

AERIAL VIEW

6424 Third Street

Aerial View

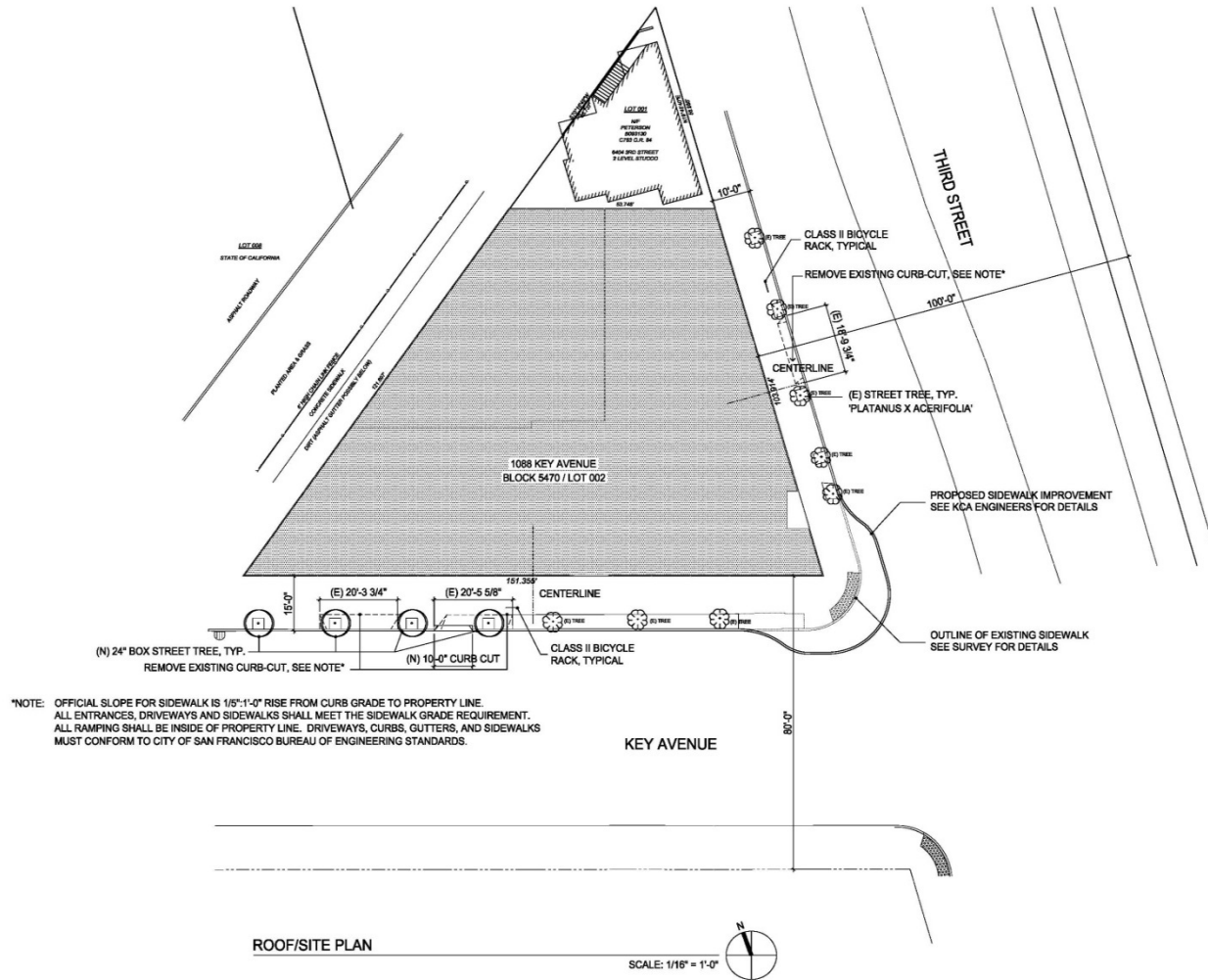


6424 3rd St

6424 THIRD STREET
SUBJECT PROPERTY

THIRD STREET

KEY AVENUE



*NOTE: OFFICIAL SLOPE FOR SIDEWALK IS 1/8\"/>

VICINITY MAP



SITE
1088 KEY AVENUE, SAN FRANCISCO, CA
BLOCK 5470 / LOT 002

SCOPE OF WORK

DEMOLISH (E) 2 STORY BUILDING.
NEW CONSTRUCTION OF 17 RESIDENTIAL UNIT MIXED USE BUILDING: FOUR STORY BUILDING WITH THREE STORIES OF RESIDENTIAL USE ABOVE GROUND FLOOR COMMERCIAL AND GROUND FLOOR PRIVATE PARKING GARAGE.

PLANNING DEPARTMENT - PROJECT DESCRIPTION

1088 KEY AVENUE	
PROJECT LOCATION:	1088 KEY AVENUE, SAN FRANCISCO, CALIFORNIA 94103 BLOCK 5470, LOT 002
PROPOSED USE:	4-STORY MIXED USE BUILDING WITH THREE FLOORS OF RESIDENTIAL CONDOMINIUM UNITS OVER GROUND FLOOR PRIVATE PARKING GARAGE AND COMMERCIAL RETAIL SPACE
ZONING:	NC-3 40-X HEIGHT AND BULK DISTRICT
BUILDING HEIGHT / BULK:	PROPOSED: 40'-0"
SETBACKS:	FRONT: NONE REAR: 25% OF LOT AREA AT RESIDENTIAL LEVELS
RESIDENTIAL UNITS PROVIDED:	17 UNITS
PARKING PROVIDED:	17 INDIVIDUAL STALLS (PARKING LIFTS)
BICYCLE PARKING PROVIDED:	17 CLASS I SPACES
RESIDENTIAL OPEN SPACE PROVIDED:	COMMON REQUIRED: 14 UNITS X 100 SF X 1.33 = 1,862 SF COMMON PROVIDED: 1889 SF AT SECOND LEVEL COMMON PROVIDED: 414 SF AT FOURTH LEVEL TOTAL COMMON PROVIDED: 2,303 SF PRIVATE PROVIDED: 366 SF AT SECOND LEVEL
RESIDENTIAL PRIVATE SPACE PROVIDED:	PRIVATE REQUIRED: 80 SF PER UNIT UNIT 201: 155 SF AT SECOND LEVEL UNIT 202: 105 SF AT SECOND LEVEL UNIT 207: 106 SF AT SECOND LEVEL
BUILDING AREA CALCULATIONS: (GROSS AREA)	RESIDENTIAL: 14,690 SF RETAIL/OFFICE: 2,671 SF PARKING: 5,180 SF COMMON: 6,132 SF * TOTAL GROSS SQUARE FEET: 28,673 SQ. FT.

** PLANNING CODE SECTION 102.9 DEFINITION EXCLUDES FROM GROSS AREA CALCULATIONS: ROOF LEVEL STAIR, ELEVATOR AND MECHANICAL PENTHOUSES; ELEVATOR SHAFTS AND LIFE SUPPORT SYSTEMS SERVING EXCLUSIVELY RESIDENTIAL USES ABOVE FROM NON-RESIDENTIAL LEVELS BELOW; AND OPEN SPACE PROVIDED AT ROOF OR IN REAR YARD.

BUILDING DEPARTMENT NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2013 C.B.C. EDITION FOR SAN FRANCISCO AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.
- DRAWINGS ARE NOT TO BE SCALED.
- ALL CONSTRUCTION SHALL BE 1 HOUR RATED THROUGHOUT, EXCEPT AS NOTED.
- BUILDING SPRINKLERED THROUGHOUT.
- BUILDING SHALL CONFORM TO THE SECURITY REQUIREMENTS OF S.F.B.C. SECTION 1005A.
- SPRINKLER AND ALARM SYSTEMS SHALL BE BY A10 CONTRACTOR.

SPRINKLER AND ALARM SYSTEMS UNDER SEPARATE PERMIT

RESIDENTIAL UNITS DATA

- 5 ONE BEDROOM - ONE BATH
- 4 TWO BEDROOM - ONE BATH
- 6 TWO BEDROOM - TWO BATH
- 2 THREE BEDROOM - TWO BATH
- 17 TOTAL RESIDENTIAL UNITS

DRAWING INDEX

A1.0 SITE PLAN, DRAWING INDEX, PROJECT DESCRIPTION	A2.3 FOURTH LEVEL
A1.1 OPEN SPACE CALCULATION	A2.4 ROOF PLAN
A1.2 PARKING PLAN / SIDEWALK IMPROVEMENT	R1 KEY AVENUE RENDERING
A2.0 FIRST LEVEL	A3.0.a ELEVATION MATERIAL
A2.0B FIRST LEVEL FUTURE ADU'S	A3.0 ELEVATION STREET
A2.1 SECOND LEVEL	A3.1 ELEVATION
A2.1.b SECOND LEVEL LANDSCAPE	A4.0 SECTION
A2.2 THIRD LEVEL	A2.1.a EXPOSURE DIAGRAM
	A3.1.a EXPOSURE DIAGRAM SURVEY

6424 THIRD STREET/1088 KEY AVENUE

PROJECT FEATURES

Residential: 17 Total Units

(5) One bedroom-one bath 637-654 Sq.Ft.

(4) Two bedroom-one bath 718-942 Sq.Ft.

(6) Two bedroom-two baths 956-1,017 Sq.Ft.

(2) Three bedroom-two baths 1,290 Sq.Ft.

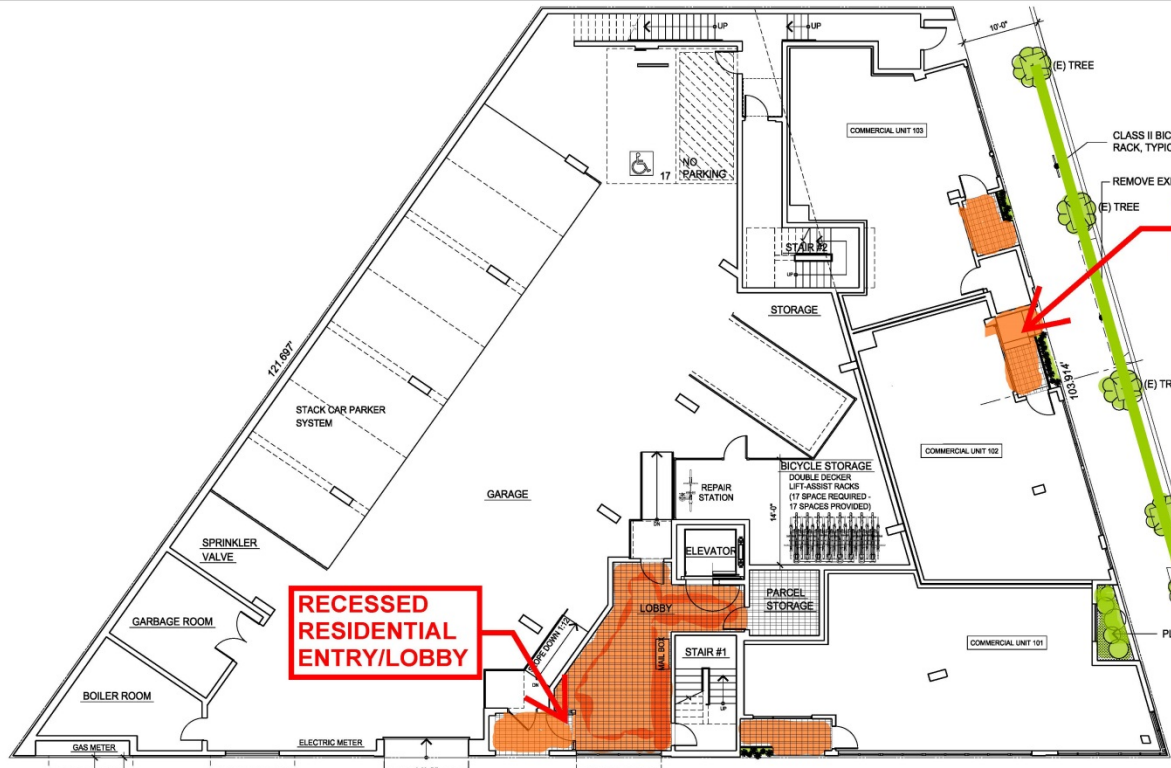
Commercial: 2,303 Sq.Ft. First Floor

Parking: 17 Auto off-street spaces 17 Bicycle spaces & repair station

Open Space: 2,303 Sq.Ft. common 366 Sq.Ft. private

Height: 40 Feet – 4 Stories

Future ADUs: Optional future conversion of first floor commercial space changed to 3 ADUs = (1) One bedroom, (2) Bedroom units



**TYPICAL RECESSED
COMMERCIAL ENTRY**

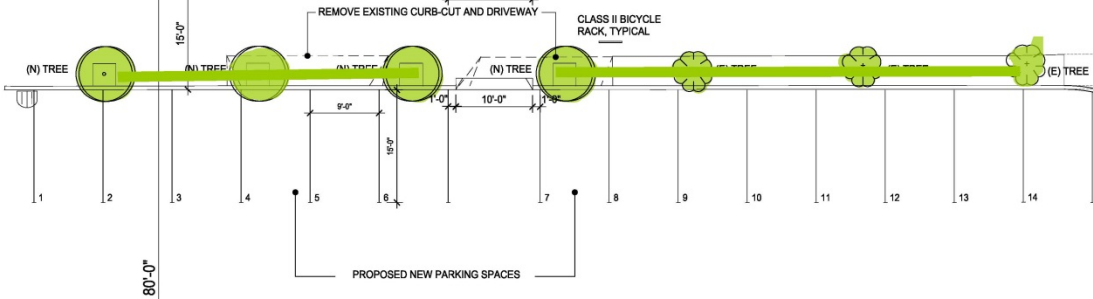
**TYPICAL LANDSCAPE PLANTING
STRIP BETWEEN TREES**

**RECESSED
RESIDENTIAL
ENTRY/LOBBY**

PROPOSED SIDEWALK IMPROVEMENT
SEE KCA ENGINEERS FOR DETAILS

OUTLINE OF EXISTING SIDEWALK
SEE SURVEY FOR DETAILS

THIRD STREET

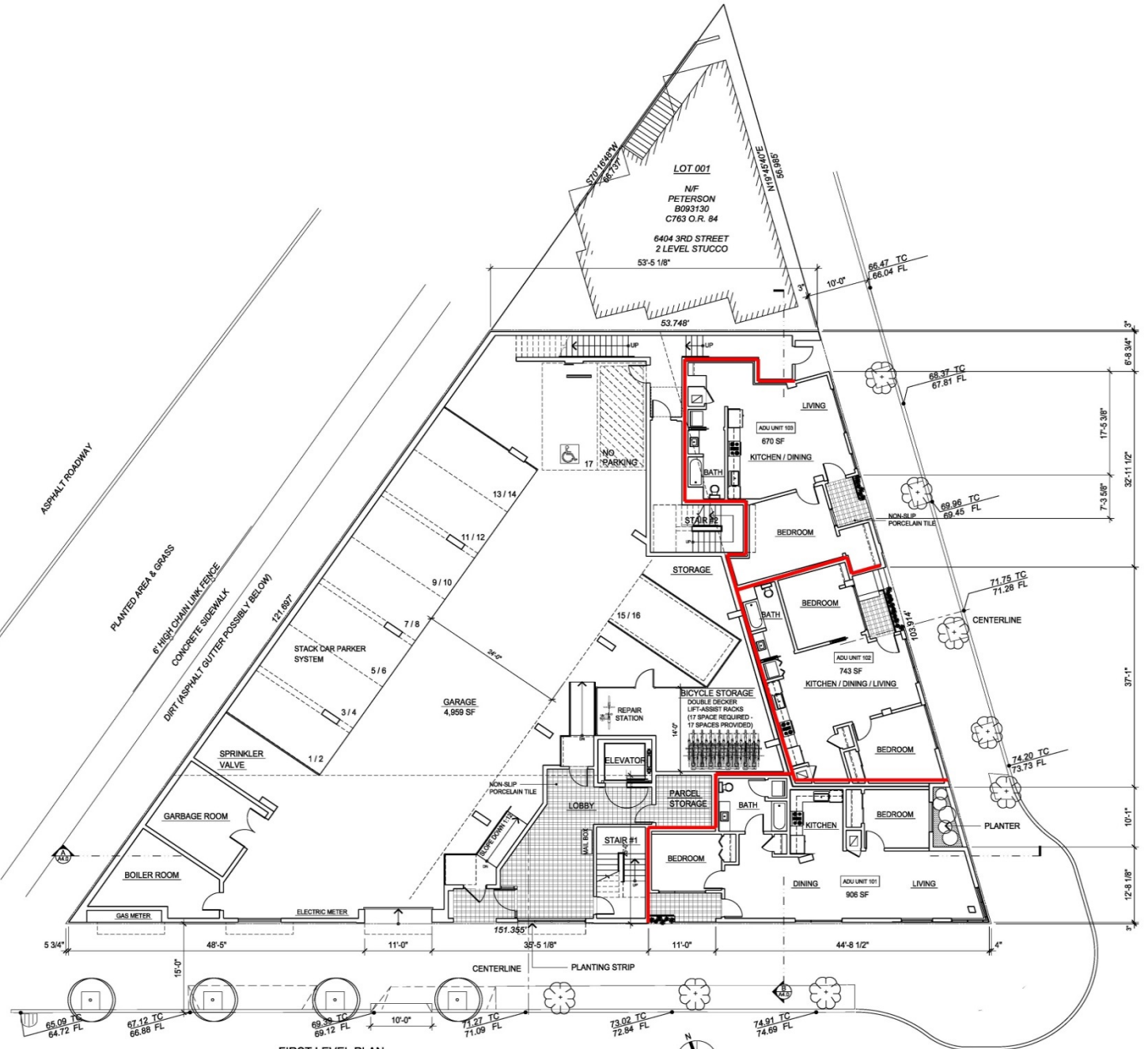


KEY AVENUE

STREET PARKING PLAN

SCALE: 1/8" = 1'-0"

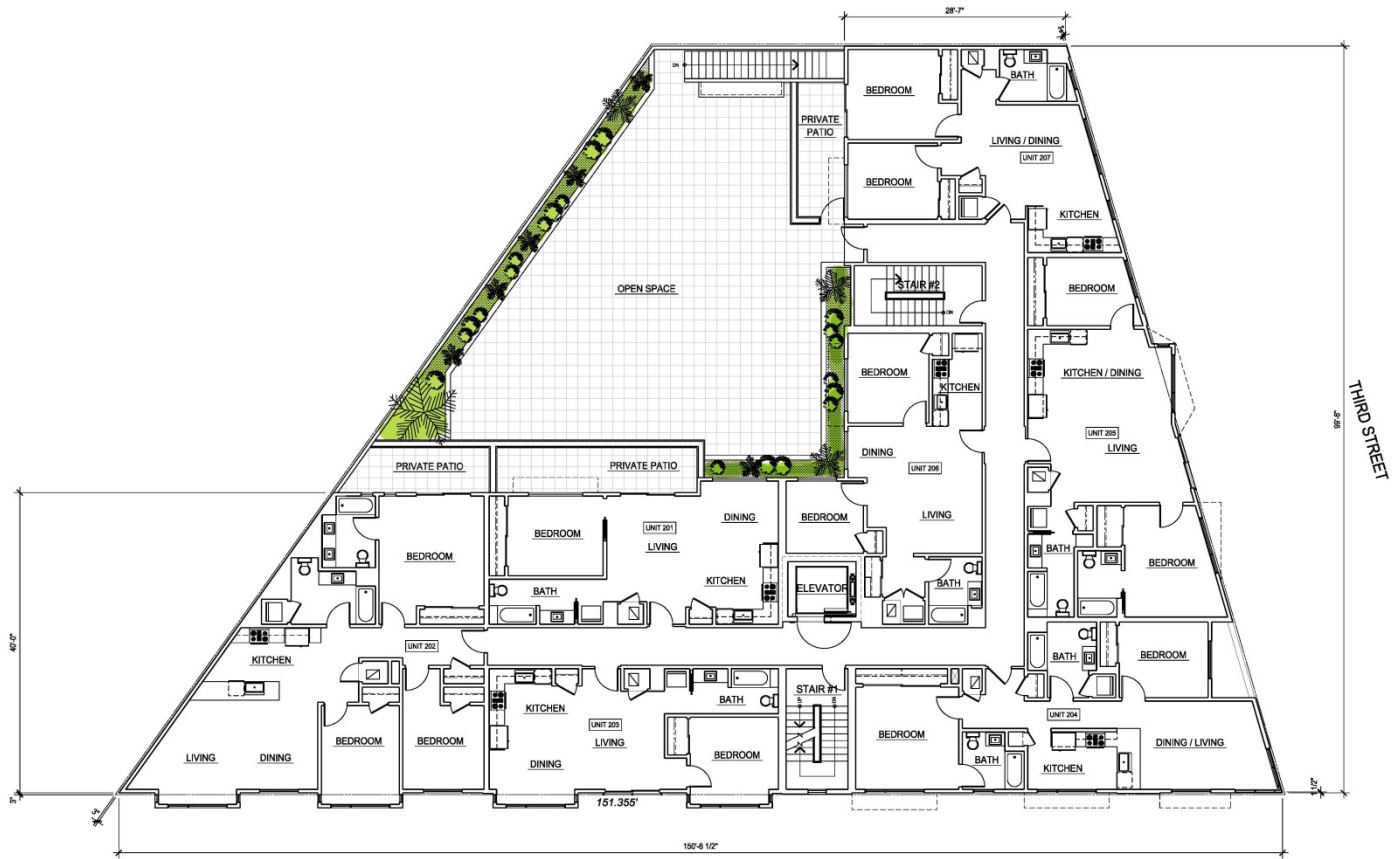




FIRST LEVEL PLAN

SCALE: 1/8" = 1'-0"



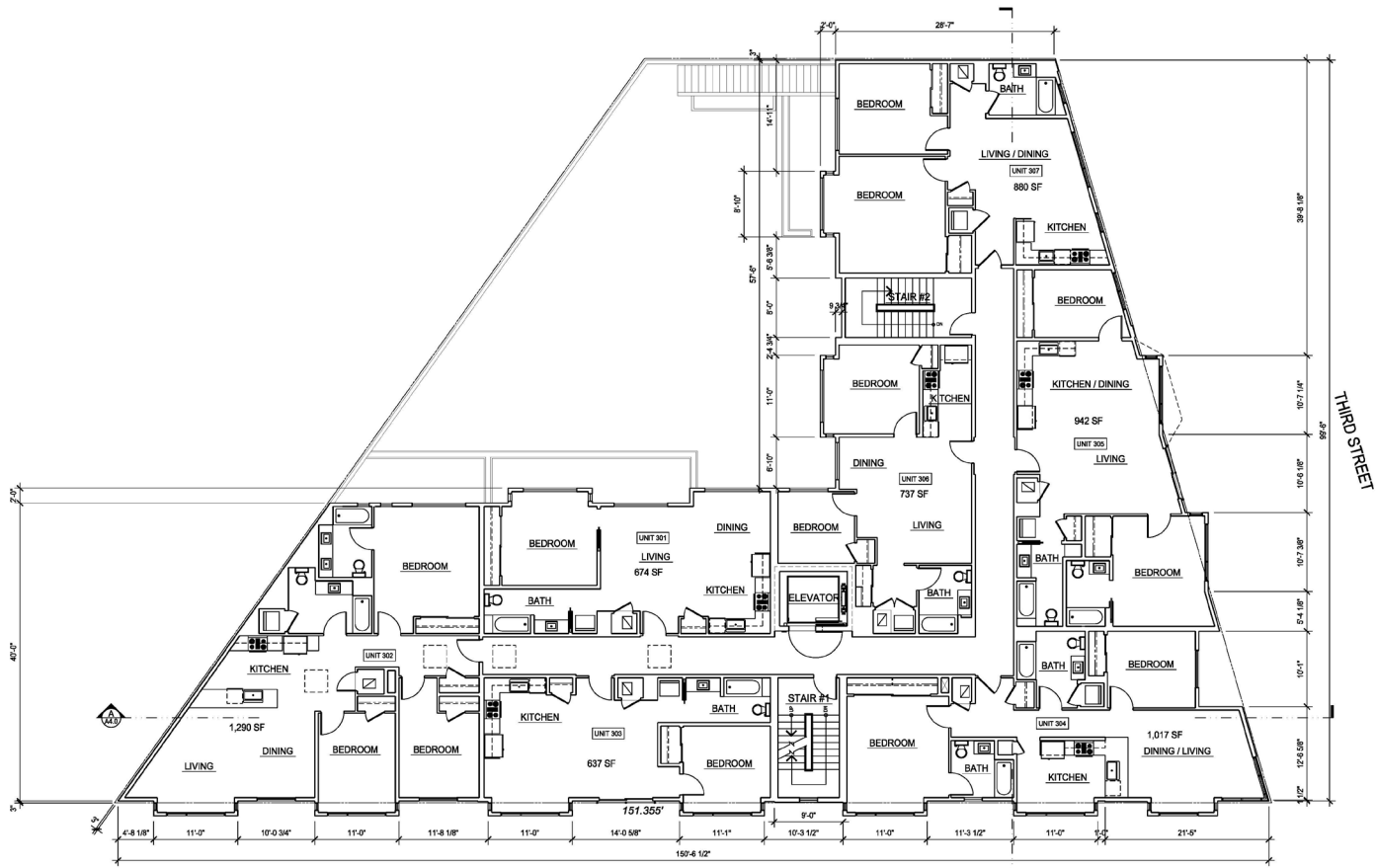


SECOND LEVEL PLAN

KEY AVENUE

SCALE: 1/8" = 1'-0"



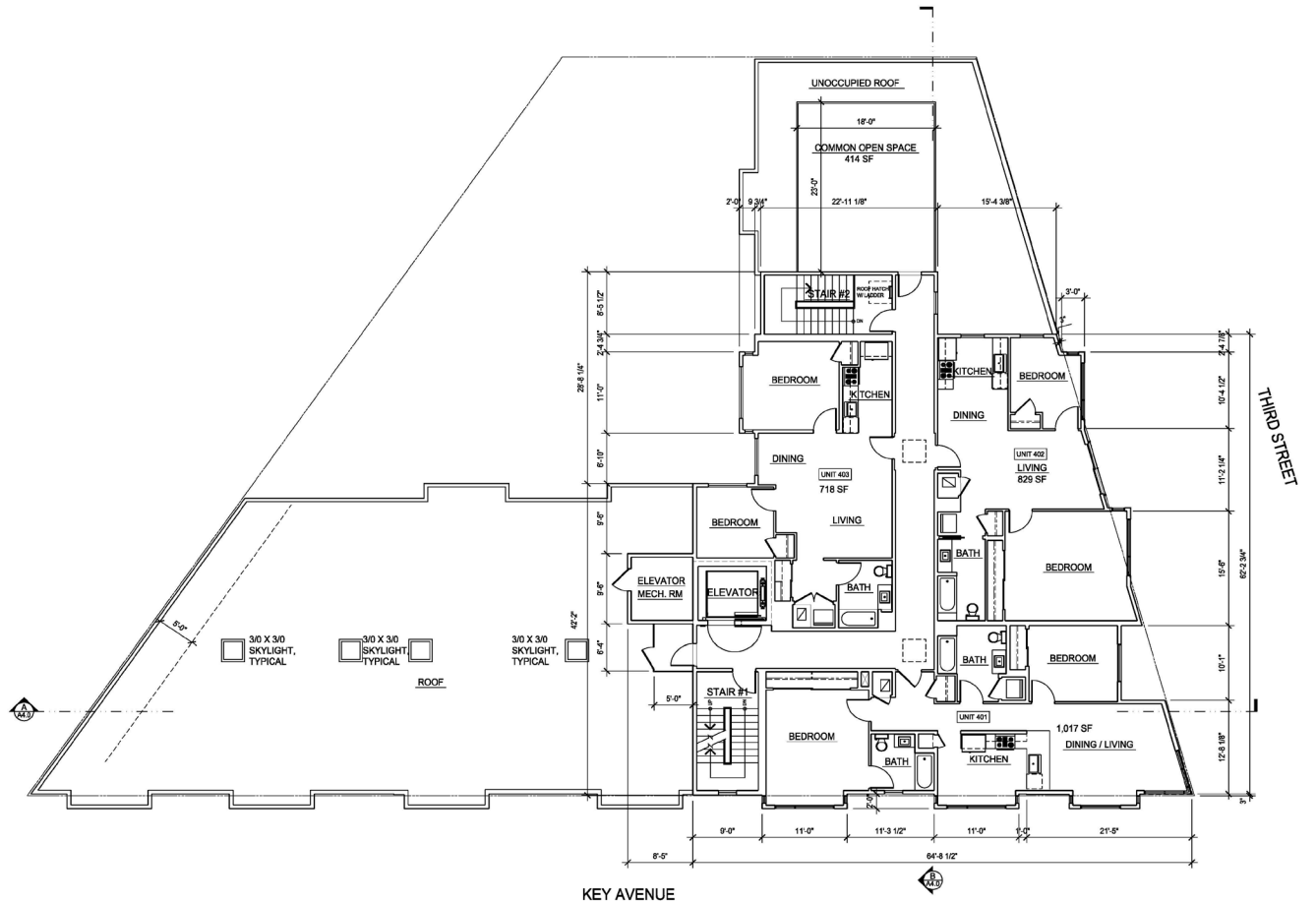


KEY AVENUE

THIRD LEVEL PLAN

SCALE: 1/8" = 1'-0"





FOURTH LEVEL PLAN

SCALE: 1/8" = 1'-0"



KEY AVENUE RENDERING

RESIDENTIAL LOBBY, GARAGE ENTRY & COMMERCIAL STOREFRONT



THIRD STREET FAÇADE RENDERING

COMMERCIAL STOREFRONTS AND ENTRIES



- PAINTED GSM CAP, TYPICAL
- CEMENTITIOUS PANELS WITH METAL RECESS TRIM, TYPICAL
- PAINTED METAL WINDOW, TYP.
- 'SMOOTH METAL TROWEL' CEMENT PLASTER, TYPICAL.
- METAL TRIMMED TEMPER GLASS RAILING, TYPICAL.
- PAINTED METAL VENTS, TYP.
- PAINTED BLACK WOOD - SECTIONAL GARAGE DOOR
- PAINTED BLACK PERFORATED METAL SCREEN



- CEMENTITIOUS PANELS WITH METAL RECESS TRIM, TYPICAL
- 'SMOOTH METAL TROWEL' CEMENT PLASTER, TYPICAL
- PAINTED BLACK - METAL WINDOW, TYP.
- 1" ALUMINIUM REGLET

SOUTH ELEVATION (KEY AVENUE)

SCALE: 1/8" = 1'-0"

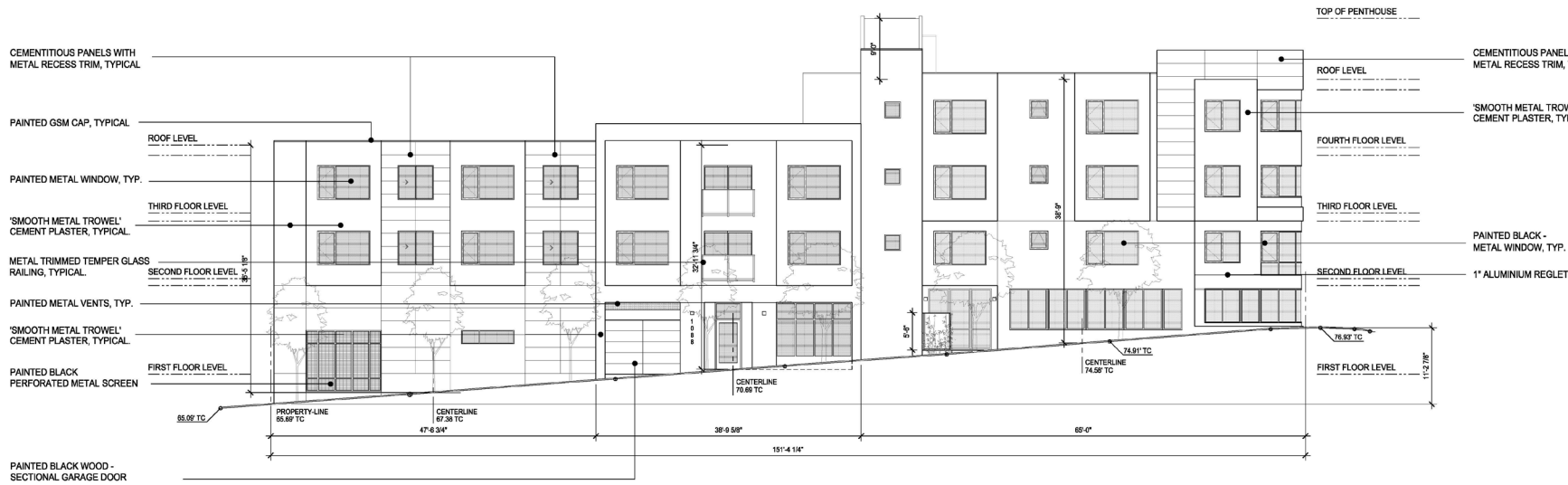
- PAINTED GSM CAP, TYPICAL
- CEMENTITIOUS PANELS WITH METAL RECESS TRIM, TYPICAL
- SMOOTH METAL TROWELED CEMENT PLASTER, TYP.
- PAINTED METAL WINDOW, TYP.
- STANFORD BLACK OUTDOOR LED WALL UP AND DOWN - LIGHT, TYP.



- CEMENTITIOUS PANELS WITH METAL RECESS TRIM, TYPICAL
- METAL TRIMMED TEMPER GLASS RAILING, TYPICAL.
- SMOOTH METAL TROWELED CEMENT PLASTER, TYP.
- STANFORD BLACK OUTDOOR LED WALL UP AND DOWN - LIGHT, TYP.
- METAL TRIMMED TEMPER GLASS SCREEN (OPAQUE), TYP.

EAST ELEVATION (THIRD STREET SIDE)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (KEY AVENUE)

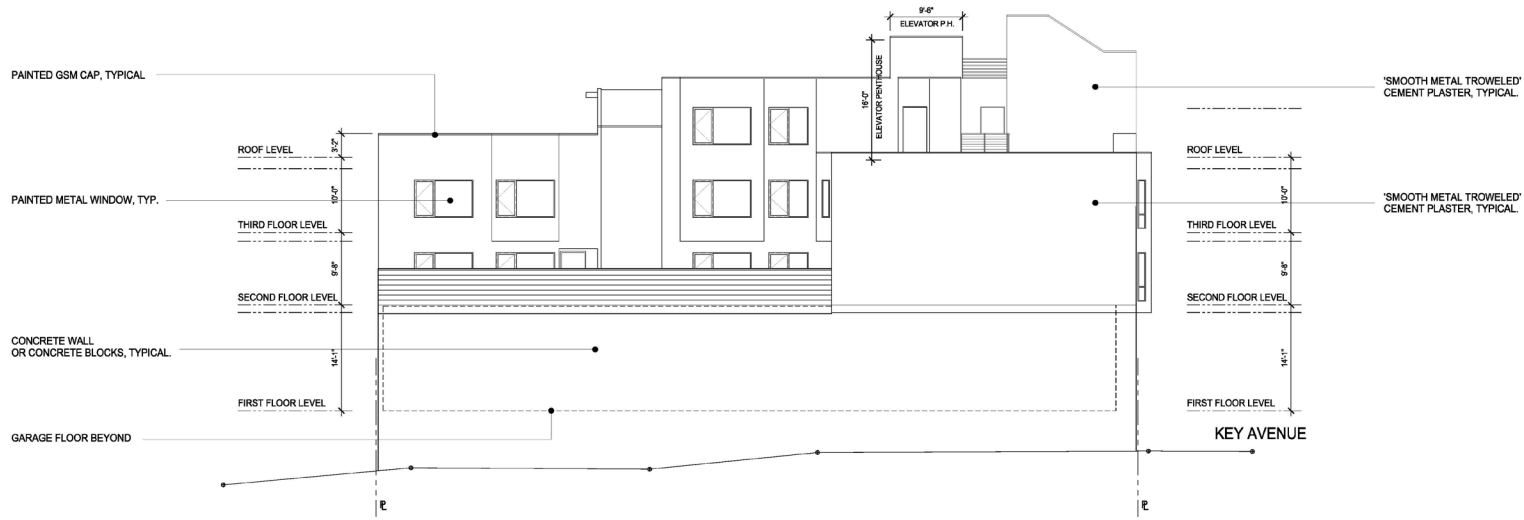
SCALE: 1/8" = 1'-0"

- NOTE: 1. ANY UNBROKEN GLAZING OVER 24 S.F. SHALL HAVE TINTED GLAZING OR SCREENING IN FRONT PER S.F. PLANNING CODE SECTION 139.
2. ALL EXTERIOR LIGHTS SHALL BE SHIELDED, NO UP LIGHTING SHALL BE USED PER S.F. PLANNING CODE SECTION 139.



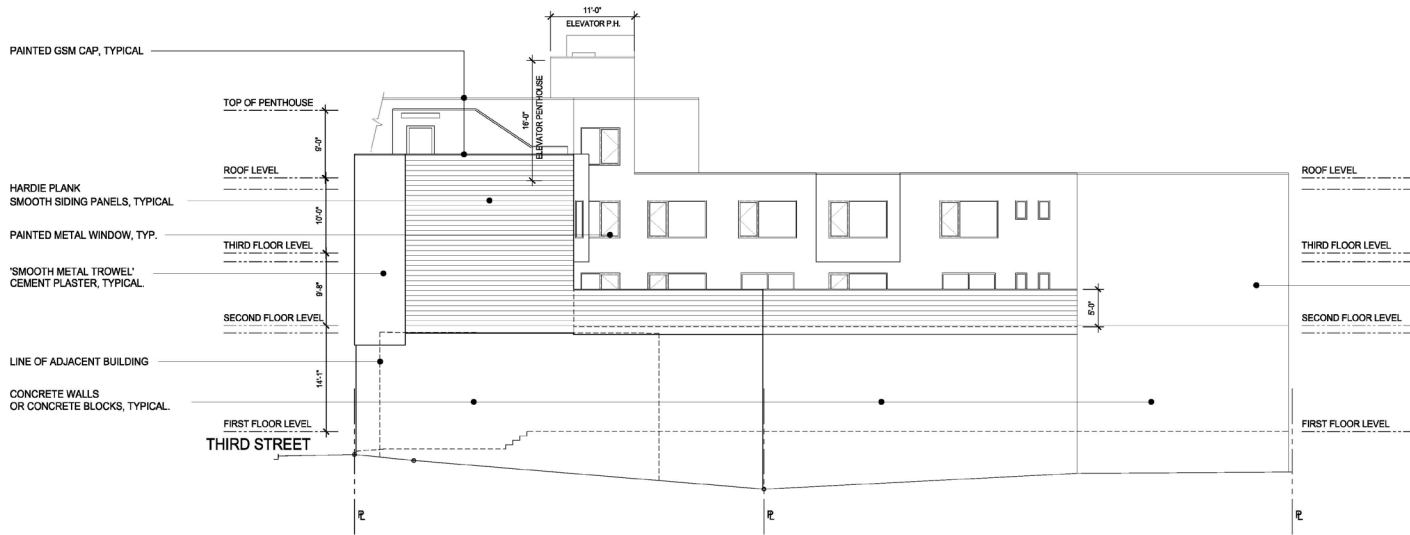
EAST ELEVATION (THIRD STREET SIDE)

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: 1. ANY UNBROKEN GLAZING OVER 24 S.F. SHALL HAVE TINTED GLAZING OR SCREENING IN FRONT PER S.F. PLANNING CODE SECTION 139.
 2. ALL EXTERIOR LIGHTS SHALL BE SHIELDED, NO UP LIGHTING SHALL BE USED PER S.F. PLANNING CODE SECTION 139.

EXISTING KEY AVENUE FACADE



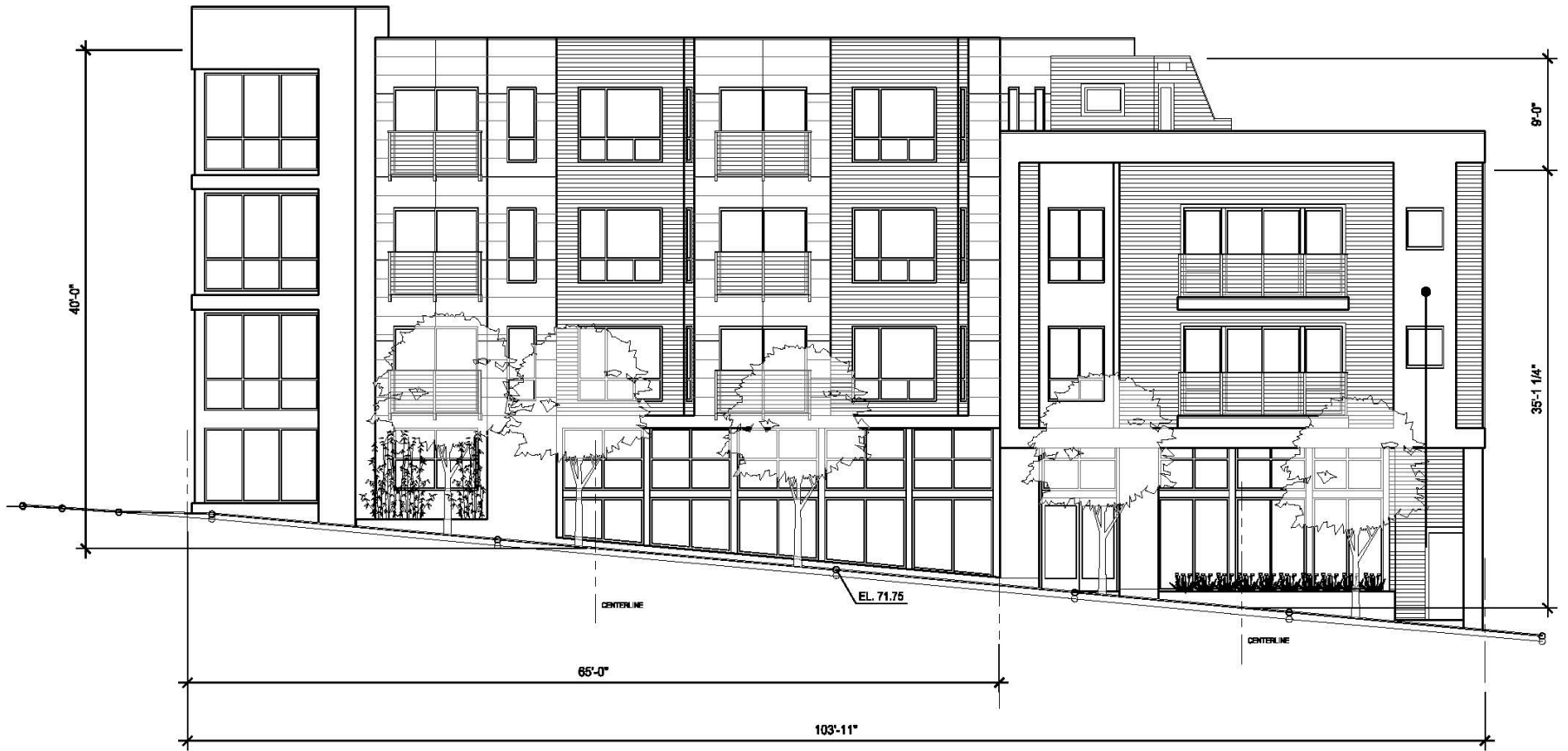
EXISTING THIRD AVENUE FACADE





SOUTH ELEVATION (KEY AVENUE)

SCALE: 1/8" = 1'-0"



EAST ELEVATION (THIRD STREET)

SCALE: 1/8" = 1'-0"