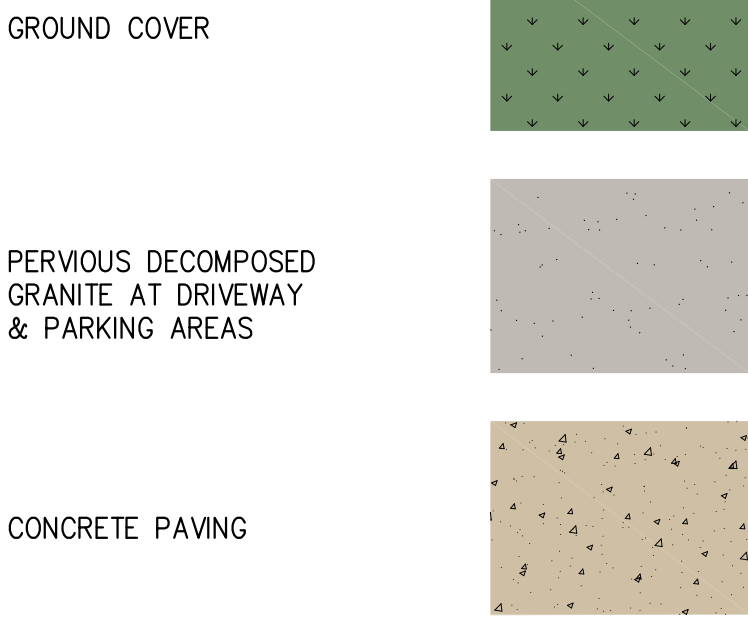
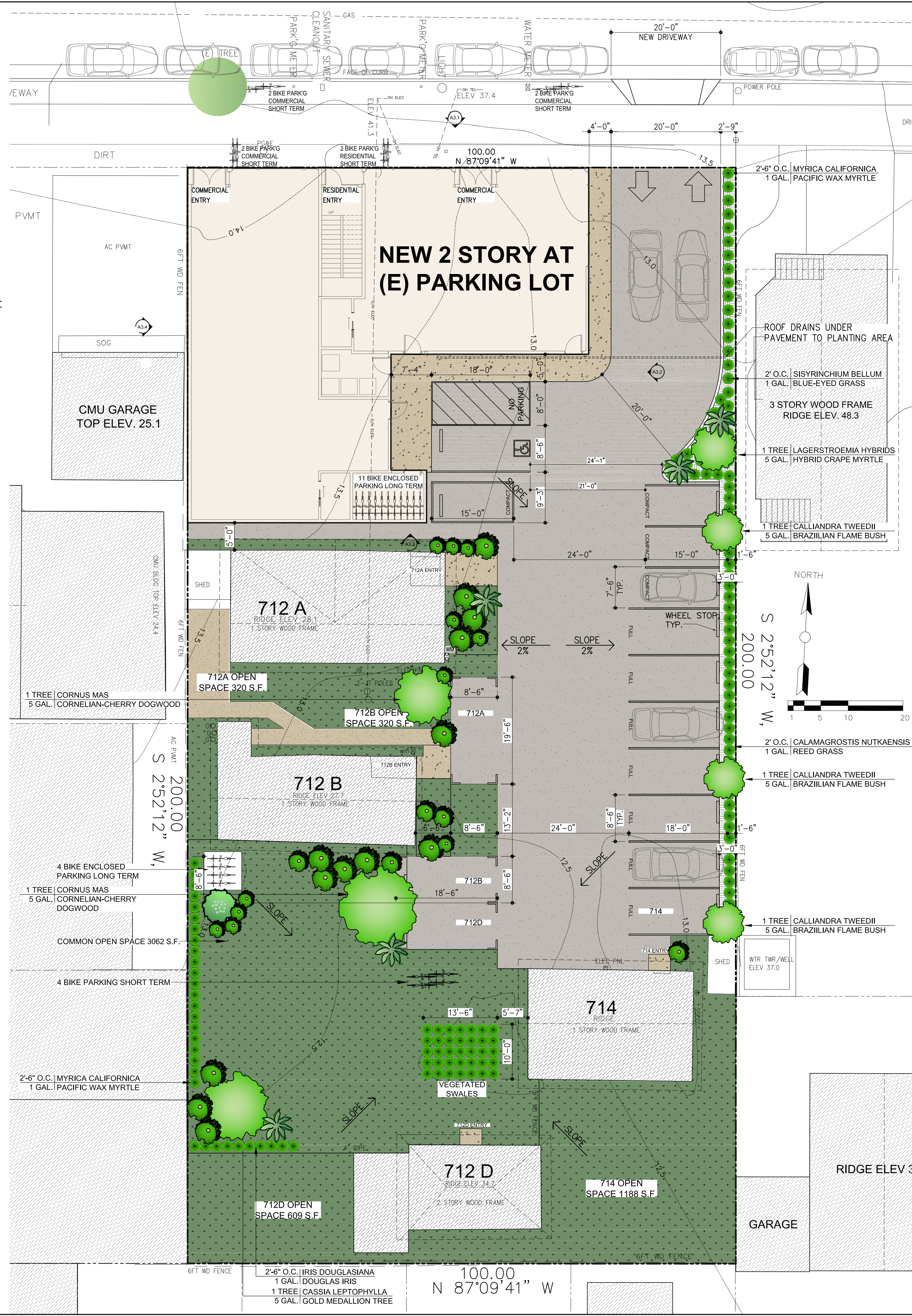


LEGEND



PLANTING PALETTE

EXCERPT FROM "BAY-FRIENDLY LANDSCAPE GUIDELINES" & CALIFORNIA INVASIVE PLANT COUNCIL



712 Lincoln Ave  
New Building

PROJECT DATA

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
LOT AREA:	COMMUNITY COMMERCIAL ZONE 20,000 S.F.
BUILDING COVERAGE:	PERMITTED 100% PROPOSED 18%
BUILDING COVERAGE WITH (E) HOUSES AT THE BACK:	(32% IF INCLUDED EXISTING HOUSES) 3.1 = 60,000 S.F. 7383
FAR:	9954
FAR WITH (E) HOUSES AT THE BACK:	NONE
FRONT YARD:	NONE
SIDE YARD:	NONE ON COMMERCIAL SIDE 5 FEET ON RESIDENTIAL SIDE
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:	spaces square feet
FIRST FLOOR - COMMERCIAL	TENANT SPACES 3324 TRASH 110 BIKE PARKING 110 STAIR 146 1st floor total 3690
SECOND FLOOR - RESIDENTIAL	UNIT 1 1645 OPEN SPACE 250 UNIT 2 1530 OPEN SPACE 126 STAIR 142 2nd floor total 3693
TOTAL NEW AREA	7383
AUTO PARKING	
(4) EXISTING HOUSES	712A 2 BEDROOM 1 0.1 1 712B 2 BEDROOM 1 0.1 1 712D 2 BEDROOMS 1 0.1 1 714 1 BEDROOM 1 0.05 1
(2) NEW RESIDENTIAL UNIT ON 2ND FLOOR	UNIT 1 4 BEDROOMS 1 0.2 2 UNIT 2 4 BEDROOMS 1 0.2 2
COMMERCIAL, 3/1000	3324 10 2 2
PARKING SPACES REQUIRED	16 3 10
PARKING SPACES PROVIDED	15
FULL SIZE	11 12 15
COMPACT	4
PROJECT PROVIDE ADDITIONAL BICYCLE PARKING AND WILL IMPLEMENT (TDM) TRANSPORTATION DEMAND MANAGEMENT FOR REDUCTIONS IN PARKING REQUIREMENTS	(4) AT SIDEWALK, (4) AT MIDDLE ENTRY, (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	250
NEW UNIT 2	126
(E) 714	1188
(E) 712A	320
(E) 712B	320
(E) 712D	609

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SCALE: 3 / 32" = 1'-0"

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PROJECT DATA  
& PROPOSED  
SITE PLAN

A0.1

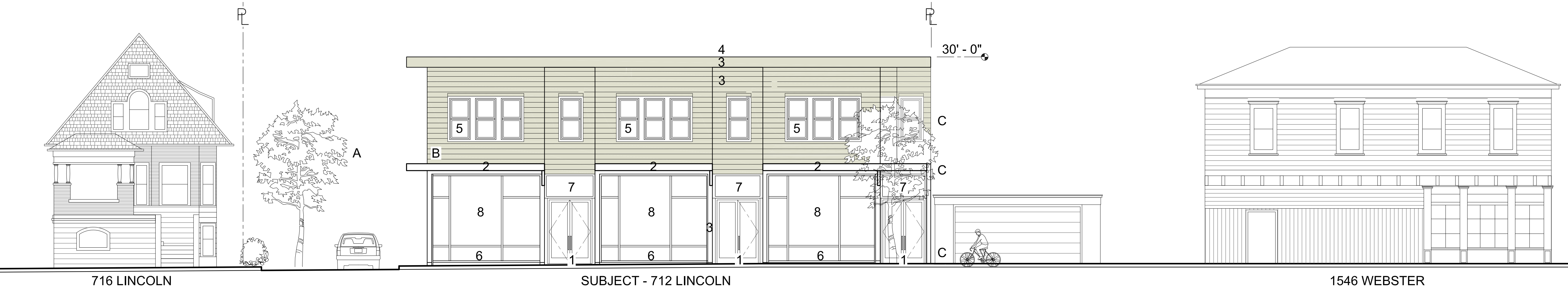




PHOTOS ACROSS FROM SUBJECT LOT



SUBJECT LOT PHOTOS



PROPOSED STREETSCAPE

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REFERENCE NUMBER	GENERAL DESIGN STRATEGY	REFERENCE NUMBER	DESIGN ELEMENTS	DESIGN ELEMENTS RESPONSE TO THE FOLLOWING DESIGN MANUALS:	
				CITYWIDE DESIGN REVIEW MANUAL	WEBSTER STREET DESIGN MANUAL
A	DRIVEWAY AS A TRANSITION SPACE BETWEEN RESIDENTIAL AND COMMERCIAL	1	ALTERNATING SIMPLE VOLUMES WITH RECESSES	page 82, massing, items 1 & 2 page 84, entries, item 1	page 9, section 1.4 page 14, section 4.1.a & b page 22, section 6.4 & 6.5
B	WOOD SIDING SIMILAR TO ADJACENT BUILDINGS TO TRANSITION COMMERCIAL TO RESIDENTIAL	2	OVERHANG AT 1ST FLOOR	page 82, massing, items 3	page 15, section 4.2
C	THE POSITIONING OF BULKHEAD, 1ST FLOOR SIGN OVERHANG & 2ND FLOOR WINDOWS ARE IN ALIGNMENT WITH THE EXISTING COMMERCIAL BUILDING.	3	FIBER CEMENT SIDING & STUCCO	page 83, walls, items 1, 2 & 3	page 12, section 3.1.a
		4	2 STORY FLAT ROOF	page 83, roof treatment, items 1, 6 & 7	page 9, section 1.5 page 11, section 2.5 page 13, section 3.4 page 15, section 4.2
		5	RECESSED WINDOWS & POSITIONING	page 83, windows, items 1, 2, 3, 4, 5, 7	
		6	SPANDREL GLASS / BULKHEAD	page 83, base, item 1 & 2 page 84, storefront treatment, items 1, 2 & 3	page 25, section 6.16, 6.17
		7	TRANSOM	page 84, entries, item 2	
		8	LARGE STOREFRONT		page 22, item 6.6; page 23, item 6.8; page 24, item 6.11b
		9	DIFFERENTIATE GROUND FLOOR FROM UPPER FLOOR		page 10, section 1.6 & 1.7
		10	COLOR PALETTE SIMILAR TO SURROUNDING. SEE ELEVATIONS	page 84, colors, item 2	page 30, section 9.2

STREETSCAPE &  
DESIGN NOTES

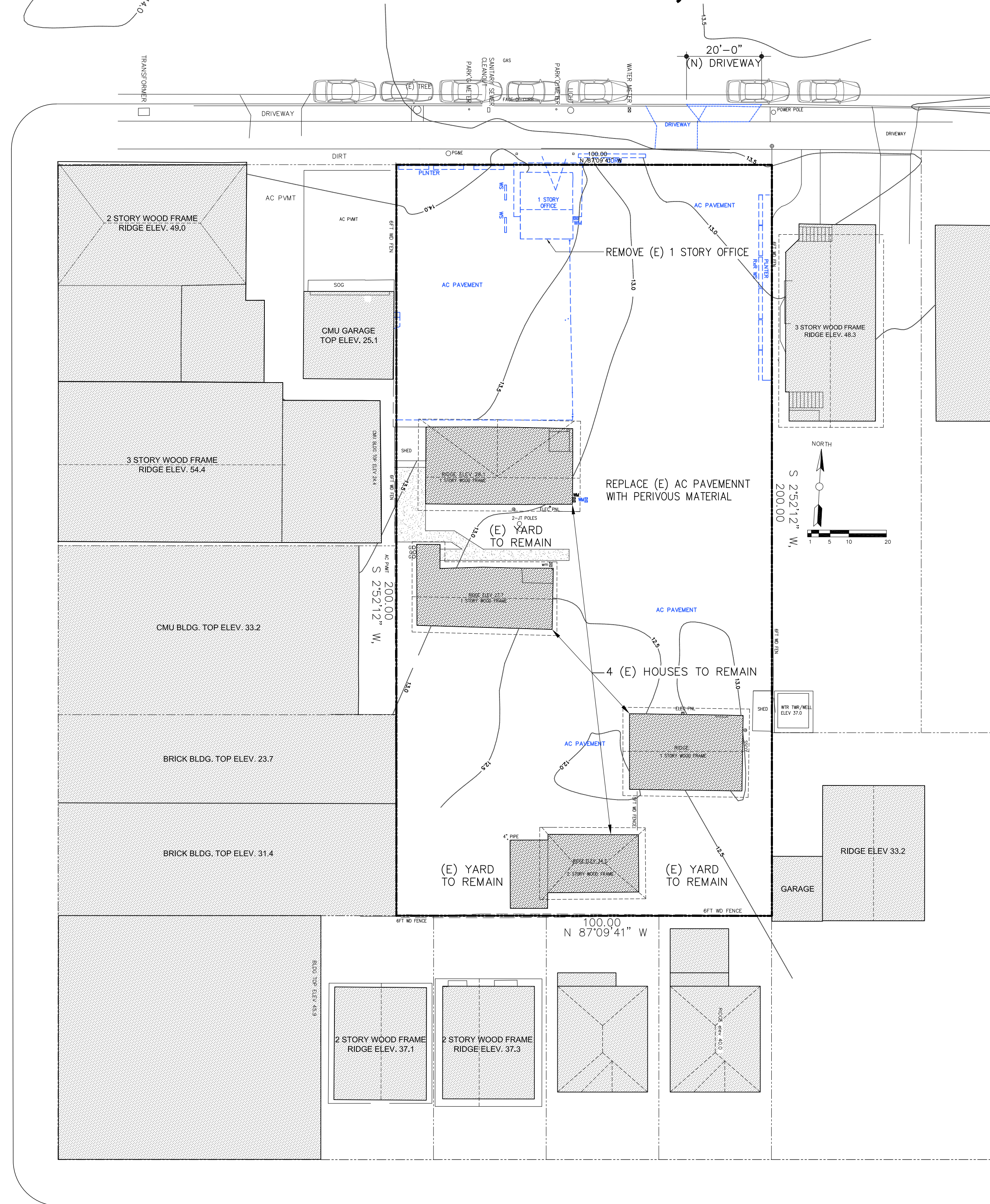
A0.2



Webster Street, 80'

Lincoln Ave., 100'

Haight Ave.



712 Lincoln Ave  
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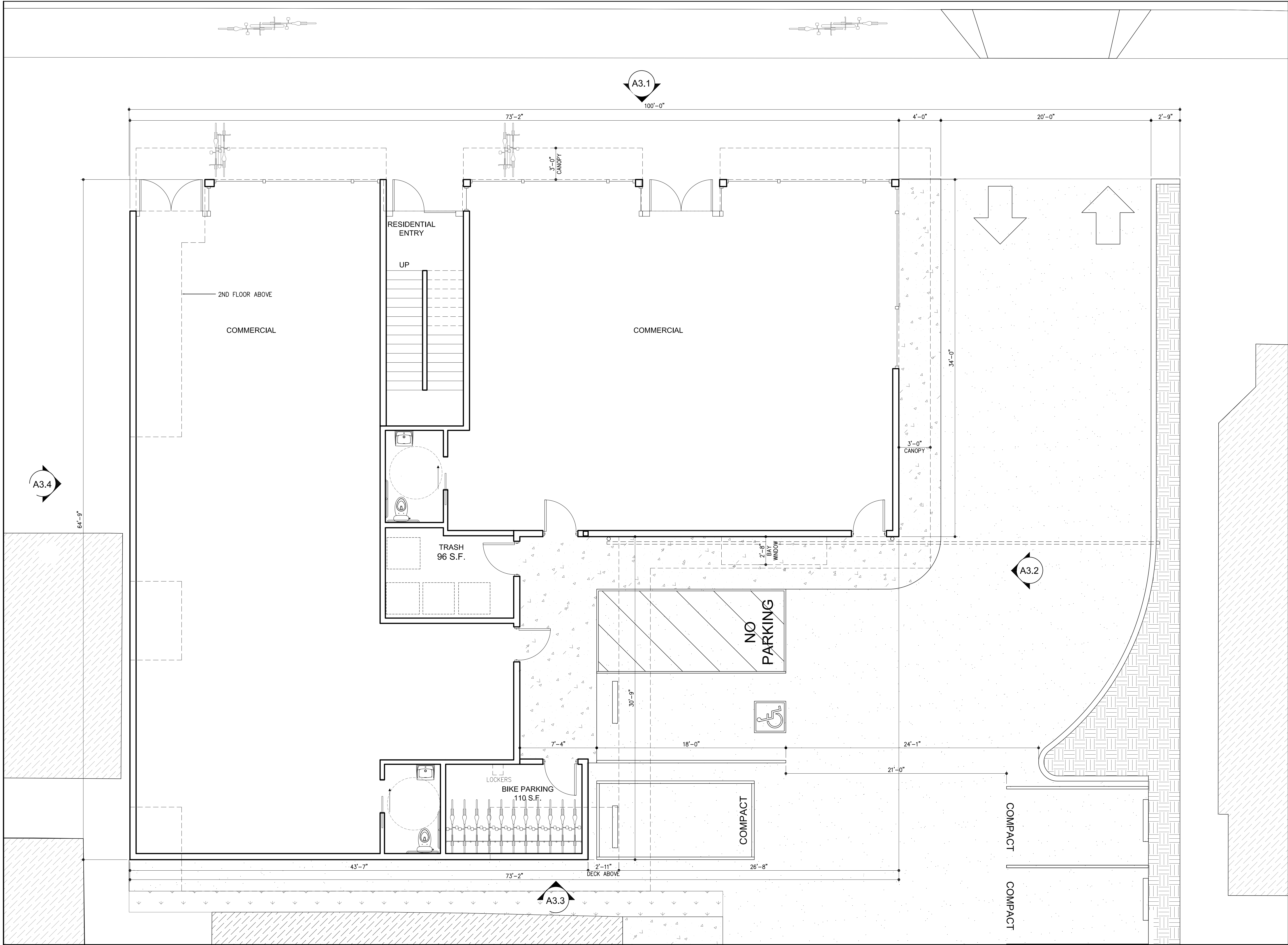
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EXISTING SITE &  
VICINITY PLAN

A1.1



712 Lincoln Ave  
New Building

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1ST FLOOR

**A2.1**



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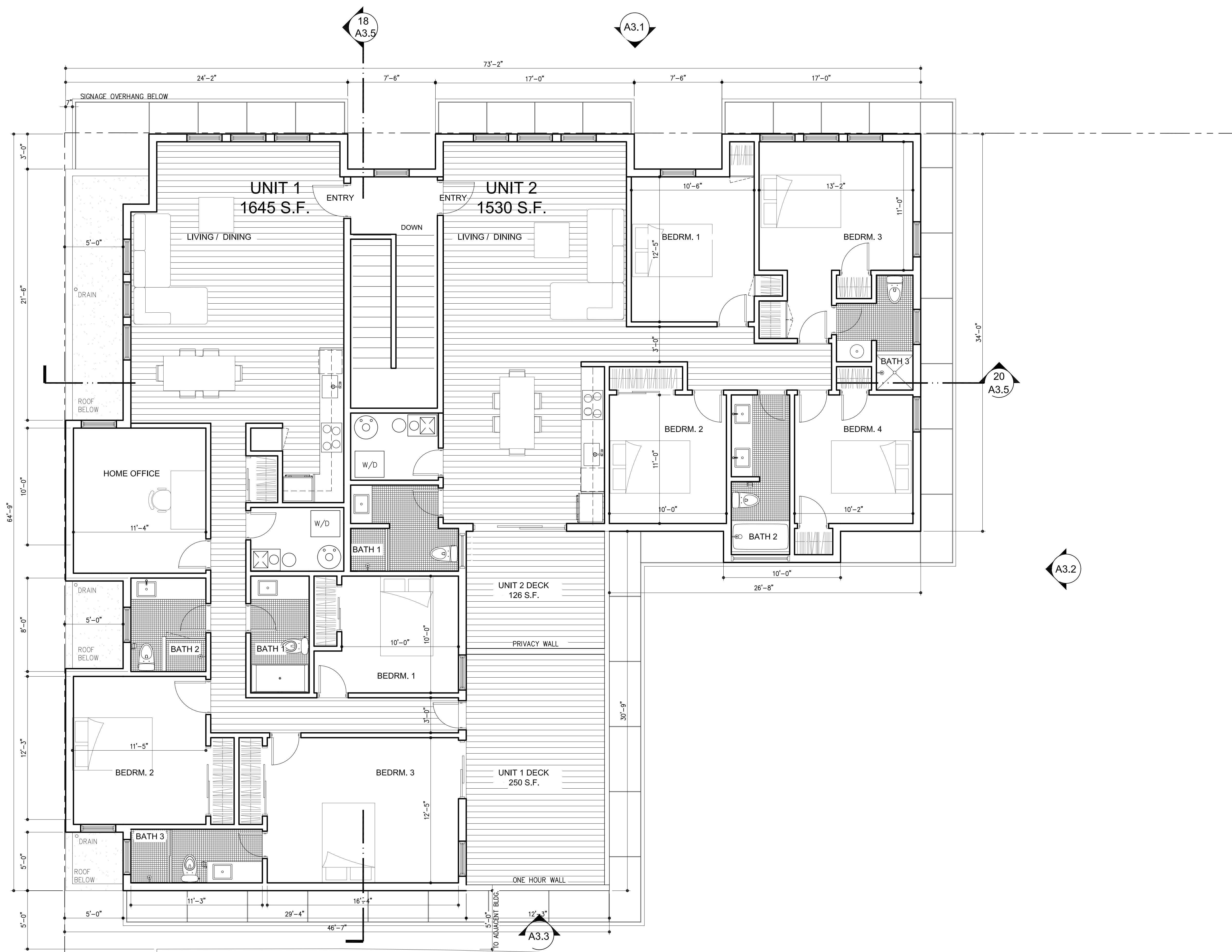
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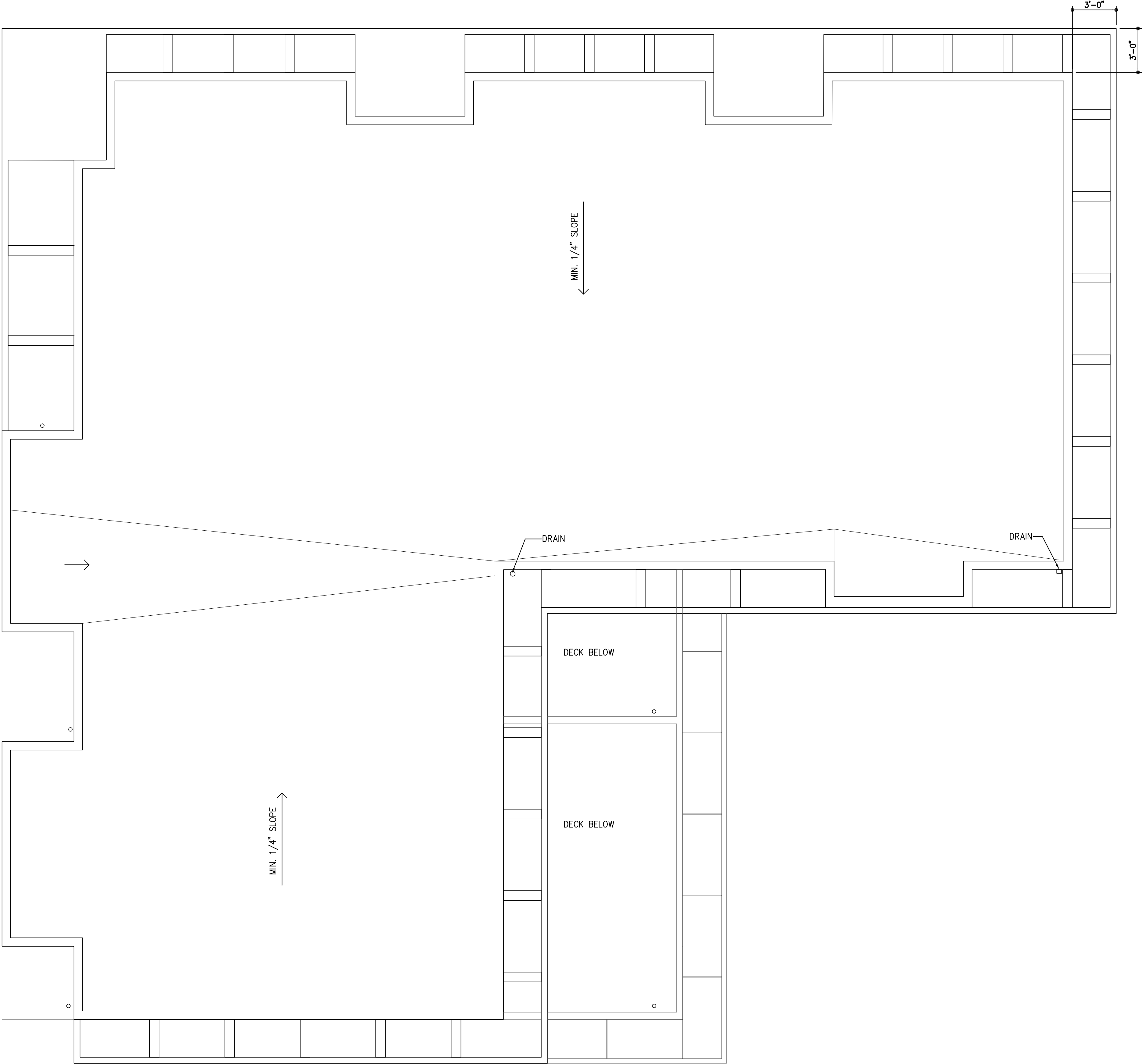
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2ND FLOOR

A2.2





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ROOF PLAN



Architectural elevation drawing of a two-story building facade. The drawing includes a north arrow, a scale bar (30'-0"), and various height markers (5'-0", 25'-0", 16'-0", 13'-0", 0'-0"). The facade features a large glass entrance on the left, a central glass door, and a large glass window on the right. The second floor has a row of windows. A tree and a car are shown in the foreground. A circular arrow labeled "A3.2" indicates a view from the left. The address "712" is marked on the left side of the building.



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

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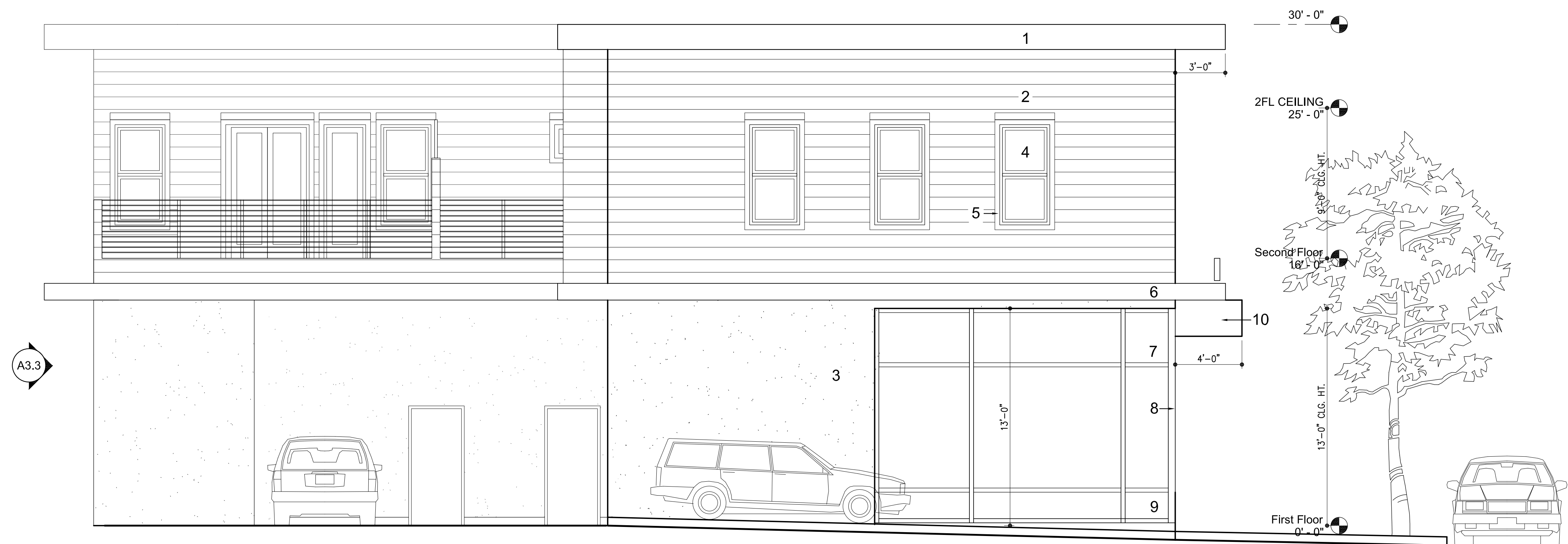
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# A3.1





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

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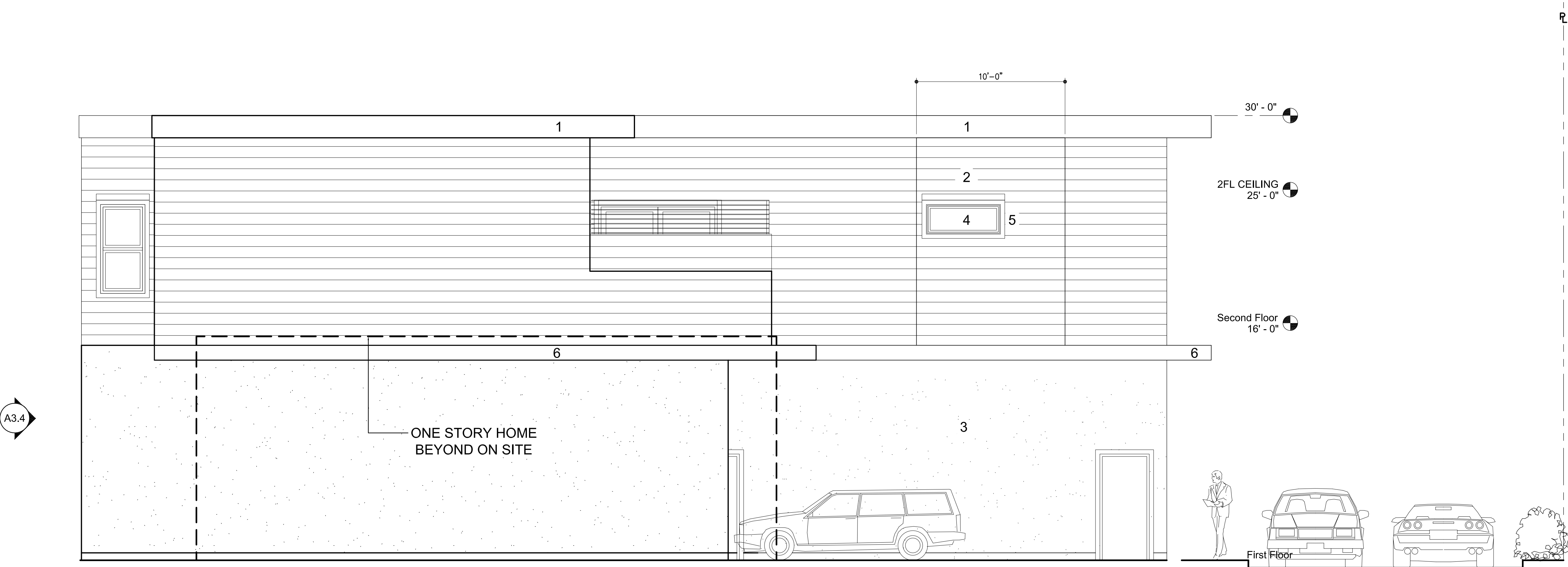
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LEFT  
ELEVATION

A3.2



712 Lincoln Ave  
New Building



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

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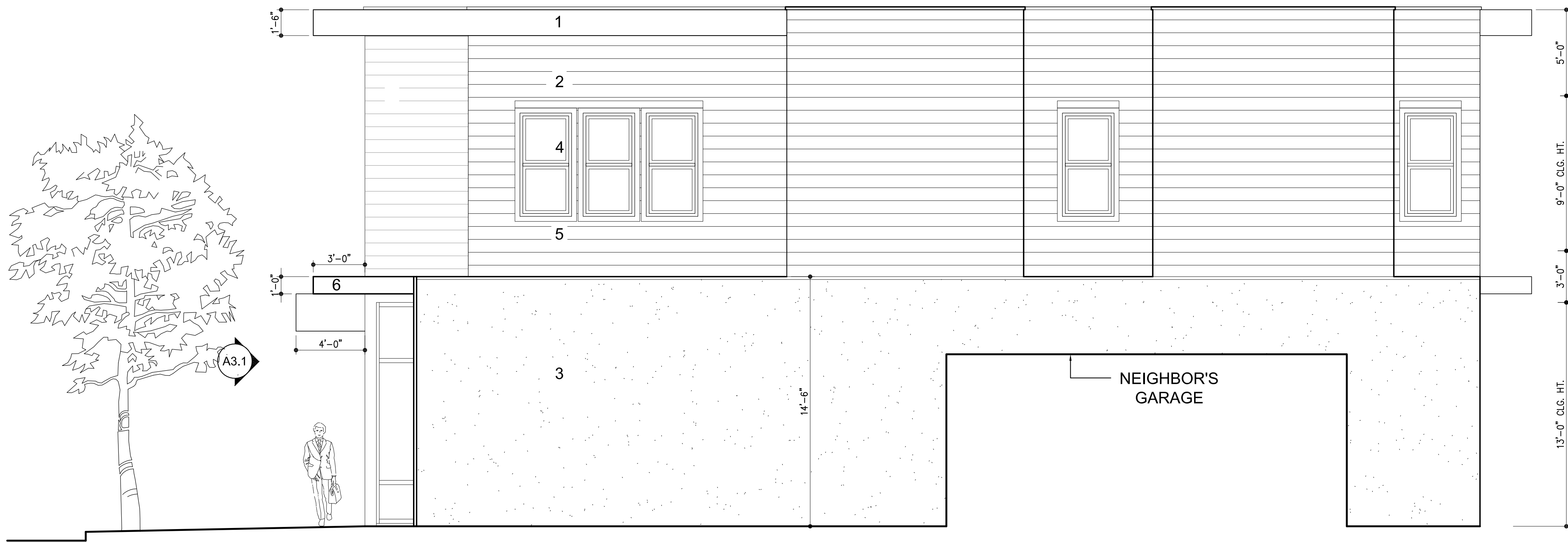
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BACK  
ELEVATION

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

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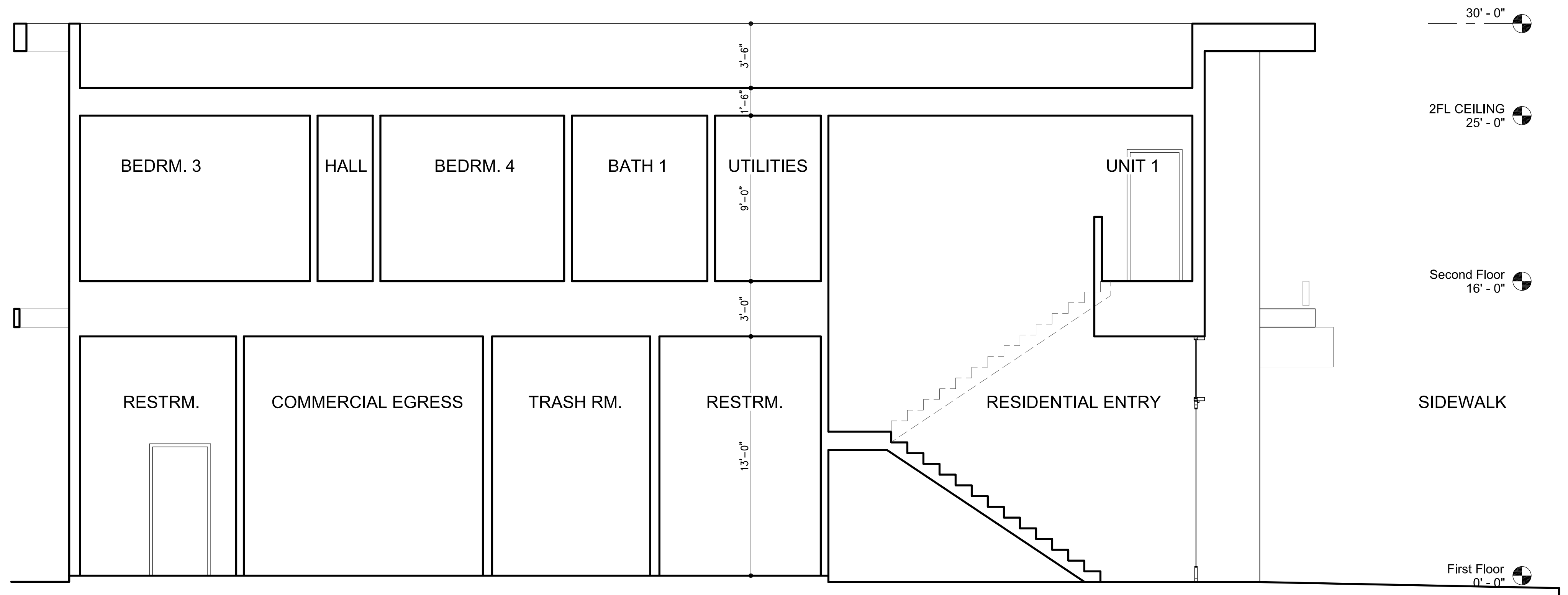
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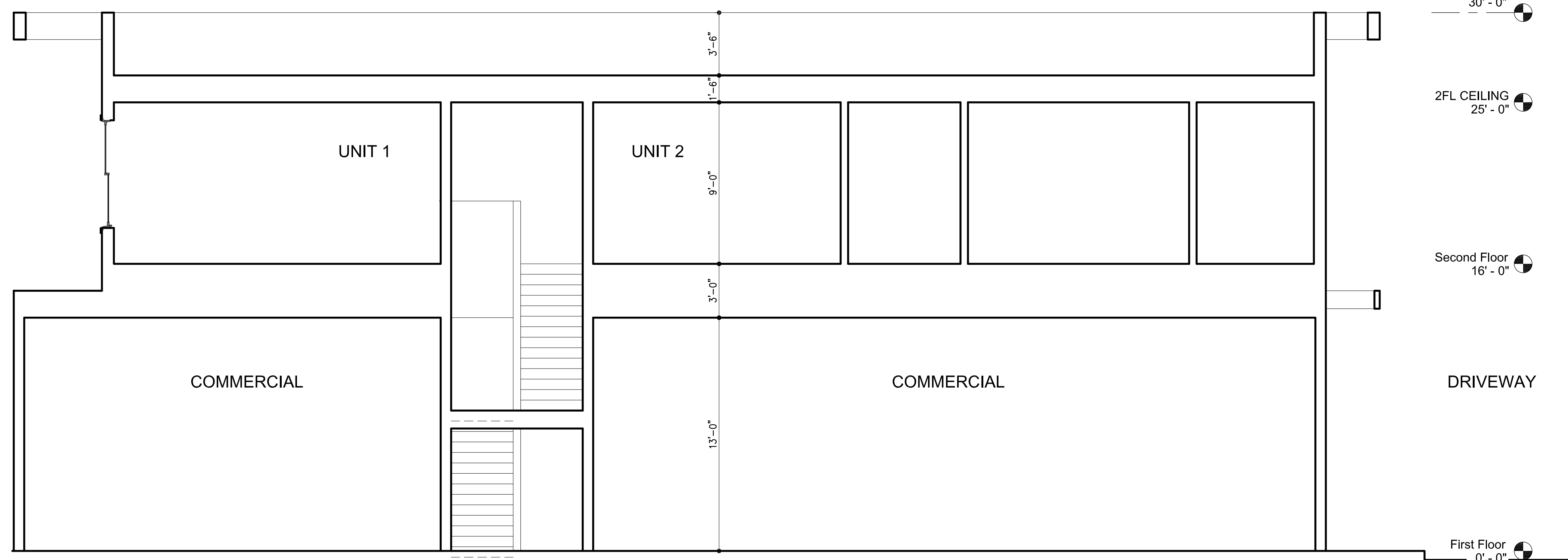
RIGHT  
ELEVATION

A3.4





18 SECTION  
1/4"=1'-0"



20 SECTION  
1/4"=1'-0"

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SECTIONS

**A3.5**