

233 E. GRAND

BUILDING
233 E. Grand Ave.
South San Francisco, CA 94080

PARKING STRUCTURE
328 Roebling Rd.
South San Francisco, CA 94080

Government Code Section 54957.5
SB 343
Agenda: 06/24/2020
Item #8

Flad Project Number
19419-00

Description of Package
PRECISE PLAN

Date
04/21/2020



Flad

 **HealthpeakTM**
PROPERTIES

 **Hathaway
Dinwiddie**

MEYERS+
ENGINEERS

WILSEY HAM
Engineering, Surveying & Planning

**FLETCHER
STUDIO**

IPD

KPW
STRUCTURAL ENGINEERS, INC.

 **Project Management
Advisors, Inc.**





Flad Architects

04/21/2020

Rendering of Proposed Building - Along Roebling Rd.

PRECISE PLAN

Healthpeak
PROPERTIES

11







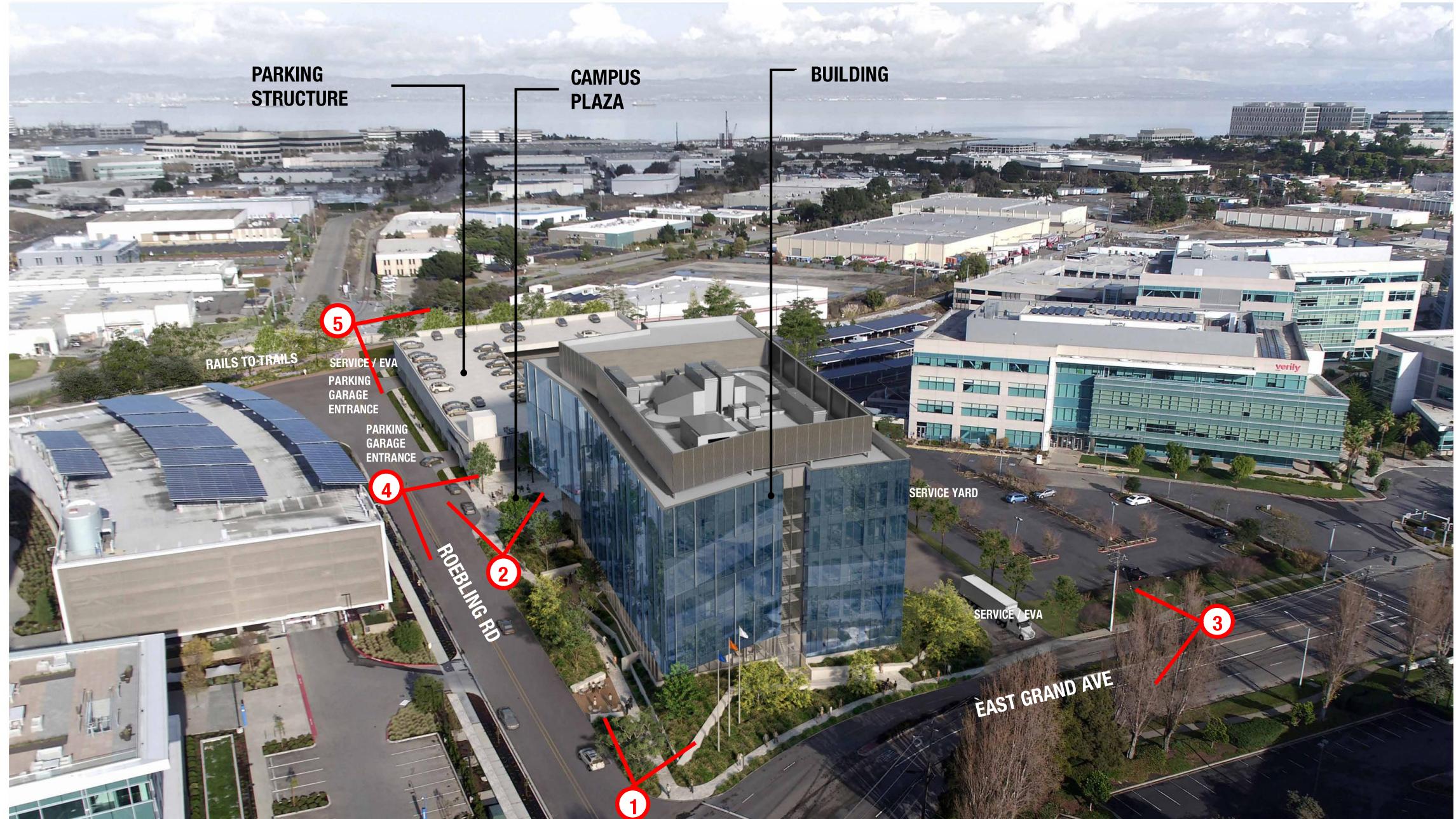






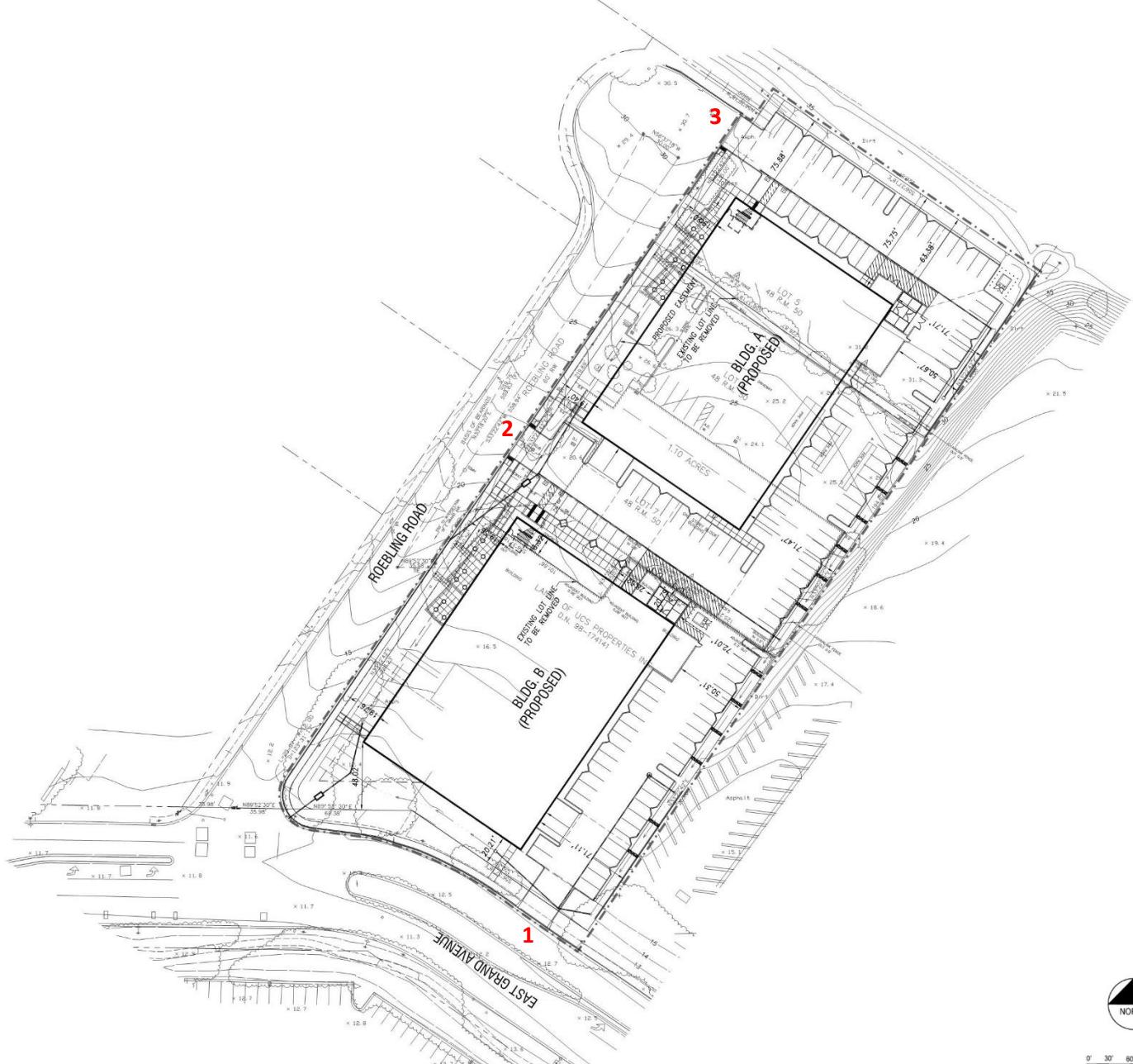
Thank You

Appendix









PROJECT DATA

LOT AREA:

2.97 ACRES

BUILDING:

F.A.R.:

BUILDING AREA:

.81

105,538 SF

BUILDING A:

52,768 SF

BUILDING B:

52,768 SF

TOTAL AREA:

105,538 SF

PARKING:

PARKING REQUIRED AT 2.8/1,000 SF

296 STALLS

SURFACE PARKING

123 STALLS

BASEMENT GARAGE BUILDING A

73 STALLS

BASEMENT GARAGE BUILDING B

73 STALLS

TOTAL PARKING PROVIDED

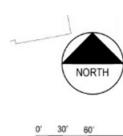
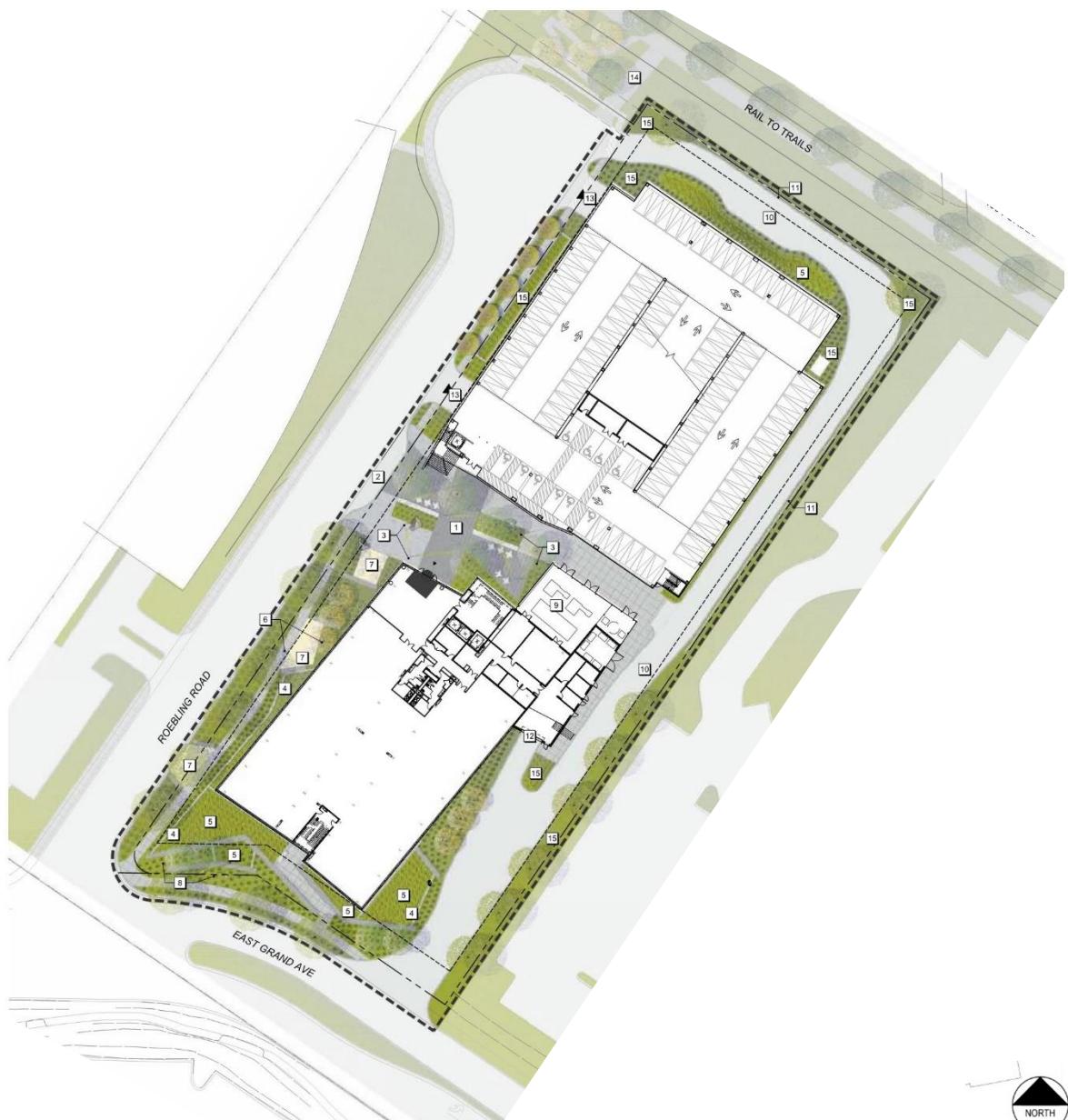
296 STALLS

ACCESSIBLE PARKING PROVIDED AT 2% OF TOTAL

8 STALLS



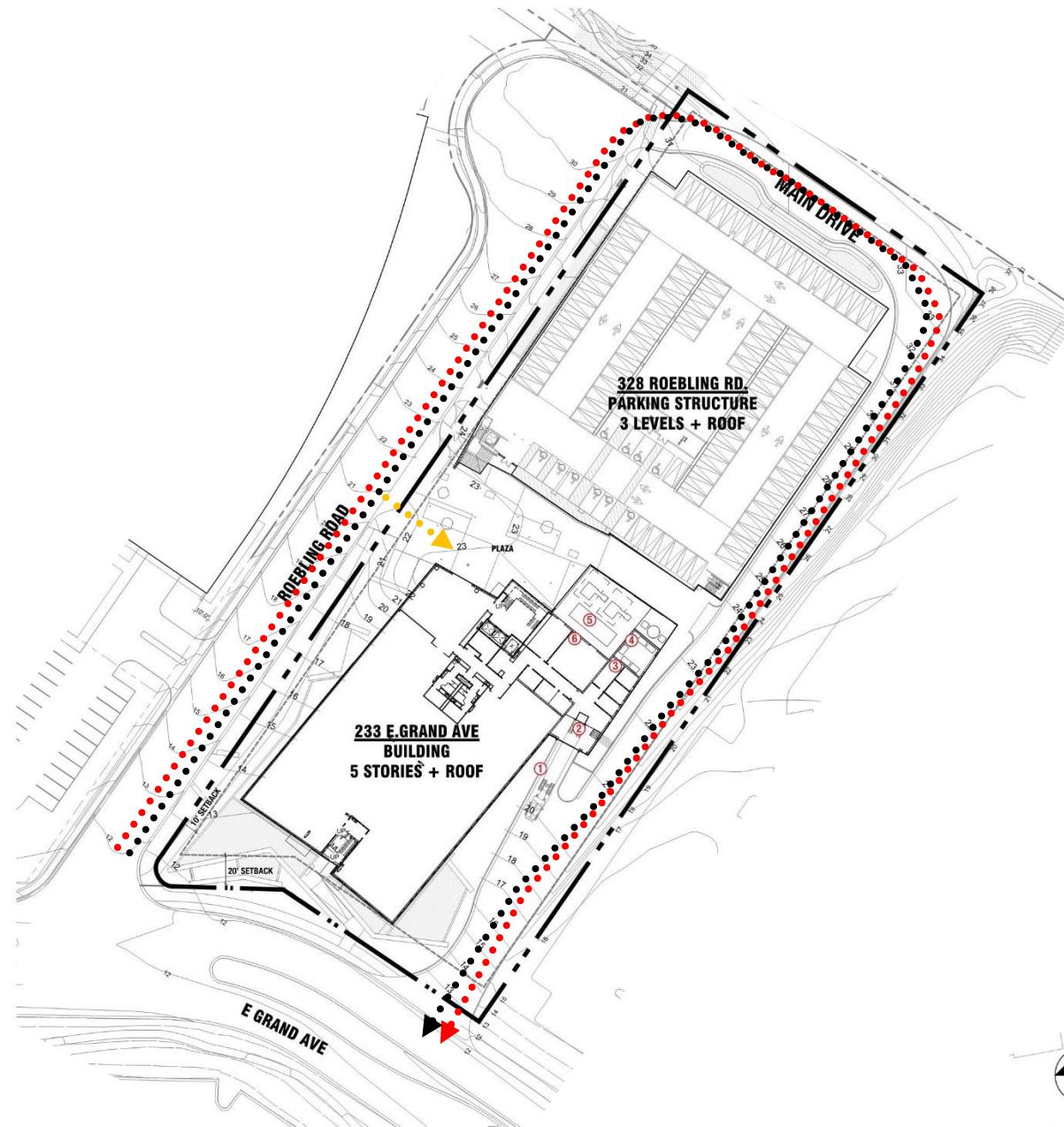
0' 30' 60' 120'



0' 30' 60' 120'

PROJECT DATA

<u>LOT AREA:</u>	2.97 ACRES
<u>BUILDING</u>	
F.A.R.	1.0
BUILDING AREA	129,919 SF
<u>PARKING</u>	
PARKING REQUIRED AT 2.8/1,000 SF	364 STALLS
GARAGE	
LEVEL AT GRADE	50 STALLS
LEVEL 2	127 STALLS
LEVEL 3	130 STALLS
ROOF	57 STALLS
TOTAL	364 STALLS
ACCESIBLE PARKING REQUIRED AT 2% OF TOTAL	8 STALLS
ACCESIBLE PARKING SPACES	6 STALLS
ACCESIBLE VAN PARKING	2 STALLS
TOTAL ACCESSIBLE PARKING	8 STALLS



PROJECT DATA

LOT AREA: 2.97 ACRES

BUILDING

F.A.R. 1.0
BUILDING AREA 129,919 SF

PARKING

PARKING REQUIRED AT 2.8/1,000 SF 364 STALLS

GARAGE

LEVEL AT GRADE	50 STALLS
LEVEL 2	127 STALLS
LEVEL 3	130 STALLS
ROOF	57 STALLS
TOTAL	364 STALLS

ACCESSIBLE PARKING REQUIRED AT 2% OF TOTAL 8 STALLS

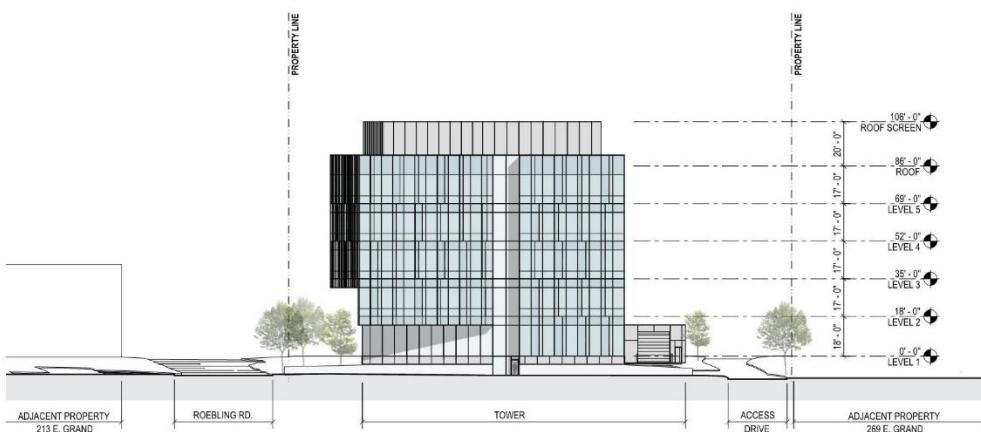
ACCESSIBLE PARKING SPACES 6 STALLS

ACCESSIBLE VAN PARKING 2 STALLS

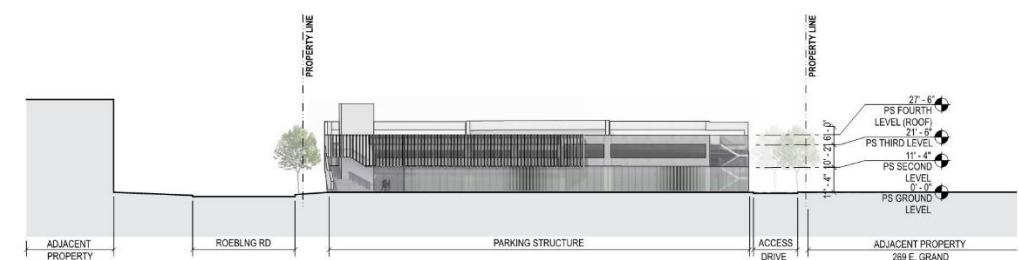
TOTAL ACCESSIBLE PARKING 8 STALLS



1 West Elevation - Along Roebling



2 South Elevation - Along E. Grand



3 South Elevation - Along Plaza