200 AIRPORT BLVD. APARTMENTS

ENTITLEMENT RE-SUBMITTAL SET

APRIL 15, 2019

FAIRFIELD
RESIDENTIAL

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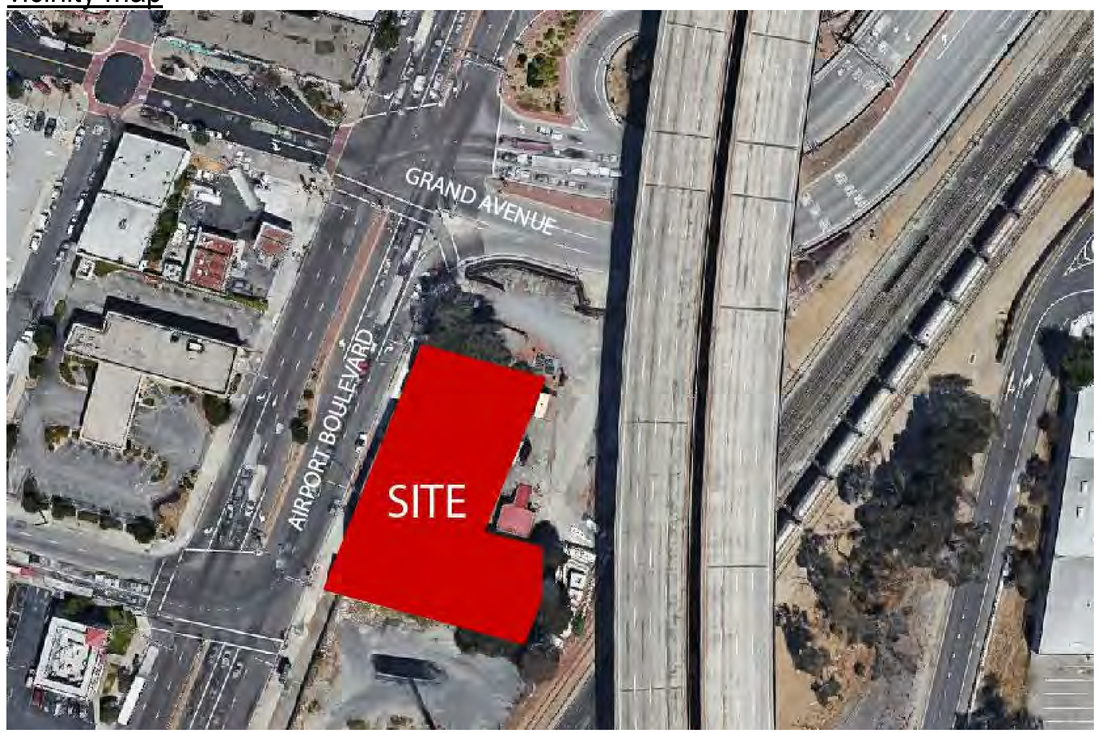
project location

vicinity map



PROJECT

200-214 AIRPORT BOULEVARD
SOUTH SAN FRANCISCO, CA 94080

PROJECT DESCRIPTION

NEW CONSTRUCTION 7 STORY MIXED USED BUILDING CONSISTING OF 5 LEVELS OF RESIDENTIAL TYPE IIIA CONSTRUCTION OVER 2 LEVELS OF TYPE IA CONSTRUCTION ABOVE GRADE PARKING WITH GROUND LEVEL RETAIL.

LEGAL DESCRIPTION

012-338-050 (PARCEL ONE AND TWO)
012-338-040 (PARCEL THREE)
012-338-030 (PARCEL FOUR)
012-338-020 (PARCEL FIVE)
012-338-010 (PARCEL SIX)
SITE AREA: 23,883 SQ FT OR 0.548 ACRES

ZONING

DTC - DOWNTOWN TRANSIT CORE

PROJECT TEAM:

OWNER/DEVELOPER
FF Realty III LLC
5510 Morehouse Drive, CA 92121
Tel: 858.626.8334
Contact:Trevor Boucher

ARCHITECT
CarrierJohnson + Culture
1301 Third Avenue
San Diego, CA 92101
Tel: 619.239.2353
Contact: Claudia Escala

CIVIL ENGINEER
BKF Engineers
1730 N. First Street, Suite 600
San Jose, CA 92660
Tel: 408467.9100
Contact: Cole Gaumnitz

LANDSCAPE ARCHITECT
MJS Landscape Architecture
507 30th Street
Newport Beach, CA 92663
Tel: 949.675.9964
Contact: Paul Maksy

CONSTRUCTION TYPE

TYPE IIIA (UPPER LEVELS 3 THRU 7 RESIDENTIAL)
TYPE IA (GROUND LEVEL AT GRADE PARKING, LOBBY, RETAIL
FULLY SPRINKLERED PER CBC CHAPTER 9

OCCUPANCY CLASSIFICATION

R-1 MULTIFAMILY RESIDENTIAL
A-3 RESIDENTIAL AMENITY SPACE
B LEASING/MANAGEMENT OFFICE
S-2 PARKING GARAGE
M RETIAL

APPLICABLE CODES

CBC 2016
CITY OF SOUTH FRANCISCO MUNICIPAL CODE

PROPOSED BUILDING HEIGHT

7 STORIES
83' - 1" FROM DATUM (AVG. OF HIGHEST/LOWEST GRADE)

SHEET INDEX

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phone 619.239.2353

FAIRFIELD
RESIDENTIAL

200 AIRPORT APARTMENTS

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:
ENTITLEMENT SUBMITTAL SET

PROJECT NO:
5898.00
FILE NAME:
5898.00_ARCH_200 AIRPORT_V2018
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE:
4/14/2019 10:55:30 AM
TITLE:
PROJECT LOCATION, DATA, DRAWING INDEX
DRAWING NO:
T0.1

SITE INFORMATION

ASSESOR PARCEL #		Existing Building SF
	012-338-010	1,100 SF
	012-338-020	0 SF
	012-338-030	2,362 SF
	012-338-040	4,875 SF
	012-338-050	5,649 SF & 1,103 SF
		TOTAL 15,089 SF
ADDRESS		200-214 AIRPORT BLVD.
SITE AREA		23,879 SF (0.55 AC)
APPLICABLE CODES		DOWNTOWN STATION AREA PLAN
CONSTRUCTION TYPE		TYPE III OVER TYPE I
OCCUPANCY		R / M / B / S

DEVELOPMENT PARAMETERS

		PERMITTED	PROPOSED
ZONING	DOWNTOWN TRANSIT CORE		
SPECIFIC PLAN	DOWNTOWN STATION AREA SPECIFIC PLAN		
SETBACKS	(FRONT/SIDE/REAR)	0'/0'/0'	
FAR		8.00 (with Incentives)	4.66
		143,274 SF	111,306 SF
LOT COVERAGE		100%	97.75%
MAX. BLDG HT.	PER ZONING	85'	83'-1"
NUMBER OF UNITS		100	94
DENSITY	(UNITS PER ACRE W/INCENTIVES)	180 DU/AC	179 DU/AC
RESIDENTIAL NRSF			77,094
RETAIL GLA			3,630 SF

UNITS SUMMARY

UNIT TYPE	AVERAGE SF	FLR 3	FLR 4	FLR 5	FLR 6	FLR 7	TOTAL # UNITS	UNIT MIX	TOATL NET RENT.
STUDIO:	573	6	5	5	5	5	26	28%	14,893
1-BEDROOM	789	7	8	8	8	8	39	41%	30,770
2-BEDROOM	1,084	6	6	6	6	5	29	31%	31,431
TOTAL	**820 sf**	**19**	**19**	**19**	**19**	**18**	**94**	**100%**	**77,094**

PARKING SUMMARY

REQUIRED PARKING - RESIDENTIAL

UNIT TYPE	# UNITS	RATIO	TOTAL
STUDIO	26	1.0	26
1-BEDROOM	39	1.0	39
2-BEDROOM	29	1.5	44
			109
RESIDENTIAL REQUIRED		**1.0**	**109**

REQUIRED PARKING - COMMERCIAL

			(3,630-1,500)	
RETAIL REQUIRED:	4:1,000 SF	**3,630 SF**	**2,130**	**9**

*Per Section 20.330.004 OF THE SSFMC No Parking required for first 1,500 SF

TOTAL PROJECT REQUIRED **118**

PARKING SUMMARY

PROVIDED PARKING - RESIDENTIAL

LEVEL	STANDARD	PUZZLE LIFT	TOTAL
1	2	50	52
2	46	0	46
RESIDENTIAL PROVIDED			**98***

*PROJECT DOES NOT MEET REQ. COUNT AND IS REQUESTING A PARKING REDUCTION.
REFER TO TRAFFIC MANAGEMENT PLAN PROVIDED.

REQUIRED PARKING - COMMERCIAL

	TOTAL
RETAIL PROVIDED:	**12**
TOTAL PROJECT PROVIDED	**110***

*TRAFFIC MANAGEMENT PLAN TO SUPPORT CURRENT PARKING RATIO — RES. + RETAIL

BICYCLE PARKING SUMMARY - RESIDENTIAL

	RATIO	# SPACES	TOTAL	TOTAL
SHORT-TERM	10% REQ. CARS	109	**11**	**11**
LONG-TERM	0.25	109	**28**	**34**
		TOTAL	**39**	**45**

BICYCLE PARKING SUMMARY - COMMERCIAL

	RATIO	AREA	TOTAL
SHORT-TERM	10% REQ. CARS	4,000 SF	**1**
LONG-TERM	N/A		
		TOTAL	**1**

OPEN SPACE SUMMARY

REQUIRED

	SF PER UNIT	# UNITS	
STUDIO	100	26	2,600
1-BEDROOM	100	39	3,900
2-BEDROOM	100	29	2,900
		TOTAL	**9,400**

OPEN SPACE SUMMARY

PROVIDED

	TOTAL
PRIVATE BALCONIES/PATIO	4,832
COURTYARD	2,047
ROOF DECK	1,246
PER PERMITS P16-0021,UP16-001, AND DR16-0012 - 150 AIRPORT BLVD PROPERTY INCLUDES EXCESS OF REQUIRED OPEN SPACE AND ALLOCATING TO 200 AIRPORT PROPERTY	2,467
TOTAL	**10,592**

STORAGE SUMMARY

REQUIRED STORAGE - RESIDENTIAL	# UNITS	RATIO	TOTAL
200 CUBIC FEET MIN. (WITH MIN. HORIZONTAL DIMENSION OF 4 FT)	94	1.0	**94**

STORAGE SUMMARY

PROVIDED STORAGE - RESIDENTIAL

LEVEL 2		70
LEVEL 3 - LEVEL 7	5 SPACES PER FLOOR	25
		95

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DEVELOPMENT SUMMARY

DRAWING NO:

T0.2

City of SSF - Conformance Development Checklist for Downtown Station Area Specific Plan Sub-Districts (SSFMC Section 20.290.004)

South San Francisco Municipal Code

Project Name: Project Address: APN: Zoning:

Lot, Density, and FAR Standards - Downtown Station Area Specific Plan Sub-Districts								Proposal Compliance for Project (please fill out Yes, No, or NA)	Please stipulate how the proposal complies (ex. provide specific lot/ parcel data, measurements, etc.)	Additional Notes/ Comments
Standard (per Sub-District)	DTC	SAC	DRC	TO/RD	LCC	LNC	Additional Standards			
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	10,000	5,000	5,000		Yes		
Minimum Lot Width (sq. ft.)	50	50	50	50	50	50		Yes		
Minimum Lot Depth (sq. ft.)	n/a	n/a	80	n/a	80	n/a		NA		
Floor Area Ratio (FAR)										
Minimum FAR	2	1.5	n/a	1.5	n/a	2		Yes		
Maximum FAR	6	3	3	2.5	n/a	3	Exclusive of structured parking	Yes		
Maximum FAR with Incentive Program	8	4	3.25 (1)	3.5	n/a	n/a	Exclusive of structured parking	NA		
Residential Density (units per acre; included within FAR above)										
Minimum Density	80	14	40	n/a	20.1	40		Yes		
Maximum Density	100	60	80	n/a	40	60		Yes	Refer to sheet T.03 Proposed density is 98 units	
Maximum Density with Incentive Program. Does not include density bonuses allowed per Chapter 20.390 Bonus Residential Density	120 (A)	80 (A) / 100 (2)(A)	100 (A) / 125 (1)(A)	n/a	n/a	80 (A)		NA		
Limitations: *For qualifying affordable Senior Housing projects; and, for developments on corner parcels or lots greater than one acre.*										
Building Form and Location Standards – Downtown Station Area Specific Plan Sub-Districts										
Standard	DTC	SAC	DRC	TO/RD	LCC	LNC	Additional Standards			
Height (ft)										
Maximum Building Height	85	45-65 (1)(2)	65	FAA allowed	50	50	See Section 20.300.006 Heights and Height	Yes		
Minimum Ground Floor Height for non-residential uses	15; 12 min clearance	15; 12 min clearance	15; 12 min clearance	15; 12 min clearance	15; 12 min clearance		See above and Section 20.280.005(B)(1)	Yes		
Maximum Finished Floor Height (residential)	5	n/a	5	n/a		5	See above	NA		
Yards (ft)										
Grand Avenue (east and west) Frontage	n/a	0	n/a	0		n/a				
Pedestrian Priority Zone Street Frontage	At property line or 10 feet from curb (whichever is greater)	n/a	At property line or 10 feet from curb (whichever is greater)	n/a		n/a		Yes		
Eastern Neighborhood Streets except Grand Avenue Frontage	n/a	n/a	n/a	20		n/a		NA		
Interior Side	0; 10 when abutting residential district	0	0; 10 when abutting residential district	n/a		n/a		Yes		
Rear	0, 10 when abutting an R district (F)	0	20 (F)	10 for the first two stories, 15 thereafter (C)				Yes		
Maximum Lot Coverage (% of lot)	100	100	90	85	75	90	See Ch. 20.040 Rules of Measurement	Yes		
Limitations: *1. Height break would occur a minimum of 30 feet from the front of the building.* *2. Corner properties may be exempt from this requirement, subject to evaluation by the decision-making authority in the review process and consistent with the Downtown Station Area Specific Plan design guidelines.*										
Open Space and Landscaping Standards - Downtown Station Area Specific Plan Sub-Districts										
Standard	DTC	SAC	DRC	TO/RD	LCC	LNC	Additional Standards			
Minimum Usable Open Space (sq. ft. per res. unit)	100	100	100	Refer to Section 20.280.007(K)		150	See Supplemental Regulations 20.100.004(D)(10)	No	Refer to sheet T0.3 9,800SF required, 8,040SF provided. The project will supplement the difference with the 150 Airport project as they will be sharing indoor and outdoor amenities	
Minimum Amount of Landscaping (% of site)	n/a	n/a	n/a	15		10	See Section 20.300.007 Landscaping	NA		
A. Increased Density and FAR Incentive Program. An increase to the maximum FAR or maximum density as referenced in Table 20.280.004-1 may be permitted for buildings with the approval of a Conditional Use Permit through the satisfaction of a combination of the following public benefits:										
1. To be eligible for an increase to the maximum FAR or density incentives under this subsection, the public benefits that are included as part of a development project must demonstrate a positive contribution that is above and beyond the minimum required impact fees and other requirements of the particular project. The following preferences for public benefits to the Downtown community and the City may be considered as eligible to allow increased density and FAR standards for a project pursuant to this subsection:								NA	Project is not seeking an increase in FAR or density	Staff Comment: this section applies, please revise. Public benefits will be analyzed throughout the entitlement process and ultimately approved by City Council.
a. Local Hire Program;								NA		
b. Public art;								NA		
c. Funding or construction of local streetscape enhancements as identified in the Downtown Station Area Specific Plan;								NA		
d. Funding for enhanced public spaces;								NA		
e. Funding for public safety facilities, community meeting rooms, child care or similar;								NA		
f. Tenant space for local businesses or existing businesses in need of relocation;								NA		
g. Provision of green building measures over and above the applicable green building compliance threshold required pursuant to Title 15 ("Building and Construction") of the South San Francisco Municipal Code;								NA		
h. Transit subsidy or other incentives for residents and/or employees; and								NA		
i. Other developer proposed incentives achieving a similar public benefit.								NA		
2. For projects seeking either an increase to the maximum FAR or maximum density pursuant to this subsection, the following shall apply:								NA		
a. Applicant shall submit financial evaluation and analysis, information, and evidence to allow for a reasonable assessment of the value of the benefits offered relative to the incentives being sought, including the proposed public benefits as outlined above.								NA	Project is not seeking an increase in FAR or density	Staff Comment: this section applies, please revise.
b. Applicant shall provide an assessment of the economic and/or intrinsic value of the proposed public benefit as compared with the economic value of the proposed development incentives requested by the applicant. The City may request an independent third party review, by a qualified appraisal expert, hired by the City at the applicant's expense, to validate the valuation submitted by the applicant. This requirement is not intended to imply a need for the applicant to provide or disclose a complete project pro forma. Only the marginal costs of the proposed public benefit and incentive are required to be disclosed in the analysis.								NA	Project is not seeking an increase in FAR or density	Staff Comment: this section applies, please revise.

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200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:
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TITLE: DEVELOPMENT CHECKLIST - DOWNTOWN AREA SPECIFIC PLAN
DRAWING NO:

T0.3.1

City of SSF - Conformance Development Checklist for Downtown Station Area Specific Plan Sub-Districts (SSFMC Section 20.290.004)

South San Francisco Municipal Code

Project Name: | Project Address: | APN: | Zoning:

Lot, Density, and FAR Standards - Downtown Station Area Specific Plan Sub-Districts	Proposal Compliance for Project (please fill out Yes, No, or NA)	Please stipulate how the proposal complies (ex. provide specific lot/ parcel data, measurements, etc.)	Additional Notes/ Comments
c. Applicant shall provide an explanation as to the way in which the proposed amenities will further the City's goals and objectives as outlined in the SSF Downtown Station Specific Plan, and conformance of the proposed project with the General Plan, Specific Plan provisions and Zoning Ordinance, and that a reasonable nexus exists between the public benefit provided and the incentive granted.	NA	Project is not seeking an increase in FAR or density	Staff Comment: this section applies, please revise.
B. Heights and Building Setbacks.			
1. Ground Floor Height. The minimum ground floor height for buildings with nonresidential uses at the ground level is 15 feet, with a minimum 12-foot clearance from floor to ceiling. For residential buildings, a ground floor garage may be exempt from this requirement, subject to evaluation by the decision-making authority in the review process.	Yes		
2. Finished Floor Height for Residential Uses. The maximum finished floor height for ground floor residential uses is five feet above grade	NA		
C. Build-to Line. Buildings shall be constructed at the required setback for at least 65 percent of linear street frontage. Build-to-Line criteria for locations within the sub-districts include:			
1. Along the east and west extents of the GAC sub-district, no setback is allowed.	NA		
2. Within the Pedestrian Priority Zone, in the LNC sub-district, and in the LCC sub-district, buildings should be built to the property line or 15 feet from the curb, whichever is greater.	Yes		
3. In the TO/RD sub-district on Sylvester Road and other new roads that may be constructed, setbacks up to 20 feet are allowed. These should be used to accommodate a primary building entry plaza, seating or signage, as well as generous site landscaping.	NA		
4. Standards pertaining to other DRC and DTC sub-districts apply as appropriate.	Yes		
D. Corner Build Area. Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.	Yes		
E. Residential Usable Open Space. A minimum of 100 square feet of usable open space is required per residential unit and may be provided as common or private open space, or a combination. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development; these can be in the form of courtyards at the ground level or terraces over parking podiums or on rooftops.	Yes		
1. Minimum Dimensions.			
a. ***Private Open Space.*** Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no dimension less than six feet.	Yes	Dimension of all proposed balconies has been increased to meet 6'-0" requirement	Staff Comment: This guideline has not been met. As represented on the plans, some of the balconies do not meet the min. 6' requirement. Please revise accordingly.
b. ***Common Open Space***. Minimum dimension of 20 feet.	Yes		
2. Usability. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed 10 percent.	Yes		
a. Accessibility.	Yes		
i. Private Open Space. The space shall be accessible to only one living unit by a doorway to a habitable room or hallway.	Yes		
ii. Common Open Space. The space shall be accessible to the living units on the lot. It shall be served by any stairway or other access way qualifying as an egress facility from a habitable room.	Yes		
F. Private Storage Space. Each residential unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.	Yes		
G. Required Parking. Parking shall be required in accordance with Chapter 20.330 for Downtown Districts.	No	Refer to sheet T0.3 Parking is provided at the ratio of 1 per unit for studios, 1 bedrooms and 2 bedrooms. Proposed parking ratio is appropriate given the project's proximity to the new CalTrain station. Additionally, the project will provide Transportation Demand Management (TDM) Measures to limit vehicle dependence.	Staff Comment: parking calculations were miscalculated and the project will need a parking reduction. Please make sure the plans and the project description reflect a request for a parking reduction, including the supporting analysis and key findings.
H. Limitations on Curb Cuts. Curb cuts shall be minimized and located where least likely to impede pedestrian circulation. Curb cuts shall be located at least 10 feet from any intersection curb return or pedestrian crosswalk.	NA		
I. Truck Docks, Loading, and Service Areas. Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets. Refer to Section 20.330.009 for specific requirements.	NA		
J. Required Bicycle Parking. Bicycle parking will be provided on-site where public bicycle parking on sidewalks or in plaza and park spaces is not available. A reduction in short-term bicycle parking for commercial businesses will be considered based on contribution into a consolidated public bicycle parking amenity. Refer to Section 20.330.008 for specific requirements.	Yes		
20.280.006 Supplemental Regulations—Downtown			
A. Required Active Frontage.			
1. ***Grand Avenue***. A minimum of 75 percent of the frontage of a site along Grand Avenue in the Downtown shall be devoted to active uses; in the Eastern Neighborhood a minimum of 35 percent of the frontage of a site along E. Grand Avenue shall be devoted to active uses.	Yes		
2. ***Pedestrian Priority Zone.*** Properties within the Pedestrian Priority Zone, as shown in Figure 20.280.006(A) (please refer to SSFMC), are encouraged to consider retail sales and/or eating and drinking establishment uses along the frontage of the site. Eastern Neighborhood streets besides Grand Avenue, such as Sylvester Road, are exempted from this requirement.	Yes		
3. ***Linden Avenue in the Linden Neighborhood Center.*** A minimum of 65 percent of the frontage of a site along Linden Avenue in this area shall be devoted to active uses.	NA		
4. ***Exceptions.*** The Chief Planner may approve a reduction in these standards (not to exceed 25 percent of the standard) to allow for fire access, driveways, and for efficient site layout and site configuration. Exceptions beyond that are subject to Planning Commission approval	NA		
B. Building Transparency and Required Openings. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 60 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 18 inches deep. They shall not provide views into parking or vehicle circulation areas.	Yes		
C. Architectural Articulation. Buildings shall include sufficient architectural design features to create visual interest and avoid a large-scale, bulky or "box-like" appearance. Different ways that this requirement may be met include, but are not limited to, those listed below; compliance with this requirement shall be evaluated by the decision-making authority in the review process.			
1. **Variety in Wall Plane.** Exterior building walls vary in depth and/or direction. Building walls exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth.	Yes	At building base along Airport Blvd and Grand Avenue the brick and concrete facades have recessed openings. At the upper levels recessed balconies are used to break much the massing. The southwest corner is angled to add interest and the northwest corner is accentuated with a roof top terrace overlooking the future Cal Train plaza	
2. **Variety in Height or Roof Forms.** Building height is varied so that a significant portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation.	Yes	Stairs extending to the roof as well as the elevator overrun are used to give variation in roof heights.	
3. **Façade Design Incorporates Architectural Detail.** The building façades incorporate details such as window trim, window recesses, cornices, belt courses, changes in material, or other design elements in an integrated composition. The use of materials, textures, and colors enhance architectural interest and emphasize details and changes in plane. Some of the architectural features of the front façade are incorporated into the rear and side elevations.	Yes	Maerial changes and recessed windows add architectural detail to the facades	

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DRAWN BY: Author | CHECKED BY: Checker

PLOT DATE: 4/14/2019 10:55:31 AM

TITLE: DEVELOPMENT CHECKLIST - DOWNTOWN AREA SPECIFIC PLAN

DRAWING NO: T0.3.2

City of SSF - Conformance Development Checklist for Downtown Station Area Specific Plan Sub-Districts (SSFMC Section 20.290.004)	Proposal Compliance to Project (please fill out Yes, No, or NA)	Please stipulate how the proposal complies (ex. provide specific lot/ parcel data, measurements, etc.)	Additional Notes/ Comments:
South San Francisco Municipal Code			
Project Name: Project Address: APN: Zoning:			
Lot, Density, and FAR Standards - Downtown Station Area Specific Plan Sub-Districts			
4. **Balconies, Bay Windows, and other such Projections or Recesses.** The building incorporates balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across the length of the façade. This method for achieving architectural articulation is most typically found on buildings that include residential uses.	Yes	Architectural articulation is proposed with recessed balconies, juliet balconies and recessed windows	
D. Blank Walls. Walls facing streets shall not run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 18 inches deep.			
1. ***Exceptions.***			
a. The maximum length of a blank wall may be 40 feet if it includes artwork approved by the City through the design review process as required by Chapter 20.480.	NA		
b. The maximum length of a blank wall may be 30 feet for retail establishments with a gross floor area of 25,000 square feet or greater.	NA		
c. The blank wall restrictions for a project may be reduced by the Chief Planner to address operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater. Walls of street-facing buildings will exhibit architectural relief and detail, and/or will be screened with attractive landscaping, in such a way as to create visual interest at the pedestrian level.	Yes		
E. Exterior Building Materials and Colors. Refer to the guidelines in Chapter 5 of the Downtown Station Area Specific Plan and consider the following:			
1. A unified palette of materials shall be used on all sides of buildings and structured parking.	Yes		
2. Use high quality, durable materials and finishes that provide a sense of permanence.	Yes		
3. Give preference to sustainable materials, building systems and technologies.	Yes		
4. Exterior materials may include stone, porcelain tile, brick, wood, stucco and other materials suited to commercial, mixed use, and residential construction.	Yes		
5. In all cases, materials located at or near ground level should be high-quality, sturdy and visually interesting.	Yes		
6. Materials must be approved by the City as part of the project review process.	Yes		
F. Building Orientation and Entrances.			
1. Buildings shall be oriented to face public streets. Residential development adjacent to public spaces or connections shall be oriented facing onto the public space.	Yes		
2. Building entrances shall be emphasized with small entry plazas, vertical massing, and architectural elements such as awnings, arcades, or porticos.	Yes		
3. Entrances located at corners shall generally be located at a 45 degree angle to the corner and shall have a distinct architectural treatment to create interest at the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements. All building and dwelling units located in the interior of a site shall have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.	Yes	Residential entry is enhanced by a recessed portal and canopy	
4. In residential mixed-use developments, entrances to residential units shall be physically separated from the entrances to the commercial uses and clearly marked with a physical feature such as a recess or projection incorporated into the building or appropriately scaled element applied to the façade.	Yes		
5. All ground floor residential units shall have the primary entrance, either individual or shared, facing the public street or a pedestrian connection and shall incorporate a projection (e.g., porch or stoop) or recess at least 40 square feet in area, with a minimum depth of five feet. Alternative entry designs that face the street, such as a trellis or a landscaped courtyard entry, may be approved by the Chief Planner or Design Review Board.	NA	Refer to sheet A3.3 Blank wall areas along East are a result from the extreme noise condition generated by the proximity of the project to the 101 freeway.	
G. Unbundling Parking from Residential Uses. For residential condominium or other multi-family ownership projects, parking in excess of one space per unit may be sold or rented separate from the residential unit. For apartment developments, 50 percent of the required parking may be unbundled. All spaces shall be reserved for residential tenants within the development.			
H. Limitations on Location of Parking.			
1. **General.**			
a. Share access drives and cross access easements to parking facilities wherever feasible in order to minimize curb cuts and potential conflicts with pedestrians	Yes		
b. Minimize the number of vehicular access points from the following streets to reduce the total number of curb cuts	NA		
i. Miller Avenue.	NA		
ii. Baden Avenue.	NA		
iii. Linden Avenue.	NA		
c. No curb cuts shall be allowed along Grand Avenue unless no other access is feasible.	Yes		
2. **Surface Parking Lots.**	NA		
a. Locate surface parking lots away from street edges or behind buildings and provide decorative, landscaped, or other screening	NA		
b. Landscape a minimum five feet perimeter setback area around parking lots	NA		
3. **Private or Shared Garages.**	NA		
a. Organize at-grade garages for lower density residential development (i.e., rowhouses, townhouses) in well-landscaped parking lanes and parking courts leading to individual garages	NA		
4. **Parking Structures.**			
a. Parking structures should be located away from primary pedestrian walkways, unless otherwise approved by the Chief Planner	Yes		
b. Pedestrian entries and stairwells for parking structures should be located adjacent to public streets and along major pedestrian connections	Yes		
c. Pedestrian entries should be located to minimize conflicts between pedestrians, bicycles and vehicles	Yes		
I. Maximum Block Length. Existing block configurations shall remain intact. Blocks shall not be consolidated. Wherever possible, mid-block pedestrian connections and alleys are encouraged especially where blocks exceed 300 feet in length	Yes		

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FAIRFIELD RESIDENTIAL

200 AIRPORT APARTMENTS

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:
ENTITLEMENT SUBMITTAL SET

PROJECT NO: 5898.00
FILE NAME: 5898.00_ARCH_200 AIRPORT_V2018
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 4/14/2019 10:55:31 AM
TITLE: DEVELOPMENT CHECKLIST - DOWNTOWN AREA SPECIFIC PLAN
DRAWING NO: T0.3.3

City of SSF - Conformance Development Checklist for Downtown Station Area Specific Plan Design Guidelines	Proposal Compliance for Project (please fill out Yes, No, or NA)	Please stipulate how the proposal complies (ex.provide specific lot/parcel data, measurements, etc.)	Additional Notes/ Comments
Downtown Station Area Specific Plan			
Block Size and Pattern			
Downtown			
DS-1 Retain the block pattern that characterizes the Downtown; where particulalry long blocks exist, attempt to insert mid-blovk pedestrian walkways	NA		
Eastern Neighborhood			
DS-2 The extent feasible, establish a new public street/walkway and block pattern with block sizes of approximately 300 feet on a side	NA		
DS-3 Limit block lengths to a maximum of 600 feet	NA		
DS-4 Where block sizes exceed approximately 300 feet, provide mid-block pedestrian connections. Mid-block connections may take the form of a pedestrian access way or a shared ped/emergency/services path	NA		
DS-5 To the extent feasibl, add publicly-accessible pathways in existing development areas where street connectivity is limited	NA		
DS-6 Avoid security gates on publicly-accessible routes at all times of day	NA		
Building Height			
DS-7 Restrict building heights as indicated in Figure 5.02	Yes	Refer to elevation sheets A3.1, A3.2, A3.3, & A3.4 showing 83'-1"	
DS-8 Moderate allowable building heights in certain situations to create a comfortable environment	Yes		
Around parks and public open spaces to maintain a pedestrian scale and maximize daylight/sky exposure	Yes	Overall building height is consistent with new construction context and building base at ground level has been accentuated with a change in material to lower scale facing public areas	Staff Comment: the creation of shade on the public plaza will need to be further analyzed by staff, TAG, and the Design Review Board.
Along pedestrian walkways and sidewalks to provide a comfortable pedestrian scale	Yes	Same response as DS-7	
Adjacent to existing residential neighborhoods, stepping down to two or three stories to provide a transition in scale	Yes	The scale facing Airport Blvd is minimized with the podium courtyard which offers a relief in lieu of a continuous building wall	
DS-9 Place taller buildings or building elements at corner intersections to achieve greater visibility, scale relationships, and architectural massing and interest	Yes	Northwest prominent corner includes a roof deck overlooking the public plaza and is enhanced at the top with a trellis. In addition a different color is introduced at the underside of the balconies right at the corner for additional emphasis	
DS-10 Vary building heights within blocks and parcels in order to provide visual interest and variety and to avoid a blocky, uniform appearance	Yes	The scale facing Airport Blvd is minimized with the podium courtyard which offers a relief in lieu of a continuous building wall	
DS-11 Buildings within the Pedestrian Priority Zone in the Downtown and those adjacent to public open space that exceed four stories in height should step back any additional story to maintain a comfortable scale.	NA	Resubmittal shows building has been stepped back 6'-0" to meet standard	Staff comment: this standard is not being met and should be futher discussed with staff
Residential buildings over three stories in height, located on residential streets or public open space, should include a stepback for higher floors.	NA		
DS-12 Building design should provide optimal solar access to parks and other outdoor spaces	Yes	Refer to sunshade studies on sheet A7.1	Staff Comment: the creation of shade on the public plaza will need to be further analyzed by staff, TAG, and the Design Review Board.
Building Setbacks			
DS-13 Site buildings to reinforce the street edge or corner by maximizing building frontage along the street. Building setbacks will vary by street type	Yes	Project reinforces street edge and enhances the building edge at ground level with the use of brick and concrete pilasters that add depth and articulation to the façade	
DS-14 For Grand Avenue and other pedestrian-friendly retail areas, locate the primary building façade at the property line.	Yes		
Exceptions to this rule are allowed and encouraged to emphasize the retail zone and widen the sidewalk.	Yes		
DS-15 On non-pedestrian retail streets, allow for greater setbacks where the ground-floor use is residential	NA	Project proposes no ground floor residential use	
DS-16 A small portion of the building façade may be stepped back beyond the setback. This allows entry courts, public plazas, and building articulation at the ground level	NA		
DS-17 Maintain neighborhood and street character by locating residential uses across the street from one another where possible	Yes	On west and south sides new residential developments are currently in	
DS-18 Limit curb cuts to minimize pedestrian-vehicular conflicts	Yes	Pedestrian & vehicular access to building are clearly separate	
Building Design			
Building Massing and Articulation			
DS-19 Reduce the apparent bulk of a building by breaking it into smaller masses longitudinally and vertically	Yes	The design parti includes a courtyard that breaks up the façade along Airport Blvd. Balconies are also used as incisions in the massing to articulate the elevations and the proposed strong base with enhanced mateirals reduces the building bulk	
DS-20 Consider the impacts of shade and wind on open spaces, pedestrian corridors and retail streets in the massing and articulation of building facades	Yes		Staff Comment: the creation of shade on the public plaza will need to be further analyzed by staff, TAG, and the Design Review Board.
Locate outdoor spaces where there will be good protection from wind	Yes	The proposed courtyard enclosed on three sides is protected from winds	
DS-21 Accentuate important downtown and Eastern Neighborhood gateways and edges in the plan area with architectural design	Yes	The most prominent edge facing the plaza is accentuated with the introduction of brick pilasters and a variation in the openings that is also carried along Airport Blvd.	
DS-22 Reinforce street corners with changes in architectural massing and height	Yes	Northwest prominent corner includes a roof deck overlooking the public plaza and is enhanced at the top with a trellis. In addition a different color is introduced at the underside of the balconies right at the corner for additional emphasis	
DS-23 Transition building heights at the edges of districts wehre the nearby uses are of a lower scale, avoiding an abrupt transition in height and bulk	Yes	Proposed project height and bulk is consistent with new development on adjacent sites currently under construction	
DS-24 Throughout the Downtown and Eastern Neighborhood, create a largely continuous street wall to define the space of the street	Yes	Street wall is well defined and enhanced at ground level with a strong and attractive brick and concrete base.	
DS-25 Screen mechanical and other equipment from sight per the Zoning Code	Yes	Refer to sheet A2.6 showing 42" screen around mechanical equipment	
Building Orientation, Entries, and Facades			
DS-26 Ensure that the primary facades and entrance areas of all buildings face the street, open space, or other pedestrian-orientated circulation areas	Yes		
DS-27 Encourage windows and storefronts at the street level and ground floor with clear, non-reflective glazing	Yes		
DS-28 Emphasize building entries with small entry plazas, vertical massing, and architectural elements such as awnings, arcades, or porticos	Yes	Entrances are recessed and enhanced with canopies & signage	

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200 AIRPORT APARTMENTS

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:
ENTITLEMENT SUBMITTAL SET

PROJECT NO: 5898.00
FILE NAME: 5898.00_ARCH_200 AIRPORT_V2018
DRAWN BY: Author
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PLOT DATE: 4/14/2019 10:55:32 AM
TITLE:

DEVELOPMENT CHECKLIST - DESIGN GUIDELINES

DRAWING NO:

T0.4.1

City of SSF - Conformance Development Checklist for Downtown Station Area Specific Plan Design Guidelines	Proposal Compliance for Project (please fill out Yes, No, or NA)	Please stipulate how the proposal complies (ex provide specific lot/parcel data, measurements, etc.)	Additional Notes/ Comments
Downtown Station Area Specific Plan			
Ground Floors			
Design entries so thaty they are clearly identifiable from the street	Yes		
Provide a walkway leading from the street to the building entrance if not located direclty off the sidewalk	NA		
DS-29 Enhance building entries and the adjoining pedestrian realm with plazas and landscaping	Yes		
For retail development, orient multiple store entries to the to the plaza in addiiton to street-side entrances	No	Retail entry only shown at corner based on conversations with potential tenant and not having information regarding grades by the proposed	
Utilize outdoor space for cafes or other outdoor retail uses	Yes		
DS-30 Design the floor-to-ceiling height of the first floor to be greater than that of upper floors to accommodate ground-floor retail space where permitted	Yes	Ground floor retail floor to floor height is 15'-0"	
DS-31 Include features that add depth, shadow and architectural interest, such as balconies, recesses, cornices, bay windows, and step-backs at upper floors, consistent with the building's style and scaled for pedestrians	Yes	Recessed balconies are used to create depth and separate volumes. Recessed openings at the base enrich the architecture at the ground level	
DS-32 Limit blank walls along pedestrian-friendly streets	Yes	Blank walls are limited to those facing the freeway due to noise issues	
Building Design Guidelines for Specific Building Types			
Residential Buildings			
DS-33 Encourage provision of residential units that directly address the street edge through front doors, porches or patios, in addition to upper units that will be accessed from central lobbies	No	Residential units start at podium level, Ground level is retail focused	
DS-34 On non-retail streets, maintain a setback from the sidewalk or a slightly raised ground floor height to ensure residential privacy for ground floor units	Yes	Residential units start at Level 3 and have privacy	
DS-35 Use balconies, stoops, windows, and courtyards to provide architectural interest	Yes	Architectural interest is provided by recessed balconies, juliet balconies and a central courtyard open on one end to the street	
DS-36 For residential development facing onto local residential streets or public open space, use lower-scale residential forms such as townhomes up to three stories in height at the street as a scale transition	Yes	Use of brick material and creation of a strong two story base lowers the sca;le of the building facing the plaza	
DS-37 Step higher floors back to moderate building scale in proximity to lower scale neighborhoods	NA	Not within a lower scale neighborhood; proposed building fits within the development context of the area.	
DS-38 Provide clearly articulated residential building entries at the street	Yes		
DS-39 Minimize amount of building façade dedicated to parking entries and minimize curb cuts			
DS-40 Internalize parking away from building edges			
Building edges should accommodate entries, lobbies, retail or other active uses rather than blank walls			
DS-41 Employ variation in scale and form for residential development, allowing for both pedestrian and larger-scaled massing			
Office/R&D Buildings			
DS-42 Site buildings along streets, sidewalks and lanes rather than set back behind large landscaped front yards	NA		
DS-43 Orient primary building entrances to the street	NA		
Secondary entrances may be from the side and/or rear	NA		
DS-44 On site parking should be provided at the rear of the site, preferable in a structure, but screened from the street	NA		
No parking at the front of buildings	NA		
DS-45 Parking access should be via the minimum feasible curb cuts or from nearby lanes or side streets	NA		
DS-46 Utilize architecturla elements such as recesses, awnings, colonnades, and pronounced entrances to provide visual interest and variation on major facades	NA		
DS-47 Program active uses such as lobbies, retail, conference rooms, or similar spaces at the ground floor long the primary façade to provide visual interest to pedestrians	NA		
Building Materials			
DS-48 Use high-quality, durable architectural materials and finishes that provide a sense of permanence	Yes		
DS-49 Materials should express their true properties. Use of high-quality, authentic materials is encouraged	Yes		
DS-50 To minimize the overall environmental impact of development, give preferences to sustainable materials, buildings systems, and technologies	Yes		
DS-51 Materials fabricated through energy-intensive processes are discouraged. Concrete with reduced cement content and high recycled content metals are preferred.	Yes		
DS-52 Materials that improve building envelope performance through insulation values and thermal mass are encouraged.	Yes		
DS-53 Glazing should be as clear as possible and non-reflective to provide transparency and visibility while meeting energy and daylighting performance requirements.	Yas		
DS-54 Glazing should be concentrated at key locations such as ground floors and entries to create a welcoming environment and to make visible people and activities.	Yes		
DS-55 Employ accent materials such as natural stone at the ground level to add texture, color, and visual interest at the pedestrian level along all pedestrian corridors.	Yes		
DS-56 Avoid highly reflective surfaces and materials that can cause heat or glare for pedestrians.	Yes		
DS-57 Employ color to differentiate between building elements and to moderate the scale of buildings.	Yes	Color is introduced with a change in material rather than a painted surface	
Site Open Space and Landscape			
DS-58 In the Eastern Neighborhood encourage new development to provide usable open space, which should be visible and accessible from the street or other public way.	Yes	This project will greatly benefit from its immediate proximity to the future Cal Train plaza	
DS-59 Minimize the grade differential between an open space or plaza area and the adjoining sidewalk.	Yes		
DS-60 Downtown building-related plaza or courtyard open spaces may adjoin and be partially covered by the building above.	NA		
DS-61 Pedestrian rights-of-way can contribute to the public open space provisions.	NA		
DS-62 A portion of the open space may be for outdoor dining or building entrances.	Yes		
DS-63 Open space from one block may be combined with open space required for an adjacent block in order to create a larger single open space area.	Yes		
DS-64 The dimension of a plaza, courtyard, or mid-block pedestrian connection should be large enough to feel comfortable.	Yes		
DS-65 Public art should be considered as part of open space improvements.	No	Architectural team has reconsidered the mural and is now proposing artwork that is integral to the building's design composition and is achieved via the addition of varying widths of acrylic lit panels spaced between linear windows. The proposed artwork is conceived as a "DNA Mapping Wall" that speaks to the City of San Francisco's character as a bio tech hub. A presentation of the concept behind the proposed artwork will be included when presenting to the Design Review Board	Staff Comment: rear elevation calls out mural place holder on plans, Please clarify.
DS-66 For residential uses, provide private and semi-private open space per the Zoning Code.	Yes		
DS-67 Use of water pervious materials for parking areas, driveways and pathways to the extent such that they do not cause damage to public streets or other infrastructure is encouraged.			
DS-68 Use of sustainable surface materials for paving, such as reclaimed pavers, locally produced materials, or concrete and asphalt with fly ash content is encouraged.			
DS-69 Include sustainable landscape design as an element of development per the Zoning Code.			
Parking			
General Parking Guidelines			
DS-70 Share access drives and cross access easements to parking facilities wherever feasible in order to minimize curb cuts and potential conflicts with pedestrians.	Yes	Main access drive shared with 150 Airport project currently under	

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200 AIRPORT APARTMENTS

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:

ENTITLEMENT SUBMITTAL SET

PROJECT NO: 5898.00

FILE NAME: 5898.00_ARCH_200 AIRPORT_V2018

DRAWN BY: Author | CHECKED BY: Checker

PLOT DATE: 4/14/2019 10:55:32 AM

TITLE:

DEVELOPMENT CHECKLIST - DESIGN GUIDELINES

DRAWING NO:

T0.4.2

City of SSF - Conformance Development Checklist for Downtown Station Area Specific Plan Design Guidelines	Proposal Compliance for Project (please fill out Yes, No, or NA)	Please stipulate how the proposal complies (ex.provide specific lot/parcel data, measurements, etc.)	Additional Notes/ Comments
Downtown Station Area Specific Plan			
Transit Access			
DS-71 Minimize the number of vehicle access points from the following streets to reduce the total number of curb cuts:			
Miller Avenue	NA		
Baden Avenue	NA		
Linden Avenue	NA		
DS-72 No curb cuts shall be allowed along the following pedestrian priority streets, unless no other access is feasible:			
Grand Avenue in the Downtown and Eastern Neighborhood	Yes		
DS-73 Provide adequate bicycle parking stalls per the Circulation and Parking chapter of this Specific Plan	Yes		
DS-74 Ensure that bicycle parking is secure and weather-protected	Yes		
Surface Parking Lot Guidelines			
DS-75 Locate surface parking lots away from street edges or behind buildings and provide decorative, landscaped or other screening	NA		
DS-76 For surface parking areas, provide a ratio of 1:3 trees per parking space on the perimeter of the lot, and 1:5 trees per parking space on interior stalls, whenever possible.	NA		
DS-77 Landscape a minimum five foot perimeter setback area around parking lots.	NA		
DS-78 Accommodate pedestrians and bicycle traffic with pedestrian-only pathways and bicycle facilities through parking areas. Enhance these areas with trees and architectural elements such as trellises and awnings.	NA		
Private or Shared Garage Guidelines			
DS-79 Garage-access lanes should be well-landscaped and display the character of small urban street. Where feasible, planter beds with trees or potted plants should be located between garage doors and adjacent to porches.	NA		
DS-80 Organize at-grade garages for lower-density residential development in well-landscaped parking lanes and parking courts leading to individual garages.	NA		
Parking Structure Guidelines			
DS-81 Where possible, icoate parking structures away from primary pedestrian walkways.	NA		
DS-82 When a parking structure faces a street, design an attractive façade that screens cars and does not express a sloped floor structure.	NA		
DS-83 Create visual interest and reduce the mass of parking structues through the use of:	NA		
Variation in the dimension and proportion of opening sof the façade.	NA		
Decorative screens, railings, and trellis elements of durable , high-quality materials.	NA		
Base materials and designs that are similar to surrounding buildings on site to enhance the visual interest of the structure at the ground level.	NA		
Awnings, arcades, trellises, or porticos along street-facing facades and pedestrian connections.	NA		
Active ground-floor uses within parking structures are encouraged throughout the plan area and required along pedestrian-friendly retail streets.	NA		
DS-84 Locate and design pedestrian entries and stairwells for parking structures:	NA		
As identifying architectural elements.	NA		
Adjacent to public streets and along major pedestrian connections.	NA		
To ensure that they are visually open and free of visual obstruction to promote a feeling of security and comfort.	NA		
To minimize conflicts between pedestrians, bicycles, and vehicles.	NA		

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200 AIRPORT APARTMENTS

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:
ENTITLEMENT SUBMITTAL SET

PROJECT NO:
5898.00

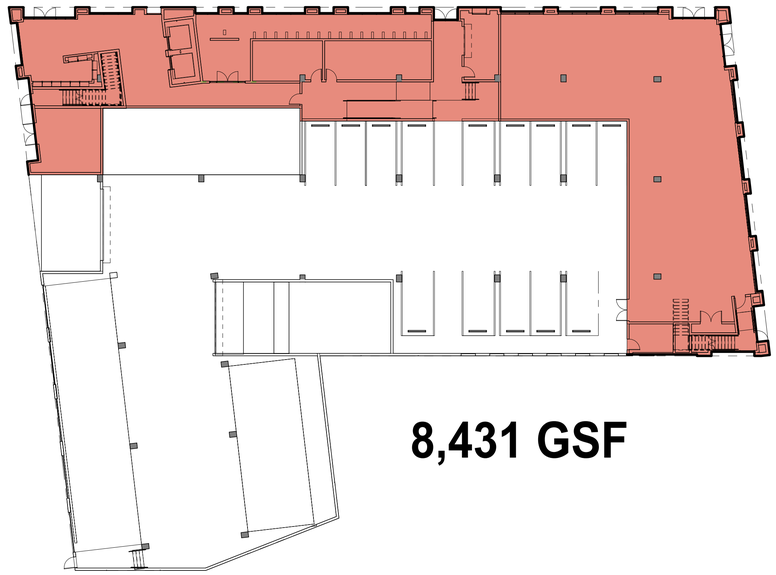
FILE NAME:
5898.00_ARCH_200 AIRPORT_V2018

DRAWN BY: Author
CHECKED BY: Checker

PLOT DATE:
4/14/2019 10:55:32 AM

TITLE:
DEVELOPMENT CHECKLIST - DESIGN GUIDELINES

DRAWING NO:
T0.4.3



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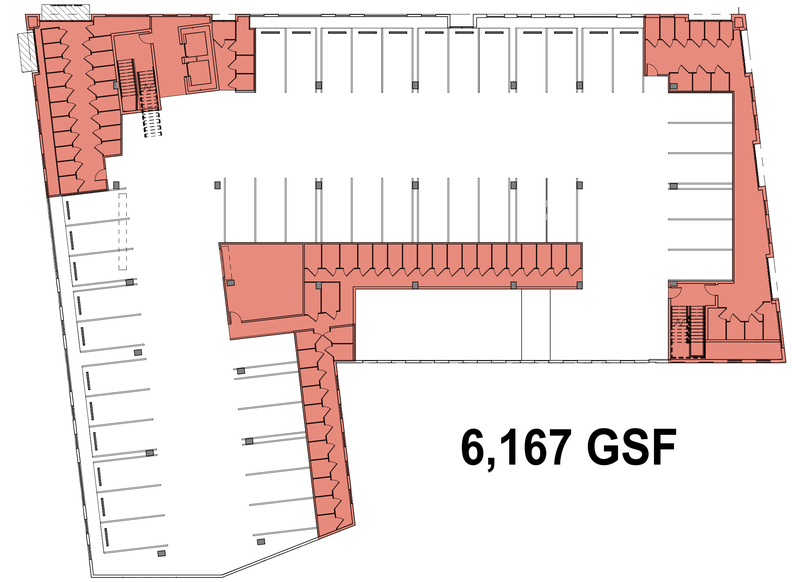
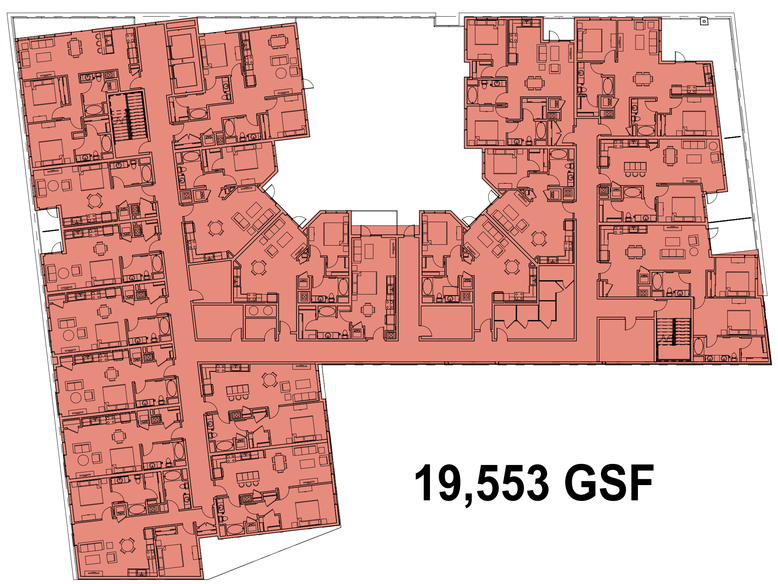
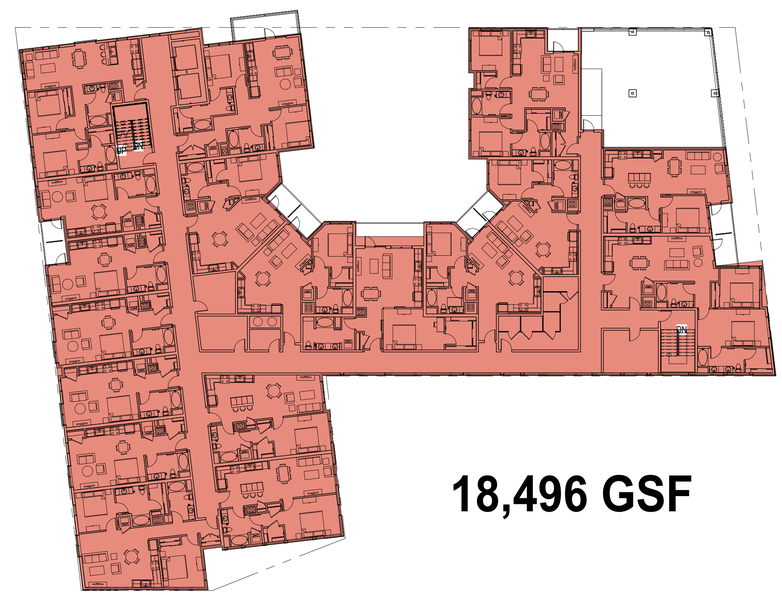


2 FAR - LEVEL 2



3 FAR - LEVEL 3 - LEVEL 6



4 FAR - LEVEL 7

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200 AIRPORT APARTMENTS

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ISSUES:

ENTITLEMENT SUBMITTAL SET

PROJECT NO:
5898.00

FILE NAME:
5898.00_ARCH_200 AIRPORT_V2018

DRAWN BY: Author
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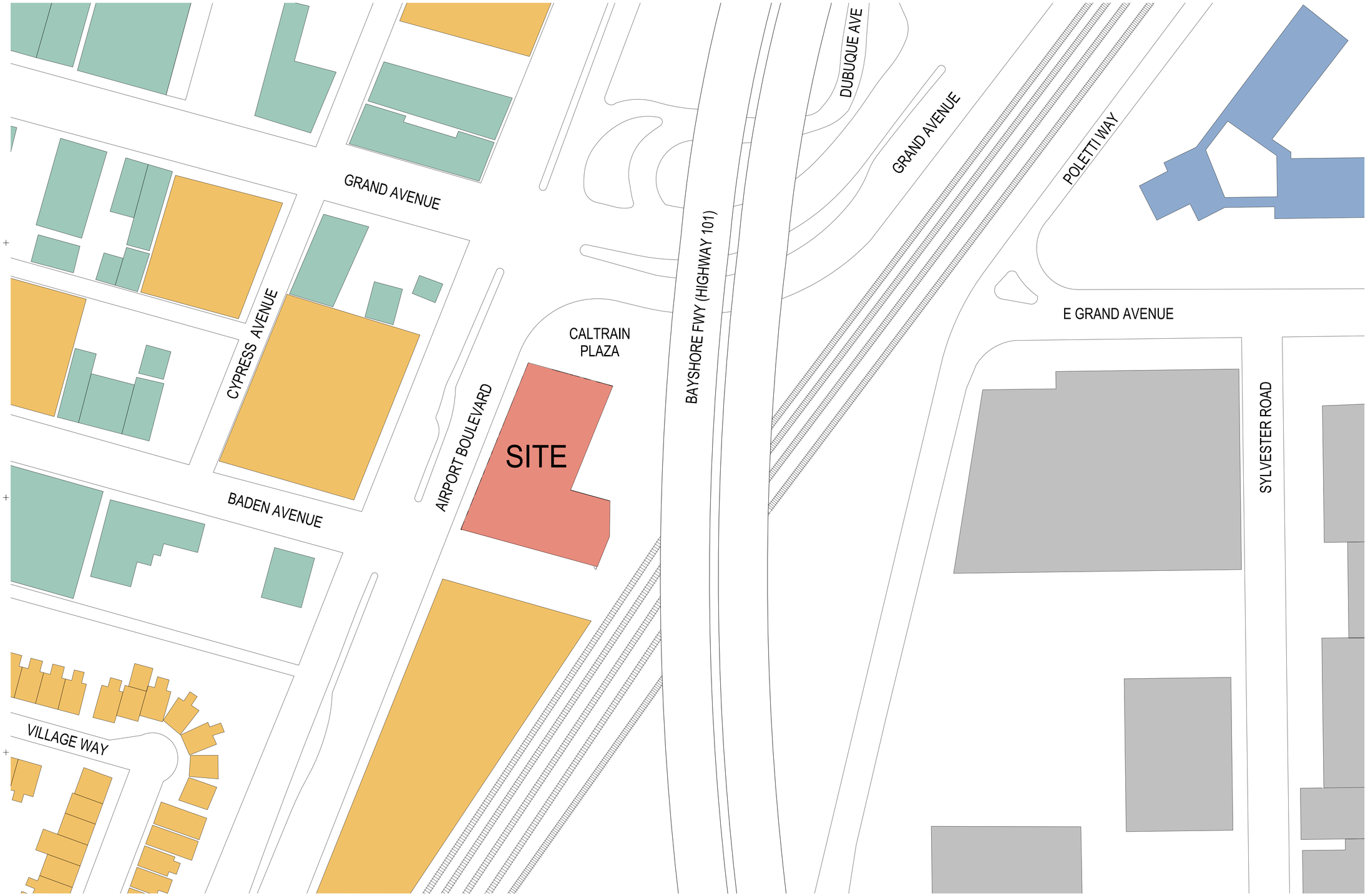
PLOT DATE:
4/14/2019 10:55:45 AM

TITLE:

F.A.R. DIAGRAMS

DRAWING NO:

T0.5



1 VICINITY MAP
SCALE: 1" = 50'-0"

RESIDENTIAL COMMERCIAL HOTEL INDUSTRIAL

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200 AIRPORT APARTMENTS

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

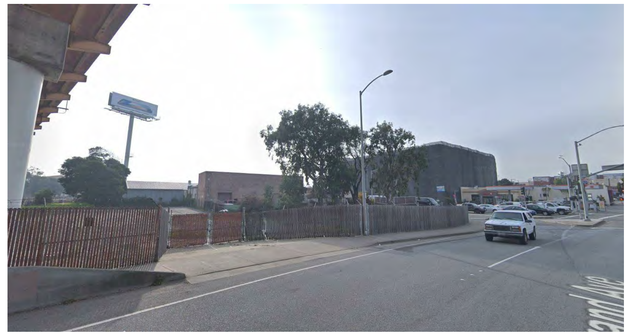
ISSUES:
ENTITLEMENT SUBMITTAL SET

PROJECT NO: 5898.00
FILE NAME: 5898.00_ARCH_200 AIRPORT_V2018
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 4/14/2019 10:55:46 AM
TITLE:

VICINITY MAP-SURROUDING PARCELS

DRAWING NO:
T0.6

1 - LOOKING SOUTHEAST



2 - LOOKING SOUTHWEST

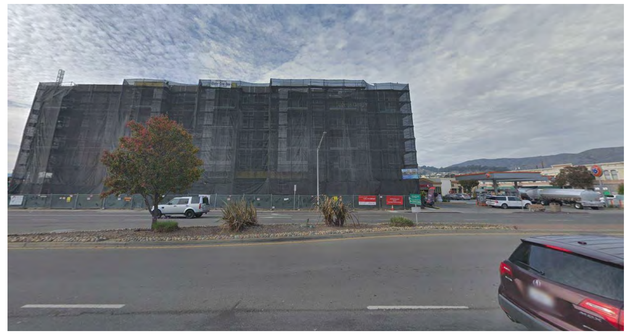
3 - LOOKING NORTHWEST

4 - LOOKING NORTHEAST

5 - LOOKING NORTHWEST

6 - LOOKING NORTHEAST

7 - LOOKING SOUTHEAST



8 - LOOKING WEST

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200 AIRPORT APARTMENTS

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5898.00

FILE NAME:
5898.00_ARCH_200 AIRPORT_V2018

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CHECKED BY: Checker

PLOT DATE:
4/14/2019 10:55:47 AM

TITLE:

PHOTOGRAPHIC SURVEY

DRAWING NO:

T0.7

1 - AIRPORT FRONTAGE NORTH

2 -AIRPORT FRONTAGE SOUTH

3 - NW VIEW

4 - SE CORNER

5 - SOUTH VIEW

6 - SW CORNER

7 - WEST FRONTAGE

8 - WEST VIEW

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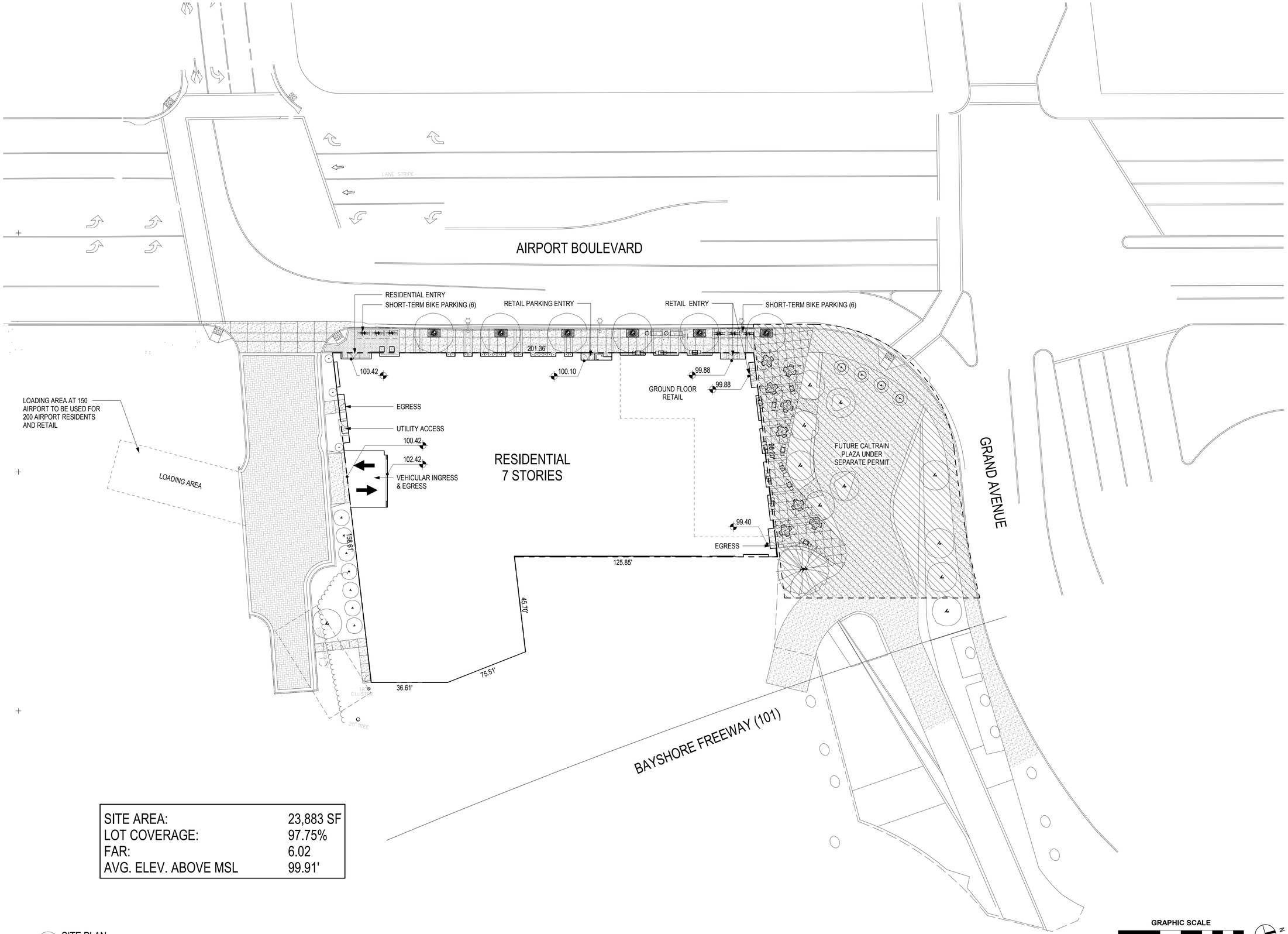
PHOTOGRAPHIC SURVEY

DRAWING NO:

T0.8



SITE AREA:	23,883 SF
LOT COVERAGE:	97.75%
FAR:	6.02
AVG. ELEV. ABOVE MSL	99.91'

1 SITE PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE
0 20 40 60

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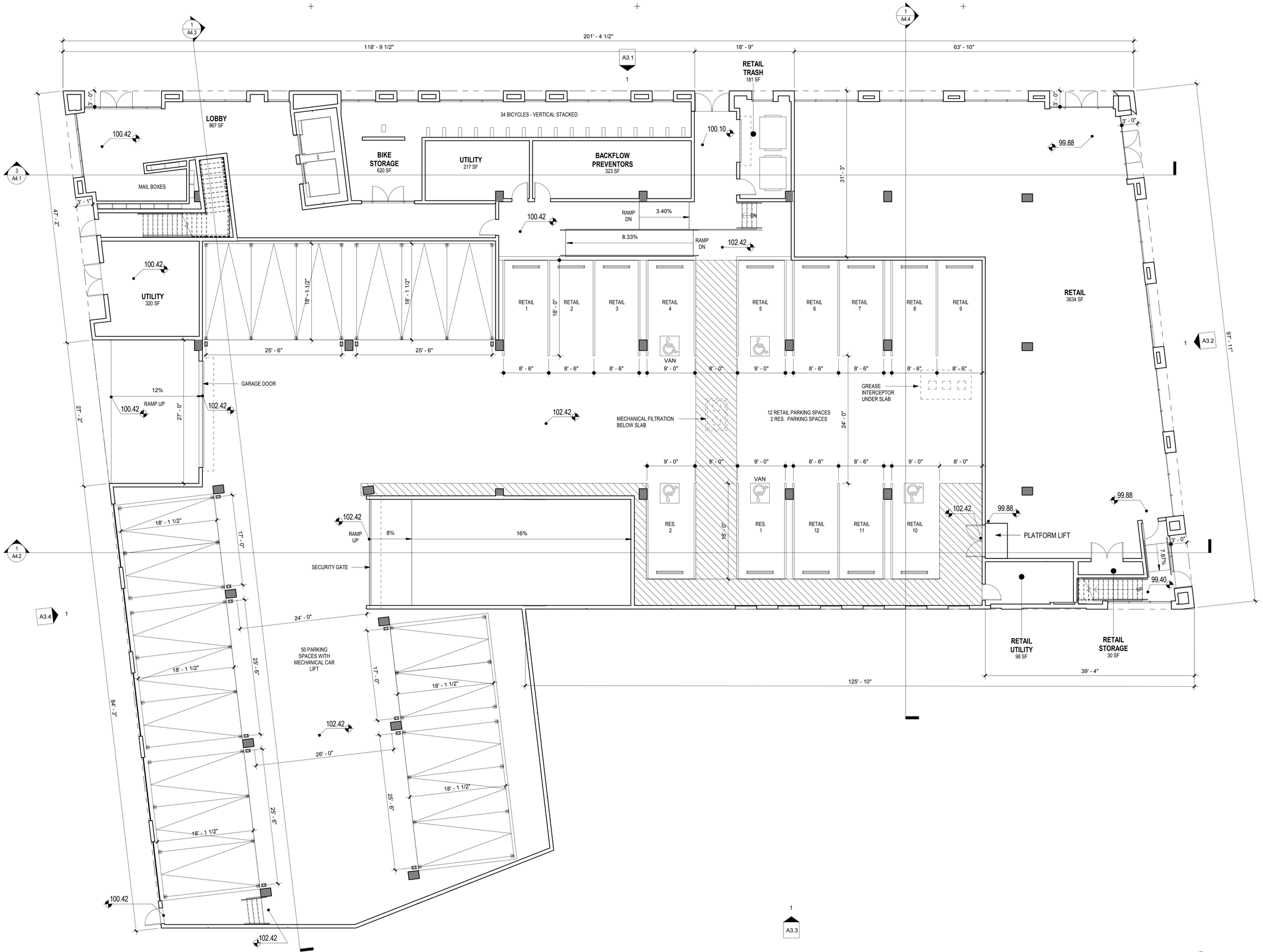
PLOT DATE: 4/14/2019 10:52:45 AM
TITLE: SITE PLAN

DRAWING NO: A1.0



1 LEVEL 1
SCALE: 1/8" = 1'-0"

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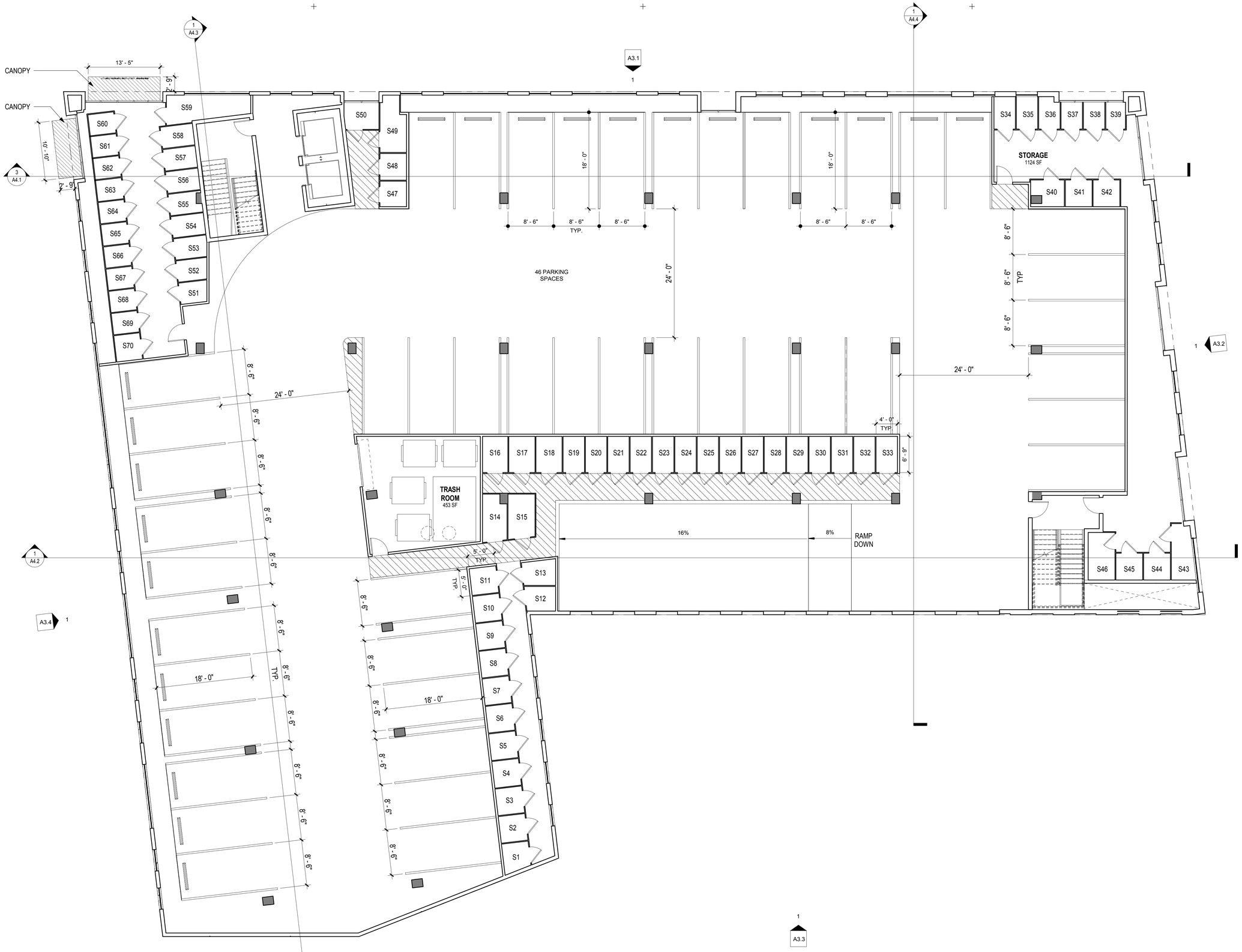
TITLE:

LEVEL 1

DRAWING NO:

A2.1



1 LEVEL 2

SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16'

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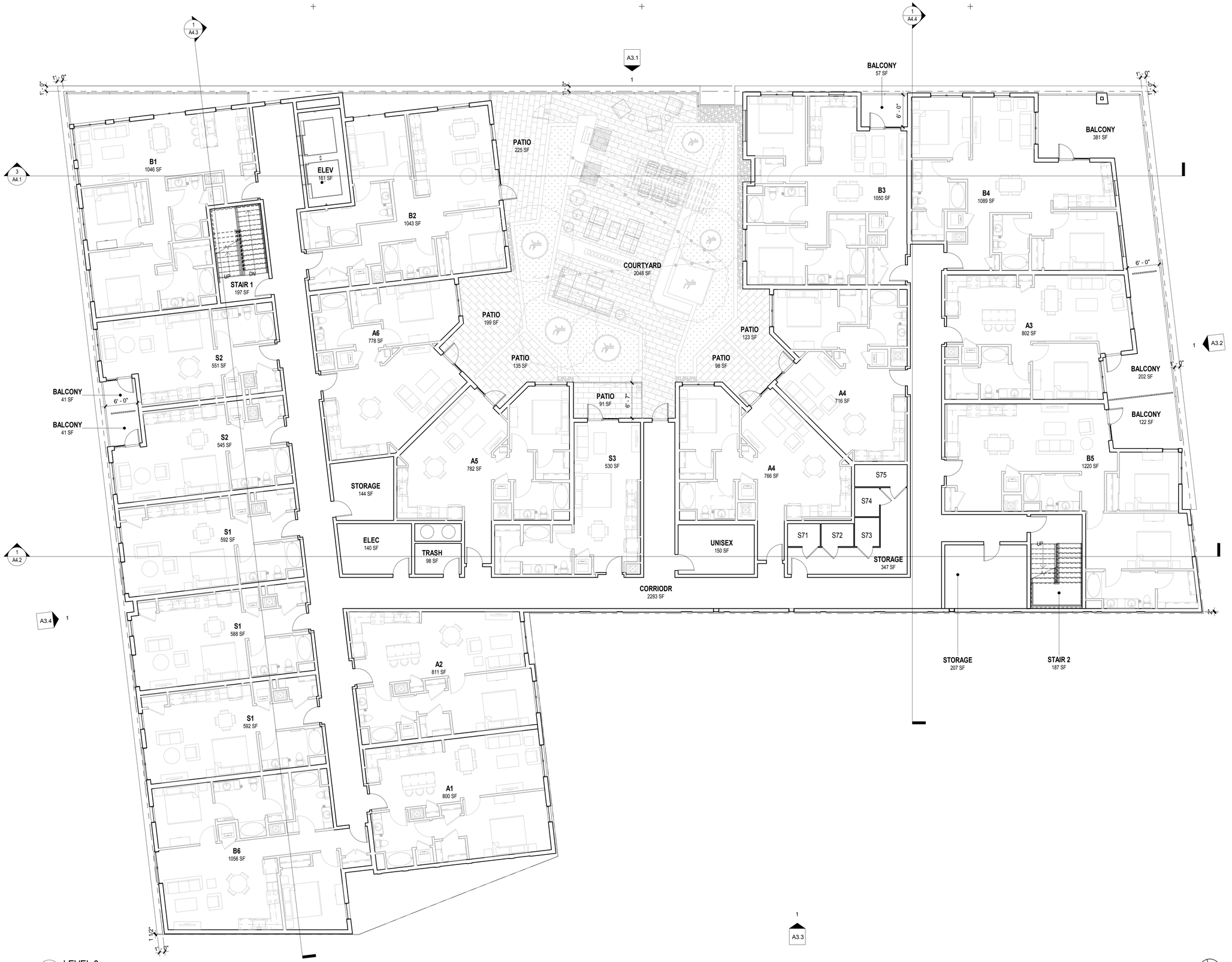
LEVEL 2

DRAWING NO:

A2.2



2 LEVEL 3
SCALE: 1/8" = 1'-0"

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LEVEL 3

DRAWING NO:

A2.3

2 LEVEL 4 - LEVEL 6

SCALE: 1/8" = 1'-0"

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TITLE:

LEVEL 4-6

DRAWING NO:

A2.4

2 LEVEL 7
SCALE: 1/8" = 1'-0"

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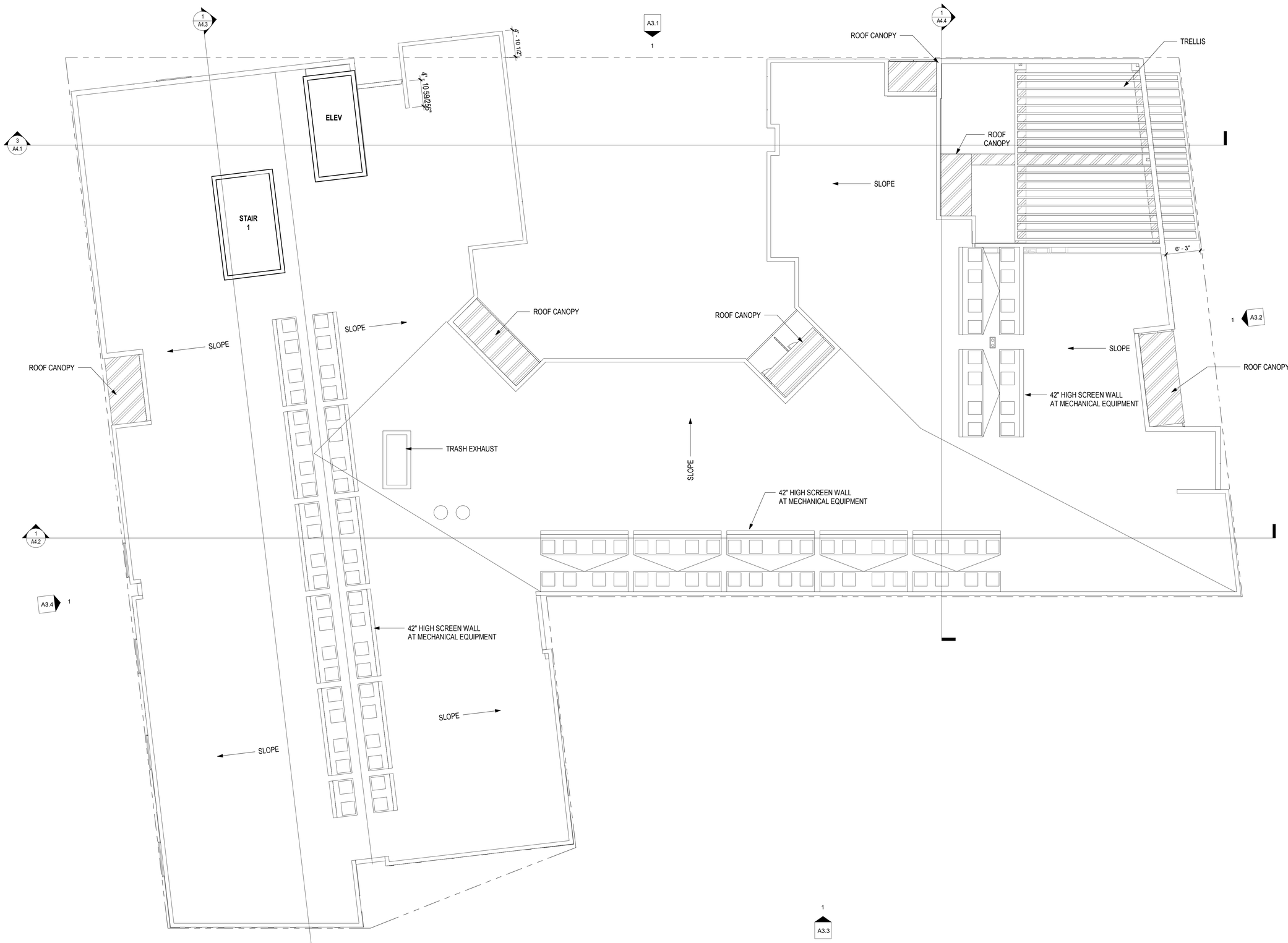
TITLE:

LEVEL 7

DRAWING NO:

A2.5



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

0 2' 4' 8' 16'

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ROOF PLAN

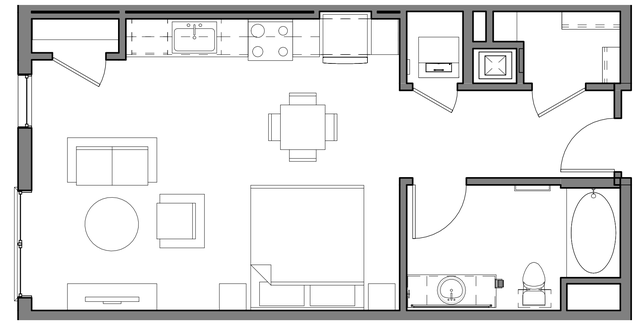
DRAWING NO:

A2.6

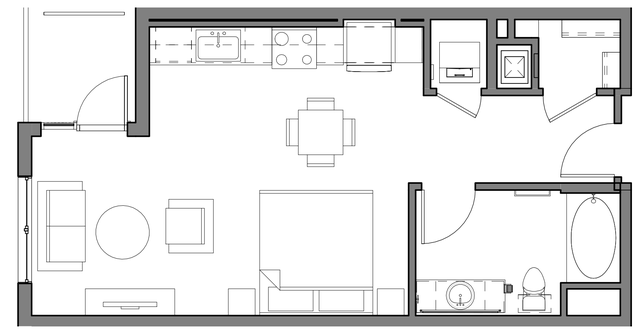
UNIT S1			
LEVEL	NAME	AREA	COUNT
Level 3	S1	588 SF	1
Level 3	S1	592 SF	2
Level 4	S1	588 SF	1
Level 4	S1	592 SF	1
Level 4	S1	593 SF	1
Level 5	S1	588 SF	1
Level 5	S1	592 SF	1
Level 5	S1	593 SF	1
Level 6	S1	588 SF	1
Level 6	S1	592 SF	1
Level 6	S1	593 SF	1
Level 7	S1	588 SF	1
Level 7	S1	592 SF	1
Level 7	S1	593 SF	1
			15

UNIT S2			
LEVEL	NAME	AREA	COUNT
Level 3	S2	545 SF	1
Level 3	S2	551 SF	1
Level 4	S2	545 SF	1
Level 4	S2	551 SF	1
Level 5	S2	545 SF	1
Level 5	S2	551 SF	1
Level 6	S2	545 SF	1
Level 6	S2	551 SF	1
Level 7	S2	545 SF	1
Level 7	S2	551 SF	1
			10

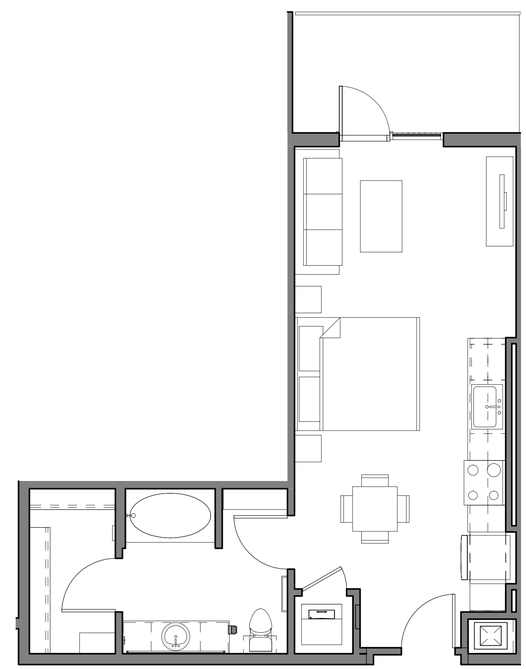
UNIT S3			
LEVEL	NAME	AREA	COUNT
Level 3	S3	530 SF	1
			1



1 UNIT S1
SCALE: 1/4" = 1'-0"



2 UNIT S2
SCALE: 1/4" = 1'-0"



3 UNIT S3
SCALE: 1/4" = 1'-0"

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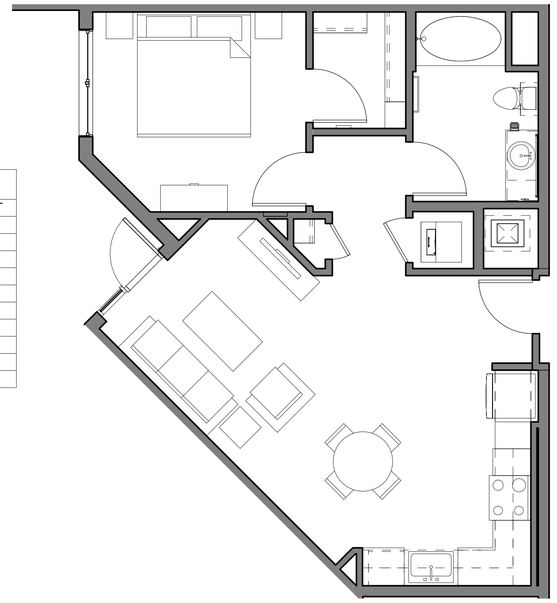
UNIT PLANS - STUDIOS

DRAWING NO:

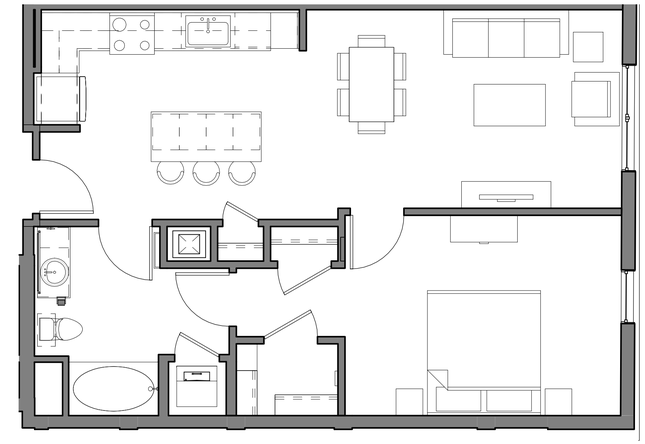
A2.7

UNIT A4			
LEVEL	NAME	AREA	COUNT
Level 3	A4	716 SF	1
Level 3	A4	766 SF	1
Level 4	A4	716 SF	1
Level 4	A4	764 SF	1
Level 5	A4	716 SF	1
Level 5	A4	764 SF	1
Level 6	A4	716 SF	1
Level 6	A4	764 SF	1
Level 7	A4	716 SF	1
Level 7	A4	764 SF	1
			10



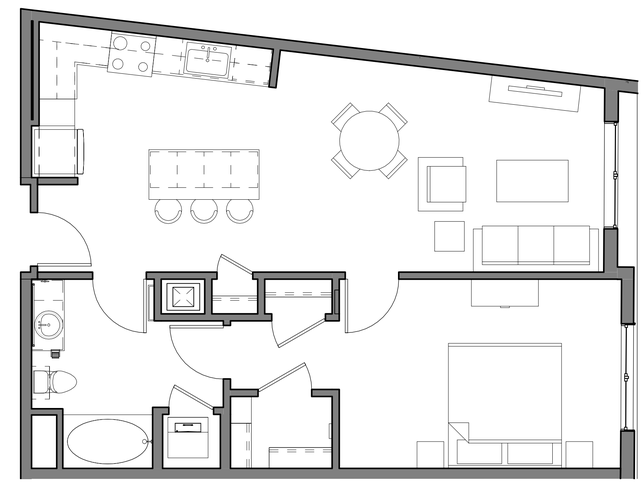
4 UNIT A4
SCALE: 1/4" = 1'-0"

UNIT A1			
LEVEL	NAME	AREA	COUNT
Level 3	A1	800 SF	1
Level 4	A1	800 SF	1
Level 5	A1	800 SF	1
Level 6	A1	800 SF	1
Level 7	A1	800 SF	1
			5



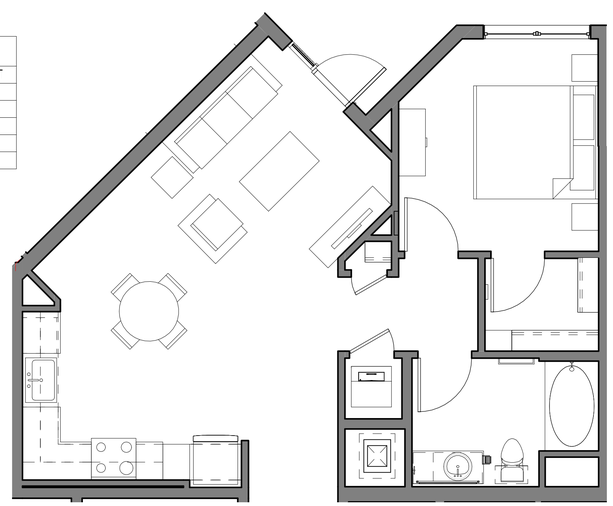
1 UNIT A1
SCALE: 1/4" = 1'-0"

UNIT A2			
LEVEL	NAME	AREA	COUNT
Level 3	A2	811 SF	1
Level 4	A2	811 SF	1
Level 5	A2	811 SF	1
Level 6	A2	811 SF	1
Level 7	A2	811 SF	1
			5



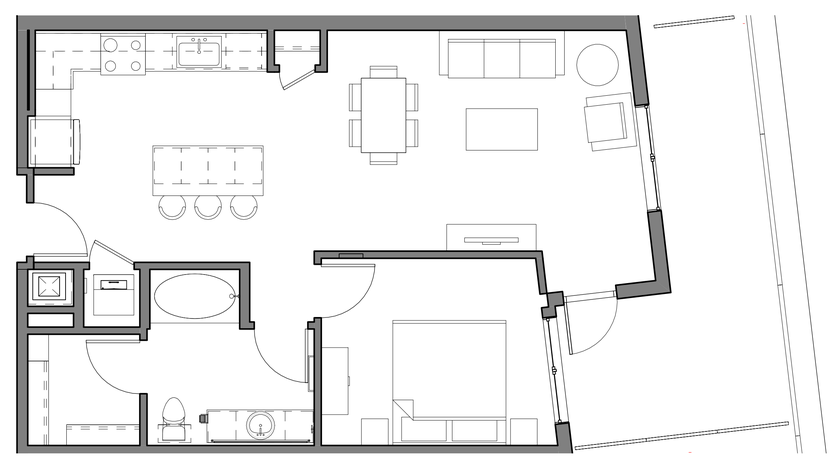
2 UNIT A2
SCALE: 1/4" = 1'-0"

UNIT A5			
LEVEL	NAME	AREA	COUNT
Level 3	A5	782 SF	1
Level 4	A5	782 SF	1
Level 5	A5	782 SF	1
Level 6	A5	782 SF	1
Level 7	A5	782 SF	1
			5



5 UNIT A5
SCALE: 1/4" = 1'-0"

UNIT A3			
LEVEL	NAME	AREA	COUNT
Level 3	A3	802 SF	1
Level 4	A3	802 SF	1
Level 5	A3	802 SF	1
Level 6	A3	802 SF	1
Level 7	A3	802 SF	1
			5



3 UNIT A3
SCALE: 1/4" = 1'-0"

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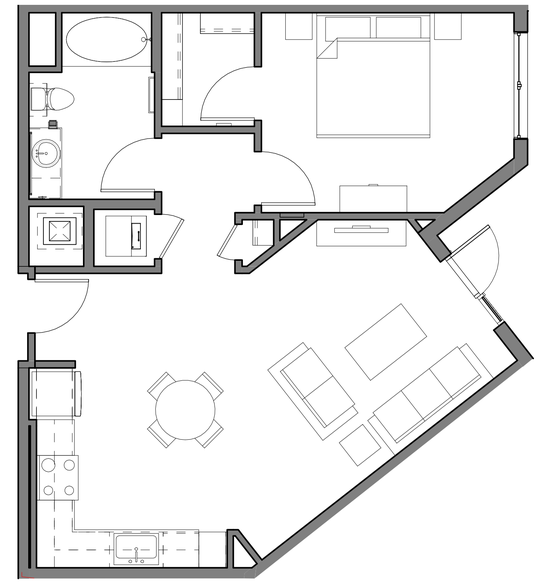
UNIT PLANS - ONE BEDROOMS

DRAWING NO:

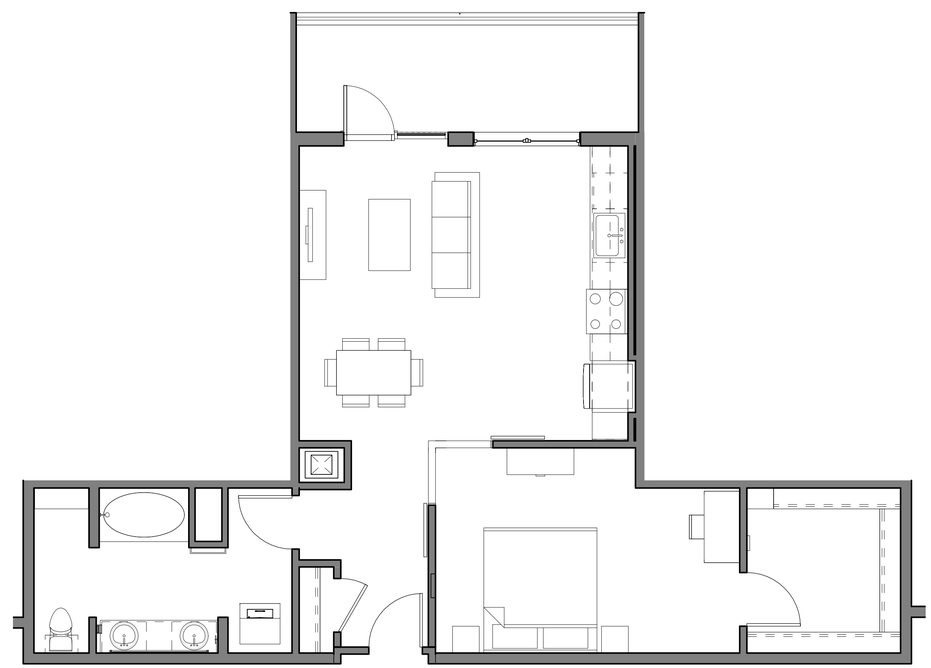
A2.8

UNIT A6			
LEVEL	NAME	AREA	COUNT
Level 3	A6	778 SF	1
Level 4	A6	785 SF	1
Level 5	A6	785 SF	1
Level 6	A6	785 SF	1
Level 7	A6	785 SF	1
			5



1 UNIT A6
SCALE: 1/4" = 1'-0"

UNIT A7			
LEVEL	NAME	AREA	COUNT
Level 4	A7	876 SF	1
Level 5	A7	876 SF	1
Level 6	A7	876 SF	1
Level 7	A7	876 SF	1
			4



2 UNIT A7
SCALE: 1/4" = 1'-0"

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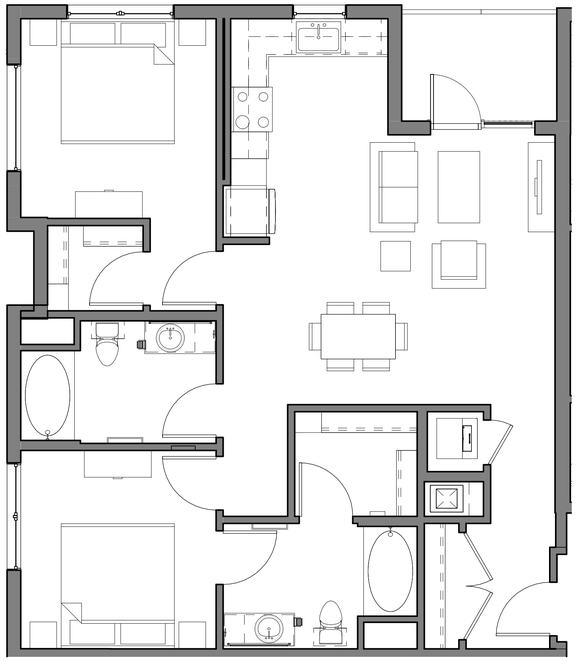
UNIT PLANS - ONE BEDROOMS

DRAWING NO:

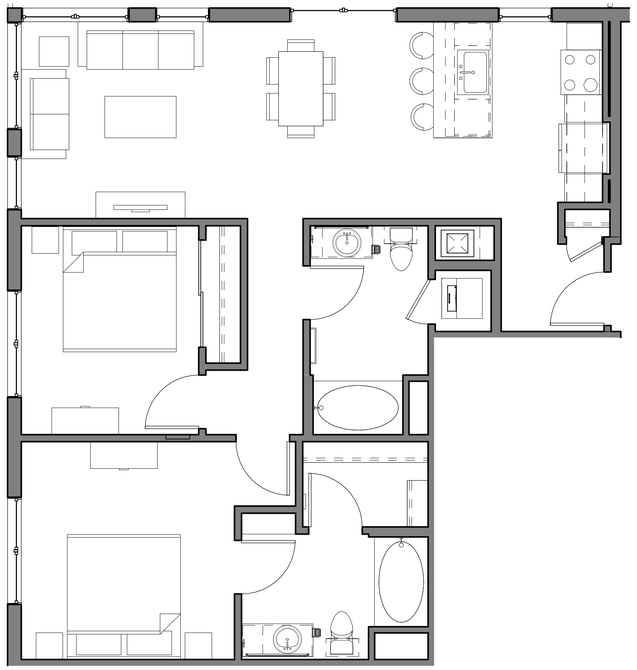
A2.9

UNIT B3			
LEVEL	NAME	AREA	COUNT
Level 3	B3	1050 SF	1
Level 4	B3	1050 SF	1
Level 5	B3	1050 SF	1
Level 6	B3	1050 SF	1
Level 7	B3	1050 SF	1
			5



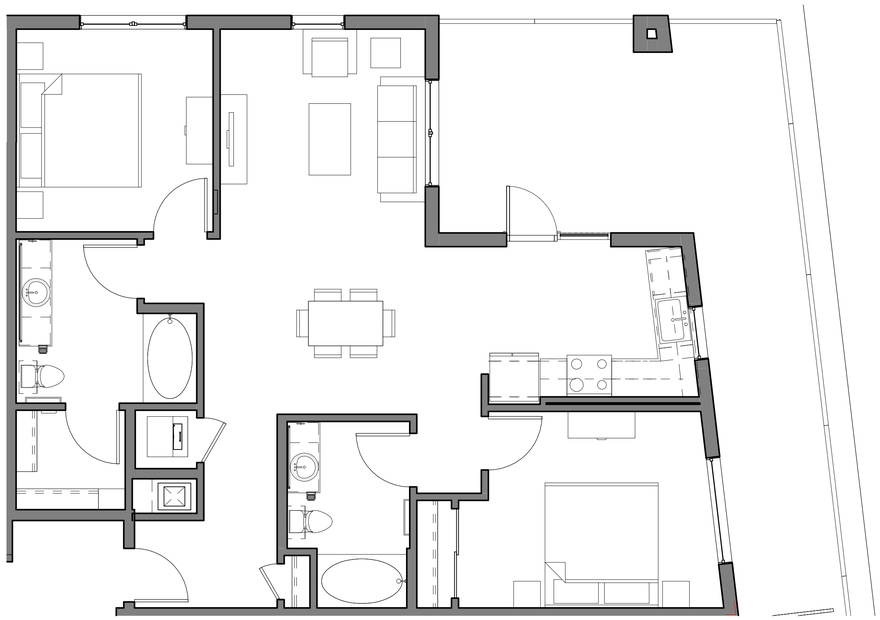
3 UNIT B3
SCALE: 1/4" = 1'-0"

UNIT B1			
LEVEL	NAME	AREA	COUNT
Level 3	B1	1046 SF	1
Level 4	B1	1046 SF	1
Level 5	B1	1046 SF	1
Level 6	B1	1046 SF	1
Level 7	B1	1046 SF	1
			5



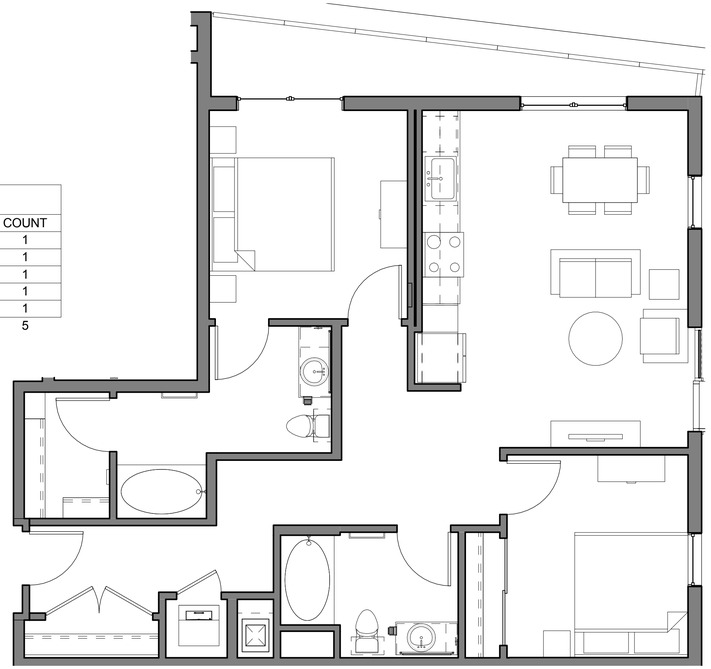
1 UNIT B1
SCALE: 1/4" = 1'-0"

UNIT B4			
LEVEL	NAME	AREA	COUNT
Level 3	B4	1089 SF	1
Level 4	B4	1088 SF	1
Level 5	B4	1088 SF	1
Level 6	B4	1088 SF	1
			4



4 UNIT B4
SCALE: 1/4" = 1'-0"

UNIT B2			
LEVEL	NAME	AREA	COUNT
Level 3	B2	1043 SF	1
Level 4	B2	1043 SF	1
Level 5	B2	1043 SF	1
Level 6	B2	1043 SF	1
Level 7	B2	1043 SF	1
			5



2 UNIT B2
SCALE: 1/4" = 1'-0"

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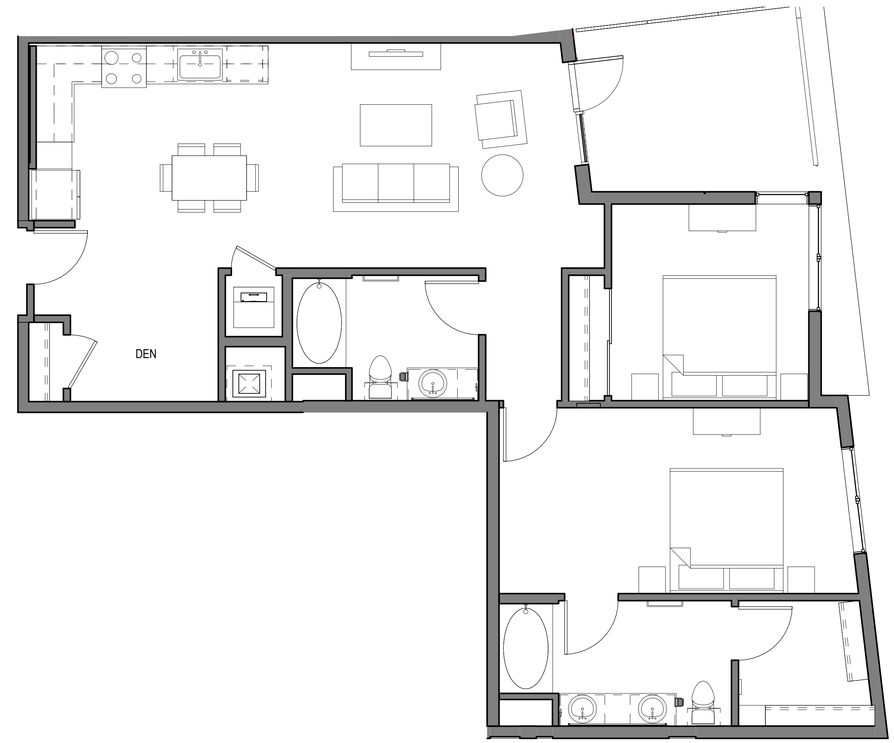
TITLE:

UNIT PLANS - TWO BEDROOMS

DRAWING NO:

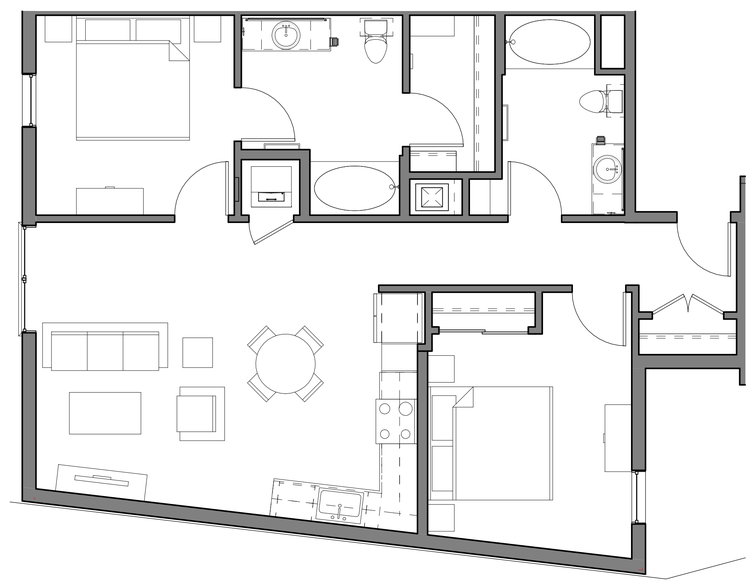
A2.10

UNIT B5			
LEVEL	NAME	AREA	COUNT
Level 3	B5	1220 SF	1
Level 4	B5	1220 SF	1
Level 5	B5	1207 SF	1
Level 6	B5	1220 SF	1
Level 7	B5	1220 SF	1
			5



1 UNIT B5
SCALE: 1/4" = 1'-0"

UNIT B6			
LEVEL	NAME	AREA	COUNT
Level 3	B6	1056 SF	1
Level 4	B6	1056 SF	1
Level 5	B6	1057 SF	1
Level 6	B6	1057 SF	1
Level 7	B6	1057 SF	1
			5



2 UNIT B6
SCALE: 1/4" = 1'-0"

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UNIT PLANS - TWO BEDROOMS

DRAWING NO:

A2.11

1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

				KEY LEGEND
1	BRICK	9	STOREFRONT	
2	BOARDFORMED CONCRETE	10	GLASS RAILING	
3	METAL PANEL - GRAY	11	JULIET VERTICAL PICKET RAILING	
4	CEMENTITIOUS PANEL - GRAY VERTICAL RIBBED	12	ALUMINUM CANOPY	
5	EXTERIOR SOFFIT - BROWN	13	CEMENTITIOUS PANEL - SMOOTH, MIDNIGHT BLUE	
6	16/20 SAND FINISH WHITE PLASTER	14	CONCRETE LEDGE	
7	PERFORATED METAL SCREEN	15	16/20 SAND FINISH CHARCOAL GREY PLASTER	
8	VINYL WINDOW	16	ACRYLIC LIT PANEL	

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WEST ELEVATION

DRAWING NO:

A3.1

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

				KEY LEGEND
1	BRICK	9	STOREFRONT	
2	BOARDFORMED CONCRETE	10	GLASS RAILING	
3	METAL PANEL - GRAY	11	JULIET VERTICAL PICKET RAILING	
4	CEMENTITIOUS PANEL - GRAY VERTICAL RIBBED	12	ALUMINUM CANOPY	
5	EXTERIOR SOFFIT - BROWN	13	CEMENTITIOUS PANEL - SMOOTH, MIDNIGHT BLUE	
6	16/20 SAND FINISH WHITE PLASTER	14	CONCRETE LEDGE	
7	PERFORATED METAL SCREEN	15	16/20 SAND FINISH CHARCOAL GREY PLASTER	
8	VINYL WINDOW	16	ACRYLIC LIT PANEL	

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NORTH ELEVATION
DRAWING NO:
A3.2

1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

				KEY LEGEND
1	BRICK	9	STOREFRONT	
2	BOARDFORMED CONCRETE	10	GLASS RAILING	
3	METAL PANEL - GRAY	11	JULIET VERTICAL PICKET RAILING	
4	CEMENTITIOUS PANEL - GRAY VERTICAL RIBBED	12	ALUMINUM CANOPY	
5	EXTERIOR SOFFIT - BROWN	13	CEMENTITIOUS PANEL - SMOOTH, MIDNIGHT BLUE	
6	16/20 SAND FINISH WHITE PLASTER	14	CONCRETE LEDGE	
7	PERFORATED METAL SCREEN	15	16/20 SAND FINISH CHARCOAL GREY PLASTER	
8	VINYL WINDOW	16	ACRYLIC LIT PANEL	

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TITLE:

EAST ELEVATION

DRAWING NO:

A3.3

1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

				KEY LEGEND
1	BRICK	9	STOREFRONT	
2	BOARDFORMED CONCRETE	10	GLASS RAILING	
3	METAL PANEL - GRAY	11	JULIET VERTICAL PICKET RAILING	
4	CEMENTITIOUS PANEL - GRAY VERTICAL RIBBED	12	ALUMINUM CANOPY	
5	EXTERIOR SOFFIT - BROWN	13	CEMENTITIOUS PANEL - SMOOTH, MIDNIGHT BLUE	
6	16/20 SAND FINISH WHITE PLASTER	14	CONCRETE LEDGE	
7	PERFORATED METAL SCREEN	15	16/20 SAND FINISH CHARCOAL GREY PLASTER	
8	VINYL WINDOW	16	ACRYLIC LIT PANEL	

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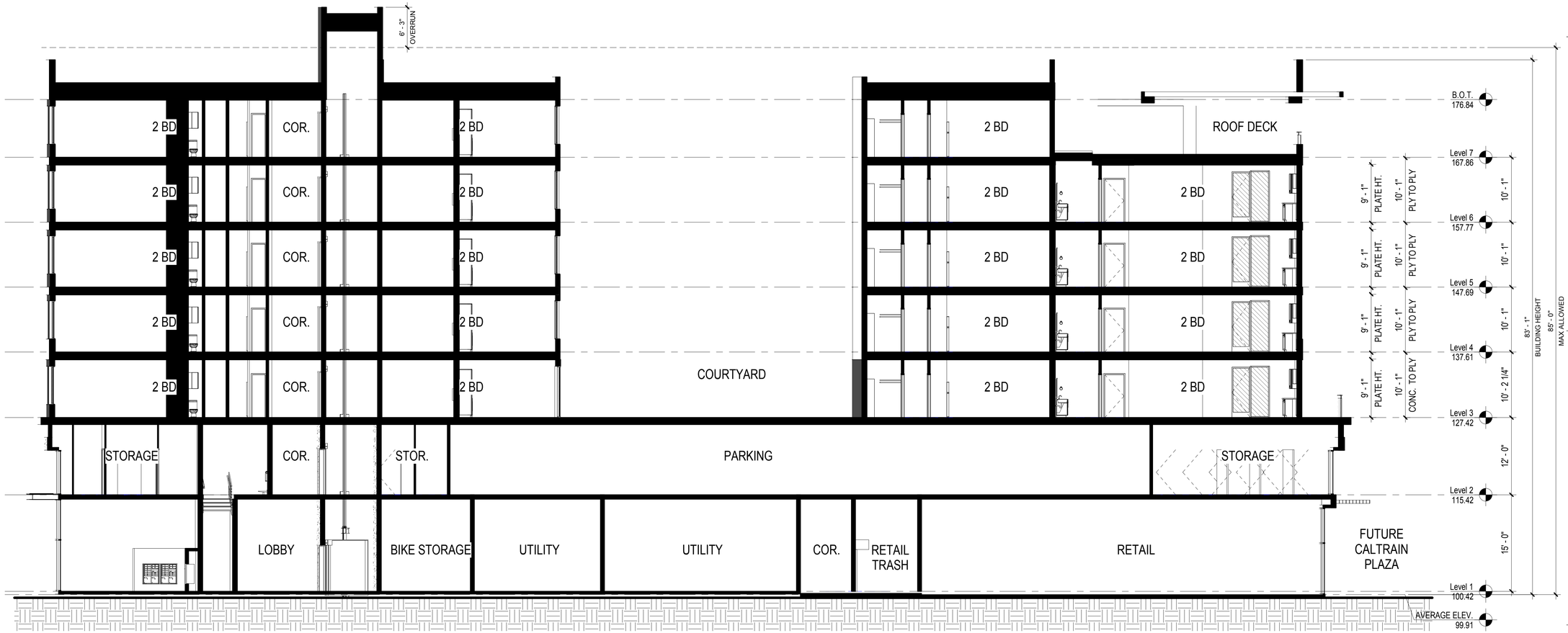
TITLE:

SOUTH ELEVATION

DRAWING NO:

A3.4



3 Section 2
SCALE: 1/8" = 1'-0"

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architecture + environments + brand strategy + graphics
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phone 619.239.2353

FAIRFIELD
RESIDENTIAL

200 AIRPORT APARTMENTS

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:

ENTITLEMENT SUBMITTAL SET

PROJECT NO:
5898.00
FILE NAME:
5898.00_ARCH_200 AIRPORT_V2018
DRAWN BY: Author
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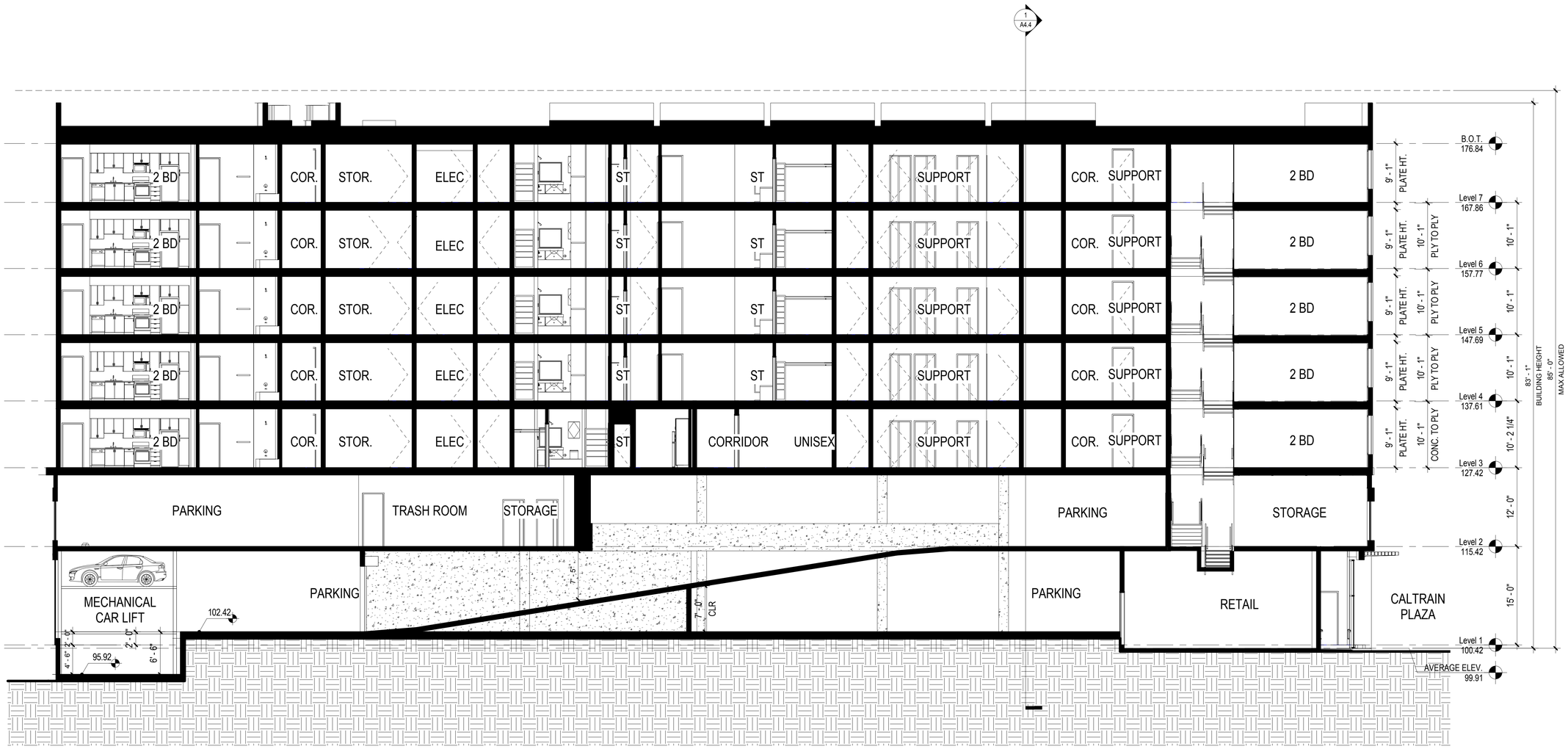
PLOT DATE:
4/14/2019 10:54:18 AM
TITLE:

BUILDING SECTIONS

DRAWING NO:

A4.1



1 Section 7

SCALE: 1/8" = 1'-0"

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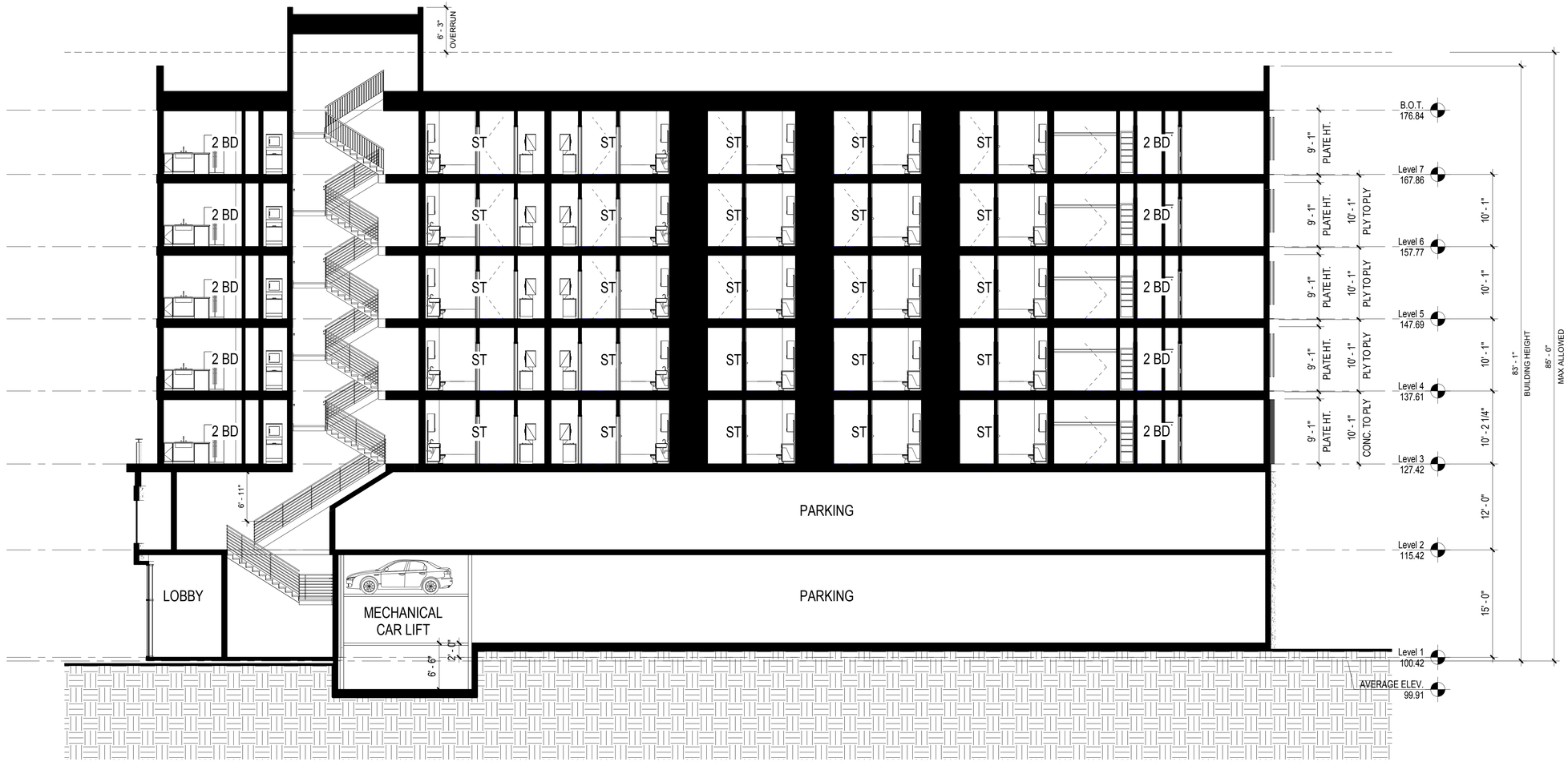
PLOT DATE: 4/14/2019 10:54:19 AM

TITLE:

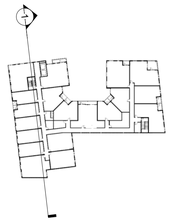
BUILDING SECTIONS

DRAWING NO:

A4.2



1 Section 3
SCALE: 1/8" = 1'-0"



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PROJECT NO:
5898.00
FILE NAME:
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CHECKED BY: Checker
PLOT DATE:
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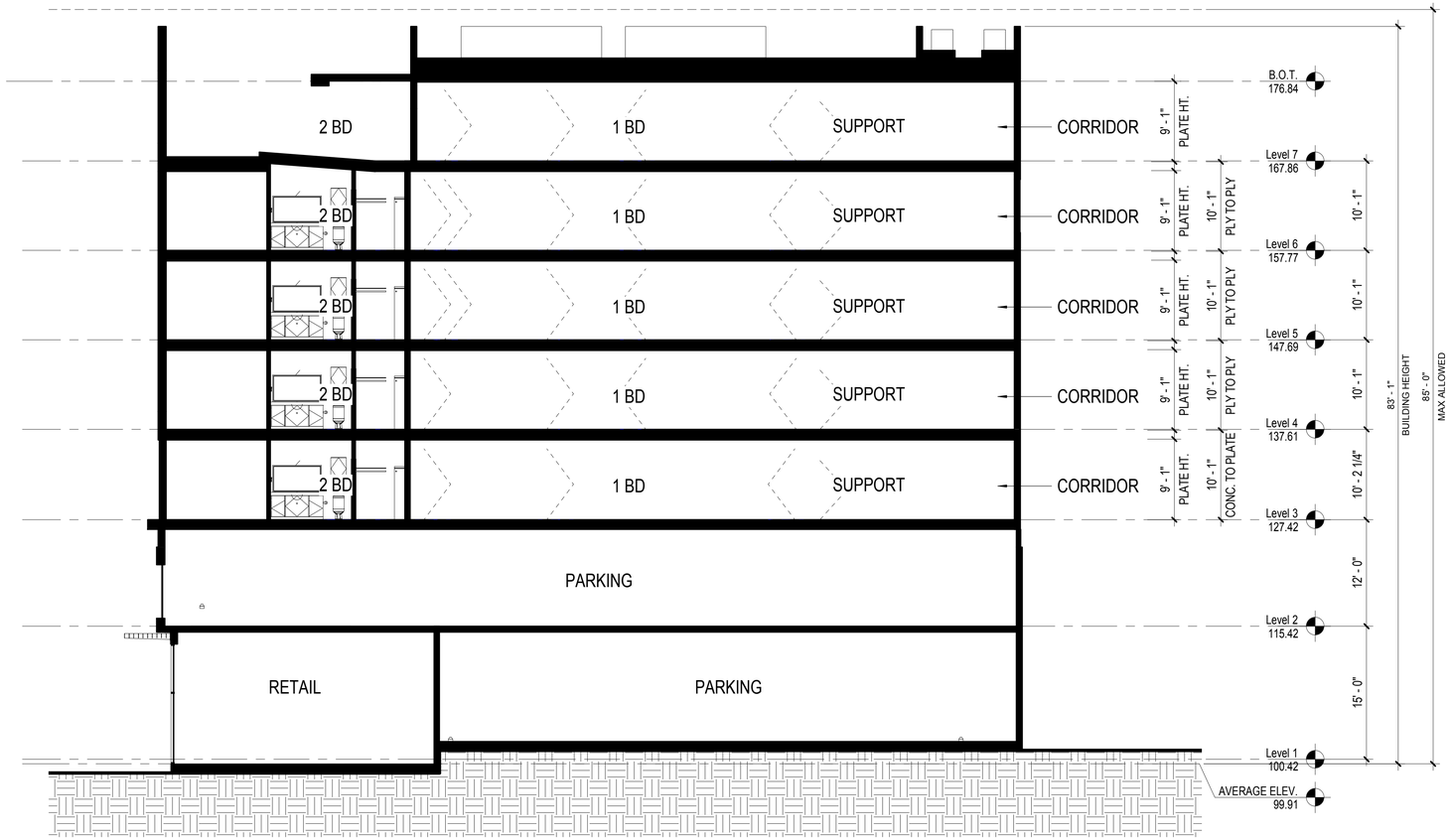
TITLE:

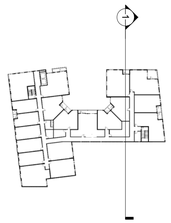
BUILDING SECTIONS

DRAWING NO:
A4.3



1 Section 4

SCALE: 1/8" = 1'-0"



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TITLE:

BUILDING SECTIONS

DRAWING NO:

A4.4

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DRAWN BY: Author
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PLOT DATE:
4/14/2019 10:54:22 AM

TITLE:

3D RENDERED PERSPECTIVE

DRAWING NO:

A5.1

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FILE NAME:
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DRAWN BY: Author
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PLOT DATE:
4/14/2019 10:54:23 AM

TITLE:

3D RENDERED PERSPECTIVE

DRAWING NO:

A5.2

FAIRFIELD
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PLOT DATE:
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TITLE:

3D RENDERED PERSPECTIVE

DRAWING NO:

A5.3

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DRAWN BY: Author
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PLOT DATE:
4/14/2019 10:54:25 AM

TITLE:

3D RENDERED PERSPECTIVE

DRAWING NO:

A5.4

200 AIRPORT APARTMENTS

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PROJECT NO:
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FILE NAME:
5898.00_ARCH_200 AIRPORT_V2018

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PLOT DATE:
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TITLE:

3D RENDERED PERSPECTIVE

DRAWING NO:

A5.5

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PLOT DATE:
4/14/2019 10:54:26 AM

TITLE:

3D RENDERED PERSPECTIVE

DRAWING NO:

A5.6

1-BRICK

2-BOARDFORMED CONCRETE

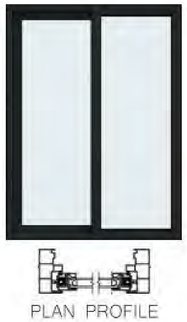
3-METAL PANEL-GRAY

4-CEMENTITIOUS PANEL-GRAY VERTICAL RIBBED

5-EXTERIOR SOFFIT

6-16/20 SAND FINISH WHITE PLASTER

7-PERFORATED SCREEN



PLAN PROFILE

8-VPI VINYL WINDOW

9-STOREFRONT

10-GLASS RAILING

11-JULIET RAILING

12-CEMENTITIOUS PANEL-MIDNIGHT BLUE-SMOOTH

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FILE NAME:
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DRAWN BY: Author
CHECKED BY: Checker

PLOT DATE:
4/14/2019 10:54:27 AM

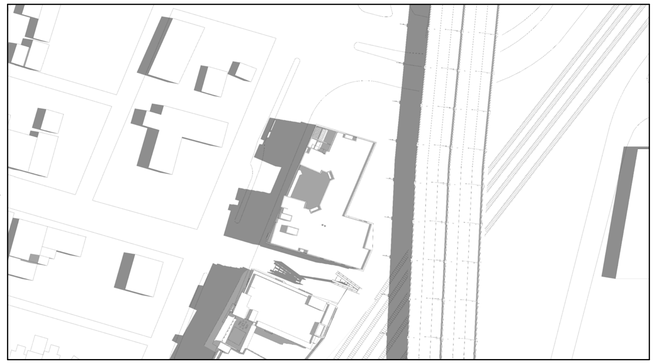
TITLE:

MATERIALS BOARD

DRAWING NO:

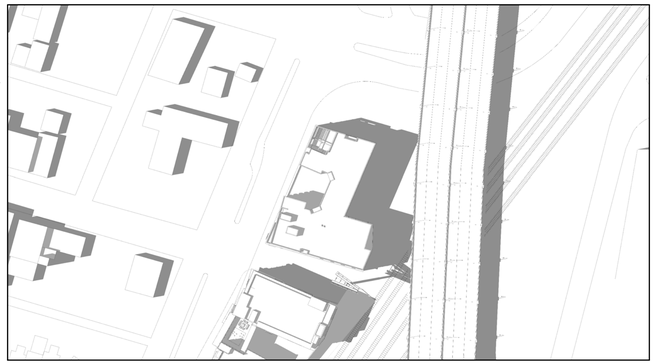
A6.1

SUMMER SOLSTICE



9AM: 0% COVERAGE OF PLAZA FROM PROPOSED BUILDING
*EXISTING HIGHWAY ALSO SHADING PLAZA

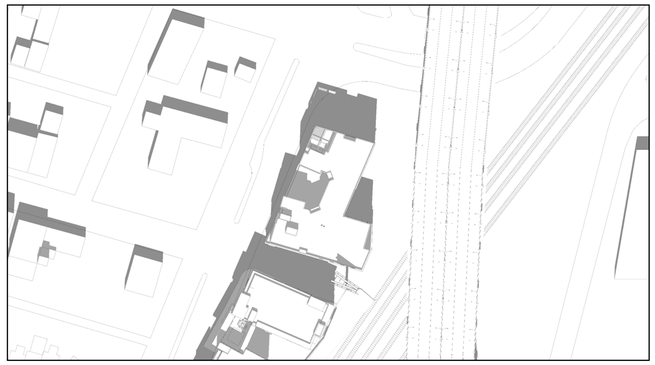
12PM: 20% COVERAGE OF PLAZA FROM PROPOSED BUILDING



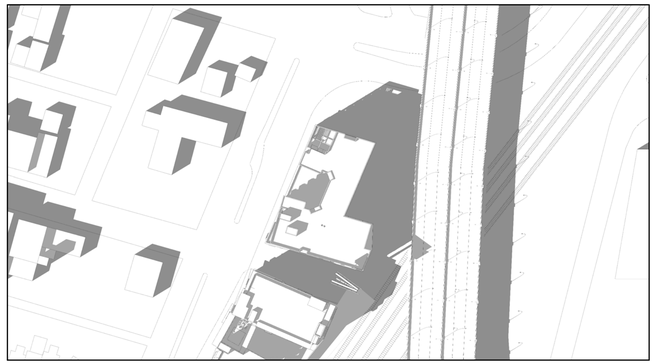
3PM: 40% COVERAGE OF PLAZA FROM PROPOSED BUILDING

SPRING/FALL EQUINOX

9AM: 15% COVERAGE OF PLAZA FROM PROPOSED BUILDING
*EXISTING HIGHWAY ALSO SHADING PLAZA

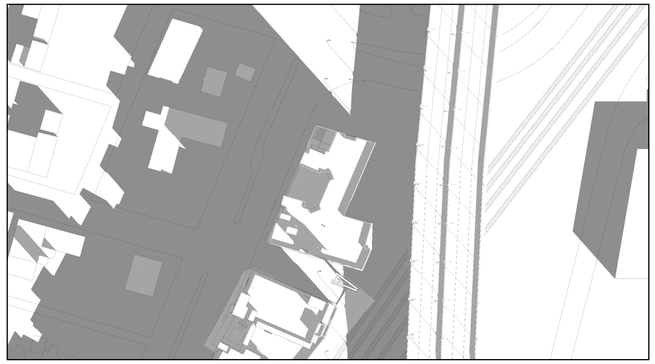


12PM: 45% COVERAGE OF PLAZA FROM PROPOSED BUILDING

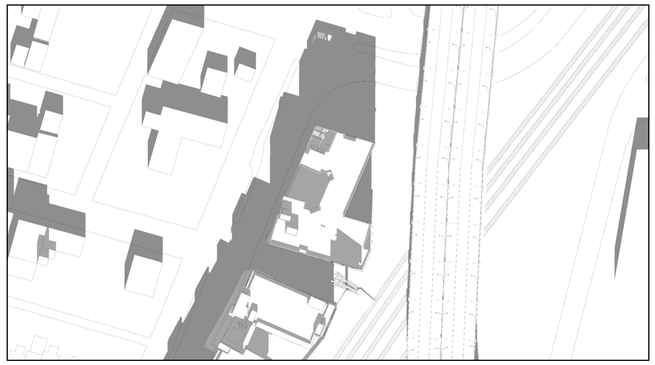


3PM: 80% COVERAGE OF PLAZA FROM PROPOSED BUILDING

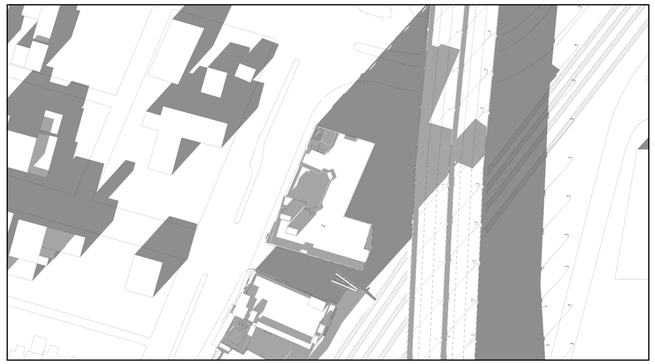
WINTER SOLSTICE



9AM: 30% COVERAGE OF PLAZA FROM PROPOSED BUILDING
*EXISTING HIGHWAY ALSO SHADING PLAZA



12PM: 60% COVERAGE OF PLAZA FROM PROPOSED BUILDING



3PM: 90% COVERAGE OF PLAZA FROM PROPOSED BUILDING

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200 AIRPORT APARTMENTS

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ISSUES:

ENTITLEMENT SUBMITTAL SET

PROJECT NO:
5898.00

FILE NAME:
5898.00_ARCH_200 AIRPORT_V2018

DRAWN BY: Author
CHECKED BY: Checker

PLOT DATE:
4/14/2019 10:55:29 AM

TITLE:

SUN SHADE STUDIES

DRAWING NO:

A7.1

NOTE:
All plans to comply with the City of South San Francisco Downtown Station Area Specific Plan and Section 20.300.007 of the Zoning Ordinance

0' 4' 8' 16' 32'

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MJS LANDSCAPE ARCHITECTURE

200 AIRPORT

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:

2018.09.16 ENTITLEMENT SUBMITTAL SET (SUBMITTAL #1)

2018.12.03 ENTITLEMENT RESUBMITTAL SET (SUBMITTAL #2)

DRAWN BY:	CHECKED BY:
PJM	MS

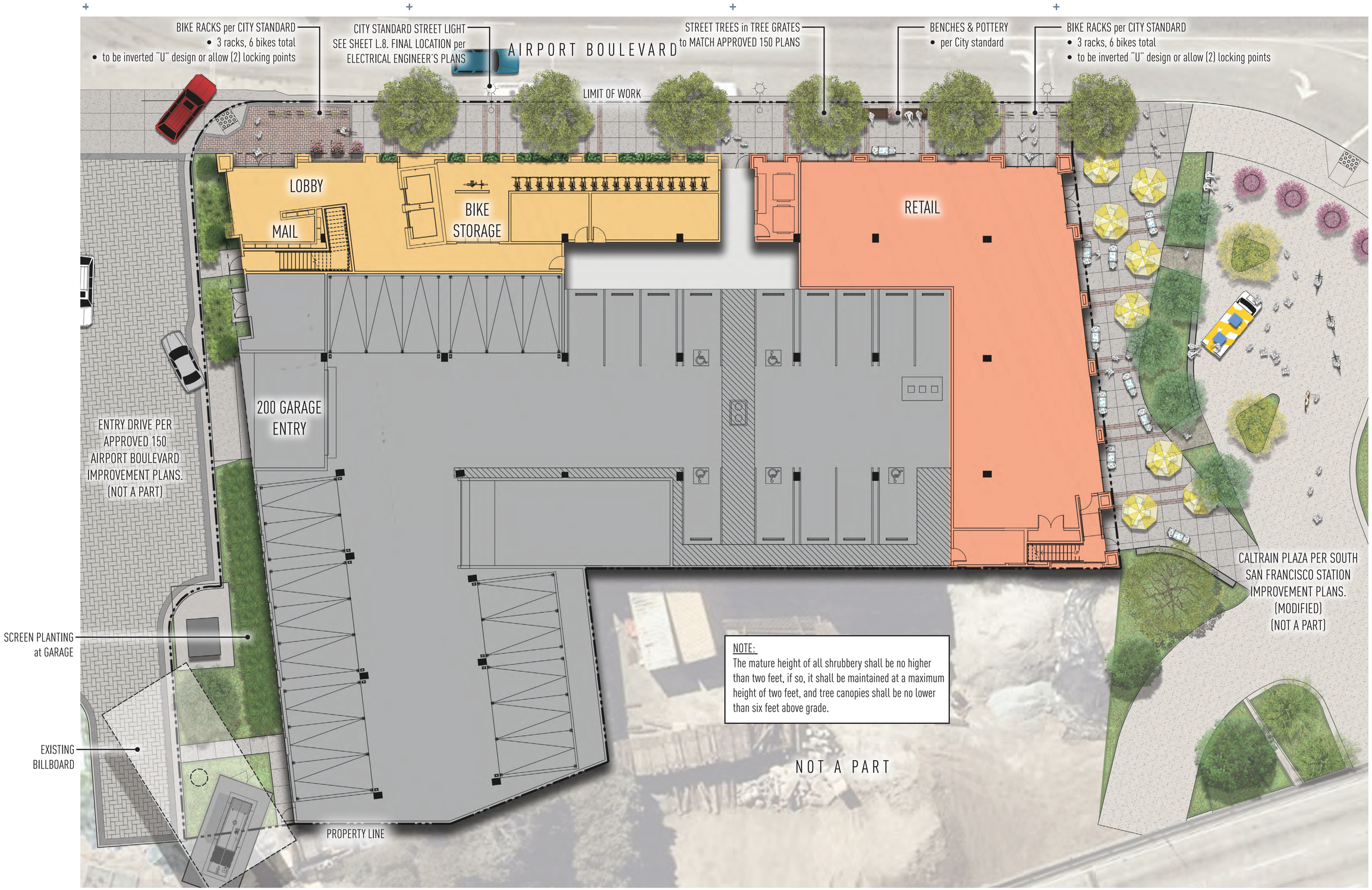
PLOT DATE:
APRIL 12, 2019

TITLE:

COMPOSITE LANDSCAPE PLAN

DRAWING NO:

L.1



NOTE:
The mature height of all shrubbery shall be no higher than two feet, if so, it shall be maintained at a maximum height of two feet, and tree canopies shall be no lower than six feet above grade.

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MJS LANDSCAPE ARCHITECTURE

200 AIRPORT

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ISSUES:

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2018.12.03 ENTITLEMENT RESUBMITTAL SET (SUBMITTAL #2)

DRAWN BY:	CHECKED BY:
PJM	MS

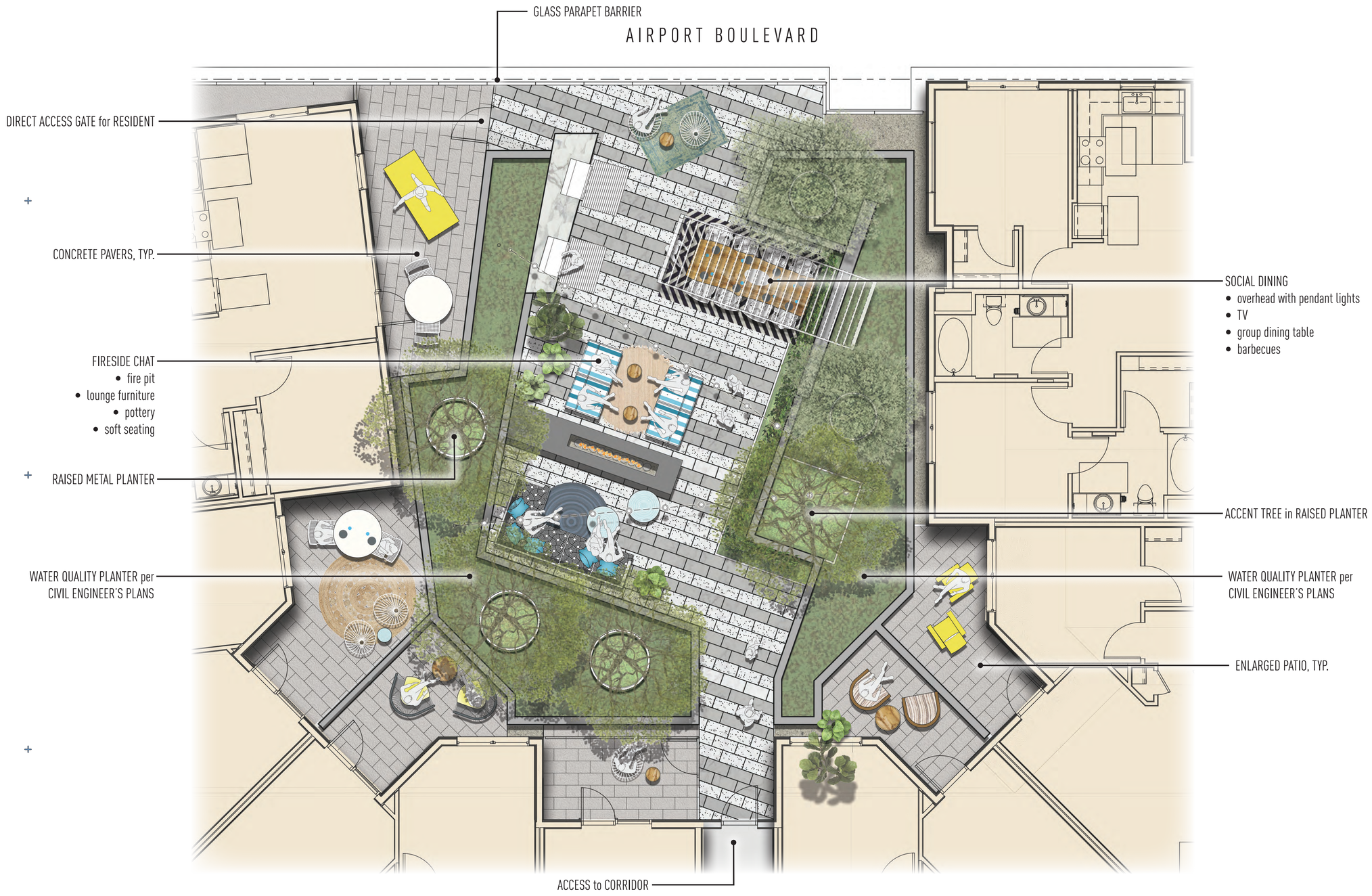
PLOT DATE:
APRIL 12, 2019

TITLE:

GROUND LEVEL LANDSCAPE PLAN

DRAWING NO:

L.2



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MJS LANDSCAPE ARCHITECTURE

200 AIRPORT

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ISSUES:

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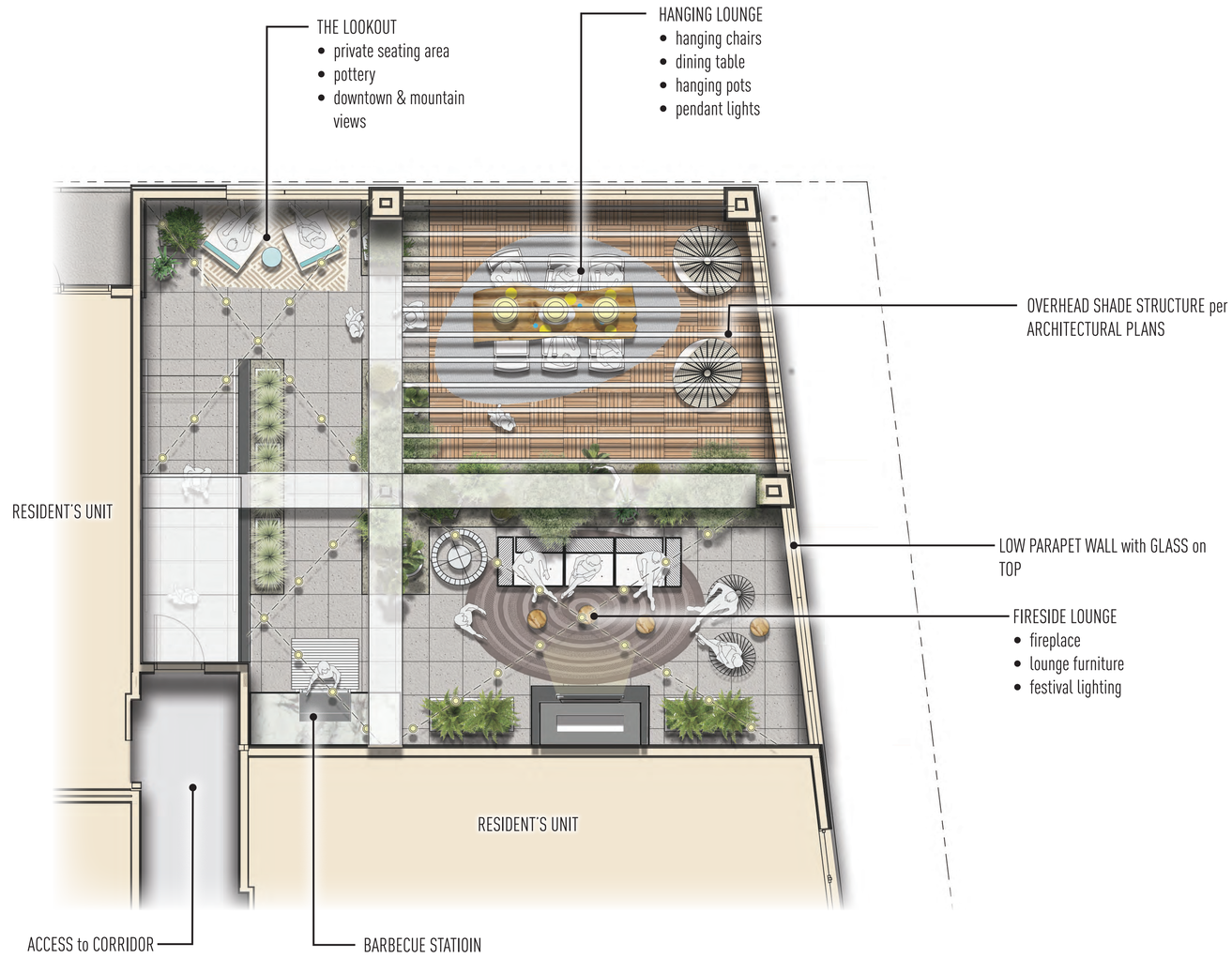
DRAWN BY: PJM
CHECKED BY: MS
PLOT DATE: APRIL 12, 2019

TITLE:
LEVEL 3 PODIUM COURTYARD ENLARGEMENT

DRAWING NO:
L.3

0' 2' 4' 8'



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MJS LANDSCAPE ARCHITECTURE

200 AIRPORT

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:

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DRAWN BY: PJM
CHECKED BY: MS
PLOT DATE: APRIL 12, 2019

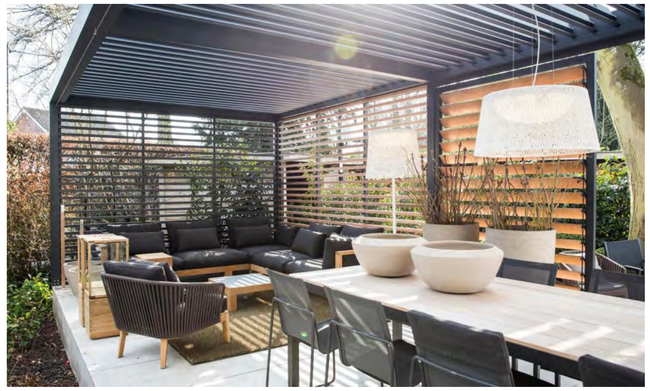
TITLE:

LEVEL 7 ROOF TERRACE ENLARGEMENT

DRAWING NO:

L.4

0' 2' 4' 8'

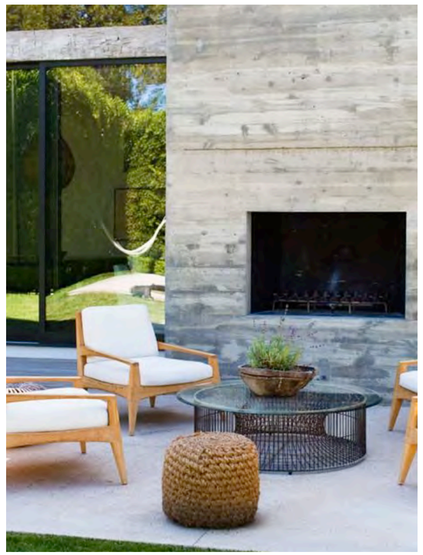


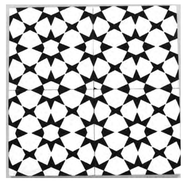












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2018.12.03 ENTITLEMENT RESUBMITTAL SET (SUBMITTAL #2)

DRAWN BY:	CHECKED BY:
PJM	MS

PLOT DATE:
APRIL 12, 2019

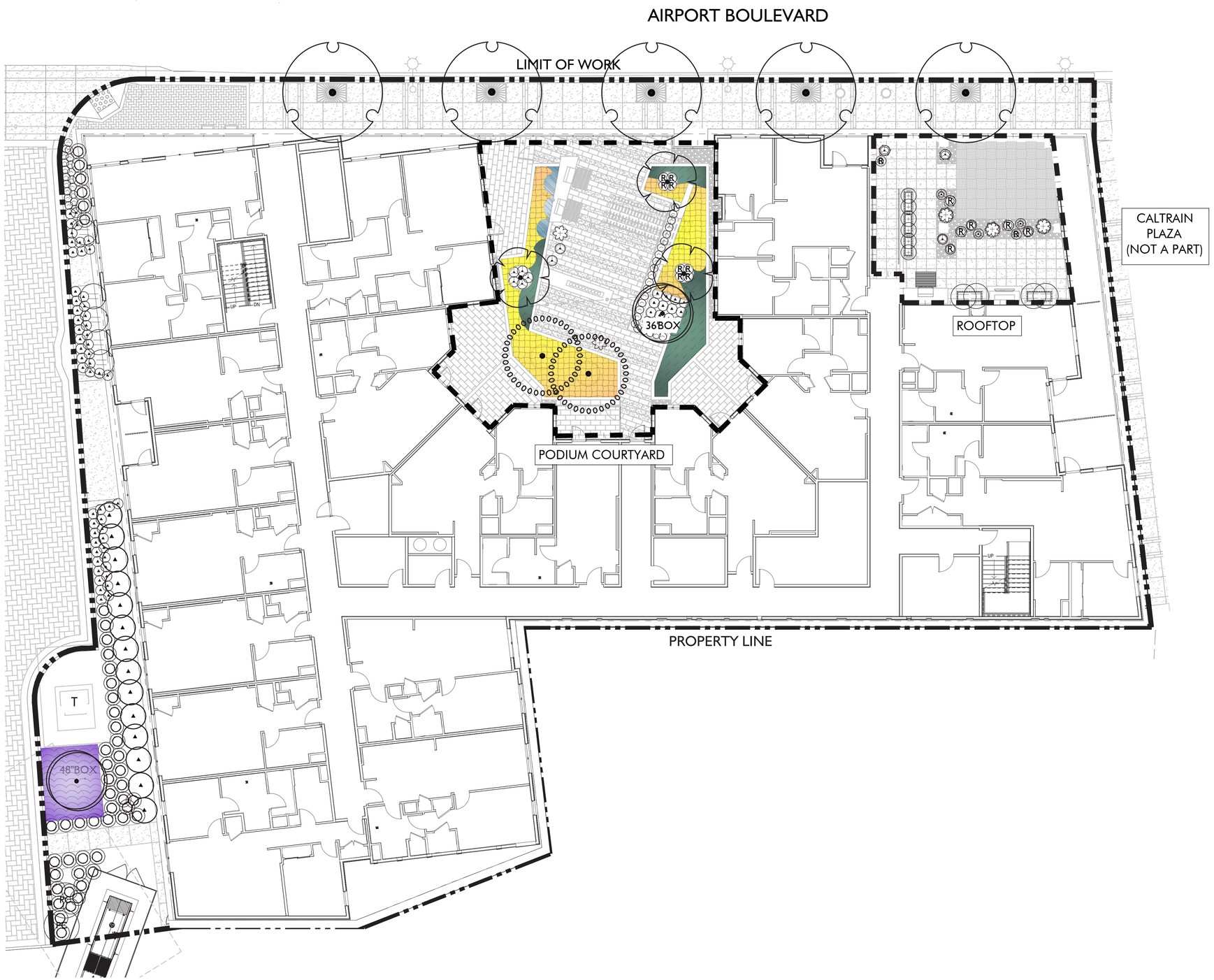
TITLE:

LIFESTYLE IMAGERY

DRAWING NO:

L.5

0' 2' 4' 8'



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
	ACER PALMATUM 'SANGO KAKU' JAPANESE MAPLE	24"BOX	MEDIUM	3
	LAURUS NOBILIS COLUMNAR SWEET BAY	24"BOX	LOW	14
	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM SOUTHERN MAGNOLIA	36"BOX	MEDIUM	5
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	PER PLAN	LOW	2
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	36"BOX	LOW	2

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	AGAVE X `BLUE FLAME` BLUE FLAME AGAVE	15 GAL	LOW	5
	GREVILLEA X `NOELLII` GREVILLEA	5 GAL	LOW	49
	LOMANDRA LONGIFOLIA `BREEZE` DWARF MAT RUSH	5 GAL	LOW	42
	PHORMIUM X `DUET` NEW ZEALAND FLAX	5 GAL	LOW	13
	PITTOSPORUM TENUIFOLIUM `SILVER SHEEN` TAWHIWHI	5 GAL	MEDIUM	9
	PITTOSPORUM TOBIRA `WHEELER'S DWARF` DWARF PITTOSPORUM	5 GAL	MEDIUM	6
PC	PRUNUS CAROLINIANA `COMPACTA` CAROLINA CHERRY	15 GAL	LOW	2
	RHAPHIOLEPIS UMBELLATA `MINOR` YEDDA HAWTHORN	5 GAL	LOW	69
R	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY	5 GAL	LOW	16

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	CHONDROPETALUM TECTORUM `EL CAMPO` CAPE RUSH	5 GAL	LOW	49
	FESTUCA CALIFORNICA CALIFORNIA FESCUE	1 GAL	LOW	25
	MAHONIA REPENS CREEPING MAHONIA	1 GAL	MEDIUM	105
	ROSMARINUS OFFICINALIS 'PROSTRATUS' ROSEMARY	5 GAL	LOW	44

* PLANT LIST IS COMPLIANT WITH CITY OF SOUTH SAN FRANCISCO SUCCESSFUL TREE AND PLANT LIST

PLANTING NOTE:

PLANT QUANTITIES LISTED ARE APPROXIMATE. PLANTS HAVE BEEN SELECTED AS BEING REPRESENTATIVE OF THE OVERALL PLANTING DESIGN INTENT. THIS PLANT PALETTE IS SUGGESTED FOR USE, BUT DOES NOT PRECLUDE USE OF OTHER APPROPRIATE PLANT MATERIAL. WATER-CONSERVING PLANTS AND OTHER CLIMATE APPROPRIATE VARIETIES OF TREES, SHRUBS AND GROUND COVERS HAVE BEEN SELECTED TO COMPLEMENT THE CHARACTER OF THE PROJECT.

ALL PLANTED AREAS ARE TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, AND BE IN COMPLIANCE WITH THE STATE AND WATER DISTRICT'S WATER CONSERVATION ORDINANCE.

THE FINAL CONSTRUCTION DOCUMENTS WILL PROVIDE THE CONTRACTOR WITH AN UNDERSTANDING OF THE DESIGN INTENT FOR THE MAINTENANCE OF THE PLANTING AREAS REGARDING CARE AND PRUNING OF THE SITE. THE MAINTENANCE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SUPERVISION REQUIRED TO PROPERLY MAINTAIN THE LANDSCAPED AREAS IN AN ATTRACTIVE CONDITION AND AS DESCRIBED IN T HE PROJECT MAINTENANCE SPECIFICATIONS.

ALL PLANTING AREAS TO RECEIVE MINIMUM 3" FIBROUS MULCH OR PEA GRAVEL. NO FLOATABLE BARK ALLOWED.

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

0' 5' 10' 20'

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MJS LANDSCAPE ARCHITECTURE

200 AIRPORT

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:

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2018.12.03 ENTITLEMENT RESUBMITTAL SET (SUBMITTAL #2)

DRAWN BY: PJM
CHECKED BY: MS

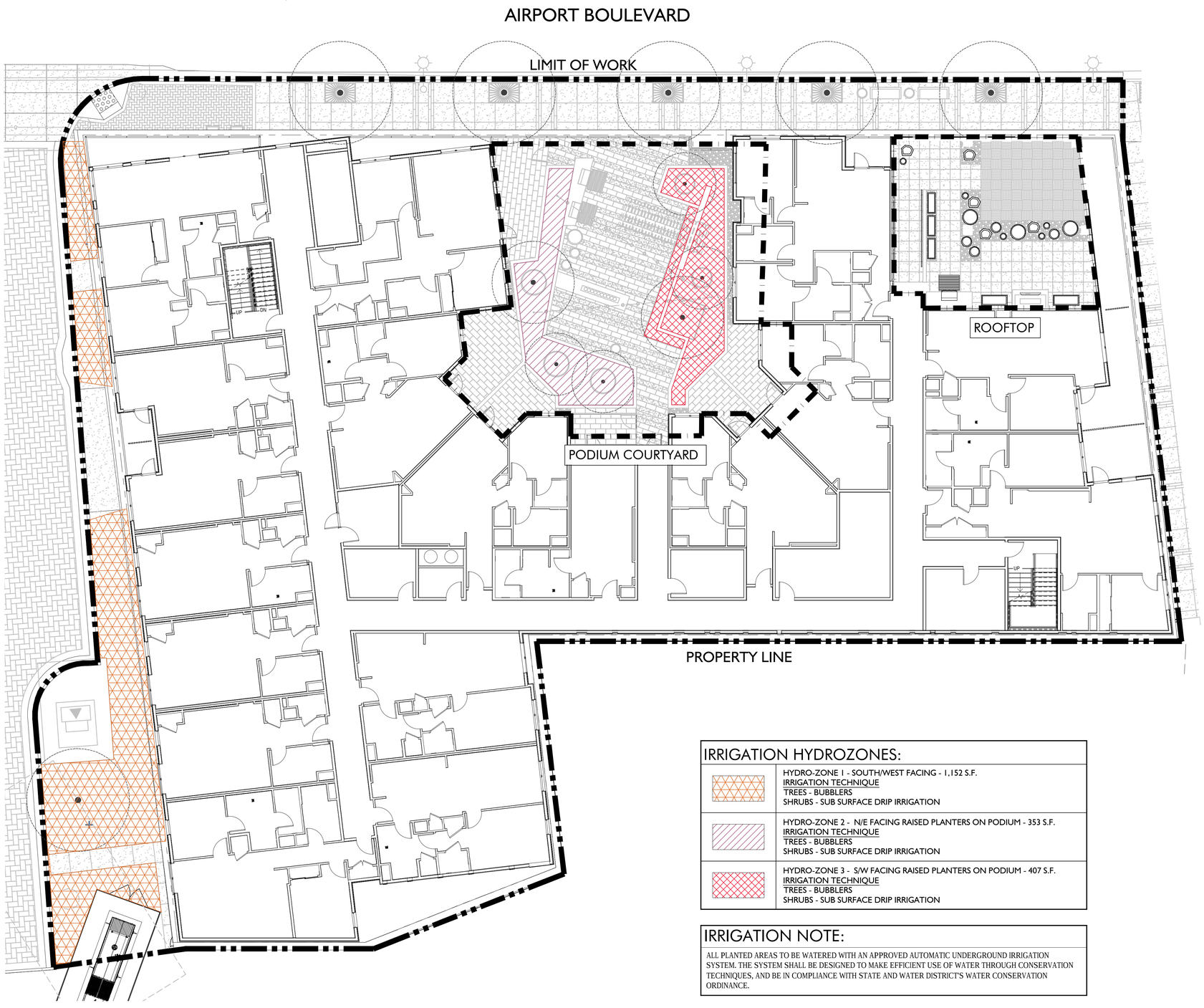
PLOT DATE: APRIL 12, 2019

TITLE:

COMPOSITE PLANTING PLAN & PLANT PALETTE

DRAWING NO:

L.6



IRRIGATION HYDROZONES:

	HYDRO-ZONE 1 - SOUTH/WEST FACING - 1,152 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
	HYDRO-ZONE 2 - N/E FACING RAISED PLANTERS ON PODIUM - 353 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
	HYDRO-ZONE 3 - S/W FACING RAISED PLANTERS ON PODIUM - 407 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, AND BE IN COMPLIANCE WITH STATE AND WATER DISTRICT'S WATER CONSERVATION ORDINANCE.

WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
3. THE USE OF LOW VOLUME DRIP TUBING INSTALLED BELOW MULCH.
4. THE USE OF LOW WATER CONSUMING PLANTS.
5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
6. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.

WATER CONSERVATION STATEMENT

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.

PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.

EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.

PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.

SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPORATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		35.1	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Hydrozone #1	0.4	Drip	0.81	0.49	1560	770	16765
Hydrozone #2	0.4	Drip	0.81	0.49	445	220	4782
Hydrozone #3	0.4	Drip	0.81	0.49	350	173	3761
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	2355	1163	25308
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	25308
						Maximum Allowed Water Allowance (MAWA)[d]	28187

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1163
Total Area	2355
Average ETAF	0.49

All Landscape Areas

Total ETAF x Area	1163
Total Area	2355
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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MJS LANDSCAPE ARCHITECTURE

200 AIRPORT

200 AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

ISSUES:

2018.09.16 ENTITLEMENT SUBMITTAL SET (SUBMITTAL #1)

2018.12.03 ENTITLEMENT RESUBMITTAL SET (SUBMITTAL #2)

DRAWN BY: PJM
CHECKED BY: MS

PLOT DATE: APRIL 12, 2019

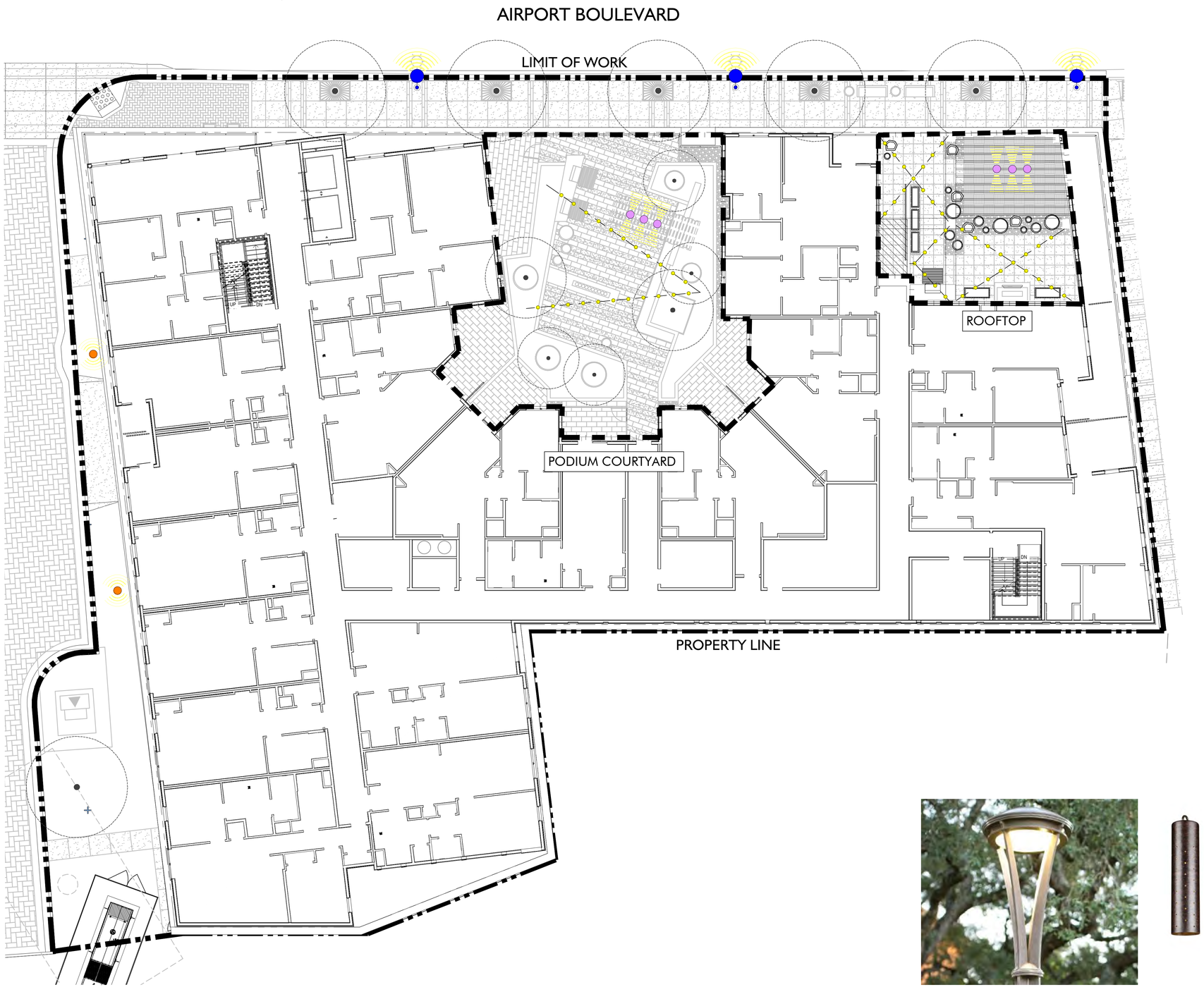
TITLE:

HYDROZONE PLAN

DRAWING NO:

L.7

0' 5' 10' 20'



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT	STREET LIGHTS PER CITY STANDARDS
	POLE LIGHT	AT ENTRY DRIVE
	PENDANT LIGHT	MOUNTED ON OVERHEAD TRELLIS
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES. MINIMUM 12' ABOVE FINISH SURFACE

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

POLE LIGHT

PENDANT LIGHT

OVERHEAD FESTIVAL LIGHTING

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ISSUES:

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2018.12.03 ENTITLEMENT RESUBMITTAL SET (SUBMITTAL #2)

DRAWN BY: PJM
CHECKED BY: MS

PLOT DATE: APRIL 12, 2019

TITLE:

CONCEPTUAL LIGHTING PLAN

DRAWING NO:

L.8

0' 5' 10' 20'


ACER PALMATUM 'SANGO KAKU'
JAPANESE MAPLE


LAURUS NOBILIS COLUMNAR
SWEET BAY


MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'
SOUTHERN MAGNOLIA


METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE


OLEA 'SWAN HILL'
FRUITLESS OLIVE


AGAVE X 'BLUE FLAME'
AGAVE BLUE FLAME


GREVILLEA X 'NOELLII'
GREVILLEA


LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH


PHORMIUM X 'DUET'
NEW ZELAND FLAX


PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' TAWHIWHI


PITTOSPORUM TOBIRA
'WHEELER'S DWARF'
DWARF PITTOSPORUM

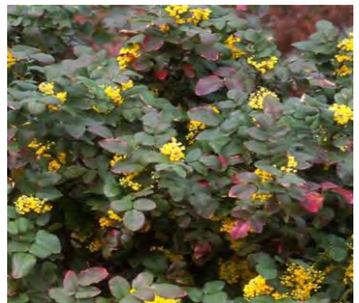

PRUNUS CAROLINIANA 'COMPACTA'
CAROLINA CHERRY


RHAPHIOLEPIS UMBELLATA 'MINOR'
YEDDA HAWTHORN


ROSMARINUS OFFICIANLIS
'HUNTINGTON CARPET'
HUNTINGTON CARPET ROSEMARY


CHONDROPETALUM TECTORUM
'EL CAMPO'
CAPE RUSH


FESTUCA CALIFORNICA
CALIFORNIA FESCUE


MAHONIA REPENS
CREEPING MAHONIA


ROSMARINUS OFFICINALIS
'PROSTRATUS'
ROSEMARY

0' 2' 4' 8'

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MJS LANDSCAPE ARCHITECTURE

200 AIRPORT

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ISSUES:

2018.09.16 ENTITLEMENT SUBMITTAL SET (SUBMITTAL #1)

2018.12.03 ENTITLEMENT RESUBMITTAL SET (SUBMITTAL #2)

DRAWN BY: PJM
CHECKED BY: MS
PLOT DATE: APRIL 12, 2019
TITLE:

PLANTING IMAGERY

DRAWING NO:

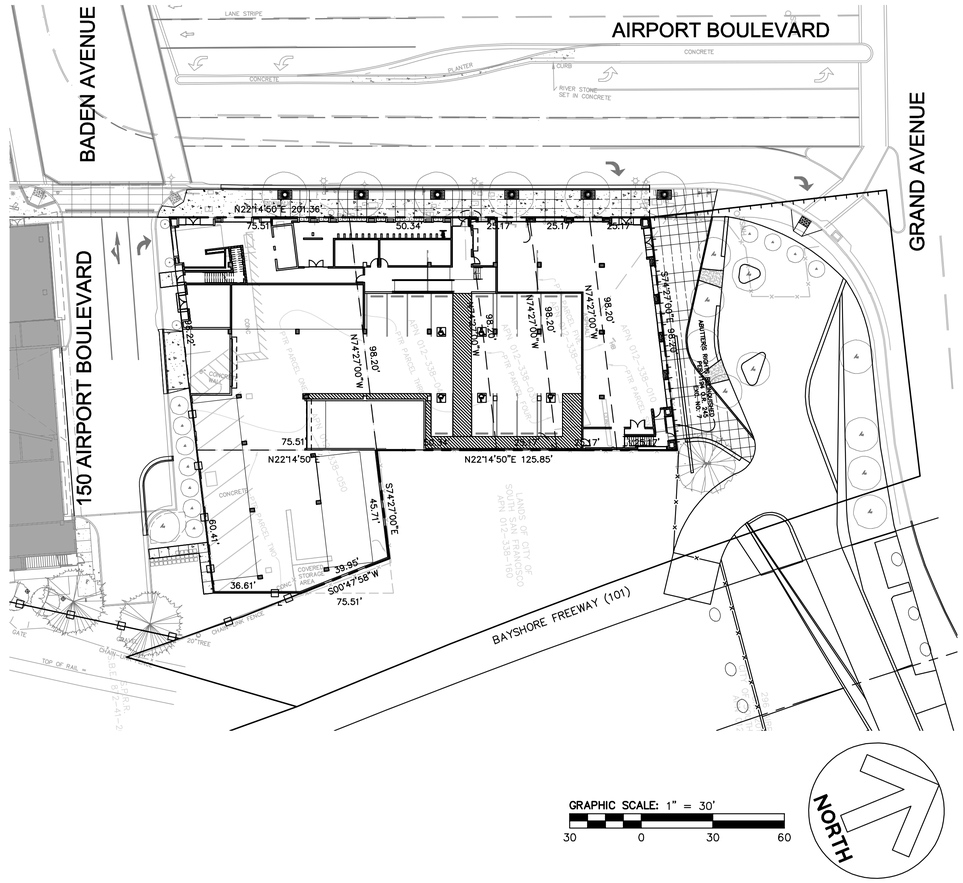
L.9

VESTING TENTATIVE PARCEL MAP

1 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES CONSISTING OF 1 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT

200 AIRPORT BOULEVARD

SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CA



VICINITY MAP

NORTH

PROJECT DATA

OWNER AND SUBDIVIDER:	FAIRFIELD REALTY 5510 MOREHOUSE DRIVE, SUITE 200 SAN DIEGO, CA 92121 CONTACT: TREVOR BOUCHER (858) 626-8334
ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: COLE GAUMNITZ (408) 467-9100
GROSS AREA:	0.55± ACRES
EXISTING ZONING:	DOWNTOWN TRANSIT CORE (DTC)
PROPOSED ZONING:	DOWNTOWN TRANSIT CORE (DTC)
EXISTING USE:	RETAIL
PROPOSED USE:	MIXED USE
NUMBER OF LOTS:	1
NUMBER OF UNITS:	1 COMMERCIAL, 1 RESIDENTIAL (98 APARTMENTS)
WATER SUPPLY:	CALIFORNIA WATER COMPANY
SEWAGE DISPOSAL:	SOUTH SAN FRANCISCO
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	COMCAST
FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06081C0043E, DATED OCT. 16, 2012.

SHEET INDEX

ENGINEER'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

FRITZ COLE GAUMNITZ, P.E. DATE
BKF ENGINEERS
R.C.E. NO. 75787

GENERAL NOTES

1. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION ACT MAP AND CHAPTERS 19.16 THROUGH 19.24 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE.
2. AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 0.55 ACRES AND ARE PROPOSED FOR MERGER INTO 1 LOT BY PARCEL MAP FOR CONDOMINIUM PURPOSES WHICH INCLUDES 2 CONDOMINIUMS. ONE COMMERCIAL UNIT AND ONE RESIDENTIAL UNIT. THE RESIDENTIAL UNIT IS PLANNED FOR 98 APARTMENTS.
3. BUILDING TYPE: THE BUILDING FOOTPRINT SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLE WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH THE PROJECT CONDITIONS OF APPROVAL AND THE REQUIREMENTS OF THE BUILDING PERMIT.
4. EROSION CONTROL: EROSION CONTROL WILL BE MANAGED USING STRAW ROLLS, CONSTRUCTION FENCING WITH GREEN SCREEN, AND OTHER TYPICAL BEST MANAGEMENT PRACTICES.

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VESTING TENTATIVE MAP
200 AIRPORT
TITLE SHEET
SAN MATEO COUNTY
SOUTH SAN FRANCISCO CALIFORNIA

No.	Revisions

Date 09/27/18
Scale AS SHOWN
Design LP
Drawn LP
Approved FCG
Job No 20180138

Drawing Number:
TM1
1 OF 6

NOT FOR CONSTRUCTION

DRAWING NAME: K:\2018\180138_200Airport-SSF\ENG\TMAP\00-200A-TMAP-TITLE.dwg
PLOT DATE: 11-30-18 PLOTTED BY: gaum

LEGEND

BLDG	BUILDING
BOW	BACK OF WALK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COR	CORNER
CTVB	CABLE TELEVISION BOX
DI	DROP INLET
EB	ELECTRICAL BOX
ECAB	ELECTRICAL CABINET
EV	ELECTRICAL VAULT
FAB	FIRE ALARM BOX
GM	GAS METER
HB	HOSE BIB
PTR	PRELIMINARY TITLE REPORT
RD	ROOF DRAIN
SLB	STREET LIGHTING BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELECOMMUNICATIONS BOX
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
WB	WATER BOX

GAS VALVE
SIGN
SIGNAL LIGHT
STREET LIGHT

BOUNDARY LINE
BUILDING OUTLINE
LOT LINE
NO ACCESS
FENCE LINE
APPROXIMATE LOCATION OF ELECTRICAL LINE, PER EXHIBIT PROVIDED FROM PG&E GIS
APPROXIMATE LOCATION OF GAS LINE, PER EXHIBIT PROVIDED FROM PG&E GIS

ABBREVIATIONS

ASR	AUTO SPRINKLER
BLVD	BOULEVARD
CLF	CHAIN LINK FENCE
COMM BOX	COMMUNICATION BOX
DOC. NO.	DOCUMENT NUMBER
EV	ELECTRICAL VAULT
EXC. NO.	TITLE REPORT EXCEPTION NUMBER
FF	FINISHED FLOOR OF BUILDING
FL	FLOW LINE
GM	GAS METER
I.E.E	INGRESS EGRESS EASEMENT
IN	DISTANCE INSIDE BOUNDARY
O.R.	OFFICIAL RECORDS
OUT	DISTANCE OUTSIDE BOUNDARY
PIV	POST INDICATOR VALVE
PTR	PRELIMINARY TITLE REPORT
(R)	RADIAL BEARING
ROS	RECORD OF SURVEY
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB/FACE OF CURB
T.P.O.B.	TRUE POINT OF BEGINNING
UB	UTILITY BOX
WF	WOODEN FENCE
WMB	WATER METER BOX
WV	WATER VALVE

BASIS OF BEARINGS

THE BEARING NORTH 4°59'28" EAST BETWEEN NGS PID POINTS AB7676 AND AB7679. SAID BEARING IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2010.

BENCHMARK

NATIONAL GEODETIC SURVEY POINT AB7676:
SURVEY DISK ENCASED IN PVC PIPE WITH ACCESS COVER SET IN CONCRETE, LOCATED IN SAN BRUNO ALONG U.S. HIGHWAY 101 AT POST MILE 19.8.

ELEVATION = 8.00 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20 40

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VESTING TENTATIVE MAP
200 AIRPORT
EXISTING CONDITIONS

SOUTH SAN FRANCISCO — SAN MATEO COUNTY — CALIFORNIA

Revisions	No.

Date	09/27/18
Scale	AS SHOWN
Design	LP
Drawn	LP
Approved	FCG
Job No	20180138

Drawing Number:
TM2
2 OF 6

NOT FOR CONSTRUCTION

DRAWING NAME: K:\2018\180138_200Airport-SSF\ENG\TMAP\01-200ABT-EXCON.dwg
PLOT DATE: 11-30-18 PLOTTED BY: gaum

LEGEND

	STORM DRAIN DROP INLET
	BACKFLOW PREVENTER
	GAS METER
	GAS VALVE
	FIRE HYDRANT
	SANITARY SEWER CLEANOUT
	STREET LIGHT
WV	WATER VALVE
	SANITARY SEWER MANHOLE
10'	1' CONTOUR INTERVALS
× 12.34	SPOT ELEVATION
	FENCE LINE
	EASEMENT LINE
	DISTINCT BOUNDARY LINE
	BUILDING LINE
( )1	RECORD DATA PER
( )2	RECORD DATA PER 9 M 77-78

ABBREVIATIONS

ASR	AUTO SPRINKLER
CLF	CHAIN LINK FENCE
COMM BOX	COMMUNICATION BOX
DOC. NO.	DOCUMENT NUMBER
EV	ELECTRICAL VAULT
EXC. NO.	TITLE REPORT EXCEPTION NUMBER
FF	FINISHED FLOOR OF BUILDING
GM	GAS METER
I.E.E	INGRESS EGRESS EASEMENT
IN	DISTANCE INSIDE BOUNDARY
O.R.	OFFICIAL RECORDS
OUT	DISTANCE OUTSIDE BOUNDARY
PIV	POST INDICATOR VALVE
PTR	PRELIMINARY TITLE REPORT
(R)	RADIAL BEARING
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SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB/FACE OF CURB
T.P.O.B.	TRUE POINT OF BEGINNING
UB	UTILITY BOX
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WMB	WATER METER BOX
WV	WATER VALVE

BASIS OF BEARINGS

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NORTH

GRAPHIC SCALE: 1" = 20'

20 0 20 40

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VESTING TENTATIVE MAP
200 AIRPORT
MAP SHEET

SAN MATEO COUNTY
SOUTH SAN FRANCISCO
CALIFORNIA

Revisions	No.

Date	09/27/18
Scale	AS SHOWN
Design	LP
Drawn	LP
Approved	FCG
Job No	20180138

Drawing Number:
TM3
3 OF 6

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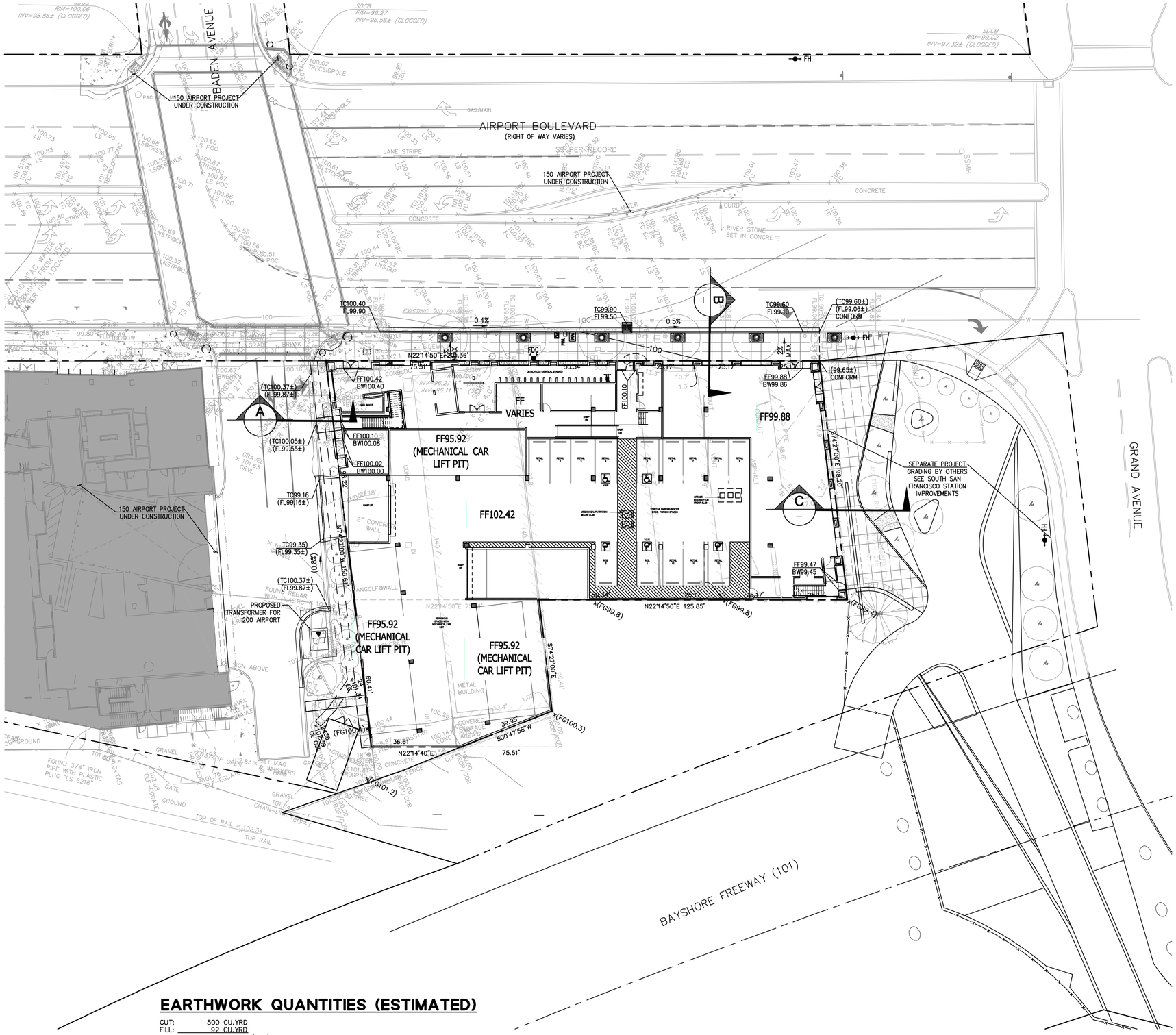
PLOT DATE: 11-30-18 PLOTTED BY: gaum

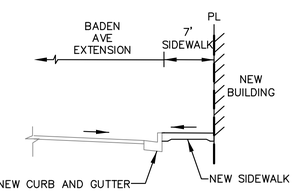


LEGEND

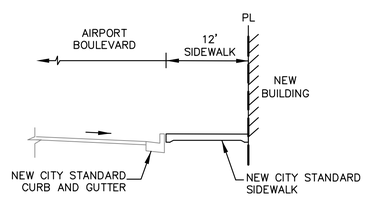
- PROJECT BOUNDARY LINE
- LOT LINE
- NO ACCESS
- VERTICAL CURB
- VERTICAL CURB AND GUTTER
- 100 — CONTOUR LINE
- 1.6% — DIRECTION OF DOWNWARD SLOPE AND GRADIENT
- (1.6%) — EXISTING SLOPE AND GRADIENT
- CX.XX — SPOT ELEVATION
- NEW CONCRETE

ABBREVIATIONS

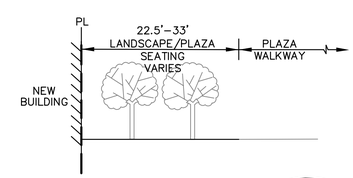
BC	BEGINING OF CURB
BP	BEGINING POINT
BLDG	BUILDING
BW	BACK OF WALK
CI	CURB INLET
EC	END OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
HP	HIGH POINT
LG	LIP OF GUTTER
LS	LANDSCAPE
OFD	OVERFLOW DRAIN
PI	TANGENT INTERSECT
PS	PARKING SPACE
SDMH	STORM DRAIN MANHOLE
SLP	SEE LANDSCAPE PLANS
SJTP	SEE JOINT TRENCH PLAN
SSP	SEE STRUCTURAL PLAN
SW	SIDEWALK
TC	TOP OF CURB
TYP.	TYPICAL
VAR	VARIES
LSP	LANDSCAPE PLANS



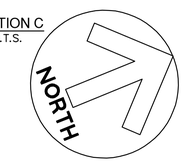
SECTION A
N.T.S.



SECTION B
N.T.S.



SECTION C
N.T.S.



GRAPHIC SCALE: 1" = 20'
20 0 20 40

EARTHWORK QUANTITIES (ESTIMATED)

CUT:	500 CU.YRD
FILL:	92 CU.YRD
NET	408 CU.YRD (FILL)

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VESTING TENTATIVE MAP
200 AIRPORT
PRELIMINARY GRADING AND DRAINAGE PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

Revisions

No.	

Date	09/27/18
Scale	AS SHOWN
Design	LP
Drawn	LP
Approved	FCG
Job No	20180138

Drawing Number:
TM4
4 OF 6

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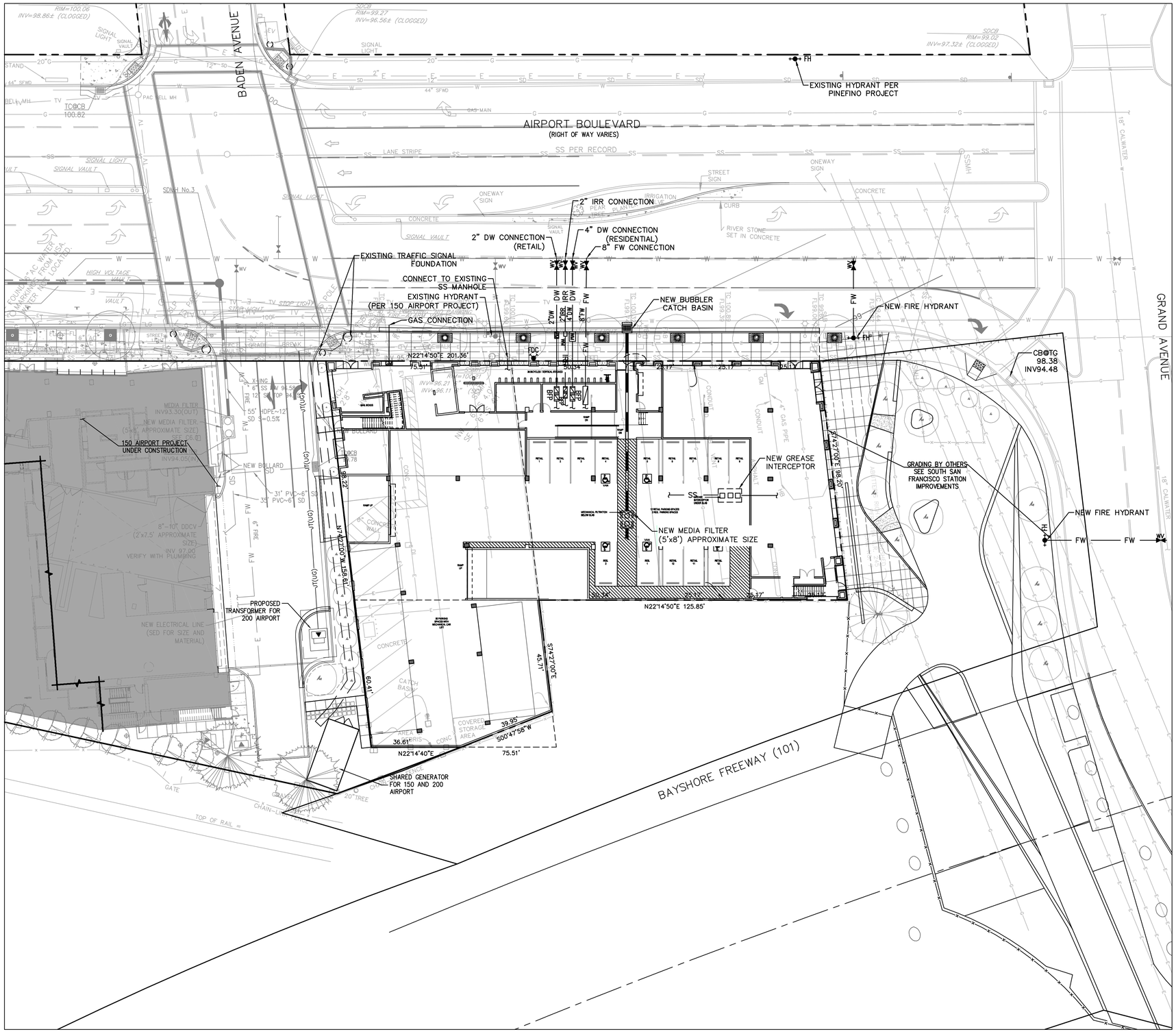
DRAWING NAME: K:\2018\180138_200Airport-SSF\ENG\TMAP\02-200ABT-GRAD.dwg
PLOT DATE: 11-30-18 PLOTTED BY: gaum



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- NO ACCESS
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- PROPOSED STORM DRAIN LINE
- SS — PROPOSED SANITARY SEWER LINE
- DW — PROPOSED WATER LINE
- IRR — PROPOSED IRRIGATION WATER LINE
- FW — PROPOSED FIRE WATER LINE
- G — PROPOSED GAS LINE
- JT(UG) — PROPOSED JOINT TRENCH
- MEDIA FILTER
- BUBBLER CATCH BASIN
- WV — WATER VALVE
- M — WATER METER
- BFP — BACK FLOW PREVENTER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GM — GAS METER
- ( ) — TRAFFIC SIGNAL FOUNDATION
- TRANSFORMER LOCATION (ABOVE GROUND)
- NEW GREASE INTERCEPTOR

ABBREVIATIONS

AD	AREA DRAIN
ATD	ATRIUM AREA DRAIN
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
DW	DOMESTIC WATER
E	EAST
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FW	FIRE WATER
G	GAS
GM	GAS METER
GV	GAS VALVE
INV	INVERT ELEVATION
IRR	IRRIGATION
MH	MANHOLE
N	NORTH
MIN	MINIMUM
OFD	OVERFLOW DRAIN
PV	PAVEMENT
POC	POINT OF CONNECTION
S=	SLOPE
S	SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN-OUT
SED	SEE ELECTRICAL DRAWINGS
SFPD	SEE FIRE PROTECTION DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN-OUT
SSD	SEE STRUCTURAL DRAWINGS
SSF	SOUTH SAN FRANCISCO
T	TREE
TG	TOP OF GRATE
TYP	TYPICAL (OF SEVERAL)
W	WEST
WM	WATER METER
WV	WATER VALVE

NOTES

1. DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY.

NORTH

GRAPHIC SCALE: 1" = 20'

20 0 20 40

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VESTING TENTATIVE MAP
200 AIRPORT
PRELIMINARY UTILITY PLAN

SOUTH SAN FRANCISCO — SAN MATEO COUNTY — CALIFORNIA

Revisions

No.	

Date	09/27/18
Scale	AS SHOWN
Design	LP
Drawn	LP
Approved	FCG
Job No	20180138

Drawing Number: TM5

5 OF 6

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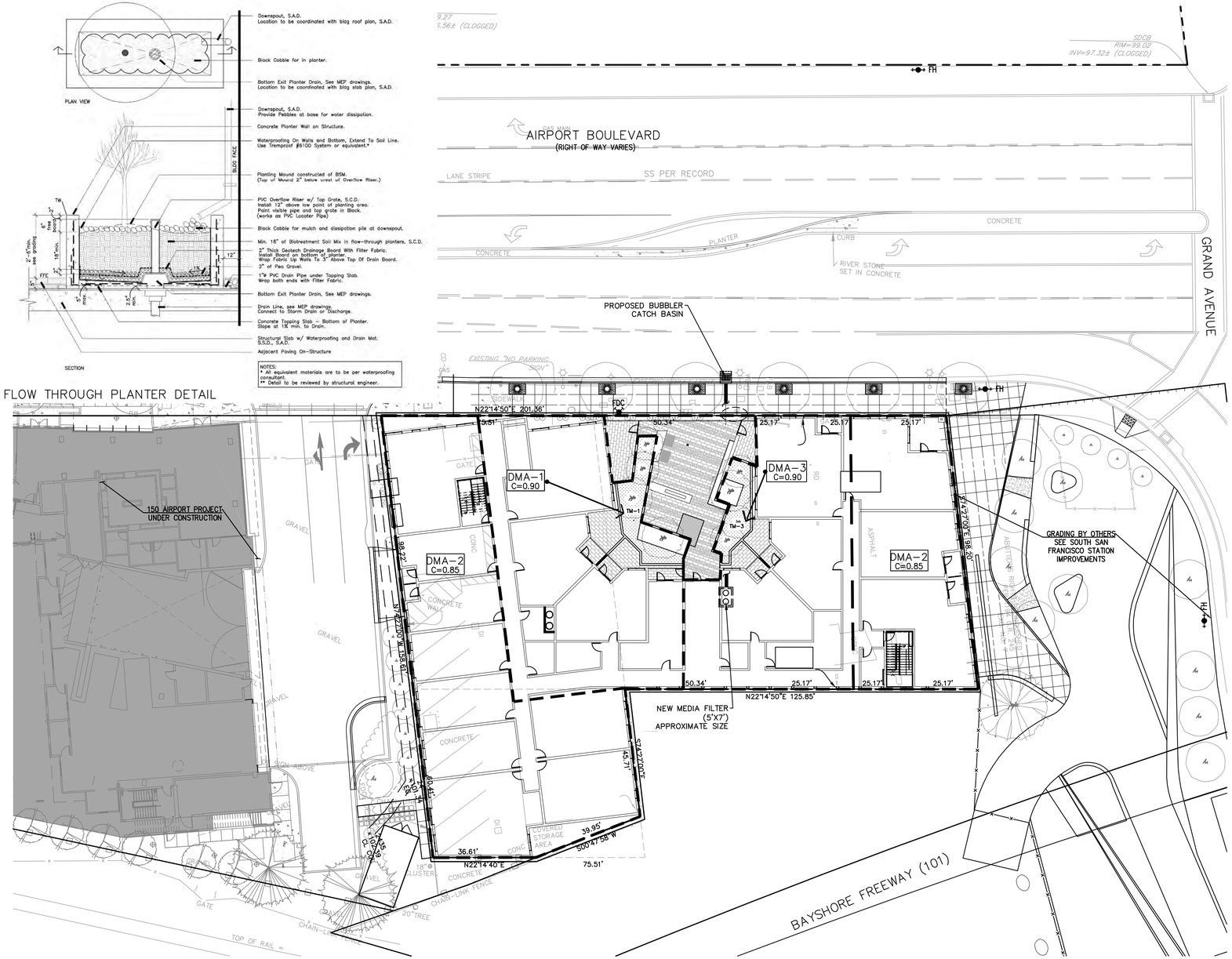
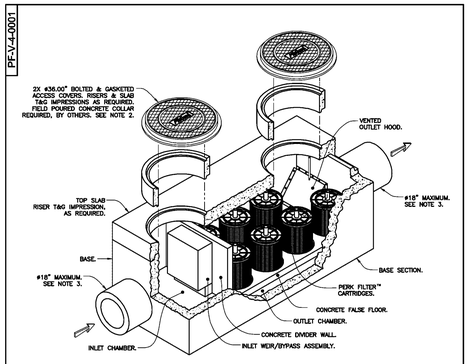
DRAWING NAME: K:\2018\180138_200Airport-SSF\ENG\TMAP\03-200ABT-PRUTIL.dwg
PLOT DATE: 11-30-18 PLOTTED BY: gaum

FLOW THROUGH PLANTER DETAIL





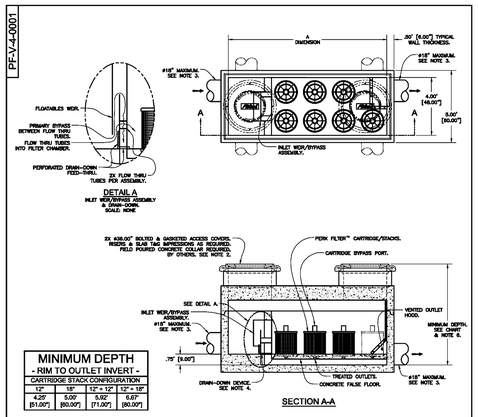
Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required,by others.
3. Inlet & outlet pipe(s) (Ø 18" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
4. Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
5. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

Perk Filter™
4' Wide Concrete Vault
Three to Seven Cartridges / Stacks

Oldcastle® Stormwater Solutions
7521 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.5819 | oldcastlestormwater.com

DRAWING NO.	REV	REV DATE	DRAWN BY	CHECKED BY	SHEET
PF-V-4-0001	E	ECO-0122 JPR 10/3/14	JPR 7/8/08		SHEET 1 OF 2



MINIMUM DEPTH
- RIM TO OUTLET INVERT -

CARTRIDGE STACK CONFIGURATION			
12"	18"	12" + 12"	12" + 18"
4.25' [51.00"]	5.00' [60.00"]	5.92' [71.00"]	6.67' [80.00"]

4' VAULT

TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	A DIMENSION - LENGTH - (ID-FEET)	CARTRIDGE STACK CONFIGURATION 12" TREATMENT FLOW RATE (GPM / CFS)	12" TOTAL FLOW CAPACITY (CFS)	18" TREATMENT FLOW RATE (GPM / CFS)	18" TOTAL FLOW CAPACITY (CFS)	12" & 12" TREATMENT FLOW RATE (GPM / CFS)	12" & 12" TOTAL FLOW CAPACITY (CFS)	12" & 18" TREATMENT FLOW RATE (GPM / CFS)	12" & 18" TOTAL FLOW CAPACITY (CFS)
3	7	36 / 0.08	2.9	54 / 0.12	4.3	72 / 0.16	5.0	90 / 0.20	6.7
4	9	48 / 0.11	2.9	72 / 0.16	4.4	96 / 0.21	5.0	120 / 0.27	6.8
5	9	60 / 0.13	2.9	90 / 0.20	4.4	120 / 0.27	5.1	150 / 0.33	6.8
6	11	72 / 0.16	3.0	108 / 0.24	4.5	144 / 0.32	5.1	180 / 0.40	6.9
7	11	84 / 0.19	3.0	126 / 0.28	4.5	168 / 0.37	5.2	210 / 0.47	7.0
MAXIMUM HEAD LOSS		1.7 FEET		2.3 FEET		2.8 FEET		3.5 FEET	

Perk Filter™
4' Wide Concrete Vault
Three to Seven Cartridges / Stacks

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DRAWING NO.	REV	REV DATE	DRAWN BY	CHECKED BY	SHEET
PF-V-4-0001	E	ECO-0122 JPR 10/3/14	JPR 7/8/08		SHEET 2 OF 2

MEDIA FILTER TREATMENT DESIGN STORM

Q=CIA
C=0.85 (ASSUME IMPERVIOUS FOR SITE)
I=0.2 INCHES PER HOUR (DESIGN TREATMENT STORM)
A=11,465 SF (0.26 ACRE)

Q=0.85*0.2*0.26
Q=0.044 CFS

TABLE A

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT SIZING CALCULATIONS: MEDIA FILTER** SIZED BY 0.2" PER HOUR INTENSITY APPROACH	4% RULE FOR FLOW THROUGH PLANTERS: REQUIRED (SF)	4% RULE FOR FLOW THROUGH PLANTERS: PROVIDED (SF)	MEDIA FILTER* OUTER DIMENSIONS [CARTRIDGE SIZE]	CONFORMS?
DMA-1	5820	445	LANDSCAPE	5375	ROOF	N/A	215	330	N/A	YES
DMA-2	11465	0	LANDSCAPE	11465	ROOF	0.044	N/A	N/A	5'x8' [(3)12"]	YES
DMA-3	4817	301	LANDSCAPE	4516	ROOF COURT YARD	N/A	180	240	N/A	YES

* PERK FILTER 4' WIDE CONCRETE VAULT (THREE TO SEVEN CARTRIDGES/STACKS) BY OLDCASTLE STORMWATER SOLUTIONS IS CURRENTLY BEING REFERENCED. ACTUAL MEDIA FILTER TO BE DETERMINED AT A LATER DATE.
** THIS PROJECT IS A SPECIAL PROJECT CATEGORY A (LARGER INFILL PROJECT) AS DEFINED BY THE SAN MATEO COUNTY GUIDELINES C.3–C.6 DEVELOPMENTAL REVIEW CHECKLIST.

LEGEND

DMA-X C=X.XX — DRAINAGE AREA BOUNDARY

DIRECTION OF RUNOFF

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20 40

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PRELIMINARY STORMWATER MANAGEMENT PLAN

SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

Revisions | No.

Date 09/27/18
Scale AS SHOWN
Design LP
Drawn LP
Approved FCG
Job No. 20180138

Drawing Number:
TM6
6 OF 6

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DRAWING NAME: K:\2018\180138_200Airport-SSF\ENG\TMAP\04-200ABT-SWMP.dwg
PLOT DATE: 11-30-18 PLOTTED BY: gaum