

PARCEL R
"CONCAVE CONVEX"



PARCEL S
"JUDD ORNAMENTAL"



OCTAVIA BOULEVARD PRELIMINARY PERSPECTIVE VIEWS

10/27/2014

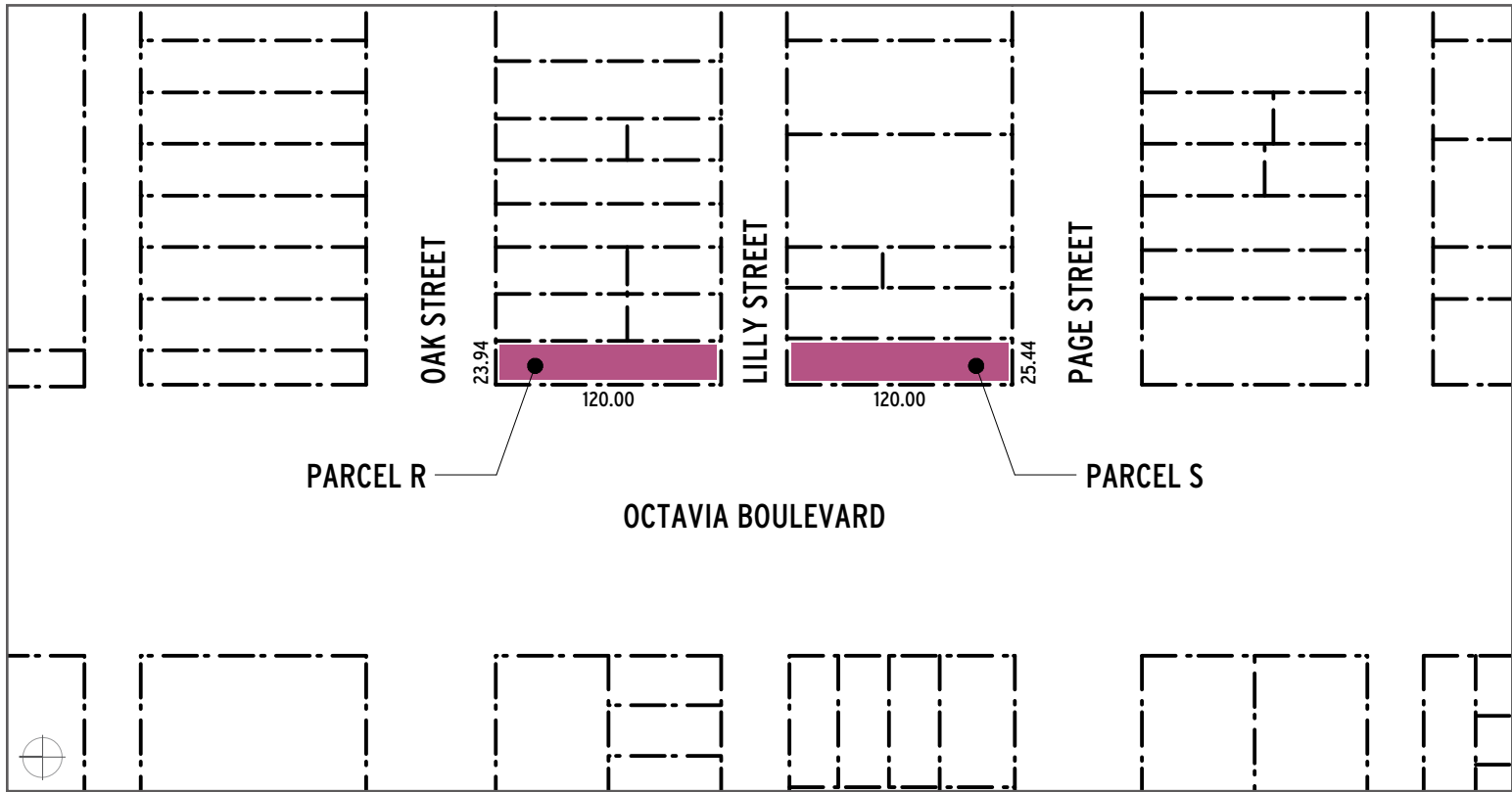
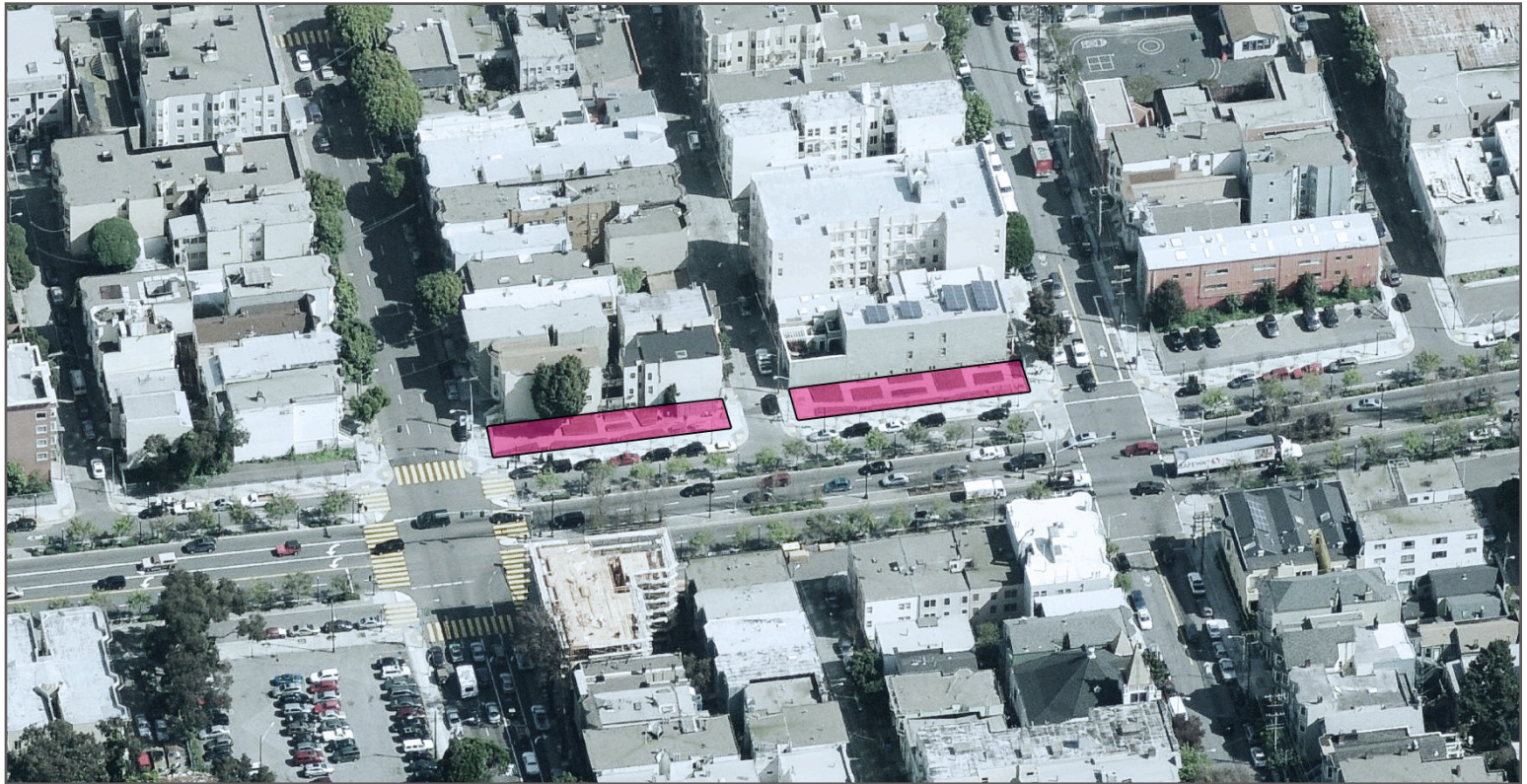
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ENVIRONMENTAL EVALUATION APPLICATION: CENTRAL FREEWAY PARCELS R & S
AFFORDABLE (BMR) HOUSING

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PHOTOS

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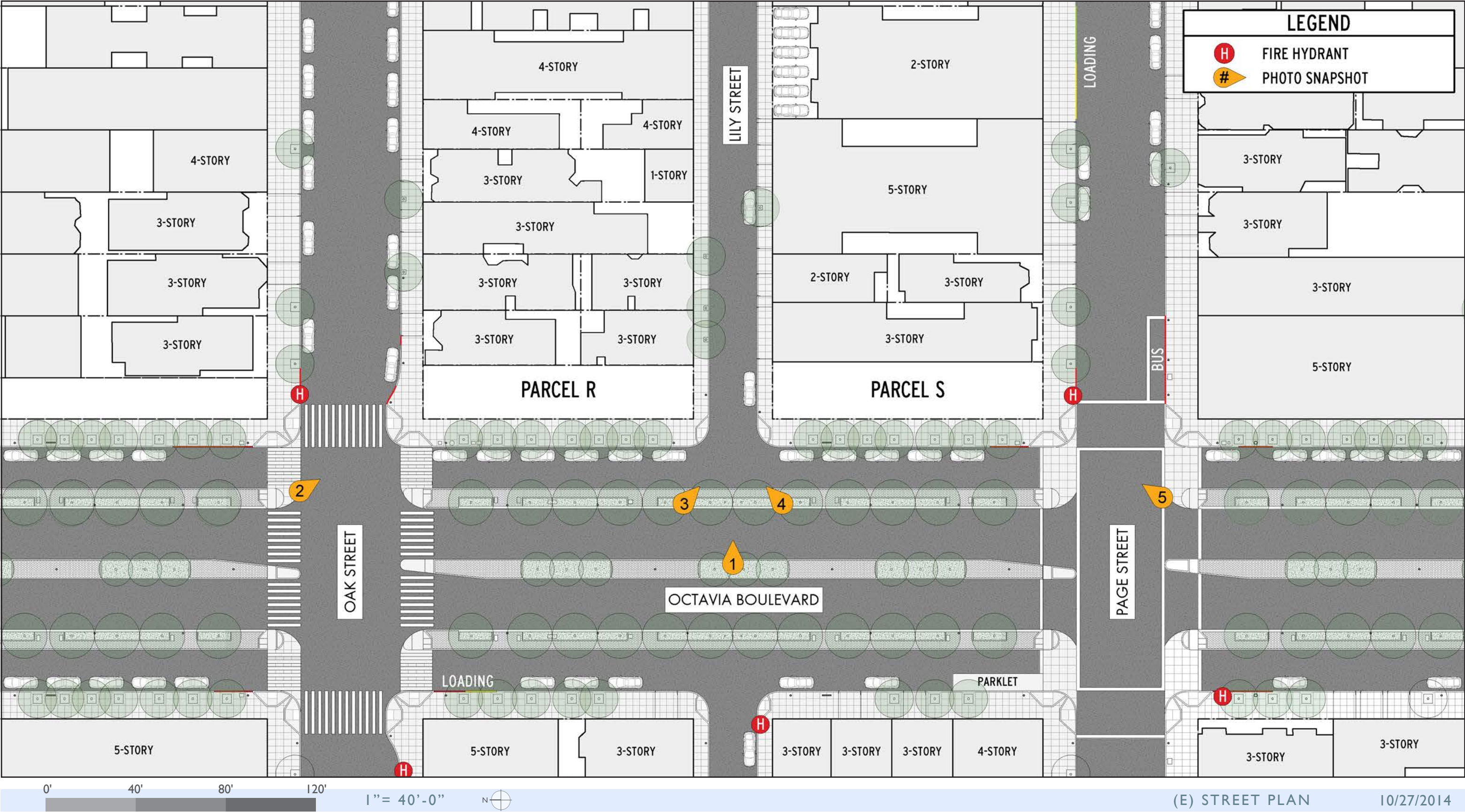
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ENVIRONMENTAL EVALUATION APPLICATION: CENTRAL FREEWAY PARCELS R & S
AFFORDABLE (BMR) HOUSING

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PARCEL R

DESCRIPTION	
4 STORIES OF AFFORDABLE (BMR) HOUSING ATOP A STREET LEVEL PODIUM CONTAINING MICRO RETAIL SPACES WITH BASEMENT LEVEL BICYCLE PARKING, PRIVATE STORAGE & ACCESSORY USES.	
PLANNING DATA	
ASSESSOR PARCEL:	0838 / 035
ZONING:	NCT-HAYES (MARKET-OCTAVIA)
HEIGHT & BULK DISTRICT:	50-X
LOT AREA:	2,872.8 SF (0.066 AC)
GROSS SQUARE FEET OF CONSTRUCTION:	18,622 SF
GROSS FLOOR AREA (PER SFPC SEC. 102.9)	17,093 SF
DWELLING UNITS:	16 (242 DU/AC)
COMMON USABLE OPEN SPACE:	2,245 SF
BICYCLE PARKING:	-80 SF/DU X 16 DU = 1280 SF REQ'D 16 SPACES -RESIDENTIAL CLASS I (16 REQ'D) -PLUS (1) RESIDENTIAL CLASS II (REQ'D) -PLUS (3) COMMERCIAL CLASS II (REQ'D)
RESIDENTIAL STORAGE:	16 LOCKERS
AUTOMOBILE PARKING:	-2 FT. X 6 FT. X 4 FT., TYP. 0 SPACES -0 REQ'D ; 0.5/ DU PERMITTED
BUILDING DATA	
STORIES:	5 + BASEMENT
CONSTRUCTION TYPE:	TYPE VA OVER TYPE IA PODIUM -FULLY SPRINKLERED
BUILDING HEIGHT:	55'-0"
BUILDING USE:	HOUSING, RETAIL, RESTAURANT
OCCUPANCY TYPE(S):	R2, M, B, S2

PARCEL S

DESCRIPTION	
4 STORIES OF AFFORDABLE (BMR) HOUSING ATOP A STREET LEVEL PODIUM CONTAINING MICRO RETAIL SPACES WITH BASEMENT LEVEL BICYCLE PARKING, PRIVATE STORAGE & ACCESSORY USES.	
PLANNING DATA	
ASSESSOR PARCEL:	0838 / 034
ZONING:	NCT-HAYES (MARKET-OCTAVIA)
HEIGHT & BULK DISTRICT:	50-X
LOT AREA:	3,052.8 SF (0.070 AC)
GROSS SQUARE FEET OF CONSTRUCTION:	19,129 SF
GROSS FLOOR AREA (PER SFPC SEC. 102.9)	17,411 SF
DWELLING UNITS:	16 (228 DU/AC)
COMMON USABLE OPEN SPACE:	2,389 SF (80 SF/DU X 12 DU + 26.67 SF/ST x 4 ST= 1067 SF REQ'D)
BICYCLE PARKING:	16 SPACES -RESIDENTIAL CLASS I (16 REQ'D) -PLUS (1) RESIDENTIAL CLASS II (REQ'D) -PLUS (3) COMMERCIAL CLASS II (REQ'D)
RESIDENTIAL STORAGE:	16 LOCKERS
AUTOMOBILE PARKING:	-2 FT. X 6 FT. X 4 FT., TYP. 0 SPACES -0 REQ'D ; 0.5/ DU PERMITTED
BUILDING DATA	
STORIES:	5 + BASEMENT
CONSTRUCTION TYPE:	TYPE VA OVER TYPE IA PODIUM -FULLY SPRINKLERED
BUILDING HEIGHT:	55'-0"
BUILDING USE:	HOUSING, RETAIL, RESTAURANT
OCCUPANCY TYPE(S):	R2, M, B, S2

PARCEL R

UNIT SUMMARY										
		TOTAL	%	B	1	2	3	4	5	R
ST	QTY	–	–	–	–	–	–	–	–	–
	SF	–		–	–	–	–	–	–	–
1B @ 613 SF AVG.	QTY	16	100	–	–	4	4	4	4	–
	SF	9808		–	–	2452	2452	2452	2452	–
2B	QTY	–	–	–	–	–	–	–	–	–
	SF	–		–	–	–	–	–	–	–
3B	QTY	–	–	–	–	–	–	–	–	–
	SF	–		–	–	–	–	–	–	–
TOTAL	QTY	16	100	–	–	4	4	4	4	–
	SF	9808		–	–	2452	2452	2452	2452	–

AREA SUMMARY									
FLOOR	TOTAL GSF	TOTAL * GFA	B	1	2	3	4	5	R
DWELLING UNITS	9808	9584	–	–	2452	2452	2452	2452	–
COMMERCIAL	2371	2371	53	2318	–	–	–	–	–
STORAGE	1046	1046	1046	–	–	–	–	–	–
UTILITY	1263	356	997	24	24	24	24	24	146
CIRCULATION	4134	3736	693	375	667	667	667	667	398
TOTAL	18622	17093	2789	2717	3143	3143	3143	3143	544

* GFA per
San Francisco
Planning Code
Sec. 102.9

PARCEL S

UNIT SUMMARY										
		TOTAL	%	B	1	2	3	4	5	R
ST @ 363 SF AVG.	QTY	4	25	–	–	1	1	1	1	–
	SF	1452		–	–	363	363	363	363	–
1B @ 555 SF AVG.	QTY	4	25	–	–	1	1	1	1	–
	SF	2220		–	–	555	555	555	555	–
2B @ 811 SF AVG.	QTY	8	50	–	–	2	2	2	2	–
	SF	6488		–	–	1622	1622	1622	1622	–
3B	QTY	–	–	–	–	–	–	–	–	–
	SF	–		–	–	–	–	–	–	–
TOTAL	QTY	16	100	–	–	4	4	4	4	–
	SF	10160		–	–	2540	2540	2540	2540	–

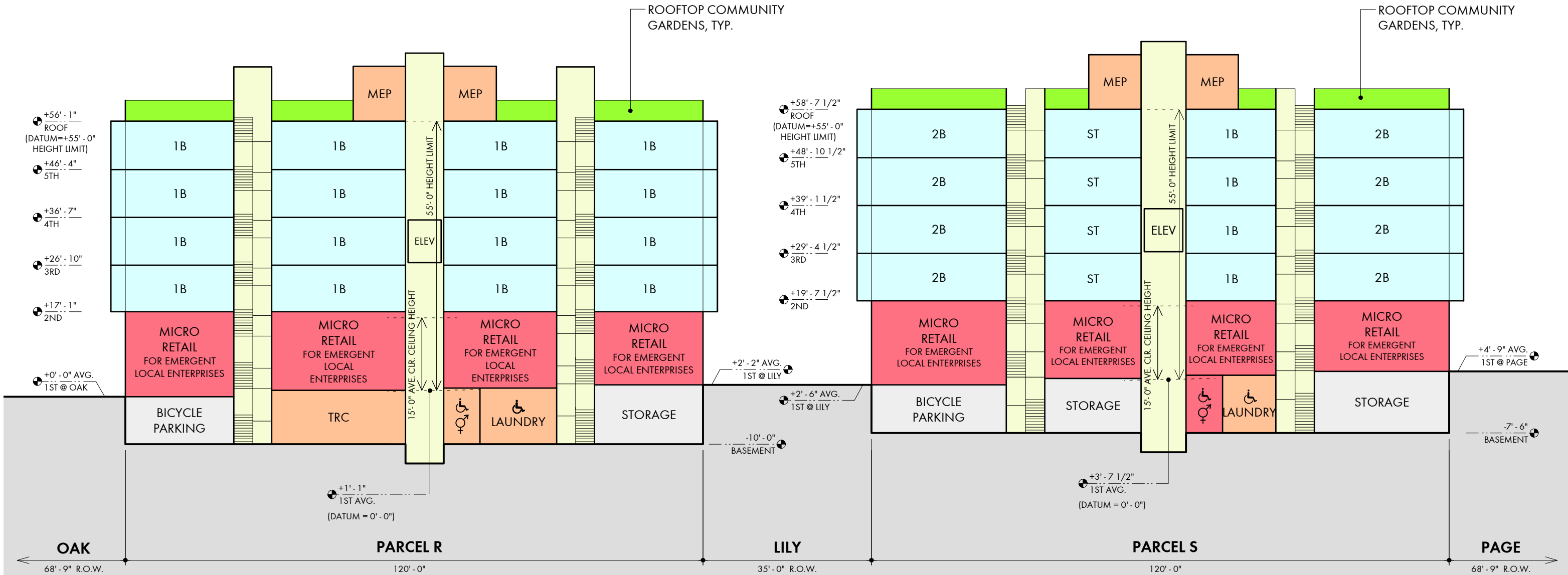
AREA SUMMARY									
FLOOR	TOTAL GSF	TOTAL * GFA	B	1	2	3	4	5	R
DWELLING UNITS	10160	9908	–	–	2540	2540	2540	2540	–
COMMERCIAL	2554	2554	56	2498	–	–	–	–	–
STORAGE	1386	1386	1386	–	–	–	–	–	–
UTILITY	1123	306	857	24	24	24	24	24	146
CIRCULATION	3906	3257	672	388	612	612	612	612	398
TOTAL	19129	17411	2971	3176	2931	2931	2931	2931	363

* GFA per
San Francisco
Planning Code
Sec. 102.9



PARCEL R

PARCEL S



0' 20' 40' 60'

1" = 20' - 0"



SECTIONS

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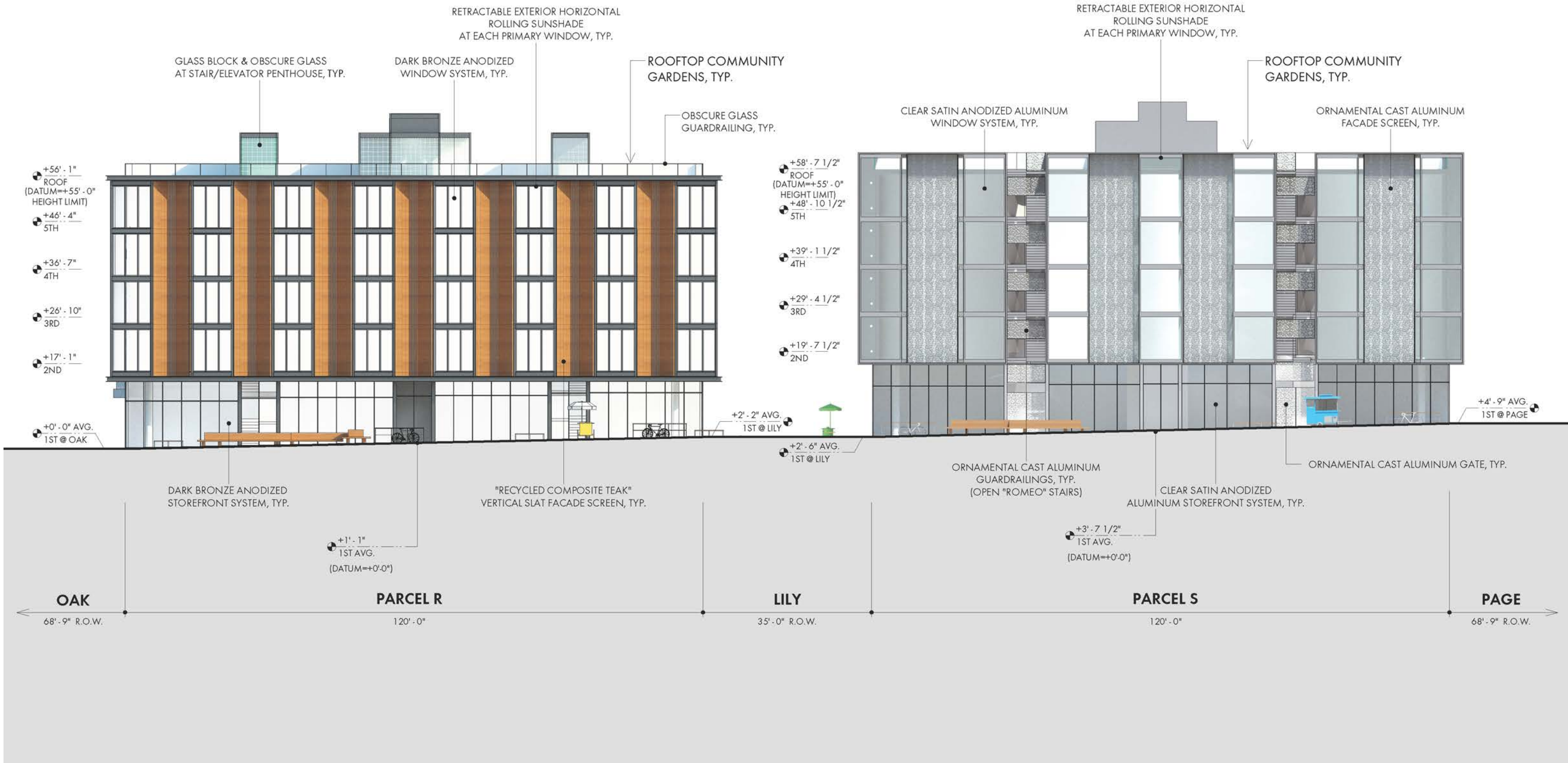
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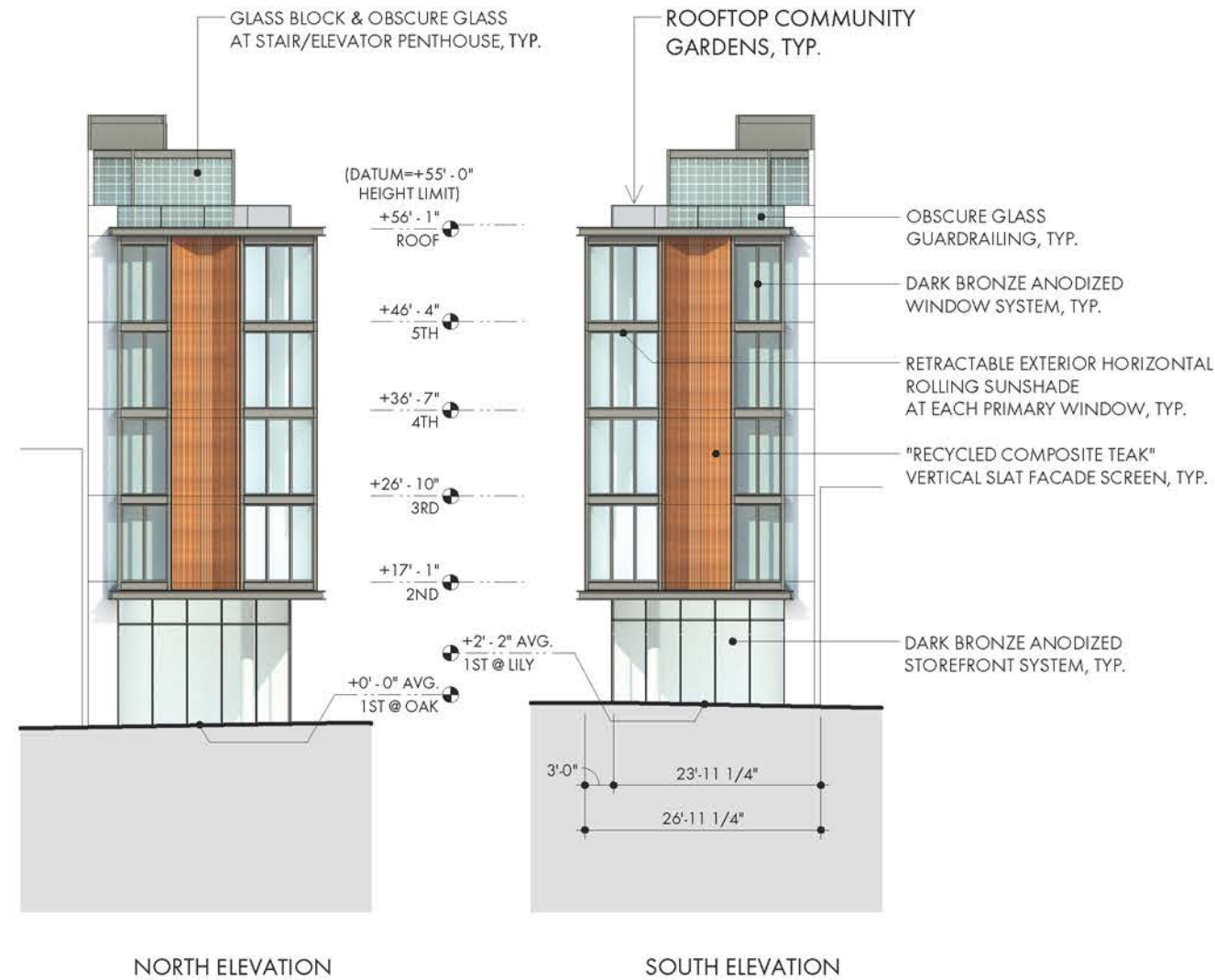
PARCEL R

PARCEL S

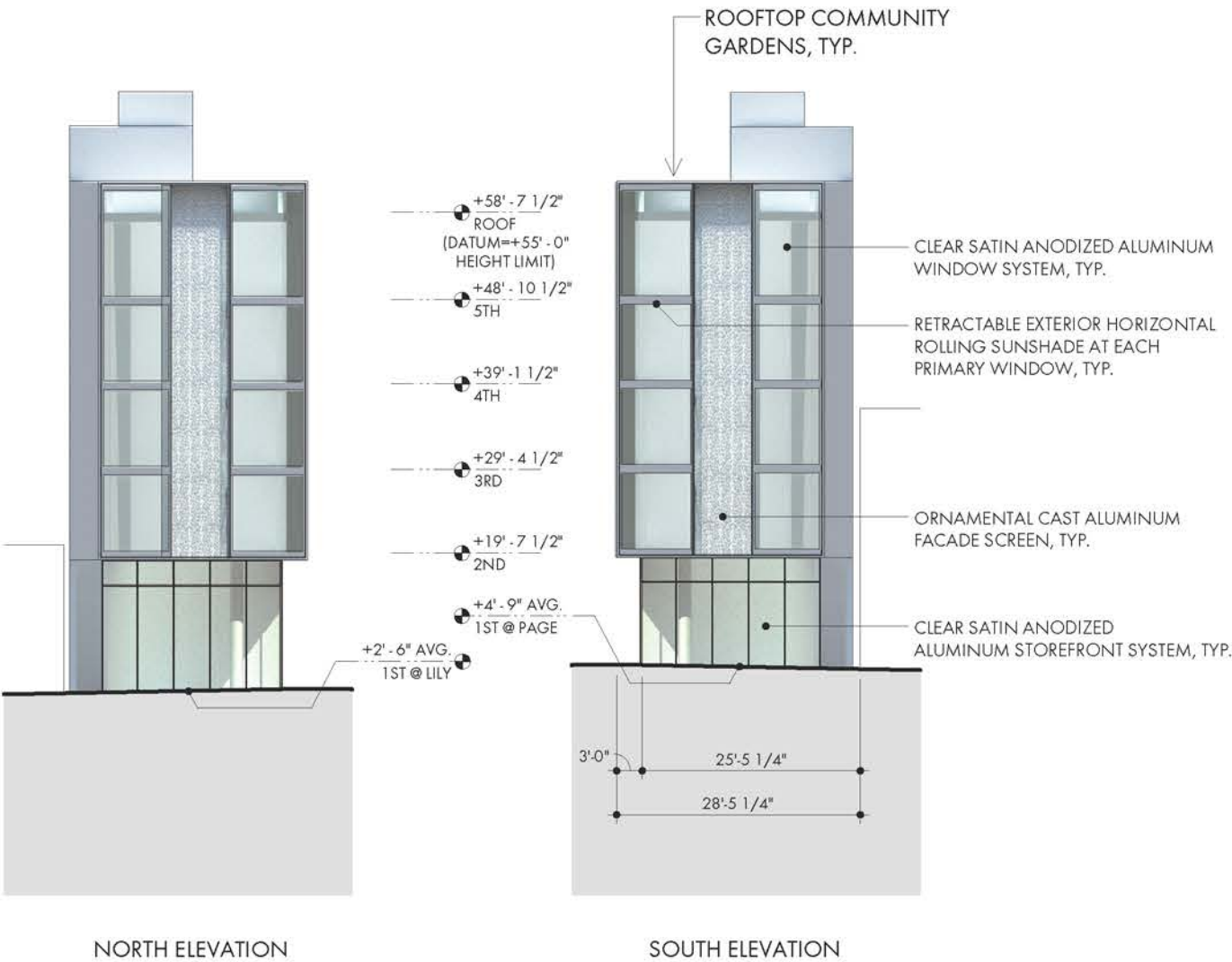


0' 20' 40' 60' PRELIMINARY WEST ELEVATIONS 10/27/2014

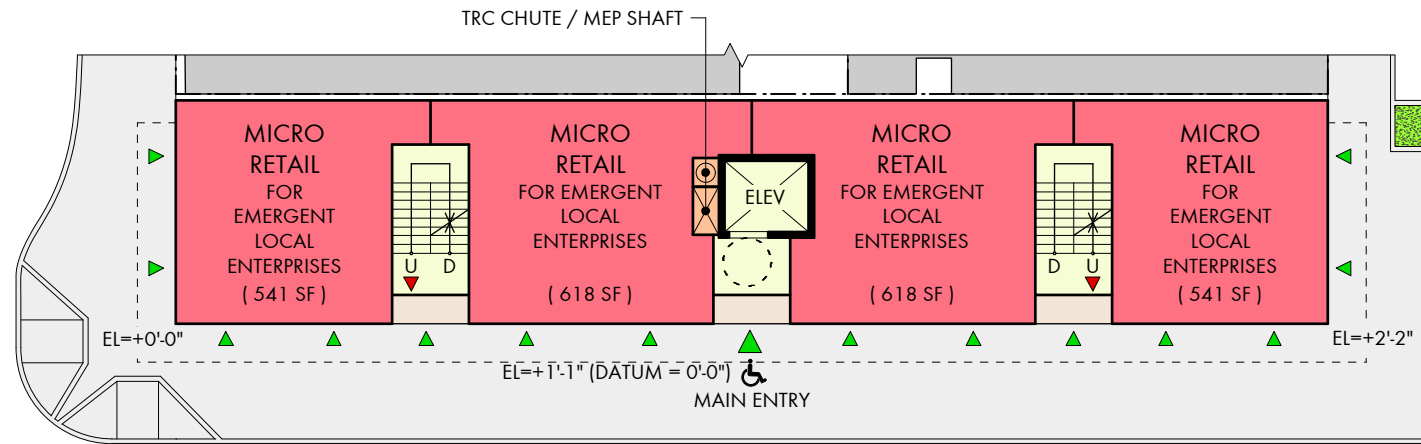
PARCEL R



PARCEL S

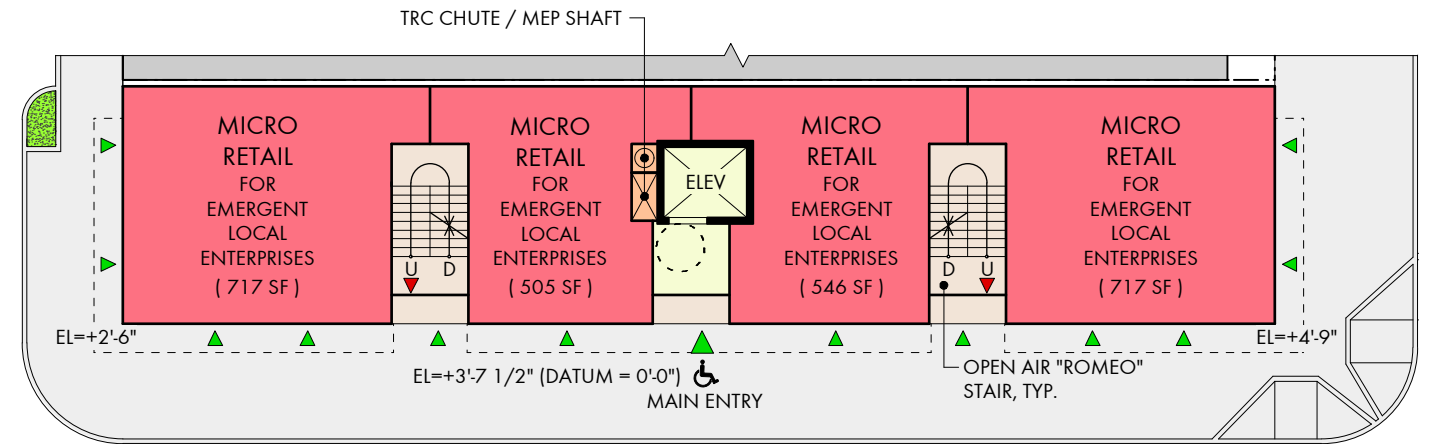


PARCEL R

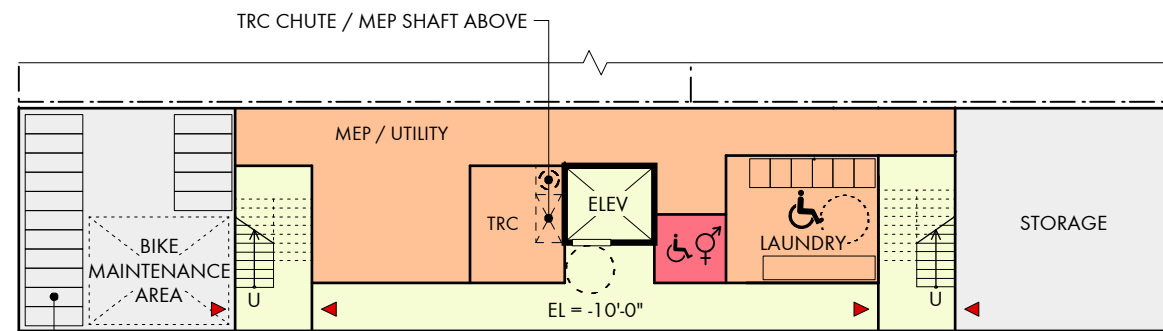


1ST FLOOR / STREET LEVEL

PARCEL S

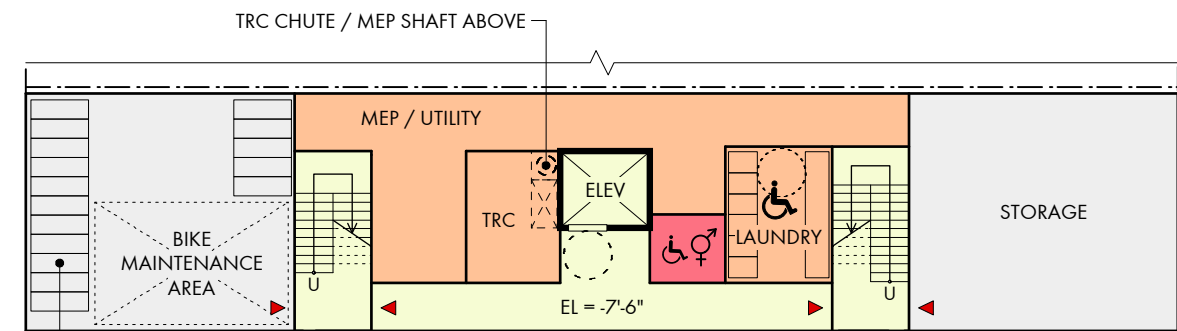


1ST FLOOR / STREET LEVEL



- BICYCLE PARKING / STORAGE
- (16) CLASS I BIKE SPACES TOTAL
 - (1) RESIDENTIAL CLASS II
 - (3) COMMERCIAL CLASS II
 - (16) INDIVIDUAL STORAGE LOCKERS

BASEMENT



- BICYCLE PARKING / STORAGE
- (16) CLASS I BIKE SPACES TOTAL
 - (1) RESIDENTIAL CLASS II
 - (3) COMMERCIAL CLASS II
 - (16) INDIVIDUAL STORAGE LOCKERS

BASEMENT

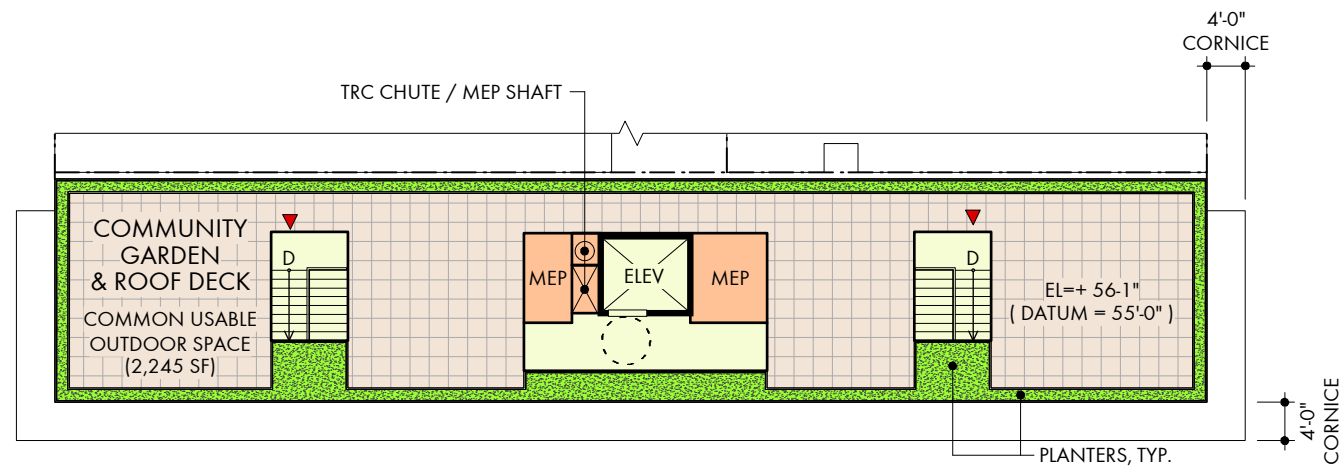
0' 20' 40' 60'

1" = 20'-0"

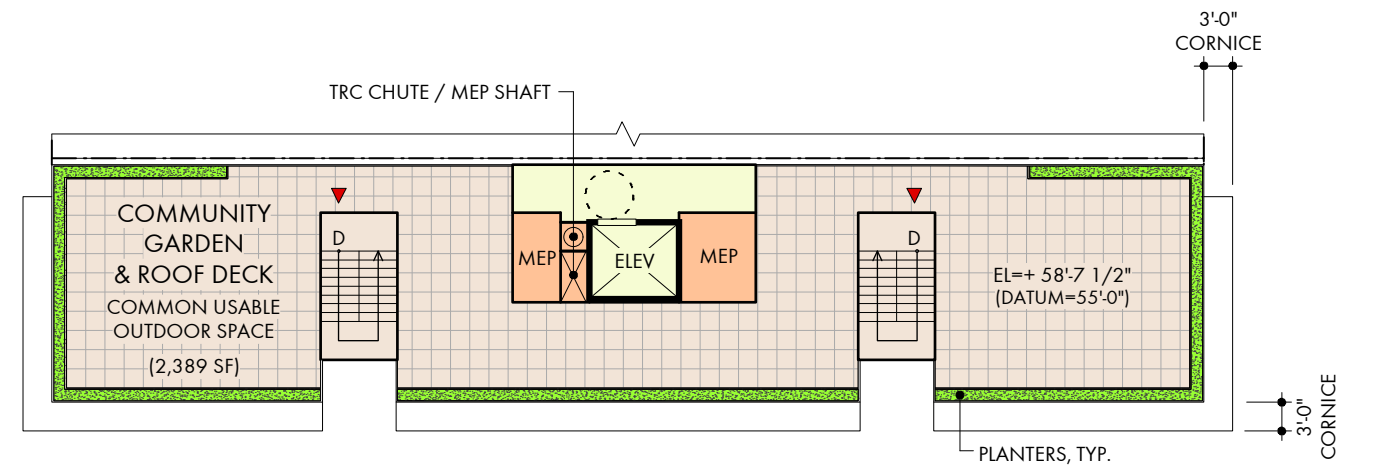


BASEMENT & 1ST FLOOR / STREET LEVEL PLANS

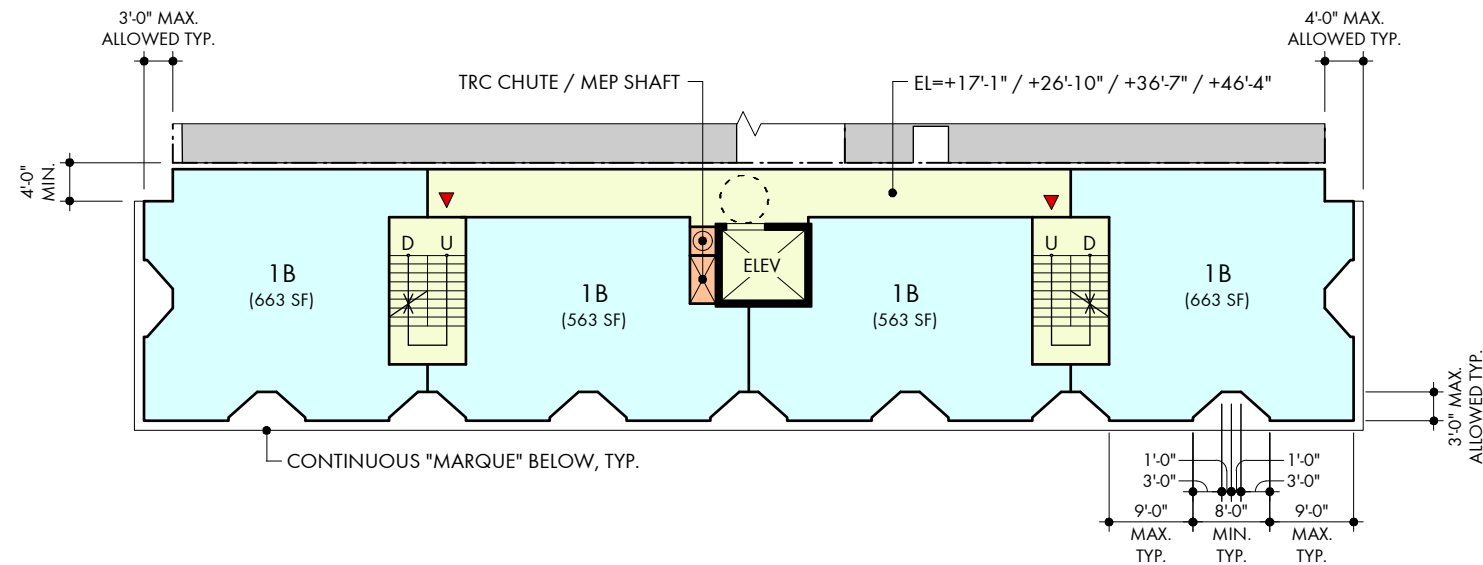
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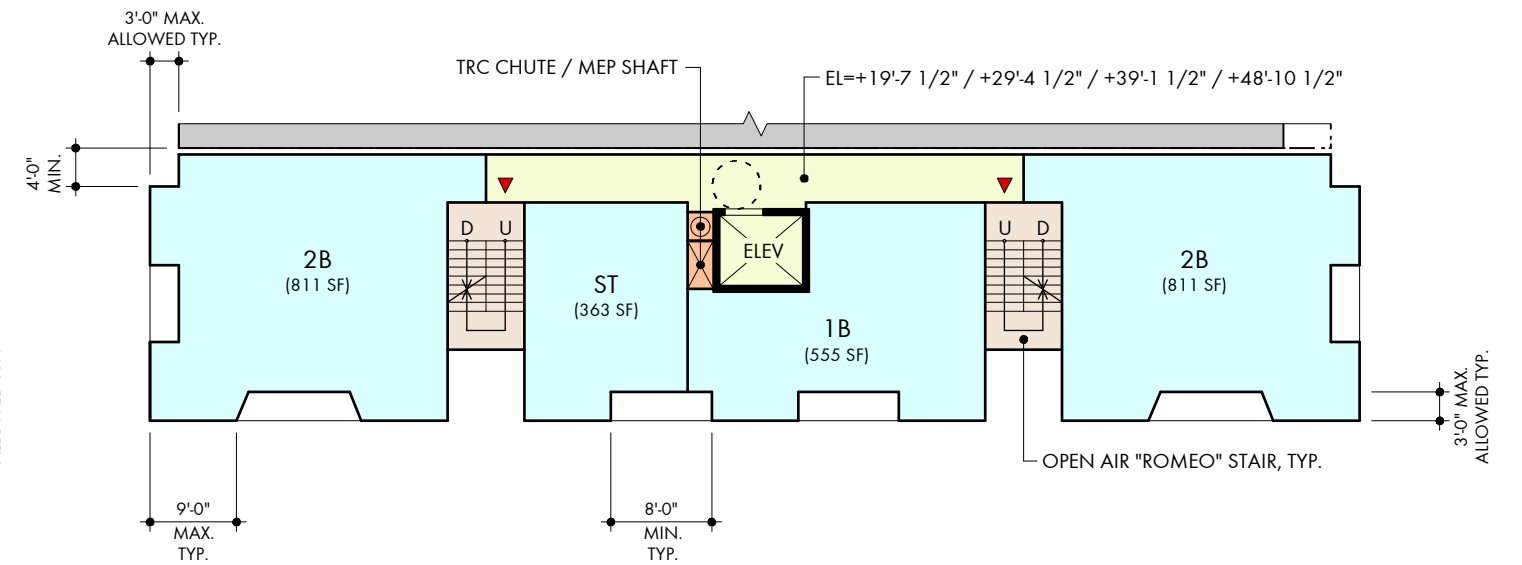
ROOF TERRACE / GREEN ROOF



ROOF TERRACE / GREEN ROOF



2ND (3RD, 4TH & 5TH SIM.)



2ND (3RD, 4TH & 5TH SIM.)

0' 20' 40' 60'

1" = 20'-0"



2ND FLOOR & ROOF TERRACE / GREEN ROOF PLANS

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