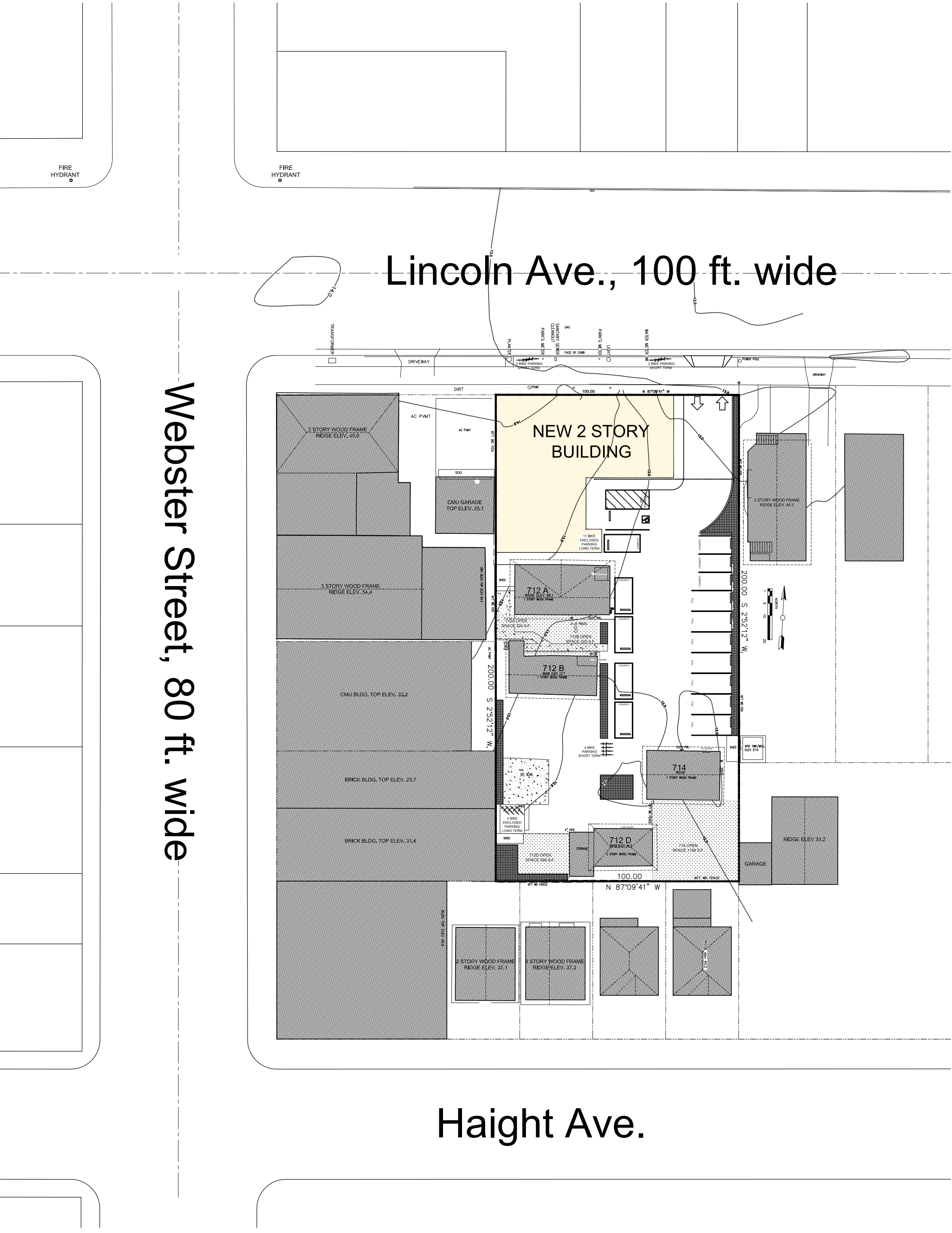


712 LINCOLN MIXED-USE



PROJECT DATA				
ADDRESS:	712 LINCOLN AVE.			
EXISTING USE:	PARKING LOT			
PROPOSED USE:	MIXED USE, RESIDENTIAL AND COMMERCIAL			
APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE			
	2013 CALIFORNIA MECHANICAL CODE			
	2013 CALIFORNIA ELECTRICAL CODE			
	2013 CALIFORNIA PLUMBING CODE			
	2013 CALIFORNIA FIRE CODE			
	2013 CALIFORNIA ENERGY CODE			
	2013 CALIFORNIA GREEN BUILDING CODE			
ZONING:	C-C DISTRICT		COMMUNITY COMMERCIAL ZONE	
LOT AREA:	20,000 S.F.			
	PERMITTED		PROPOSED	
	100%		18%	
BUILDING COVERAGE WITH (E) HOUSES AT THE BACK:			(32% IF INCLUDED EXISTING HOUSES)	
FAR:	3:1 = 60,000 S.F.		7340	
FAR WITH (E) HOUSES AT THE BACK:			9911	
FRONT YARD:	NONE		NONE	
SIDE YARD:	NONE ON COMMERCIAL SIDE		NONE	
	5 FEET ON RESIDENTIAL SIDE		5 FEET	
REAR YARD:	5 FEET		135 FEET WITH EXISTING HOUSES IN BETWEEN	
SCOPE OF WORK:	CONSTRUCT A NEW 2 STORY MIXED-USE BUILDING AT THE EXISTING PARKING LOT AREA. 1ST FLOOR CONSIST OF (3) SHELL COMMERCIAL SPACES AND 2ND FLOOR CONSIST OF (2) APARTMENT UNITS.			
	THE EXISTING (4) SINGLE FAMILY DETACHED HOMES AT THE BACK TO REMAIN.			
OCCUPANCY	R3, B & M			
CONSTRUCTION	TYPE V-A			
FIRE SPRINKLERS	WILL BE PROVIDED IN SEPARATE PERMITS			
BUILDING AREA:		SQ.FT.		
FIRST FLOOR - COMMERCIAL				
	TENANT SPACES	3338		
	TRASH	96		
	BIKE PARKING	110		
	STAIR	146		
		3690		
SECOND FLOOR - RESIDENTIAL				
OPTION A	UNIT 1	1653		
	OPEN SPACE	157		
	UNIT 2	1530		
	OPEN SPACE	157		
	STAIR	153		
		3650		
TOTAL NEW BLDG. AREA OPTION A		7340		
OPTION B	UNIT 1	1624		
	OPEN SPACE	157		
	UNIT 2	1562		
	OPEN SPACE	157		
	STAIR	177		
		3677		
TOTAL NEW BLDG. AREA OPTION B		7367		

AUTO PARKING			BICYCLE PARKING	
			SHORT TERM	LONG TERM
(4) EXISTING HOUSES	712A 2 BEDROOM	2	0.1	1
	712B 2 BEDROOM	2	0.1	1
	712D 2 BEDROOMS	2	0.1	1
	714 1 BEDROOM	2	0.05	1
(2) NEW RESIDENTIAL UNIT ON 2ND FLOOR	UNIT 1 4 BEDROOMS	2	0.2	2
	UNIT 2 4 BEDROOMS	2	0.2	2
COMMERCIAL, 3/1000	3338	10	2	2
PARKING SPACES REQUIRED		22	3	10
PARKING SPACES PROVIDED		16		
	FULL SIZE	8	8	15
	COMPACT	8		

PROJECT PROVIDE ADDITIONAL BICYCLE PARKING AND WILL IMPLEMENT (TDM) TRANSPORTATION DEMAND MANAGEMENT FOR REDUCTIONS IN PARKING REQUIREMENTS				(4) AT SIDEWALK & (4) AT THE BACK COMMON OPEN SPACE.	(11) AT 1ST FLOOR & (4) AT THE BACK COMMON OPEN SPACE
OPEN SPACE	PRIVATE	COMMON			
NEW UNIT 1	157	2750			
NEW UNIT 2	157				
(E) 714	1188				
(E) 712A	320				
(E) 712B	320				
(E) 712D	546				

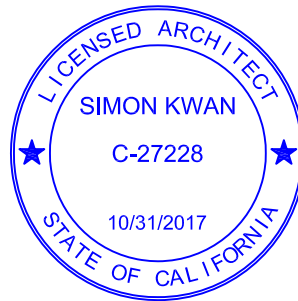
712 Lincoln Ave
New Building

Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

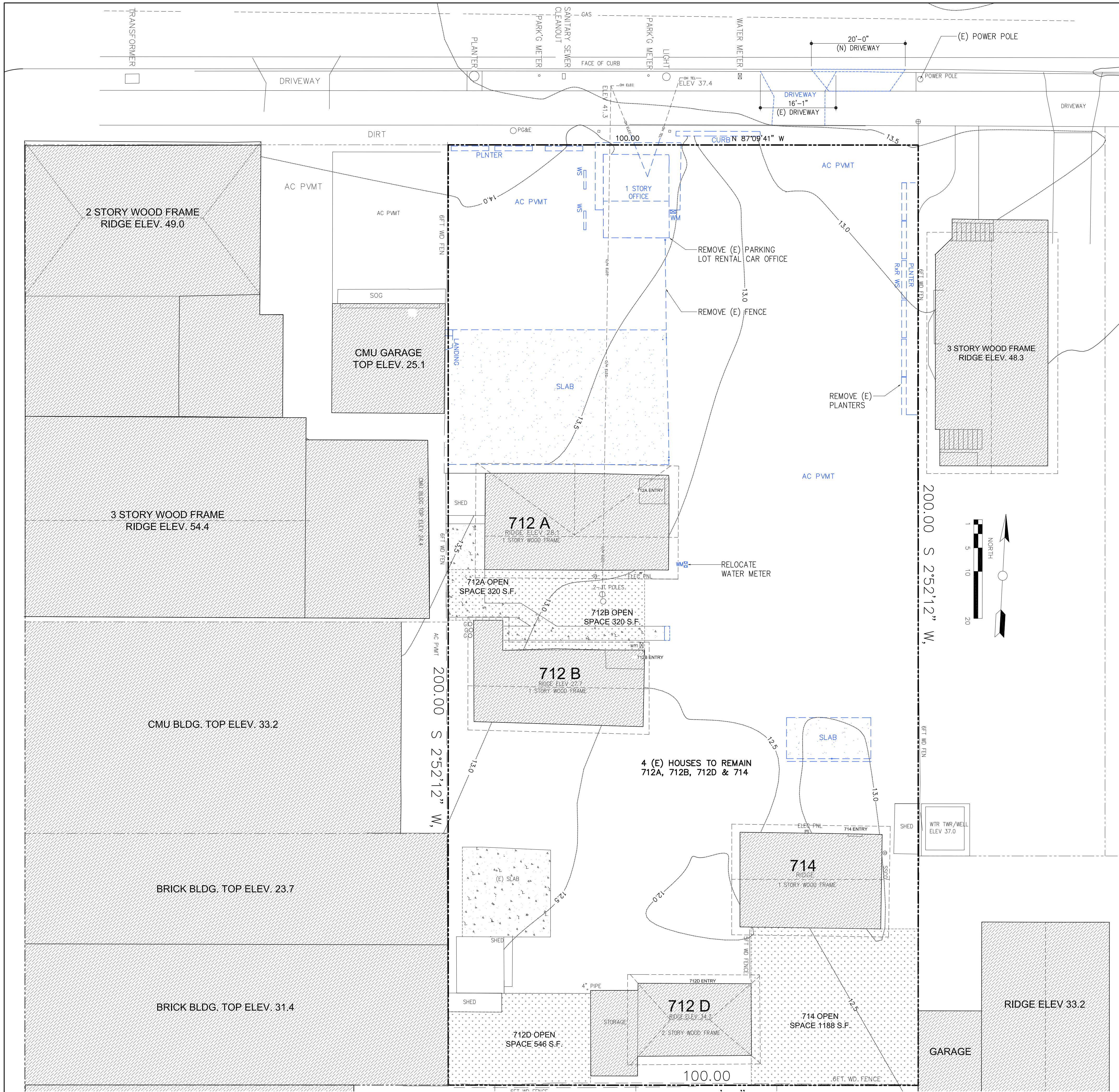
Print Record	
Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES.



COVESHEET

A0.1



712 Lincoln Ave New Building

Kwan Design Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

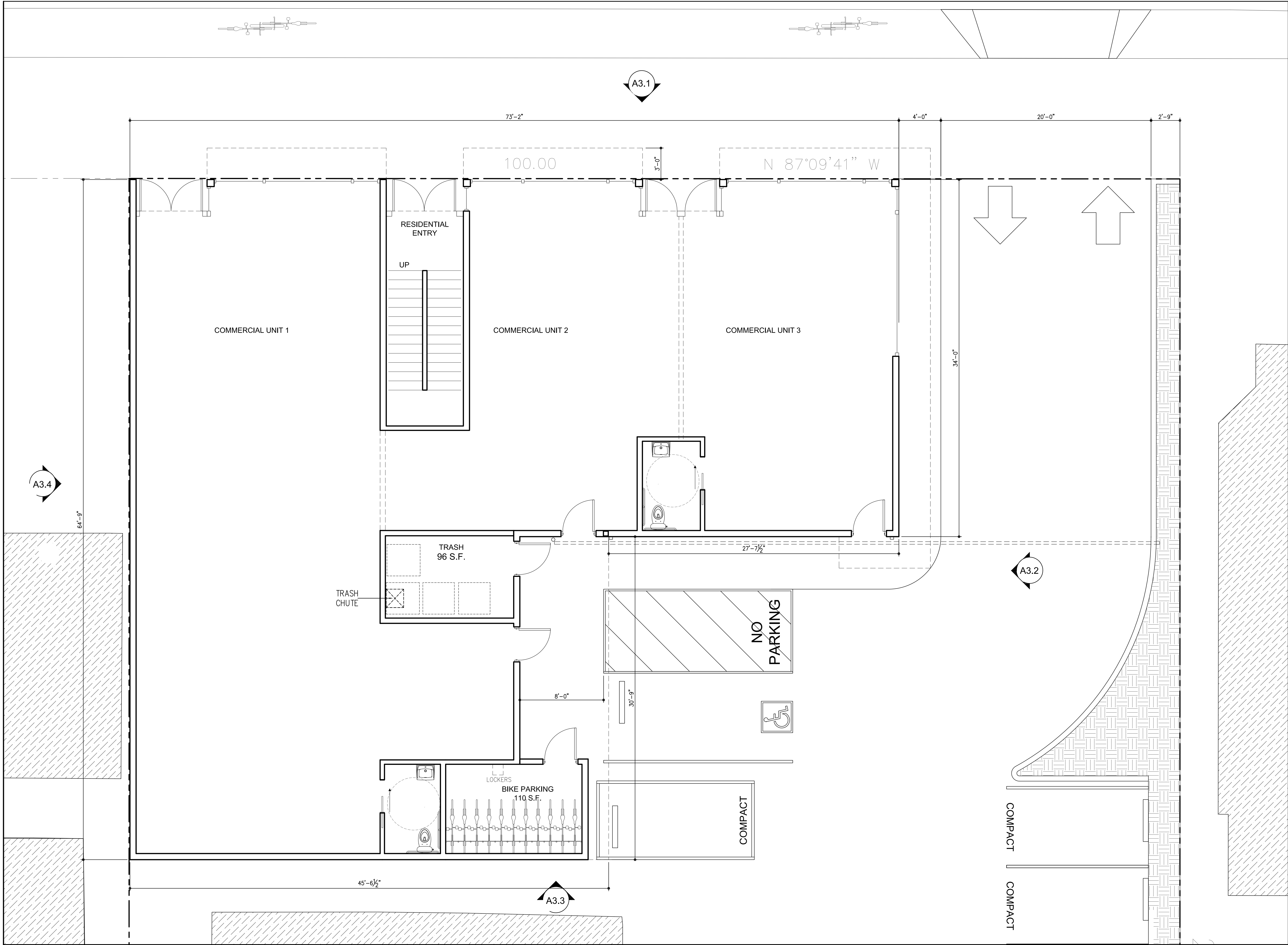
Print Record

Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

EXISTING SITE PLAN

A1.0



712 Lincoln Ave
New Building

**Kwan Design
Architects**

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM

© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date Issued

08/20/2014 PLANNING APPLICATION

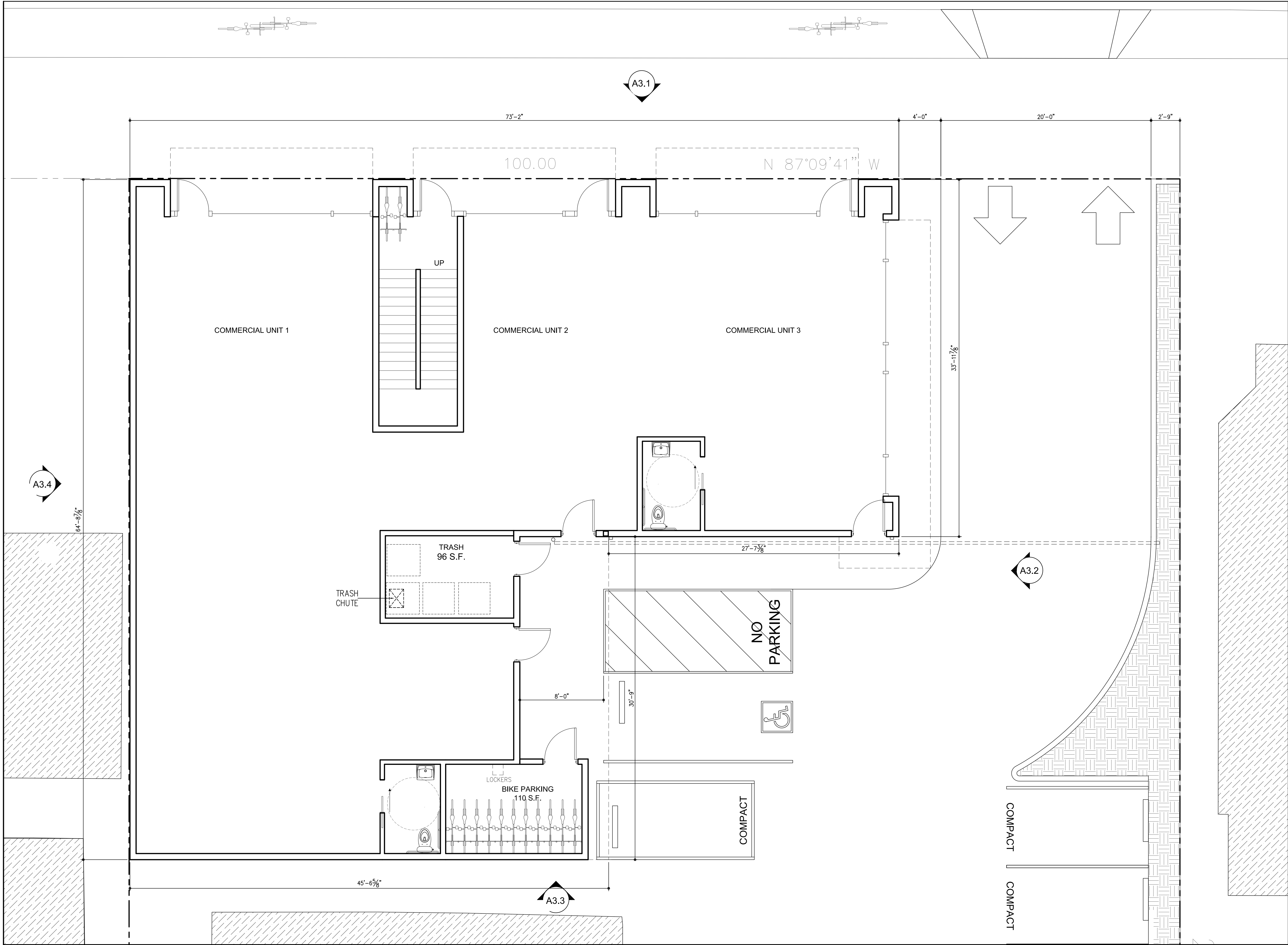
11/26/2014 REVISED PER PLANNING

03/21/2016 REVISED PER PLANNING

OPTION A

1ST FLOOR

A2.1



712 Lincoln Ave
New Building

**Kwan Design
Architects**

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KD Architects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date Issued

08/20/2014 PLANNING APPLICATION

11/26/2014 REVISED PER PLANNING

03/21/2016 REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

OPTION B

1ST FLOOR

A2.1

Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KD Architects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date Issued

08/20/2014 PLANNING APPLICATION

11/26/2014 REVISED PER PLANNING

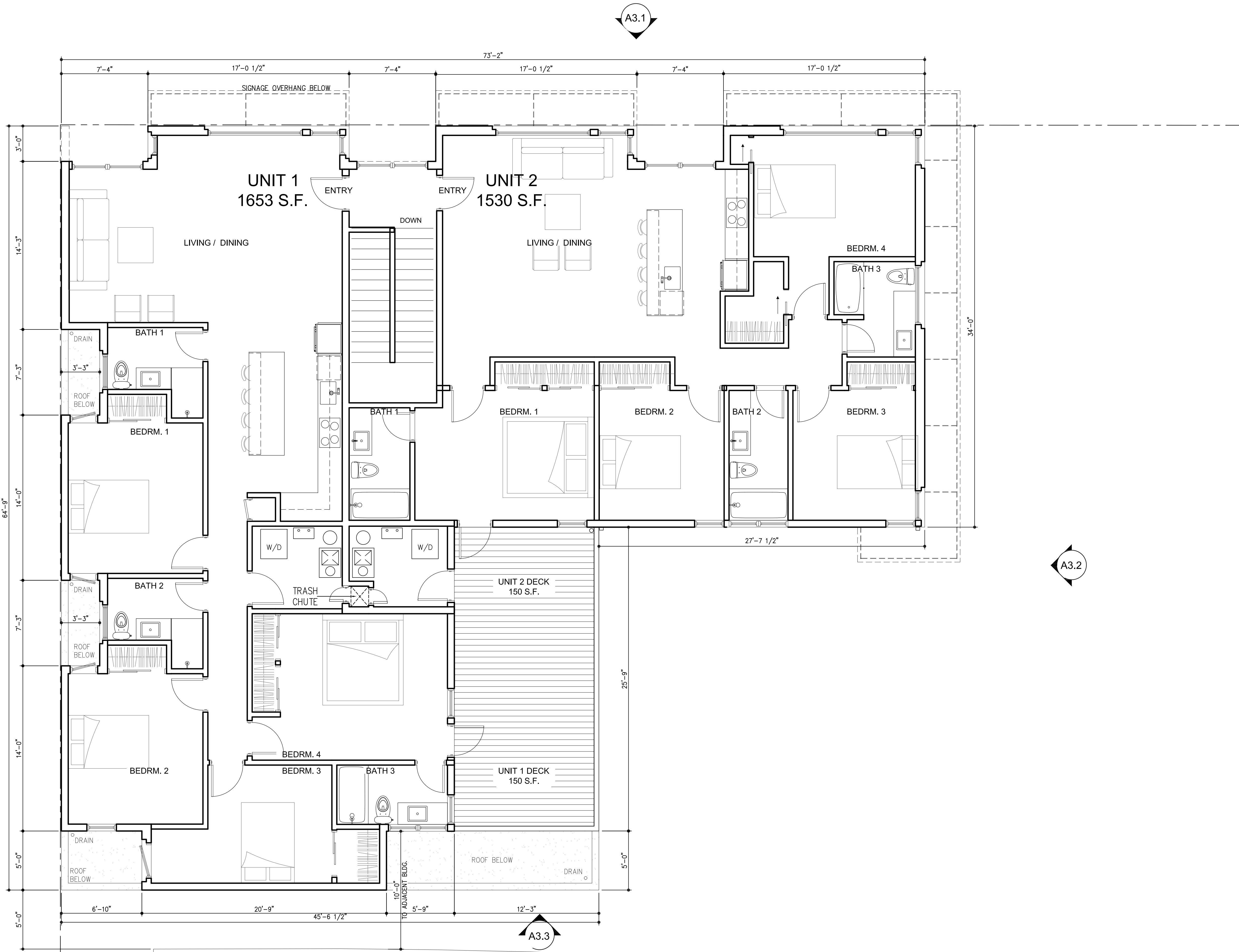
03/21/2016 REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

OPTION A

2ND FLOOR

A2.2



Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date Issued

08/20/2014 PLANNING APPLICATION

11/26/2014 REVISED PER PLANNING

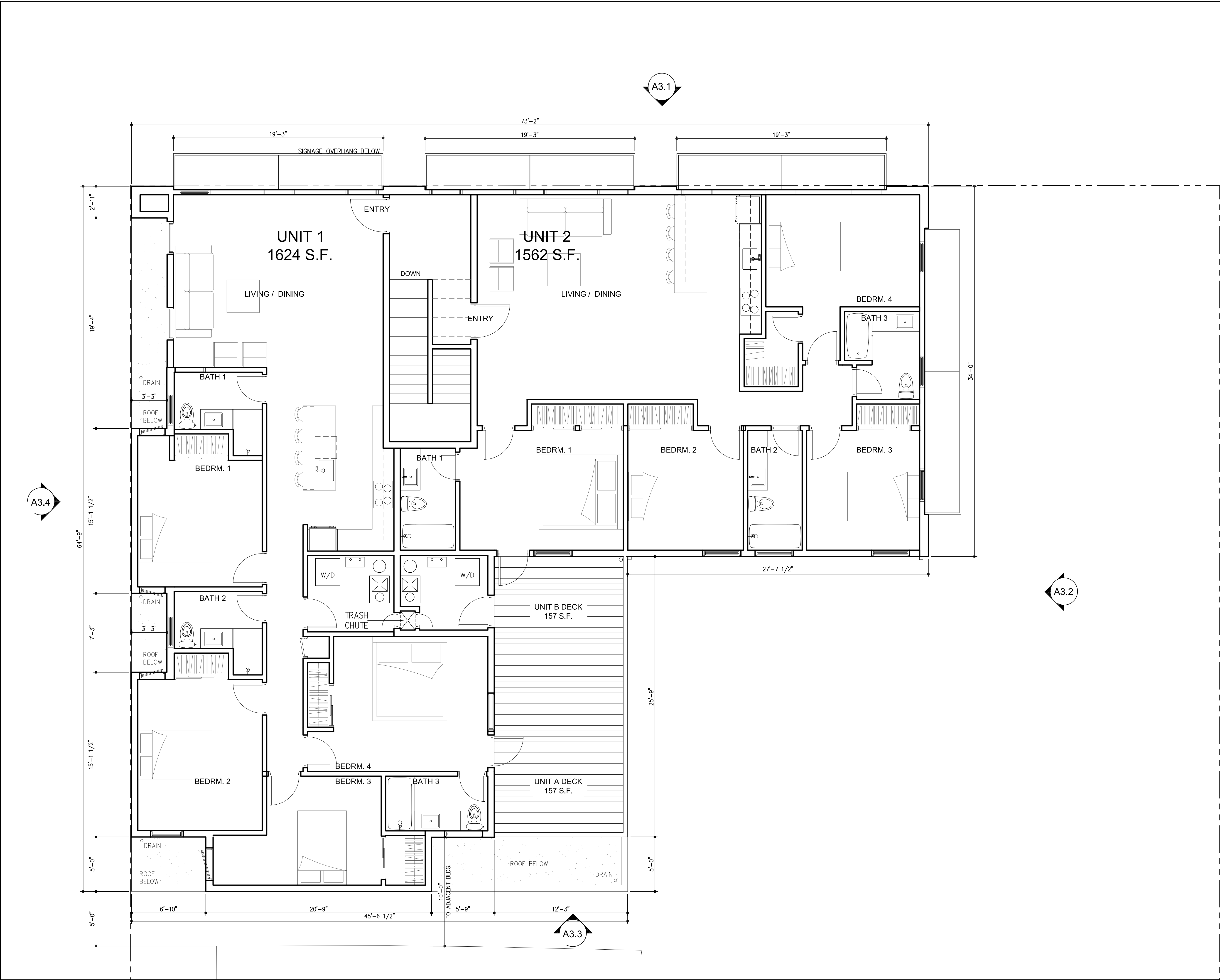
03/21/2016 REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

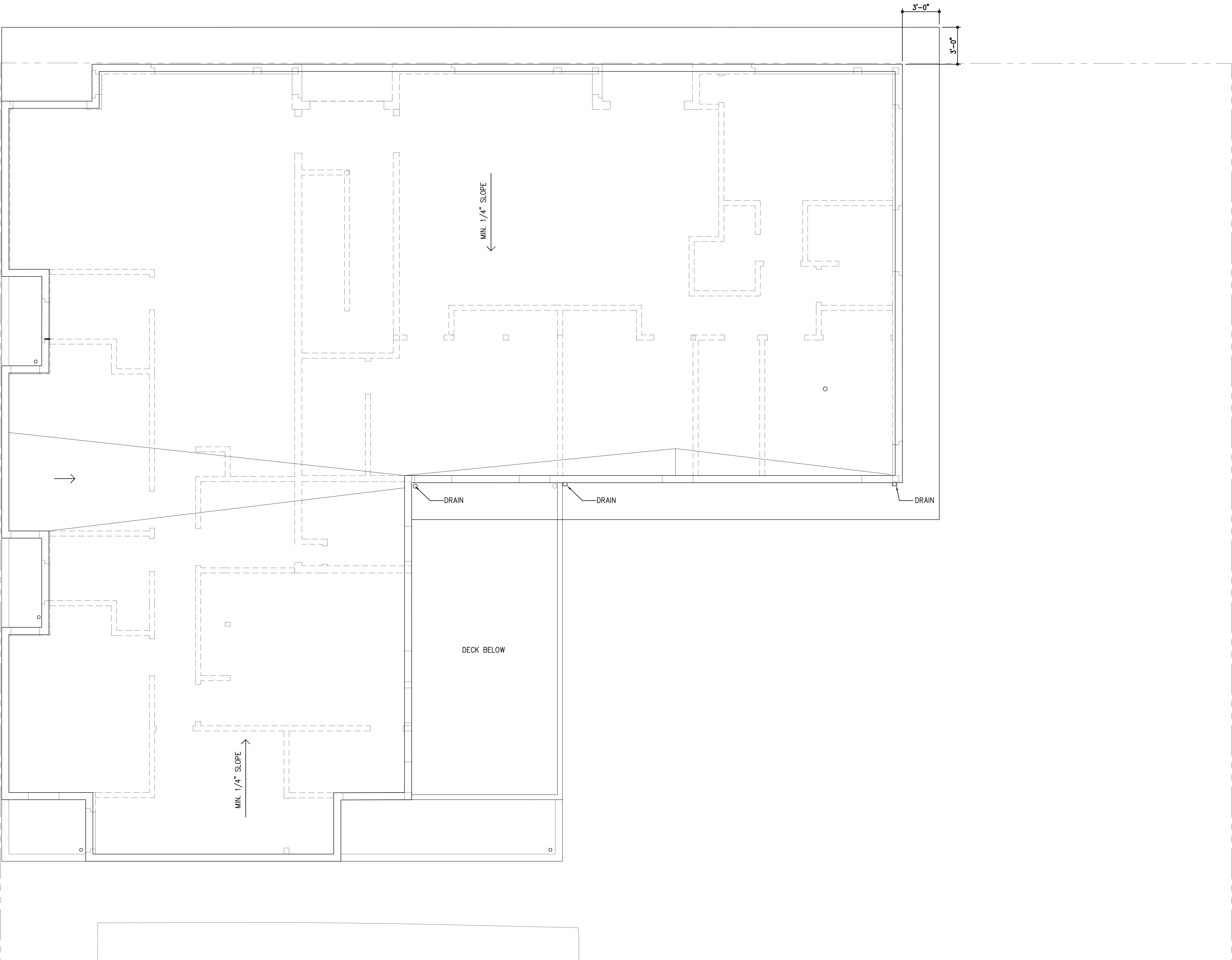
OPTION B

2ND FLOOR

A2.2



712 Lincoln Ave
New Building



**Kwan Design
Architects**

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

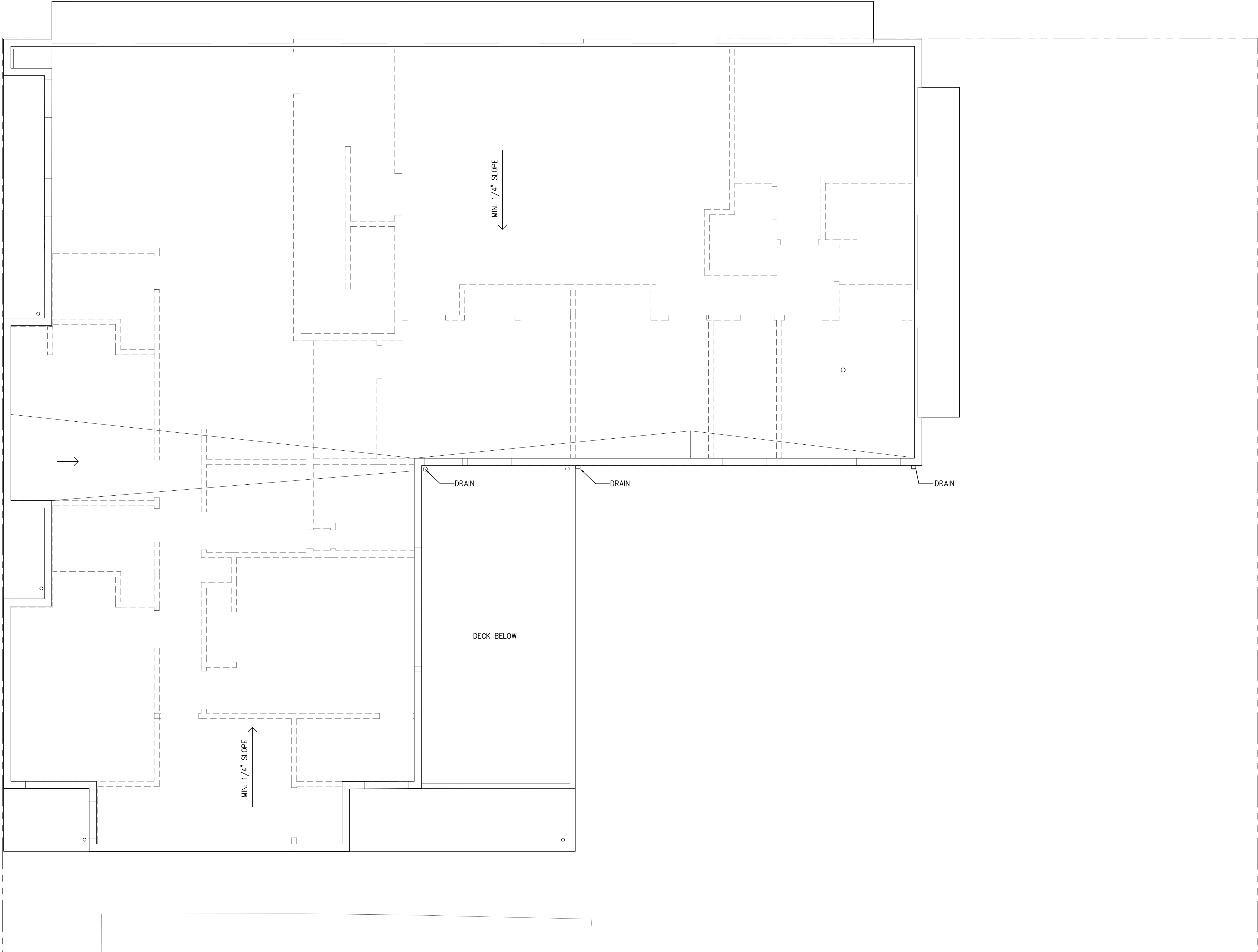
Print Record

Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

OPTION A

ROOF PLAN

A2.3



**Kwan Design
Architects**

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

OPTION B

ROOF PLAN

A2.3

712 Lincoln Ave
New Building



FRONT
1/4"=1'-0"



- FINISH NOTES:
1. SMOOTH STUCCO OVERHANG.
 2. LAP SIDING, 9" EXPOSURE, PAINTED.
 3. SMOOTH STUCCO.
 4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
 5. 3.5" WIDE PAINTED WOOD TRIM.
 6. BLACK METAL OVERHANG
 7. TRANSOM WINDOW.
 8. BLACK ALUMINUM STOREFRONT.
 9. BLACK SPANDREL GLASS.
 10. BLACK ALUMINUM FRAME FOR FUTURE SIGN

Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record

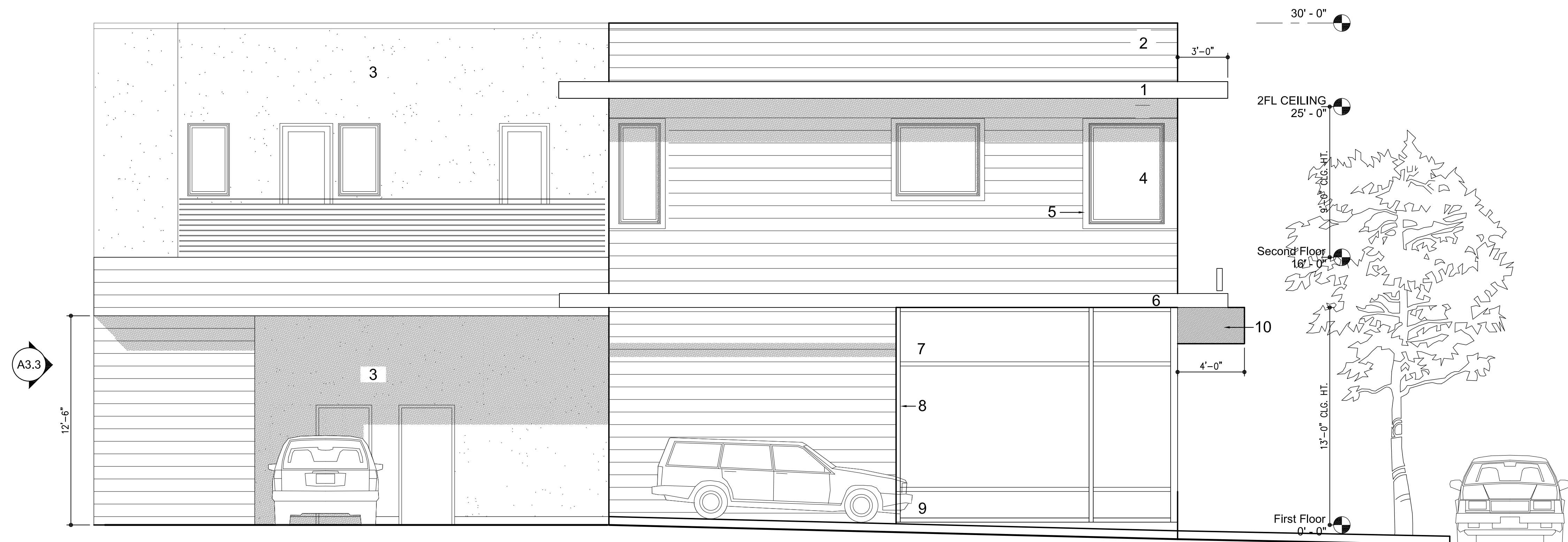
Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

OPTION A

FRONT
ELEVATION

A3.1

712 Lincoln Ave
New Building



LEFT
1/4"=1'-0"



- FINISH NOTES:
1. SMOOTH STUCCO OVERHANG.
 2. LAP SIDING, 9" EXPOSURE, PAINTED.
 3. SMOOTH STUCCO.
 4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
 5. 3.5" WIDE PAINTED WOOD TRIM.
 6. BLACK METAL OVERHANG
 7. TRANSOM WINDOW.
 8. BLACK ALUMINUM STOREFRONT.
 9. BLACK SPANDREL GLASS.
 10. BLACK ALUMINUM FRAME FOR FUTURE SIGN

Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

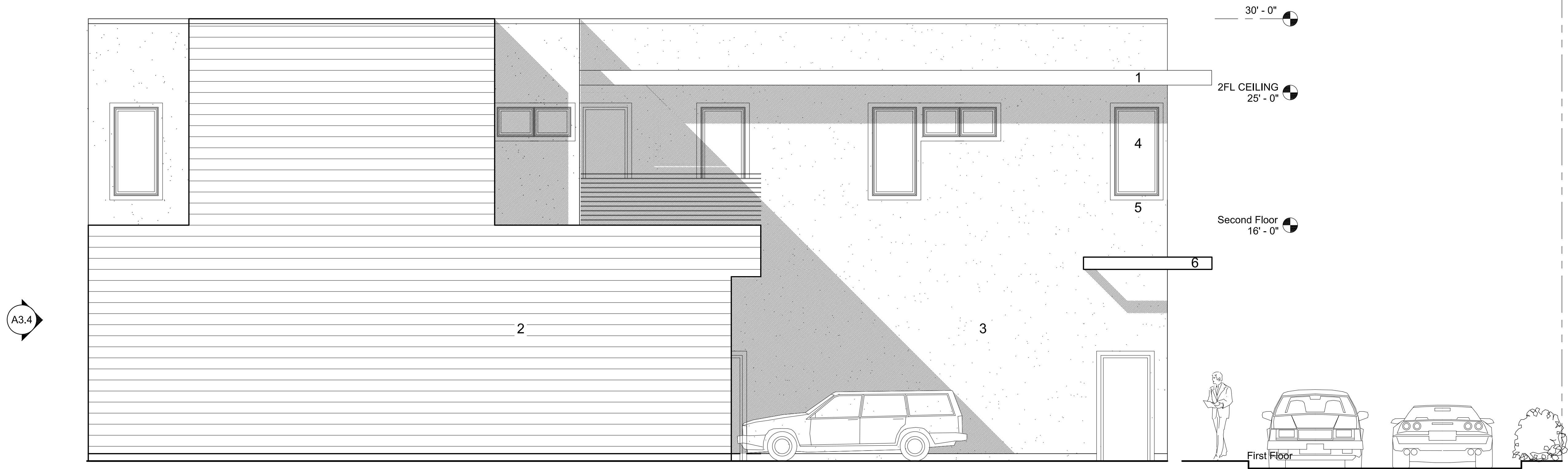
Print Record

Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

OPTION A

LEFT
ELEVATION

A3.2



BACK

1/4"=1'-0"

- FINISH NOTES:
- 1. SMOOTH STUCCO OVERHANG.
 - 2. LAP SIDING, 9" EXPOSURE, PAINTED.
 - 3. SMOOTH STUCCO.
 - 4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
 - 5. 3.5" WIDE PAINTED WOOD TRIM.
 - 6. BLACK METAL OVERHANG

Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date	Issued
------	--------

08/20/2014	PLANNING APPLICATION
------------	----------------------

11/26/2014	REVISED PER PLANNING
------------	----------------------

03/21/2016	REVISED PER PLANNING
------------	----------------------

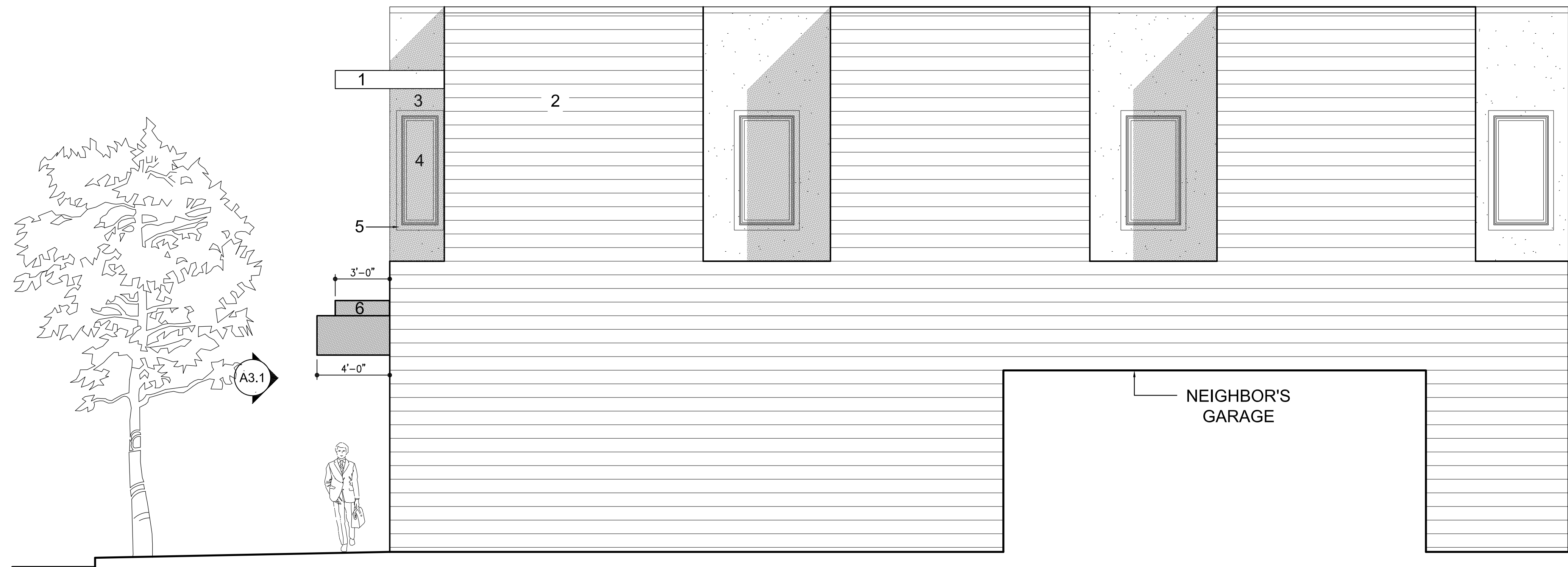
THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

OPTION A

BACK
ELEVATION

A3.3

712 Lincoln Ave
New Building



RIGHT
1/4"=1'-0"



FINISH NOTES:

1. SMOOTH STUCCO OVERHANG.
2. LAP SIDING, 9" EXPOSURE, PAINTED.
3. SMOOTH STUCCO.
4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
5. 3.5" WIDE PAINTED WOOD TRIM.
6. BLACK METAL OVERHANG

**Kwan Design
Architects**

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print	Record
Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES.

OPTION A

RIGHT
ELEVATION

A3.4

712 Lincoln Ave
New Building



FRONT
1/4"=1'-0"



- FINISH NOTES:
1. SMOOTH STUCCO OVERHANG.
 2. LAP SIDING, PAINTED.
 3. SMOOTH STUCCO.
 4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
 5. 3.5" WIDE PAINTED WOOD TRIM.
 6. BLACK METAL OVERHANG.
 7. TRANSOM WINDOW.
 8. BLACK ALUMINUM STOREFRONT.
 9. BLACK SPANDREL GLASS.
 10. BLACK ALUMINUM FRAME FOR FUTURE SIGN

Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM

© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date Issued

08/20/2014 PLANNING APPLICATION

11/26/2014 REVISED PER PLANNING

03/21/2016 REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

OPTION B

FRONT
ELEVATION

A3.1



LEFT
1/4"=1'-0"



- FINISH NOTES:
1. SMOOTH STUCCO OVERHANG.
 2. LAP SIDING, PAINTED.
 3. SMOOTH STUCCO.
 4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
 5. 3.5" WIDE PAINTED WOOD TRIM.
 6. BLACK METAL OVERHANG.
 7. TRANSOM WINDOW.
 8. BLACK ALUMINUM STOREFRONT.
 9. BLACK SPANDREL GLASS.
 10. BLACK ALUMINUM FRAME FOR FUTURE SIGN

**Kwan Design
Architects**

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record

Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

OPTION B

LEFT
ELEVATION

A3.2



BACK

1/4"=1'-0"

FINISH NOTES:

1. SMOOTH STUCCO OVERHANG.
2. LAP SIDING, PAINTED.
3. SMOOTH STUCCO.
4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
5. 3.5" WIDE PAINTED WOOD TRIM.
6. BLACK METAL OVERHANG.

712 Lincoln Ave
New Building

Kwan Design
Architects

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

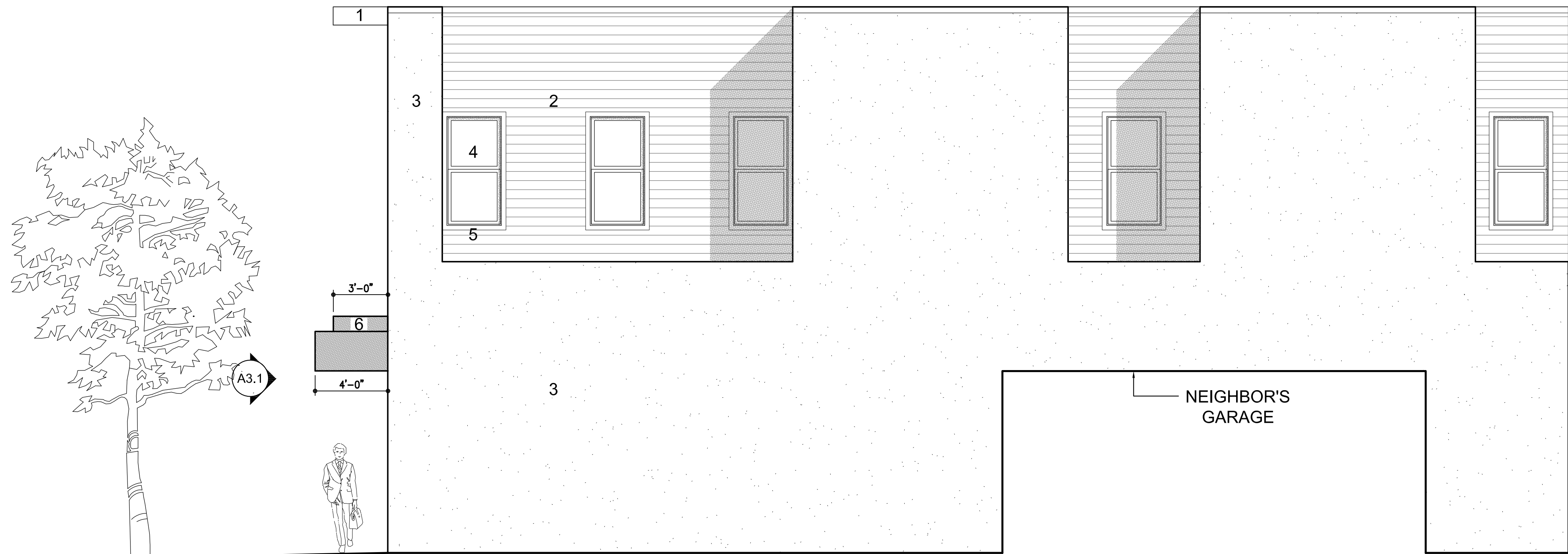
Print Record

Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

OPTION B

BACK
ELEVATION

A3.3



RIGHT
1/4"=1'-0"



- FINISH NOTES:
1. SMOOTH STUCCO OVERHANG.
 2. LAP SIDING, PAINTED.
 3. SMOOTH STUCCO.
 4. RECESSED BLACK ALUMINUM CLAD WOOD WINDOWS. TYPICAL
 5. 3.5" WIDE PAINTED WOOD TRIM.
 6. BLACK METAL OVERHANG.

**Kwan Design
Architects**

490 POST STREET, SUITE 1543
SAN FRANCISCO, CA 94102
T.415.615.0000, F.415.615.0001
WWW.KDARCHITECTS.COM
© KDArchitects, Inc. ALL RIGHTS RESERVED

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

Print Record	
Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

OPTION B

RIGHT
ELEVATION

A3.4