

7 SOUTH LINDEN

SOUTH SAN FRANCISCO, CA





PERSPECTIVE



VICINITY MAP

7 S LINDEN AVE IS APPROXIMATELY 4.22 ACRES, CURRENTLY IMPROVED WITH TWO SINGLE-STORY INDUSTRIAL WAREHOUSES. THE SITE IS BORDERED BY SOUTH LINDEN AVENUE TO THE WEST, COLMA CREEK TO THE SOUTH AND THE SOUTHERN PACIFIC RAILROAD SPUR TO THE NORTH AND EAST. DOWNTOWN AND THE NEW CALTRAIN STATION IS LOCATED APPROXIMATELY A 1/2 MILE WALK FROM THE SITE. CURRENTLY, THE PROPERTY HAS A GENERAL PLAN DESIGNATION AS MIXED INDUSTRIAL AND IS LOCATED JUST SOUTH OF THE DOWNTOWN STATION AREA SPECIFIC PLAN DISTRICT.

THE PROPOSED PROJECT IS 7-STORIES, AND WILL CONSIST OF 5-STORIES TYPE IIIA CONSTRUCTION OVER 2 STORIES OF AT GRADE TYPE IA PODIUM CONSTRUCTION. THE PROJECT WILL INCLUDE 543 DWELLING UNITS WITH A MIX OF STUDIOS, ONE- AND TWO-BEDROOMS AND PROPOSES TO PROVIDE 565 PARKING STALLS FOR A PARKING RATIO OF 1.04. THE PROJECT WILL ALIGN WITH THE CITY'S AFFORDABLE ORDINANCE BY OFFERING 15% AFFORDABLE – 10% LOW-INCOME AND 5% VERY-LOW INCOME – FOR A TOTAL OF 82 BELOW MARKET RATE UNITS DEED-RESTRICTED FOR 55 YEARS, SPREAD PROPORTIONALLY ACROSS THE VARIOUS UNIT BEDROOM TYPES.

ASSESSOR'S PARCEL NUMBER: 014074010

PROJECT DESCRIPTION

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SHEET INDEX



● SAN FRANCISCO INTERNATIONAL AIRPORT



● RINAT NEUROSCIENCE CORPORATION

● GENETECH GATEWAY CAMPUS

● FIVE PRIME THERAPEUTICS, INC.

● CAL TRAIN (EXIST)

● LOWES

● 150 AIRPORT BLVD
157 DU

● LITTLE SAIGON

● CAL TRAIN (NEW)

● PINEFINO
69 DU

● GIORGI BROS. FURNITURE SHOWROOM

● DI NAPOLI PIZZERIA

● 255 CYPRESS
46 DU

● 200 LINDEN AVE
97 DU

● TAQUERIA LA MORENO

● RISTORANTE BUON GUSTO

● THAI SATAY RESTAURANT & BAR

● CADENCE
260 (+12) DU

● 488 LINDEN
38 DU

● ROTARY MILLER SENIOR HOUSING
81 DU

- NEW DEVELOPMENTS
- TRANSIT
- RESTAURANT/ BARS
- RETAIL/SERVICE
- EMPLOYMENT CENTERS

UNIT AND AREA SUMMARY

Date: 01/13/2023

JOB: ESSEX - 7 LINDEN, SSF 1825

CONSTRUCTION TYPE:
FLOORS:

TYPE III-A O/ TYPE I-A
5 WOOD OVER 2 CONCRETE

BUILDING 1

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	Unit Net Rentable							ROOF	Total	Unit	Rentable Area	
				1ST	2ND	3RD	4TH	5TH	6TH	7TH					by Type
STUDIO	S1	STUDIO	573	4	4	8	9	9	9	9		52	10%	29,796	
	S2	STUDIO	636	0	0	2	2	2	2	2		10	2%	6,360	
STUDIO SUB-TOTAL				4	4	10	11	11	11	11	0	62	12%	36,156	
1 BEDROOM	A1	1 BDRM	725	0	0	9	5	5	5	5		29	5%	21,025	
	A2	INSIDE CORNER 1 BDRM	710	0	0	26	28	29	29	3		115	21%	81,650	
	A2.1a	1 BEDROOM (elevator)	656	0	0	1	1	1	1	1		5	1%	3,280	
	A3.0	1 BDRM	659	2	4	13	14	15	15	15		78	14%	51,402	
	A4.0	1 BDRM	706	0	0	2	2	2	2	2		10	2%	7,060	
	A5.0	1 BDRM + DEN	1,005	0	0	2	2	2	2	2		10	2%	10,050	
	A6.0	1 BDRM	752	0	0	1	1	1	1	1		5	1%	3,760	
1 BDRM SUB-TOTAL				2	4	54	53	55	55	29	0	252	45%	174,467	
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,069	11	12	19	24	27	27	27		147	27%	157,143	
	B2.0*	2 BDRM/ 2 BATH	1,123	1	1	1	1	1	1	1		7	1%	7,861	
	B2.1a*	2 BDRM/ 2 BATH	1,142	0	2	2	2	2	2	1		11	2%	12,562	
	B2.2a*	2 BDRM/ 2 BATH	1,119	0	0	1	1	1	1	0		4	1%	4,476	
	B2.3a*	2 BDRM/ 2 BATH	1,126	0	0	1	1	1	1	0		4	1%	4,504	
	B3.0	2 BDRM/ 2 BATH	1,110	0	0	1	1	1	1	1		5	1%	5,550	
	B3.1a	2 BDRM/ 2 BATH	1,139	0	0	1	1	1	1	1		5	1%	5,695	
	B4.0	2 BDRM/ 2 BATH	1,133	0	2	2	2	2	2	2		12	2%	13,596	
	B5.0	2 BDRM/ 2 BATH + DEN	1,073	1	1	1	1	1	1	1		7	1%	7,511	
	B6.0	2 BDRM/ 2 BATH + DEN	1,430	0	0	0	0	0	0	13		13	2%	18,590	
	B7.0*	2 BDRM/ 2 BATH	1,166	2	2	2	2	2	2	2		14	3%	16,324	
2 BDRM SUB-TOTAL				15	20	31	36	39	39	49	0	229	42%	253,812	
TOTAL UNITS			Avg SqFt	855	21	28	95	100	105	105	89	0	543	99%	464,435

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

* Indicates unit includes storage closets

Net rentable Residential by floor (excl decks)	17,565	24,502	75,037	80,134	84,710	84,710	81,453	0	448,111
Gross area by floor (footprint minus net rentable, excl decks)	11,976	10,648	21,881	22,967	23,638	23,638	23,836	0	138,584

Residential Amenities			1,803	0	7,336				1,916	0			11,055
Bike Storage			1,320	0	0	0	0	0	0	0			1,320
Leasing Office			3,040	0	0	0	0	0	0	0			3,040
Retail			0	0	0	0	0	0	0	0			0
Utility/MEP			6,268	4,003	661	890	685	685	685	0			13,877
Garage (Including Utility)			95,292	95,567	0	0	0	0	0	0			190,859
Total Gross			137,264	134,720	104,915	103,991	109,033	109,033	107,890	103,890			910,736

UNIT MATRIX

AP0.02



7 SOUTH LINDEN

SOUTH SAN FRANCISCO

01/13/2023

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

VEHICLE PARKING

REQUIRED:

STUDIO & 1 BD < 1,100SF	0.5 SPACE/DU	0.5	157
2 BD < 1,100SF	0.5 SPACE/DU	0.5	77
3 BD OR > 1,100SF	1 SPACE/DU	1	75
ALL PARKING ASSIGNED - 2% ADA PROVIDED			
STALL TOTAL BEFORE REDUCTION		309	RATIO: 0.57

PROPOSED:

STANDARD		358	
TANDEM		14	
COMPACT		68	
DOUBLE STACKER (NO PIT) ALT		110	
ACCESSIBLE ASSIGNED		12	
ACCESSIBLE UNASSIGNED		1	
LEVEL 1 EV		402 *	
LEVEL 2 EV		141 *	
VAN ADA		2 *	
PROPOSED STALL TOTAL:		563	RATIO: 1.04

* = NOT INCLUDED IN PROPOSED STALL TOTAL
 ACCESSIBLE ASSIGNED = 2% OF ASSIGNED
 ACCESSIBLE UNASSIGNED = 5% OF UNASSIGNED

LOT AREA	183,954 SF	4.22 ACRE
PROPOSED LOT COVERAGE	137,264 SF	74.62%
FAR	4.950889896	
DENSITY	128.7 DU/ACRE	(128.7/4.22) = 31

BICYCLE PARKING

LONG TERM PARKING:

543 DU X .25 STALL = 135.75

REQUIRED TOTAL	136
PROVIDED TOTAL	136

SHORT TERM PARKING:

309 5% PROJECT REQUIRED TOTAL 15.45

REQUIRED TOTAL	17
PROVIDED TOTAL	18

PRIVATE STORAGE

543 TOTAL UNITS / 10 = 55 UNITS
 55 UNITS / 2 (FOR 50% REDUCTION) = 28 UNITS WITH 200 CUBIC FEET STORAGE CLOSETS WITHIN THE UNITS

REQUIRED TOTAL	28
PROVIDED TOTAL	40

OPEN SPACE

REQUIRED: 120SF PER DU OF OPENSACE: COMMON, PRIVATE OR COMBINATION
 COMMON: 15 FEET MIN. WIDTH
 PRIVATE: 6 FEET MIN. WIDTH

120 SF OS * 543 DU **TOTAL 65,160 SF**

PROVIDED:

COURTYARD A (COMMON)	9,699
COURTYARD B (COMMON)	9,326
COURTYARD C (COMMON)	2,876
COURTYARD D (COMMON)	2,876
TERRACE	906
ROOF DECKS (COMMON)	1,916
LANDSCAPED OPEN SPACES (COMMON)	3,186
POCKET PARK (COMMON)	1,718
EVA (COMMON)	13,000
TOTAL	45,503

PUBLIC OPEN SPACE
 2 TYPES PROVIDED

EVA - COMPLIES WITH ALL STANDARDS PER 20.135.050.H: GREENWAY
 POCKET PARK - COMPLIES WITH ALL STANDARDS PER 20.135.050.G: POCKET PARK

PRIVATE OPEN SPACE** (BY UNIT TYPE)	DU TYPE	DU #	OS SF	
	S1.0	52	0	0
	S2.0	10	0	0
(BY UNIT TYPE)	A1.0	19	58	1,102
	A2.0	88	45	3,960
	A3.0	76	58	4,408
	A4.0	10	0	0
	A5.0	10	45	450
	B1.0	137	58	7,946
	B2.0	7	0	0
	B3.0	5	0	0
	B4.0	12	140	1680
	B5.0	7	0	0
	B6.0	13	90	1170
	B7.0	14	58	812
				21,528
			TOTAL	67,031

FIRE REQUIREMENTS:

PROJECT SHALL PROVIDE THE FOLLOWING ITEMS, TO BE PROVIDED DURING PERMIT PROCESS:

A. INSTALL FIRE SPRINKLER SYSTEM PER NFPA 13/SSFFD REQUIREMENTS UNDER SEPARATE FIRE PLAN CHECK AND PERMIT FOR OVERHEAD AND UNDERGROUND.

B. INSTALL A FIRE ALARM SYSTEM PER NFPA 72 AND SSFFD REQUIREMENTS UNDER A SEPARATE FIRE PLAN CHECK AND PERMIT. INSTALL EXTERIOR LISTED HORN/STROBE ALARM DEVICE, NOT A BELL.

C. INSTALL UNDERGROUND PIPING FOR WATER BASED FIRE PROTECTION SYSTEMS PER NFPA 24 AND SSFFD REQUIREMENTS UNDER SEPARATE FIRE PLAN CHECK AND PERMIT.

D. INSTALL A STANDPIPE SYSTEM PER NFPA 14/SSFFD REQUIREMENTS UNDER SEPARATE FIRE PLAN CHECK AND PERMIT.

E. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA STANDARD APPLICABLE TO THE SYSTEM DESIGN AND SHALL COMPLY WITH SECTIONS 912.2 THROUGH 912.7.

F. PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24 AS AMENDED IN CHAPTER 80 UNDER A SEPARATE FIRE PLAN CHECK AND PERMIT.

G. ELEVATORS SHALL NOT CONTAIN SHUNT-TRIPS.

H. AT LEAST ONE ELEVATOR SHALL BE SIZED FOR A GURNEY THE MINIMUM SIZE SHALL BE IN ACCORDANCE WITH THE CFC.

I. EMERGENCY POWER SYSTEMS AND STANDBY POWER SYSTEMS REQUIRED BY THIS CODE OR THE CALIFORNIA BUILDING CODE SHALL COMPLY WITH SECTIONS 604.1.1 THROUGH 604.1.8.

J. PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH CFC SECTION 906

K. ALL NON PARKING SPACE CURBS TO BE PAINTED RED TO LOCAL FIRE CODE SPECIFICATIONS

L. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING—FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

M. ANY ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ANY PART OF THE EXTERIOR WALL OF THE FIRST STORY AND AT LEAST ON EXTERIOR DOOR WITHIN 50 FEET OF THE ACCESS ROAD THAT CAN BE OPENED FROM THE OUTSIDE THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING. IF THE PROJECT CANNOT MEET THE REQUIREMENTS NOTED ABOVE AND IF ACCESS ROADS CANNOT BE INSTALLED DUE TO LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES, OR SIMILAR CONDITIONS, THE AHJ (SSF FIRE DEPARTMENT) SHALL BE AUTHORIZED TO REQUIRE ADDITIONAL FIRE PROTECTION FEATURES TO BE DETERMINED AT A LATER DATE.

N. PROVIDE FIRE FLOW IN ACCORDANCE WITH CALIFORNIA FIRE CODE APPENDIX BB.

O. FIRE HYDRANTS LOCATED ON A PUBLIC OR PRIVATE STREET, OR ONSITE, SHALL HAVE AN UNOBSTRUCTED CLEARANCE OF NOT LESS THAN 30 FEET (15 FEET EITHER SIDE OF HYDRANT), IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE 22514. MARKING SHALL BE PER CALIFORNIA VEHICLE CODE 22500.1

P. ALL BUILDINGS SHALL PROVIDE PREMISE IDENTIFICATION IN ACCORDANCE WITH CFC SECTION 505.1

Q. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. WHERE A RUBBISH CHUTE EXTENDS THROUGH A BUILDING MORE THAN ONE FLOOR BELOW THE LOWEST INTAKE, THE EXTENSION SHALL HAVE SPRINKLERS INSTALLED THAT ARE RECESSED FROM THE DROP AREA OF THE CHUTE AND PROTECTED FROM FREEZING IN ACCORDANCE WITH SECTION 903.3.1.1. SUCH SPRINKLERS SHALL BE INSTALLED AT ALTERNATE FLOORS BEGINNING WITH THE SECOND LEVEL BELOW THE LAST INTAKE AND ENDING WITH THE FLOOR ABOVE THE DISCHARGE. CHUTE SPRINKLERS SHALL BE ACCESSIBLE FOR SERVICING.

R. PROVIDE KNOX KEY BOX FOR EACH BUILDING WITH ACCESS KEYS TO ENTRY DOORS, ELECTRICAL/MECHANICAL ROOMS, ELEVATORS, AND OTHERS TO BE DETERMINED. PROVIDE KNOX KEY SWITCH FOR ANY ELECTRONIC GATES.

S. PROVIDE AN INDEPENDENT STUDY OR PROOF THAT THE EMERGENCY RADIO RESPONDER COVERAGE IN THE BUILDING IS ADEQUATE OR INSTALL AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IN ACCORDANCE WITH SECTION 510 OF THE CALIFORNIA FIRE CODE UNDER SEPARATE FIRE PLAN CHECK AND PERMIT.

T. THIS NEW RESIDENTIAL CONSTRUCTION WILL BE ASSESSED A RECENTLY ADOPTED PUBLIC SAFETY IMPACT FEE. THE AMOUNTS FOR HIGH DENSITY ARE \$168.90 PER UNIT FOR THE POLICE DEPARTMENT AND \$394.10 PER UNIT FOR THE FIRE DEPARTMENT.

FULL SIGNAGE PACKAGE TO BE A DEFERRED SUBMITTAL, NOTED MAY REQUIRE ADDITIONAL HEARINGS

PLANNING INFORMATION

PROJECT LOCATION: 7 SOUTH LINDEN AVENUE
SOUTH SAN FRANCISCO, CA 94080

PROJECT DESCRIPTION: PRIVATELY FUNDED
MULTI FAMILY DEVELOPMENT
543 RESIDENTIAL UNITS
MAXIMUM BUILDING HEIGHT: 85'-0"

GARAGE: 100% ASSIGNED PRIVATE PARKING
(2% REQUIRED ACCESSIBLE STALLS)

BUILDING CODE INFORMATION

OCCUPANCY GROUP: R-2 AROUND S-2
R-2 ACCESSORY (COMMUNITY & FITNESS ROOM, LANDSCAPE ROOF)
B (LEASING OFFICE, ASSEMBLY LESS THAN 50 OCCUPANTS)

CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA, SPRINKLERED PER NFPA 13

NUMBER OF STORIES: (5) STORIES (5 WOOD STORIES OVER 2 CONCRETE/METAL)

ACCESSIBILITY: 100% OF UNITS SHALL BE ADAPTABLE,
PER CBC 2019 CHAPTER 11A

ALL COMMON USE AREAS SHALL BE ACCESSIBLE
PER CBC 2019 CHAPTER 11A

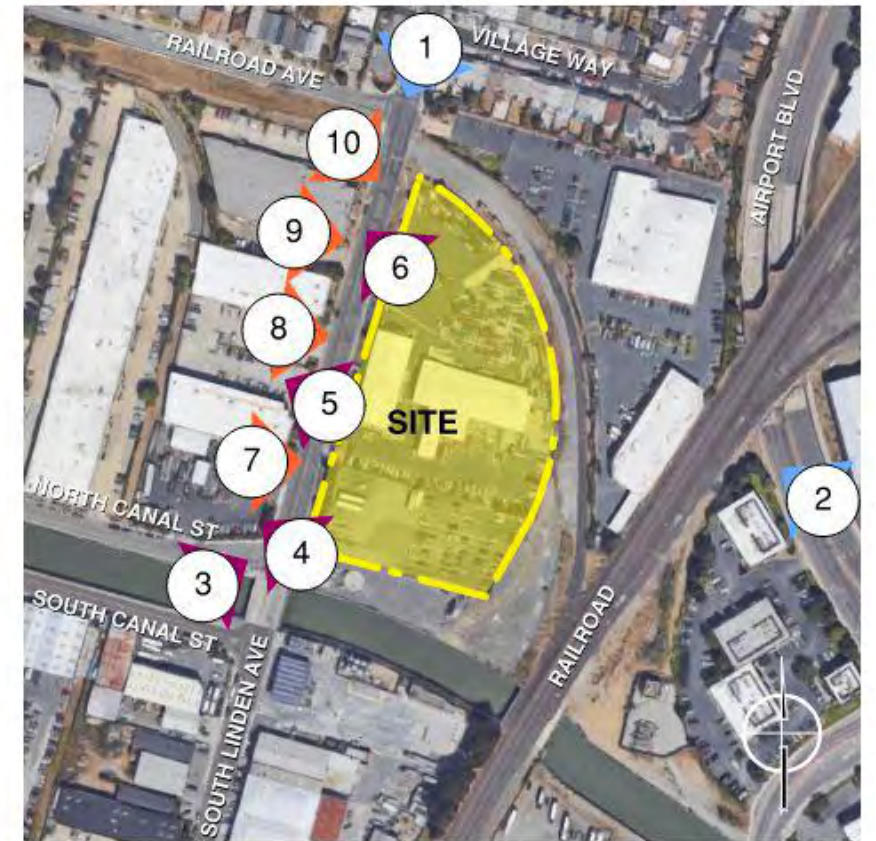
ALL PUBLIC AREAS SHALL BE ACCESSIBLE
PER CBC 2019 CHAPTER 11B

ENERGY CODE: 2019 ENERGY CODE

APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA PLUMBING OCDE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
SAFE HARBOR PER FHA DESIGN MANUAL

CODE REQUIREMENTS

AP0.05



EXISTING SITE

AP0.06



EXISTING SITE

AP0.07

SOUTH SAN FRANCISCO, CA

01/13/2023

THE NEW BASE OF PARKING data sheet **DE-61**



DE-61 is our independent parking-system without a pit. Our semi-automatic system offers a high standard of comfort from the ahead of time control panel, through the easy access to the parking space.

EASY TO PLAN with space saving construction.

EASY TO INSTALL with minimized parts construction.

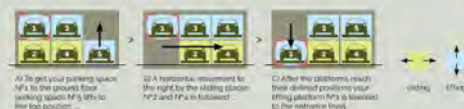
EASY TO USE due to barrier free construction.

DE-61 data sheet

1. THE FUNCTIONALITY OF DE-PARK DIGITAL

Our Digital Series have a combination of lifting and sliding platforms. There is one sliding platform less than lifting platforms per system. A system with up to 10 segments and 19 parking spaces is possible. You can choose your parking space with one touch at the control panel.

The example shows 3 grids with 5 parking places. 1 empty space is needed for the movement.



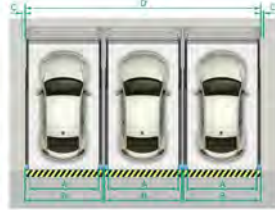
A - parking width
B - segment width
C - additional space
D - system width

2. WIDTH OF PARKING SPACE / SYSTEM IN CM

A - parking width
B - segment width
C - additional space
D - system width

8'-6" Stall Spacing

Segment width B	Additional space C
250	10
270	10
290	10
310	10



Parking width A	System width D	System width D	System width D	System width D	System width D	System width D	System width D	System width D	System width D
2 seg. 2 cars	3 seg. 4 cars	4 seg. 6 cars	5 seg. 8 cars	6 seg. 10 cars	7 seg. 12 cars	8 seg. 14 cars	9 seg. 16 cars	10 seg. 18 cars	11 seg. 20 cars
290	340	390	440	490	540	590	640	690	740
240	290	340	390	440	490	540	590	640	690
290	340	390	440	490	540	590	640	690	740
250	300	350	400	450	500	550	600	650	700
270	320	370	420	470	520	570	620	670	720

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DE-61 data sheet

3. PILLARS IN FRONT OF THE PARKING AREA

A	B	C	D	E	F	G	H	I	J	K
230	250	270	290	310	330	350	370	390	410	430
240	260	280	300	320	340	360	380	400	420	440
250	270	290	310	330	350	370	390	410	430	450
260	280	300	320	340	360	380	400	420	440	460
270	290	310	330	350	370	390	410	430	450	470

4. DIMENSIONS (IN CM)

H = clear height
C1/C2 = vehicle height bottom / top

H	C1	C2	C1	C2	C1	C2
320	160	160	-	-	-	-
340	160	160	-	-	-	-
360	170	160	160	160	-	-
380	180	160	170	160	-	-
400	190	160	180	160	170	170
420	200	160	190	160	180	170

5. TECHNICAL DATA

Height: In areas with higher ceilings, taller vehicles can be parked on the top platform accordingly.

System length: For a 500 cm car length a 645 cm system length is necessary. A system length of 680 cm is recommended. This enables larger safety distances, if newer, longer vehicles are purchased.

Dimensions: All dimensions are minimum finished dimensions in cm.

Allow for tolerances to VOB Part C DIN 18130, 18131 and additionally DIN 18202 (+30 mm / 0 mm).

In case of partition walls 10x15 cm opening for hydraulic pipes are necessary in the walls. Do not close the opening after the installation.

Maximum vehicle weight: 2000kg / 500kg wheel load

2500kg / 650kg wheel load

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DE-61 data sheet

6. ACCESS CONDITIONS

With our innovative design the access to the parking place is very easy. Our flat profile over the complete platform provides higher comfort and driving safety. The light rise of the entrance to the parking place and the reduced side beam of the lifting platform allow an easy maneuvering and reduce the risk of wheel contact.

Maximum slope of rise: Max. 3% slope / Max. 10% rise

Drainage: 2% slope on the pit floor

7. ANCHORING: Systems are anchored into the floor and rear wall. The hole depth is approximately 13 cm.

The quality of the concrete in the structure for the parking system must be at least C20/25.

The precise position of the load application points depends on the selected system. For precise values please contact DE-PARK.

8. FORCES TO THE STRUCTURE

	2000 kg	2500 kg
F1	20 kN	25 kN
F2	20 kN	25 kN
F3	8 kN	10 kN

The force F2 can also be absorbed via the ceiling lining, if available.

DE-61 data sheet

9. TYPE OF CONTROL

Interactive control unit: Our system DE-61 is controlled digitally. With one touch you can choose your parking place by using this control unit. You can view the progress of the provision on the screen. If the optional gate is not chosen, then the system works with a dead man's control.

10. ELECTRICAL ELEMENTS

Connected load of unit: 3 kW / 400 V / 50 Hz
The control cabinet must be placed outside the moving range of the system. We recommend positioning the cabinet near the system for a better overview of the system. The space in front of the cabinet must be minimum 1.00 m for opening the door and the operator.

Services provided in the system:
- Operator terminal including operator presence control with raising and lowering
- Emergency stop placed outside of the system's range of movement.

11. GATES (OPTIONAL)

With our new innovative gates, we provide up to 50 cm wider entrance space than the requested parking space.



H1: Clear height: 225 cm
HG: Entrance height: 200 cm

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DE-61 data sheet

12. SYSTEM-RELATED REQUIREMENTS

Maintenance, cleaning & prevention:
- The systems must be serviced and cleaned regularly. This applies more so if the systems and the platforms are exposed to aggressive substances such as salt, water, dirt, operating supplies, sand, etc.
- Adequate drainage must be ensured.

Ventilation:
The garage must be adequately ventilated.

13. LEGAL REQUIREMENTS

Supporting elements / Barriers:
According to EN ISO 13857, supporting elements or barriers must be installed in the pedestrian area / accessible areas around the parking system, including during installation.

Fire safety:
The garage design must fulfil the regional fire safety provisions. The requirements can vary. Therefore the situation must be clarified and information obtained in advance by the customer and then agreed and coordinated.

Noise emissions:
According to the noise insulation regulations for buildings to DIN 4109, a value of 30dB (A) must be complied with in occupied rooms and spaces. You receive a sound insulation package with the system for the required 30dB (A) insulation of the structure is also necessary. Sound reduction index min. R_w = 57dB.

14. REQUIREMENTS ON SITE

Ambient conditions:
Temperature range from -5 to +40 °C. Relative humidity max. 80%. Please contact DE-PARK in case of different conditions.

Lighting:
The parking spaces must be adequately illuminated in line as specified.

15. CE AND CONFORMITY

The systems conform to:
- EN 14120-2009: Safety of Machinery - Equipment for power driven parking of motor vehicles
- Machinery Directive 2006/42/EC



Design changes:
We reserve the right to continuously develop our product on the basis of technical progress and its main changes and/or modifications to parts, assemblies or overall, to processes and to standards, without advance notice.

© DE-PARK GmbH | Subject to dimensional and design changes without notice | DE-61_V02_2018_01_11

DE-PARK IS MAKING YOUR LIFE EASY:

GERMAN MADE WITH A SLIM & MODULAR DESIGN
EASY PLANNING AND SETUP
EASY MAINTENANCE CONSTRUCTION
EASY TO USE WITH LOW NOISE EMISSIONS
NO PILLARS IN THE ENTRY AND PEDESTRIAN AREA
EASY MANOEUVERING AND SENSORLESS POSITIONING
FLAT & CONTINUOUS PLATFORM
EASY TO CLEAN AND COMFORTABLE TO WALK ON

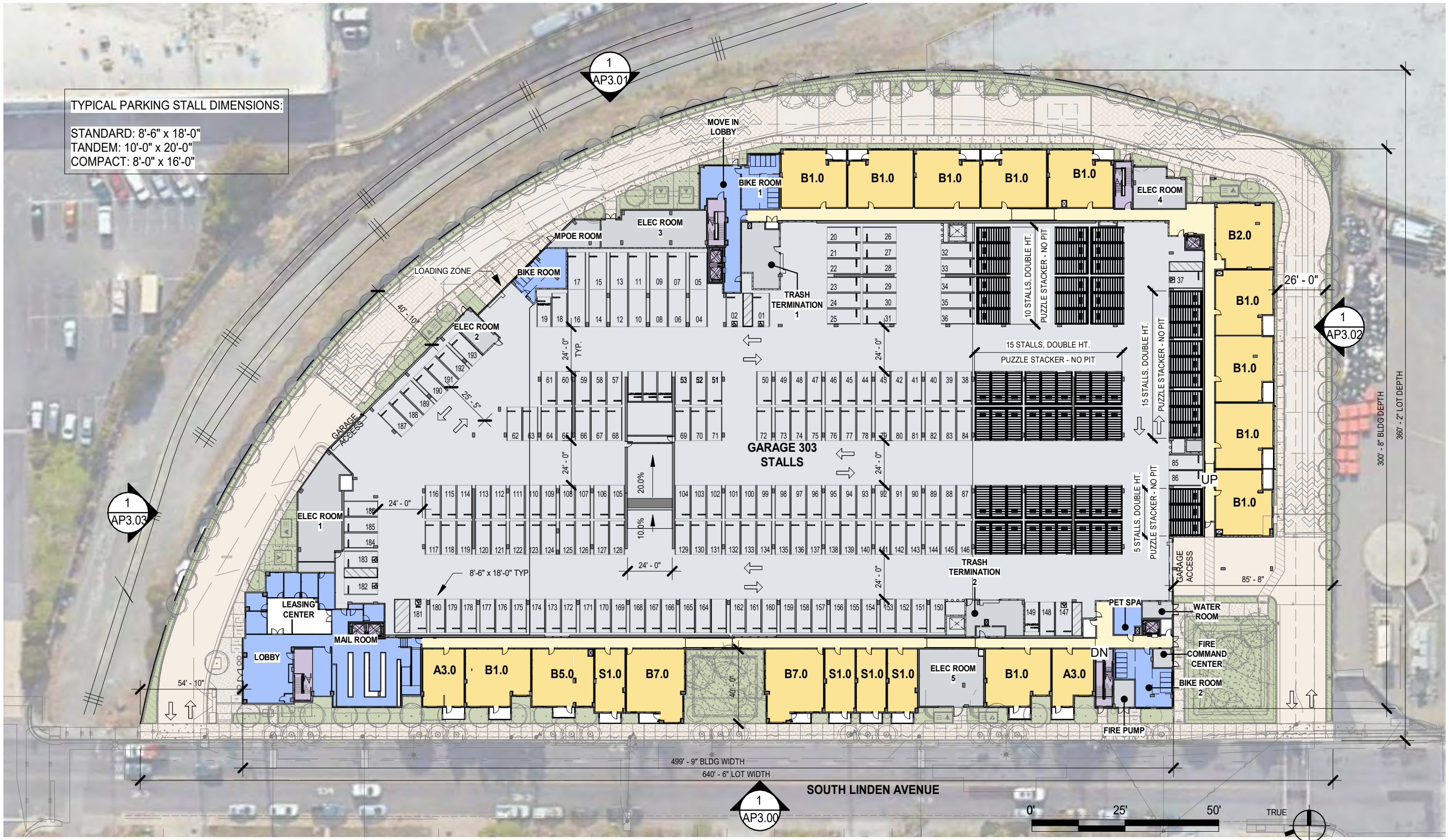
DE-PARK GmbH
Brühl 6
04109 Leipzig
Germany
Phone: 0049 101341 - 24700 131
Fax: 0049 101341 - 24700 132
Email: info@de-park.com
Web: www.de-park.com



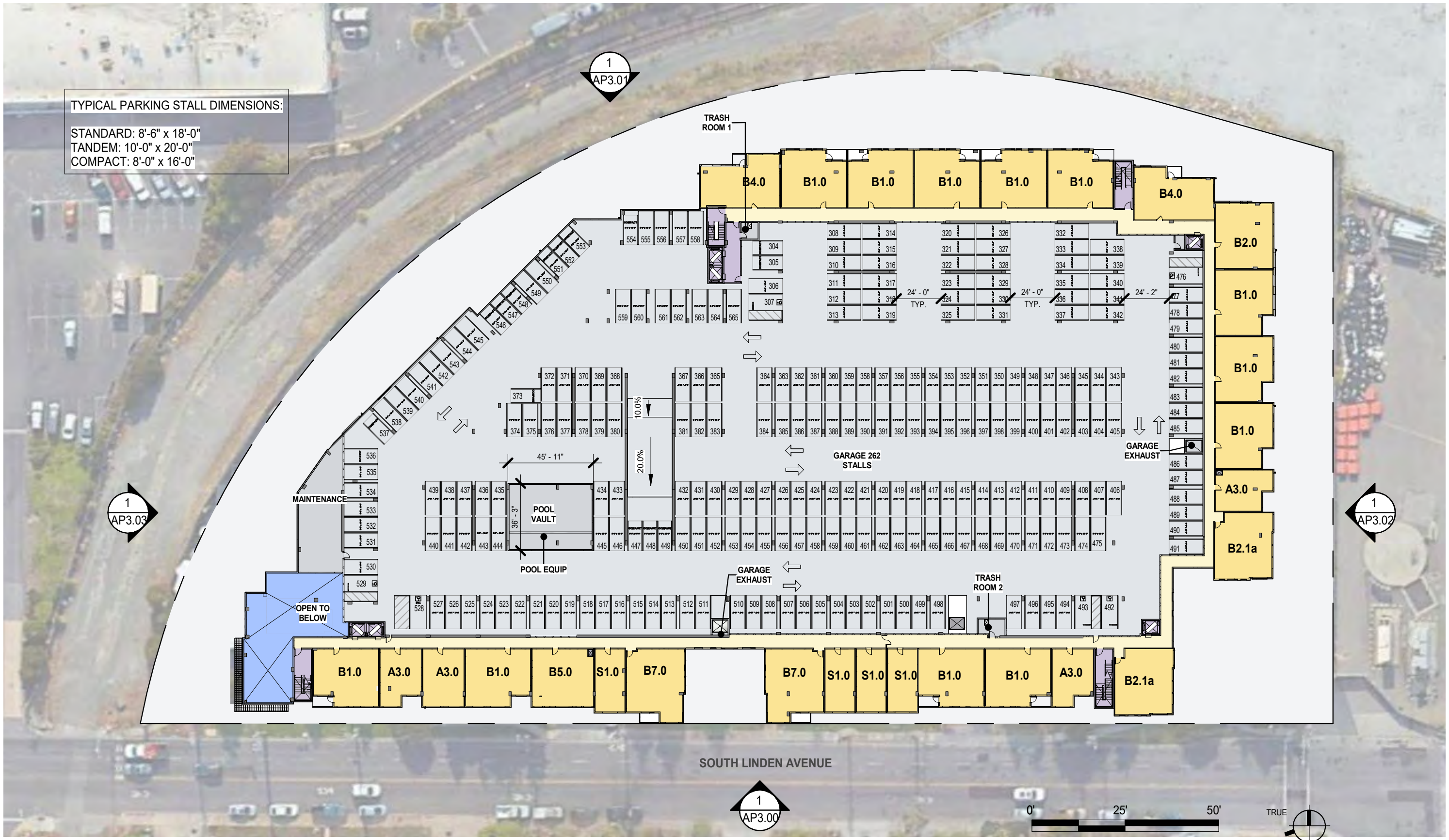
PARKING STACKER INFORMATION

AP0.08

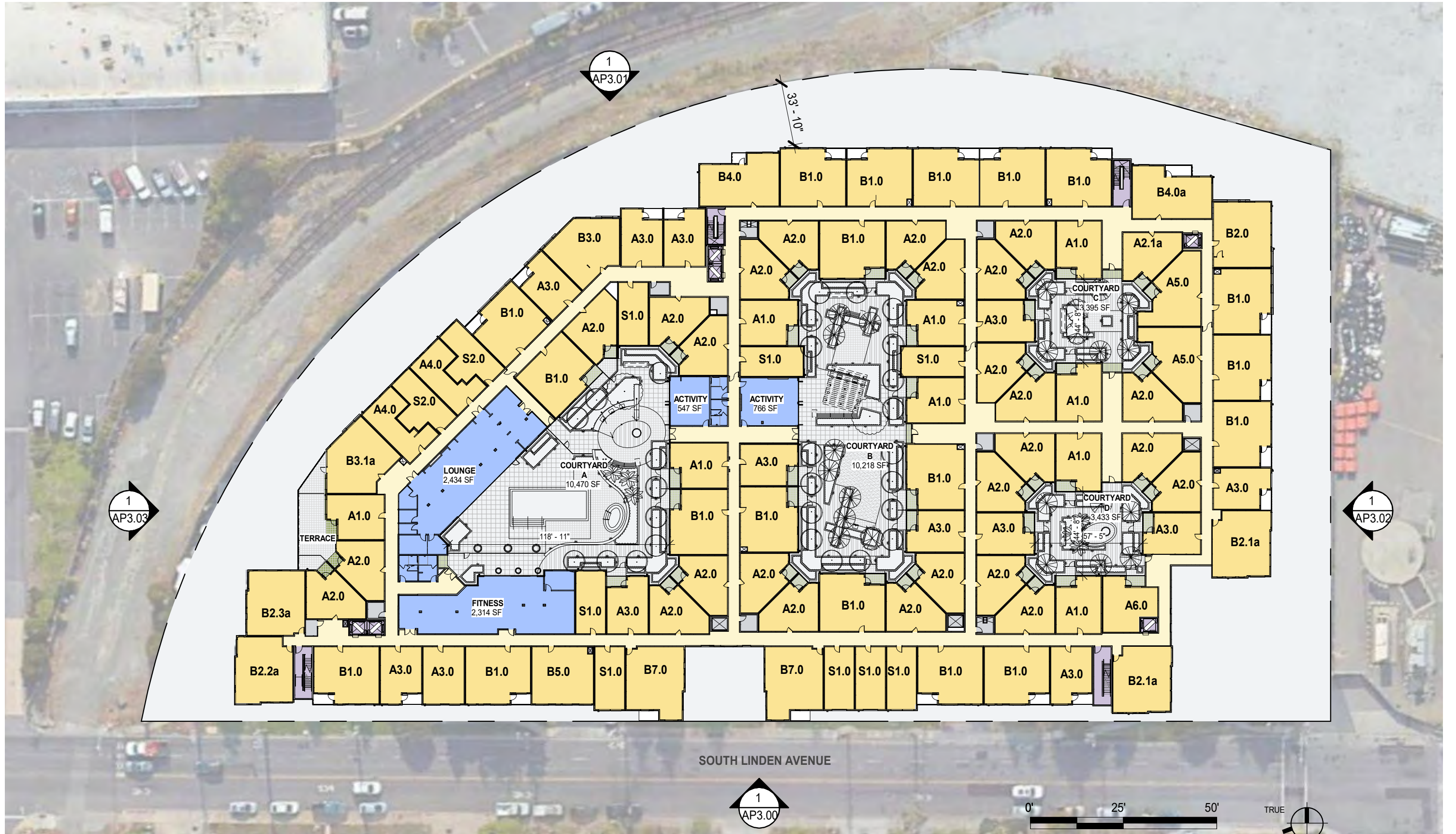
TYPICAL PARKING STALL DIMENSIONS:
 STANDARD: 8'-6" x 18'-0"
 TANDEM: 10'-0" x 20'-0"
 COMPACT: 8'-0" x 16'-0"



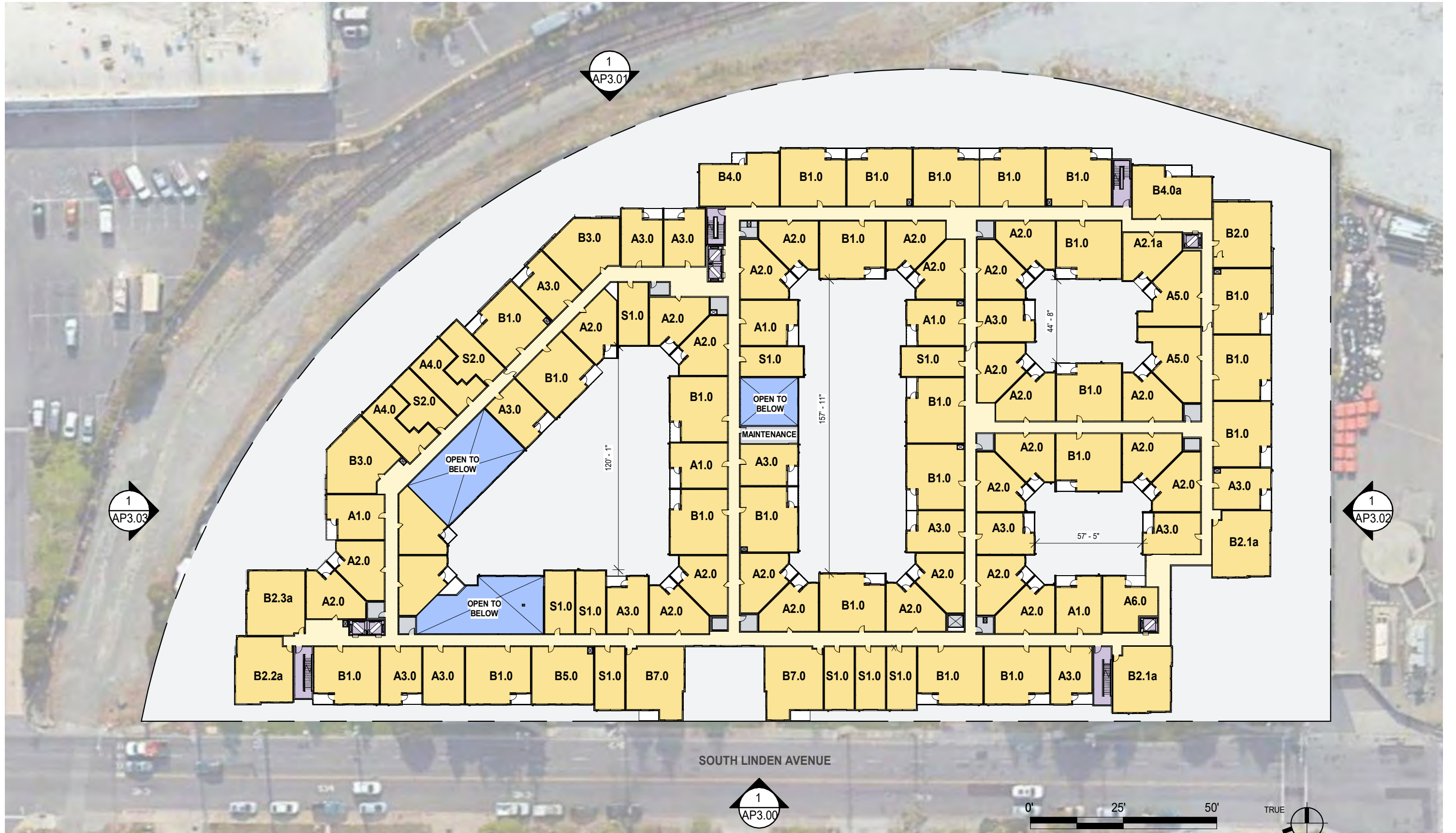
FLOOR 1 1" = 50' - 0" AP2.00



FLOOR 2 1" = 50' - 0" AP2.01



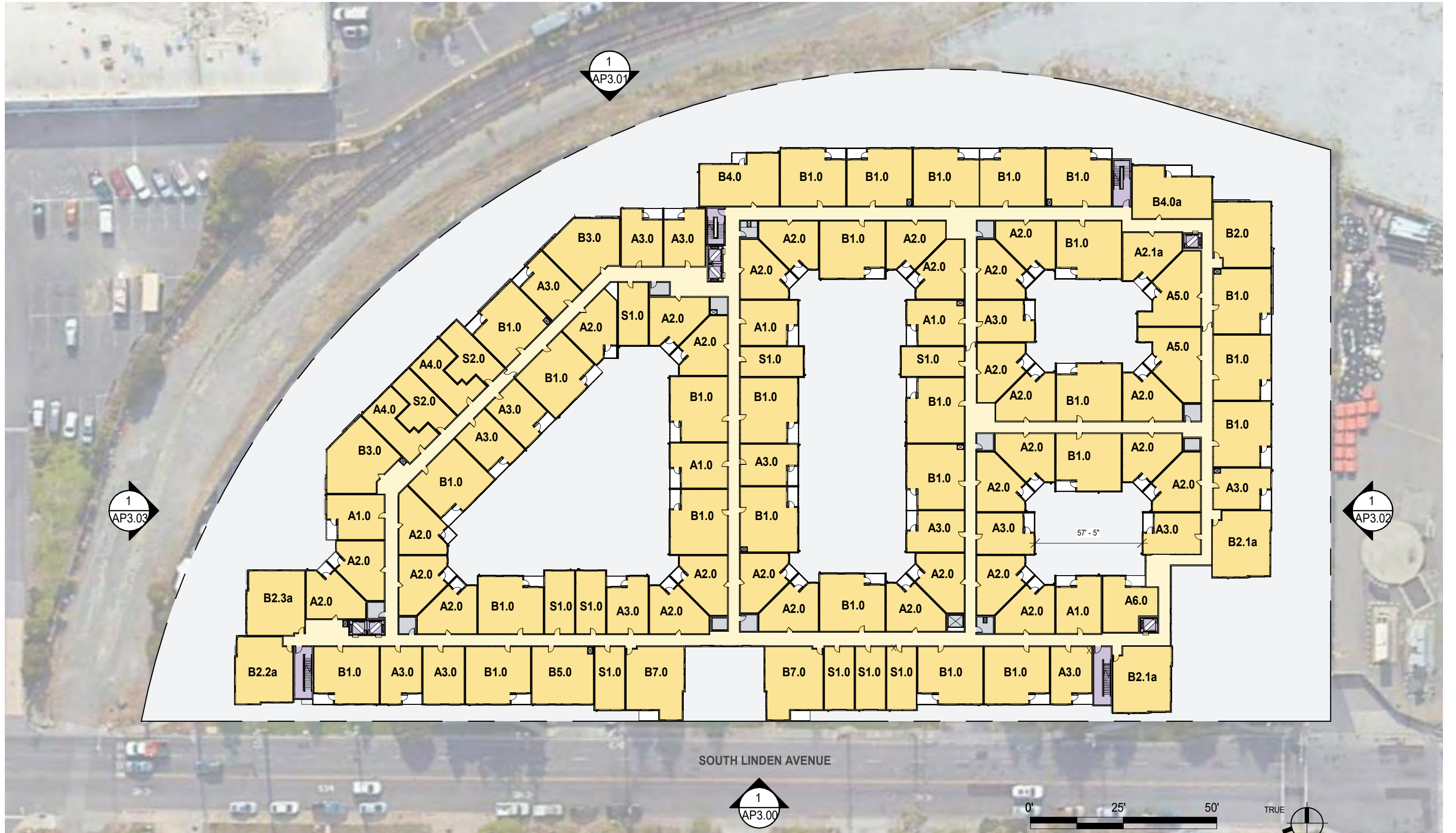
FLOOR 3 1" = 50' - 0" AP2.02



FLOOR 4

1" = 50' - 0"

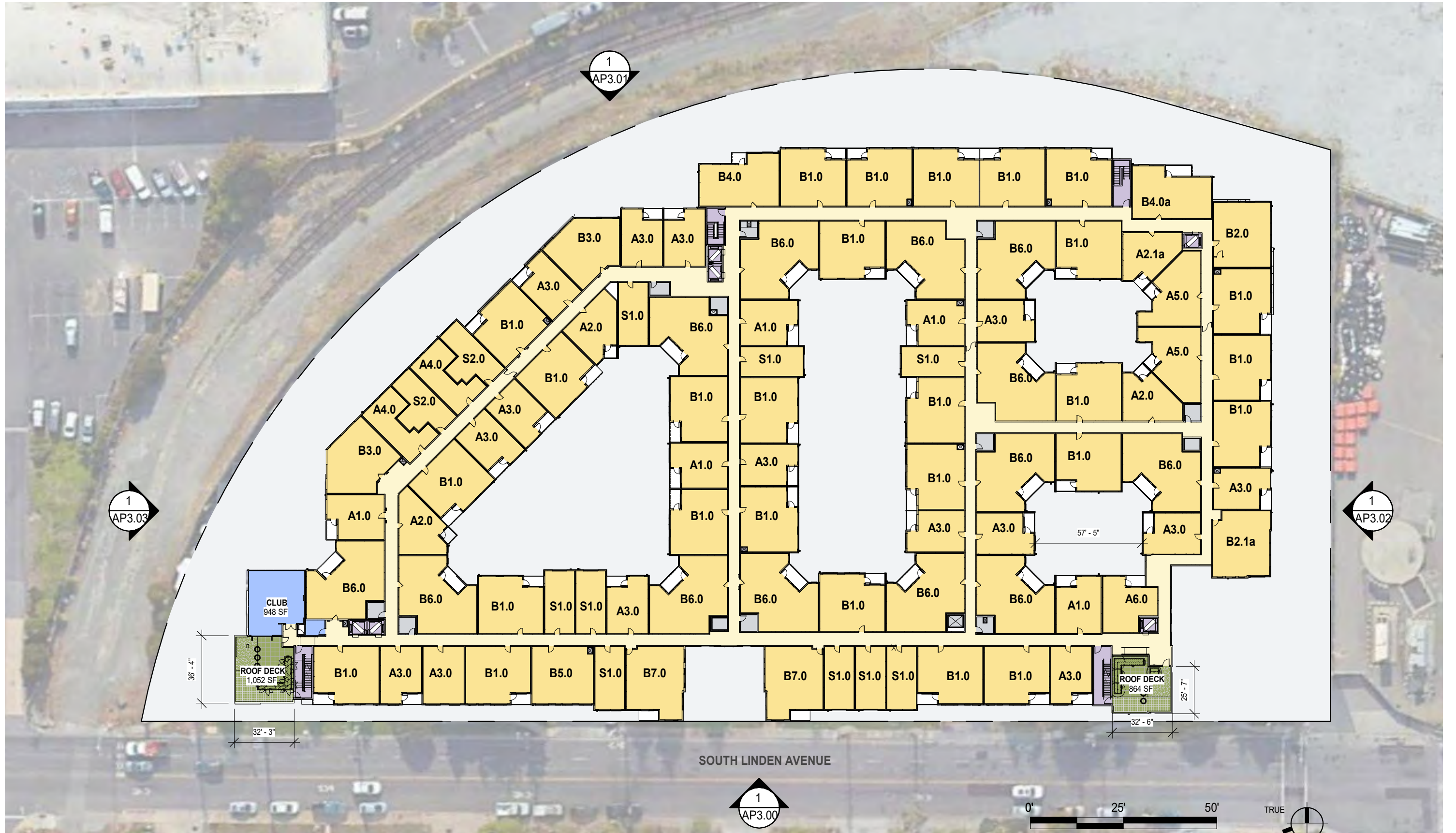
AP2.03



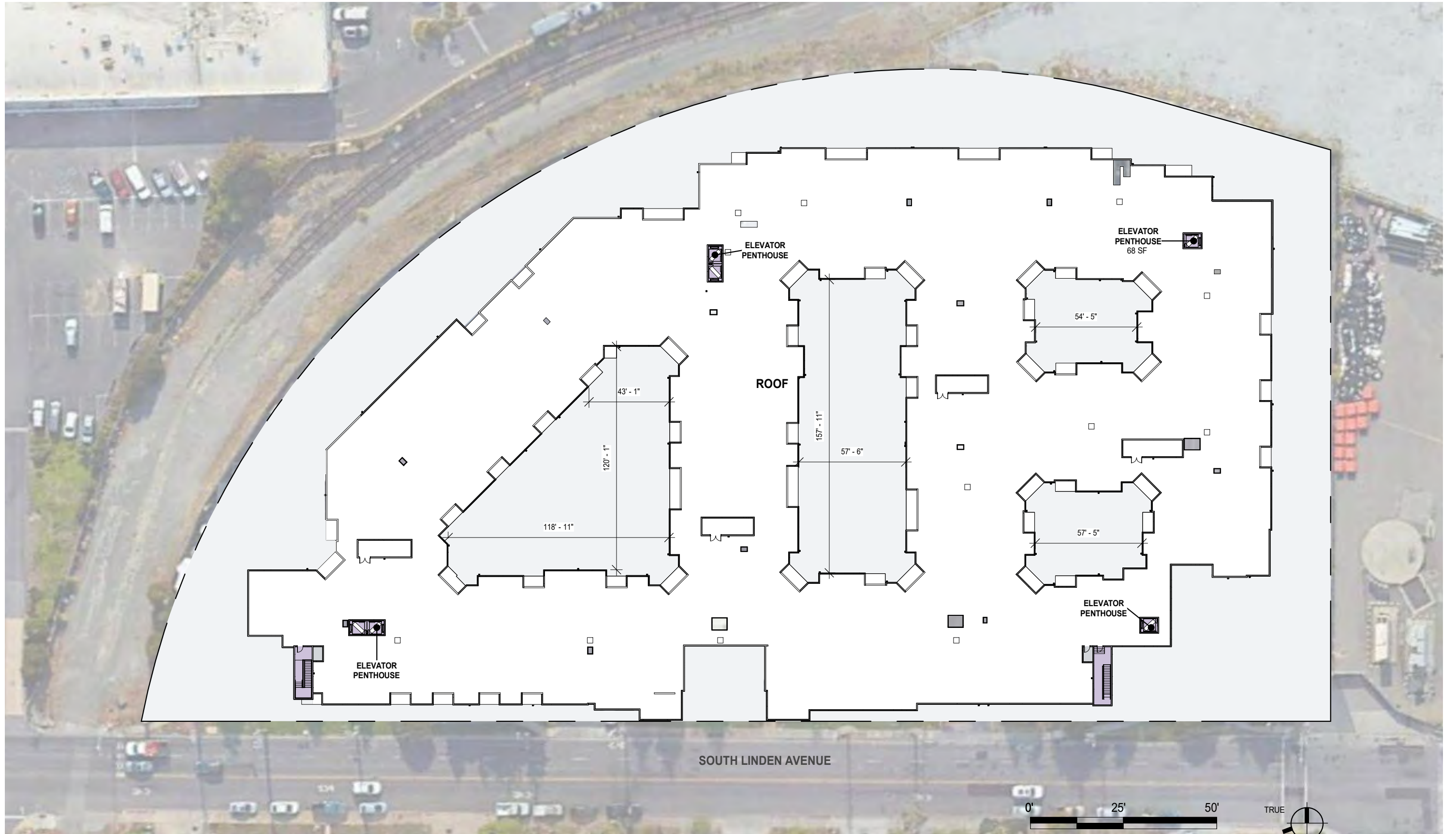
FLOORS 5-6

1" = 50' - 0"

AP2.04



FLOOR 7 1" = 50' - 0" AP2.05



ROOF

1" = 50' - 0"

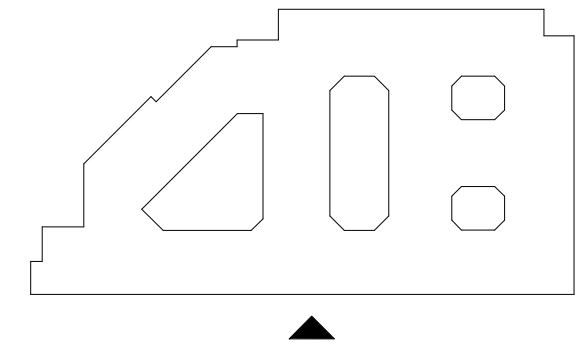
AP2.06

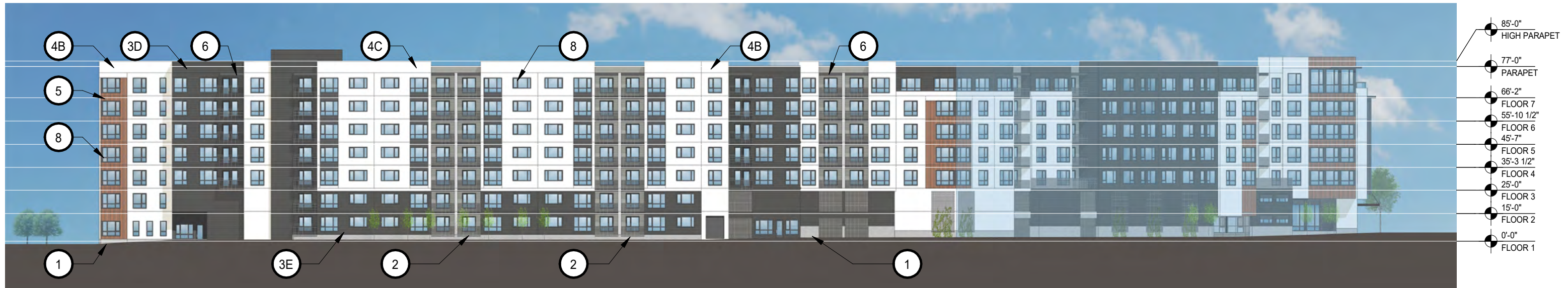


NORTH ELEVATION 1

- ① CAST IN PLACE CONCRETE; SEALED
- ② RAIL W/ AMETCO "GROTTO" METAL INFILL PANEL
- ③ CEMENTITIOUS HORIZONTAL SIDING/PANEL
- ④ CEMENT PLASTER; SMOOTH SAND
- ⑤ PHENOLIC WOOD SIDING; VERTICAL
- ⑥ AWNING
- ⑦ RECESSED STOREFRONT; 'ARCH BRONZE'
- ⑧ VPI VINYL WINDOW; 'ARCH BRONZE'
- ⑨ GARAGE ACCESS
- ⑩ ELEVATOR/STAIR PENTHOUSE

<ul style="list-style-type: none"> ① ARCHITECTURAL BRONZE ② BM EMBASSY GREEN 1523 ③ BM KITTY GRAY 1589 	<ul style="list-style-type: none"> ④ BM HUSHED HUE 1520 ⑤ BM GIBRALTAR CLIFFS 1587
---	--



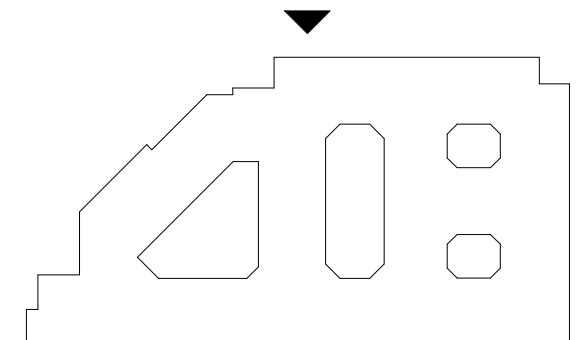


SOUTH ELEVATION 1

- ① CAST IN PLACE CONCRETE; SEALED
- ② RAIL W/ AMETCO "GROTTO" METAL INFILL PANEL
- ③ CEMENTITIOUS HORIZONTAL SIDING/PANEL
- ④ CEMENT PLASTER; SMOOTH SAND
- ⑤ PHENOLIC WOOD SIDING; VERTICAL

- ⑥ AWNING
- ⑦ RECESSED STOREFRONT; 'ARCH BRONZE'
- ⑧ VPI VINYL WINDOW; 'ARCH BRONZE'
- ⑨ GARAGE ACCESS
- ⑩ ELEVATOR/STAIR PENTHOUSE



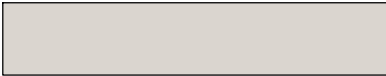
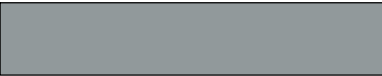
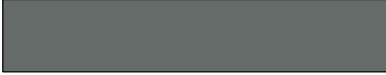
<ul style="list-style-type: none"> ① ARCHITECTURAL BRONZE ② BM EMBASSY GREEN 1523 ③ BM KITTY GRAY 1589 	<ul style="list-style-type: none"> ④ BM HUSHED HUE 1520 ⑤ BM GIBRALTAR CLIFFS 1587
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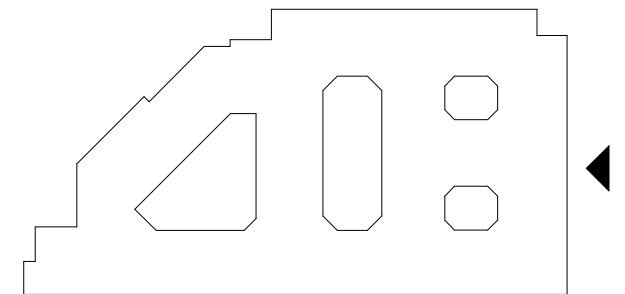


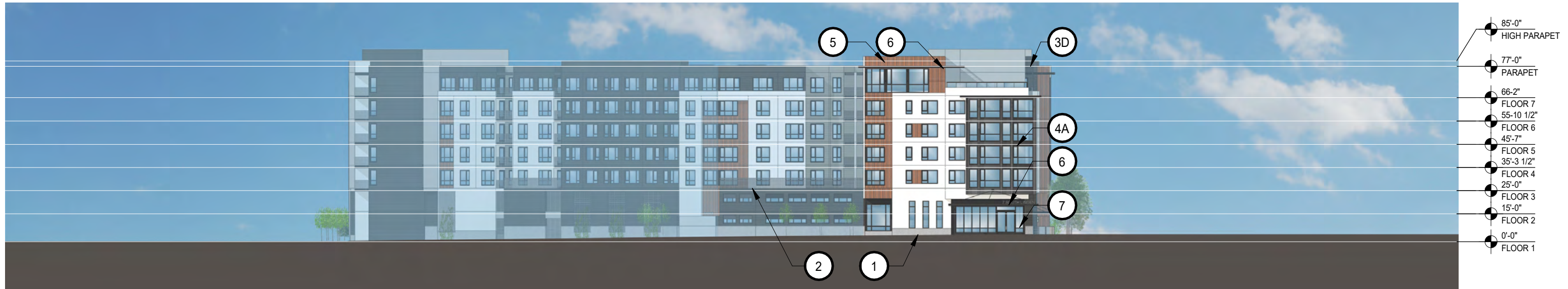


WEST ELEVATION 1

- | | |
|--|--------------------------------------|
| ① CAST IN PLACE CONCRETE; SEALED | ⑥ AWNING |
| ② RAIL W/ AMETCO "GROTTO" METAL INFILL PANEL | ⑦ RECESSED STOREFRONT; 'ARCH BRONZE' |
| ③ CEMENTITIOUS HORIZONTAL SIDING/PANEL | ⑧ VPI VINYL WINDOW; 'ARCH BRONZE' |
| ④ CEMENT PLASTER; SMOOTH SAND | ⑨ GARAGE ACCESS |
| ⑤ PHENOLIC WOOD SIDING; VERTICAL | ⑩ ELEVATOR/STAIR PENTHOUSE |

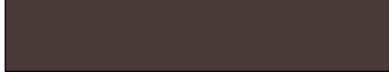
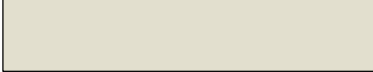



- | | |
|---|---|
|  |  |
| ① A ARCHITECTURAL BRONZE | ① B BM HUSHED HUE 1520 |
|  |  |
| ① C BM EMBASSY GREEN 1523 | ① D BM GIBRALTAR CLIFFS 1587 |
|  | |
| ① E BM KITTY GRAY 1589 | |

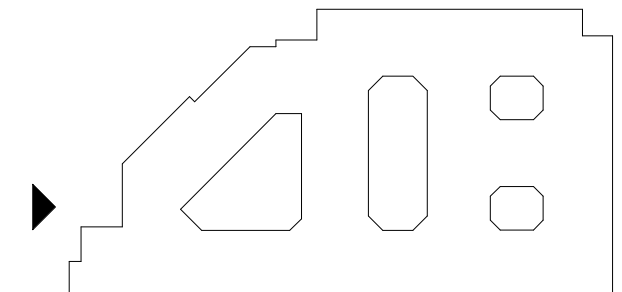


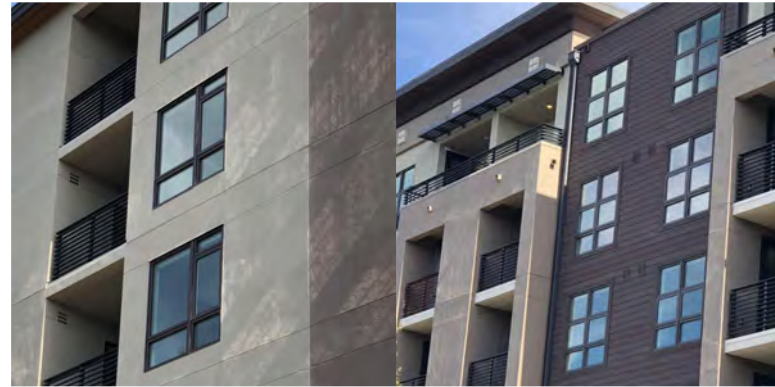


EAST ELEVATION 1

- ① CAST IN PLACE CONCRETE; SEALED
- ② RAIL W/ AMETCO "GROTTO" METAL INFILL PANEL
- ③ CEMENTITIOUS HORIZONTAL SIDING/PANEL
- ④ CEMENT PLASTER; SMOOTH SAND
- ⑤ PHENOLIC WOOD SIDING; VERTICAL
- ⑥ AWNING
- ⑦ RECESSED STOREFRONT; 'ARCH BRONZE'
- ⑧ VPI VINYL WINDOW; 'ARCH BRONZE'
- ⑨ GARAGE ACCESS
- ⑩ ELEVATOR/STAIR PENTHOUSE

	
Ⓐ ARCHITECTURAL BRONZE	Ⓑ BM HUSHED HUE 1520
	
Ⓒ BM EMBASSY GREEN 1523	Ⓓ BM GIBRALTAR CLIFFS 1587
	
Ⓔ BM KITTY GRAY 1589	





NON-RECESSED VPI 'ARCH BRONZE'
VINYL WINDOWS IN PLASTER

VPI VINYL 'ARCH BRONZE'
IN CEMENTITIOUS SIDING



AWNING WITH AMETCO
INFILL PANEL

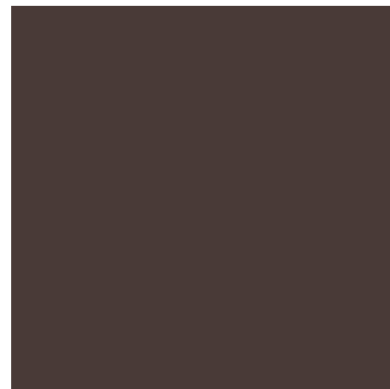
AWNING WITH TENSIONS
ROD SUPPORTS



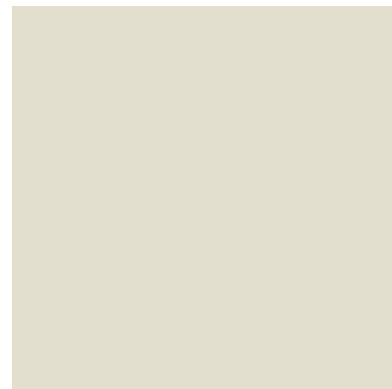
PHENOLIC WOOD SIDING W/
RECESSED STOREFRONT

PHENOLIC WOOD SIDING
WITH VINYL WINDOWS

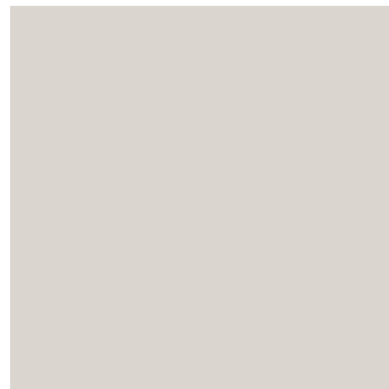
PRECEDENTS



VPI VINYL WINDOWS -
'ARCHITECTURAL BRONZE'
STOREFRONT & METALWORK
TO MATCH (10)



PAINT - BENJAMIN MOORE (9)
HUSHED HUE 1520



PAINT - BENJAMIN MOORE (8)
EMBASSY GREEN 1523



PAINT - BENJAMIN MOORE (7)
GIBRALTAR CLIFFS 1587



PAINT - BENJAMIN MOORE (6)
KITTY GRAY 1589



PHENOLIC WOOD SIDING, VERTICAL
TONGUE AND GROOVE
LONGBOARD OR PRODEMA (5)



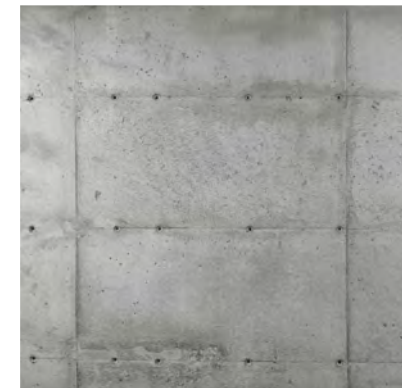
PAINTED STUCCO (4)



CEMENTITIOUS HORIZONTAL
SIDING, SHIPLAP (3)



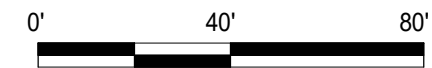
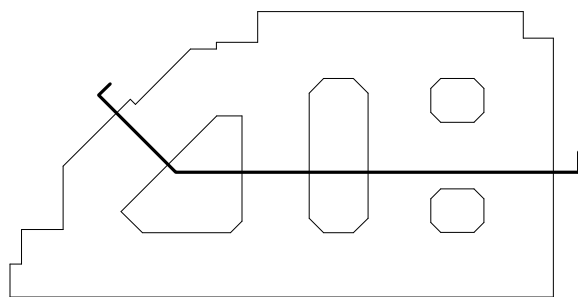
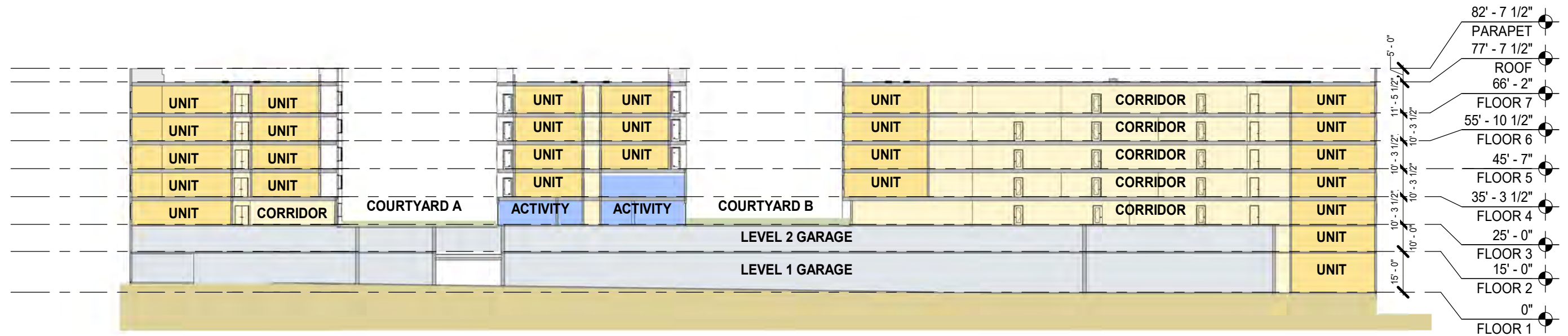
AWNING AND RAIL INFILL (2)
PANELS: AMETCO "GROTTO"
COLOR MATCH WINDOWS



CAST IN PLACE CONCRETE;
SEALED (1)

MATERIAL BOARD

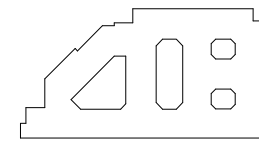
AP3.10



SECTIONS

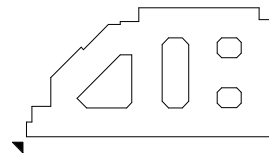
1" = 40' - 0"

AP3.20



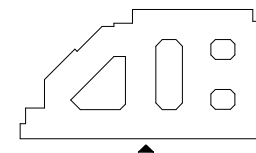
SE RENDERING

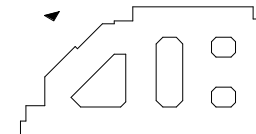
AP3.30



SW RENDERING

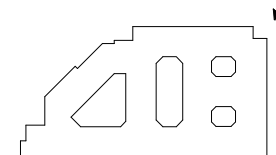
AP3.31





NW RENDERING

AP3.33





8 AM



10 AM



12 PM



2 PM



4 PM

EQUINOX 3



8 AM



10 AM



12 PM



2 PM



4 PM

SUMMER SOLSTICE 2



8 AM



10 AM



12 PM

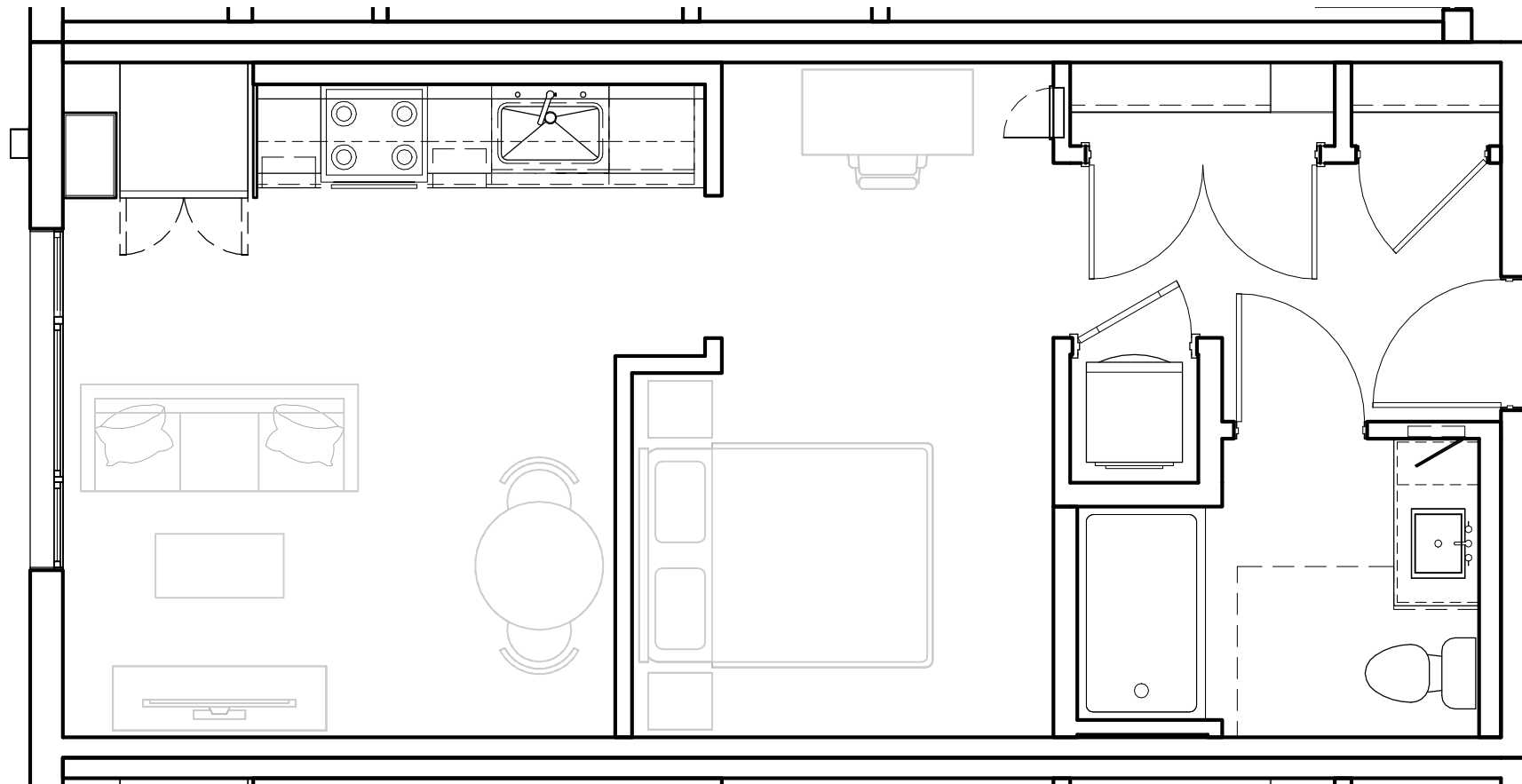


2 PM

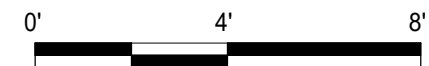


4 PM

WINTER SOLSTICE 1



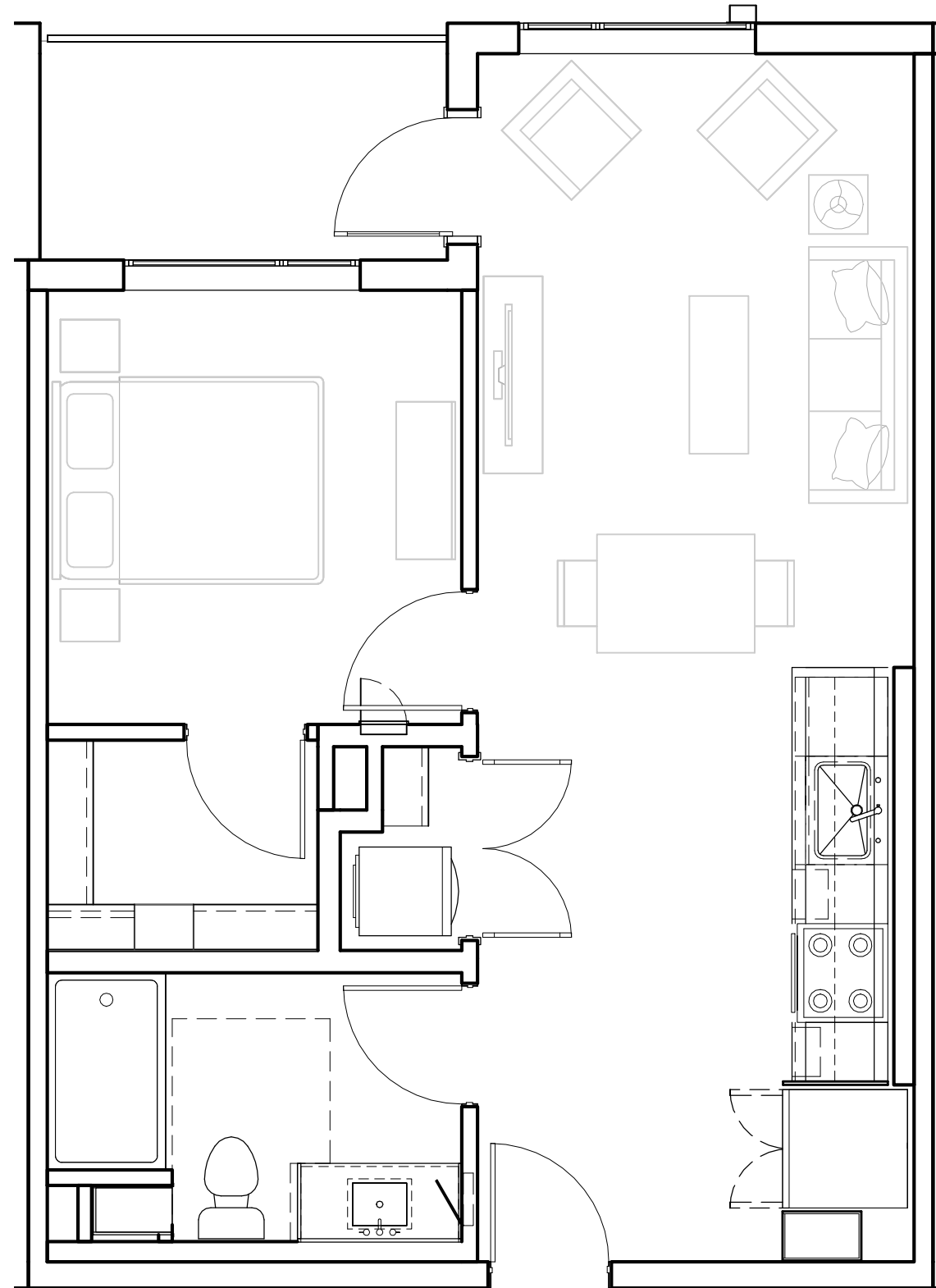
NET RENTABLE IS MEASURED FROM:
 CENTERLINE OF DEMISING WALL
 EXTERIOR FACE OF STUD ON EXTERIOR WALL
 FACE OF STUD ON CORRIDOR SIDE



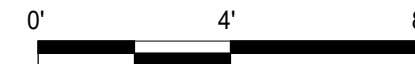
UNIT PLAN - STUDIO, TYP.

1/4" = 1' - 0"

AP4.00



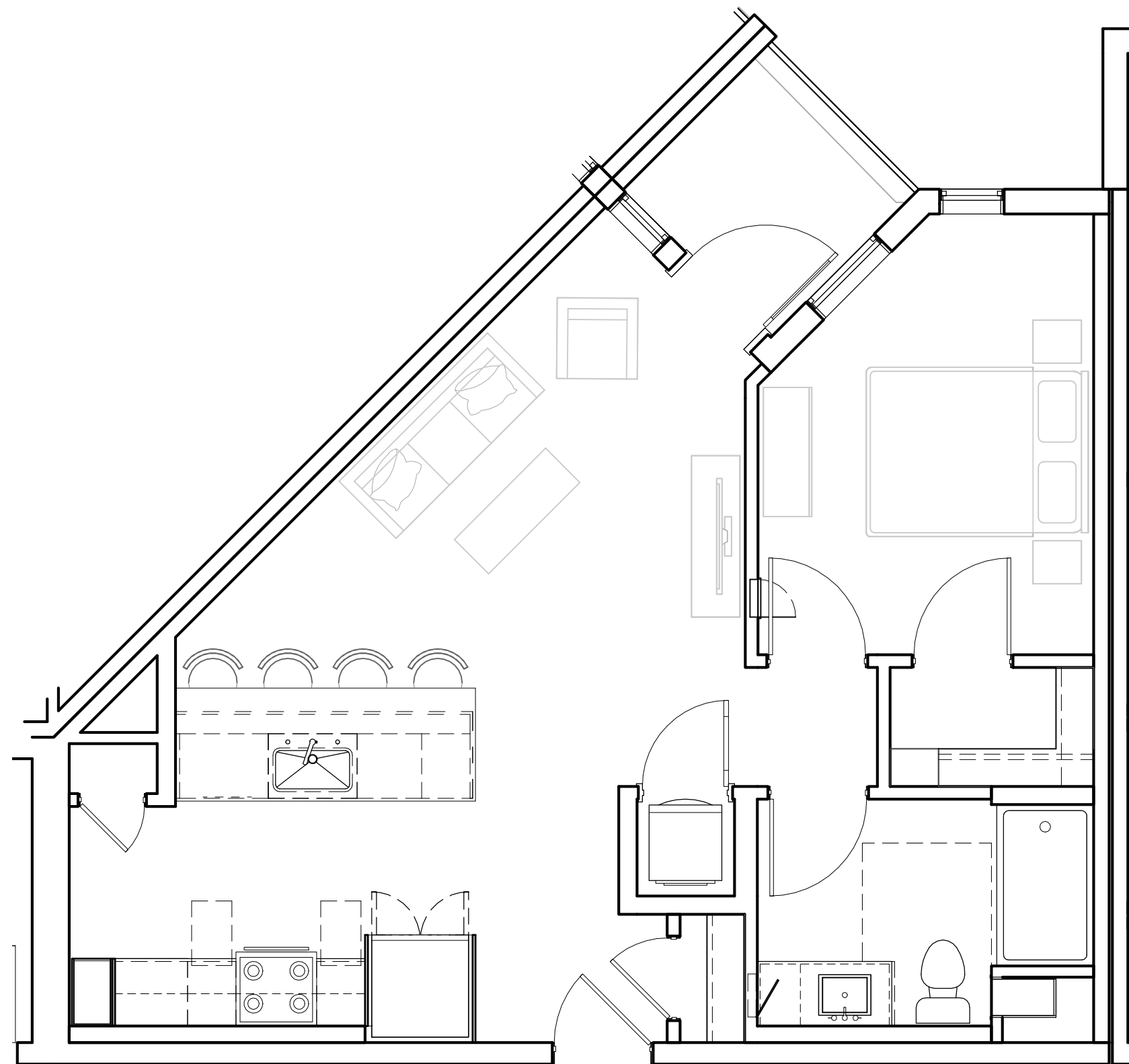
NET RENTABLE IS MEASURED FROM:
 CENTERLINE OF DEMISING WALL
 EXTERIOR FACE OF STUD ON EXTERIOR WALL
 FACE OF STUD ON CORRIDOR SIDE



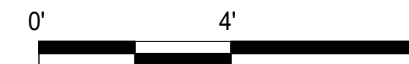
UNIT PLAN - 1 BEDROOM, TYP.

1/4" = 1' - 0"

AP4.01



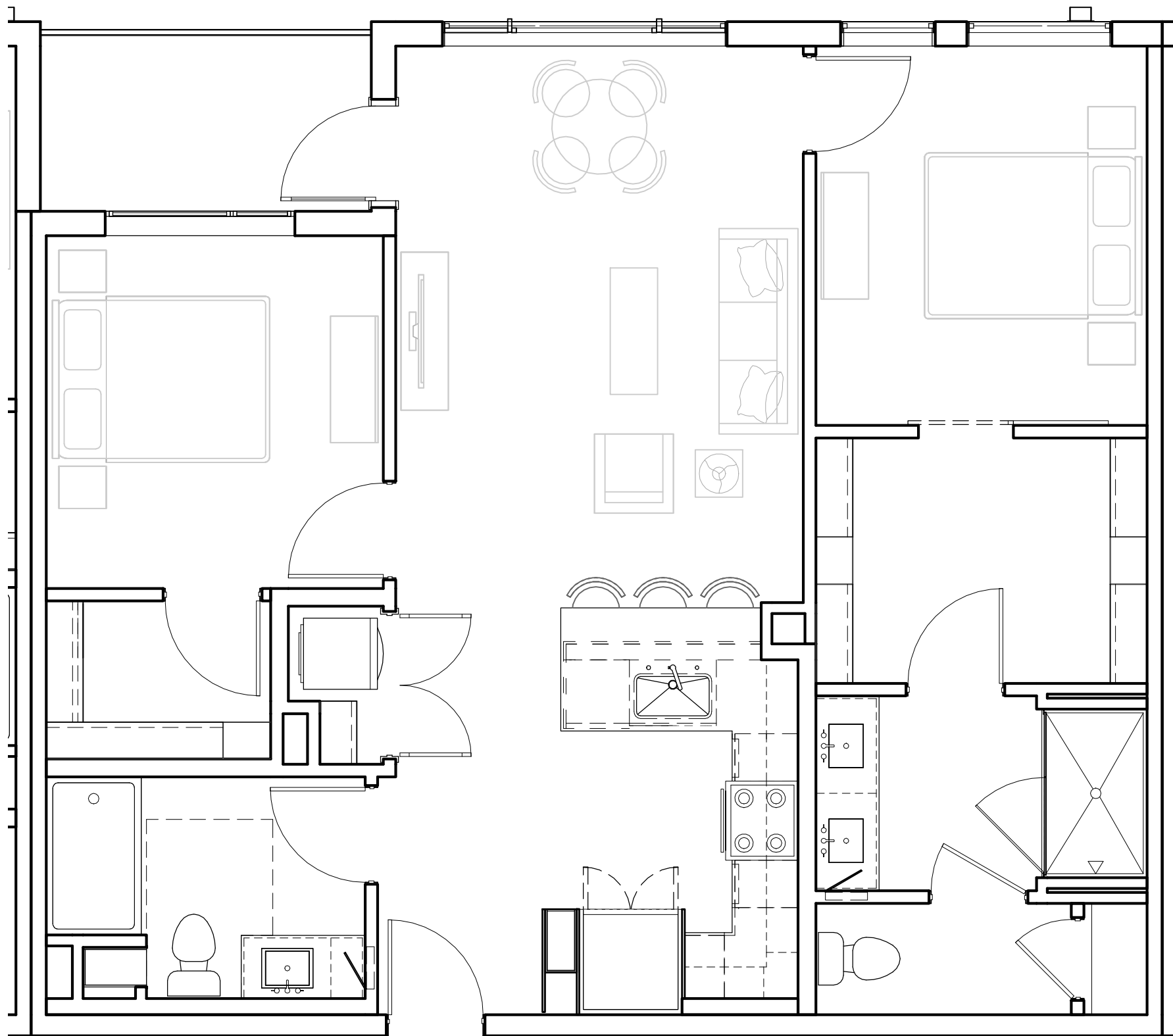
NET RENTABLE IS MEASURED FROM:
 CENTERLINE OF DEMISING WALL
 EXTERIOR FACE OF STUD ON EXTERIOR WALL
 FACE OF STUD ON CORRIDOR SIDE



UNIT PLAN - 1 BEDROOM, INSIDE CORNER

1/4" = 1' - 0"

AP4.02



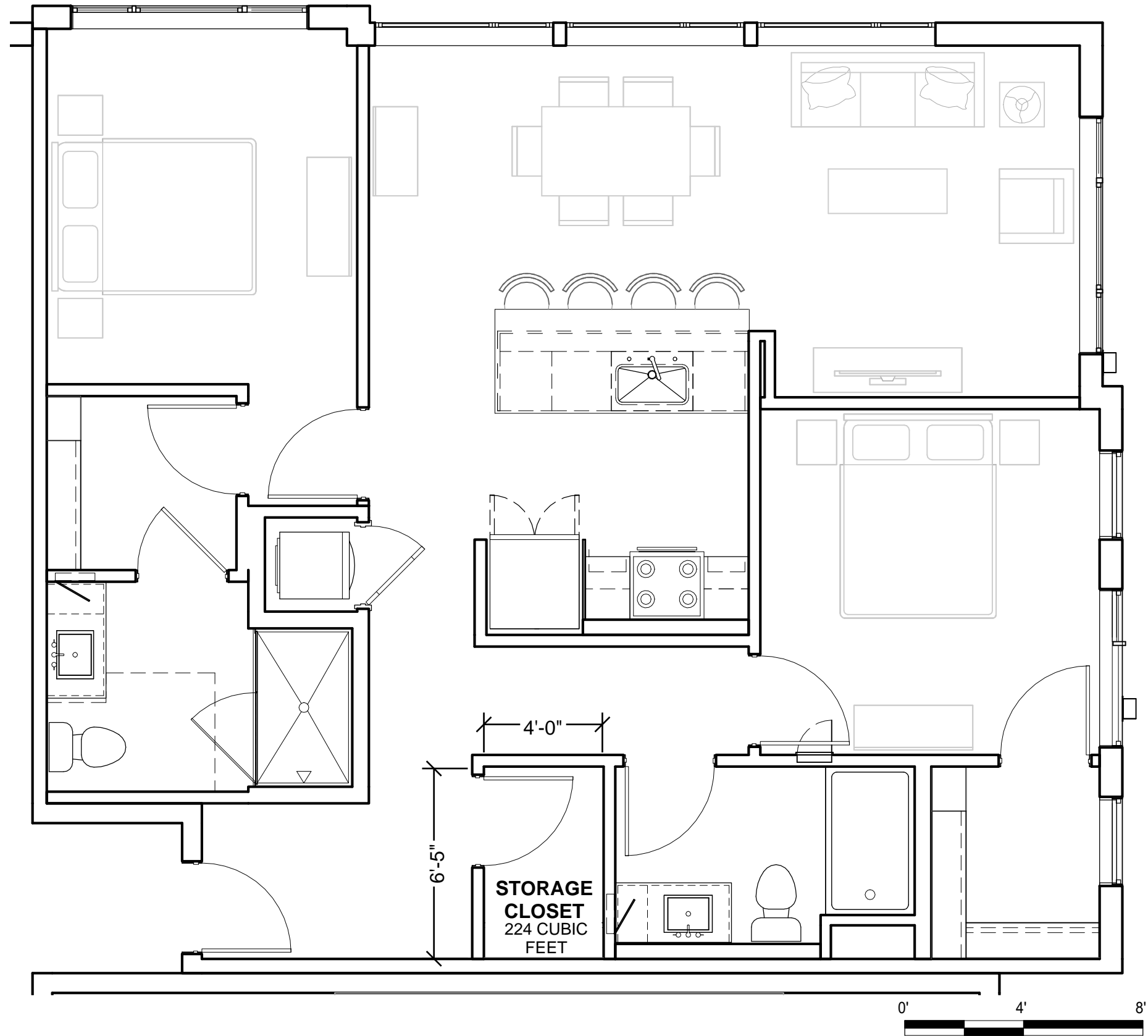
NET RENTABLE IS MEASURED FROM:
 CENTERLINE OF DEMISING WALL
 EXTERIOR FACE OF STUD ON EXTERIOR WALL
 FACE OF STUD ON CORRIDOR SIDE



UNIT PLAN - 2 BEDROOM, TYP.

1/4" = 1' - 0"

AP4.03



NET RENTABLE IS MEASURED FROM:
 CENTERLINE OF DEMISING WALL
 EXTERIOR FACE OF STUD ON EXTERIOR WALL
 FACE OF STUD ON CORRIDOR SIDE

UNIT PLAN - 2 BEDROOM, CORNER

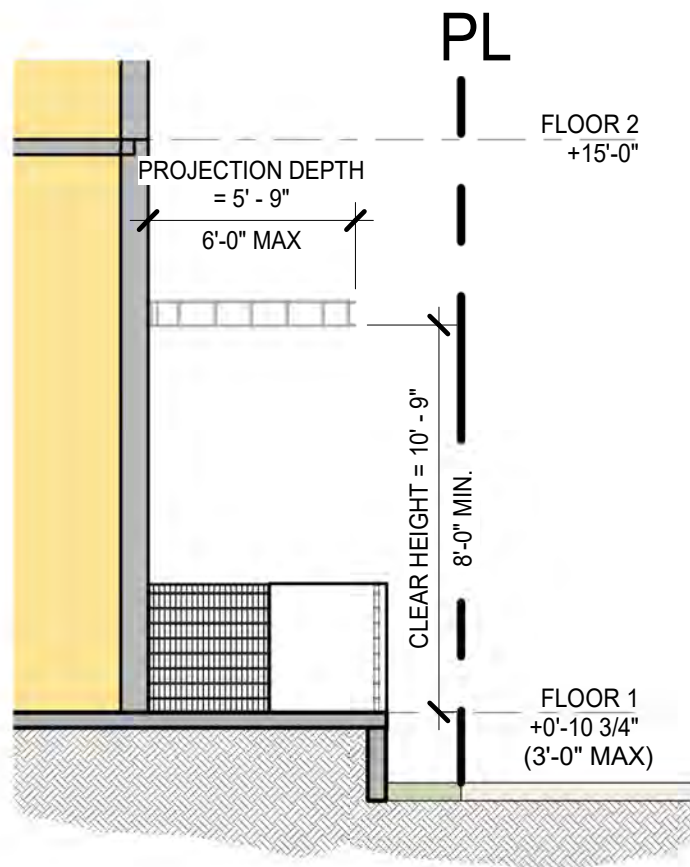
1/4" = 1' - 0"

AP4.04



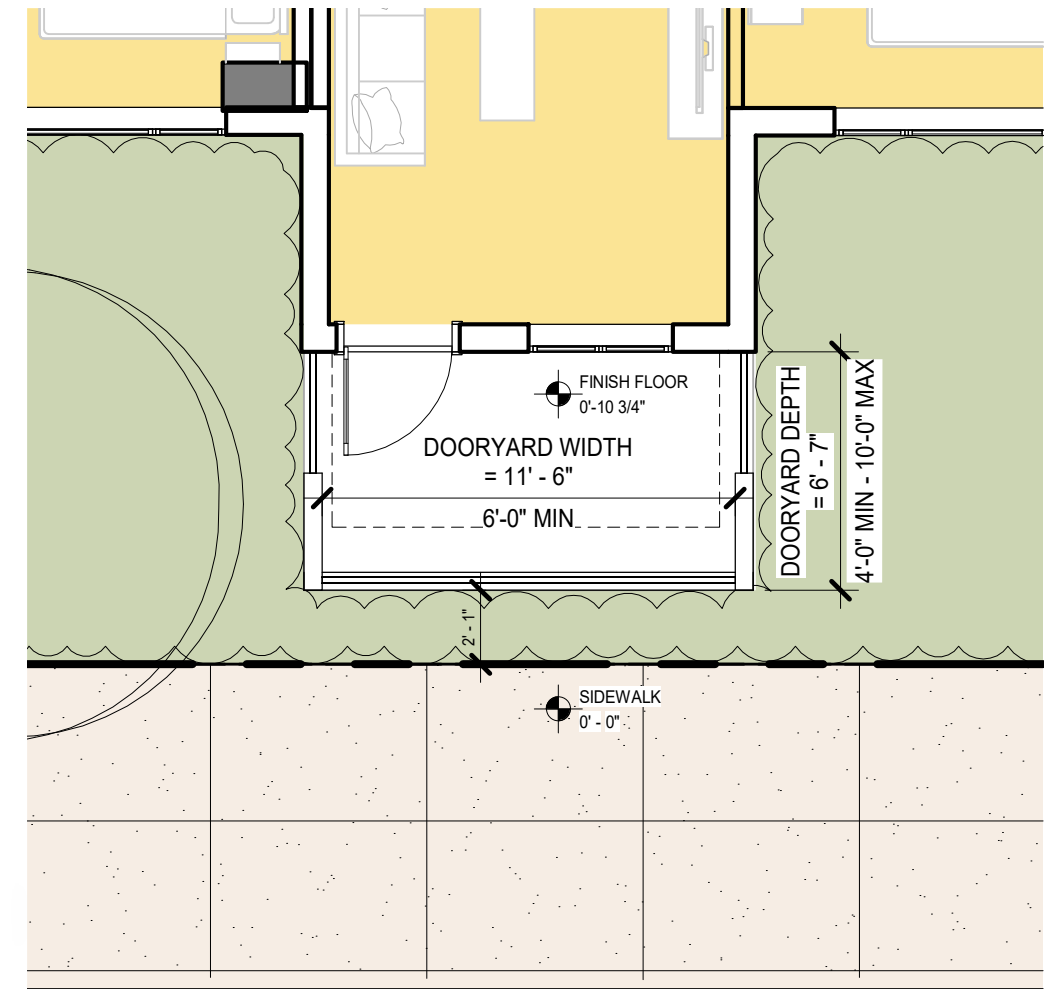
DOORYARD ELEVATION 3

3/16" = 1'-0"



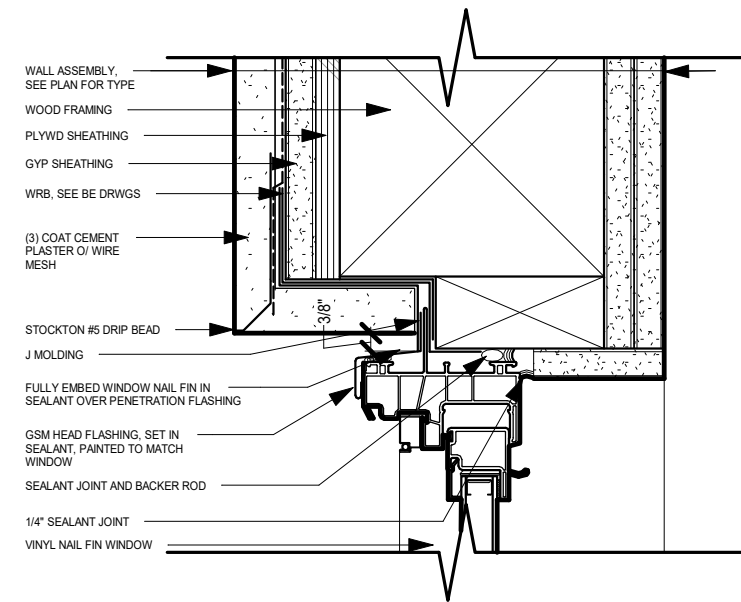
DOORYARD SECTION 2

3/16" = 1'-0"



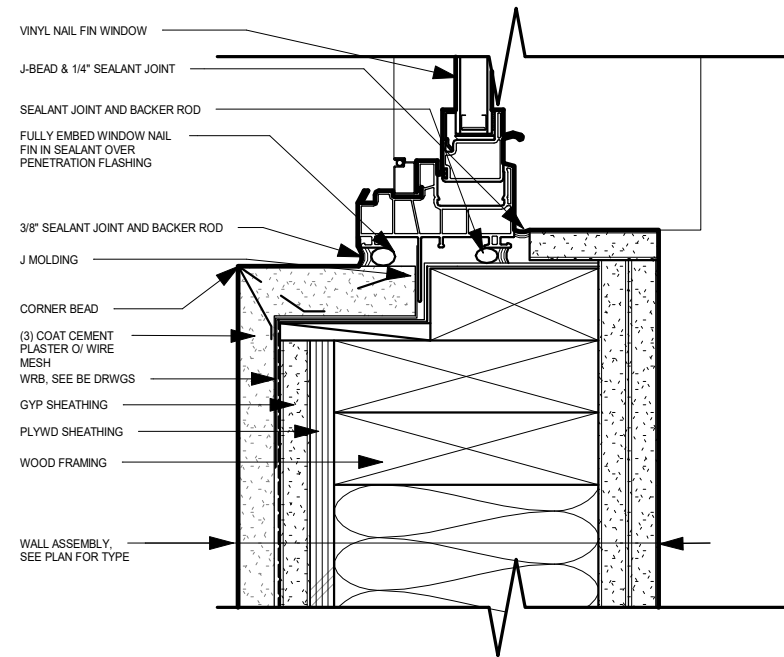
DOORYARD PLAN 1

3/16" = 1'-0"



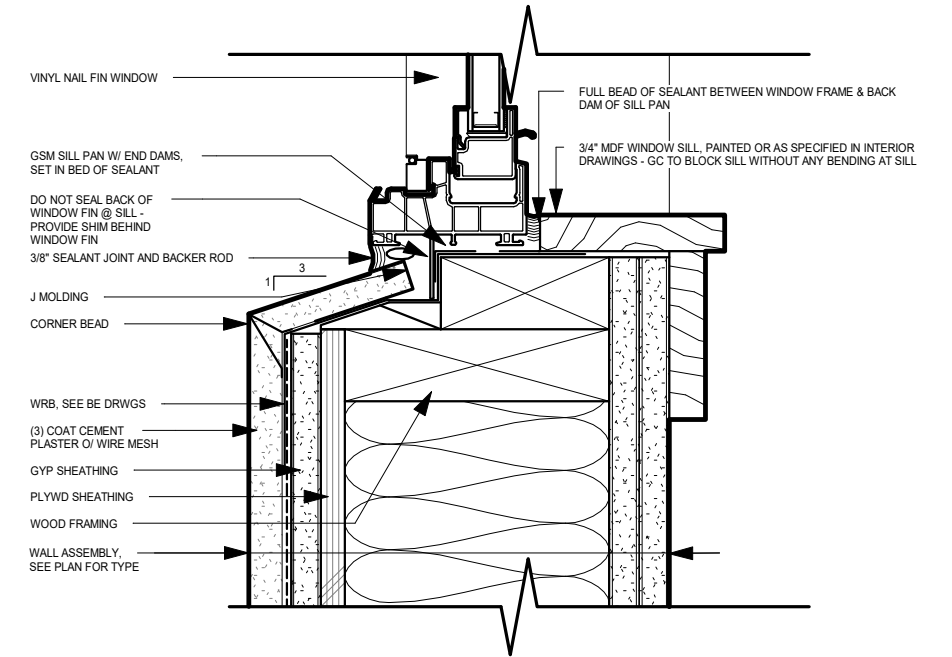
WINDOW HEAD 3

3" = 1'-0"



WINDOW JAMB 2

3" = 1'-0"

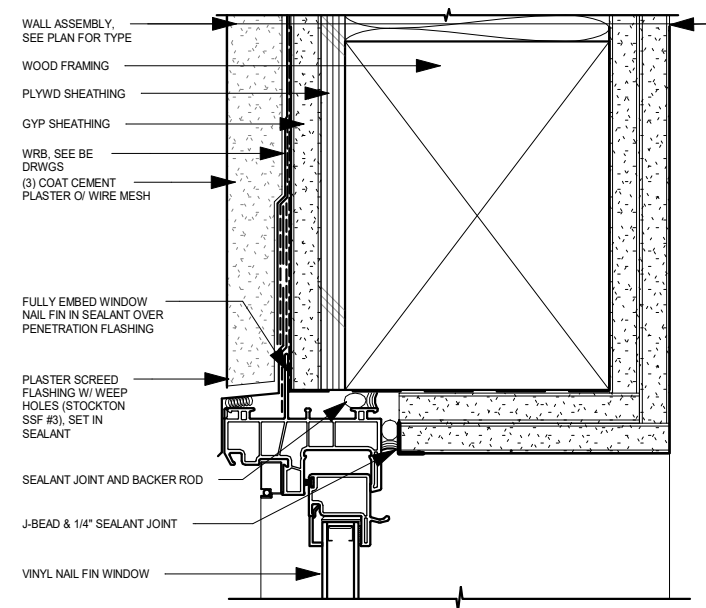


WINDOW SILL 1

3" = 1'-0"

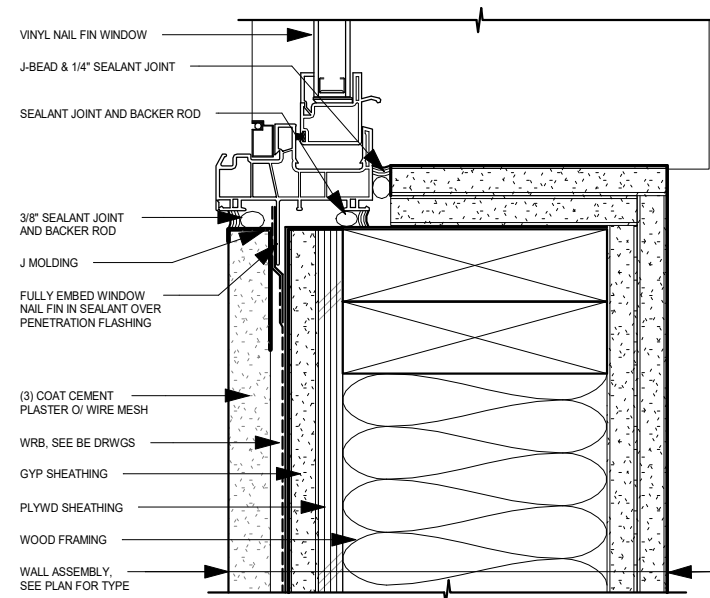
WINDOW DETAILS - PLASTER, RECESSED

AP5.00



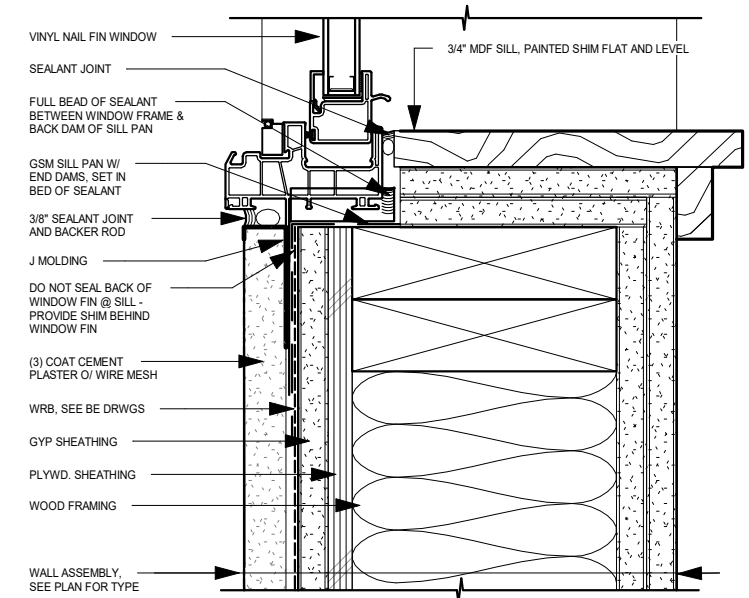
WINDOW HEAD 3

3" = 1'-0"



WINDOW JAMB 2

3" = 1'-0"

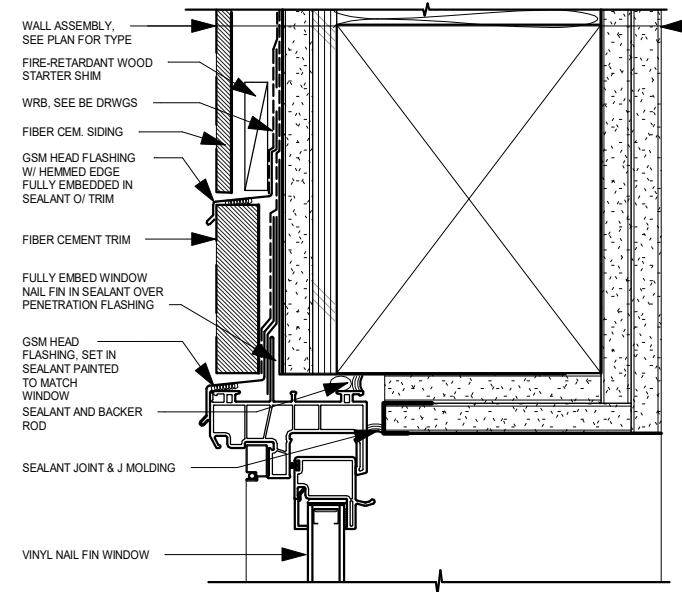


WINDOW SILL 1

3" = 1'-0"

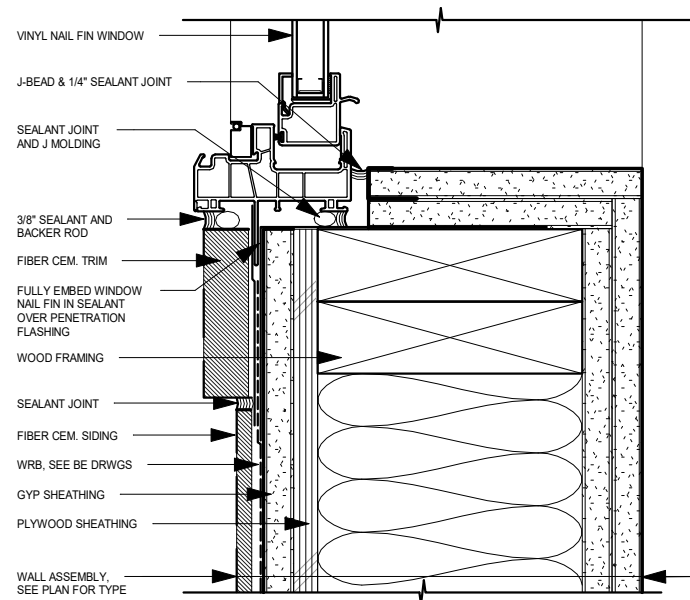
WINDOW DETAILS - PLASTER, NON-RECESSED

AP5.01



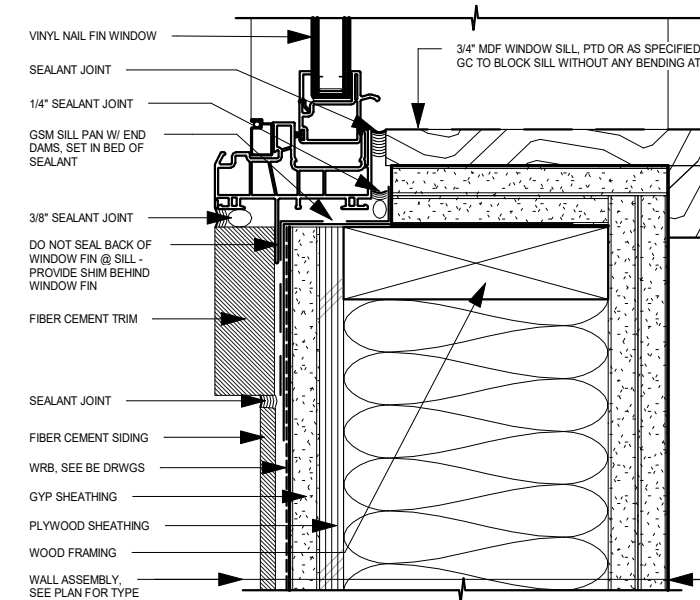
WINDOW HEAD 3

3" = 1'-0"



WINDOW JAMB 2

3" = 1'-0"



WINDOW SILL 1

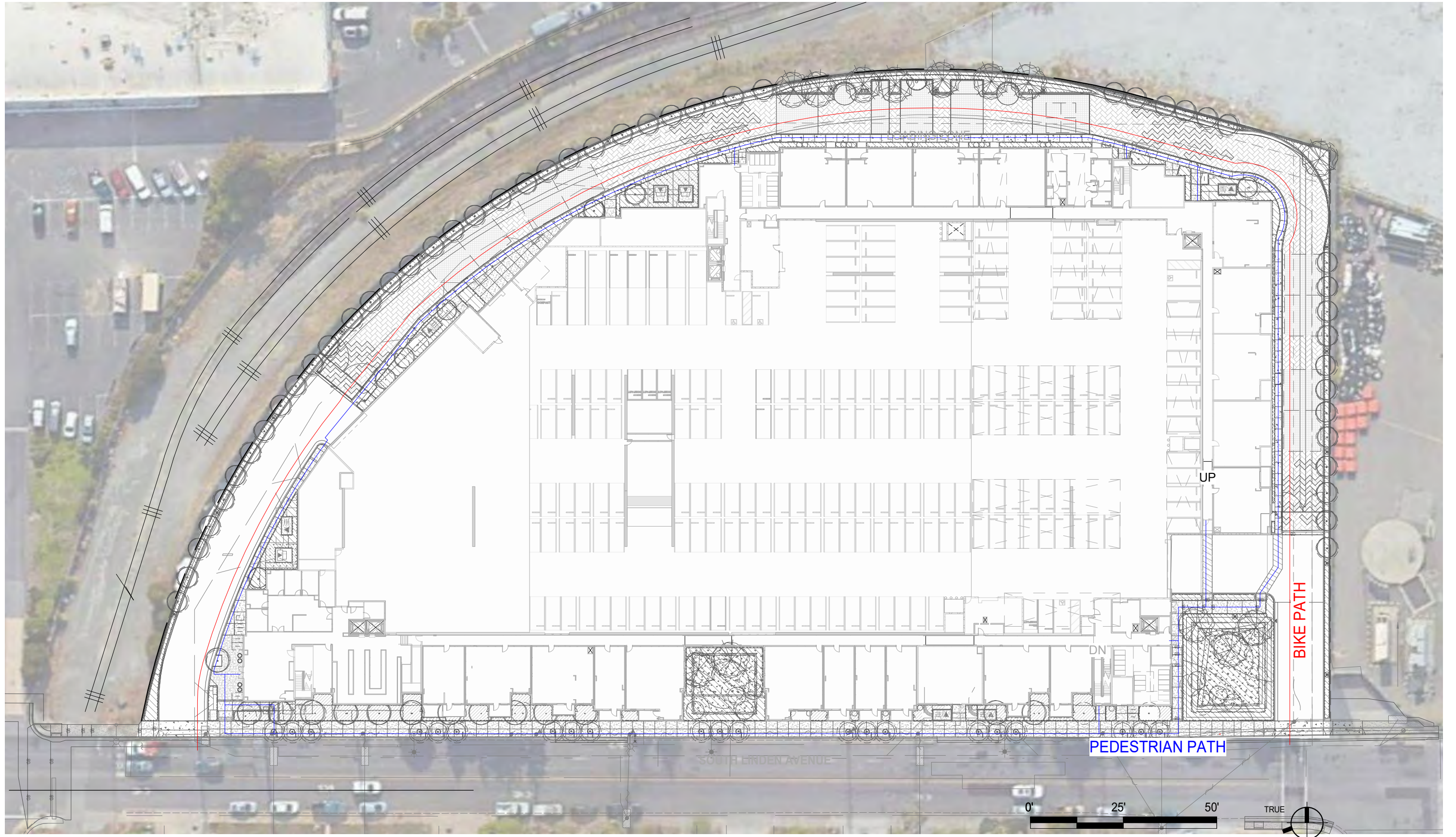
3" = 1'-0"



- 8" RECESSED STOREFRONT
- PLASTER - VINYL RECESSED
- PLASTER - VINYL NON-RECESSED
- HARDIE T&G - VINYL W/ HARDIE TRIM
- PHENOLIC WOOD - VINYL

WINDOW EXHIBIT

AP5.03



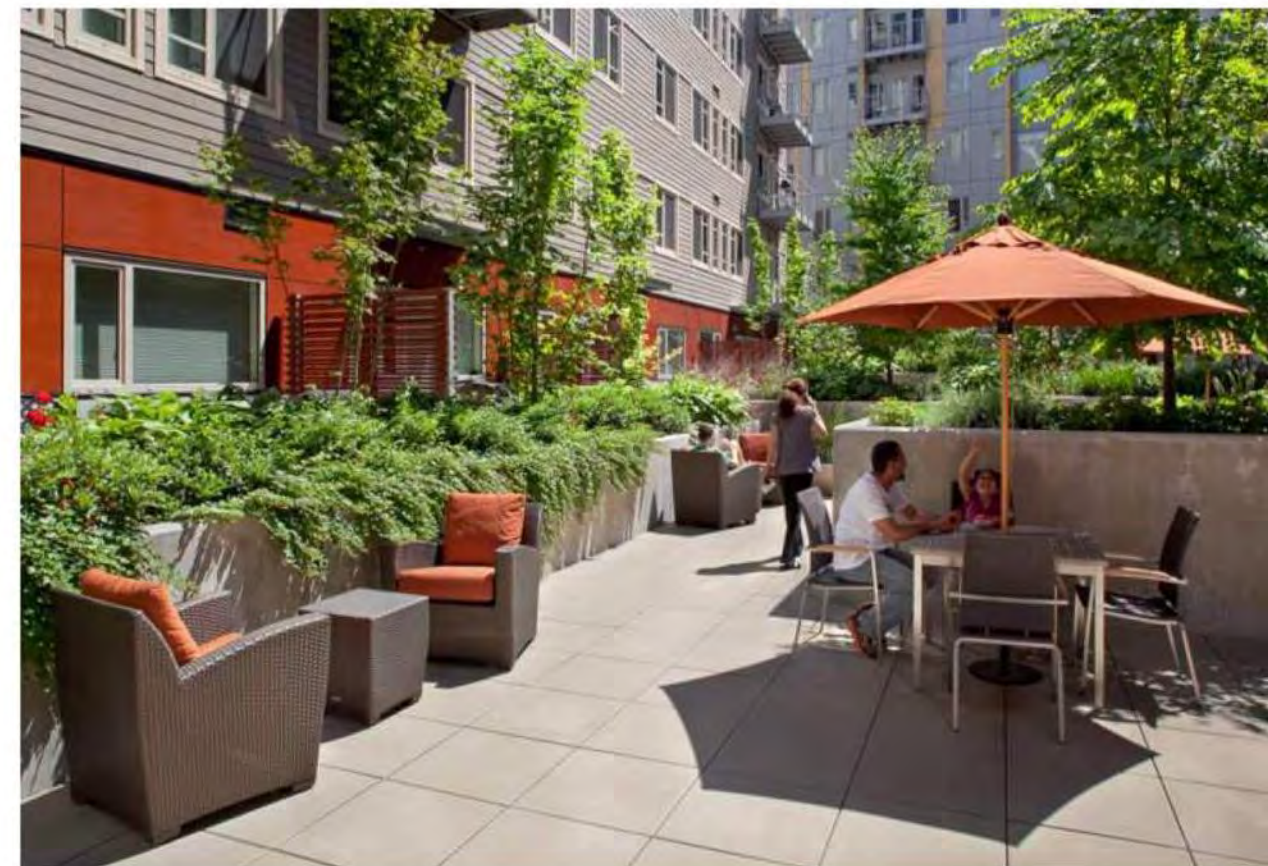
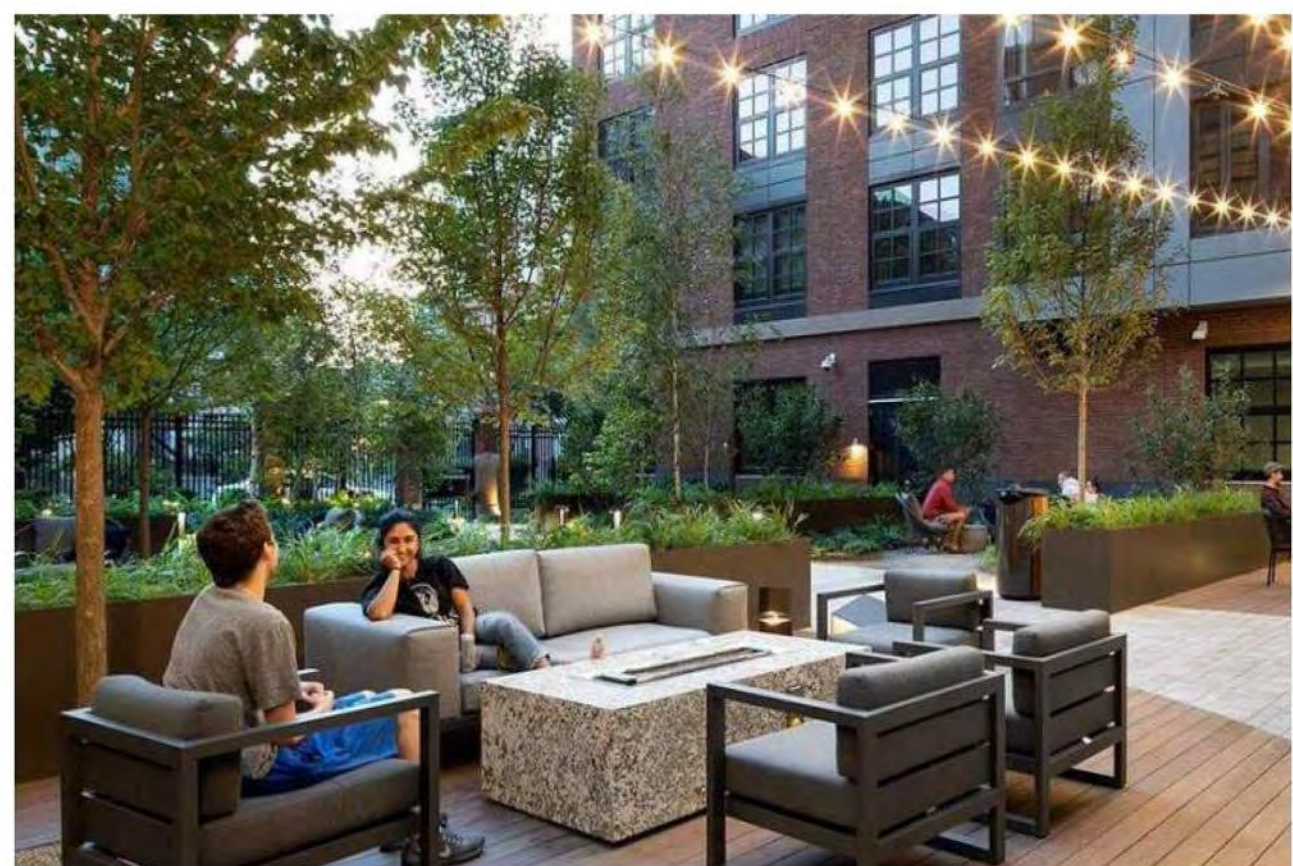
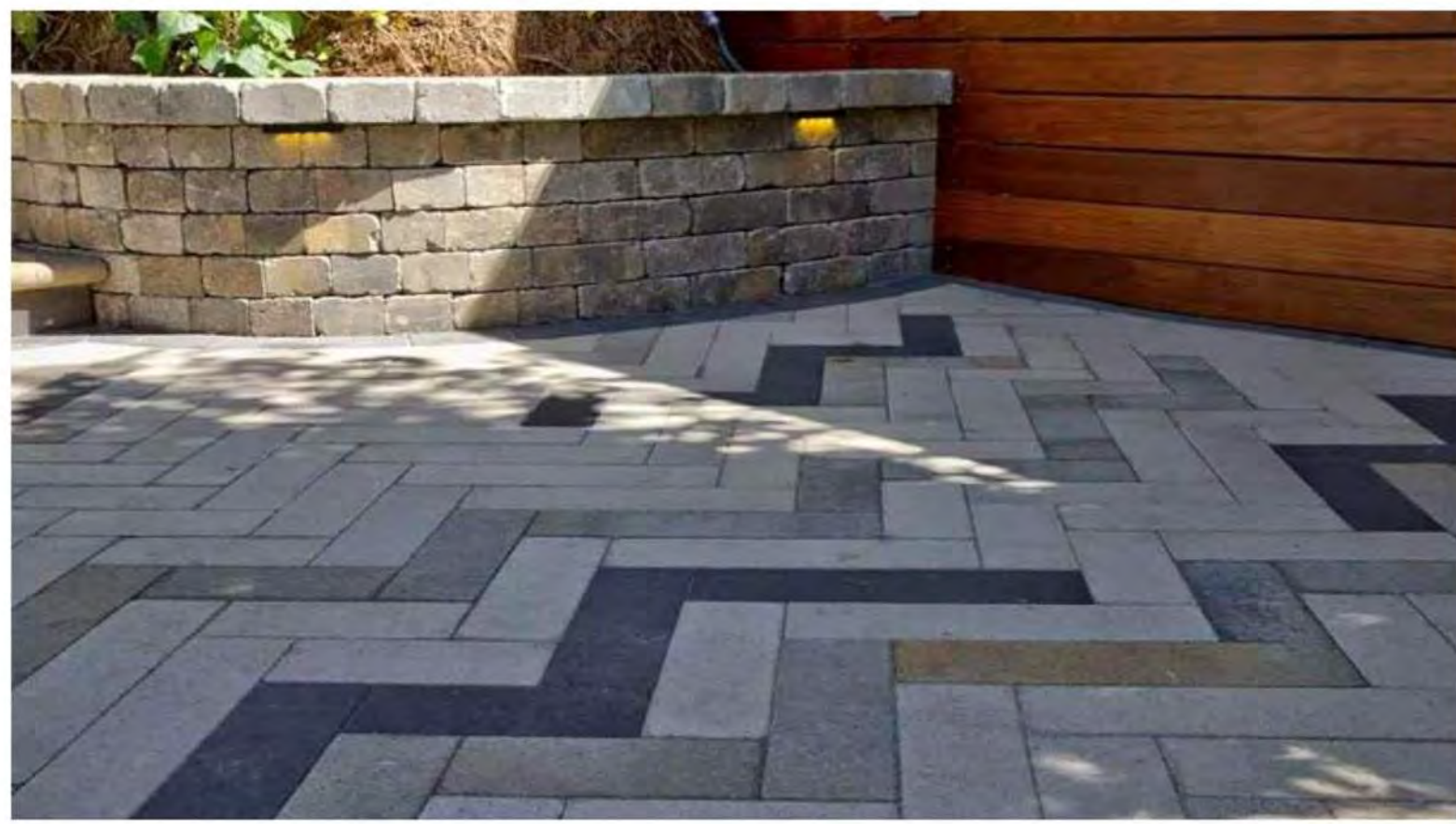
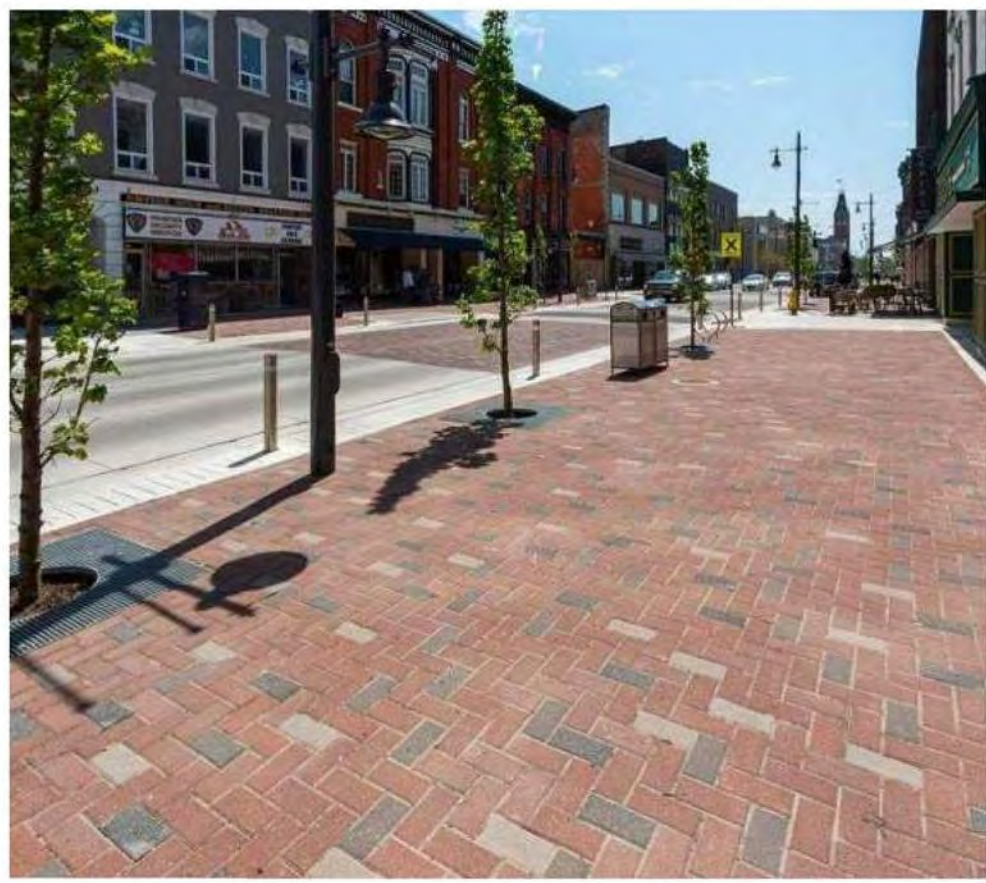
BIKE AND PEDESTRIAN DIAGRAM

1" = 50' - 0"

AP5.04



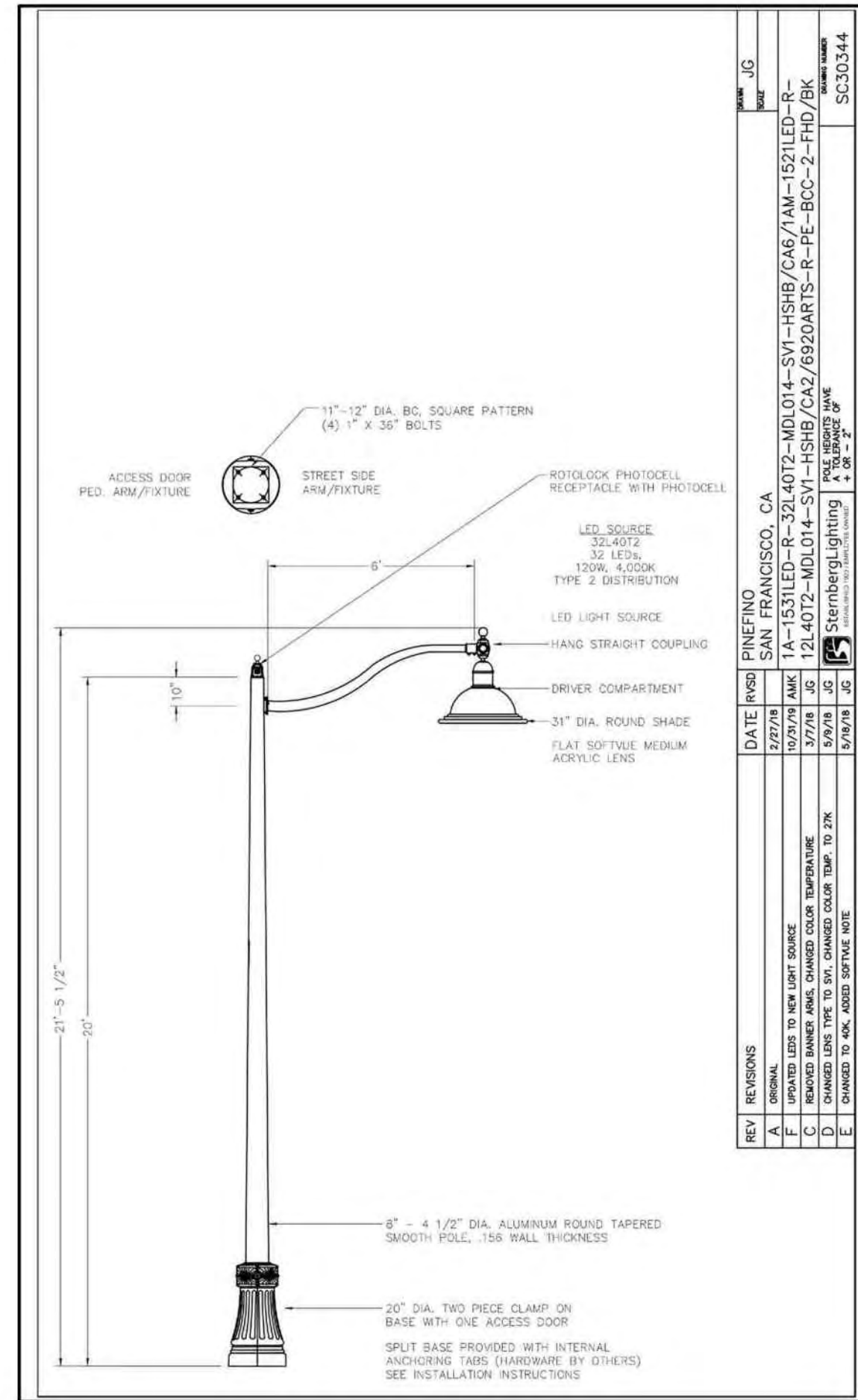
OVERALL ILLUSTRATIVE LANDSCAPE PLAN **L-1.1**



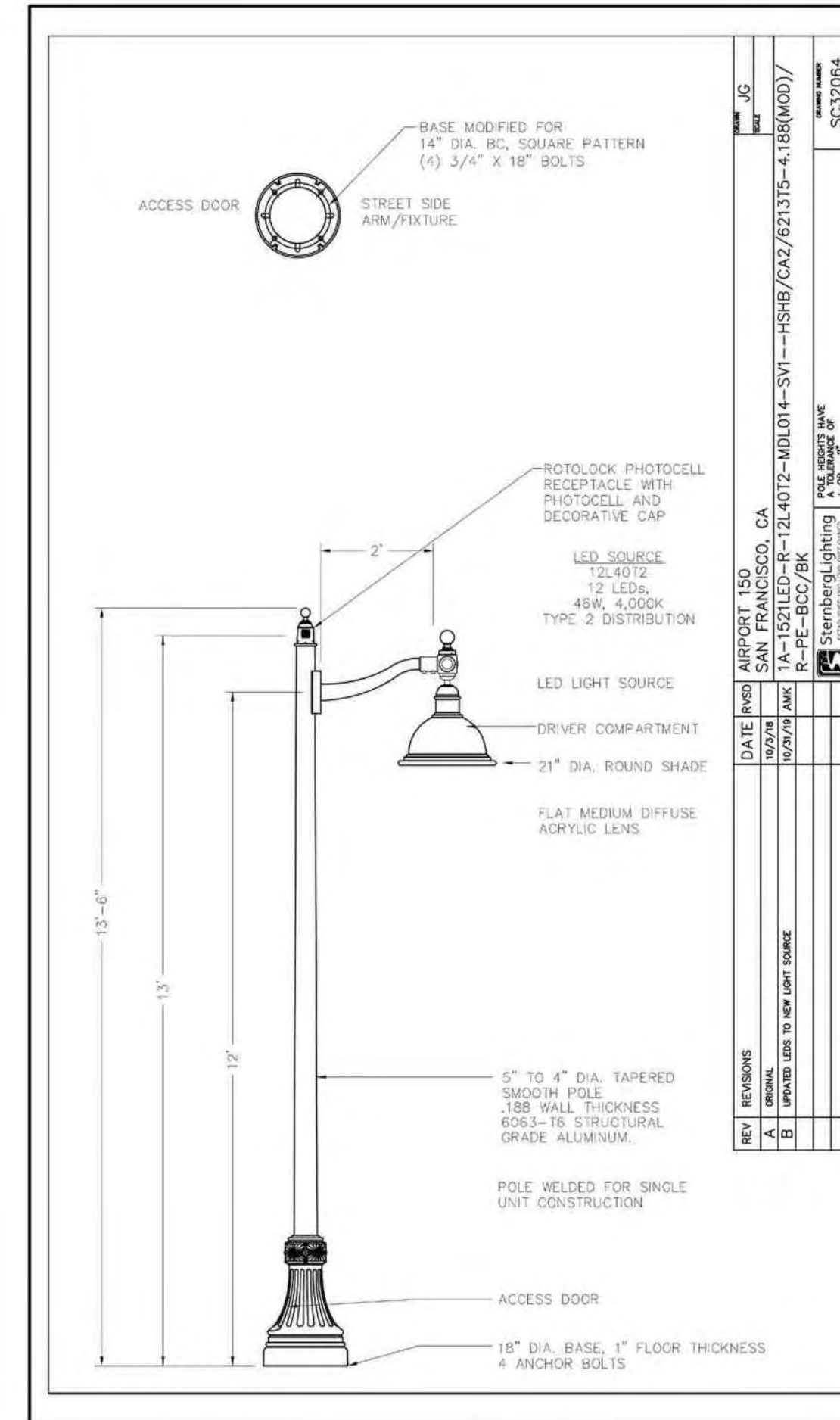
LANDSCAPE IMAGERY L-1.2



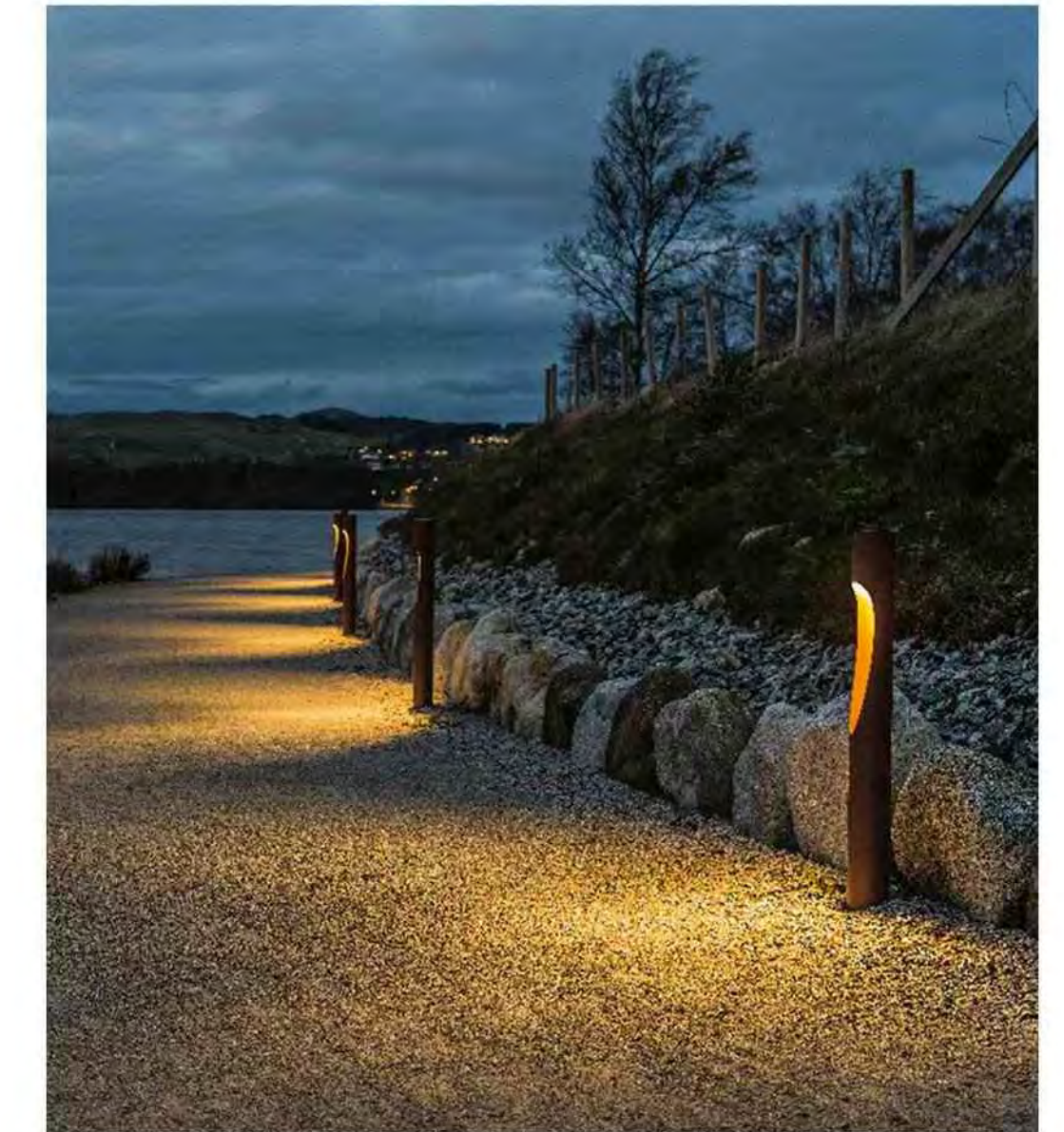
7 South Linden:
Street Light by Sternberg Lighting



7 South Linden:
20' Street Light by Sternberg Lighting



Access Road:
13' Pole Light by Sternberg Lighting



Site Walkways:
Bollard Light Flindt by Louise Poulsen



Podium Trellis Light:
Night Star by BK Lighting



Courtyard:
Pedestrian Pole Light Typology Ring Light by Landscape Forms



Courtyard:
Catenary Lighting ARNE by Landscape Forms



Courtyard and Rooftop:
Recessed Wall Light by BEGA Lighting



Chamaerops humilis
European Fan Palm



Laurel Saratoga
Saratoga Laurel



Magnolia g. 'St. Mary'
St. Mary Magnolia



Ceanothus 'Concha'
California Lilac



Arctostaphylos 'Howard McMinn'
Howard McMinn Manzanita



Convolvulus mauritanicus
Groundcover Morning Glory



Prunus caroliniana bright and tight
Carolina Laurel Cherry



Ginkgo biloba
Ginkgo



Prunus s. 'Pink Flare'
Pink Flare Cherry



Dianella c. 'Cassia Blue'
Blue Flax lily



Hesperaloe parviflora
Red Yucca



Coleonema p. 'Sunset Gold'
Dwarf Breath of Heaven



Acanthus mollis
Bear's Breech



Callistemon v. 'Little John'
Dwarf Bottlebrush



Trachelospermum jasminoides
Star Jasmine



Cornus kousa
Kousa dogwood



Acer 'Bloodgood'
Bloodgood Japanese Maple



Acer rubrum
Red Maple



Anigozanthos 'Bush Gold'
Yellow Kangaroo Paw



Cupressus s. 'Tiny Tower'
Dwarf Italian Cypress



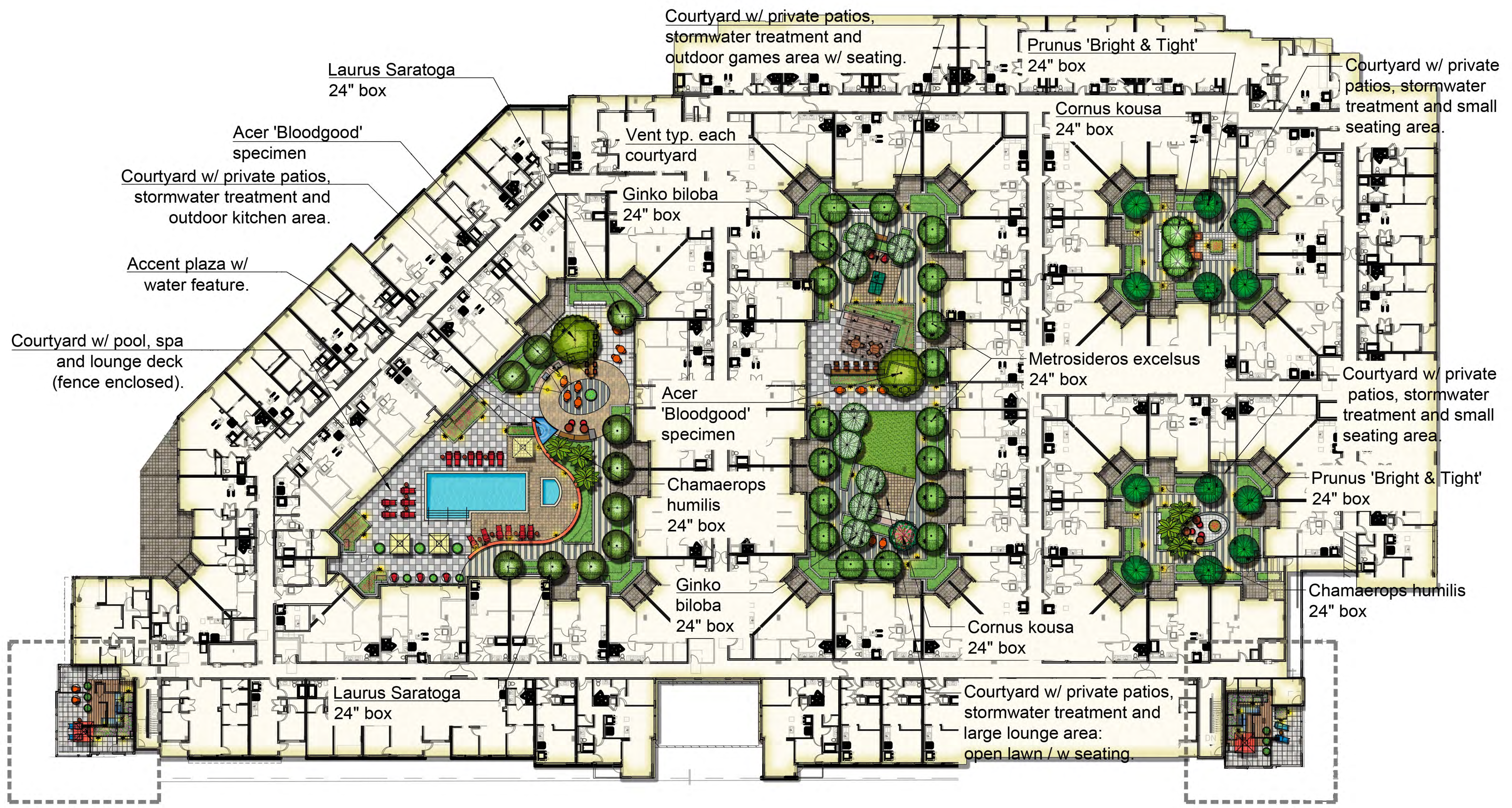
Juncus patens 'Elk Blue'
California Gray Rush



Carex tumulicola
Berkeley Sedge

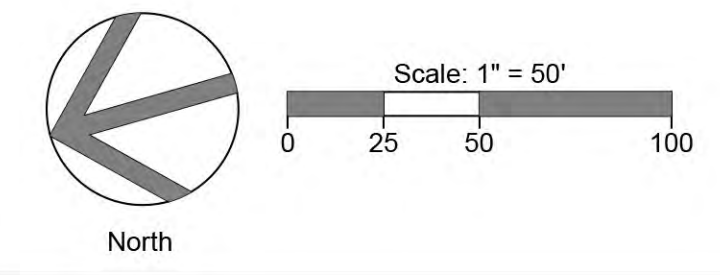


SITE LANDSCAPE PLAN **L-2.1**



7th FLOOR
LOUNGE ROOF
DECK SHOWN

7th FLOOR
LOUNGE ROOF
DECK SHOWN

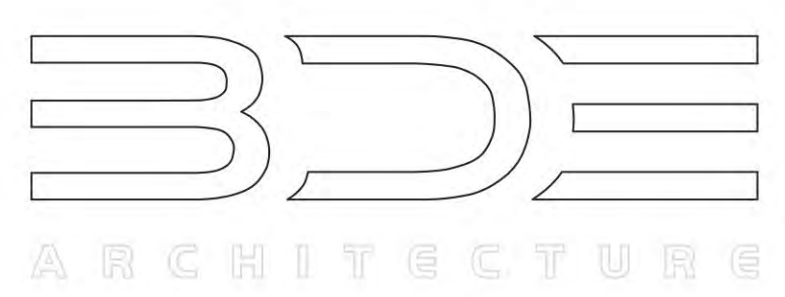


PODIUM LANDSCAPE PLAN L-2.2

7 SOUTH LINDEN AVENUE

SOUTH SAN FRANCISCO, CALIFORNIA

JANUARY 13, 2023



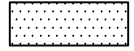



ESSEX
PROPERTY TRUST, INC.

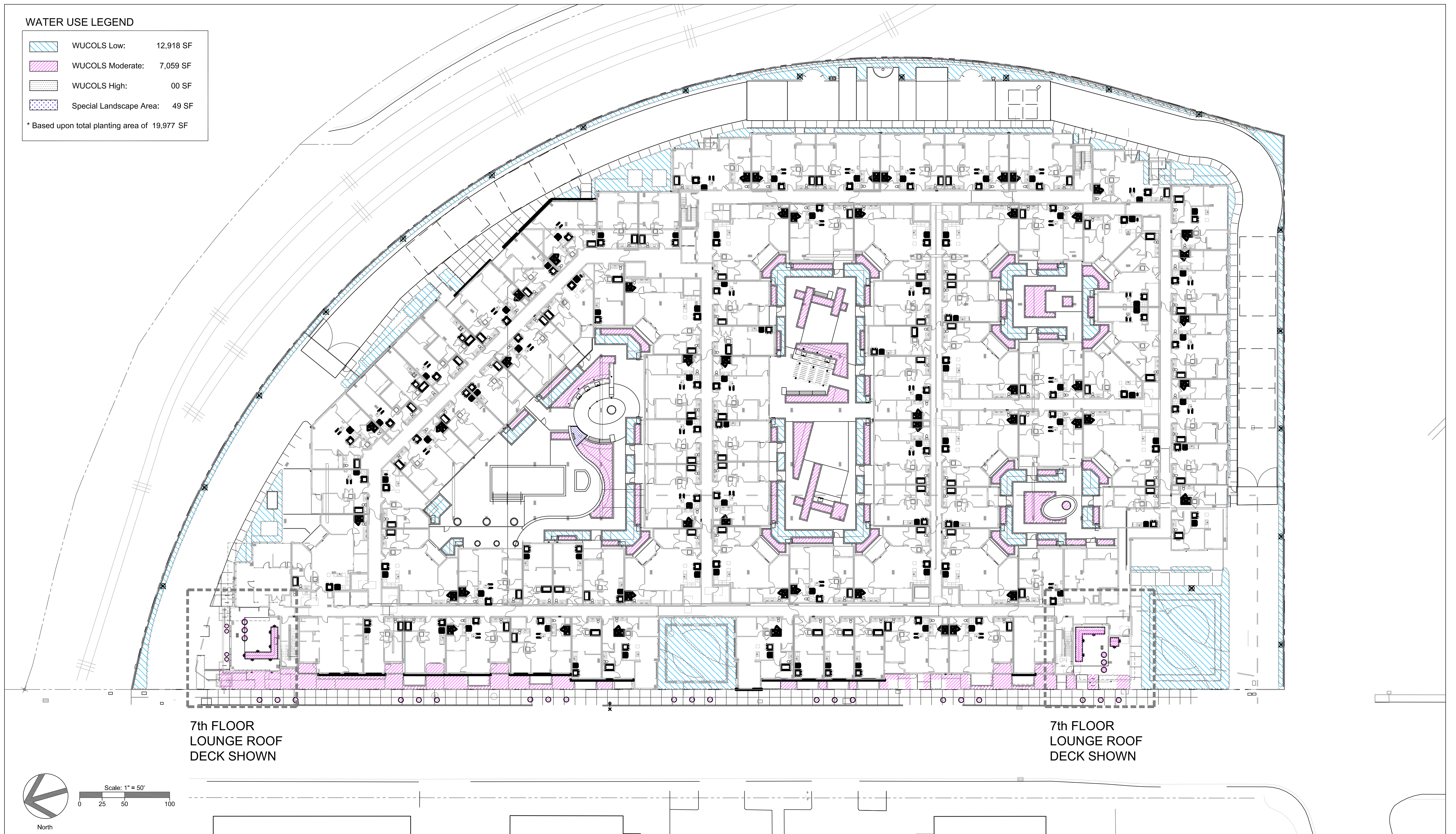
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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WATER USE LEGEND

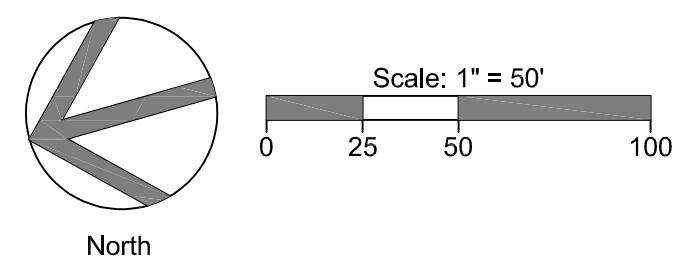
	WUCOLS Low:	12,918 SF
	WUCOLS Moderate:	7,059 SF
	WUCOLS High:	00 SF
	Special Landscape Area:	49 SF

* Based upon total planting area of 19,977 SF

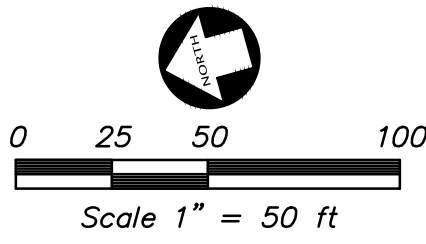


7th FLOOR
LOUNGE ROOF
DECK SHOWN


7th FLOOR
LOUNGE ROOF
DECK SHOWN

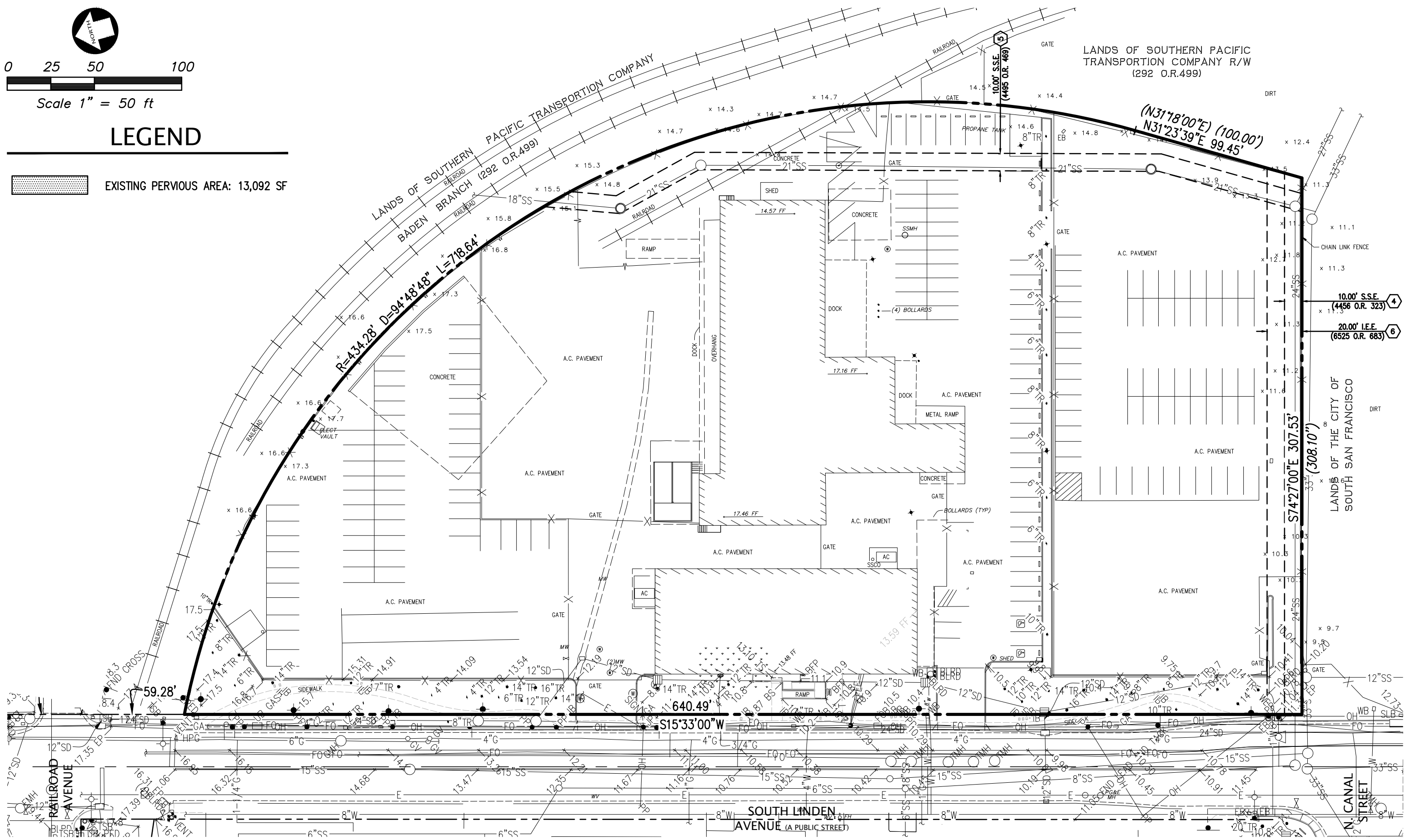


OVERALL HYDROZONE PLAN L-3.1



LEGEND

 EXISTING PAVEMENT AREA: 13,092 SF



EXISTING SITE & LANDSCAPE PLAN

C1



 **KIER+WRIGHT**
 10395 Old Placerville Road, Suite 100 Phone: (916) 970-5784
 Sacramento, CA 95827 www.kierwright.com

7 SOUTH LINDEN

SOUTH SAN FRANCISCO

JANUARY, 2023

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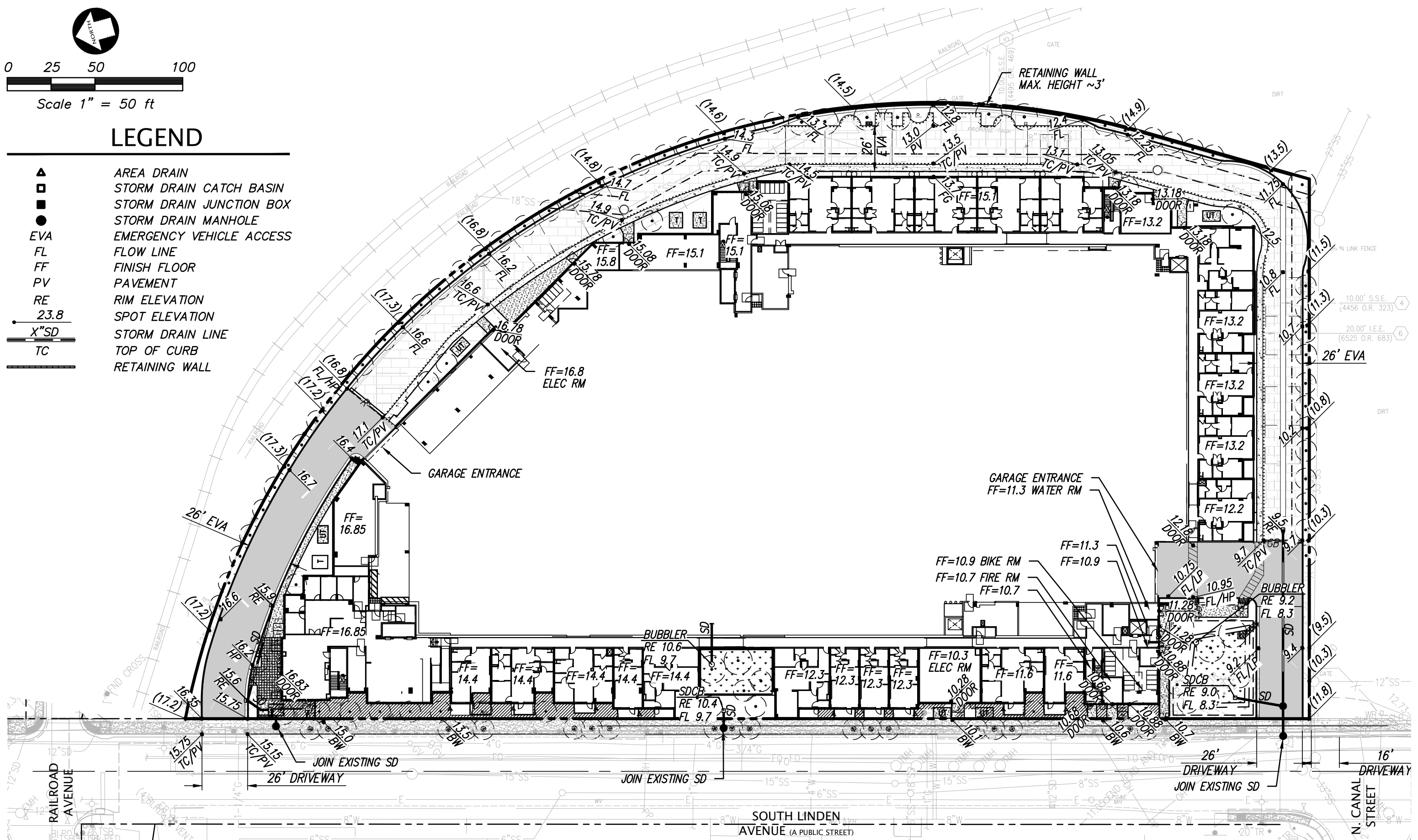


0 25 50 100

Scale 1" = 50 ft

LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- EVA EMERGENCY VEHICLE ACCESS
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X"SD STORM DRAIN LINE
- TC TOP OF CURB
- RETAINING WALL



PRELIMINARY GRADING PLAN

C2

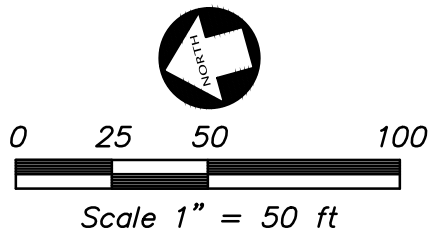


7 SOUTH LINDEN

SOUTH SAN FRANCISCO

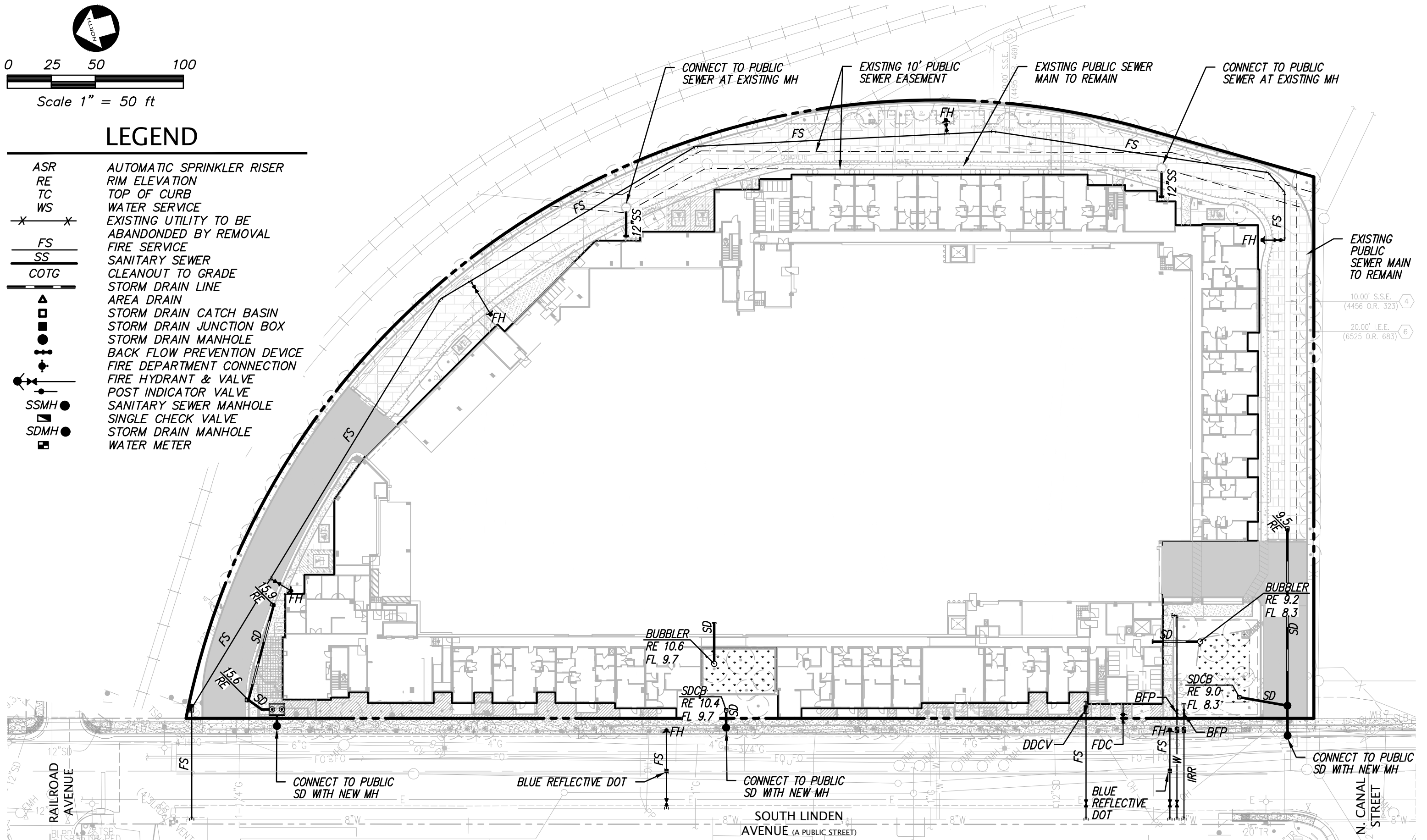
JANUARY, 2023

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LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
—*—*	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
—	STORM DRAIN LINE
▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
⊘	BACK FLOW PREVENTION DEVICE
⊕	FIRE DEPARTMENT CONNECTION
⊕	FIRE HYDRANT & VALVE
⊕	POST INDICATOR VALVE
SSMH ●	SANITARY SEWER MANHOLE
SDMH ●	SANITARY SEWER MANHOLE
■	SINGLE CHECK VALVE
■	STORM DRAIN MANHOLE
■	WATER METER



PRELIMINARY UTILITY PLAN

C3



7 SOUTH LINDEN

SOUTH SAN FRANCISCO

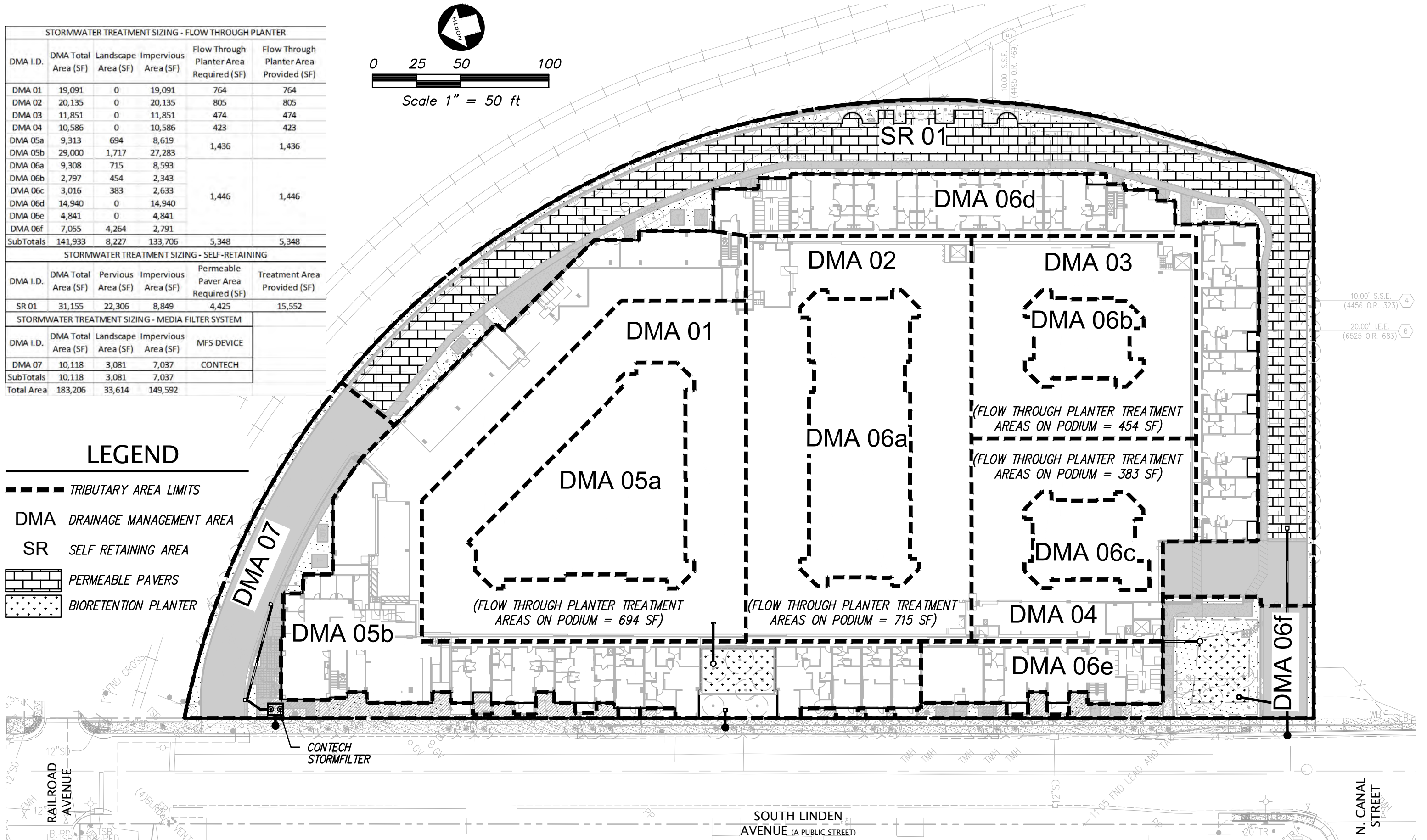
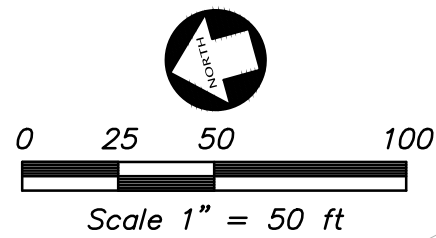
JANUARY, 2023

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STORMWATER TREATMENT SIZING - FLOW THROUGH PLANTER					
DMA I.D.	DMA Total Area (SF)	Landscape Area (SF)	Impervious Area (SF)	Flow Through Planter Area Required (SF)	Flow Through Planter Area Provided (SF)
DMA 01	19,091	0	19,091	764	764
DMA 02	20,135	0	20,135	805	805
DMA 03	11,851	0	11,851	474	474
DMA 04	10,586	0	10,586	423	423
DMA 05a	9,313	694	8,619	1,436	1,436
DMA 05b	29,000	1,717	27,283		
DMA 06a	9,308	715	8,593		
DMA 06b	2,797	454	2,343		
DMA 06c	3,016	383	2,633	1,446	1,446
DMA 06d	14,940	0	14,940		
DMA 06e	4,841	0	4,841		
DMA 06f	7,055	4,264	2,791		
SubTotals	141,933	8,227	133,706	5,348	5,348

STORMWATER TREATMENT SIZING - SELF-RETAINING					
DMA I.D.	DMA Total Area (SF)	Pervious Area (SF)	Impervious Area (SF)	Permeable Paver Area Required (SF)	Treatment Area Provided (SF)
SR 01	31,155	22,306	8,849	4,425	15,552

STORMWATER TREATMENT SIZING - MEDIA FILTER SYSTEM				
DMA I.D.	DMA Total Area (SF)	Landscape Area (SF)	Impervious Area (SF)	MFS DEVICE
DMA 07	10,118	3,081	7,037	CONTECH
SubTotals	10,118	3,081	7,037	
Total Area	183,206	33,614	149,592	



LEGEND

- TRIBUTARY AREA LIMITS
- DMA DRAINAGE MANAGEMENT AREA
- SR SELF RETAINING AREA
- PERMEABLE PAVERS
- BIORETENTION PLANTER



7 SOUTH LINDEN

PRELIMINARY STORM WATER QUALITY CONTROL PLAN

C4

SOUTH SAN FRANCISCO

JANUARY, 2023

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