

Exhibit A: Transbay Block 2E Project Schematic Design



Transbay Block 2 East

Schematic Design Document

21 October 2022

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KENNERLY ARCHITECTURE & PLANNING



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01 - SITE CONTEXT



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KENNERLY ARCHITECTURE & PLANNING



Project Description

Address: 200 Folsom Street, San Francisco, CA

The Project will include two buildings: Transbay 2 West with 151 units of affordable residential rental housing for seniors, which will be developed and owned by Chinatown Community Development Center, and Transbay 2 East with 184 units of affordable residential rental housing for families, which will be developed and owned by Mercy Housing.

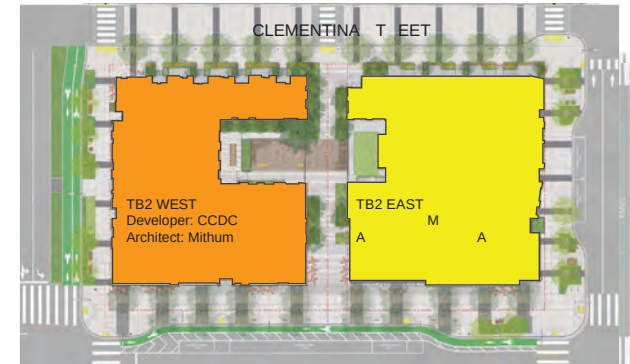
As the keystone parcel in the Transbay District, Block-2 catalyzes the ambitions of the Master Plan through its programming, urban design, and architectural potential. Our vision for Block-2 delivers on this potential, with affordable housing for seniors and families in two buildings that will activate the key public spaces with a vibrant mix of ground floor uses and the multi-generational mix of new residents and households.

Block-2 defines the southern edge of the new Transbay Park, the design of this frontage is critical. Our concept proposes private residential stoops on Clementina Street anchored by retail at the corner of Beale Street and the Childcare Facility at the midblock pedestrian crossing. Together these elements strongly engage with the new park at Block 3 extending the public realm into Block 2.

Unique to Block-2, the through-block mews is flanked by a necklace of active uses including retail spaces, active multipurpose rooms, and the child-care courtyard. We envision this as a Commons for outdoor dining, retail overflow, or simply as a place to decompress.

Folsom Street is lined with flexible retail frontage split by the mews and the building lobbies. The retail uses wrap the corners onto the mews, as well as Beale and Main streets where the garden rooms and allées of the Living Streets continue to the park.

Above, the two buildings are a complementary pair, sharing a unifying low rise townhouse massing fronting the park and a common masonry material sensibility establishes the block as its own precinct in contrast with the glassy towers across Folsom Street.



FOLSOM AND BEALE STREETS



FOLSOM AND MAIN STREETS

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Vicinity Map



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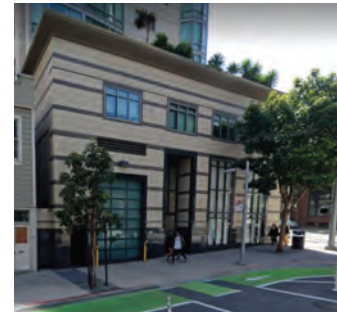
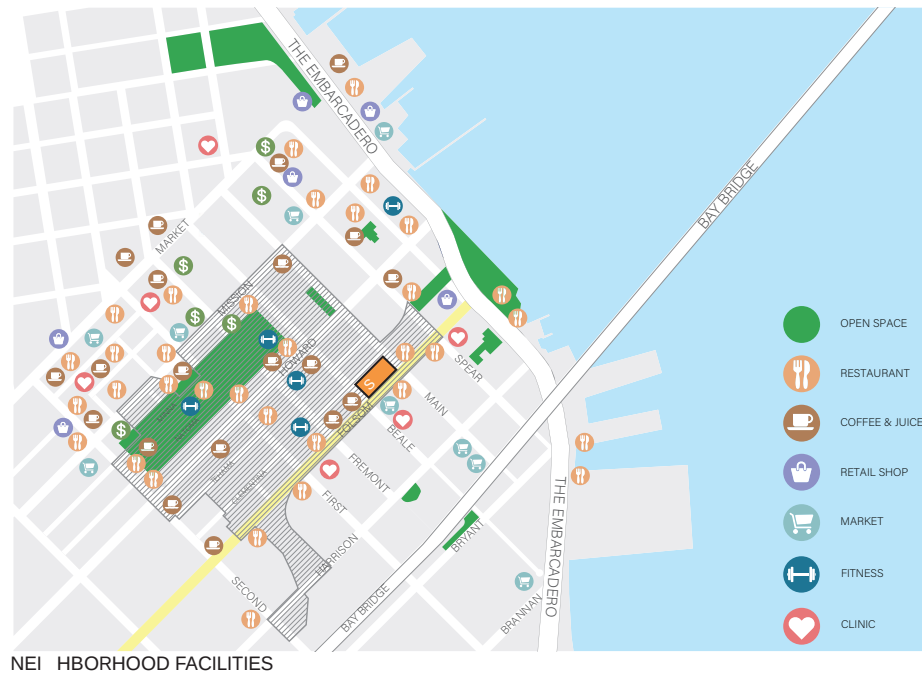
Neighboring Projects



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Land Use and Open Space / Neighborhood Amenities Diagram



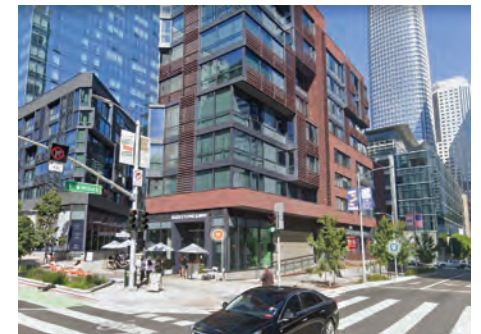
CLINIC: CIRCLE MEDICAL @ FOLSOM & FIRST



OPEN SPACE: SALESFORCE PARK



RETAIL & STREET CAFE: PHILZ AT FOLSOM & MAIN



RETAIL & OPEN SPACE: BLUESTONE LANE CAFE AT FOLSOM AND FREMONT



FITNESS; COREPOWER YOGA ON FREMONT



MARKET: WOODLAND MARKET AT FOLSOM BETWEEN MAIN & BEALE

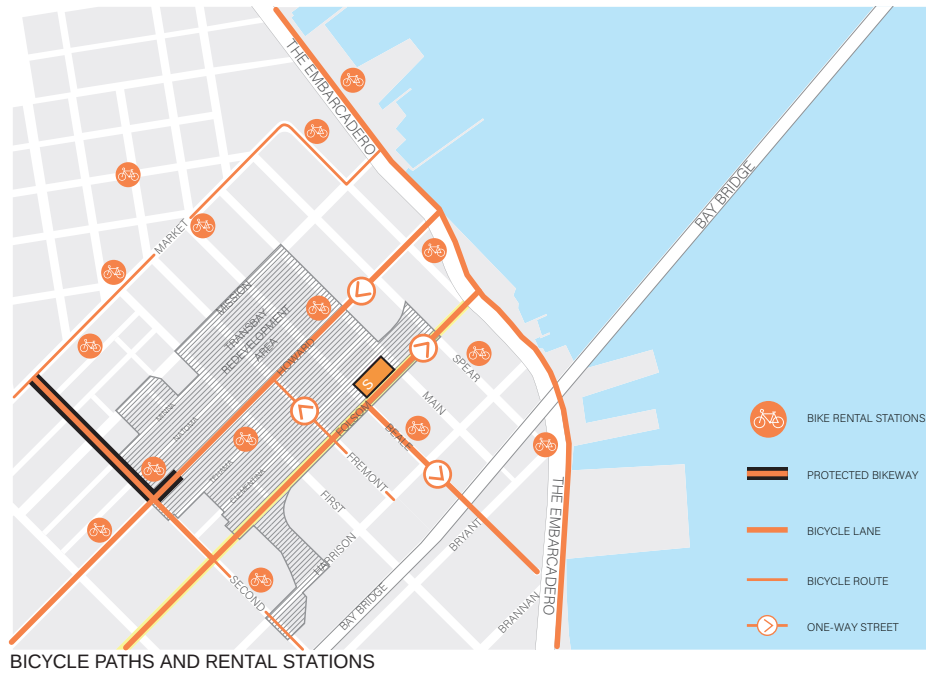
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Transit Diagram



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View Study Diagram



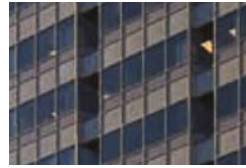
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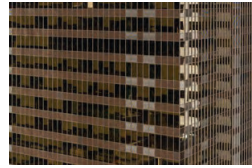
Neighborhood Context



301 Howard St



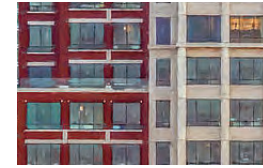
Block 5 - Park Tower



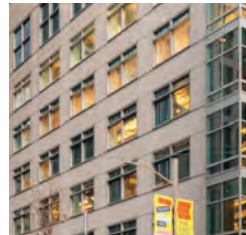
211 Main St



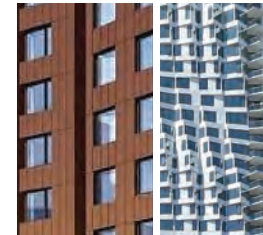
221 Main St



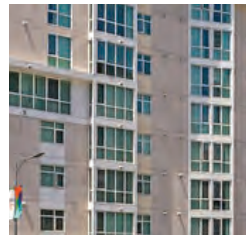
GAP



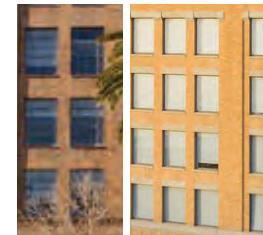
215 Fremont



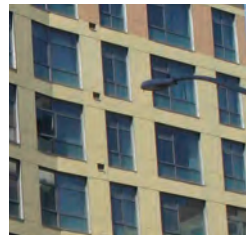
Block 1 - Mira



Block 7 - Natalie Gubb



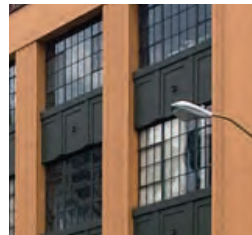
Hills Brothers / Hills



Block 6 - Natalie Gubb



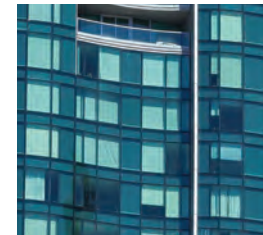
Block 6 - Solaire



Coffin-Redington



Lumina



Infinity

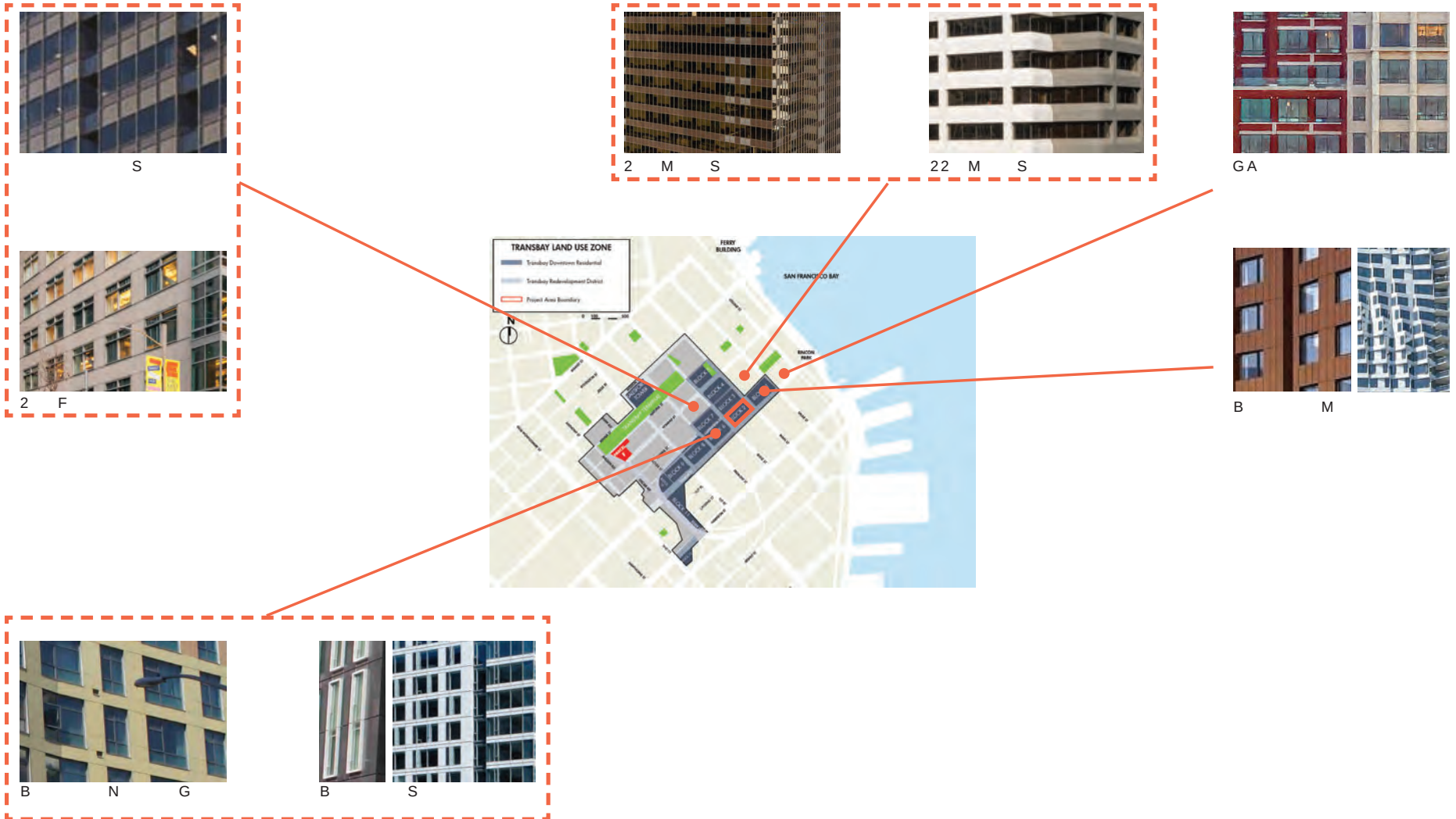
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Color Studies - Complimentary Pairs



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Block 2 East & West Program Table

ADDRESS & LOCATION: FOLSOM STREET BETWEEN MAIN STREET AND BEALE STREET
SAN FRANCISCO, CA 94105

BLOCK / LOT: LOT 5, 2 FM 6. (APN 3739-014)

COMBINED BLOCK 2 EAST AND WEST LOT AREA: 42,627 SQ. FT.

COMBINED BLOCK 2 EAST AND WEST GROSS BLDG AREA 308,127 SQ. FT.

BLOCK 2 EAST AND WEST TOTAL RESIDENTIAL UNITS: 335 UNITS (100% AFFORDABLE)

BLOCK 2 EAST - BIKE PARKING (CLASS 1)
BLOCK 2 WEST - BIKE PARKING (CLASS 1)
COMBINED BLOCK 2 EAST & WEST BLDG BIKE PARKING (CLASS 1)
COMBINED BLOCK 2 EAST & WEST SITE BIKE PARKING (CLASS 2)

LOADING SPACES
ACCESSIBLE LOADING SPACES (ON-STREET)
PASSENGER LOADING (ON-STREET)
COMMERCIAL LOADING (ON-STREET)

REQUIRED	PROVIDED
58	92
12	12
70	104
0 PER DCDG	16
PROVIDED	
4	
245'-6"	
54'	

UNIT MATRIX							BUILDING AREA (GROSS SQUARE FEET)								GROSS AREA PER PLANNING GSF	OPEN SPACE SF	CHILDCARE OPEN SPACE SF
FLR	STUDIO	1B	2B	3B	SUBTOTALS: (UNITS)		RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	BACK OF HOUSE GSF	CIRCULATION GSF	RETAIL GSF	CHILDCARE GSF	SUBTOTALS: (GSF / FLR)			
BLOCK 2 EAST - FAMILY BUILDING	R	0	0	0	0	0	0	0	0	1,196	367	0	0	1,563	2,051		
	17	2	2	3	2	9	6,585	0	0	301	1,537	0	0	8,423	8,810		
	16	2	1	3	2	8	6,005	682	0	301	1,537	0	0	8,525	8,896	1,285	
	15	1	5	4	2	12	8,604	0	0	301	1,641	0	0	10,546	10,918		
	14	1	5	4	2	12	8,604	0	0	301	1,641	0	0	10,546	10,918		
	13	1	5	4	2	12	8,604	0	0	301	1,641	0	0	10,546	10,918		
	12	1	5	4	2	12	8,604	0	0	301	1,641	0	0	10,546	10,918		
	11	1	5	4	2	12	8,604	0	0	301	1,641	0	0	10,546	10,918		
	10	0	5	3	3	11	8,604	0	0	301	1,641	0	0	10,546	10,918		
	9	0	5	3	3	11	8,604	0	0	301	1,641	0	0	10,546	10,918		
	8	0	5	3	3	11	8,604	0	0	301	1,641	0	0	10,546	10,918		
	7	2	3	3	2	10	7,138	416	0	301	1,644	0	0	9,499	9,838		
	6	0	2	3	2	7	5,742	1,993	0	301	1,667	0	0	9,703	10,130	2,949	
	5	1	8	4	3	16	11,588	0	0	301	2,194	0	0	14,083	14,577		
	4	1	8	4	3	16	11,588	0	0	301	2,194	0	0	14,083	14,577		
	3	1	8	4	3	16	11,588	0	0	301	2,194	0	0	14,083	14,577		
	2	0	3	1	1	5	3,703	1,203	755	761	2,487	0	3,216	12,125	12,709		1,200
	1	3	1	0	0	4	1,840	1,744	754	3,080	2,056	1,959	3,231	14,664	14,963		604
	SUBTOTAL	17	76	54	37	184	134,609	6,038	1,509	9,552	31,005	1,959	6,447	191,119	198,472	4,234	1,804
BLOCK 2 WEST - SENIOR BUILDING	R	0	0	0	0	0	0	0	0	207	435	0	0	642	642		
	9	3	12	1	0	16	8,927	0	0	253	1,608	0	0	10,788	10,788		
	8	4	13	0	0	17	8,927	0	0	253	1,608	0	0	10,788	10,788		
	7	4	11	0	0	15	7,759	0	0	588	1,609	0	0	9,956	9,956		
	6	4	10	0	0	14	7,176	1,365	0	282	1,926	0	0	10,749	10,749		
	5	6	17	0	0	23	12,004	0	0	253	2,024	0	0	14,281	14,281	2,418	
	4	6	17	0	0	23	12,004	0	0	253	2,024	0	0	14,281	14,281		
	3	6	17	0	0	23	12,004	0	0	253	2,024	0	0	14,281	14,281		
	2	6	10	0	0	16	7,923	0	0	415	1,996	0	0	10,334	10,334		
	1	0	4	0	0	4	2,073	1,835	1,475	2,222	2,999	2,945	0	13,555	13,555		
	SUBTOTAL	39	111	1	0	151	78,797	3,200	1,475	4,985	18,253	2,945	0	109,655	109,655	2,418	0
	COMBINED BLOCK 2 EAST AND WEST TOTALS	STUDIO	1B	2B	3B	TOTAL UNITS	RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	UTILITY / STORAGE GSF	CIRCULATION / OTHER GSF	RETAIL GSF	CHILDCARE GSF	SUBTOTALS: (GSF / FLR)	GROSS AREA PER PLANNING GSF	OPEN SPACE SF	CHILDCARE OPEN SPACE SF
		56	187	55	37	335	213,406	9,238	2,984	14,537	49,258	4,904	6,447	300,774	308,127	6,652	1,804
	RESIDENTIAL UNIT MIX	16.7%	55.8%	16.4%	11.0%	100.0%											
	OCCUPANT UNIT AREA	400 SF	500 SF	800 SF	1100 SF												

Notes

- Residential area measured to Corridor side of corridor wall, centerline of demising walls, and exterior face of exterior walls.
- Gross building area per SF Planning Code 102.9 (Excludes roof penthouse, open spaces, and double height spaces).
- Amenity gross area includes lobbies, common residential gathering, laundry, mail/package spaces, and common restrooms.
- Retail area includes restrooms and trash.

Notes, continued.

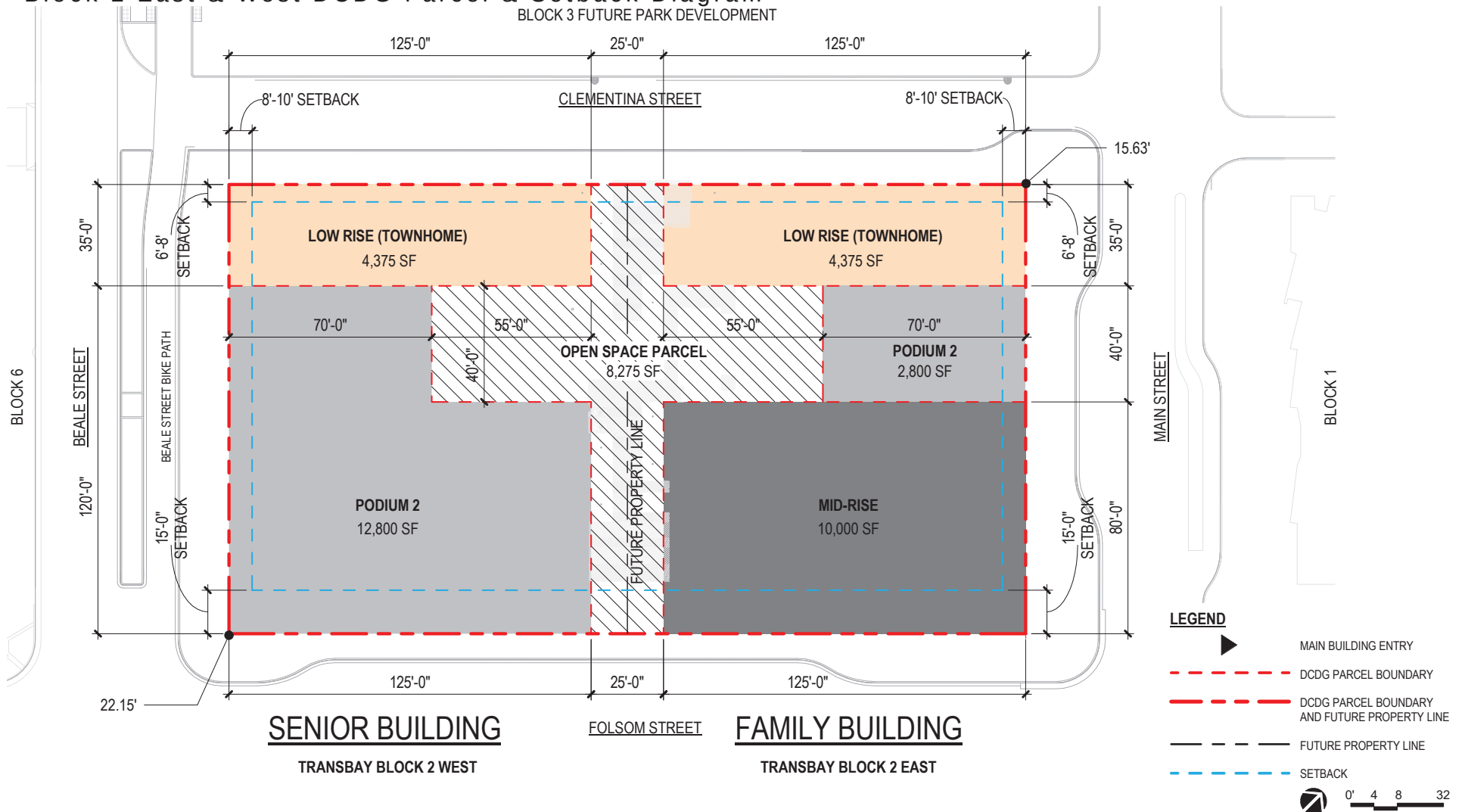
- Management area includes office and associated spaces including restrooms.
- Circulation area includes corridors, stairs, and elevators.
- Back of house area includes Mechanical, Plumbing, Electrical, Telecom rooms, janitor closets, and trash rooms.
- Open Space: Includes occupiable area.

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Block 2 East & West DCDG Parcel & Setback Diagram

BLOCK 3 FUTURE PARK DEVELOPMENT



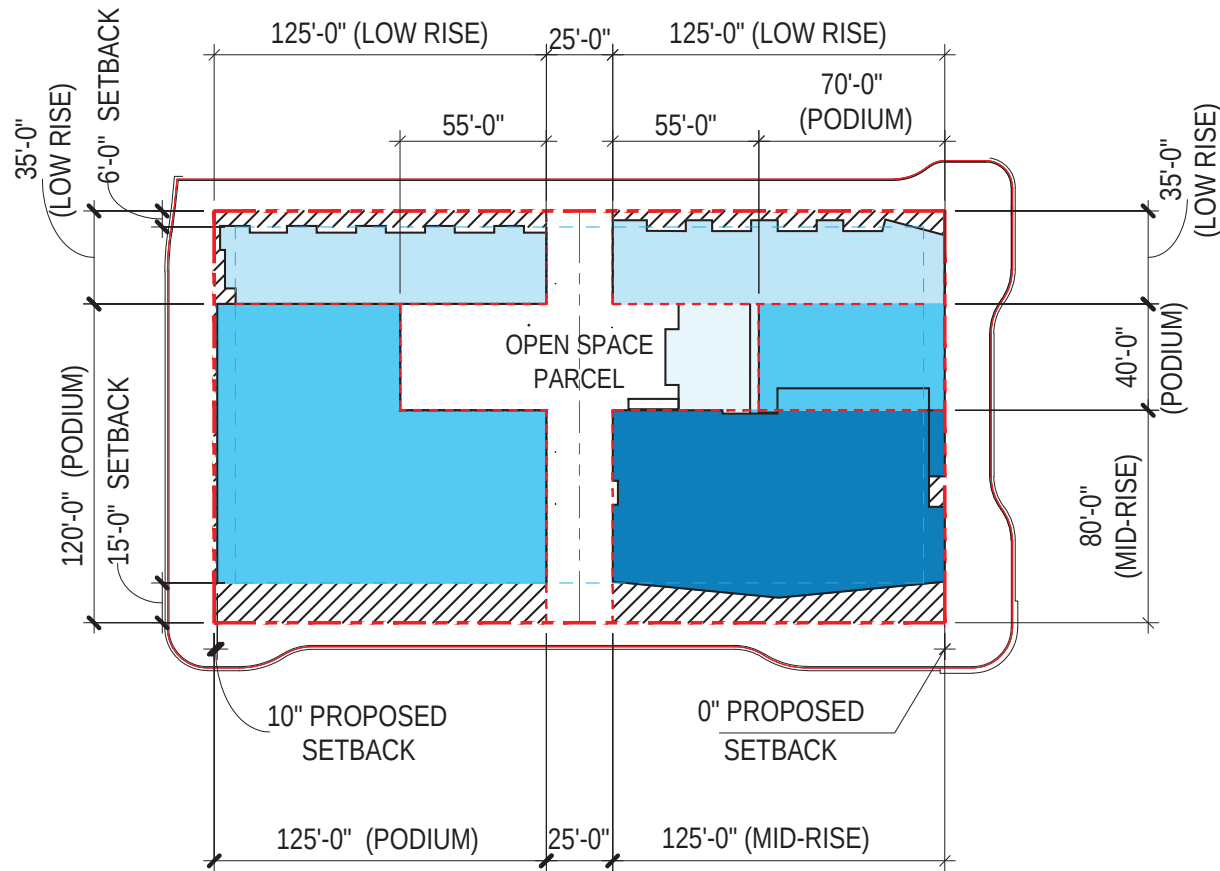
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Block 2 East & West Building Setback Diagram



SENIOR BUILDING

FAMILY BUILDING

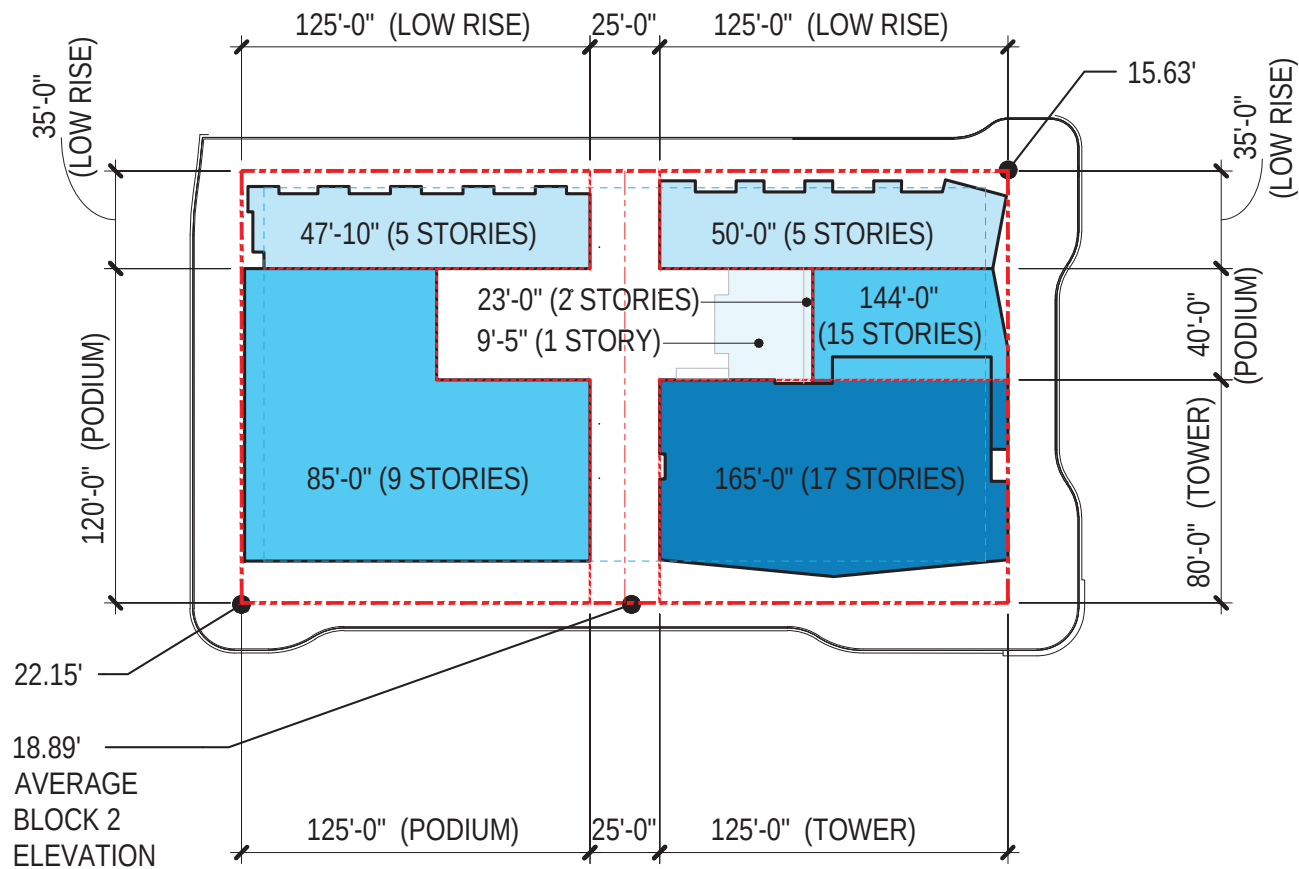
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Block 2 East & West Building Height Diagram



SENIOR BUILDING

FAMILY BUILDING

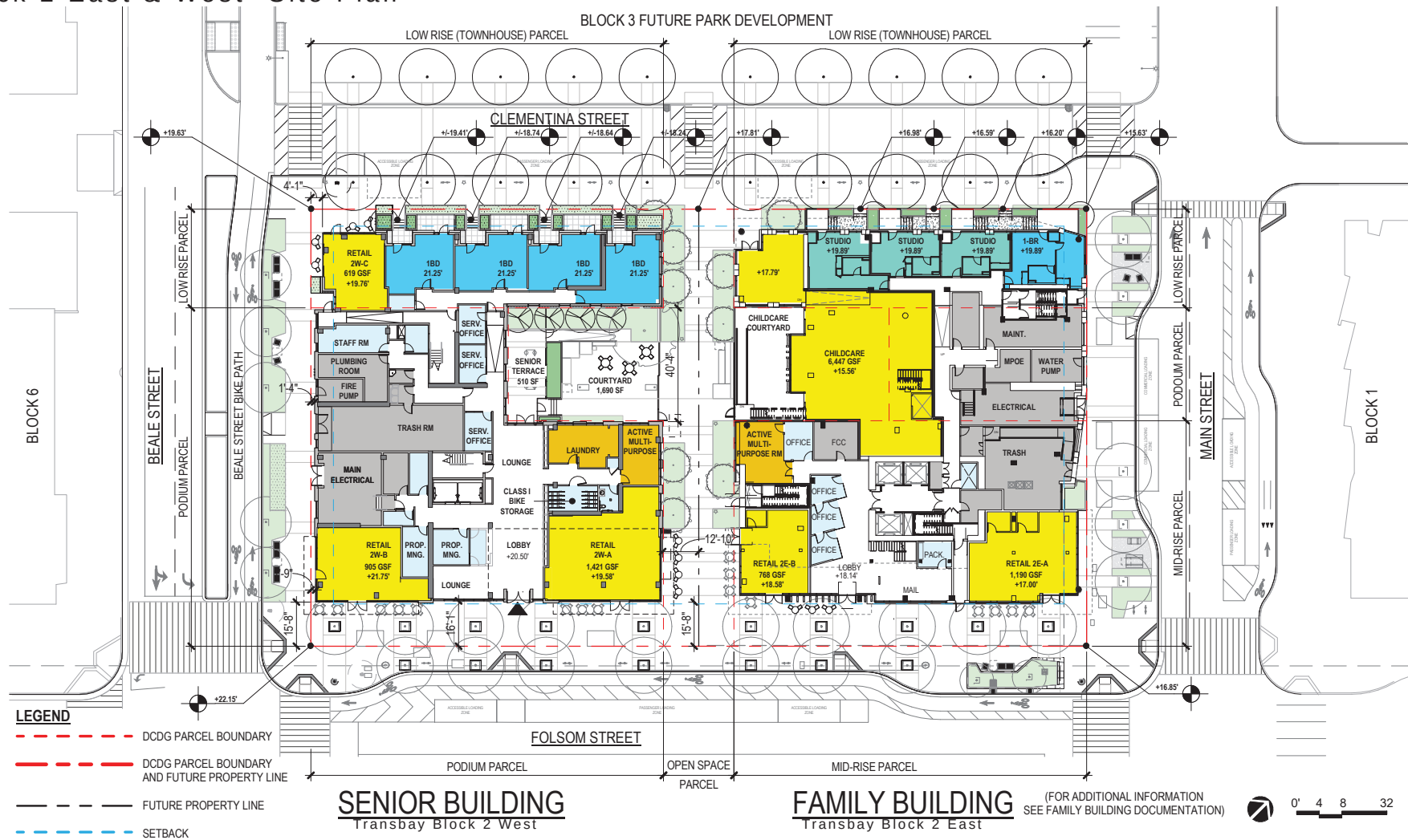
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Block 2 East & West- Site Plan



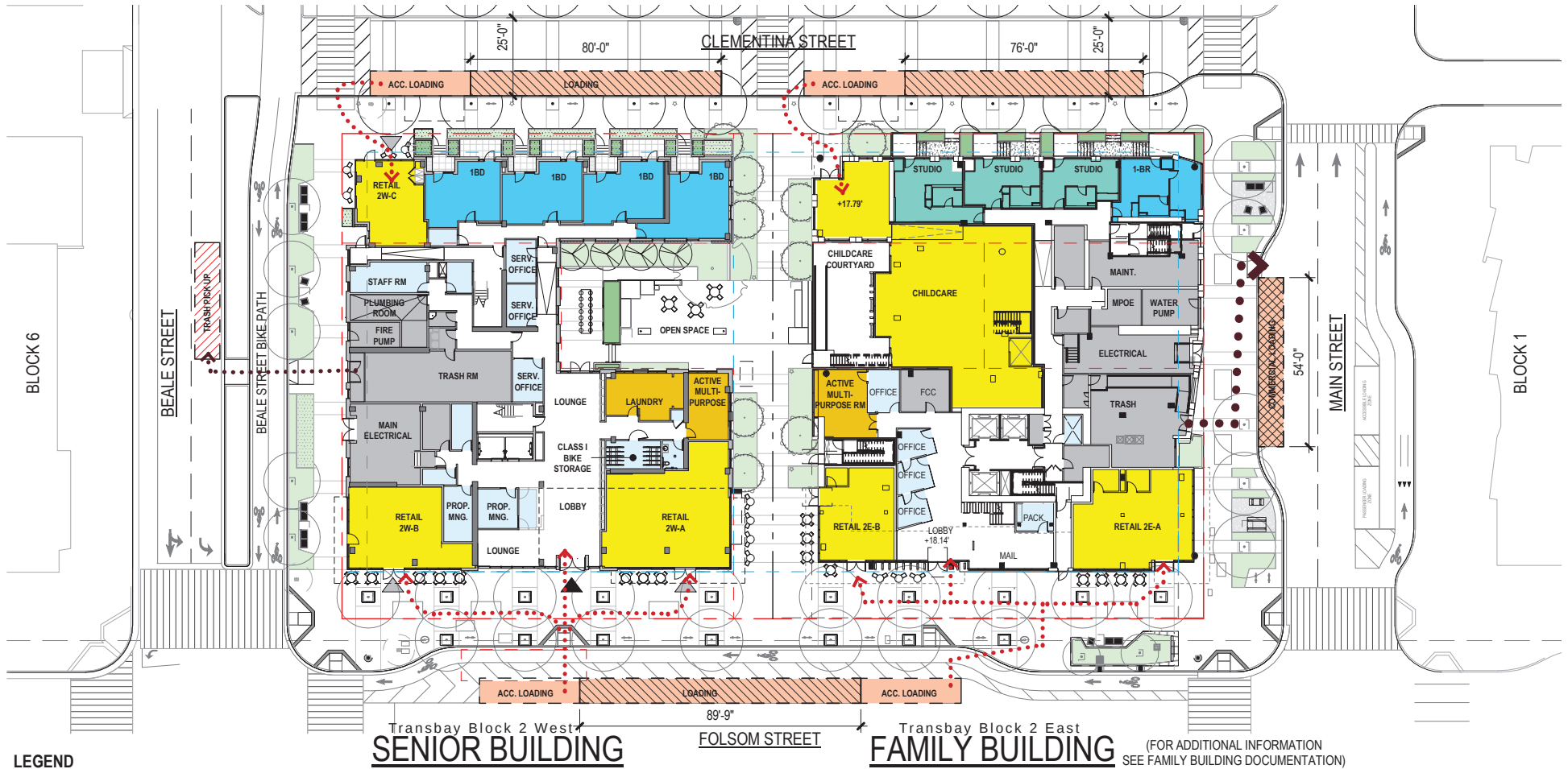
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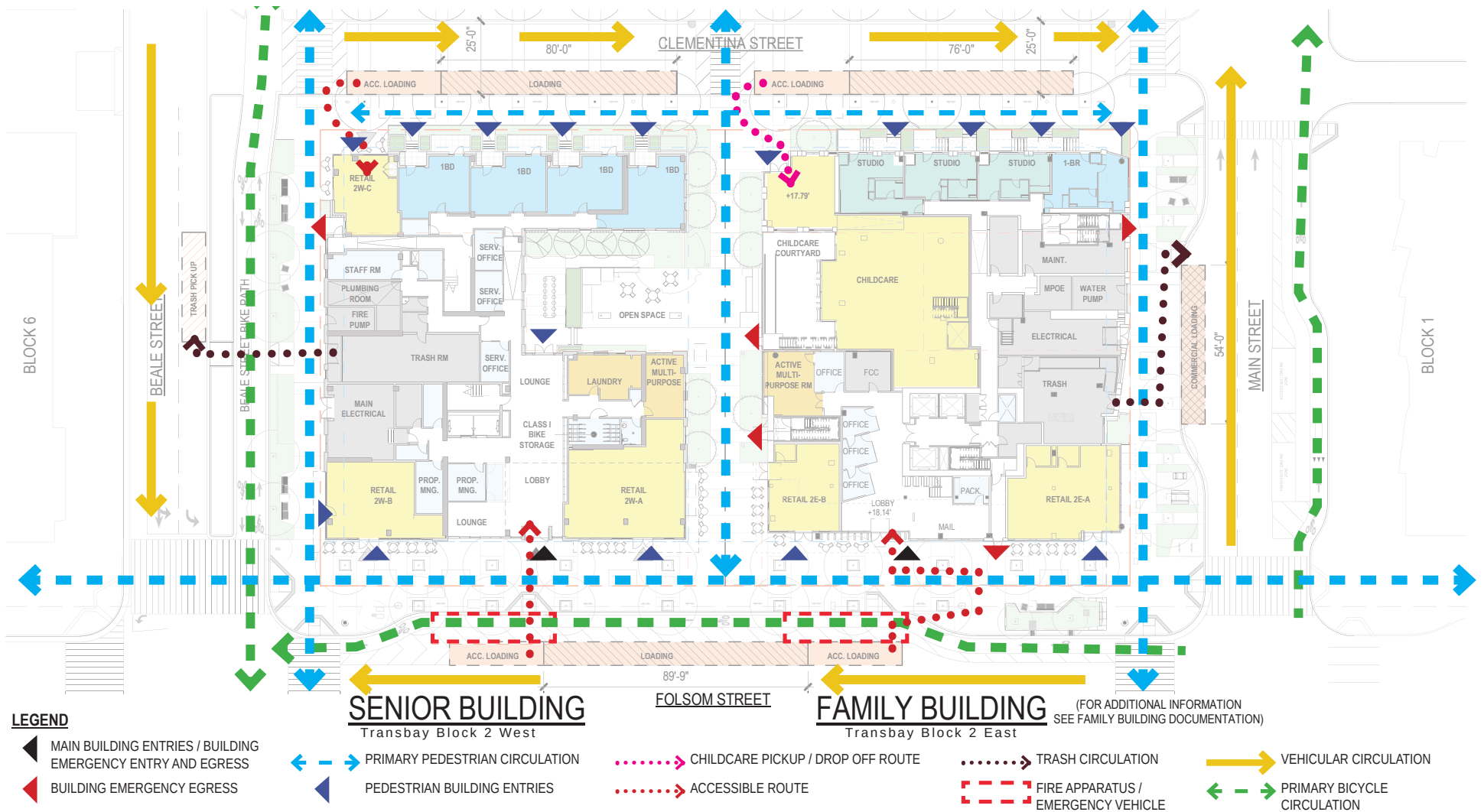
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Block 2 East & West- Site Parking and Loading Diagram



Block 2 East & West- Site Circulation Diagram



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02 - PROJECT OVERVIEW - TB2 EAST



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KENNERLY ARCHITECTURE & PLANNING



Development Concept

FAMILY LIFE BY THE PARK – TRANSBAY 2 EAST

The site is located in the Transbay Redevelopment Project Area of San Francisco, California, and is bounded by Folsom, Main, Clementina, and Beale Streets. The existing site is the former temporary bus terminal that will be converted into a public park (Block 3) and two residential blocks, Block 4 to the north and Block 2 to the south.

Block 2 is divided into two projects, TB2-West and TB2-East. The combined site has 335 total units and 308,127 gross square feet of area. The TB2-West and TB2-East sites are divided by a common open-space mews that provides a connection between the new Transbay Park and Folsom Street. The TB2-East building is for families and located on the corner of Folsom and Main.

Developed and owned by Mercy, TB2-East is a 17-story building with 184 units. The family building contains a range of affordability levels to create a diverse community, from 20% AMI units up to 80% MOHCD AMI, with an average of 53% MOH AMI. The unit breakdown is roughly 9% studios, 41% one bedrooms, 30% two bedrooms, and 20% three bedrooms.

The continuation of Clementina from the blocks to the east and west, with its expression of townhomes, forms the backdrop to the park. Stoops and terraces activate the street edge, allowing the residents to freely interact with the neighborhood. Generous bay windows afford residents sweeping vistas over the park.

Anchoring the building corners and providing ground floor activation at Folsom and Main and Folsom and the Mews, are double height, flexible retail spaces with maximized glazing totaling 1959 SF. The building's double height lobby separates these retail spaces, providing active ground floor spaces along Folsom Street. A 6,447 SF childcare center anchors the corner of the Mews and Clementina with recessed entry. The childcare wraps and occupies the TB2-East courtyard open space. A childcare pavilion, with a material, articulation, and scale change encroaches into the open space at the first and second floor, creating a focal point. This locates the active classrooms closer to the Mews and maximizes natural light to the center. The childcare play areas are on two levels, providing layers of activation from the Mews. To increase activation at the mid-block pedestrian mews, a leasable vendor cart pad with utility lines and nearby public seating is provided.

The building massing is an elegantly faceted volume that complements the highly articulated Senior building. The angled facades rendered in precast panels of varied textures and deep earth tones will fold around corners and gesture into the mid-block Mews.

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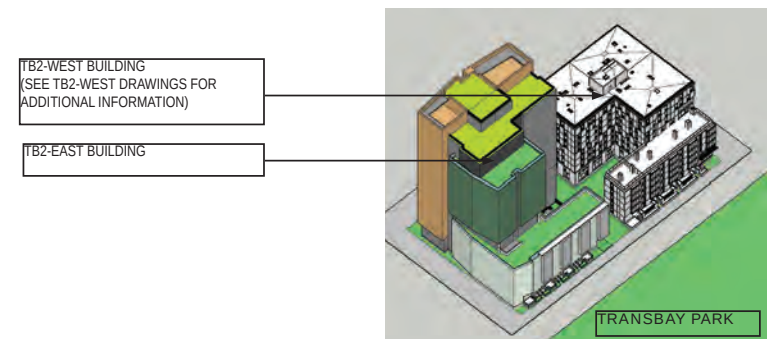
LIVABILITY

The ground floor double height lobby space is the one of the many common gathering spaces within the building. Management, case management, and resident service offices are located off the lobby so staff can interact easily with residents. There is a second-floor laundry room providing visual connection to the lobby and offices. There is also an active multi-purpose room at the lobby, which will be used for social community gathering. This active room will also be used for third party run activities like the food bank, music classes, art classes, and tutoring.

The main community room is in a prime location on level six, opening out onto a roof deck above the townhomes. These spaces provide a large amount of private, secured, open space for residents to gather and children and teenagers to play. The seventh-floor amenity lounge and laundry room are accessed via a convenience stair from the community room. On level 16 there is an amenity room, laundry room, and common roof terrace that provide sweeping views across the city.

The units were also planned to accommodate various family types with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units. The residential area is 134,609 SF, averaging approximately 732 SF per unit. All residential units are designed to maximize ceiling heights by exposing the concrete slab and minimizing dropped soffits where possible. Units also provide usable closets, large window opens that extend close to the ceiling, and flexible, open spaces that allow efficient furnishing opportunities. Lastly, there are some 1-BR units that provide light-limited bedrooms so larger living spaces can be provided.

This project is central in the city with access to public transportation, the future park, and local amenities. Thanks to the combination of location, varied common spaces, and diverse unit types, this high-rise project will allow opportunities for a distinct new community by the park.



KENNERLY ARCHITECTURE & PLANNING



Development Concept

SUSTAINABILITY MEASURES

The building will be Green Point Rated, currently targeting Gold grading. Sustainability measures for the project will include resource efficient landscaping, vegetated roofs, Solar PV array to offset house loads, all electric building, high performance envelope, water-efficient plumbing fixtures, and no VOC / low VOC healthy building materials.

STORMWATER

The stormwater calculation are based on percolation test resultants from the adjacent projects at Transbay Block 6 & 7. Based on those results, the stormwater approach is a combination of gravel on soil at the Mews, low-density landscaping at Folsom Street, high-density landscaping at the Mews and Clementina, traditional planter on structure, flow-through planter at Main and Clementina Street, vegetated roof, and permeable paver at the Mews. The combination of these approaches the project meets the Francisco Public Utilities Commission stormwater management requirements.

Living roofs have been shown to have many economic, social and environmental benefits. Specific to Block 2 the living roofs will help to reduce the volume of stormwater, reduce heat gain by providing shade and slowing the flow of heat into the building, improve air quality, capture greenhouse gases, and provide an aesthetic connection to the landscape from neighboring buildings. Level 6 & 16 roof decks also provide usable private open space amongst the green roof planters. The proposed measures will enhance the pedestrian experience, provide comfortable common open space for the residents in the building, and improve the roof scape for neighboring building that view down on the Transbay Block 2 East project.

MECHANICAL SYSTEM

The residential units will be provided with Variable Refrigerant Packaged Heat Pump units, aka 'VRP' units. The VRP unit will provide heating and cooling for the unit via individual thermostats. The units are to be located in architectural closets at the perimeter of the building, and the supply air may be directed to the two rooms that are directly adjacent to the closets. An outside air fan with a MERV-13 filter is to be provided in at least one closet per unit, while unit exhaust air will be routed horizontally within the unit and terminate at an exterior louver.

The corridor is to be provided with a packaged rooftop DX heat pump unit for 100% outside air ventilation via a dedicated shaft with fire/smoke dampers at every level. The outside air is to be heated or cooled to maintain temperature in the corridor at a representative level, where the thermostat will be located.

ELECTRICAL SYSTEM

The project will be all electric with electrical service from PG&E. Four sidewalk vaults will be constructed to PG&E standards within the sidewalk. The vaults will house PG&E below-grade transformers and provide separate services to the project. The main service switchboards will be located at the ground floor electrical room. Modular meter centers will be provided at every other floor in stacked electrical rooms and will contain the PG&E meters and disconnects for the residential units. The project will be provided with a small PV array on the roof.

PLUMBING SYSTEM

The domestic hot water system will consist of air source heat pumps, storage tanks, swing tanks with electric heating element, pressure reducing stations, water meters, circulating pumps, heat exchangers, and distribution main/branches. Heating equipment will be located on the roofs. A fuel oil system will be provided to supply diesel fuel for the emergency generator located on the roof. It will consist of a wall mounted fuel oil fill panel on Main Street, with level controls and alarm. A pump station will pump the fuel oil via double-walled fill pipe to the roof, where it will connect to the generator sub-base fuel oil tank.

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KENNERLY ARCHITECTURE & PLANNING



Development Concept

FOUNDATIONS:

The building will be constructed on a variable thickness mat foundation supported on ground improvements. The depth of the mat under the concrete shear walls will be increased to resist overturning forces and the higher concentration of gravity loads. However, near the perimeter of the building the mat thickness will be tapered as much as possible to reduce the volume of excavation and the depth of the temporary shoring system. At the basement fire water storage tank, the mat foundation will be stepped down below the bottom of the tank to maintain structural continuity and integrity. High-strength reinforcing (80 KSI) will be utilized in the mat foundation to reduce the amount of material to be transported and placed.

CONCRETE FLOOR FRAMING

At the Level 1 slab, over-framing will be utilized as required to streamline mat foundation steps and maximize flexibility for future tenant improvements at the retail spaces. Elevated slabs will all be post-tensioned concrete in order to reduce thickness, material quantities, and the mass of the building. Based on typical floor-plate sizes and the preliminary column configuration, it is estimated the slabs will be seven (7") thick at the typical residential areas. Elevated exterior patios/courtyards, such as at Level 2, Level 6, and Level 16, will be sloped on top to create drainage, with high points coordinated over column lines and low points at the center of a column bay for the most efficient slab profile. However, the soffits of these slabs will remain flat to simplify setting of the formwork. Thickened slab transition zones at the slab steps will allow for slab and post-tension cable continuity.

The concrete column sizes will be minimized to the greatest extent possible to limit formwork coordination. The columns will also utilize high-strength (80 KSI) reinforcing for the hoops and ties. This will minimize congestion in the columns and facilitate simpler concrete placement and more consistent finishes.

LATERAL FORCE RESISTING SYSTEM

With the various shapes of the floor slabs, a suite of concrete shear walls, consisting of two coupled C-shape walls and five straight walls, forms the lateral force resisting system of the building. The coupled C-shape walls and two straight walls continue up the L-shape tower floor plates to balance out the torsional behaviors. Three of the straight walls in the northern part of the U-shape podium levels drop off as the building steps back. Straight walls and C-shaped walls are utilized as they allow for simple conventional formwork construction, efficient shotcrete operations, and simple fabrication of boundary element cages.

Link beams will be required over the corridor openings to couple the C-shaped core walls together. The link beams will consist of steel composite construction in order to maximize the width and height of the opening, as well as improve seismic performance. The composite link beams will include a structural steel 'W' section embedded in the concrete, with minimal supplemental reinforcement.

The shear core and straight shear wall will include high-strength reinforcing (80 KSI) for the boundary element hoops and ties. However, the vertical and horizontal reinforcement in the walls will remain 60 KSI reinforcement since this is required by the building code.

MECHANICAL PENTHOUSE, CATWALK, AND SCREEN FRAMING SYSTEM

The mechanical penthouse and green roof will consist of steel HSS posts with steel wide flange sections to support the concrete-filled metal deck and exterior wall assemblies. Lateral force resistance is provided by the coupled core walls that continue above the roof slab. In addition, a perimeter catwalk and exterior building maintenance system will be supported on a system of HSS posts and cantilevered steel beam framing of various shapes. The proposed precast panel screen around the roof generator and mechanical area will also be supported by this framing system.

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KENNERLY ARCHITECTURE & PLANNING



BLOCK 2 EAST - ADDRESS & LOCATION: 200 FOLSOM STREET (FOLSOM & BEALE STREET)
SAN FRANCISCO, CA 94105

BLOCK 2 EAST AND 2 WEST - LOT AREA: 42,627 SQ. FT.
BLOCK 2 EAST - LOT AREA: 21,313 SQ. FT.

BLOCK 2 EAST - RESIDENTIAL UNITS: 184
(100% AFFORDABLE)

BLOCK 2 EAST - CONSTRUCTION TYPE: TYPE I-A

MAXIMUM RESIDENTIAL OCCUPANCY				
STUDIO	1B	2B	3B	TOTAL
34	228	270	259	791

LEVEL 2
LEVEL 7
LEVEL 16
TOTAL

REQUIRED	PROVIDED	
COMBO	WASHERS	DRYERS
18.4	7	7
	6	6
	6	6
18.4	19	19

OPEN SPACE
(16 SF/ RES UNITS)

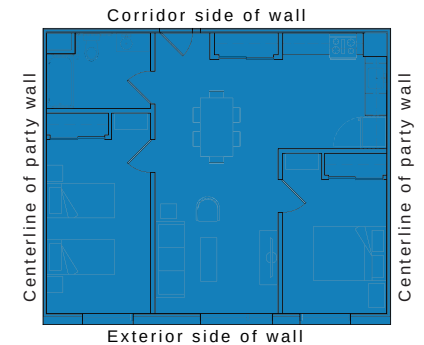
REQUIRED	PROVIDED
58	92
0 PER DCDG	10
1	0

RETAIL 2E - A
RETAIL 2E - B
TOTAL

REQUIRED	PROVIDED
2944	4234

1190
768
1,959

GROSS AREA PER PLANNING	
LEVEL	SQ. FT.
ROOF	2.05
LEVEL 17	8.81
LEVEL 16	8.89
LEVEL 15	10.91
LEVEL 14	10.91
LEVEL 13	10.91
LEVEL 12	10.91
LEVEL 11	10.91
LEVEL 10	10.91
LEVEL 09	10.91
LEVEL 08	10.91
LEVEL 07	9.83
LEVEL 06	10.13
LEVEL 05	14.57
LEVEL 04	14.57
LEVEL 03	14.57
LEVEL 02	12.70
LEVEL 01	14.96
	198.47

Residential SF Calculation method
(Includes shaft, walls, structure
associated/ within the unit)

		UNIT MATRIX					
FLR TO FLR	FLR	STUDIO	1B	2B	3B	SUBTOTALS: (UNITS/ FLR)	
	R	0	0	0	0	0	
11'-0"	17	2	2	3	2	9	
10'-10"	16	2	1	3	2	8	
10'-8"	15	1	5	4	2	12	
8'-11"	14	1	5	4	2	12	
8'-11"	13	1	5	4	2	12	
9'-11"	12	1	5	4	2	12	
8'-11"	11	1	5	4	2	12	
8'-11"	10	0	5	3	3	11	
8'-11"	9	0	5	3	3	11	
8'-11"	8	0	5	3	3	11	
8'-11"	7	2	3	3	2	10	
11'-0"	6	0	2	3	2	7	
10'-8"	5	1	8	4	3	16	
8'-11"	4	1	8	4	3	16	
8'-11"	3	1	8	4	3	16	
10'-6"	2	0	3	1	1	5	
11'-0"	1	3	1	0	0	4	

BUILDING AREA (GROSS SQUARE FEET)											OPEN TO BELOW GSF
RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	RETAIL GSF	CIRCULATION GSF	BACK OF HOUSE GSF	CHILD CARE GSF	SUBTOTALS: GSF / FLR	ENCLOSED BLD AREA: GSF / FLR	EFF		
0	0	0	0	367	1196	0	1,563	2,379	0.0%	328	
6585	0	0	0	1537	301	0	8,423	8,896	74.0%	86	
6005	682	0	0	1537	301	0	8,525	8,896	75.2%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
8604	0	0	0	1641	301	0	10,546	10,918	78.8%		
7138	416	0	0	1644	301	0	9,499	10,226	73.9%	388	
5742	1993	0	0	1667	301	0	9,703	10,130	76.4%		
11588	0	0	0	2194	301	0	14,083	14,577	79.5%		
11588	0	0	0	2194	301	0	14,083	14,577	79.5%		
11588	0	0	0	2194	301	0	14,083	14,577	79.5%		
3703	1203	755	0	2487	761	3216	12,125	14,142	34.7%	1433	
1840	1744	754	1959	2056	3080	3231	14,664	14,963	24.0%		

RES OPEN SPACE SF	CHILDCARE OPEN SPACE SF
1285	0
2949	0
	1200
	604

SUBTOTALS	STUDIO	1B	2B	3B	TOTAL UNITS
	17	76	54	37	184
RESIDENTIAL UNIT MIX	9.2%	41.3%	29.3%	20.1%	100.0%
OCII SUGGESTED UNIT MIX	10%	40%	30%	20%	100.0%
AVERAGE AREA / UNIT*	433 SF	547 SF	809 SF	1115 SF	731.6
OCII SUGGESTED UNIT AREA*	400 SF	500 SF	800 SF	1100 SF	

RESIDENTIAL SF	AMENITIES GSF	MANAGEMENT GSF	RETAIL GSF	CIRCULATION GSF	BACK OF HOUSE GSF	CHILDCARE GSF	SUBTOTALS: GSF / FLR	ENCLOSED BLD AREA: GSF / FLR	EFF
134,609	6,038	1,509	1,959	31,005	9,552	6,447	191,119	200,707	70.1%

OPEN TO BELOW GSF	OPEN SPACE SF	OPEN SPACE SF
2235	4234	1804

Notes

- 1 Residential area measured to Corridor side of corridor wall, centerline of demising walls, and exterior face of exterior walls.
2 Gross building area per SF Planning Code 102.9 (Excludes roof penthouse, open spaces, and double height spaces).
3 Amenity gross area includes lobbies, common residential gathering, laundry, mail/package spaces, and common restrooms.
4 Retail area includes restrooms and trash.

Notes, continued.

- 5 Management area includes office and associated spaces including restrooms.
6 Circulation area includes corridors, stairs, and elevators.
7 Back of house area includes Mechanical, Plumbing, Electrical, Telecom rooms, janitor closets, and trash rooms.
8 Open Space: Includes occupiable area.

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DCDG Requested Amendments Matrix

Transbay Block 2 Requested DCDG Amendments			
No.	Topic	Development Control	Proposed Amendment
Block 2 Alternative Development Controls: Overall Block			
1	Retail Bays	Retail bays must be created every 25-35' to allow multiple storefronts, even if initial retail tenants occupy more than one bay.	Retail bays must be created every 20 to 35 feet to allow multiple storefronts, even if initial retail tenants occupy more than one bay.
2	Active Ground Floor Uses	Ground floor commercial spaces are required along the Folsom Boulevard frontage, along the retail mews of Block 2, and at the corners of buildings on Howard Street. These commercial spaces must conform to the general standards and guidelines for ground floor retail development below.	The Block 2 mews shall include a mix of retail, childcare and affordable housing supportive service uses.
3	Open Space Parcel Softscape	At least 40 percent of the shared open space parcel must be softscaped.	At least 10 percent of the shared open space parcel must be softscape.
4	Open Space Parcel Allocation	A portion of an open space parcel may be reserved for childcare facilities.	The first floor of the eastern building may encroach onto the open space parcel to accommodate childcare services or neighborhood-serving retail. The roof of the encroachment shall be open space.
Block 2 Alternative Development Controls: Townhouse Parcels			
5	Townhouse Floors	The "Maximum Number of Floors" in the Townhouse Parcels shall be four.	The "Maximum Number of Floors" in the Townhouse Parcels shall be five.
6	Townhouse Projections	Projections, either bay windows or those of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, must meet the dimensional requirements of Planning Code Section 136.	Bay window projection dimensions over the setback on Clementina Street shall not exceed 4 feet in depth and 12 feet in width. The maximum area of any individual projection shall be 48 square feet.
7	Retail Floor Height	Ground floor commercial spaces must have at least 15' floor-to-floor heights.	Ground floor commercial spaces with an entrance from a Townhouse Parcel must have at least 11-foot floor-to-floor heights.
8	Retail Depth	In order to make commercially viable spaces, the minimum depth of any retail space shall be 30'. Exceptions may be made for liner retail designed to wrap around larger floor plate retailers.	Retail spaces fronting Clementina Street shall have a minimum depth of 27 feet.
9	Townhouse Setback Softscape	At least 40% of the front yard setback area for townhouses must be softscaped, and a maximum of 60% of the space may be hardscaped, impermeable surfaces.	At least 24 percent of the front yard setback area for townhouses must be softscaped, and a maximum of 76 percent of the space may be hardscaped, impermeable surfaces.
10	Retaining Wall Height	Retaining and/or decorative walls between the right-of-way and front yard setback may not exceed 3' in height.	Retaining and/or decorative walls between the right-of-way and front yard setback may not exceed 5 feet 9 inches in height.
11	Townhouse Module Width	Development is to consist of individually accessible townhouse units with a maximum width of 30' per unit, facing along alleyways and neighborhood streets.	The 30-foot maximum width of the Townhouse modules shall be applied to the architectural facade expression of the Townhouse Parcel, and not to the interior demising walls of the units.
Block 2 Alternative Development Controls: Podium 2 Parcel			
12	Podium 2 Floors	The "Maximum Number of Floors" in the Podium 2 Parcel shall be eight.	The "Maximum Number of Floors" in the Podium 2 Parcel shall be nine.
Block 2 Alternative Development Controls: Mid-Rise Parcel			
13	Mid-Rise Floor Plate	The "Maximum Floor Plate" area for the portion of the Mid-Rise Building between 85 feet and 250 feet shall be 7,500 square feet.	A "Maximum Floor Plate" area of 11,300 square feet is permitted for the portion of the building between 85 feet and 144 feet in height and a "Maximum Floor Plate" area of 9,200 square feet is permitted for the portion of the building between 144 feet and 165 feet in height.
14	Mid-Rise Maximum Plan Dimension	The "Maximum Plan Dimension" for the Mid-Rise Building shall be 100 feet.	The "Maximum Plan Dimension" for the Mid-Rise Building shall be 125 feet.
15	Mid-Rise Maximum Floor Plate Aspect Ratio	The "Maximum Floor Plate Aspect Ratio" for the Mid-rise Building shall be 1:5.	The "Maximum Floor Plate Aspect Ratio" for the Mid-Rise Building shall be 1:1.76.
16	Mid-Rise Projections	Projections, either bay windows or those of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, must meet the dimensional requirements of Planning Code Section 136.	Building projection dimensions over the setback on Folsom Street shall not exceed 8 feet-6 inches in depth and 60 feet-4 inches in width. The maximum area of any individual projection shall be 254 square feet.

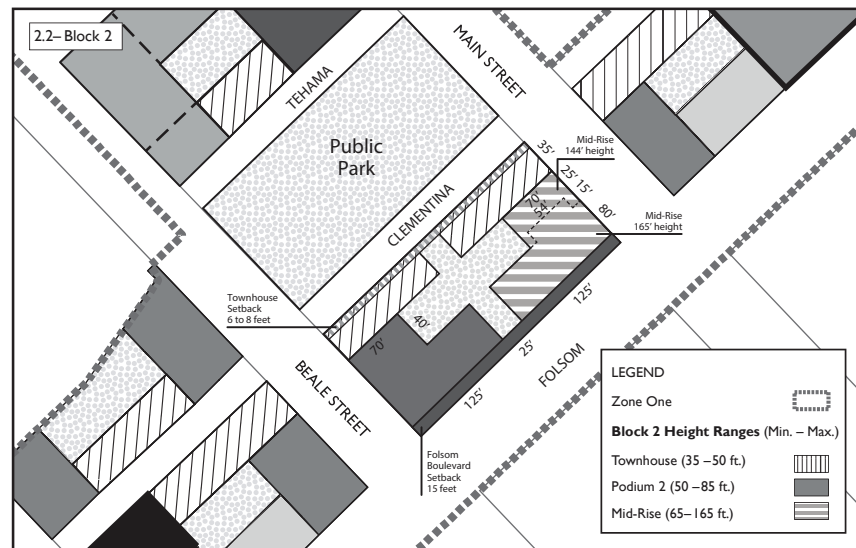
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FIGURE 2.2 – BLOCK DEVELOPMENT ALTERNATIVE
Block 2 Alternative



03 - Landscape Design



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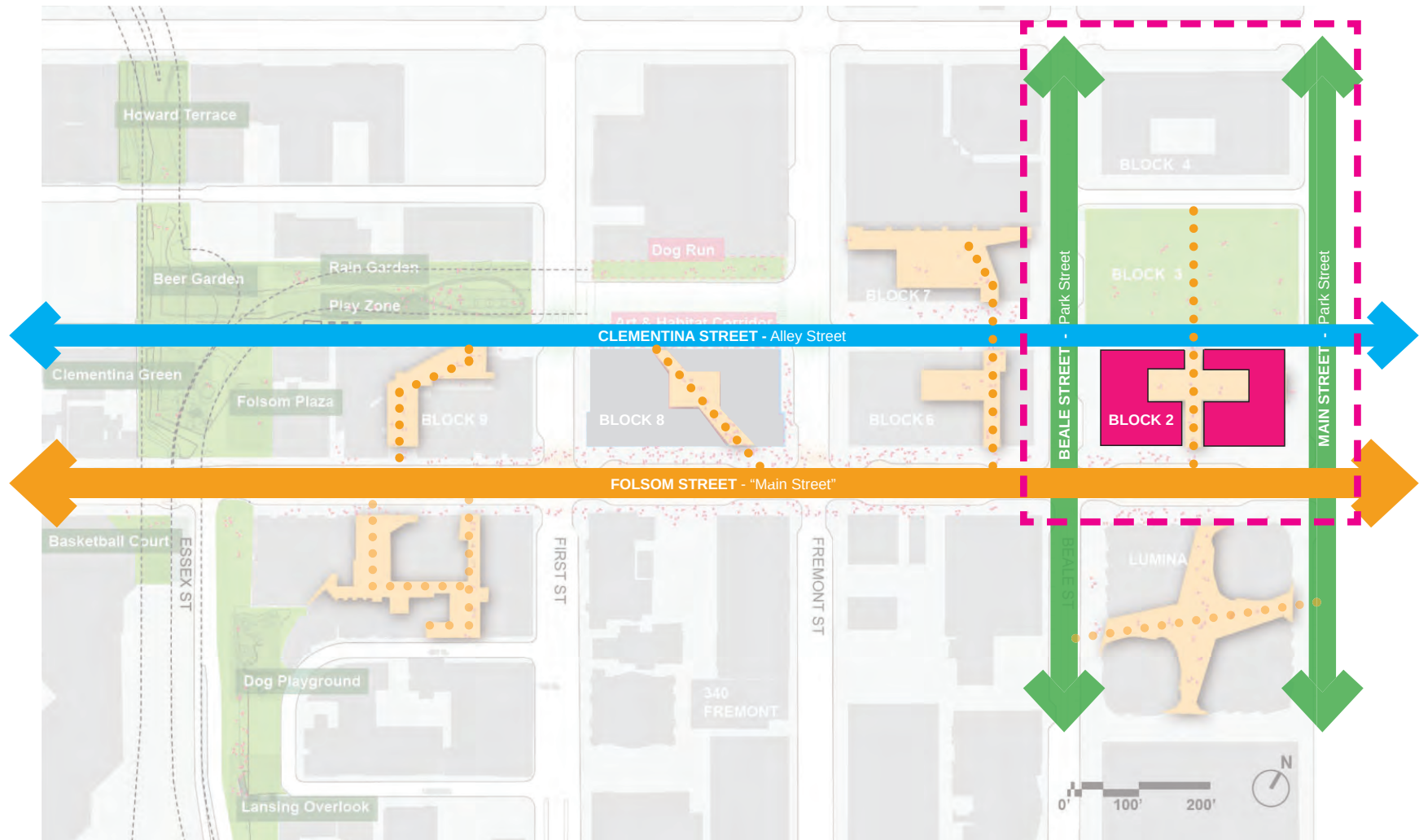
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Urban Design Diagram - District



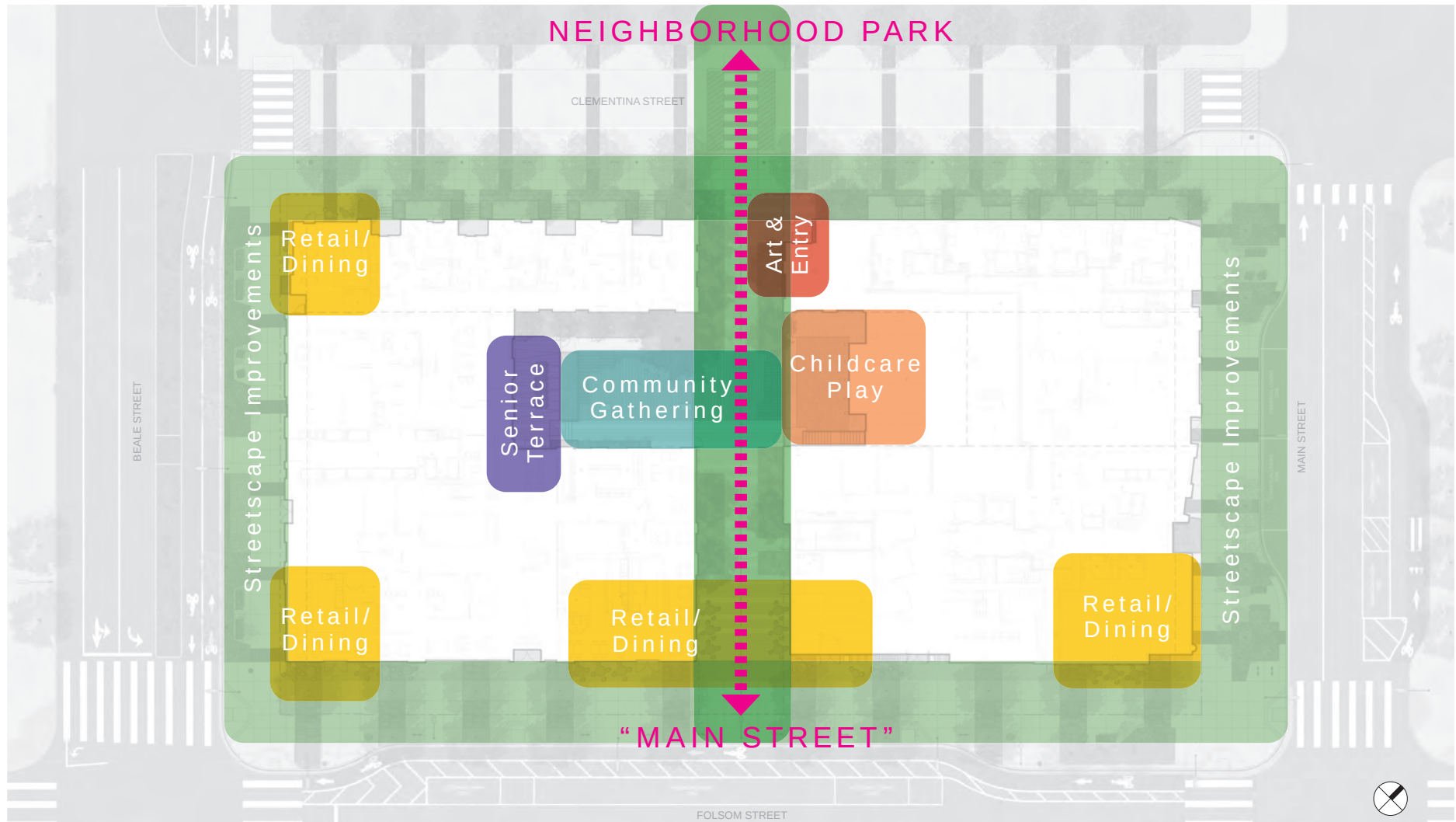
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Urban Design Diagram - Programming



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Illustrative Site Plan



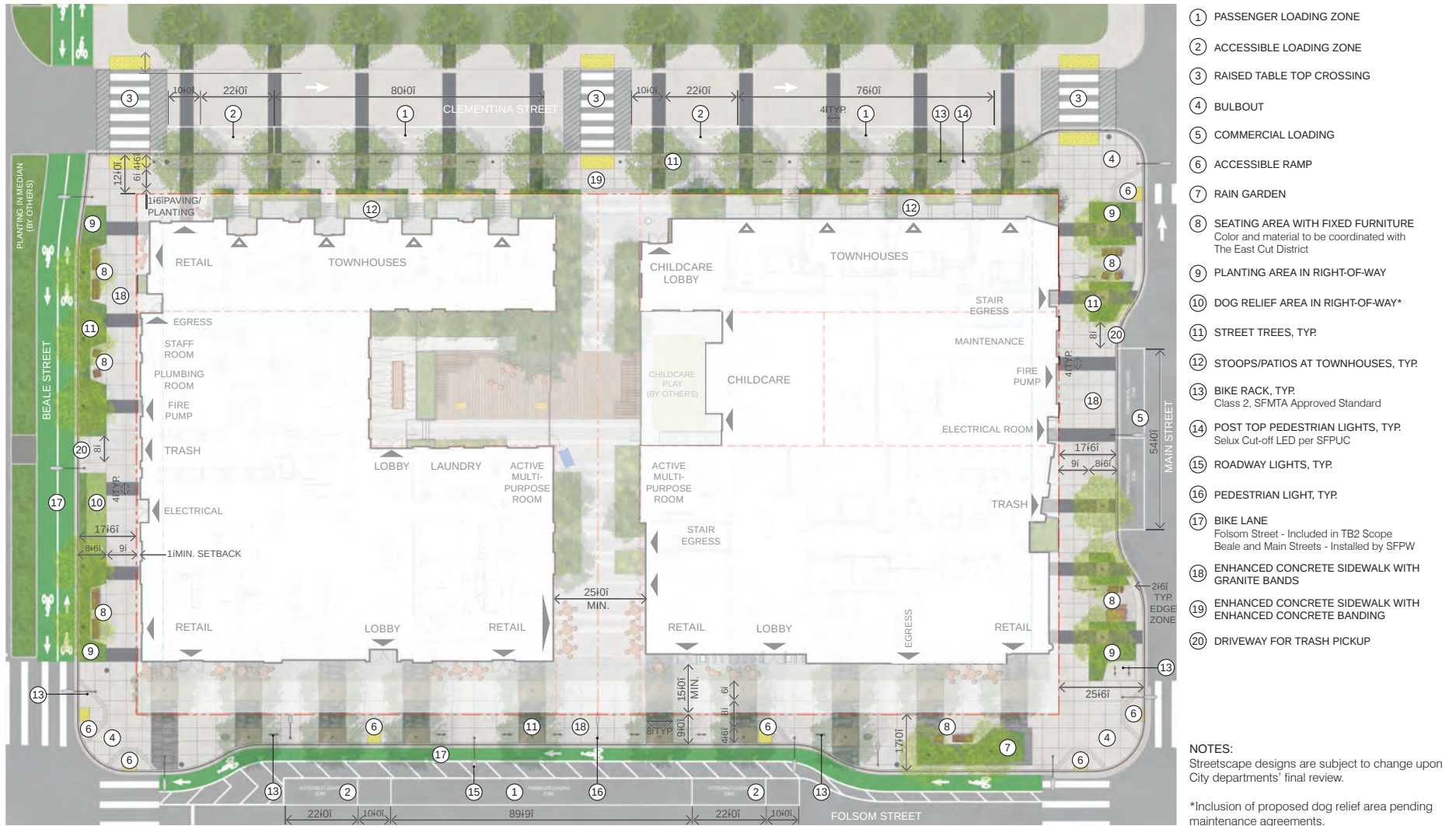
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Streetscape Plan



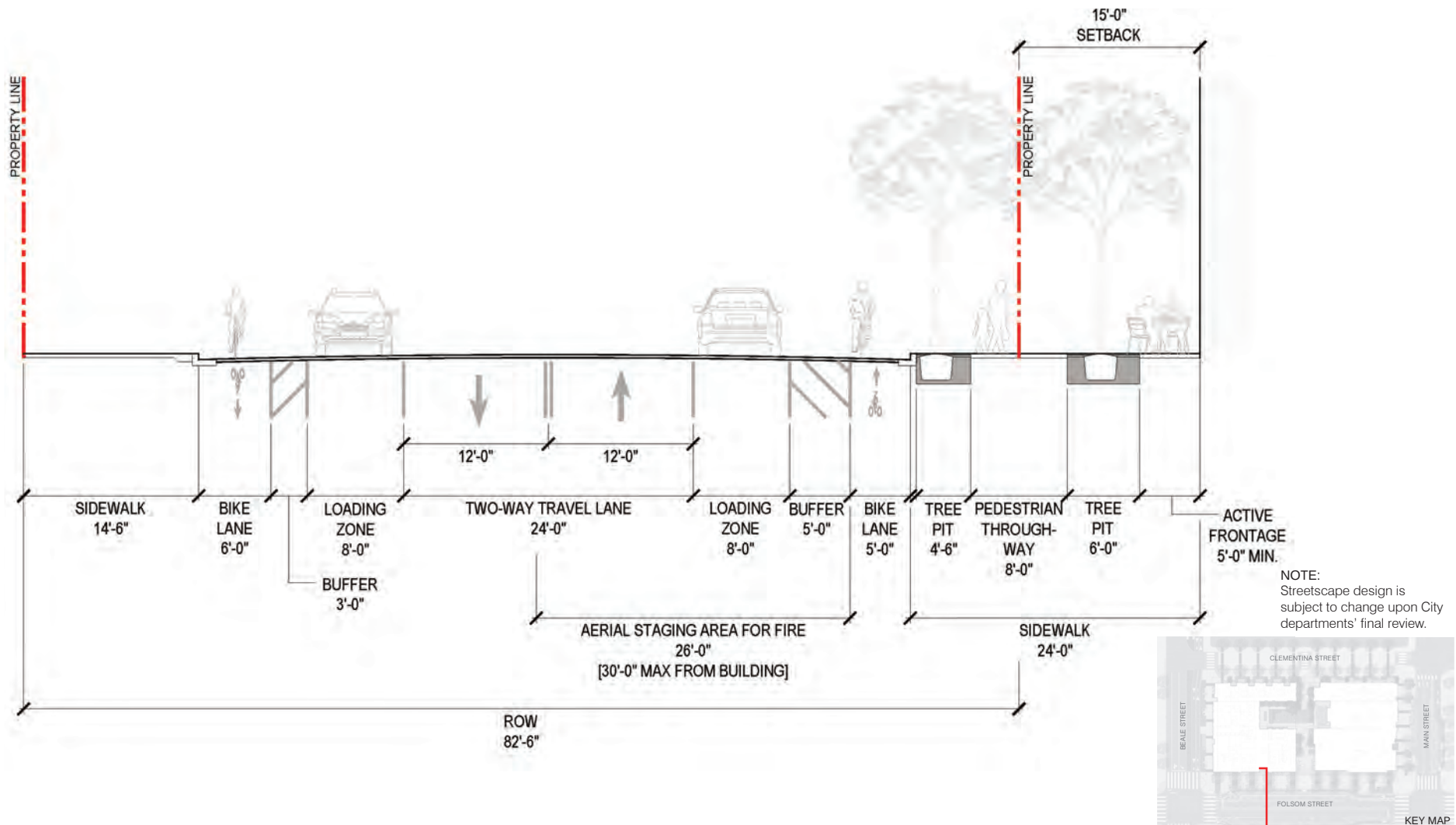
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Street Sections - Folsom Street



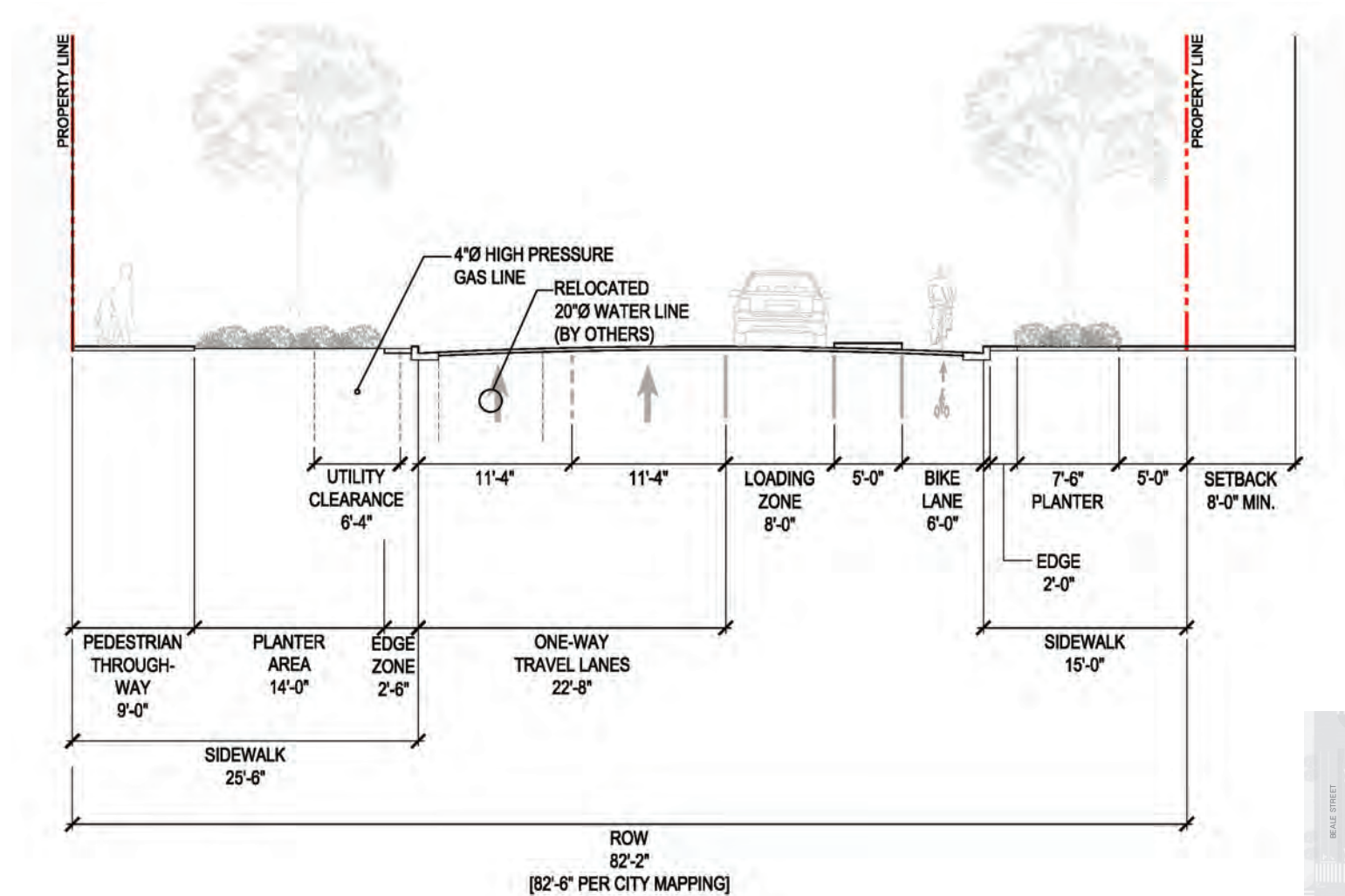
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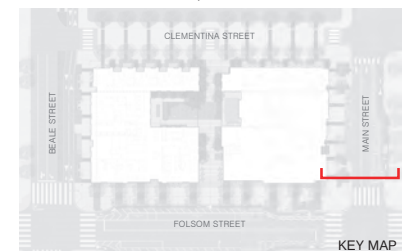
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Street Sections - Main Street



NOTE:
Streetscape design is
subject to change upon City
departments' final review.



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mercyHOUSING

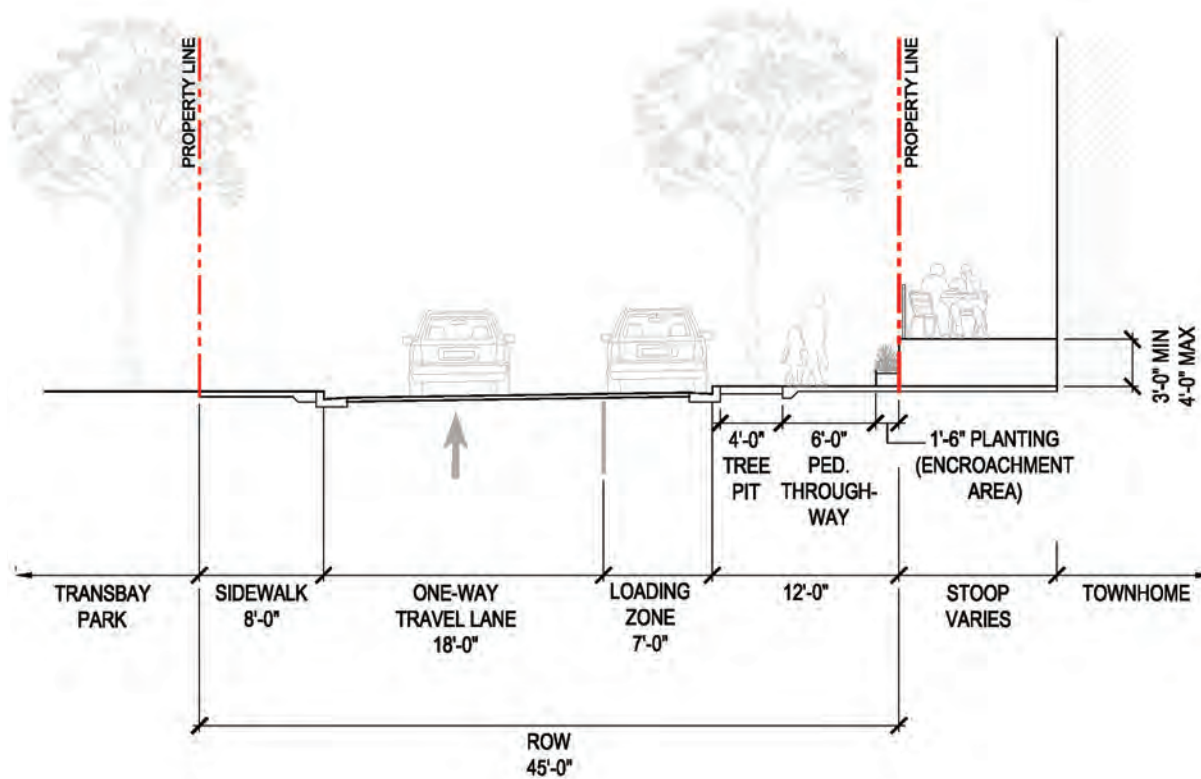
Clementina Street at Family Building



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Street Sections - Clementina Street at Family Building



NOTE:
Streetscape design is
subject to change upon City
departments' final review.



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Courtyard & Mews Plan



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Mews from Folsom Street



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Mews from Clementina Street



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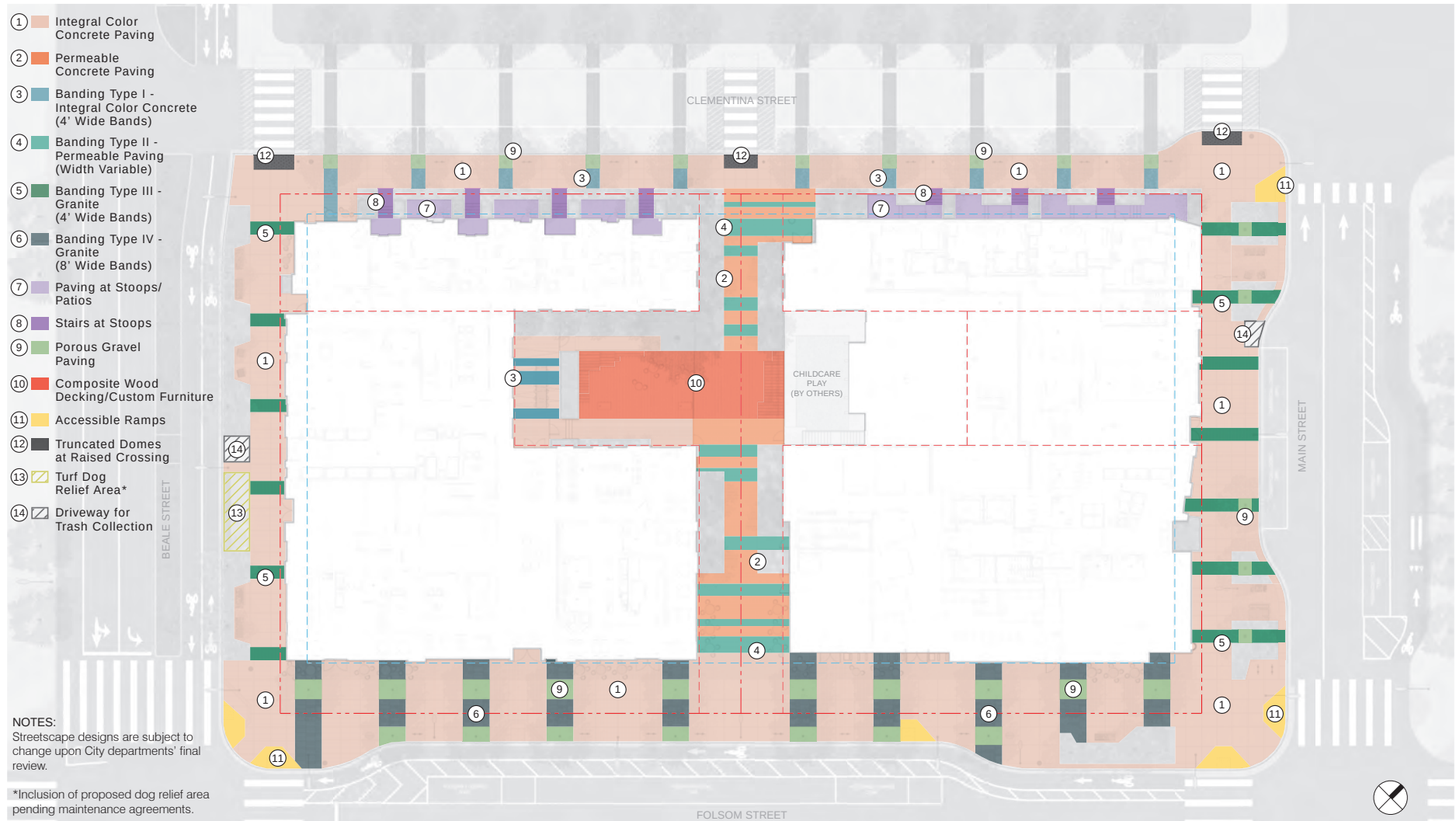
Mews at Courtyards



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Site Materials Plan: Paving



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Site Materials: Paving Palette & Imagery



① Integral Color Concrete Paving



② Permeable Paving



③ Integral Color Concrete Banding



④ Permeable Paving Banding



⑤ ⑥ Granite Bands



⑦ Concrete Paving At Stoops



⑧ Stairs At Stoops



⑨ Porous Gravel Paving



⑩ Composite Wood Decking



⑪ Accessible Ramps



⑫ Truncated Domes at Raised Crossings



⑬ Turf Dog Relief Area



⑭ Driveway for Trash Collection

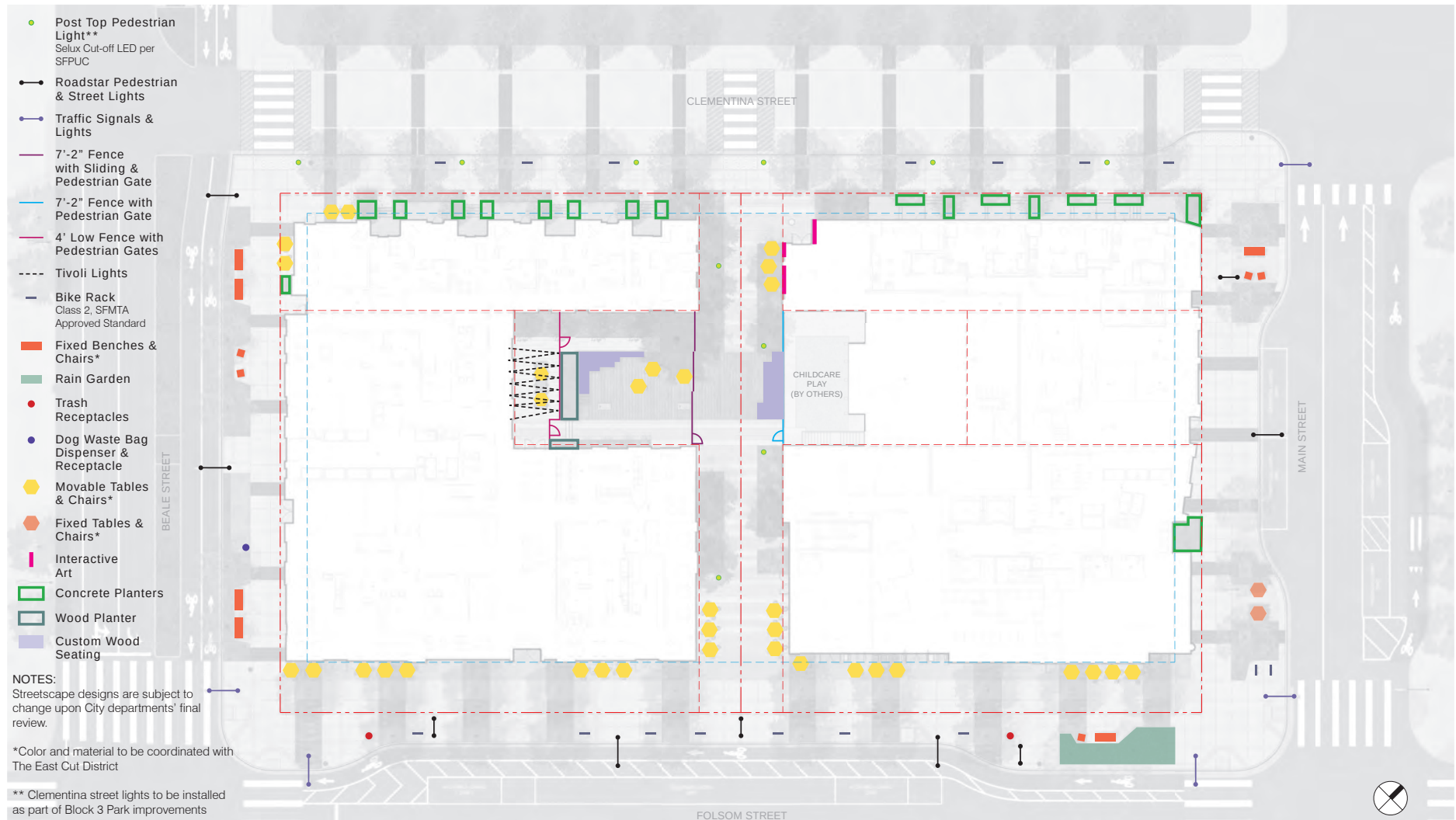
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Site Materials Plan: Elements



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Site Materials: Elements Palette & Imagery



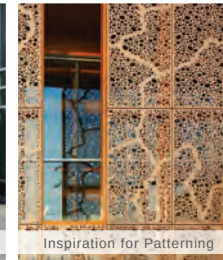
● **Post Top Pedestrian Light**
Selux Cut-off LED per SFPUC



● **Roadstar Pedestrian & Street Lights**



Inspiration for Layout of Sliding and Pedestrian Gate

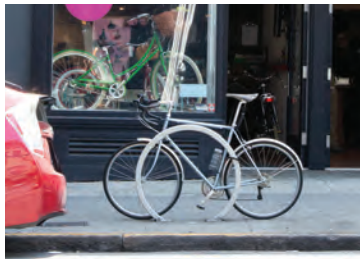


Inspiration for Patterning



---- **Tivoli Lights**

— **Fence and Gates at Courtyards**
The proposed patterning is inspired by the marshlands that once lived at our project site.
See daytime and nighttime renderings for clearer depiction of concept



— **Bike Rack**
SFMTA Approved Standard



■ **Fixed Benches & Chairs**
Color and material to be coordinated with The East Cut District



■ **Rain Garden**



● **Trash Receptacles**



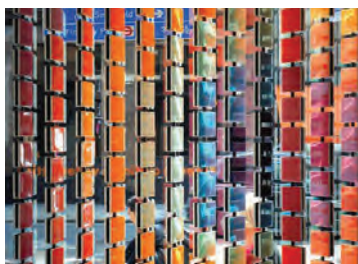
● **Dog Waste Bag Dispenser & Receptacle**



■ **Movable Tables & Chairs**
Color and material to be coordinated with The East Cut District



■ **Fixed Tables & Chairs**
Color and material to be coordinated with The East Cut District



■ **Interactive Art**



■ **Concrete Planters**



■ **Wood Planter**



■ **Custom Wood Seating**

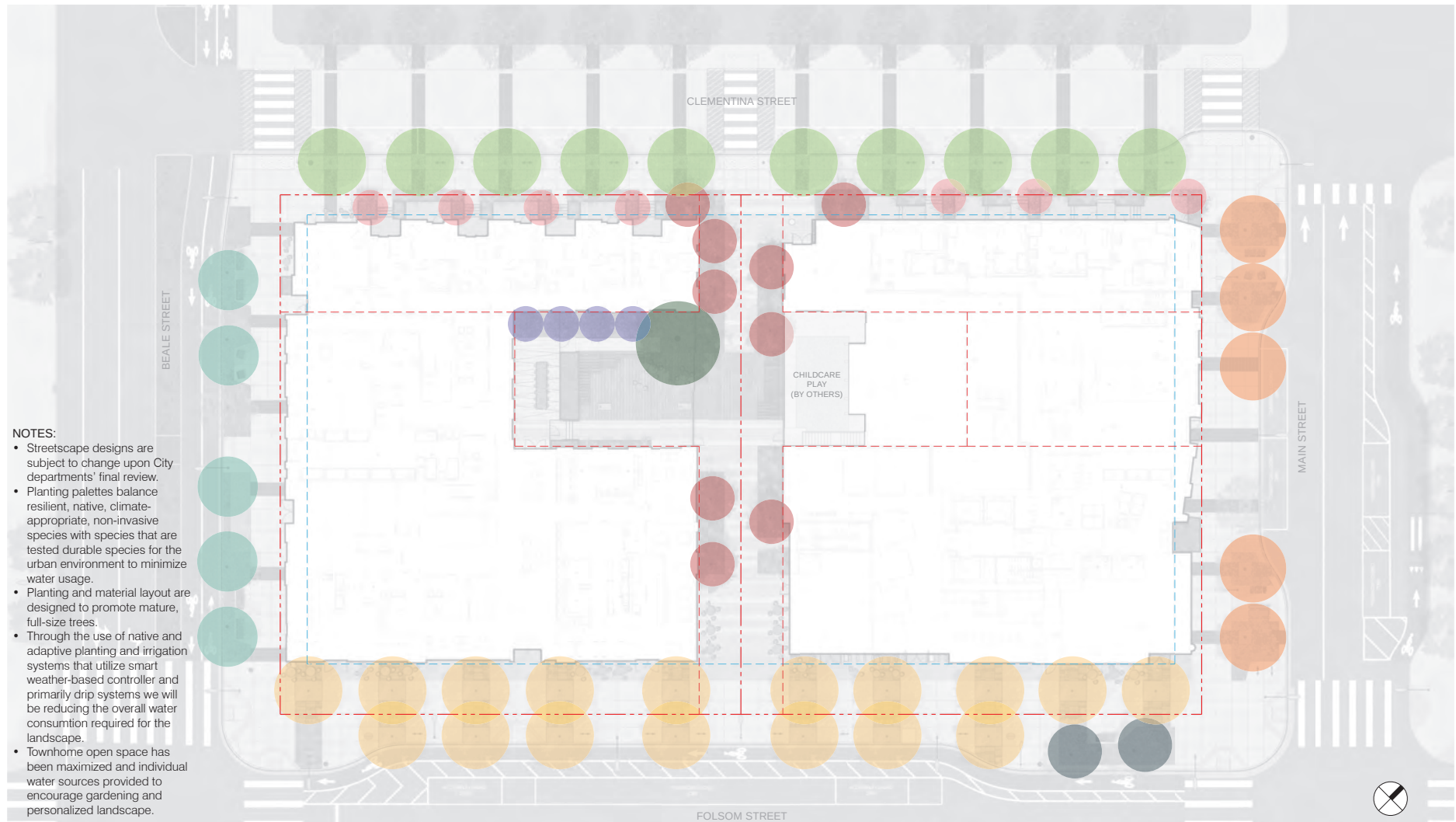
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Site Planting Plan: Trees



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Site Planting: Tree Palette & Imagery

Street Trees

Folsom Street



Lophostemon conferta
Brisbane Box

Beale Street



Tilia cordata v. 'Sterling'
Sterling Silver Linden

Main Street



Liquidambar styraciflua 'Rotundiloba'
Round-Lobed Sweetgum

Folsom Street - Rain Garden



Laurus nobilis 'Saratoga'
Bay Laurel Tree

Clementina Street



Ginkgo biloba v. 'Princeton Sentry'
Princeton Sentry Ginkgo

Clementina Street - Private Garden



Tibouchina urvilleana
Princess Flower

Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

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Site Planting: Tree Palette & Imagery

Mews & Courtyard

Mews



Acer palmatum
Japanese Maple



Tristaniopsis laurina 'Elegant'
Elegant Water Gum

Speciman Tree



Magnolia x soulangeana
Saucer Magnolia



Aesculus californica
California Buckeye

Senior Courtyard



Azara microphylla
Boxleaf Azara



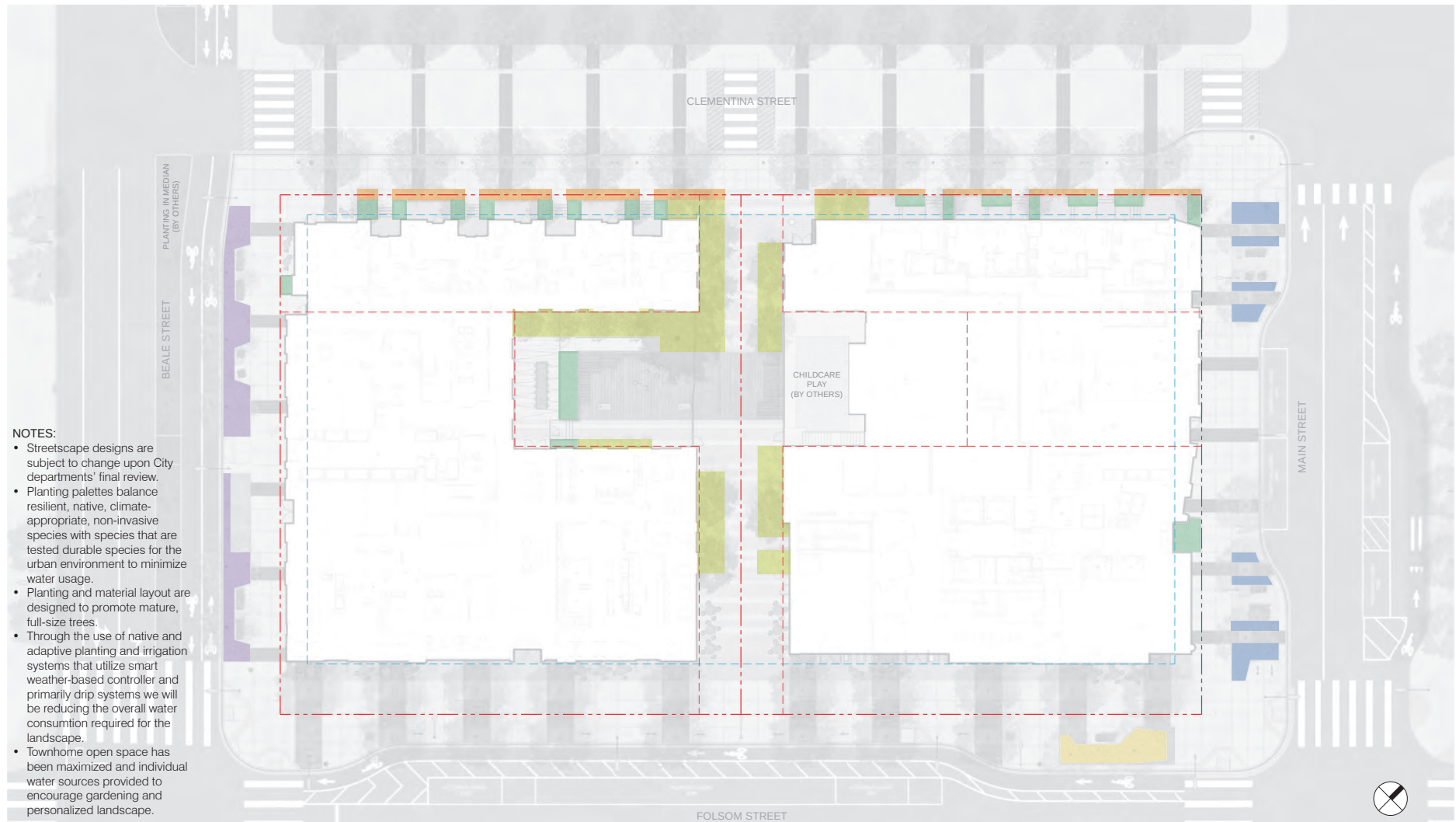
Juniperus chinensis
Hollywood Juniper

Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

Transbay Block 2 East

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Site Planting Plan: Understory



Transbay Block 2 East

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Site Planting: Understory Palette & Imagery

Clementina Entry Gardens



Lomandra Hystrix
'Tropicbelle'
Tropic Belle Mat Rush



Pelargonium tomentosum
Peppermint Scented
Geranium



Phormium
'Amazing Red'
Red New Zealand Flax

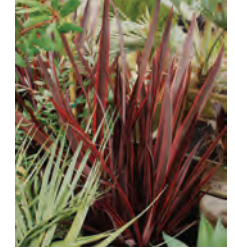
Folsom Street



Chondropetalum
elephantinum
Large Cape Rush



Kniphofia
'Shining Sceptre'
Orange Hot Poker



Phormium
'Amazing Red'
Red New Zealand Flax

Main Street



Ceanothus 'Centennial'
Centennial Ceanothus



Daniella Caerulea
'Cassa Blue'
Flax Lily



Monardella villosa
Coyote Mint



Rhamnus californica
'Mound San Bruno'
Coffeeberry

Beale Street



Daniella Caerulea 'Cassa
Blue'
Flax Lily



Lomandra 'Lomlon'
Lime Tuff Dwarf
Mat Rush



Pittosporum tobira
'Wheeler's Dwarf'
Wheeler's Dwarf
Japanese Pittosporum

Transbay Block 2 East

Schematic Design Document

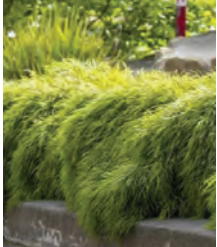
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Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

Site Planting: Understory Palette & Imagery

Mews & Courtyard



Acacia cognata
'Cousin Itt'
Little River Wattle



Aspidistra elatior
Cast Iron Plant



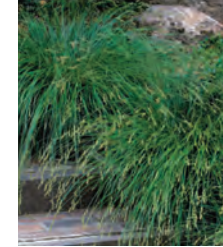
Carex divulsa
Berkeley Sedge



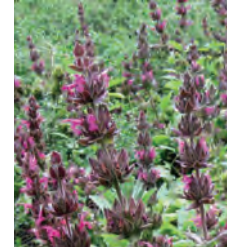
Cyrtomium falcatum
Japanese Holly Fern



Fatsia japonica
Japanese Aralia



Carex divulsa
Berkeley Sedge



Salvia spathacea
Hummingbird Sage



Frangula Californica
Coffeeberry



Iris confusa
Bamboo Iris



Morella californica
Pacific Wax Myrtle



Ribes sanguinum
glutinosum
Pink Flowering Currant

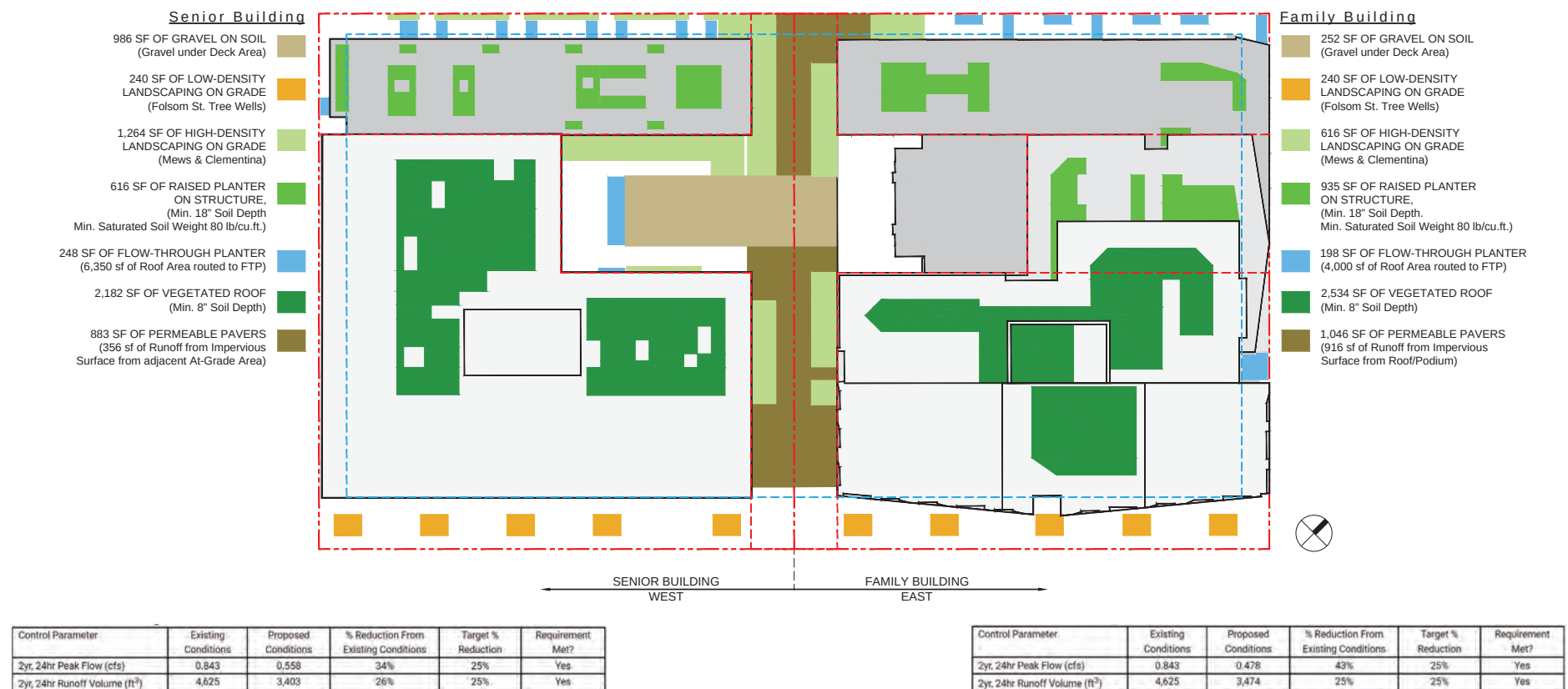
Flow Through Planters

Transbay Block 2 East

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Note: The Transbay Block 2 plant palettes conform to the goals established by the San Francisco Biodiversity Policy Resolution

Stormwater Management Approach



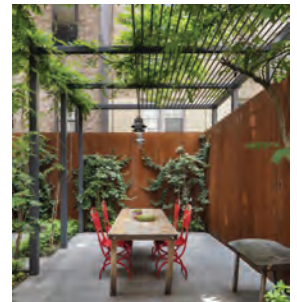
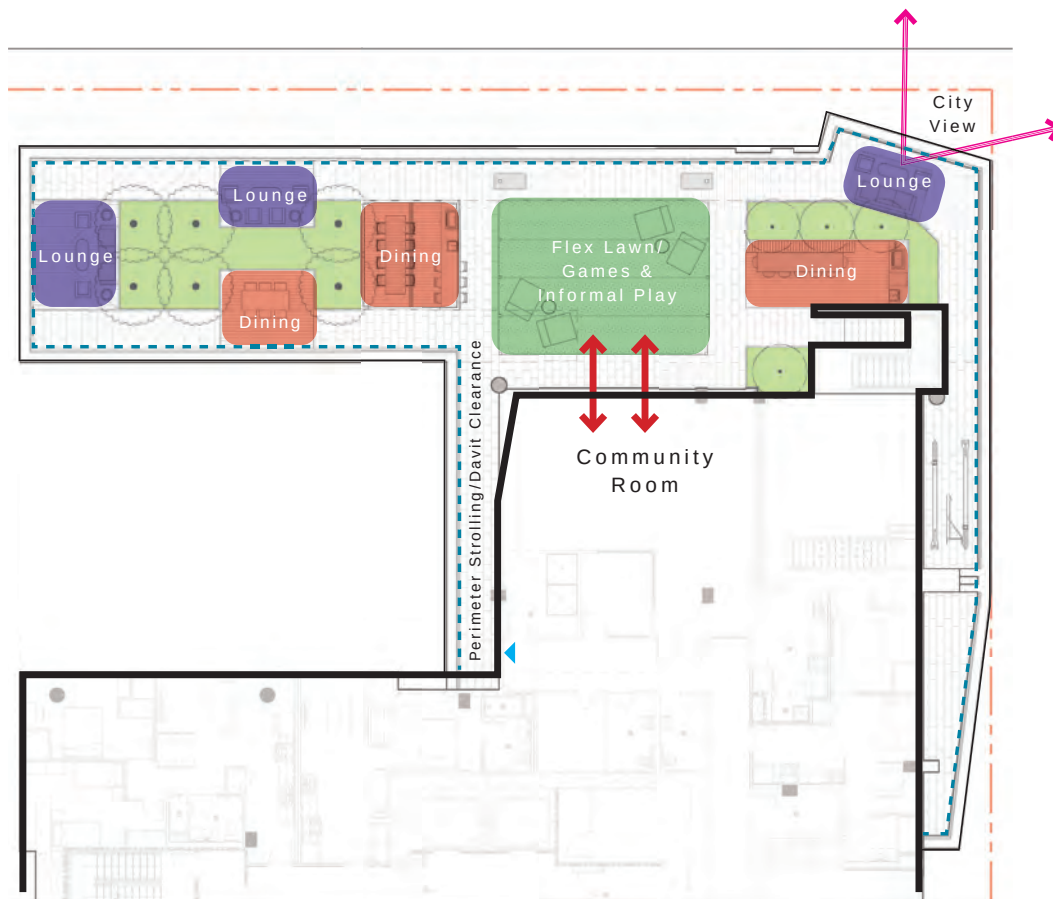
Transbay Block 2 East

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Level 6 Roof Terrace - Family



Transbay Block 2 East

Schematic Design Document

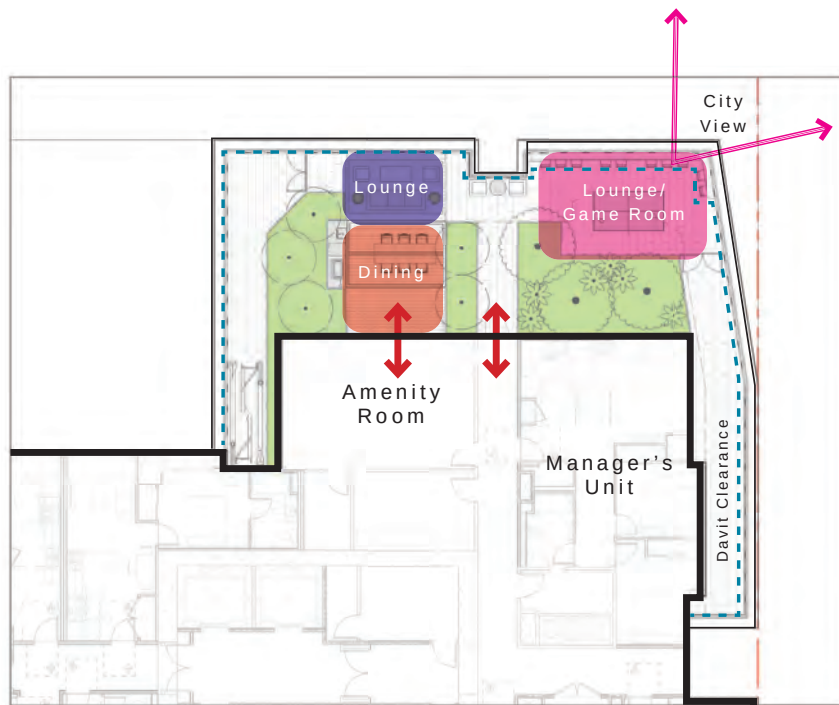
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KENNERLY ARCHITECTURE & PLANNING



Level 16 Roof Terrace - Family

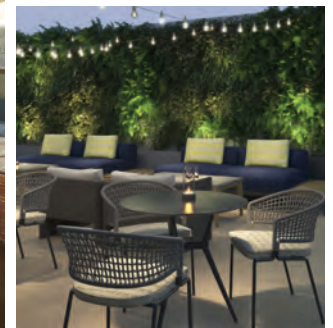


Transbay Block 2 East

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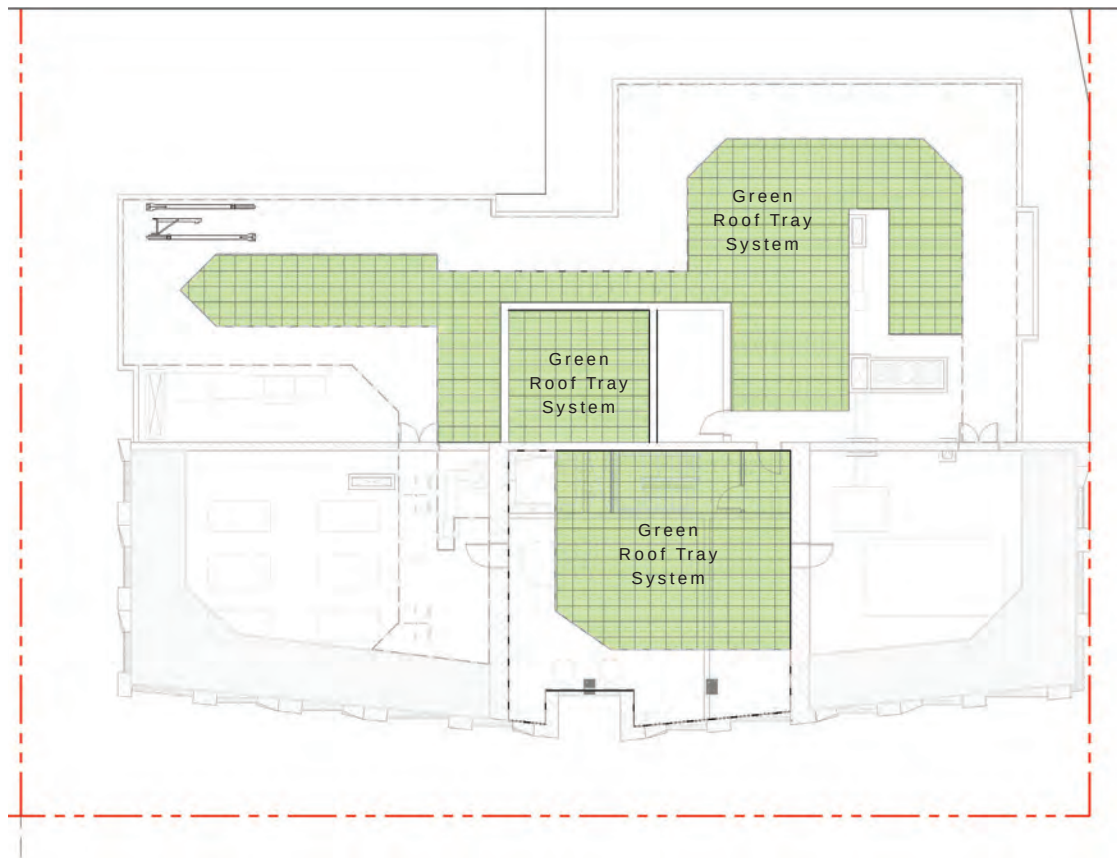
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Roof Plan - Family



Transbay Block 2 East

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plural



mercyHOUSING

04 - FLOOR PLANS - TB2 EAST



Transbay Block 2 East

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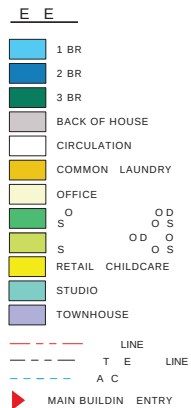
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KENNERLY ARCHITECTURE & PLANNING



Floor Plan - Level 01



Retail Notes:

- Louvers will be integrated into the retail and childcare space exterior facades with no projection into open spaces or right-of-way.
- Retail storefront is fenestrated for greater than 60% of the storefront area. At least 75% of the window and door surfaces is transparent.
- All entrances area at grade.
- See "Enlarged Storefront Elevation - Retail" for additional information.
- Venting / Exhaust Standard: Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial uses adjacent to the open space parcels to be integrated into the building. No ducts or exhaust pipes will encroach in areas designated for open space.
- At retail and childcare the louvers at exterior facade allow flexibility for conditioning the space and integration of type 2 exhaust for retail venting.
- At retail, electrical and network wiring is roughed-in to central location for tenant flexibility.
- At retail, restroom will be provided and plumbing will be roughed-in to central location for tenant flexibility.
- There will be no gas provided for the project
- The final landscape design at the childcare courtyard will be designed and reviewed during Design Development.

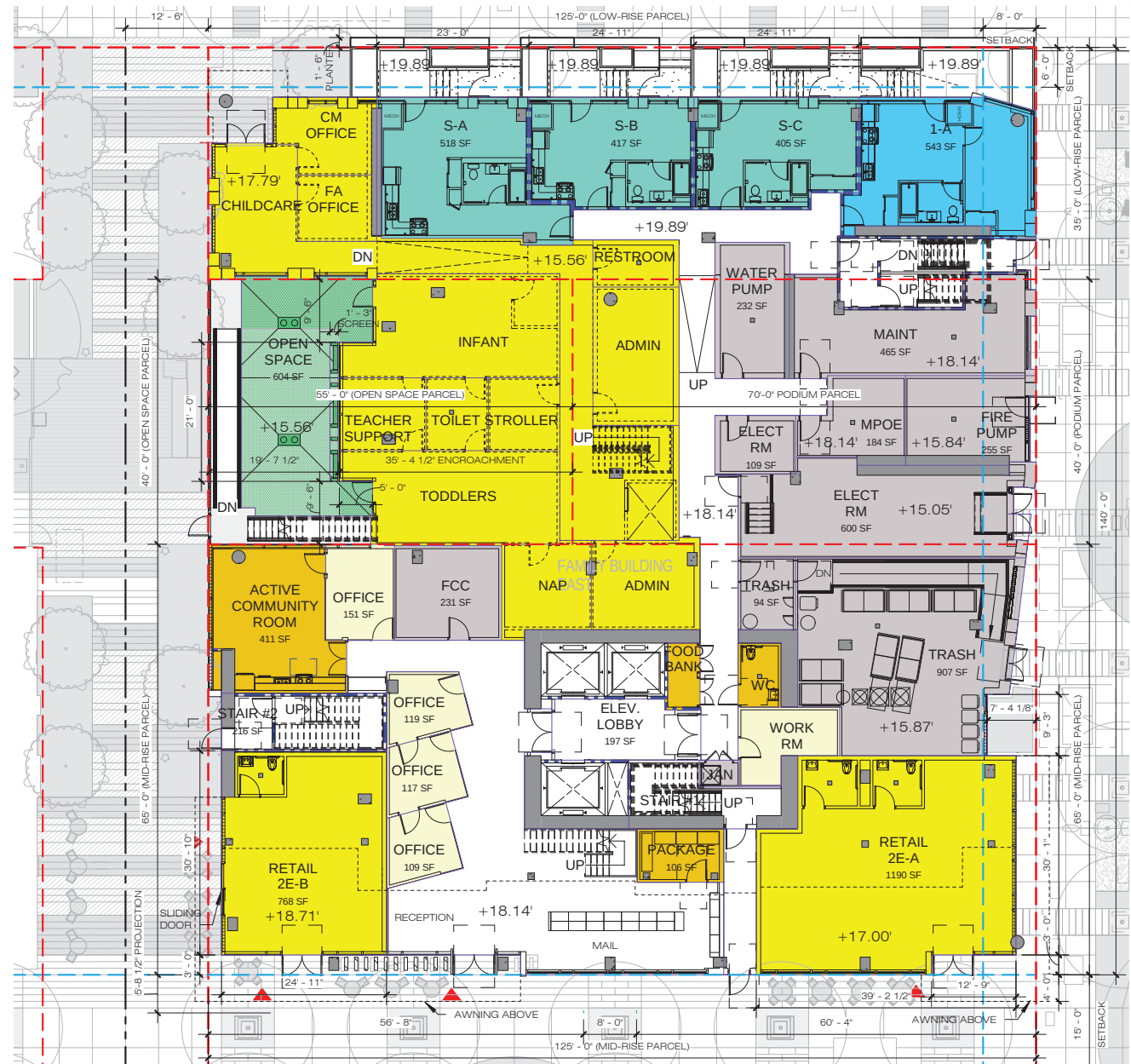


Transbay Block 2 East

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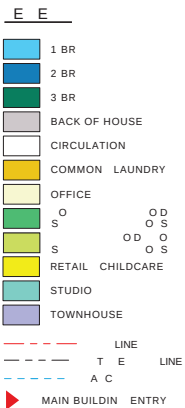
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KENNERLY ARCHITECTURE & PLANNING



Floor Plan - Level 02



Retail Notes:

- Louvers will be integrated into the retail and childcare space exterior facades with no projection into open spaces or right-of-way.

- Retail storefront is fenestrated for greater than 60% of the storefront area. At least 75% of the window and door surfaces is transparent.

- All entrances area at grade.

- See "Enlarged Storefront Elevation - Retail" for additional information.

- Venting / Exhaust Standard: Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial uses adjacent to the open space parcels to be integrated into the building. No ducts or exhaust pipes will encroach in areas designated for open space.

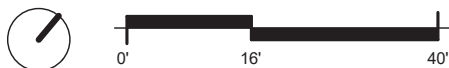
- At retail and childcare the louvers at exterior facade allow flexibility for conditioning the space and integration of type 2 exhaust for retail venting.

- At retail, electrical and network wiring is roughed-in to central location for tenant flexibility.

- At retail, restroom will be provided and plumbing will be roughed-in to central location for tenant flexibility.

- There will be no gas provided for the project

- The final landscape design at the childcare courtyard will be designed and reviewed during Design Development.

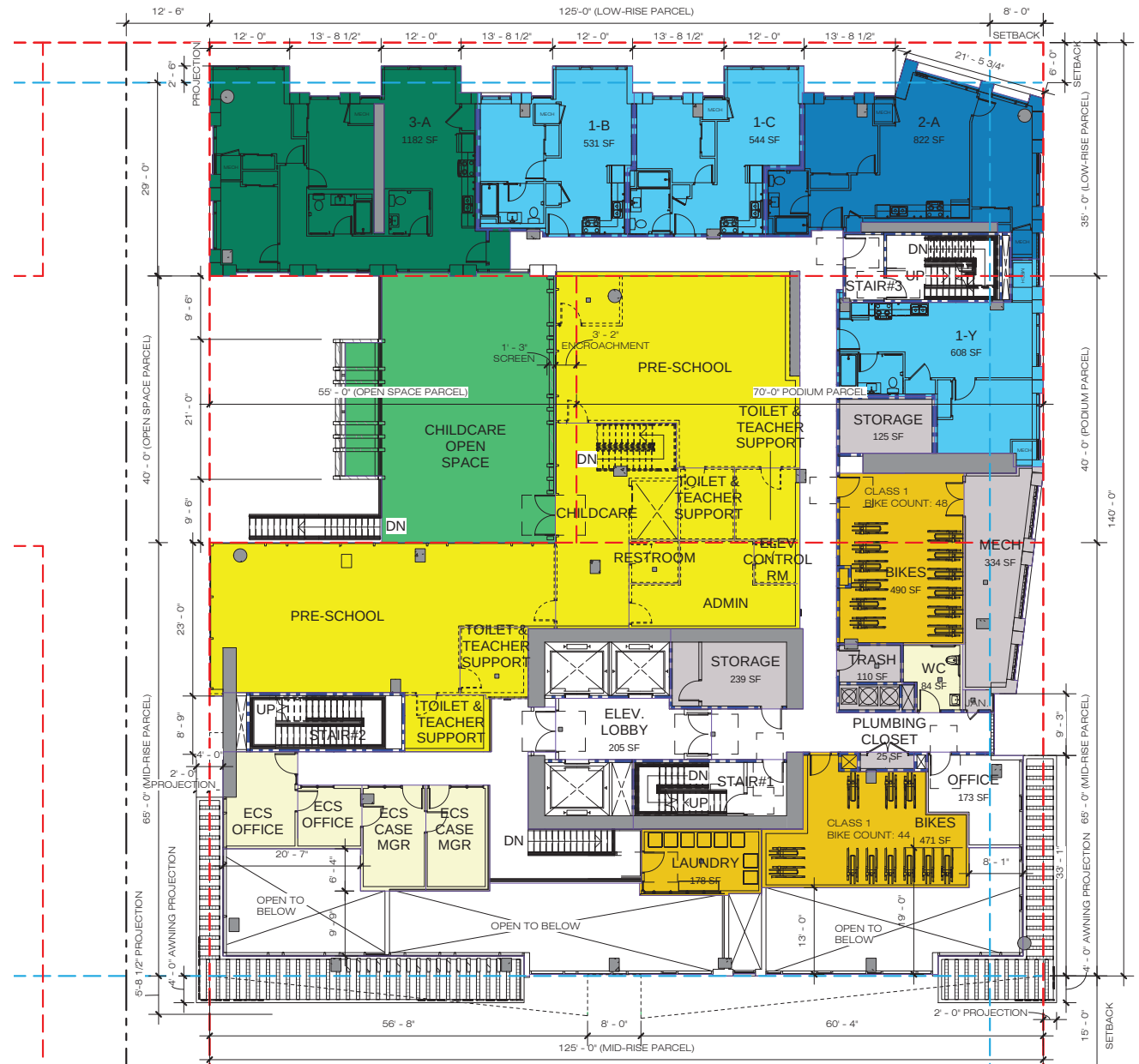


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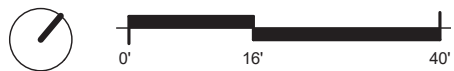
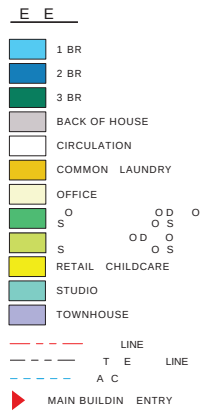
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Floor Plan - Level 03-5

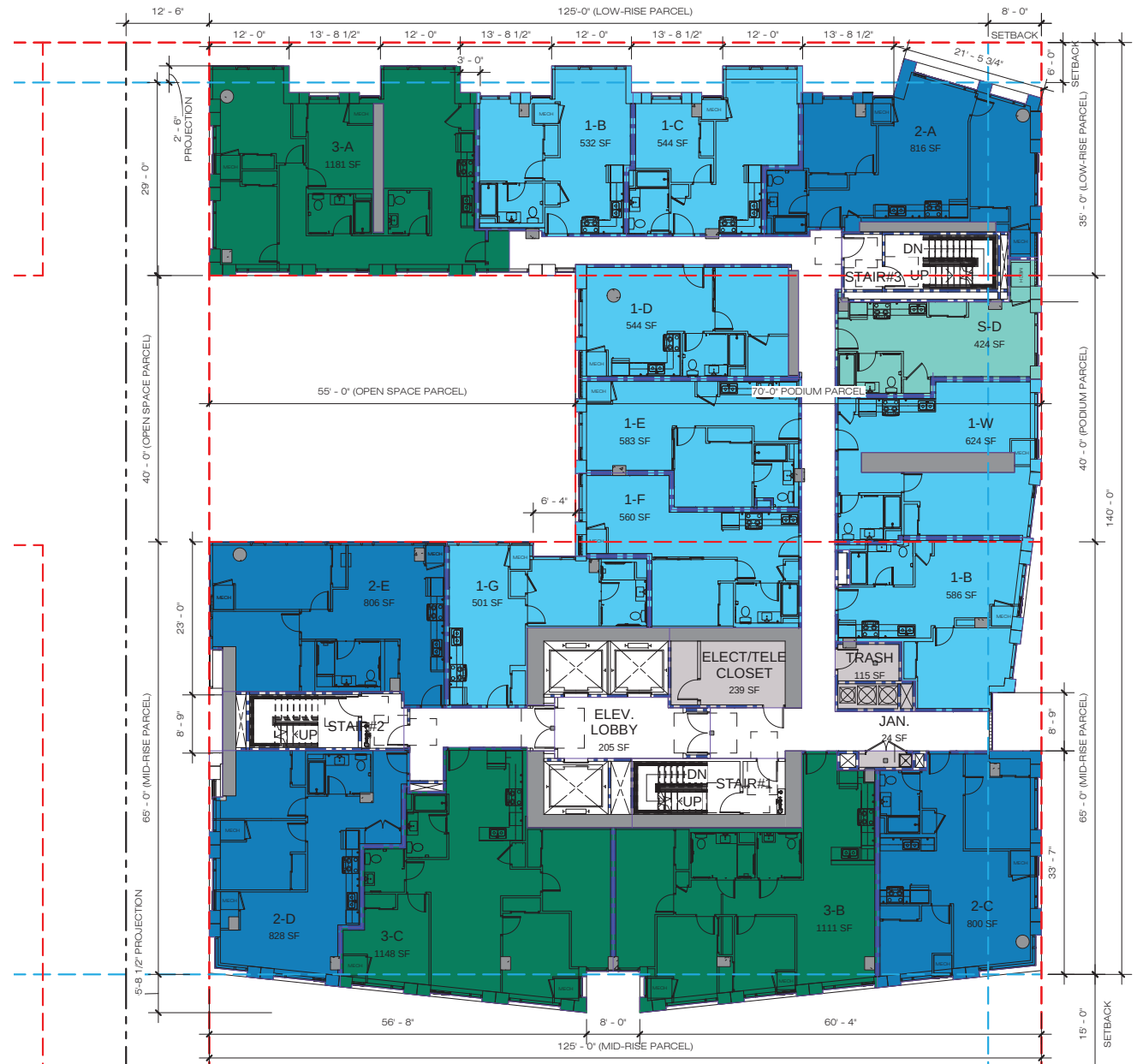


Transbay Block 2 East

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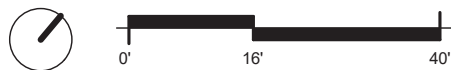
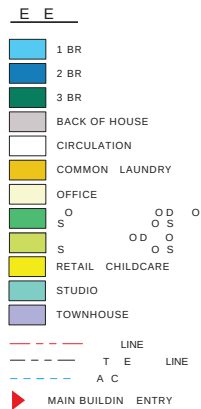
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Floor Plan - Level 06

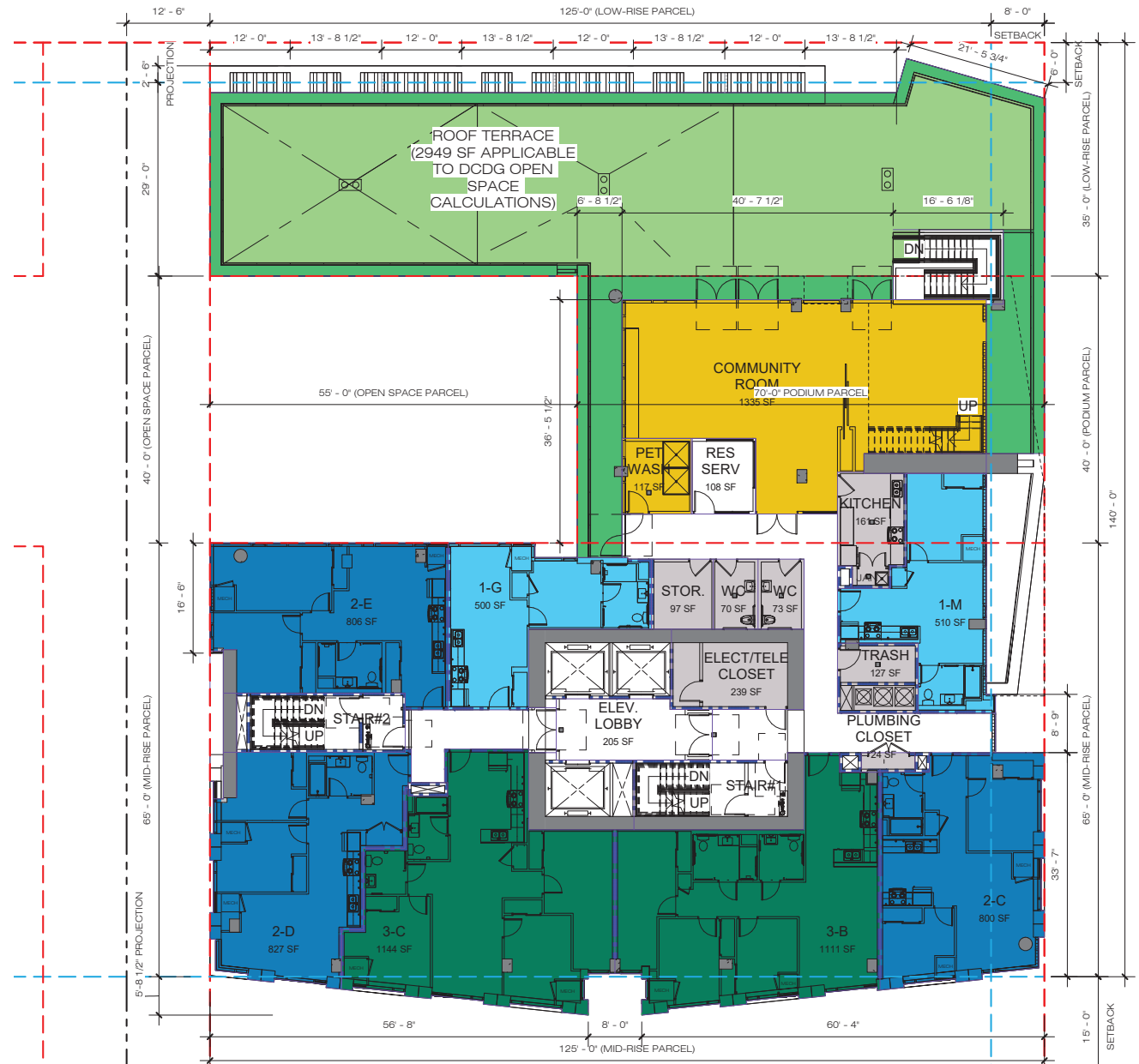


Transbay Block 2 East

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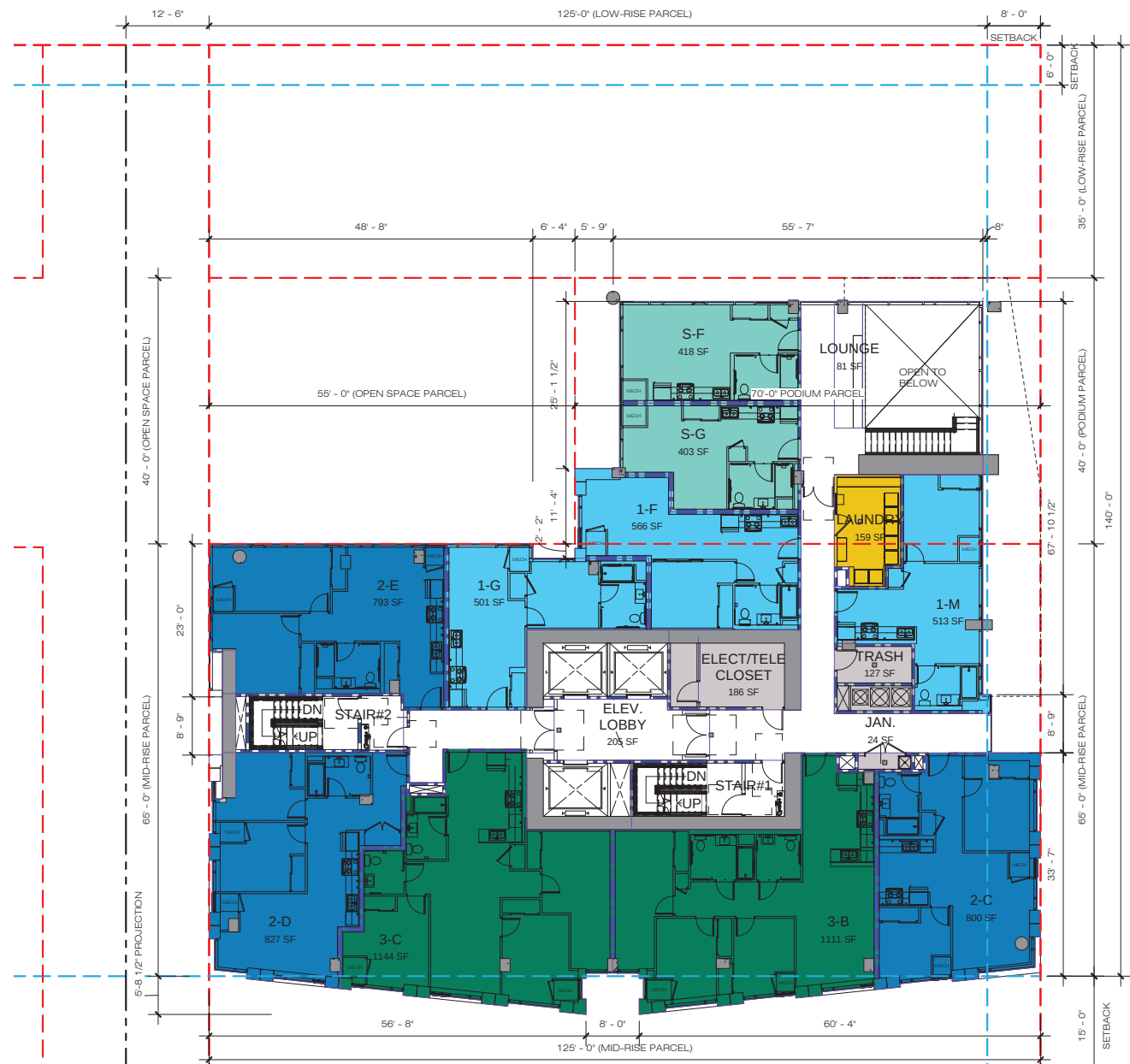
E E

- 1 BR
- 2 BR
- 3 BR
- BACK OF HOUSE
- CIRCULATION
- COMMON LAUNDRY
- OFFICE
- O
- S
- S
- RETAIL CHILDCARE
- STUDIO
- TOWNHOUSE

— LINE
 - - - T E LINE
 - - - A C
 ► MAIN BUILDING ENTRY



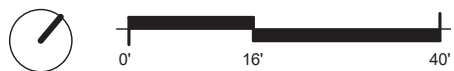
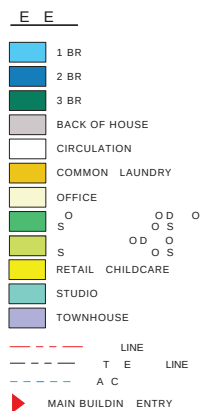
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Floor Plan - Level 08-10

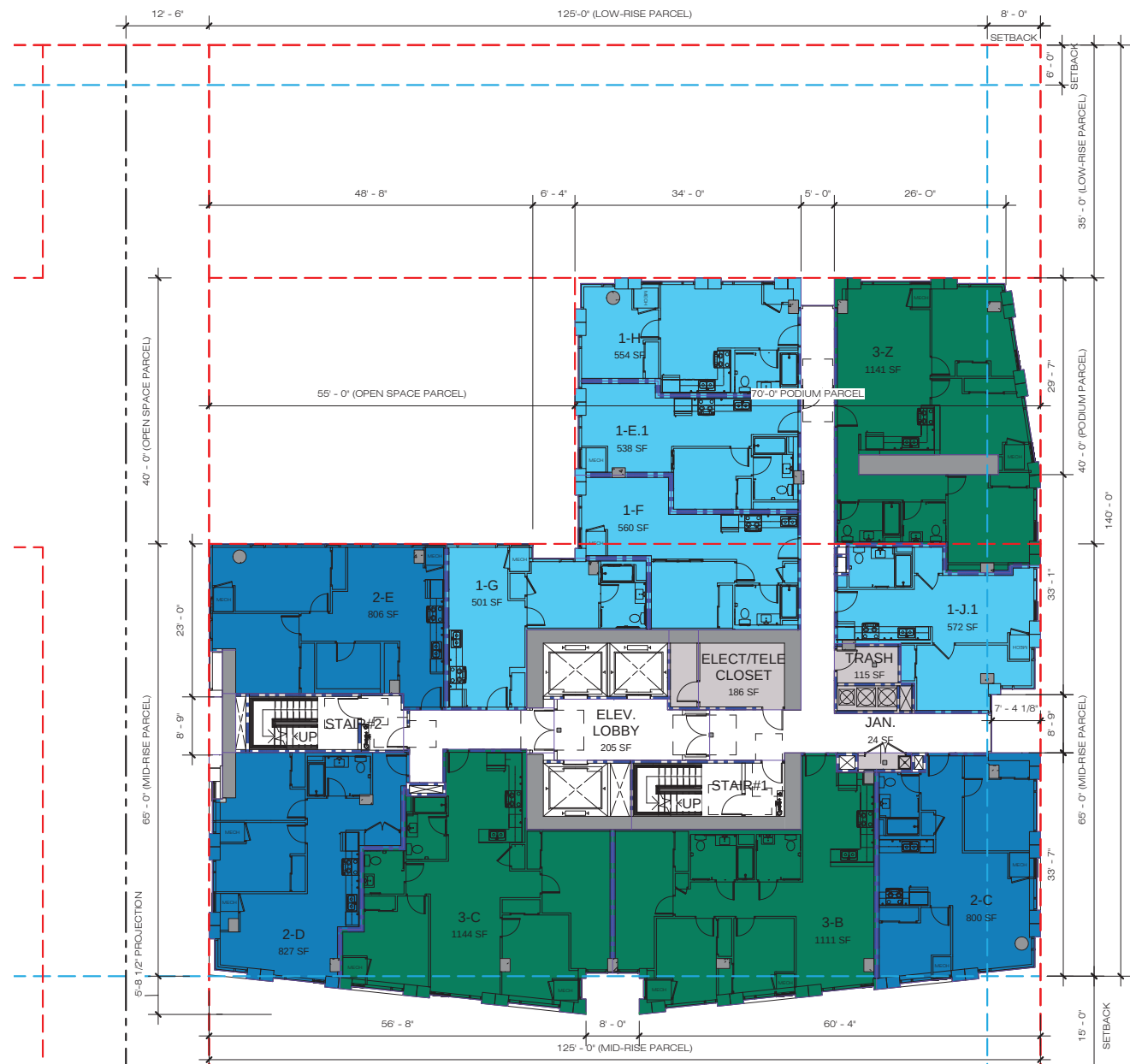


Transbay Block 2 East

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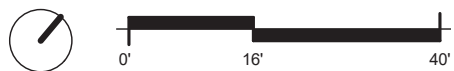
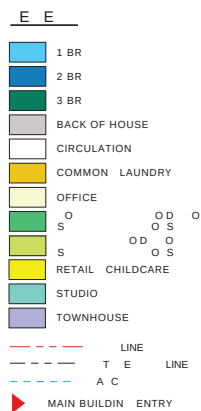
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Floor Plan - Level 11-15

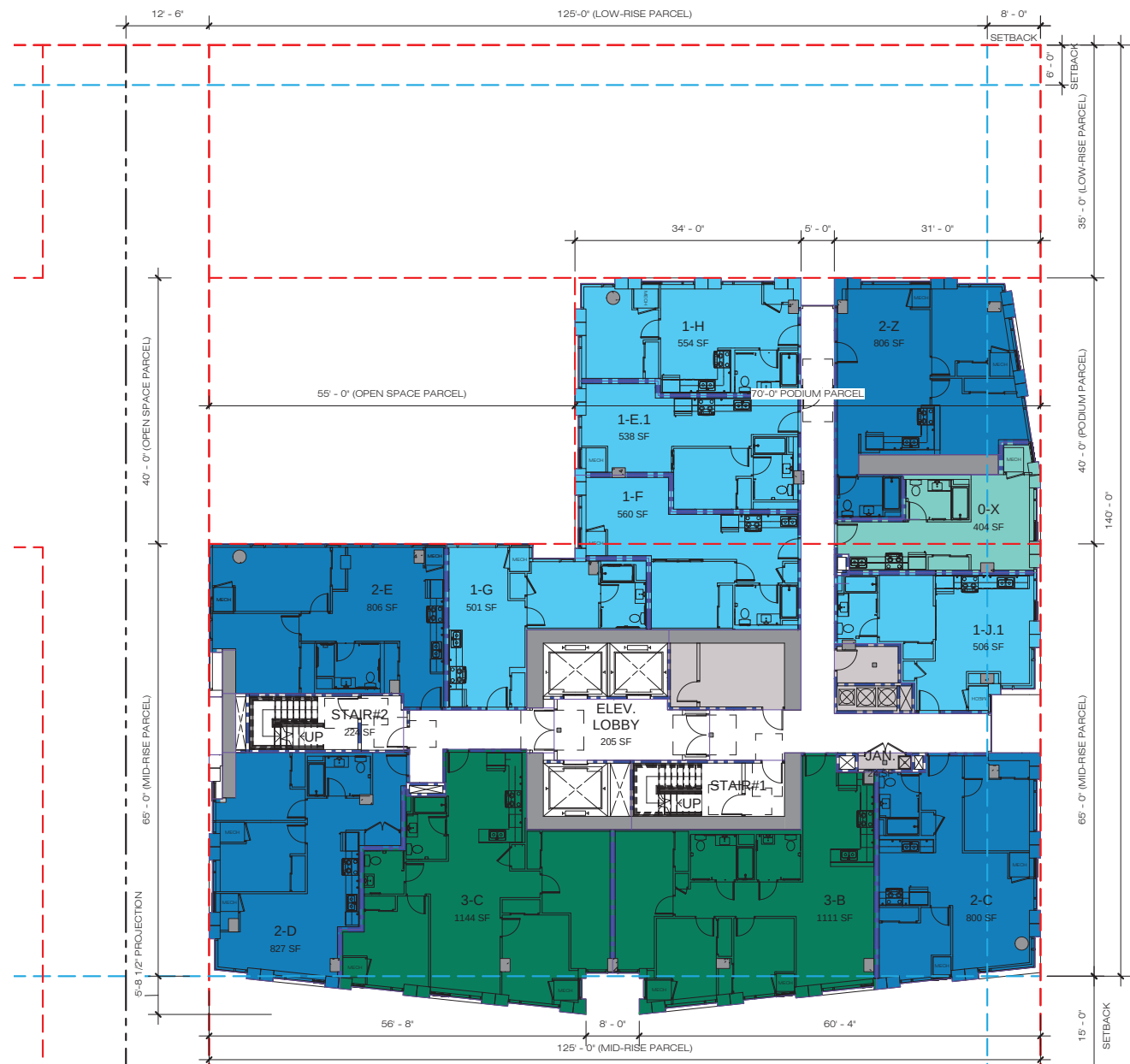


Transbay Block 2 East

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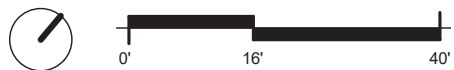
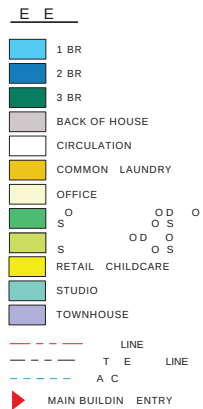
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Floor Plan - Level 16

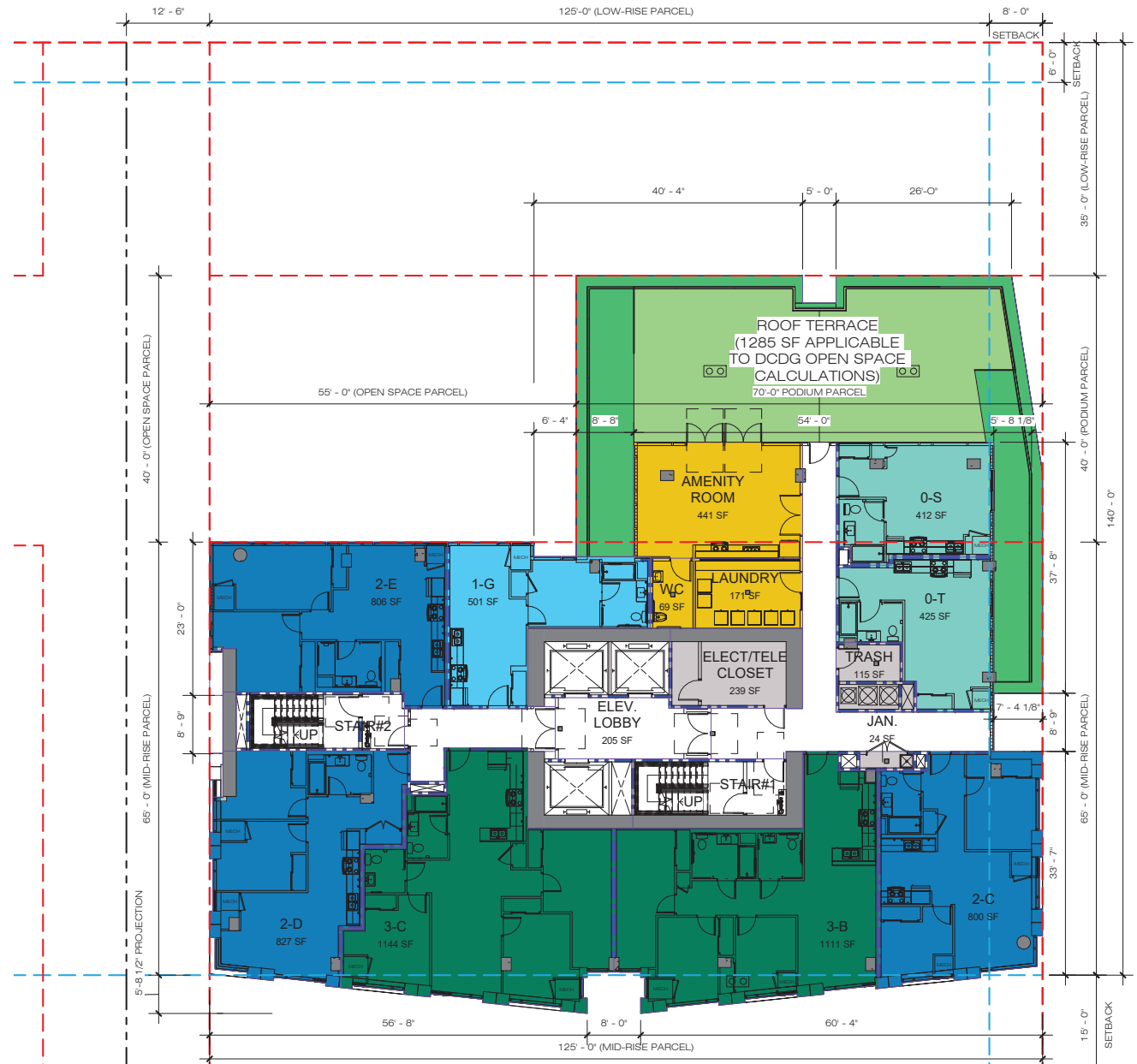


Transbay Block 2 East

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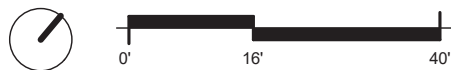
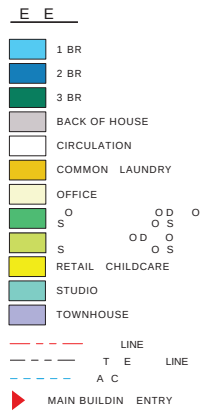
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Floor Plan - Level 17

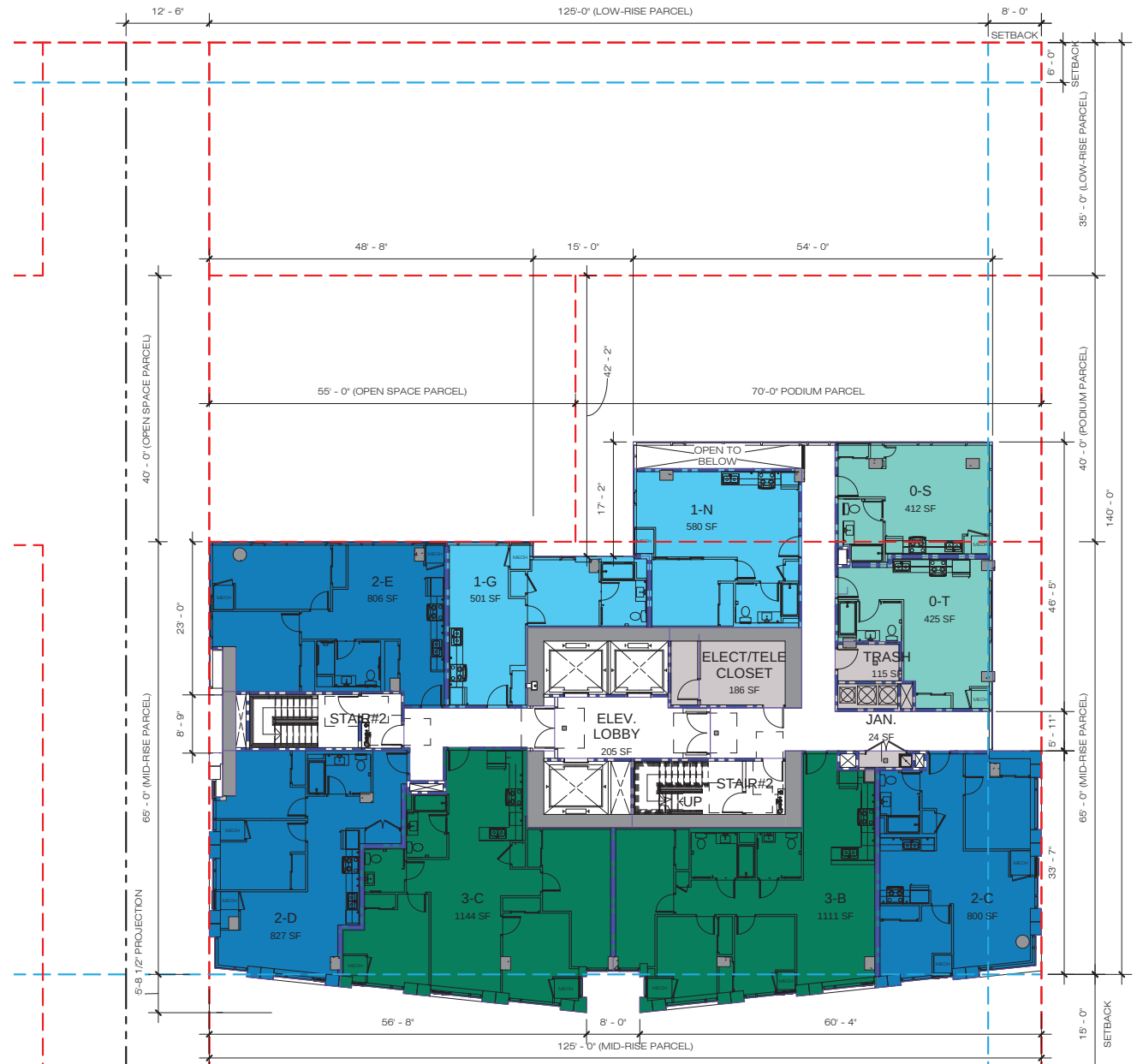


Transbay Block 2 East

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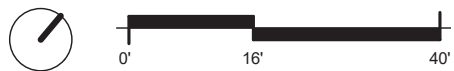
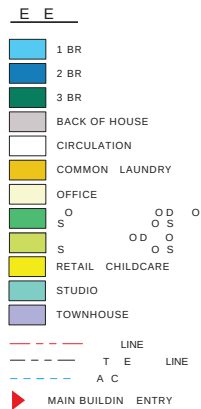
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Floor Plan - Low Roof

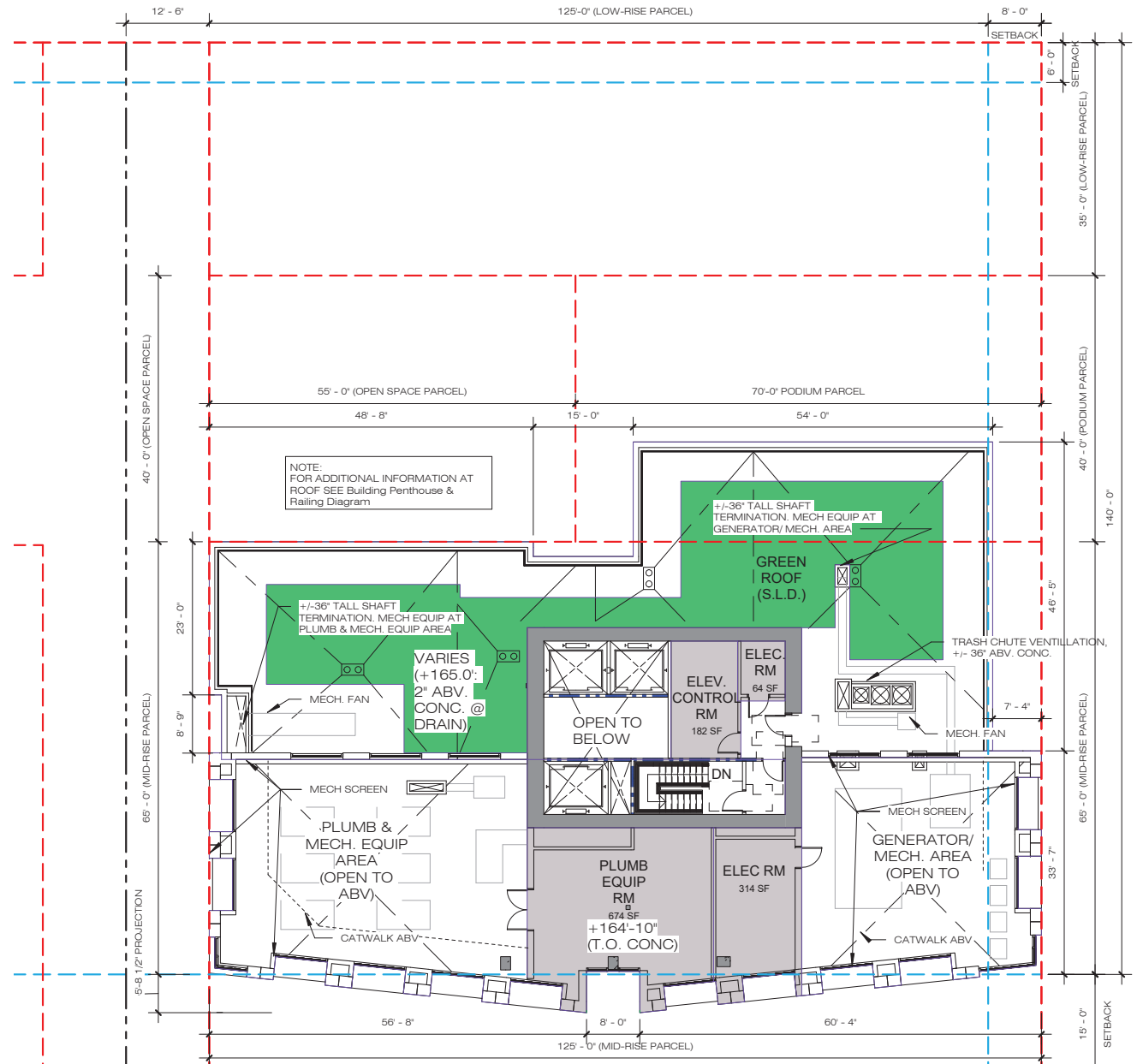


Transbay Block 2 East

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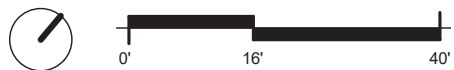
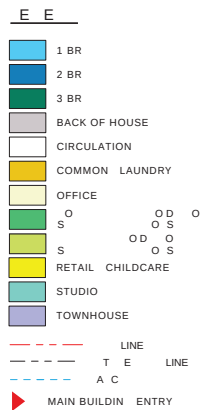
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Floor Plan - High Roof

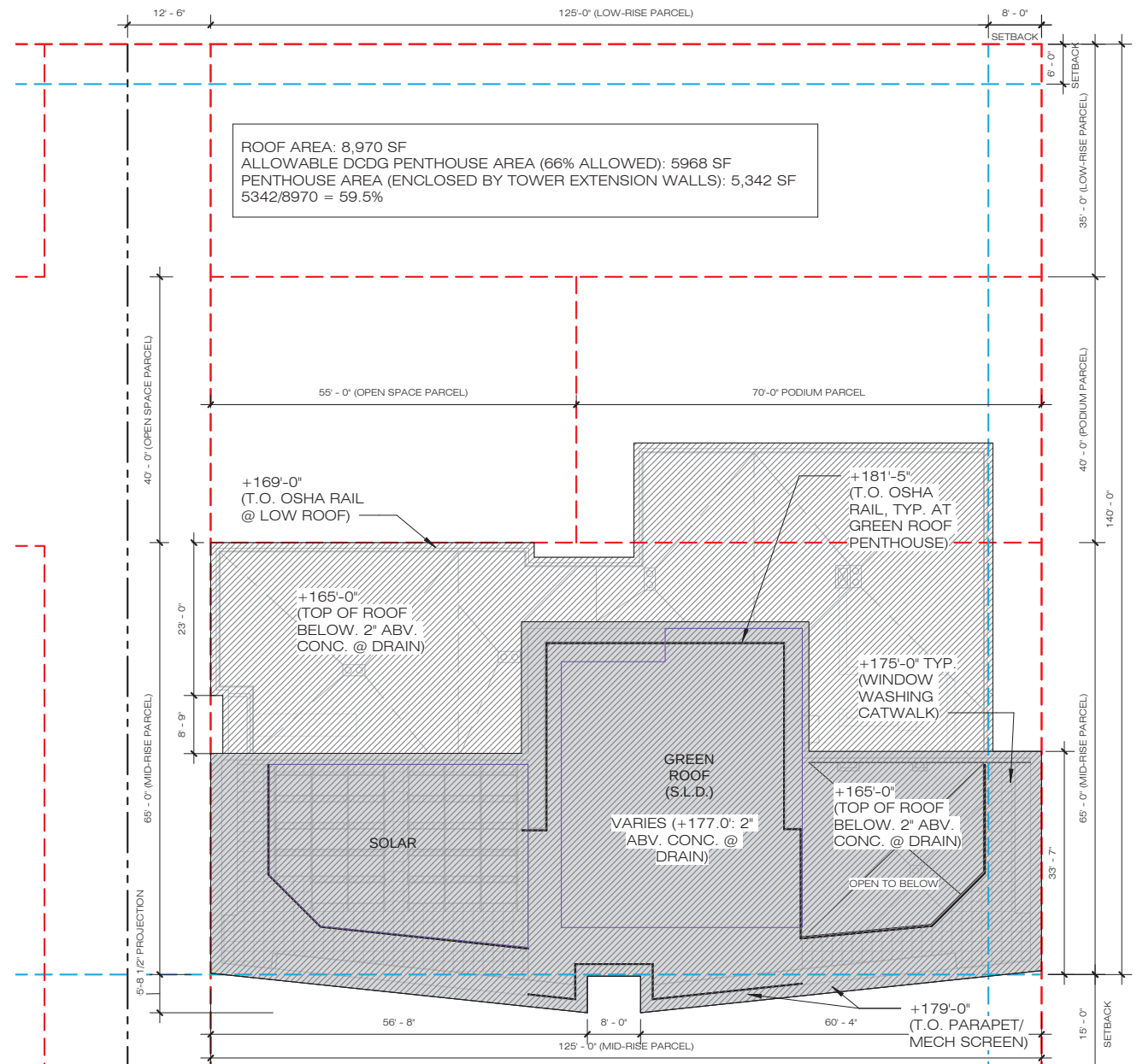


Transbay Block 2 East

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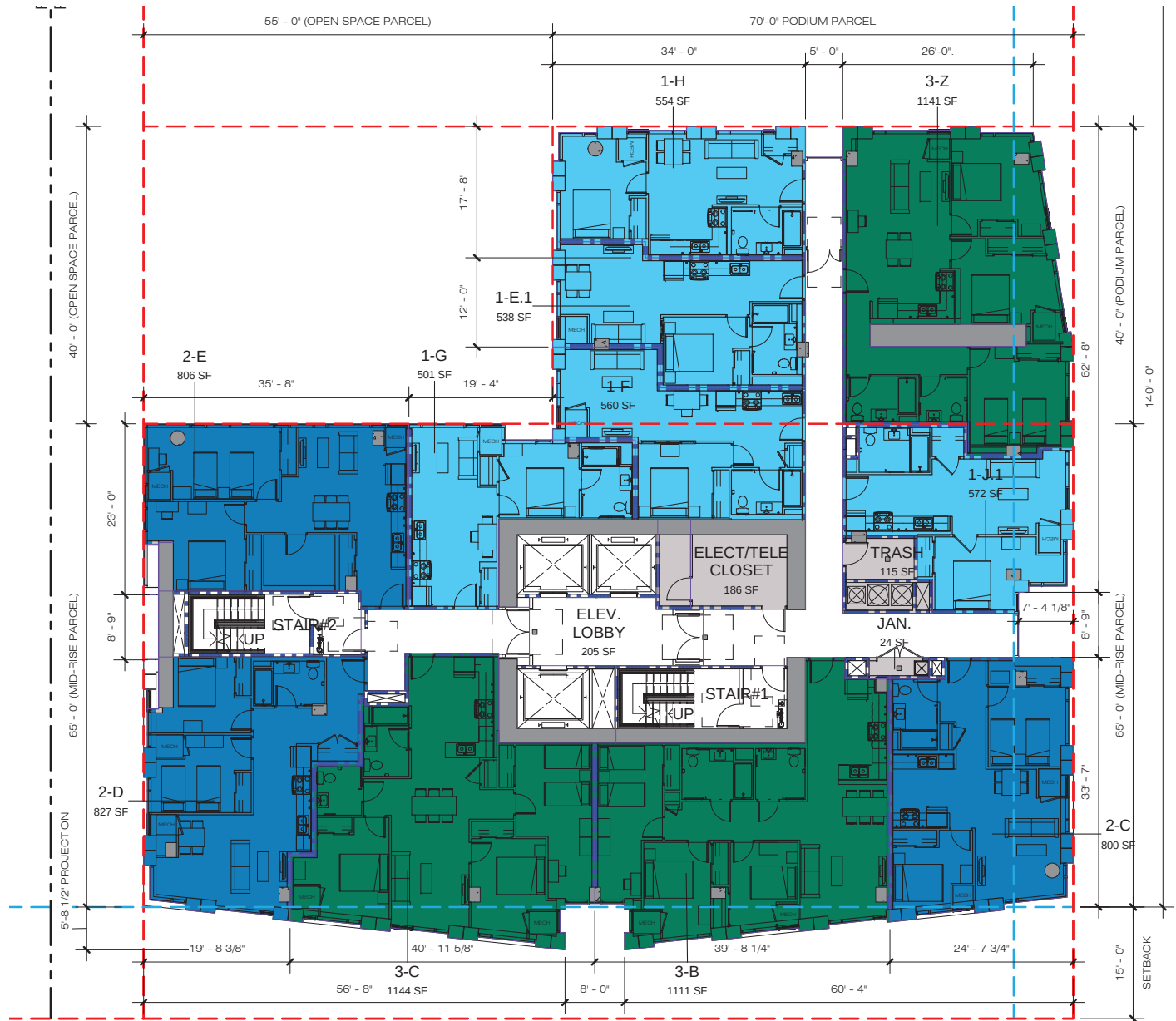
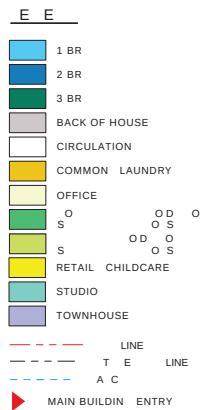
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Enlarged Plans - Units



Transbay Block 2 East

Schematic Design Document

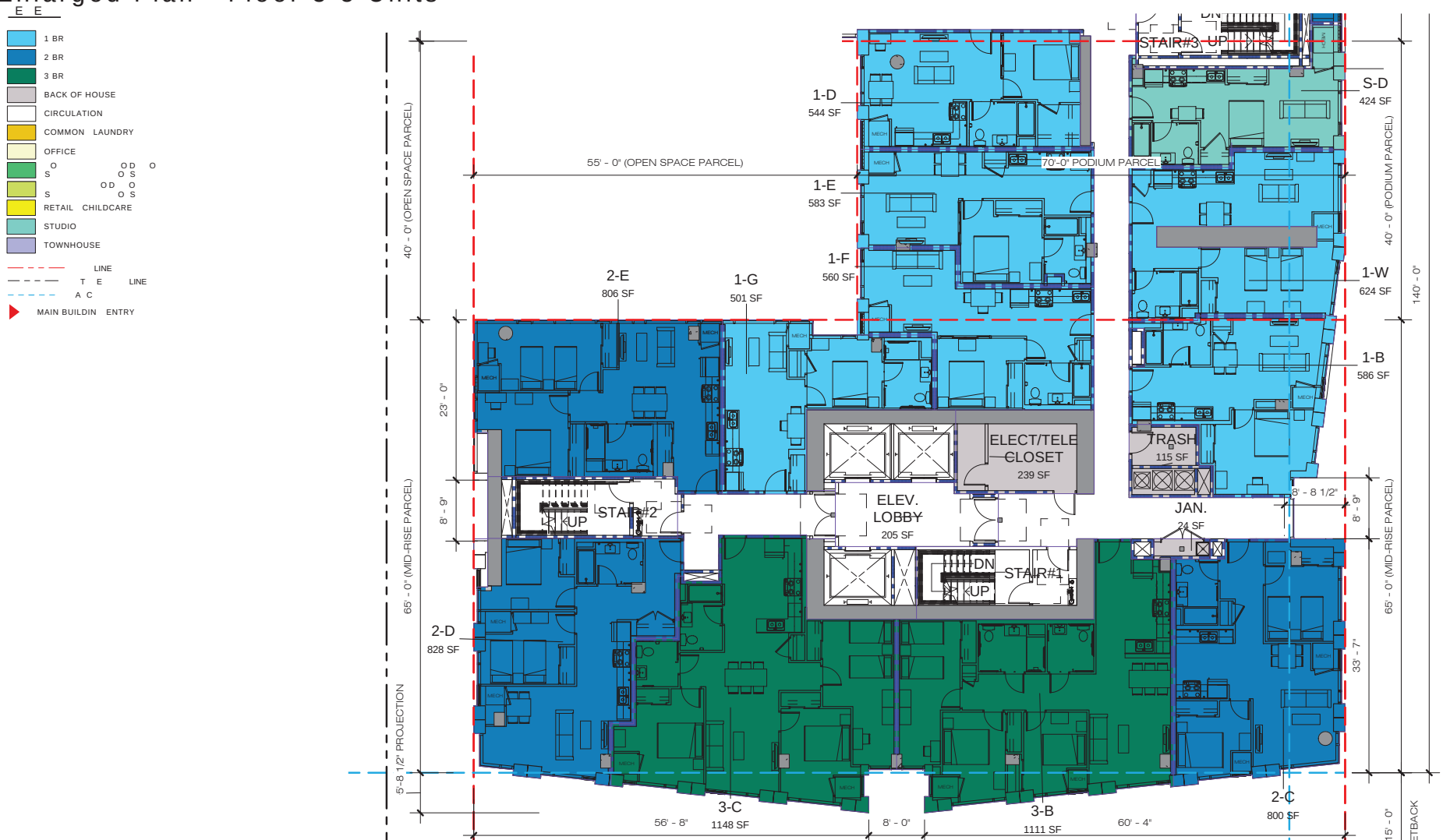
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Enlarged Plan - Floor 3-5 Units



Transbay Block 2 East

Schematic Design Document

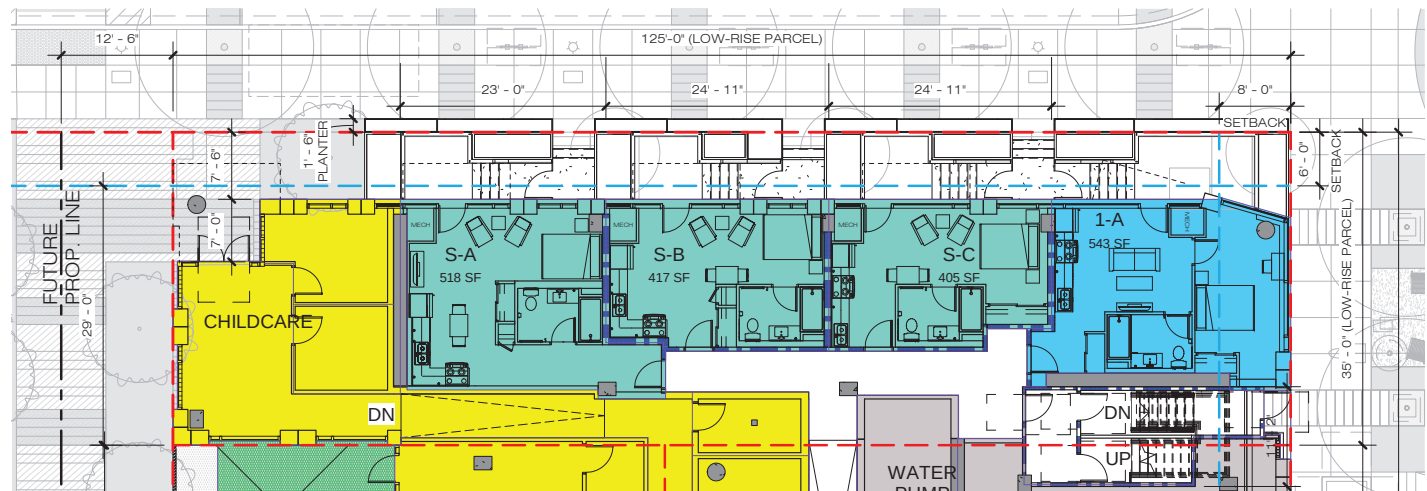
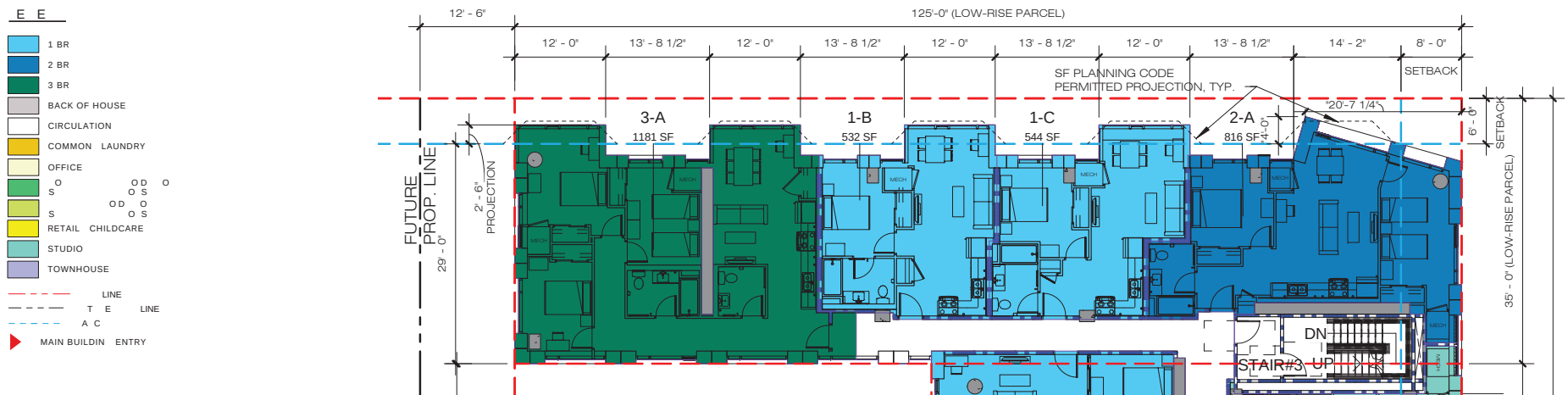
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Enlarged Plans - Townhouse Units



Transbay Block 2 East

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05 - ENCLOSURE DESIGN - TB2 EAST



Transbay Block 2 East

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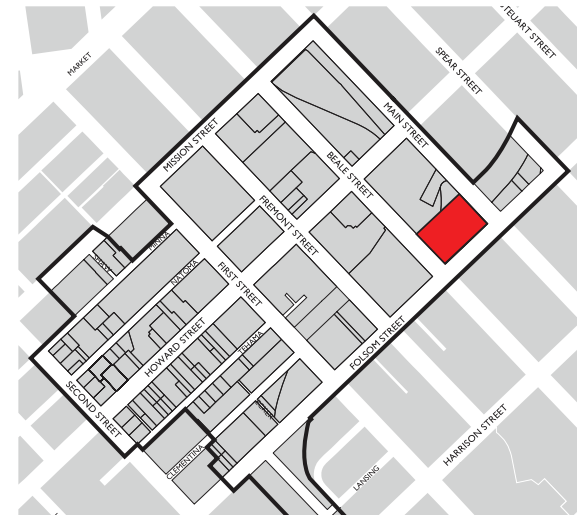
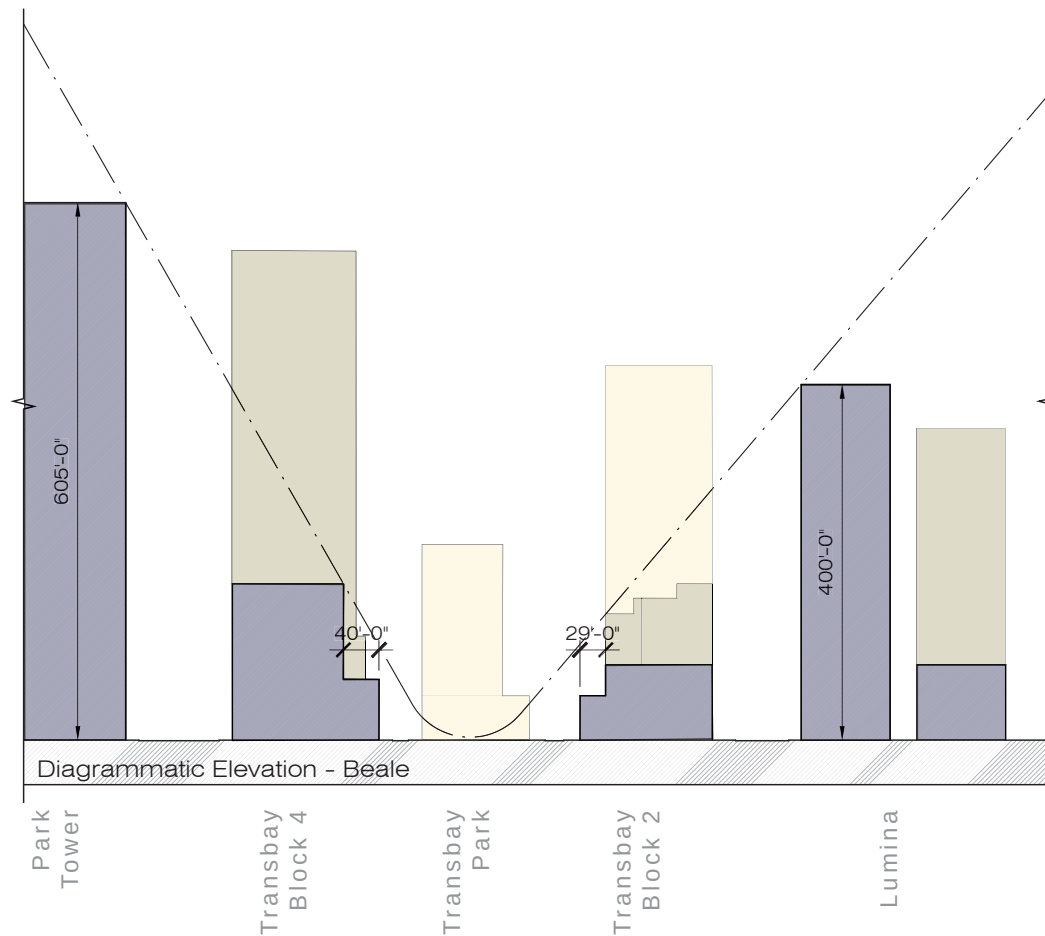
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Site Context Section Diagram



- The Transbay Block 2 East Building should be a transition between the taller buildings south of Folsom Street and the Transbay Block 3 Park.

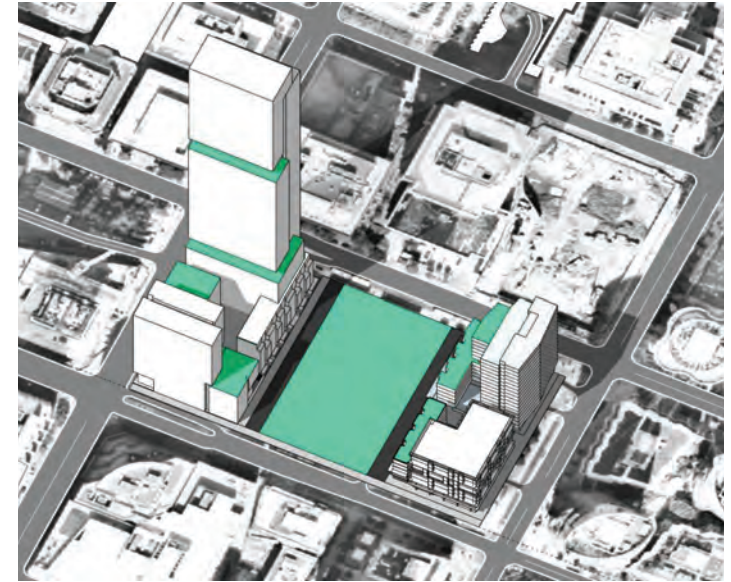
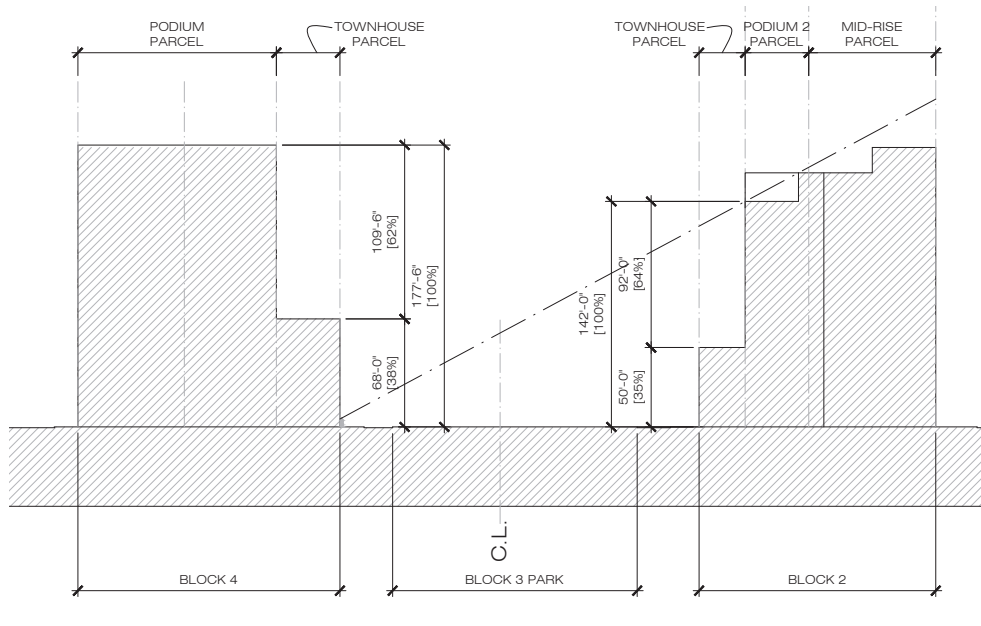
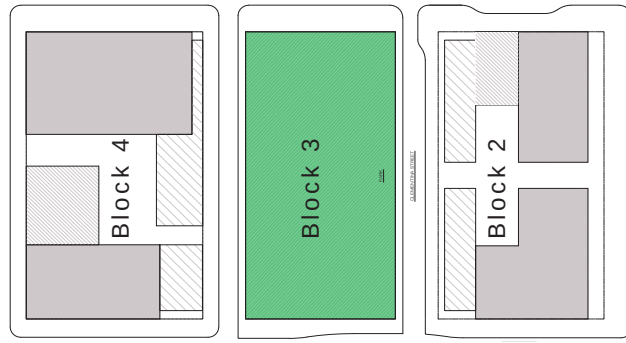
Transbay Block 2 East

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Building Proportion Section Diagram



- Park is defined by townhouse parcel
- Elegantly scaled buildings beyond the townhouse parcel`
- The proposed perceived proportions of Transbay Block 2 East should closely match Transbay Block 4 Building B creating a unified park experience.

Transbay Block 2 East

Schematic Design Document

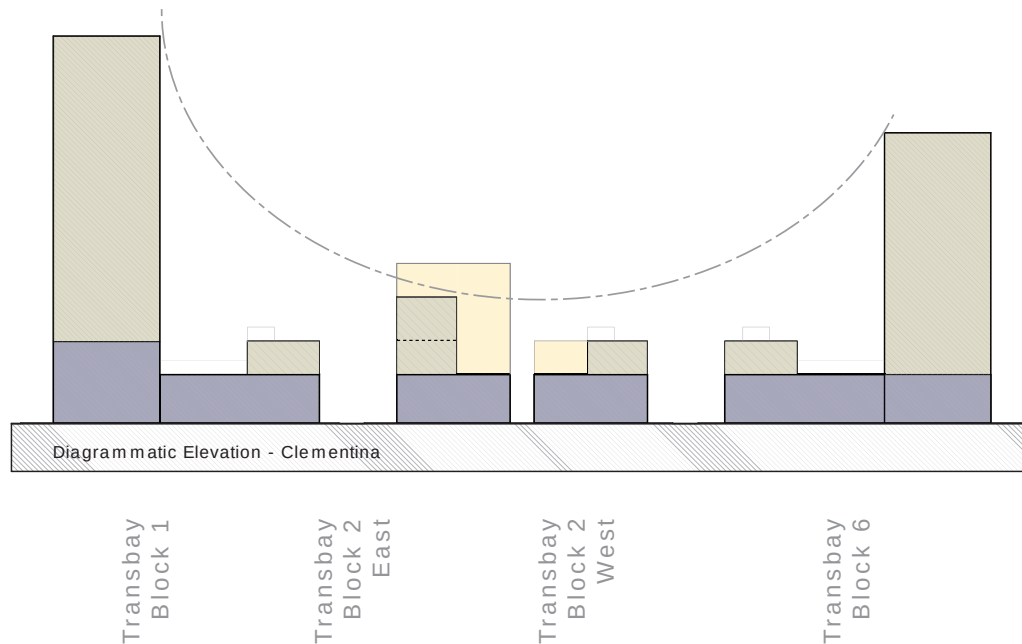
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Clementina Rhythm Diagram



- Continue the Townhouse parcel height along Clementina per the DCDG.
- All parcels South of the Townhouse extend to the top or above the Folsom Street parcels.
- Continue the rhythm of the adjacent blocks by raising the Podium 2 parcel at TB2 East.
- Raising the Podium 2 parcel breaks up the broad park facing facade.

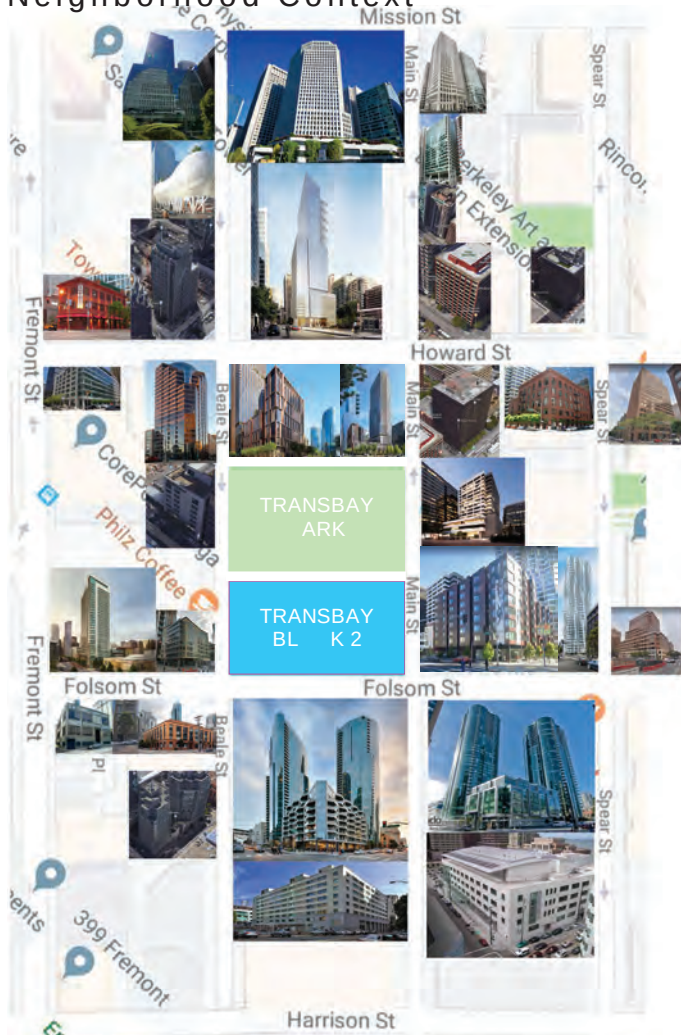
Transbay Block 2 East

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Neighborhood Context



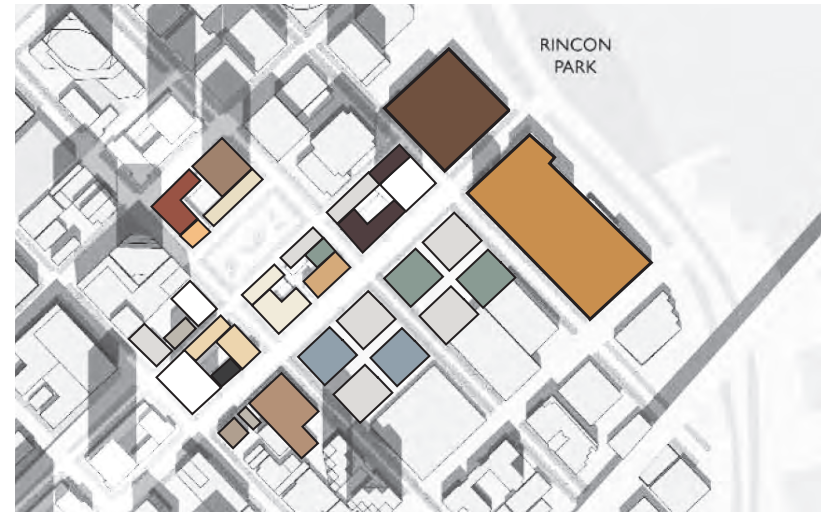
Neighborhood context

Transbay Block 2 East

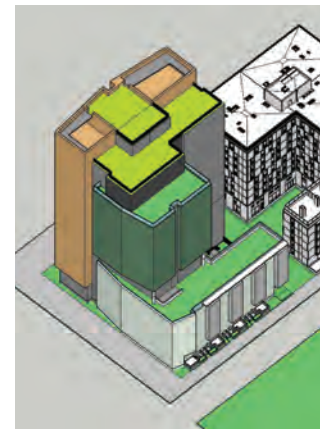
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Neighborhood building color mapping



Proposed building color map

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Material Palette

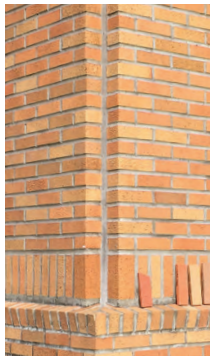
Transbay Block 2:
East | Family



Transbay Block 2:
West | Senior



Transbay Block 4:
Building B



Transbay Block 2 East

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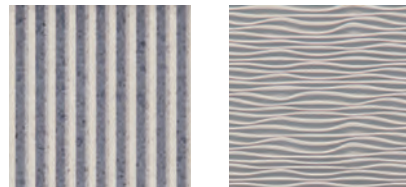
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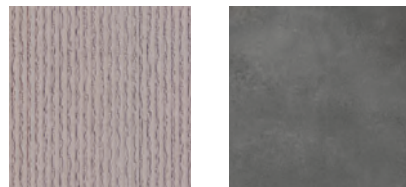
Material Palette



TB2 West - Senior Building



F F 2



F F

TB2 East - Family Building



Window Mullion, Louver, and Spandrel



Wood Accents



Curtain / Window Wall / Glass Rail



Concrete Accents



Unitized Wall Panel: Texture Variation



Unitized Wall Panel | Pre-Cast Concrete



Transbay Block 2 East

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Material Inspiration



Transbay Block 2 East

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plural

mercyHOUSING

Material Palette



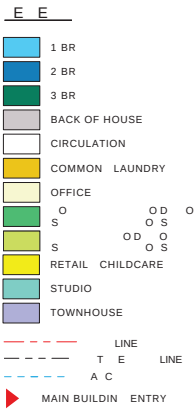
Transbay Block 2 East

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KENNERLY ARCHITECTURE & PLANNING



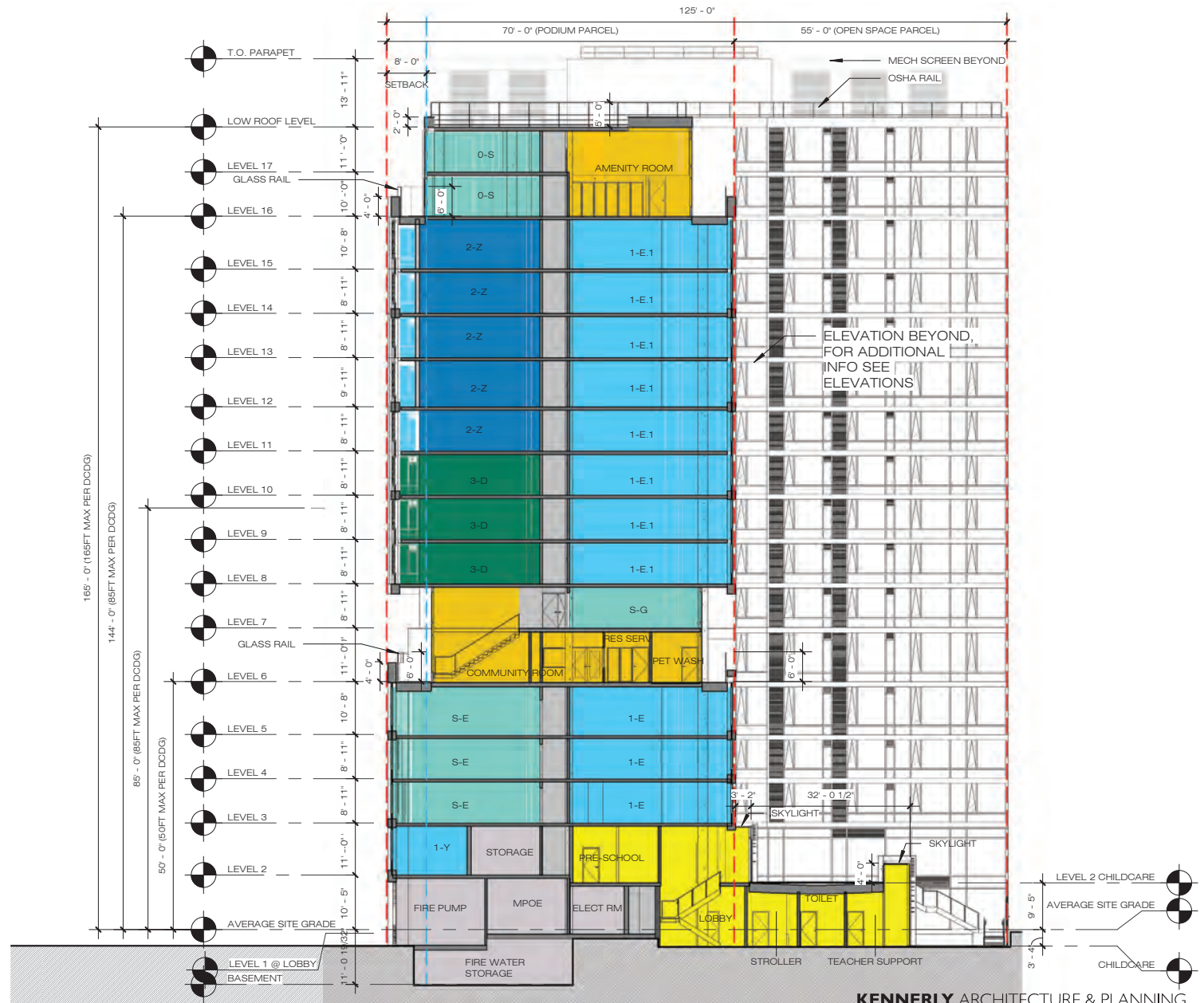
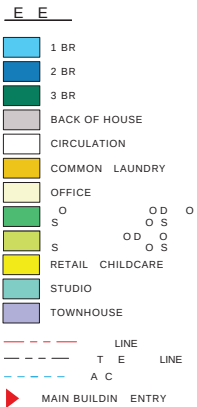
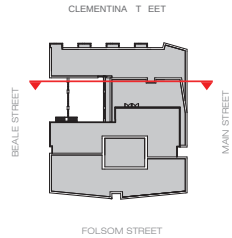


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Building Section EAST - WEST



Transbay Block 2 East

Schematic Design Document

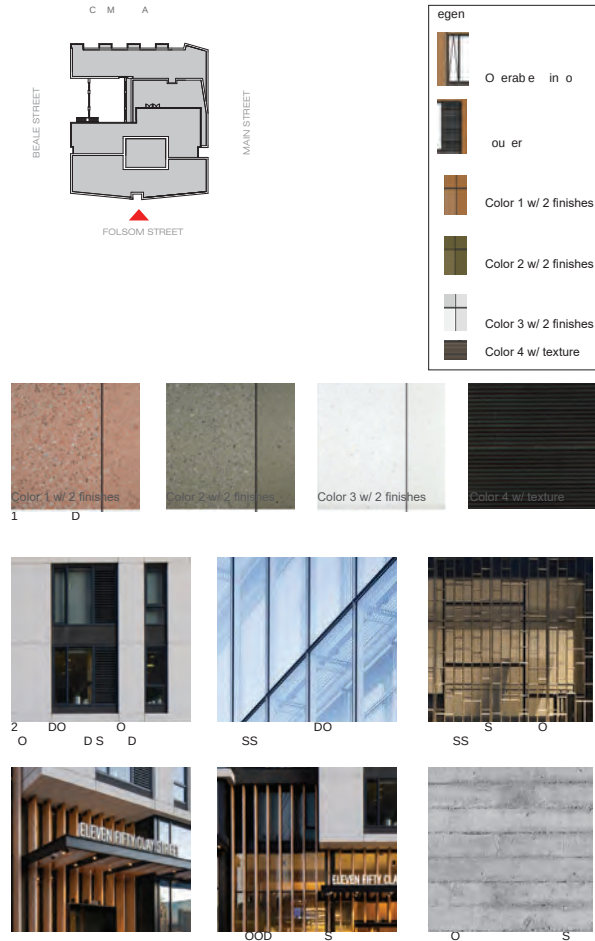
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Building Elevation -South (Folsom Street)



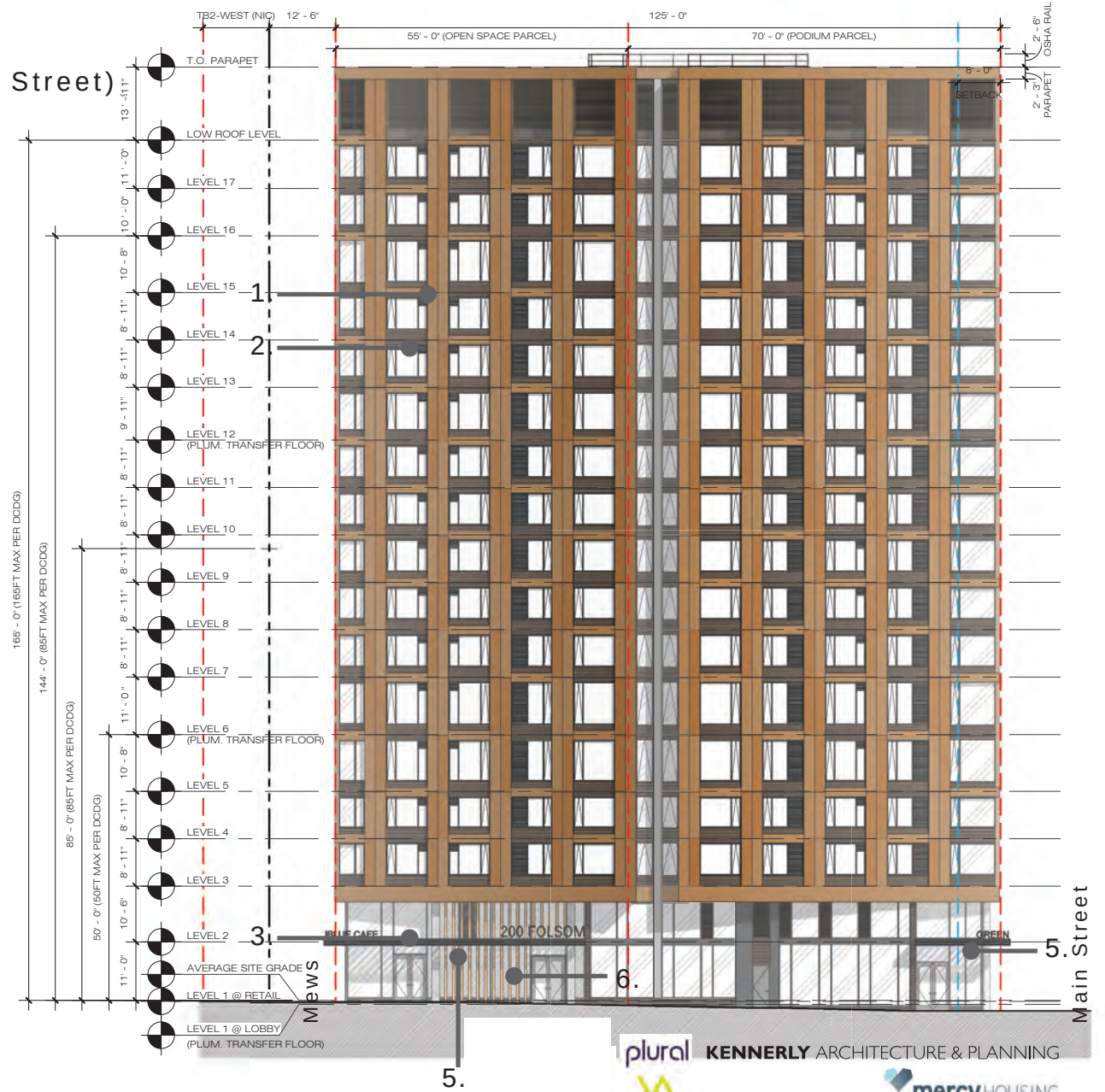
1. retail establishments and residential units in incube erabe in o sto a o or natura entation o in oor areas
2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E

Schematic Design Document

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- T B 2 E

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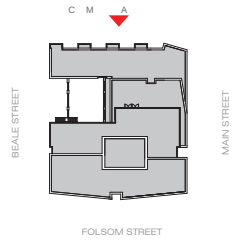
KENNERLY ARCHITECTURE & PLANNING

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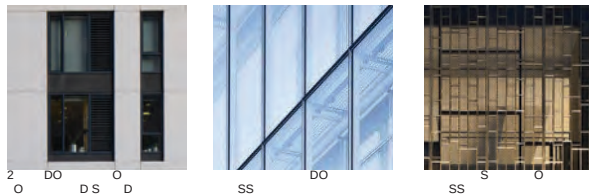


mercyHOUSING

Building Elevation -North (Clementina)



Legend
Orange in o
Dark brown
Color 1 w/ 2 finishes
Color 2 w/ 2 finishes
Color 3 w/ 2 finishes
Color 4 w/ texture



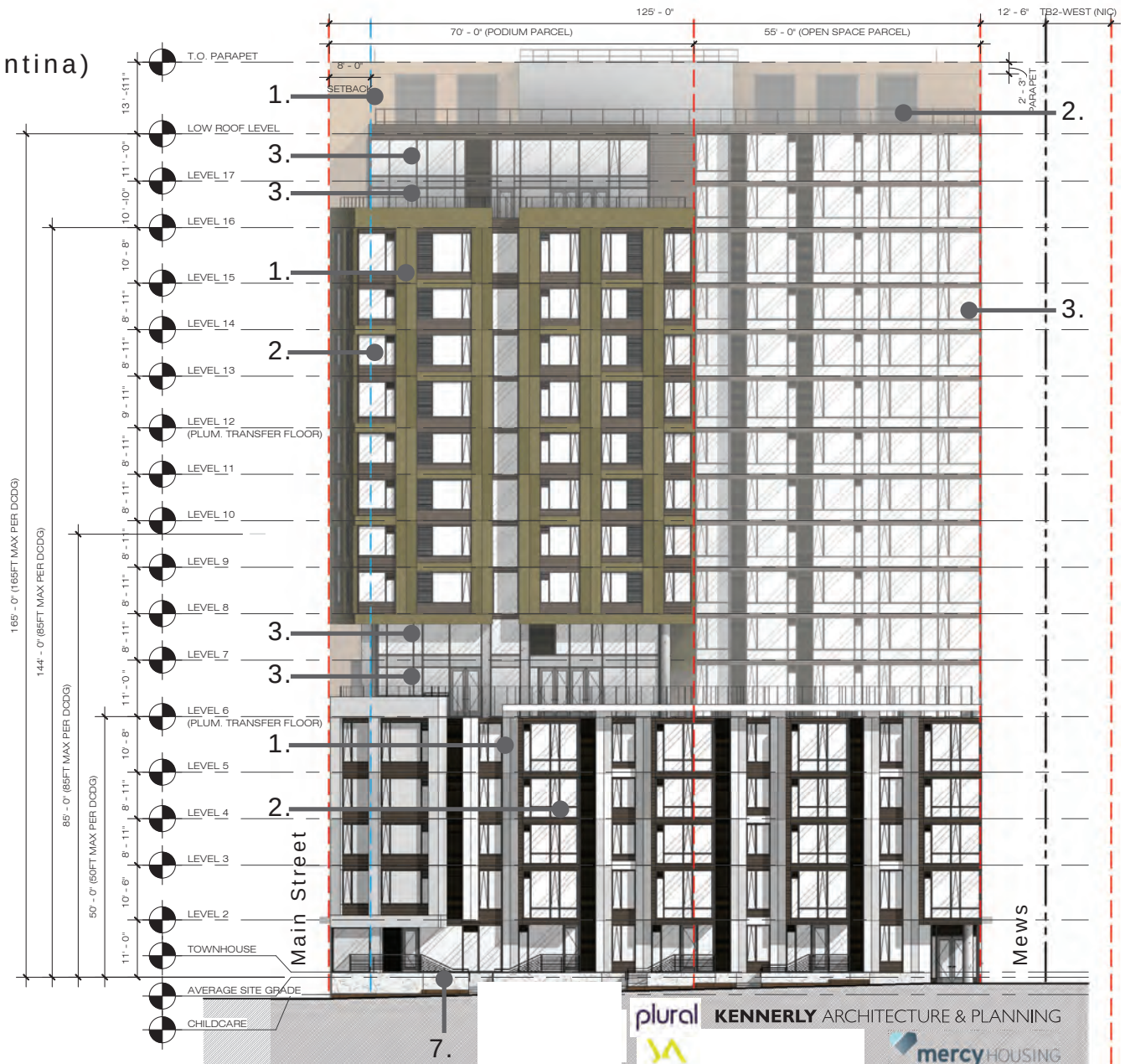
1. retail establishments and residential units in incube orange in o sto a o or natural ventilation in our areas
2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
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T B 2 E

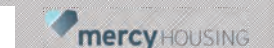
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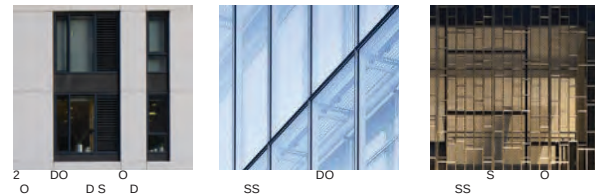
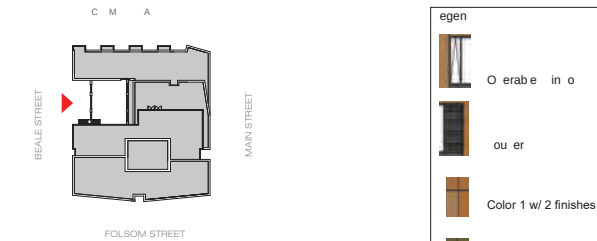
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Building Elevation -West (Mews)



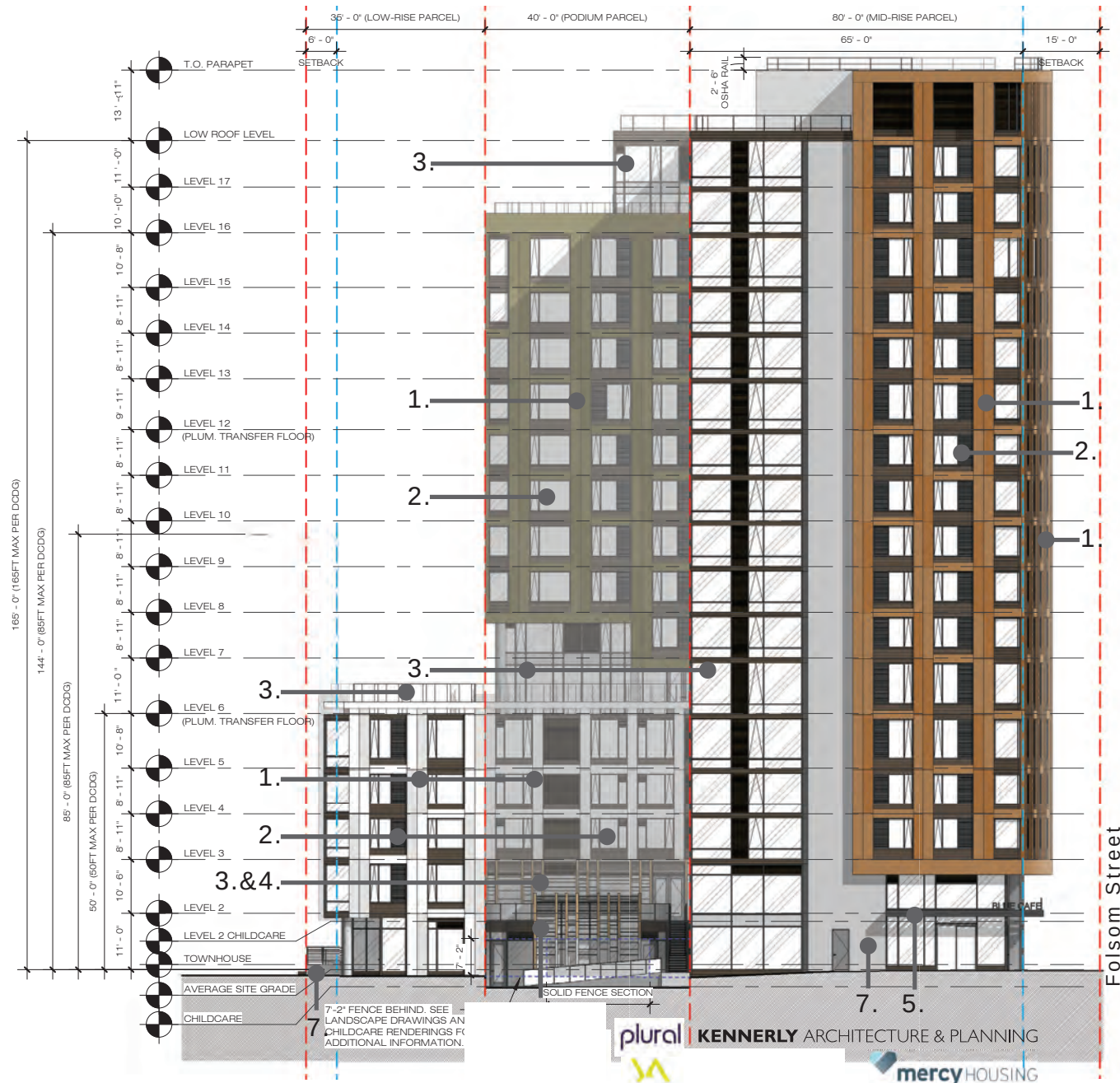
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T B 2 E

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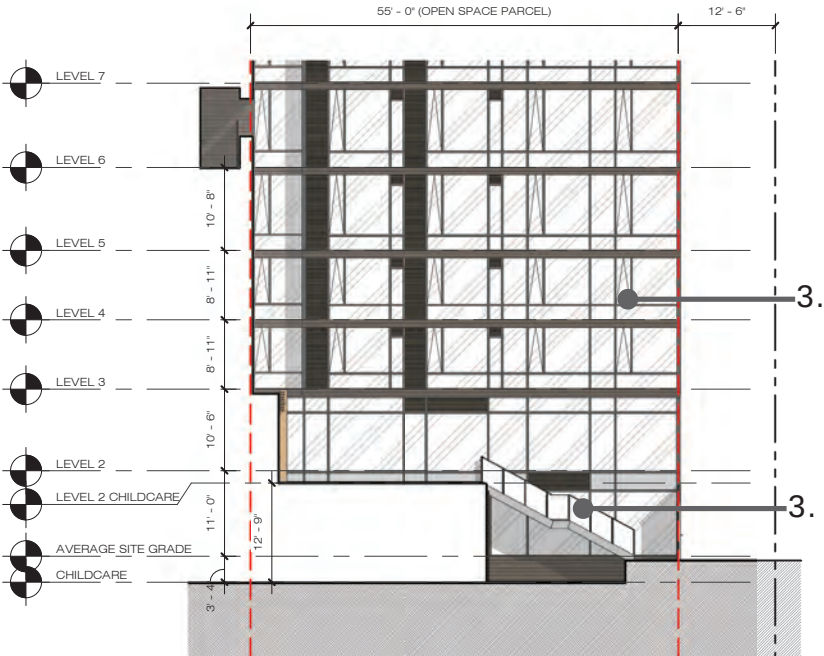
Building Elevation - Courtyard North



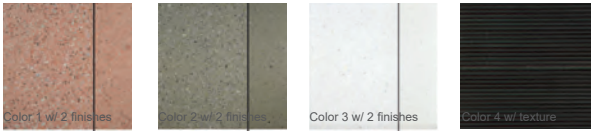
- 1. retail establishments and residential units in the courtyard area or natural area in our areas
- 2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
- 3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E

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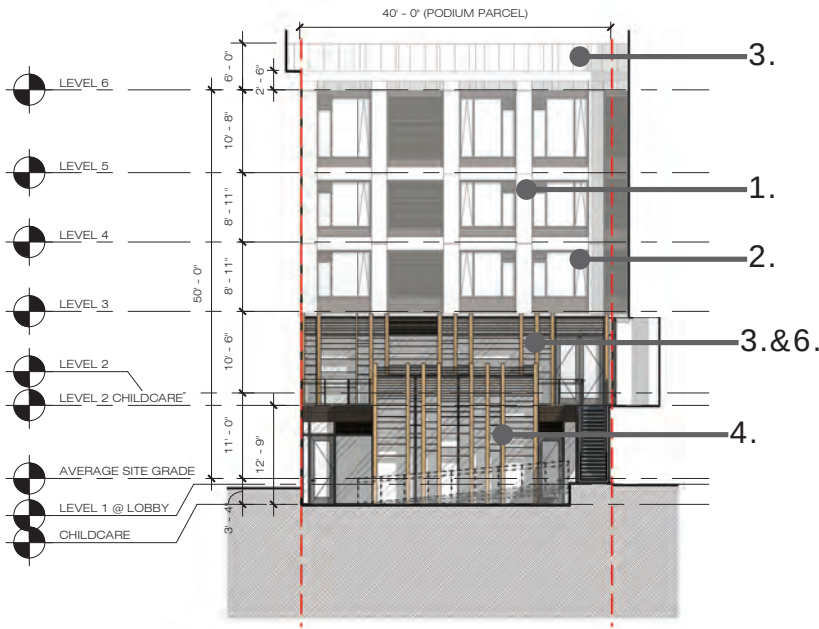


Building Elevation - Courtyard West

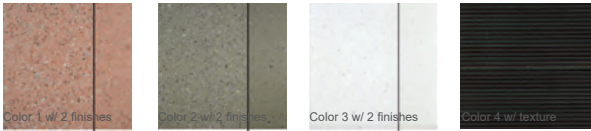


- 1. retail establishments and residential units in the courtyard area or natural area
- 2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
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T B 2 E

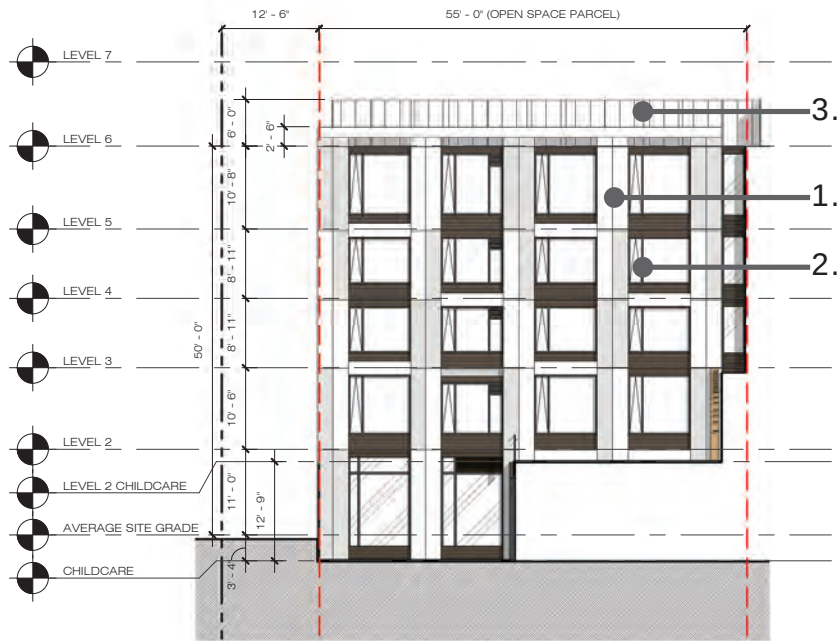


Building Elevation - Courtyard South

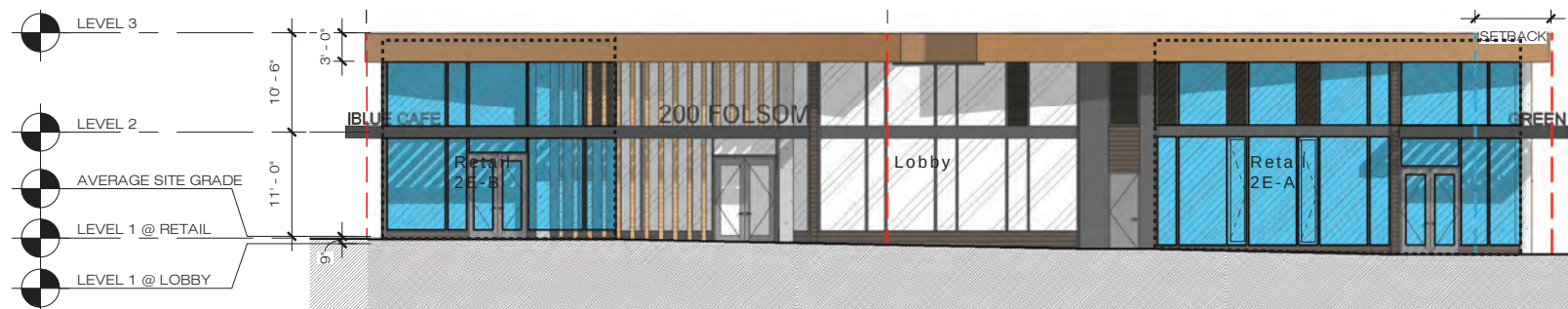
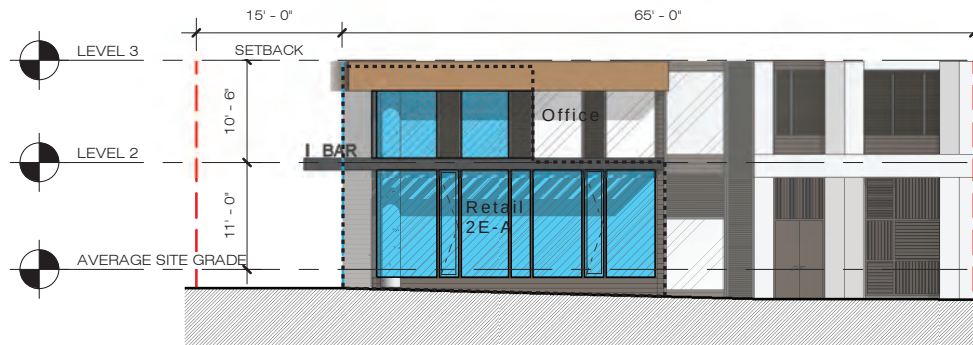
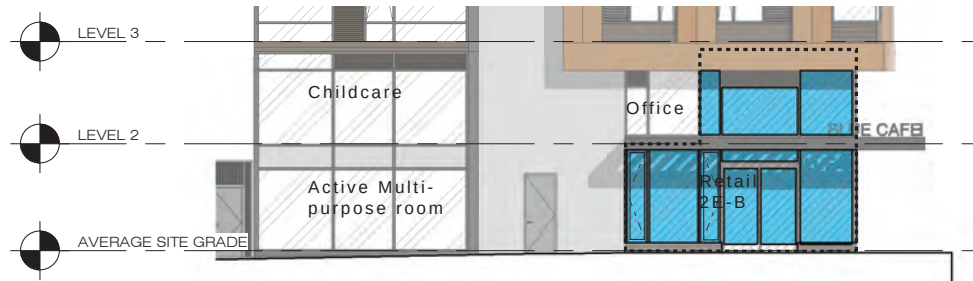


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- 3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

T B 2 E



Enlarged Storefront Elevation - Retail



Retail 2E-A

Facade Area: 1502 SF

Fenestration Area: 1151 SF (76.6%) Complies

Transparent Area: 947 SF (82.2%) Complies

Retail 2E-B

Facade Area: 950 SF

Fenestration Area: 771 SF (81.1%) Complies

Transparent Area: 622 SF (80%) Complies

* DCDG Ground-Floor Commercial Design Control #4:

- Retail Fenestration: All retail storefront portions of buildings must be fenestrated for at least 60% of the storefront area.

- At least 75% of the window and door surfaces must be transparent.

Facade Area: Exterior wall area at retail

Fenestration Area: Exterior window system area including louvers. (Fenestration area/ facade area)

Transparent Area: Glass area in fenestration. (Transparent area/Fenestration area)

Legend

- Facade Area
- Fenestration Area
- Transparent Area
- Fenestration Area (not part of retail)

Transbay Block 2 East

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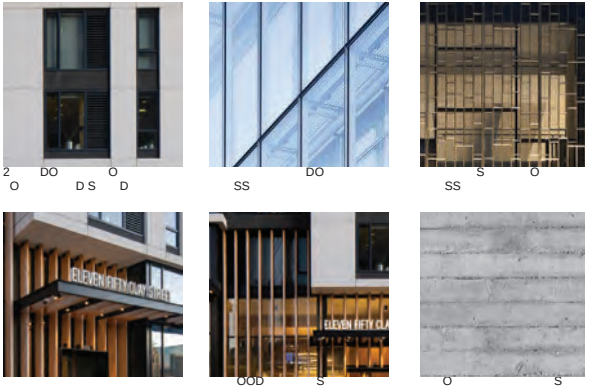
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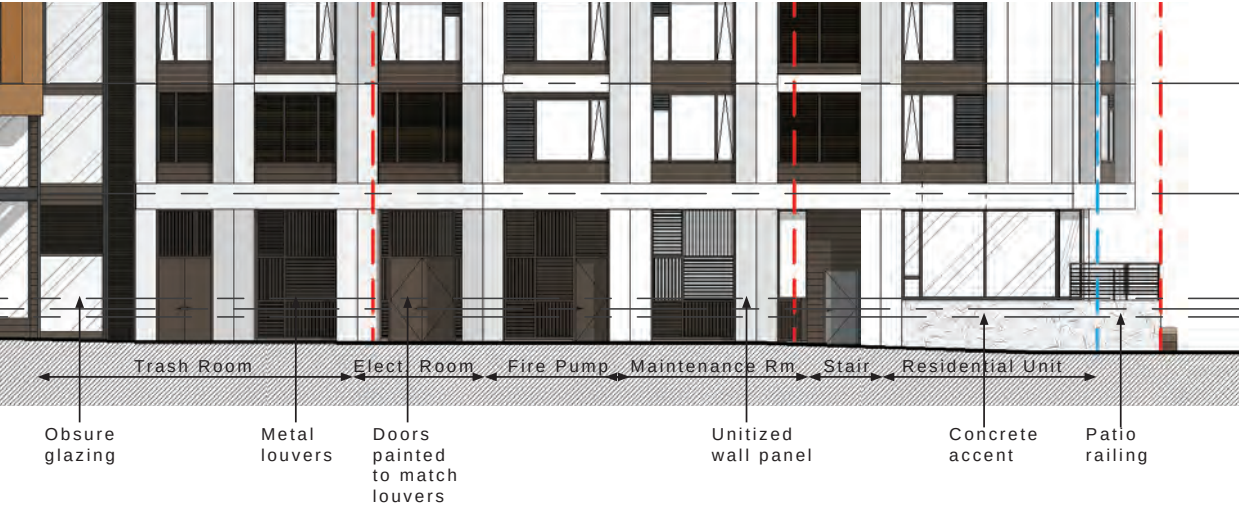
Enlarged Main Street Elevation



1. retail establishments and residential units in the area of the building.
2. The glazing at the storefront and residential ground-floor glazing will be clear non-tinted and low reflectivity.
3. Graffiti coating will be applied at ground floor unitized concrete panels and exposed concrete.

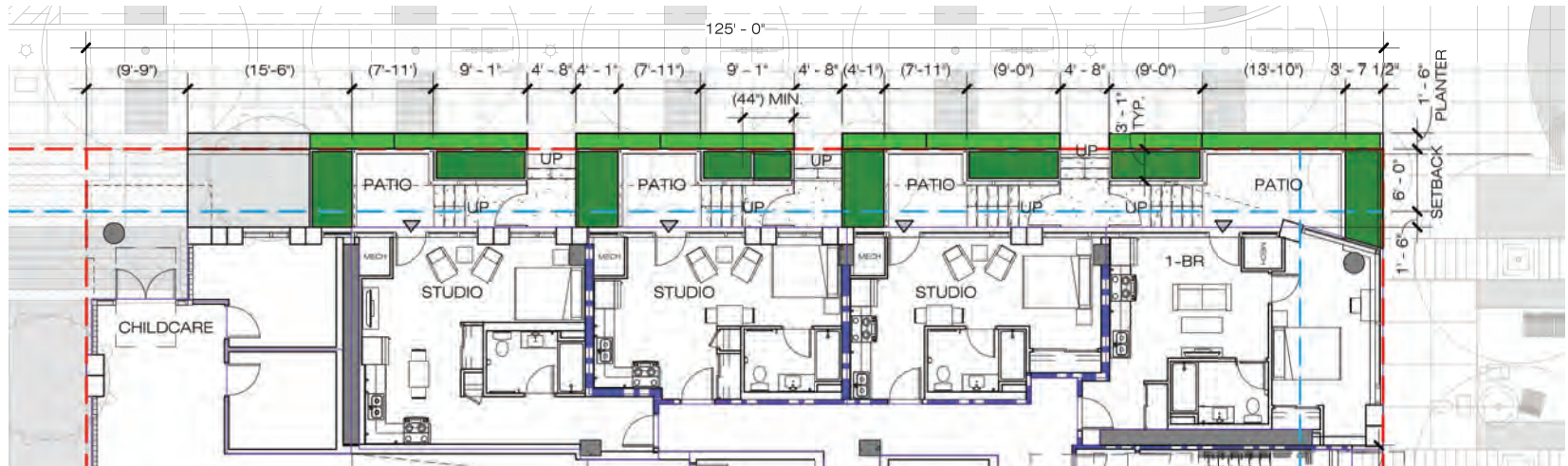
T B 2 E

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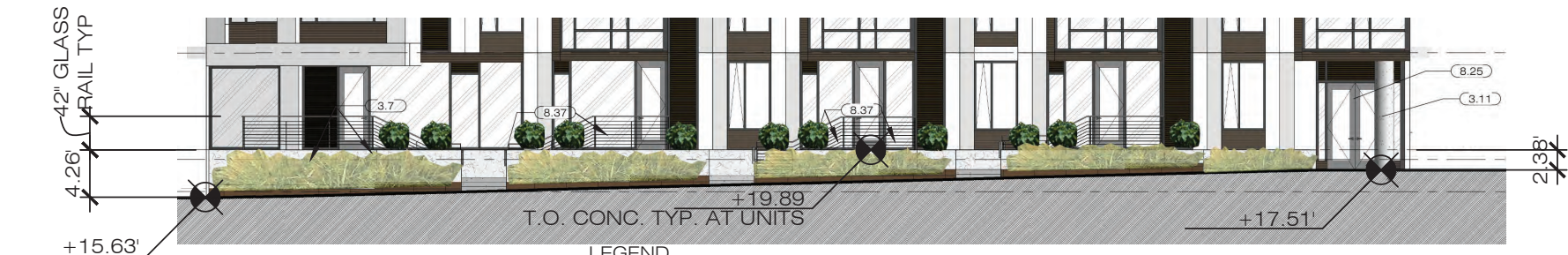


Enlarged Elevation - Clementina

CLEMENTINA REQUIRED SETBACK OPEN SPACE	750 SF (125' X 6')
CLEMENTINA SETBACK SOFTSCAPE	295 SF (39.3%)



1ST FLOOR PLAN



PARTIAL CLEMENTINA ELEVATION

LEGEND

- 3.7: CONCRETE PLANTER
- 3.11: CONCRETE COLUMN
- 8.25: GLASS ENTRY DOOR
- 8.37: STEEL GUARDRAIL

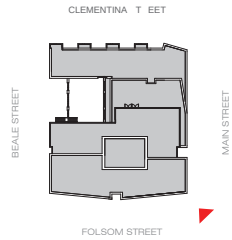
Transbay Block 2 East

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Building Rendering at Folsom



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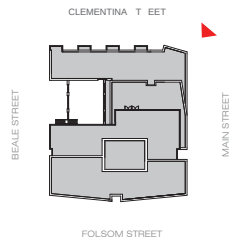
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Building Rendering at Main



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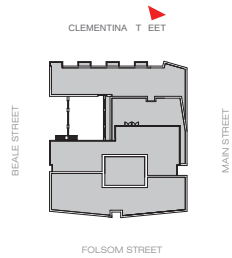
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Building Rendering from Park



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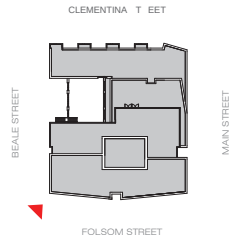
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Building Rendering at Retail and Lobby



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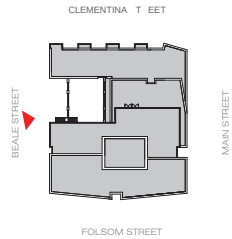
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Building Rendering at Childcare



Note:
Landscaping shown at the childcare courtyards is illustrative. The final landscape design will be designed and reviewed during Design Development.



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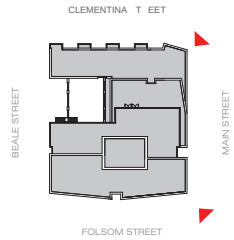
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Building Rendering Bird-Eye



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06 - APPENDIX



Transbay Block 2 East

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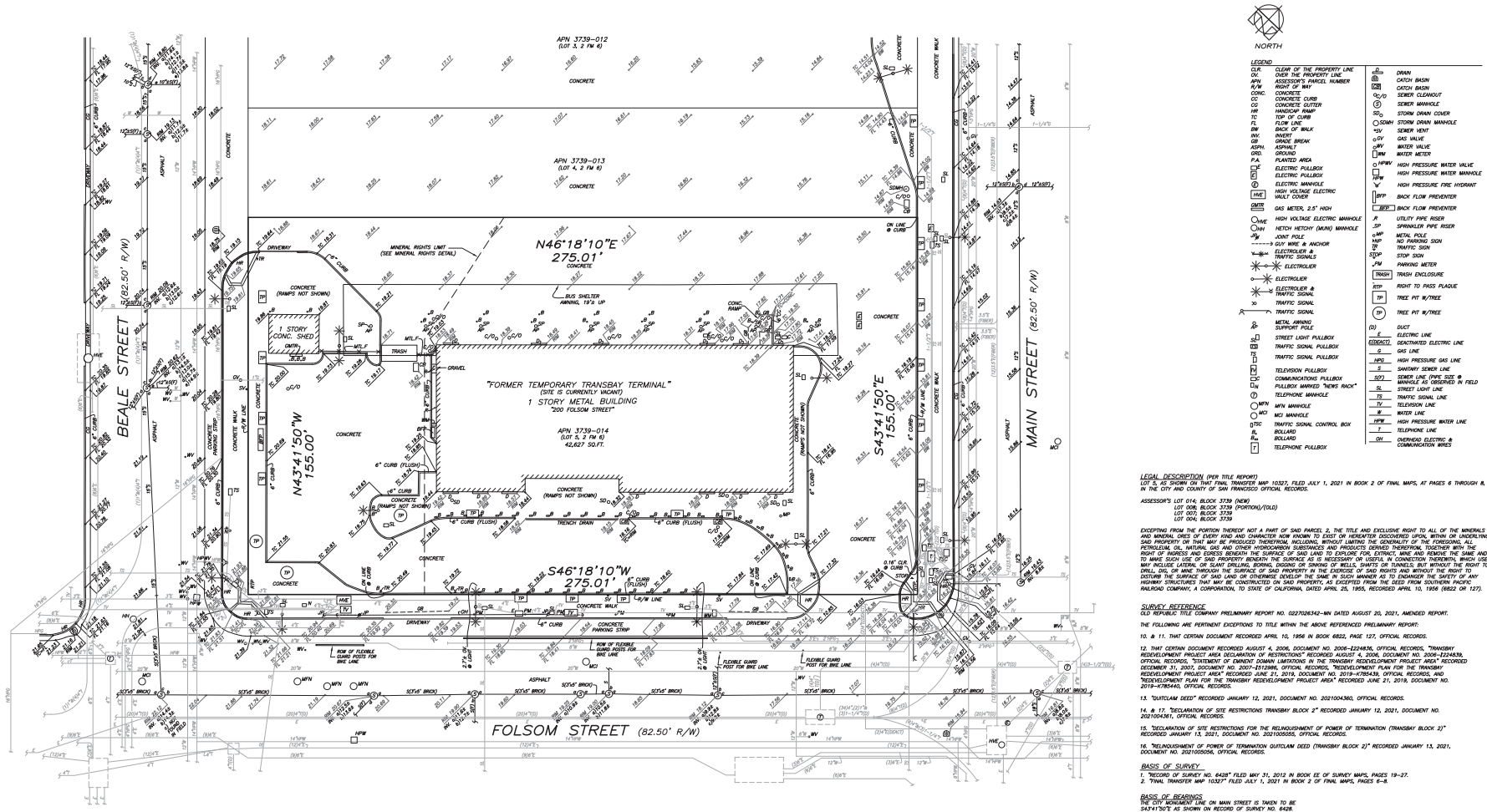
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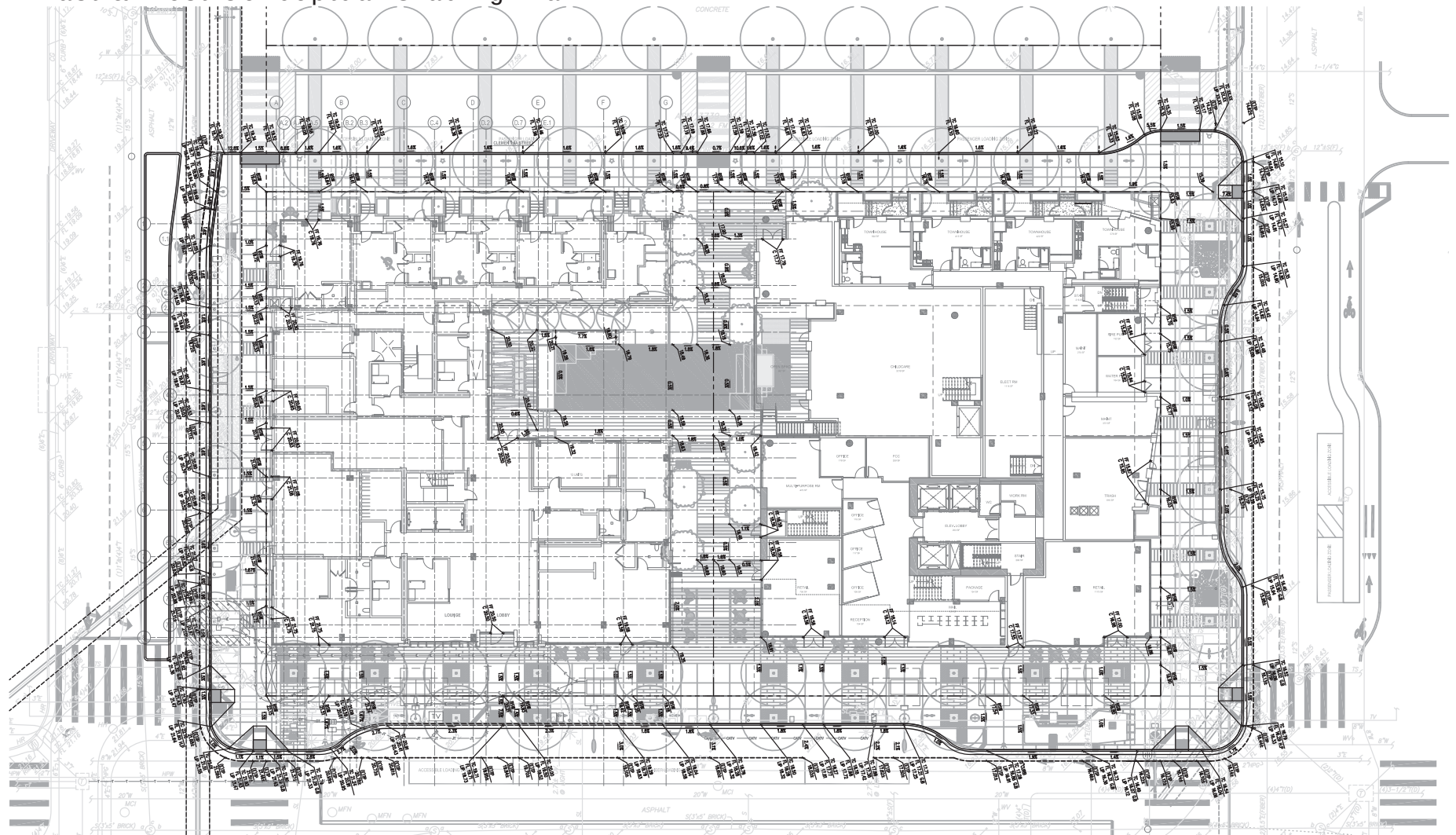


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TB2 East & West Conceptual Grading Plan



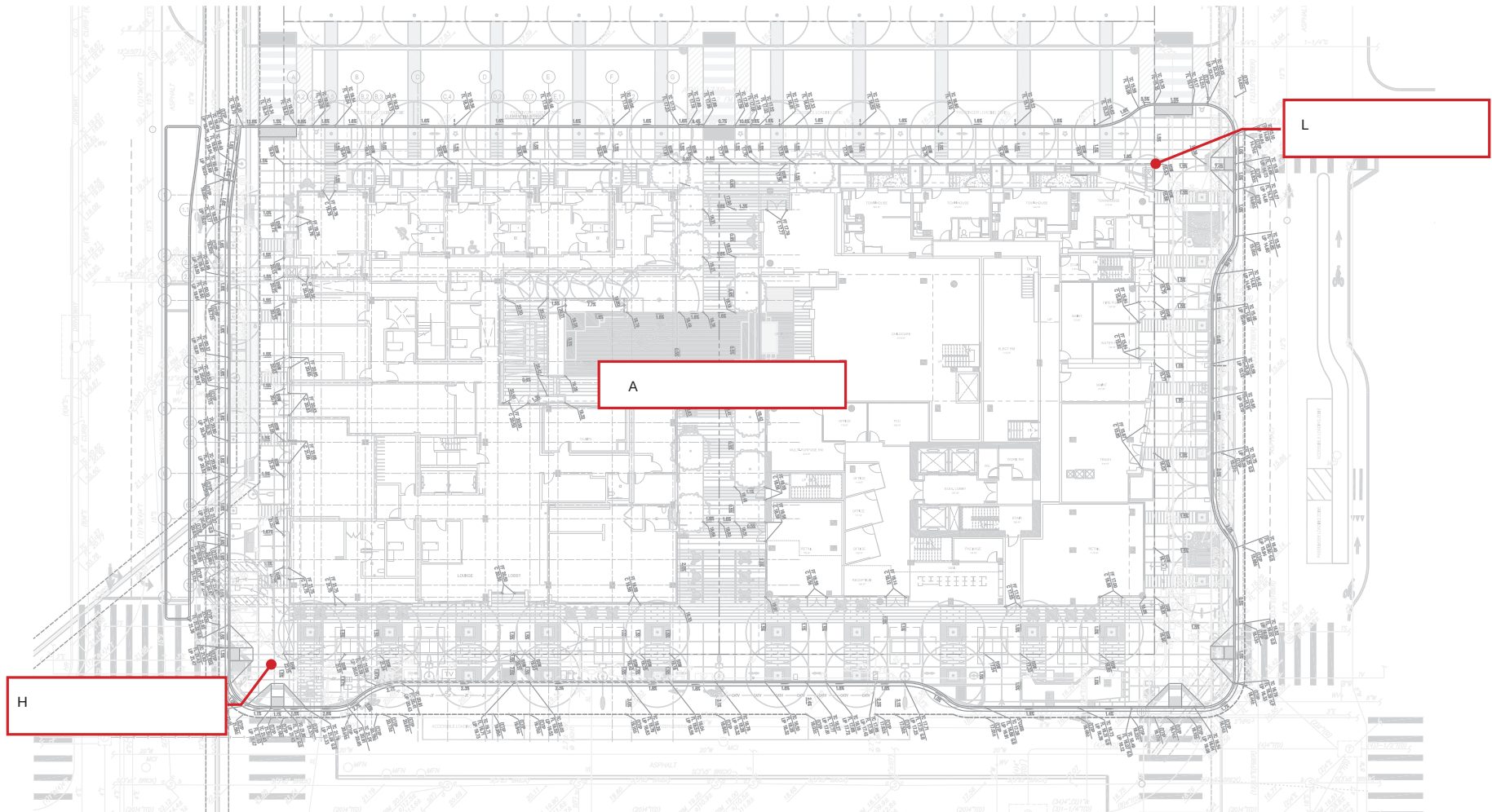
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TB2 East & West Average Grade Diagram



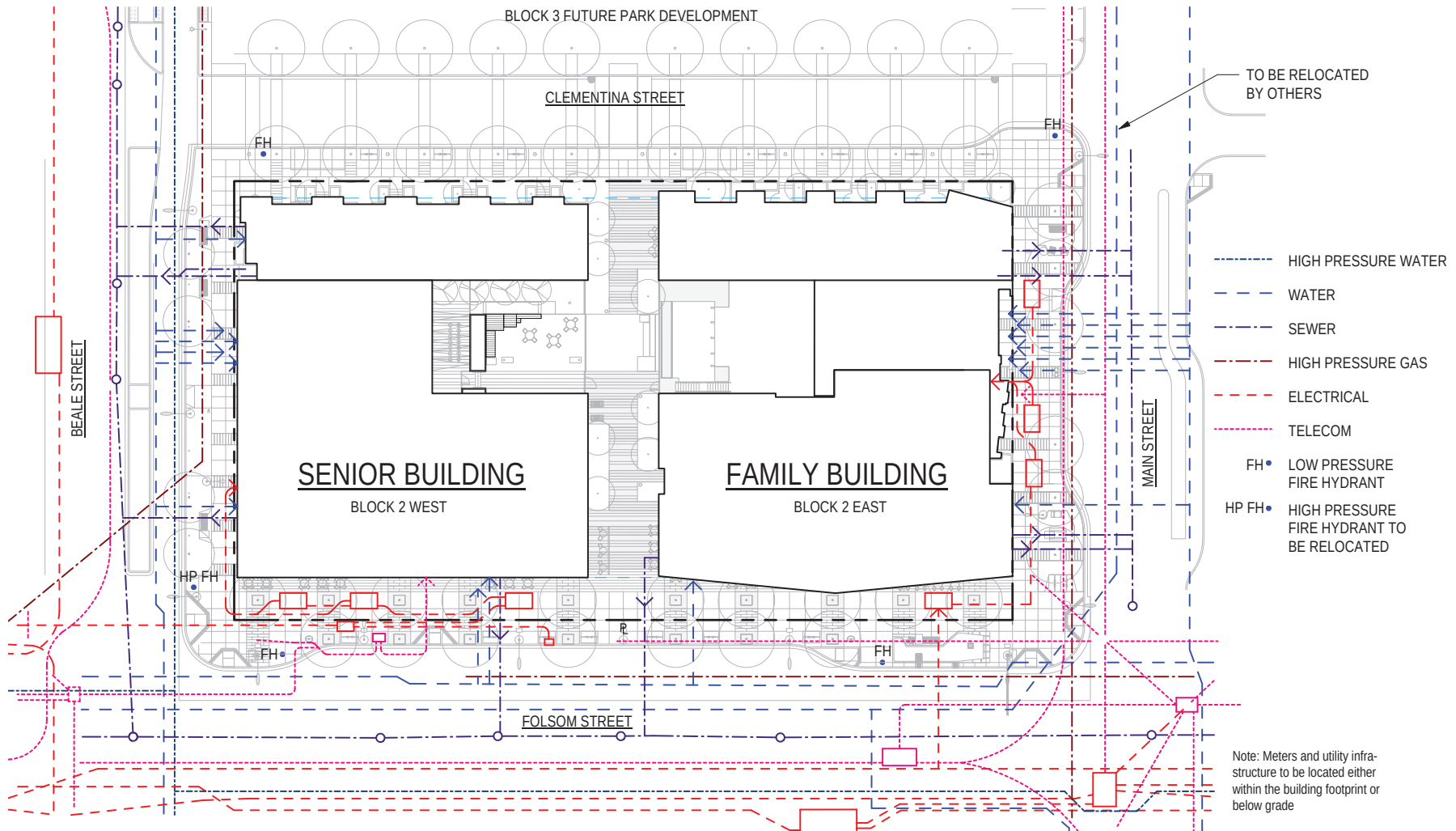
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TB2 East & West Conceptual Utility Plan



Transbay Block 2 East

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Transbay Block 2 East

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375 California Street, Suite 1400
San Francisco, CA 94111
415.255.2890

YA studio

TRANSBAY BLOCK 2 EAST

MIXED USE AFFORDABLE HOUSING PROJECT

200 FOLSOM STREET, SAN FRANCISCO, CA
BLOCK 2739 | LOT 014

PROJECT LOCATION

Lak and Associates
Civil Engineering
and Planning
128 Union Street
Berkeley, CA 94704
Phone: (925) 325-1288
Fax: (925) 325-1289

DATE: 05/01/2013
DRAWN BY: JAC

Scale: 1" = 10' - 0"

SCHMATIC CIVIL UTILITY PLAN

C-5.1

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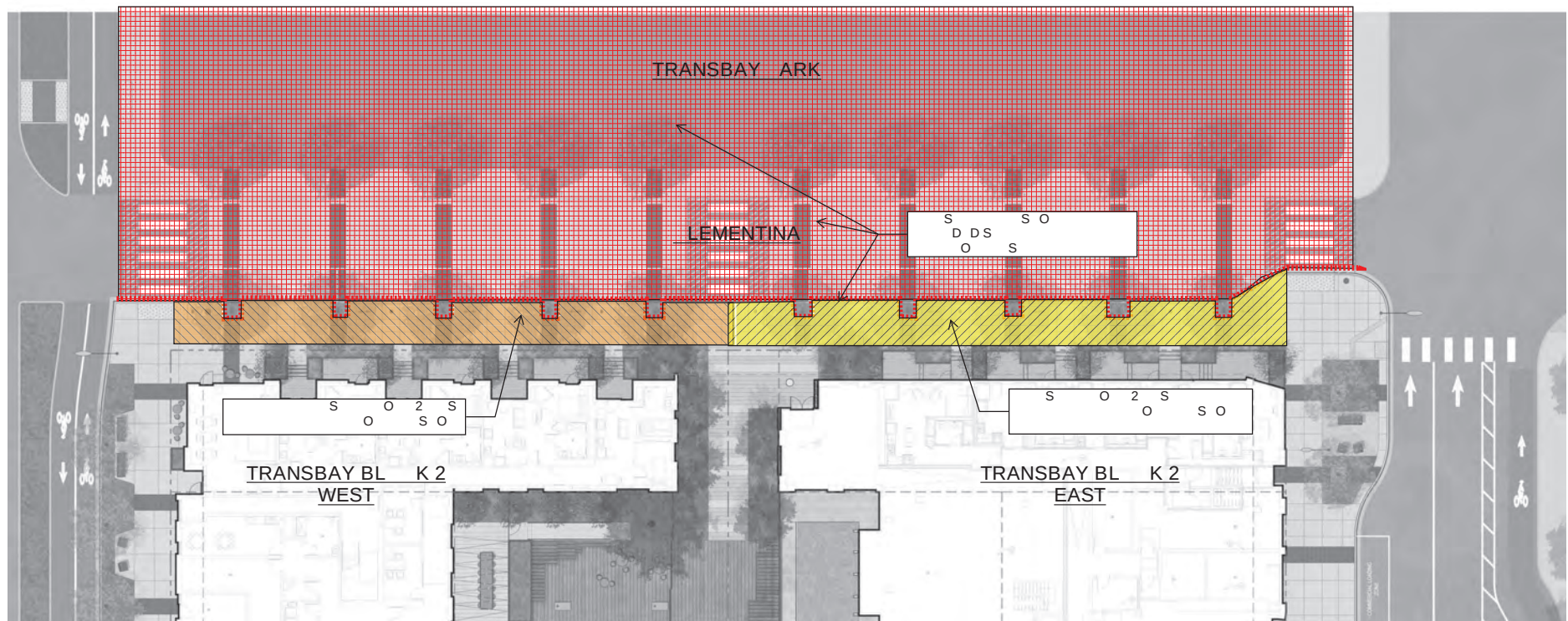
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Clementina Improvement Diagram



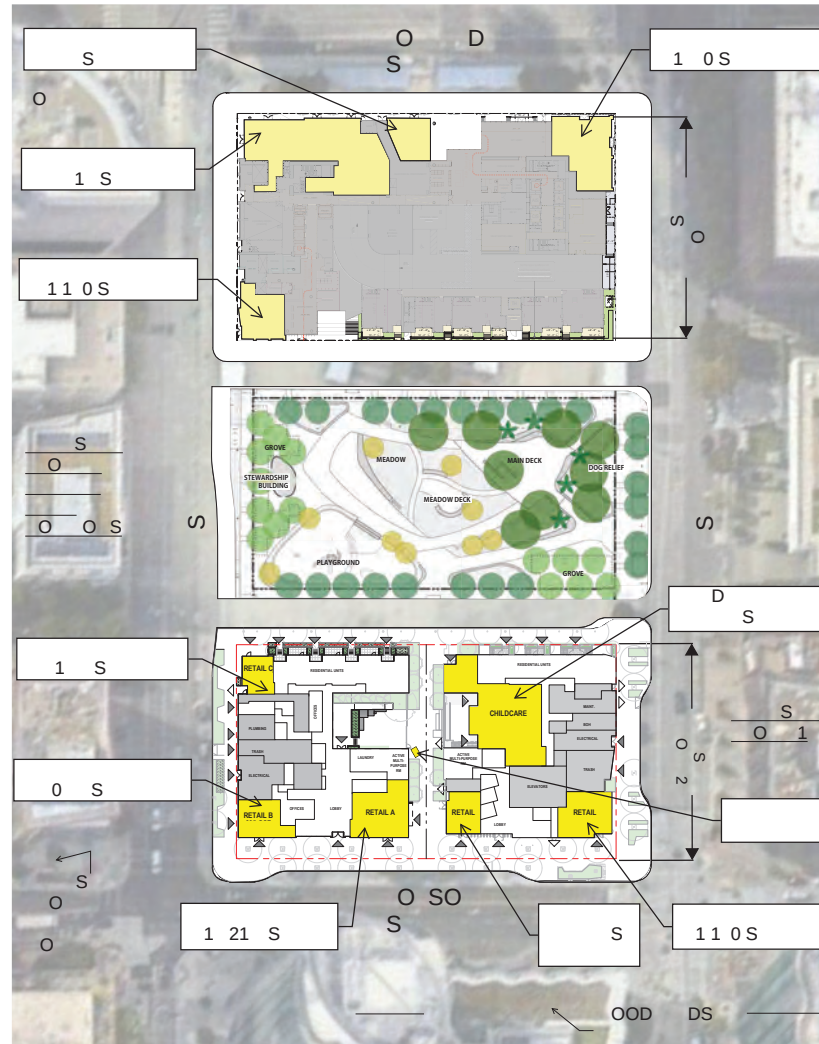
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Commercial Adjacent to TB3 Park Diagram



Transbay Block 2 East

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Green Point Rated Checklist



NEW GREEN RATING SYSTEM VERSION 2.0

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings.

The minimum requirements of GreenPoint Rated are verification of 50 or more points. Earn the following minimum points per category: Community (2) Energy (25) Indoor Air Quality/Health (5) Resources (5) and Water (5), and meet the prerequisites depending on State. For California: CALGreen Mandatory, ES.2, HE.1, JS.1, AS.1, OS.1, OS. Outside California: ICC-700 Mandatory Measures, ES.2, HE.1, JS.1, AS.1, OS.1, OS.1.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v2.2. For more information please visit www.builditgreen.org/greengpoint-rated

Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 8.2

TRANSBAY BLOCK 2 WEST- Senior
8/30/22

Points Targeted: 118.0

Certification Level Targeted: Gold

Compliance Pathway Targeted: Option 2: All Electric Compliance

T24 Compliance Targeted: 6.0 %

Minimum Points: 4 Points Targeted

2

14.0

25

45.0

6

26.0

6

21.0

5

8.0

Measures	Points Targeted	Possible Points	Notes
CALGreen			
Yes	CALGreen (REQUIRED)	4	1 1 1 1 1
A. SITE			
No	A1. Construction Footprint	0	1
TBD	A2. Job Site Construction Waste Diversion		
TBD	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)		2
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility		1
TBD	A3. Recycled Content Base Material		1
TBD	A4. Heat Island Effect Reduction (Non-Roof)	1	
TBD	A4. Construction Environmental Quality Management Plan Including Push-Out		1
TBD	A5. Stormwater Control: Prescriptive Path		
TBD	A6.1 Permeable Paving Material		1
TBD	A6.2 Filtration and/or Bio-Retention Features		1
TBD	A6.3 Non-Leaching Paving Materials		1
TBD	A6.4 Smart Stormwater Street Design	1	
TBD	A7. Stormwater Control: Performance Path		3
B. FOUNDATION			
Yes	B1. Fly Ash and/or Slag in Concrete	1	1
No	B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)	0	2
TBD	B3. Foundation Drainage System		2
No	B4. Moisture Controlled Crawlspace	0	1
TBD	B5. Structural Pest Controls		
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections		1
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 30 Inches from the Foundation		1
C. LANDSCAPE			
0.00%	Enter the landscape area percentage. Points capped at 3 for less than 15%.		
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1	1
TBD	C2. Three Inches of Mulch in Planting Beds		1
Yes	C3. Resource Efficient Landscapes		
Yes	C3.1 No Invasive Species According to Cal-IPC	1	1
Yes	C3.2 Plants Chosen and Located to Grow in Natural Site	1	
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	0	3
TBD	C4. Minimal Turf in Landscape		2
TBD	C4.1 No Turf or Grass Exceeding 10% and No Overseed Sprinklers Installed in Areas Less Than Eight Feet Wide		2
TBD	C4.2 Turf on a Small Percentage of Landscaped Area	1	1
TBD	C5. Trees to Moderate Building Temperature		
TBD	C6. High-Efficiency Irrigation System		2
TBD	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers		2
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil		2
TBD	C8. Rainwater Harvesting System		3
TBD	C9. Recycled Wastewater Irrigation System		1
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation		2
TBD	C11. Landscape Water Budget		1
TBD	C12. Environmentally Preferable Materials for Site		1
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Paving		1
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content 200%		
TBD	C13. Reduced Light Pollution	1	
TBD	C14. Large Shrub Tree(s)	1	
TBD	C15. Third Party Landscape Program Certification		1
TBD	C16. Maintenance Contract with Certified Professional		1

Draft GreenPoint Rated New Home Multi Family Version 6.0

TRANSBAY BLOCK 2 WEST- Senior
8/30/22

Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
TBD	C17. Community Garden	2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE						
TBD	D1. Optimal Value Engineering					
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0	1	2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0		1		
No	D1.3 Advanced Framing Measures	0		2		
TBD	D2. Construction Material Efficiencies			1		Consider prefabricated systems
TBD	D3. Engineered Lumber					
TBD	D3.1 Engineered Beams and Headers			1		
TBD	D3.2 OSB for Subfloor			0.5		
TBD	D3.3 OSB for Wall and Roof Sheathing			0.5		
TBD	D4. Insulated Headers		1			
TBD	D5. FSC-Certified Wood					
TBD	D5.1 Dimensional Lumber, Studs, and Timber			6		
TBD	D5.2 Panel Products			3		
TBD	D6. Solid Wall Systems				1	
TBD	D6.1 At Least 90% of Floors			1		
TBD	D6.2 At Least 90% of Exterior Walls		1	1		
TBD	D6.3 At Least 90% of Roofs		1	1		
TBD	D7. Energy Heels on Roof Trusses		1			
TBD	D8. Overhangs and Gutters		1	1		
Yes	D9. Reduced Pollution Entering the Home from the Garage					
No	D9.1 Detached Garage	2		2		No garage
TBD	D9.2 Mitigation Strategies for Attached Garage	0	1			
Yes	D10. Structural Pest and Rat Controls					
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil	1		1		
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood			1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2		1	1	

Transbay Block 2 East

Green Point Rated Checklist

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	Indoor Health	Resources	Water
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
N/A	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	E6. Vegetated Roof		2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5	
TBD	F1.2 Ceilings					0.5	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	0.5			0.5		
Yes	F2.2 Ceilings	0.5			0.5		
F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1					
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.1 Insulated Hot Water Pipes			1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.1 WaterSense Bathroom Faucets ≤ 1.0 gpm	1				1	
1.2B gpf	G2.2 WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1				2	
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	1				1	
TBD	G3. Pre-Plumbing for Graywater System					1	
TBD	G4. Operational Graywater System					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					1	
TBD	G6. Submeter Water for Tenants					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1		
H3. Effective Ductwork							
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
H4. ENERGY STAR® Bathroom Fans							
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVJ Standards	1			1		
H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
H7. Effective Range Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 16+)				1		
TBD	H9. Advanced Refrigerants				1		
I. RENEWABLE ENERGY							
0.0%	I.1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
I.2. Net Zero Energy Home							

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	Indoor Health	Resources	Water
J. BUILDING PERFORMANCE AND TESTING							
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1		
TBD	J2. Supply and Return Air Flow Testing			1	1		
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1		
TBD	J4. All Electric or Combustion Appliance Safety Testing				1		
J5. Building Energy Performance							
Option 2: All Electric Compliance							Compliance margin is 10% over T24 or higher via PV credit OR 4% over T24 and 40% including PV and Process Credit. Low Rise: Minimum Total EDRP margin ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements. Dryer - conductor rated for 40 amp. Range - conductor rated for 30 amp. PV and storage credit allowed. Option 2: All Electric Compliance - High-Rise: meet T24, Low Rise: Meet Efficiency (EDRP) margin based on climate zone (L5). PV and Storage credit allowed. Option 3: Annual Energy Use - Minimum 20% compliance based on annual energy use. PV credit not allowed.
0.0%	J5.1 Home Outperforms Title 24	37.0009		25+			
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15			One Energy Point for Every 1%
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
No	J8. ENERGY STAR® for Homes	0		1			
No	J9. EPA Indoor airPlus Certification				2		
TBD	J10. Blower Door Testing				3		
TBD	J11. Compartmentalization of Units			1	1		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-in Contaminants							
No	K1.1 Entryways to Individual Units	0			1		
Yes	K1.2 Entryways to Buildings	1			1		Consider roll out mats or entryway systems to building
K2. Low-VOC Interior Wall and Ceiling Paints							
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2			2		
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Tiles and Shelving	2			2		
Yes	K6. Products That Comply With the Health Product Declaration Open Standard	2			2		Min 10 HPDs or C2C certified materials
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
Yes	K8. Comprehensive Inclusion of Low Emitting Finishes	1			1		
TBD	K9. Durable Cabinets					2	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1	

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Green Point Rated Checklist

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	Indoor Health	Resources	Water
L. FLOORING							
≥75%	L1. Environmentally Preferable Flooring	3				3	
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3		
Yes	L3. Durable Flooring	1				1	No carpet in homes
TBD	L4. Thermal Mass Flooring			1			Exposed concrete, tile or stone
M. APPLIANCES AND LIGHTING							
TBD	M1. ENERGY STAR® Dishwasher						1
TBD	M2. Efficient Clothes Washing and Drying						
TBD	M2.1. CEE-Rated Clothes Washer			1			2
TBD	M2.2. ENERGY STAR® Dryer			1			
No	M2.3. Solar Dryer/ Laundry Lines	0		0.5			
≥20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2		2			
TBD	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1. Bulk-In Recycling Center					1	
TBD	M4.2. Bulk-In Composting Center					1	
Yes	M5. Lighting Efficiency			2			
TBD	M5.1. High-Efficiency Lighting	2		2			
No	M5.2. Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2			
Yes	M6. Electric Vehicle Charging Stations and Infrastructure	0		2			
Yes	M7. Central Laundry	1					1
TBD	M8. Gearless Elevator			1			
N. COMMUNITY							
Yes	N1. Smart Development						
TBD	N1.1. In-B Site	2	1			1	
≥35	N1.2. Designated Brownfield Site		1			1	
Yes	N1.3. Conserve Resources by Increasing Density	4		2		2	
	N1.4. Cluster Homes for Land Preservation	2	1			1	TBD W has private open space
1130	N1.5. Home Size Efficiency	7				10	
3	N2. Homely/Development Located Near Transit						
No	N2.1. Within 1 Mile of a Major Transit Stop	0	1				
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2				
N3. Pedestrian and Bicycle Access							
10	N3.1. Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
10	N3.2. Connection to Pedestrian Pathways	1	1				
No	N3.3. Traffic Calming Strategies	0	2				
TBD	N3.4. Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
Yes	N3.5. Bicycle Storage for Residents	1	1				Covered bike storage for at least 15% of residents
TBD	N3.6. Bicycle Storage for Non-Residents		1				
TBD	N3.7. Reduced Parking Capacity		2				
N4. Outdoor Gathering Places							
Yes	N4.1. Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
Yes	N4.2. Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1				
N5. Social Interaction							
No	N5.1. Residence Entries with Views to Calens	0	1				
No	N5.2. Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3. Porches Oriented to Street and Public Space	0	1				
N6. Passive Solar Design							
TBD	N6.1. Heating Load			2			
TBD	N6.2. Cooling Load			2			
N7. Adaptable Building							
TBD	N7.1. Universal Design Principles in Units		1		1		
TBD	N7.2. Full-Function Independent Rental Unit		1				
N8. Resiliency							
TBD	N8.1. Climate Impact Assessment		1		1	1	
TBD	N8.2. Strategies to Address Assessment Findings		1		1	1	
N9. Social Equity							

TRANSBAY BLOCK 2 WEST- Senior 8/30/22		Points Targeted	Community	Energy	Indoor Health	Resources	Water
Yes	N10.3. At Least 20% of Units at 120% AMI or Less are For Sale	1	1				
N11. Mixed-Use Developments							
TBD	N11.1. Live/Work Units Include a Dedicated Commercial Entrance		1				
TBD	N11.2. At Least 2% of Development Floor Space Supports Mixed Use Professionals		1				
TBD	N11.3. Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1. Home Energy Monitoring Systems			1			
TBD	O5.2. Home Water System Monitors						1
O6. Green Building Education							
TBD	O6.1. Marketing Green Building		2				
Yes	O6.2. Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum	Y	R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan		1				
TBD	O11. Smokefree Housing				2		Does Mercy allow smoking?
TBD	O12. Integrated Pest Management Plan				1		
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control			1		1		
Enter the number of Tier 1 practices							
Enter the number of Tier 2 practices							
P2. Mixed-Use Design Strategies							
TBD	P2.1. Tenant Improvement Requirements for Build-Out				1		1
TBD	P2.2. Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3. Separate Mechanical and Plumbing Systems				1		
P3. Commissioning							
TBD	P3.1. Design Phase			1	1		
Yes	P3.2. Construction Phase	3		2	1		
Yes	P3.3. Post-Construction Phase	3		2	1		
TBD	P4. Building Enclosure Testing		1	1	1		
INNOVATIONS							
TBD	Enter Innovation 1 description here. Enter up to four points at right.						
TBD	Enter Innovation 2 description here. Enter up to four points at right.						
TBD	Enter Innovation 3 description here. Enter up to four points at right.						
TBD	Enter Innovation 4 description here. Enter up to four points at right.						
Summary			Community	Energy	Indoor Health	Resources	Water
Total Available Points in Specific Categories		405	47	136	73	91	93
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		110.0	14.0	43.0	20.0	21.0	6.0

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TB2-East Loading Diagram

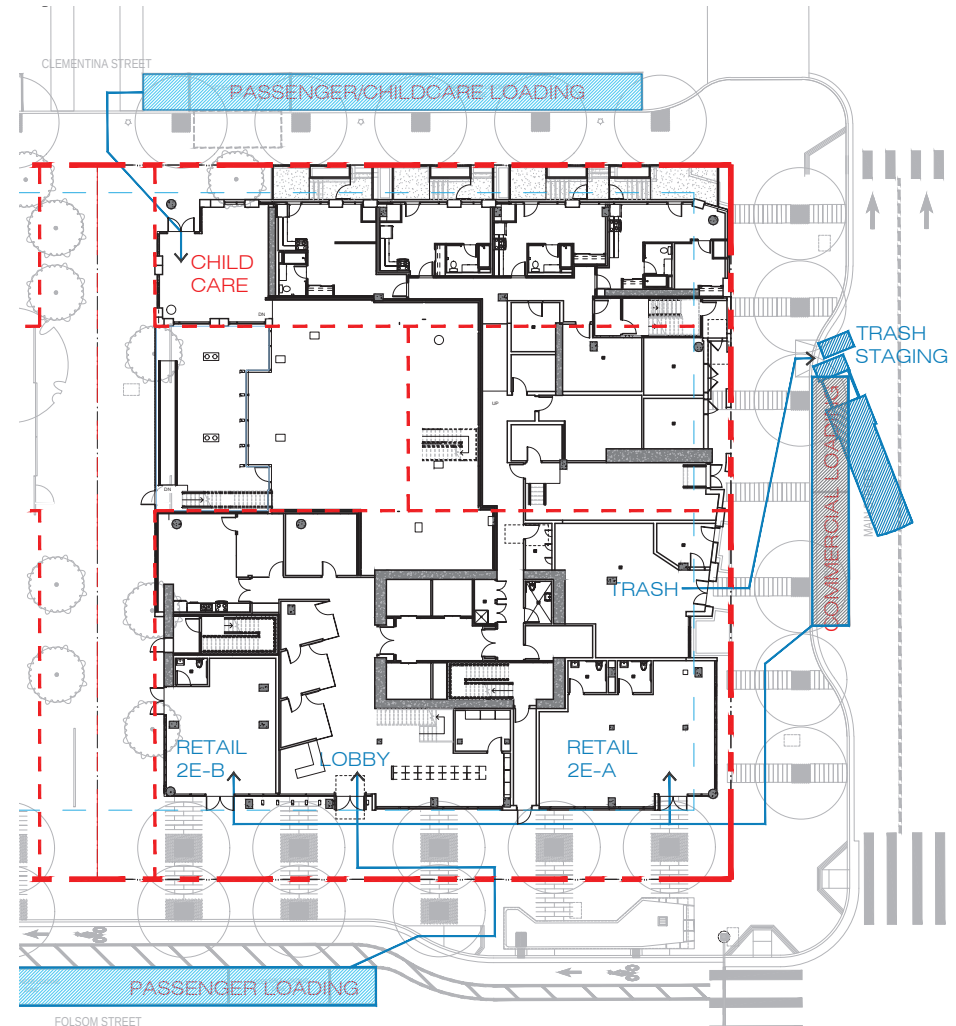
Trash: Mercy Management will move compacted trash containers to dedicated spaces on Main Street 2-3x per week for night trash service. Compacted trash will require fewer trash pick-ups, smaller staging area/ additional activation, and fewer maintenance worker hours to manage trash.

Residential Loading - Typical: The projects exceeds 100,000 square feet of residential area and does not provide off-street loading. There is sufficient on-street loading to satisfy the demand of the development. Based on passenger loading rates provided in the TIA Guidelines, the proposed project would generate demand for only 0.5 commercial loading spaces in the midday peak hour of commercial loading. In addition, the proposed project would generate demand for two passenger loading spaces during any one minute during the peak 15 minutes of the average peak period. With approximately 16 passenger and commercial loading spaces on Folsom, Main, and Clementina Street, the loading demand for the block will be more than met by the on-street loading spaces.

Also, Mercy Housing does not anticipate there being an issue with moving residents in and out of the building without a loading dock. Mercy owns and operates other large properties that do not have loading docks or parking and loading is not a major issue. This is because there are not significant or frequent loading needs beyond the initial building opening and lease-up period. There will be move-ins and move-outs on occasion, but in general we find out residents to be very stable once they move in, and end up living there for many years. Also, there is on-street loading on three sides of the property to provide loading opportunities for residents and building. Lastly, including a loading dock would add a curb cut thus affecting the streetscape plan and add a non-active ground floor use.

Residential Loading - Lease up: For the first few months of the building opening it will be busy with residents moving in. However, due to our staff availability and elevator access, we stagger the move-in's so there are only one or two per day so as to not overwhelm the building. Having the street loading space on three sides of Block 2 will be a big benefit when move in's and move outs do occur, and is more loading space than we typically have at other properties.

Childcare: It is anticipated that child care loading will occur along Clementina due to the proximity to the child care entrance. There is passenger loading located along Clementina but with the TB2-East Family population and population on families in the Transbay district, the child care could easily be accessed via the bike or walking.



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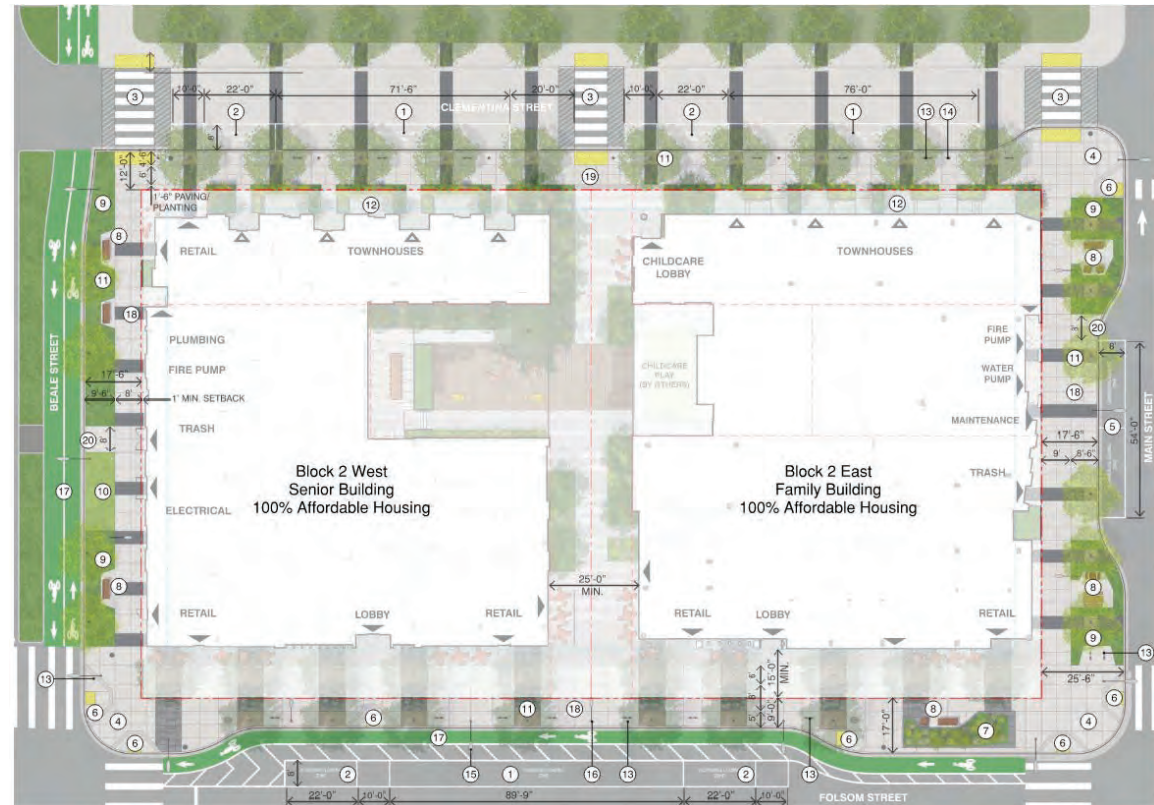
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Block 2 Project Loading Scenario

- The developments will not have any off-street loading.
- The on-street loading spaces are acceptable to meet the demands of the buildings and no off-street loading is needed.
- Commercial and passenger loading is not shown as divided into individual stalls as requested by SFMTA.
- Quantity of loading provided was reviewed by SFMTA:
 - Clementina: 71'-6" and 76' passenger loading and two accessible loading stalls.
 - Beale Street: no loading
 - Folsom Street: 89'-9" passenger loading and two accessible stalls.
 - Main Street: 54' commercial loading.
- All loading is to be 24 hours / 7 days.
- Commercial loading is to be "Six Wheel" type.
- Operationally longer-term loading than "short term loading" can be approved via the SFMTA Temporary Signage Group. Move in / move out requiring street loading space will need to submit a request for temporary signage with the SFMTA Temporary Signage Group which will be granted given the site configuration.



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