



Roger Abuyaghi &
Mike Abuyaghi

921 O'Farrell St.

Cover Sheet

21708
scale:
date: 9/25/2017

A0

PROJECT DESCRIPTION:

This project is a 4,800 square foot lot located at 921-925 O'Farrell Street (Assessor's Block 0718, Lot 020), currently occupied by a 2 story commercial building. The site is has 130 foot height limit and is within the RC-4 zoning district and the Van Ness special use district. The project proposes a demolition of the existing building and construction of an 14-story residential building with ground floor commercial space.

HOME SF QUALIFICATIONS:

- 1) 30% UNITS AFFORDABLE TO LOW, MIDDLE AND MODERATE INCOME
- 2) 40% TOTAL UNITS ARE 2 BEDROOMS OR LARGER
- 3) MINIMUM UNIT SIZES MEET THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE REGULATIONS
- 4) GROUND FLOOR ACTIVE USES

DEVELOPMENT BONUS:

- 1) FORM BASED DENSITY
- 2) 20 ADDITIONAL FEET ABOVE THE HEIGHT LIMIT

Area Schedule	
Occupancy	Area
circulation	7449 SF
commercial	1033 SF
common	2413 SF
green / open space	1093 SF
residential	29856 SF
service / trash	3894 SF
stairs / elevator	8333 SF
	54070 SF

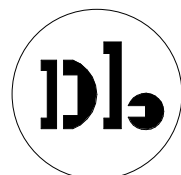
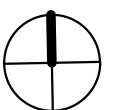
HIGHRISE	
2 BR	25
PENTHOUSE	1
STUDIO	25
UNIT TOTAL	51
BEDROOM TOTAL	76
2 BEDROOM 49% - 700 SQFT	
PENTHOUSE 2% - 850 SQFT	
STUDIO 49% - 450 SQFT	

PROJECT INFORMATION:

ADDRESS	921/925 O'FARRELL ST.
BLOCK/LOT	0718/020
LOT AREA	4,795 SQFT
ZONING DISTRICT	RC-4 RESIDENTIAL-COMMERCIAL-HIGH DENSITY
SPECIAL USE	VAN NESS SPECIAL USE DISTRICT
HEIGHT BULK	130-V - 110' MAX PLAN 140' MAX DIAGONAL
RES/NON RES	3:1
FAR	7:1 = 33,565 SQFT TOTAL ALLOWED
SETBACKS	NONE (COULD BE 15-20' @ 50' HEIGHT)
REAR YARD	25% @ FIRST RES. FLOOR AND ABOVE
PARKING	NONE REQ., .5 MAX
OPENSACE	36 SQFT PRIVATE, 48 SQFT COMMON
GROUND FLOOR	14' MIN



① Context Map
1 1/2" = 1'-0"



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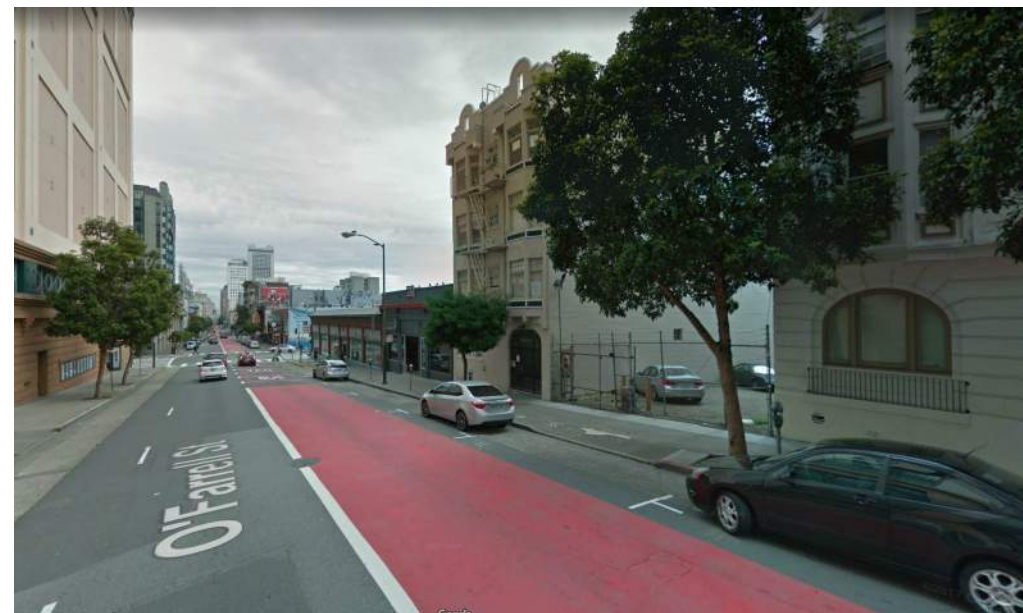
Project Information

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1 O'Farrell Street Looking East

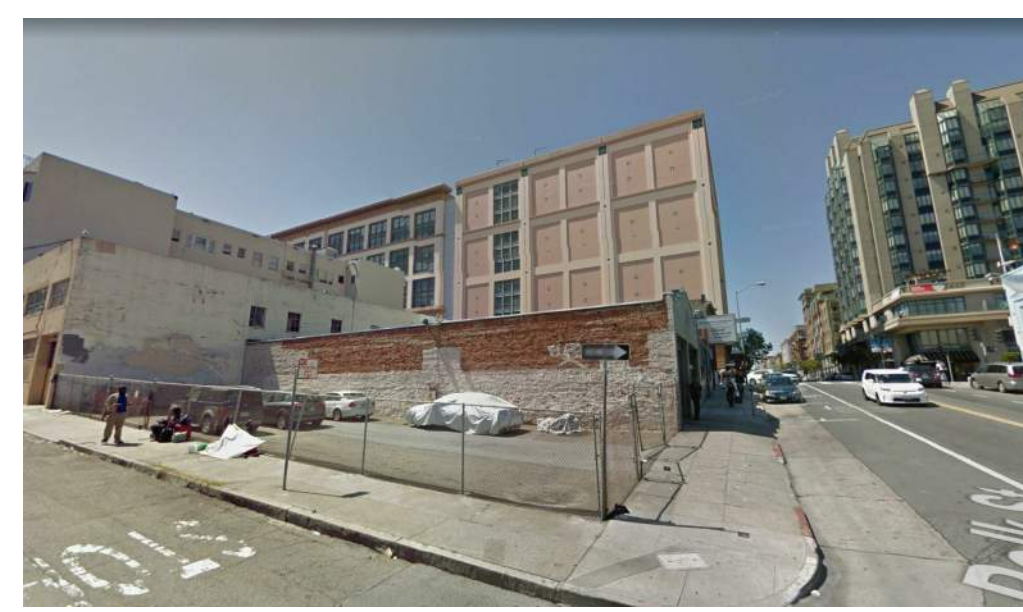


2 O'Farrell Street Looking West

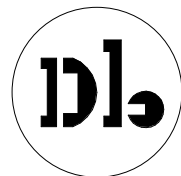
SITE KEY PLAN:



3 Olive Street Looking East



4 Olive Street Looking NorthWest



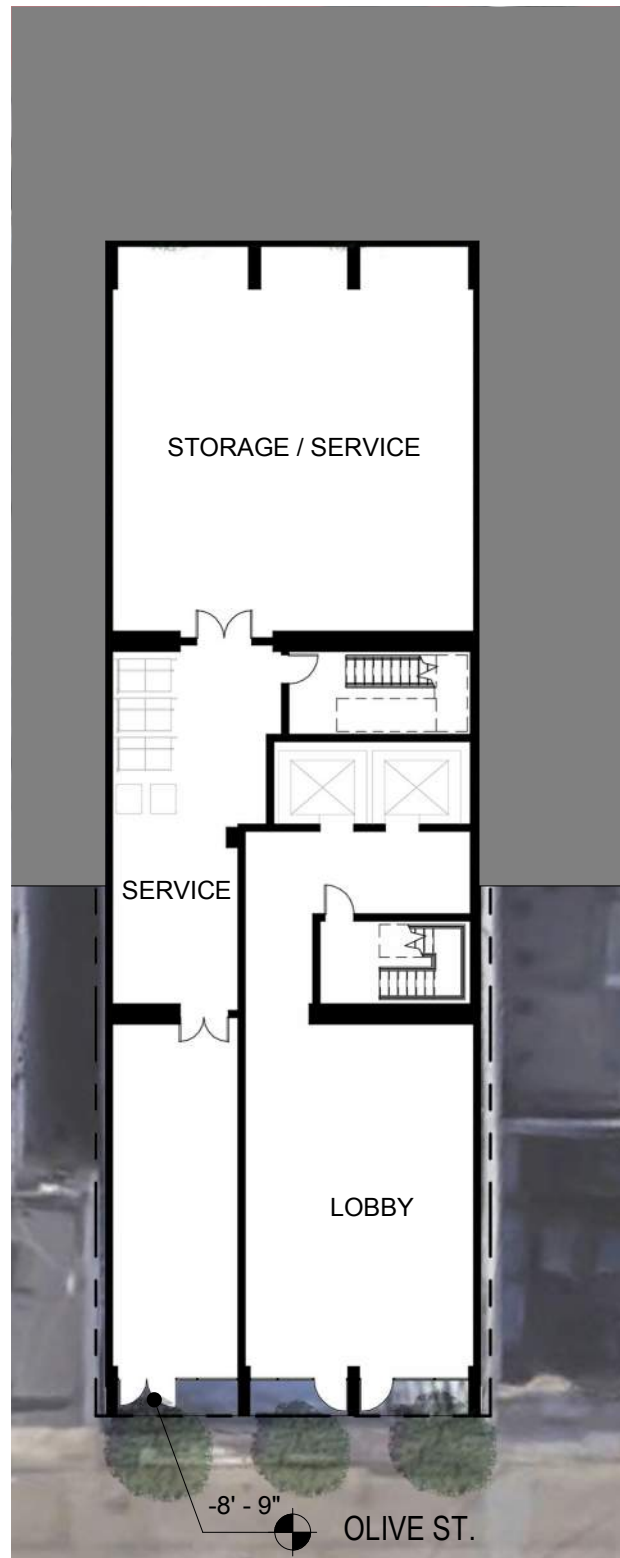
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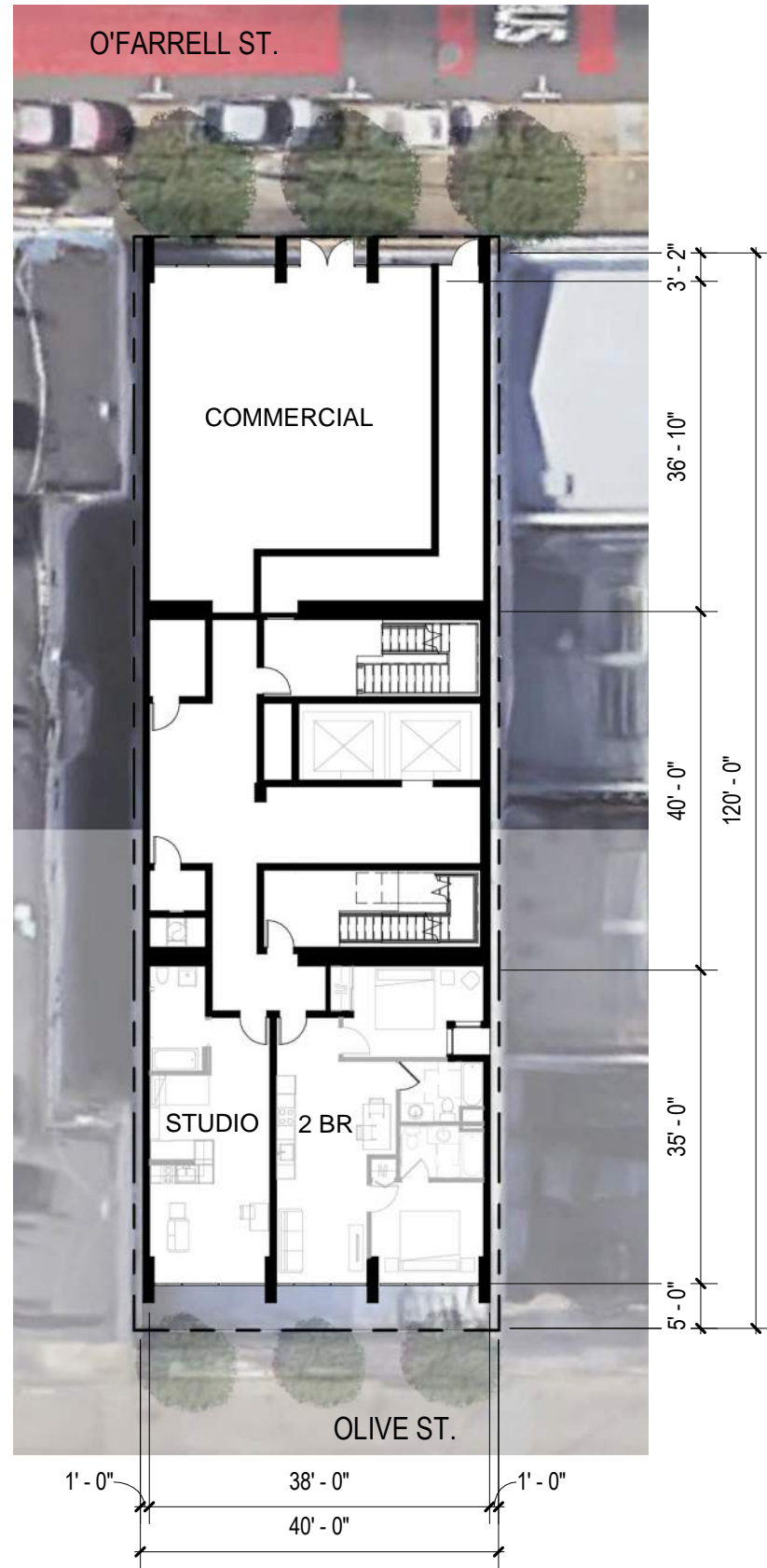
Site Photos

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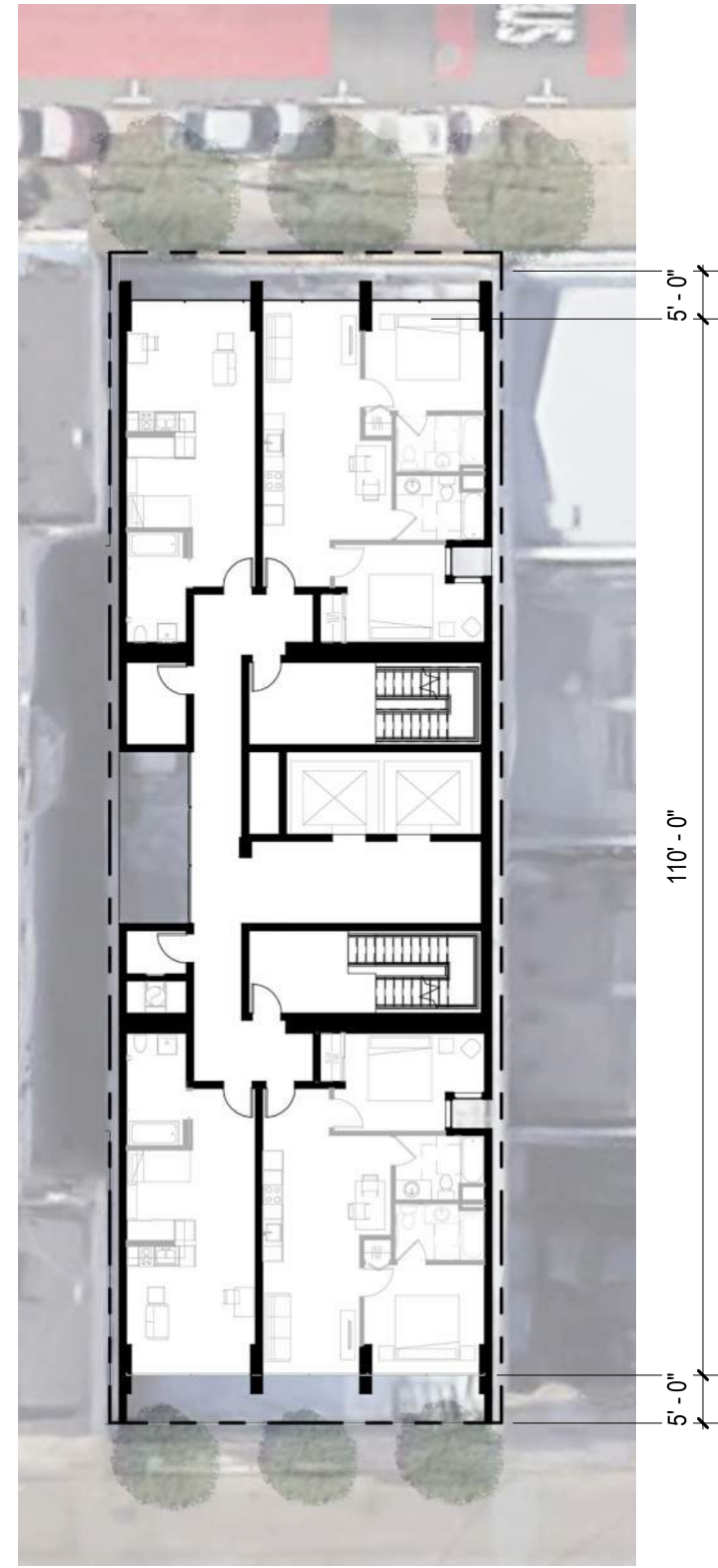
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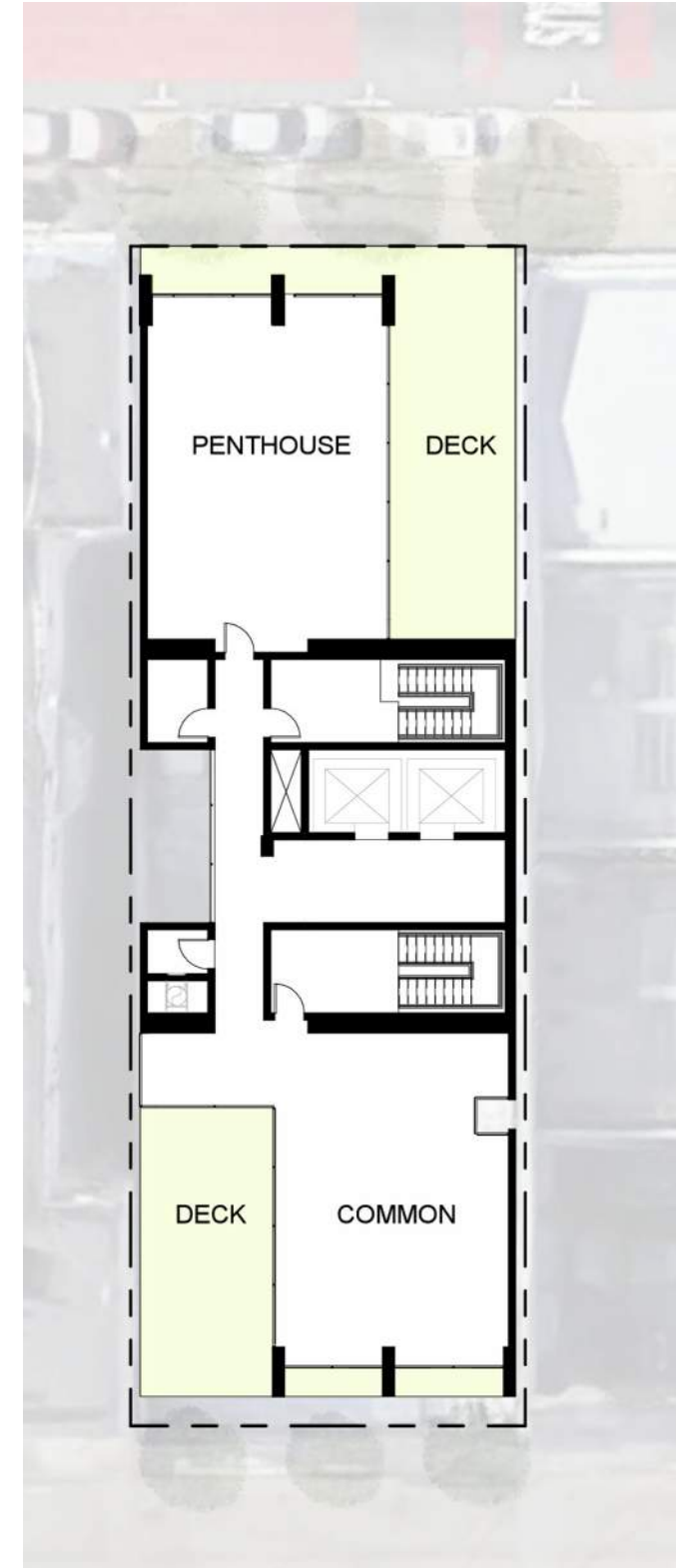
① Basement
1" = 20'-0"



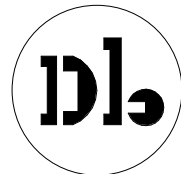
② Ground Floor Plan
1" = 20'-0"



③ Typical Upper Floor Plan
1" = 20'-0"



④ Level 14
1" = 20'-0"



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Building Plans

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Penthouse
160' - 0"

Roof
150' - 0"

Level 14
135' - 0"

Level 13
125' - 0"

Level 12
115' - 0"

Level 11
105' - 0"

Level 10
95' - 0"

Level 9
85' - 0"

Level 8
75' - 0"

Level 7
65' - 0"

Level 6
55' - 0"

Level 5
45' - 0"

Level 4
35' - 0"

Level 3
25' - 0"

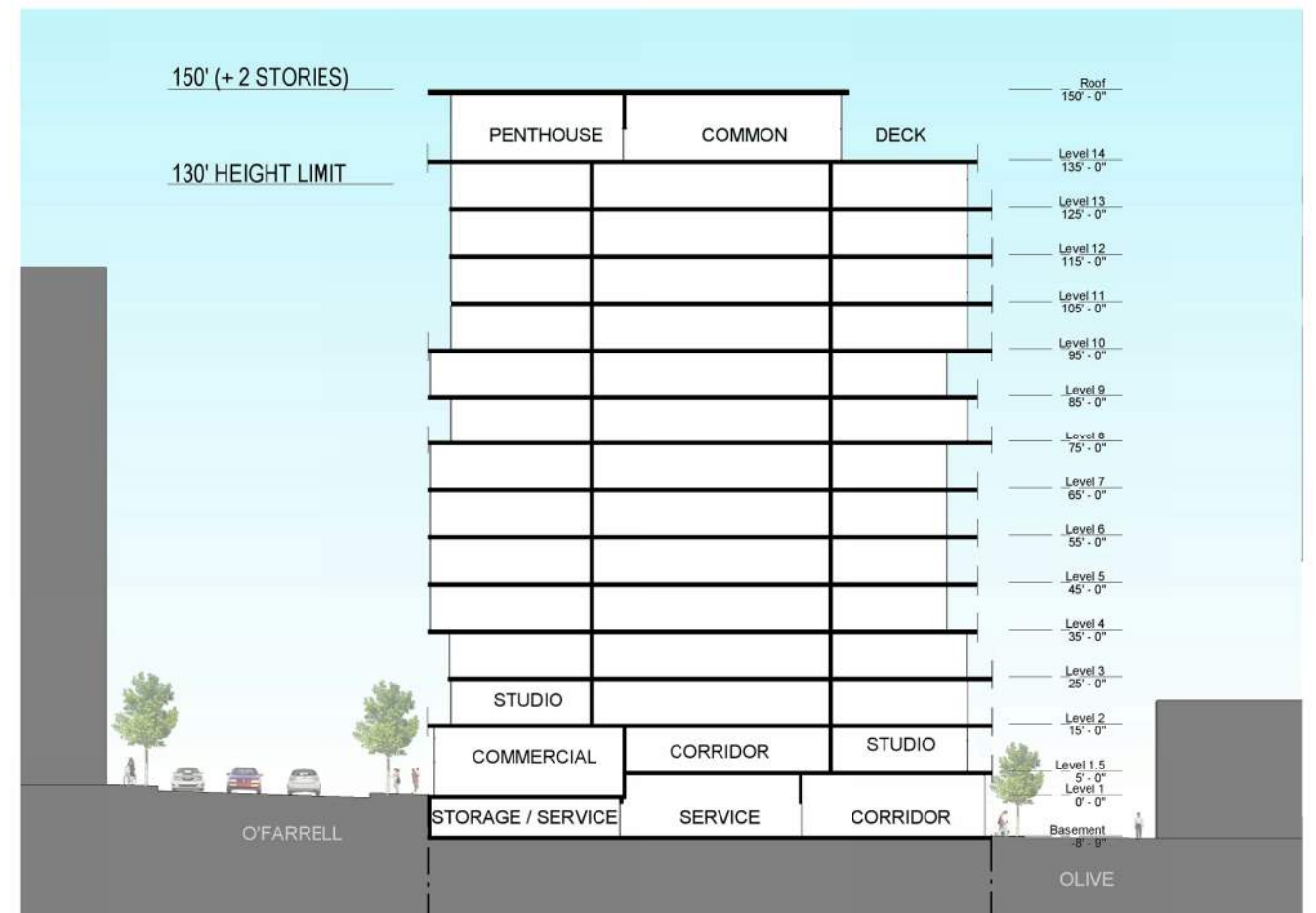
Level 2
15' - 0"

Level 1
0' - 0"

Basement
-8' - 9"

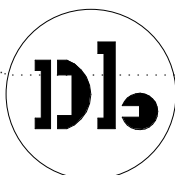


② South Elevation
1" = 40'-0"



③ Building Section
1" = 40'-0"

① North Elevation
1" = 40'-0"



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Building Elevations and Section

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