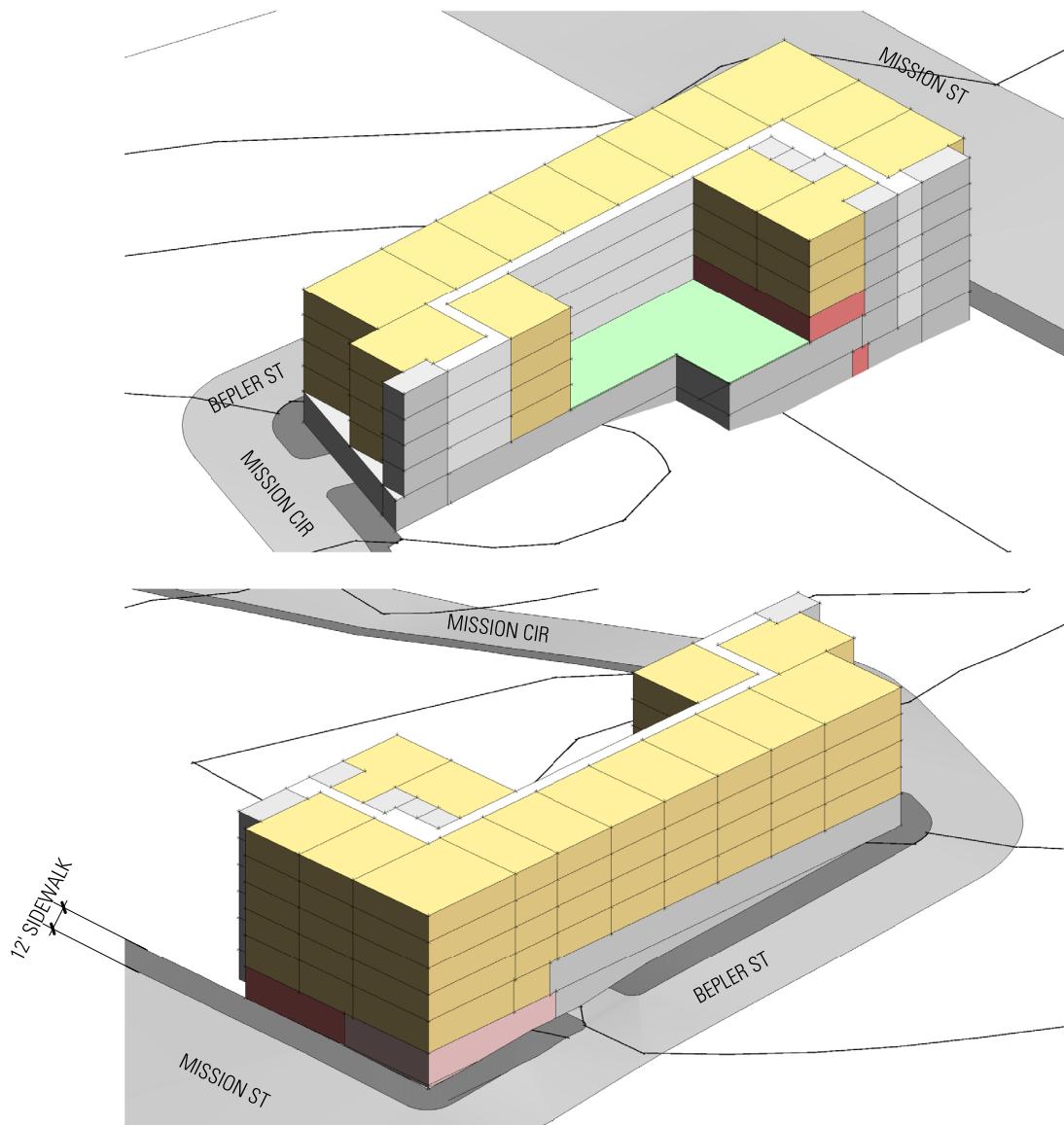


Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #1: 3 Bepler Street

**CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT****LOT SIZE**

0.52 ACRES

58 UNITS TOTAL*

- 0 UNITS
- 4 UNITS
- 12 UNITS
- 14 UNITS
- 14 UNITS
- 14 UNITS

UNIT COUNT

- LEVEL 1
- LEVEL 2
- LEVEL 3
- LEVEL 4
- LEVEL 5
- LEVEL 6

*AVG UNIT SIZE = 850 SF

DENSITY

111.5 DU/ACRE

PARKING COUNT

- 62 SPACES
- 30 SPACES
- 32 SPACES

RESIDENTIAL PARKING RATIO

1.06 SPACE/UNIT

BUILDING LEVELS

LEVEL 1	407' - 0"	13'-0" FTF
LEVEL 2	420' - 0"	12'-0" FTF
LEVEL 3	432' - 0"	10'-0" FTF
LEVEL 4	442' - 0"	10'-0" FTF
LEVEL 5	452' - 0"	10'-0" FTF
LEVEL 6	462' - 0"	10'-0" FTF
ROOF	473' - 0"	

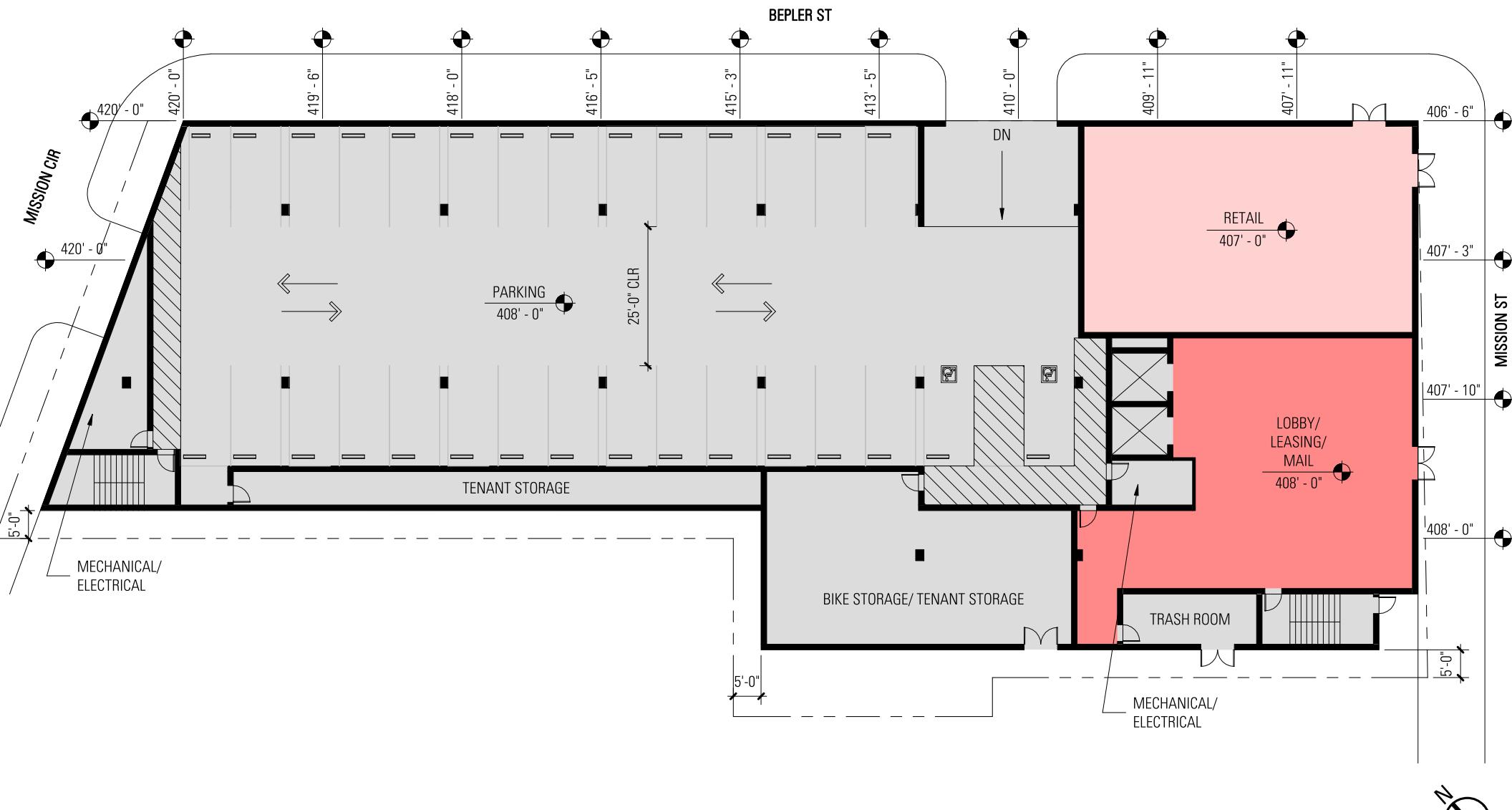
OVERALL BUILDING HEIGHT

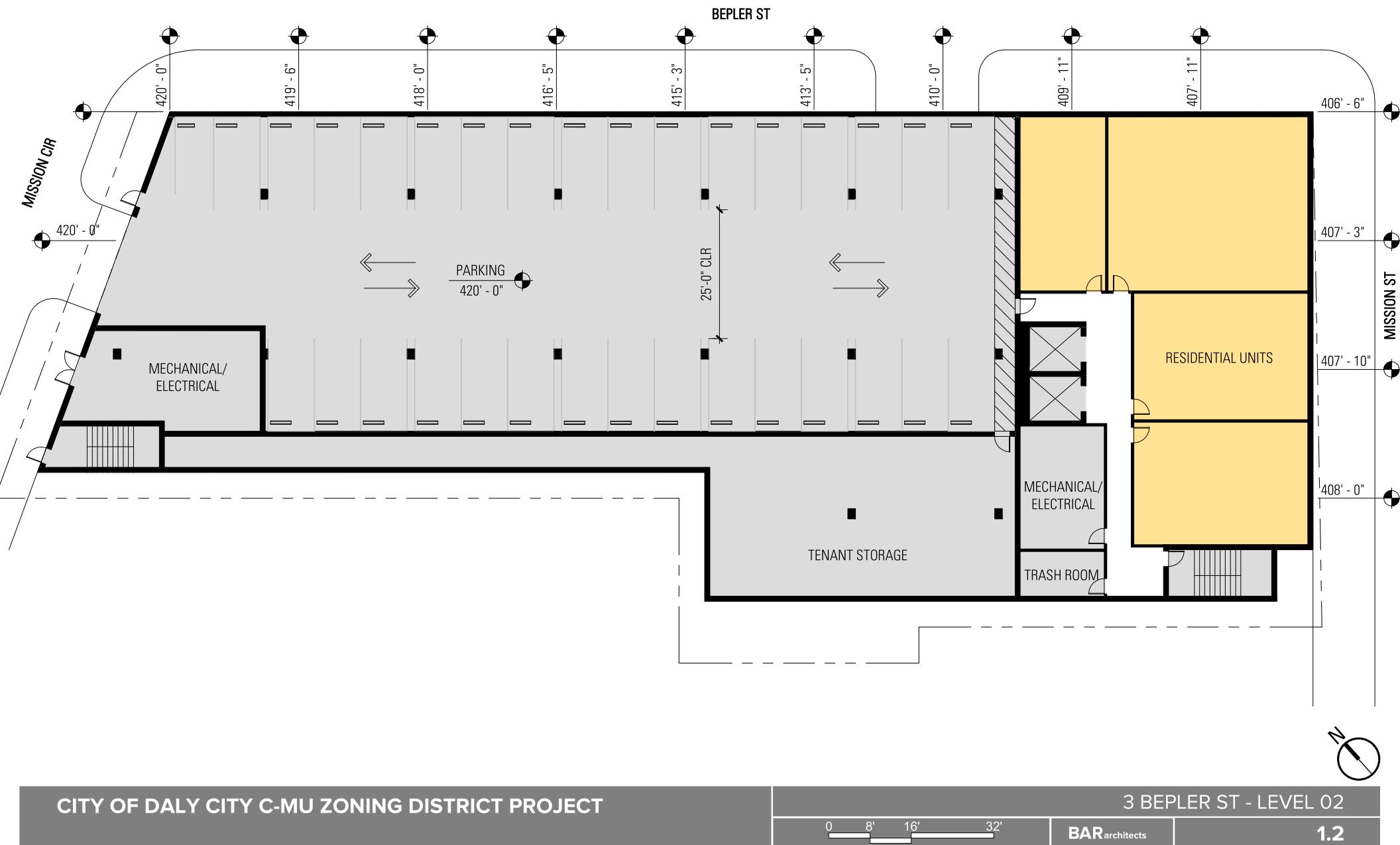
66' - 0"

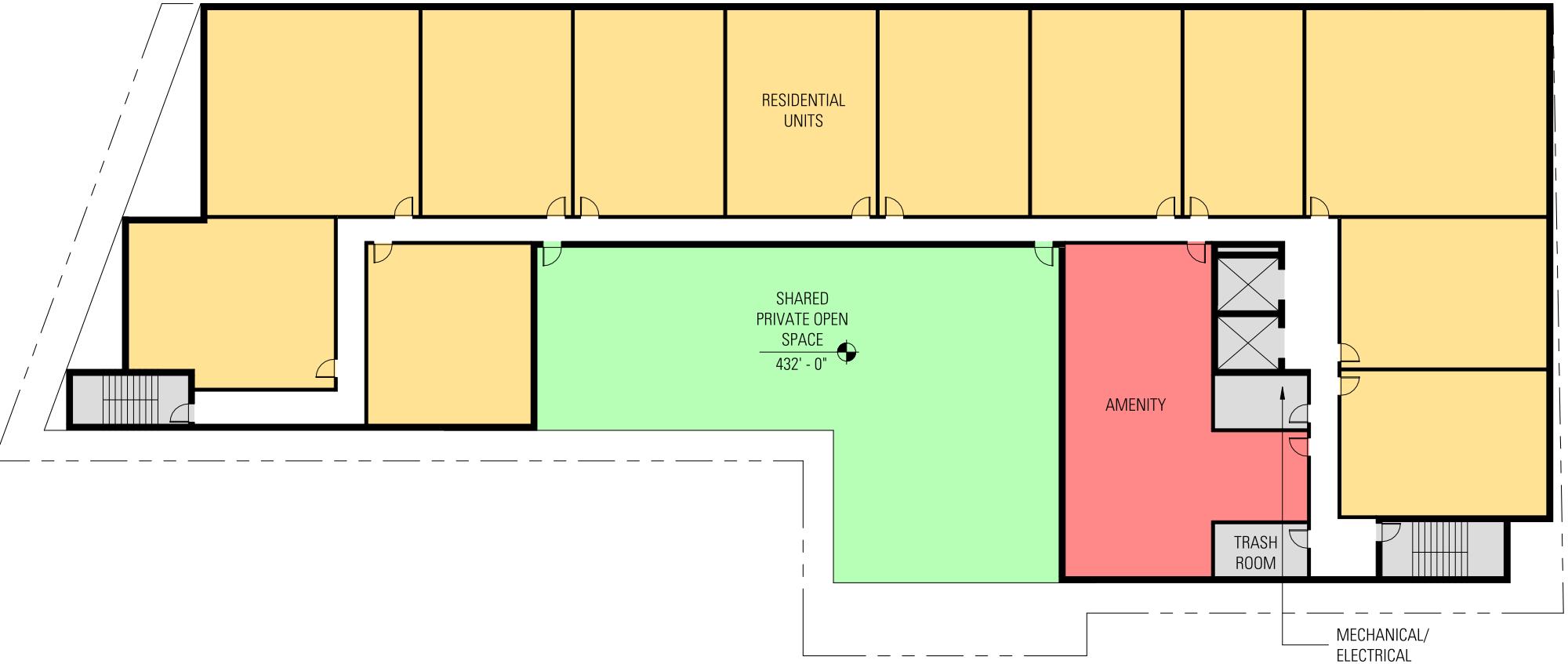
TOTAL RESIDENTIAL AMENITY / LOBBY 4,000 SF**TOTAL RETAIL** 2,300 SF**TOTAL SHARED PRIVATE OPEN SPACE** 3,400 SF**LEGEND**

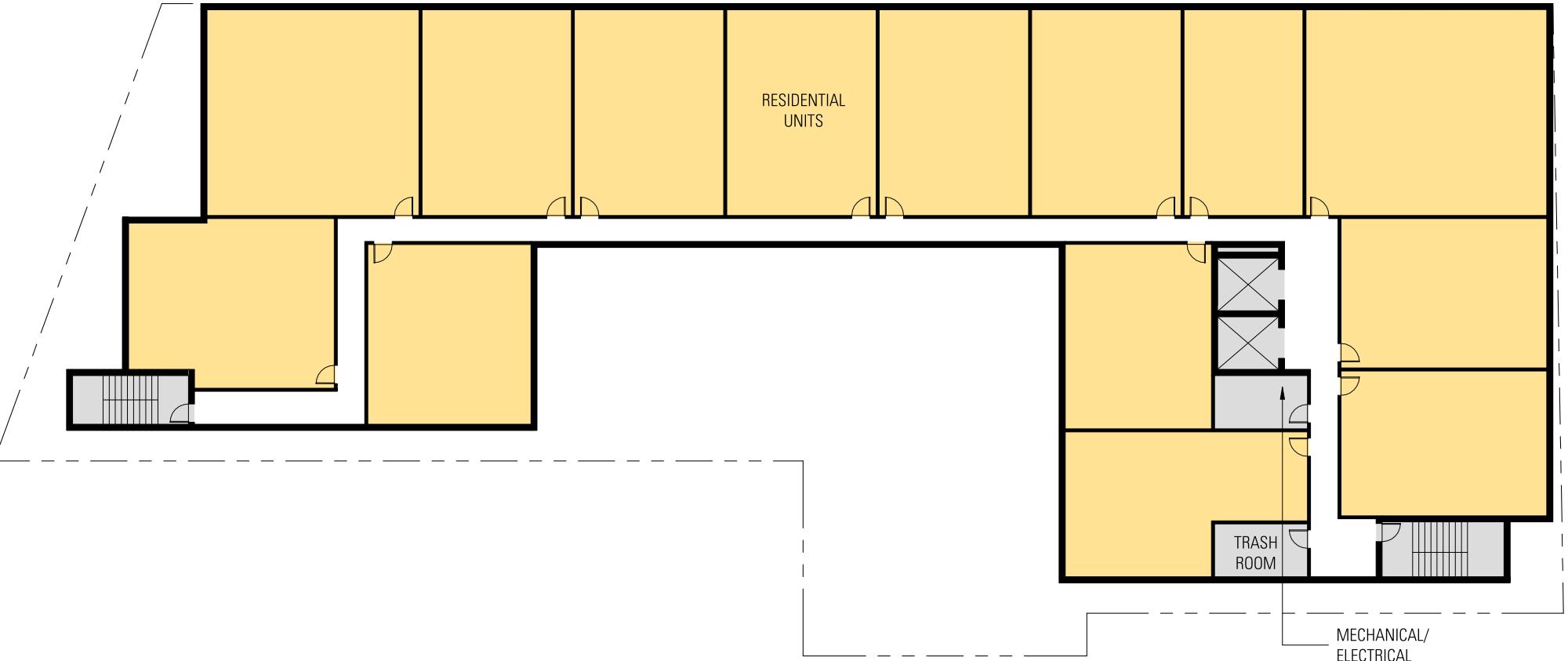
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY / LOBBY
	RETAIL
	BACK OF HOUSE / PARKING / CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE

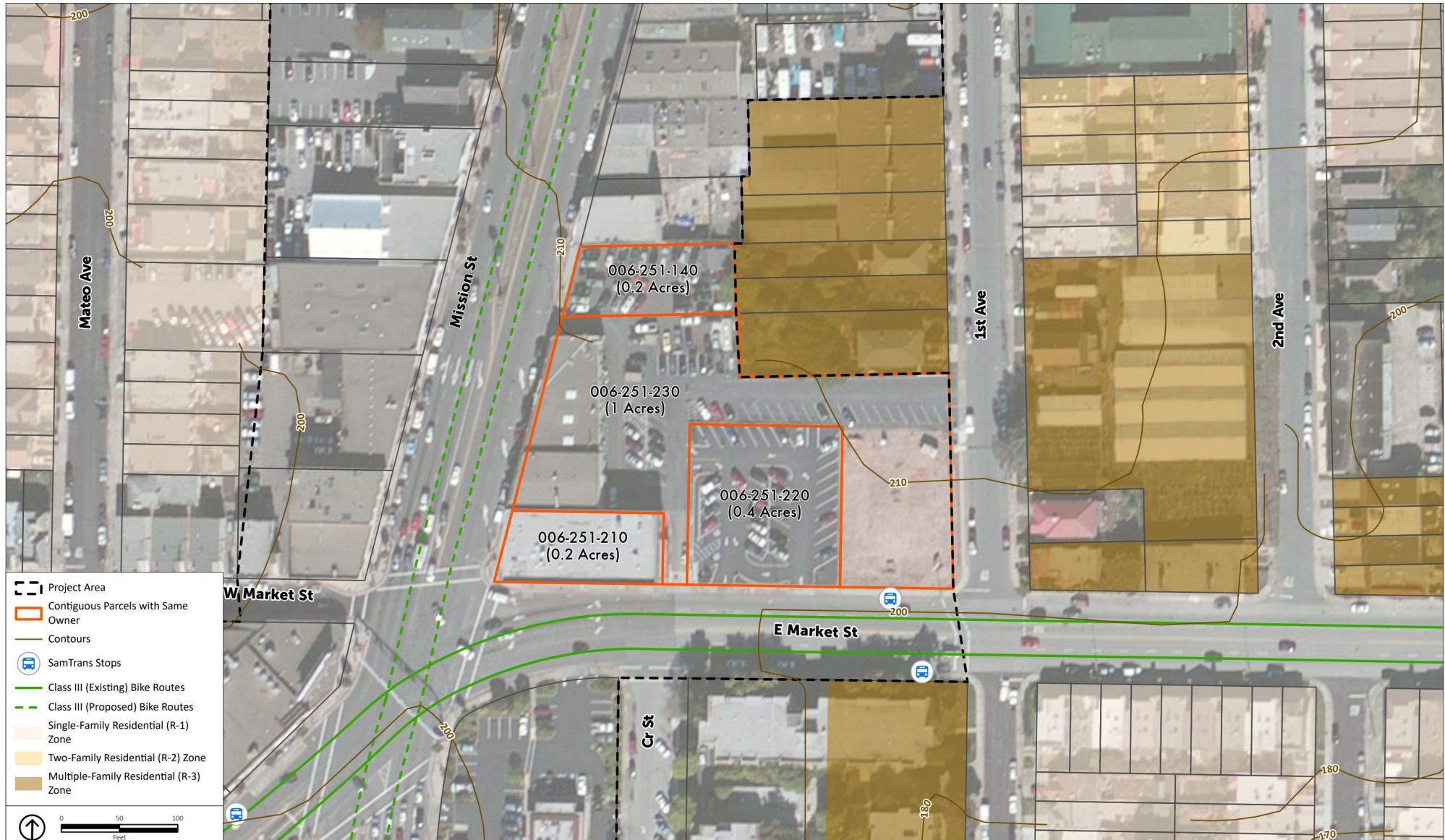
3 BEPLER ST - AXON VIEWS



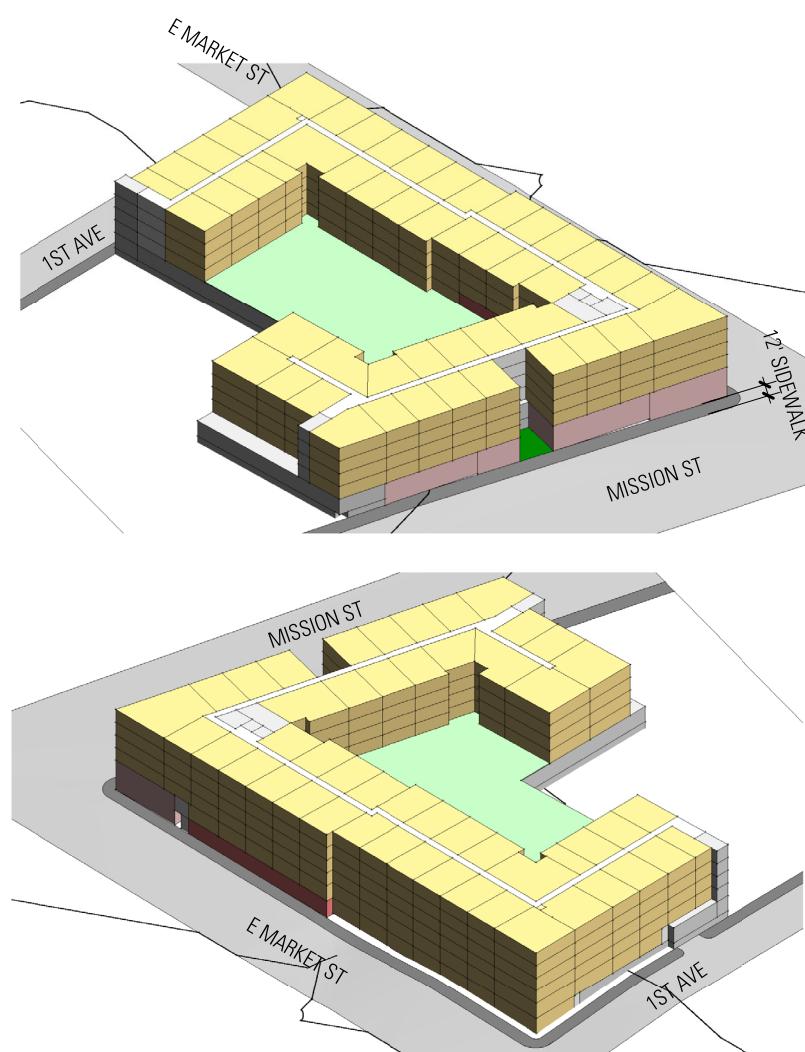








Test-fit Site #2: 7367-7395 Mission Street

LOT SIZE

1.9 ACRES

UNIT COUNT

LEVEL 1	7 UNITS
LEVEL 2	15 UNITS
LEVEL 3	47 UNITS
LEVEL 4	50 UNITS
LEVEL 5	50 UNITS
LEVEL 6	50 UNITS

*AVG UNIT SIZE = 850 SF

DENSITY

115.3 DU/ACRE

PARKING COUNT

LEVEL 1	138 SPACES
LEVEL 2	118 SPACES

RESIDENTIAL PARKING RATIO

1.17 SPACE/UNIT

BUILDING LEVELS

LEVEL 1	202' - 0"	13'-0" FTF
LEVEL 2	215' - 0"	12'-0" FTF
LEVEL 3	227' - 0"	10'-0" FTF
LEVEL 4	237' - 0"	10'-0" FTF
LEVEL 5	247' - 0"	10'-0" FTF
LEVEL 6	257' - 0"	10'-0" FTF
ROOF	268' - 0"	

OVERALL BUILDING HEIGHT 66' - 0"

TOTAL RESIDENTIAL AMENITY / LOBBY	8,300 SF
TOTAL RETAIL	10,900 SF
TOTAL SHARED PRIVATE OPEN SPACE	20,800 SF
TOTAL PUBLIC OPEN SPACE	780 SF

LEGEND

[Yellow Box]	RESIDENTIAL UNITS
[Red Box]	RESIDENTIAL AMENITY / LOBBY
[Pink Box]	RETAIL
[Grey Box]	BACK OF HOUSE / PARKING / CORE
[White Box]	CIRCULATION
[Light Green Box]	SHARED PRIVATE OPEN SPACE
[Dark Green Box]	PUBLIC OPEN SPACE



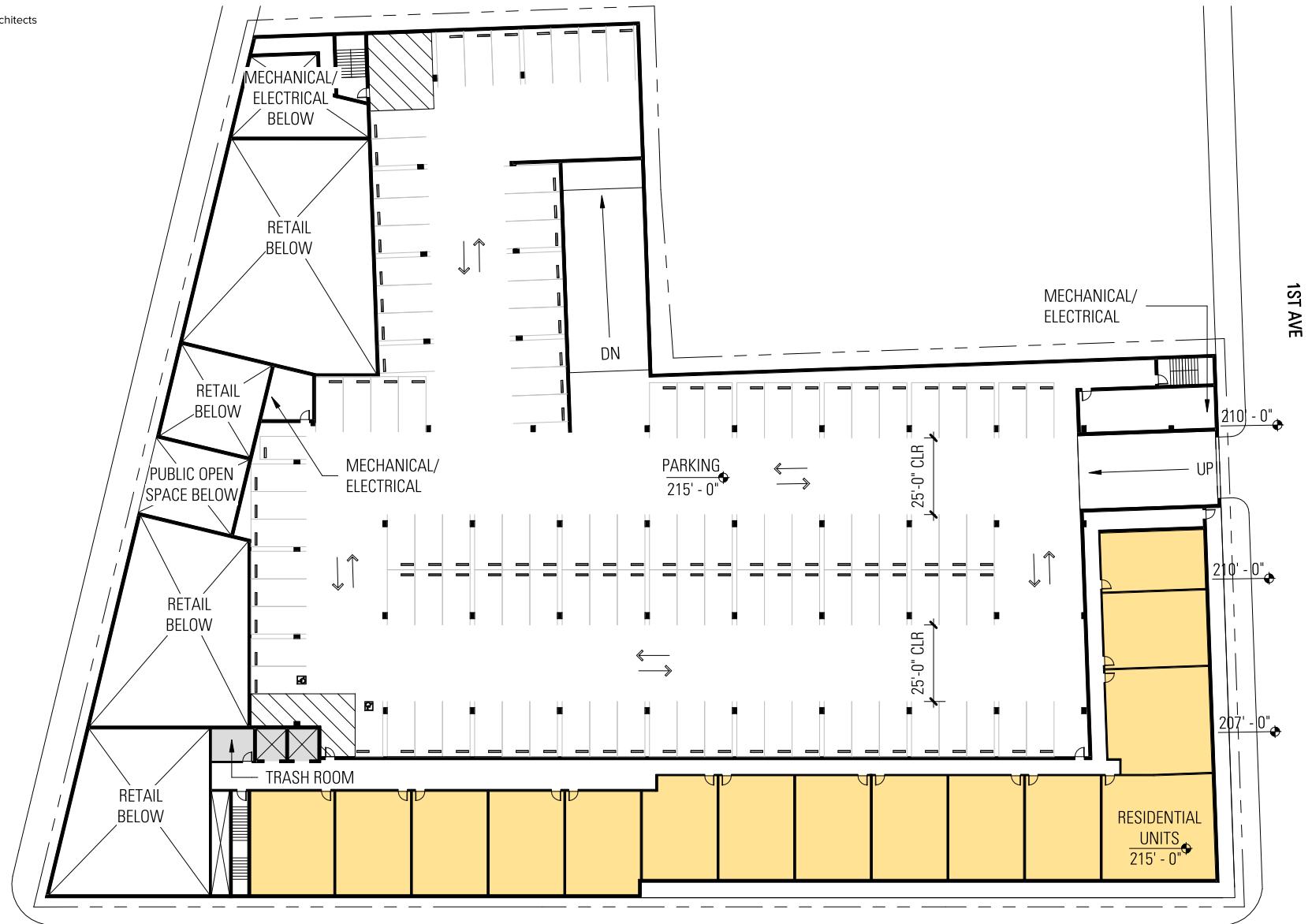
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

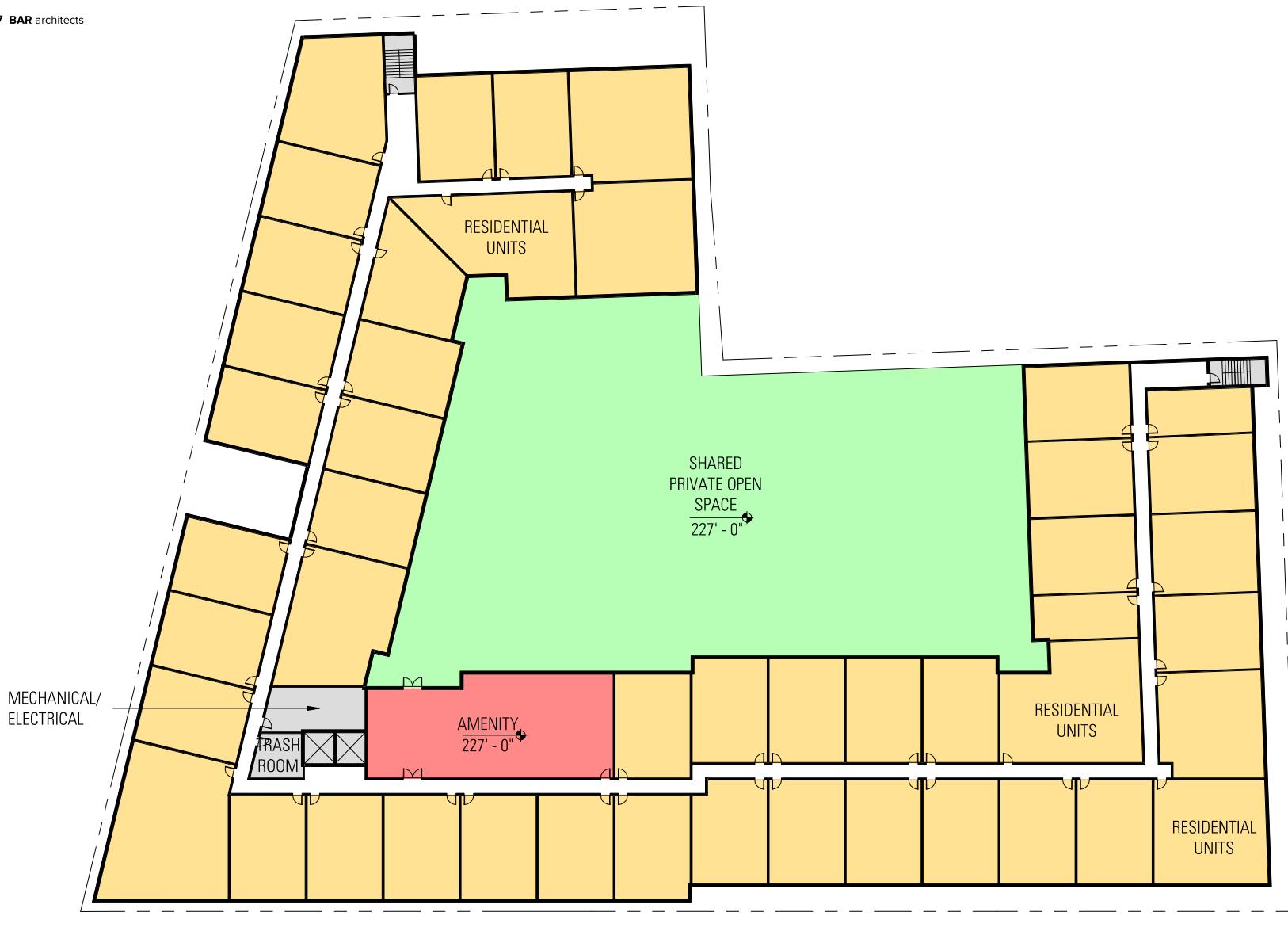
7367-7395 MISSION ST - LEVEL 01

0 16' 32' 64'

BAR architects

2.1





CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

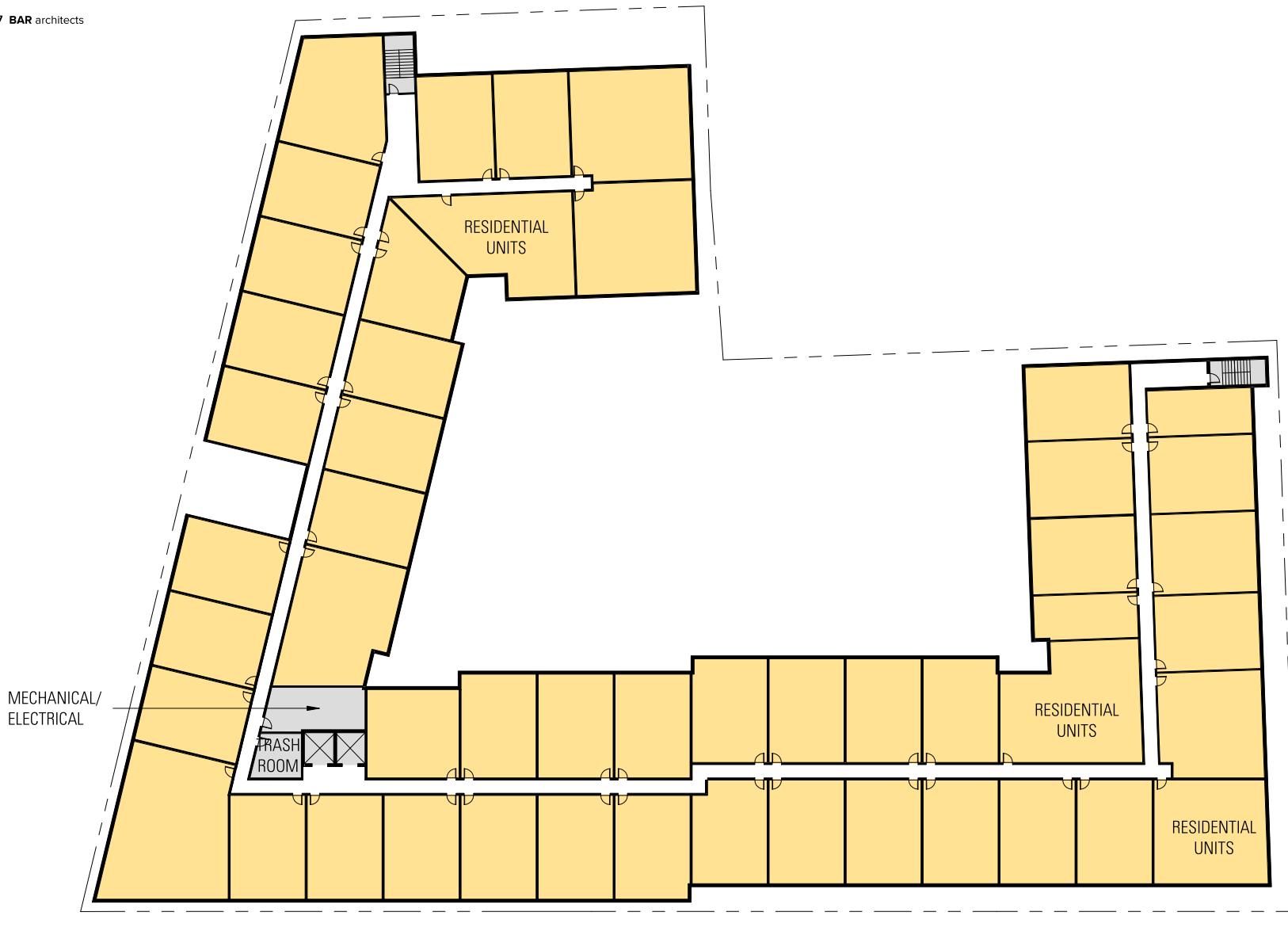
7367-7395 MISSION ST - PODIUM LEVEL

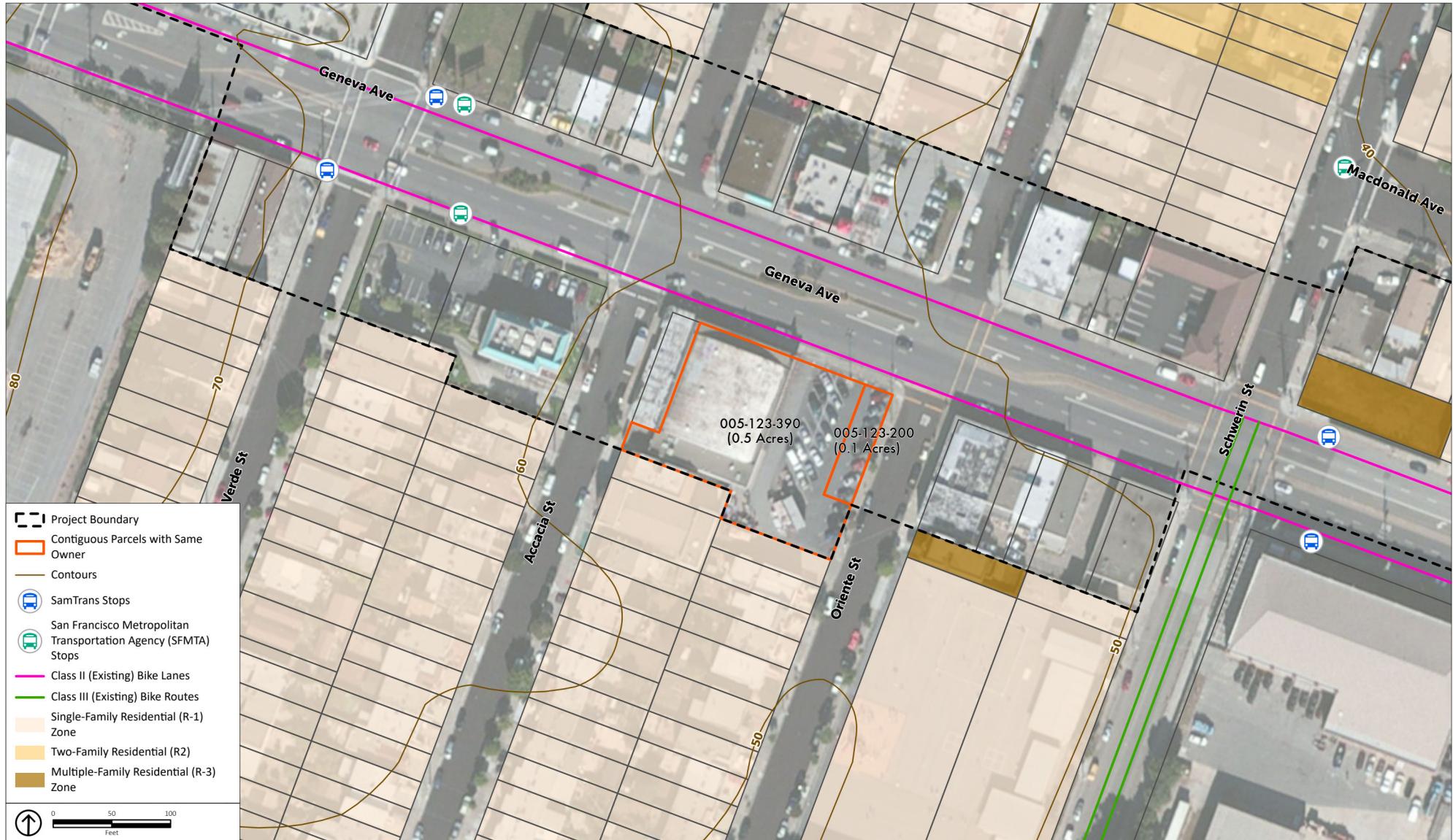
0 16' 32' 64'

BAR architects

2.3







Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #3: 2840 Geneva Avenue



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

LOT SIZE 0.57 ACRES

UNIT COUNT 66 UNITS TOTAL*

LEVEL 1	0 UNITS
LEVEL 2	0 UNITS
LEVEL 3	14 UNITS
LEVEL 4	14 UNITS
LEVEL 5	14 UNITS
LEVEL 6	12 UNITS
LEVEL 7	12 UNITS

*AVG UNIT SIZE = 900 SF

DENSITY 115.8 DU/ACRE

PARKING COUNT 68 SPACES

LEVEL 1	35 SPACES
LEVEL 2	33 SPACES

RESIDENTIAL PARKING RATIO 1.03 SPACE/UNIT

BUILDING LEVELS

LEVEL 1	51' - 0"	12'-0" FTF
LEVEL 2	63' - 0"	12'-0" FTF
LEVEL 3	75' - 0"	10'-0" FTF
LEVEL 4	85' - 0"	10'-0" FTF
LEVEL 5	95' - 0"	10'-0" FTF
LEVEL 6	105' - 0"	10'-0" FTF
LEVEL 7	115' - 0"	10'-0" FTF
ROOF	126' - 0"	

OVERALL BUILDING HEIGHT 75' - 0"

TOTAL RESIDENTIAL AMENITY / LOBBY 2,900 SF

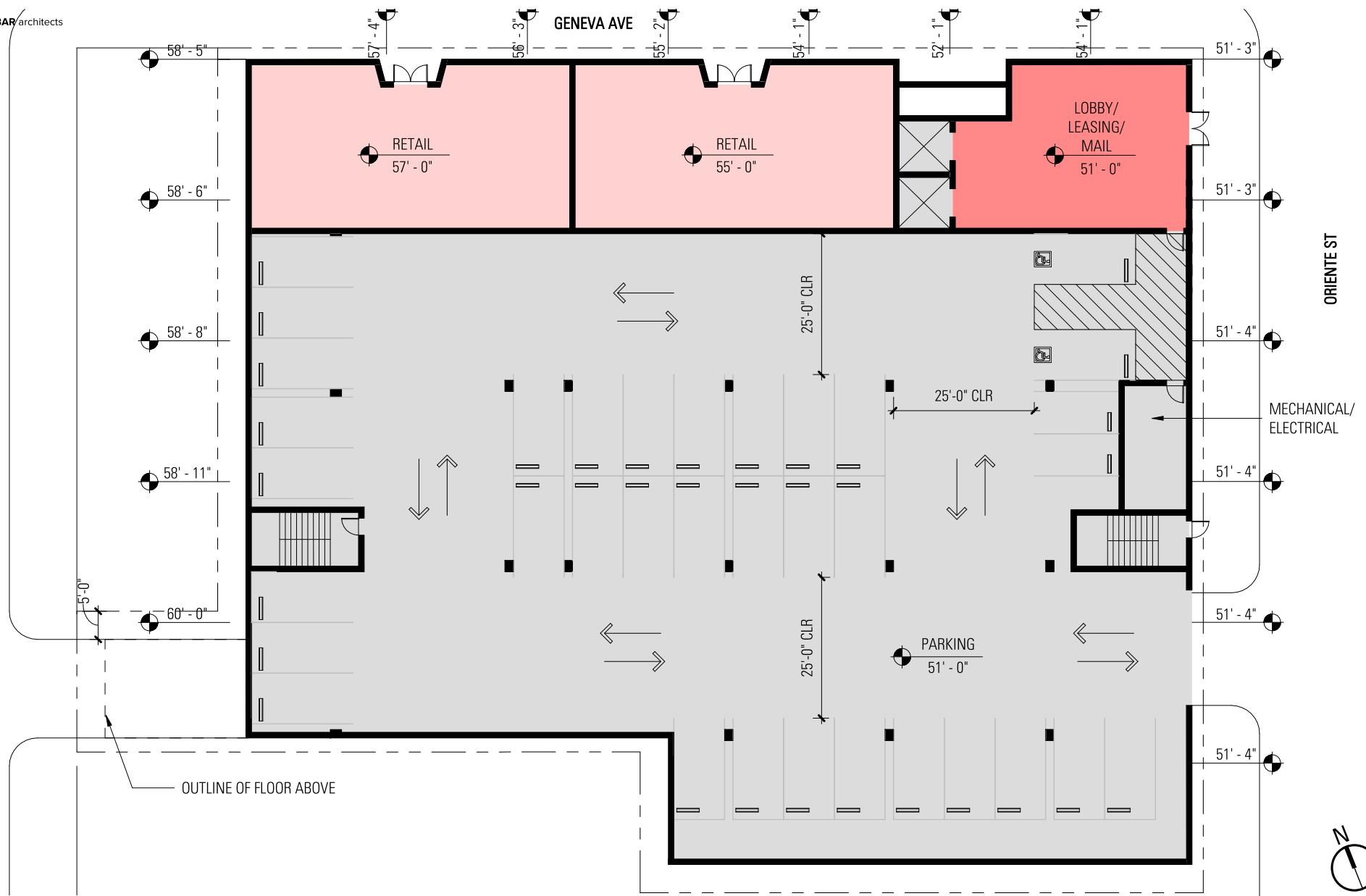
TOTAL RETAIL 3,600 SF

TOTAL SHARED PRIVATE OPEN SPACE 5,400 SF

LEGEND

	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE

2840 GENEVA AVE - AXON VIEWS



ACCACIA ST

