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Planning Commission Resolution No. 20755

HEARING DATE: JULY 9, 2020

Record No.:	**2019-002743CRV**
Project Address:	**853 Jamestown Avenue**
Zoning:	RH-2 (Residential-House, Two-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	4991/276
Project Sponsor:	Jim Abrams, J. Abrams Law, P.C. One Maritime Plaza, Suite 1900, San Francisco, CA 94111
Property Owner:	Strada Jamestown Venture, LLC San Francisco, CA 94124
Staff Contact:	Xinyu Liang – (415) 575-9182 Xinyu.Liang@sfgov.org

RESOLUTION ADOPTING FINDINGS RELATED TO THE REQUESTED CONCESSION/INCENTIVE AND WAIVERS FROM DEVELOPMENT STANDARDS PURSUANT TO STATE DENSITY BONUS LAW (CA GOVT. CODE SECTION 65915) AND PLANNING CODE SECTION 206.6; AFFIRMING AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on July 18, 2019, J. Abrams Law, on behalf of the Project Sponsor submitted, among other materials, a project application ("PRJ") for the proposed project, an application for approval under the Individually Requested State Density Bonus Program, and a notice to the Planning Department that Project applications pertain to a development project pursuant to both the Housing Accountability Act and the Permit Streamlining Act (Section 65920 et seq of the California Government Code).

WHEREAS, on August 29, 2019, the Department deemed the application complete.

WHEREAS, on December 11, 2019, the Department issued a letter to the Project Sponsor summarizing its analysis of the PRJ materials, including itemized analysis of the proposed project's conformity with applicable Planning Code provisions, applicable design guidelines, and the Individually Requested State Density Bonus Program ("Plan Check Letter").

WHEREAS, the Department has concluded that the proposed project, as revised to respond to the Plan Check Letter and as presented in the plan set attached hereto as **Exhibit A** conforms with applicable Planning Code provisions, applicable design guidelines and the Individually Requested State Density Bonus Program.

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed project on July 9, 2020 and make findings required by the Individually Requested State Density Bonus Program; and,

WHEREAS, on March 2, 2006, the Commission adopted Motion No. 17200 certifying the Bayview Hunters Point Redevelopment Projects and Rezoning Final Environmental Impact Report (hereinafter "BVHP FEIR"). On March 2, 2006, the Commission adopted Motion No. 17201 adopting California Environmental Quality Act (hereinafter "CEQA") findings related to the Bayview Hunters Point Redevelopment Projects and Rezoning, including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program. The proposed project was considered as part of the BVHP FEIR and addressed in the CEQA findings adopted for the the Bayview Hunters Point Redevelopment Projects and Rezoning. Thus, the proposed project was eligible for an Addendum to the BVHP FEIR pursuant to CEQA Guidelines Section 15164, and the Addendum was issued on April 16, 2020. The Addendum concludes that the proposed project would not cause new significant impacts that were not identified in the BVHP FEIR, would not result in significant impacts that would be substantially more severe than those identified in the BVHP FEIR, and would not require new mitigation measures to reduce significant impacts; no changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has been put forward to demonstrate that the proposed project would cause new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of
Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

MOVED, That the Planning Commission has reviewed and considered the portions of the BVHP FEIR that are relevant to the proposed project, finds that the Addendum to the EIR under case No. 2019-002743ENV is adequate, accurate, and objective, reflects the independent analysis and judgment of the Planning Department and the Planning Commission, and concurs with the determination that no additional environmental review is required for the reasons set forth in the Addendum; and

MOVED, That the Planning Commission reaffirms and adopts the CEQA Findings and Statement of Overriding Considerations adopted for the BVHP FEIR on March 2, 2006 with Motion No. 17201; and

MOVED, That the Planning Commission adopts the Mitigation and Monitoring Program (MMRP) attached to this Motion as Exhibit B; and

MOVED, that the Commission hereby finds that the requested concession/incentive for street frontages (Section 144) and the waiver from development standards for rear yard (Section 134) are necessary for the Project, and makes the following findings.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. **Project Description.** The Project proposes new construction of 122 residential units in 20 buildings on a 6.87-acre vacant parcel along Jamestown Avenue. The unit size varies from 1,100 to 1,550 square feet, and each will contain two or three bedrooms. Most units will be three-story attached townhome-style condominiums with private garages at grade. In total, the project will include approximately 169,332 square feet of residential use with 153 private and 17 guest parking spaces, and 122 Class 1 and 8 Class 2 bicycle parking spaces.

   The Project is pursuing the State Density Bonus Law pursuant to Planning Code Section 206.6 and California Government Code Section 65915. The base density includes the amount of residential development that could occur on the project site as-of-right without modifications to the physical aspects of the Planning Code. The RH-2 Zoning District permits up to two residential units per lot. The proposed development site could theoretically be subdivided into 50 code-compliant lot. Therefore, the maximum number of units allowed by the Zoning District (or the base density) is 100 dwelling units. The Project is seeking a density bonus of 22% for a total of 122 residential units. 22% of the base project, or 22 units, will be affordable. 12 of the units (12%) will be affordable to low-income households, five of the units (5%) will be affordable to moderate-income households, and the remaining five units (5%) will be affordable to middle-income households as defined by the Planning Code and Procedures Manual.

3. **Site Description and Present Use.** The Project Site consists of a 6.87-acre parcel located at 853 Jamestown Avenue in San Francisco's Bayview-Hunters Point neighborhood. It was previously occupied by a surface parking lot with perimeter fencing that served Candlestick Park until its demolition in 2014. The site gently slopes upward to the north and there is a steep incline between the project site and Bayview Park to the west. Given the relatively steep slopes on portions of the project site, approximately 3.5 acres of the 6.87-acre project site are suitable for development per the Project Sponsor

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 (Residential-House, Two-Family) Zoning District in the Candlestick Point SubArea Plan and Bayview Hunters Point Area Plan. The site is bordered to the north by multifamily residential buildings; Jamestown Avenue to the east; and Bayview Park, which is owned and operated by the San Francisco Recreation and Parks Department, to the west and south. The project site is approximately 0.5 miles east of the Le Conte stop of the T Muni Metro Rail Line, approximately one mile northeast of the Bayshore Caltrain Station, and 0.75 miles southeast of the Third Street/Jamestown Avenue on-ramp to southbound U.S. 101. The neighborhood is characterized by one- to two-story single-family homes across the street on Jamestown Avenue, and by three- to

four-story multifamily buildings immediately to the north. The project is also adjacent to the future redevelopment currently underway at Candlestick Point. Other zoning districts in the vicinity of the project site include RH-1(Residential-House, One-Family), C-2 (Community Business), and P (Public) Zoning District.

5. **Planning Code Section 206.6 Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

   A. The Housing Project is eligible for the Individually Requested Density Bonus Program pursuant to Planning Code Section 206.6(b).

   The Project Site can accommodate at least five dwelling units on a vacant parking lot that is in the RH-2 Zoning District. The project would contain a total of 122 residential units in 20 building, including 12 units at 80% AMI, which qualifies for a 22% density bonus. The project is not seeking a density bonus under any other state or local density bonus programs; therefore, the project is eligible for the Individually Requested Density Bonus Program.

   B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

   The Project is requesting a concession and incentive for street frontage under the Individually Requested Density Bonus Program. Planning Code Section 144 requires every dwelling to have no more than one-third of the width of the ground story along the front lot line, or along a street-side lot line, be devoted to entrances to off-street parking. In addition, where two or more separate entrances are provided, there shall be a minimum separation between such entrances of six feet.

   The Project Sponsor has sufficiently demonstrated that the requested concession reduces the overall cost of the Project. Subterranean parking would be required to reduce the amount of the ground floor devoted to off-street garage parking entrances. The Project Sponsor provides an estimate that the additional cost to building subterranean parking for 41 units at buildings 1-5 at $80,000 per parking stall would increase the project cost by $3.28 million. The requested incentive would result in cost reductions for the project that would offset the cost of providing affordable units on-site. An incentive to make a project as a whole, including the affordable housing units, economically feasible is a well-established use of an incentive.

   C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

   The Project includes the construction of 20 new residential buildings for a total of 122 units. In order to achieve the proposed residential density, the Project is requesting one waiver from development standards for the rear yard requirement. Planning Code Section 134 requires that the Project provide a

rear yard equal to 45 percent of the total lot depth. The proposed Buildings 6 to 16, which include 53 units, and the central trash enclosure would encroach into the required rear yard in order to better accommodate the internal circulation and the required private fire access road. Without the waivers, the Project will be physically precluded from constructing the project at the allowable density, including the 22 additional units as permitted under the Individually Requested Density Bonus Program, thus preventing the Project from achieving a 22% density bonus.

D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Density Bonus for the Project is not based on any donation of land; and is therefore not applicable.

E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus for the Project is not based on the inclusion of a Child Care Facility; and is therefore not applicable.

F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested Density Bonus for the Project does not involve a mixed-use development; and is therefore not applicable.

6. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

Policy 1.2
Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.5
Ensure that new permanently affordable housing is located in all of the City's neighbor-hoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2
Ensure implementation of accepted design standards in project approvals.

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:
Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6
Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8
Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12:
BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2
Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3
Ensure new housing is sustainably supported by the City's public infrastructure systems.

OBJECTIVE 13
PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1
Support "smart" regional growth that located new housing close to jobs and transit.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7
Recognize the natural boundaries of districts, and promote connections between districts.

BAYVIEW HUNTERS POINT AREA PLAN

HOUSING

Objectives and Policies

OBJECTIVE 6:
ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

Policy 6.1
Encourage development of new affordable ownership units, appropriately designed and located and especially targeted for existing Bayview Hunters Point residents.

Policy 6.5
In the vicinity of Bayview Hill, encourage well-sited housing development that complements the natural areas and open space, as well as provides for local economic development.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 10:
ENHANCE THE DISTINCTIVE AND POSITIVE FEATURES OF BAYVIEW HUNTERS POINT.

Policy 10.1
Better define Bayview's designated open space areas by enabling appropriate, quality development in surrounding areas.

OBJECTIVE 11
IMPROVE DEFINITION OF THE OVERALL URBAN PATTERN OF BAYVIEW HUNTERS POINT.

Policy 11.2
Increase awareness and use of the pedestrian/bicycle trail system that links subareas in Bayview Hunters Point with the rest of the City.

CANDLESTICK POINT SUBAREA PLAN

LAND USE

OBJECTIVE 1:
REALIZE THE FULL POTENTIAL OF THE UNDERUTILIZED CANDLESTICK POINT BY CREATING A COMPLETE AND THRIVING NEW NEIGHBORHOOD INTIMATELY CONNECTED TO THE BAYVIEW AND THE REST OF THE CITY, IN A WAY THAT FULLY

REALIZES ITS SHORELINE LOCATION AND ACTS AS AN ECONOMIC CATALYST FOR THE REST OF THE BAYVIEW.

Policy 11.2
Take full advantage of the underutilized site by providing high density sustainable development.

COMMUNITY DESIGN & BUILT FORM

OBJECTIVE 3:
CREATE A DIVERSE AND EXCITING URBAN NEIGHBORHOOD THAT IS ENGAGING, COMFORTABLE, AND HAS CONVENIENT ACCESS TO AMENITIES, OPTIMIZES ITS WATERFRONT SETTING AND REFLECTS SAN FRANCISCO BUILT FORM AND CHARACTER IN A CONTEMPORARY WAY.

Policy 3.2
Ensure a block pattern and street network that is tied to the adjacent neighborhood, is coherent, and provides the development with organization and orientation.

Policy 3.3
Create a street system where streets are clearly an element of the public realm.

Policy 3.4
Provide a development with a variety of building heights and sizes as a means to create variety and avoid monotonous development.

Policy 3.6
Assure high quality architecture of individual buildings that work together to create a coherent and identifiable place while being individually distinguishable.

The Department finds that the Project is, on balance, consistent with the Candlestick SubArea Plan, the Bayview Hunters Point Plan and the Objectives and Policies of the General Plan. The Project would provide 122 residential units, helping alleviate San Francisco's severe housing crisis. Additionally, the Project also includes new on-site below market-rate (BMR) units. 22 residential units will be dedicated to low to middle-income households. The proposed 20 new buildings would be interspersed with open space, including a new central community park and play area, and several garden paseos. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. All the townhome-style condominiums are similar in style, size, and density to the existing townhouses that immediately to the north of the site. All the units would range from approximately 1,100 to 1,550 square feet with 67% of homes with two bedrooms, two-and-a-half baths and 33% of homes with three bedrooms, three-and-a-half baths.

The Project will improve the public rights of way with new streetscape improvements. Along the Jamestown Avenue, quality streetscape design with a new 15-foot wide sidewalk is proposed. In order to fully integrate

the proposed subdivision with the City at large, the proposed private street will extend the neighborhood's street grid into the parcel. The built form would try to replicate the typical San Francisco residential development and building modulation

7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

   A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

   The project site does not possess any neighborhood-serving retail uses. The Project provides 122 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

   B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

   The Project would not negatively affect the existing housing and neighborhood character. The Project would not displace any housing given the existing project site consists wholly of a paved vacant parking lot. The Project would improve the existing character of the neighborhood by developing 20 residential buildings with 122 dwelling units and include 22 on-site affordable units.

   C. That the City's supply of affordable housing be preserved and enhanced,

   The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 22 below-market-rate dwelling units. Therefore, the Project will increase the stock of affordable housing units in the City.

   D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

   The Project would not impede MUNI transit service or overburden local streets or parking. The Muni bus line 29 is one block north of the proposed development site. The Project will provide off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests. The project would also implement a TDM plan, which would further reduce its vehicle travel demand.

   E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

   The Project is wholly a residential building and would not negatively affect the industrial and service sectors, nor would it displace any existing industrial uses.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS the findings for the requested incentives, concessions, and waivers as described in this Resolution, and makes a condition of the Project and relevant BVHP FEIR mitigation measures identified in the MMRP attached hereto at Exhibit B.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 9, 2020.



Jonas P. Ionin
Commission Secretary

AYES: Koppel, Moore, Chan, Diamond, Fung, Imperial, Johnson

NAYS: None

ABSENT: None

ADOPTED: July 9, 2020



STRADA
INVESTMENT GROUP

JAMESTOWN

CANDLESTICK POINT
SAN FRANCISCO, CA
JUNE 25, 2020



JAMESTOWN

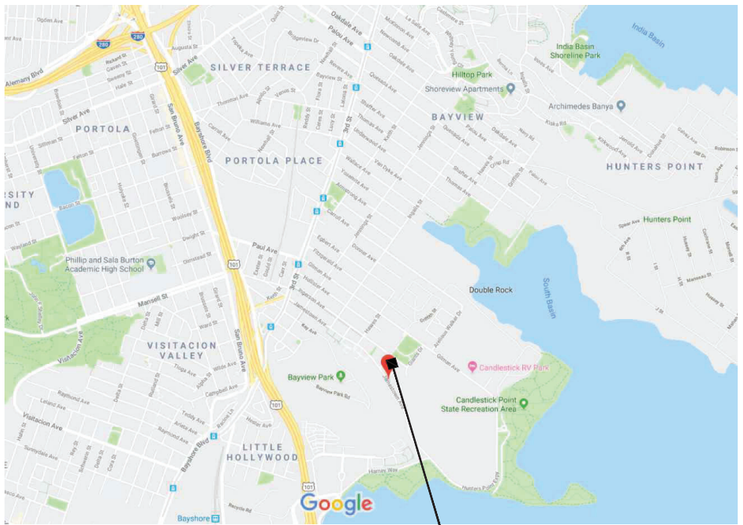
CANDLESTICK POINT

SAN FRANCISCO, CALIFORNIA

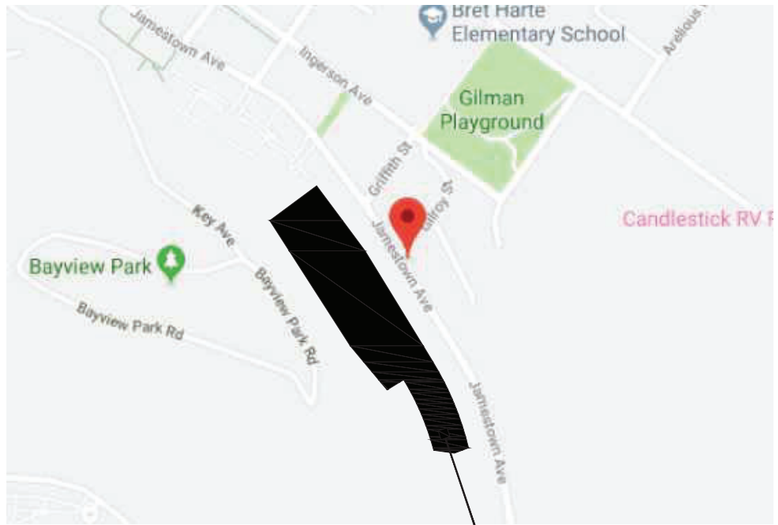
PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
RESUBMITTAL DATE: MARCH 09, 2020
RESUBMITTAL DATE: JUNE 05, 2020
RESUBMITTAL DATE: JUNE 25, 2020

STRADA
INVESTMENT GROUP

LOCATION MAP



VICINITY MAP



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PART I

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PROJECT SUMMARY

PROJECT ADDRESS:	853 JAMESTOWN AVE. & HARNEY WAY
ASSESSOR PARCEL NUMBER:	BLOCK 4991 LOT 276
ZONING:	RH-2
LOT AREA:	299,257 SF. (6.78 ACRES)
	- BUILDABLE ±3.5 ACRES / 52%
RESIDENTIAL	67,162 SF (22%)
OPEN PARKING & DRIVES	52,762 SF (17%)
OPEN	972 SF
DRIVES	51,790 SF
USABLE OPEN SPACE (SEE SHEET A2.6 FOR CALCULATIONS)	
COMMON (PARK)	4,921 SF
PRIVATE (TERRACES AND DECKS)	8,281 SF
PUBLIC (HILLSIDE)	154,673 SF

HEIGHT LIMIT:	40'-0" (38'-0" TO 40'-0" PROPOSED)
NO. OF STORIES	THREE
NUMBER OF BLDGS.	20
GROSS SQ.FT.	169,332 SF.
NUMBER OF UNITS:	122 UNITS

PLAN 1 - 1,296 SF (3 BD. & 3.5 BTHS):	5 UNITS
PLAN 2 - 1,324 SF (3 BD & 3 BTHS):	18 UNITS
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PLAN 5 - 1,279 SF(2 BD & 2.5 BTHS):	13 UNITS
PLAN 6 - 1,289 SF (2 BD & 2.5 BTHS):	13 UNITS
PLAN 7 - 1,605 SF (2 BD & 2.5 BTHS):	28 UNITS
	122 UNITS

DENSITY (UNITS PER ACRE): 18 DUA PER TOTAL LOT AREA
35 DUA PER BUILDABLE LOT AREA

PARKING
AUTO: 170 SPACES
- 153 PRIVATE
- 17 GUEST (1 ADA)

BICYCLE: 130
- 122 PRIVATE (IN GARAGES)
- 8 (CLASS 2 IN PARK)

OCCUPANCY: R2/U

CONSTRUCTION TYPE: V-B (BLDGS. TYPE A & B)
V-A (BLDG. TYPE C)

SPRINKLER: NFPA-13

ACCESSIBILTY:
DWELLING UNITS: 122 - 16 CARRIAGE UNITS = 106 DWELLING UNITS TOTAL
10% OF THE 106 QUALIFYING UNITS TO BE ADAPTABLE: 106 X 0.1 = 10.6 UNITS
11 UNITS REQUIRED; 11 PROPOSED

PARKING: 1 SPACE

PATH OF TRAVEL: BLDGS. 6 THRU 16, PARKING, POCKET PARK & RIGHT OF WAY (SHT. A4.2)

CUT FILL CALCS:
PROPOSED TOTAL CUT: 10,158 CUBIC YARDS
PROPOSED TOTAL FILL: 4,903 CUBIC YARDS
NET TOTAL CUT: 5, 255 CUBIC YARDS

PROJECT OVERVIEW

PROJECT DESCRIPTION - JAMESTOWN AVENUE (NO ADDRESS; BLOCK 4991; LOT 276):

THE SITE IS A 6.865-ACRE PROPERTY WITHOUT AN ADDRESS, LOCATED ALONG JAMESTOWN AVENUE (BLOCK 4991; LOT 276), IN SAN FRANCISCO. THE SITE IS CURRENTLY OCCUPIED BY A SURFACE PARKING LOT THAT SERVED CANDLESTICK PARK UNTIL ITS DEMOLITION IN 2014 AND IS LOCATED IN A RESIDENTIAL HOUSE, TWO-FAMILY (RH-2) USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT. THE PROPERTY IS CENTERED ON A QUIET SLOPED HILLSIDE AT THE NEXUS OF THE BAYVIEW HEIGHTS NEIGHBORHOOD AND THE FUTURE 702-ACRE REDEVELOPMENT CURRENTLY UNDERWAY AT CANDLESTICK POINT WHICH WILL BRING UP TO 6,000 NEW RESIDENTIAL UNITS, 300,000 SQUARE FEET OF RETAIL, 2 MILLION SQUARE FEET OF OFFICE, AND 121 ACRES OF OPEN RECREATION SPACE TO THE SURROUNDING CANDLESTICK POINT AND BAYVIEW COMMUNITIES. THE PARCEL IS BORDERED BY MULTI-FAMILY RESIDENTIAL BUILDINGS AT ADJACENT PARCELS.

THE SITE IS LOCATED A HALF MILE FROM THE LE CONTE STOP OF THE T-THIRD STREET METRO LINE, LESS THAN ONE MILE FROM THE BAYSHORE CALTRAIN STATION, AND HAS IMMEDIATE ACCESS TO THE US-101 FREEWAY WHICH WILL OFFER FUTURE RESIDENTS EASY ACCESS TO BOTH DOWNTOWN SAN FRANCISCO AND SILICON VALLEY JOBS. THESE TRANSIT ADJACENCIES AND THE SITE'S RESIDENTIAL SURROUNDINGS COUPLED WITH SAN FRANCISCO'S HOUSING DEFICIT PRESENT AN IDEAL OPPORTUNITY FOR RESIDENTIAL REDEVELOPMENT.

THE PLAN CONFORMS TO THE EXISTING RH-2 ZONING AND CALLS AN ADDENDUM TO THE PREVIOUSLY APPROVED 2010 CANDLESTICK POINT-HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PLAN PROJECT EIR (THE "CANDLESTICK EIR'), AMONG OTHER APPROVALS.

PROPOSED REDEVELOPMENT:

THE PROPOSED REDEVELOPMENT ENVISIONS THE CONSTRUCTION OF 122, 3-STORY ATTACHED TOWNHOME STYLE RESIDENCES TOTALING 160,434 SF. THE COMMUNITY OF 20 NEW BUILDINGS WOULD BE INTERSPERSED WITH OPEN SPACE, INCLUDING A NEW CENTRAL COMMUNITY PARK AND PLAY AREA, AND SEVERAL GARDEN PASEOS THAT WOULD CONTRIBUTE TO AND ENHANCE THE EXISTING RESIDENTIAL COMMUNITY THAT SURROUNDS THE PROPERTY TODAY.

THE PROPOSED TOWNHOME-STYLE CONDOMINIUMS ARE SIMILAR IN STYLE, SIZE, AND DENSITY TO THE EXISTING TOWNHOME COMMUNITIES THAT IMMEDIATELY NEIGHBOR THE SITE AS WELL AS THOSE AT THE NEARBY SHIPYARDS DEVELOPMENT. THE TOWNHOMES WOULD RANGE FROM APPROXIMATELY 1,100 TO 1,550 SQUARE FEET WITH 67% OF HOMES WITH TWO BEDROOMS, TWO-AND-A-HALF BATHS AND 23% OF HOMES WITH THREE BEDROOMS, THREE-AND-A-HALF BATHS AND WOULD PROVIDE A RARE OWNERSHIP OPPORTUNITY SUITABLE TO FIRST-TIME SAN FRANCISCO HOME BUYERS. ADDITIONALLY, APPROXIMATELY TWO-THIRDS OF THE HOMES WOULD INCLUDE PRIVATE ROOF DECKS AND/OR BALCONIES.

COMMUNITY AMENITIES/LANDSCAPE:

TO ENHANCE THE PROJECT AND NEIGHBORING COMMUNITY, THE PROJECT ENVISIONS CREATING CENTRAL GATHERING SPACES THAT WILL CAPITALIZE ON SURROUNDING VIEWS OF THE BAY AS WELL AS ACTIVATING THE PREVIOUSLY NEGLECTED SPAN OF JAMESTOWN AVENUE FRONTING THE SITE WITH NEW HARDSCAPE AND PLANTING. ADDITIONALLY, A LANDSCAPED LANDING AT THE SOUTHERNMOST PORTION OF THE PROPERTY WILL PROVIDE A FLUID CONNECTION TO FUTURE PARKS AND OPEN SPACE PLANNED BY THE DEVELOPER OF CANDLESTICK POINT. THE .14 ACRE CENTRAL COMMUNITY PARK WILL BE A PRIVATELY OWNED AND MAINTAINED SPACE WITH A PERMANENT PUBLIC ACCESS EASEMENT, ADDING NO ADDITIONAL COSTS TO THE CITY'S PARKS MAINTENANCE BUDGET.

STRADA INVESTMENT GROUP

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PROJECT SUMMARY & PROJECT DESCRPTION

PRELIMINARY PROJECT ASSESSMENT APPLICATION

ORIGINAL SUBMITTAL DATE:	MARCH 05, 2019
RESUBMITTAL DATE:	MARCH 09, 2020
RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

A1.0

SCALE: N.T.S.
DATE: 06.25.2020
PROJECT: 348001

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EXISTING HUNTERS POINT CONTEXTUAL SITE LOCATION

A1.1

PRELIMINARY PROJECT ASSESSMENT APPLICATION
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SCALE: 1"=300'-0"
DATE: 06.25.2020
PROJECT: 348001

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VIEW TOWARD DOWNTOWN 6



ADJACENT BUILDINGS TO THE NORTH 1



VIEW ACROSS STREET 5



VIEW ACROSS JAMESTOWN 2



VIEW TOWARD DOWNTOWN 4



PROPOSED DEVELOPMENT AT BALLPARK SITE 3

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CONTEXTUAL SITE PHOTOS

A1.2

PRELIMINARY PROJECT ASSESSMENT APPLICATION	
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RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

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FUTURE HUNTERS POINT CONTEXTUAL DIAGRAM

A1.3

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RESUBMITTAL DATE:	JUNE 25, 2020

SCALE: 1"=100'-0"
DATE: 06.25.2020
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NORTH ENRTY FROM JAMESTOWN

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RENDERINGS

A1.4

SCALE:	N.T.S.
DATE:	06.25.2020
PROJECT:	348001

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GARDEN PASEO



DOWNHILL VIEW



VIEW FROM JAMESTOWN



COMMUNITY PARK & CENTRAL DRIVE AISLE

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RENDERINGS

A1.5

SCALE: N.T.S.
DATE: 06.25.2020
PROJECT: 348001

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PART II

PROPOSED SITE DETAILS

BUILDING SUMMARY

BLDGS. 1, 4 & 5 (9 UNITS)

PLAN 1	LIVING	1,296 SF. X 1 =	1,296 SF.
PLAN 2	LIVING	1,324 SF. X 4 =	5,296 SF.
PLAN 3	LIVING	1,527 SF. X 4 =	6,108 SF.
			12,700 SF. X 3 BLDGS. = 38,100 GROSS SF.

BLDGS. 2 & 3 (7 UNITS)

PLAN 1	LIVING	1,296 SF. x 1 =	1,296 SF.
PLAN 2	LIVING	1,324 SF. x 3 =	3,972 SF.
PLAN 3	LIVING	1,527 SF. x 3 =	4,581 SF.
			9,849 SF. x 2 BLDGS. = 19,698 GROSS SF.

BLDGS. 6 & 7 (4 UNITS)

PLAN 5	LIVING	1,279 SF. x 2 =	2,558 SF.
PLAN 6	LIVING	1,289 SF. x 2 =	2,578 SF.
			5,136 SF. x 2 BLDGS. = 10,272 GROSS SF.

BLDGS. 8 THRU 16 (5 UNITS)

PLAN 4	LIVING	1,279 SF. x 3 =	3,837 SF.
PLAN 5	LIVING	1,279 SF. x 1 =	1,132 SF.
PLAN 6	LIVING	1,289 SF. x 1 =	1,289 SF.
			6,258 SF. x 9 BLDGS. = 56,322 GROSS SF.

BLDGS. 17 & 18 (8 UNITS)

PLAN 7	LIVING	1,605 SF. x 8 =	12,840 SF. x 2 BLDGS. = 25,680 GROSS SF.

BLDGS. 19 & 20 (6 UNITS)

PLAN 7	LIVING	1,605 SF. x 6 =	9,630 SF. x 2 BLDGS. = 19,260 GROSS SF.

TOTAL LIVING = 169,332 GROSS SF.

BUILDING DESCRIPTIONS

BLDGS. 1 THRU 5: TYPE A (41 UNITS)- 1 THRU 41

FOOTAGE	1,296 - 1,527 SF \ UNIT
STORIES	THREE
BED & BATH	3 BEDRM & 3 $\frac{1}{2}$ BATHS
PARKING	18 SPACES - 44% 2 CAR SIDE BY SIDE 23 SPACES - 56% 1 CAR
FEATURES	OPTIONAL ROOF DECK

BLDGS. 6 THRU 16: TYPE B (53 UNITS)- 42 THRU 94

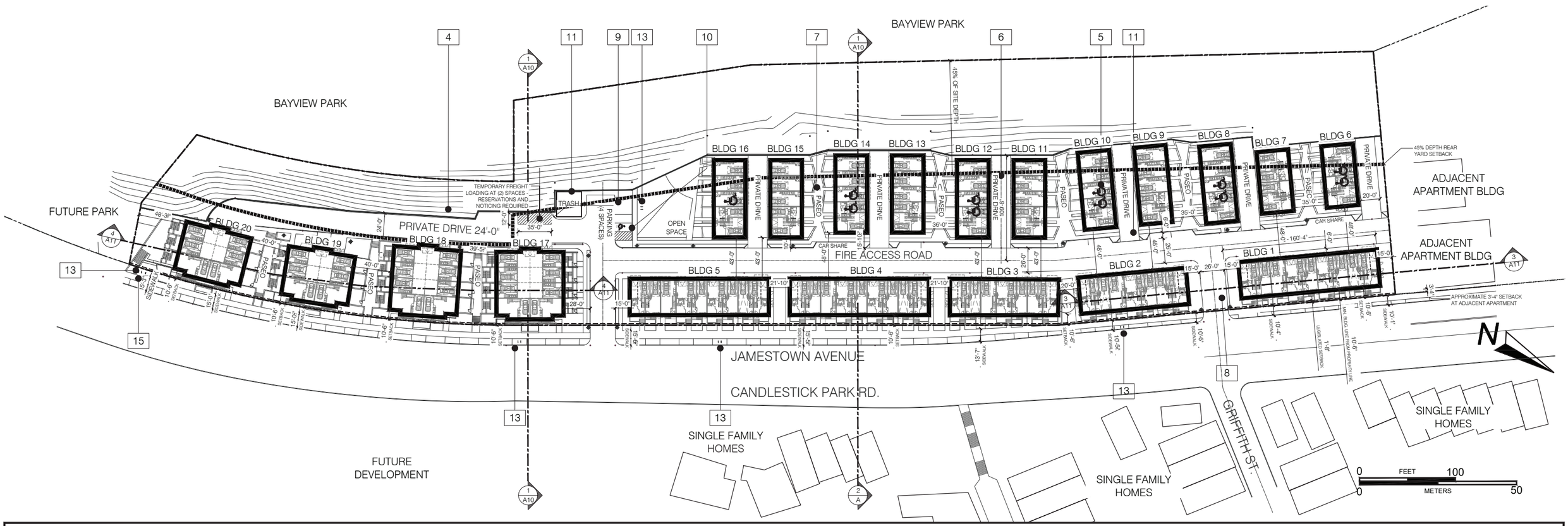
FOOTAGE	1,279 - 1,289 SF.
STORIES	THREE
BED & BATH	2 BEDRM & 2 $\frac{1}{2}$ BATHS
PARKING	13 SPACES - 24% 2 CAR SIDE BY SIDE 40 SPACES - 76% 1 CAR
FEATURES	OPTIONAL ROOF DECK

BLDGS. 17 THRU 20: TYPE C (28 UNITS)- 95 THRU 122

FOOTAGE	1,605 - 2,428 SF.
STORIES	THREE
BED & BATH	2 BEDRM & 2 $\frac{1}{2}$ BATHS
PARKING	28 SPACES - 100% 1 CAR

SITE LEGEND

1. BLDG. TYPE A - BLDGS. 1 THRU 5 3 STORY, TYPE VB, NFPA 13
2. BLDG. TYPE B - BLDGS. 6 THRU 16 3 STORY, TYPE VB, NFPA 13
   W/ ACCESSIBLE GROUND FLOOR AT LOCATIONS SHOWN
3. BLDG. TYPE C - BLDGS. 17 THRU 20 4 STORY, TYPE VA, NFPA 13
4. RETAINING WALL
5. GUEST PARKING (15 TOTAL)
6. PARKING DRIVE AISLE
7. COMMON USE PASEOS
8. VEHICULAR ENTRY
9. RIDE SHARE PARKING STALL
10. ACCESSIBLE PARKING STALL
11. TRASH ENCLOSURE
12. ACCESSIBLE ROUTES
13. CLASS 2 BIKE PARKING (15 SPACES)
14. E.V. CHARGING STATION (NOTE - INTERIOR OF ALL UNIT GARAGES TO PROVIDE CHARGING CAPABILITY)
15. BIKE REPAIR STATION



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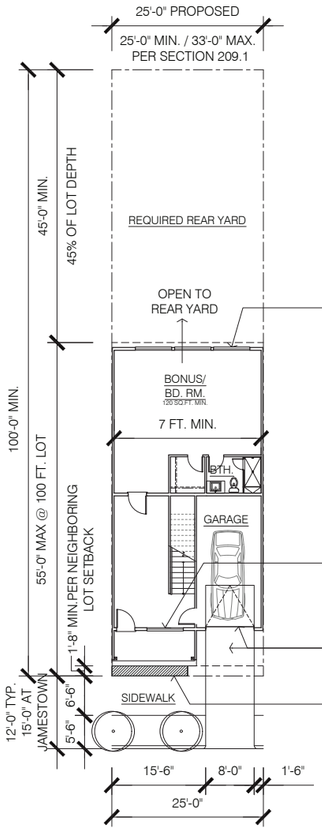
ARCHITECTURAL SITE PLAN

A2.0

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SCALE: 1"=50'-0"
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REQUIRED 120 SQ.FT. MIN. WINDOW FACE DIRECTLY ONTO AN OUTER COURT WHOSE WIDTH IS EQUAL TO ITS DEPTH, TYP. OF ALL PLAN TYPES, PER SECTION 140 - NUMBER 1 & 2.

NOTE: THE HOUSING CODE & CBC CHAPTER 12 REQUIREMENTS FOR LIGHT & AIR HAVE BEEN INCLUDED IN WINDOW LOCATION FOR LIGHT & AIR.

REQUIRED WINDOWS FACE DIRECTLY ONTO A PUBLIC STREET OR ALLEY AT LEAST 20 FT. IN WIDTH, TYP. OF ALL PLAN TYPES

DRIVEWAY AND GARAGE DOOR LESS THAN 1/3 OF WIDTH OF LOT, TYP. (8'-0" = <⅓ x 25'-0")

50% OF FRONT YARD SETBACK PERMEABLE, TYP.

UNIT DESIGN - 3 STORIES < 40 FT.
- GROUND FLOOR UNIT BONUS SPACE
- 2ND FLOOR UNIT 1 FLAT
- 3RD FLOOR UNIT 2 FLAT

TYPICAL LOT AREA: 2,500 SQ.FT. MIN.

TYPICAL DUPLEX PLAN

PROJECT DATA

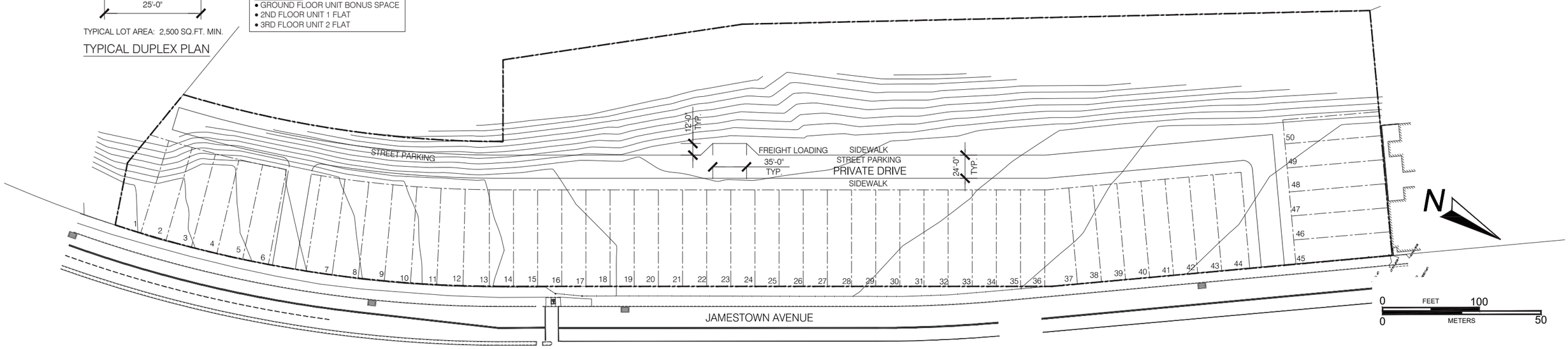
ZONING:	RH-2
MIN. LOT SIZE:	2,500 SQ.FT.
TOTAL LOT AREA:	6.78 ACRES
DEVELOPABLE AREA 10% SLOPE OR LESS:	3.86 ACRES
50 LOTS - 99 UNITS / 3.86:	25.64 D.U.A.

CONCEPT SITE PLAN

LOT 1-50 - (2) UNITS PER LOT:	100 UNITS
TOTAL UNITS:	100 UNITS

SAN FRANCISCO PLANNING CODE FOR RH-2

PLANNING CODE REQUIREMENTS			CODE REQUIREMENT	PROJECT PROPOSAL
SECTION 121 - MINIMUM LOT WIDTH AND AREA				
(a)	FRONTAGE	16 FT. MINIMUM FRONTAGE ON PUBLIC STREET OF ALLEY	16 FT.	25 FT.
(b)	SUBDIVISIONS AND LOT SPLITS	MINIMUM LOT WIDTH OF 25 FT. AND AREA OF 2,500 SQ.FT.	25 FT / 2,500 SQ.FT.	N/A
(c)	MEASUREMENT	LOT WIDTH MEASURED IN HORIZONTAL DISTANCE BETWEEN LOT LINES, LOT AREA MEASURED IN HORIZONTAL PLAN OF LOT LINES	APPLY	APPLIED
(d)	MINIMUM LOT WIDTH	IN RH-2 (D) DISTRICTS IS 25 FT.	25 FT.	25 FT.
(e)	MINIMUM LOT AREA	IN RH-2 (D) DISTRICTS IS 2,500 SQ.FT.	2,500 SQ.FT.	2,520 SQ.FT.
SECTION 140 - ALL DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN AREA			CODE REQUIREMENT	PROJECT PROPOSAL
(a)	REQUIREMENTS FOR DWELLING UNITS	DWELLING UNITS IN ANY DISTRICT, REQUIRED WINDOWS OF AT LEAST ONE ROOM MEET THE 120 SQ.FT. MINIMUM SUPERFICIAL FLOOR AREA REQUIREMENT OF SECTION 503 OF THE HOUSING CODE, SHALL FACE DIRECTLY ON AN OPEN AREA OF ONE OF THE FOLLOWING TYPES: (1) A PUBLIC STREET, PUBLIC ALLEY AT LEAST 20 FEET IN WIDTH, SIDE YARD AT LEAST 25 FEET IN WIDTH, OR REAR YARD MEETING THE REQUIREMENTS OF THIS CODE; PROVIDED, THAT IF SUCH WINDOWS ARE ON AN OUTER COURT WHOSE WIDTH IS LESS THAN 25 FEET, THE DEPTH OF SUCH COURT SHALL BE NO GREATER THAN ITS WIDTH; OR (2) AN OPEN AREA (WHETHER AN INNER COURT OR A SPACE BETWEEN SEPARATE BUILDINGS ON THE SAME LOT) WHICH IS UNOBSTRUCTED (EXCEPT FOR FIRE ESCAPES NOT PROJECTING MORE THAN NECESSARY FOR SAFETY AND IN NO CASE MORE THAN FOUR FEET SIX INCHES, CHIMNEYS, AND THOSE OBSTRUCTIONS PERMITTED IN SECTIONS 136(C)(14), (15), (16), (19), (20) AND (29) OF THIS CODE) AND IS NO LESS THAN 25 FEET IN EVERY HORIZONTAL DIMENSION FOR THE FLOOR AT WHICH THE DWELLING UNIT IN QUESTION IS LOCATED AND THE FLOOR IMMEDIATELY ABOVE IT, WITH AN INCREASE OF FIVE FEET IN EVERY HORIZONTAL DIMENSION AT EACH SUBSEQUENT FLOOR, EXCEPT FOR SRO BUILDINGS IN THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, WHICH ARE NOT REQUIRED TO INCREASE FIVE FEET IN EVERY HORIZONTAL DIMENSION UNTIL THE FIFTH FLOOR OF THE BUILDING.	120 SQ.FT. MIN. OPENING	120 SQ.FT. MIN. OPENING, GROUND FLOOR ROOM PROVIDES 350 SQ.FT., 24'-4" WIDTH AND ACCESS TO OPEN AREA
SECTION 144 - STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS				
(a)	PURPOSE	IN RH, RM, RTO AND RTO-M DISTRICTS THE GROUND STORY OF DWELLINGS AS VIEWED FROM THE STREET IS COMPATIBLE WITH THE SCALE AND CHARACTER OF THE EXISTING STREET FRONTAGE, VISUALLY INTERESTING AND ATTRACTIVE IN RELATION TO THE PATTERN OF THE NEIGHBORHOOD, AND SO DESIGNED THAT ADEQUATE AREAS ARE PROVIDED FOR FRONT LANDSCAPING, STREET TREES AND ON-STREET PARKING BETWEEN DRIVEWAYS		
(b)	CONTROLS			
	1. ENTRANCES TO OFF-STREET PARKING	NO MORE THAN ONE-THIRD OF THE WIDTH OF THE GROUND STORY ALONG THE FRONT LOT LINE, OR ALONG A STREET SIDE LOT LINE, OR ALONG A BUILDING WALL THAT IS SET BACK FROM ANY SUCH LOT LINE, SHALL BE DEVOTED TO ENTRANCES TO OFF-STREET PARKING		SEE PLAN NOTES AND DIMENSIONS
	A. EXCEPTIONS	NOT APPLICABLE WHERE LOT HAS UPWARD OR DOWNWARD SLOPE FROM FRONT LOT LINE TO FORWARD EDGE OF REQUIRED REAR YARD, ALONG THE CENTERLINE OF THE BUILDING, > 20 PERCENT; OR WHERE LOT DEPTH AND REQUIREMENTS OF CODE FOR DIMENSIONS, AREAS AND OPEN SPACES ARE SUCH THAT THE PERMITTED BUILDING DEPTH IS < 40 FEET IN RH-2 DISTRICT OR < 65 FEET IN RH OR RM DISTRICTS		N/A
	2. FEATURES TO BE PROVIDED	NO LESS THAN ONE-THIRD OF THE WIDTH OF THE GROUND STORY ALONG THE FRONT LOT LINE, ALONG A STREET SIDE LOT LINE, AND ALONG A BUILDING WALL THAT IS SET BACK FROM ANY SUCH LOT LINE, SHALL BE DEVOTED TO WINDOWS, ENTRANCES FOR DWELLING UNITS, LANDSCAPING, AND OTHER ARCHITECTURAL FEATURES THAT PROVIDE VISUAL RELIEF AND INTEREST FOR THE STREET FRONTAGE		SEE PLAN NOTES AND DIMENSIONS
	3. PARKING SETBACK	IN RTO AND RTO-M DISTRICTS OFF-STREET PARKING IS NOT PERMITTED ON THE GROUND FLOOR WITHIN THE FIRST 20 FEET OF BUILDING DEPTH FROM ANY FACADE FACING A STREET AT LEAST 30 FEET IN WIDTH		N/A
SECTION 152 - SCHEDULE OF REQUIRED OFF-STREET FREIGHT LOADING SPACES IN DISTRICTS OTHER THAN C-3 AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS				
TABLE 152 - OFF-STREET FREIGHT LOADING SPACES REQUIRED (OUTSIDE C-3 AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS)				
	USE OR ACTIVITY			
	ALL OTHER USES NOT INCLUDED ABOVE	OCCUPIED FLOOR AREA OF STRUCTURE OR USE (SQ. FT.) / NUMBER OF OFF-STREET FREIGHT LOADING SPACES REQUIRED	100,001 - 200,000 / 1 REQUIRED	÷133,300 SQ.FT. / 1 PROVIDED
SECTION 154 - DIMENSIONS FOR OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE SPACES				
b.	FREIGHT LOADING AND SERVICE VEHICLE SPACES	REQUIRED OFF-STREET FREIGHT LOADING SPACE SHALL HAVE A MINIMUM LENGTH OF 35 FEET, A MINIMUM WIDTH OF 12 FEET, AND A MINIMUM VERTICAL CLEARANCE INCLUDING ENTRY AND EXIT OF 14 FEET	351 x 12'w x 14'h	351 x 12'w x 14'h
SECTION 209.1 - RH (RESIDENTIAL, HOUSE) DISTRICTS				
TABLE 209.1 - ZONING CONTROL TABLE FOR RH DISTRICTS			CODE REQUIREMENT	PROJECT PROPOSAL
	BUILDING STANDARDS			
	MASSING AND SETBACKS			
	HEIGHT AND BULK LIMITS	NO PORTION OF A DWELLING MAY BE TALLER THAN 35 FEET. STRUCTURES WITH USES OTHER THAN DWELLINGS MAY BE CONSTRUCTED TO THE PRESCRIBED HEIGHT LIMIT, WHICH IS GENERALLY 40 FEET. PER § 261 THE HEIGHT LIMIT MAY BE DECREASED OR INCREASED BASED ON THE SLOPE OF THE LOT.	40'-0" MAX.	40'-0" MAX.
	FRONT SETBACK	REQUIRED. BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15 FEET.		
	REAR YARD	45% OF LOT DEPTH OR AVERAGE OF ADJACENT NEIGHBORS. IF AVERAGED, NO LESS THAN 25% OR 15 FEET, WHICHEVER IS GREATER.	45% OF LOT DEPTH MIN.	45% OF LOT DEPTH MIN.
	SIDE YARD	NOT REQUIRED		
	RESIDENTIAL DESIGN GUIDELINES	SUBJECT TO THE RESIDENTIAL DESIGN GUIDELINES. OTHER DESIGN GUIDELINES THAT HAVE BEEN APPROVED BY THE PLANNING COMMISSION MAY ALSO APPLY.		
	STREET FRONTAGE AND PUBLIC REALM			
	FRONT SETBACK LANDSCAPING AND PERMEABLE REQUIREMENT	REQUIRED. AT LEAST 50% OF FRONT SETBACK SHALL BE PERMEABLE SO AS TO INCREASE STORM WATER INFILTRATION AND 20% OF FRONT SETBACK SHALL BE UNPAVED AND DEVOTED TO PLANT MATERIAL.	50% MIN. FRONT SETBACK TO BE PERMEABLE	50% MIN. FRONT SETBACK IS PERMEABLE
	STREETSCAPE AND PEDESTRIAN IMPROVEMENTS (STREET TREES)	REQUIRED		
	STREET FRONTAGE REQUIREMENTS	§ 144 APPLIES GENERALLY. ADDITIONAL REQUIREMENTS APPLY TO LIMITED COMMERCIAL USES, AS SPECIFIED IN § 186.		
	STREET FRONTAGE, PARKING AND LOADING ACCESS RESTRICTIONS	AS SPECIFIED IN § 155(R)		
	RESIDENTIAL STANDARDS AND USES			
	DEVELOPMENT STANDARDS			
	USEABLE OPEN SPACE (PER DWELLING UNIT)	AT LEAST 125 SQUARE FEET IF PRIVATE, AND 166 SQUARE FEET IF COMMON.		
	PARKING REQUIREMENTS	NONE REQUIRED. MAXIMUM PERMITTED PER § 151.		
	RESIDENTIAL USES			
	RESIDENTIAL DENSITY, DWELLING UNITS (6)	P UP TO TWO UNITS PER LOT. C UP TO ONE UNIT PER 1,500 SQUARE FEET OF LOT AREA.		



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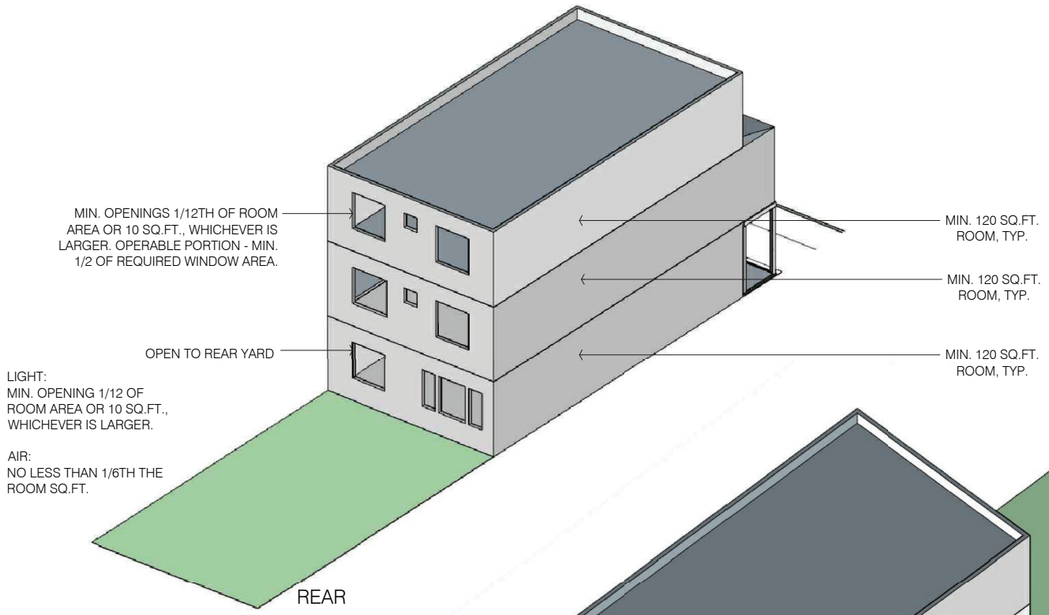
STATE DENSITY BONUS BASE SITE PLAN

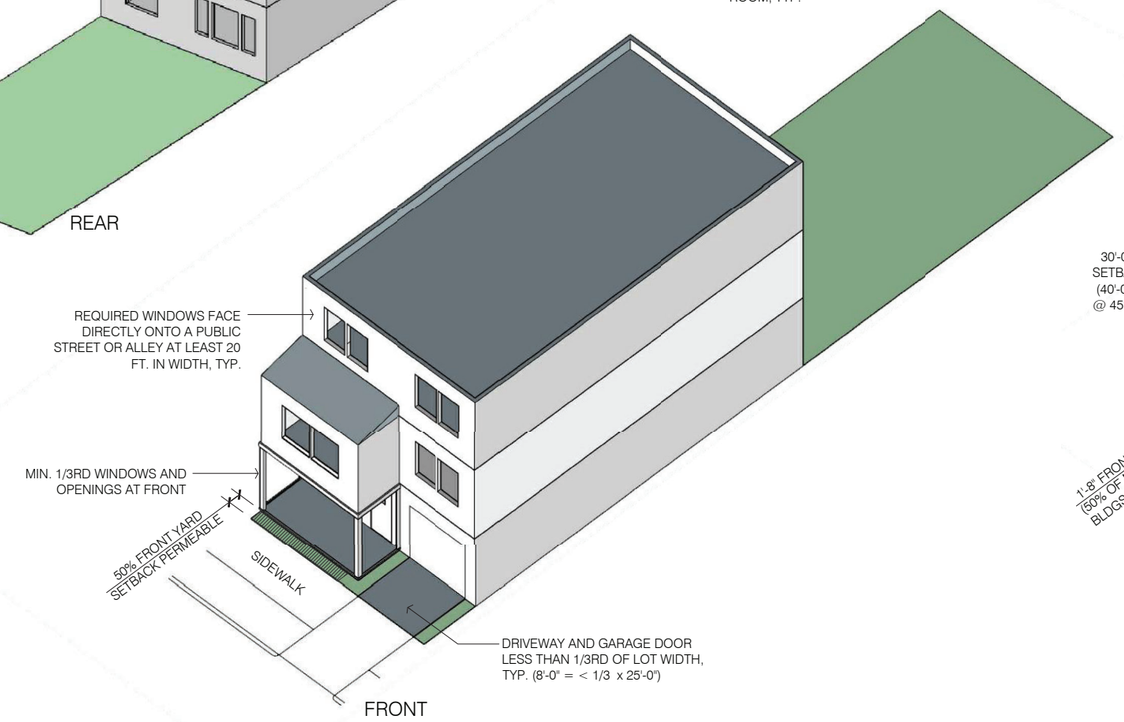
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PROJECT: 348001

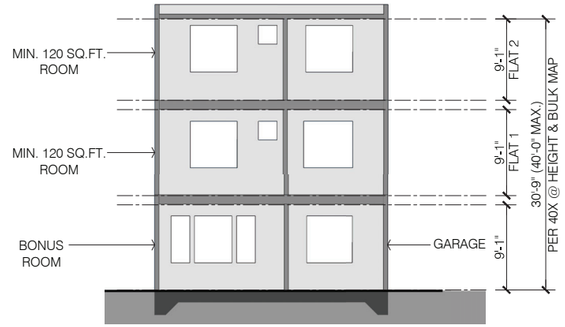
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OPENINGS

SECTION 140 & 144 & HOUSING CODE 503 & 504



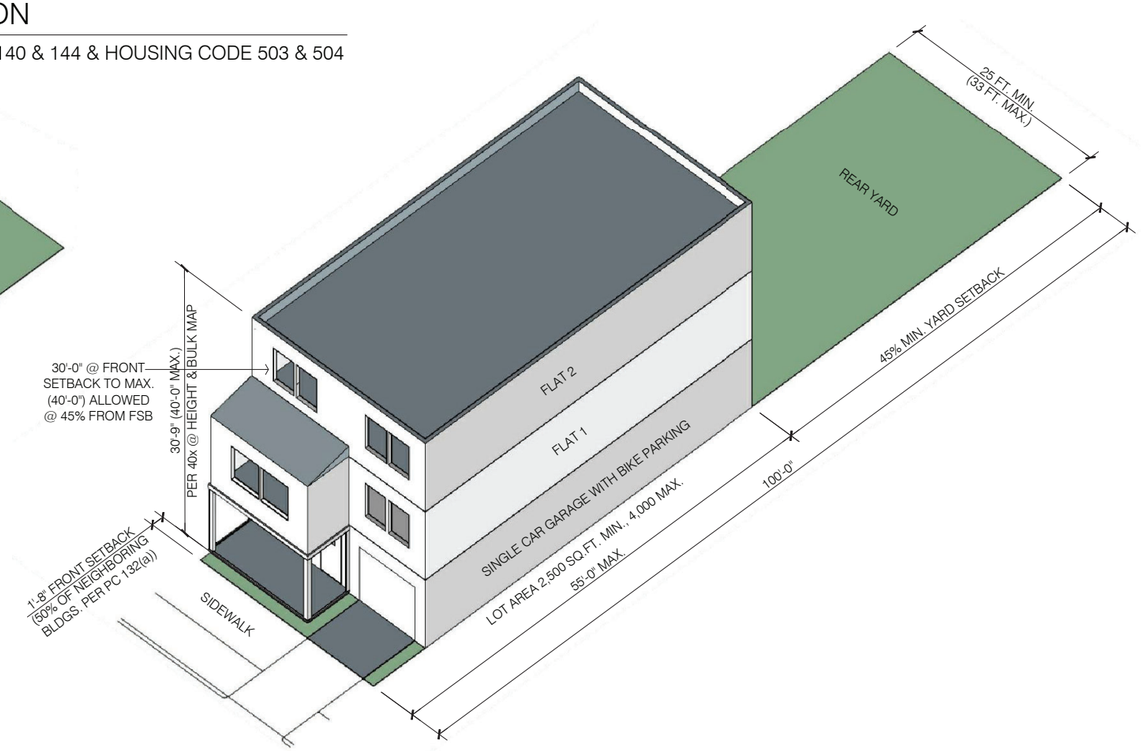
SECTION

SECTION 140 & 144 & HOUSING CODE 503 & 504

GENERAL NOTES

LOT & PLAN TYPES FOR BASE PROJECT PLAN INCLUDE CONFORMANCE TO ALL PLANNING REQUIREMENTS FOR RH-2 ZONING WITH A 40-x BULK & HEIGHT DISTRICT.

THESE INCLUDE:
- ARTICLE 1.2 - DIMENSIONS, AREA & OPENINGS WITH SETBACK, BIRD SAFE BUILDINGS & STREET AND REAR YARD FRONTAGES
- ARTICLE 1.5 - PARKING FOR AUTOMOBILES & BIKES
- ARTICLE 2.5 - HEIGHT & BULK
- HOUSING CODE SECTIONS 503 & 504 FOR ROOM DIMENSION & OPENING REQUIREMENTS



DIMENSIONS, AREA, OPEN SPACE, USES, PARKING, AND BULK & HEIGHT

ARTICLES 1.2, 1.3, 1.4, 1.5, 201 & 2.5

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STATE DENSITY BONUS BASE PROJECT PLAN DIAGRAMS

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A2.2

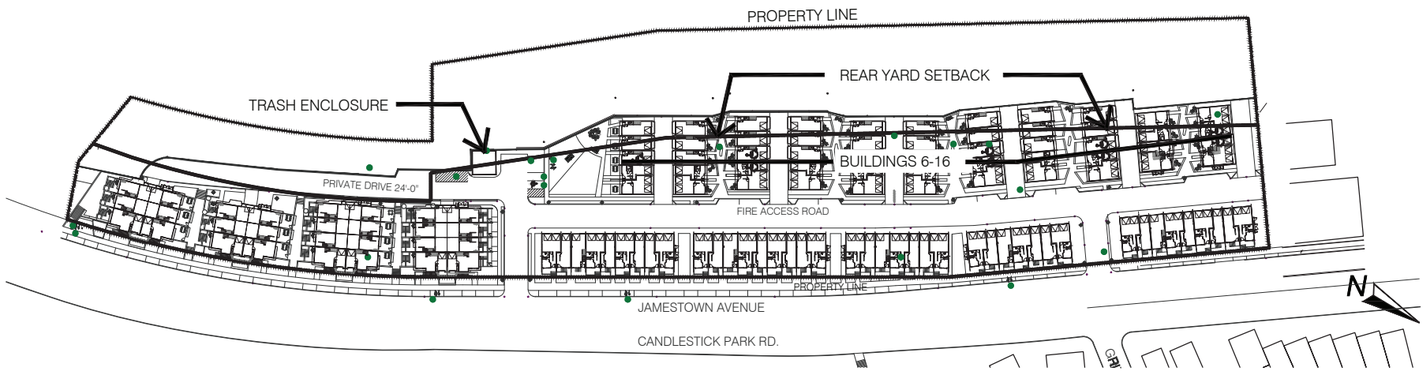
SCALE: 1/8"=1'-0"
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INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

1. PC 134 - REAR YARD REQUIREMENT: WAIVER

1. REAR YARD REQUIRED TO BE 45% OF LOT DEPTH
   1.1. 45% OF LOT DEPTH SETBACK INDICATED AT DASHED LINE
2. BUILDINGS 6-16 AND TRASH ENCLOSURE ENCROACH INTO SETBACK



PLANNING CODE SECTION 134 - REAR YEAR REQUIREMENT. BUILDINGS 1-16 ENCROACH ON THE PROJECT'S REQUIRED SETBACK. IF CONSIDERED INDIVIDUALLY, THE STANDARD FOR OPEN SPACE AT EACH UNIT IS MET, BUT WITHOUT A WAIVER OF THE PLANNING CODE SECTION 134 REAR YARD REQUIREMENT THE PROJECT WOULD NOT BE ABLE TO ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY.

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WAIVERS, CONCESSIONS & INCENTIVES

A2.3

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SCALE:1/16" = 1'-0"
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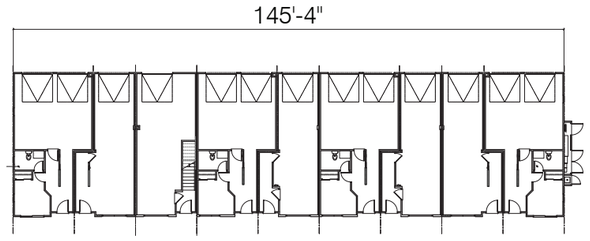
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1. PC SEC. 144 STREET FRONTAGE: CONCESSIONS AND INCENTIVES

AT BUILDINGS 1 THRU 16

1. PLANNING CODE SECTION 144 - STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS. THE STREET FRONTAGE REQUIREMENT FOR THIS SITE REQUIRES THAT NO MORE THAN 1/3RD OF THE WIDTH OF THE GROUND STORY BE DEVOTED TO OFF-STREET PARKING, WHILE AT LEAST 1/3RD OF THE WIDTH OF THE GROUND STORY MUST BE DEVOTED TO WINDOWS, ENTRANCES, LANDSCAPING OR OTHER ARCHITECTURAL FEATURES. ACCOMMODATING A STANDARD OFF-STREET VEHICLE ENTRANCE AT ONE-THIRD OF THE PROPOSED BUILDINGS WOULD REDUCE THE TOTAL AMOUNT OF BUILDINGS DUE TO EACH BUILDING'S INCREASED WIDTH. THIS REDUCED NUMBER OF BUILDINGS CANNOT ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY. FURTHER, POOLING PARKING FOR THE INDIVIDUAL UNITS TOGETHER WOULD REMOVE SPACE ON THE GROUND FLOOR NEEDED TO ACCOMMODATE THE ADDITIONAL PERMITTED DENSITY.

THIS INCENTIVE WILL RESULT IN IDENTIFIABLE AND ACTUAL COST REDUCTIONS TO PROVIDE FOR THE PROJECT'S AFFORDABLE HOUSING COSTS. CRITICALLY, THE STREET FRONTAGE IS NECESSARY TO REDUCE THE COST BURDEN OF THE AFFORDABLE UNITS ON THE PROJECT SO THAT THE PROJECT CAN ATTRACT COMMERCIALLY REASONABLE FINANCING. AN INCENTIVE TO MAKE A PROJECT AS A WHOLE, INCLUDING THE AFFORDABLE HOUSING UNITS, ECONOMICALLY FEASIBLE IS A WELL-ESTABLISHED USE OF AN INCENTIVE. (WOLLMER V. CITY OF BERKELEY (2009) 179 CAL.APP.4TH 933, 945-46.) SUBTERRANEAN PARKING WOULD BE REQUIRED IN ORDER TO REDUCE THE AMOUNT OF THE GROUND FLOOR DEVOTED TO OFF-STREET GARAGE PARKING ENTRANCES. SUBTERRANEAN PARKING WOULD CALLING FOR A SINGLE INGRESS AND EGRESS GARAGE DOOR FOR EACH BUILDING WOULD CALL FOR SUBSTANTIAL GRADING. IN TOTAL, THE ADDITIONAL COST TO BUILDING SUBTERRANEAN PARKING FOR 41 UNITS AT BUILDINGS 1-5
AT 80,000 PER PARKING STALL WOULD INCREASE THE PROJECT COST BY $3.28 MILLION.



CURRENTLY PROPOSED 9 PLEX
NON COMPLIANT PER SECTION 144

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A2.4

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ACCESSIBILITY SUMMARY

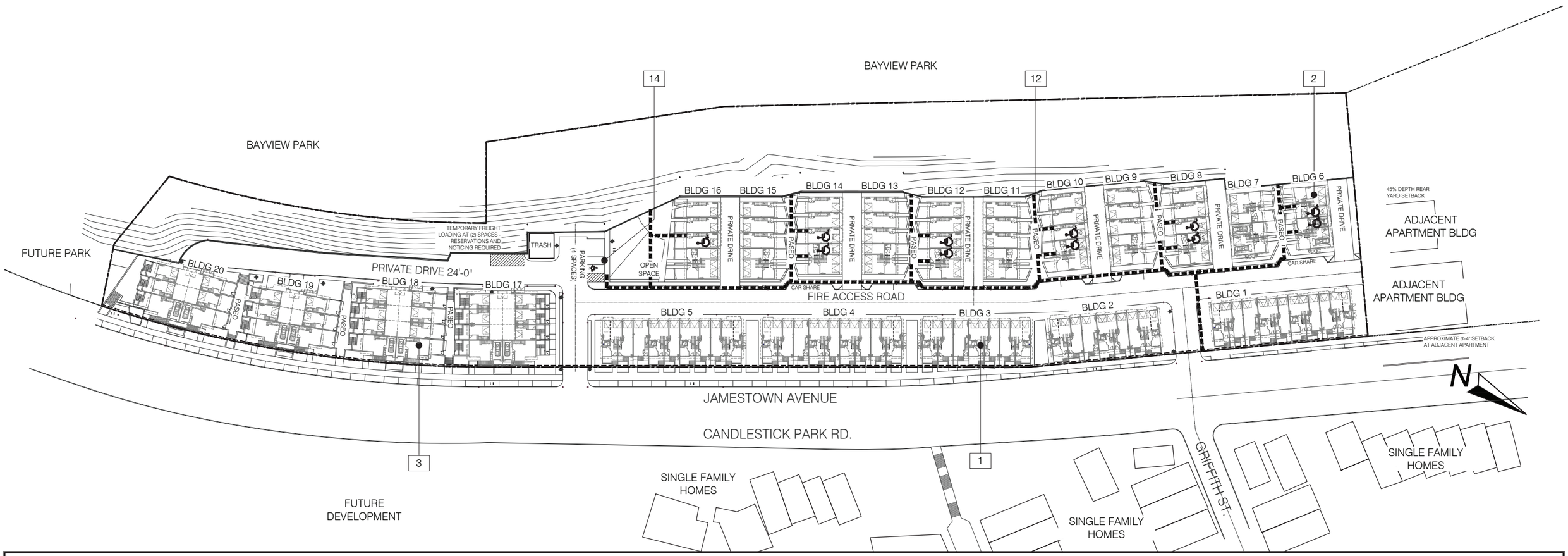
REQUIRED NUMBER OF UNITS - CBC CHPT. 1102A.3
10% OF QUALIFYING UNITS = 10% OF 91 UNITS = 9.1 = 10 UNITS
LOCATIONS ALONG BLDGS. 'TYPE B', PENDING FINAL GRADING PLAN

REQUIRED PARKING - CBC CHPT. 1109A.1
SPACES:
2% OF ASSIGNED SPACES CBC CHPT. 1109A.3= 2% OF 163 SPACES = 4 SPACES
5% OF UNASSIGNED SPACES CBC CHPT. 1109A.5= 5% OF 17 SPACES = 1 SPACE

REQUIRED ROUTES - ▬▬▬▬▬▬▬▬▬▬
PARKING - CBC CHPT. 1109A.7
EXTERIOR - CBC CHPT. 1110A.1
PUBLIC & COMMON SPACES - CBC CHPT. 11B-101.1

SITE LEGEND

1. BLDG. TYPE A - BLDGS. 1 THRU 5 3 STORY, TYPE VB, NFPA 13
2. BLDG. TYPE B - BLDGS. 6 THRU 16 3 STORY, TYPE VB, NFPA 13
   W/ ACCESSIBLE GROUND FLOOR AT LOCATIONS SHOWN
3. BLDG. TYPE C - BLDGS. 17 THRU 20 4 STORY, TYPE VA, NFPA 13
4. RETAINING WALL
5. GUEST PARKING (15 TOTAL)
6. PARKING DRIVE AISLE
7. COMMON USE PASEOS
8. VEHICULAR ENTRY
9. RIDE SHARE PARKING STALL
10. ACCESSIBLE PARKING STALL
11. TRASH ENCLOSURE
12. ACCESSIBLE ROUTES
13. CLASS 2 BIKE PARKING (15 SPACES)
14. E.V. CHARGING STATION (NOTE - INTERIOR OF ALL UNIT GARAGES TO PROVIDE CHARGING CAPABILITY)



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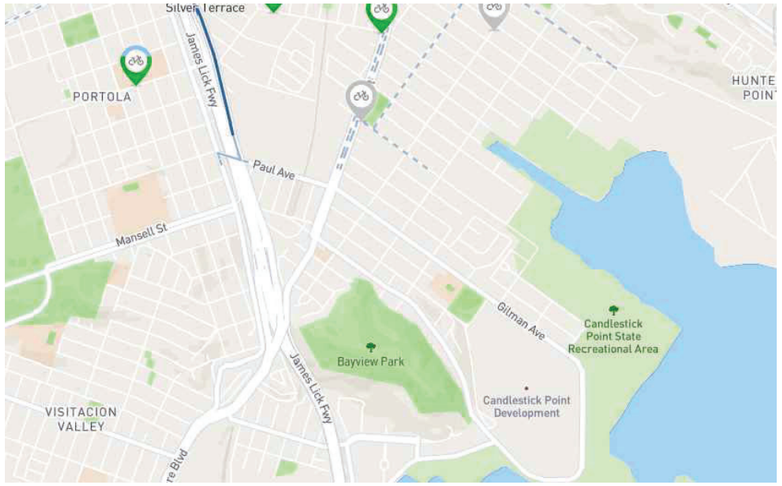
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ADA SITE PLAN

A2.5

SCALE: 1"=50'-0"
DATE: 06.25.2020
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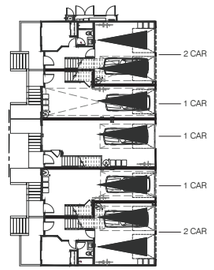
BIKE SHARE STATIONS

LEGEND

PARKING

ACCESSIBLE (ADA)

CS CAR SHARE



TYP. BLDG.

PARKING SUMMARY

MAX. ALLOWED: 1.5/ UNIT
- 122 UNITS x 1.5 = 183 SPACES

SUMMARY:
PRIVATE (ASSIGNED): 153 SPACES

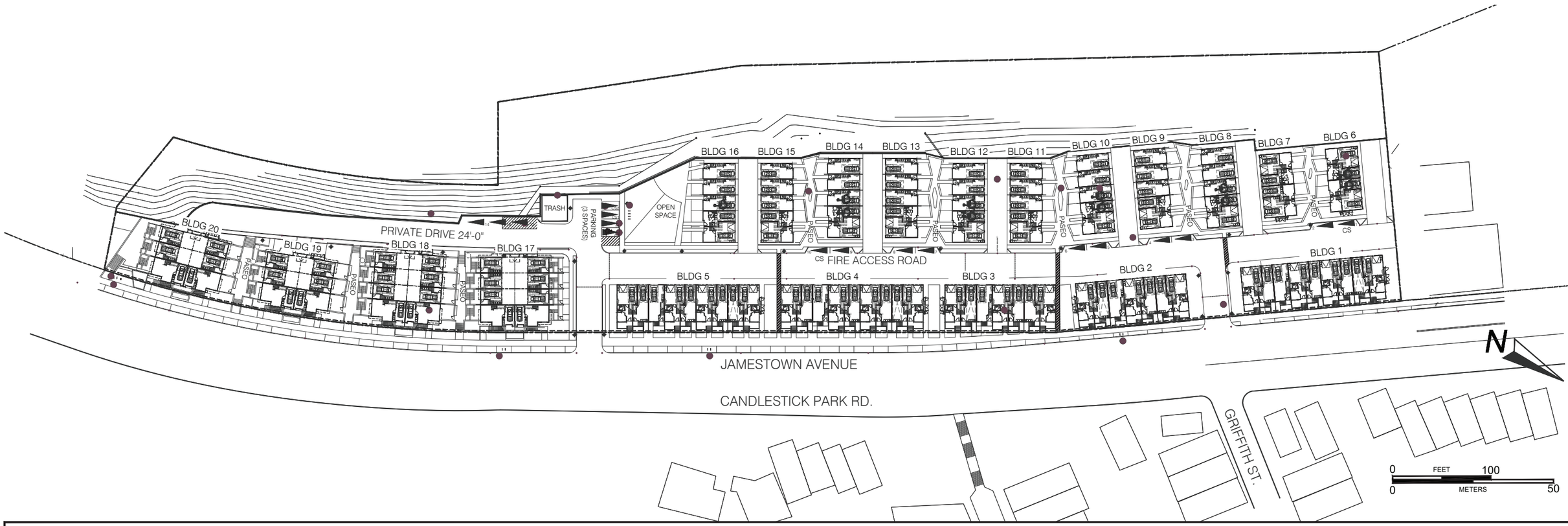
PLAN #	# CARS	#UNITS		
PLAN 1 -	1 CAR	5 UNITS	=	5 CARS
PLAN 2 -	1 CAR	18 UNITS	=	18 CARS
PLAN 3 -	2 CARS	18 UNITS	=	36 CARS
PLAN 4 -	1 CAR	27 UNITS	=	27 CARS
PLAN 5 -	1 CAR	13 UNITS	=	13 CARS
PLAN 6 -	2 CARS	13 UNITS	=	26 CARS
PLAN 7 -	1 CAR	28 UNITS	=	28 CARS
		122 UNITS	=	153 CARS

GUEST (UNASSIGNED): 17 SPACES = 8%
- ACCESSIBLE = 1 SPACE
- CAR SHARE = 2 SPACE
- GENERAL = 14 SPACES

TOTAL PARKING: 170 SPACES PROVIDED

BIKE PARKING

C1 TYPE WITHIN UNIT:	122
C2 TYPE ON SITE:	8
C2 TYPE OFF SITE - ON JAMESTOWN, SEE LANDSCAPE PLAN: (SEE L5.0 PROJECT DIAGRAMS FOR DETAILS)	36



PARKING DIAGRAM

A2.6

SCALE: 1"=50'-0"
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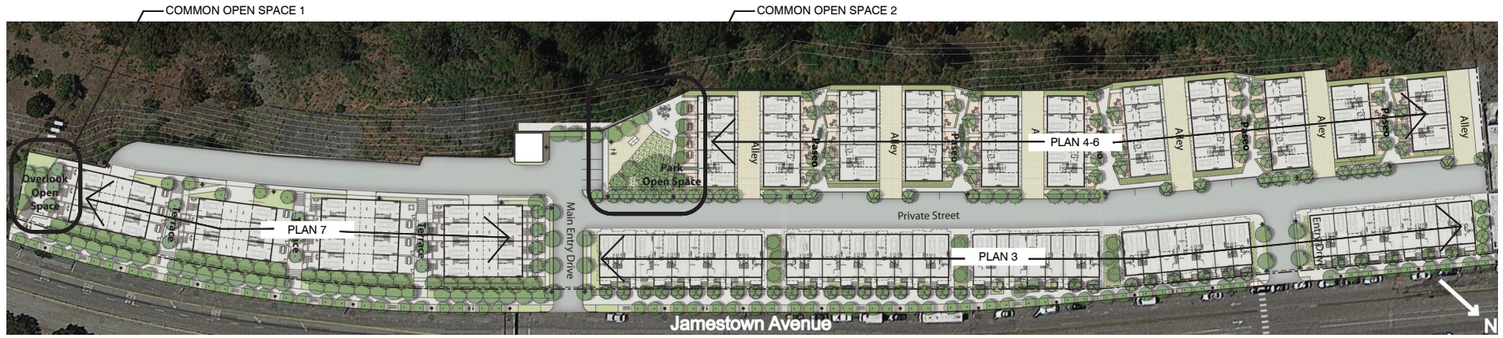
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SITE PLAN



COMMON OPEN SPACE 1 - DETAIL PLAN
833 SQ.FT.

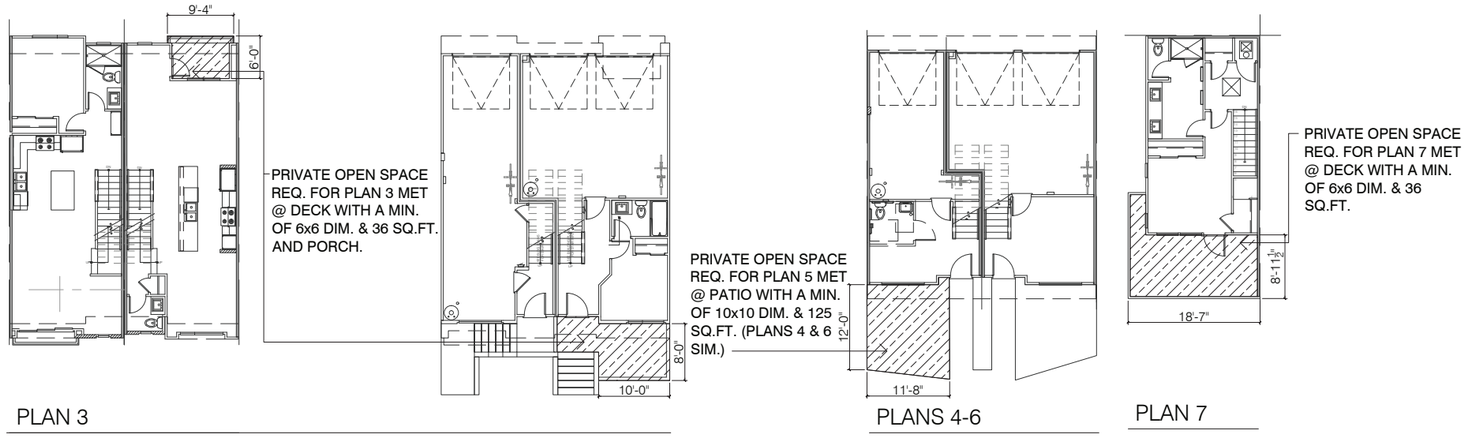


PARK COMMON OPEN SPACE 2 - DETAIL PLAN
4,290 SQ.FT.

LOT COVERAGE BY TYPE

TOTAL LOT AREA:	299,257 SF. (6.78 ACRES)
TOTAL BUILDABLE LOT AREA	(±3.5 ACRES), 152,460 SQ.FT.
RESIDENTIAL BLDG.	67,162 SF (22.5%)
PARKING AREA	52,762 SF (17.5%)
OPEN PARKING	972 SF.
DRIVE AISLE	51,790 SF.
TOTAL HARDSCAPE:	119,924 SQ.FT. (40%)
BUILDIABLE OPEN SPACE AREA:	167,517 SQ. FT. (60%)

COMMON OPEN SPACE



PLAN 3 | PLANS 4-6 | PLAN 7

PRIVATE OPEN SPACE

OPEN SPACE / PRIVATE OPEN SPACE (PER SECTION 135)

USABLE OPEN SPACE (*PER SECTION 135 D, 1 & TABLE 135A*):
USABLE OPEN SPACE IS ACHIEVED W/ BOTH COMMON & PRIVATE OPEN SPACE. SEE BELOW FOR CODE SPECIFIC REQUIREMENTS.

A. PRIVATE USABLE OPEN SPACE: (SEE UNIT AND BUILDING PLANS.)

- 99 UNITS PROVIDE PRIVATE OPEN SPACE PER ZONING CODE
  - (46) UNITS W/ BALCONIES AND PORCHES MEET OR EXCEED REQUIRED 6x6 & 36 SQ.FT. MIN.
  - (53) UNITS W/ GROUND FLOOR PATIOS MEET OR EXCEED REQUIRED 10x10 & 125 SQ.FT. MIN.

PLAN	# UNITS	QUALIFYING BALCONY/DECK	GROUND FLR PRIVATE OPEN SPACE	SUPPLEMENTAL OPEN SPACE
1	(5)			830 SQ.FT.
2	(18)			2,988 SQ.FT.
3	(18)	147 SQ.FT.		N/A
4,5 & 6	(53)		125 SQ.FT. MIN.	N/A
7	(28)	36 SQ.FT. MIN.		N/A

B. COMMON USABLE OPEN SPACE: (SEE SITE PLAN)

1. (23) UNITS ARE USING COMMON OPEN SPACE TO PROVIDE USABLE OPEN SPACE REQUIREMENT.
   - PLAN 1 & 2 @ BLDG.'s 1-5 WILL REQUIRE COMMON OPEN SPACE

2. REQUIRED OPEN SPACE
   - (23 UNITS)(1.33)(125 SQ.FT)=3,818 SQ.FT.

3. PROPOSED COMMON OPEN SPACE
   - 5,123 SQ.FT.
   - SEE SITE PLAN & COMMON OPEN SPACE DIAGRAMS 1 & 2

USABLE OPEN SPACE SUMMARY - SECTION 135

USABLE OPEN SPACE - *SECTION 135 (d) (1)*:			*REQUIRED*	*PROPOSED*
d.	AMOUNT REQUIRED - USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH BUILDING IN THE AMOUNTS SPECIFIED HEREIN AND IN TABLES 135A AND B FOR THE DISTRICT IN WHICH THE BUILDING IS LOCATED; PROVIDED.			
	1.	FOR DWELLINGS OTHER THAN THOSE SPECIFIED IN PARAGRAPHS (d)(2) THROUGH (d)(5) BELOW, THE MINIMUM AMOUNT OF USABLE OPEN SPACE TO BE PROVIDED FOR USE BY EACH DWELLING UNIT SHALL BE AS SPECIFIED IN THE SECOND COLUMN OF TABLE 135A IF SUCH USABLE OPEN SPACE IS ALL PRIVATE. WHERE COMMON USABLE OPEN SPACE IS USED TO SATISFY ALL OR PART OF THE REQUIREMENT FOR A DWELLING UNIT, SUCH COMMON USABLE OPEN SPACE SHALL BE PROVIDED IN AN AMOUNT EQUAL TO 1.33 SQUARE FEET FOR EACH ONE SQUARE FOOT OF PRIVATE USABLE OPEN SPACE SPECIFIED IN THE SECOND COLUMN OF TABLE 135A. IN SUCH CASES, THE BALANCE OF THE REQUIRED USABLE OPEN SPACE MAY BE PROVIDED AS PRIVATE USABLE OPEN SPACE, WITH FULL CREDIT FOR EACH SQUARE FOOT OF PRIVATE USABLE OPEN SPACE SO PROVIDED.		
MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT - TABLE 135A:				
	RH-2	SQUARE FEET OF USABLE OPEN SPACE REQUIRED FOR EACH DWELLING UNIT IF ALL PRIVATE	125 SQ.FT.	53 UNITS (IN BUILDINGS 6 - 16) @ 125 SQ.FT. EACH = 6,625 SQ.FT.
			36 SQ.FT.	46 UNITS (IN BUILDINGS 1-5 & 17-20 @ 36 SQ.FT. EACH = 1,656 SQ.FT.
	RH-2	RATIO OF COMMON USABLE OPEN SPACE THAT MAY BE SUBSTITUTED FOR PRIVATE	(1.33) x 125 SQ.FT.	23 UNITS @ 166 SQ.FT. EACH = 3,818 SQ.FT.
f.	PRIVATE USABLE OPEN SPACE: ADDITIONAL STANDARDS			
	1.	MINIMUM DIMENSIONS AND MINIMUM AREA. ANY SPACE CREDITED AS PRIVATE USABLE OPEN SPACE SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF SIX FEET AND A MINIMUM AREA OF 36 SQUARE FEET IF LOCATED ON A DECK, BALCONY, PORCH OR ROOF, AND SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET AND A MINIMUM AREA OF 100 SQUARE FEET IF LOCATED ON OPEN GROUND, A TERRACE OR THE SURFACE OF AN INNER OR OUTER COURT.		
		DECKS - MIN. 6 FT. HORIZONTAL	6 FT.	SEE PLANS
		GROUND - MINIMUM 10 FT. HORIZONTAL	10 FT.	SEE PLANS
	COMMON USABLE OPEN SPACE			
		MINIMUM 15 FT. IN EVERY DIRECTION		SEE PLANS

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ON SITE OPEN SPACE DIAGRAM

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A2.7

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FRONT ELEVATION



SIDE ELEVATION

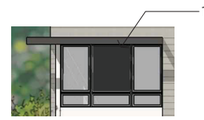
W/O UTILITY CLOSETS

STANDARDS FOR BIRD-SAFE BUILDINGS - SECTION 139

1. LOCATION RELATED STANDARDS, SECTION 139 (c) (1)
   - BUILDINGS LOCATED INSIDE OPEN SPACES 2 ACRES AND LARGER DOMINATED BY VEGETATION (URBAN BIRD REFUGE)
     - PROJECT IS IN URBAN BIRD REFUGE
     - EXEMPT PROPOSED PROJECT PER SECTION 139 (c) (3) (A) (i)
       - LESS THAN 45 FT. IN HEIGHT
       - LESS THAN 50% GLAZING PER WALL

   LIGHTING, SECTION 139 (c) (1) (B)
     - EXTERIOR LIGHTING TO BE MINIMAL AND NIGHT-SKY DOWNLIGHTS ONLY
     - SEE NOTE AT MATERIALS LEGEND

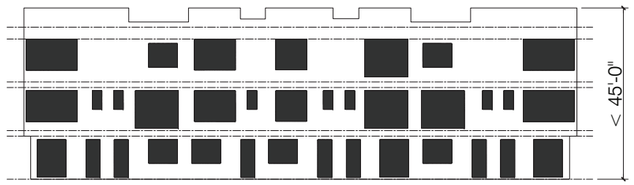
2. FEATURE RELATED STANDARDS, SECTION 139 (c) (2)
   - APPLIED TO BUILDING FEATURES WITH UNBROKEN GLAZED SEGMENTS OF 24 SQ.FT. OR GREATER
   - EXEMPT PROPOSED PROJECT PER SECTION 139 (c) (3) (A) (i)
     - LESS THAN 45 FT. IN HEIGHT
     - LESS THAN 50% GLAZING PER WALL



LARGEST UNBROKEN GLAZED SEGMENT IS LESS THAN 24 SQ.FT., SEE FEATURE RELATED STANDARDS, SECTION 139 (c) (2).

<50% OF WALL TO BE DOOR / WINDOW OPENINGS (EX. FRONT ELEVATION):

WALL AREA:	4092 SQ. FT.
DOOR / WINDOW AREA:	1,256 SQ.FT.
DOOR / WINDOW %:	31% OF WALL AREA IS DOOR / WINDOW





REAR ELEVATION



SIDE ELEVATION

W/ UTILITY CLOSETS

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BIRD SAFETY

A2.8

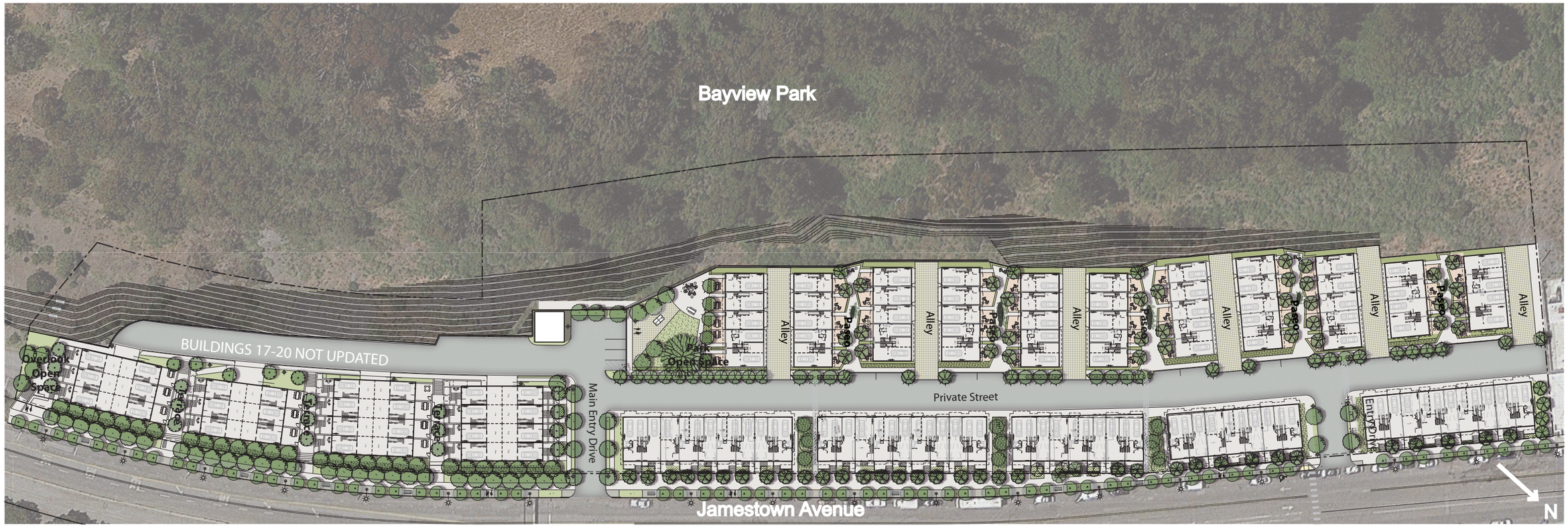
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PART III

LANDSCAPE





Concept Sketch Jamestown Avenue East End



Concept Sketch Jamestown Avenue West End

The proposed landscape design celebrates the distant landscape views to the Bay, the local native plants and biodiversity on the adjacent hillside at Bayview Park, and its local neighborhood context. Compliance with San Francisco's Green Landscaping Ordinance and Tier 2 of the San Francisco Water Efficient Landscape Ordinance has been integrated into a holistic planting design for the site.

The Jamestown sidewalk is an important part of a public trail to the park system adjacent to the Bay. Amenities including seating, bike repair, and shaded areas are provided to augment the rich planting along the walk.

STRADA INVESTMENT GROUP

JAMESTOWN
CANDLESTICK POINT
SAN FRANCISCO, CA

EINWILLERKUEHL LANDSCAPE ARCHITECTURE

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Landscape Site Plan

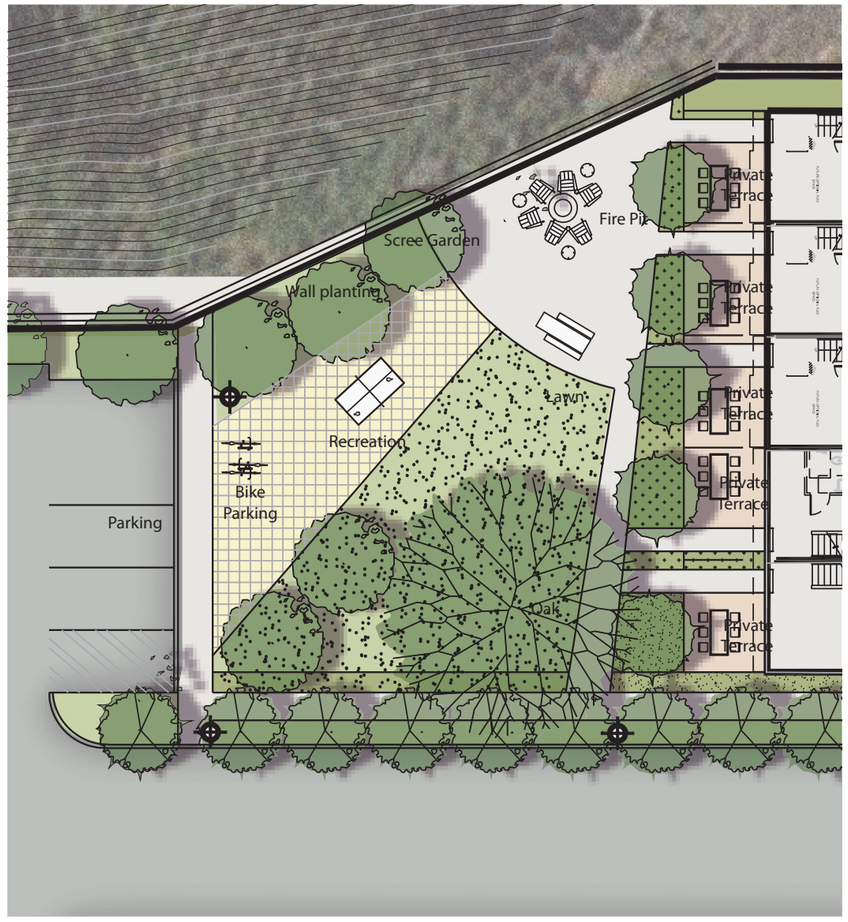
L1.0

Project Application
DATE: 06.05.2020
PROJECT: 348001

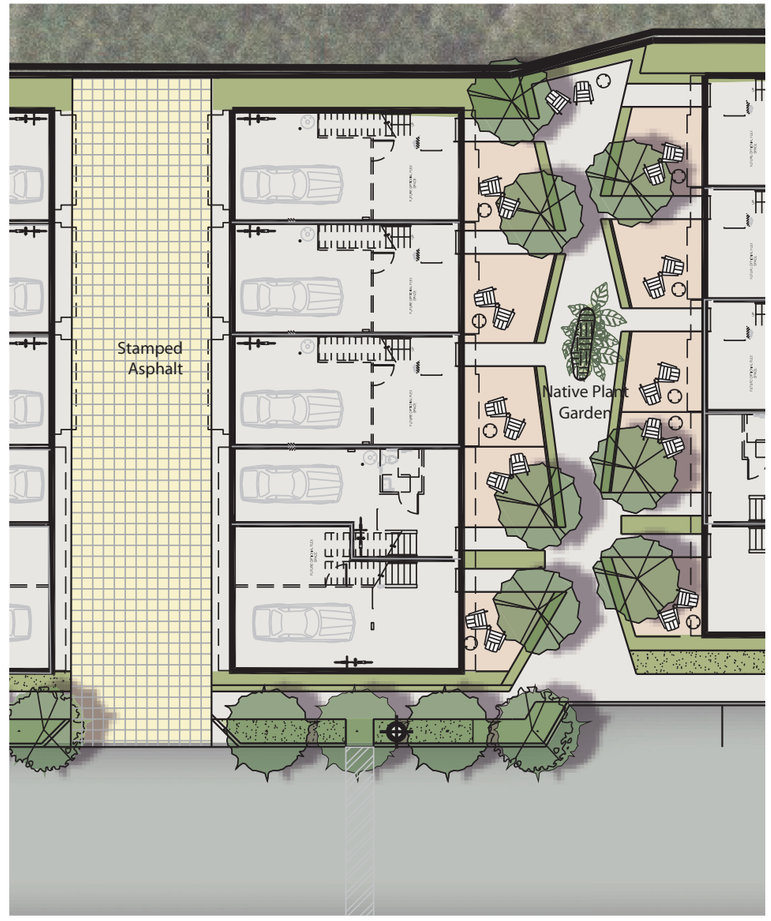
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Overlook Open Space Detail Plan



Park Open Space Detail Plan



Typical Alley and Paseo Detail Plan

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Landscape Detailed Site Plans
L2.0

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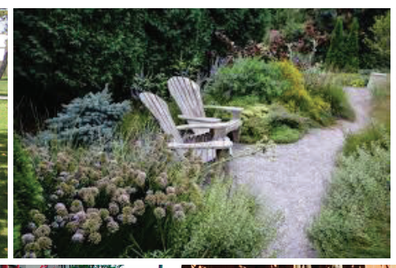


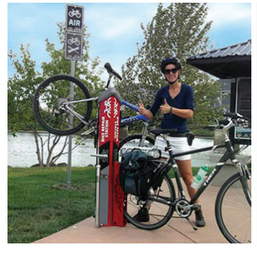





Planting Strategy: The proposed landscape planting strategy will be developed from the local context and geology. The adjacent hillside's serpentine soils will define a plant palette of native and serpentine tolerant plants. Planting within the developed areas of the project will be in harmony with this baseline condition--utilizing some of the plants seen on the hillside, but adapting the layout and composition of material to suit a variety of recreational and people driven programming.

Program Strategy: The proposed landscape program will include classic, practical elements that encourage a connected resilient community. Opportunities for passive and active as well as large groups and small groups are provided at a variety of places within the project. Along Jamestown Avenue a series of different gestures composed of planting, furniture, and site organization that addresses the public way and provides interest and opportunities for small park and plaza moments.






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Landscape Precedent Photos

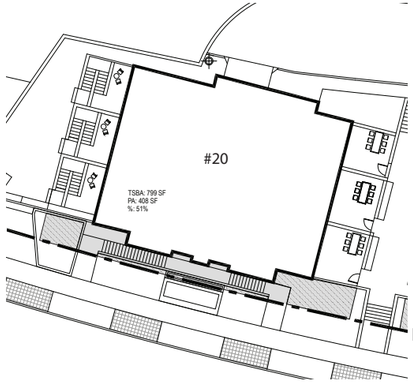
L3.0

Project Application

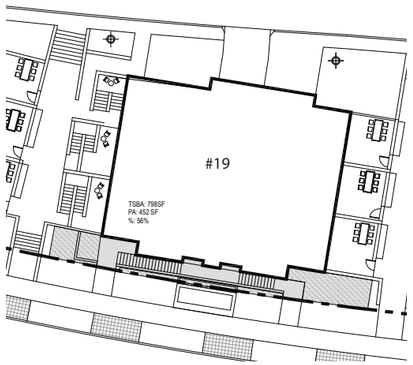
DATE: 06.05.2020

PROJECT: 348001

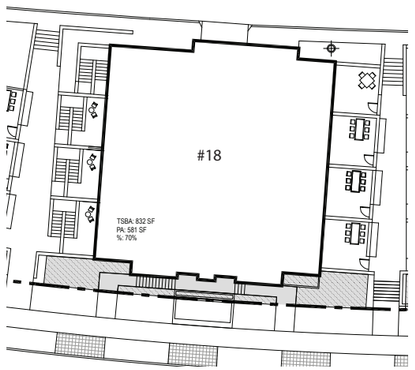
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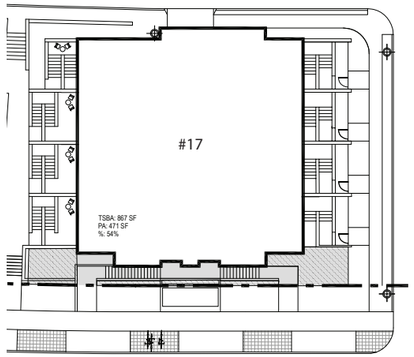
Building #20 Setback Calculations Scale 1" = 20'-0"



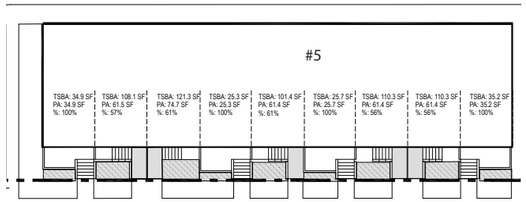
Building #19 Setback Calculations



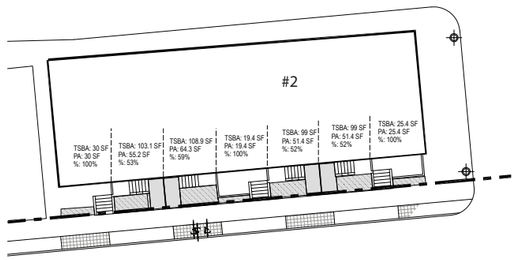
Building #18 Setback Calculations



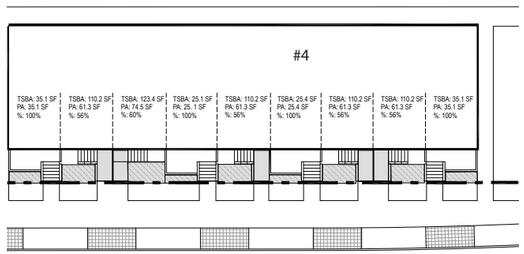
Building #17 Setback Calculations



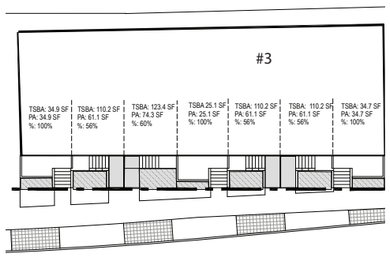
Building #5 Setback Calculations



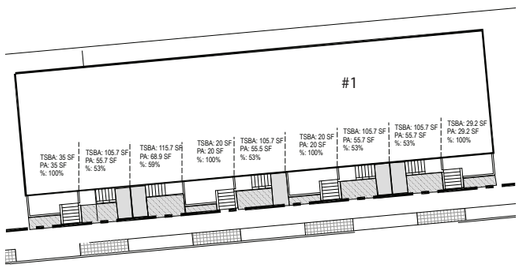
Building #2 Setback Calculations



Building #4 Setback Calculations



Building #3 Setback Calculations



Building #1 Setback Calculations

Planted Area
(= Permeable Area)

Impermeable Area

TSBA: Total Setback Area
PA: Planted Area
%: % Planted Area = % Permeable Area

0 30' 60' 120'

Scale 1" = 20'-0"

In compliance with the setback requirements from *Planning Code Section 132* in *Guide to San Francisco Green Landscapeing Ordinance*.

STRADA INVESTMENT GROUP

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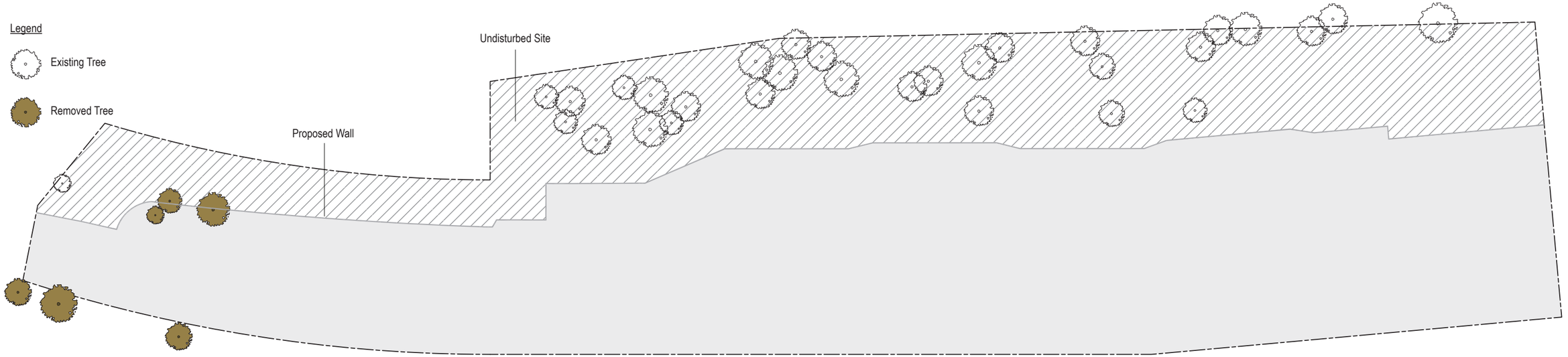
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Compliance with Green Landscape Ordinance

L4.0

Project Application
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PROJECT: 348001

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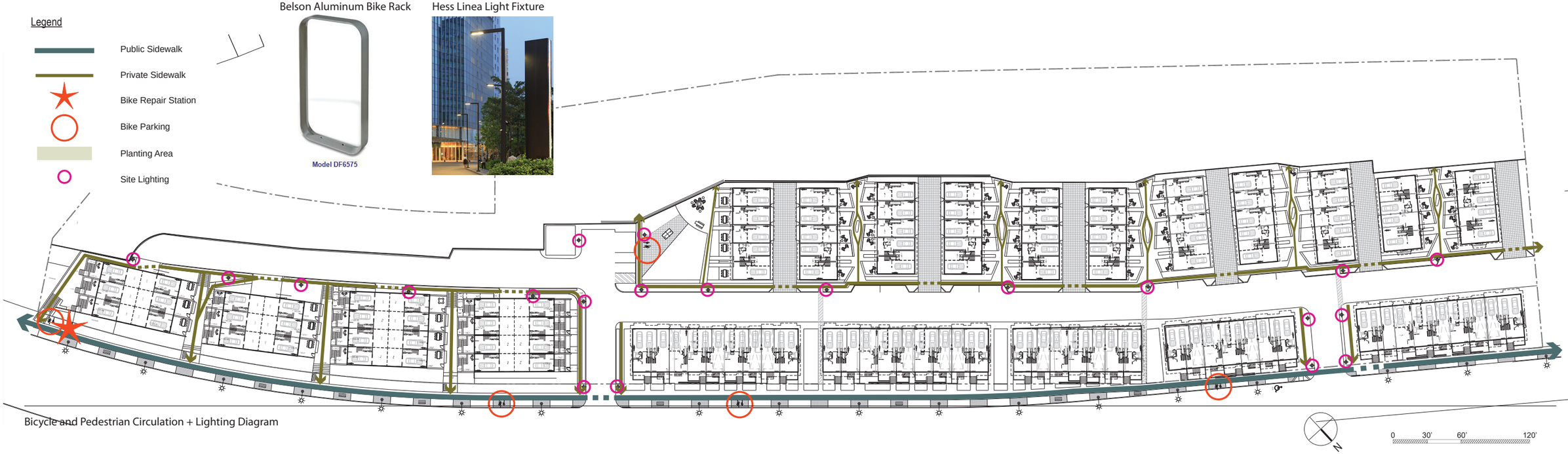


Tree Removal Diagram

Belson Aluminum Bike Rack

Model DF6575

Hess Linea Light Fixture



Bicycle and Pedestrian Circulation + Lighting Diagram

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Project Diagrams
L5.0

Project Application
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PROJECT: 348001

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Rubus pentelobus Bramble

PASEO PLANTERS



Polystichum munitum



Fragraria



Festuca spp.

FRONT YARD



Leymus condensatus



Erogonum spp.



Rhamnus californica

HEDGE



Symphoricarpos albus



Ceanothus spp.

STREET FURNISHING ZONE PLANTING



Cistus spp.,



Arctostaphlos spp.



California Fuchsia



Romneya coulteri

ACCENT PLANTING



Salvia spp.



Lantana spp.



Lavatera assurgentiflora



Carex Pansa

BIOSWALE



Sisyrinchium bellum



Nasella pulchra



Rhamnus californica



Achillea millefolium



Delta Bluegrass, Sodded

LAWN



Platanus racemosa "Roberts"

BIOSWALE TREE



Pinus radiata

PASEO TREE



Cupressus macrocarpa

PASEO TREE



Quercus suber

SPECIMEN OAK



Quercus lobata

FRONTAGE 1 TREE



Cercis occidentalis

FRONTAGE 2 TREE



Lyonothamnus floribundus

COURT TREE



Quercus agrifolia

STREET TREE

PLANTING CONCEPT STATEMENT

Located adjacent to the bayview hill park, the planting design will showcase local native plants that extend and connect to the existing native landscape. The planting design is created from durable native plants that have been proven to be succesful in the bayview in san francisco. The planting design of the public open space melds with the streetscape and provides variety throughout the site. Microclimates inform the planting selection and provide an opportunitiy to group plant families according to the variety of sun exposures on the site . In areas with more sun, low water plants are showcased and composed into large areas for bloom, fall color, and scale. Street trees will be installed at a minmimum 24" box size and bioswale plantings will comply with c3 requirements. Final planting design may vary from concept species based on plant availibility, quality, and overall design cohesiveness based on availabilty.

IRRIGATION CONCEPT STATEMENT

The irrigation design for the site shall comply with the state of california model water efficient landscape ordinance (title 23 - division 2-chapter 2.7) and the city of san francisco water efficient landscape standards. The irrigation systems will be automatically controlled by an et irrigation controller capable of multiple programming and independent timing of individual irrigation systems. The controller will have a 24-hour clock to allow multiple start times and repeat cycles to adjust for soil percolation rates. The irrigation systems will consist primarily of low volume, low flow bubblers for trees, point source drip irrigation for shrubs and groundcovers, and low flow irrigation for turf plantings. Plants will be grouped onto separate valves according to sun exposure and water use to allow for irrigation application by hydrozone. The irrigation scheduling will reflect the regional evapo-transpiration rates. The entire site will be designed to run during nighttime hours when irrigation is most efficient.

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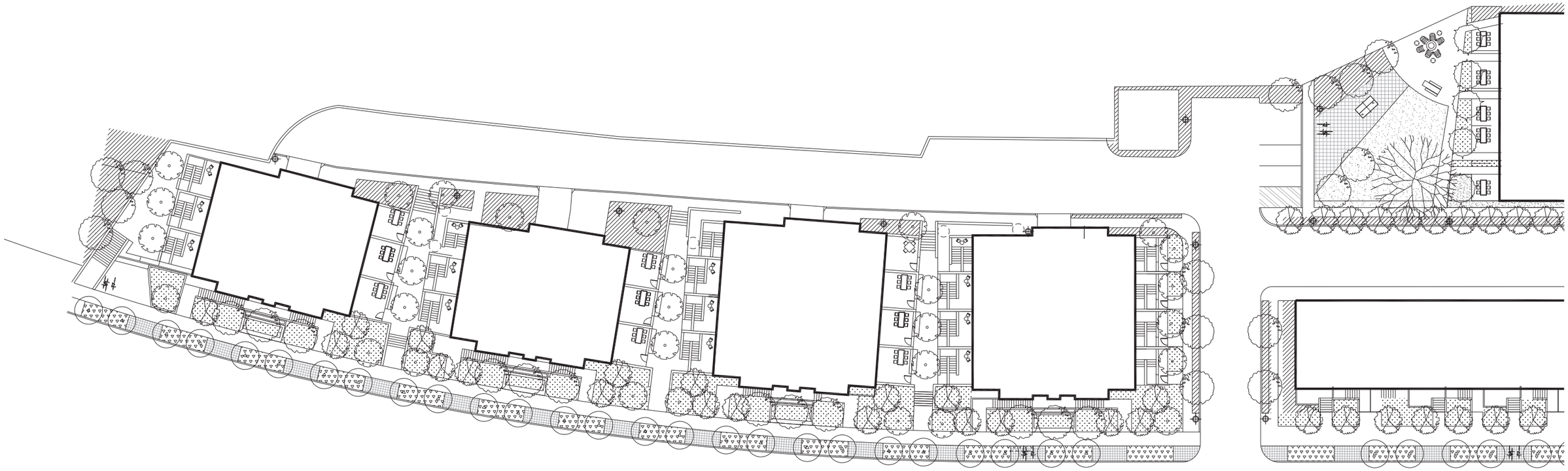
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Planting Palette
L6.0

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PROJECT: 348001

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PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Platanus racemosa "Roberts"	BIOSWALE TREE
	Pinus radiata, Cupressus macrocarpa	PASEO TREE
	Quercus suber	SPECIMEN OAK
	Cercis occidentalis	FRONTAGE 1 TREE
	Lyonothamnus floribundus	FRONTAGE 2 TREE
	Lophostemon Confertus	CORT TREE
	Quercus agrifolia	STREET TREE

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	Carex Pansa, Sisyrinchium bellum, Nasella pulchra, Rhamnus californica, Achillea millefolium	BIOSWALE
	Delta Blue Grass, Sodded	LAWN
	Rhamnus californica, Symphoricarpos albus	HEDGE
	Rubus pentelobus Bramble, Fragraria, Polystichum munitum	PASEO PLANTERS
	Ceanothus spp., Cistus spp., Arctostaphlos spp., California Fuchsia	STREET FURNISHING ZONE PLANTING
	Festuca spp., Leymus condensatus, Erogonum spp.	FRONT YARD
	Romneya coulteri, Salvia spp., Lantana spp., Lavatera assurgentiflora	ACCENT PLANTING

0 10' 20' 40'
SCALE: 1" = 20'-0"

STRADA INVESTMENT GROUP

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CANDLESTICK POINT
SAN FRANCISCO, CA

EINWILLER KUEHL LANDSCAPE ARCHITECTURE

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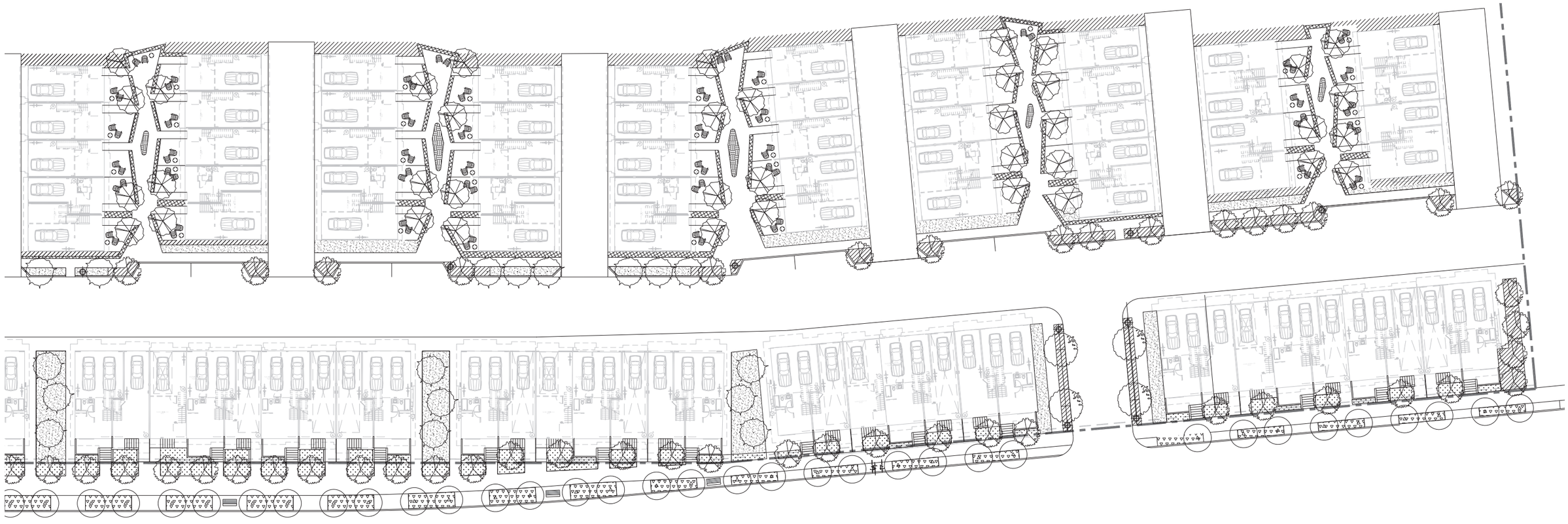
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Planting Plan
L7.0

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PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Platanus racemosa "Roberts"	BIOSWALE TREE
	Pinus radiata, Cupressus macrocarpa	PASEO TREE
	Quercus suber	SPECIMEN OAK
	Quercus lobata	FRONTAGE 1 TREE
	Cercis occidentalis	FRONTAGE 2 TREE
	Lyonothamnus floribundus	CORT TREE
	Quercus agrifolia	STREET TREE

PLANTING LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
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	Carex Pansa, Sisyrinchium bellum, Nasella pulchra, Rhamnus californica, Achillea millefolium	BIOSWALE
	Delta Blue Grass, Sodded	LAWN
	Rhamnus californica, Symphoricarpos albus	HEDGE
	Rubus pentelobus Bramble, Fragraria, Polystichum munitum	PASEO PLANTERS
	Ceanothus spp., Cistus spp., Arctostaphlos spp., California Fuchsia	STREET FURNISHING ZONE PLANTING
	Festuca spp., Leymus condensatus, Erogonum spp.	FRONT YARD
	Romneya coulteri, Salvia spp., Lantana spp., Lavatera assurgentiflora	ACCENT PLANTING

0 10' 20' 40'
SCALE: 1" = 20'-0"

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SAN FRANCISCO, CA

EINWILLERKUEHL LANDSCAPE ARCHITECTURE

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GARDEN PASEO



DOWNHILL VIEW



VIEW FROM JAMESTOWN



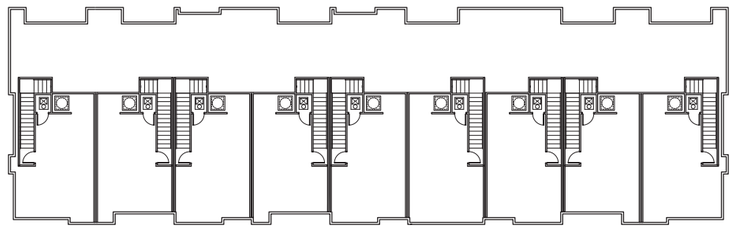
COMMUNITY PARK & CENTRAL DRIVE AISLE

PART IV

BUILDING TYPES

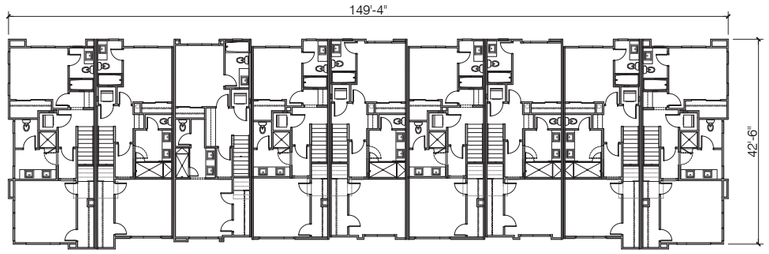
BUILDING TYPE A (9 PLEX)

EXAMPLE FOR BUILDINGS 1, 4 & 5



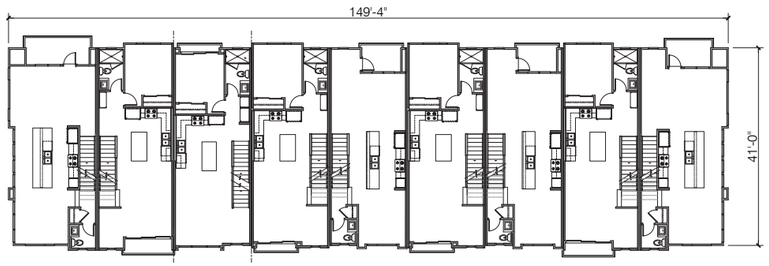
ROOF PLAN

BUILDING 1



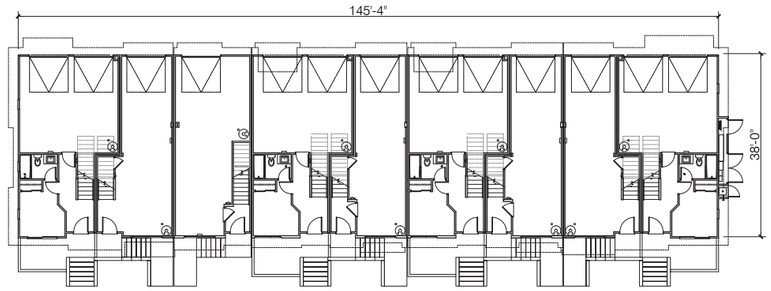
UPPER FLOOR PLAN

BUILDING 1



MAIN FLOOR PLAN

BUILDING 1



GROUND FLOOR PLAN

BUILDING 1



RENDERING



BUILDING TYPE A (9 PLEX) - FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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JAMESTOWN

CANDLESTICK POINT

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BLDG TYPE A (9 PLEX) - BLDG 1 (BLDGS. 4,5 SIM)

PRELIMINARY PROJECT ASSESSMENT APPLICATION	
ORIGINAL SUBMITTAL DATE:	MARCH 05, 2019
RESUBMITTAL DATE:	MARCH 09, 2020
RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

A4.0

SCALE: 3/16"=1'-0"

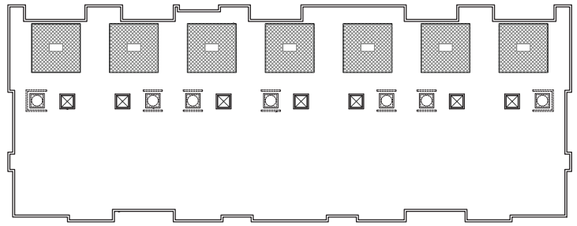
DATE: 06.25.2020

PROJECT: 348001

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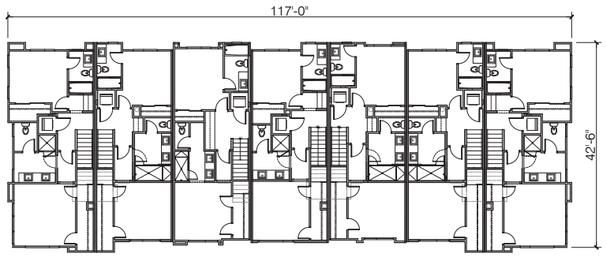
BUILDING TYPE A (7 PLEX)

EXAMPLE FOR BUILDINGS 2 & 3



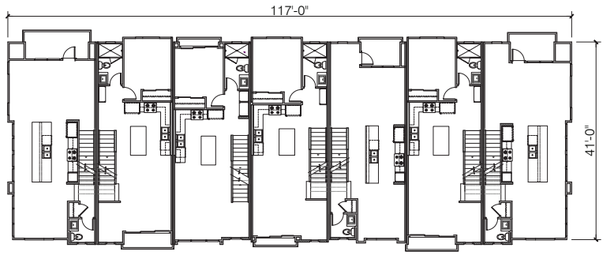
ROOF PLAN

BUILDING 2



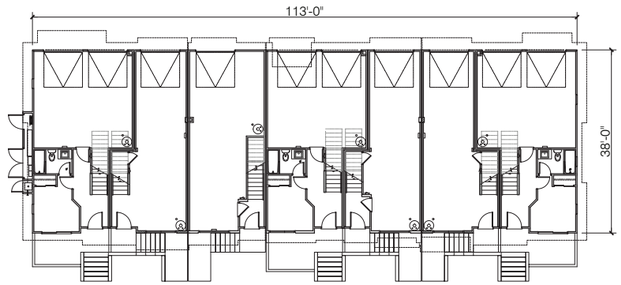
UPPER FLOOR PLAN

BUILDING 2



MAIN FLOOR PLAN

BUILDING 2



GROUND FLOOR PLAN

BUILDING 2



RENDERING



BUILDING TYPE A (7 PLEX) - FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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BLDG TYPE A (7 PLEX) - BLDG 2 (BLDG 3 SIM)

PRELIMINARY PROJECT ASSESSMENT APPLICATION

ORIGINAL SUBMITTAL DATE:	MARCH 05, 2019
RESUBMITTAL DATE:	MARCH 09, 2020
RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

A4.1

SCALE: 1/4"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

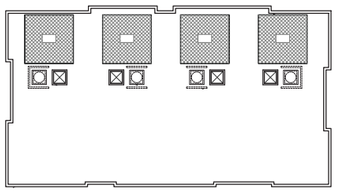
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BUILDING TYPE B (4 PLEX)

EXAMPLE FOR BUILDINGS 6 & 7

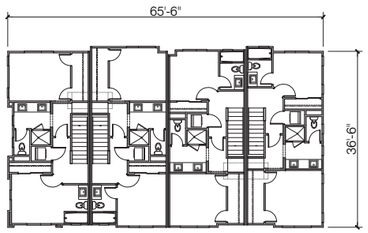


RENDERING



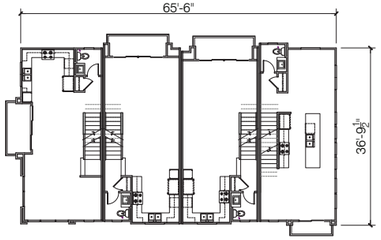
ROOF PLAN

BUILDING 6



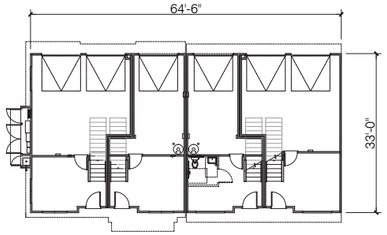
UPPER FLOOR PLAN

BUILDING 6



MAIN FLOOR PLAN

BUILDING 6



GROUND FLOOR PLAN

BUILDING 6



BUILDING TYPE B (4 PLEX) - FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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BLDG TYPE B (4 PLEX) - BLDG 6 (BLDGS. 7-16 SIM.)

PRELIMINARY PROJECT ASSESSMENT APPLICATION

ORIGINAL SUBMITTAL DATE:	MARCH 05, 2019
RESUBMITTAL DATE:	MARCH 09, 2020
RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

A4.2

SCALE: 1/4"=1'-0"

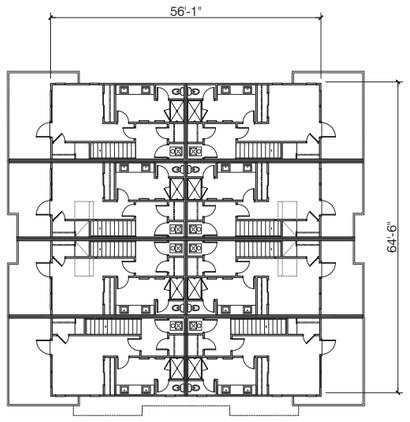
DATE: 06.25.2020

PROJECT: 348001

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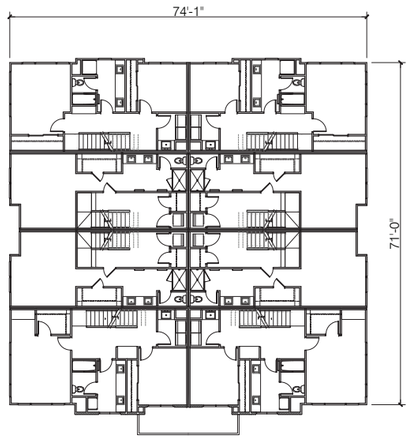
BUILDING TYPE C (8 PLEX)

EXAMPLE FOR BUILDINGS 17 & 18 (19 & 20 SIM.)



UPPER FLOOR PLAN

BUILDING 17

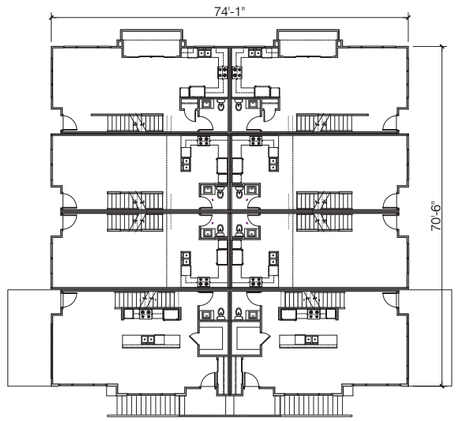


TOP FLOOR PLAN

BUILDING 17

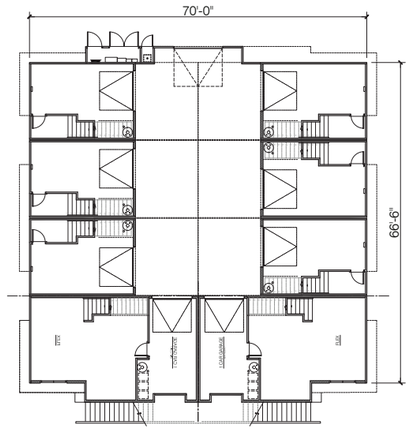


RENDERING



MAIN FLOOR PLAN

BUILDING 17



GROUND FLOOR PLAN

BUILDING 17



BUILDING TYPE C (8 PLEX) - FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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BLDG TYPE C (8 PLEX) - BLDG 17 (18-20 SIM.)

PRELIMINARY PROJECT ASSESSMENT APPLICATION

ORIGINAL SUBMITTAL DATE:	MARCH 05, 2019
RESUBMITTAL DATE:	MARCH 09, 2020
RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

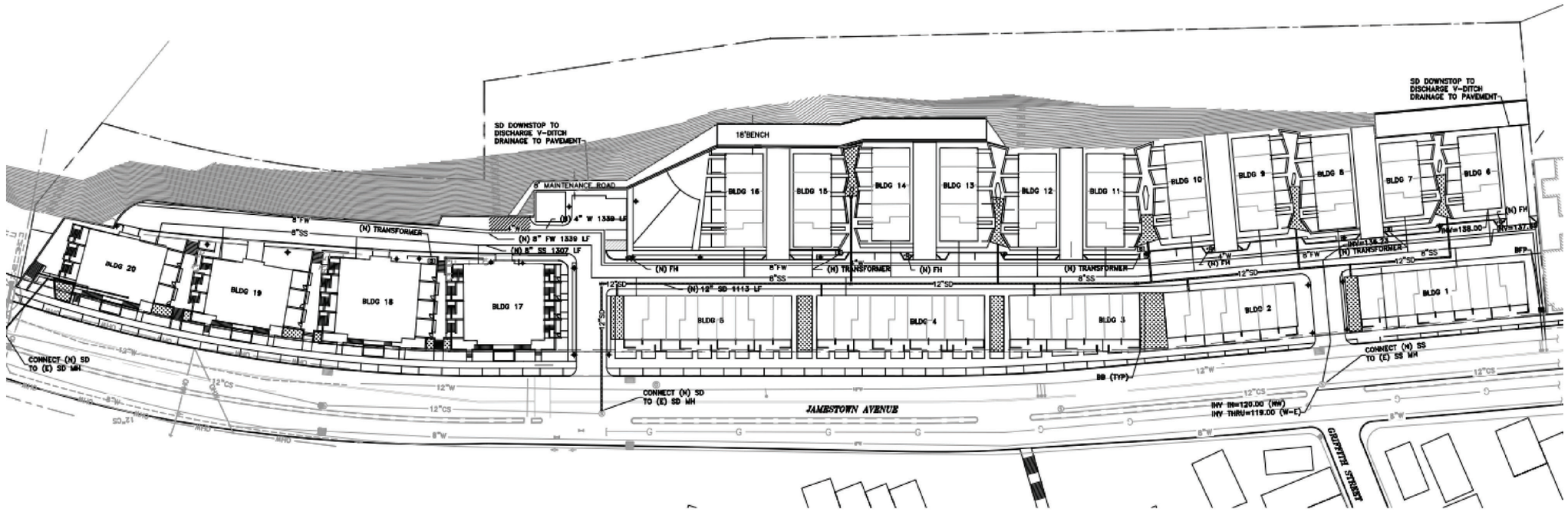
A4.3

SCALE: 3/16"=1'-0"

DATE: 06.25.2020

PROJECT: 348001

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PART V

CIVIL ENGINEERING

VESTING TENTATIVE PARCEL MAP
JAMESTOWN AVENUE (NO ADDRESS; BLOCK 4991; LOT 276)
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

GENERAL NOTES

1. OWNER: STRADA JAMESTOWN VENTURE, LLC
C/O STRADA INVESTMENT GROUP
101 MISSION STREET, SUITE 420
SAN FRANCISCO, CA 94105
(415) 263-9151
JESSE BLOUT, AUTHORIZED AGENT

2. CIVIL ENGINEER: FREYER & LAURETA, INC.
150 EXECUTIVE PARK BLVD, SUITE 4200
SAN FRANCISCO, CA 94134
(415) 534-7070
RICHARD LAURETA, RCE 055783

3. GEOTECHNICAL ENGINEER: ENGEO, INC.
101 CALIFORNIA STREET, SUITE 875
SAN FRANCISCO, CA 94111
(510) 717-7100
LEROY CHAN

4. ZONING CONFORMANCE: THE PLAN CONFORMS TO THE EXISTING RH-2 ZONING AND CALLS AN ADDENDUM TO THE PREVIOUSLY APPROVED 2010 CANDLESTICK POINT-HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PLAN PROJECT EIR (THE "CANDLESTICK EIR"). AMONG OTHER APPROVALS.

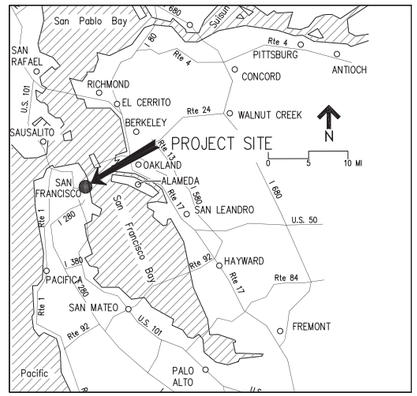
5. PROPOSED LAND USE: THE PROPOSED REDEVELOPMENT ENVISIONS THE CONSTRUCTION OF 122, 3-STORY ATTACHED TOWNHOME STYLE RESIDENCES TOTALING 160,434 SQ. THE COMMUNITY OF 20 NEW BUILDINGS WOULD BE INTERSPERSED WITH OPEN SPACE, INCLUDING A NEW CENTRAL COMMUNITY PARK AND PLAY AREA, AND SEVERAL GARDEN PASEOS THAT WOULD CONTRIBUTE TO AND ENHANCE THE EXISTING RESIDENTIAL COMMUNITY THAT SURROUNDS THE PROPERTY TODAY.

THE PROPOSED TOWNHOME-STYLE CONDOMINIUMS ARE SIMILAR IN STYLE, SIZE, AND DENSITY TO THE EXISTING TOWNHOME COMMUNITIES THAT IMMEDIATELY NEIGHBOR THE SITE AS WELL AS THOSE AT THE NEARBY SHIPYARDS DEVELOPMENT. THE TOWNHOMES WOULD RANGE FROM APPROXIMATELY 1,100 TO 1,550 SQUARE FEET WITH 67% OF HOMES WITH TWO BEDROOMS, TWO-AND-A-HALF BATHS AND 23% OF HOMES WITH THREE BEDROOMS, THREE-AND-A-HALF BATHS AND WOULD PROVIDE A RARE OWNERSHIP OPPORTUNITY SUITABLE TO FIRST-TIME SAN FRANCISCO HOME BUYERS. ADDITIONALLY, APPROXIMATELY TWO-THIRDS OF THE HOMES WOULD INCLUDE PRIVATE ROOF DECKS AND/OR BALCONIES.

6. DIMENSIONS: ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.

SHEET INDEX

1	COVER SHEET
2-3	EXISTING SITE CONDITIONS
4	PROPOSED PARCELIZATION
5	STREET IMPROVEMENTS
6	STREET CROSS SECTIONS
7	UNDERGROUND UTILITY PLAN
8	GRADING PLAN
9	STORM WATER MANAGEMENT PLAN
10	EROSION CONTROL PLAN
11-13	SFFD FIRE TRUCK ACCESS
14	PARKING AND STRIPING PLAN



VICINITY MAP
NO SCALE



SITE PLAN
NO SCALE

SURVEYOR'S STAMP

[FOR EXAMINATION ONLY]

PROFESSIONAL LAND SURVEYOR CURT CHAPPELL PLS 7992 STATE OF CALIFORNIA

CURT CHAPPELL, PLS
SURVEYOR
FREYER & LAURETA, INC.

DATE

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

[FOR EXAMINATION ONLY]

REGISTERED PROFESSIONAL ENGINEER JEFFREY J. TARANTINO C-063936 CIVIL STATE OF CALIFORNIA

JEFFREY J. TARANTINO, P.E.
VICE PRESIDENT
FREYER & LAURETA, INC.

DATE

STRADA INVESTMENT GROUP

JAMESTOWN
CANDLESTICK POINT
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DESIGNED: LEK
DRAWN: JKL
CHECKED: JJT

COVER SHEET
SHEET 1 OF 14

SCALE: NTS
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

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SYMBOLS

- ACCESSIBLE RAMP
- AREA LIGHT
- BACK FLOW PREVENTOR
- BENCHMARK
- ELECTRICAL BOX
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- GAS METER
- GAS VALVE
- GUY WIRE ANCHOR
- MONITORING WELL
- STORM DRAIN MANHOLE
- SEWER CLEANOUT
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- STREET SIGN
- JOINT UTILITY POLE
- STREET LIGHT
- STREET LIGHT BOX
- STORM DRAIN INLET
- SURVEY POINT W/ DESCRIPTION AND GRADE (EP 100.00)
- TREE WITH DRIPLINE

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AC	ASPHALTIC CONCRETE
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BOW	BACK OF WALK
BRK	BRICK
C	CONCRETE
CB	CATCH BASIN
CMW	CONCRETE MASONRY WALL
CRN	CROWN OF PAVEMENT
DEC	DECORATIVE
DI	DRAINAGE INLET
DLTE	DAYLIGHT POINT OF GRADE
DS	DOWN SPOUT
DW	DRIVEWAY
DOC.	DOCUMENT NUMBER
EB	ELECTRIC BOX
EP	EDGE OF ASPHALT PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FNC	FENCE-HEIGHT & TYPE NOTED
GB	GRADE BREAK
GM	GAS METER
GW	GUY WIRE ANCHOR
GV	GAS VALVE
HBIB	HOSE BIB
HCR	ACCESSIBLE RAMP
HV VLT	HIGH VOLTAGE UTILITY VAULT
HYD	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
INV	FLOW LINE INVERT
JUP	JOINT UTILITY POLE
LIP	LIP OF GUTTER
LOW	LOW POINT OF GRADE
MH	MANHOLE
NG	NATURAL GROUND
O.R.	OFFICIAL RECORDS, SANTA CLARA CO.
P.T.R.	PER TITLE REPORT
RF HT	ROOF HEIGHT
SCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SLITE	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
SQ. FT.	SQUARE FEET
SW	SIDEWALK
T 22"	TREE W/ 22" DIAMETER TRUNK
TC	TOP OF CURB AT FACE
TFW	TOP OF WALL AT FACE
VG	VALLEY GUTTER
WM	WATER METER
WRW	WOOD RETAINING WALL
WM	WATER METER
WV	WATER VALVE

LINE TYPES

- BOUNDARY LINES
- CENTERLINE
- EASEMENT
- PROPERTY LINE
- STREET RIGHT-OF-WAY
- SUBJECT PROPERTY BOUNDARY
- EXISTING UTILITY LINES
- GAS LINE
- UNDERGROUND ELECTRICAL
- OVERHEAD UTILITY LINE(S)
- SEWER LINE (10" VCP)
- STORM LINE (24" RCP)
- TELECOMMUNICATIONS LINE
- WATER LINE
- MISCELLANEOUS LINES
- FENCE LINE – HEIGHT NOTED
- CURB AND GUTTER
- STRIPING
- WALL
- CONTOUR LINE – MAJOR INTERVAL
- CONTOUR LINE – MINOR INTERVAL
- BUILDING FOOTPRINT
- CONCRETE
- CONCRETE GRADE BREAK

UTILITY NOTE

THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM SURFACE OBSERVATION AND FACILITIES MAPS. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SURVEY NOTE

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.

PROJECT BENCHMARK

ELEVATION: 16.188 FEET
DATUM: CCSF-VD13
POINT I.D.: BM 10514

DESCRIPTION: 1/2" DOMED STEEL ANCHOR PIN

LOCATION: NORTHEAST CORNER OF HARNEY WAY @ EXECUTIVE PARK. IN CONCRETE CURB. 1' EASTERLY OF BEGINNING OF CURB RETURN. 0.3' RADIAL FROM FACE OF CURB.

BASIS OF BEARINGS

THE BEARING OF SOUTH 31°33'00" EAST (BASIS OF BEARINGS), FOR THE WESTERLY RIGHT-OF-WAY LINE OF JAMESTOWN AVENUE, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN PARCEL MAP BOOK 45, AT PAGE 10, SAN FRANCISCO COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

EXISTING SITE SLOPE

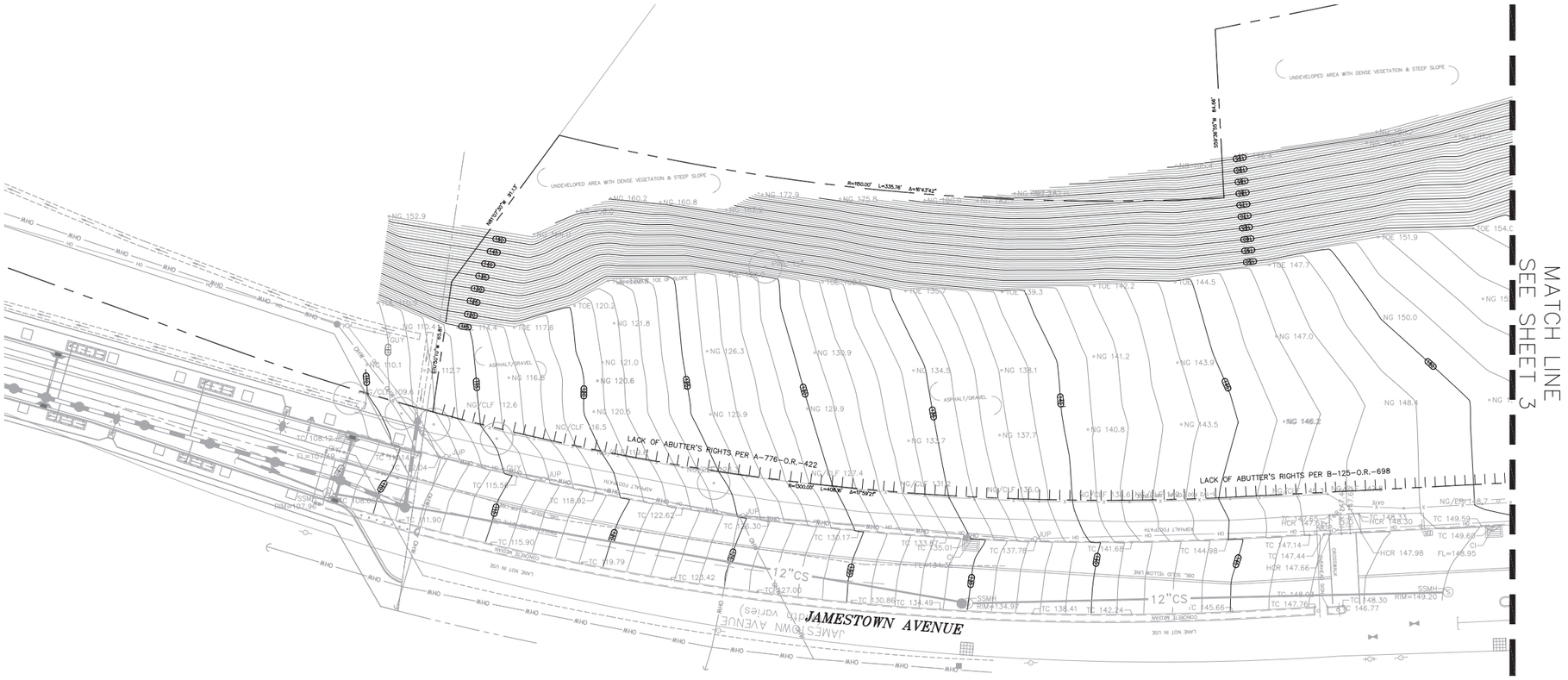
THE AVERAGE EXISTING ELEVATION OF THE SITE IS ELEVATION 149. THE AVERAGE SLOPE OF EXISTING SITE IS 25% WITH 57% OF THE SITE HAVING AN EXISTING SLOPE LESS THAN 10%.

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



STRADA INVESTMENT GROUP

JAMESTOWN
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DESIGNED: LEK
DRAWN: JKL
CHECKED: JJT

EXISTING SITE CONDITIONS

SHEET 2 OF 14

SCALE: 1" = 30'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

©HUNT HALE JONES ARCHITECTS

SYMBOLS

- ACCESSIBLE RAMP
- AREA LIGHT
- BACK FLOW PREVENTOR
- BENCHMARK
- ELECTRICAL BOX
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- GAS METER
- GAS VALVE
- GUY WIRE ANCHOR
- MONITORING WELL
- STORM DRAIN MANHOLE
- SEWER CLEANOUT
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- STREET SIGN
- JOINT UTILITY POLE
- STREET LIGHT
- STREET LIGHT BOX
- STORM DRAIN INLET
- SURVEY POINT W/ DESCRIPTION AND GRADE (EP 100.00 +)
- TREE WITH DRIPLINE

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AC	ASPHALTIC CONCRETE
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BOW	BACK OF WALK
BRK	BRICK
C	CONCRETE
CI	CAST IRON
CMW	CONCRETE MASONRY WALL
CRN	CROWN OF PAVEMENT
DEC	DECORATIVE
DI	DRAINAGE INLET
DLITE	DAYLIGHT POINT OF GRADE
DS	DOWN SPOUT
DW	DRIVEWAY
DOC.	DOCUMENT
EB	ELECTRICAL BOX
EP	EDGE OF ASPHALT PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FNC	FENCE-HEIGHT & TYPE NOTED
GB	GRADE BREAK
GM	GAS METER
GUY	GUY WIRE ANCHOR
GV	GAS VALVE
HOSE BIB	HOSE BIB
HOR	ACCESSIBLE RAMP
HV VLT	HIGH VOLTAGE UTILITY VAULT
HYD	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
INV	FLOW LINE INVERT
JUP	JOINT UTILITY POLE
LIP	LIP OF GUTTER
LOW	LOW POINT OF GRADE
MH	MANHOLE
NG	NATURAL GROUND
O.R.	OFFICIAL RECORDS, SANTA CLARA CO.
P.T.R.	PER TITLE REPORT
RF HT	ROOF HEIGHT
SCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SLITE	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
SQ. FT.	SQUARE FEET
SW	SIDEWALK
T 22"	TREE W/ 22" DIAMETER TRUNK
TC	TOP OF CURB AT FACE
TFW	TOP OF WALL AT FACE
VG	VALLEY GUTTER
WM	WATER METER
WRW	WOOD RETAINING WALL
WM	WATER METER
WV	WATER VALVE

LINE TYPES

- BOUNDARY LINES
- CENTERLINE
- EASEMENT
- PROPERTY LINE
- STREET RIGHT-OF-WAY
- SUBJECT PROPERTY BOUNDARY
- EXISTING UTILITY LINES
- GAS LINE
- UNDERGROUND ELECTRICAL
- OVERHEAD UTILITY LINE(S)
- SEWER LINE (10" VCP)
- STORM LINE (42" RCP)
- TELECOMMUNICATIONS LINE
- WATER LINE
- MISCELLANEOUS LINES
- FENCE LINE – HEIGHT NOTED
- CURB AND GUTTER
- STRIPING
- WALL
- CONTOUR LINE – MAJOR INTERVAL
- CONTOUR LINE – MINOR INTERVAL
- BUILDING FOOTPRINT
- CONCRETE
- CONCRETE GRADE BREAK

UTILITY NOTE

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PROJECT BENCHMARK

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DATUM: CCSF-VD13
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BASIS OF BEARINGS

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EXISTING SITE SLOPE

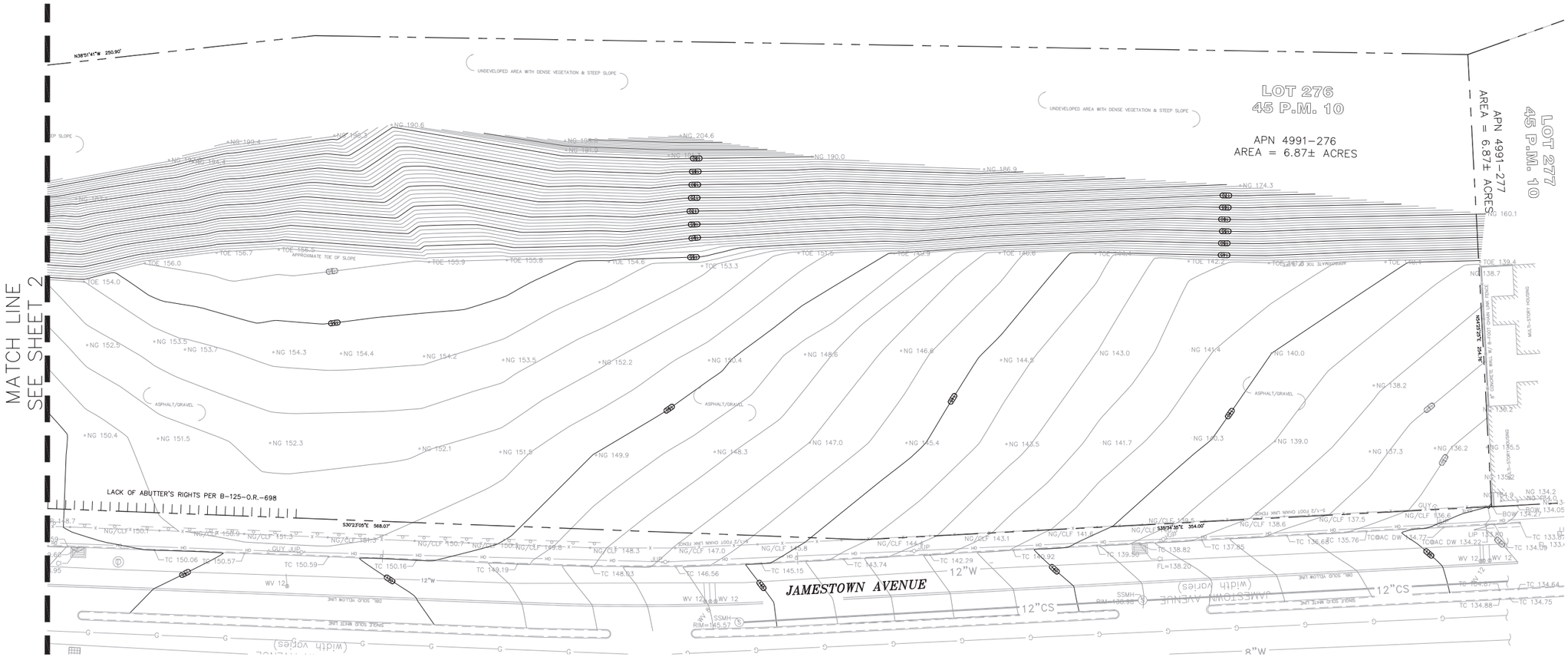
THE AVERAGE EXISTING ELEVATION OF THE SITE IS ELEVATION 149. THE AVERAGE SLOPE OF EXISTING SITE IS 25% WITH 57% OF THE SITE HAVING AN EXISTING SLOPE LESS THAN 10%.

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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DESIGNED: LEK
DRAWN: JKL
CHECKED: JJT

EXISTING SITE CONDITIONS

SHEET 3 OF 14

SCALE: 1" = 30'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

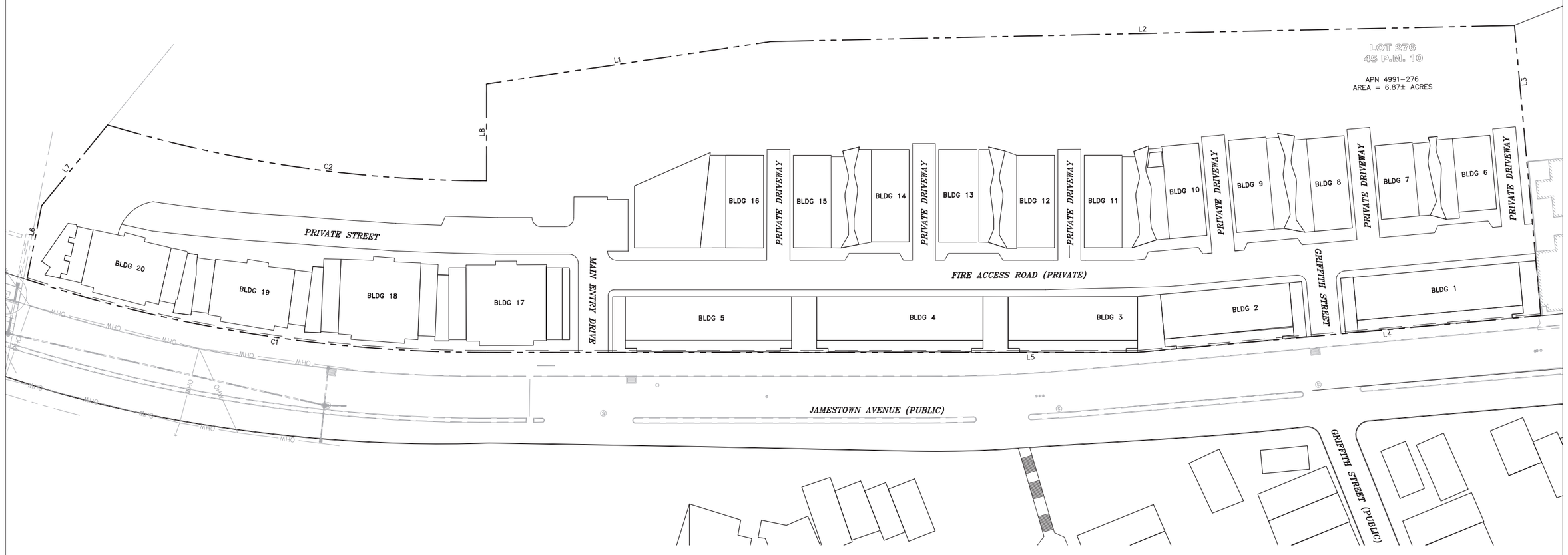
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LEGEND

— — — —	PROPOSED LOT BOUNDARY
————	PROPOSED IMPROVEMENTS
C#	CURVE NUMBER
L##	LINE NUMBER
BLDG #	BUILDING NUMBER

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	250.90	N38°51'41"W
L2	649.56	N31°37'46"W
L3	254.76	N54°25'25"E
L4	354.00	S35°34'35"E
L5	568.07	S30°23'05"E
L6	65.81	S70°50'10"W
L7	91.13	N81°07'30"W
L8	84.66	S59°36'55"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	408.16	1300.00	17°59'21"
C2	335.76	1150.00	16°43'42"



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DESIGNED: LEK
DRAWN: JKL
CHECKED: JJT

PROPOSED PARCELIZATION

SHEET 4 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

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LEGEND

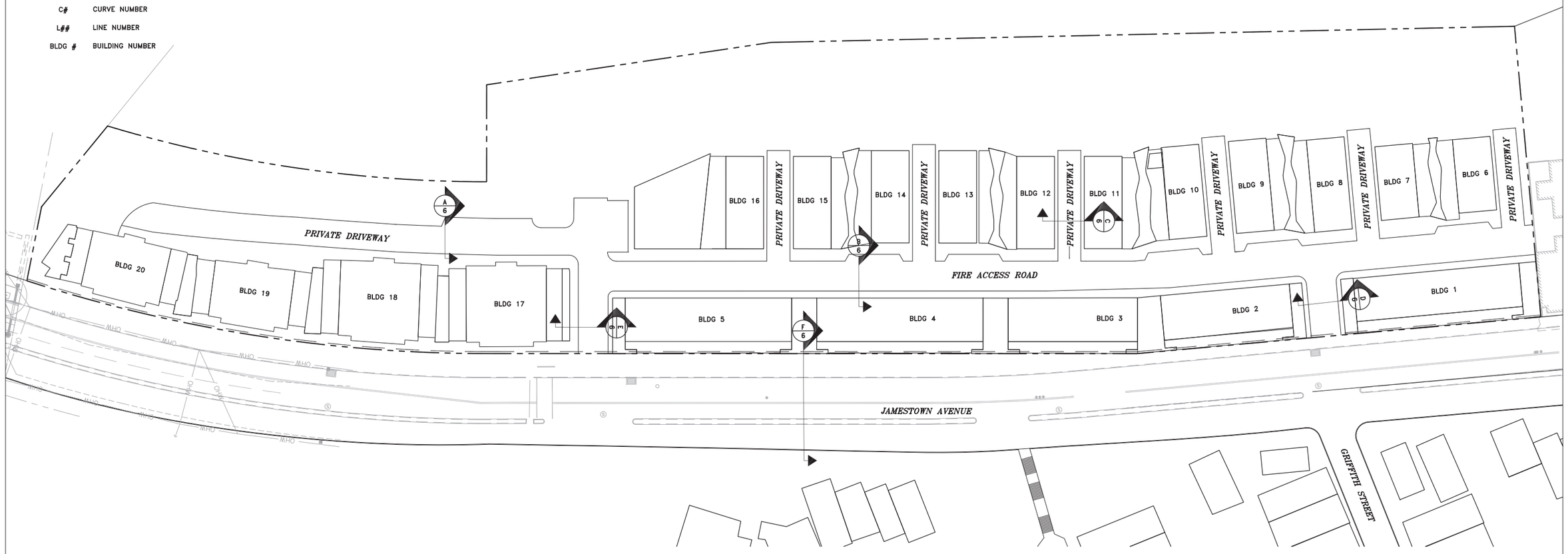
PROPOSED LOT BOUNDARY

PROPOSED IMPROVEMENTS

C# CURVE NUMBER

L## LINE NUMBER

BLDG # BUILDING NUMBER



STRADA INVESTMENT GROUP

JAMESTOWN

CANDLESTICK POINT
SAN FRANCISCO, CA

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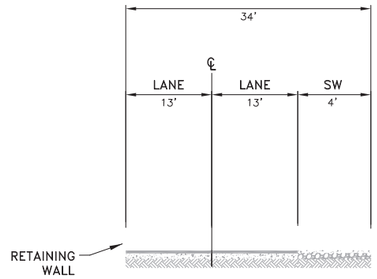
DESIGNED: LEK
DRAWN: JKL
CHECKED: JJT

STREET IMPROVEMENTS

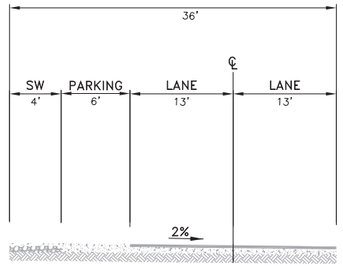
SHEET 5 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

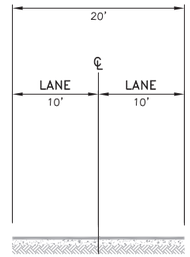
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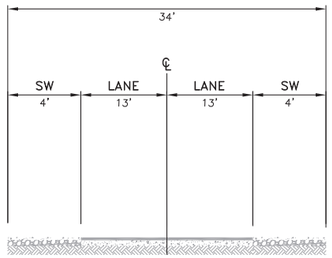
A — PRIVATE STREET



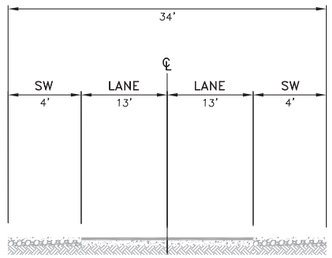
B — FIRE ACCESS ROAD



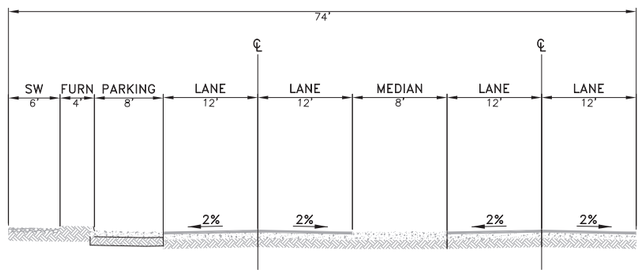
C — PRIVATE DRIVEWAY



D — NORTH ENTRY



E — SOUTH ENTRY



F — JAMESTOWN AVENUE

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STREET CROSS SECTIONS

SHEET 6 OF 14

SCALE: NTS
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

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LEGEND

- PROPERTY LINE
- CENTER LINE
- SS — SANITARY SEWER
- SD — STORM DRAIN
- FW — FIRE WATER
- W — WATER
- BUILDING PAD ELEVATION
- PROPOSED BIORETENTION
- FIRE HYDRANT
- TRANSFORMER
- BACKFLOW PREVENTER
- MH — STORM DRAIN MANHOLE
- WM — WATER METER
- WATER VALVE

ABBREVIATIONS

BB	BIORETENTION BASIN
BFP	BACK FLOW PREVENTER
BMP	BEST MANAGEMENT PRACTICES
BLDG	BUILDING
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
FW	FIRE WATER
INV	INVERT
MH	MANHOLE
(N)	NEW
(TYP)	TYPICAL
SS	SANITARY SEWER
W	WATER

NOTES

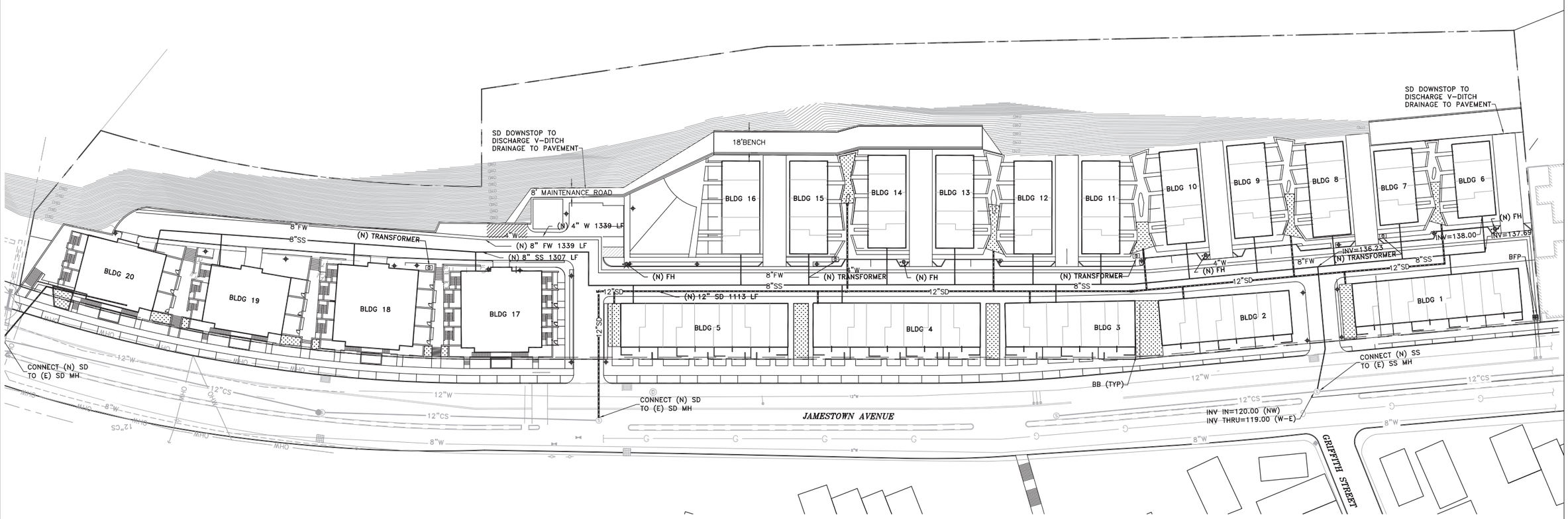
1. EXISTING SURFACE FEATURES WERE OBTAIN FROM TOPOGRAPHIC SURVEY DATED SEPTEMBER 7, 2018.
2. INVERT ELEVATIONS REFLECT AS-BUILT RECEIVED BY SAN FRANCISCO PUBLIC UTILITIES COMMISSION, EXTENSION OF JAMESTOWN AVENUE GILROY ST. TO HUNTERS PT. SERV. ROAD, DATED JUNE 24, 1958.
3. 8" AND 12" POTABLE WATER LINE REFLECT AS-BUILTS RECEIVED BY SAN FRANCISCO WATER DEPARTMENT DATED JUNE 11, 2018
4. GAS LINE REFLECT AS-BUILTS RECEIVED BY PG&E DATED JUNE 15, 2018
5. TELECOMMUNICATION LINE REFLECT AS-BUILTS SHEET 153-154 RECEIVED BY AT&T DATED, NOVEMBER 8. 2000.
6. ELECTRIC TRANSFORMERS ARE ABOVE GRADE.
7. PER FIELD FLOW TEST PERFORMED BY SFPUC, THE AVAILABLE STATIC PRESSURE IS 39 PSI, THE AVAILABLE RESIDUAL PRESSURE IS 30 PSI, AND THE FLOW IS 200 GPM FROM THE EXISTING 8-INCH MAIN ON JAMESTOWN.

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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UTILITY PLAN

SHEET 7 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

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LEGEND

- PROPERTY LINE
- CENTER
- CURB
- TC 121.74 — SURFACE ELEVATION
- FFE=100.0 — AVERAGE SLAB ELEVATIONS
- BUILDING PAD BOUNDARY
- 150 — EXISTING 1FT CONTOURS
- DRAIN STRUCTURE
- GRADE BREAK

ABBREVIATIONS

EP	EDGE OF PAVEMENT
(E)	EXISTING
(N)	NEW
SF	SQUARE FEET
TC	TOP OF CURB
BMP	BEST MANAGEMENT PRACTICE (BIORETENTION)
(TYP)	TYPICAL
BW	BOTTOM OF WALL
TW	TOP OF WALL
WH	WALL HEIGHT

CUT AND FILL CALCULATIONS

PROPOSED TOTAL CUT = 7,451 CUBIC YARDS
PROPOSED TOTAL FILL = 3,417 CUBIC YARDS

NET TOTAL CUT = 4,034 CUBIC YARDS

WALL ELEVATION DATA TABLE			
POINT NO.	TW	BW	WH
P1	131.00	128.00	3.00
P2	145.00	145.00	0.00
P3	150.00	147.00	2.00
P4	149.50	147.00	2.00
P5	173.50	148.39	25.11
P6	167.00	148.23	18.77
P7	162.50	153.64	8.86
P8	168.50	155.09	13.41
P9	163.00	154.93	14.39
P10	191.50	177.90	13.60
P11	177.00	153.50	23.50
P12	178.50	170.90	7.60
P13	170.00	153.50	16.50
P14	182.50	172.40	10.10
P15	171.50	152.50	19.00

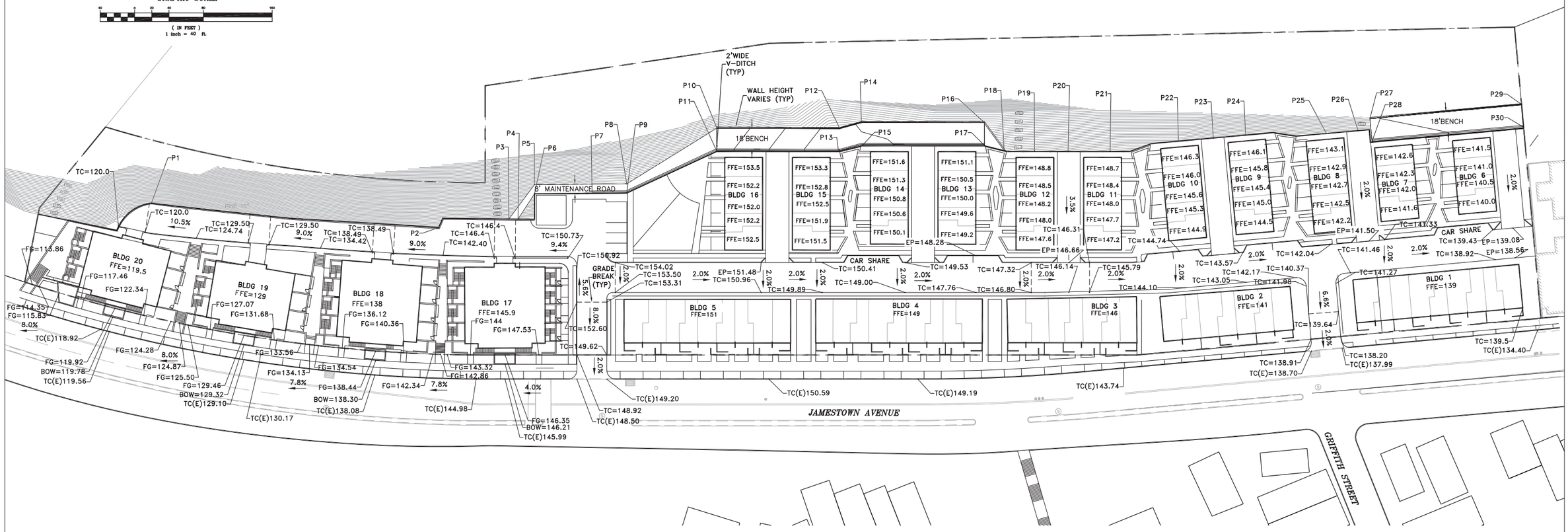
WALL ELEVATION DATA TABLE			
POINT NO.	TW	BW	WH
P16	186.50	173.90	12.60
P17	173.50	152.00	21.50
P18	169.00	149.30	19.60
P19	167.00	148.80	18.20
P20	165.00	148.75	16.25
P21	163.00	148.70	14.30
P22	169.00	146.30	22.70
P23	168.00	146.20	21.80
P24	168.00	146.10	21.90
P25	165.00	143.10	21.90
P26	165.50	143.41	22.09
P27	173.50	159.90	13.60
P28	159.00	143.60	15.40
P29	174.50	161.90	12.60
P30	161.00	141.50	19.50

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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GRADING PLAN

SHEET 8 OF 14

SCALE: 1" = 40'
DATE: 06.26.2020
PROJECT: 275002
SITE PERMIT APPLICATION

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LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING PAD BOUNDARY
- DRAINAGE MANAGEMENT AREA
- SD SCHEMATIC PIPE WITH FLOW DIRECTION
- ROOF SLOPE BRAKE LINE
- PROPOSED BIORETENTION BASIN
- SURFACE FLOW
- ROOF DISCHARGE TO BIORETENTION BASIN

ABBREVIATIONS

BB	BIORETENTION BASIN
BMP	BEST MANAGEMENT PRACTICE (BIORETENTION)
DMA	DRAINAGE MANAGEMENT AREA
(SF)	SQUARE FEET
(TYP)	TYPICAL

NOTES

1. THIS STORM WATER MANAGEMENT PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE.
2. TABLE IS NOT UPDATED TO CURRENT PLAN SHOWN.

STORMWATER CALCULATIONS

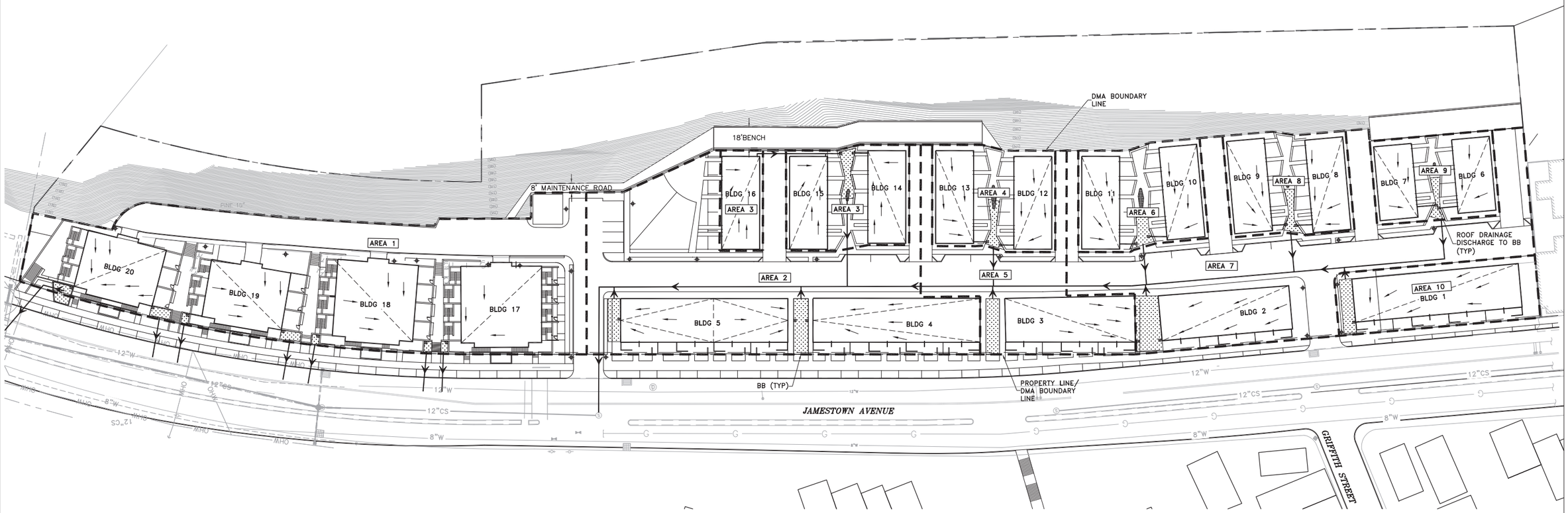
DMA BOUNDARY	AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP REQUIRED (SF)
AREA 1	41,057	39,358	1,699	1,200
AREA 2	41,169	39,803	1,366	1,235
AREA 3	10,982	10,594	388	329
AREA 4	9,422	9,111	311	283
AREA 5	7,592	6,678	914	227
AREA 6	9,767	9,458	309	293
AREA 7	29,600	28,608	992	888
AREA 8	9,383	9,099	284	281
AREA 9	7,864	7,616	248	236
AREA 10	9,520	8,994	526	286

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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STORM WATER MANAGEMENT PLAN

SHEET 9 OF 14

SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

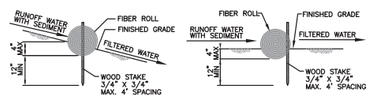
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LEGEND

- PROPERTY LINE
- CENTER LINE
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- INLET CAPTURE BAG
- (150)

ABBREVIATIONS

BFP	BEST MANAGEMENT PRACTICES
BMP	BACK FLOW PREVENTER
BLDG	BUILDING
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
INV	INVERT
MH	MANHOLE
(N)	NEW
(TYP)	TYPICAL



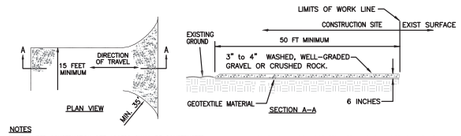
ENTRENCHMENT DETAIL IN SLOPE AREA

ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT AND STAKES PLACED AT THE ENDS IN ORDER TO PREVENT "GAPS FROM OPENING BETWEEN THE ROLLS.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
4. EXACT LOCATION OF FIBER ROLL INSTALLATION FOR EACH SITE SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.

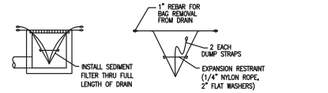
1 FIBER ROLL DETAIL
SCALE: NO SCALE



NOTES

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" (76 MM TO 102 MM) WASHED, WELL-GRADED GRAVEL OR CRUSHED ROCK. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 6 INCHES (150 MM).
2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50 FEET (15 METERS). WIDTH SHALL BE A MIN. OF 15 FT (4.5 METERS) OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII TO COVER ENTIRE ENTRANCE. ALL VEHICLES LEAVING SITE SHALL REMAIN COMPLETELY ON "STABILIZED ENTRANCE" PRIOR TO ENTERING PAVED RIGHT OF WAY.
3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS IS SPECIFIED IN NOTE 1. PERIODIC ROLLING COMPACTION OF THE ENTRANCE SHALL BE PERFORMED TO MAINTAIN CONSOLIDATION OF THE ROCK AND ENTRANCE THICKNESS.
4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL. WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.
5. LOCATIONS FOR ALTERNATE/ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE COVERED UNDER THE SWPPP.
6. EXACT LOCATION OF STABILIZED CONSTRUCTION ENTRANCE SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND WILL BE DEFINED BY THE CONTRACTOR BASED ON THEIR MEANS AND METHODS FOR CONSTRUCTING AND CONTROLLING THE SITE.

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NO SCALE



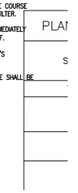
INSTALLATION DETAIL

BAG DETAIL

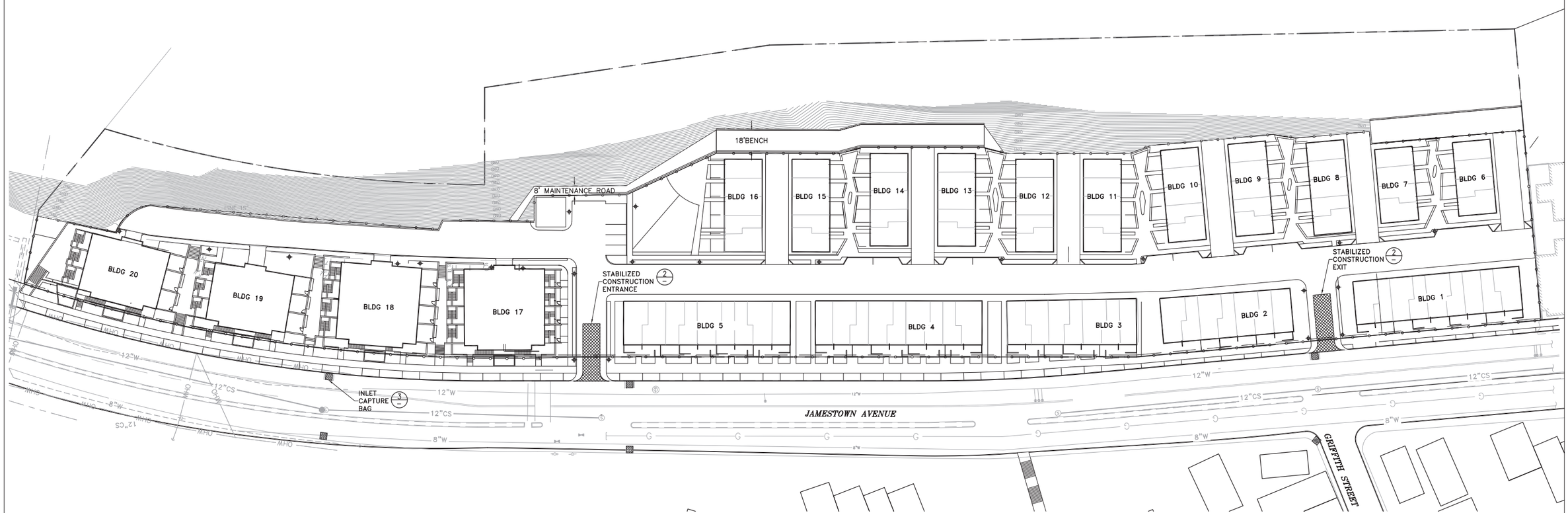
NOTES:

1. SEDIMENT FILTERS SHALL BE INSPECTED REGULARLY THROUGHOUT THE COURSE OF CONSTRUCTION TO INSURE PROPER PLACEMENT AND CONDITION OF FILTER.
2. DAMAGED OR PUNCTURED SEDIMENT FILTERS SHALL BE REPLACED IMMEDIATELY AND ALL CAPTURED SEDIMENT/DEBRIS SHALL BE PROPERLY DISPOSED OF.
3. TYPE OF SEDIMENT BAG TO BE DETERMINED IN THE FIELD BY OWNER'S REPRESENTATIVE.
4. EXACT LOCATION OF INLET CAPTURE BAG INSTALLATION FOR EACH SITE SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.

3 INLET CAPTURE BAG DETAIL
SCALE: NO SCALE







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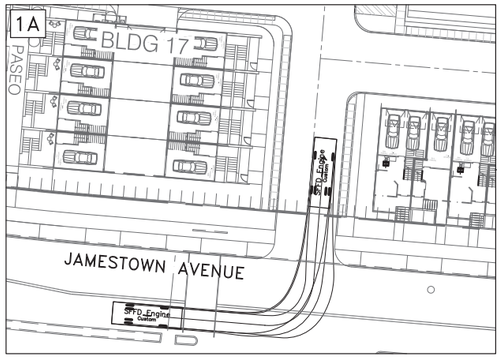
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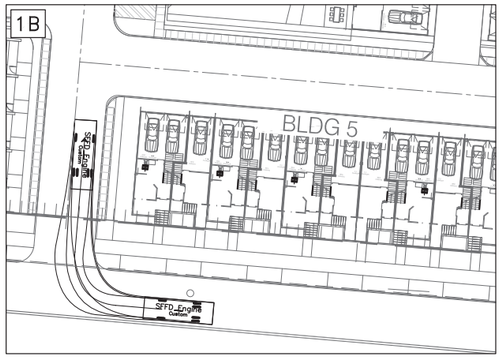
EROSION CONTROL PLAN

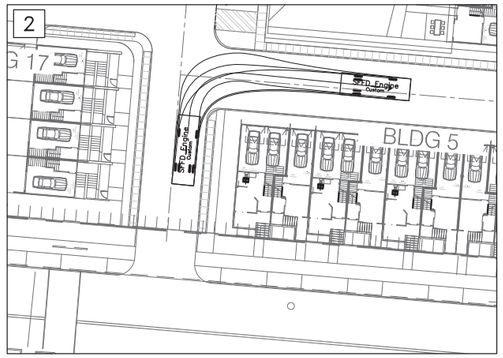
SHEET 10 OF 14

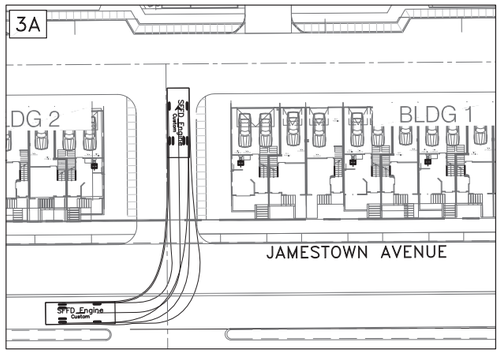
SCALE: 1" = 40'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

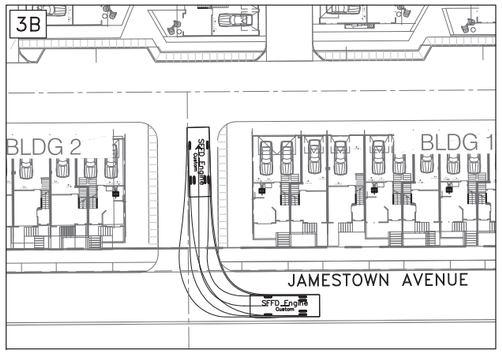
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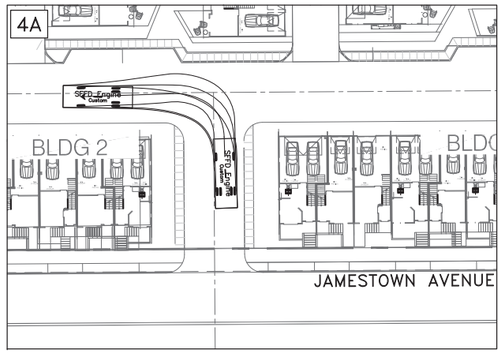


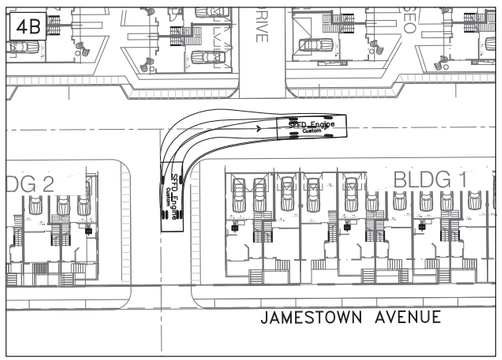


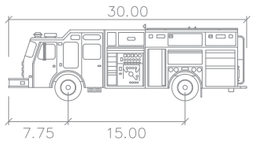








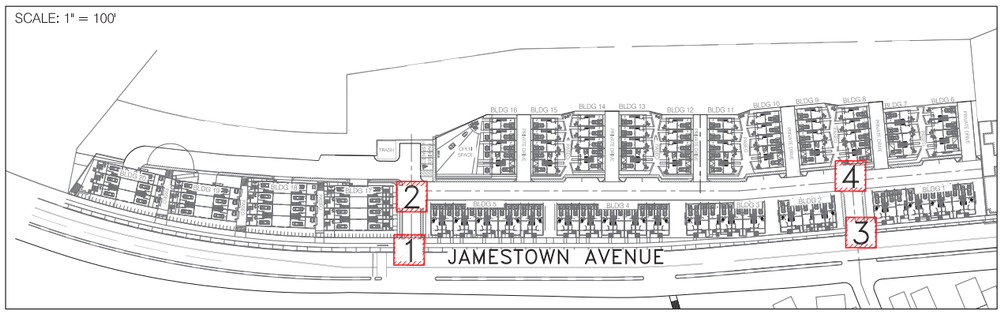


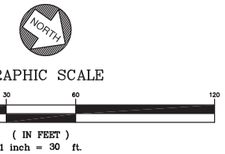


SFFD Engine

	feet
Width	: 9.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

KEY MAP





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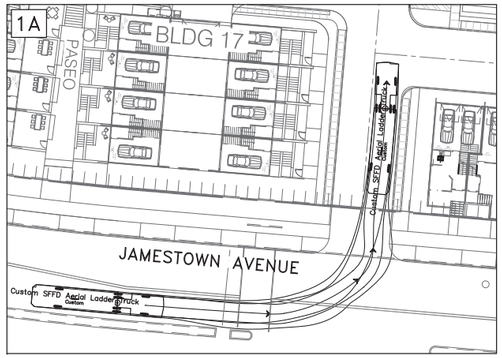
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DRAWN: JKL
CHECKED: JJT

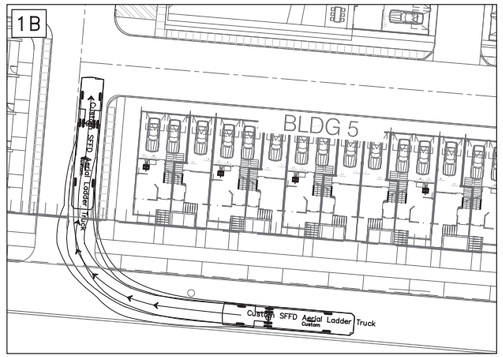
SFFD ENGINE TRUCK ACCESS

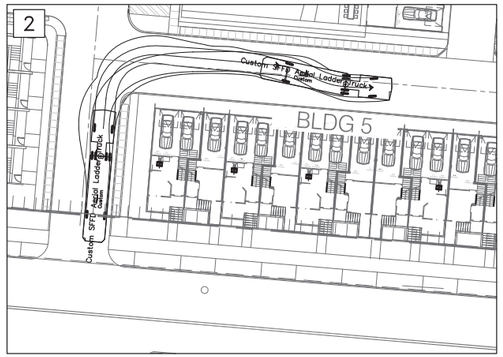
SHEET 11 OF 14

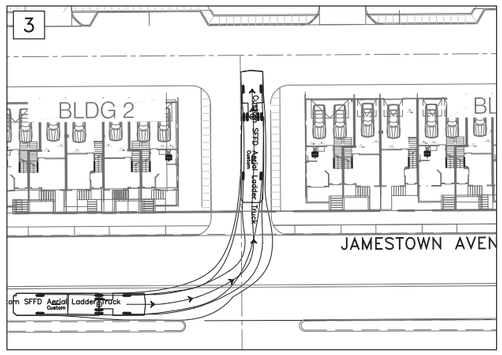
SCALE: 1" = 30'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

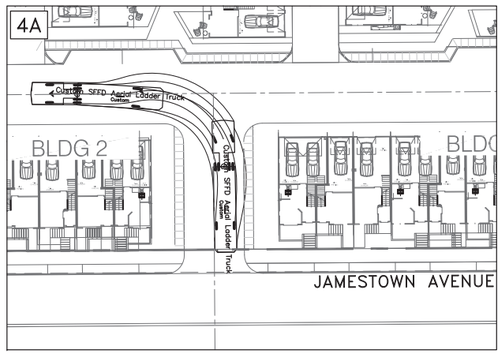
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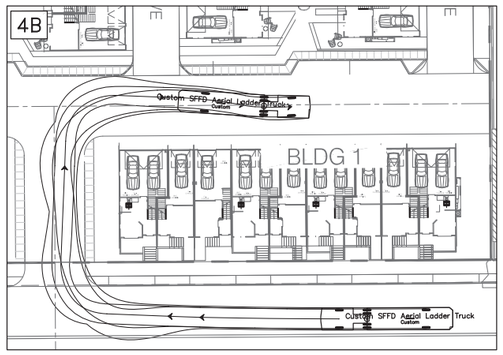


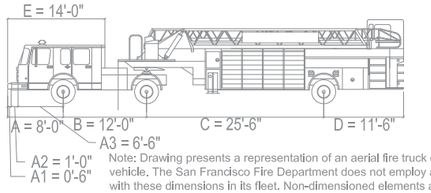












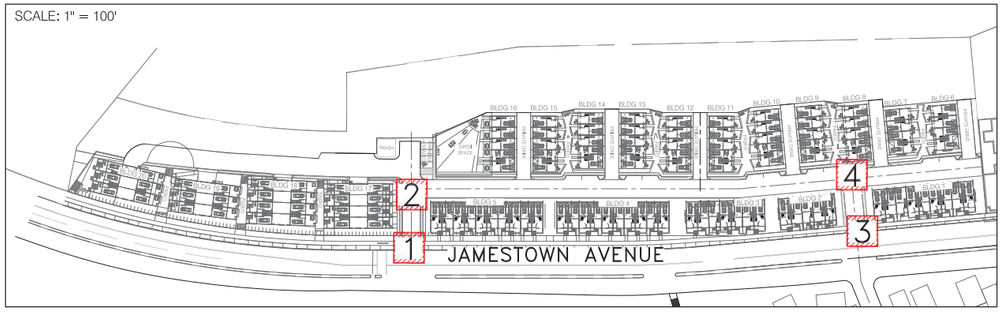
Note: Drawing presents a representation of an aerial fire truck design vehicle. The San Francisco Fire Department does not employ a vehicle with these dimensions in its fleet. Non-dimensioned elements are for illustrative purposes only.

Custom 57' SFFD Ladder Truck (DRAFT)

NAME	UNITS		
Tractor Body	: 8'-6"	Lock to Lock Time	: 6s
Trailer Body	: 8'-6"	Steering Angle (SA)	: 30 deg
Tractor Track Width	: 8'-6"	Articulating Angle (AA)	: 64 deg
Trailer Track Width	: 8'-6"	Steering Linkage Data	: AA : SA
Tractor Body + Buffer (Wtract)	: 9'-6"		35 : 30
Trailer Body + Buffer (Wtrail)	: 9'-6"		64 : 30

KEY MAP

SCALE: 1" = 100'



NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SFFD LADDER TRUCK ACCESS

SHEET 12 OF 14

SCALE: 1" = 30'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

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LEGEND

PROPERTY LINE

150 FOOT RADIUS AROUND FIRE TRUCK

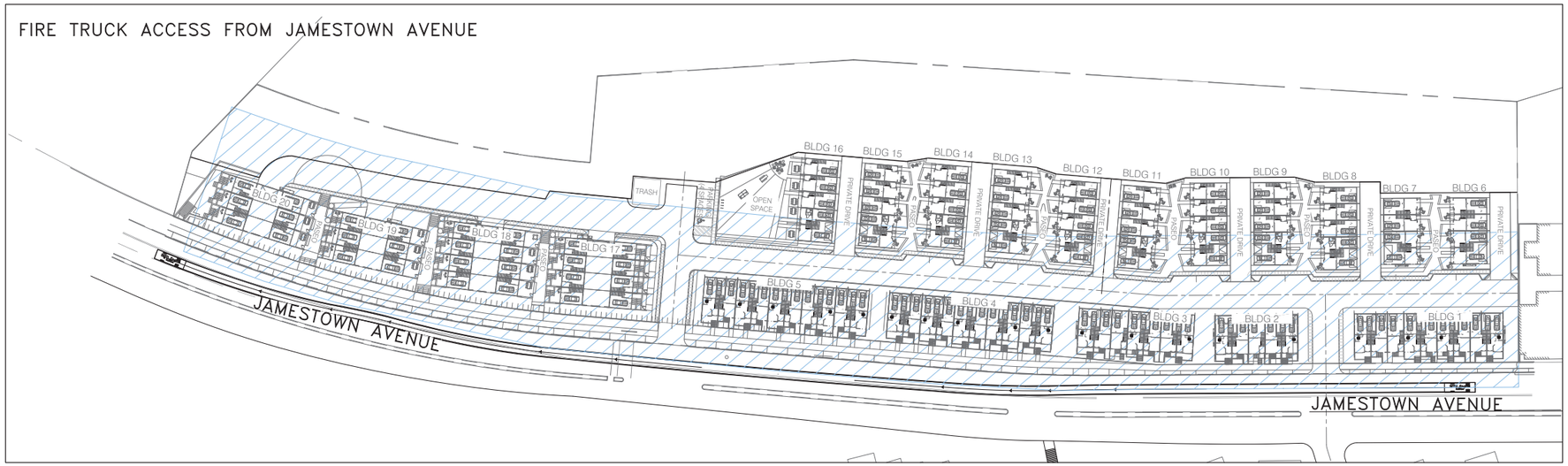
NORTH

GRAPHIC SCALE

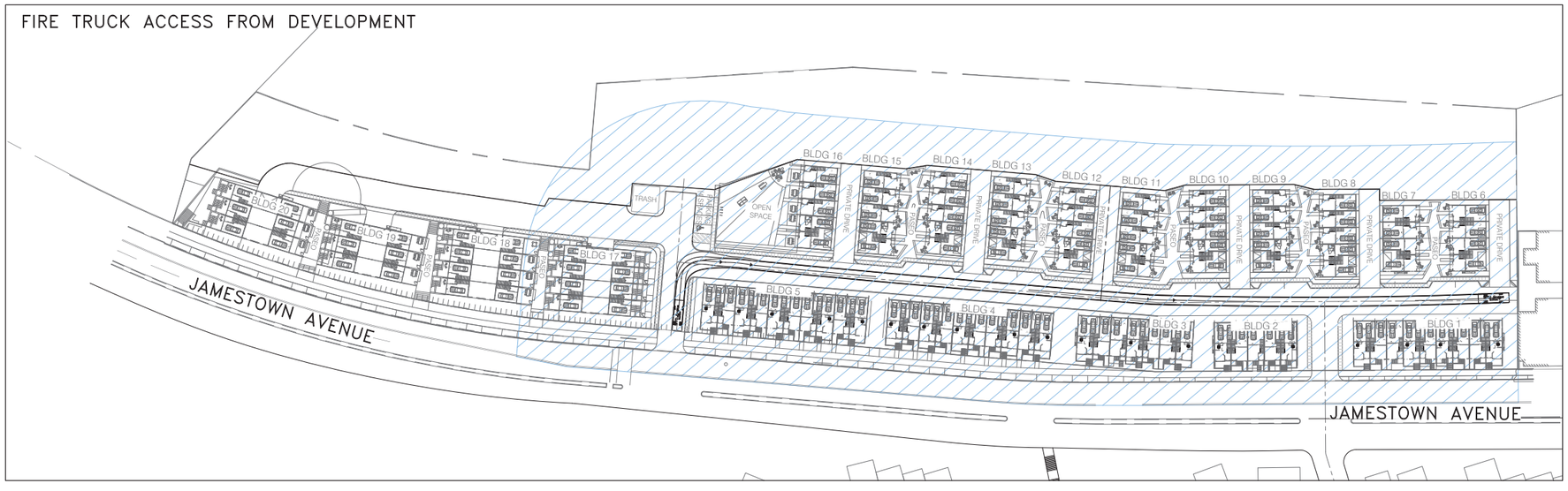
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

FIRE TRUCK ACCESS FROM JAMESTOWN AVENUE



FIRE TRUCK ACCESS FROM DEVELOPMENT



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SFFD FIRE TRUCK ACCESS

SHEET 13 OF 14

SCALE: 1" = 60'
DATE: 06.05.2020
PROJECT: 275002
SITE PERMIT APPLICATION

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LEGEND

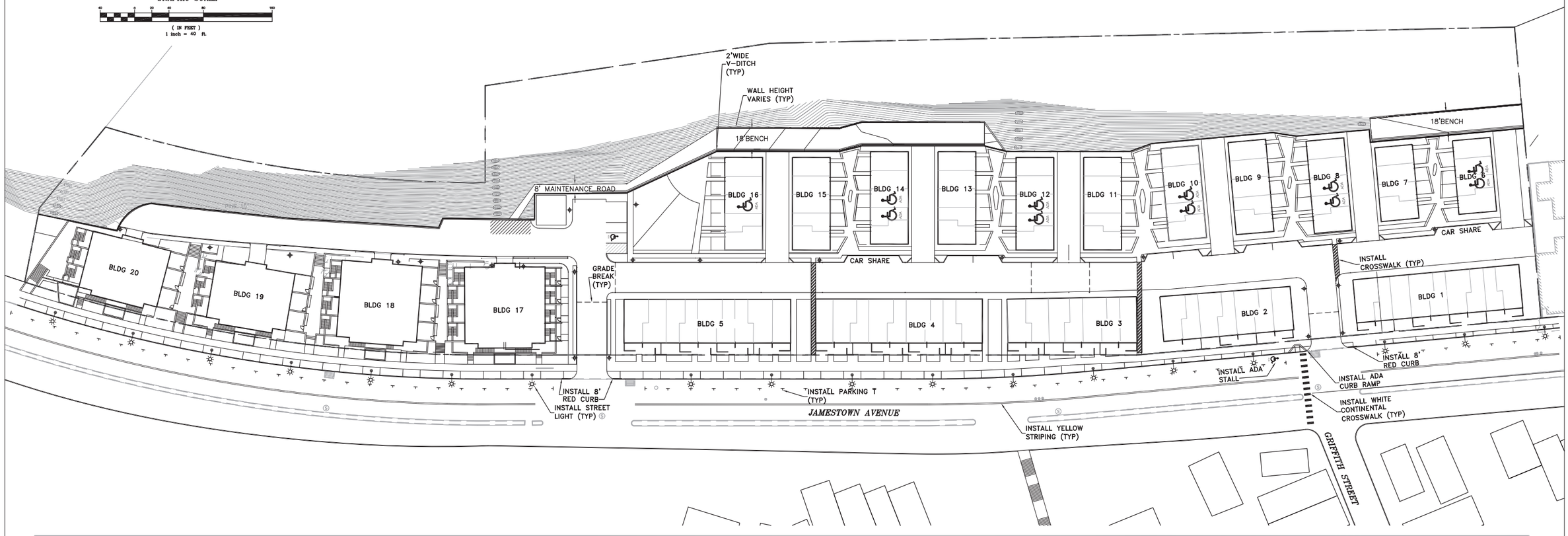
- NEW PARKING T
- NEW YELLOW STRIPING
- NEW RED CURB
- NEW STREET LIGHT
- NEW CROSS WALK

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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PARKING AND STRIPING PLAN

SHEET 14 OF 14

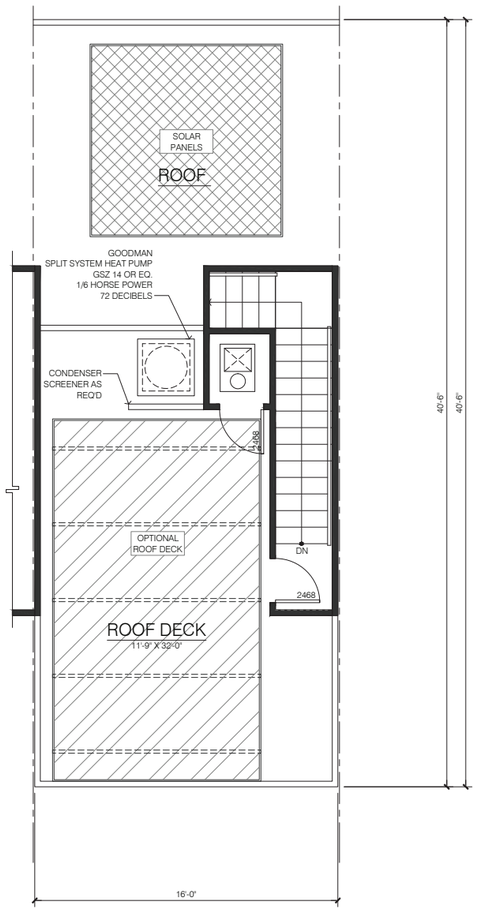
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PROJECT: 275002
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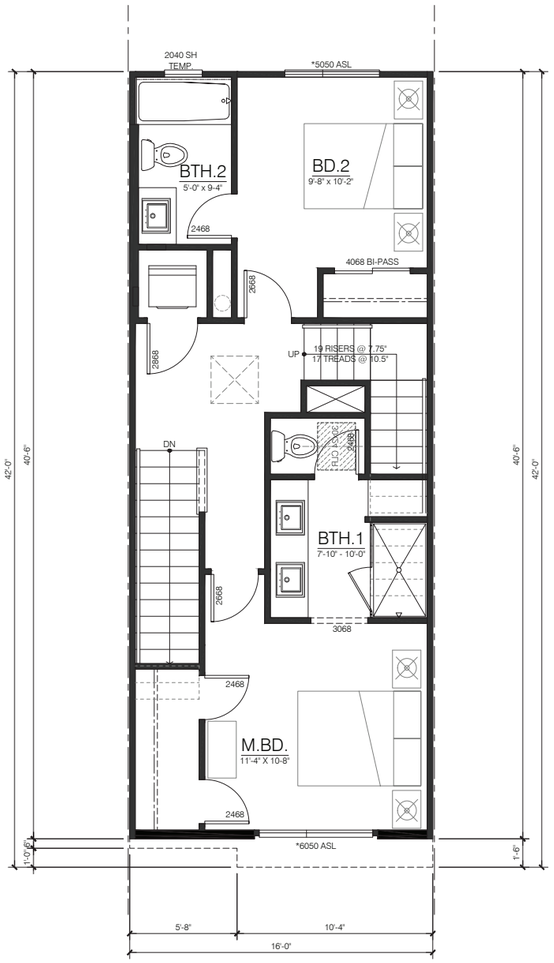
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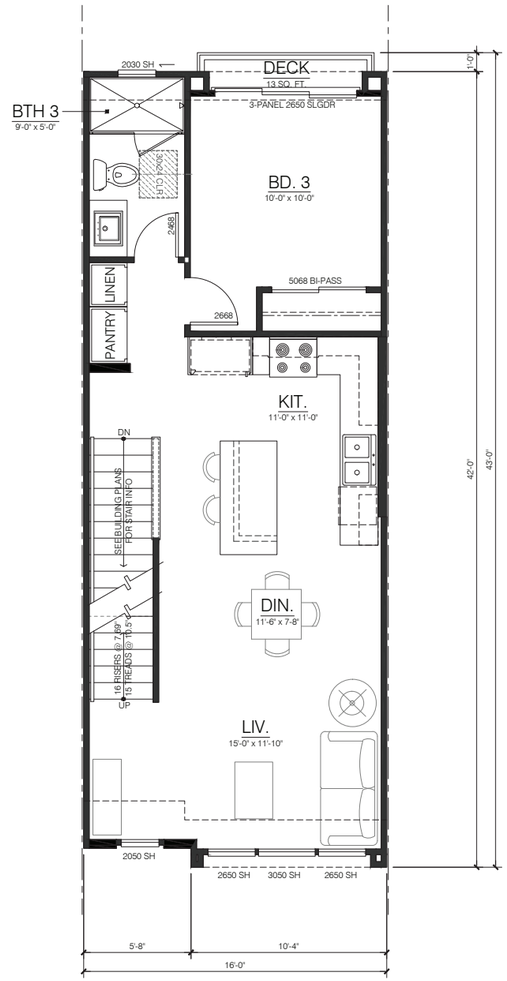


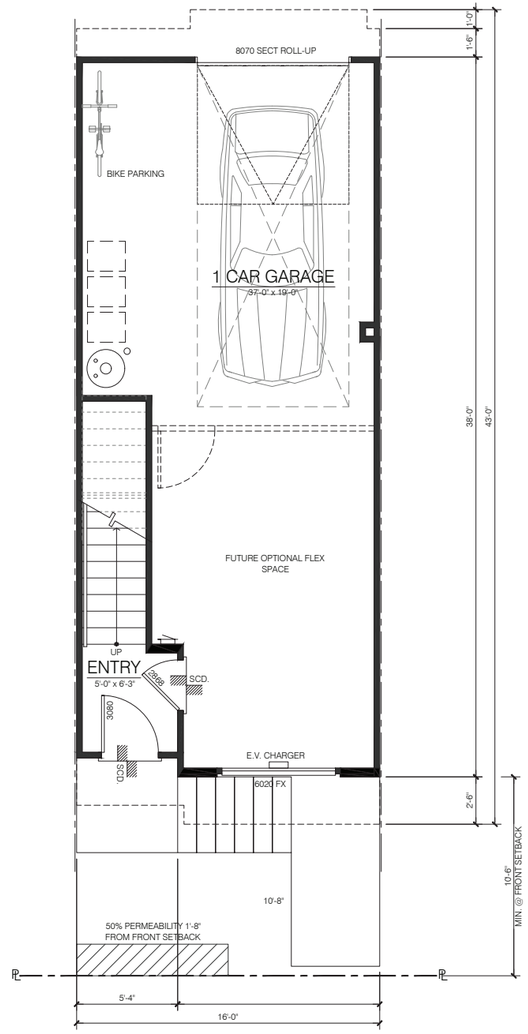
PART VI

UNIT PLANS









GENERAL NOTE:
RECESS WINDOWS FACING JAMESTOWN @ STUCCO

ROOF DECK PLAN

PLAN 1	ROOF DECK:	280 SQ. FT
	TOTAL ROOF AREA:	648 SQ. FT.
	SOLAR ROOF AREA:	100 SQ.FT.

UPPER FLOOR PLAN

PLAN 1	UPPER LIVING:	607 SQ. FT.

MAIN FLOOR PLAN

PLAN 1	MAIN LIVING:	658 SQ. FT.
	TOTAL LIVING:	1296 SQ. FT.
	DECK:	13 SQ. FT.

GROUND FLOOR PLAN

PLAN 1	GROUND LIVING:	31 SQ. FT.
	GARAGE:	571 SQ. FT.

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PLAN 1 W/ ROOF DECK

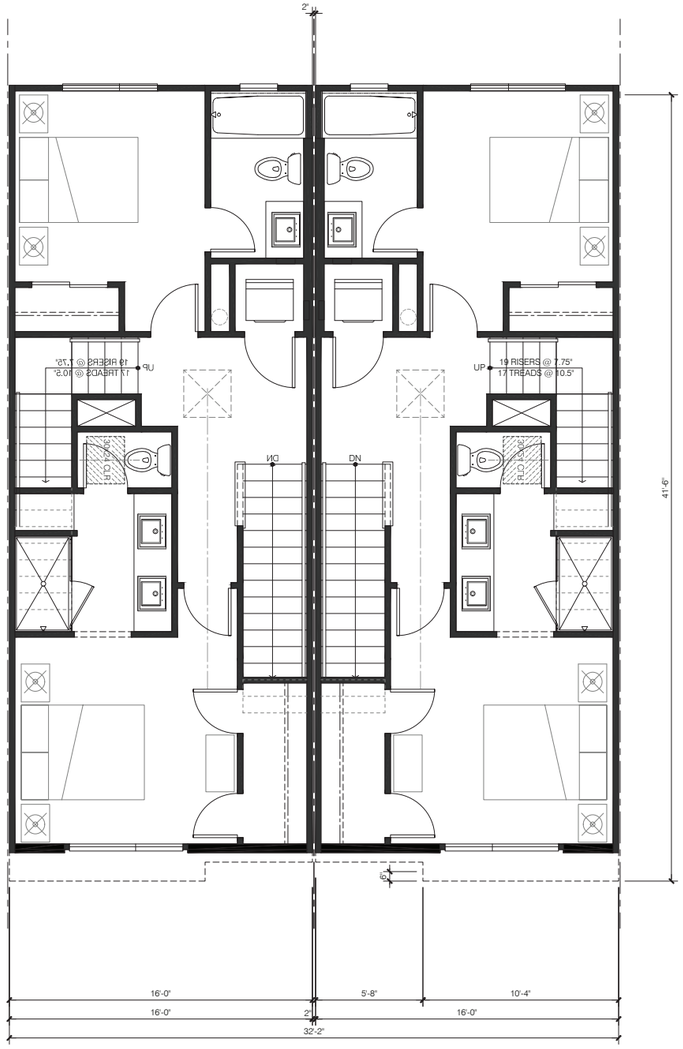
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PRELIMINARY PROJECT ASSESSMENT APPLICATION

ORIGINAL SUBMITTAL DATE:	MARCH 05, 2019
RESUBMITTAL DATE:	MARCH 09, 2020
RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

SCALE:	1/4"=1'-0"
DATE:	06.25.2020
PROJECT:	348001

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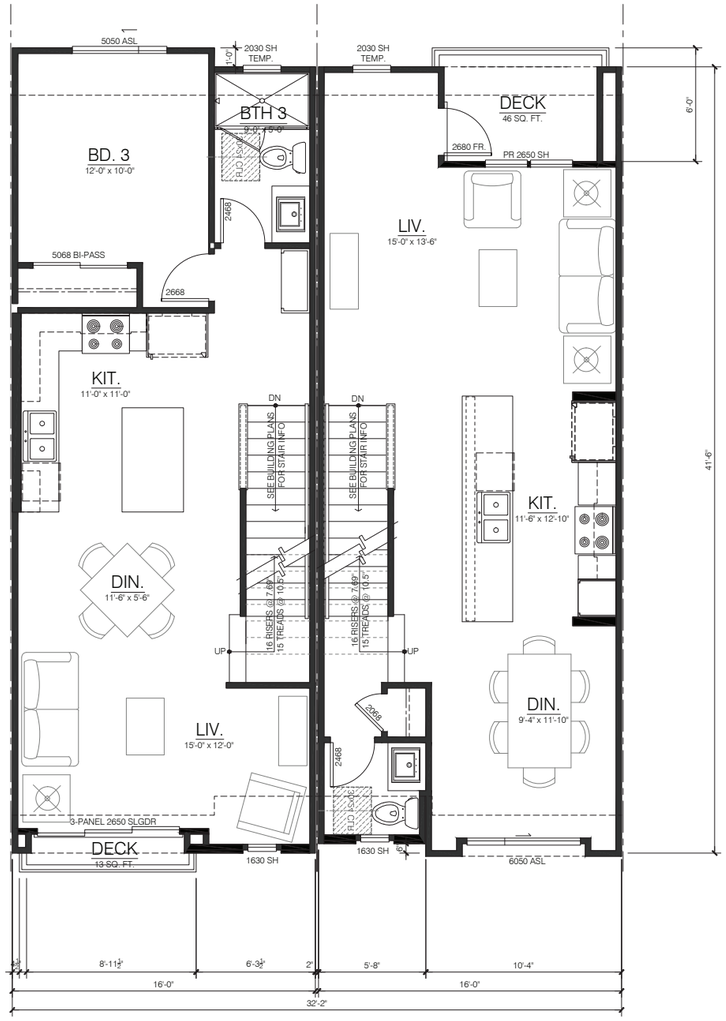


UPPER FLOOR PLAN

PLAN 2 - 3 INT

PLAN 2 - UPPER LIVING: 619 SQ. FT.

PLAN 3 - UPPER LIVING: 631 SQ. FT.

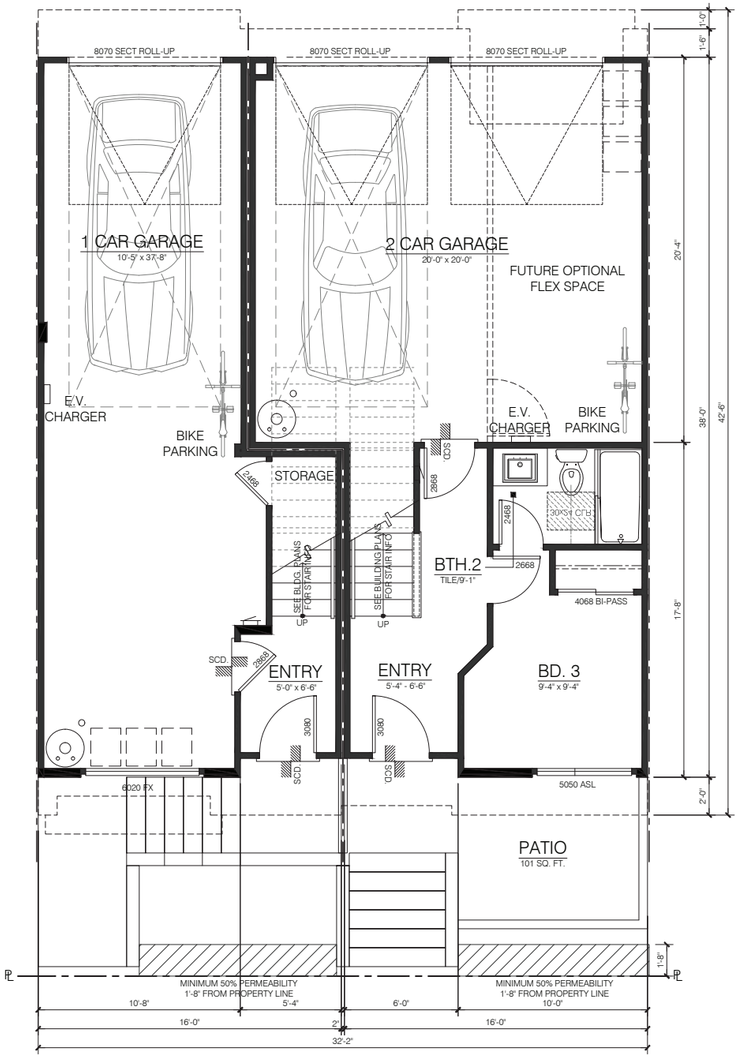


GENERAL NOTE:
RECESS WINDOWS FACING JAMESTOWN @ STUCCO

MAIN FLOOR PLAN

PLAN 2 - 3 INT

PLAN 2 - MAIN LIVING:	667 SQ. FT.	PLAN 3 - MAIN LIVING:	620 SQ. FT.
TOTAL LIVING:	1324 SQ.FT.	TOTAL LIVING:	1527 SQ. FT.
DECK:	13 SQ. FT.	DECK:	46 SQ. FT.



GROUND FLOOR PLAN

PLAN 2 - 3 - INT

PLAN 2 - GROUND LIVING:	38 SQ. FT.	PLAN 3 - OPT. A - GROUND LIVING:	277 SQ. FT.
GARAGE:	460 SQ. FT.	GARAGE:	428 SQ. FT.
		PATIO:	101 SQ.FT.

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PLAN 2&3 W/ ROOF DECK

A6.1

PRELIMINARY PROJECT ASSESSMENT APPLICATION

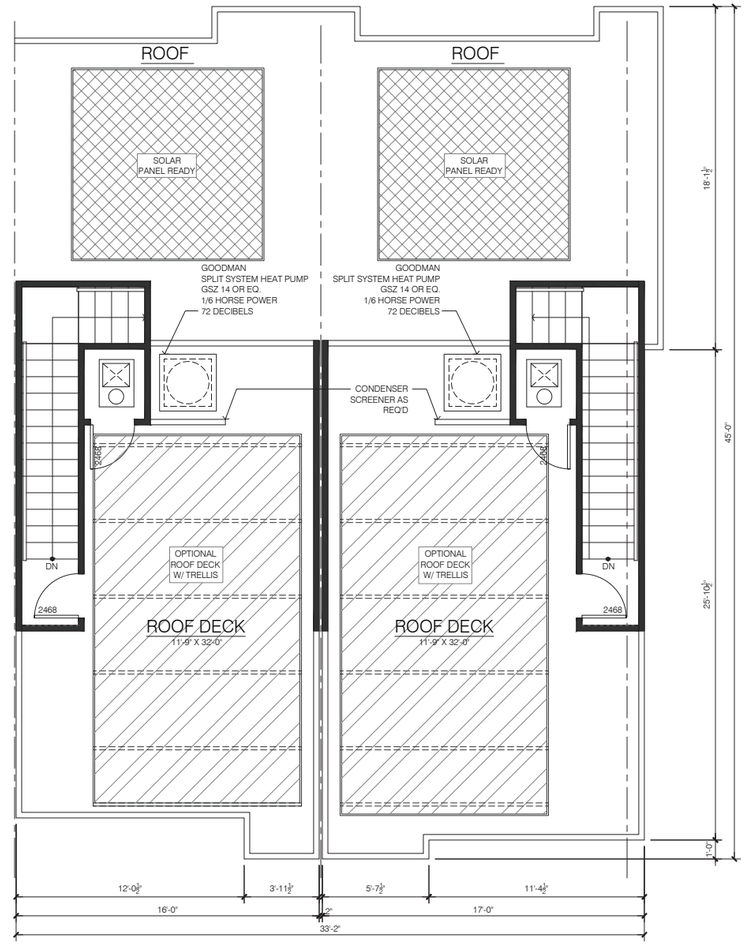
ORIGINAL SUBMITTAL DATE:	MARCH 05, 2019
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RESUBMITTAL DATE:	JUNE 05, 2020
RESUBMITTAL DATE:	JUNE 25, 2020

SCALE: 1/4"=1'-0"

DATE: 06.25.2020

PROJECT: 348001

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ROOF DECK PLAN

PLAN 2 - 3 - END

PLAN 2 - ROOF DECK:	306 SQ. FT.	PLAN 3 - ROOF DECK:	348 SQ. FT.
TOTAL ROOF:	677 SQ. FT.	TOTAL ROOF:	753 SQ. FT.
SOLAR:	100 SQ.FT.	SOLAR:	100 SQ.FT.

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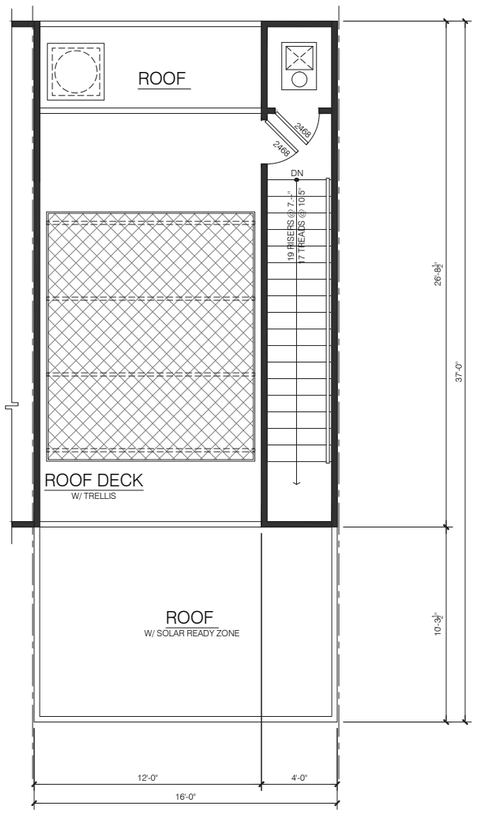
PLAN 2&3 W/ ROOF DECK

A6.2

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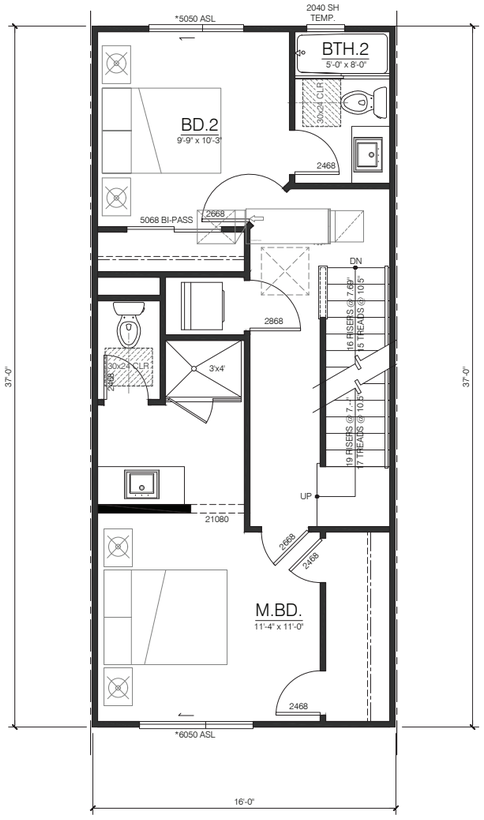
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ROOF DECK PLAN

PLAN 4

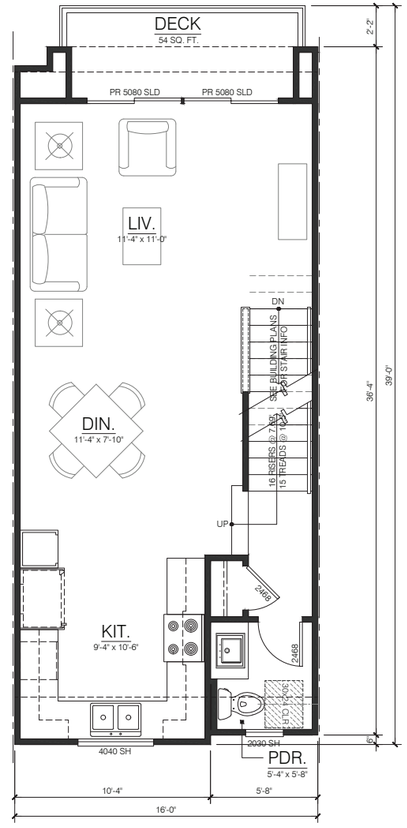
ROOF DECK:	250 SQ. FT.
TOTAL ROOF:	592 SQ. FT.
SOLAR:	100 SQ.FT.



UPPER FLOOR PLAN

PLAN 4

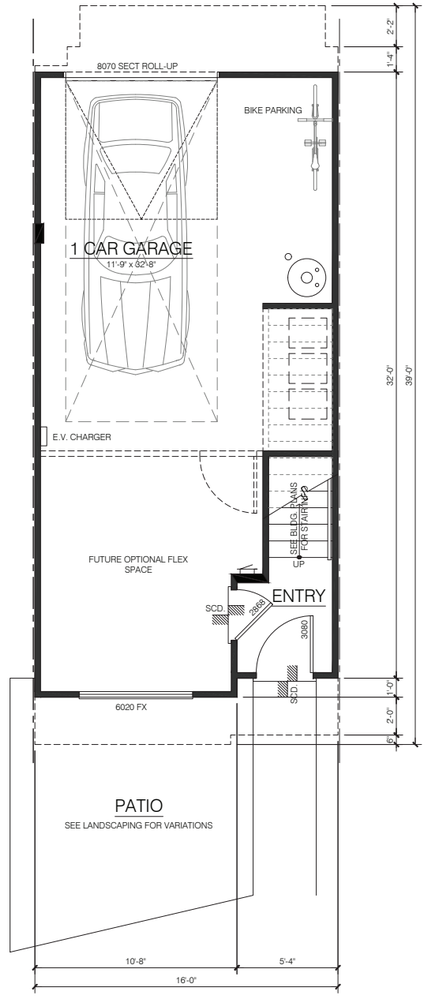
UPPER LIVING:	537 SQ. FT.



MAIN FLOOR PLAN

PLAN 4

MAIN LIVING:	539 SQ. FT.
TOTAL LIVING:	1279 SQ.FT.
DECK:	54 SQ. FT.



GROUND FLOOR PLAN

PLAN 4

GROUND LIVING:	203 SQ. FT.
GARAGE:	320 SQ. FT.
PATIO:	125 SQ.FT.

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PLAN 4 W/ ROOF DECK

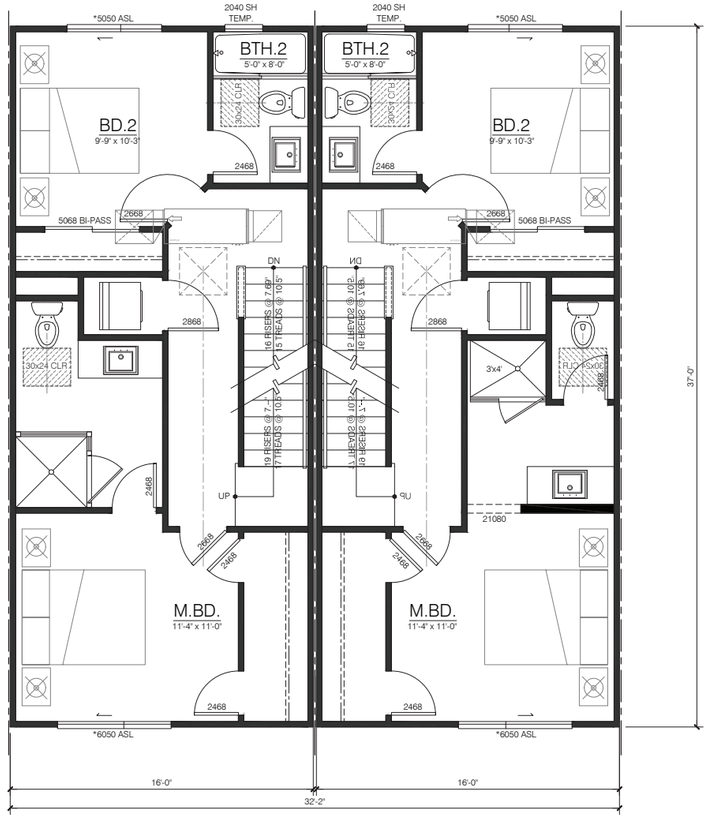
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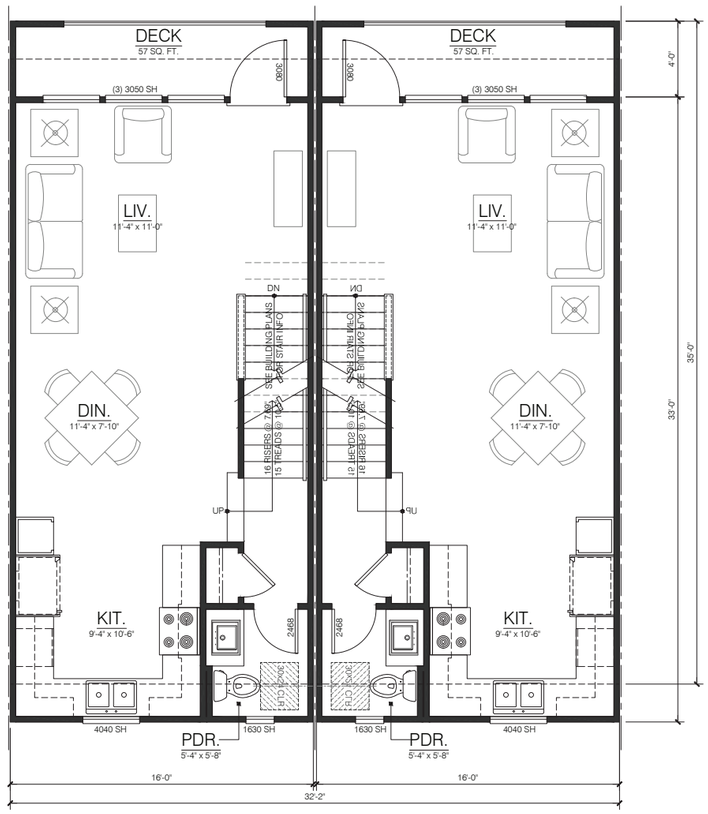
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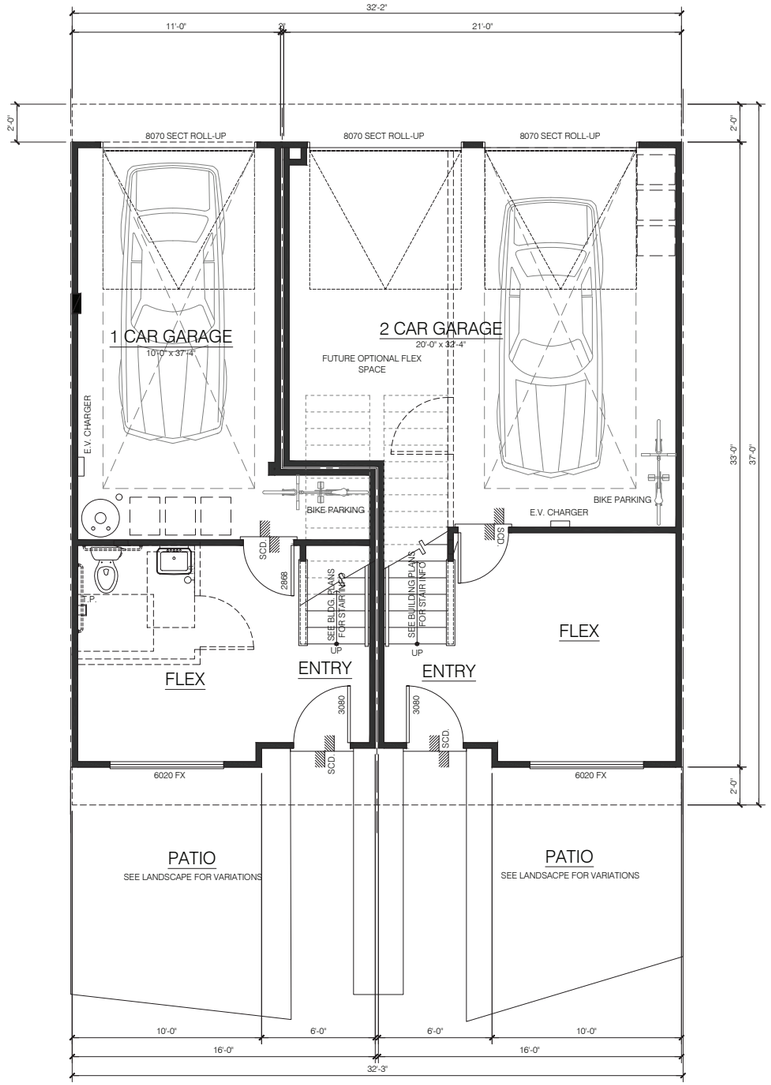
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SCALE: 1/4"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

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UPPER FLOOR PLAN

PLAN 5-6 - INT

PLAN 5 - UPPER LIVING: 565 SQ. FT. PLAN 6 - UPPER LIVING: 565 SQ. FT.

MAIN FLOOR PLAN

PLAN 5-6 - INT

PLAN 5 - MAIN LIVING:	528 SQ. FT.	PLAN 6 - MAIN LIVING:	528 SQ. FT.
TOTAL LIVING:	1279 SQ.FT.	TOTAL LIVING:	1289 SQ. FT.
DECK:	57 SQ. FT.	DECK:	57 SQ. FT.

GROUND FLOOR PLAN

PLAN 5-6 - INT

PLAN 5 - GROUND LIVING:	187 SQ. FT.	PLAN 6 - GROUND LIVING:	197 SQ. FT.
GARAGE:	250 SQ. FT.	GARAGE:	411 SQ. FT.
PATIO:	125 SQ.FT. MIN.	PATIO:	125 SQ.FT. MIN.

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PLAN 5&6 W/ ROOF DECK

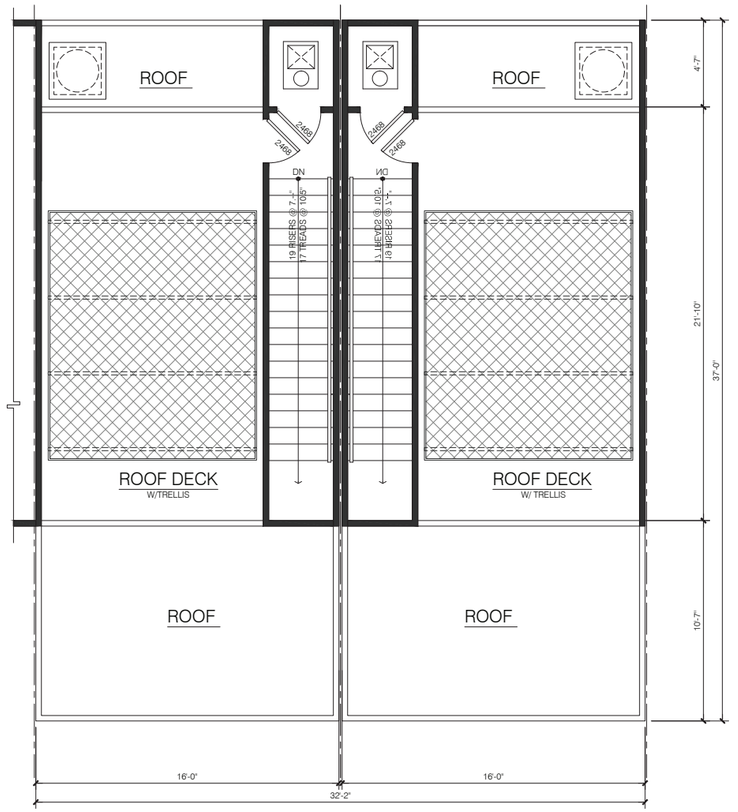
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SCALE: 1/4"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

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ROOF DECK PLAN

PLAN 5-6 - INT

PLAN 5 - ROOF DECK:	252 SQ. FT.	PLAN 6 - ROOF DECK:	252 SQ. FT.
TOTAL ROOF:	592 SQ. FT.	TOTAL ROOF:	592 SQ. FT.
SOLAR:	100 SQ.FT.	SOLAR:	100 SQ.FT.

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PLAN 5&6 W/ ROOF DECK

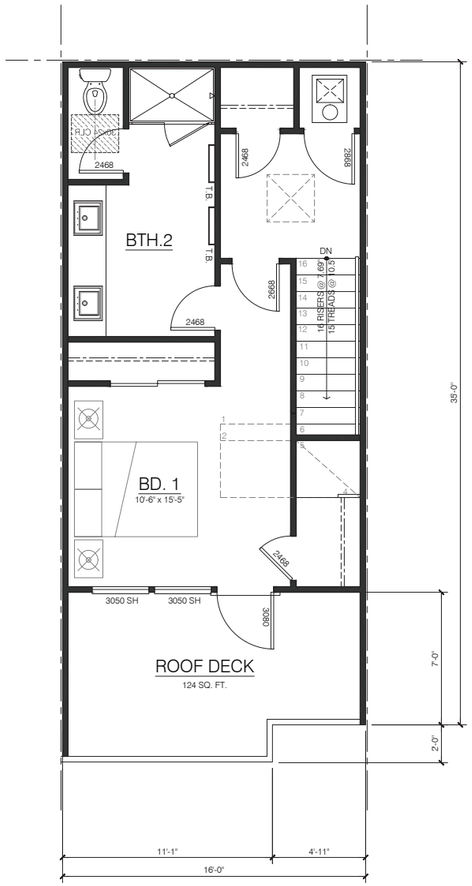
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PRELIMINARY PROJECT ASSESSMENT APPLICATION

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DATE: 06.25.2020
PROJECT: 348001

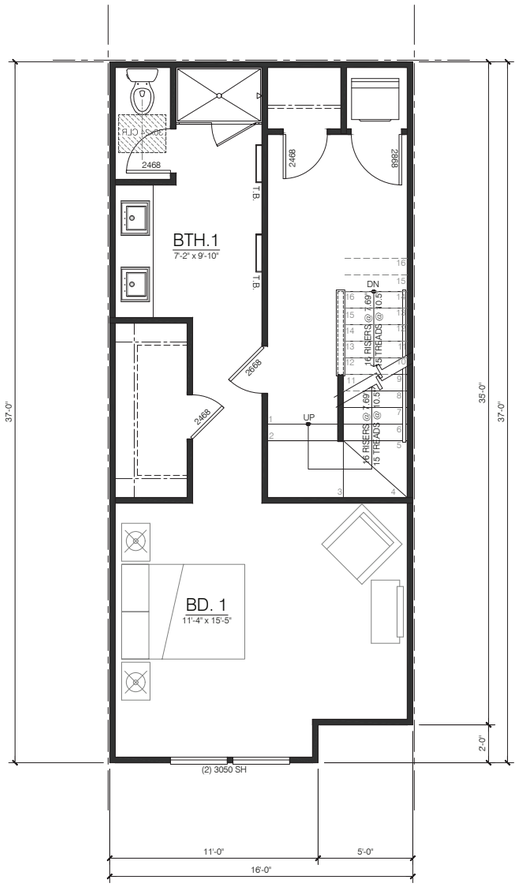
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TOP FLOOR PLAN

PLAN 7

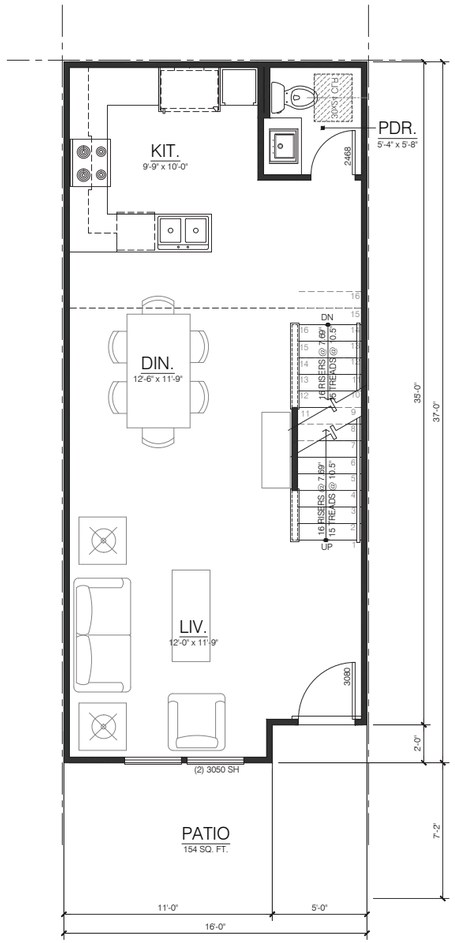
TOP FLOOR: 414 SQ. FT.
ROOF DECK: 124 SQ. FT.



UPPER FLOOR PLAN

PLAN 7

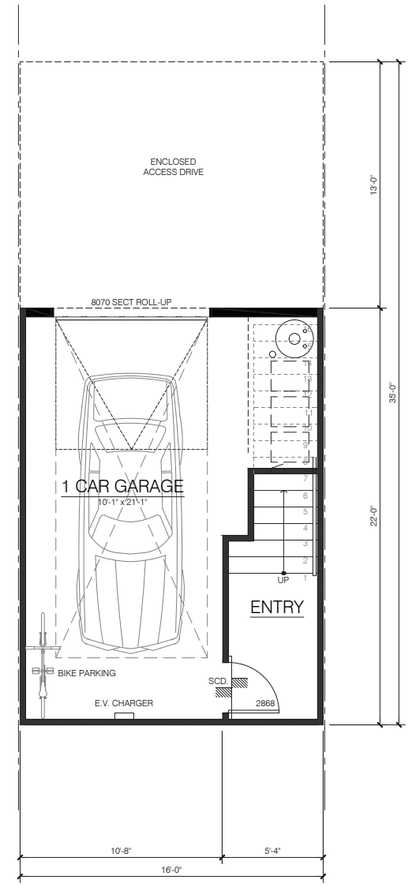
UPPER LIVING: 542 SQ. FT.



MAIN FLOOR PLAN

PLAN 7

MAIN LIVING: 582 SQ. FT.
TOTAL LIVING: 1605 SQ.FT.
PATIO: 156 SQ.FT.



GROUND FLOOR PLAN

PLAN 7

GROUND LIVING: 67 SQ. FT.
GARAGE: 285 SQ. FT.

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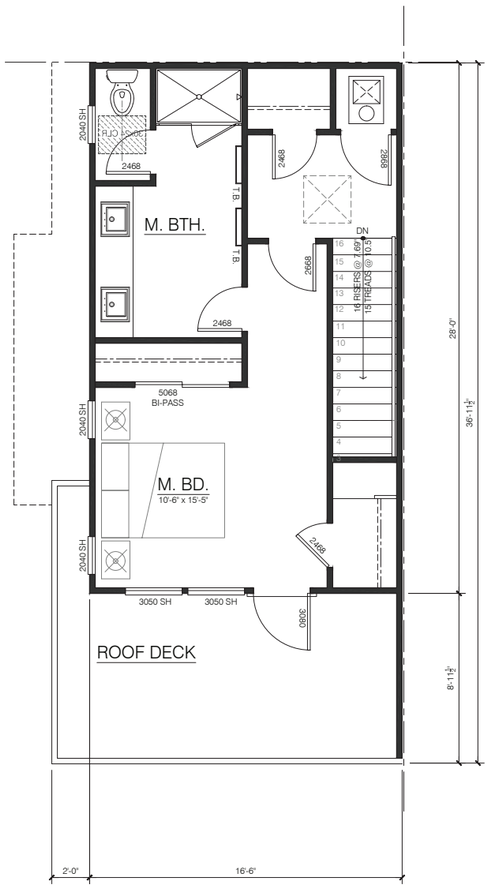
PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
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RESUBMITTAL DATE: JUNE 25, 2020

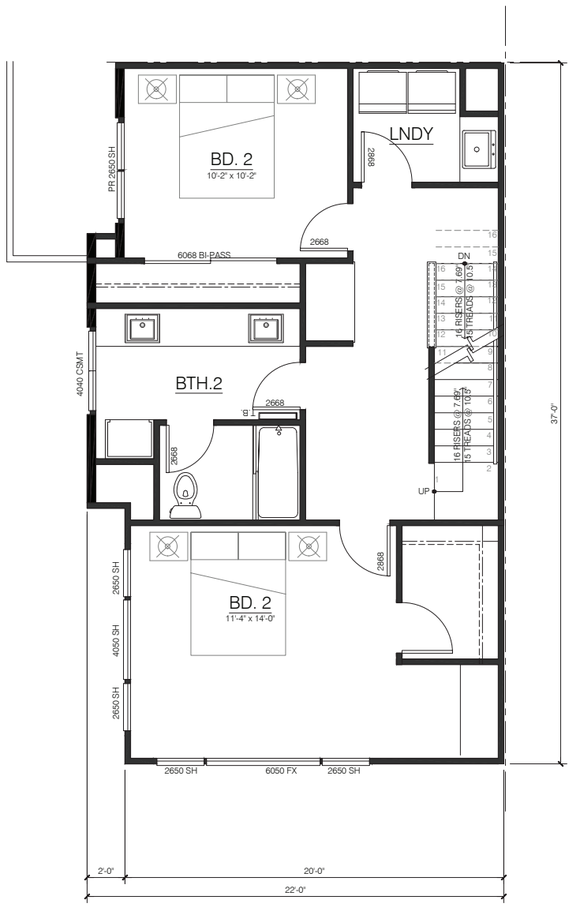
PLAN 7

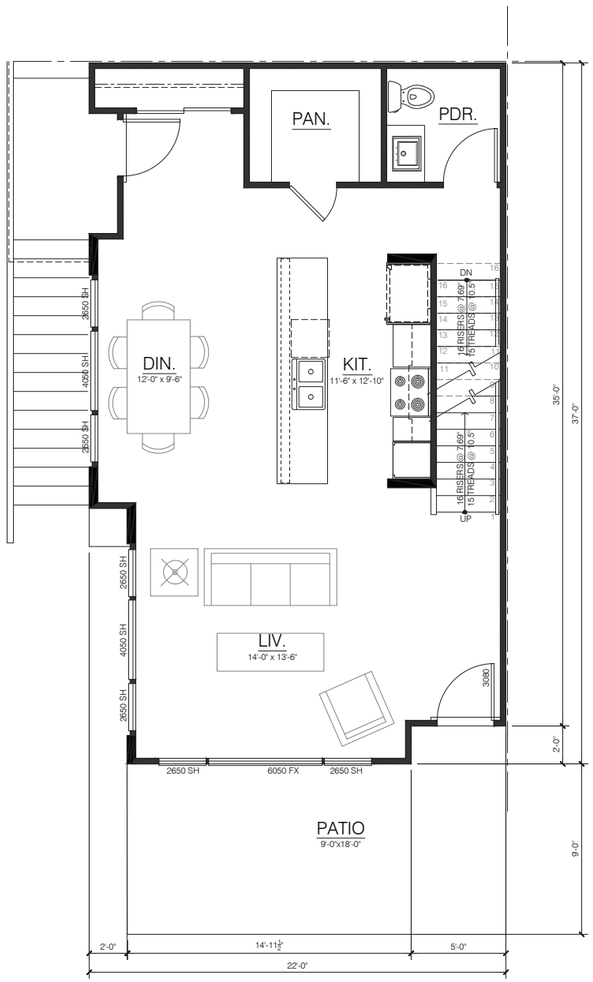
A6.6

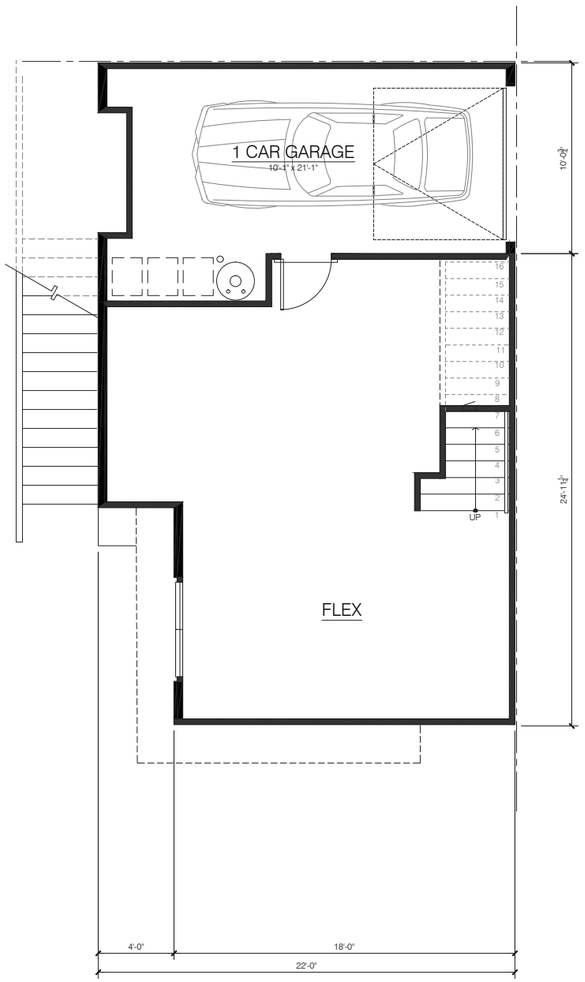
SCALE: 1/4"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

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GENERAL NOTE:
RECESS WINDOWS FACING
JAMESTOWN @ STUCCO

TOP FLOOR PLAN

PLAN 7 - EXT

TOP FLOOR: 415 SQ. FT.
ROOF DECK: 165 SQ. FT.

UPPER FLOOR PLAN

PLAN 7 - EXT

UPPER LIVING: 774 SQ. FT.

MAIN FLOOR PLAN

PLAN 7 - EXT

MAIN LIVING: 768 SQ. FT.
TOTAL LIVING: 2428 SQ.FT.
PATIO: 190 SQ. FT.

GROUND FLOOR PLAN

PLAN 7A

GROUND LIVING: 472 SQ. FT.
GARAGE: 241 SQ. FT.

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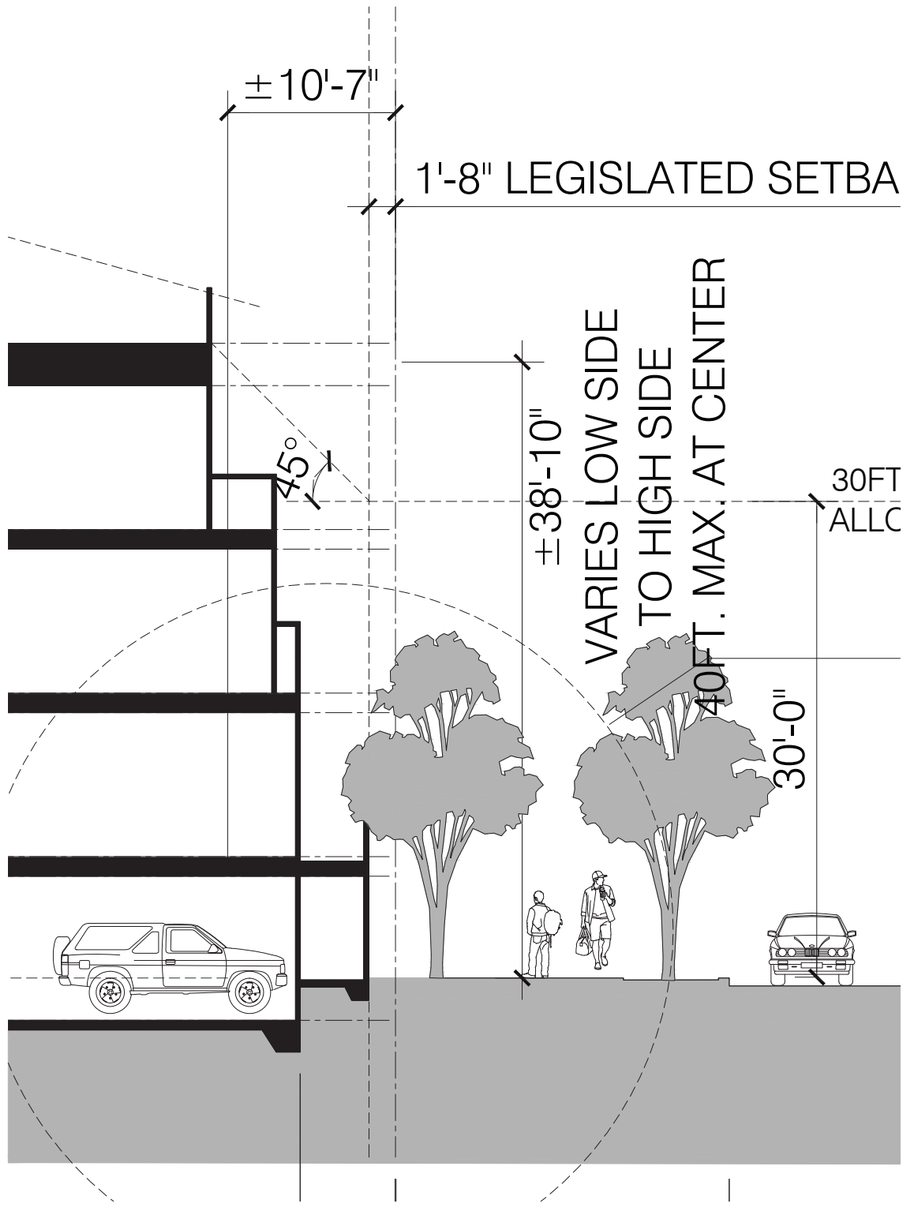
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PLAN 7 EXT

A6.7

SCALE: 1/4"=1'-0"
DATE: 06.25.2020
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PART VII

SITE AND BUILDING SECTIONS AND CODE CONFORMANCE



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JAMESTOWN AVE. STREETSCAPE

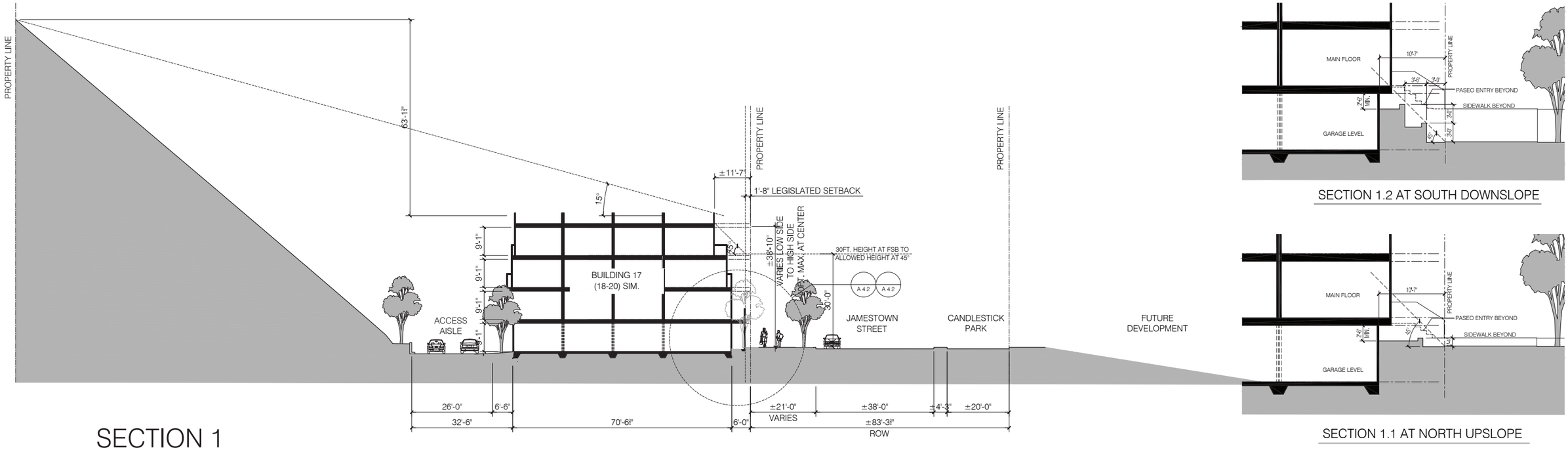
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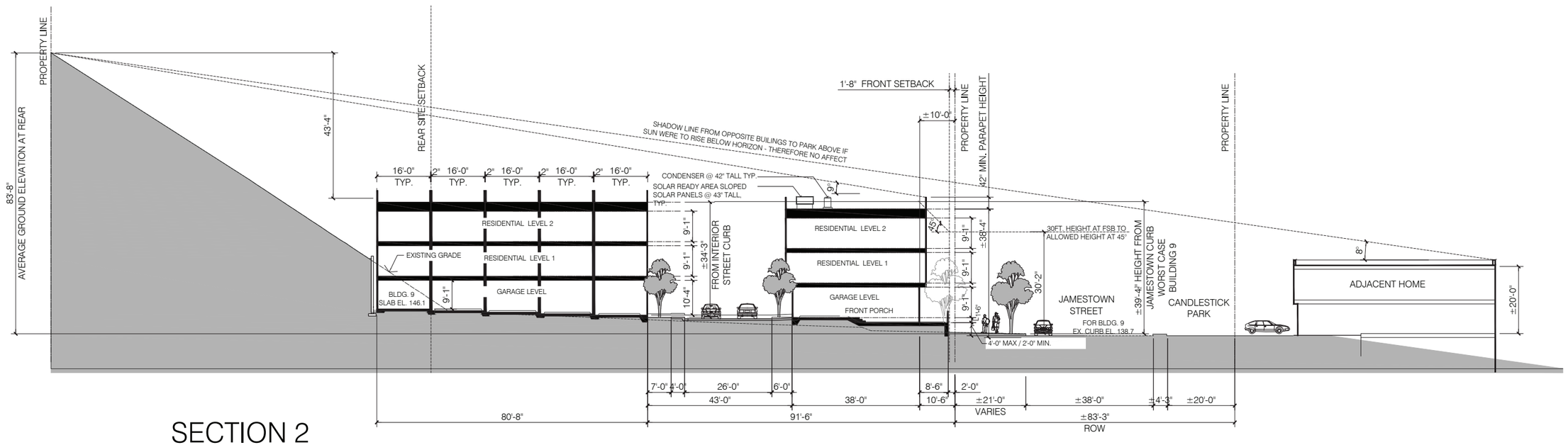
A7.0

SCALE:	NTS
DATE:	06.25.2020
PROJECT:	348001

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SECTION 1



SECTION 2

SECTION 1.2 AT SOUTH DOWNSLOPE

SECTION 1.1 AT NORTH UPSLOPE

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SITE CROSS SECTIONS

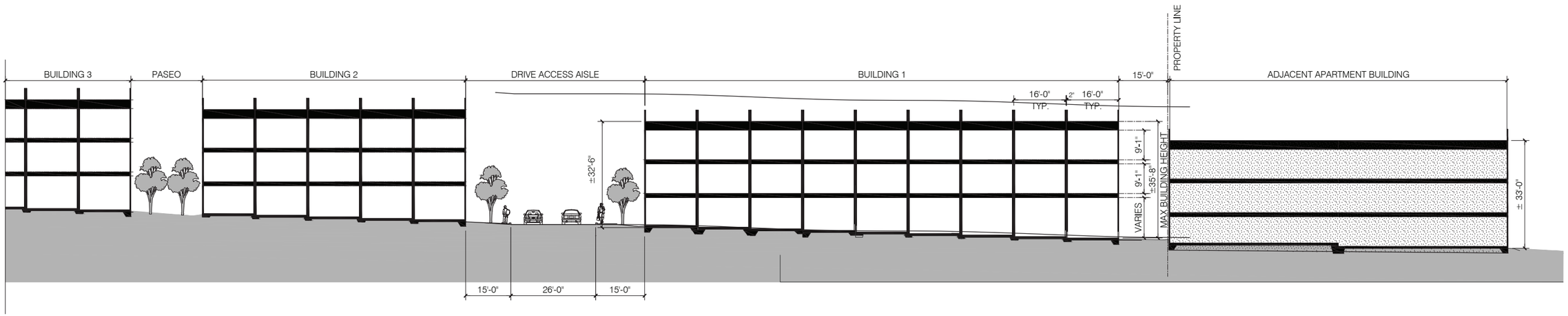
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DATE: 06.25.2020
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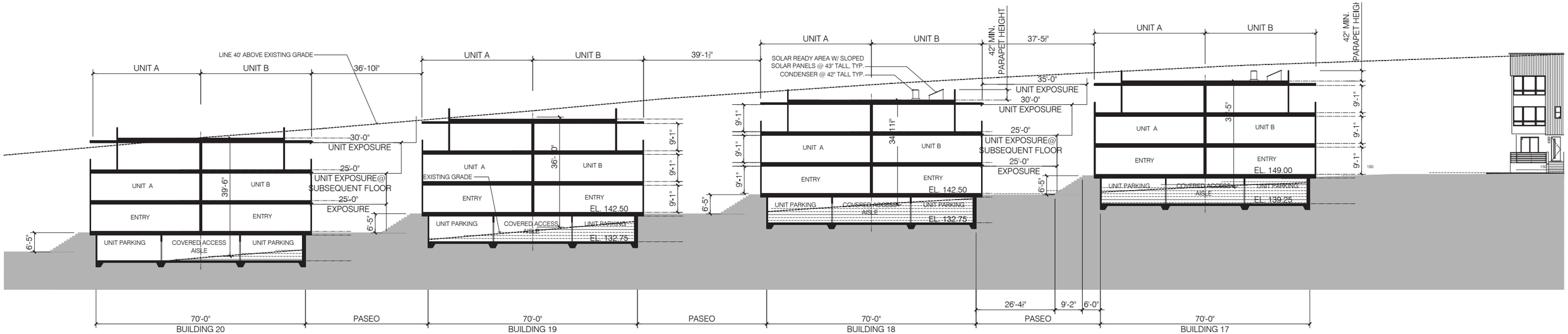
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SECTION 3 - ADJACENT SITE AND BUILDINGS 1-2



SECTION 4 - BUILDINGS 17-20

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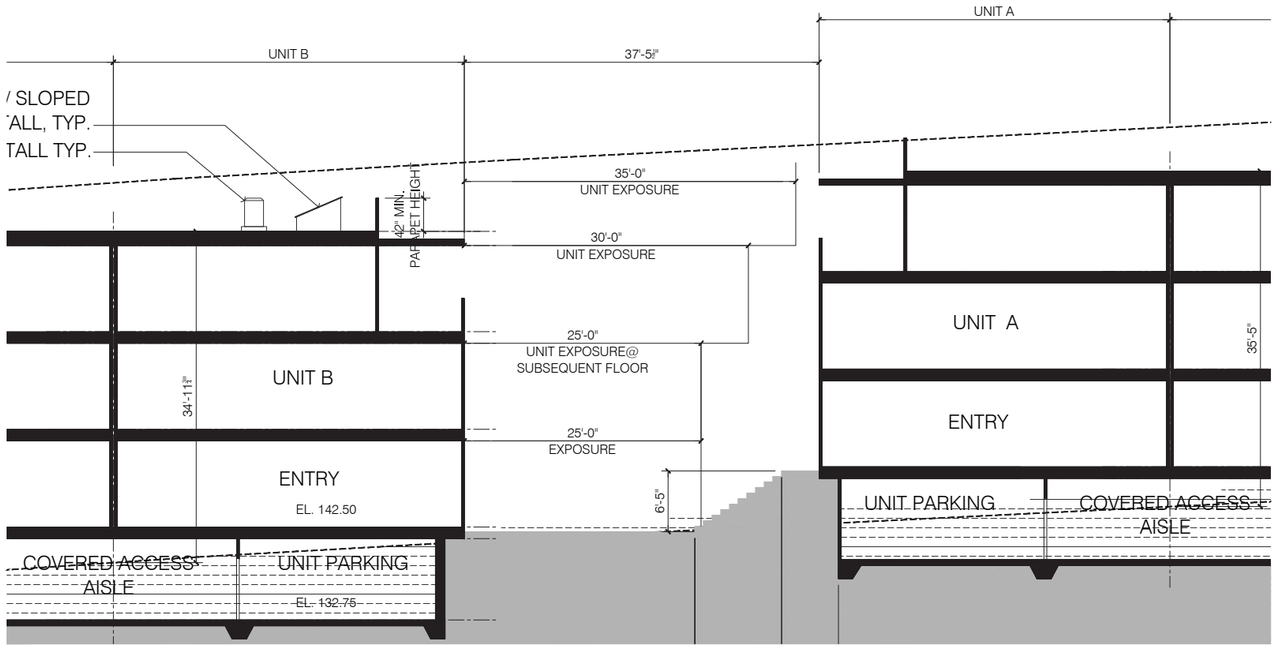
SITE LONGITUDINAL SECTIONS

A7.2

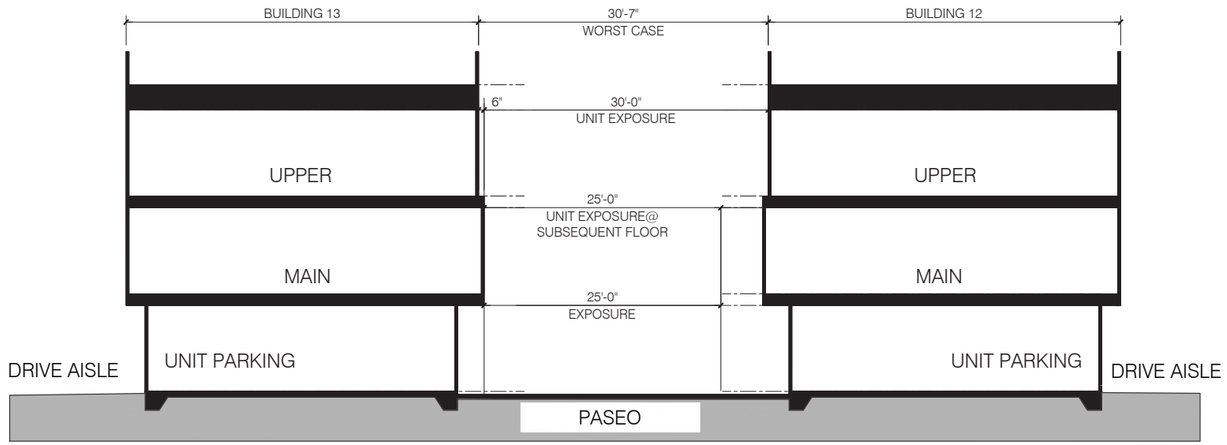
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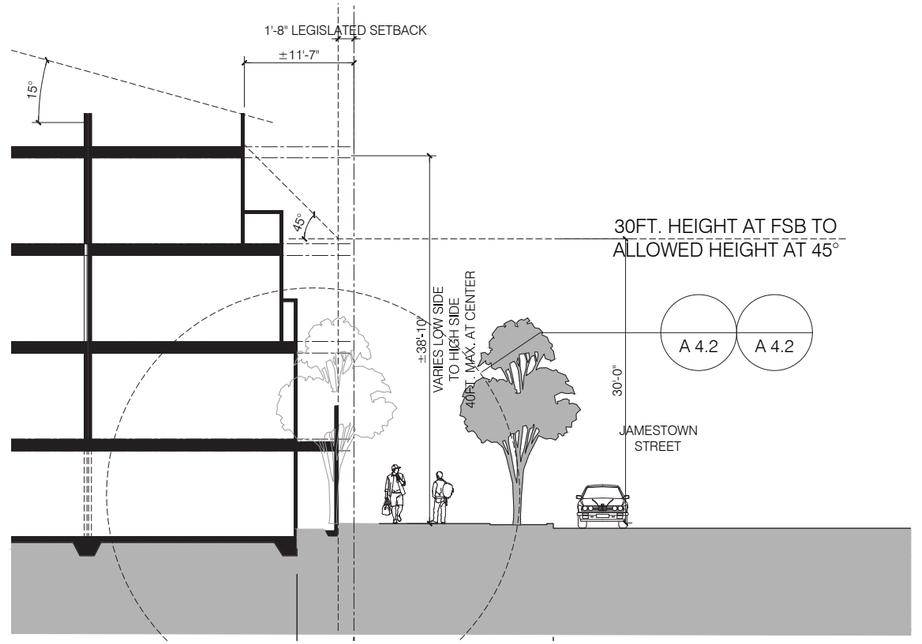
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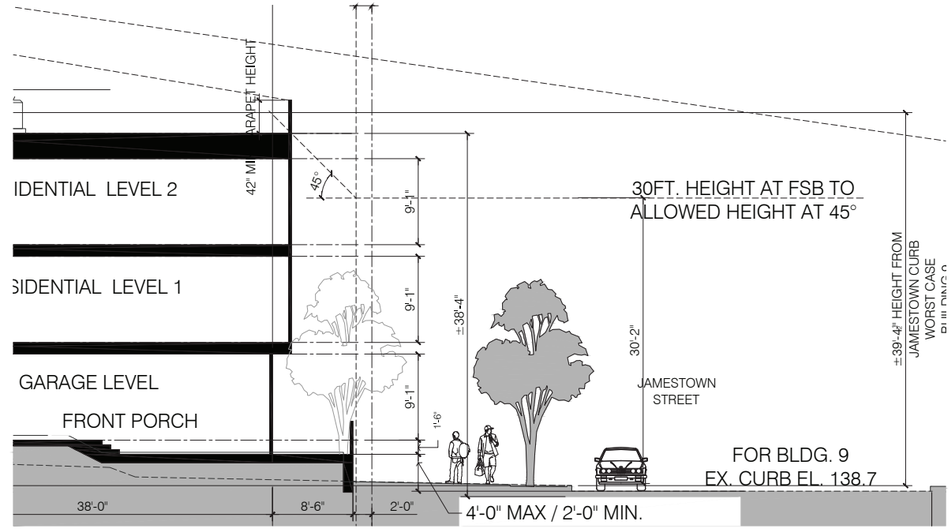
DWELLING UNIT EXPOSURE AT BUILDINGS 17-20



DWELLING UNIT EXPOSURE AT PASEO OF BUILDINGS 6-16



HEIGHT LIMITS FROM FSB AT BUILDINGS 17-20



HEIGHT LIMITS FROM FSB AT BUILDINGS 1-5

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DETAILED SECTIONS

A7.3

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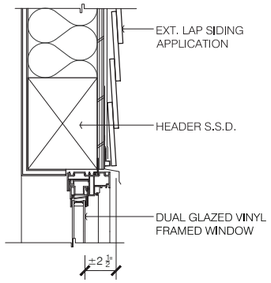
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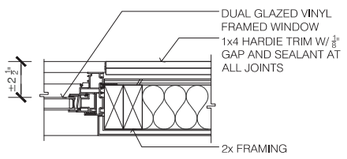
PART VIII

MATERIAL AND COLOR SELECTIONS

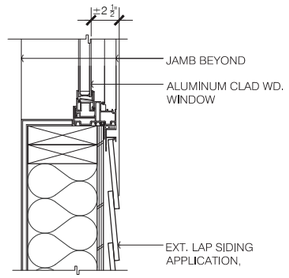
WINDOW @ LAP SIDING



7 VINYL WINDOW HEAD @ SIDING

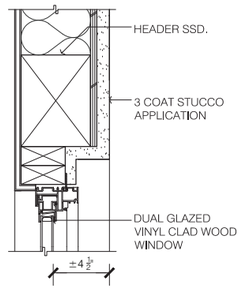


8 VINYL WINDOW JAMB @ SIDING

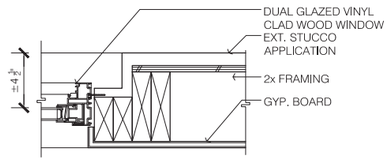


9 VINYL WINDOW SILL @ SIDING

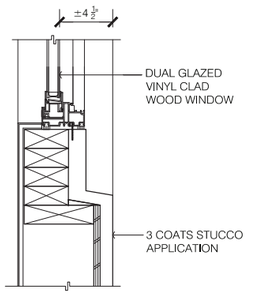
STD. WINDOW RECESS @ STUCCO



4 RECESSED VINYL WINDOW HEAD @ STUCCO



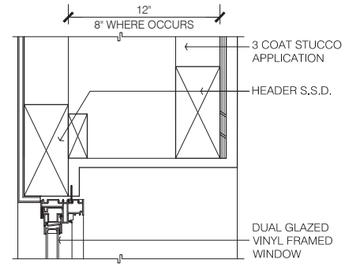
5 RECESSED VINYL WINDOW JAMB @ STUCCO



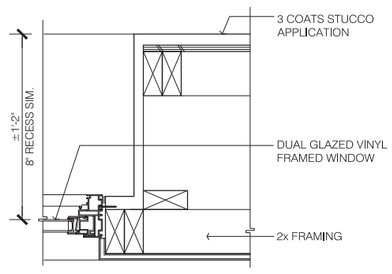
6 RECESSED VINYL WINDOW SILL @ STUCCO

12" or 8" WINDOW RECESS

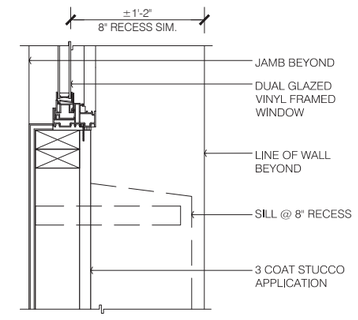
STUCCO CONDITION SHOWN



1 12" RECESSED VINYL WINDOW HEAD / 8" RECESS SIM.



2 12" RECESSED VINYL WINDOW JAMB / 8" RECESS SIM.



3 12" RECESSED VINYL WINDOW SILL / 8" RECESS SIM.



9-PLEX FACING JAMESTOWN

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JAMESTOWN WINDOW DETAILS

A8.0

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PROJECT: 348001

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FRONT ELEVATION - COLOR SCHEME A

TYPE A - BLDGS. 1-5

BODY COLOR 1	1
SW 7008 ALABASTER	

BODY COLOR 2	2
SW 6001 GRAYISH	



BODY COLOR 3	3
SW 9087 SMOKY BEIGE	



HORIZONTAL SIDING COLOR	4
SW 6001 GRAYISH	



HORIZONTAL SIDING COLOR	5
SW 9088 UTAUPEIA	



VERTICAL SIDING	6
SW 6001 GRAYISH	



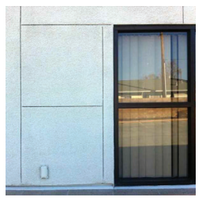
VERTICAL SIDING	7
SW 9088 UTAUPEIA	



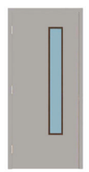
METAL TRIM COLOR	8
SW 7066 GRAY MATTERS	



AWNING AND SIDING COMPOSITION	9



STUCCO REVEALS	10



ENTRY DOOR	11



GARAGE DOOR	12



ADDRESS SIGN W/ LIGHT	13



WOOD DECK	14
SW 9167 POLISHED CONCRETE	



WOOD TRELLIS	15

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TYPE A - BLDGS. 1-5 - MATERIAL BOARD - SCHEME A

A8.1

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PROJECT: 348001

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FRONT ELEVATION - COLOR SCHEME B

TYPE A - BLDGS. 1-5

BODY COLOR 1	
SW 7008 ALABASTER	1

BODY COLOR 2	
SW 6001 GRAYISH	2



BODY COLOR 3	
SW 9087 SMOKY BEIGE	3



HORIZONTAL SIDING COLOR	
SW 6001 GRAYISH	4



HORIZONTAL SIDING COLOR	
SW 9088 UTAUPEIA	5



VERTICAL SIDING	
SW 6001 GRAYISH	6



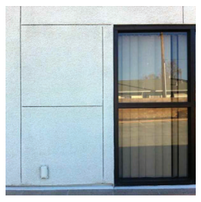
VERTICAL SIDING	
SW 9088 UTAUPEIA	7



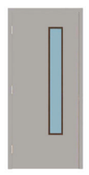
METAL TRIM COLOR	
SW 7066 GRAY MATTERS	8



AWNING AND SIDING COMPOSITION	9



STUCCO REVEALS	10



ENTRY DOOR	11



GARAGE DOOR	12



ADDRESS SIGN W/ LIGHT	13



WOOD DECK	
SW 9167 POLISHED CONCRETE	14



WOOD TRELLIS	15

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TYPE A - BLDGS. 1-5 - MATERIAL BOARD - SCHEME B

A8.2

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SCALE: 3/16"=1'-0"
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PROJECT: 348001

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FRONT ELEVATION - COLOR SCHEME

TYPE B - BLDGS. 6-16

BODY COLOR 1	1
SW 7008 ALABASTER	

BODY COLOR 2	2
SW 6001 GRAYISH	



BODY COLOR 3	3
SW 9087 SMOKY BEIGE	



HORIZONTAL SIDING COLOR	4
SW 6001 GRAYISH	



HORIZONTAL SIDING COLOR	5
SW 9088 UTAUPEIA	



VERTICAL SIDING	6
SW 6001 GRAYISH	



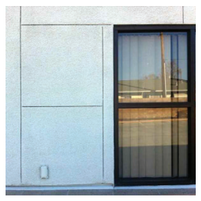
VERTICAL SIDING	7
SW 9088 UTAUPEIA	



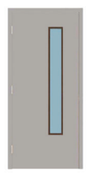
METAL TRIM COLOR	8
SW 7066 GRAY MATTERS	



AWNING AND SIDING COMPOSITION	9



STUCCO REVEALS	10



ENTRY DOOR	11



GARAGE DOOR	12



ADDRESS SIGN W/ LIGHT	13



WOOD DECK	14
SW 9167 POLISHED CONCRETE	



WOOD TRELLIS	15

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TYPE B - BLDGS. 6-16 - MATERIAL BOARD - COLOR SCHEME

PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
RESUBMITTAL DATE: MARCH 09, 2020
RESUBMITTAL DATE: JUNE 05, 2020
RESUBMITTAL DATE: JUNE 25, 2020

A8.3

SCALE: 3/16"=1'-0"
DATE: 06.25.2020
PROJECT: 348001

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SIDE ELEVATION - COLOR SCHEME A

TYPE C - BLDGS. 17 -20



FRONT ELEVATION - COLOR SCHEME A

TYPE C - BLDGS. 17 -20

BODY COLOR 1	1
SW 7008 ALABASTER	

BODY COLOR 2	2
SW 6001 GRAYISH	



BODY COLOR 3	3
SW 9087 SMOKY BEIGE	



HORIZONTAL SIDING COLOR	4
SW 6001 GRAYISH	



HORIZONTAL SIDING COLOR	5
SW 9088 UTAUPEIA	



VERTICAL SIDING	6
SW 6001 GRAYISH	



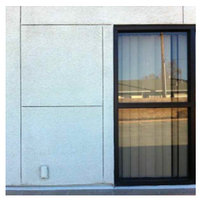
VERTICAL SIDING	7
SW 9088 UTAUPEIA	



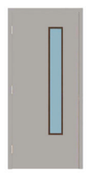
METAL TRIM COLOR	8
SW 7066 GRAY MATTERS	



AWNING AND SIDING COMPOSITION	9



STUCCO REVEALS	10



ENTRY DOOR	11



GARAGE DOOR	12



ADDRESS SIGN W/ LIGHT	13



WOOD DECK	14
SW 9167 POLISHED CONCRETE	



WOOD TRELLIS	15

STRADA INVESTMENT GROUP

JAMESTOWN

CANDLESTICK POINT
SAN FRANCISCO, CA

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TYPE C - BLDGS. 17 - 20 - MATERIAL BOARD - SCHEME A

A8.4

PRELIMINARY PROJECT ASSESSMENT APPLICATION
ORIGINAL SUBMITTAL DATE: MARCH 05, 2019
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SCALE: 3/16"=1'-0"
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PROJECT: 348001

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SIDE ELEVATION - COLOR SCHEME B

TYPE C - BLDGS. 17 -20



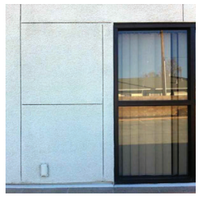
FRONT ELEVATION - COLOR SCHEME B

TYPE C - BLDGS. 17 -20

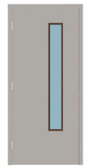
BODY COLOR 1 SW 7008 ALABASTER	1
BODY COLOR 2 SW 6001 GRAYISH	2
BODY COLOR 3 SW 9087 SMOKY BEIGE	3
HORIZONTAL SIDING COLOR SW 6001 GRAYISH	4
HORIZONTAL SIDING COLOR SW 9088 UTAUPEIA	5
VERTICAL SIDING SW 6001 GRAYISH	6
VERTICAL SIDING SW 9088 UTAUPEIA	7
METAL TRIM COLOR SW 7066 GRAY MATTERS	8



AWNING AND SIDING COMPOSITION	9



STUCCO REVEALS	10



ENTRY DOOR	11



GARAGE DOOR	12



ADDRESS SIGN W/ LIGHT	13



WOOD DECK SW 9167 POLISHED CONCRETE	14



WOOD TRELLIS	15

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TYPE C - BLDGS. 17 - 20 - MATERIAL BOARD - SCHEME B

PRELIMINARY PROJECT ASSESSMENT APPLICATION
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A8.5

SCALE: 3/16"=1'-0"
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MITIGATION MONITORING AND REPORTING PROGRAM

	MONITORING AND REPORTING PROGRAM			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Project Mitigation Measure 1: Accidental Discovery The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines section 15064.5(a) and (c) and on human remains and associated or unassociated funerary objects. The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet. Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.	Project sponsor at the direction of the ERO	Prior to and during soils-disturbing activities	Project sponsor shall distribute Alert sheet and shall submit a signed affidavit confirming the distribution to the ERO	Considered complete when ERO receives signed affidavit

	MONITORING AND REPORTING PROGRAM			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor. Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; an archeological testing program; and an interpretative program. If an archeological monitoring program, archeological testing program, or an interpretative program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs and reviewed and approved by the ERO. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource may be at risk from vandalism, looting, or other damaging actions. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains,	Project sponsor/ Head Foreman and archeological consultant at the direction of the ERO	Accidental discovery	In the event of accidental discovery, the project sponsor shall suspend soils-disturbing activities, notify the ERO, and retain a qualified archeological consultant at the direction of the ERO. The archeological consultant shall identify and evaluate the archeological resources and recommend actions for review and approval by the ERO. The archeological consultant shall undertake additional measures at the direction of the ERO.	Considered complete when archeological consultant completes additional measures as directed by the ERO as warranted

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains. The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor and MLD are unable to reach an Agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains and/or mortuary materials are stored securely and respectfully until				

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance. Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's archeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner and the ERO. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials. The Draft FARR shall also include an Interpretation Plan for public interpretation of all significant archeological features.				
Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of	Archeological consultant at the direction of the ERO	Following completion of additional measures by archeological consultant as determined by the ERO	Submittal of draft FARR to ERO for review and approval. Distribution of the FARR by the archeological consultant	Considered complete upon distribution of approved FARR

MITIGATION MONITORING AND REPORTING PROGRAM

	MONITORING AND REPORTING PROGRAM			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
Historical Resources. In instances of public interest in or the high interpretive value of the resource, the ERO may require a different or additional final report content, format, and distribution than that presented above.				