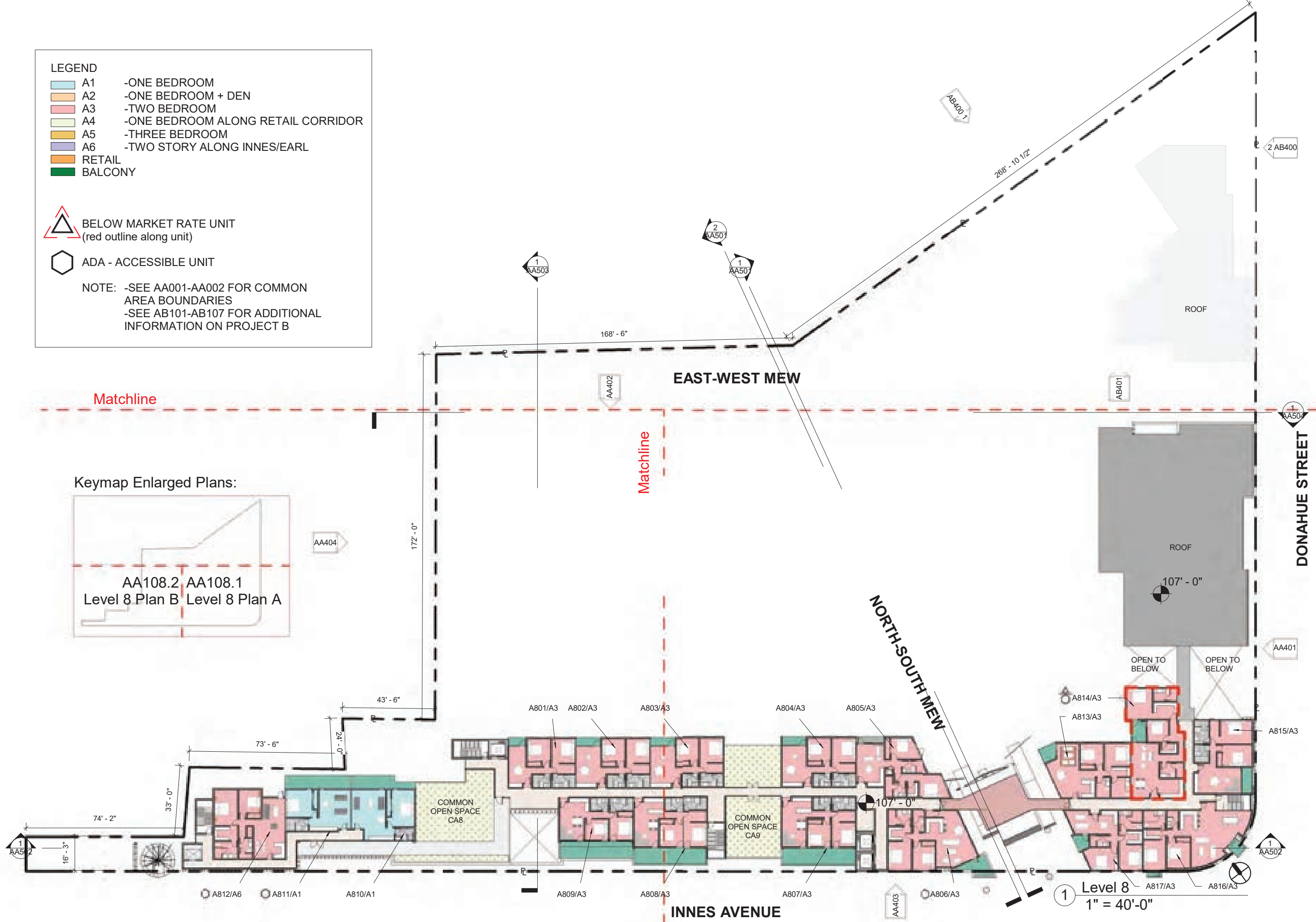
(red outline along unit)

ADA - ACCESSIBLE UNIT

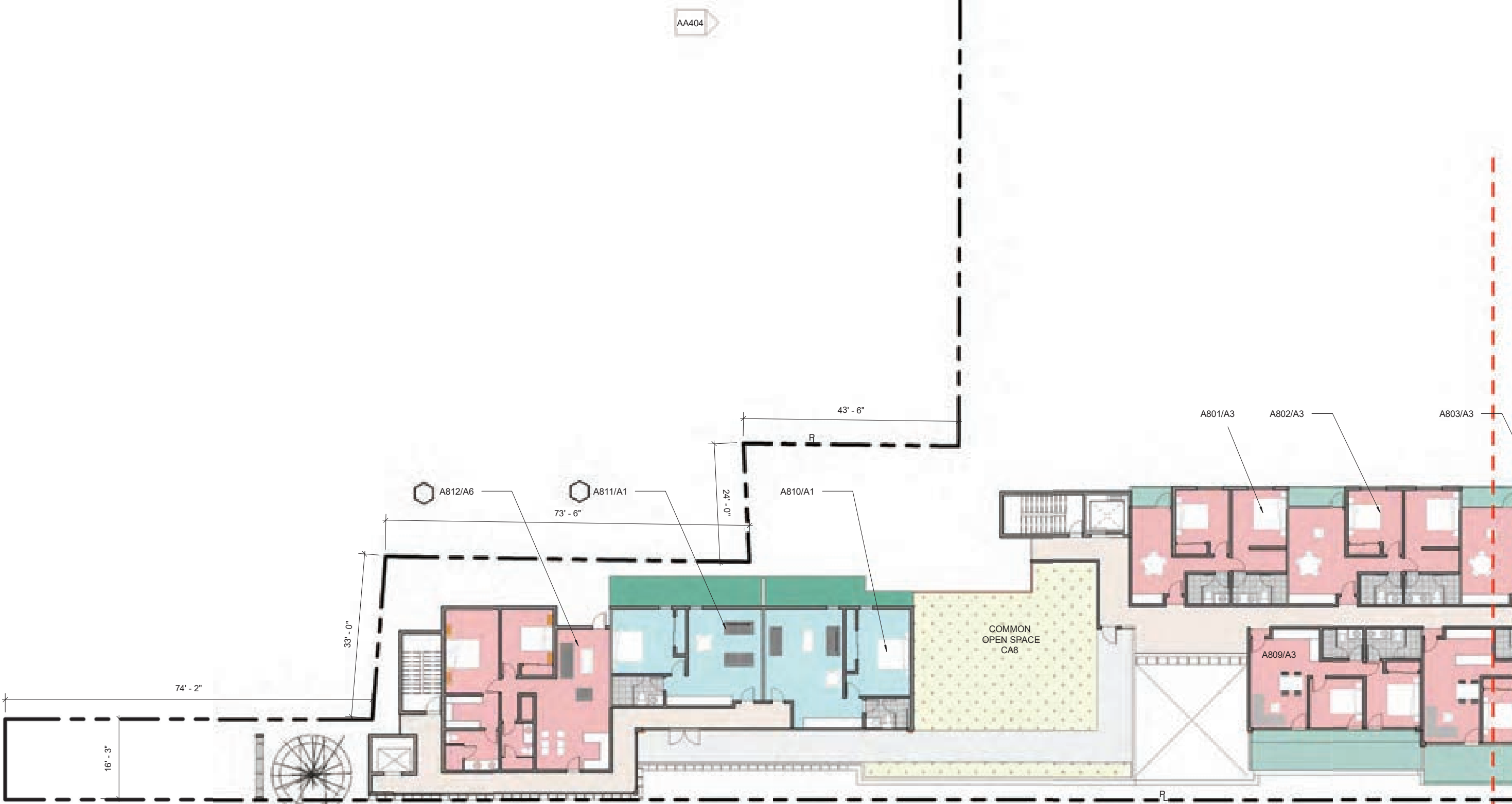
NOTE:

-SEE AA001-AA002 FOR COMMON AREA BOUNDARIES

-SEE AB101-AB107 FOR ADDITIONAL INFORMATION ON PROJECT B





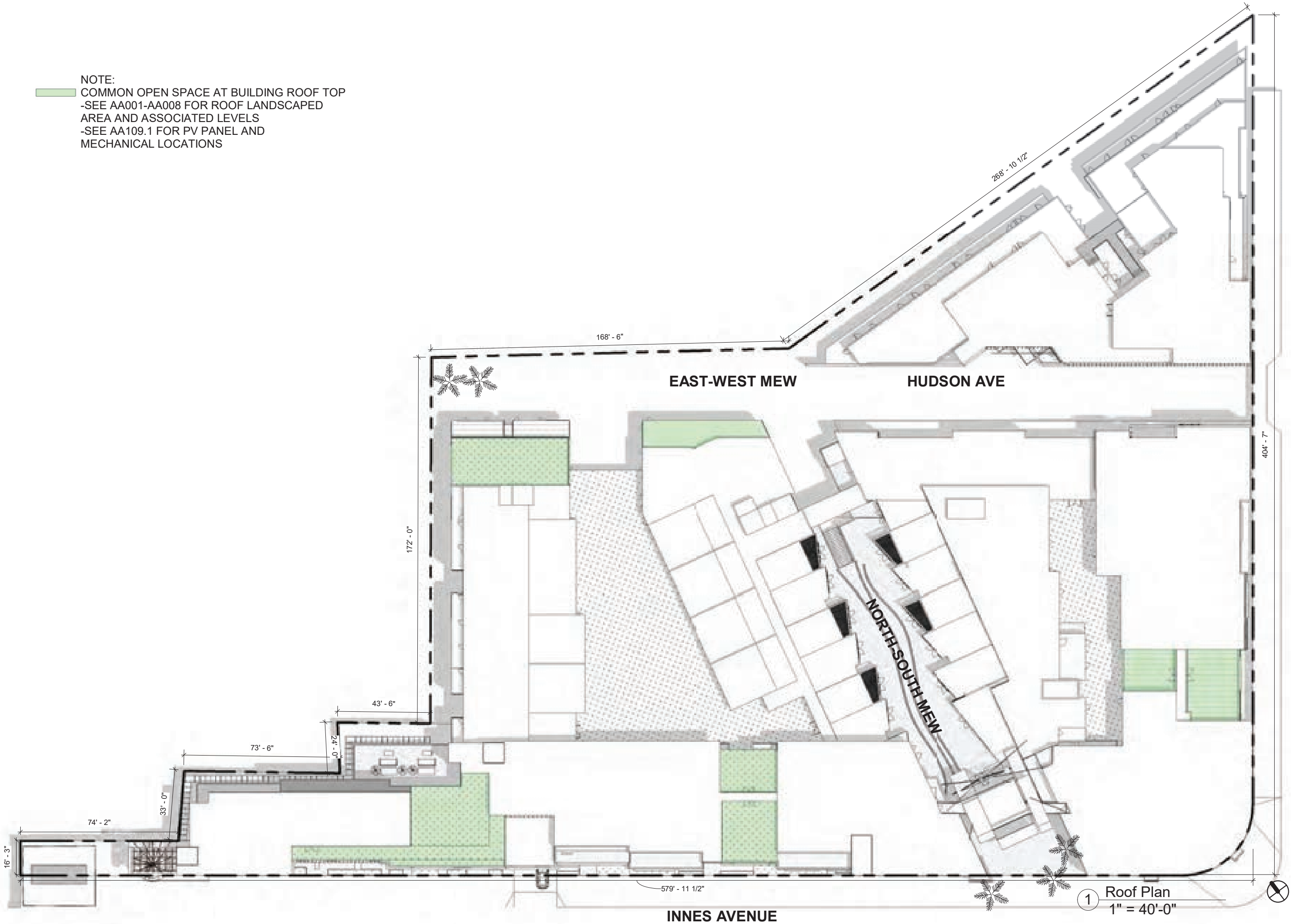


project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
PROJECT A FLOOR PLAN -
LEVEL 8 PLAN B
scale: 1" = 20'-0"

sheet:
AA108.2

page:
118



NOTE:
COMMON OPEN SPACE AT BUILDING ROOF TOP
-SEE AA001-AA008 FOR ROOF LANDSCAPED
AREA AND ASSOCIATED LEVELS
-SEE AA109.1 FOR PV PANEL AND
MECHANICAL LOCATIONS

1 Roof Plan
1" = 40'-0"



LEGEND - PHOTOVOLTAIC (PV) SOLAR ZONES	
	Roof of Level 5
	Roof of Level 6
	Roof of Level 7
	Roof of Level 8
PROJECT A TOTAL: 8 SOLAR ZONES: 20,462 SF	
PROJECT B TOTAL: 2 SOLAR ZONES: 4,180 SF	

PROJECT A TOTAL:
8 SOLAR ZONES: 20,462 SF

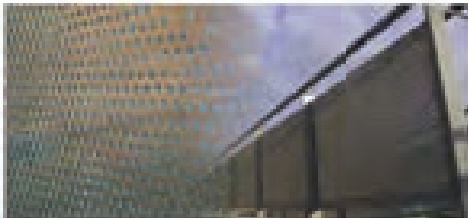
PROJECT B TOTAL:
2 SOLAR ZONES: 4,180 SF

LEGEND - MECHANICAL

Mechanical Roof Area

1. all mechanical areas fronting streets and mews will be setback no less than 6' from profile edge of roof
2. all mechanical equipment areas to have a perimeter screen not exceed 48"

3. sample image:
perforated metal screening



1. all mechanical areas fronting streets and mews will be setback no less than 6' from profile edge of roof
2. all mechanical equipment areas to have a perimeter screen not exceed 48"

3. sample image:
perforated metal
screening

LEGEND - ROOF ACCESS

	Roof access by stair
	Roof access by ladder

Roof access by ladder

DRAINAGE
All roof drainage will be internal to the building.

All roof drainage will be internal to the building.

PROJECT A

NORTH-SOUTH MEW

INNES AVENUE

1 Roof Plan - Solar Panel Locations
1" = 40'-0"

DONAHUE STREET

project: BLOCK 1

PALMILIA by the **BAY**
San Francisco, CA

title: ROOF UTILITY DIAGRAM

sheet:
AA109.1

page: 120

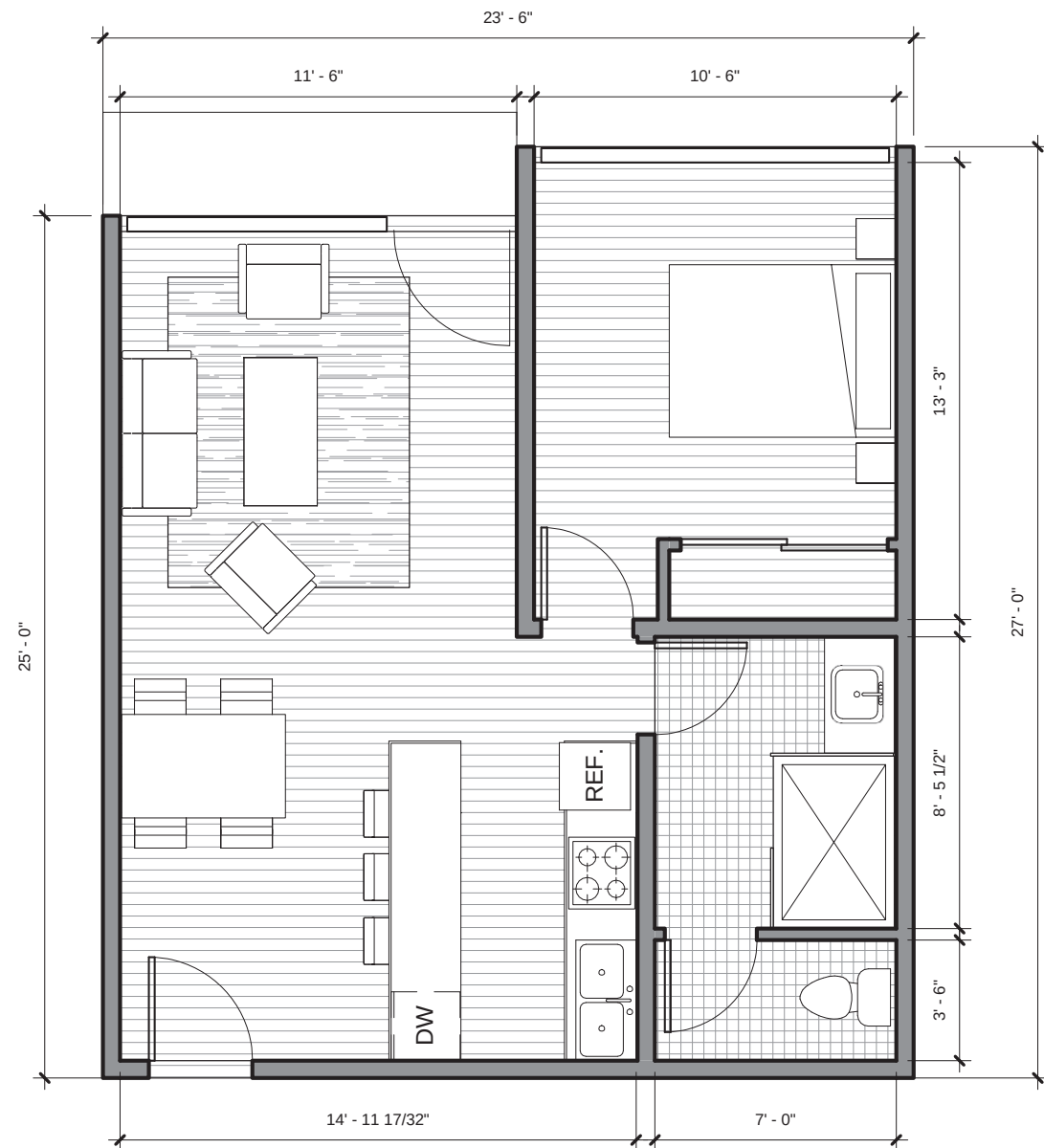
project: BLOCK 1

PALMILIA by the **BAY**
San Francisco, CA

DATE: 01/12/2021

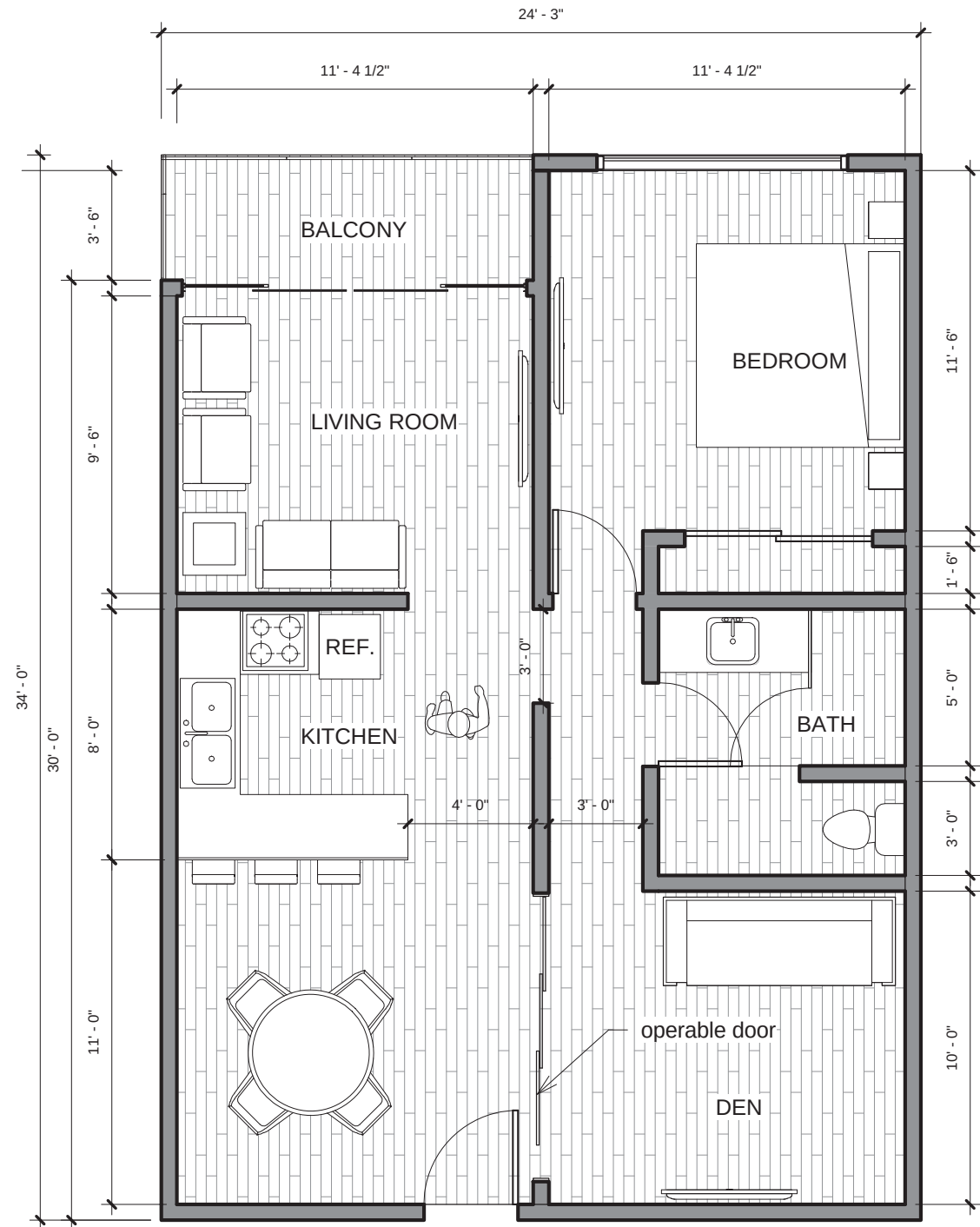


VARDI ASSOCIATES LLP
Architecture Urban Design Interiors
DATE: 01/12/2021



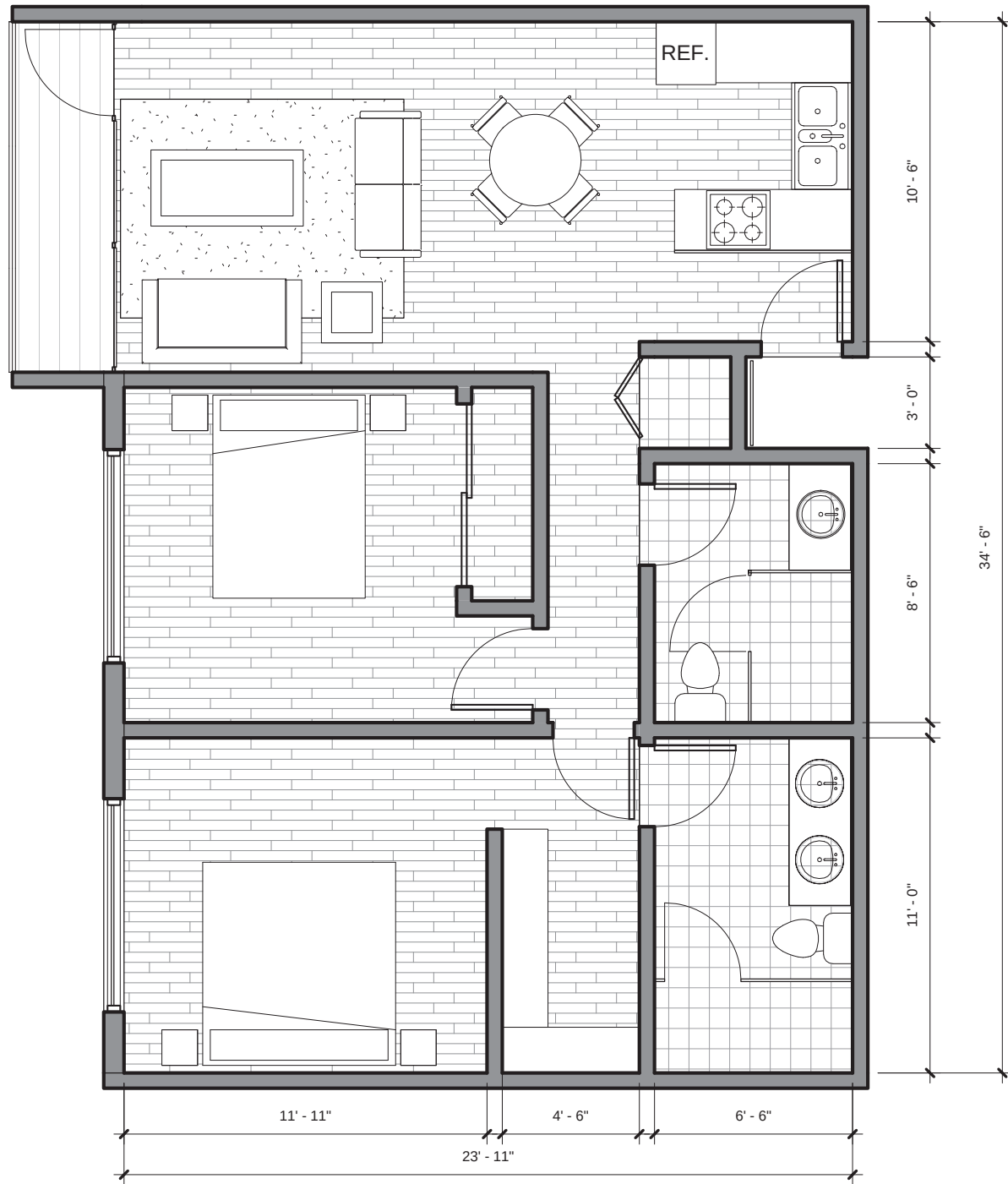
2 A1 -Typical one bedroom
3/16" = 1'-0"

AREA	
748sf	Unit (including ext walls)
40sf	balcony
788sf	gross unit area



1 A2 - Typical 1B+
3/16" = 1'-0"

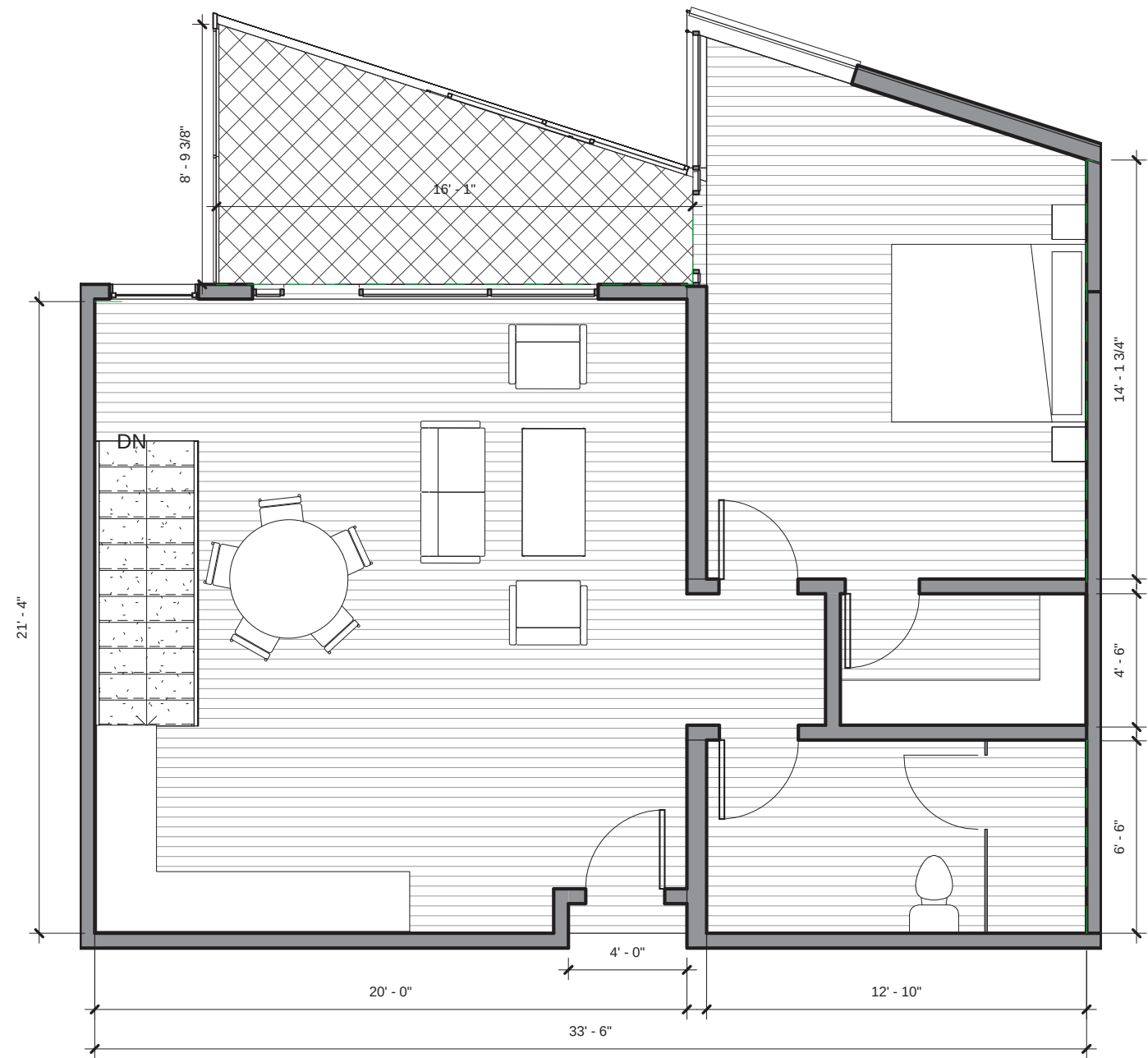
AREA	
792sf	Unit (including ext walls)
50sf	balcony
842sf	gross unit area



② Typical 2B - Two Bedroom
3/16" = 1'-0"

AREA
902sf Unit (including ext walls)
40sf balcony

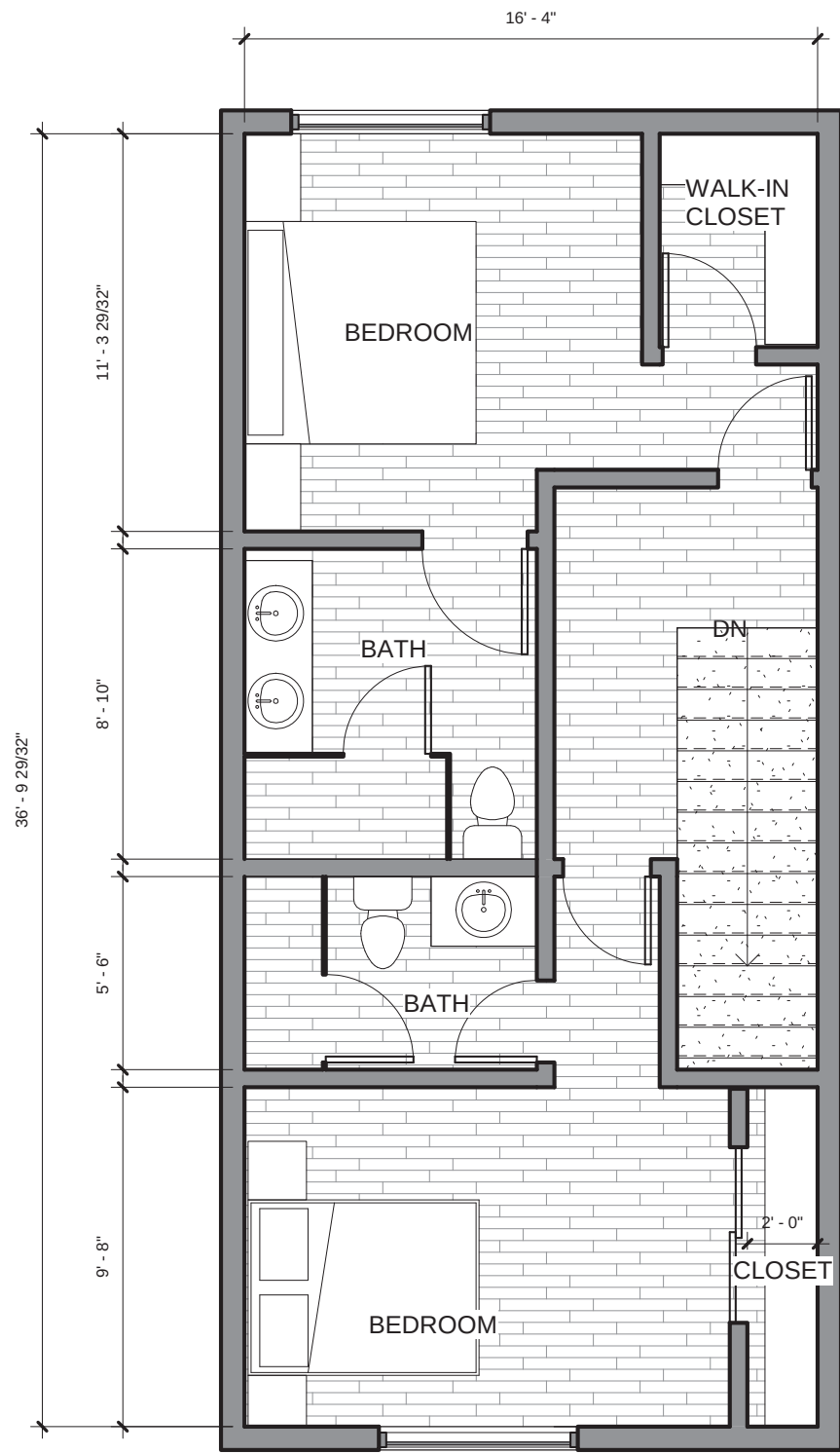
942sf gross unit area



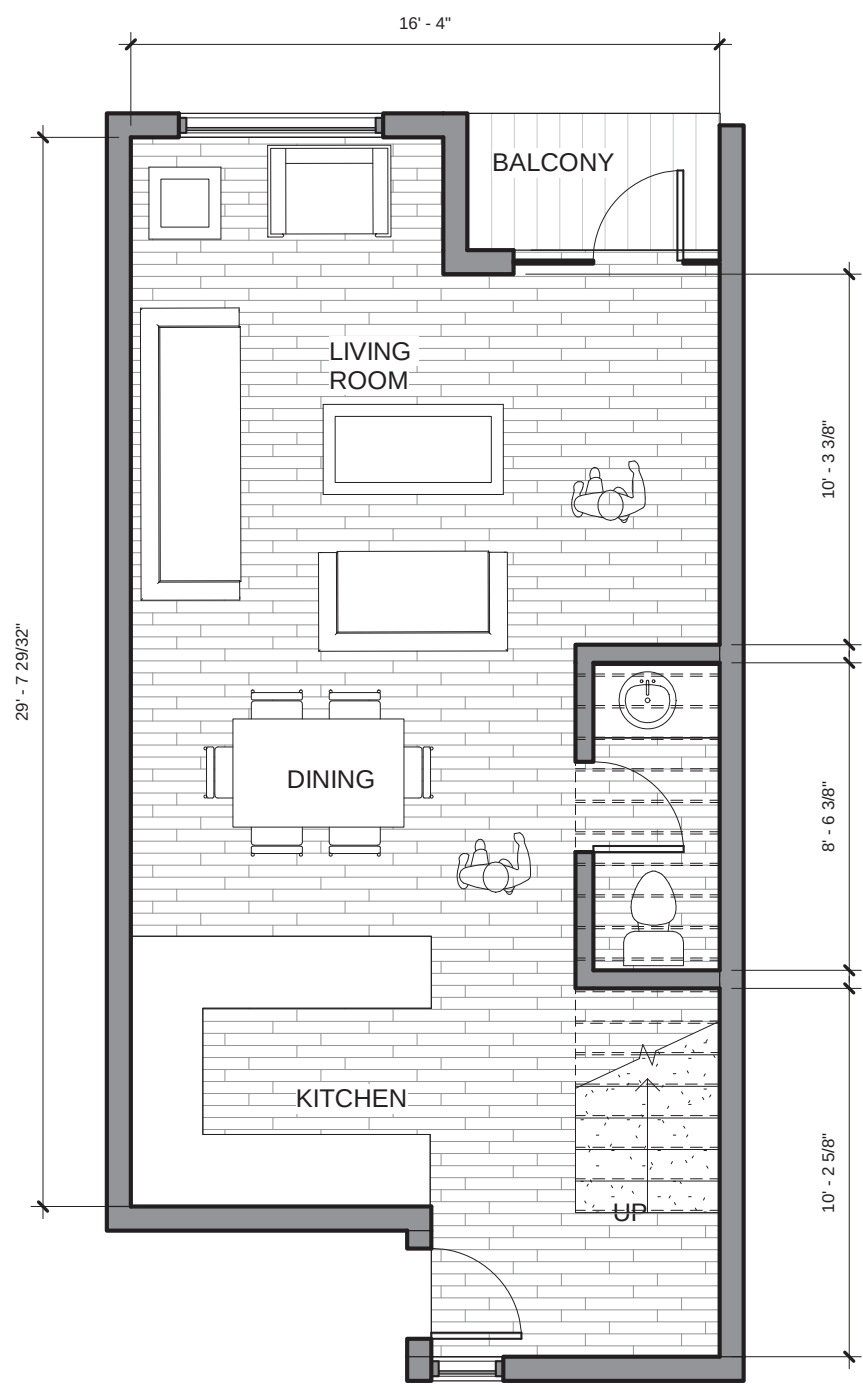
① A4 Typical - 1B Units Along retail corridor
3/16" = 1'-0"

AREA
836sf Unit (including ext walls)
80sf balcony

916sf gross unit area

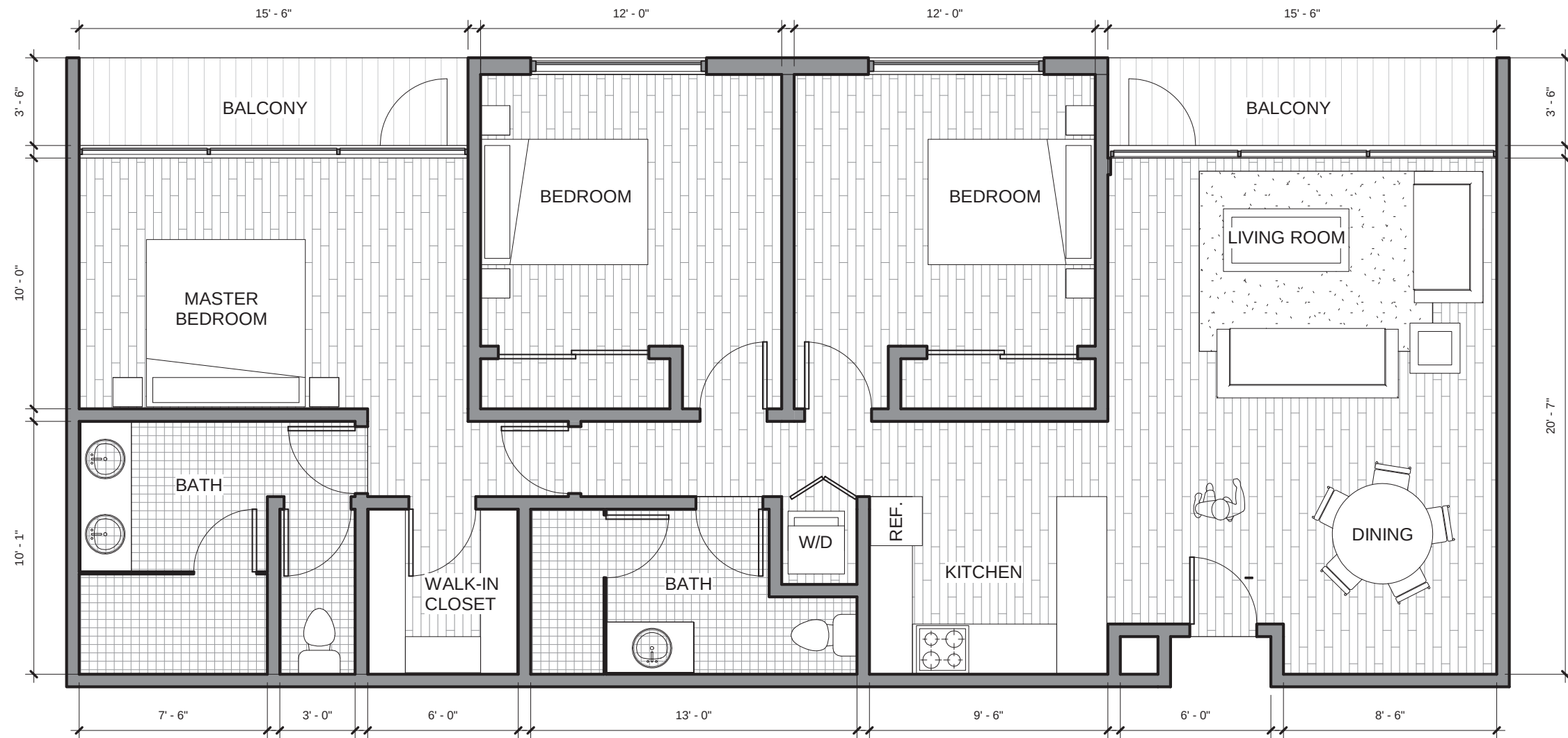


② Typical A6 - 2B Innes/Earl-Second Level
3/16" = 1'-0"



① Typical A6 - 2B Innes/Earl-First Level
3/16" = 1'-0"

AREA	
1218sf	Unit (including ext walls)
25sf	balcony
1243sf	gross unit area



1 Typical A5 - Three Bedroom
3/16" = 1'-0"

AREA
1287sf Unit (including ext walls)
80sf balcony

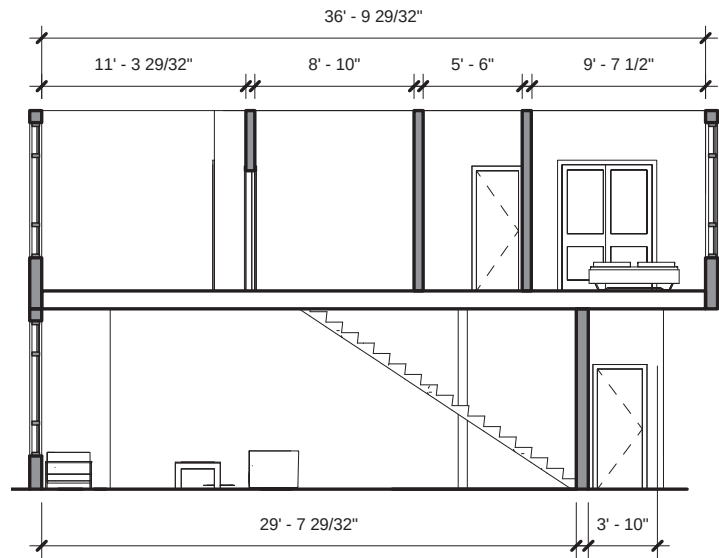
1367sf gross unit area



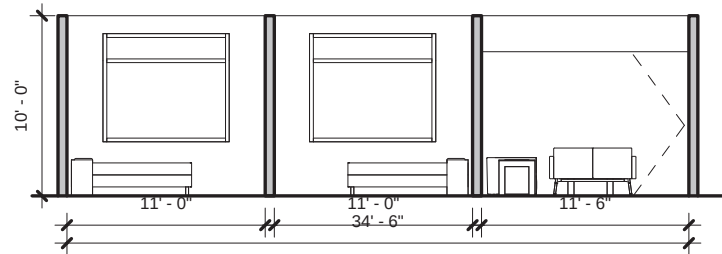
project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
TYPICAL UNITS
scale: 3/16" = 1'-0"

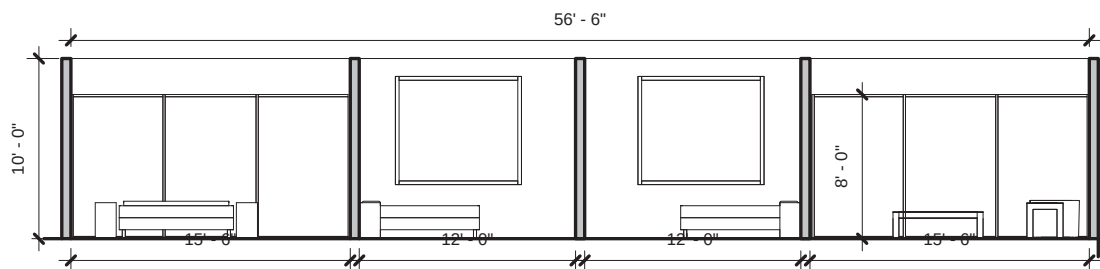
sheet:
AA304



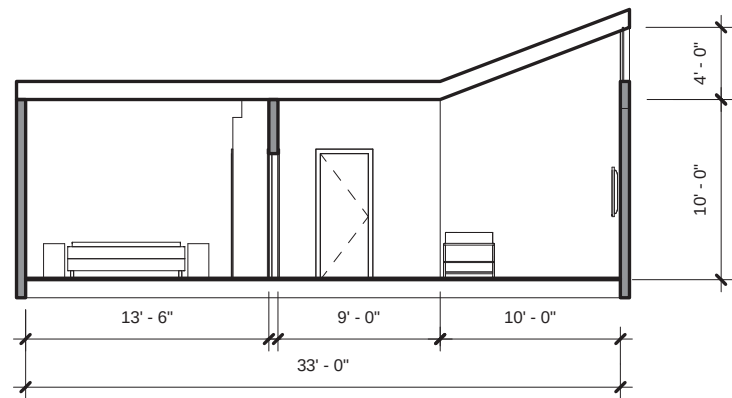
6 Section-A6
3/32" = 1'-0"



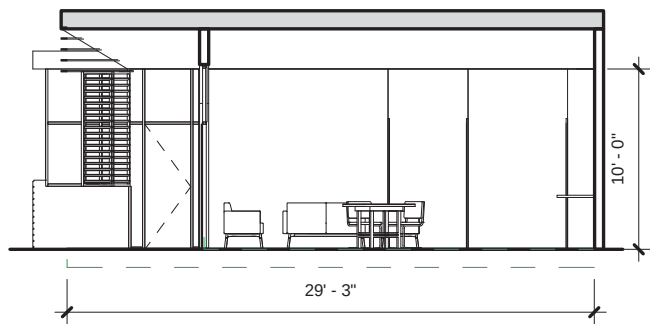
3 Section-A3
3/32" = 1'-0"



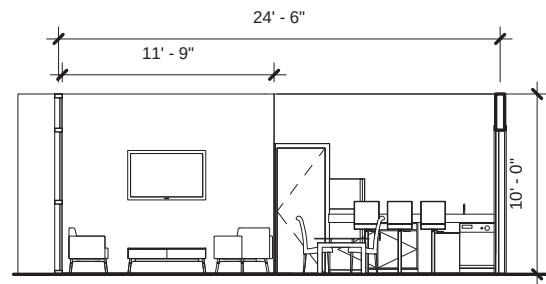
5 Section-A5
3/32" = 1'-0"



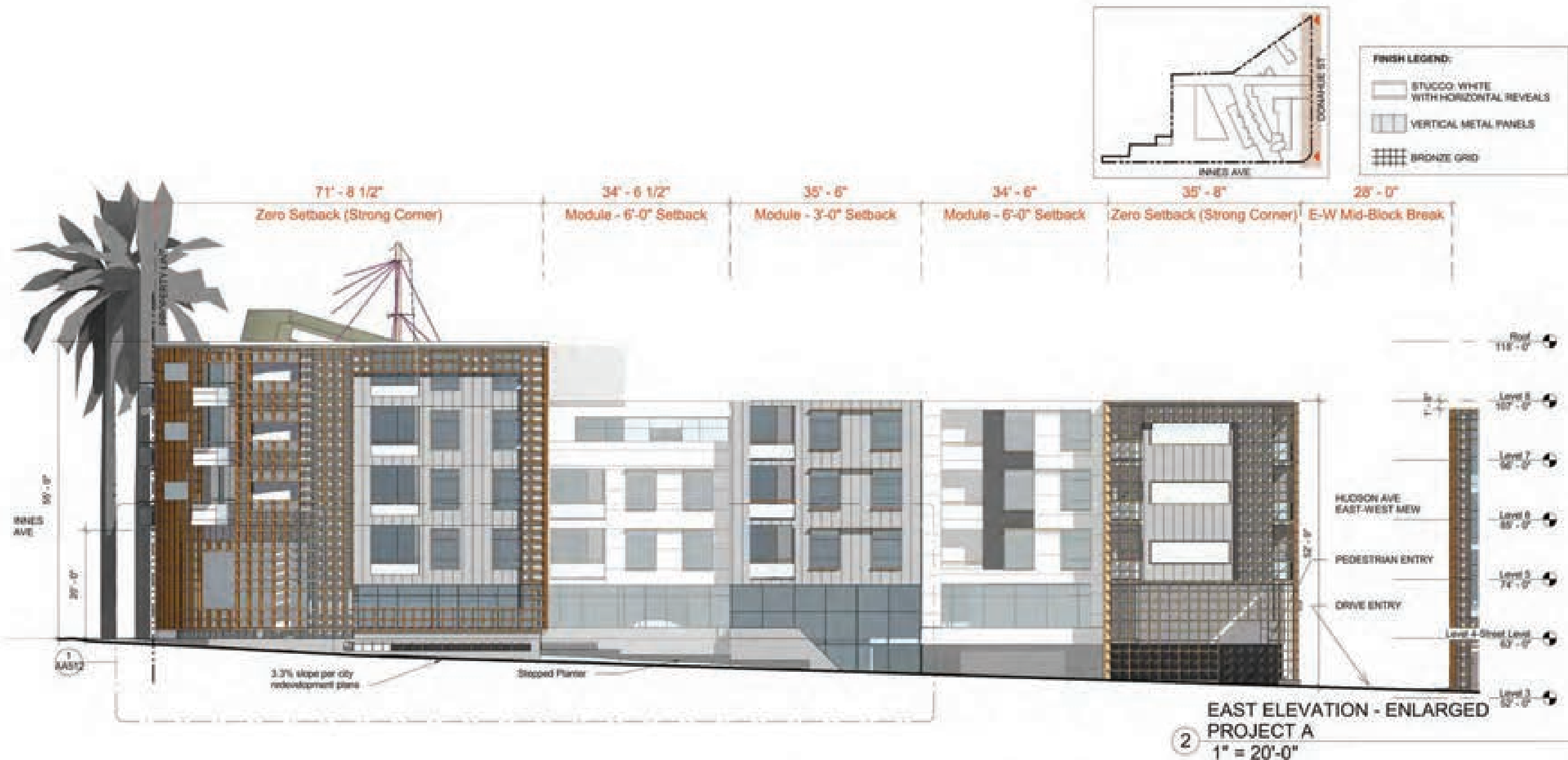
2 Section-A2
3/32" = 1'-0"



4 Section-A4
3/32" = 1'-0"



1 Section-A1
3/32" = 1'-0"



2 EAST ELEVATION - ENLARGED
PROJECT A
1" = 20'-0"



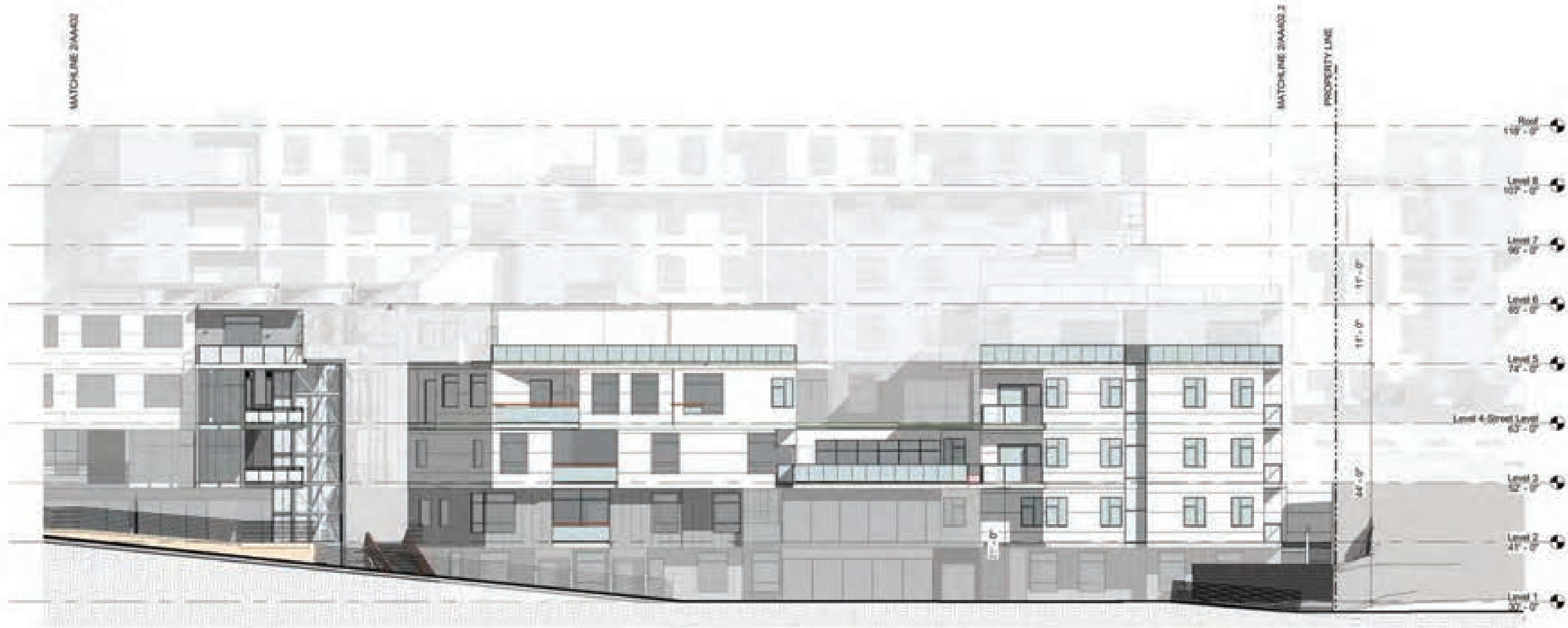
1 EAST ELEVATION
1" = 40'-0"



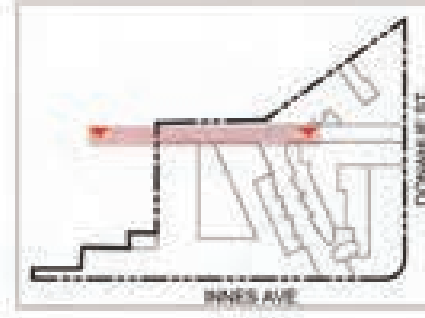
2 NORTH ELEVATION ENLARGED 01
1" = 20'-0"



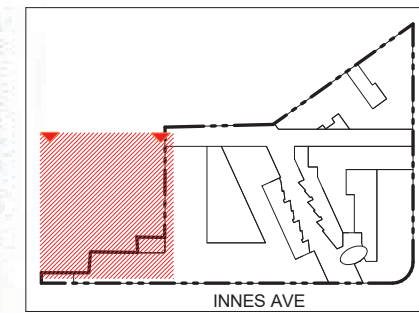
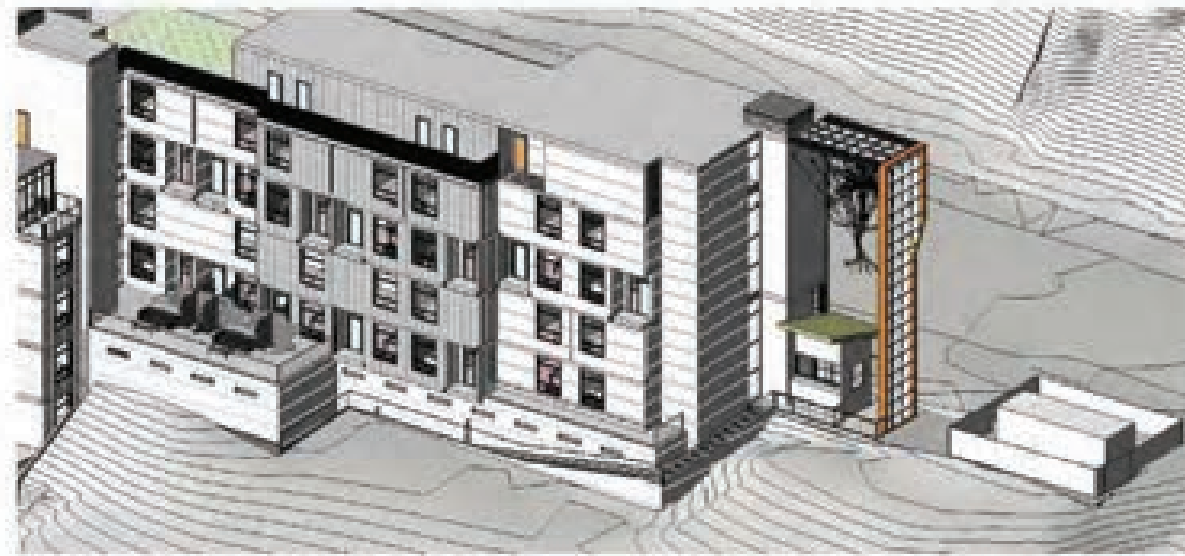
1 NORTH ELEVATION
1" = 40'-0"



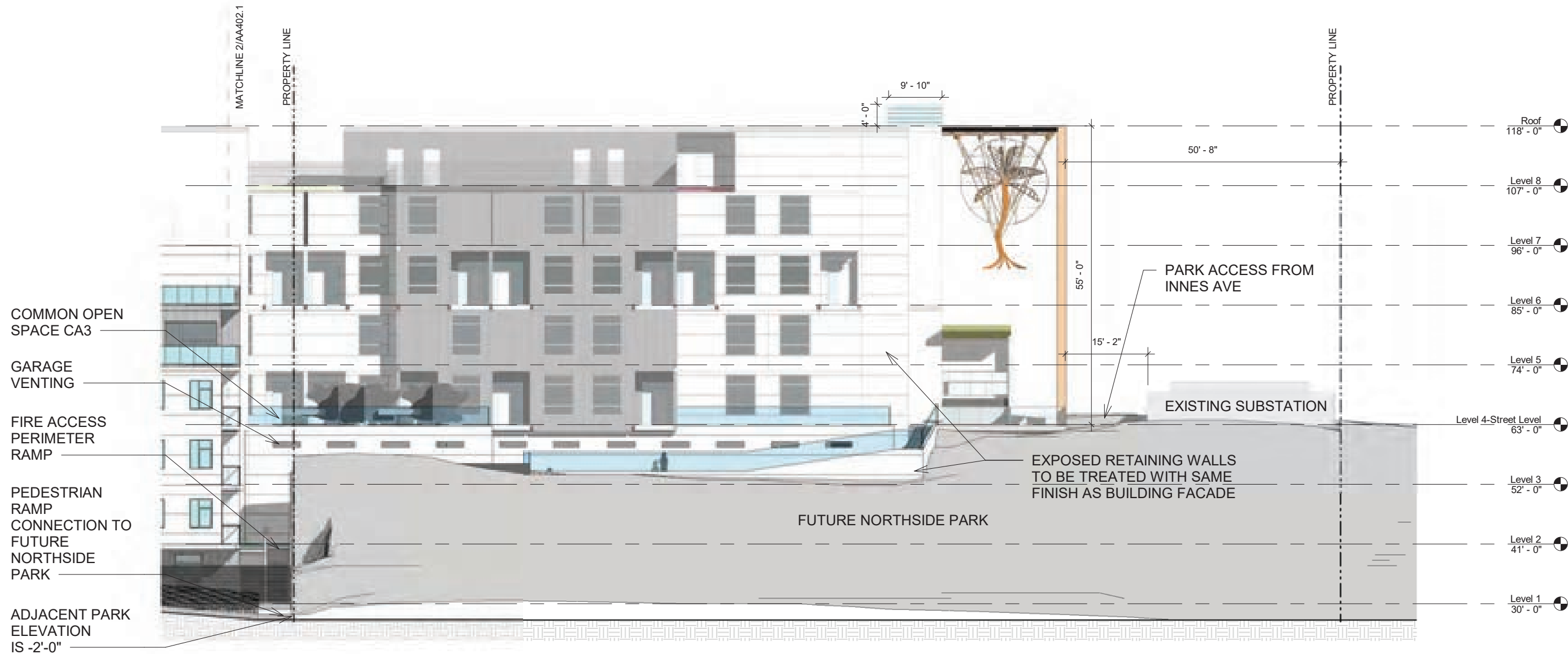
1 NORTH ELEVATION ENLARGED 02
1" = 20'-0"



FINISH LEGEND:	
	STUCCO, WHITE WITH HORIZONTAL REVEALS
	VERTICAL METAL PANELS
	BRONZE GRID

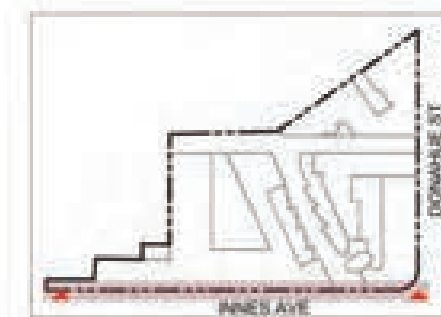


FINISH LEGEND:	
	STUCCO: WHITE WITH HORIZONTAL REVEALS
	VERTICAL METAL PANELS
	BRONZE GRID



NOTES:
 1. Design refinements related Northside Park adjacencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in an ongoing collaboration with Five Point (the park's design team).

1 NORTH ELEVATION ENLARGED 03
 1" = 20'-0"



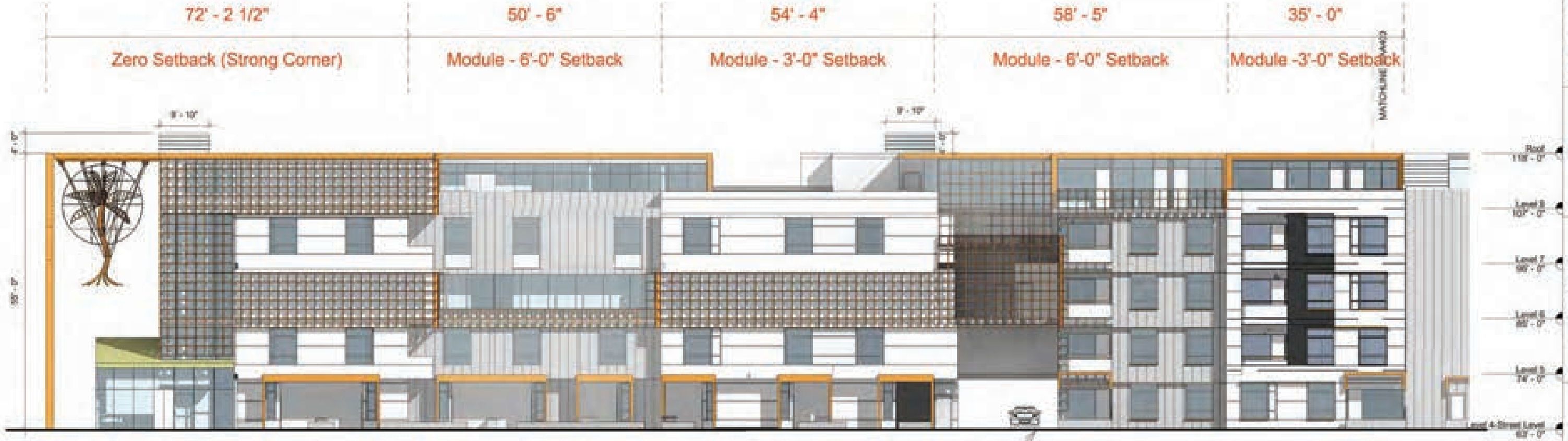
FINISH LEGEND:

	STUCCO: WHITE WITH HORIZONTAL REVEALS
	VERTICAL METAL PANELS
	BRONZE GRID

② SOUTH ELEVATION - ENLARGED 01
1" = 20'-0"



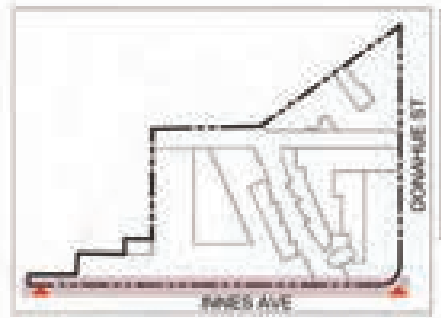
① SOUTH ELEVATION
1" = 40'-0"



1 SOUTH ELEVATION - ENLARGED 02
1" = 20'-0"



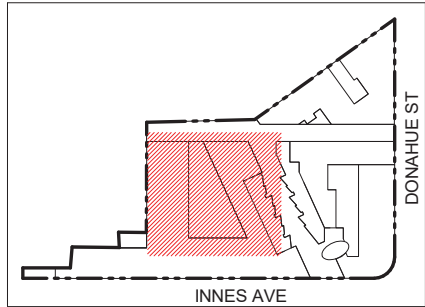
2 SOUTH ELEVATION-2
1" = 40'-0"



FINISH LEGEND:

	STUCCO: WHITE WITH HORIZONTAL REVEALS
	VERTICAL METAL PANELS
	BRONZE GRID



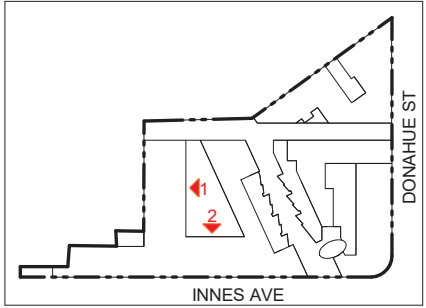


① Level 4 - Common Open Space CA4
1" = 20'-0"

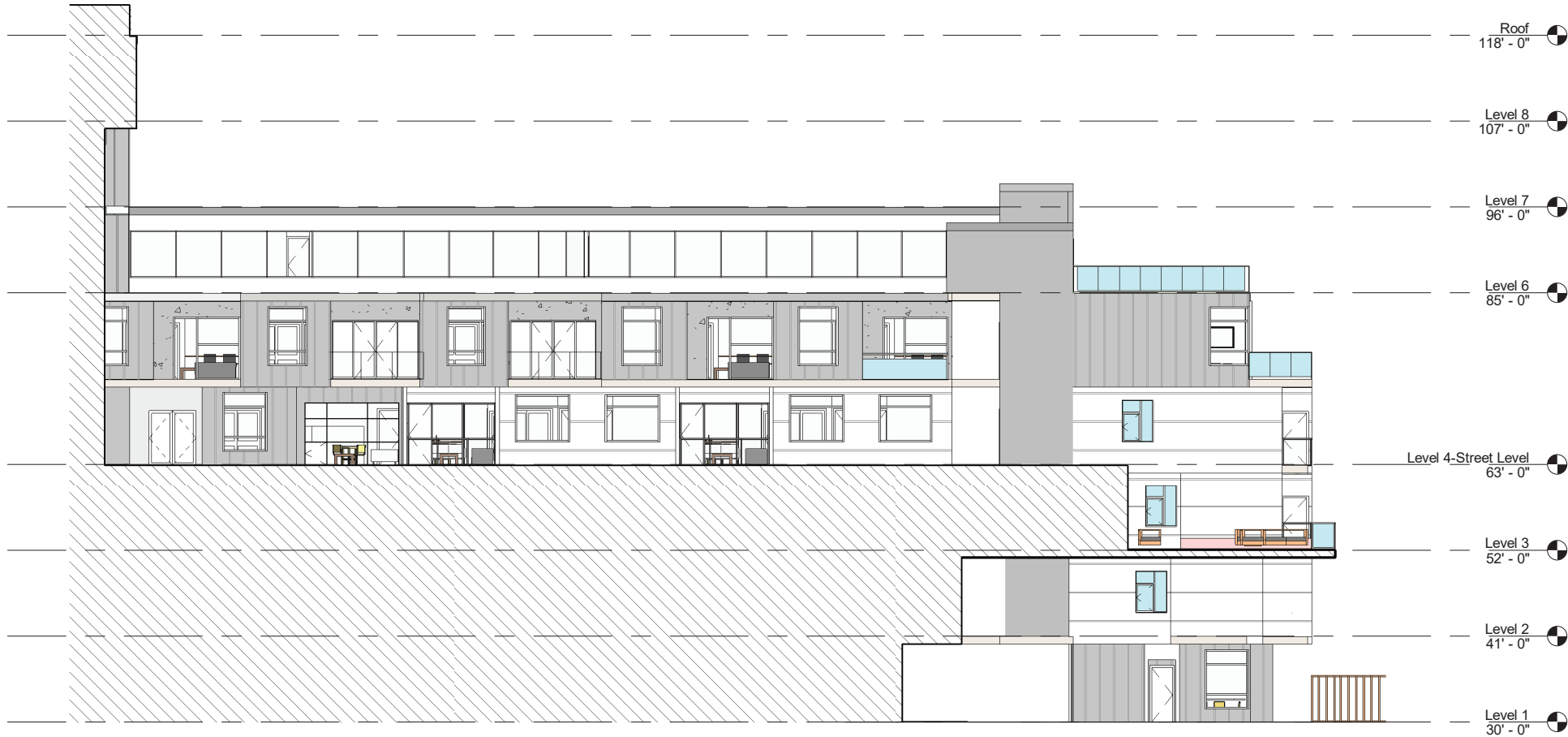


FINISH LEGEND:

	STUCCO: WHITE WITH HORIZONTAL REVEALS
	VERTICAL METAL PANELS
	BRONZE GRID



② Elevation -2 Common Open Space CA4
1" = 20'-0"



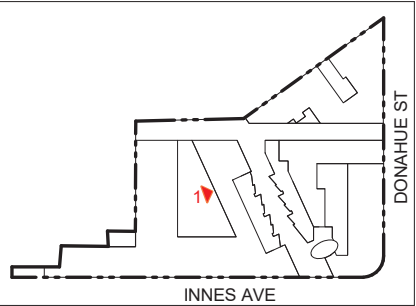
① Elevation -1 Common Open Space CA4
1" = 20'-0"



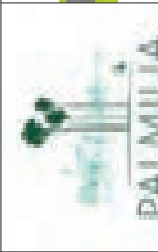


FINISH LEGEND:

- STUCCO: WHITE WITH HORIZONTAL REVEALS
- VERTICAL METAL PANELS
- BRONZE GRID



① Elevation -3 Common Open Space CA4
1" = 20'-0"



project: BLOCK 1

PALMILIA by the BAY

San Francisco, CA

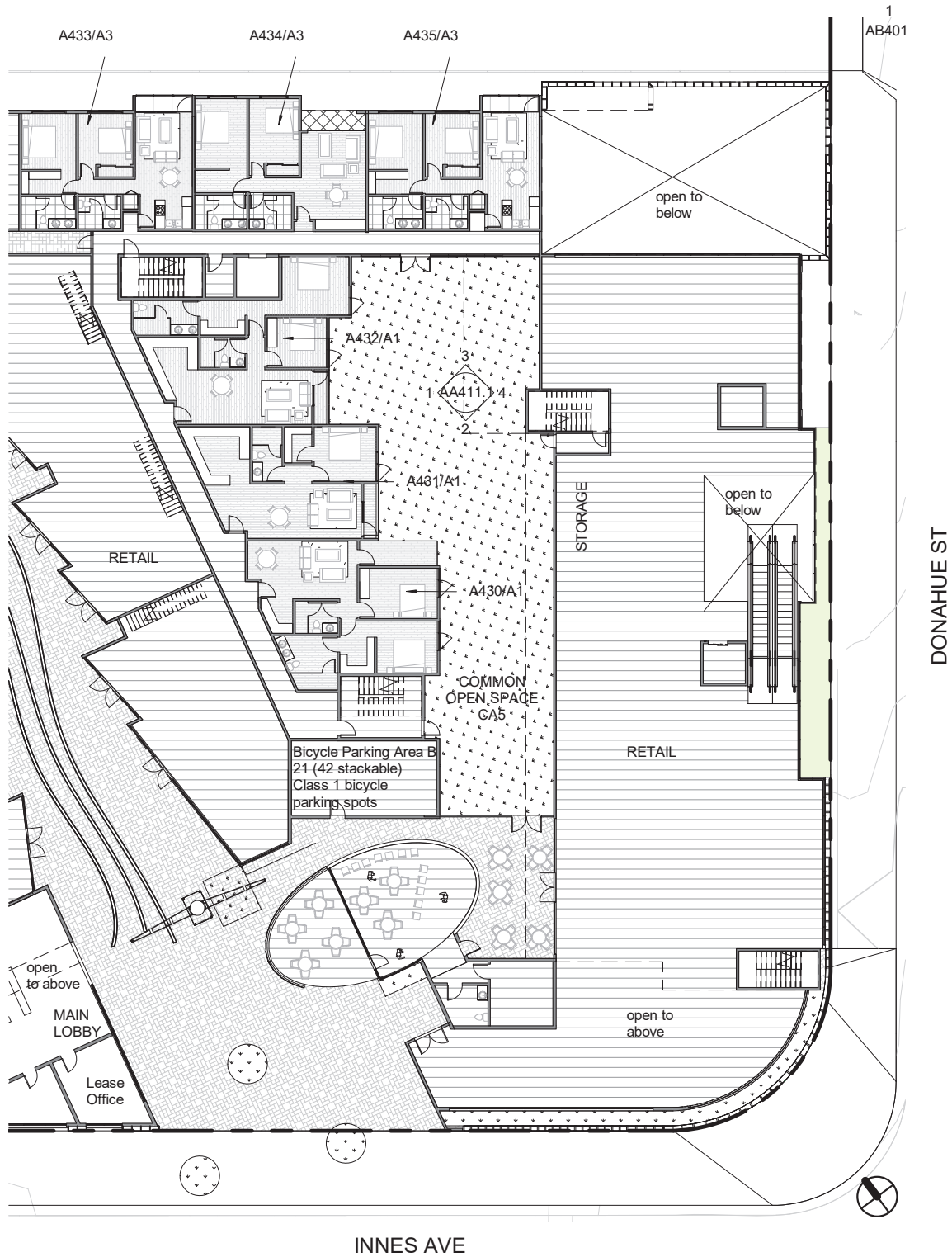
title:

ELEVATION -COMMON OPEN SPACE

scale: As indicated

sheet:

AA410.2



- Level 4 - Private Common Open Area CA5
1/32" = 1'-0"

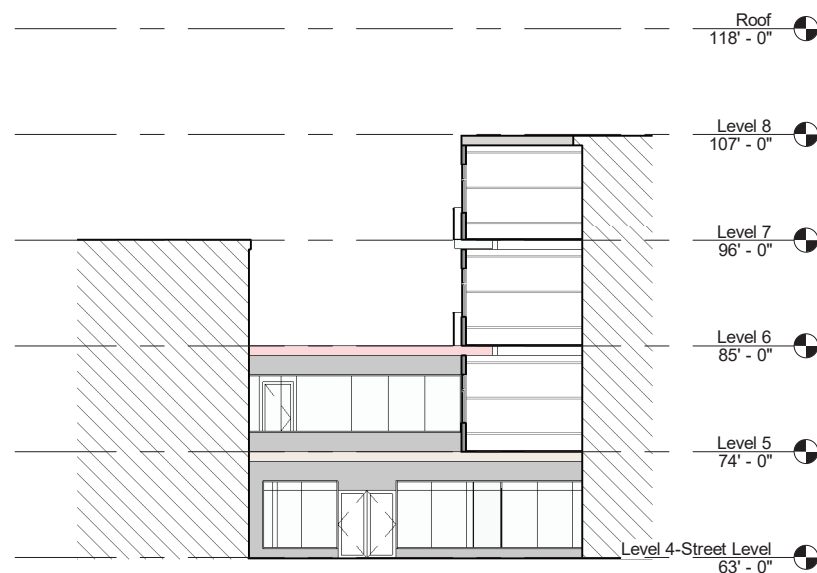


④ Elevation -4 Common Open Space CA5
1" = 20'-0"



② Elevation -2 Common Open Space CA5
1" = 20'-0"

FINISH LEGEND:	
	STUCCO: WHITE WITH HORIZONTAL REVEALS
	VERTICAL METAL PANELS
	BRONZE GRID



③ Elevation -3 Common Open Space CA5
1" = 20'-0"



① Elevation -1 Common Open Space CA5
1" = 20'-0"



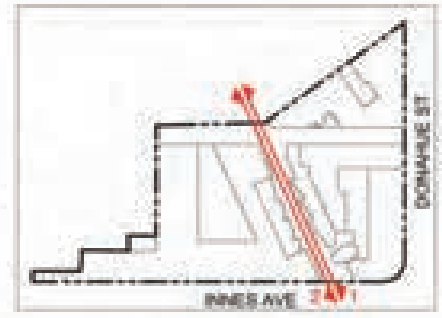
project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
ELEVATION -COMMON OPEN
SPACE
scale: As indicated

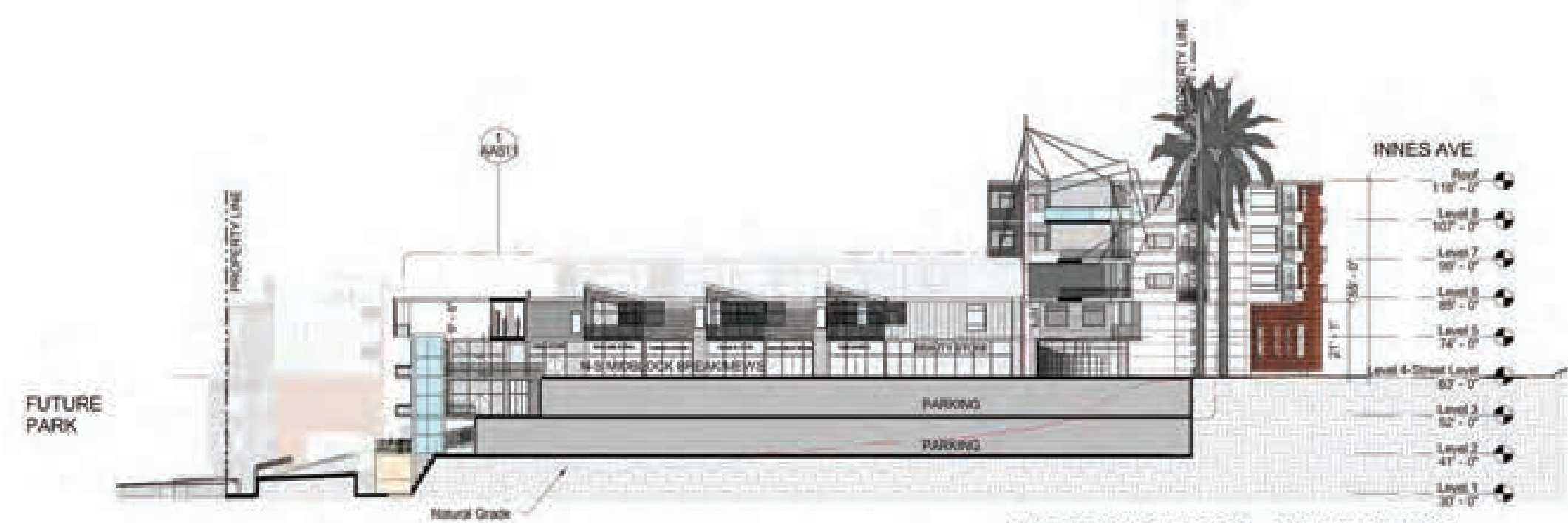
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AA411.1

FINISH LEGEND:

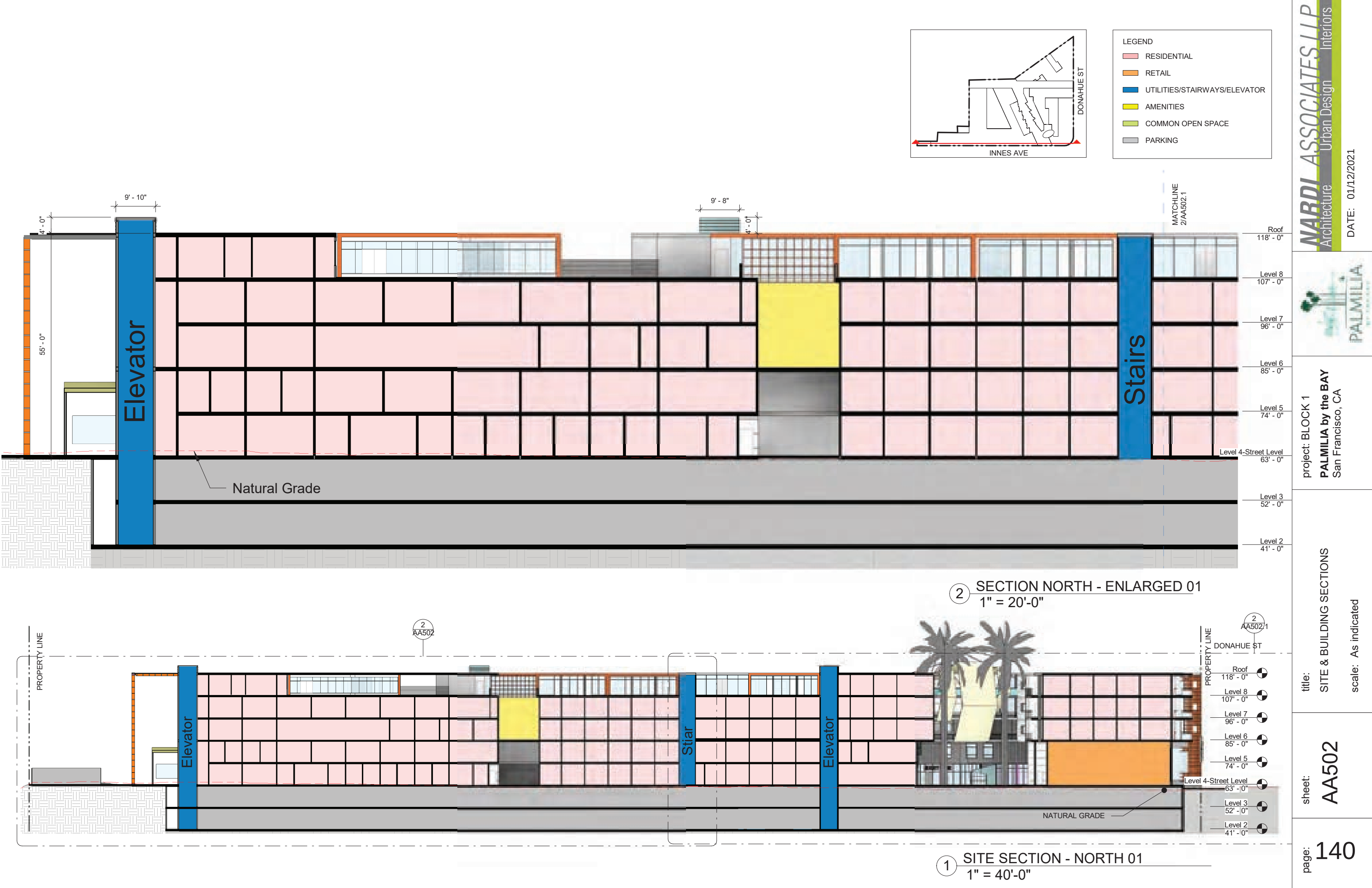
- STUCCO: WHITE WITH HORIZONTAL REVEALS
- VERTICAL METAL PANELS
- BRONZE GRID



2 SITE SECTION WEST - N-S MIDBLOCK BREAK/MEWS
 1" = 40'-0"



1 SITE SECTION EAST - N-S MIDBLOCK BREAK/MEWS
 1" = 40'-0"



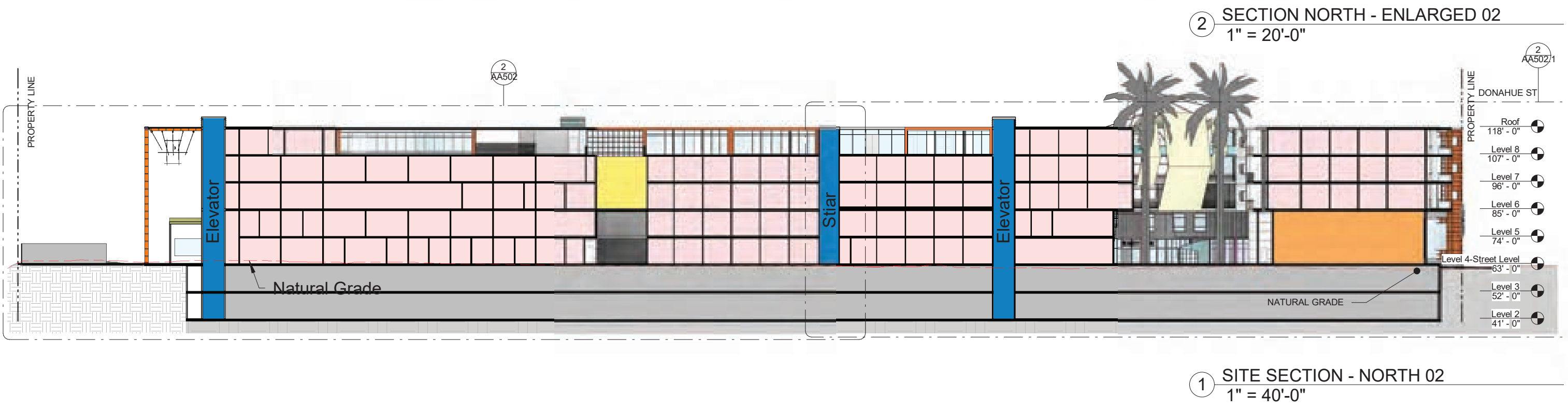
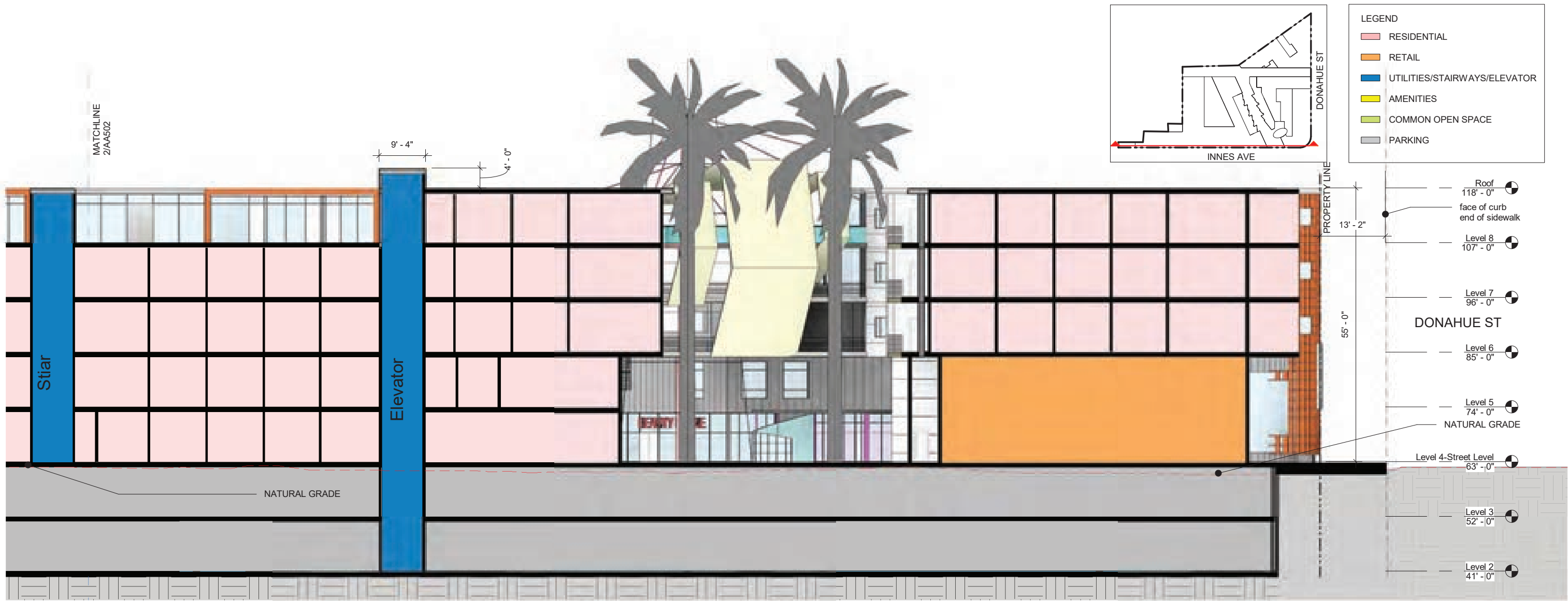


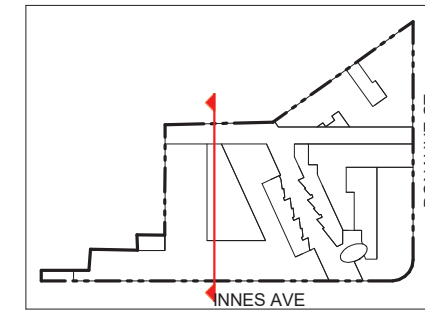
project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
SITE & BUILDING SECTIONS
scale: As indicated

sheet:
AA502.1

page:
141

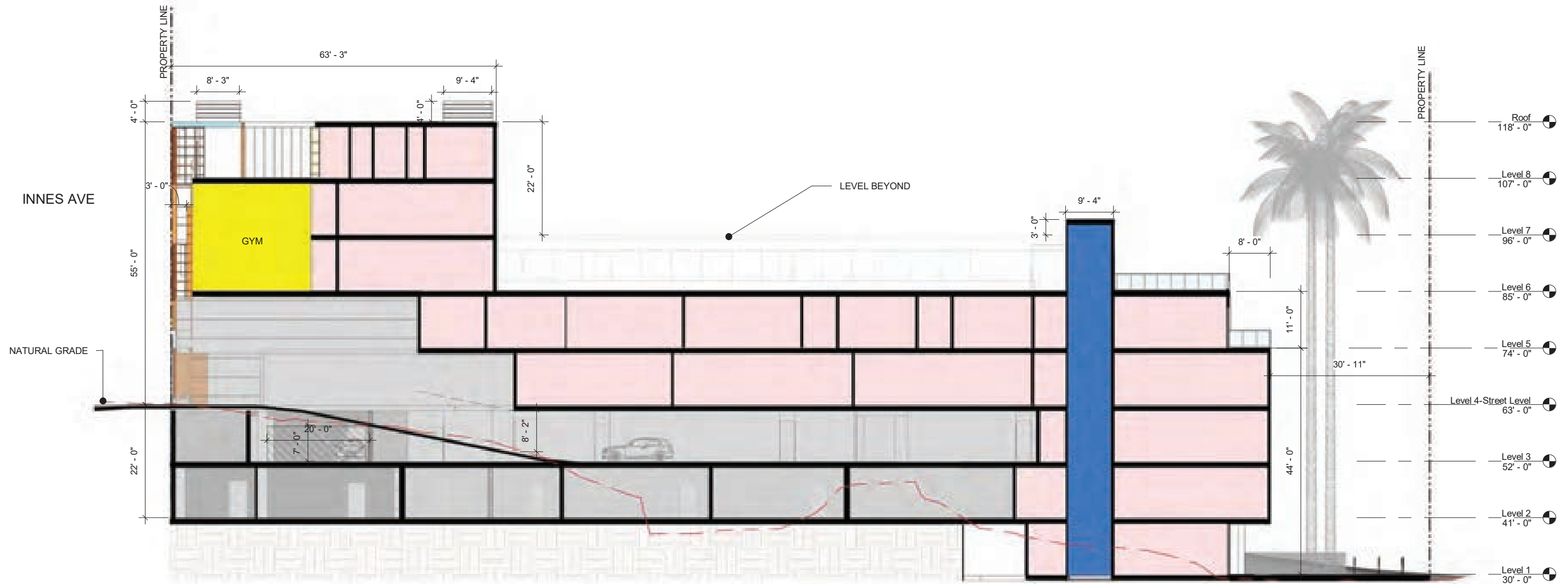




- LEGEND**
- RESIDENTIAL
 - RETAIL
 - UTILITIES/STAIRWAYS/ELEVATOR
 - AMENITIES
 - COMMON OPEN SPACE
 - PARKING

NOTES:

1. ACCESS RAMP FROM INNES.
 - CLEARANCE UNDER RAMP TO NOT BE LESS THAN 7'-0" ACROSS SPAN ON DRIVE AISLE BELOW
 - CLEARANCE ABOVE RAMP TO NOT BE LESS THAN 8'-2"
 - RAMP TO NOT HAVE A SLOPE LESS THAN 10% (FIRST 8'), 20% (AT TRANSITION), 10% (LAST 8')

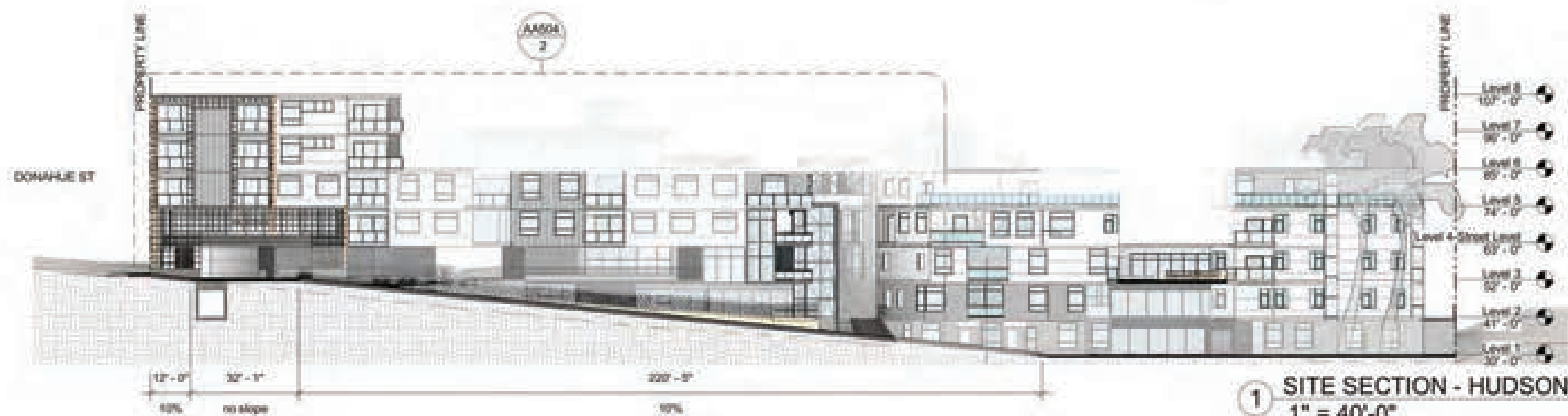


1 SITE SECTION - WEST 02 - ENLARGED
1" = 20'-0"

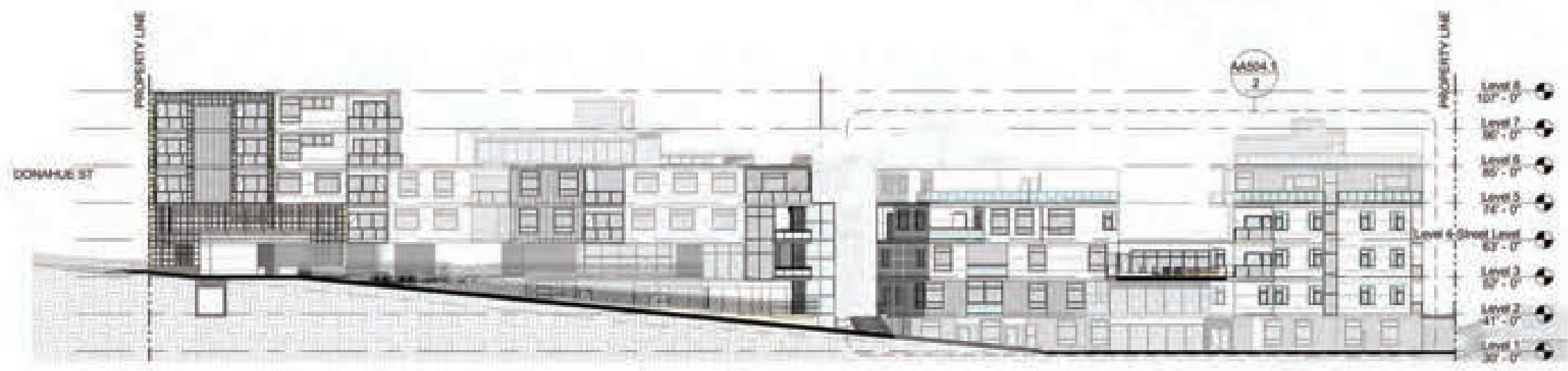




2 SECTION HUDSON 02 - ENLARGED 01
1" = 20'-0"



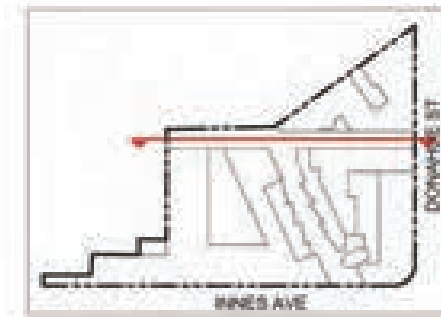
1 SITE SECTION - HUDSON 02 -
1" = 40'-0"



① SITE SECTION - HUDSON 02 - 2
1" = 40'-0"



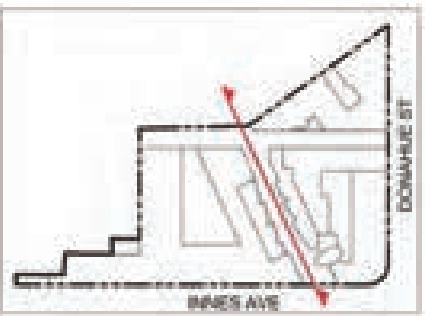
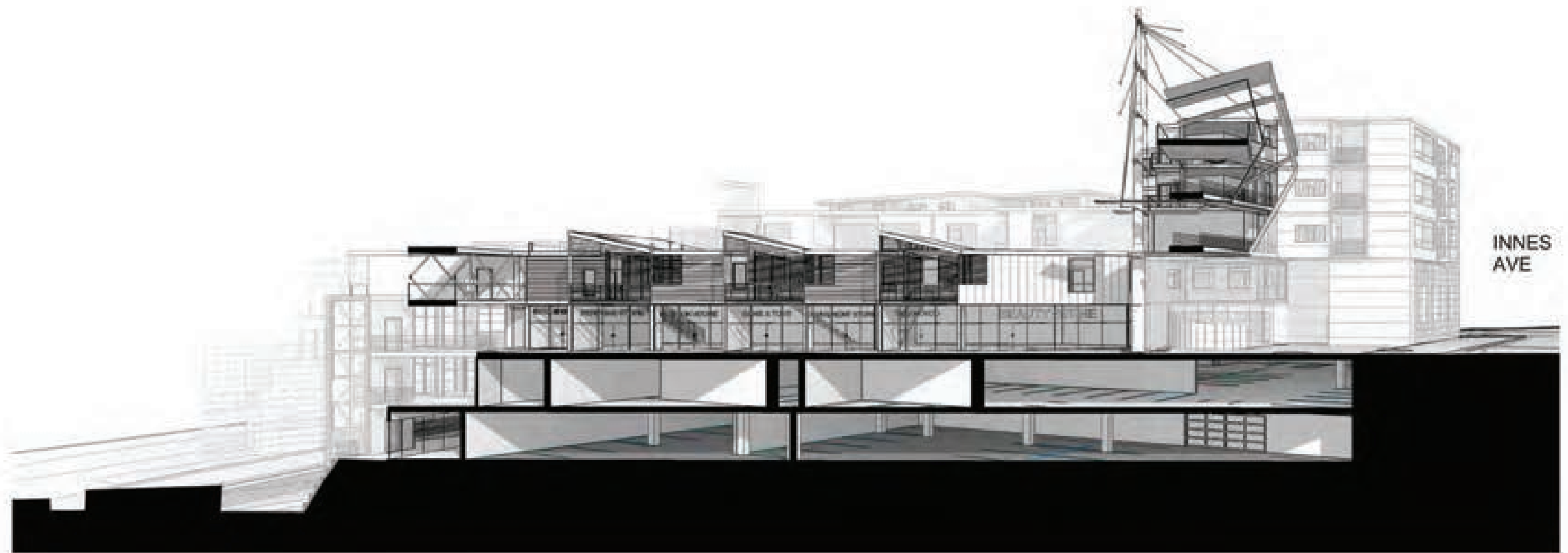
② SECTION HUDSON 02 - ENLARGED 02
1" = 20'-0"



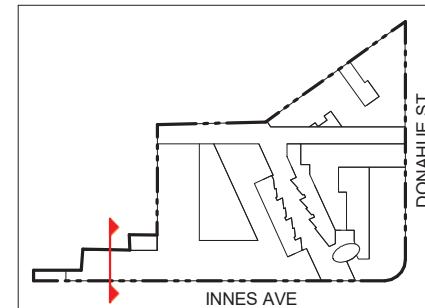
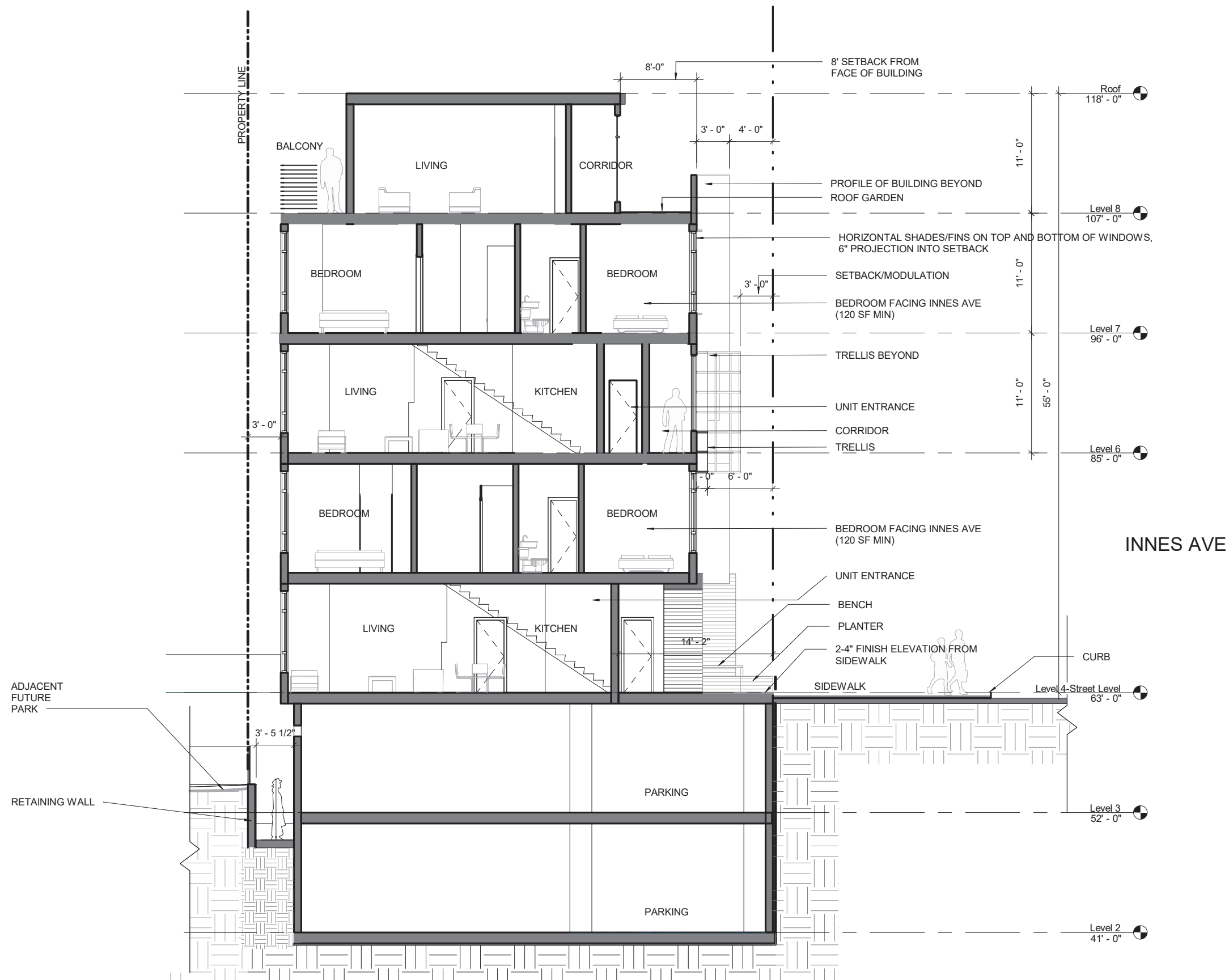
FINISH LEGEND:

	STUCCO: WHITE WITH HORIZONTAL REVEALS
	VERTICAL METAL PANELS
	BRONZE GRID

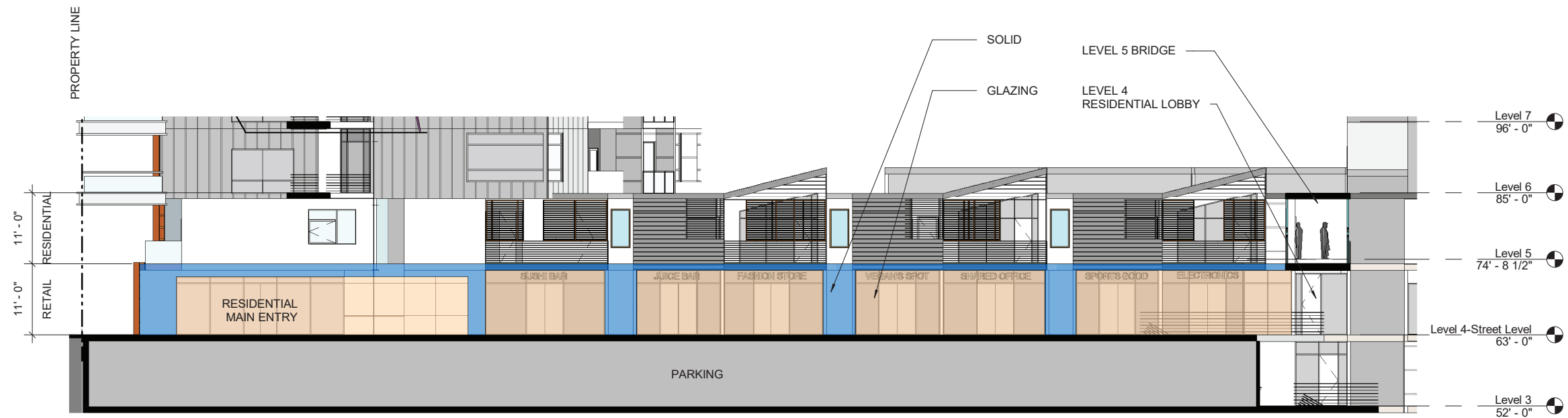
MATCHLINE 20A504



PERSPECTIVE SITE SECTION: RETAIL CORRIDOR
3D building cross section

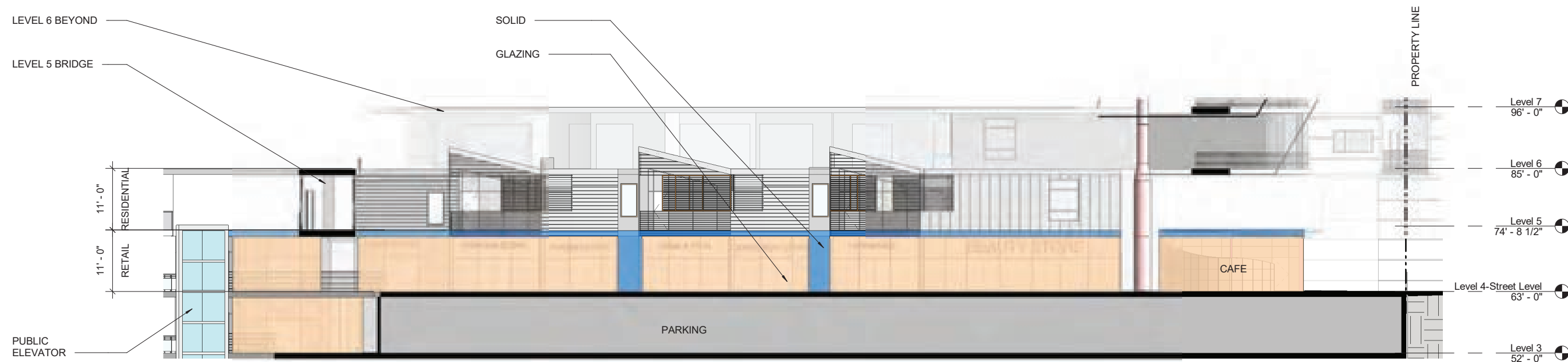


1 BUILDING/WALL SECTION - UNITS WEST OF INNES
1" = 10'-0"



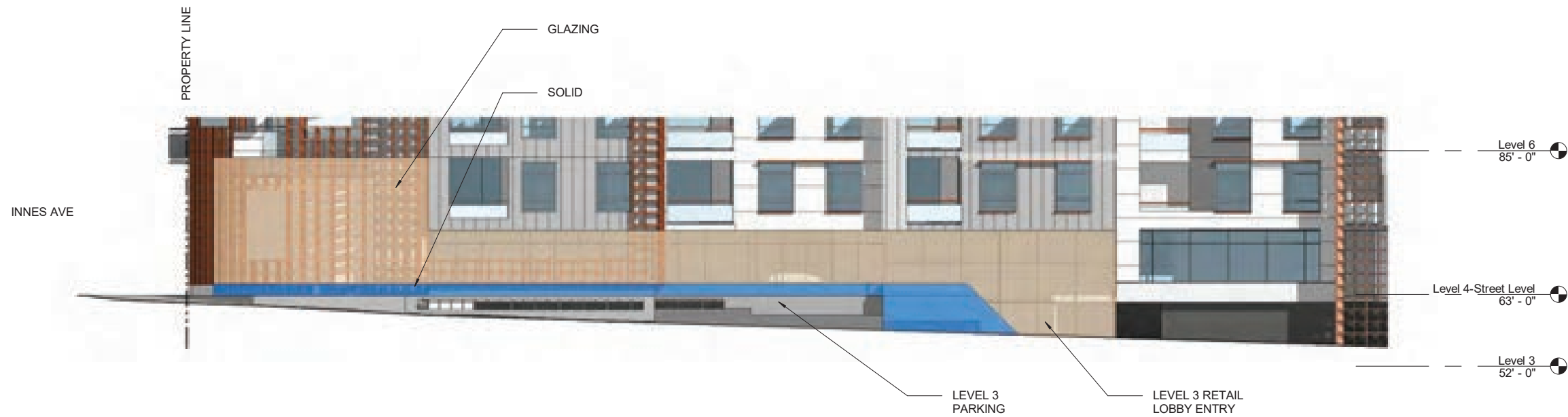
WEST RETAIL FACADE ALONG NORTH-SOUTH MEW
 TOTAL FACADE AREA : 1,960 SQ.FT.
 TOTAL TRANSPARENCY: 1,510 SQ.FT.
 TRANSPARENCY RATIO: 77%

SECTION WEST - N-S MIDBLOCK
 BREAK/MEWS RETAIL FACADE
 1" = 20'-0"



EAST RETAIL FACADE ALONG NORTH-SOUTH MEW
 TOTAL FACADE AREA : 2,180 SQ.FT.
 TOTAL TRANSPARENCY: 1,930 SQ.FT.
 TRANSPARENCY RATIO: 88%

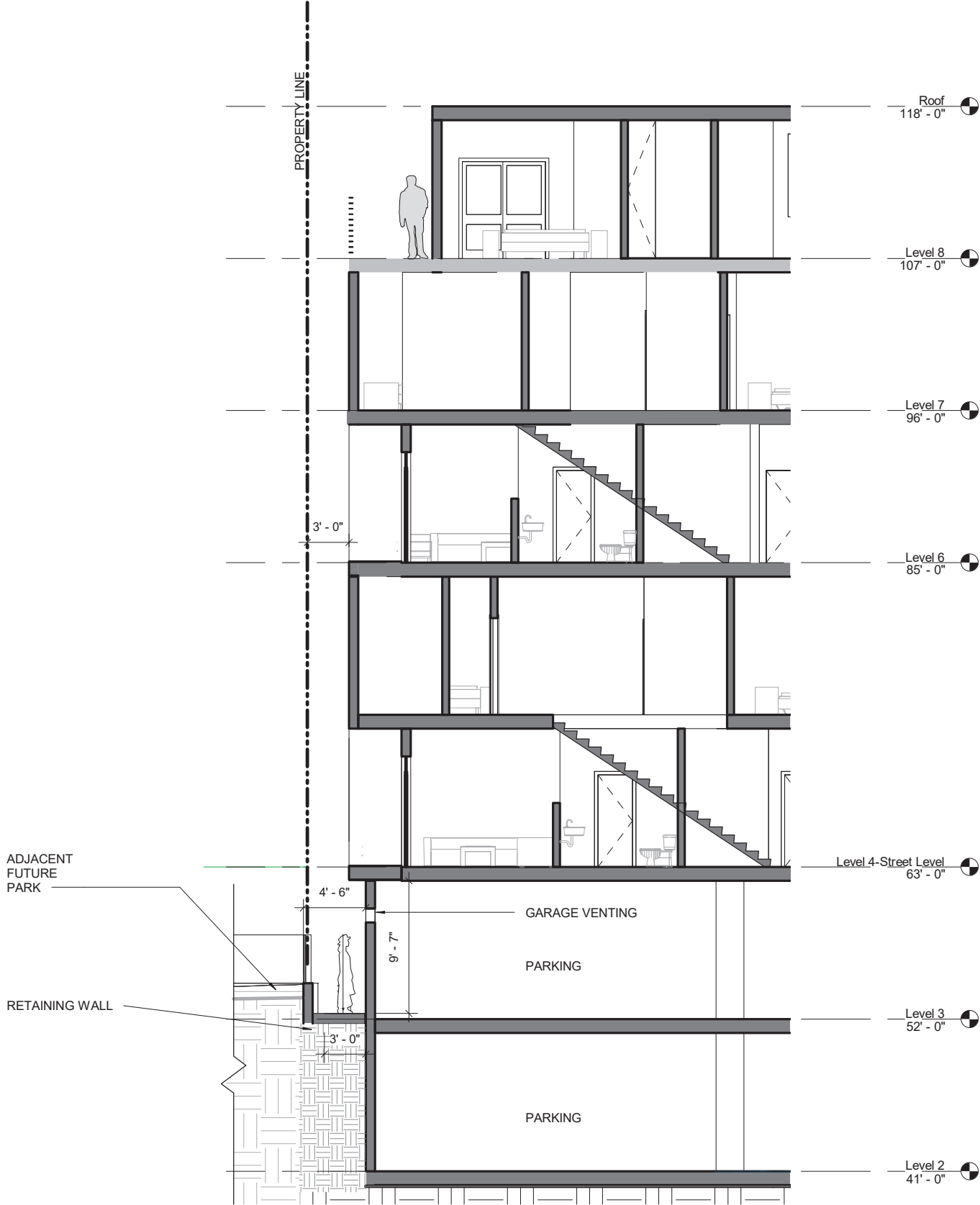
SECTION EAST - N-S MIDBLOCK
 BREAK/MEWS RETAIL FACADE
 1" = 20'-0"



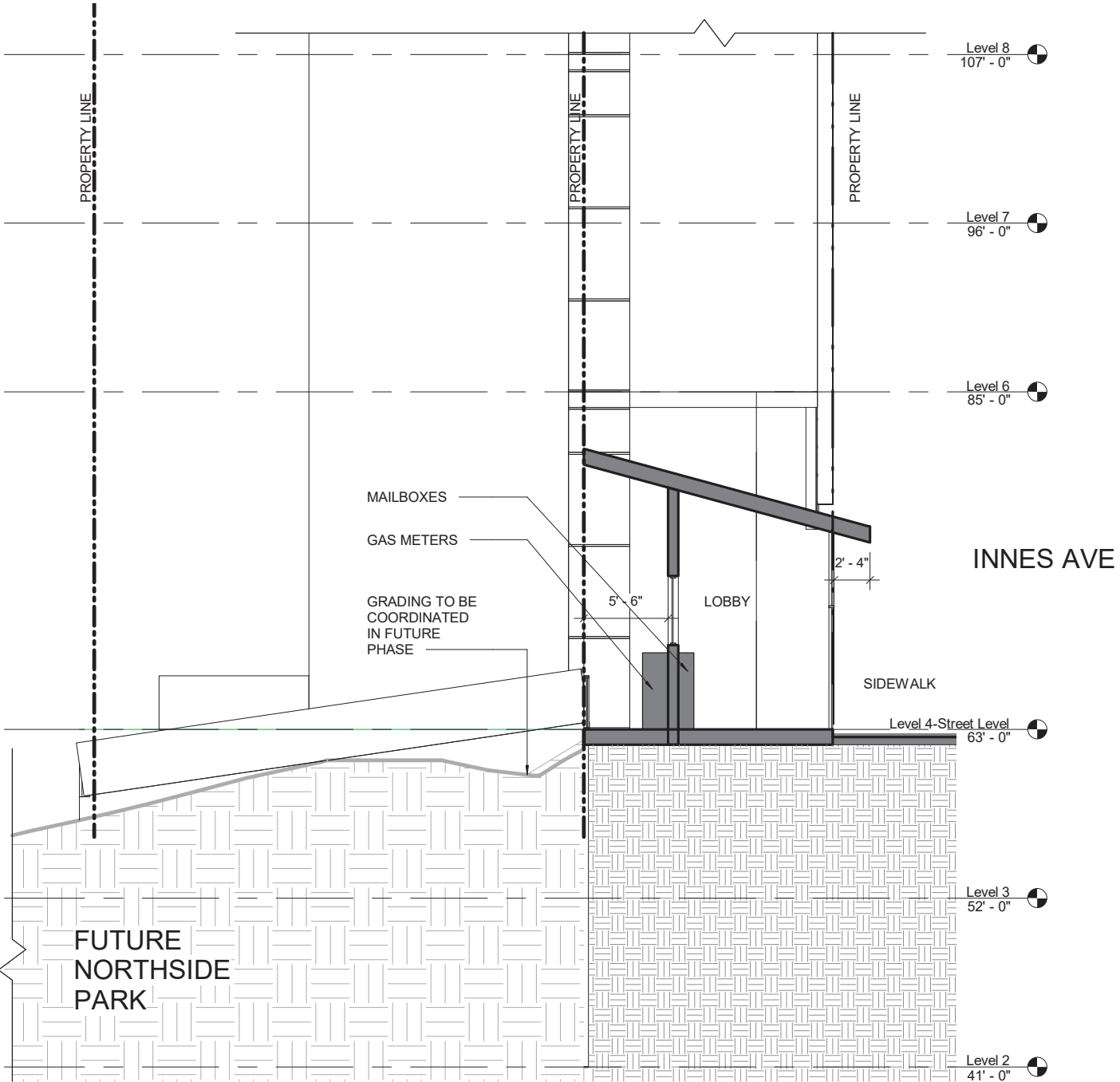
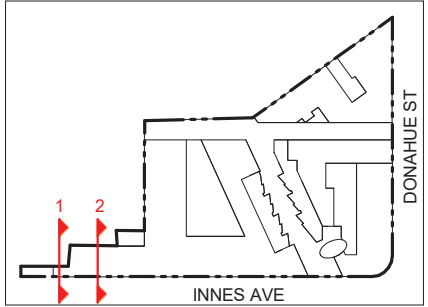
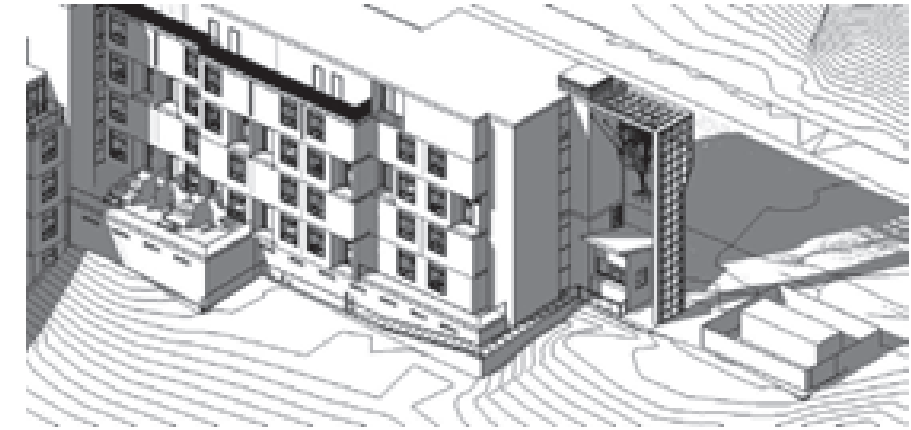
EAST RETAIL FACADE ALONG DONAHUE ST
TOTAL FACADE AREA : 1,942 SQ.FT.
TOTAL TRANSPARENCY: 1,630 SQ.FT.
TRANSPARENCY RATIO: 83%

① EAST ELEVATION - RETAIL FACADE
ALONG DONAHUE ST
1" = 20'-0"

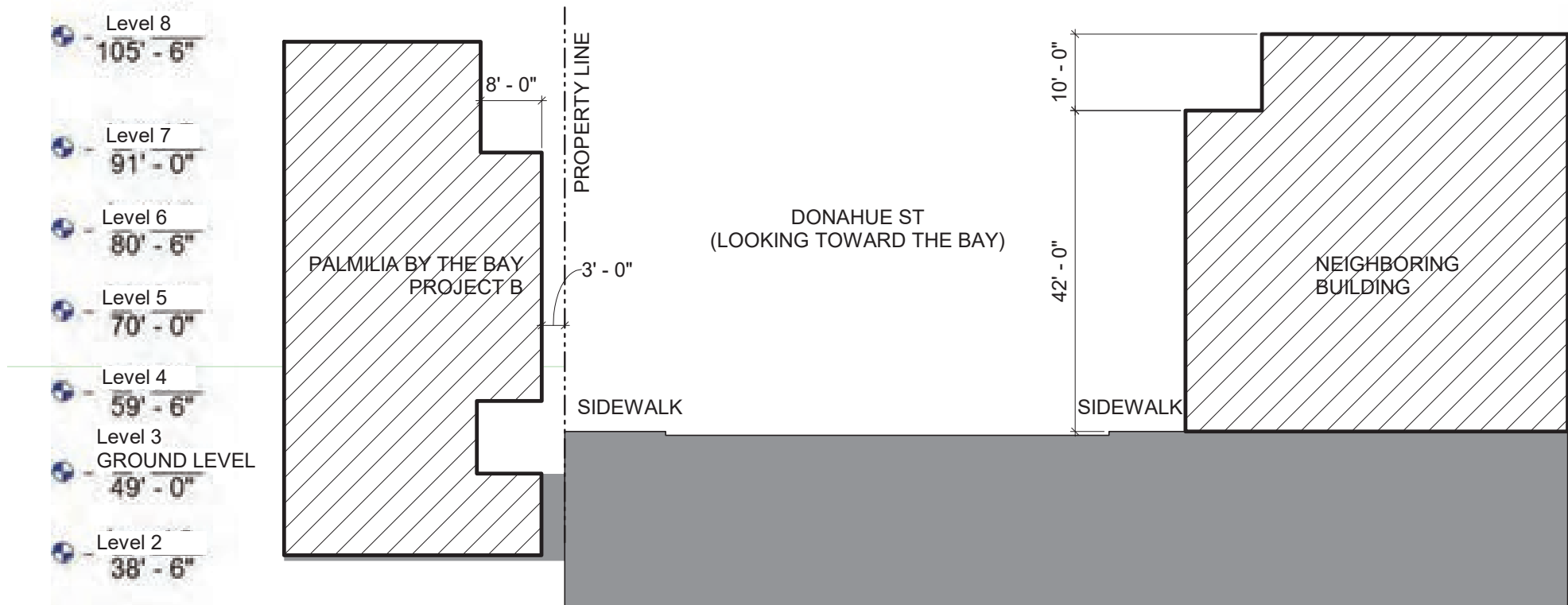
NOTES:
1. Design refinements related Northside Park adjacencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in an ongoing collaboration with Five Point (the park's design team).



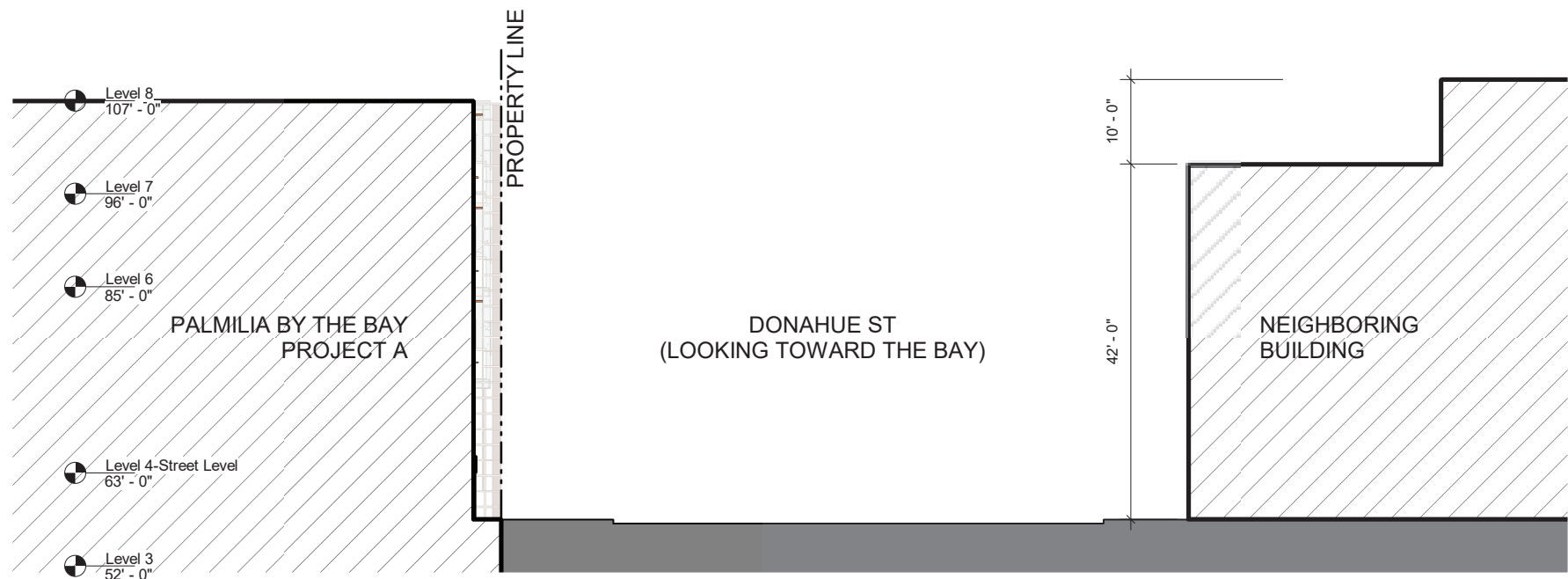
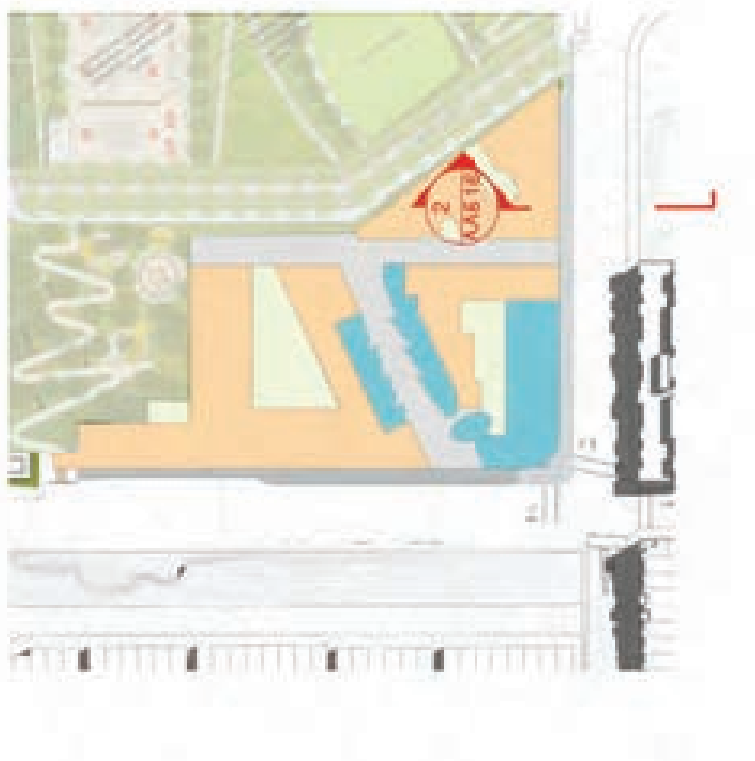
2 SECTION @ WEST PROPERTY LINE 02
1" = 10'-0"



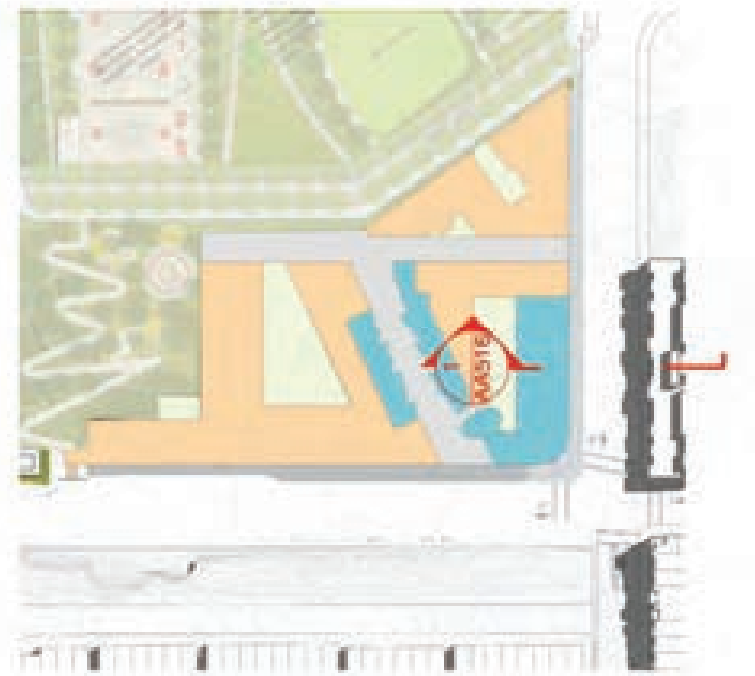
1 SECTION @ WEST PROPERTY LINE 01
1" = 10'-0"

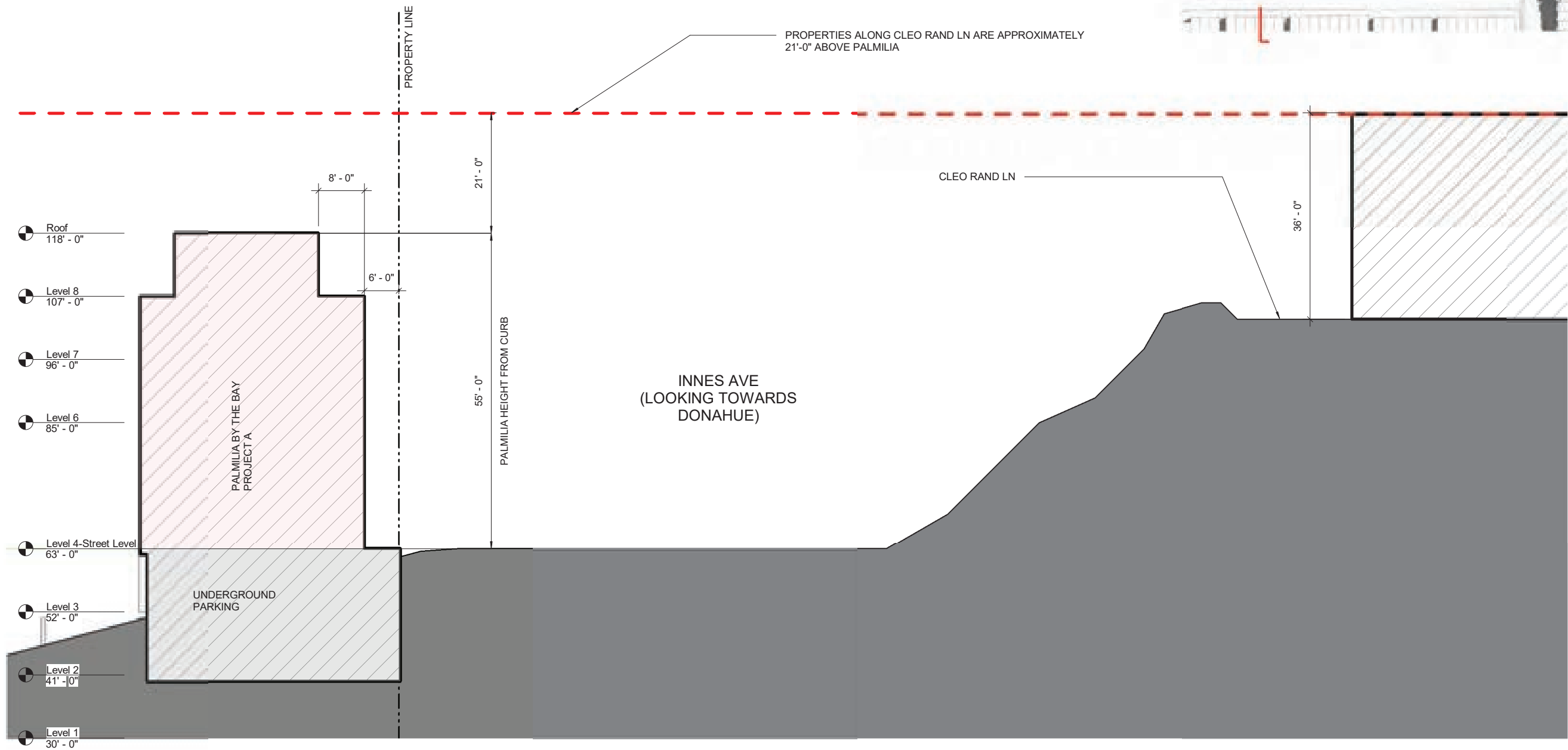


2 STREET CROSS SECTION THROUGH
PROJECT B ALONG DONAHUE LOOKING
TOWARDS THE BAY
1" = 20'-0"



1 STREET CROSS SECTION THROUGH
PROJECT A ALONG DONAHUE LOOKING
TOWARDS THE BAY
1" = 20'-0"





1 Site Cross Section-Innes
1" = 20'-0"

LEGEND

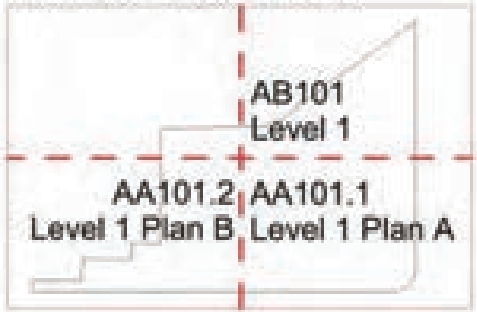
B1	-ONE BEDROOM
B2	-TWO BEDROOM
B3	-THREE BEDROOM
BALCONY	

BELOW MARKET RATE UNIT
(red outline along unit)

ADA - ACCESSIBLE UNIT

NOTE: SEE AA001-AA002 FOR COMMON
AREA BOUNDARIES

Keymap Enlarged Plans:



① Level 1
1" = 20'-0"



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
PROJECT B - FLOOR PLAN-
LEVEL 1
scale: As indicated

sheet:
AB101

page:
152

LEGEND

B1

-ONE BEDROOM

B2

-TWO BEDROOM

B3

-THREE BEDROOM

BALCONY

BELOW MARKET RATE UNIT
(red outline along unit)

ADA - ACCESSIBLE UNIT

NOTE: SEE AA001-AA002 FOR COMMON
AREA BOUNDARIES

Keymap Enlarged Plans:

AB104
Level 4

AA104.2 AA104.1
Level 4 Plan B, Level 4 Plan A

PROPERTY LINE

HUDSON AVE
EAST-WEST MEW
FIRE APPARATUS ACCESS ROAD

LANDSCAPE

DONAHUE STREET

Matchline

open to below

1 Level 4
1" = 20'-0"

Units: B401, B402, B403, B404, B405, B406, B407, B408, B409, B410, B411, B412

Common Areas: AA401, AA402

ADA Units: 1 AB50, 2 AB400, 3 AB410

Dimensions: 38', 31', 40', 41'-0", 10', 15', 6', 3', 3'

NARDI ASSOCIATES LLP

Architecture Urban Design Interiors

DATE: 01/12/2021

project: BLOCK 1

PALMILIA by the BAY
San Francisco, CA

title:

PROJECT B - FLOOR PLAN-
LEVEL 4

scale: As indicated

sheet:

AB104

page:

155

LEGEND

B1

B2

B3

BALCONY

-ONE BEDROOM

-TWO BEDROOM

-THREE BEDROOM

BELOW MARKET RATE UNIT

(red outline along unit)

ADA - ACCESSIBLE UNIT

NOTE: SEE AA001-AA002 FOR COMMON

AREA BOUNDARIES

Keymap Enlarged Plans:

AB105
Level 5

AA105.2 AA105.1
Level 5 Plan B Level 5 Plan A

PROPERTY LINE

HUDSON AVE
EAST-WEST MEW
FIRE APPARATUS ACCESS ROAD

Matchline

1
AB500

2
AB400

3
AB410

4

B508

B507

B506

B505

B504

B503

B502

B501

B405

B403

B402

B401

OPEN TO BELOW

38'

3'

6'

31'

40'

3'

41'-0"

DONAHUE STREET

185'

228'

15'

1

Level 5
1" = 20'-0"

NARDI ASSOCIATES LLP
Architecture Urban Design Interiors
DATE: 01/12/2021

project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

title:
PROJECT B - FLOOR PLAN-
LEVEL 5
scale: As indicated

sheet:
AB105

page:
156

LEGEND

B1

-ONE BEDROOM

B2

-TWO BEDROOM

B3

-THREE BEDROOM

BALCONY

BELOW MARKET RATE UNIT
(red outline along unit)

ADA - ACCESSIBLE UNIT

NOTE: SEE AA001-AA002 FOR COMMON
AREA BOUNDARIES

Keymap Enlarged Plans:

AB107
Level 7

AA107.2
Level 7 Plan B

AA107.1
Level 7 Plan A

The floor plan shows Unit AB107 (yellow) and Unit B602 (orange) on Level 7. Unit AB107 includes a kitchen, living area, and bedrooms. Unit B602 is adjacent to it. Common areas (grey) include a roof/mech area, stairs, and a large open space. The plan is bounded by a property line to the west and Donahue Street to the east. A matchline is indicated on the left. Dimensions are provided for various sections. A north arrow is located near Donahue Street. A scale of 1" = 20'-0" is shown at the bottom right.

PROPERTY LINE

ROOF/ MECH

HUDSON AVE
EAST-WEST MEW
FIRE APPARATUS ACCESS ROAD

DONAHUE STREET

Matchline

1 AB507

AB400 1

AB410 3 4

B602

B604

B603

91' - 0"

65'

25'

22'

22'

14'

6'

3'

40'

11'

8'

41' - 0"

1 Level 7
1" = 20'-0"

NARDI ASSOCIATES LLP

Architecture Urban Design Interiors

DATE: 01/12/2021

PALMILIA

by the BAY

project: BLOCK 1

PALMILIA by the BAY
San Francisco, CA

title:

PROJECT B - FLOOR PLAN-
LEVEL 7

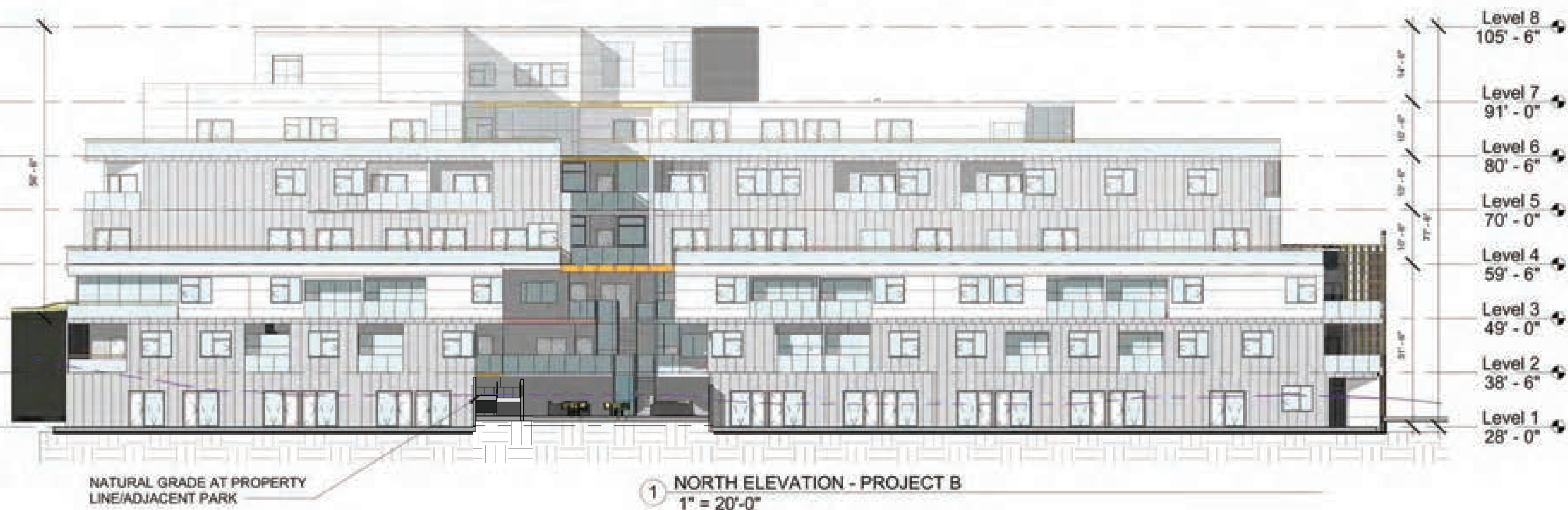
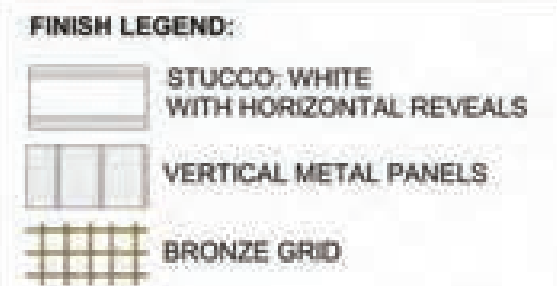
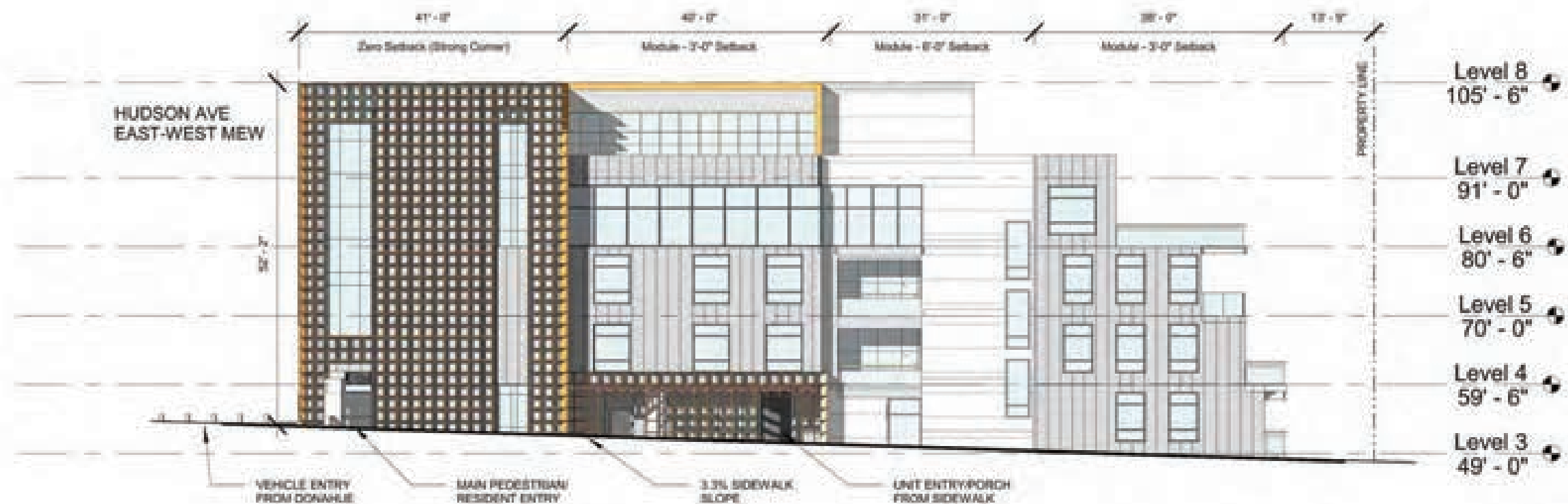
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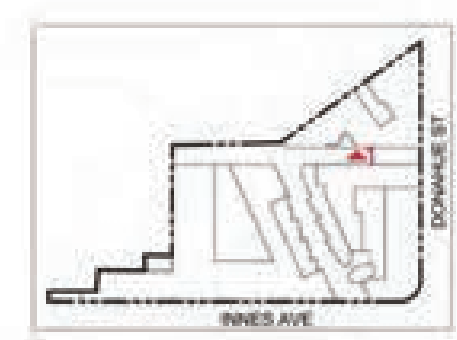
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AB107

page:

158



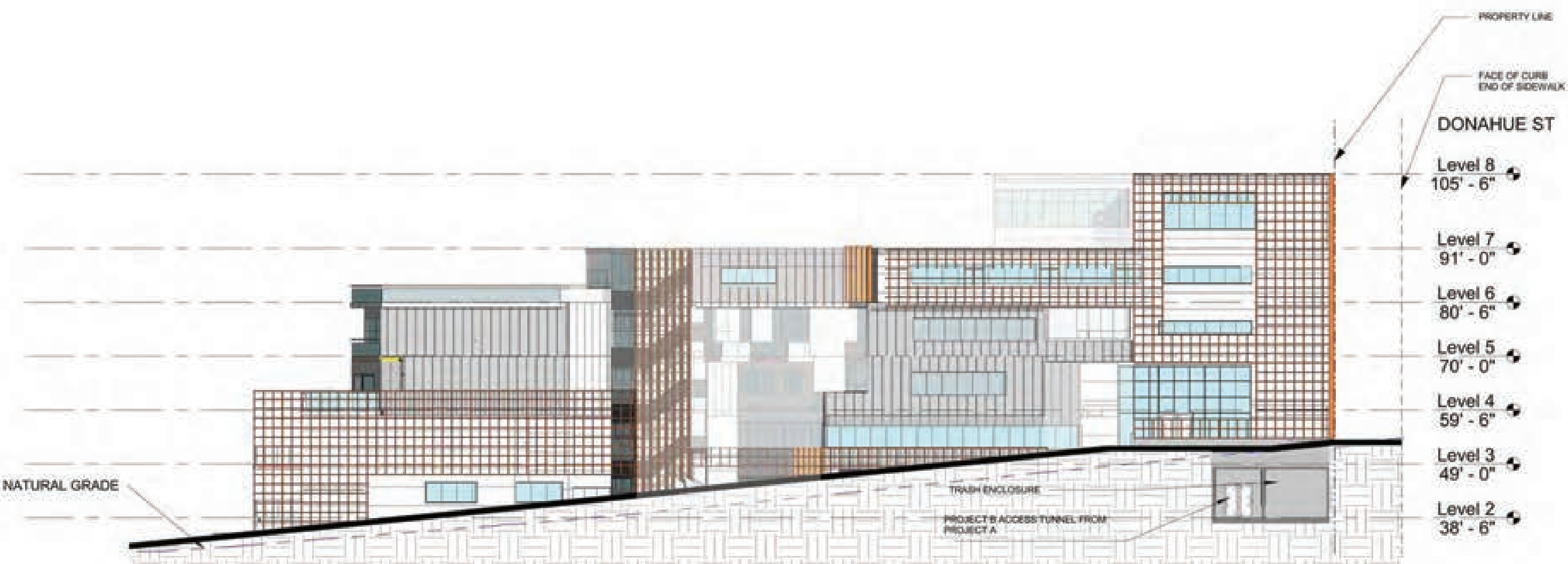


INNES AVE

DONAHUE ST

FINISH LEGEND:

-  STUCCO: WHITE WITH HORIZONTAL REVEALS
-  VERTICAL METAL PANELS
-  BRONZE GRID



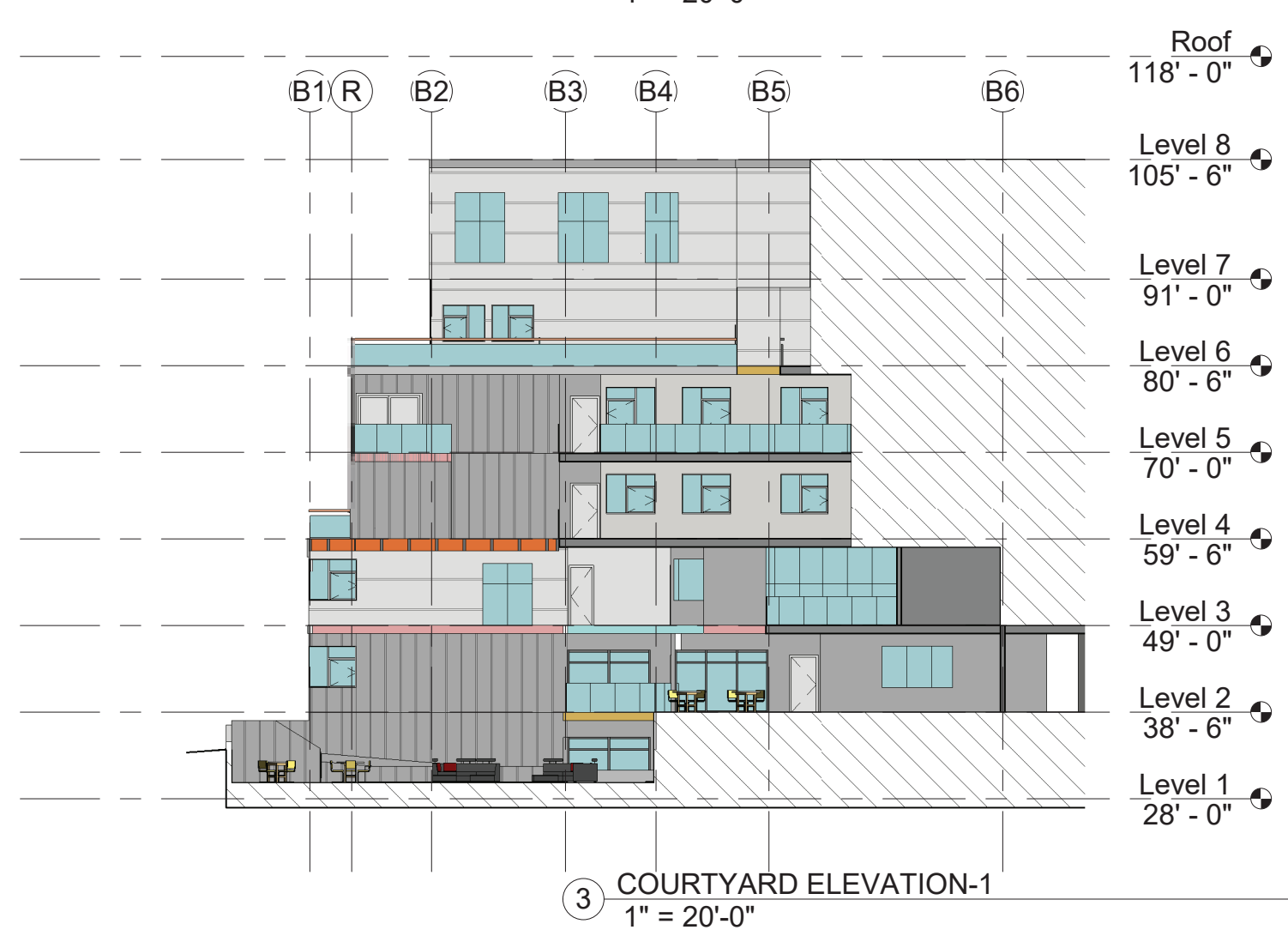
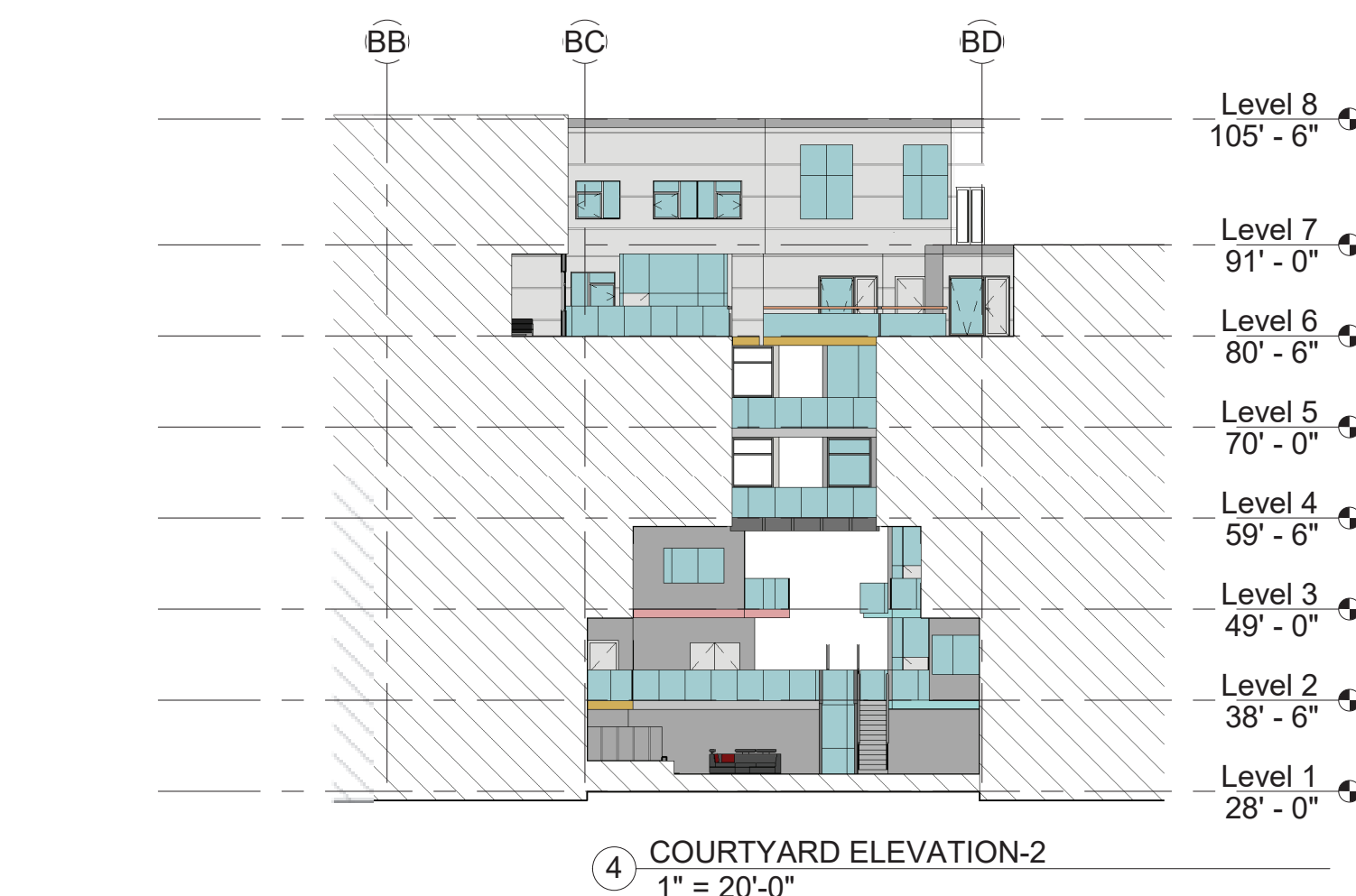
1 SOUTH ELEVATION - PROJECT B
1" = 20'-0"



project: BLOCK 1
PALMILIA by the BAY
San Francisco, CA

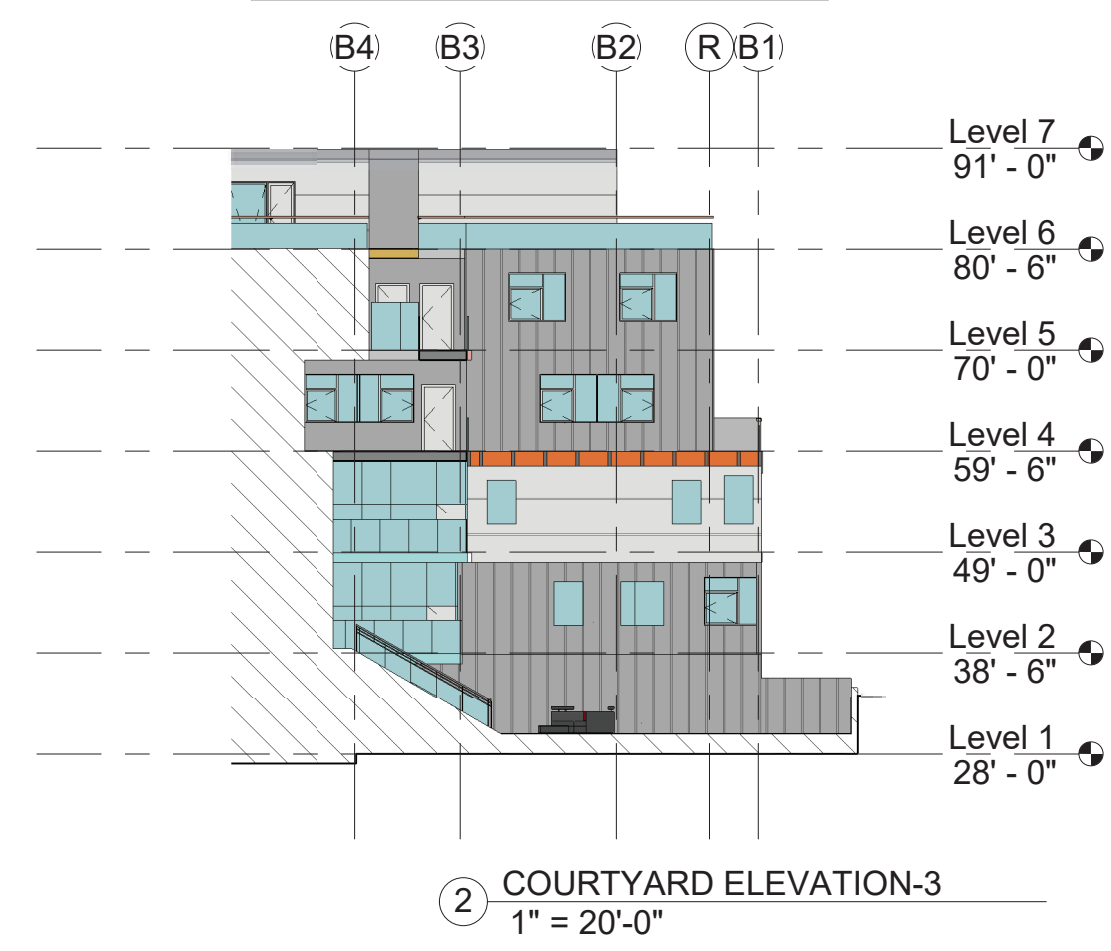
title:
PROJECT B - ELEVATION-
INTERIOR COURTYARD
scale: As indicated

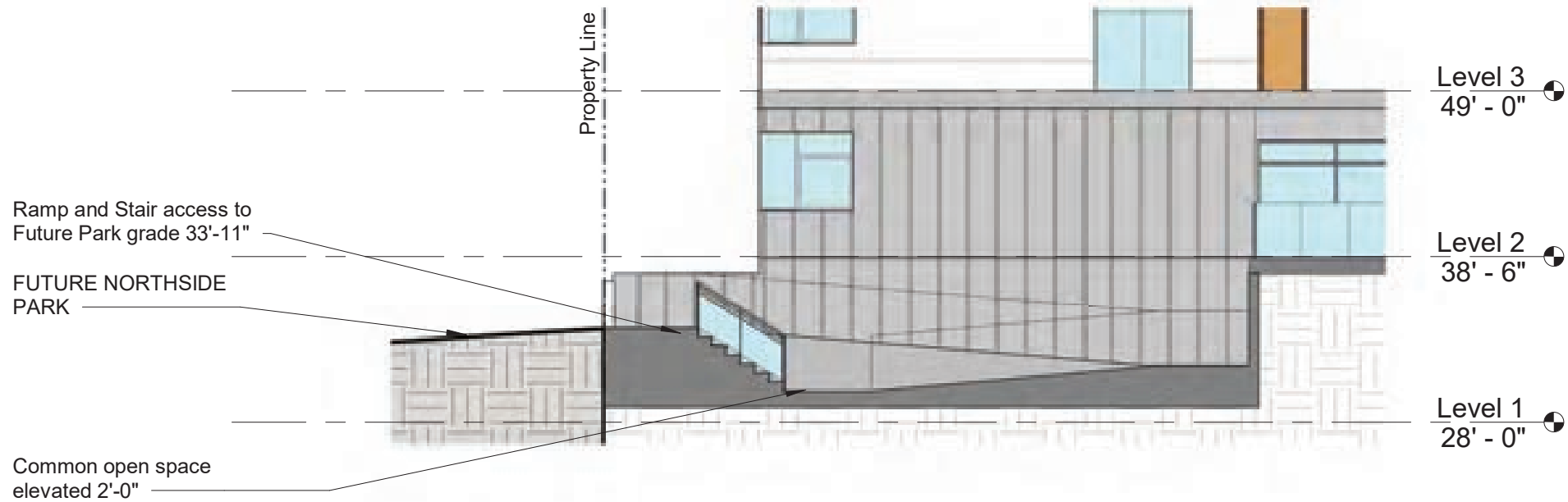
sheet:
AB410



FINISH LEGEND:

- STUCCO: WHITE WITH HORIZONTAL REVEALS
- VERTICAL METAL PANELS
- BRONZE GRID





SECTION EAST- LEVEL 1 COMMON
OPEN SPACE
1" = 10'-0"

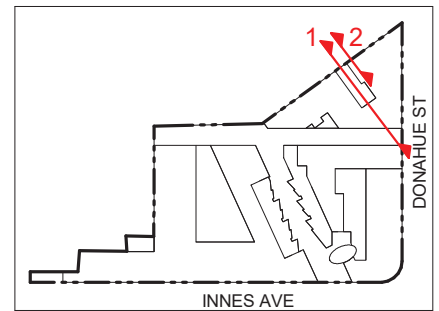


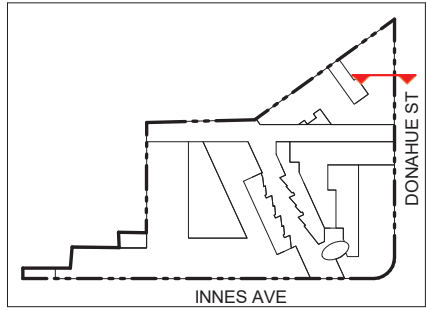
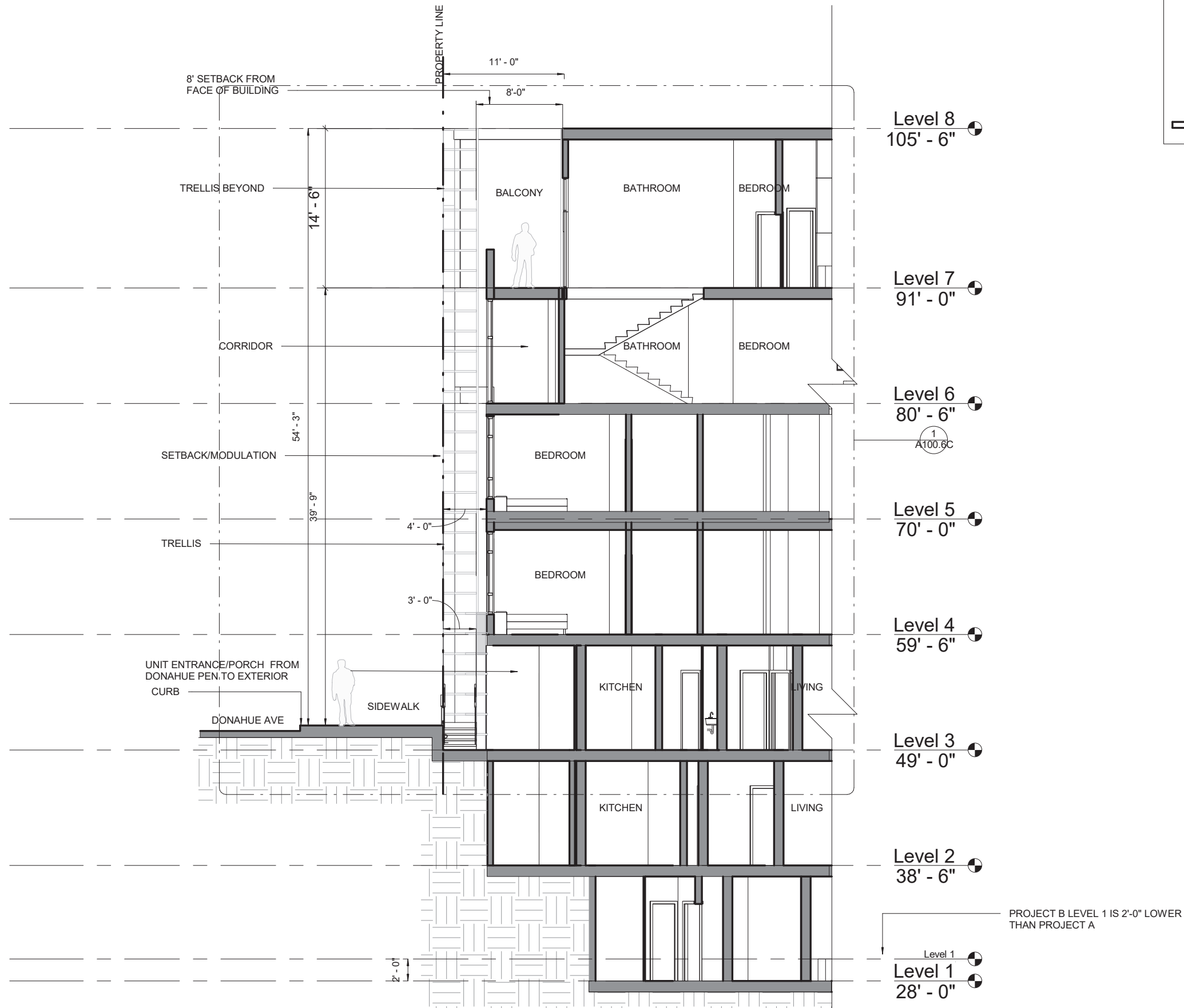
SECTION EAST- PROJECT B
1" = 20'-0"

NOTES:

1. Design refinements related Northside Park adjacencies such as: perimeter fences, gates, connections, hardscape, softscape, will be performed during design development phase in an ongoing collaboration with Five Point (the park's design team).

2. Section is taken diagonally across project B, see AB103 for reference to property line. See AA516 for section taken perpendicular to Donahue St.





1 Building/Wall Section - Project B
1" = 10'-0"

