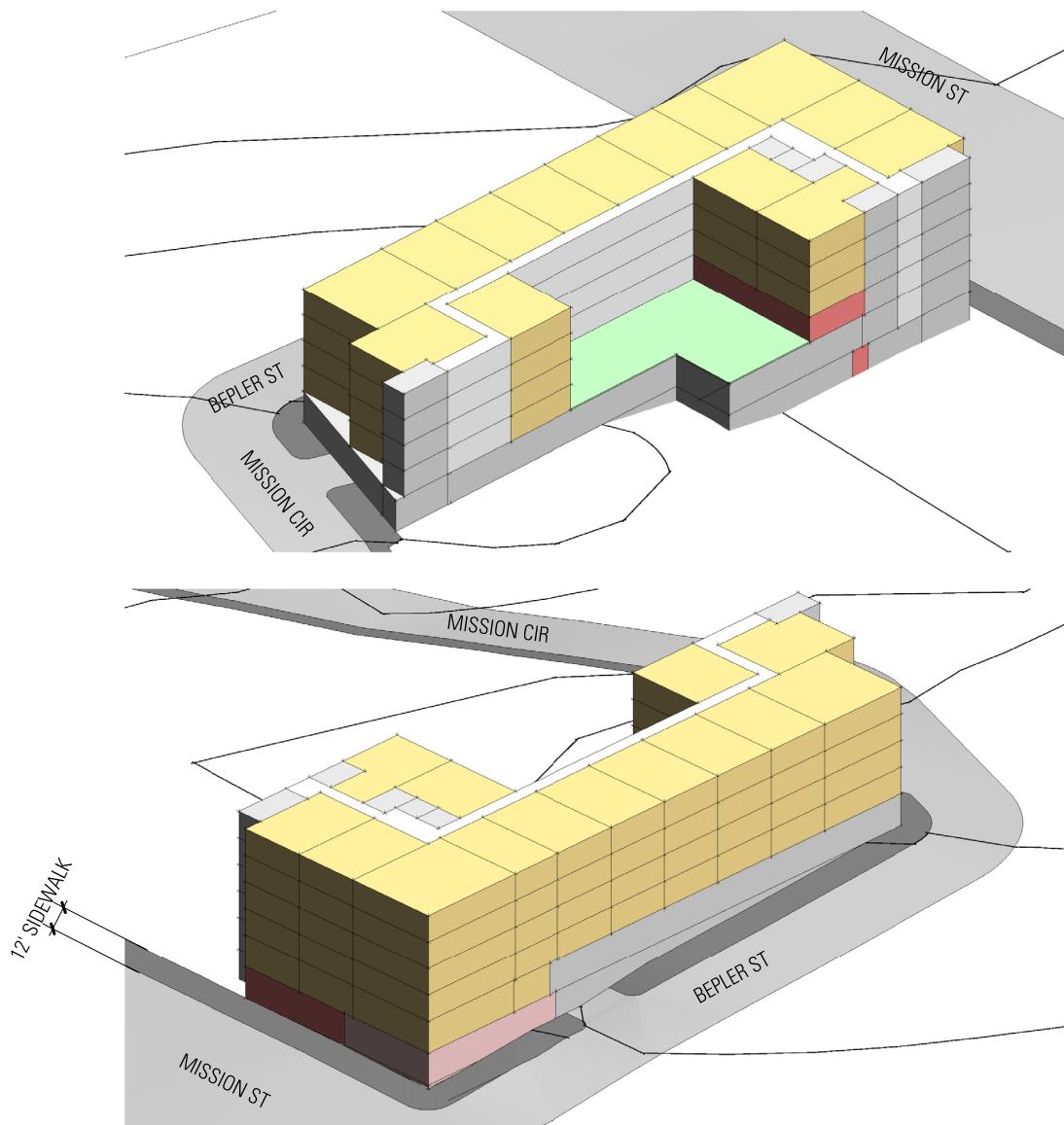




Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

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	HEIGHT	DEPTH
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

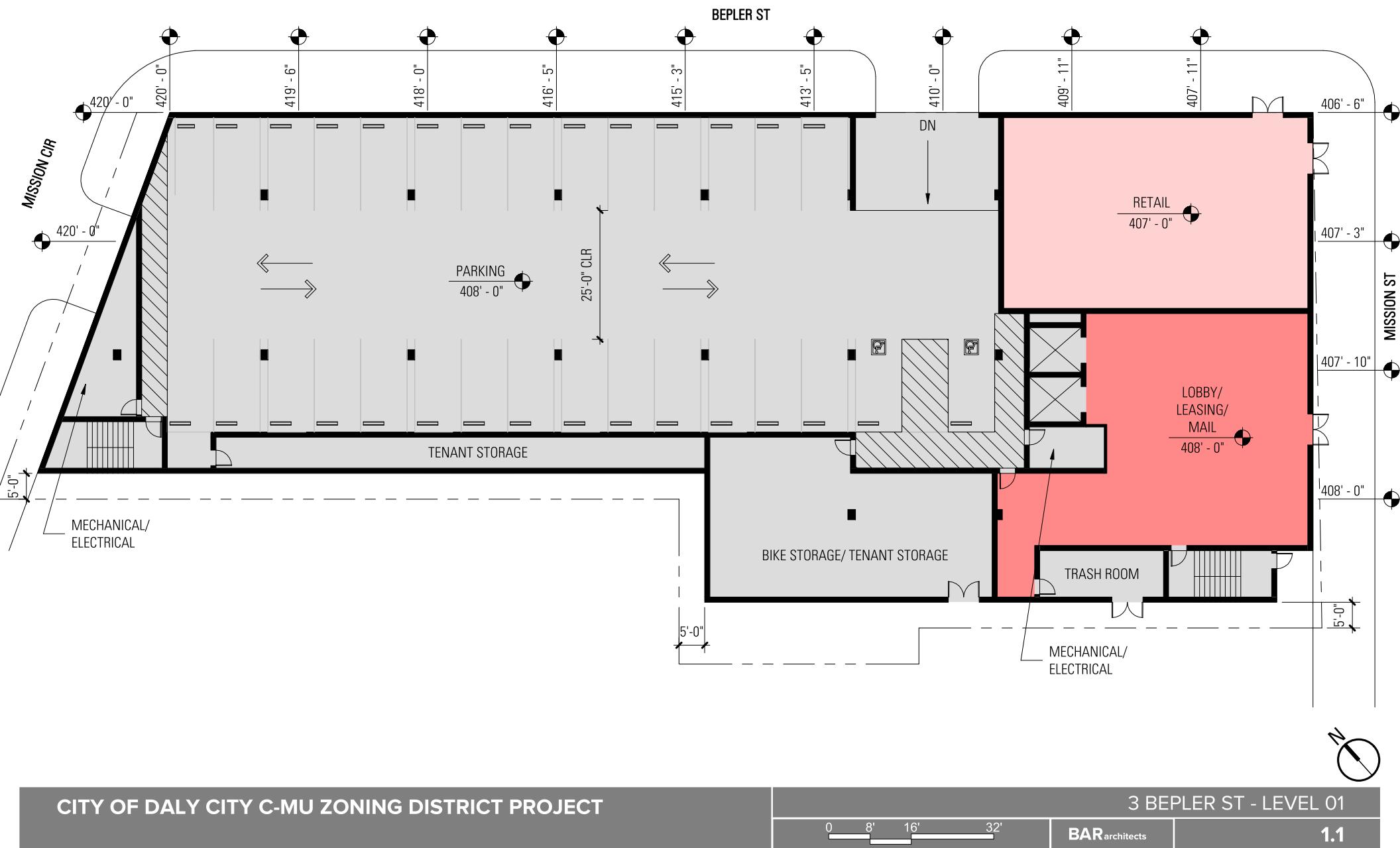
TOTAL SHARED PRIVATE OPEN SPACE

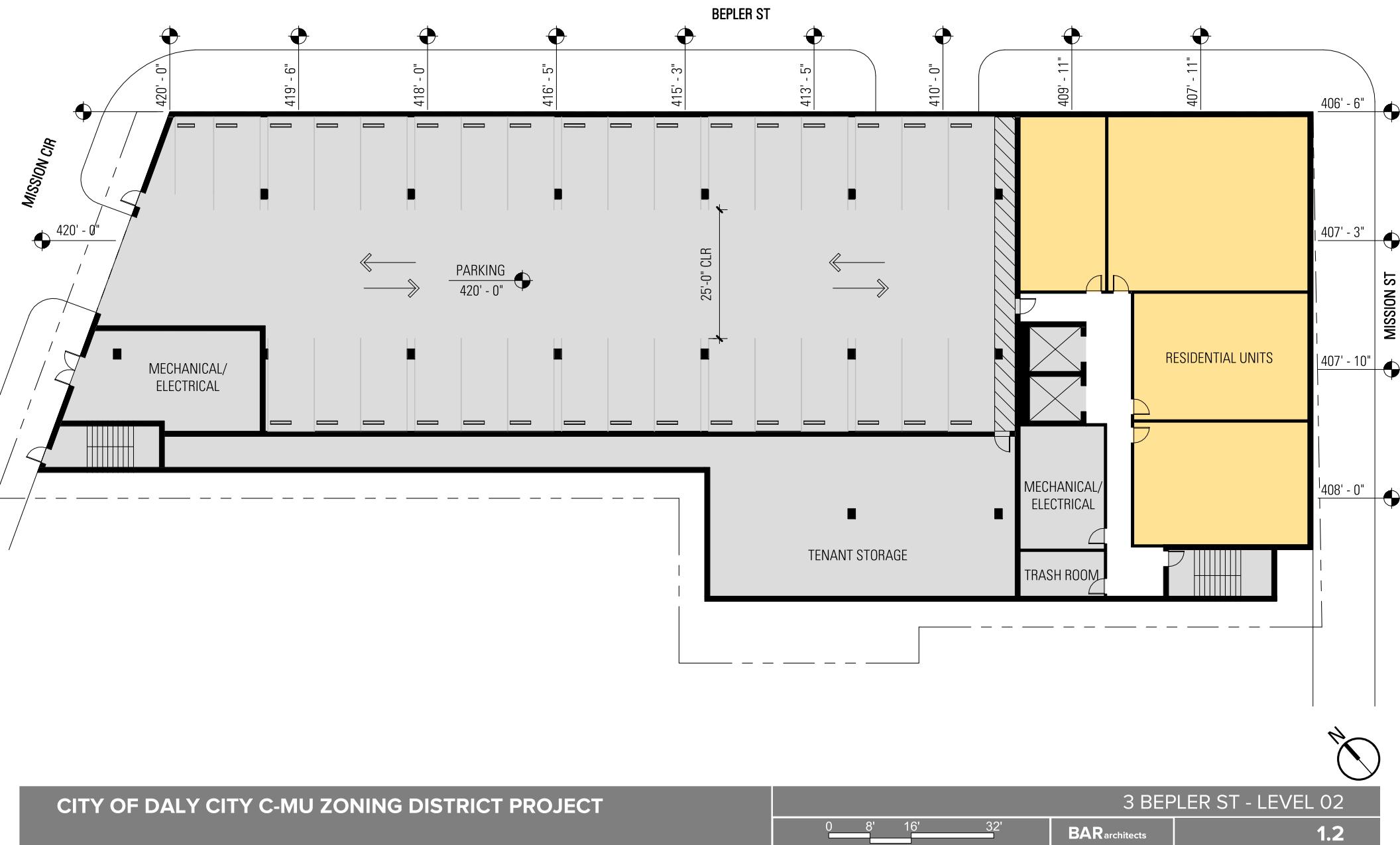
3,400 SF

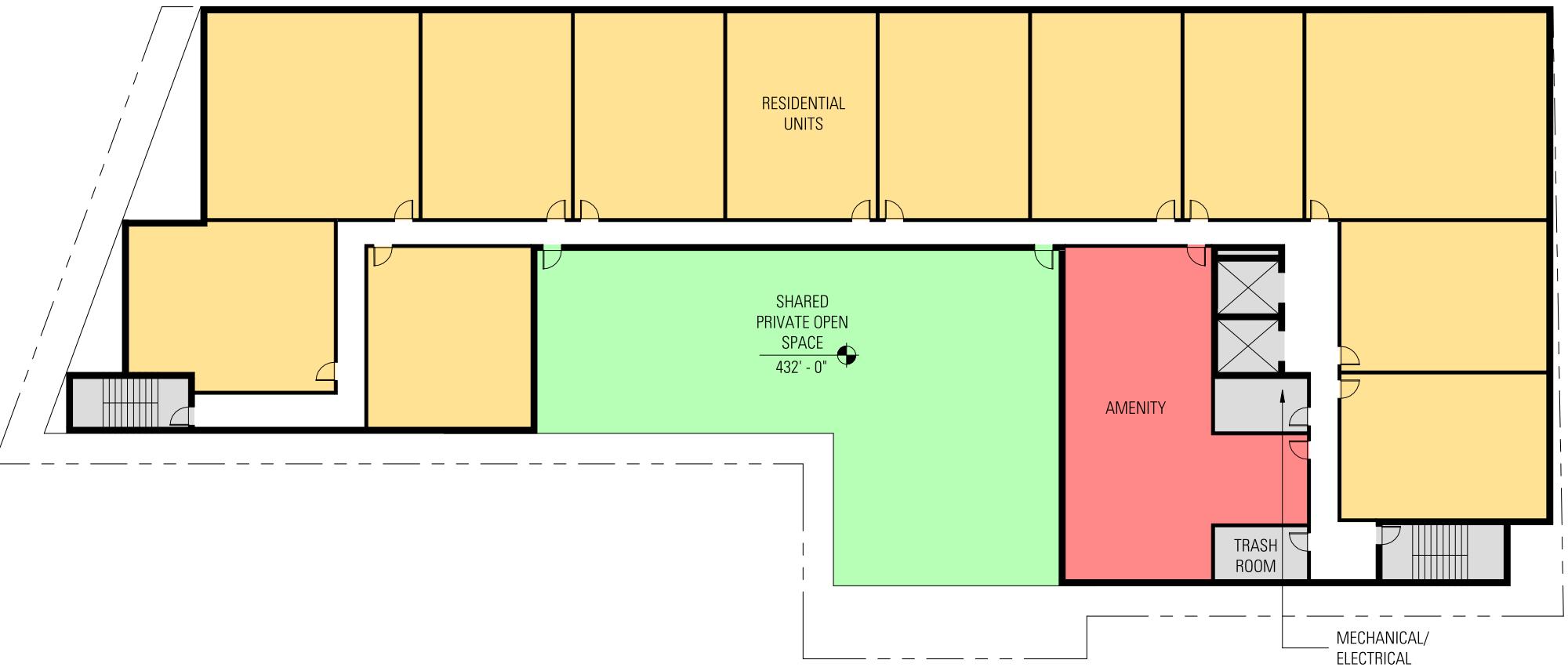
LEGEND

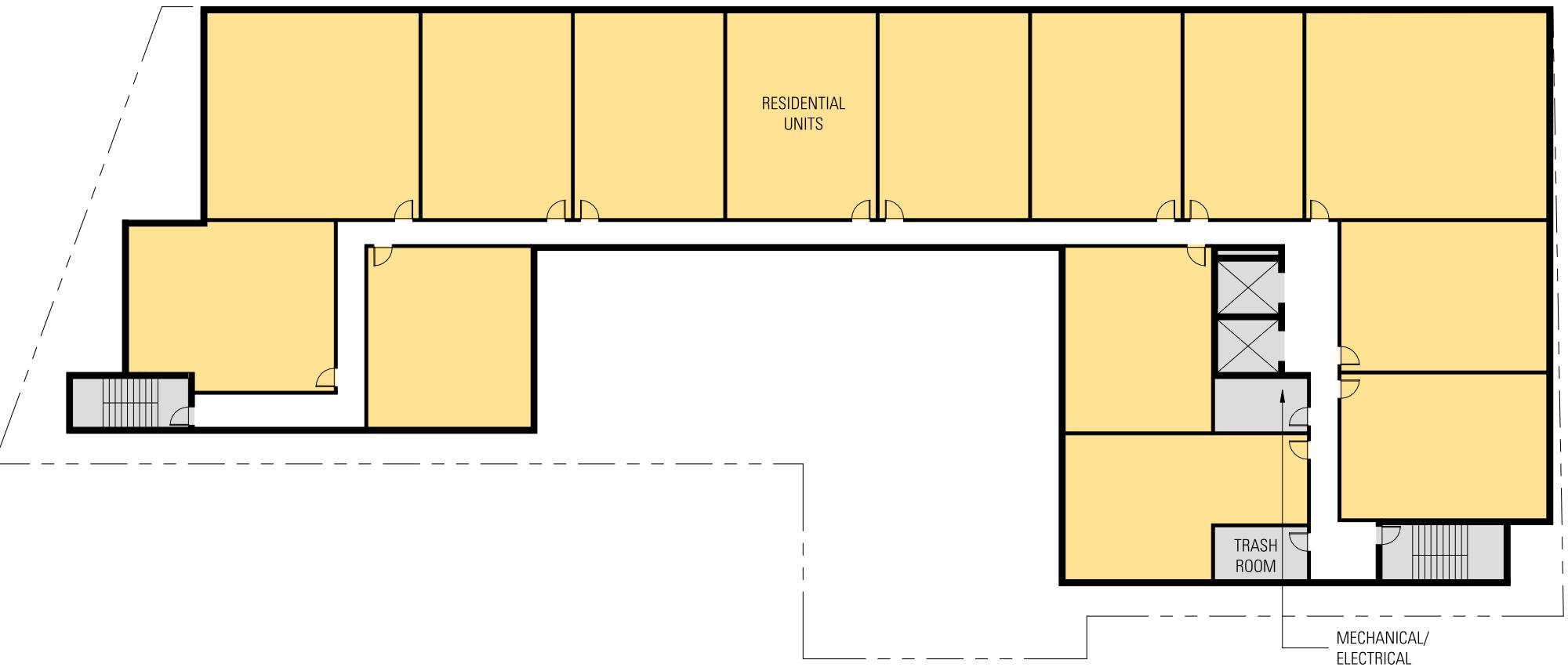
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE

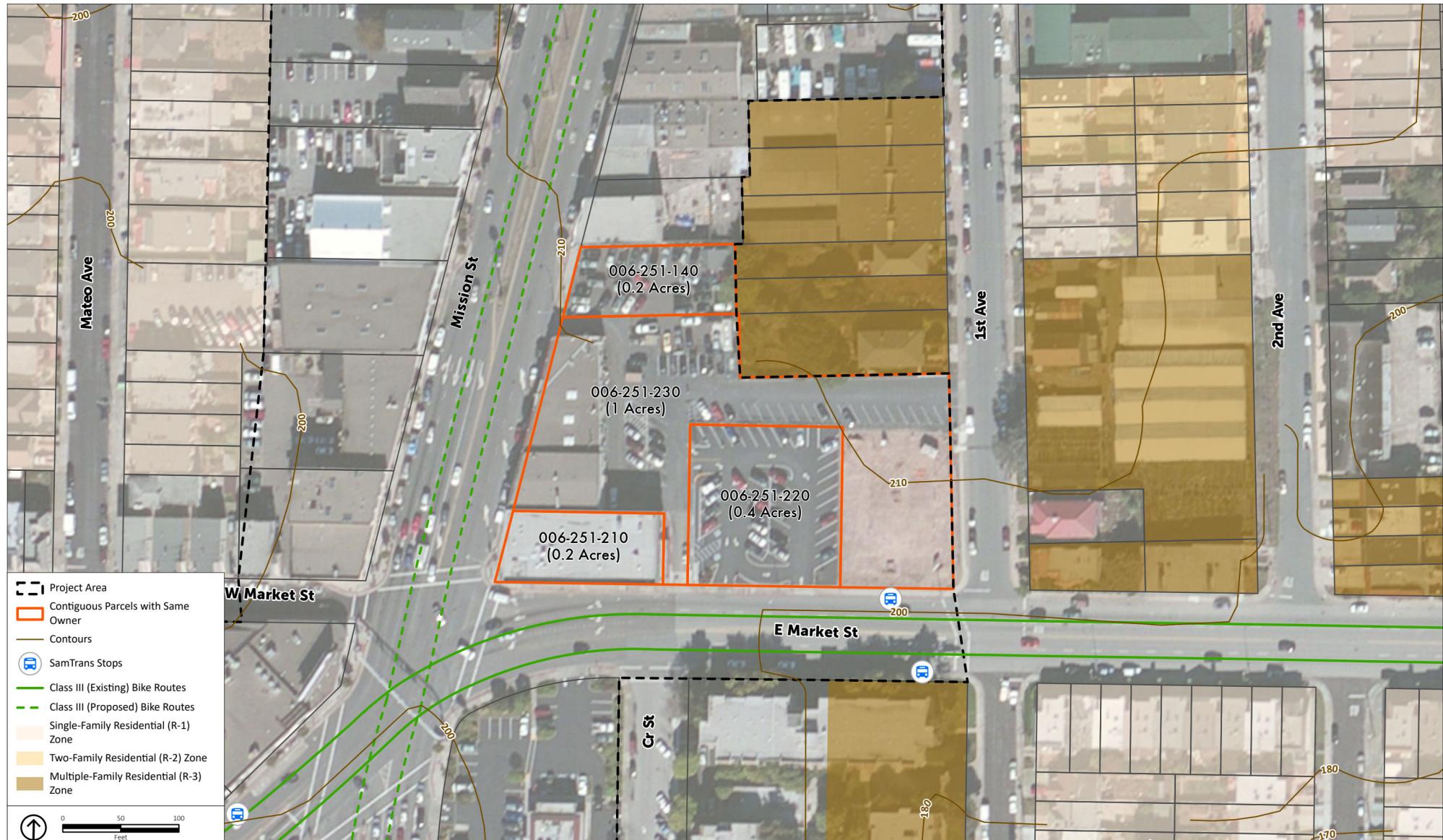
3 BEPLER ST - AXON VIEWS



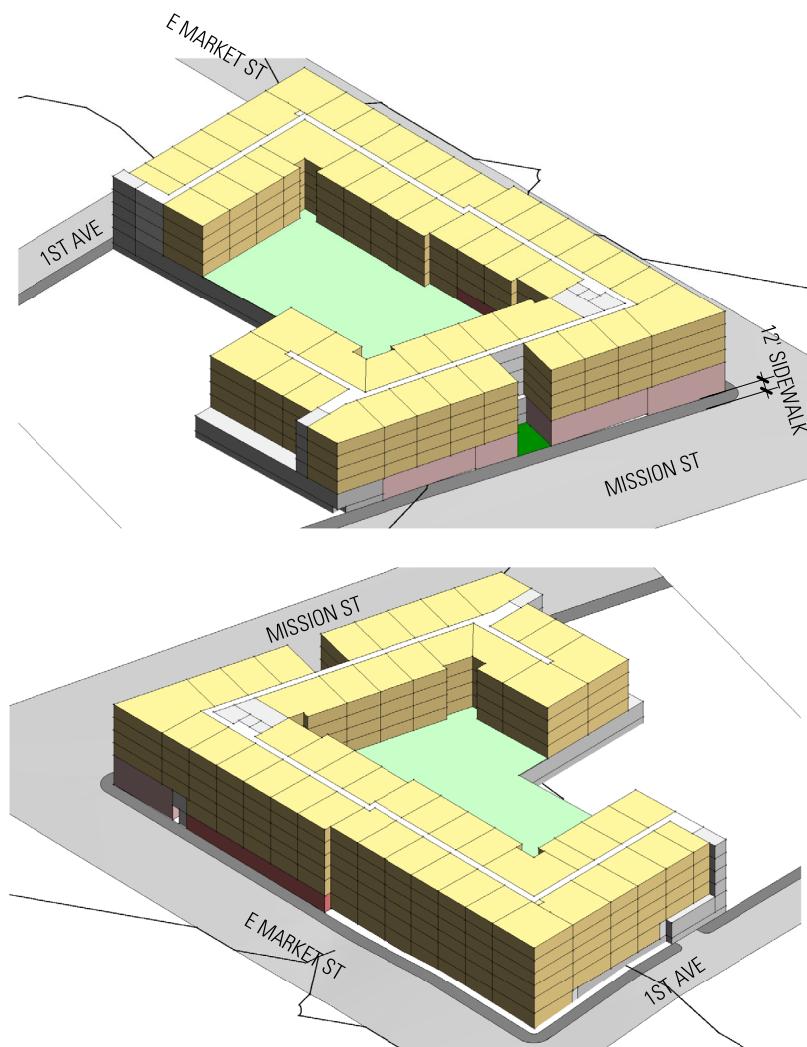








Test-fit Site #2: 7367-7395 Mission Street



LOT SIZE	1.9 ACRES
UNIT COUNT	219 UNITS TOTAL*
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	256 SPACES
LEVEL 1	138 SPACES
LEVEL 2	118 SPACES
RESIDENTIAL PARKING RATIO	1.17 SPACE/UNIT
BUILDING LEVELS	6 LEVELS TOTAL
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	
RESIDENTIAL UNITS	
RESIDENTIAL AMENITY/ LOBBY	
RETAIL	
BACK OF HOUSE/ PARKING/ CORE	
CIRCULATION	
SHARED PRIVATE OPEN SPACE	
PUBLIC OPEN SPACE	



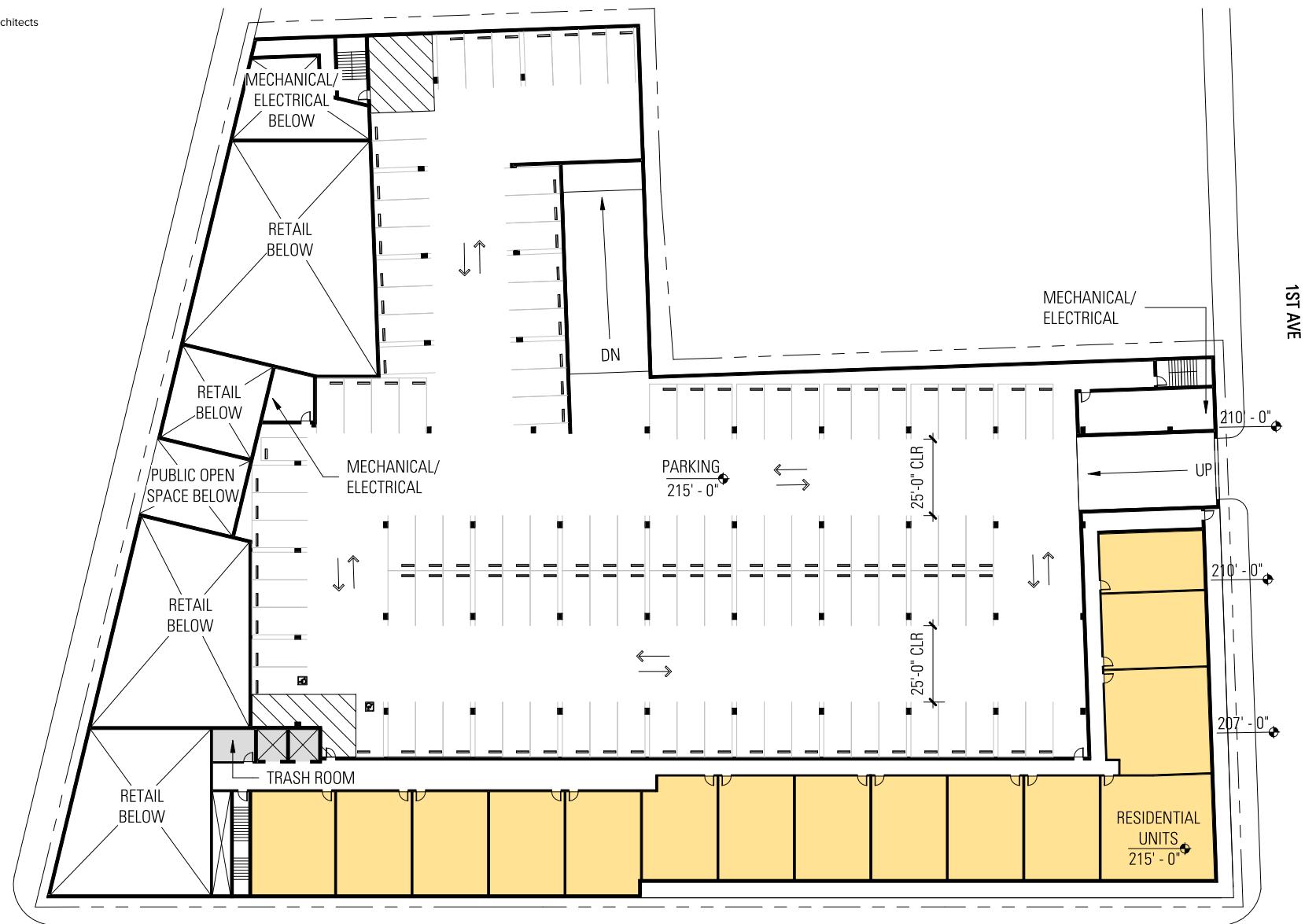
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

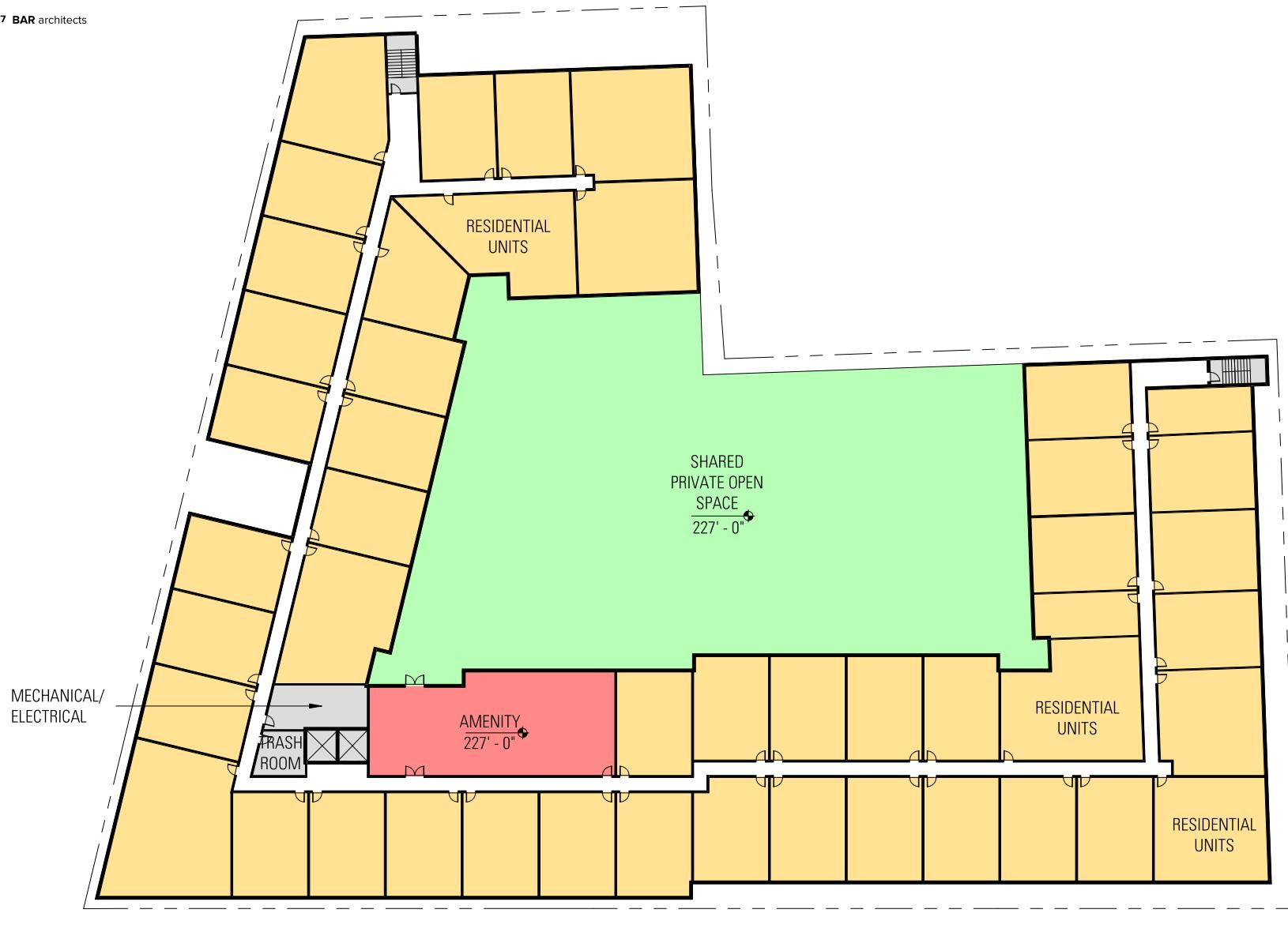
7367-7395 MISSION ST - LEVEL 01

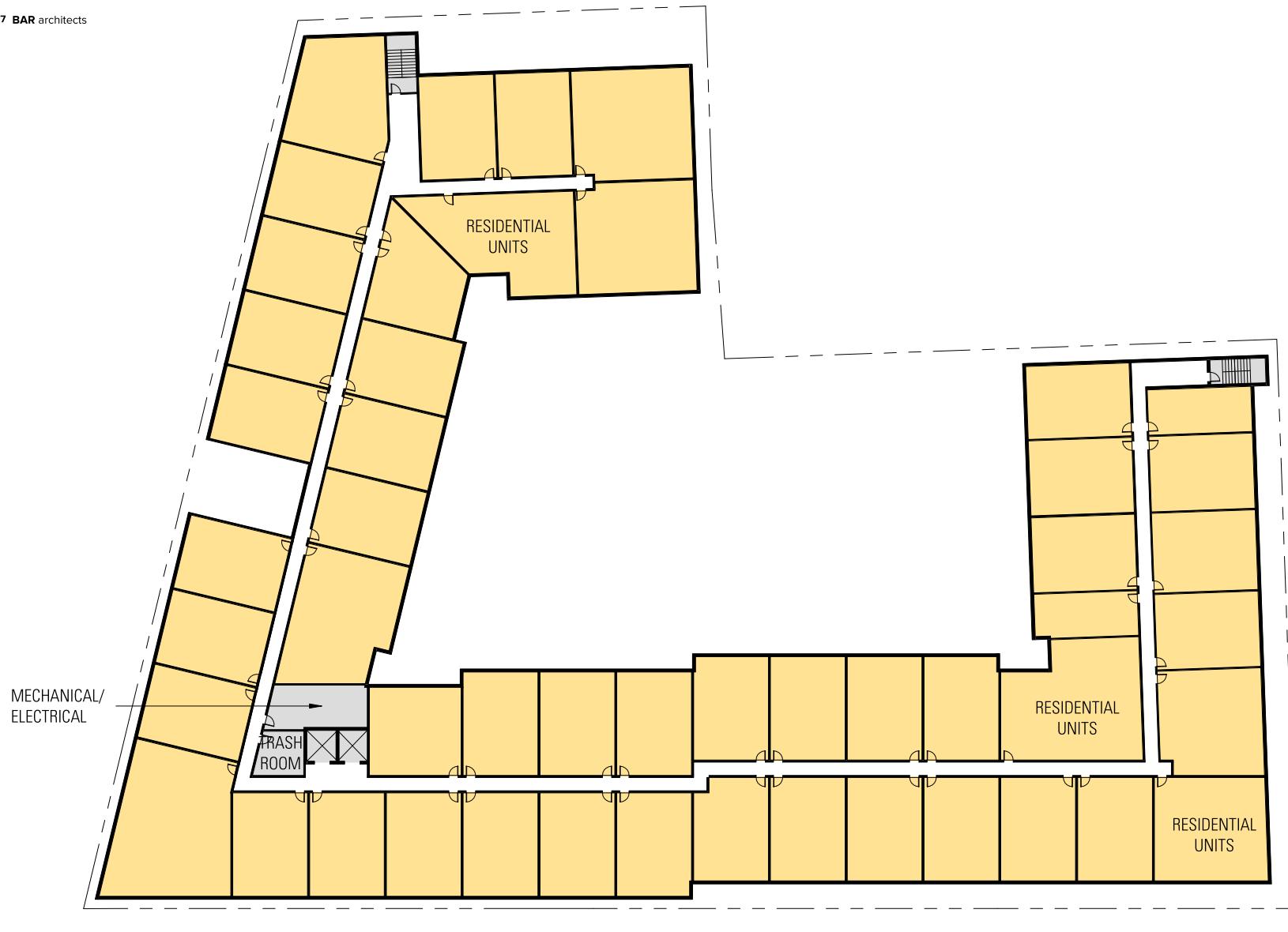
0 16' 32' 64'

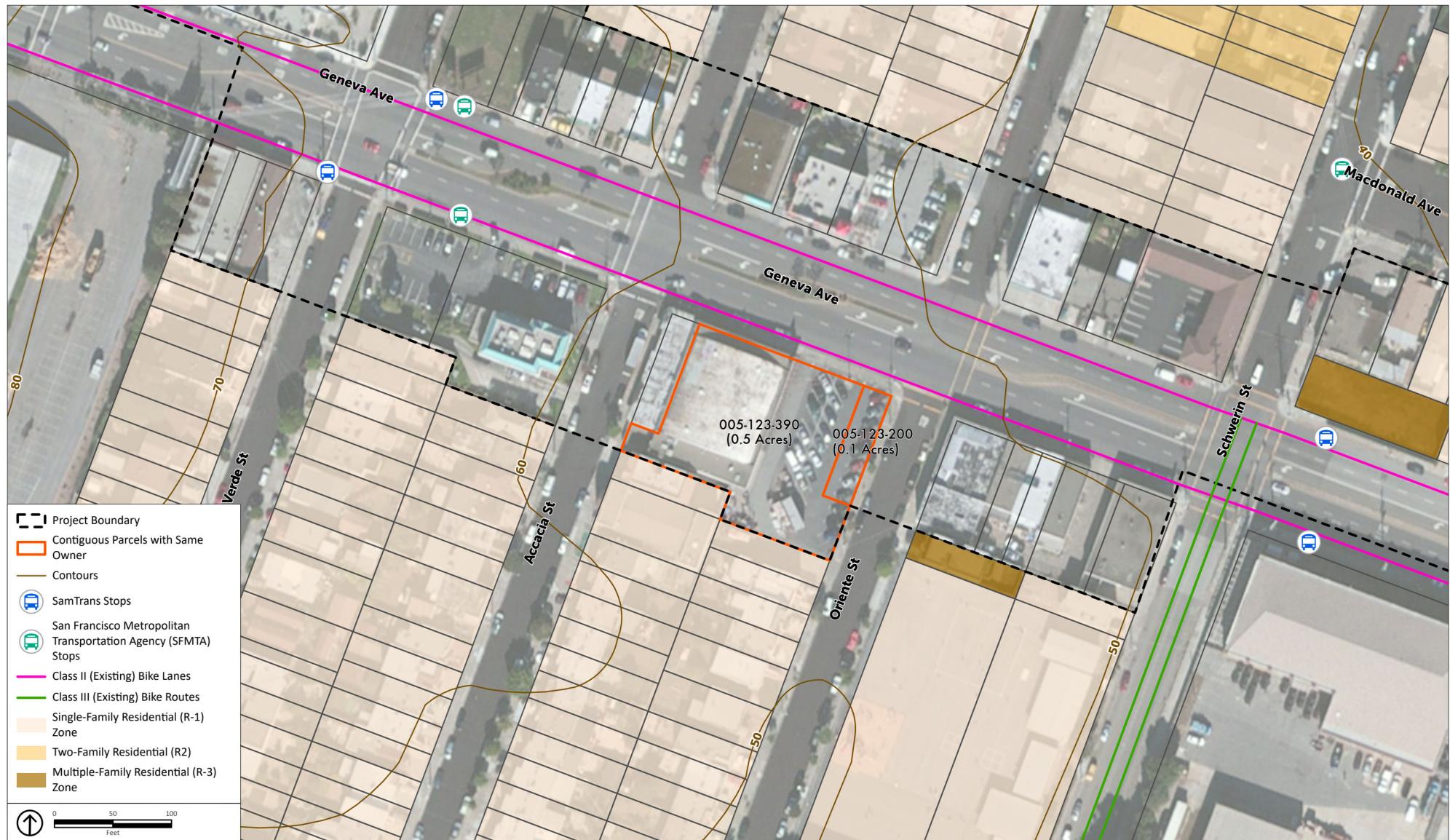
BAR architects

2.1









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

2840 GENEVA AVE - AXON VIEWS

BAR architects

3.0

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

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"

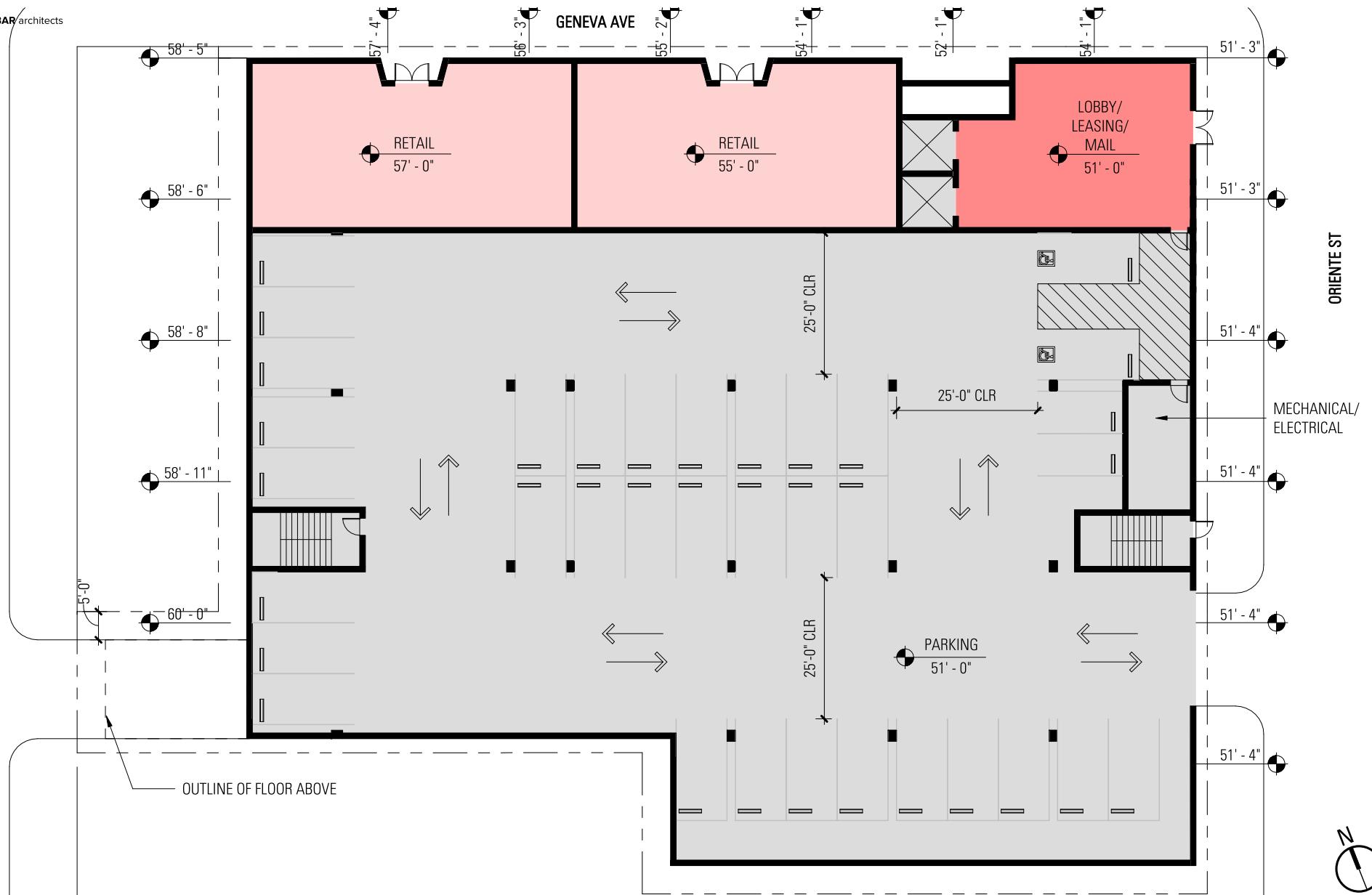
TOTAL RESIDENTIAL AMENITY / LOBBY 2,900 SF

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



ACCACIA ST

