









PROJECT SUMMARY

Site Area: 7,424 s.f.
 Building Area: 36,213 s.f.
 Open Space: 4,693 s.f.

No. of Commercial Spaces: 1
 Commercial Area: 3,566 s.f.

No. of Residential Units: 33 (15% Below Market Rate = 5)

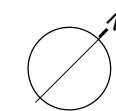
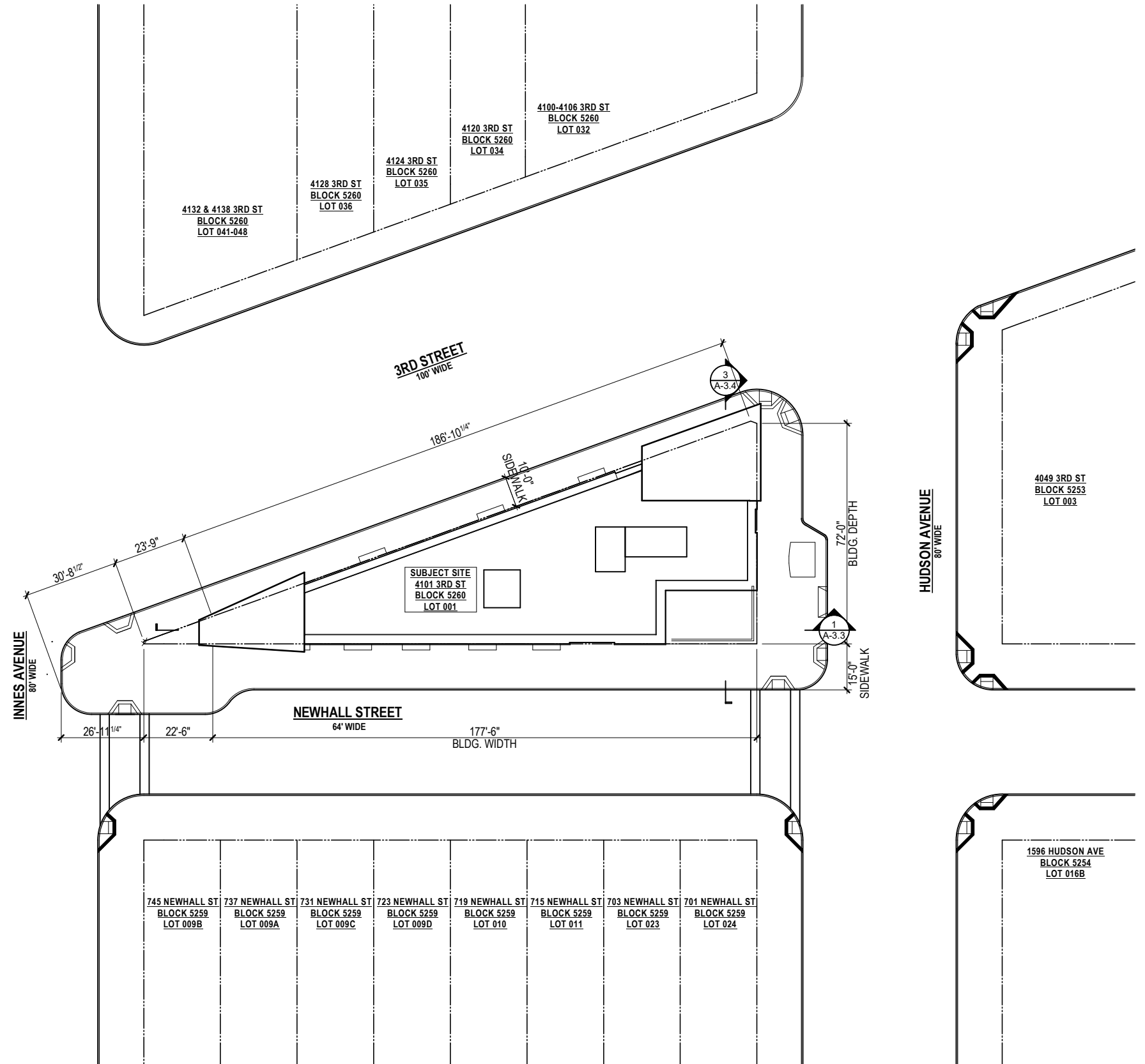
Unit Type	Unit Count	Average Area
1-Bedroom	11	427 sf
2-Bedroom	21	817 sf
3-Bedroom	1	1192 sf

Building Height: 58 ft. (65' Height Limit)

Number of Stories: 5

Vehicle Parking: 11 (3 for car share service)
 12 (offsite)
 23 Total

Bicycle Parking:
 Residential 33
 Commercial/Visitor 22

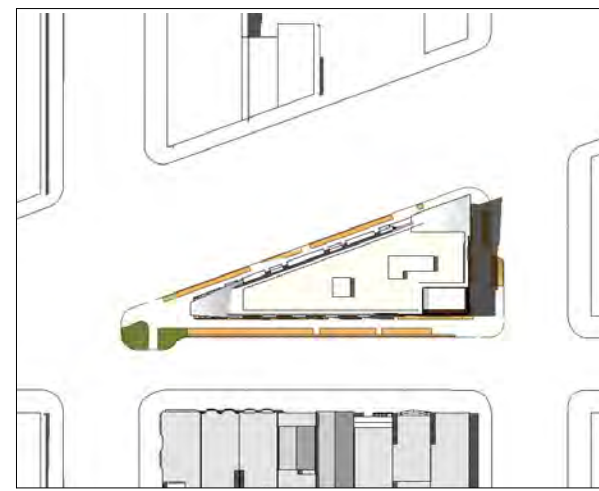




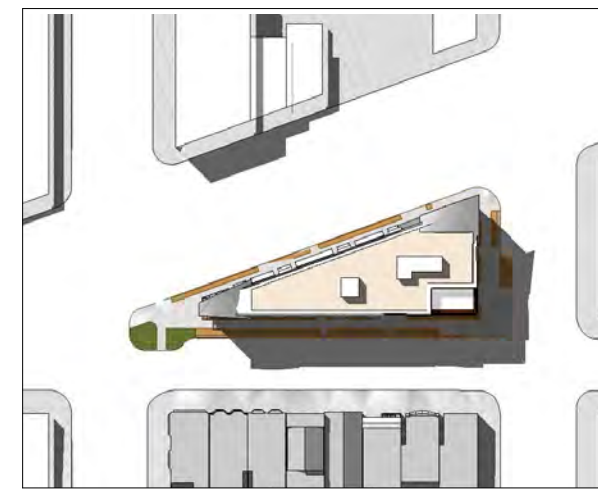
JUNE 21 10:00AM



JUNE 21 12:00PM



JUNE 21 2:00PM



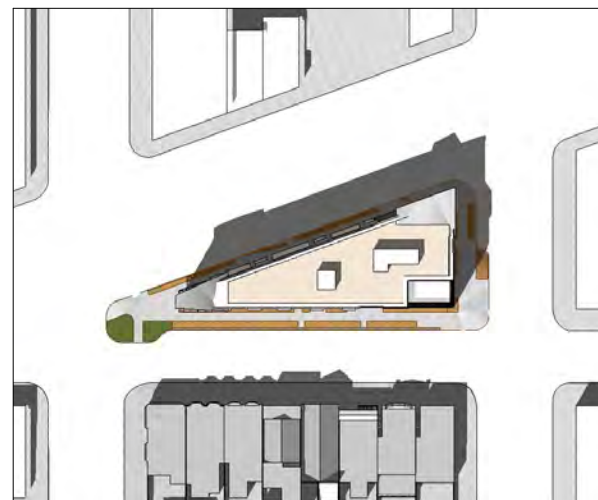
JUNE 21 4:00PM



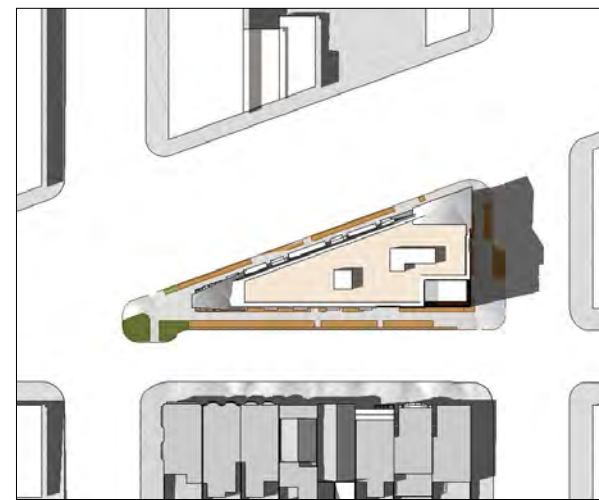
JUNE 21 5:40PM (FIRST IMPACT ON ADJ. WINDOWS)
SUNSET 08:35PM



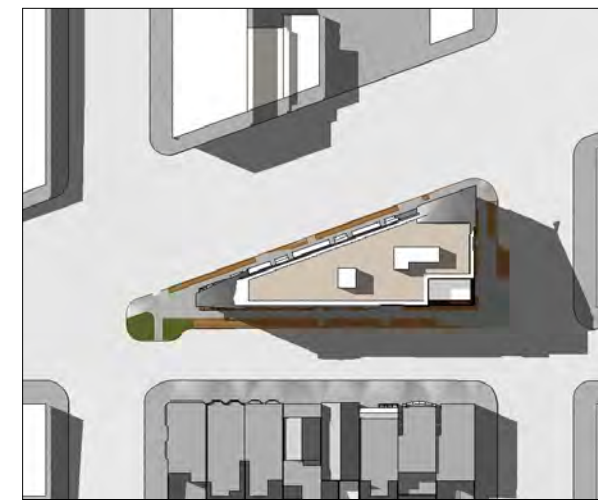
SEPTEMBER 21 10:00AM



SEPTEMBER 21 12:00PM



SEPTEMBER 21 2:00PM



SEPTEMBER 21 4:00PM



SEPTEMBER 21 5:10PM (FIRST IMPACT ON ADJ. WINDOWS)
SUNSET 07:22PM



DECEMBER 21 10:00AM



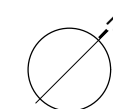
DECEMBER 21 12:00PM



DECEMBER 21 2:00PM

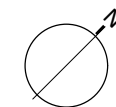
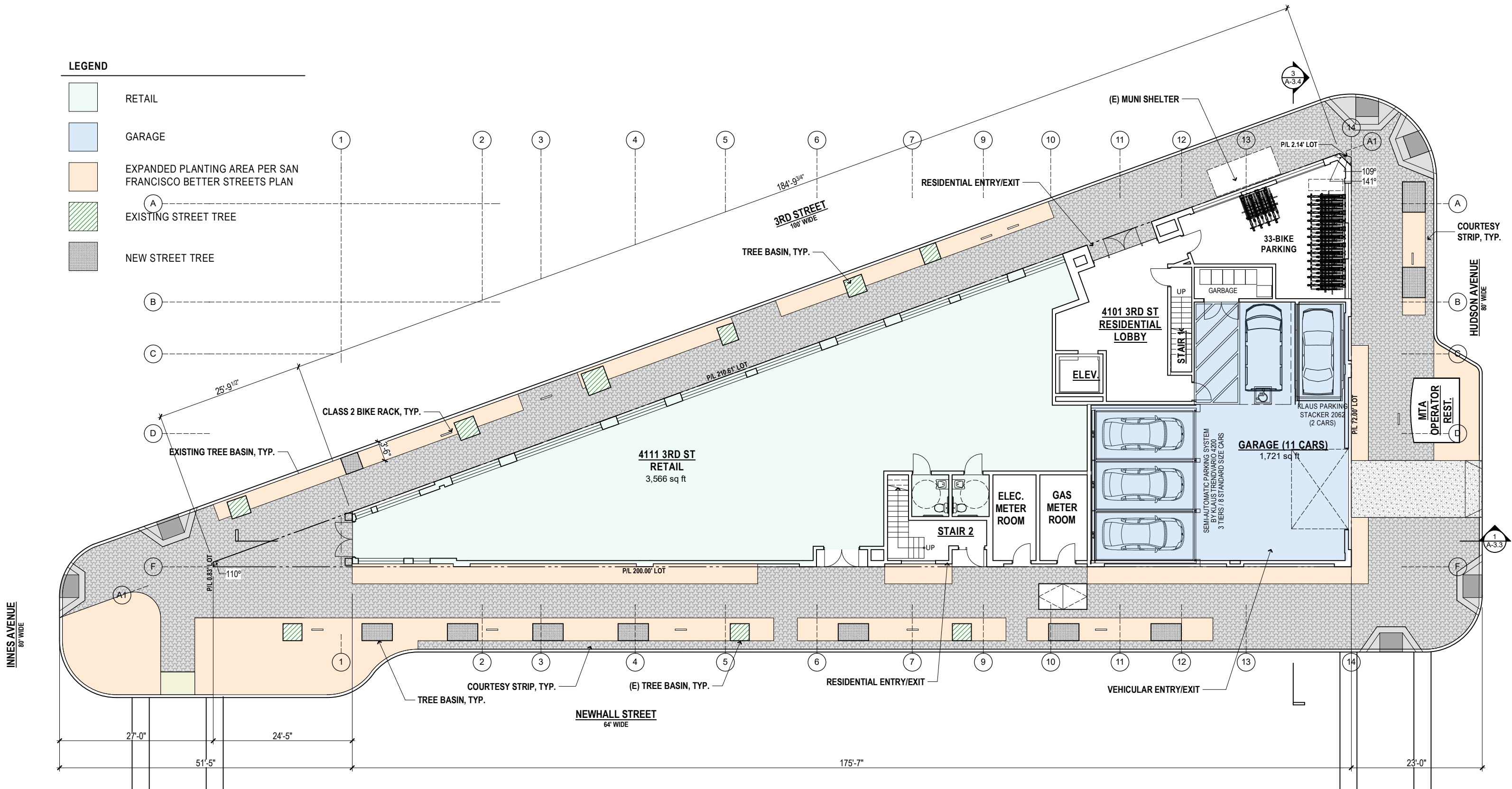


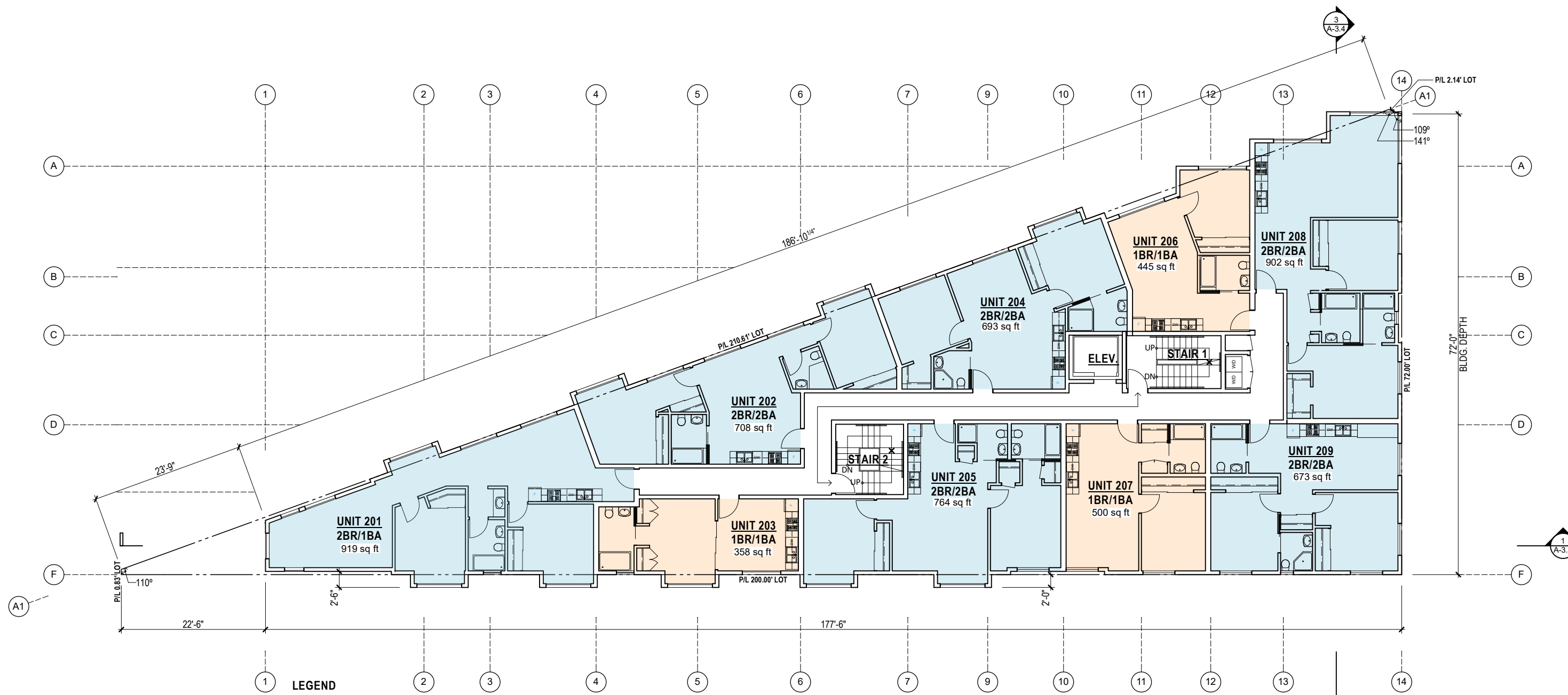
DECEMBER 21 4:00PM
SUNSET 04:55PM



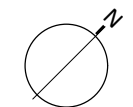
LEGEND

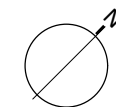
- RETAIL
- GARAGE
- EXPANDED PLANTING AREA PER SAN FRANCISCO BETTER STREETS PLAN
- EXISTING STREET TREE
- NEW STREET TREE

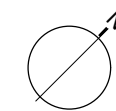
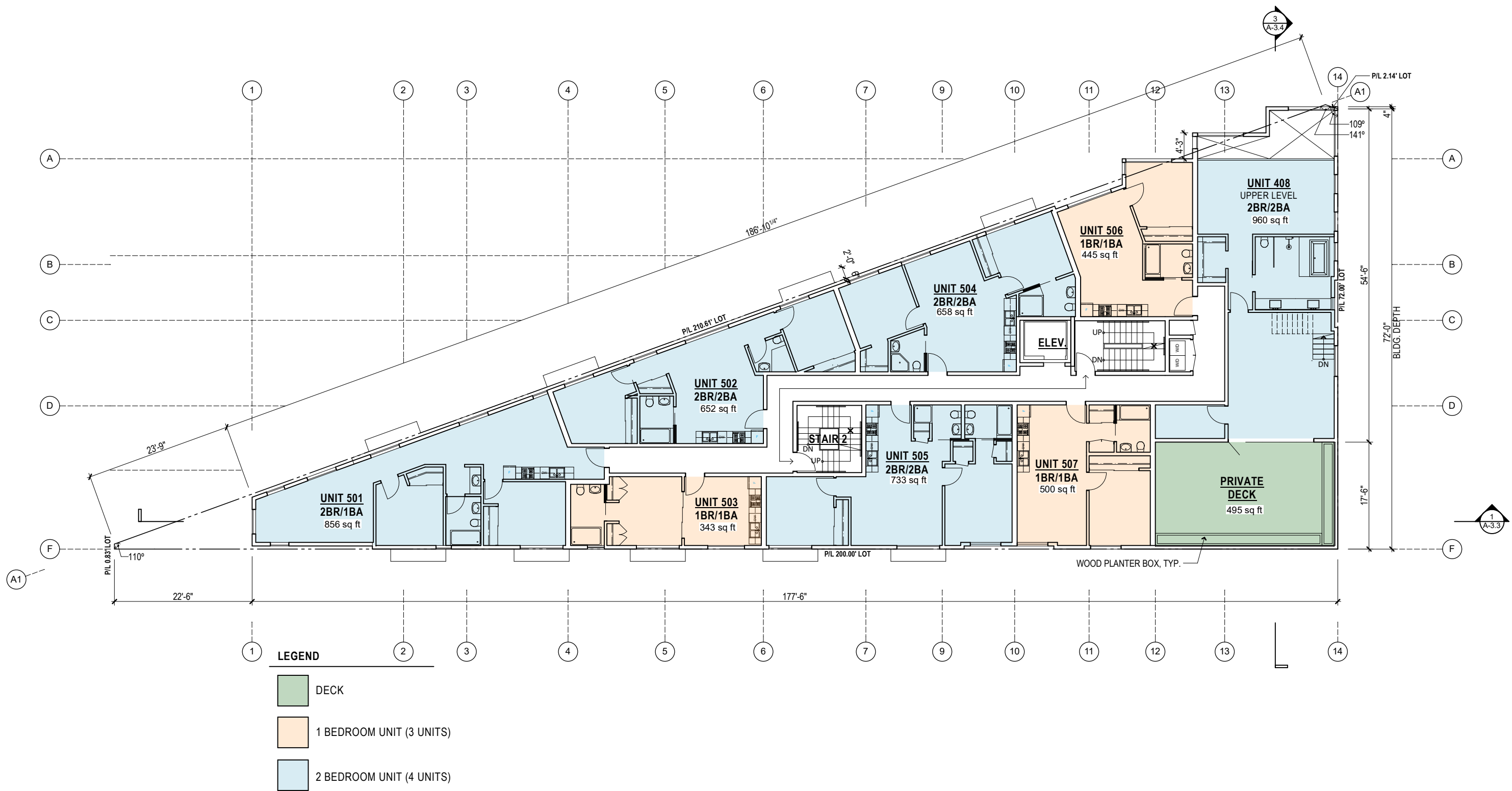


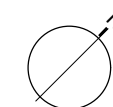
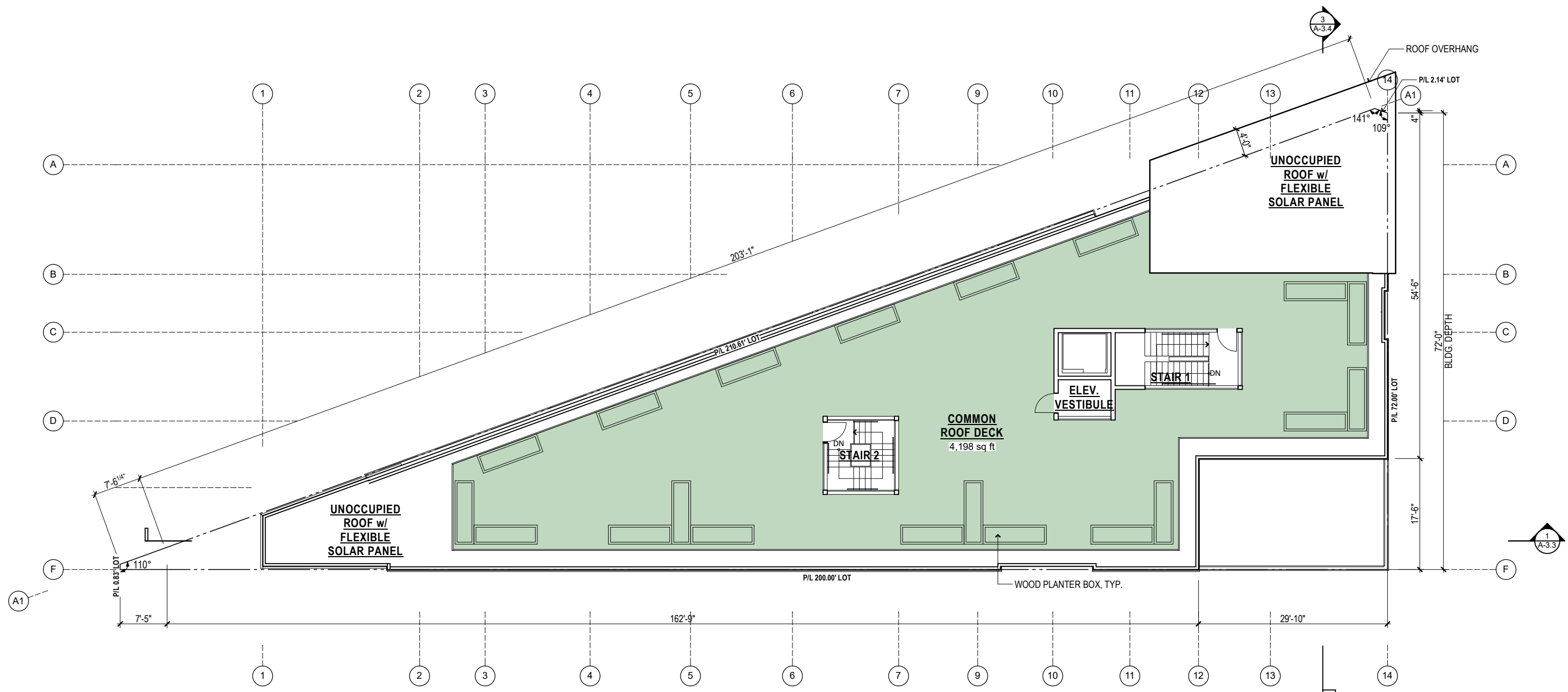


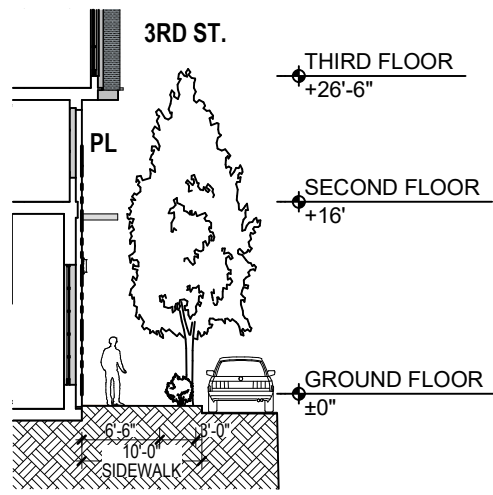
- LEGEND**
- 1 BEDROOM UNIT (3 UNITS)
 - 2 BEDROOM UNIT (6 UNITS)



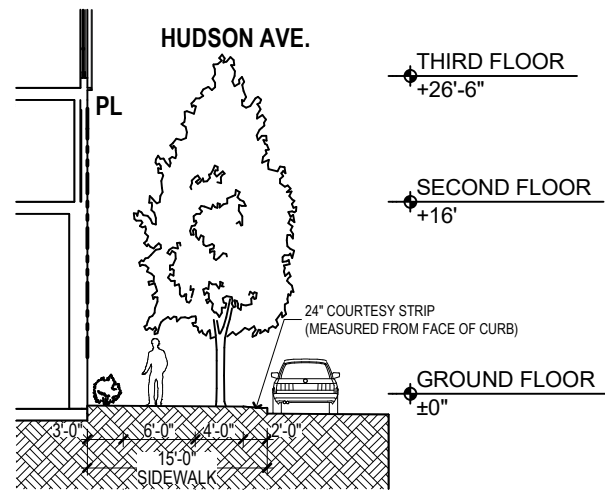




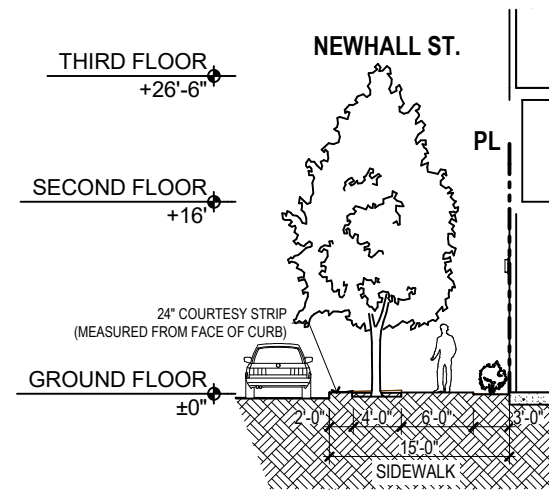




A SIDEWALK SECTION ON 3RD ST



B SIDEWALK SECTION ON HUDSON AVE



C SIDEWALK SECTION ON NEWHALL ST



WOODCHIP MULCH
SOIL SURFACE
BETWEEN PLANTS



PERMEABLE PAVERS
INTERLOCKING
BLOCK PAVERS



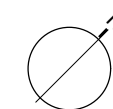
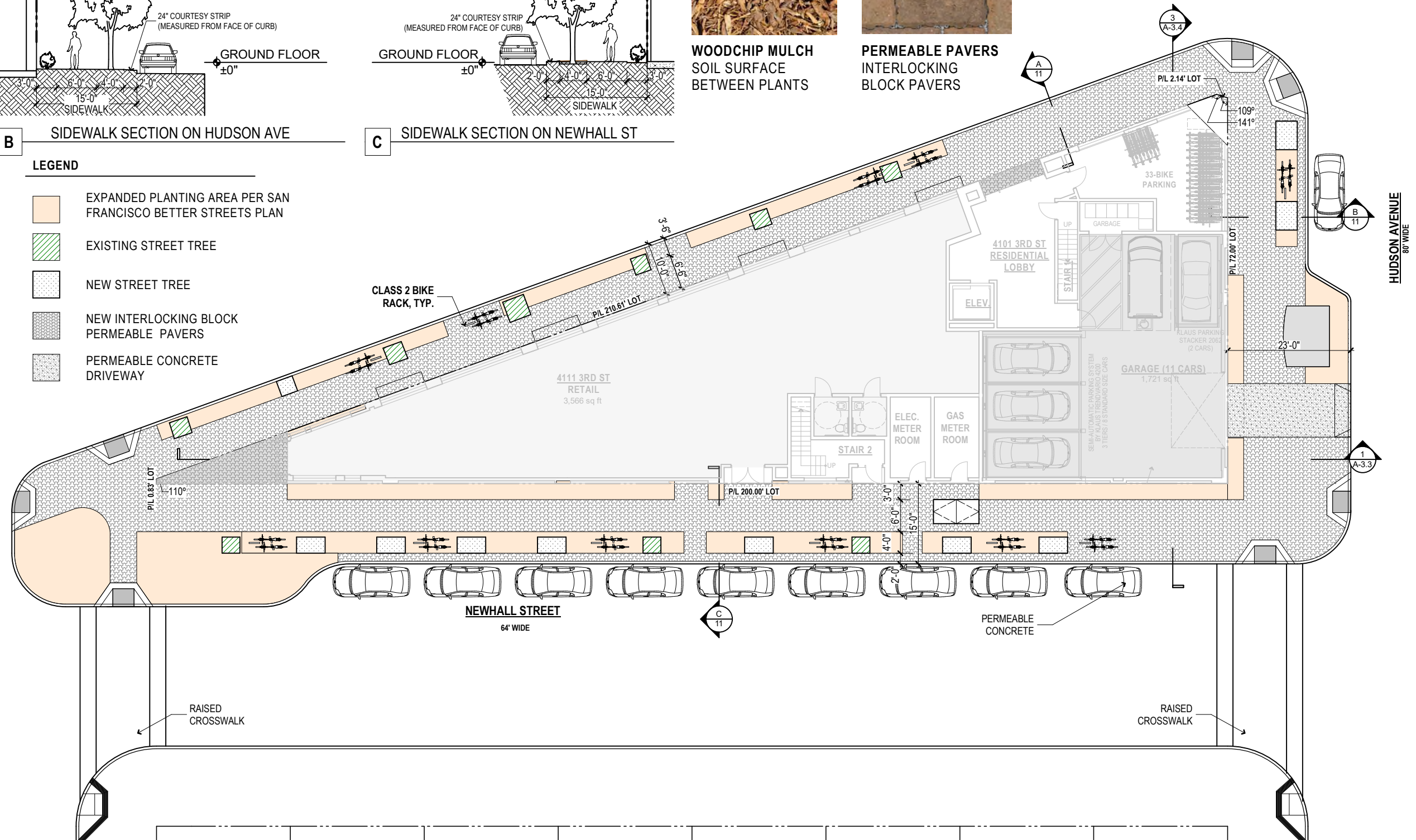
SIDEWALK BULBOUTS & RAISED CROSSWALKS



PERMEABLE CONCRETE

LEGEND

- EXPANDED PLANTING AREA PER SAN FRANCISCO BETTER STREETS PLAN
- EXISTING STREET TREE
- NEW STREET TREE
- NEW INTERLOCKING BLOCK PERMEABLE PAVERS
- PERMEABLE CONCRETE DRIVEWAY



SIDEWALK PLANTS PER BAYVIEW INDUSTRIAL TRIANGLE STREET TREES AND PLANTS LIST



**FICUS PUMILA
CREEPING FIG**



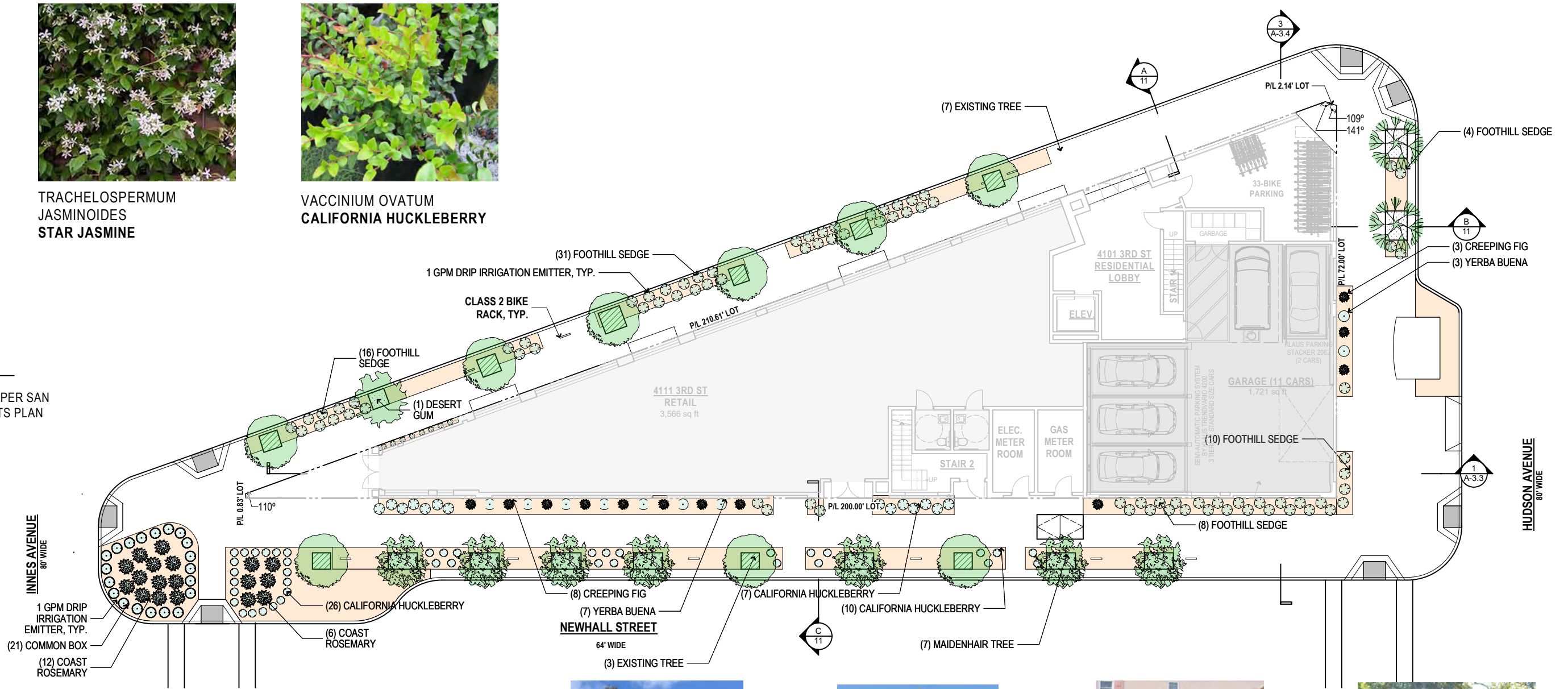
**TRACHELOSPERMUM
JASMINOIDES
STAR JASMINE**



**VACCINIUM OVATUM
CALIFORNIA HUCKLEBERRY**

LEGEND

- EXPANDED PLANTING AREA PER SAN FRANCISCO BETTER STREETS PLAN
- EXISTING STREET TREE
- NEW STREET TREE
- NEW INTERLOCKING BLOCK PERMEABLE PAVERS
- PERMEABLE CONCRETE DRIVEWAY



**WESTRINGIA FRUTICOSA
COAST ROSEMARY**



**BUXUS SEMPERVIRENS
COMMON BOX**



**CAREX TUMULICOLA
FOOTHILL SEDGE**



**STREET TREE ON 3RD ST
EUCALYPTUS RUDIS
DESERT GUM**



**STREET TREE ON NEWHALL ST
GINKGO BILOBA
MAIDENHAIR TREE**



**STREET TREE ON HUDSON AVE
METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE**



**DISPLAY TREE
OLEA EUROPEA
OLIVE TREE**

