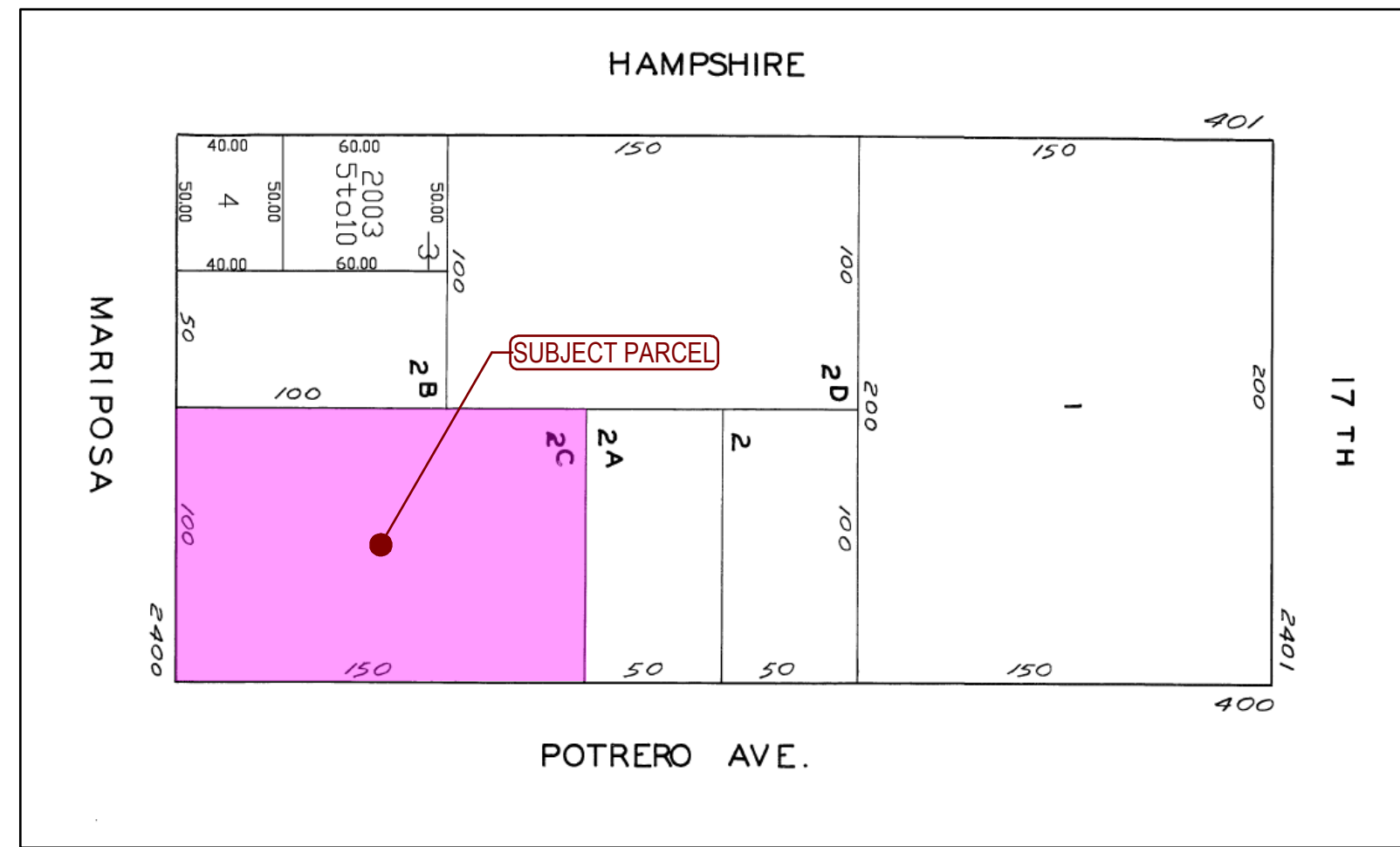


AREA MAP



ASSESSOR'S MAP

DRAWING INDEX:

- A-0.1 COVER SHEET
- A-0.2 PROJECT DATA
- A-1.1 SITE PLAN
- A-2.1 GARAGE/BASEMENT FLOOR PLAN
- A-2.2 FIRST FLOOR PLAN
- A-2.3 SECOND FLOOR PLAN
- A-2.4 THIRD-FOURTH FLOOR PLAN
- A-2.5 FIFTH FLOOR PLAN
- A-2.6 SIXTH FLOOR PLAN
- A-2.7 ROOF PLAN
- A-3.1 BUILDING ELEVATIONS
- A-3.2 BUILDING ELEVATIONS & SECTION
- C-0.1 SITE SURVEY

PROJECT DATA

LOT AREA: 15,000 ± S.F.
NUMBER OF STORIES: 6 OVER BASEMENT
ALLOWABLE BUILDING HEIGHT: 58'-0"
BUILDING HEIGHT: 58'-0"
CONSTRUCTION TYPE: TYPE "V-A" OVER TYPE "I-B"
OCCUPANCY GROUP: GROUP "R" OVER "S-2"
A.P.N. : 3973-002C
ZONING: UMU
APPLICABLE CODES: 2010 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

PROJECT SCOPE

PROPOSED NEW CONSTRUCTION OF A SIX-STORY OVER BASEMENT BUILDING. THE PROPOSED DESIGN INCLUDES THE 46 PARKINGS AT BASEMENT FLOOR, ONE COMMERCIAL SPACE AT FIRST FLOOR, AND 77 RESIDENTIAL UNITS FROM FIRST FLOOR TO SIXTH FLOOR. THERE WILL BE 3 UNITS OF STUDIO, 26 ONE-BEDROOM UNITS, 40 TWO-BEDROOM UNITS AND 8 THREE-BEDROOM UNITS. THE PROJECT SHALL ALSO INCLUDE A SHARED OPEN COURTYARD AT THE FIRST FLOOR AND A COMMON ROOF DECK AT THE ROOF.

FLOOR LEVEL	GROSS FLOOR AREA	GARAGE PARKING AREA	OTHERS (COMMON AREA, STAIRS & ELEVATOR)
BASEMENT FLOOR	14,334 ± S.F.	12,952 ± S.F.	1,344 ± S.F.

FLOOR LEVEL	GROSS FLOOR AREA	COMMERCIAL SPACE FLOOR AREA	HABITABLE RESIDENTIAL FLOOR AREA	OTHERS (COMMON AREA, STAIRS & ELEVATOR)
1ST FLOOR	11,399 ± S.F.	974 ± S.F.	8,289 ± S.F.	2,316 ± S.F.
2ND FLOOR	11,851 ± S.F.	-	9,849 ± S.F.	2,002 ± S.F.
3RD FLOOR	11,970 ± S.F.	-	10,123 ± S.F.	1,847 ± S.F.
4TH FLOOR	11,970 ± S.F.	-	10,123 ± S.F.	1,847 ± S.F.
5TH FLOOR	10,580 ± S.F.	-	8,741 ± S.F.	1,839 ± S.F.
6TH FLOOR	10,440 ± S.F.	-	8,614 ± S.F.	1,826 ± S.F.
TOTAL	82,544 ± S.F.	974 ± S.F.	55,739 ± S.F.	13,021 ± S.F.

FLOOR LEVEL	GROSS FLOOR AREA	# OF STALL (9' X 18')	# OF STALL (8' X 16')	# OF STALL (8' X 16')	# OF HC STALL	# BICYCLE
BASEMENT FLOOR	14,296 ± S.F.	5	24	10	7	31
TOTAL # OF STALL					46	31

FLOOR LEVEL	UNIT	HABITABLE FLOOR AREA
1ST FLOOR	UNIT A	974 ± S.F.

FLOOR LEVEL	HABITABLE RESIDENTIAL FLOOR AREA	UNIT TYPE	# OF EACH TYPE	TOTAL # OF UNIT
1ST FLOOR	8,289 ± S.F.	STUDIO UNIT	1	12 UNIT
		1-BEDROOM UNIT	4	
		2-BEDROOM UNIT	7	
		3-BEDROOM UNIT	0	
2ND FLOOR	9,849 ± S.F.	STUDIO UNIT	0	13 UNIT
		1-BEDROOM UNIT	4	
		2-BEDROOM UNIT	7	
		3-BEDROOM UNIT	2	
3RD FLOOR	10,123 ± S.F.	STUDIO UNIT	0	13 UNIT
		1-BEDROOM UNIT	4	
		2-BEDROOM UNIT	6	
		3-BEDROOM UNIT	3	
4TH FLOOR	10,123 ± S.F.	STUDIO UNIT	0	13 UNIT
		1-BEDROOM UNIT	4	
		2-BEDROOM UNIT	6	
		3-BEDROOM UNIT	3	
5TH FLOOR	8,741 ± S.F.	STUDIO UNIT	1	13 UNIT
		1-BEDROOM UNIT	5	
		2-BEDROOM UNIT	7	
		3-BEDROOM UNIT	0	
6TH FLOOR	8,614 ± S.F.	STUDIO UNIT	1	13 UNIT
		1-BEDROOM UNIT	5	
		2-BEDROOM UNIT	7	
		3-BEDROOM UNIT	0	
TOTAL FLOOR AREA	55,739 ± S.F.	# OF STUDIO UNIT	3 UNITS	
TOTAL OPEN SPACE	8,901 ± S.F. (2,723 ± S.F. COMMON ROOF DECK @ 1ST FLR.) (6,178 ± S.F. COMMON ROOF DECK @ ROOF.)	# OF 1 BEDROOM	26 UNITS	
		# OF 2 BEDROOM	40 UNITS	
		# OF 3 BEDROOM	8 UNITS	
		TOTAL # OF UNITS	77 UNITS	

PROJECT NAME
480 POTRERO AVE.
SAN FRANCISCO, CA



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SHEET TITLE

Cover Sheet

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JOB NO.		11-1458
SHEET NO.		<h2>A-0.1</h2>

ABBREVIATION

# & @	POUND OR NUMBER AND ABOVE	H.C.	HANDICAPPED
ABV	ACOVE	HI	HIGH
ACT	ACOUSTIC CEILING TILE	HM	HOLLOW METAL
AD	AREA DRAIN	HP	HIGH POINT
AFF	ABOVE FINISHED FLOOR	HR	HOUR
ALUM	ALUMINUM	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
APPROX	APPROXIMATE	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ANOD	ANODIZED	ILO	IN LIEU OF
ASPH	ASPHALT	INSUL	INSULATED
BD	BOARD	INT	INTERIOR
BLDG	BUILDING	LO	LOW
BLKG	BLOCKING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BSMT	BASEMENT	MEMBR	MEMBRANE
BST	BOTTOM OF STAIRS	MIN	MINIMUM
BYND	BEYOND	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTL	METAL
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ	OUNCE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYD	PLYWOOD
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTR	CENTER	PNT	PAINT/PAINTED
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN
DET	DETAIL	RD	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD
DIA	DIAMETER	REQD	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	S.F.	SQUARE FOOT
DR	DOOR	SIM	SIMILIAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
(E)	EXISTING	SPK	SPRINKLER
EA	EACH	SSTL	STAINLESS STEEL
EL	ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATOR/ELEVATION	STL	STEEL
EQ	EQUAL	STRUCT	STRUCTURAL
EXT	EXTERIOR	SQ.	SQUARE
EXP JT	EXPANSION JOINT	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
F.D.	FLOOR DRAIN	TELE	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TLT	TOILET
FIXT	FIXTURE	TO	TOP OF
FLR	FLOOR	TOC	TOP OF CONCRETE
FLUOR	FLUORESCENT	TOS	TOP OF STEEL
FM	FILLED METAL	TP	TOILET PAPER DISPENSER
FND	FOUNDATION	T/D	TELEPHONE/DATA
FO	FACE OF	TST	TOP OF STAIRS
F.O.F.	FACE OF FINISH	TYP	TYPICAL
FURR	FURRING	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
G.B.	GRAB BAR	VP	VISION PANEL
GND	GROUND	W/	WITH
GRP	GROUP	WD	WOOD
GWB	GYPSUM WALL BOARD	W.H.	WATER HEATER
GYP	GYPSUM		

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

PROJECT NAME

**480 POTRERO AVE.
SAN FRANCISCO, CA**

FIRST FLOOR RESIDENTIAL UNIT MATRIX					
GROSS AREA	RESIDENTIAL FLOOR AREA	UNIT TYPE	UNIT #	UNIT FLOOR AREA	# OF UNIT
11,399 ± S.F.	8,289 ± S.F.	STUDIO UNIT	112	468 ± S.F.	1 UNIT
		1-BEDROOM UNIT	102	590 ± S.F.	4 UNITS
			103	699 ± S.F.	
			106	623 ± S.F.	
			111	574 ± S.F.	
		2-BEDROOM UNIT	101	726 ± S.F.	7 UNITS
			104	715 ± S.F.	
			105	984 ± S.F.	
			107	653 ± S.F.	
			108	774 ± S.F.	
109	678 ± S.F.				
			110	800 ± S.F.	
				TOTAL # OF UNITS	12 UNITS

FOURTH FLOOR RESIDENTIAL UNIT MATRIX					
GROSS AREA	RESIDENTIAL FLOOR AREA	UNIT TYPE	UNIT #	UNIT FLOOR AREA	# OF UNIT
11,970 ± S.F.	10,123 ± S.F.	1-BEDROOM UNIT	402	590 ± S.F.	4 UNITS
			406	623 ± S.F.	
			412	559 ± S.F.	
			413	589 ± S.F.	
		2-BEDROOM UNIT	404	715 ± S.F.	6 UNITS
			407	957 ± S.F.	
			408	774 ± S.F.	
			409	710 ± S.F.	
			410	800 ± S.F.	
		3-BEDROOM UNIT	401	939 ± S.F.	3 UNITS
			403	1,000 ± S.F.	
			405	1,131 ± S.F.	



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SECOND FLOOR RESIDENTIAL UNIT MATRIX					
GROSS AREA	RESIDENTIAL FLOOR AREA	UNIT TYPE	UNIT #	UNIT FLOOR AREA	# OF UNIT
11,851 ± S.F.	9,849 ± S.F.	1-BEDROOM UNIT	202	590 ± S.F.	4 UNITS
			206	623 ± S.F.	
			212	559 ± S.F.	
			213	578 ± S.F.	
		2-BEDROOM UNIT	203	790 ± S.F.	7 UNITS
			204	715 ± S.F.	
			207	957 ± S.F.	
			208	774 ± S.F.	
			209	695 ± S.F.	
			210	800 ± S.F.	
		3-BEDROOM UNIT	201	939 ± S.F.	2 UNITS
			205	1,110 ± S.F.	

FIFTH FLOOR RESIDENTIAL UNIT MATRIX					
GROSS AREA	RESIDENTIAL FLOOR AREA	UNIT TYPE	UNIT #	UNIT FLOOR AREA	# OF UNIT
10,580 ± S.F.	8,741 ± S.F.	STUDIO UNIT	513	467 ± S.F.	1 UNIT
		1-BEDROOM UNIT	502	590 ± S.F.	5 UNITS
			506	623 ± S.F.	
			509	539 ± S.F.	
			511	565 ± S.F.	
			512	539 ± S.F.	
		2-BEDROOM UNIT	501	690 ± S.F.	7 UNITS
			503	763 ± S.F.	
			504	715 ± S.F.	
			505	798 ± S.F.	
			507	877 ± S.F.	
			508	774 ± S.F.	
					510
				TOTAL # OF UNITS	13 UNITS

THIRD FLOOR RESIDENTIAL UNIT MATRIX					
GROSS AREA	RESIDENTIAL FLOOR AREA	UNIT TYPE	UNIT #	UNIT FLOOR AREA	# OF UNIT
11,970 ± S.F.	10,123 ± S.F.	1-BEDROOM UNIT	302	590 ± S.F.	4 UNITS
			306	623 ± S.F.	
			312	559 ± S.F.	
			313	589 ± S.F.	
		2-BEDROOM UNIT	304	715 ± S.F.	6 UNITS
			307	957 ± S.F.	
			308	774 ± S.F.	
			309	710 ± S.F.	
			310	800 ± S.F.	
			311	736 ± S.F.	
3-BEDROOM UNIT	301	939 ± S.F.	3 UNITS		
	303	1,000 ± S.F.			
	305	1,131 ± S.F.			
				TOTAL # OF UNITS	13 UNITS

SIXTH FLOOR RESIDENTIAL UNIT MATRIX					
GROSS AREA	RESIDENTIAL FLOOR AREA	UNIT TYPE	UNIT #	UNIT FLOOR AREA	# OF UNIT
10,580 ± S.F.	8,741 ± S.F.	STUDIO UNIT	613	467 ± S.F.	1 UNIT
		1-BEDROOM UNIT	602	590 ± S.F.	5 UNITS
			606	623 ± S.F.	
			609	539 ± S.F.	
			611	565 ± S.F.	
			612	539 ± S.F.	
		2-BEDROOM UNIT	601	690 ± S.F.	7 UNITS
			603	763 ± S.F.	
			604	715 ± S.F.	
			605	798 ± S.F.	
			607	750 ± S.F.	
			608	774 ± S.F.	
					610
				TOTAL # OF UNITS	13 UNITS

SHEET TITLE

Project Date

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DATE 01/31/2011

















REVISED DATE 04/02/2013

JOB NO. 11-1458

SHEET NO.

A-0.2

LEGEND

-  WATER METER BOX
-  SEWER MANHOLE
-  SEWER CLEANOUT
-  GAS VALVE
-  COMMUNICATIONS MANHOLE
-  JOINT UTILITY POLE
-  FIRE HYDRANT
-  WATER VALVE
-  STREET LIGHT POLE
-  STREET LIGHT BOX
-  TRAFFIC SIGNAL POLE
-  TRAFFIC SIGNAL BOX
-  MUNI GUY WIRE POLE
-  STORM WATER INLET
-  PG&E BOX
-  PAC BELL BOX



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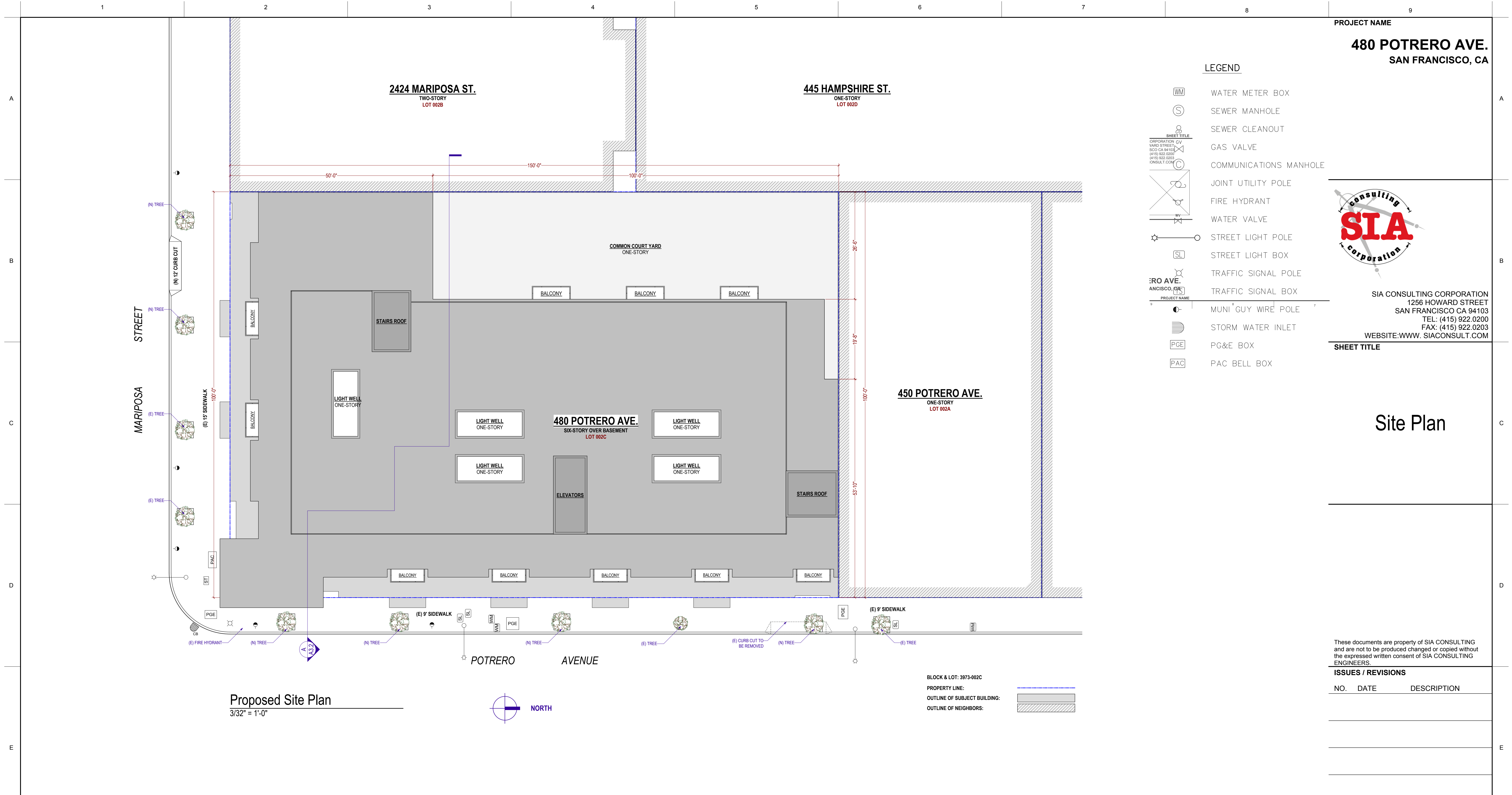
Site Plan

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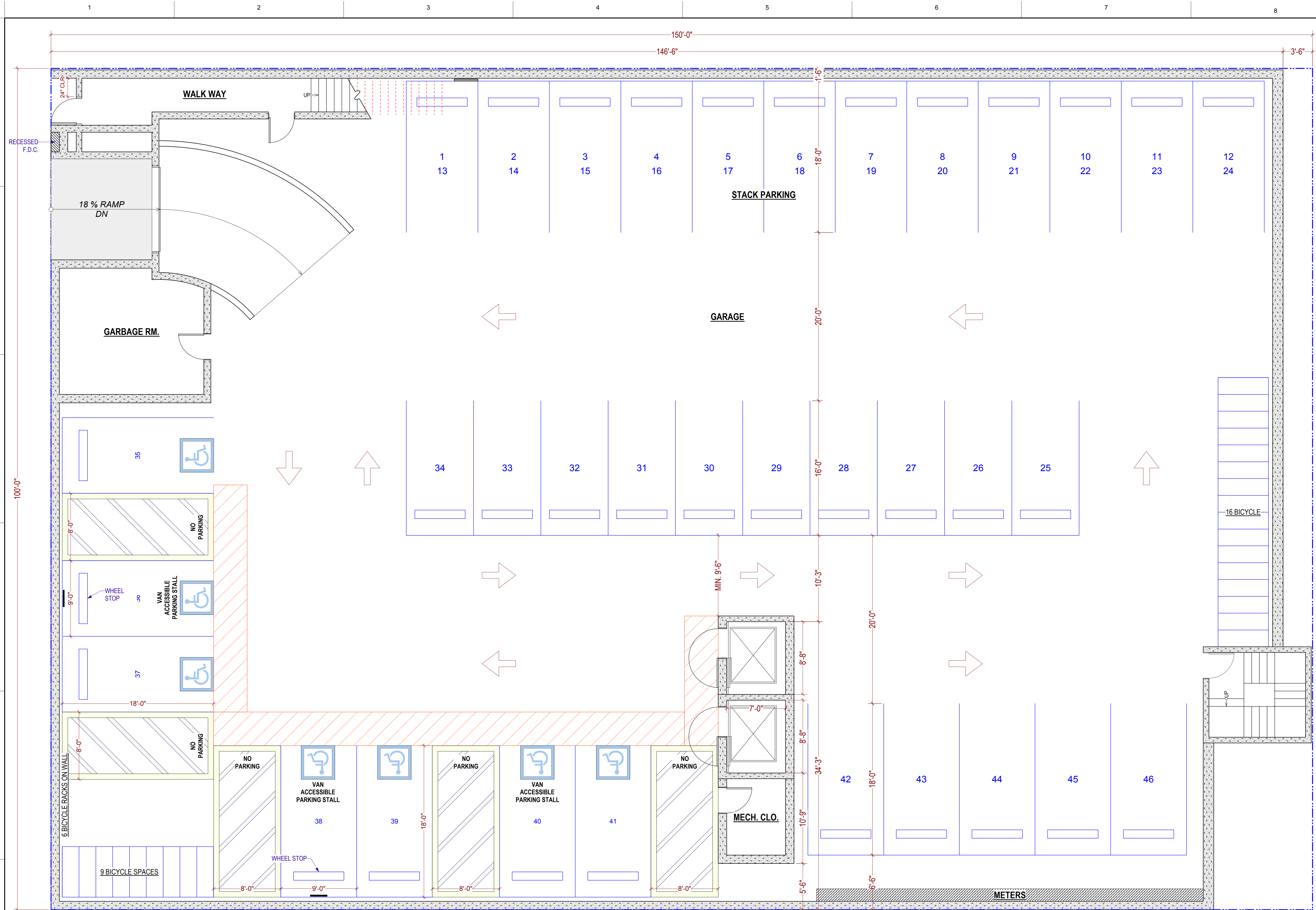
SHEET TITLE
Basement Floor Plan

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Proposed Basement/Garage Floor Plan
 3/16" = 1'-0"





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First Floor Plan

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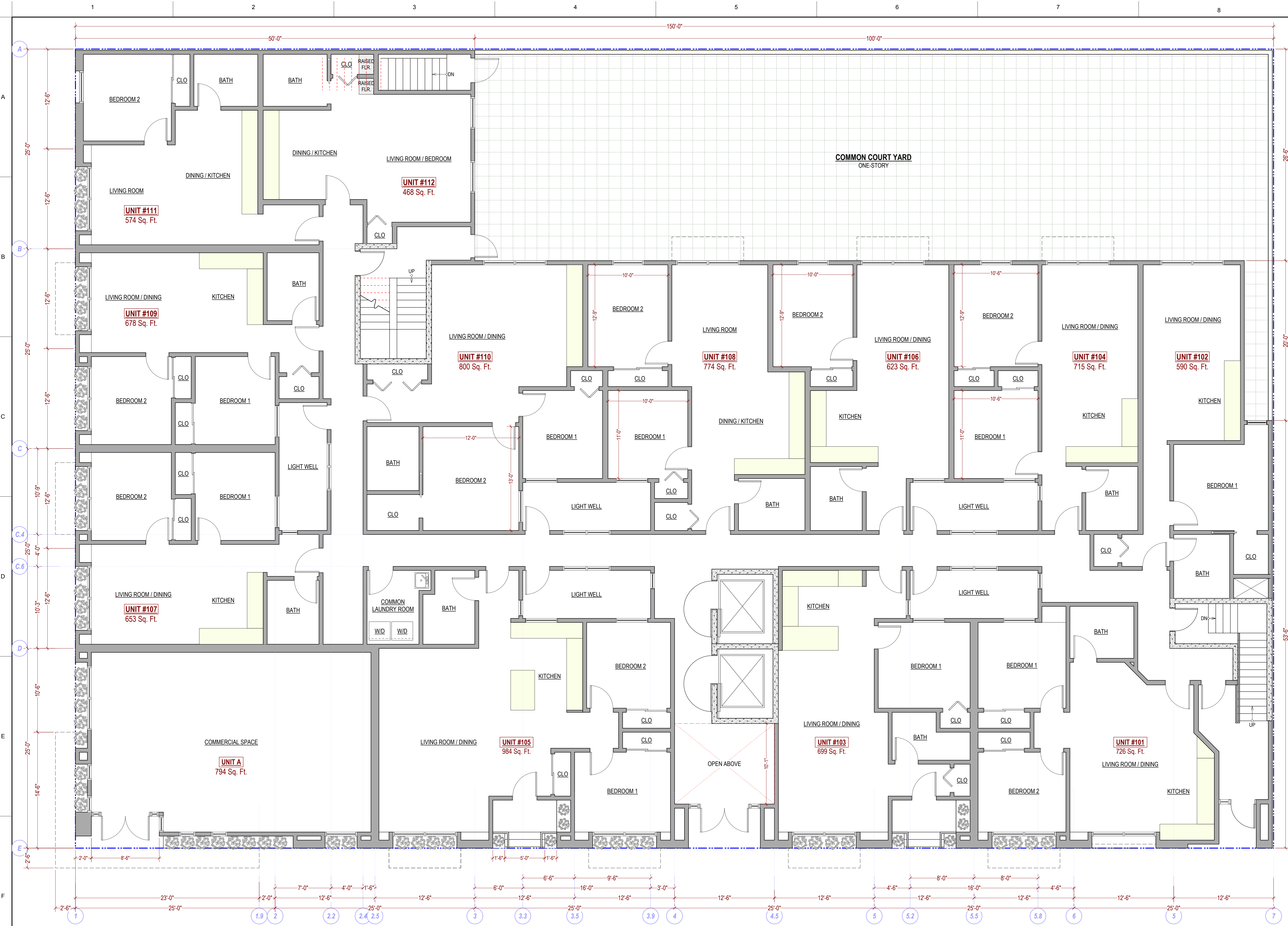
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SHEET NO.

A-2.2



Proposed First Floor Plan
 3/16" = 1'-0"



PROJECT NAME

480 POTRERO AVE.
SAN FRANCISCO, CA



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Second Floor Plan

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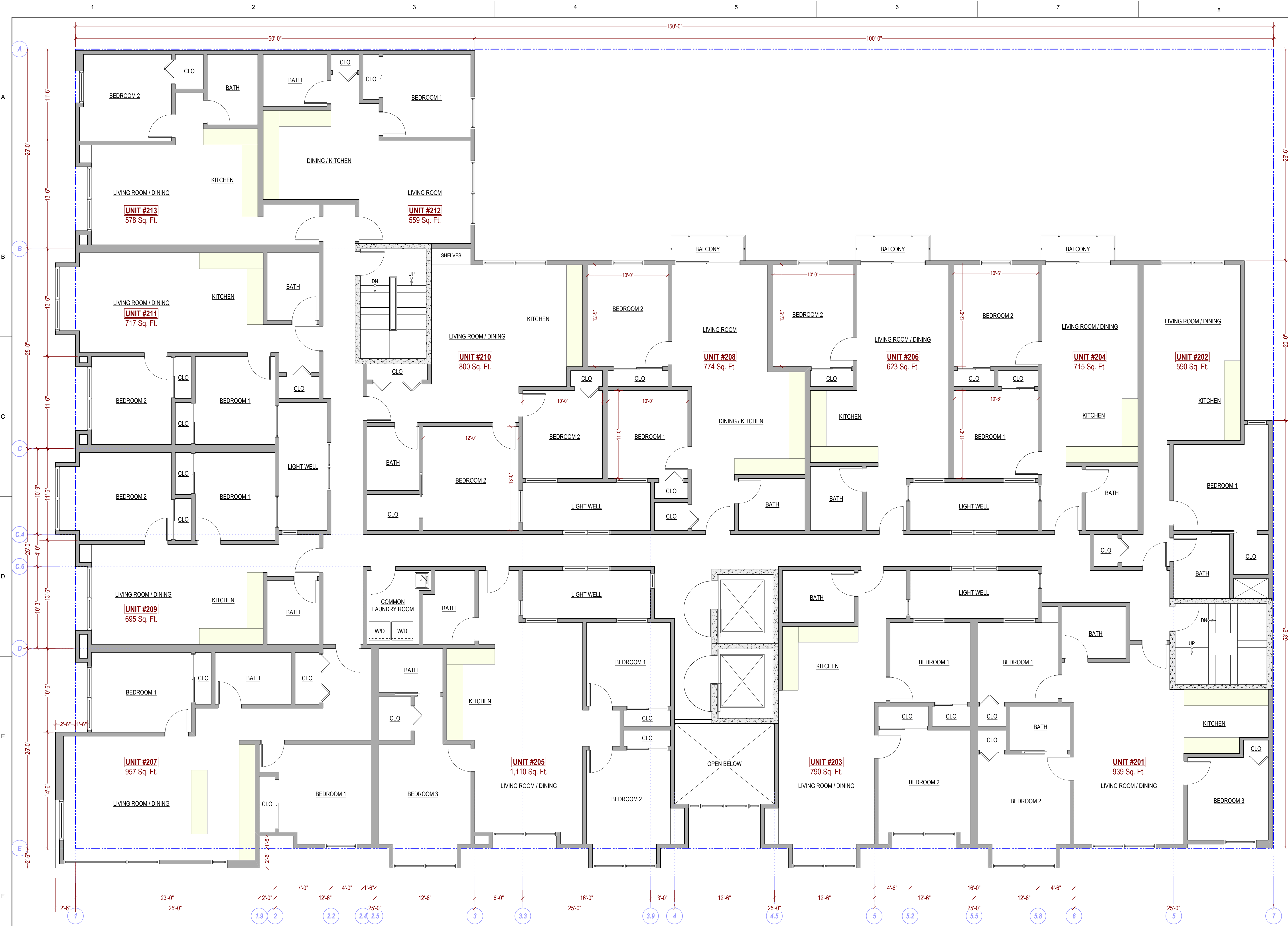
DATE 01/31/2011

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SHEET NO.

A-2.3



Proposed Second Floor Plan
3/16" = 1'-0"





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**Third-Fourth
 Floor Plan**

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REVISED DATE 04/02/2013

JOB NO. 11-1458

SHEET NO.

A-2.4



Proposed Third/Fourth Floor Plan
 3/16" = 1'-0"



PROJECT NAME

480 POTRERO AVE.
SAN FRANCISCO, CA



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SHEET TITLE

Fifth Floor Plan

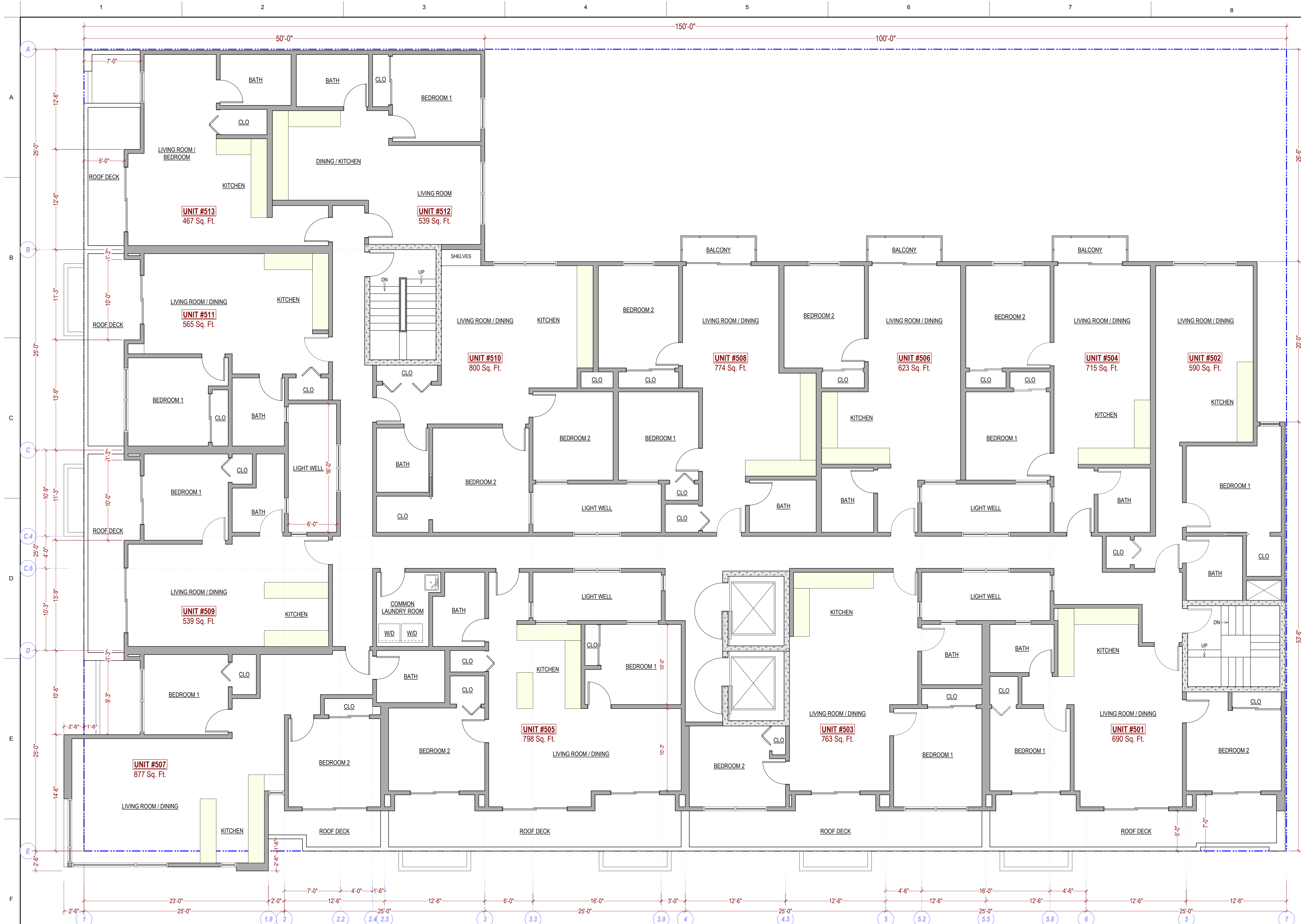
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REVISED DATE	04/02/2013
JOB NO.	11-1458

SHEET NO. **A-2.5**



Proposed Fifth Floor Plan
3/16" = 1'-0"



PROJECT NAME
480 POTRERO AVE.
 SAN FRANCISCO, CA



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Roof Plan

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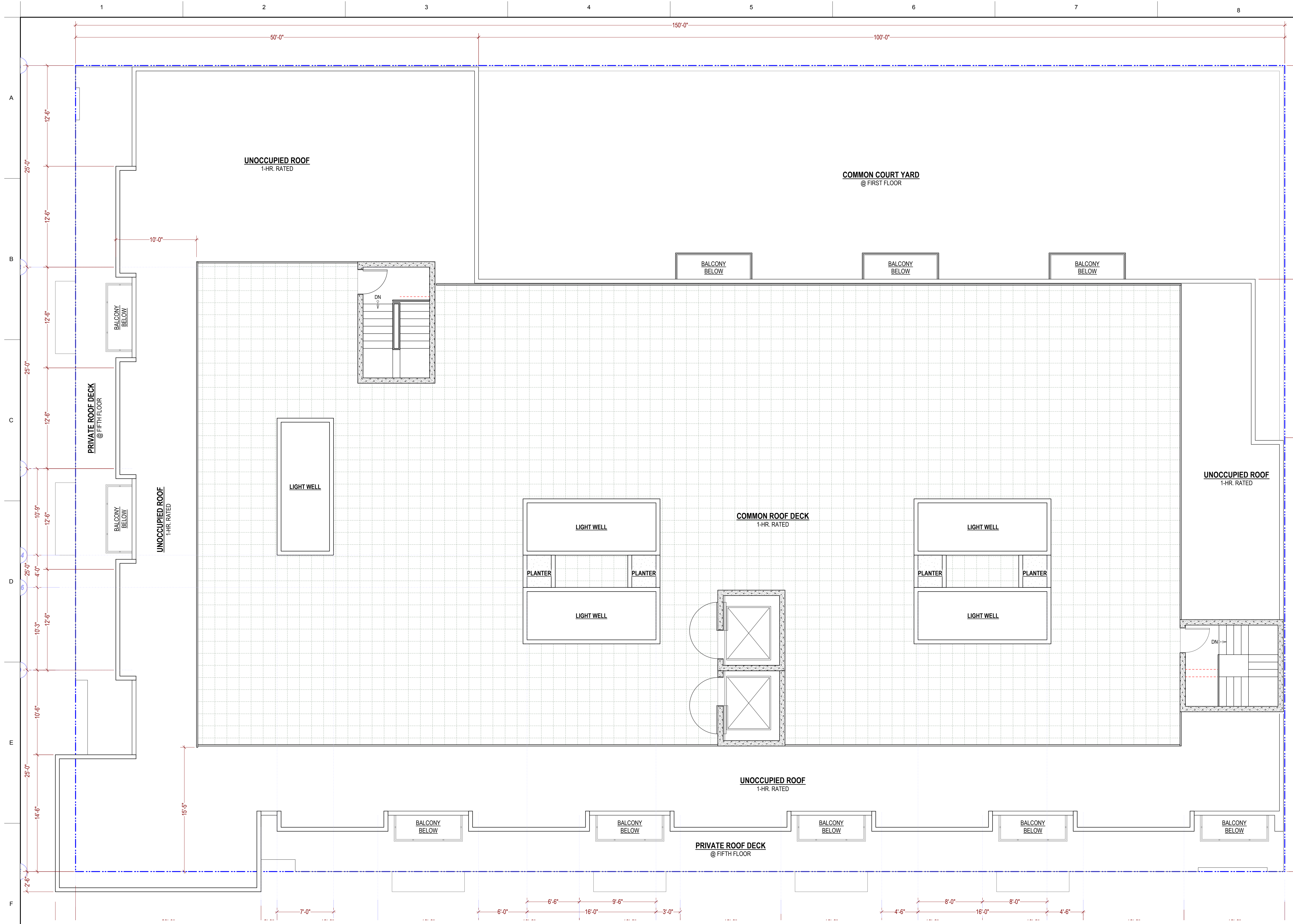
DATE 01/31/2011

REVISED DATE 04/02/2013

JOB NO. 11-1458

SHEET NO.

A-2.7



Proposed Roof Plan
 3/16" = 1'-0"





PROJECT NAME
480 POTRERO AVE.
 SAN FRANCISCO, CA



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Building Elevations



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

DATE 01/31/2011

REVISED DATE 04/02/2013

JOB NO. 11-1458

SHEET NO.

A-3.1

PROJECT NAME

480 POTRERO AVE.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
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SAN FRANCISCO CA 94103
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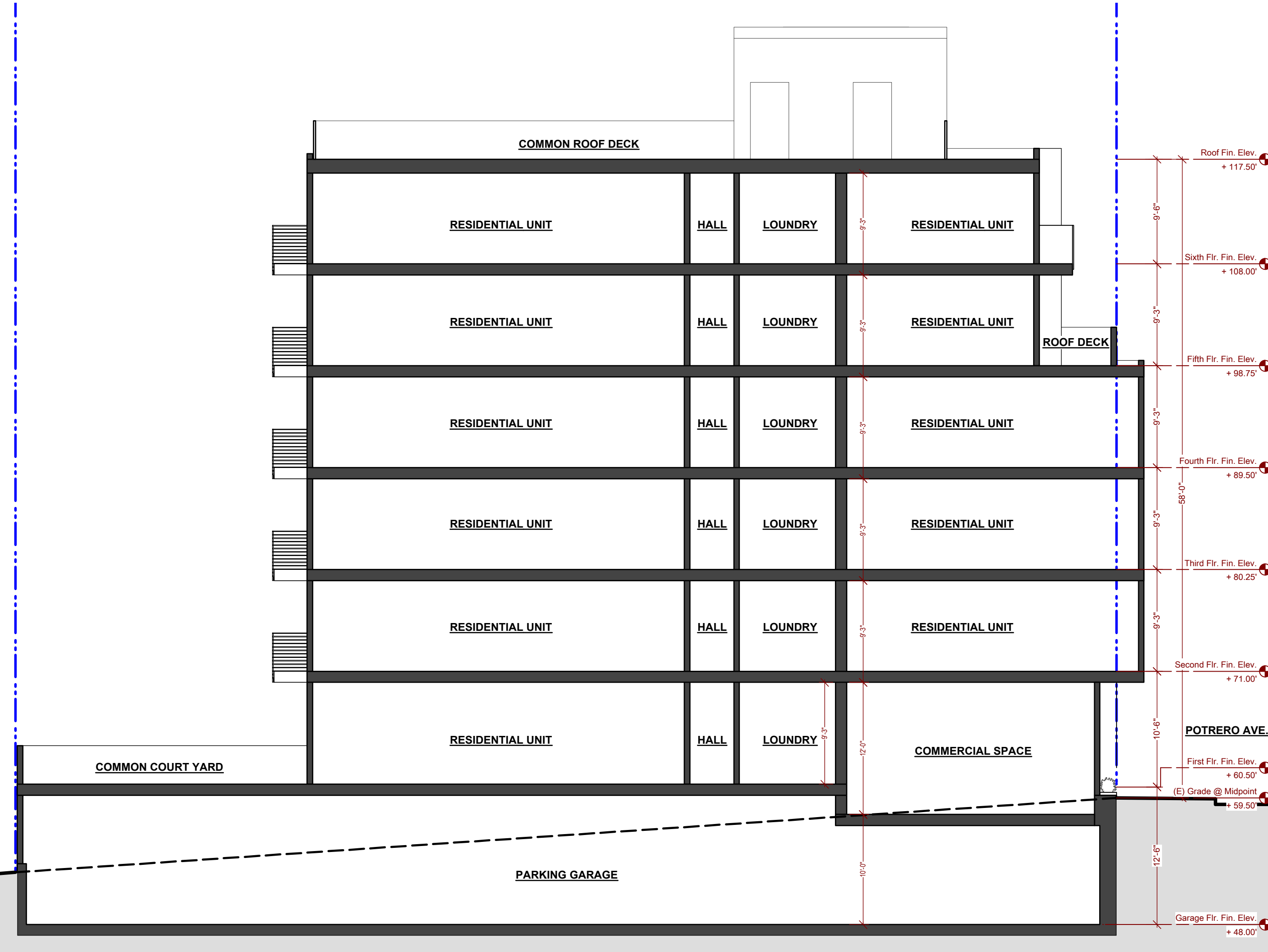
SHEET TITLE

**Building Elevations
& Section**

Proposed Rear Elevation
1/8" = 1'-0"



Proposed Right Elevation
1/8" = 1'-0"



Proposed Section A-A
1/8" = 1'-0"

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DATE	01/31/2011
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REVISED DATE	04/02/2013
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JOB NO.	11-1458
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SHEET NO.

A-3.2