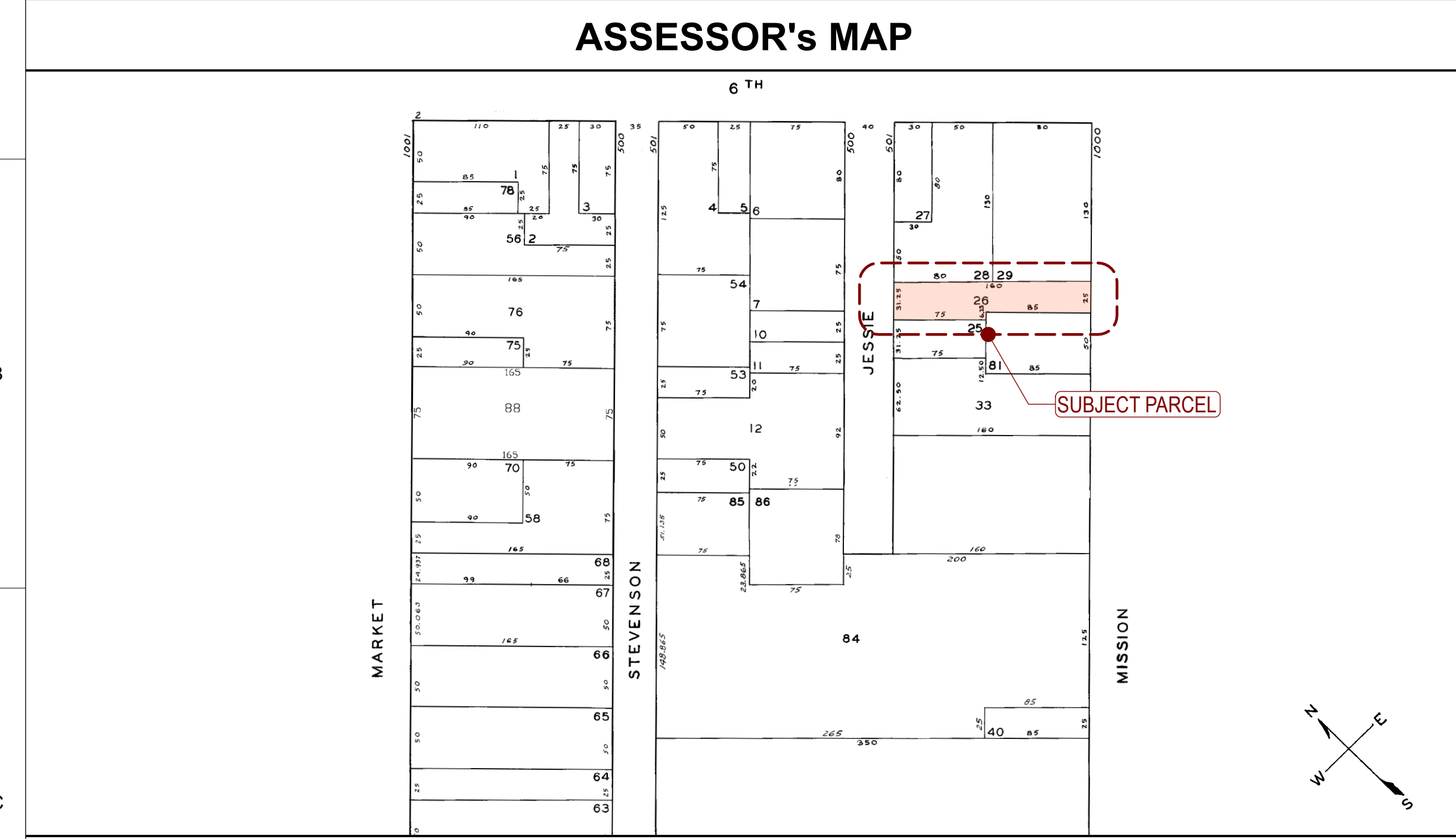


**SCOPE OF WORK**

- PROPOSED NEW CONSTRUCTION OF 9-STORY MULTI-FAMILY RESIDENTIAL BUILDING, WITH 57 SRO & A STREET LEVEL COMMUNITY SPACE UNDER STATE DENSITY BONUS PROVISION.

- THIS IS A PRIVATELY FUNDED COVERED MULTIFAMILY DWELLING BUILDING & COMPLIES W/ CBC CH. 11A.



**PROJECT DATA**

**PLANNING DATA**

LOT AREA: 4,464 ± S.F.  
 BLOCK / LOT: 3703/026  
 ZONING: C-3-G (DOWNTOWN GENERAL)

BUILDING HEIGHT:  
 ALLOWED: 160 F  
 PROPOSED: 83'-10"

FAR ALLOWED: 6.0 :1 (26,784 S.F.)  
 PROPOSED FAR: 6.36 (28,410 S.F. SEE A-5.1)

USABLE OPEN SPACE:  
 REQUIRED: RES: 910 S.F.(36/3) S.F. X 57 UNITSX1.33)  
 PROVIDED: (579@1st FLR + 1,470@ROOF) = 2,049 S.F.

PARKING SUMMARY:  
 CLASS I BICYCLE : 57 CLASS II BICYCLE : 4

**BUILDING CODE SUMMARY**

# OF STORIES: 9  
 # OF UNITS: 57 RESIDENTIAL  
 CONSTRUCTION TYPE: TYPE "I-A"  
 OCCUPANCY GROUP: R-2  
 SPRINKLER SYSTEM: NFPA 13

APPLICABLE CODES:  
 2019 CALIFORNIA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA ELECTRICAL CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA MECHANICAL CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA PLUMBING CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA FIRE CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA ENERGY CODE  
 2019 SAN FRANCISCO HOUSING CODE  
 NFPA 13 SPRINKLERS, NFPA 14 STANDPIPES & FDC  
 NFPA 72 FIRE ALARM & ERRCS (CBC SEC. 510)  
 NFPA 110 EMERGENCY STANDBY POWER SYSTEM  
 NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)

**DRAWING INDEX (19 SHEETS)**

A-0.1	COVER SHEET
A-0.2	BASE PROJECT STUDY
A-0.3	VICINITY MAP / 3D VIEWS
A-0.4	MASSING DIAGRAMS
A-0.5	WAIVERS DIAGRAM
C-1	SURVEY
A-1.1	(E) & (N) SITE PLAN
A-2.0	TYPICAL UNIT PLANS
A-2.1	FIRST & SECON FLOOR PLANS
A-2.2	THIRD-EIGHT & NINTH FLOOR PLANS
A-2.3	ROOF PLAN
A-3.1	FRONT & REAR ELEVATIONS
A-3.2	LEFT ELEVATION
A-3.3	RIGHT ELEVATION
A-3.4	FACADE DETAILS & DIAGRAMS
A-4.1	SECTION
A-5.1	FAR DIAGRAMS
A-6.0	ROOF OPEN SPACE RENDERING
A-6.1	GROUND OPEN SPACE RENDERINGS

**NOTE:**  
 - AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.  
 - THE COOKING FACILITIES IN THE PROPOSED UNITS TO FOLLOW KITCHEN DEFINITION BY THE SF PLANNING INTERPRETATION, "KITCHEN SHALL CONSIST OF A ROOM CONTAINING A FULL-SIZE OVEN (GAS OR ELECTRIC), A COUNTER SINK W/ EACH DIMENSION GREATER THAN 15", & A REFRIGERATOR/FREEZER OF AT LEAST 12 C.F."

PROJECT NAME

**1010 Mission St.**  
 San Francisco, CA 94103



SHEET TITLE

**Cover Sheet**

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**UNIT MATRIX**

LEVEL	FLOOR AREA DATA BREAKDOWN (GSF)							RESIDENTIAL UNIT COUNT	
	COMMUNITY	RESIDENTIAL	CIRCULATION	GARBAGE / UTILITY/MAIL	STORAGE	BIKE PARKING	TOTAL	UNIT TYPE	# OF UNITS
1ST FLOOR	408 ± S.F.	1,132 ± S.F.	1,357 ± S.F.	223 ± S.F.	-	347 ± S.F.	3,467 ± S.F.	SRO	3
2ND FLOOR	-	1,824 ± S.F.	918 ± S.F.	-	-	-	2,742 ± S.F.		5
3RD FLOOR	-	2,454 ± S.F.	972 ± S.F.	-	-	-	3,426 ± S.F.		7
4TH FLOOR	-	2,454 ± S.F.	972 ± S.F.	-	-	-	3,426 ± S.F.		7
5TH FLOOR	-	2,454 ± S.F.	972 ± S.F.	-	-	-	3,426 ± S.F.		7
6TH FLOOR	-	2,454 ± S.F.	972 ± S.F.	-	-	-	3,426 ± S.F.		7
7TH FLOOR	-	2,454 ± S.F.	972 ± S.F.	-	-	-	3,426 ± S.F.		7
8TH FLOOR	-	2,454 ± S.F.	972 ± S.F.	-	-	-	3,426 ± S.F.		7
9TH FLOOR	-	2,377 ± S.F.	972 ± S.F.	-	-	-	3,349 ± S.F.		7
<b>TOTAL</b>	<b>408 ± S.F.</b>	<b>20,057 ± S.F.</b>	<b>9,079 ± S.F.</b>	<b>223 ± S.F.</b>	<b>-</b>	<b>347 ± S.F.</b>	<b>30,114 ± S.F.</b>		<b>57</b>

DRAWN BY: R.L.  
 DESIGN BY: R.K.  
 DATE: 12/31/2019  
 REVISED DATE: 12/07/2022  
 JOB NO.: 19-1861  
 SHEET NO.: **A-0.1**

# BASE PROJECT DATA

**REAR YARD DEPTH**  
 PROVIDED: 25% OF THE LOT DEPTH

**GROSS FLOOR AREA - PER PLANNING CODE**  
 1ST-8TH FLOOR RESIDENTIAL: 3,348 ± SF / FLOOR

TOTAL GROSS BUILDING AREA: 26,784 ± SF (RESIDENTIAL)

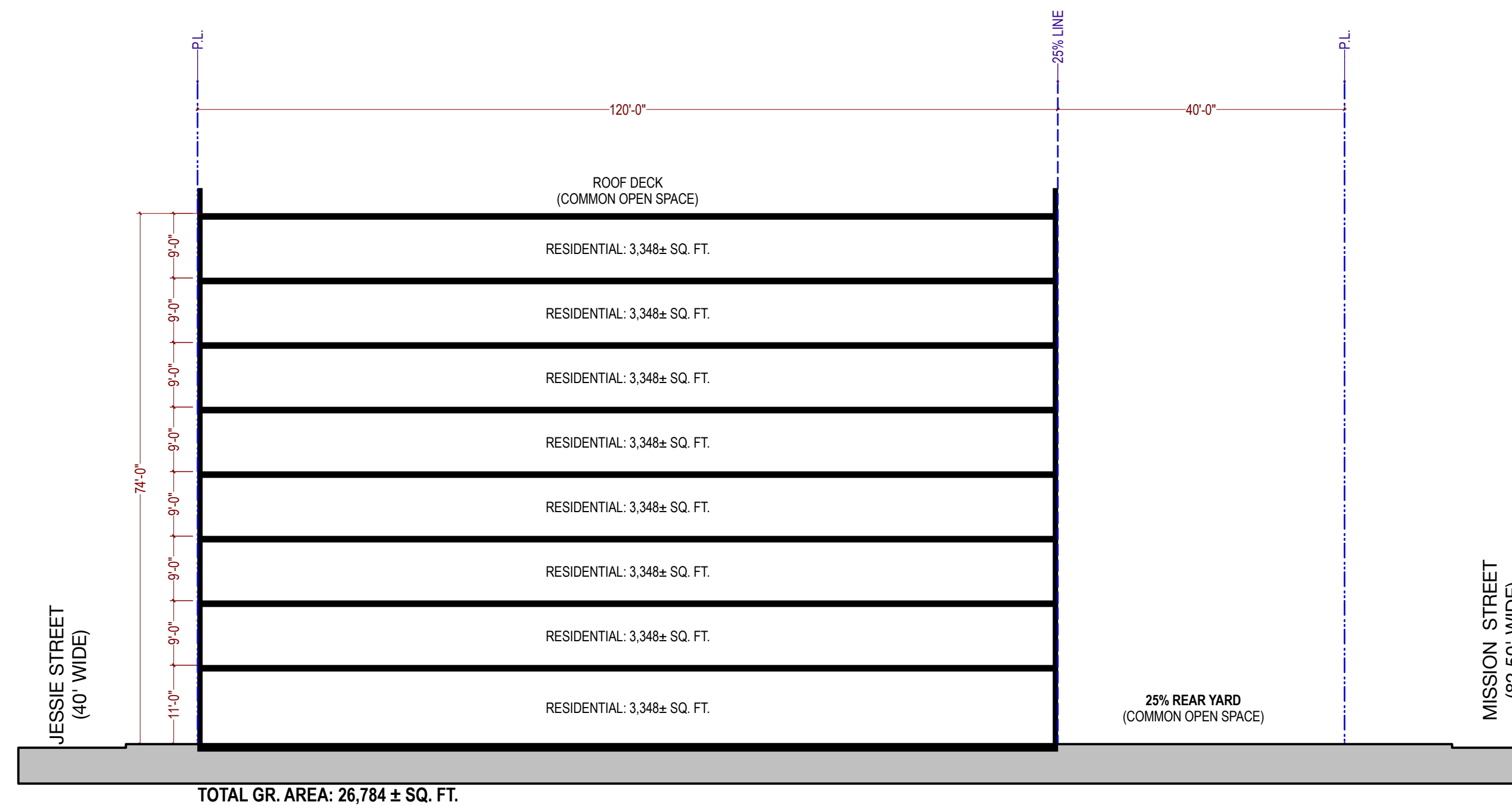
MAX. FAR ALLOWED 6 : 1 (26,784 SF)

**USABLE OPEN SPACE**  
 REQUIRED: 48 SF PER UNIT  
 PROVIDED: 2,755 ± SF OPEN SPACE

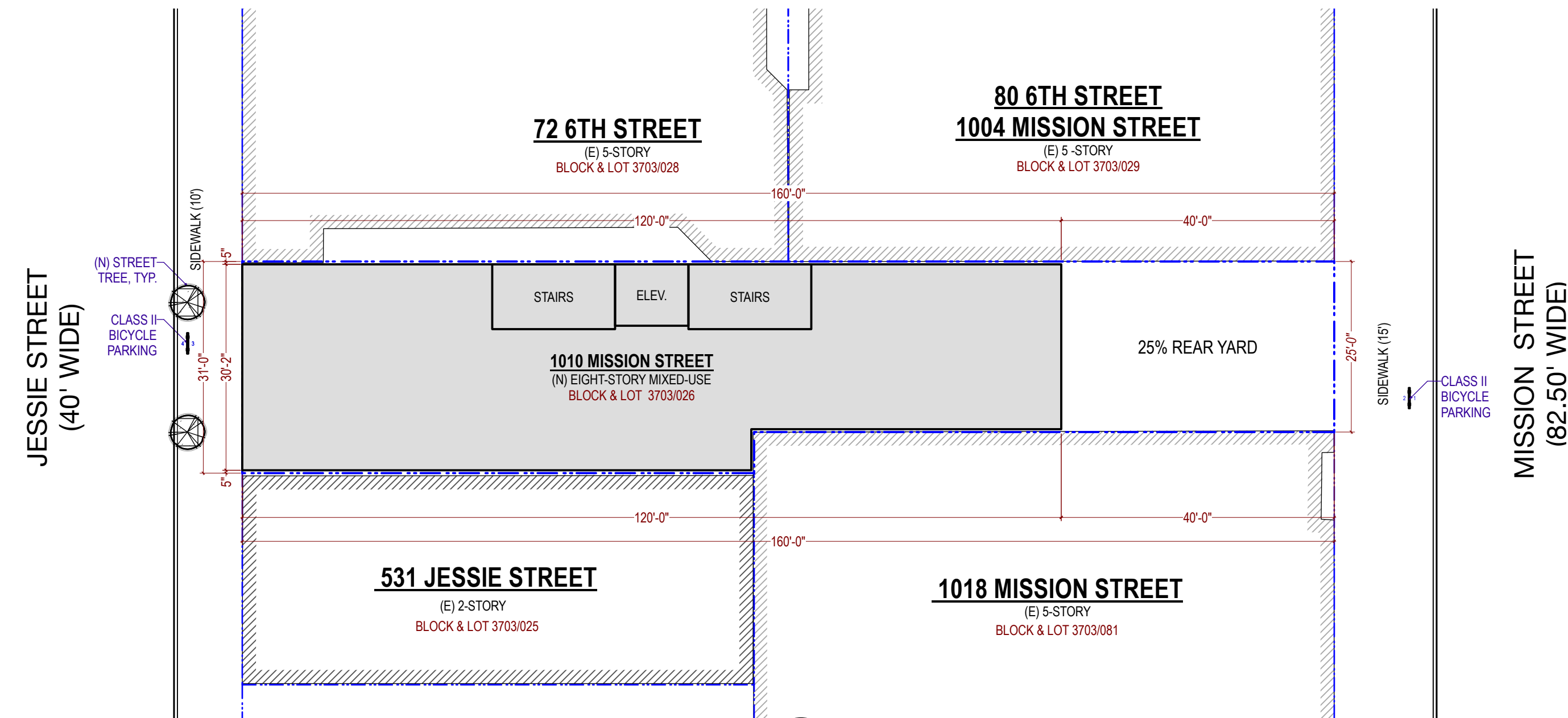
**PARKING SUMMARY**  
 CAR PARKING NOT REQ  
 CLASS I BICYCLE PARKING REQ'D ONE PER DWELING  
 CLASS II BICYCLE PARKING: REQ'D ONE PER 20 UNITS

**BUILDING CODE SUMMARY**  
 # OF STORIES 8  
 CONSTRUCTION TYPE TYPE "I-A"  
 BUILDING HEIGHT: 80'-0"  
 OCCUPANCY GROUP R-2

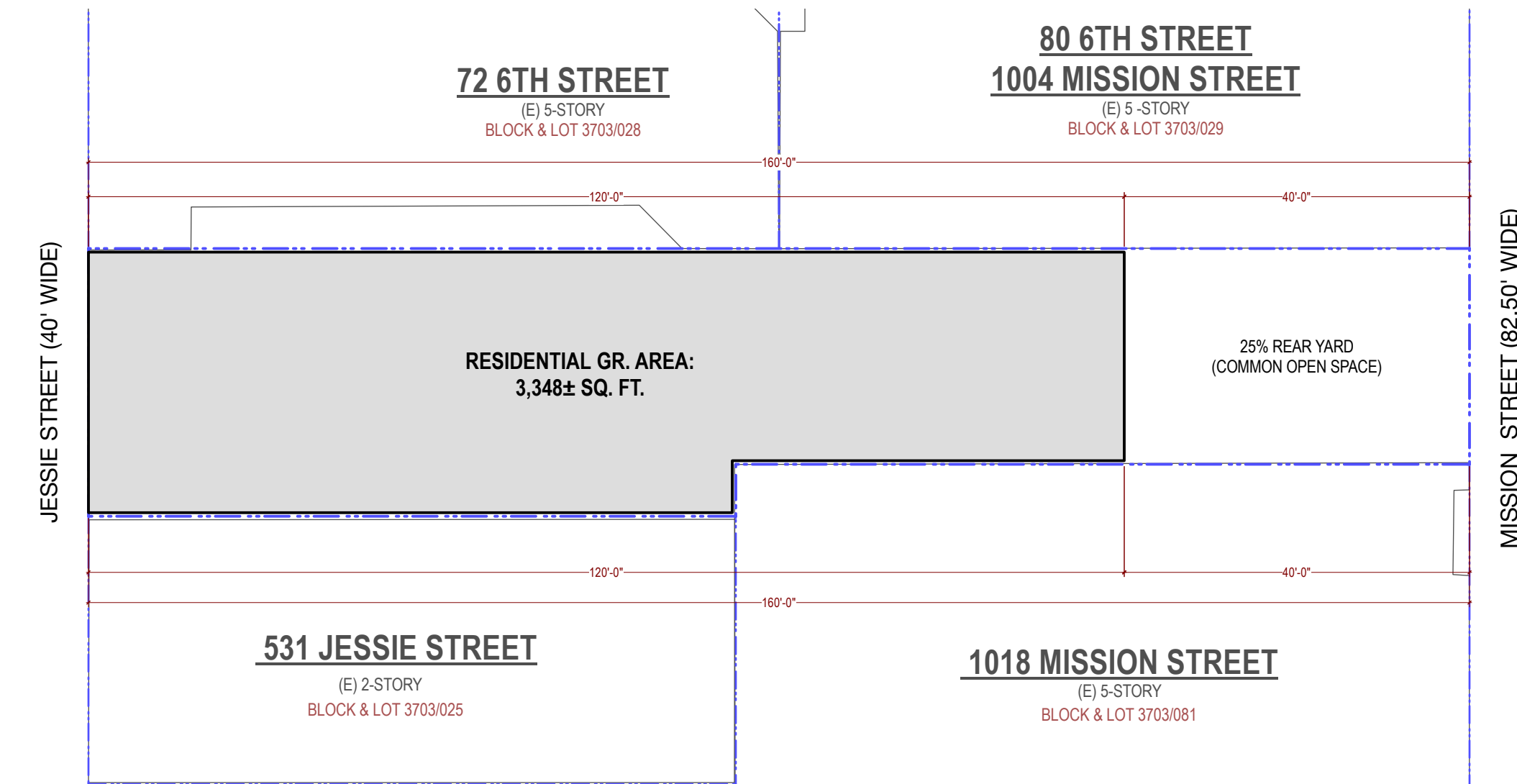
**BONUS DENSITY CALCULATIONS:**  
 TOTAL GROSS FLOOR AREA OF BASE PROJECT: **26,784 ± SQ. FT.**  
 150% OF BASE RESIDENTIAL FLOOR AREA ALLOWED: **40,176 ± SQ. FT.**  
 TOTAL GROSS FLOOR AREA AS PROPOSED: **28,410 ± SQ. FT.**



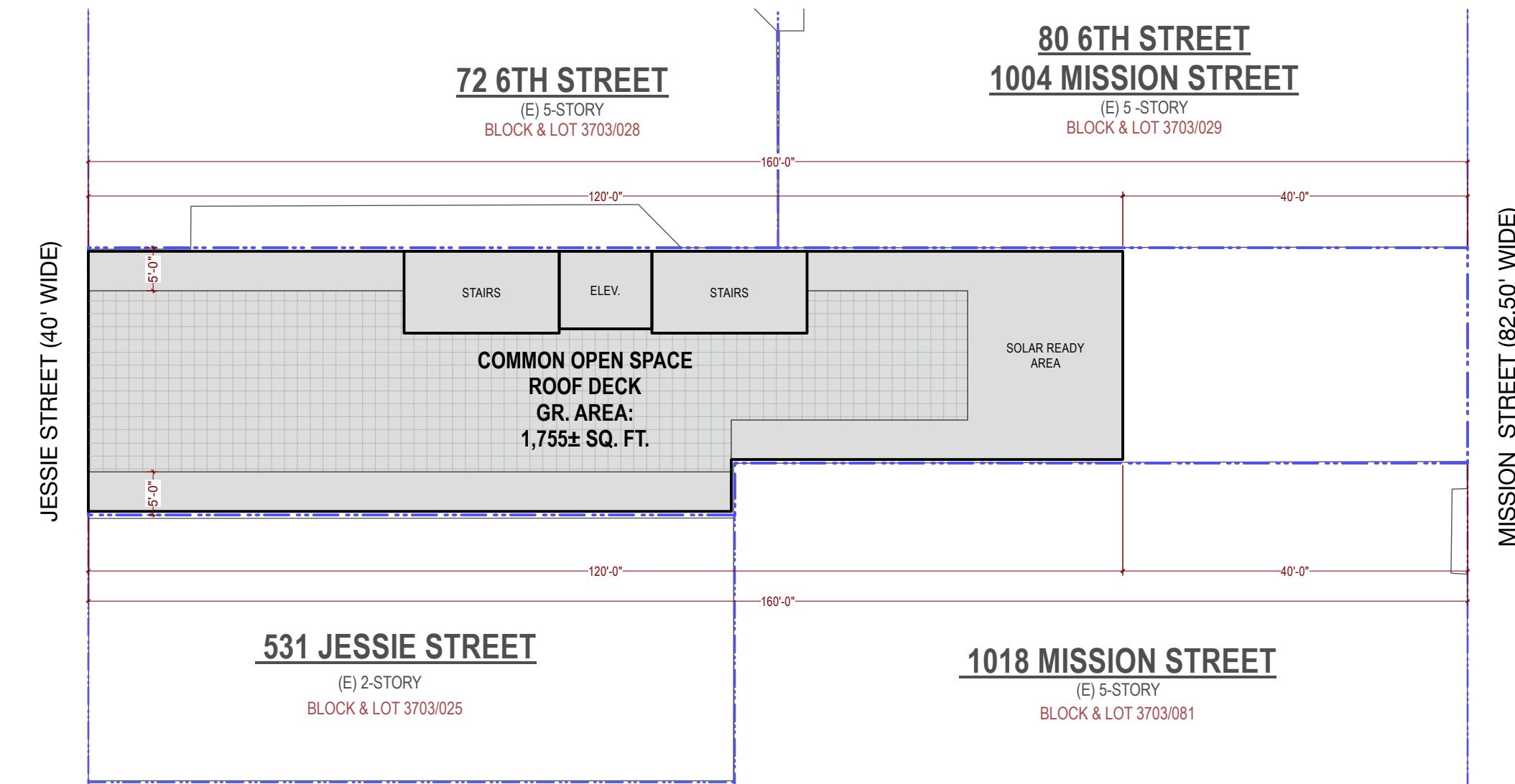
4 Proposed Section  
 Scale: 1/16" = 1'-0"



1 Proposed Site Plan  
 Scale: 1/16" = 1'-0"



2 Typical Floor Plan (Floor 1 - Floor 8)  
 Scale: 1/16" = 1'-0"



3 Roof Plan  
 Scale: 1/16" = 1'-0"

PROJECT NAME

**1010 Mission St.**  
 San Francisco, CA 94103



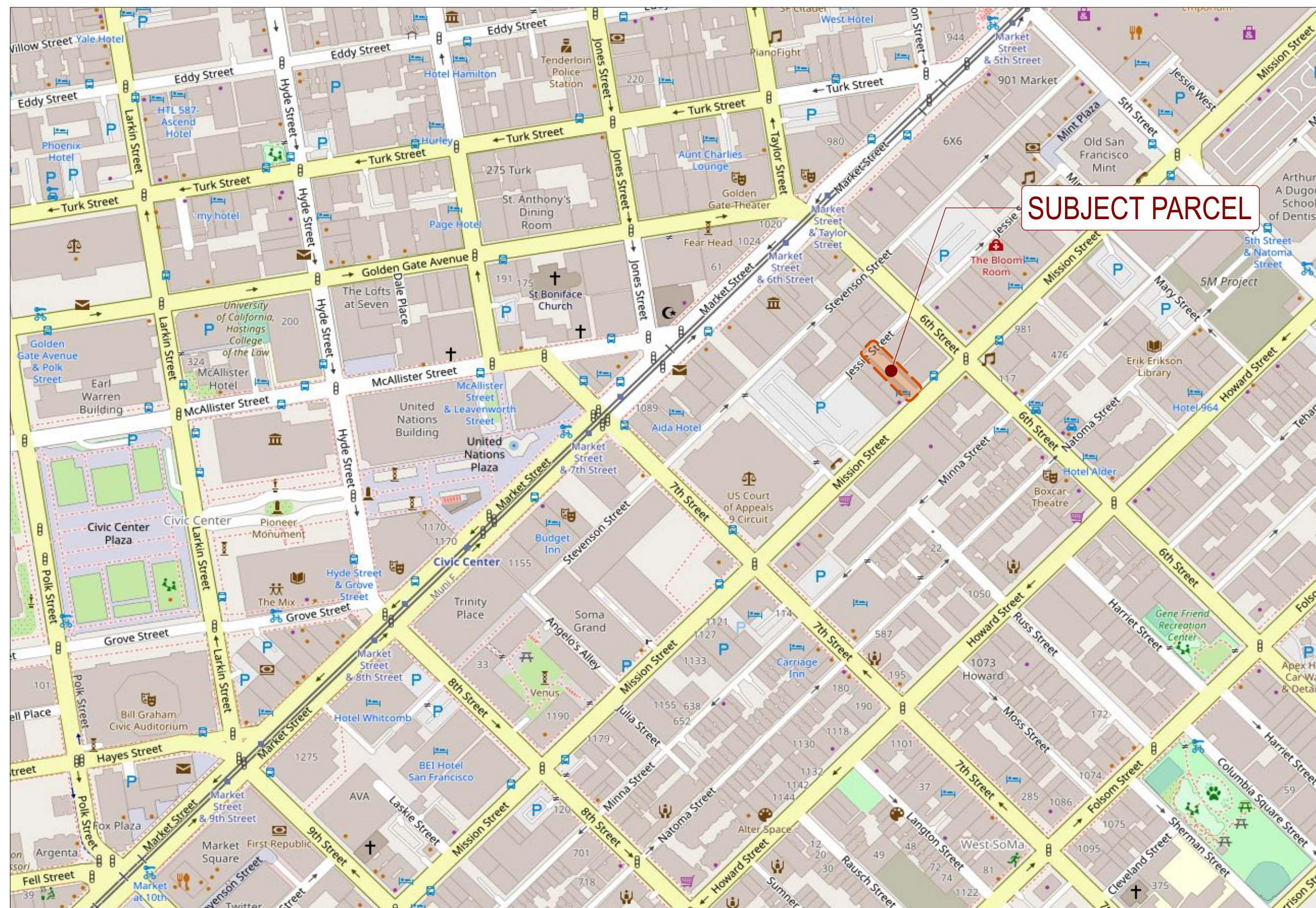
SHEET TITLE

**Base Project Study**

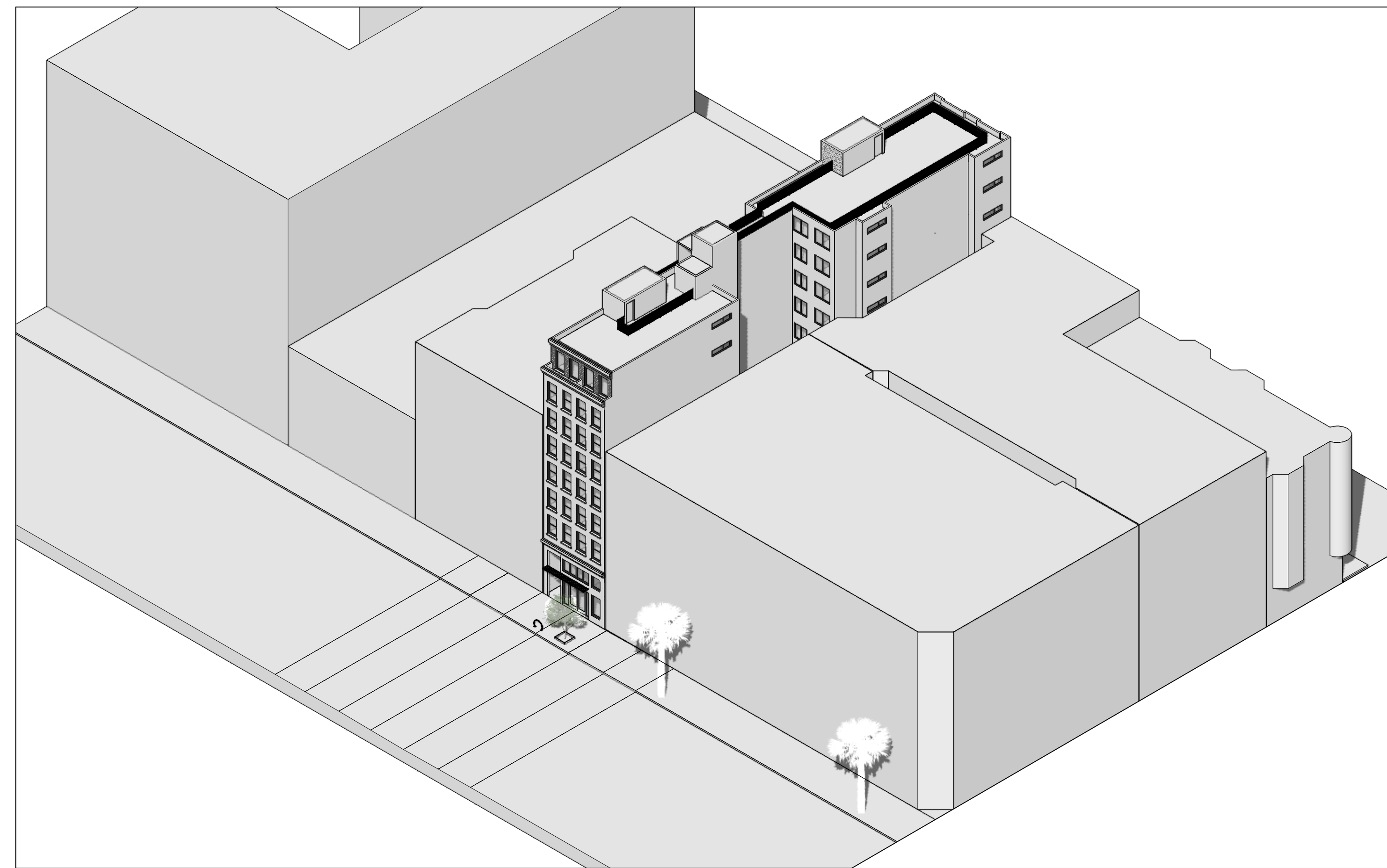
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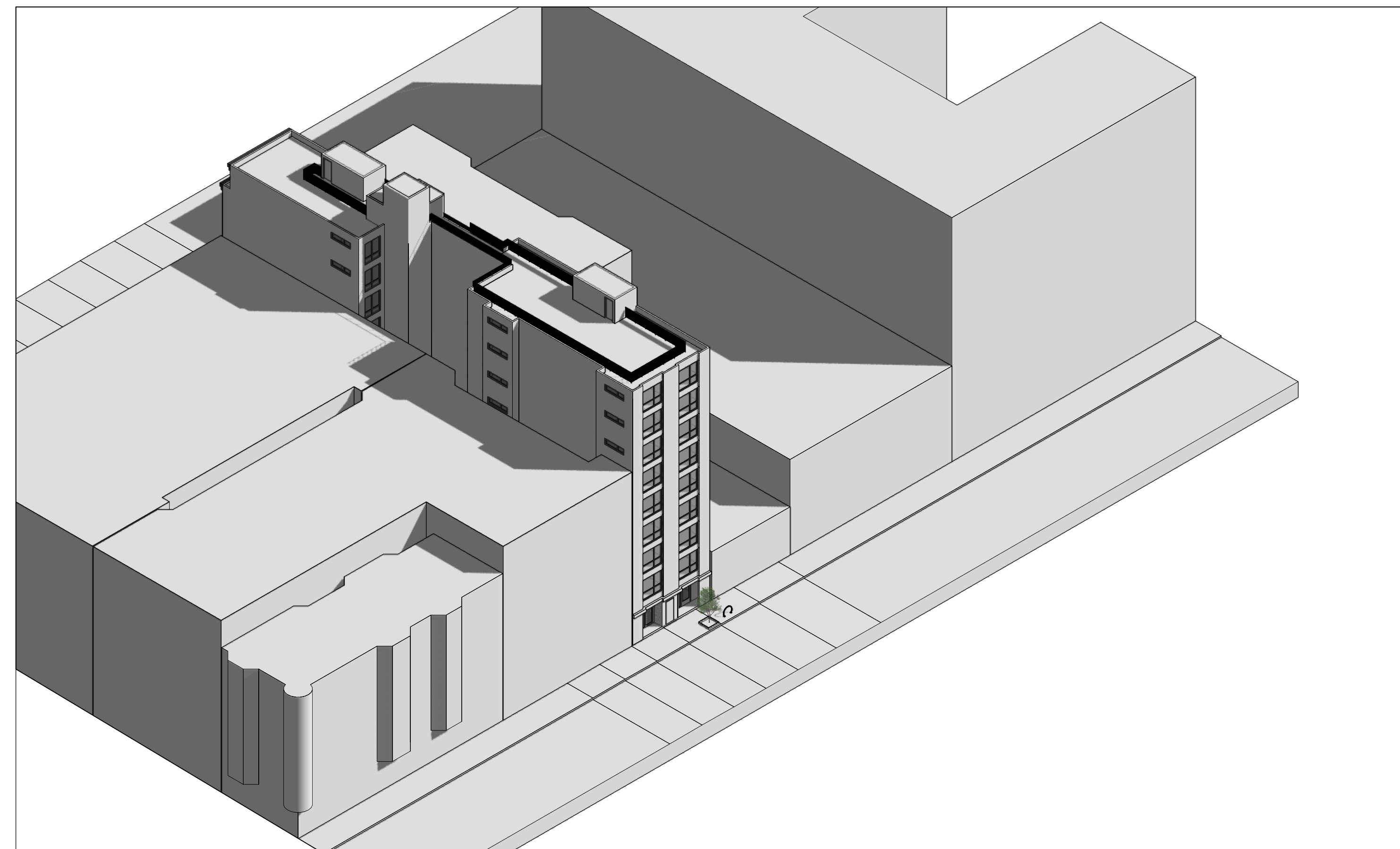
**A-0.2**



3 Vicinity Map


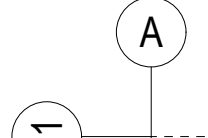
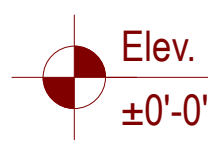
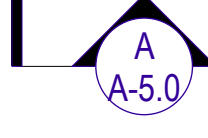
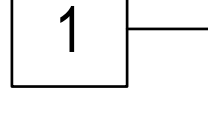
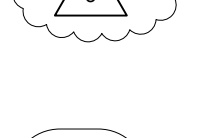
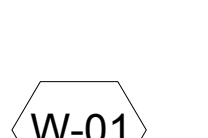



1 Bird's Eye View (Mission)



2 Bird's Eye View (Jessie)

SYMBOL LEGEND

-  NORTH ARROW
-  GRID LINE
-  ELEVATION # SHEET #
-  SECTION # SHEET #
-  SHEET NOTES
-  REVISION
-  DOOR, SEE DOOR SCHEDULE
-  WINDOW, SEE WINDOW SCHEDULE

Memo of Staff Recommendations to Commissioners

**Memorandum**

**To:** San Francisco Entertainment Commission  
**From:** Antonio Savino, Senior Inspector  
**Date:** June 1, 2021  
**Re:** Discussion and Possible Action to adopt written comments and/or recommendations to be submitted by the Executive Director to the Planning Department and/or Department of Building Inspection regarding noise issues for proposed residential and/or hotel/motel projects per Chapter 116 of the of the Administrative Code. [Discussion and Possible Action Item].

**Regular Agenda:**

a) 1010 Mission Street, Bl/Lot: 3703/026. Discussion and possible action to adopt written comments and/or recommendations regarding noise issues for the proposed residential project at 1010 Mission Street, which is located within 300 feet of Monarch and Luxx, permitted Places of Entertainment.

**Staff recommendation:** Approval with Standard Noise Attenuation Conditions and the following additional conditions:

1. Adopt and implement project window specifications, STC ratings, and recommended HVAC system per official Acoustical Study that will be conducted before the start of construction and share findings and implementation plans with [entertainment.commission@sfgov.org](mailto:entertainment.commission@sfgov.org) and [antonio.savino@sfgov.org](mailto:antonio.savino@sfgov.org) upon retrieval.
2. In addition to including required language from Administrative Code Chapter 116.8 "Disclosure Requirements for Transfer of Real Property for Residential Use," the disclosure shall also include the disclosure of potential noise exposure to low-frequency (bass) noise levels that will be noticeable inside some of the residences.

PROJECT NAME

1010 Mission St.  
San Francisco, CA 94103



SHEET TITLE

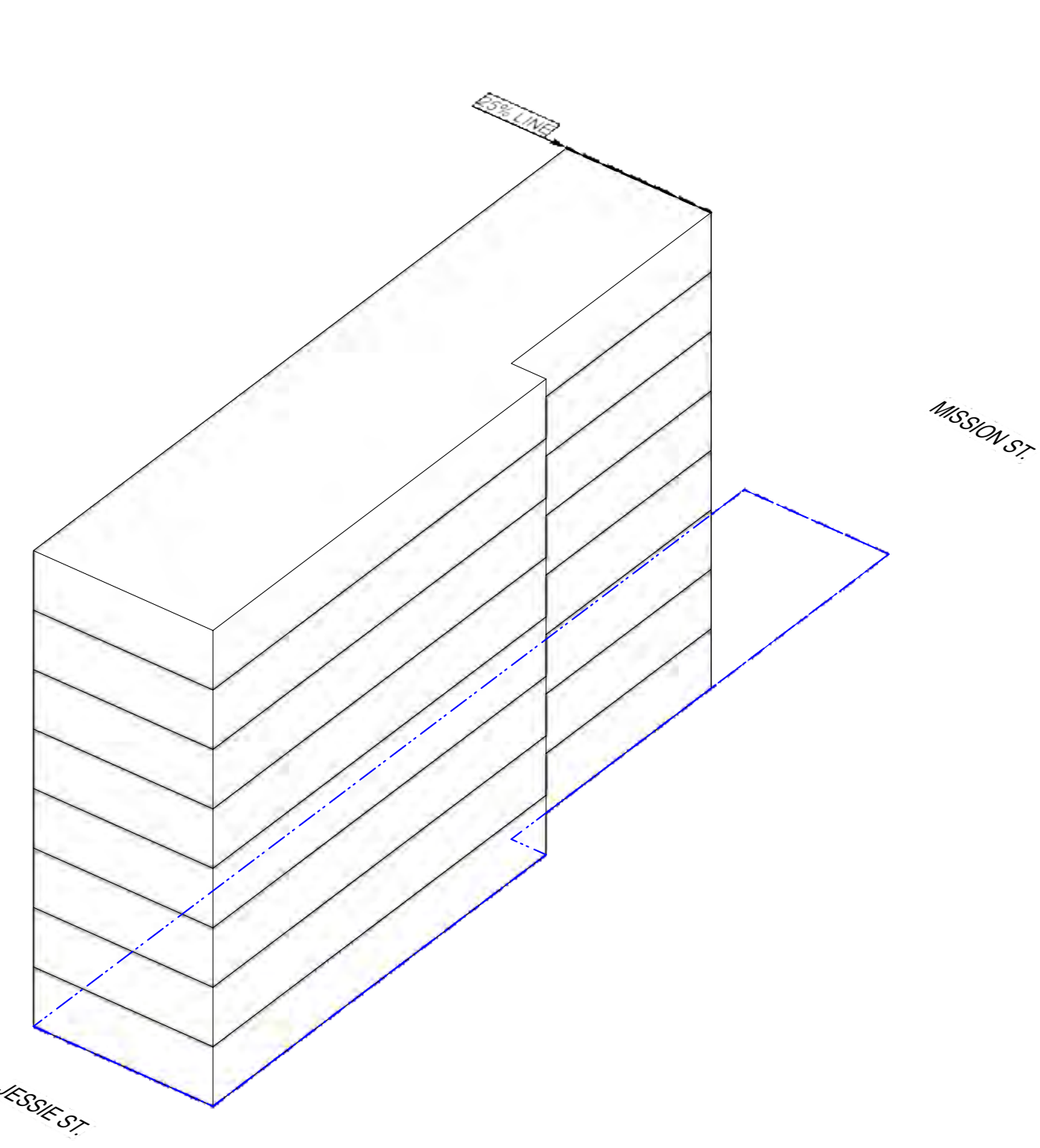
Vicinity Map / 3D Views

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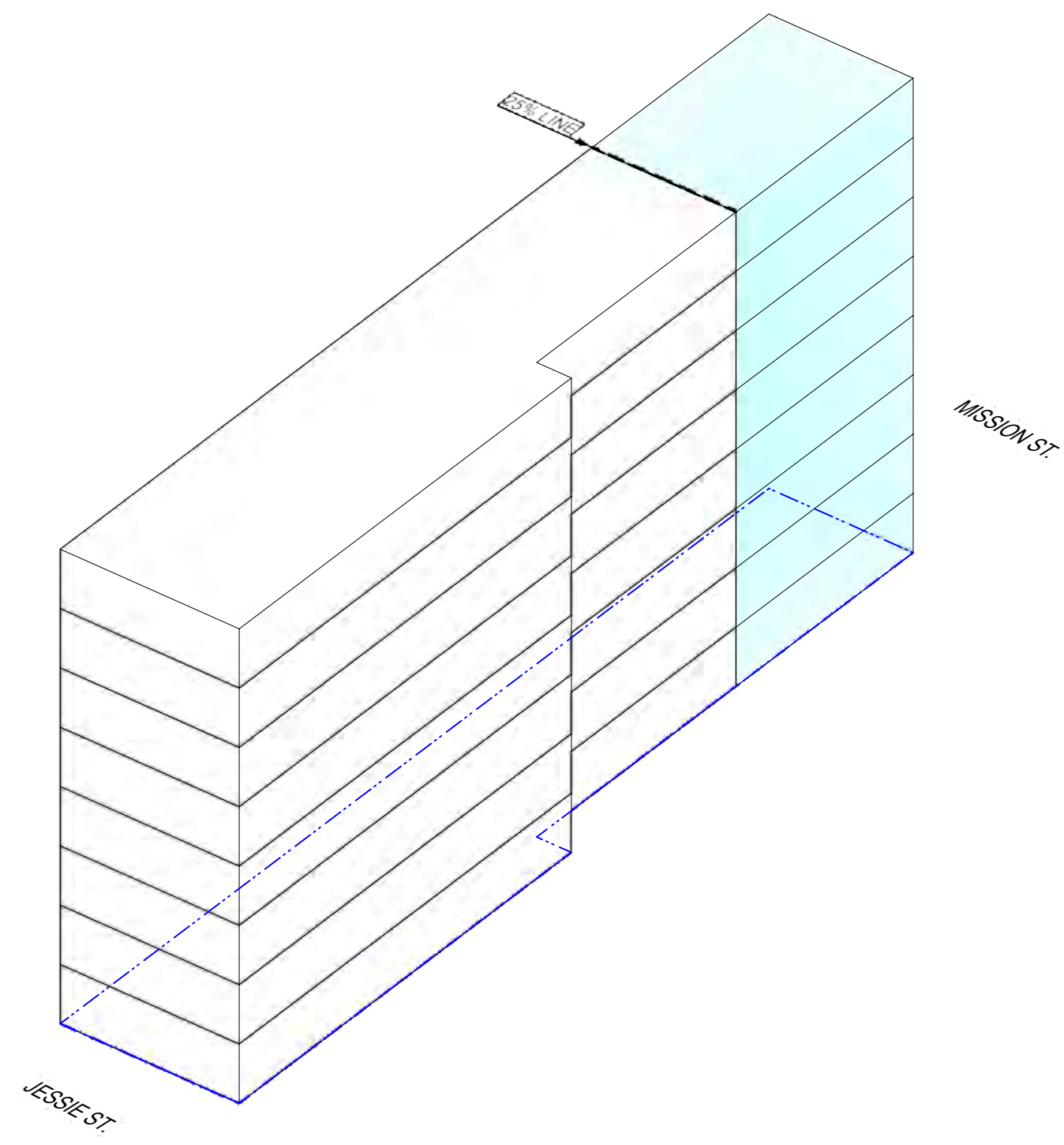
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A-0.3

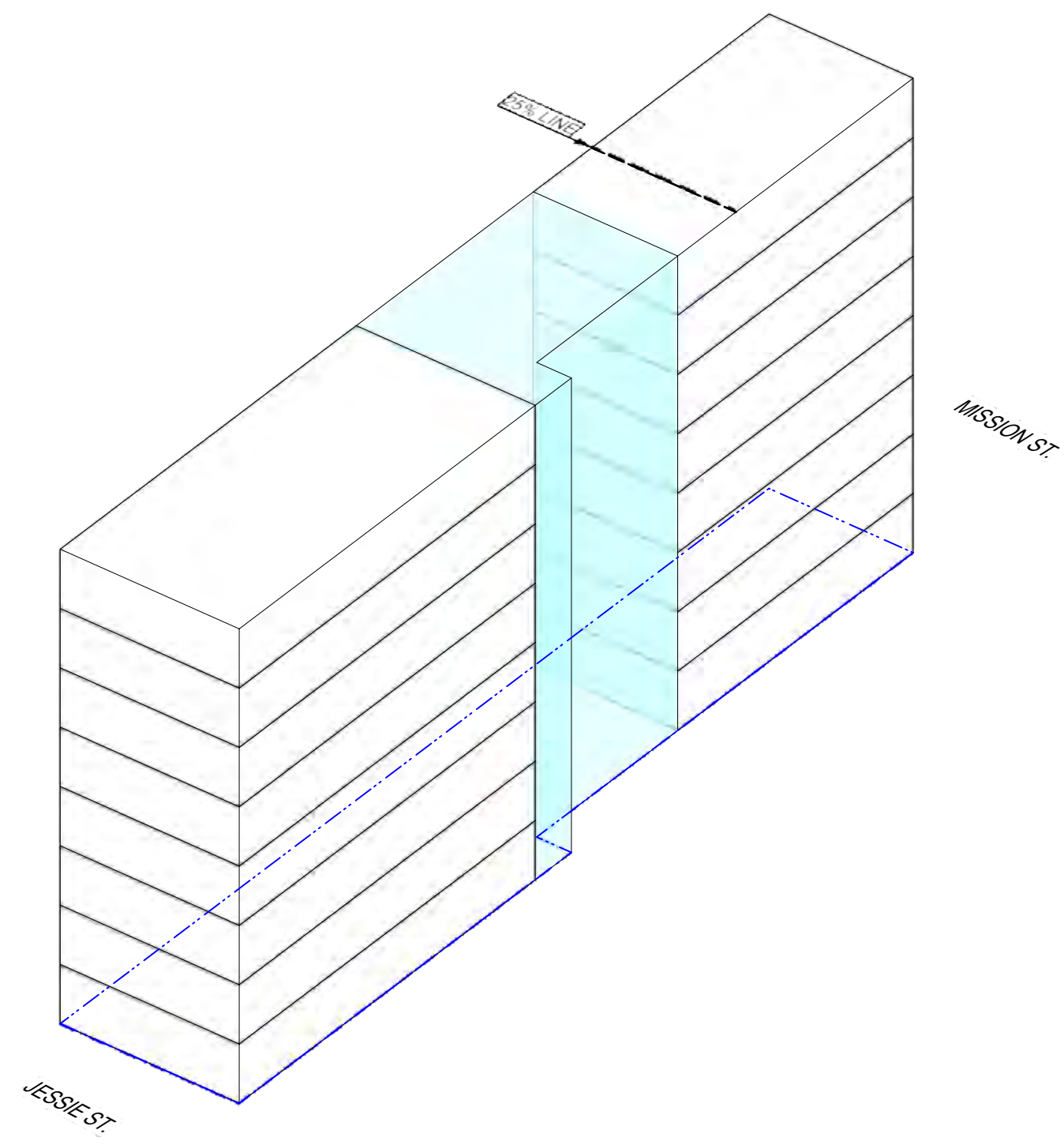
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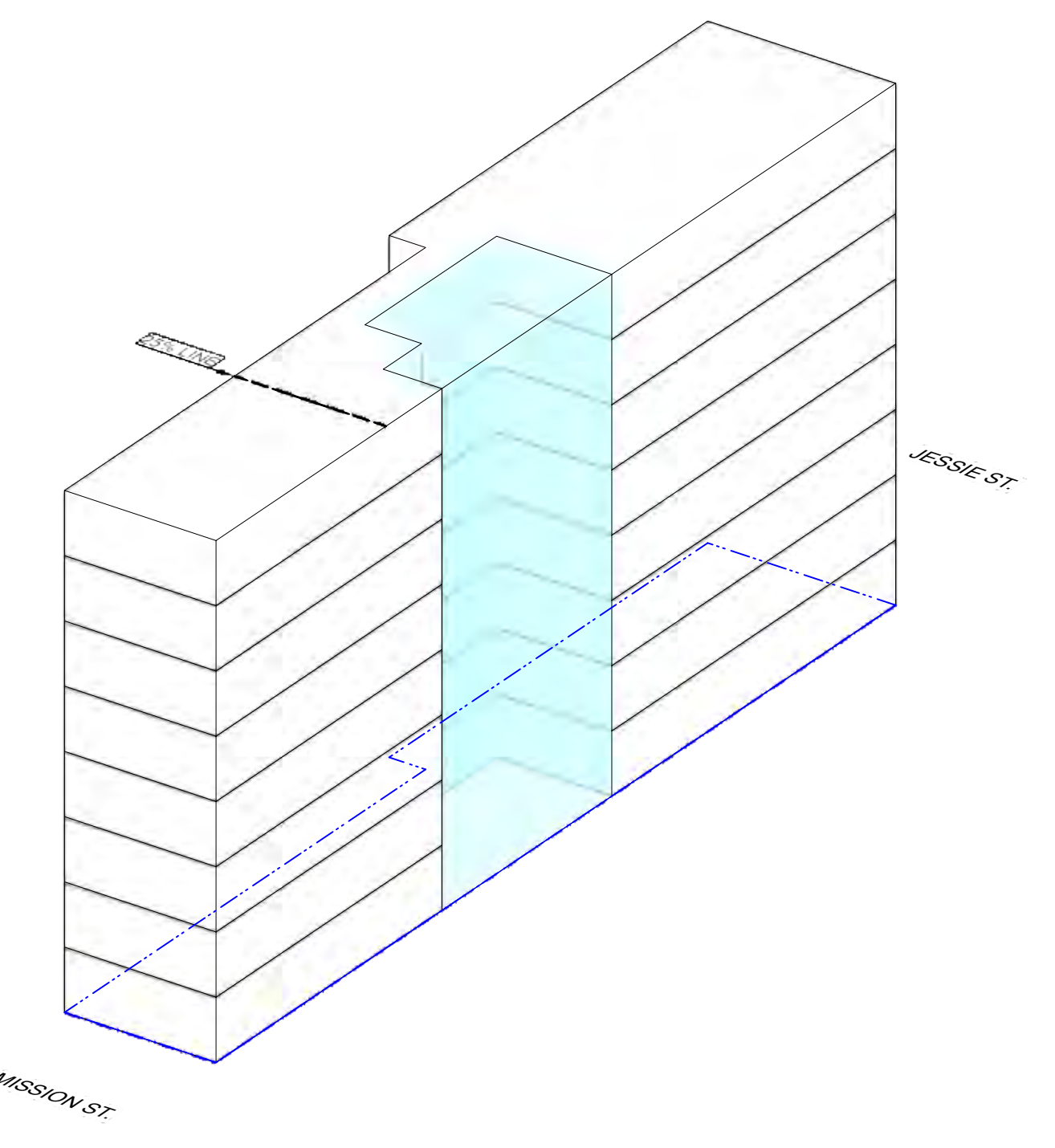
**BASELINE:**  
PROPOSED 8 STORIES OF RESIDENTIAL W/ 25% REQ. REAR YARD  
RESIDENTIAL GROSS: ± 26,784 S.F. (MAX ALLOWED PER 6:1 FAR)



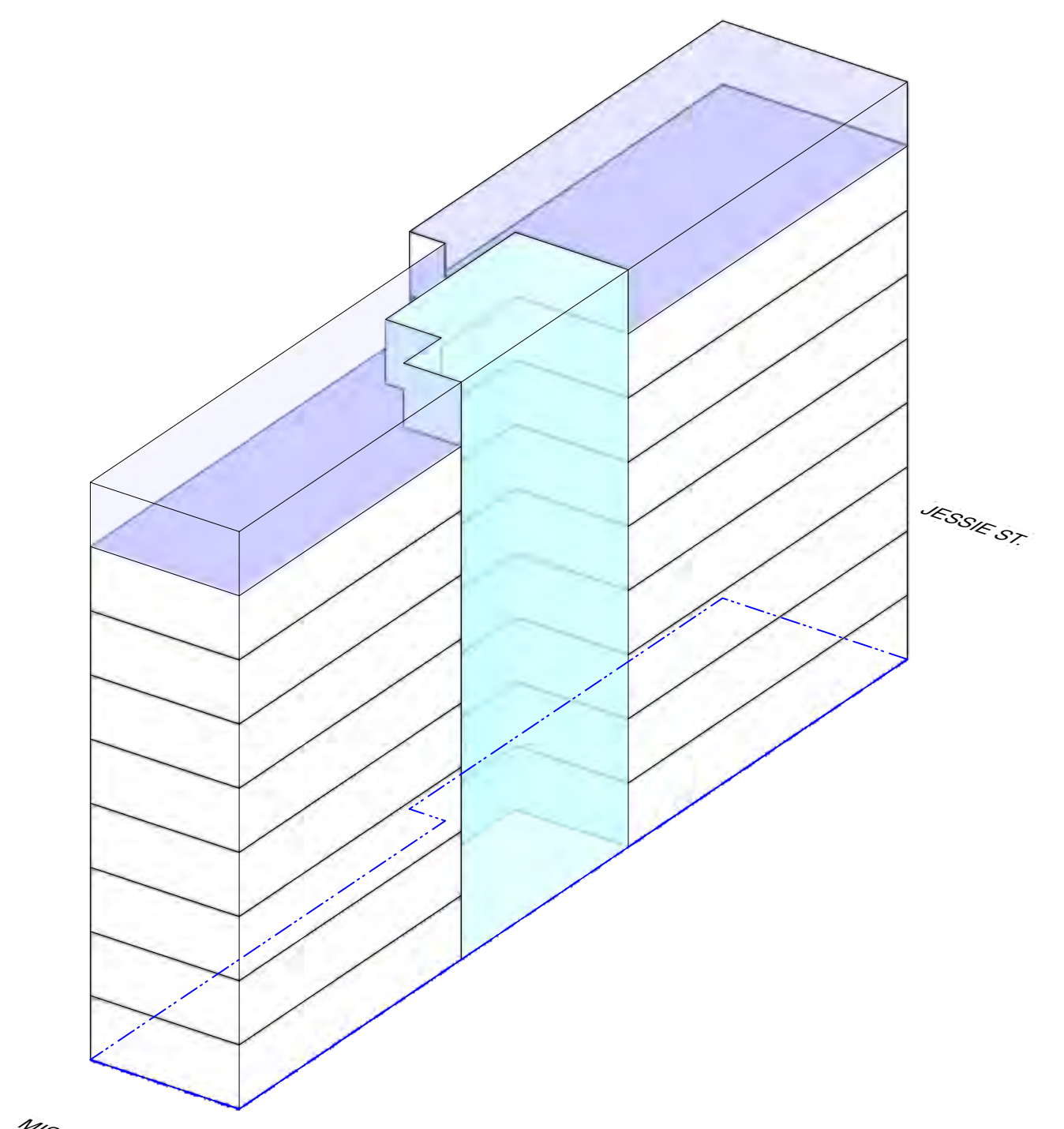
**STEP 1:**  
EXTENDING THE BUILDING INTO THE 25% REAR YARD, TOWARD MISSION STREET FRONTAGE



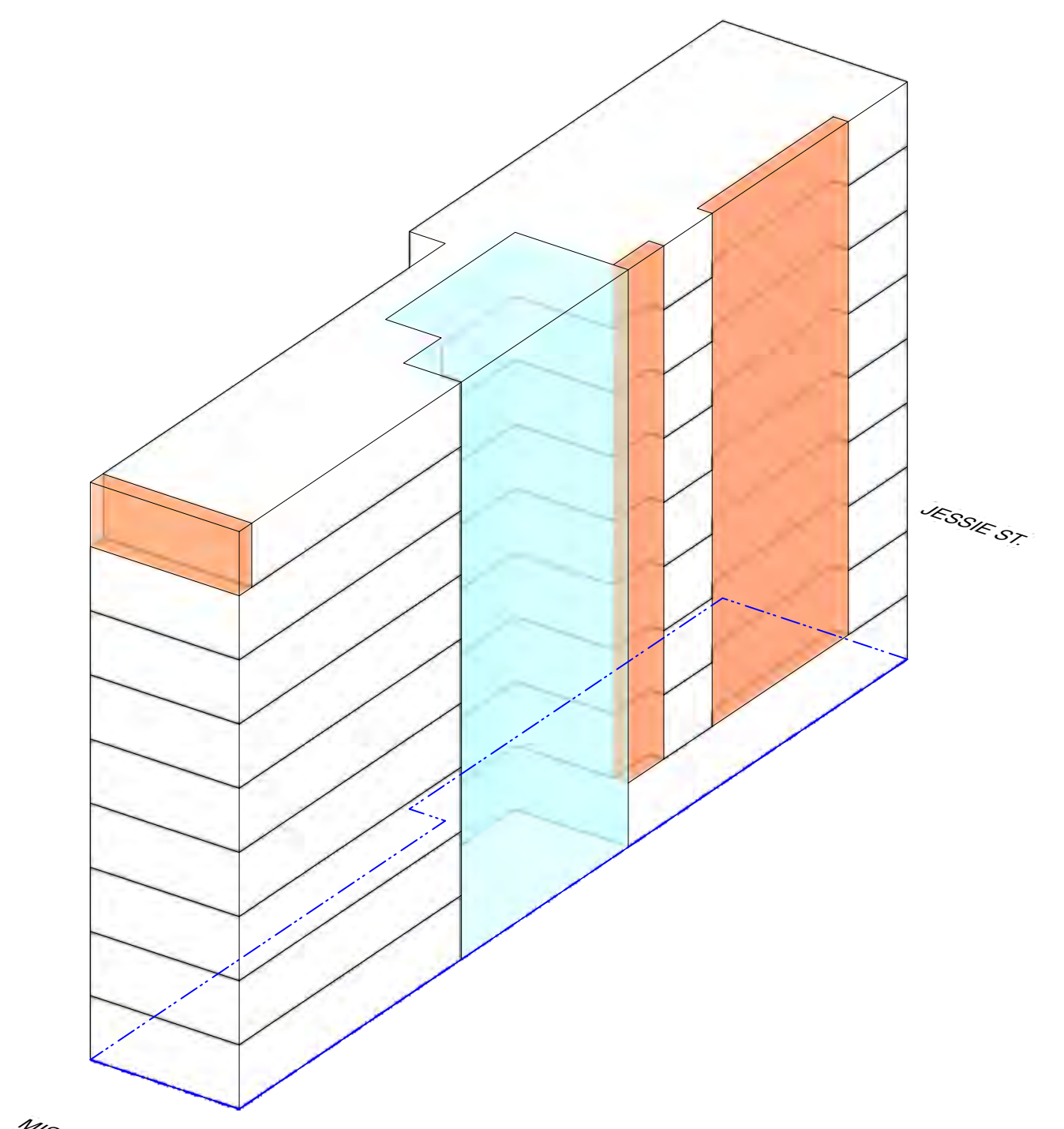
**STEP 2:**  
RELOCATE REAR YARD TO CENTER OF MASSING AS COURTYARD



**STEP 3:**  
REDUCE COURTYARD TO ALLOW FOR EFFICIENT CIRCULATION  
REORIENT TO MISSION ST. FRONTAGE



**STEP 4:**  
ADD ONE STORY OF UNITS W/ ADDITIONAL ROOF TOP OPEN SPACE



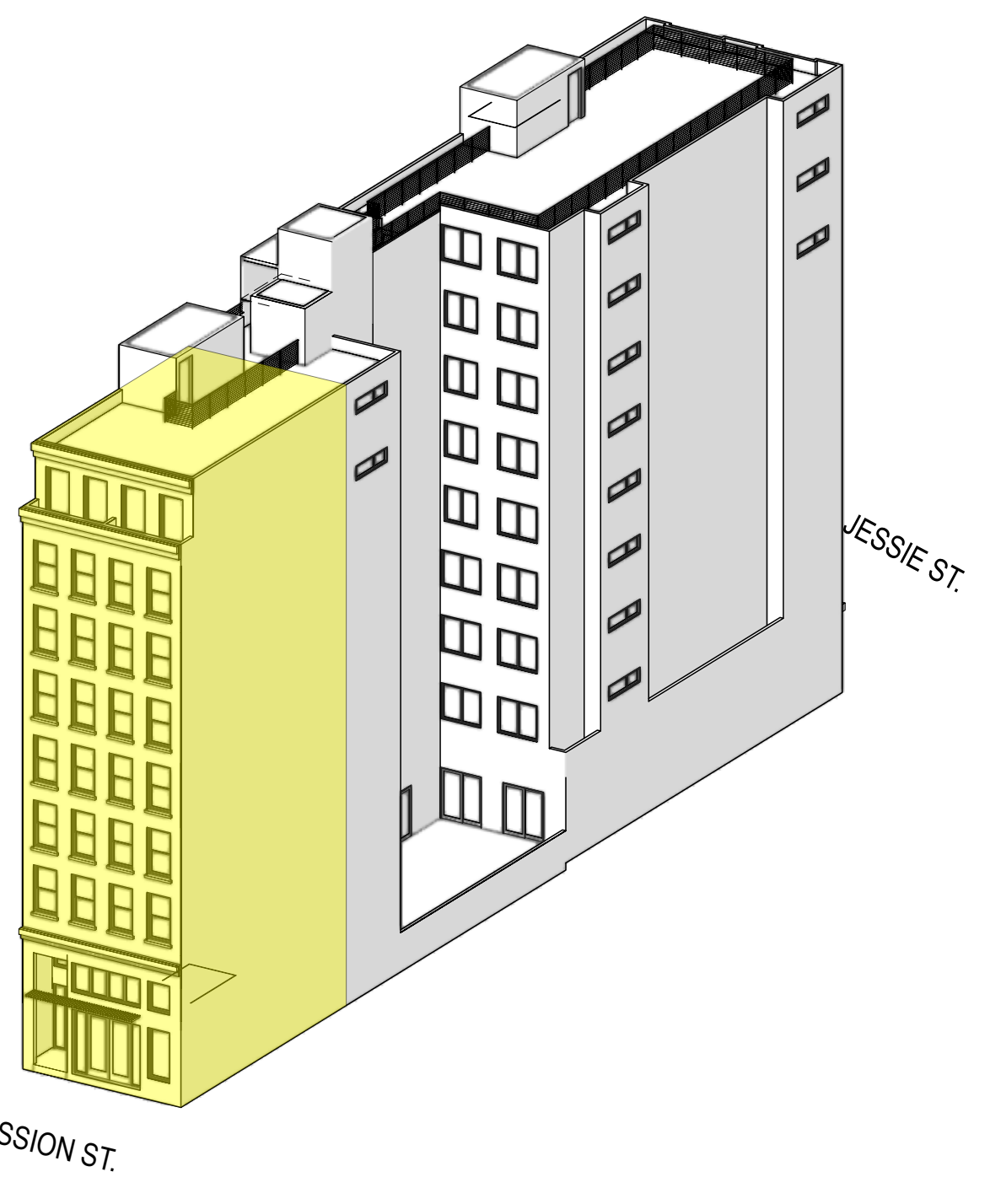
**STEP 5:**  
SCULPT TOP FLOOR & PROVIDE LIGHT-WELLS TO ENHANCE DESIGN  
RESIDENTIAL GROSS: ± 28,410 S.F.

**NOTE:**  
MASSING DIAGRAMS ARE FOR INFORMATIONAL PURPOSES ONLY

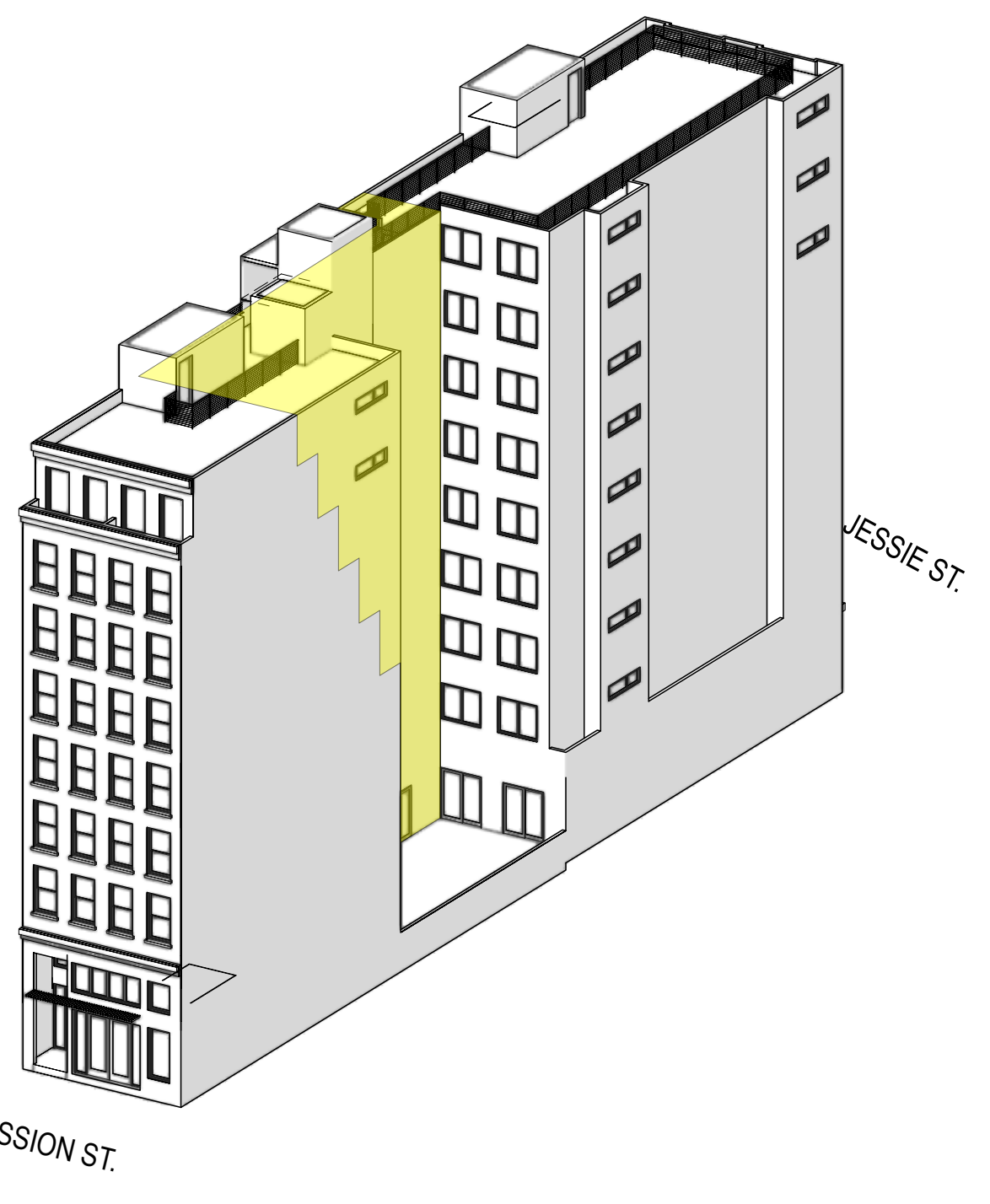


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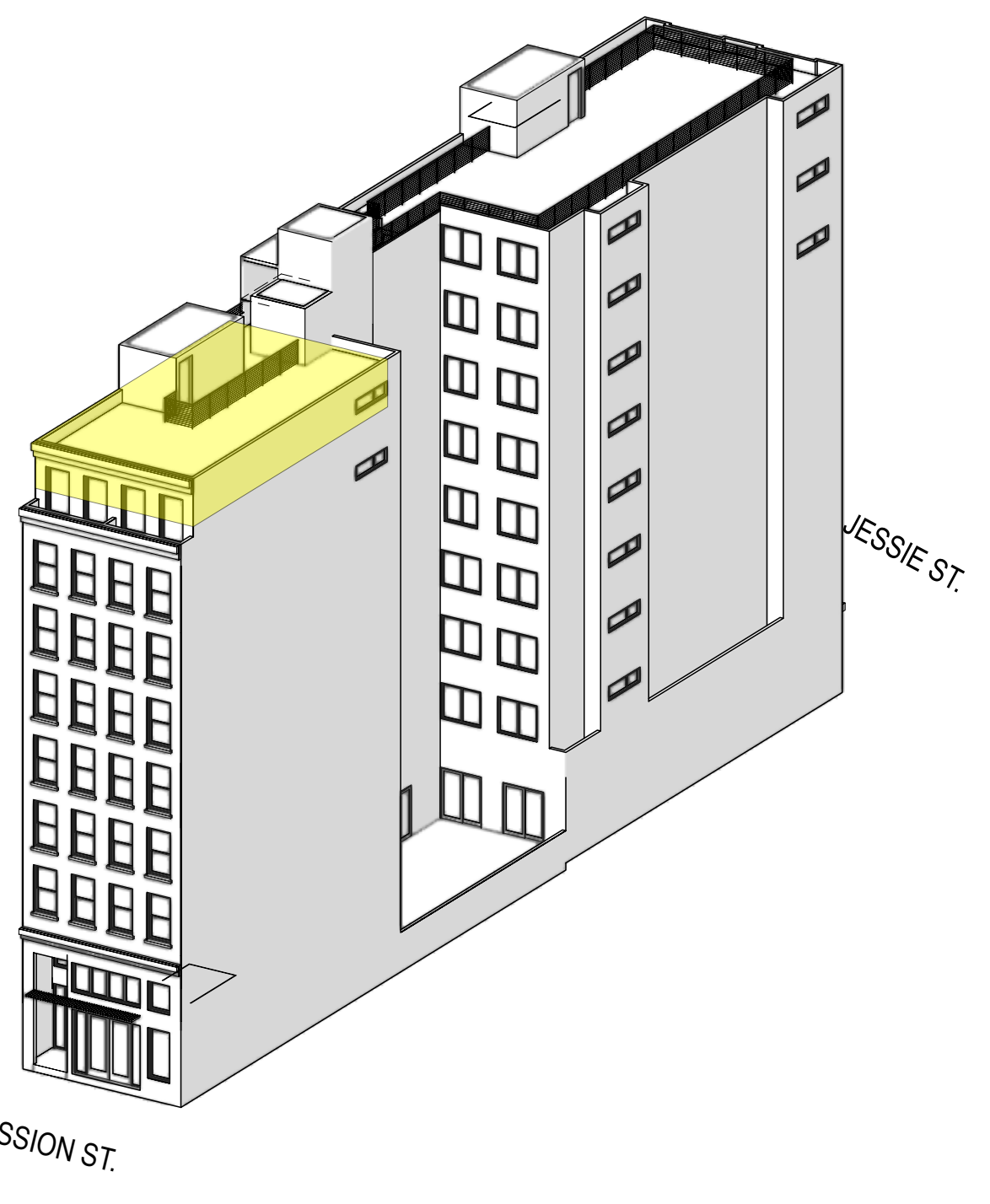
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**WAIVER #1: REAR YARD**  
CODE-COMPLAINT REAR YARD WOULD ELIMINATE 14 UNITS.



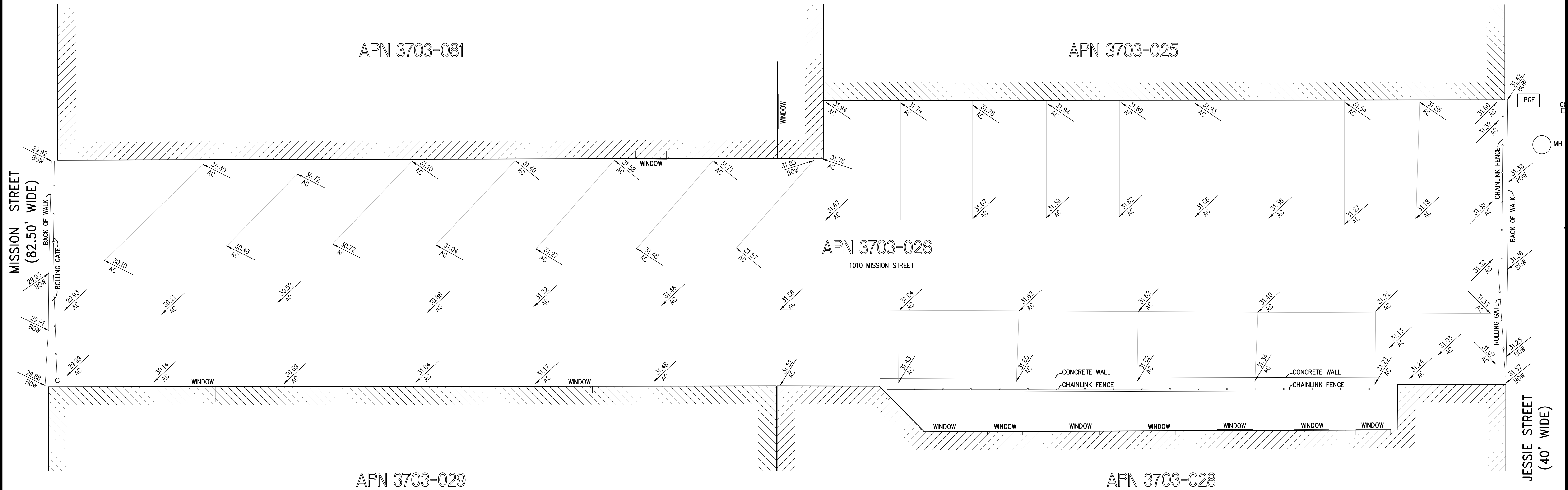
**WAIVER #2: UNIT EXPOSURE**  
CODE-COMPLIANT BUILDING WITH REQ. UNIT EXPOSURE WOULD LOSE 17 UNITS.



**WAIVER #3: BULK**  
CODE-COMPLIANT BULK WOULD LOSE 3 UNITS.

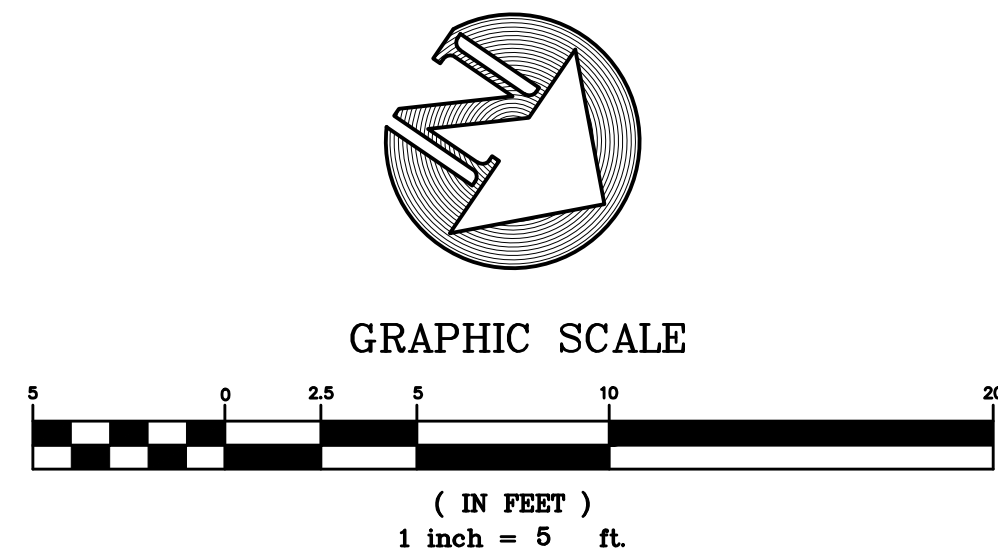
GENERAL NOTES:

1. ALL SURVEY WERE CONDUCTED IN DECEMBER 2019.
2. DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
3. ELEVATIONS BASED ON SAN FRANCISCO OLD CITY DATUM IN THE SOUTHWEST CORNER OF THE INTERSECTION OF 6TH STREET AND MISSION STREET, LETTER "O" IN "OPEN" TOP HPFS HYDRANT, ELEVATION= 32.698'.

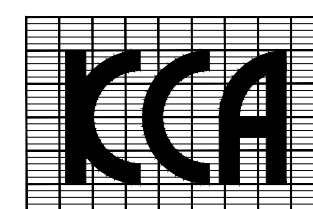


ABBREVIATIONS:

- |     |              |
|-----|--------------|
| BOW | BACK OF WALK |
| CO  | CLEAN OUT    |
| FL  | FLOW LINE    |
| JP  | JOINT POLE   |
| GND | GROUND       |
| GP  | GAS PIPE     |
| SP  | STREET POLE  |
| MP  | MUNI POLE    |
| PGE | PG&E BOX     |
| SN  | SIGN         |
| STL | STREET LIGHT |
| TC  | TOP OF CURB  |
| WM  | WATER METER  |
| MH  | MAN HOLE     |
| UNK | UNKNOWN      |



**KCA ENGINEERS, INC.**  
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS



APPROVED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

PROJECT NO.	DES. DM	DRW. RL		
	CKD. DM	REV. PJB		
	DATE JAN 2020			
JOB NO. 6724				
	NO. 01/06/20	DATE	PRELIMINARY	DESCRIPTION

TOPOGRAPHIC SURVEY MAP FOR  
 1010 MISSION STREET  
 ASSESSOR'S NUMBER 3703 -026  
 SAN FRANCISCO CALIFORNIA

SCALE:  
 HORIZ. 1" = 5'  
 VERT. \_\_\_\_\_  
 C1.1

1 2 3 4 5 6 7 8 9 10

A

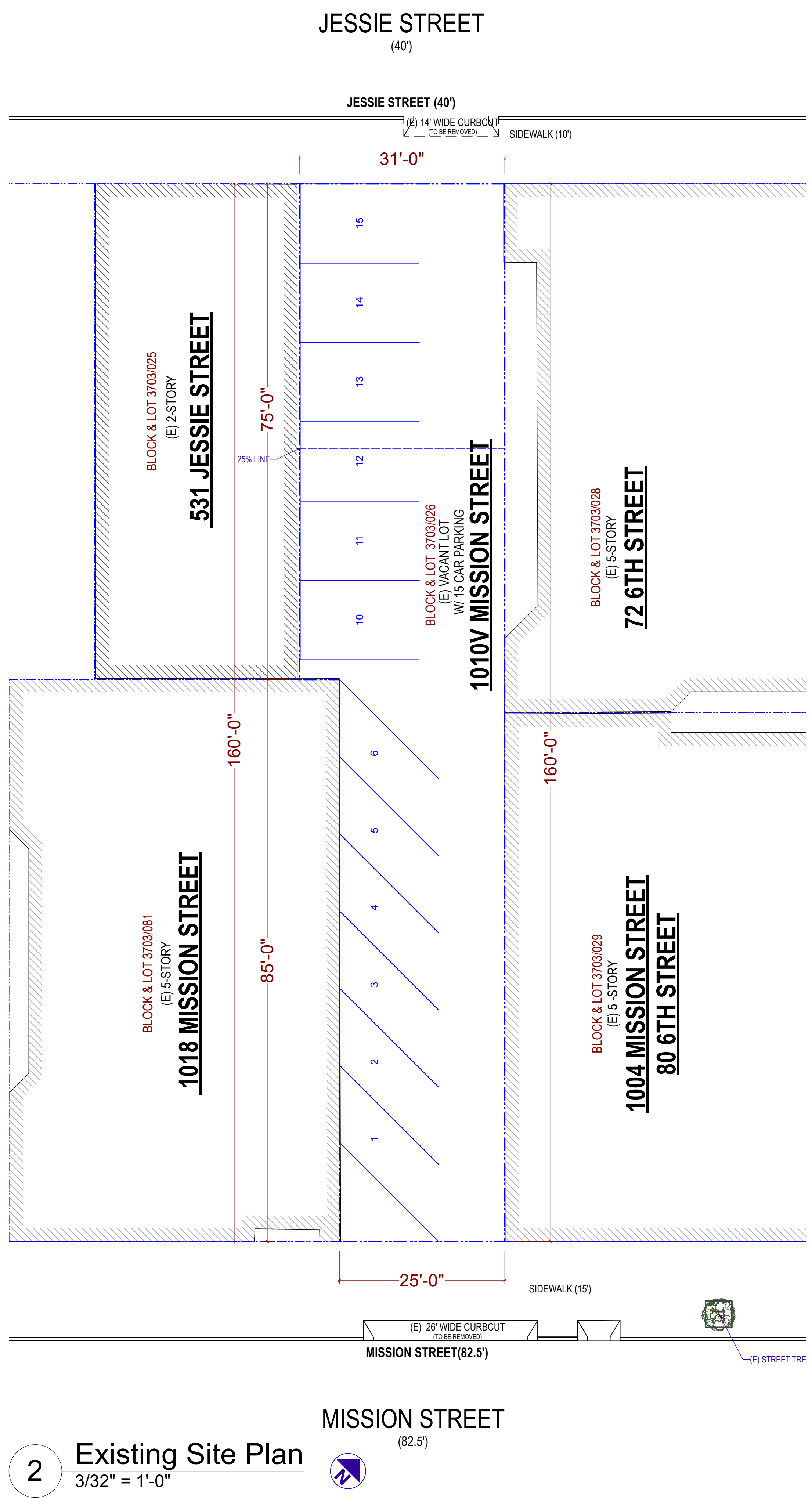
B

C

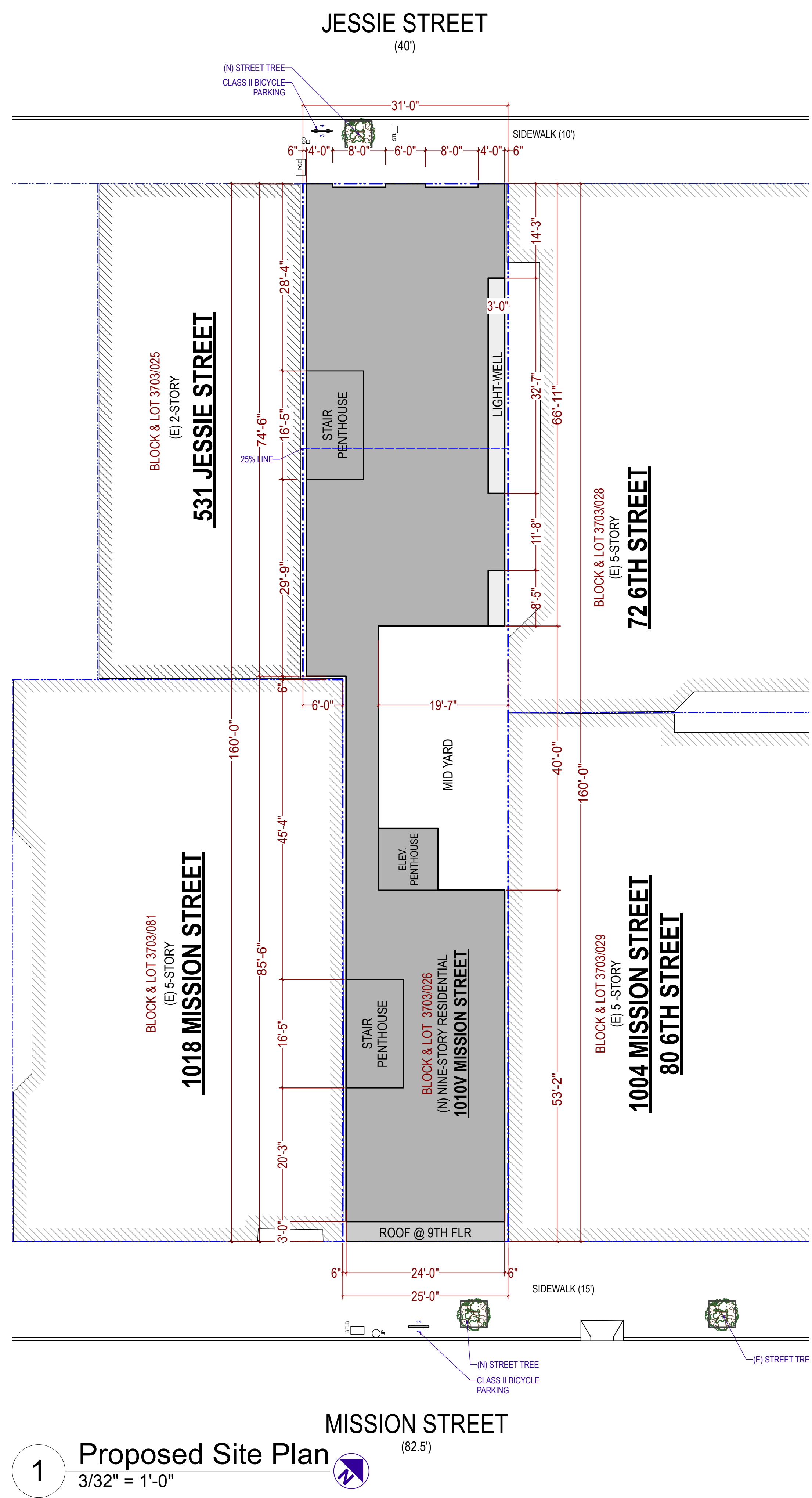
D

E

F



**2 Existing Site Plan**  
3/32" = 1'-0"



**1 Proposed Site Plan**  
3/32" = 1'-0"



PROJECT NAME  
**1010 Mission St.**  
San Francisco, CA 94103



SHEET TITLE  
**Site Plan**

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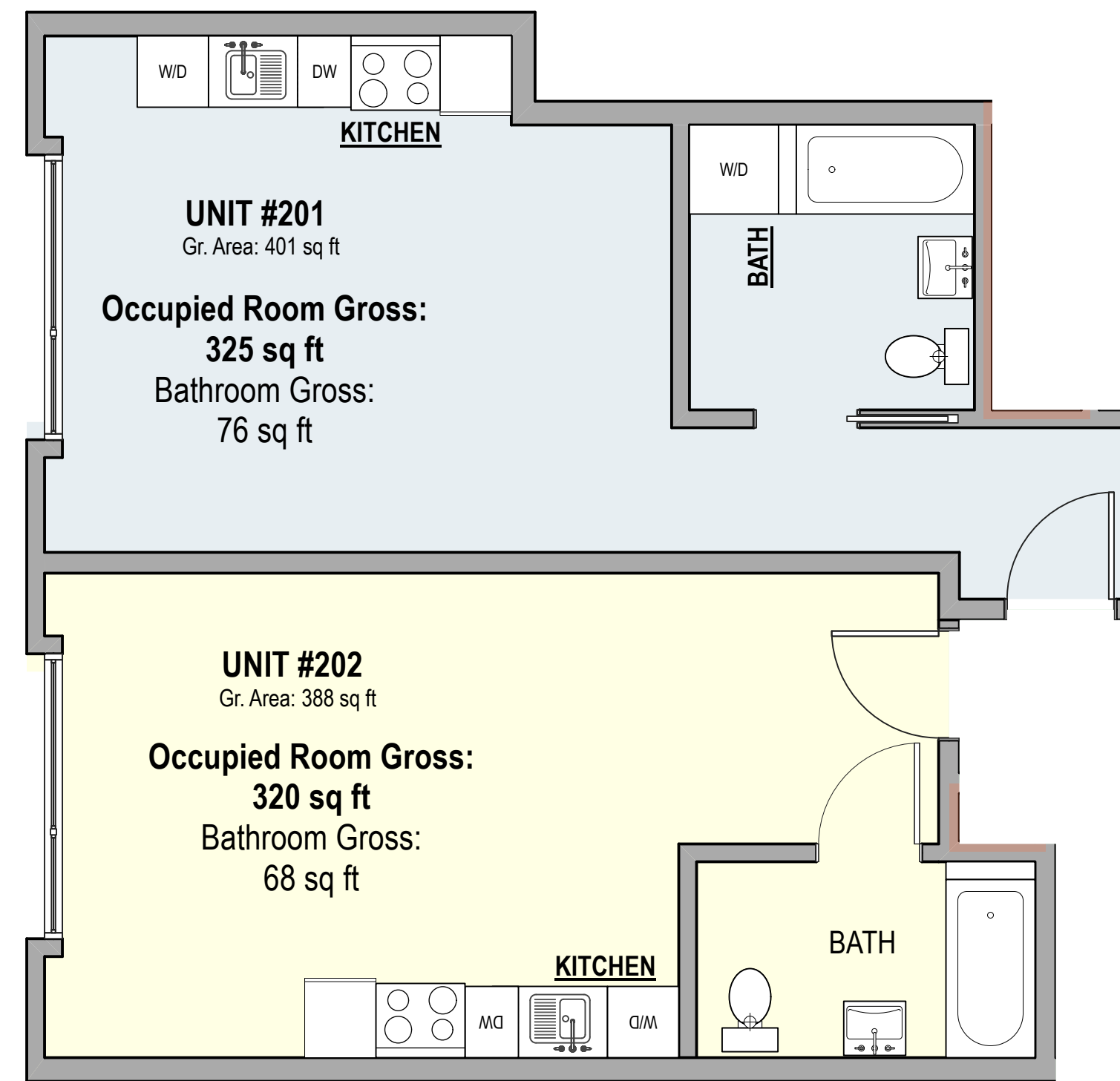
**A-1.1**

1 2 3 4 5 6 7 8 9 10

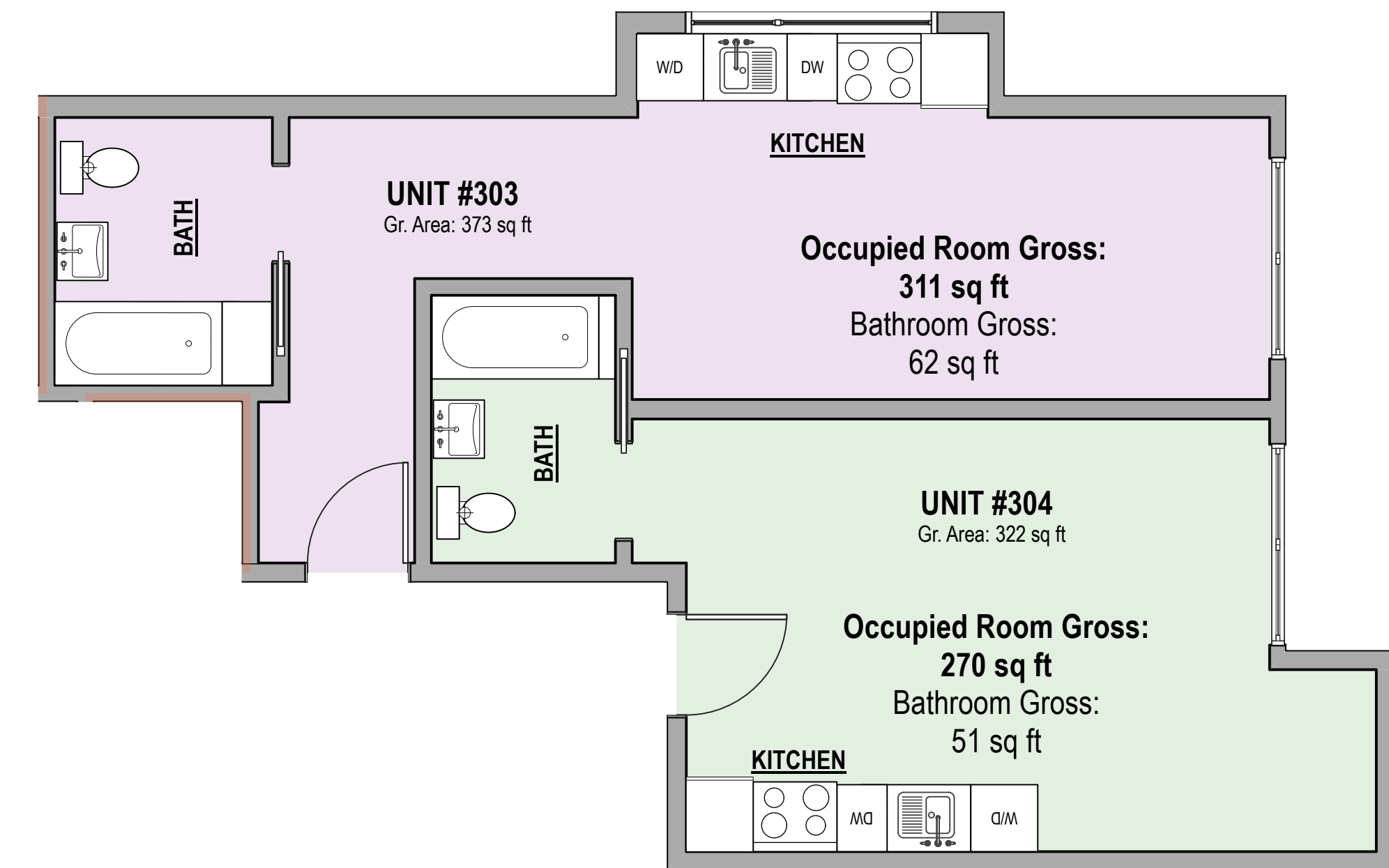


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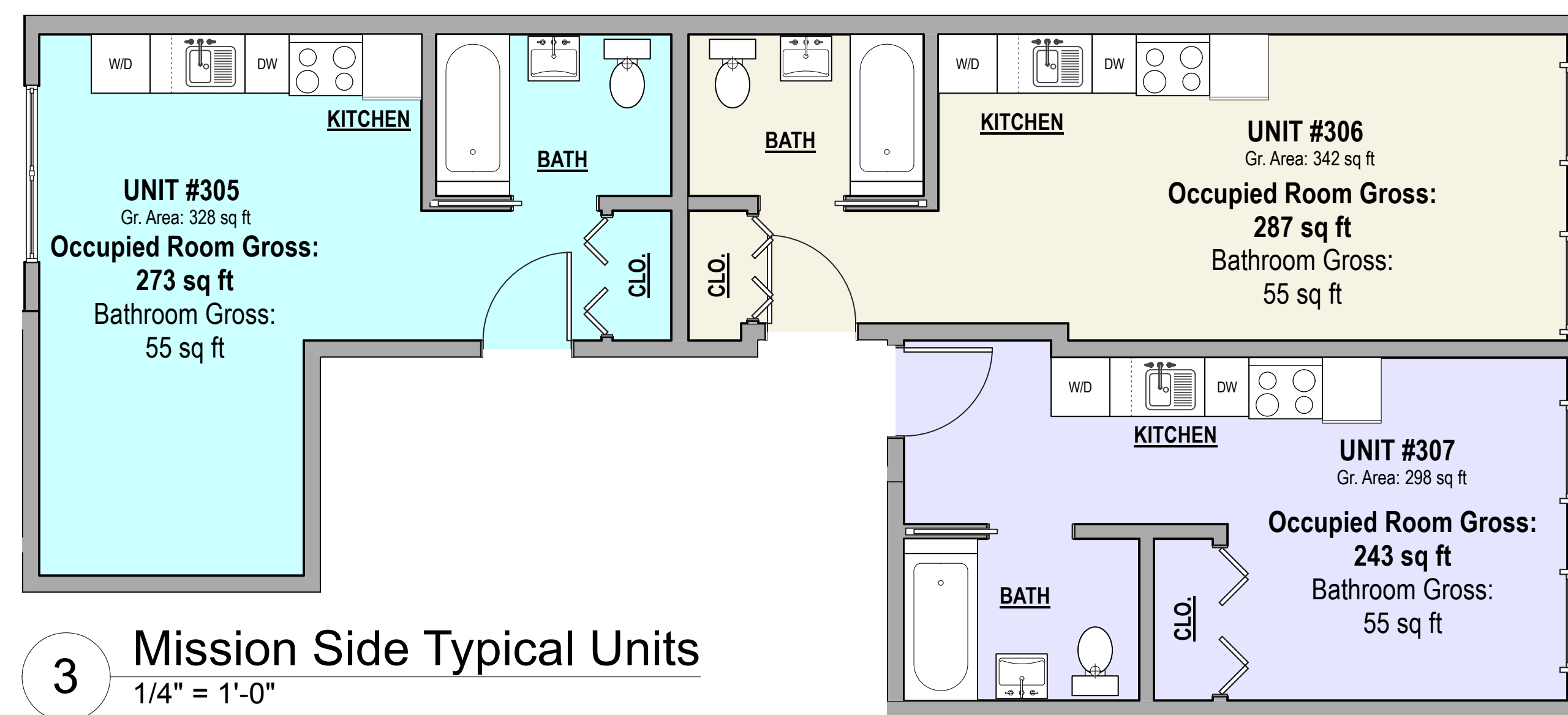
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SHEET NO.	



1 Jessie St. Front Typical Units  
1/4" = 1'-0"



2 Garden Front Typical Units  
1/4" = 1'-0"



3 Mission Side Typical Units  
1/4" = 1'-0"



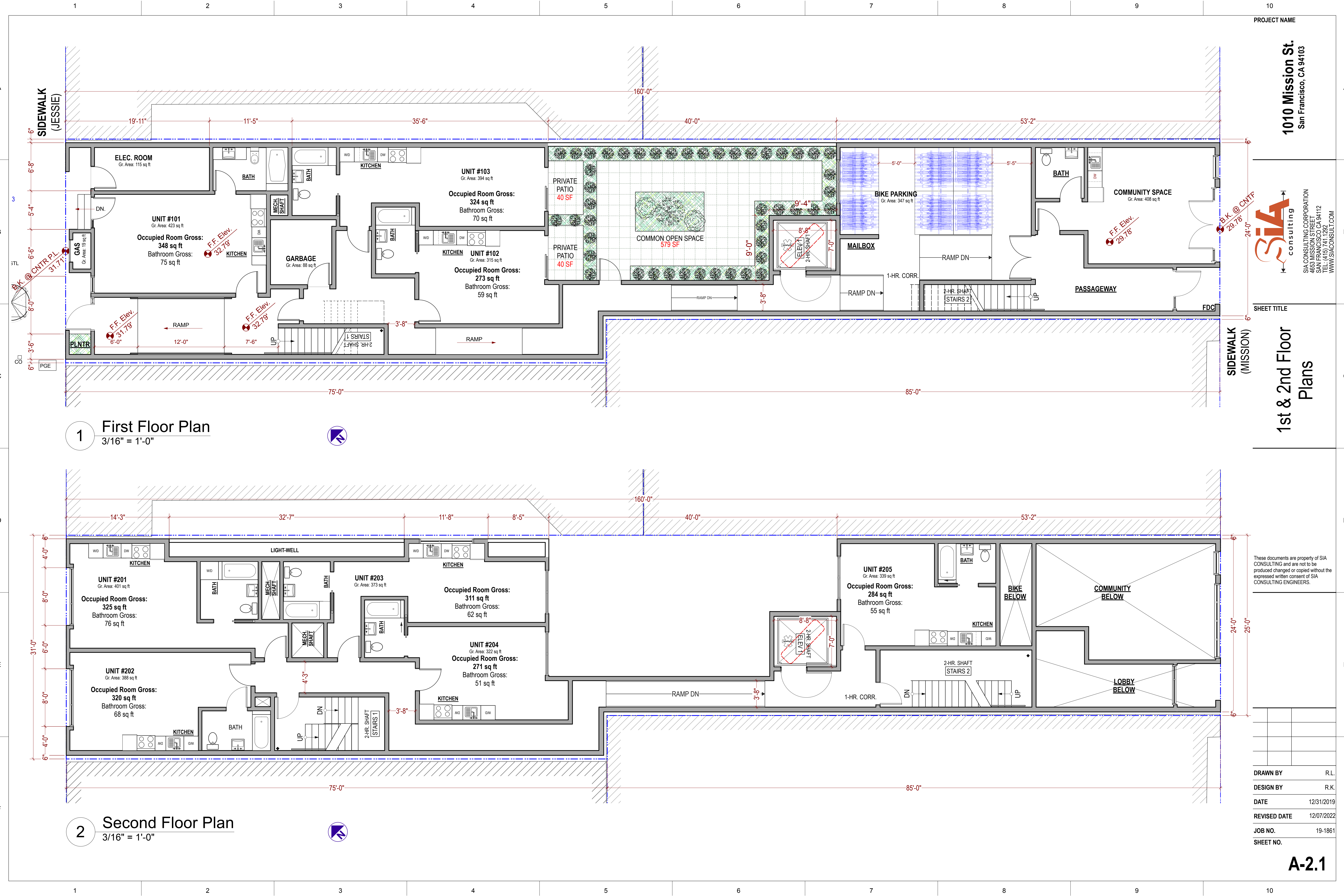
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JOB NO.	19-1861
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**1** First Floor Plan  
3/16" = 1'-0"

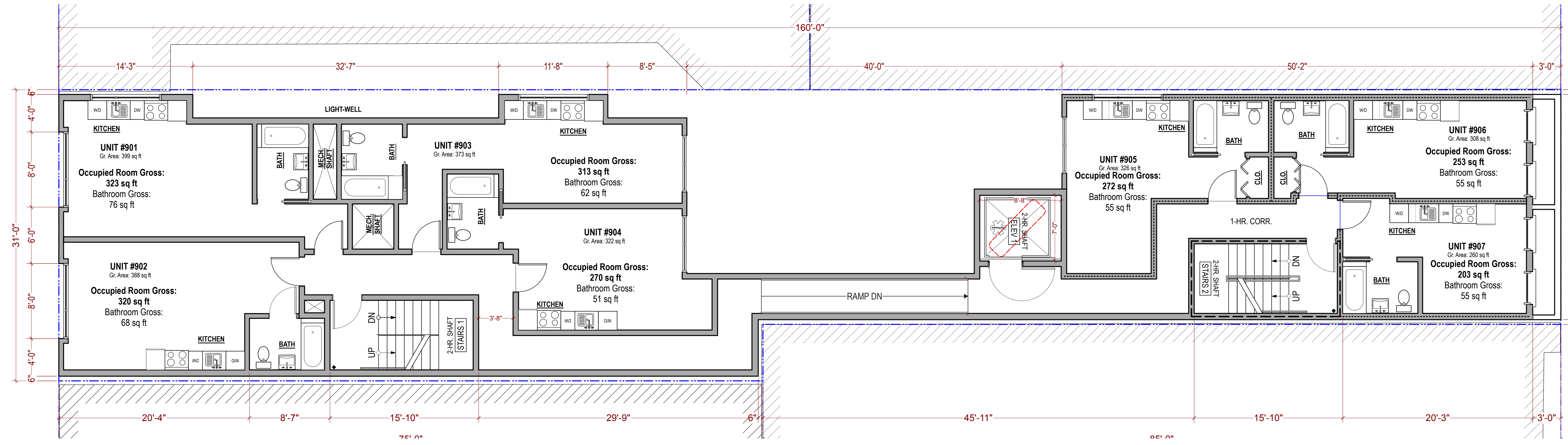
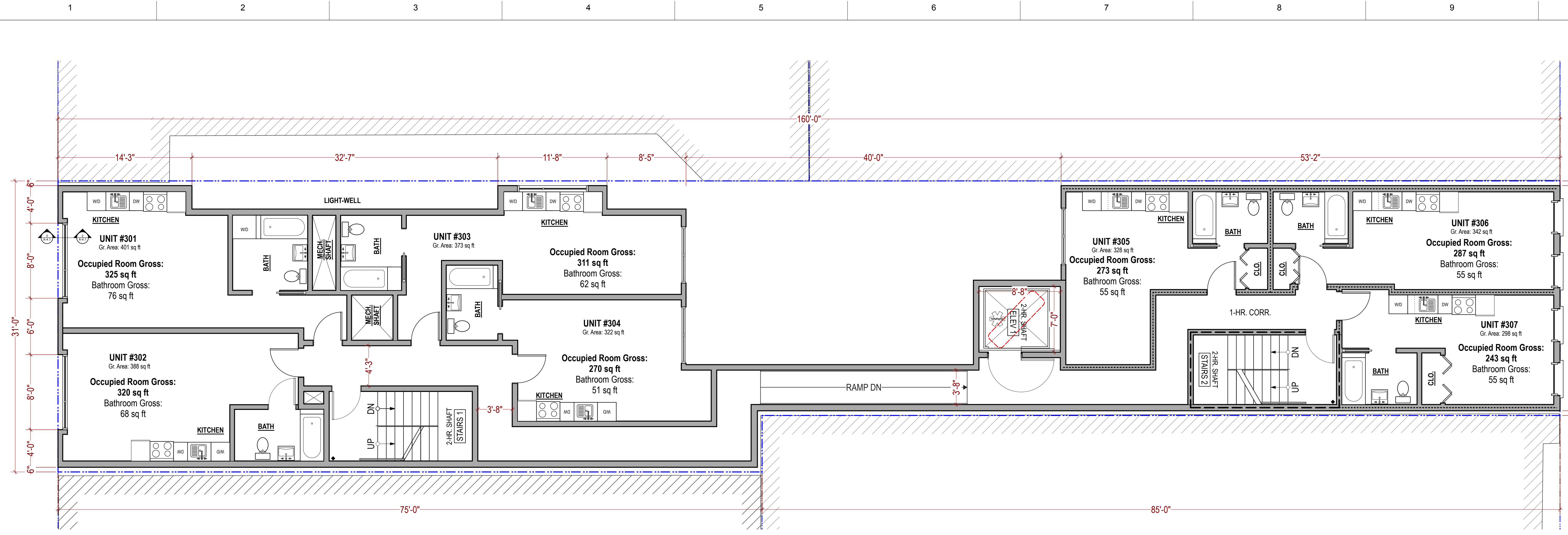


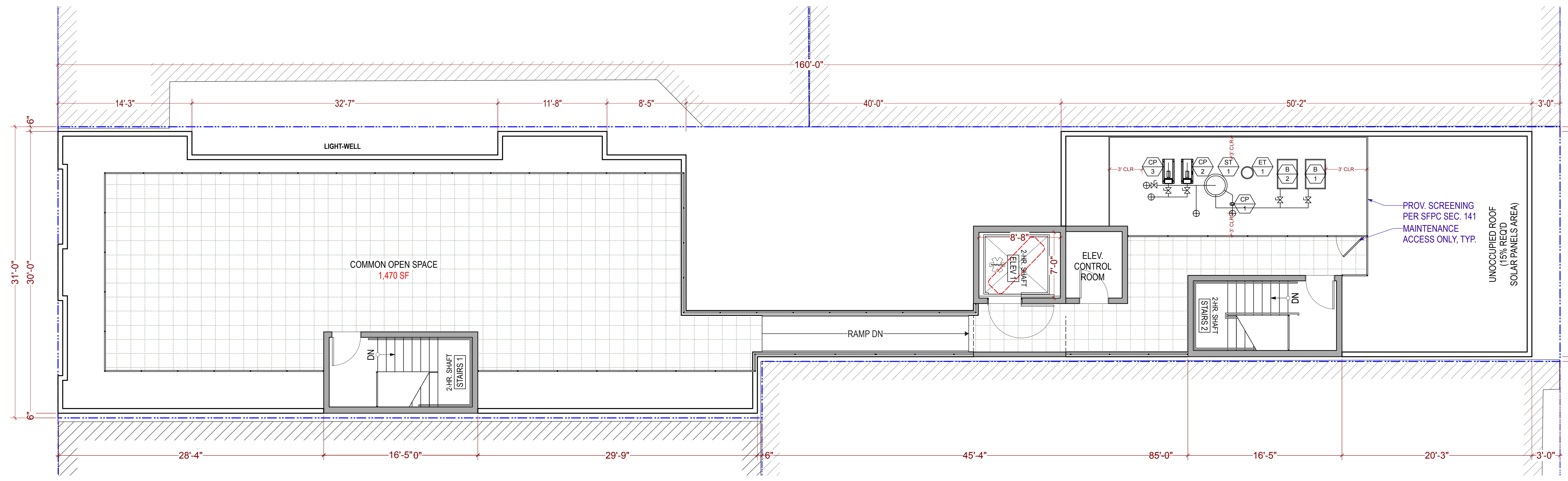
**2** Second Floor Plan  
3/16" = 1'-0"



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REVISED DATE	12/07/2022
JOB NO.	19-1861
SHEET NO.	





1 Roof Plan  
3/16" = 1'-0"



UNIT NO.	MANUFACTURER & MODEL NO.	NO. OF	SERVICE	HEATING BTUH		ELECTRICAL DATA		OPER. WT. (LBS.)
				INPUT	OUTPUT	HPW	VOLTAGE	
B 1 2	LAARS NEOTHERM NTV 750	2	HOT WATER	750,000	705,000	1	120V1PH	475
PUMP & TANK SCHEDULE								
TAG.	DESCRIPTION							
CP 1	DOMESTIC HOT WATER CIRCULATION PUMP IN-LINE PUMP, 120V/1 PH, 125W 5 GPM AT 15 FT. TDH, 15 LBS BELL & GOSSETT NBF-25 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE							
CP 2 3	SPACE HEATING HOT WATER PUMP IN-LINE PUMP, 208V/3 PH, 1.5 HP, ALL BRONZE CONSTRUCTION 90 GPM AT 33 FT. TDH, 100 LBS BELL & GOSSETT E-90 2AB PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE							
ST 1	HOT WATER STORAGE TANK UL TONIUM GLASS LINING STORAGE TANK, 125 PSI TEST PRESSURE 175 GAL. VERTICAL TANK, 30" DIA x 63" HIGH, 1970 LBS WITH 2" THK R-16 TOPCOAT INSULATION NILES STEEL TANK BH-30-63 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE							
ET 1	EXPANSION TANK TANK SIZE 22 GALLONS / ACCEPT : 16 GALLONS TANK TO BE CHARGED IN THE FIELD TO 40 PSIG. 16"DIA, 34"H, 300 LBS WESSELS MODEL TTA-42 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE							



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JOB NO.	19-1861
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FACADE MATERIALS KEY NOTES:

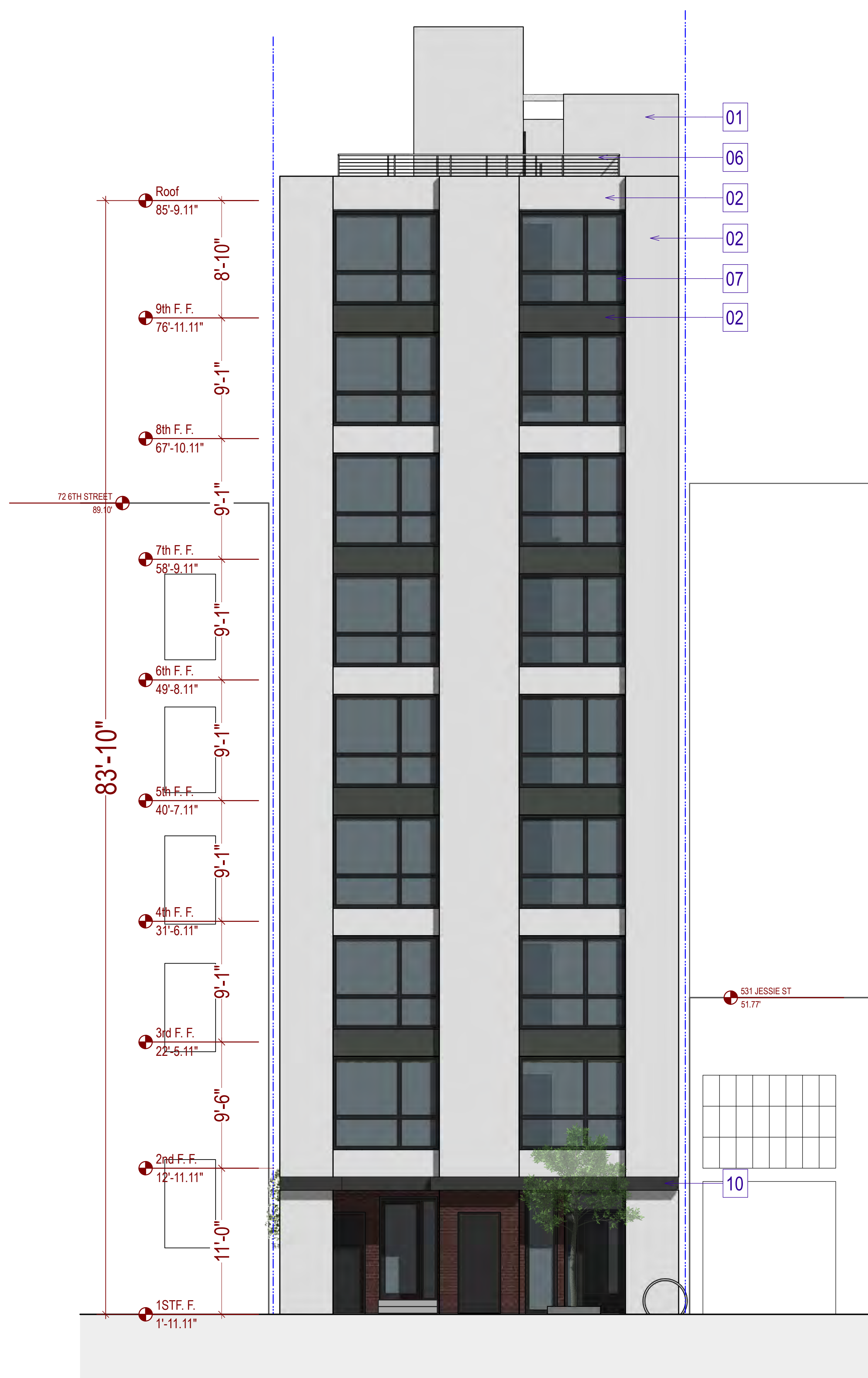
- 01 SMOOTH ARCHITECTURAL PLASTER, TYP.
- 02 HIGH QUALITY SMOOTH STUCCO, TYP.
- 03 DARK RED BRICK VENEER, TYP.
- 04 CONCRETE BLINDWALL, TYP.
- 05 CONTROL JOINTS, TYP.
- 06 PAINTED METAL GUARDRAILS, 42" HIGH MIN., TYP.
- 07 BLACK ANODIZED ALUMINUM WINDOW, W/ LOW E CLR. GLASS, TYP.
- 08 BLACK ANODIZED ALUM. CLAD WOOD PATIO DOOR W/ CLR. GLASS, TYP.
- 09 ALUM. STORE FRONT, TYP.
- 10 ARCHITECTURAL ELEMENT
- 11 BLACK ANODIZED ALUM. CLAD WOOD WINDOW, W/ BRICK SILL, TYP.
- 12 AWNING, TYP.



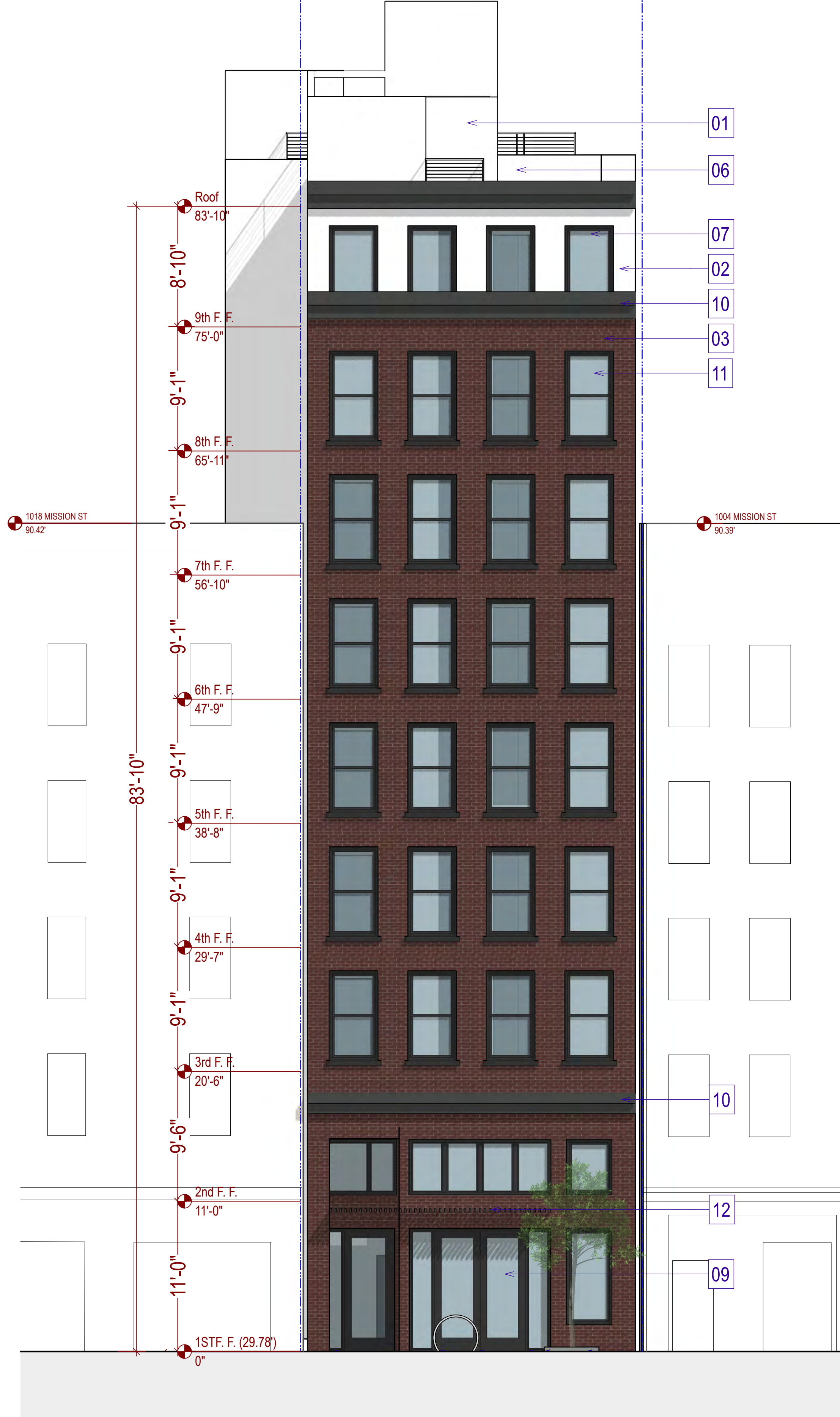
Architectural Stucco



Dark Red Brick Veneer



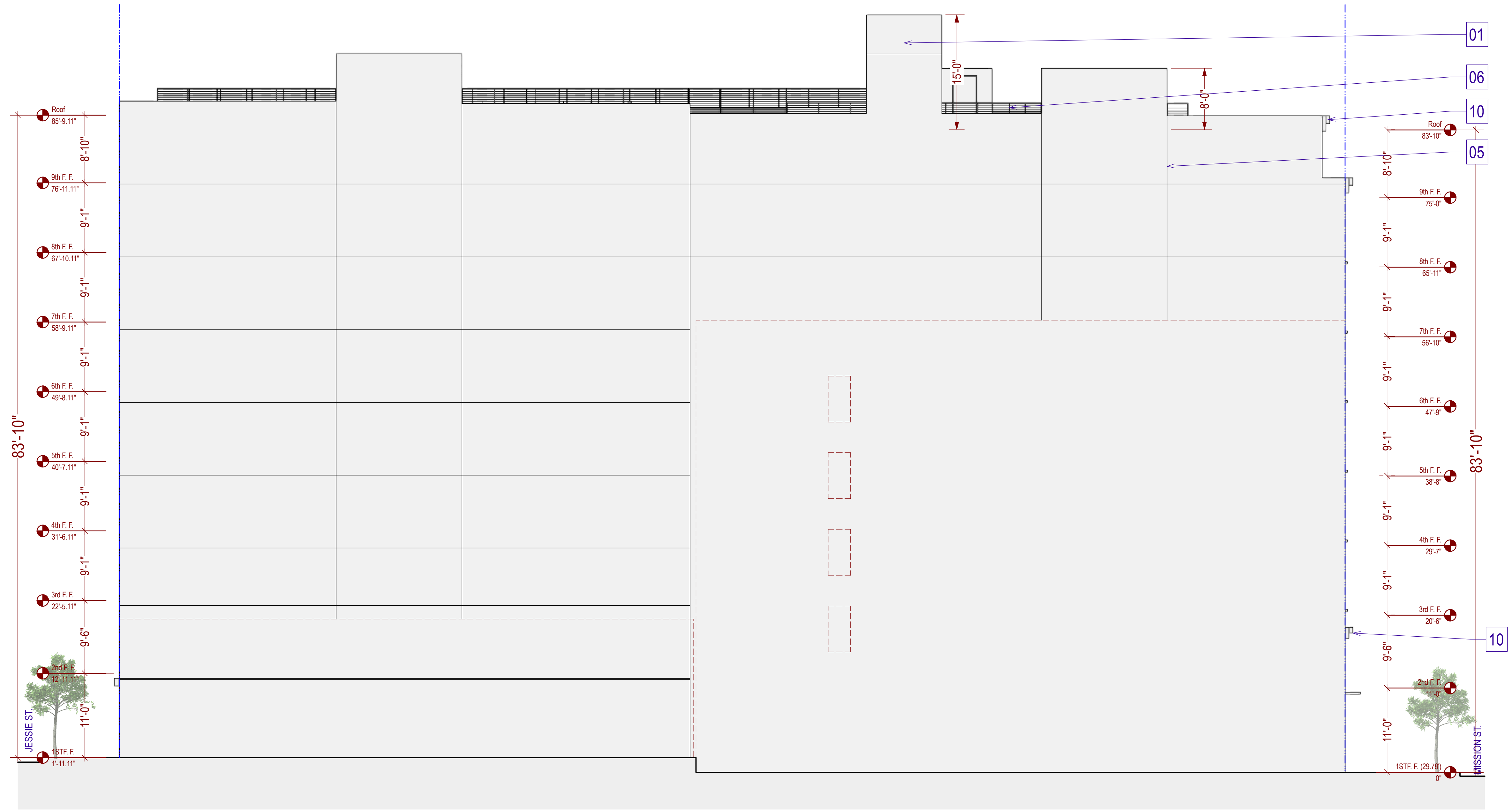
2 Rear Elevation (Jessie)  
Scale: 3/16" = 1'-0"



1 Front Elevation (Mission)  
Scale: 3/16" = 1'-0"

**FACADE MATERIALS KEY NOTES:**

- 01 SMOOTH ARCHITECTURAL PLASTER, TYP.
- 02 HIGH QUALITY SMOOTH STUCCO, TYP.
- 03 DARK RED BRICK VENEER, TYP.
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- 09 ALUM. STORE FRONT, TYP.
- 10 ARCHITECTURAL ELEMENT
- 11 BLACK ANODIZED ALUM. CLAD WOOD WINDOW, W/ BRICK SILL, TYP.
- 12 AWNING, TYP.



**1 Left Elevation**  
Scale: 1/8" = 1'-0"

PROJECT NAME

**1010 Mission St.**  
San Francisco, CA 94103



SHEET TITLE

**Left Elevation**

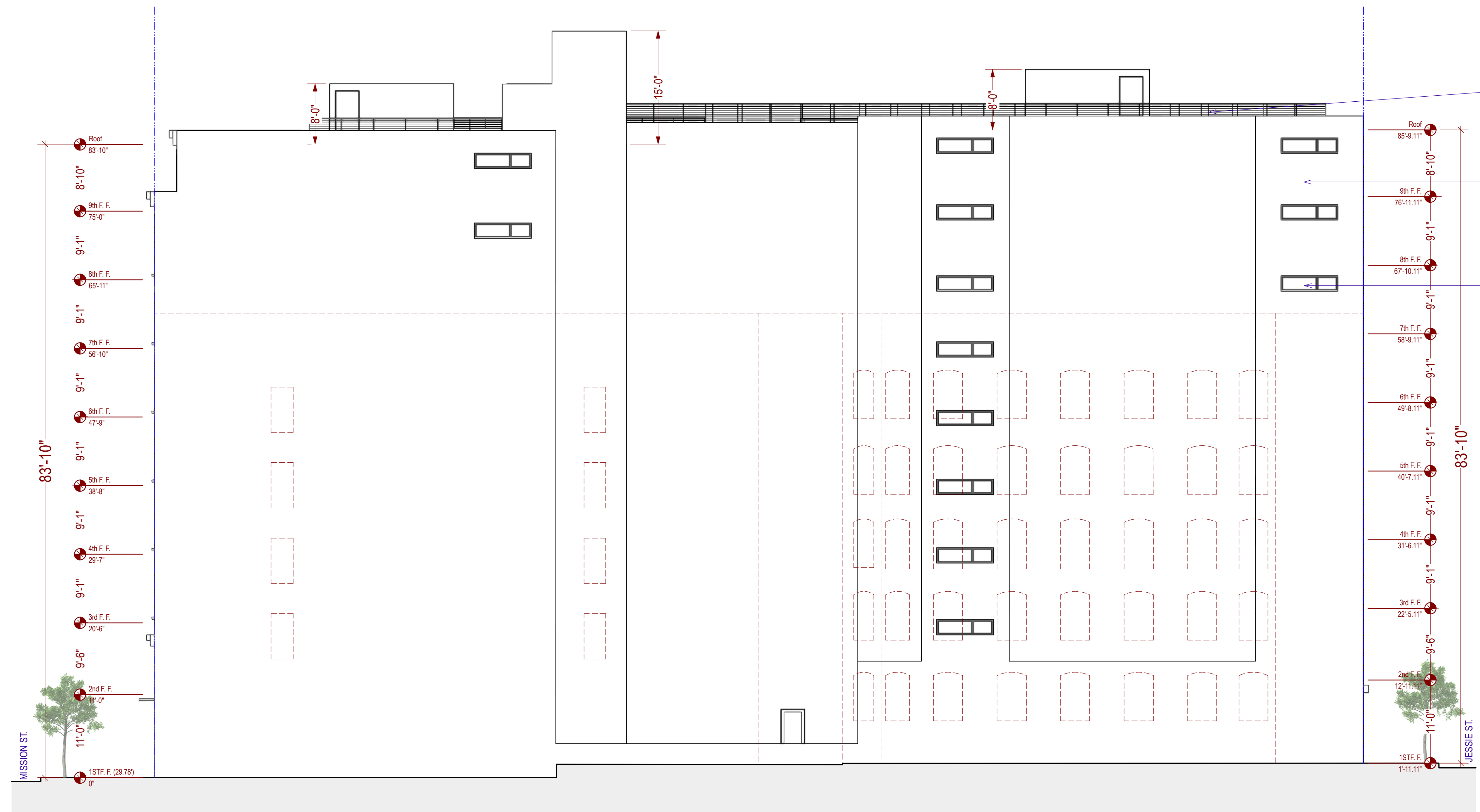
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**A-3.2**

**FACADE MATERIALS KEY NOTES:**

- 01 SMOOTH ARCHITECTURAL PLASTER, TYP.
- 02 HIGH QUALITY SMOOTH STUCCO, TYP.
- 03 DARK RED BRICK VENEER, TYP.
- 04 CONCRETE BLINDWALL, TYP.
- 05 CONTROL JOINTS, TYP.
- 06 PAINTED METAL GUARDRAILS, 42" HIGH MIN., TYP.
- 07 BLACK ANODIZED ALUMINUM WINDOW, W/ LOW E CLR. GLASS, TYP.
- 08 BLACK ANODIZED ALUM. CLAD WOOD PATIO DOOR W/ CLR. GLASS, TYP.
- 09 ALUM. STORE FRONT, TYP.
- 10 ARCHITECTURAL ELEMENT
- 11 BLACK ANODIZED ALUM. CLAD WOOD WINDOW, W/ BRICK SILL, TYP.
- 12 AWNING, TYP.



**1 Right Elevation**  
Scale: 1/8" = 1'-0"

PROJECT NAME

**1010 Mission St.**  
San Francisco, CA 94103



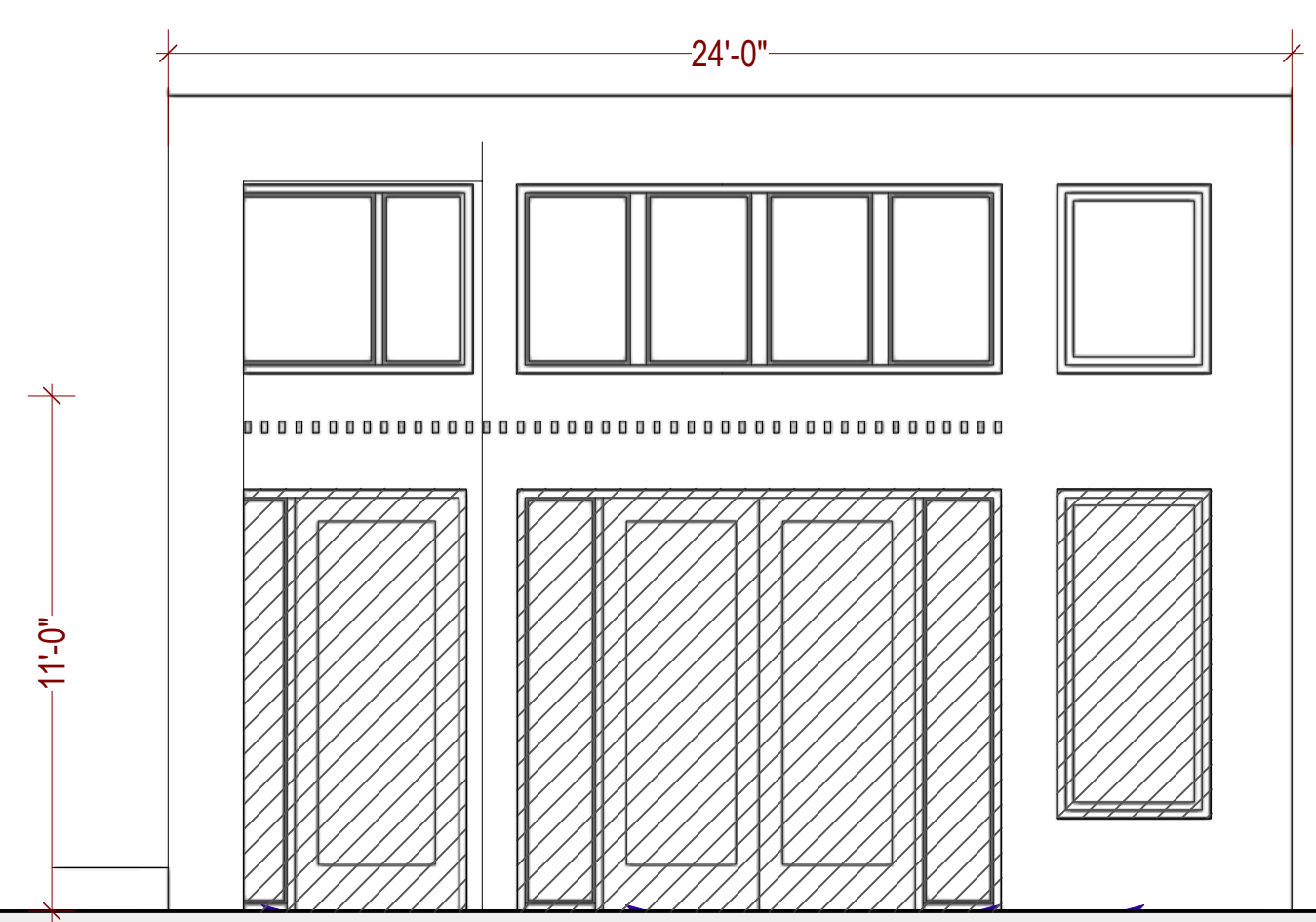
SHEET TITLE

**Right Elevation**

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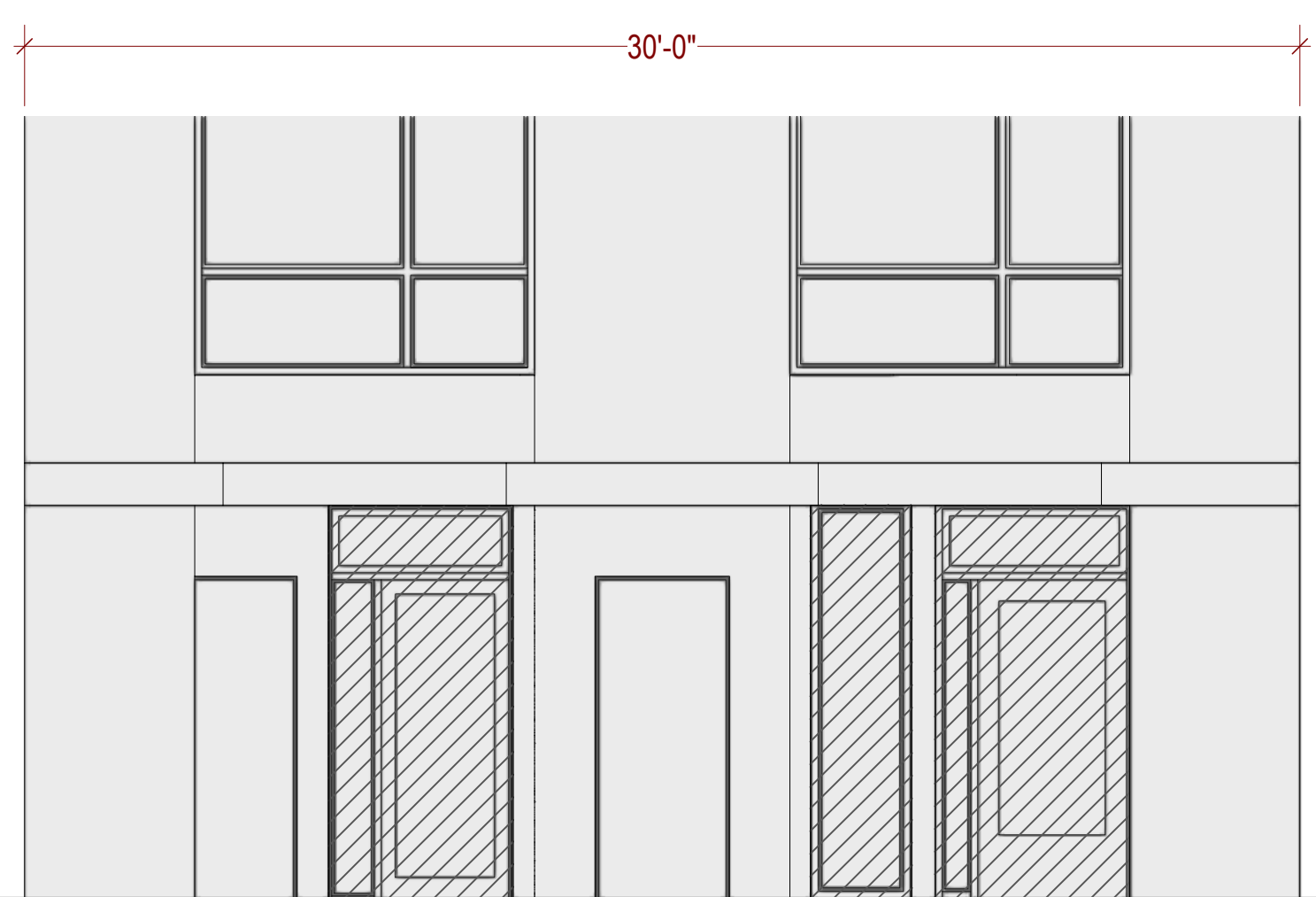
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JOB NO.	19-1861
SHEET NO.	

**A-3.3**



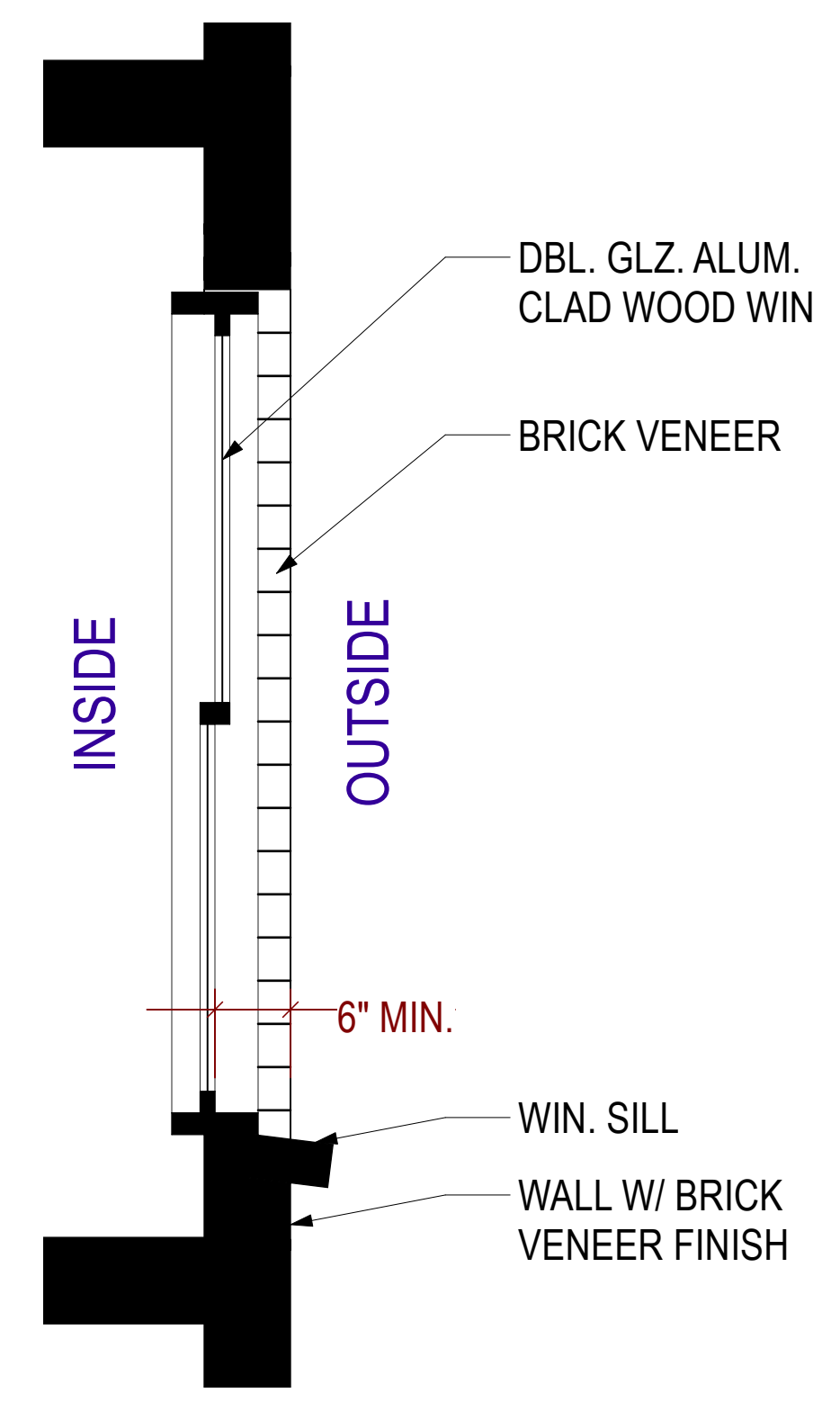
4 Active Use Transparency Calc. (Mission)  
Scale: 1/4" = 1'-0"

**ACTIVE USE TRANSPARENCY CALCULATIONS (MISSION):**  
 GROUND FLOOR SURFAC: 264± SF  
 ACTIVE USE AREA: 264± SF  
 60% OF AUA: 158.4± SF  
 TRANSPARENT AREA: 159± SF (60.2%)

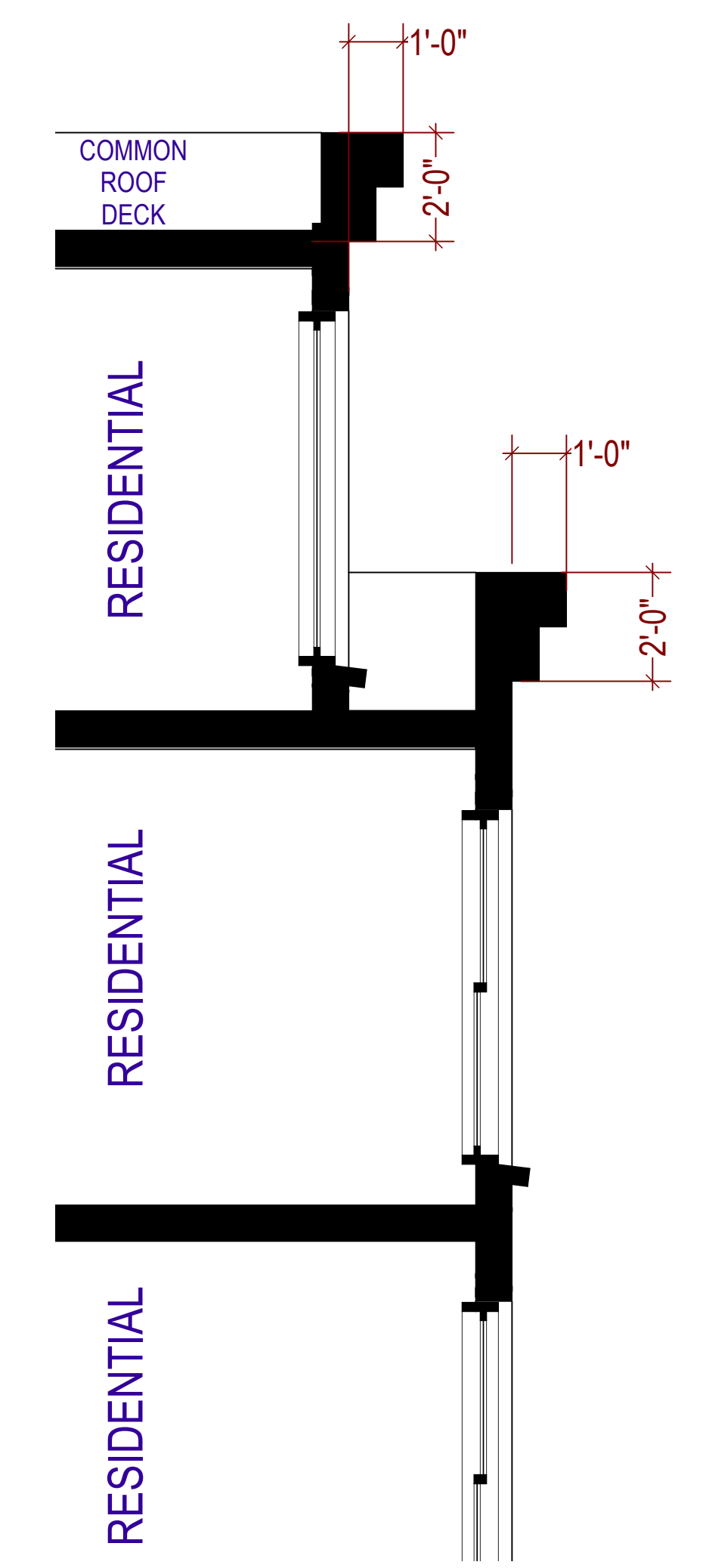


5 Active Use Transparency Calc. (Jessie)  
Scale: 1/4" = 1'-0"

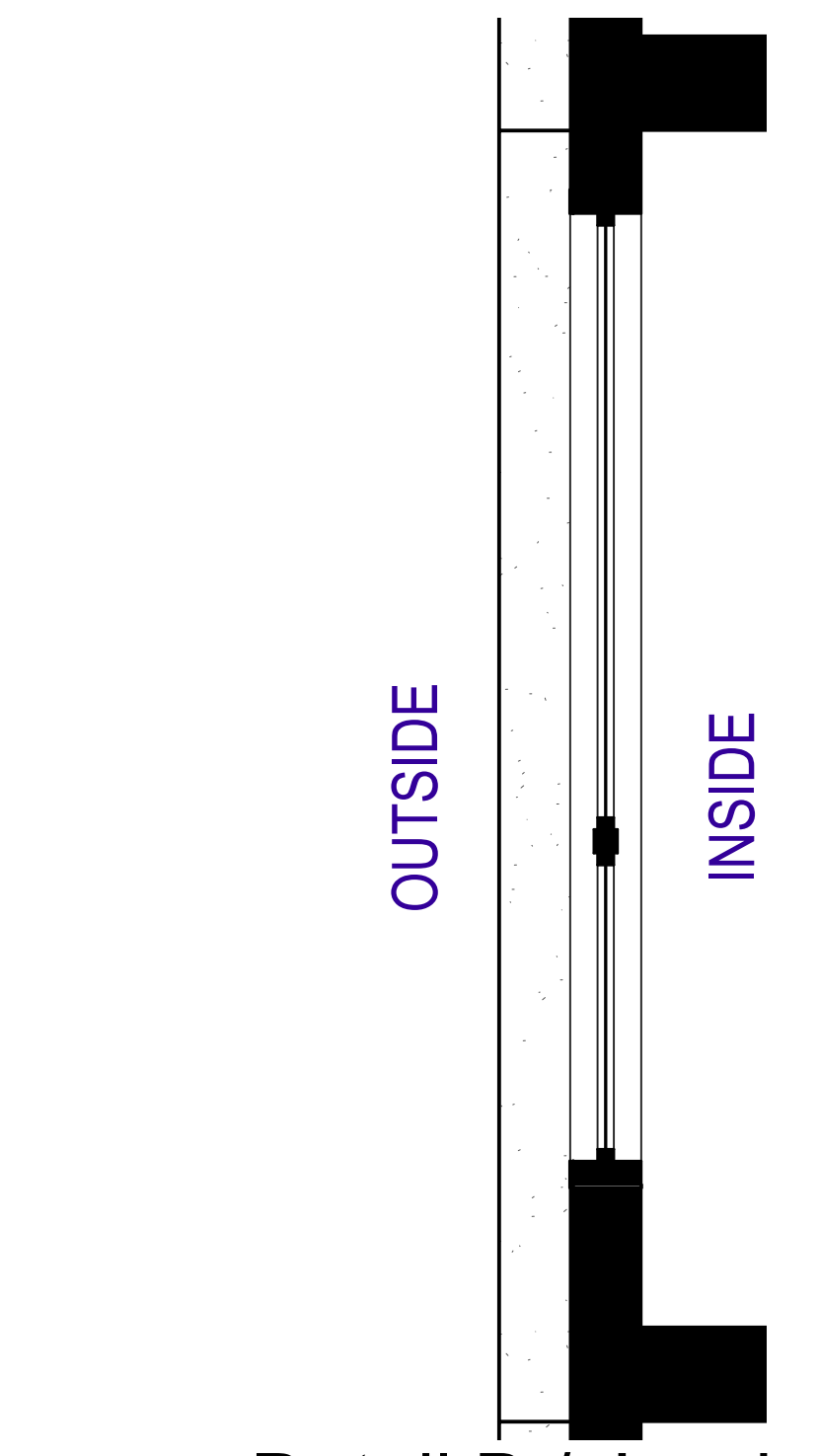
**ACTIVE USE TRANSPARENCY CALCULATIONS (JESSIE):**  
 GROUND FLOOR SURFAC: 310± SF  
 ACTIVE USE AREA: 151± SF  
 60% OF AUA: 90.6± SF  
 TRANSPARENT AREA: 105± SF (69%)



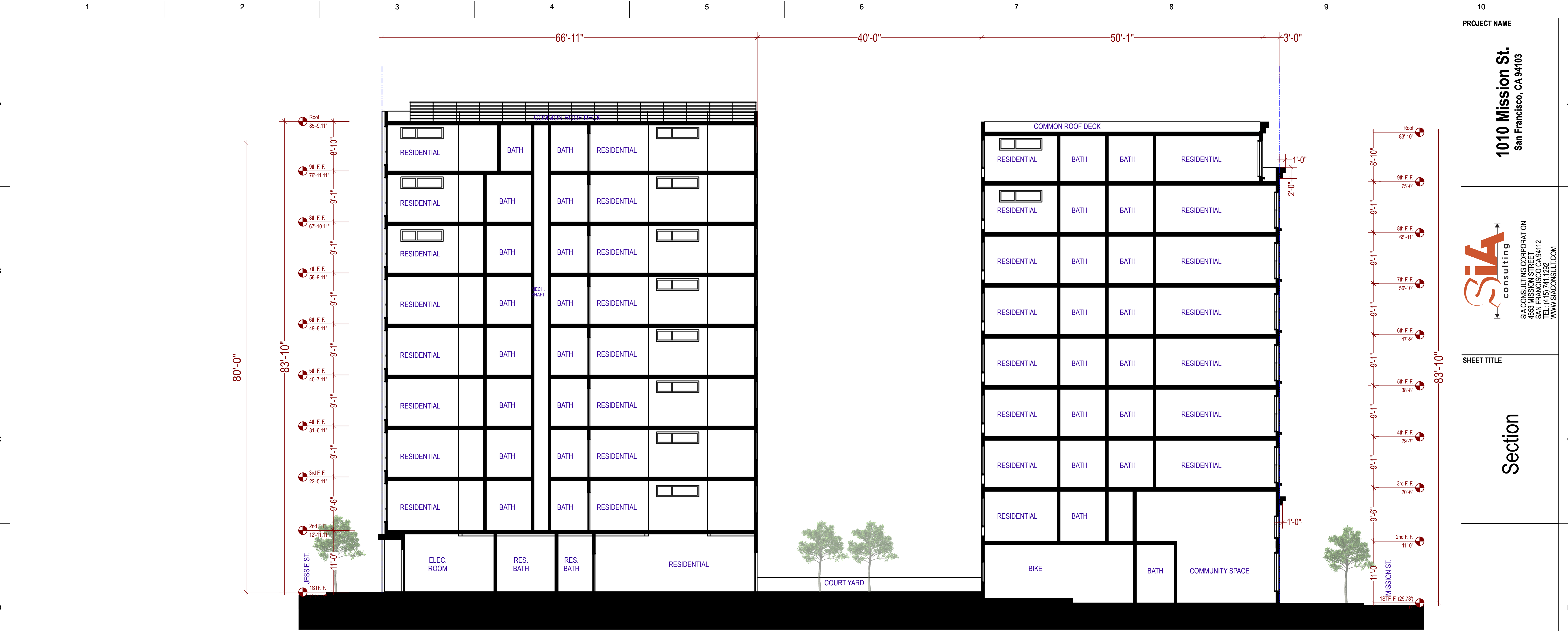
3 Detail C / Mission St. Windows  
Scale: 3/4" = 1'-0"



1 Detail A / Mission Facade  
Scale: 3/8" = 1'-0"



2 Detail B / Jessie Facade  
Scale: 3/4" = 1'-0"



**1 Section A**  
Scale: 1/8" = 1'-0"

PROJECT NAME  
**1010 Mission St.**  
San Francisco, CA 94103

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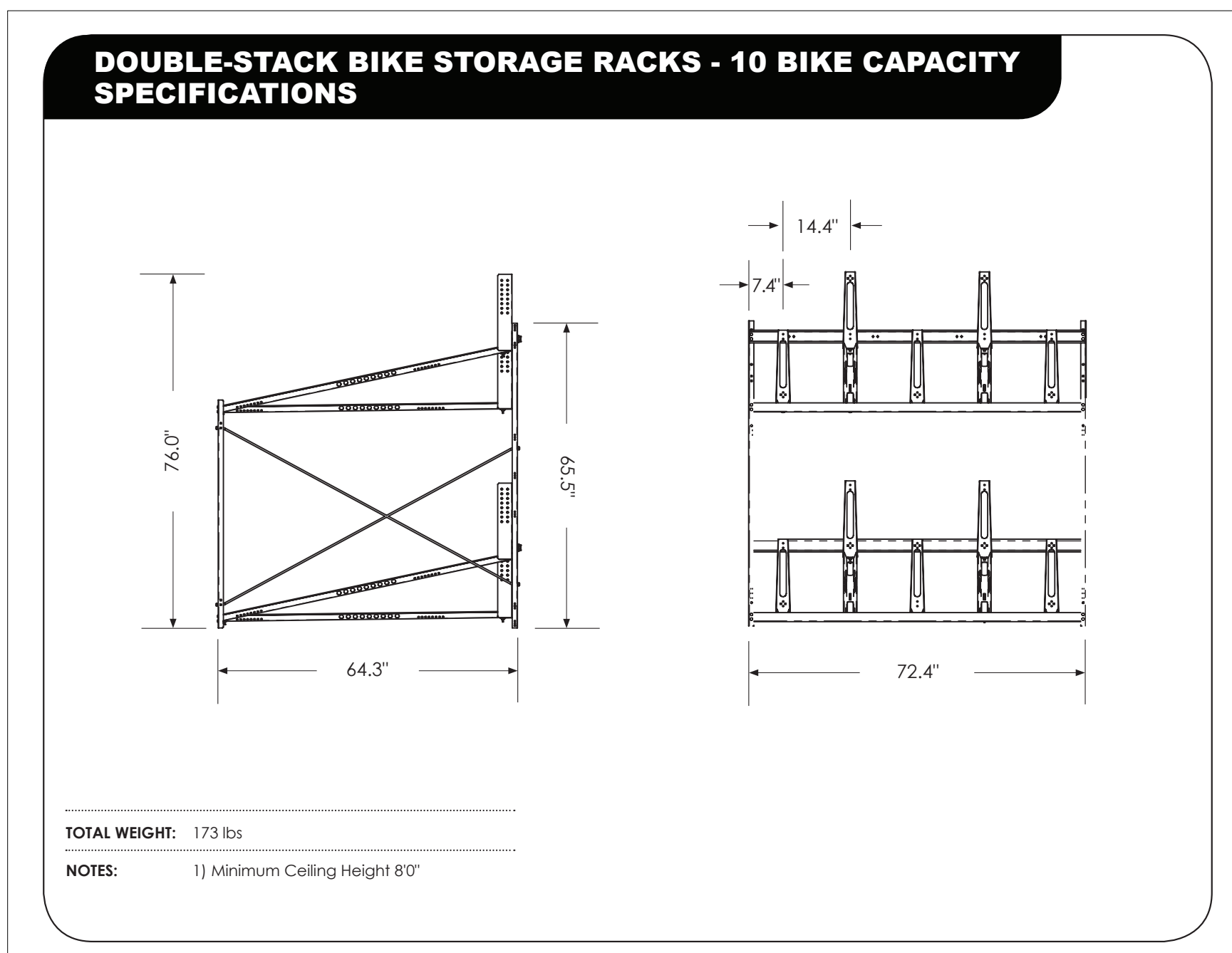
SHEET TITLE  
**Section**

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**A-4.1**

**NOTE:**  
THE BICYCLES TO BE STORED ON THE UPPER RACKS SHALL NOT REQ. LIFTING THE BIKES' WHEELS MORE THAN 12" OFF THE GROUND.





**GROSS AREA NOTES:**

IN THE C-3 AND CENTRAL SOMA & VAN NESS SPECIAL USE DISTRICTS, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED ALONG THE GLASS LINE AT WINDOWS AT A HEIGHT OF FOUR FEET ABOVE THE FINISHED FLOOR & ALONG A PROJECTED STRAIGHT LINE PARALLEL TO THE OVERALL BUILDING WALL PLANE CONNECTING THE ENDS OF INDIVIDUAL WINDOWS, PROVIDED, HOWEVER, THAT SUCH LINE SHALL NOT BE INWARD OF THE INTERIOR FACE OF THE WALL.

- (A) EXCEPT AS SPECIFICALLY EXCLUDED IN THIS DEFINITION, "GROSS FLOOR AREA" SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
  - (2) ELEVATOR SHAFTS, STAIRWELLS, EXIT ENCLOSURES, & SMOKE-PROOF ENCLOSURES AT EACH FLOOR;
  - (3) FLOOR SPACE IN PENTHOUSES EXCEPT AS SPECIFICALLY EXCLUDED IN THIS DEFINITION;
  - (5) FLOOR SPACE IN BALCONIES OR MEZZANINES IN THE INTERIOR OF THE BUILDING;
  - (6) FLOOR SPACE IN OPEN OR ROOFED PORCHES, ARCADES, OR EXTERIOR BALCONIES, IF SUCH PORCH, ARCADE, OR BALCONY IS LOCATED ABOVE THE GROUND FLOOR OR FIRST FLOOR OF OCCUPANCY ABOVE BASEMENT OR GARAGE AND IS USED AS THE PRIMARY ACCESS TO THE INTERIOR SPACE IT SERVES;
  - (8) IN THE C-3 & CENTRAL SOMA SPECIAL USE DISTRICTS, ANY FLOOR AREA DEDICATED TO ACCESSORY OR NON-ACCESSORY PARKING, EXCEPT FOR BICYCLE PARKING, REQUIRED OFF-STREET LOADING, AND ACCESSORY PARKING AS SPECIFIED IN SUBSECTION (B)(7); AND
  - (9) ANY OTHER FLOOR SPACE NOT SPECIFICALLY EXCLUDED IN THIS DEFINITION.

- (B) "GROSS FLOOR AREA" SHALL NOT INCLUDE THE FOLLOWING:
  - (3) ELEVATOR OR STAIR PENTHOUSES, ACCESSORY WATER TANKS OR COOLING TOWERS, & OTHER MECHANICAL EQUIPMENT, APPURTENANCES, & AREAS NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING ITSELF, IF LOCATED AT THE TOP OF THE BUILDING OR SEPARATED THEREFROM ONLY BY OTHER SPACE NOT INCLUDED IN THE GROSS FLOOR AREA

- (4) MECHANICAL EQUIPMENT, APPURTENANCES, & AREAS NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING ITSELF (A) IF LOCATED AT AN INTERMEDIATE STORY OF THE BUILDING & FORMING A COMPLETE FLOOR LEVEL; OR (B) IN THE C-3 & CENTRAL SOMA SPECIAL USE DISTRICTS, IF LOCATED ON A NUMBER OF INTERMEDIATE STORIES OCCUPYING LESS THAN A FULL FLOOR LEVEL, PROVIDED THAT THE MECHANICAL EQUIPMENT, APPURTENANCES, & AREAS ARE PERMANENTLY SEPARATED FROM OCCUPIED FLOOR AREAS & IN AGGREGATE AREA DO NOT EXCEED THE AREA OF AN AVERAGE FLOOR AS DETERMINED BY THE ZONING ADMINISTRATOR;

- (8) BICYCLE PARKING THAT MEETS THE STANDARDS OF SECTIONS 155.1 THROUGH 155.4 OF THIS CODE;
- (12) ONE-THIRD OF THAT PORTION OF A WINDOW BAY CONFORMING TO THE REQUIREMENTS OF SECTION 136(D)(2) THAT EXTENDS BEYOND THE PLANE FORMED BY THE FACE OF THE FAÇADE ON EITHER SIDE OF THE BAY, BUT NOT TO EXCEED 7 S.F. PER BAY WINDOW AS MEASURED AT EACH FLOOR;

- (13) GROUND FLOOR AREA IN THE C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), AND C-3-G DISTRICTS, & IN THE CENTRAL SOMA SPECIAL USE DISTRICT DEVOTED TO BUILDING OR PEDESTRIAN CIRCULATION & BUILDING SERVICE;

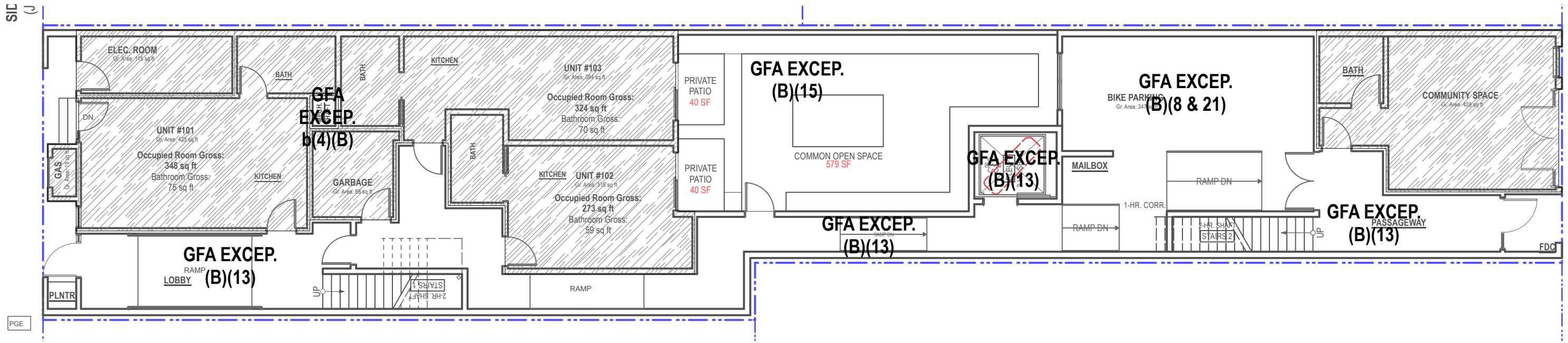
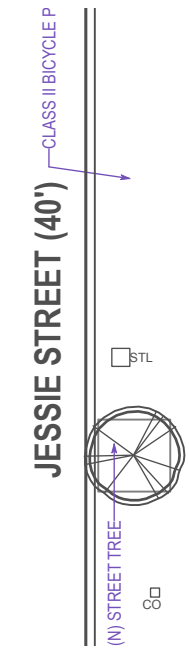
- (14) IN THE C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), & C-3-G DISTRICTS, SPACE DEVOTED TO PERSONAL SERVICES, RESTAURANTS, & RETAIL SALES OF GOODS INTENDED TO MEET THE CONVENIENCE SHOPPING & SERVICE NEEDS OF DOWNTOWN WORKERS & RESIDENTS, NOT TO EXCEED 5,000 OCCUPIED SQUARE FEET PER USE &, IN TOTAL, NOT TO EXCEED 75% OF THE AREA OF THE GROUND FLOOR OF THE BUILDING PLUS THE GROUND LEVEL, ON-SITE OPEN SPACE. SAID USES SHALL BE LOCATED ON THE GROUND FLOOR EXCEPT THAT, IN ORDER TO FACILITATE THE CREATION OF MORE SPACIOUS GROUND FLOOR INTERIOR SPACES, A PORTION OF THE SAID USES, IN AN AMOUNT TO BE DETERMINED PURSUANT TO THE PROVISIONS OF SECTION 309, MAY BE LOCATED ON A MEZZANINE LEVEL;

- (15) AN INTERIOR SPACE PROVIDED AS AN OPEN SPACE FEATURE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 138;

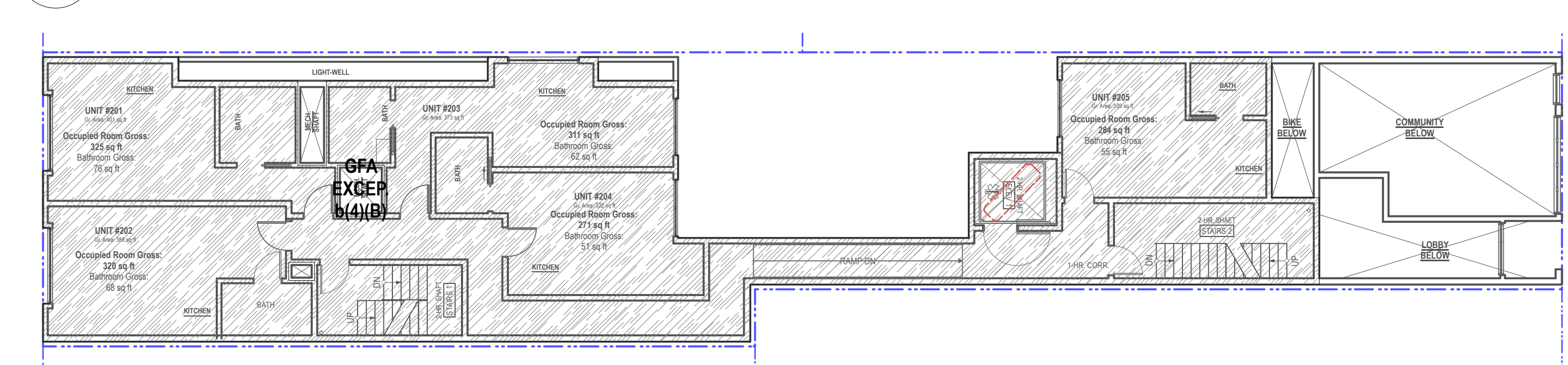
- (21) ANY AREA DEVOTED TO BICYCLE PARKING, BICYCLE MAINTENANCE ROOMS, OR CAR SHARE SPACES WHEN SUCH FEATURES ARE PROVIDED AS PART OF A DEVELOPMENT PROJECT'S COMPLIANCE WITH THE TRANSPORTATION DEMAND MANAGEMENT PROGRAM SET FORTH IN SEC. 169 OF THE PLANNING CODE.

**SFPC SEC. 124(f):**  
FOR BUILDINGS IN C-3-G & C-3-S DISTRICTS, OTHER THAN THOSE DESIGNATED AS SIGNIFICANT OR CONTRIBUTORY PURSUANT TO ARTICLE 11 OF THIS CODE, ADDITIONAL SQ.FT. ABOVE THAT PERMITTED BY THE BASE FAR LIMITS SET FORTH ABOVE MAY BE APPROVED FOR CONSTRUCTION OF DWELLINGS ON THE SITE OF THE BUILDING AFFORDABLE FOR THE LIFE OF THE PROJECT, AS DEFINED IN SEC. 401, TO HOUSEHOLDS WHOSE INCOMES ARE WITHIN 150% OF AMI, AS DEFINED IN SEC. 401, FOR OWNERSHIP UNITS & UP TO 120% OF AMI FOR RENTAL UNITS, IN ACCORDANCE W/ THE CONDITIONAL USE PROCEDURES & CRITERIA AS PROVIDED IN SEC. 303 OF THIS CODE.

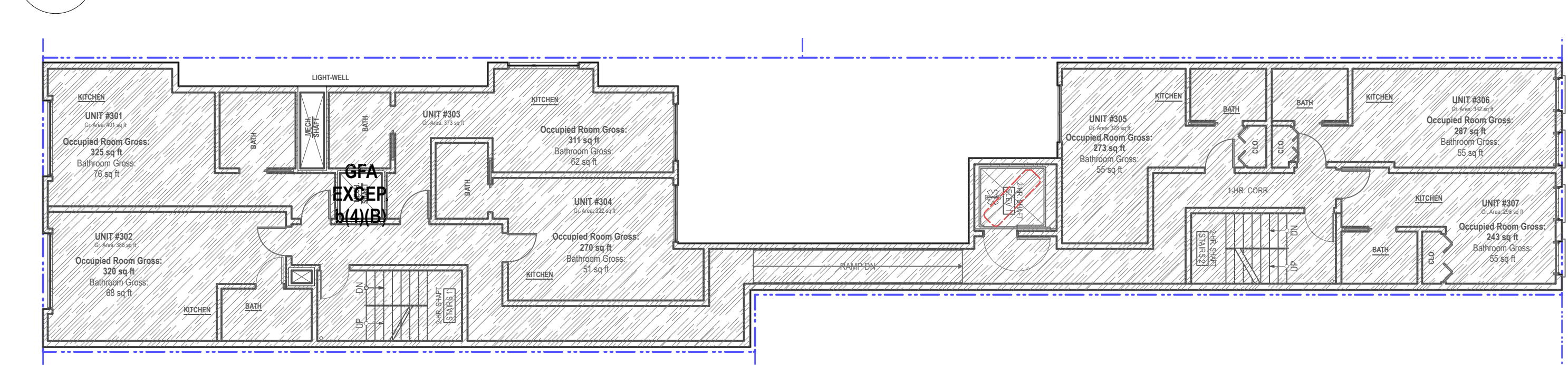
GROSS FLOOR AREA CALC.	
LEVEL	AREA
1ST FLOOR	1,763
2ND FLOOR	2,742
3RD FLOOR	3,426
4TH FLOOR	3,426
5TH FLOOR	3,426
6TH FLOOR	3,426
7TH FLOOR	3,426
8TH FLOOR	3,426
9TH FLOOR	3,349
<b>TOTAL</b>	<b>28,410</b>



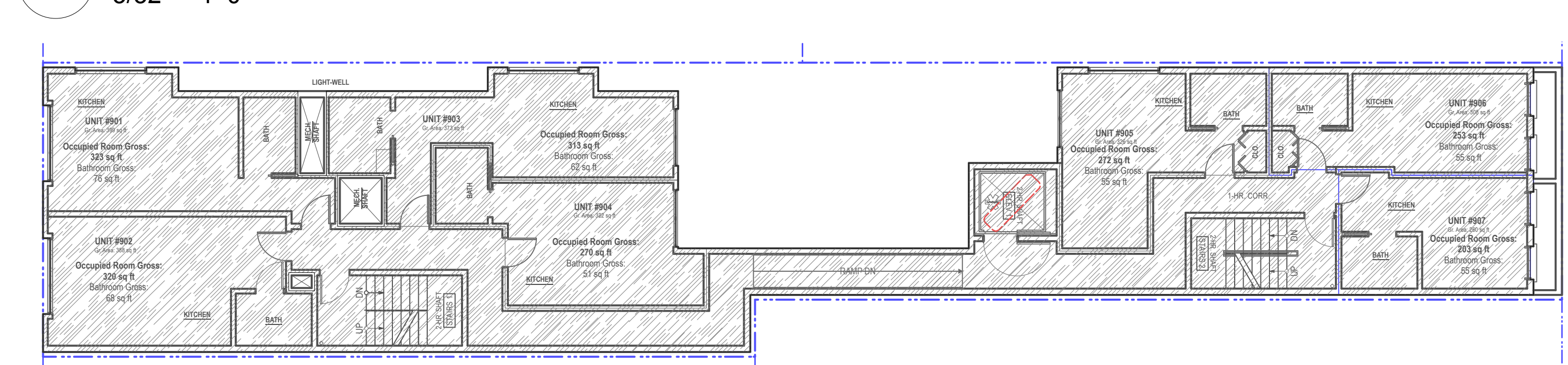
**1 1st Floor**  
3/32" = 1'-0" Floor Area: ± 1,763



**2 2nd Floor**  
3/32" = 1'-0" Floor Area: ± 2,742



**3 3rd-8th Floors**  
3/32" = 1'-0" Floor Area: ± 3,426



**4 9th Floor**  
3/32" = 1'-0" Floor Area: ± 3,349

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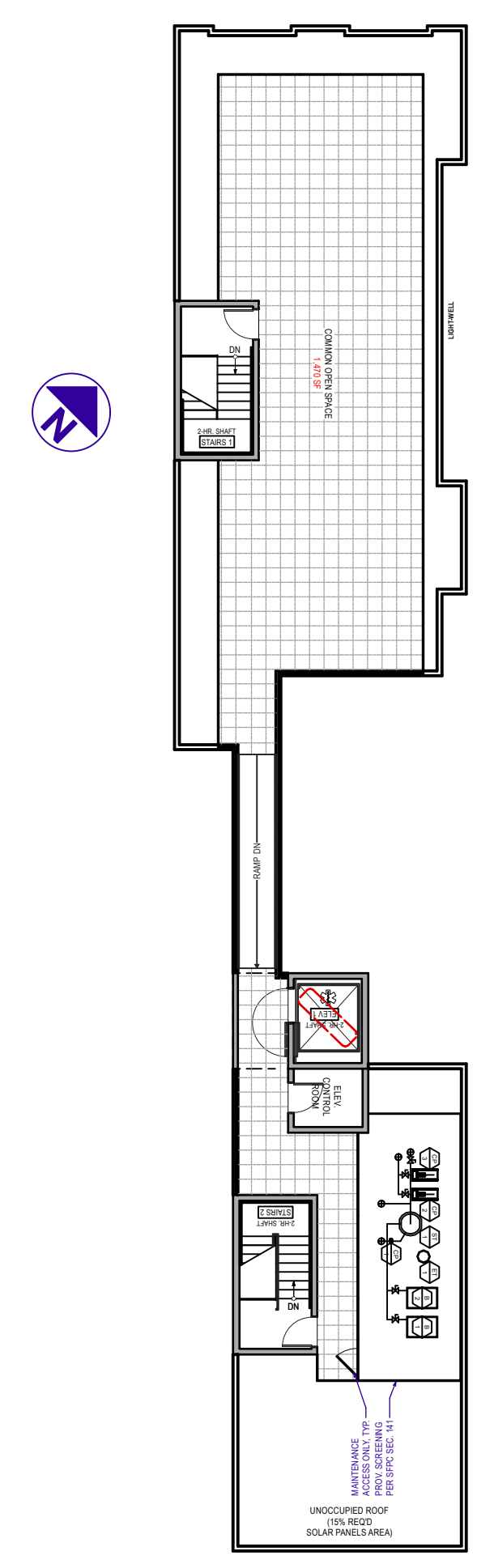
**SIA consulting**  
SIA CONSULTING CORPORATION  
4633 MISSION STREET  
SAN FRANCISCO CA 94112  
TEL: (415) 741-1292  
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SHEET TITLE  
**FAR Diagrams**

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**A-5.1**



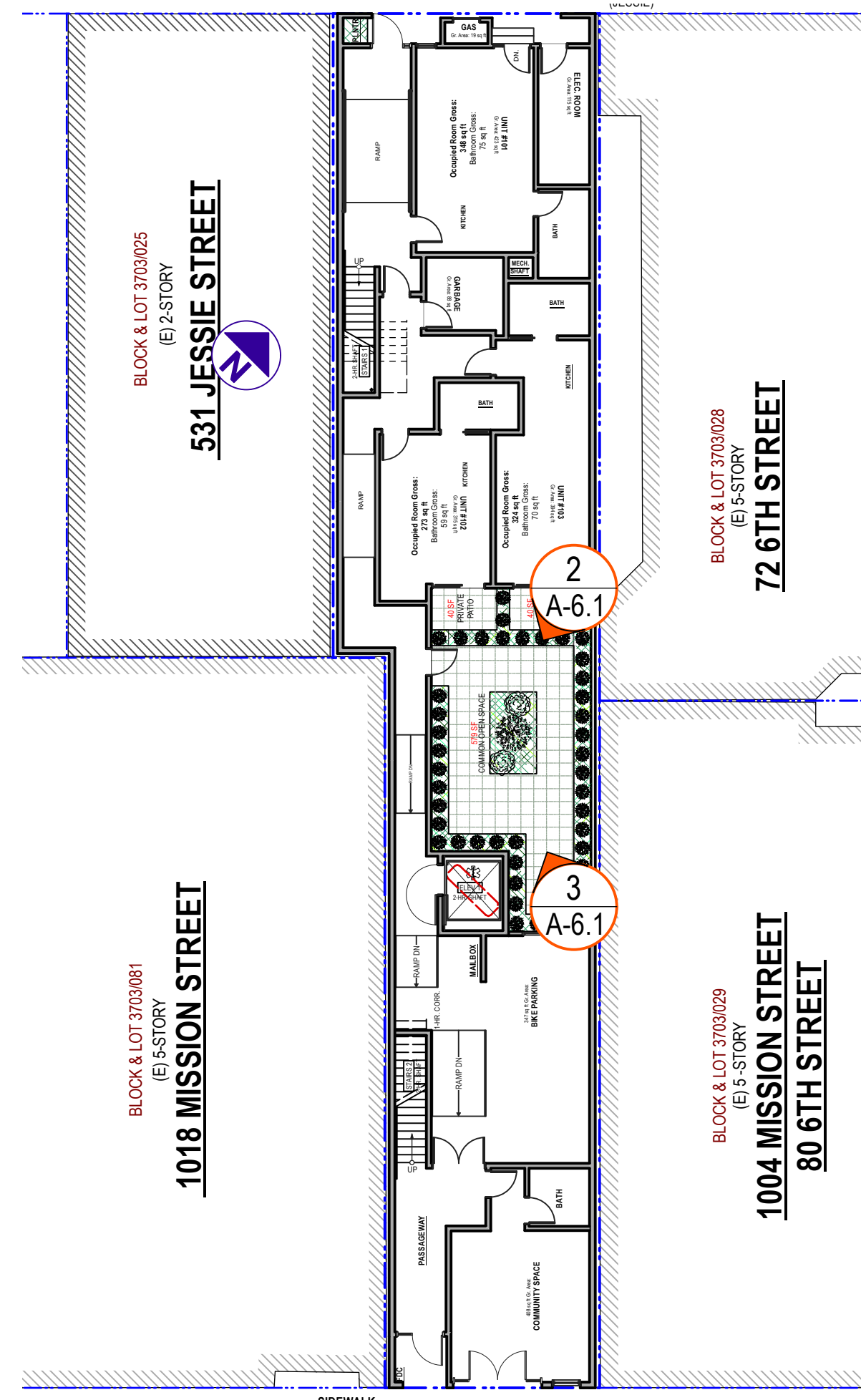
1 Roof Plan

2  
A-6.0



2 Roof Open Space Aerial View


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1 1st Floor Plan



2 Ground Open Space View



3 Ground Open Space View

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SHEET TITLE

Ground Open  
Space Renderings

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A-6.1