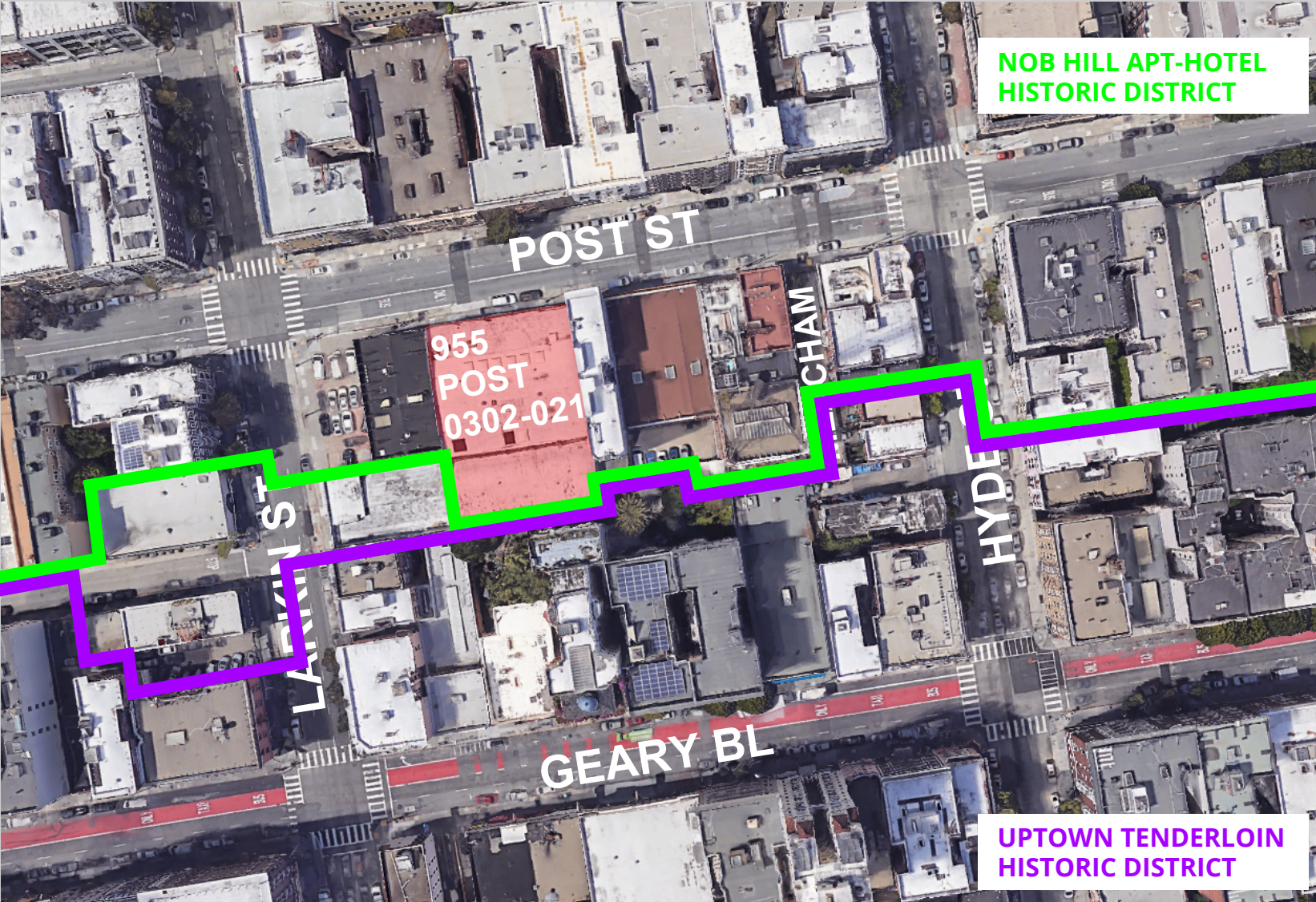






PROJECT FEATURES

- 5-BAY RHYTHM ECHOES THE PAST
- SFHAC SUPPORTED
- MODEST MIDDLE-CLASS STARTER APARTMENTS (69 RENTAL UNITS)
- 1, 2 & 3 BEDROOM UNITS (123 TOTAL BEDROOMS)
- 25% ON-SITE INCLUSIONARY (17 INCLUSIONARY UNITS)
 - 15% LOW (10 UNITS)
 - 5% MODERATE (3 UNITS)
 - 5% MIDDLE (4 UNITS)
- LEED GOLD
- ALL-ELECTRIC BUILDING
- 75,200 GSF TOTAL BUILDING (1538 NSF RETAIL)
- 80 STACKED BIKES (1.16/DU)
- 9 AUTO PARKING (0.13/DU) INCLUDES 1 CARSHARE



NEIGHBORHOOD

CONTEXT

- LOCATED WITHIN LOWER NOB HILL APARTMENT-HOTEL NATIONAL REGISTER HISTORIC DISTRICT

- PER HRER, NO IMPACTS TO THE HISTORIC DISTRICT CREATED BY DEMOLITION OF EXISTING GARAGE CONTRIBUTOR

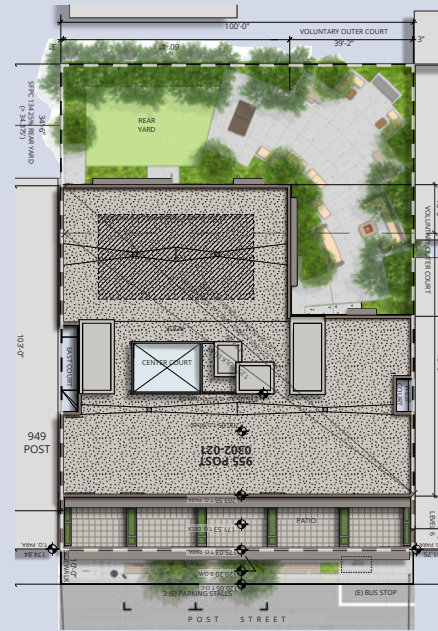
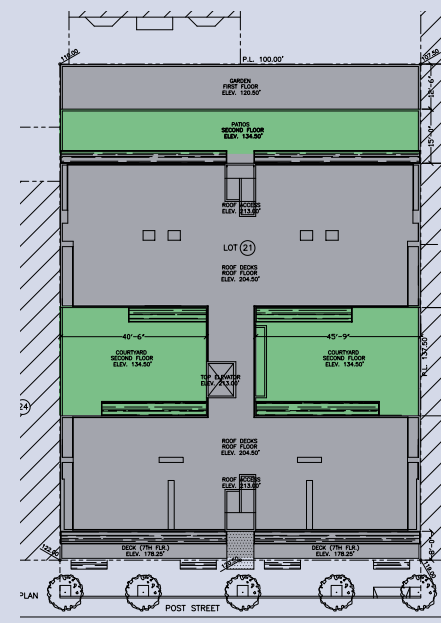


**EXISTING BUILDING
(BUILT 1919, 100% COVERAGE)**

- PER HRER, INCOMPATIBLE NEW CONSTRUCTION WOULD IMPACT DISTRICT INTEGRITY



v1 - 06/21/2017



v6 - 06/15/2020

PROJECT HISTORY

DISTRICT INCOMPATIBLE
 2015 - 2017 DESIGN
 "H" FOOTPRINT (100% COVERAGE)
 9 TO 11 STORIES (84' TO 100')
 MULTIPLE VARIANCES

DISTRICT COMPATIBLE
 2020 DESIGN
 "L" FOOTPRINT (66% COVERAGE)
 8 STORIES (80')
 NO VARIANCES



NEIGHBOR CONTEXT

- WEST ADJACENT PARCELS ARE LOW-INTENSITY 1-2 STORY COMMERCIAL
- NEW "L" SHAPED FOOTPRINT ANTICIPATES ADJACENT NEW CONSTRUCTION WITH REAR YARDS
- NEW "L" SHAPED YARD CONNECTS TO FUTURE REAR YARDS TO PROMOTE EXPANSION OF CONTINUOUS MID-BLOCK OPEN SPACE
- SOUTH NEIGHBOR (860 GEARY) IS 12.5' AWAY FROM EXISTING REAR WALL. NEW WALL IS 47.1'

SITE FEATURES

- 15' FRONT SETBACK AT LEVEL 6 FOR STREETWALL FACE

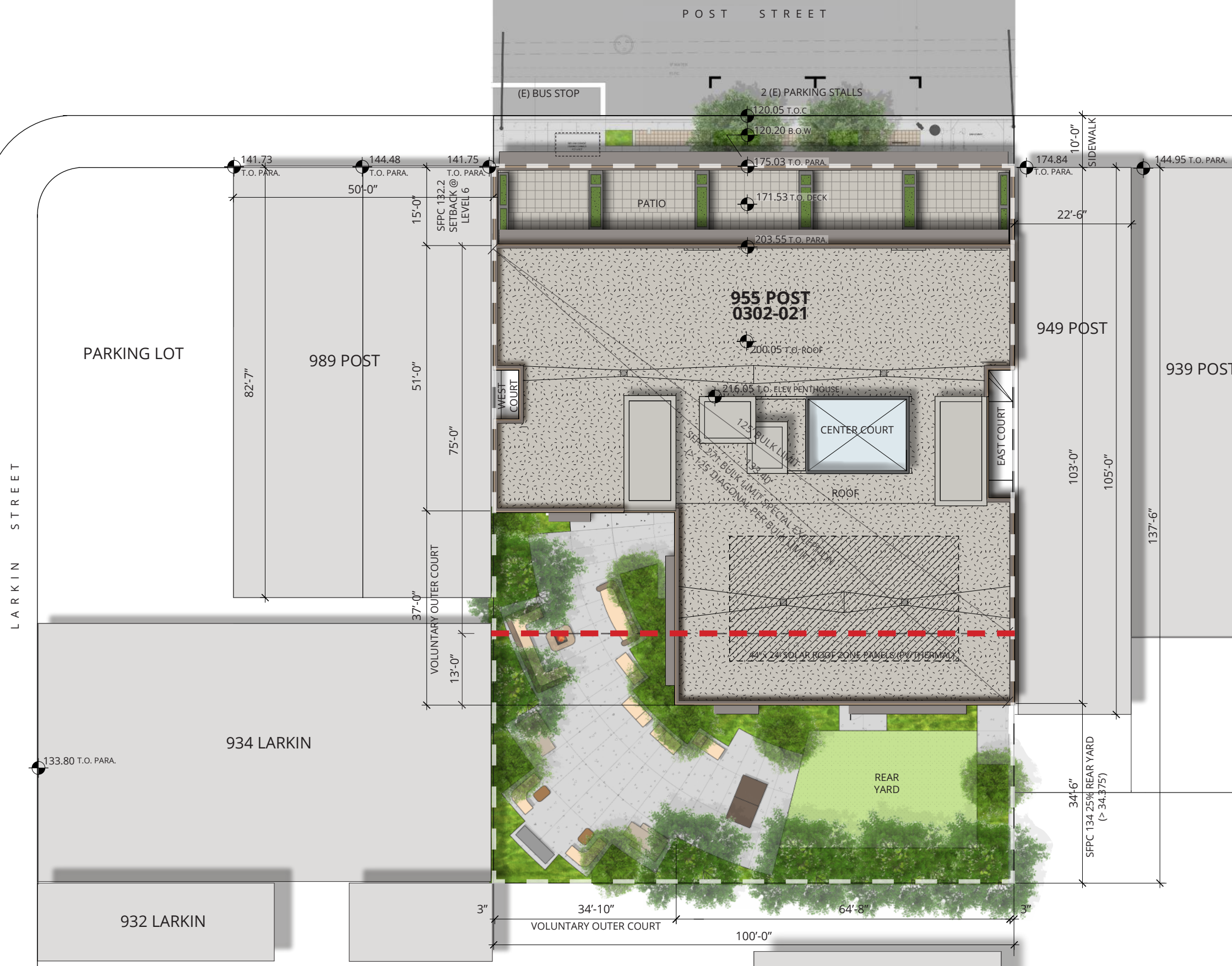
- FULL 25% REAR YARD (3750 SF), PLUS VOLUNTARY OUTER COURT (1289 SF)

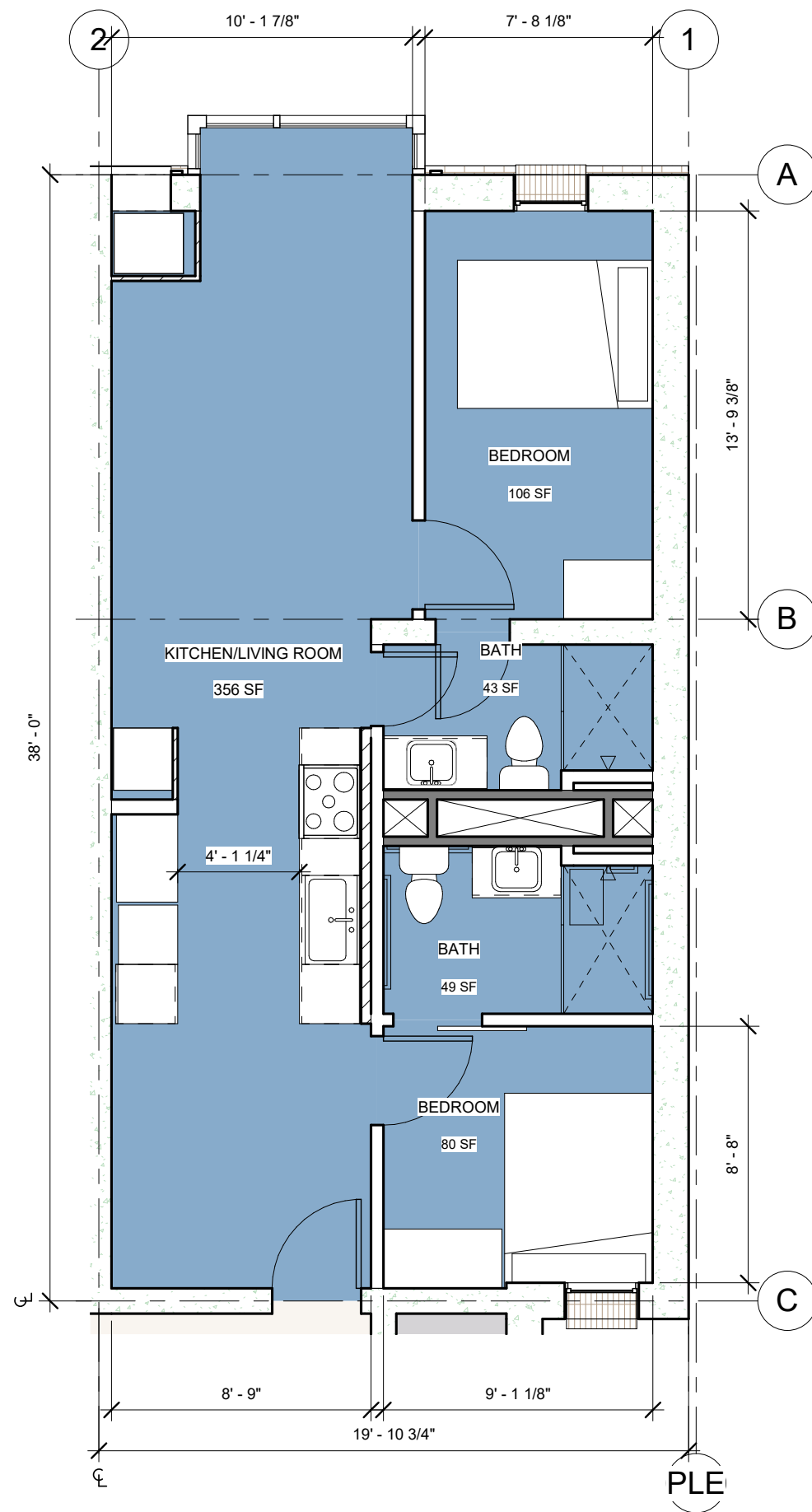
- OUTER COURT REDUCES BUILDABLE AREA (10,242 SF)

- BULK LIMIT EXCEPTION REQUEST BALANCED BY OUTER COURT REDUCTION

- SIDEWALL LIGHTWELLS & INTERIOR COURT BRING LIGHT INSIDE

- ROOFTOP SOLAR AREA





APARTMENT FEATURES

- INTERIOR DESIGN MODULE CREATES HIGHLY-EFFICIENT, FUNCTIONAL UNITS, AND MAINTAINS ACCESSIBILITY.
- DURABLE & MODEST MIDDLE-CLASS FINISHES & FIXTURES
- AFFORDABLE-BY-DESIGN STARTER RENTAL UNITS
- APPEALS TO BROAD COMMUNITY OF DIVERSE TENANTS
 - FAMILY WITH CHILDREN
 - COUPLES
 - ROOMMATES
 - STUDENTS
 - SINGLE PRO WITH HOME OFFICE
- EXCEEDS THE REQUIRED MULTI-BEDROOM UNIT MIX, AND SELECTIVELY USES FLEXIBLE NESTED BEDROOMS.
 - 24 ONE-BED, ONE-BATH, 399-454 NSF (35%) (6 INCLUS.)
 - 36 TWO-BED, TWO-BATH, 668-706 NSF (52%) (9 INCLUS.)
 - 9 THREE-BED, TWO-BATH, 902 NSF (13%) (2 INCLUS.)



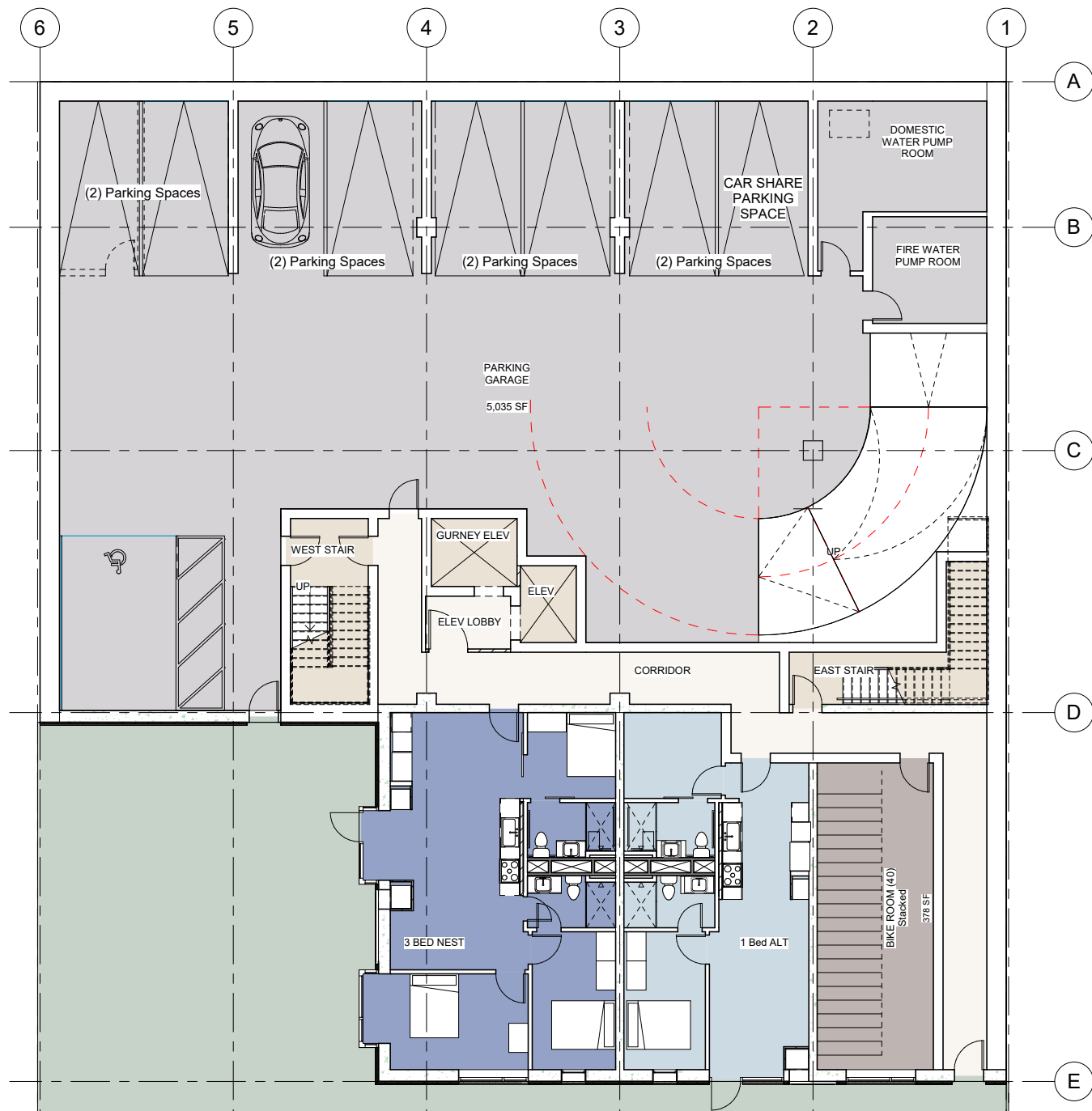
FACADE FEATURES

- PURPOSEFUL VISUAL INTEGRATION WITH THE OVERALL CITYSCAPE & DISTRICT VOCABULARY
- EMPHASIZES DISTRICT CORNICE LINES, BAYS AND PUNCHED WINDOWS
- UTILIZES MASONRY MATERIALS, TEXTURES & FORMS COMMON IN THE DISTRICT
- RECONNECTS PEDESTRIANS TO ACTIVE GROUND FLOOR USES
- UPGRADES SIDEWALK & ELIMINATES EXISTING CURB CUTS

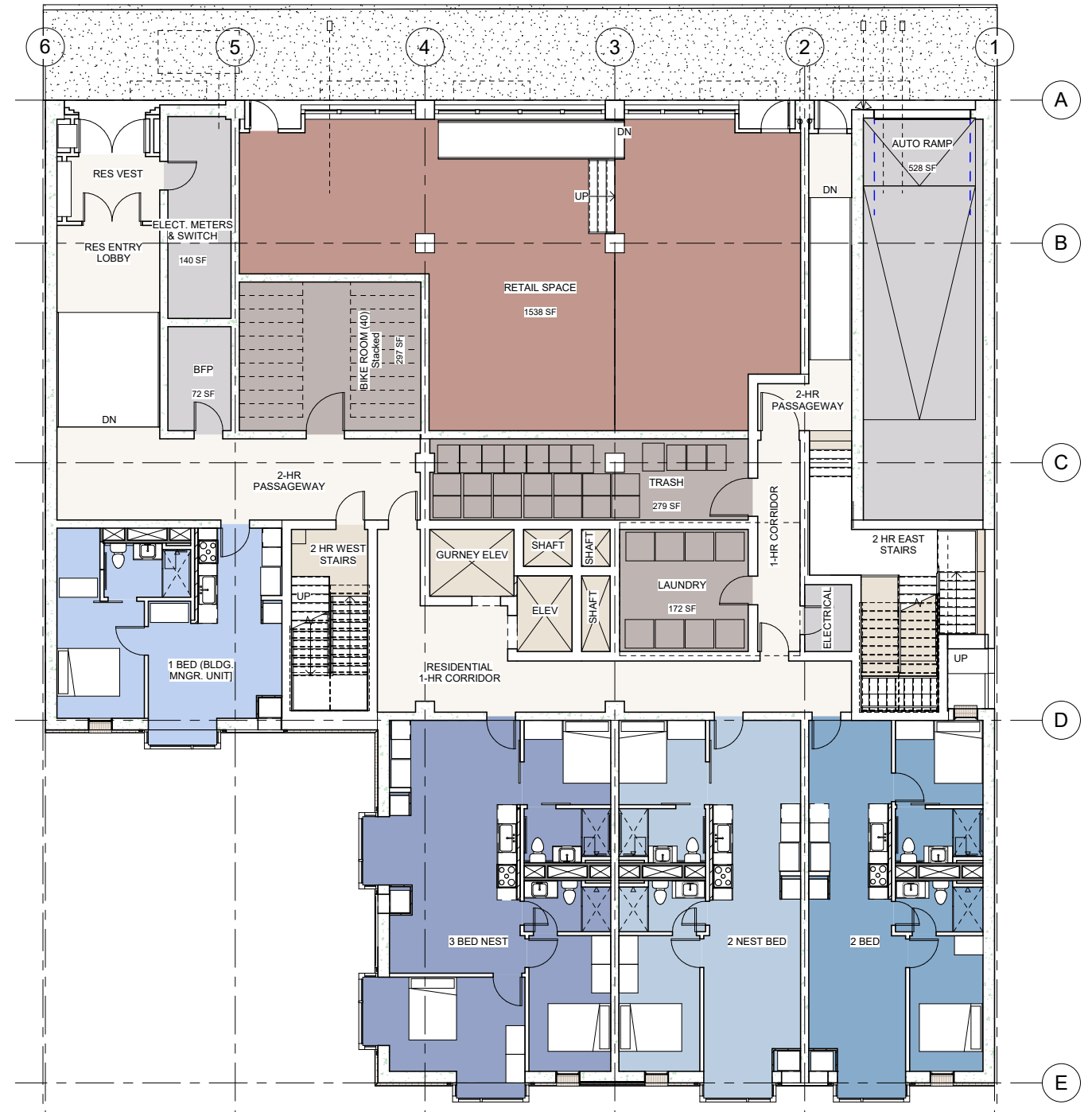


MATERIAL FEATURES

- FULLY GROUTED INSULATED MASONRY UNITS FOR PRIMARY WALLS AND ARTICULATED BANDING
- FACTORY FINISH METAL PANELS AT BAYS & FRONT CORNICES
- FACTORY FINISH METAL WINDOWS
- INTEGRAL COLOR FCP PLANK AT GROUND FLOOR SIDEWALK
- TACTILE PATTERN METALWORK AT RESIDENTIAL ENTRY



BASEMENT / REAR YARD

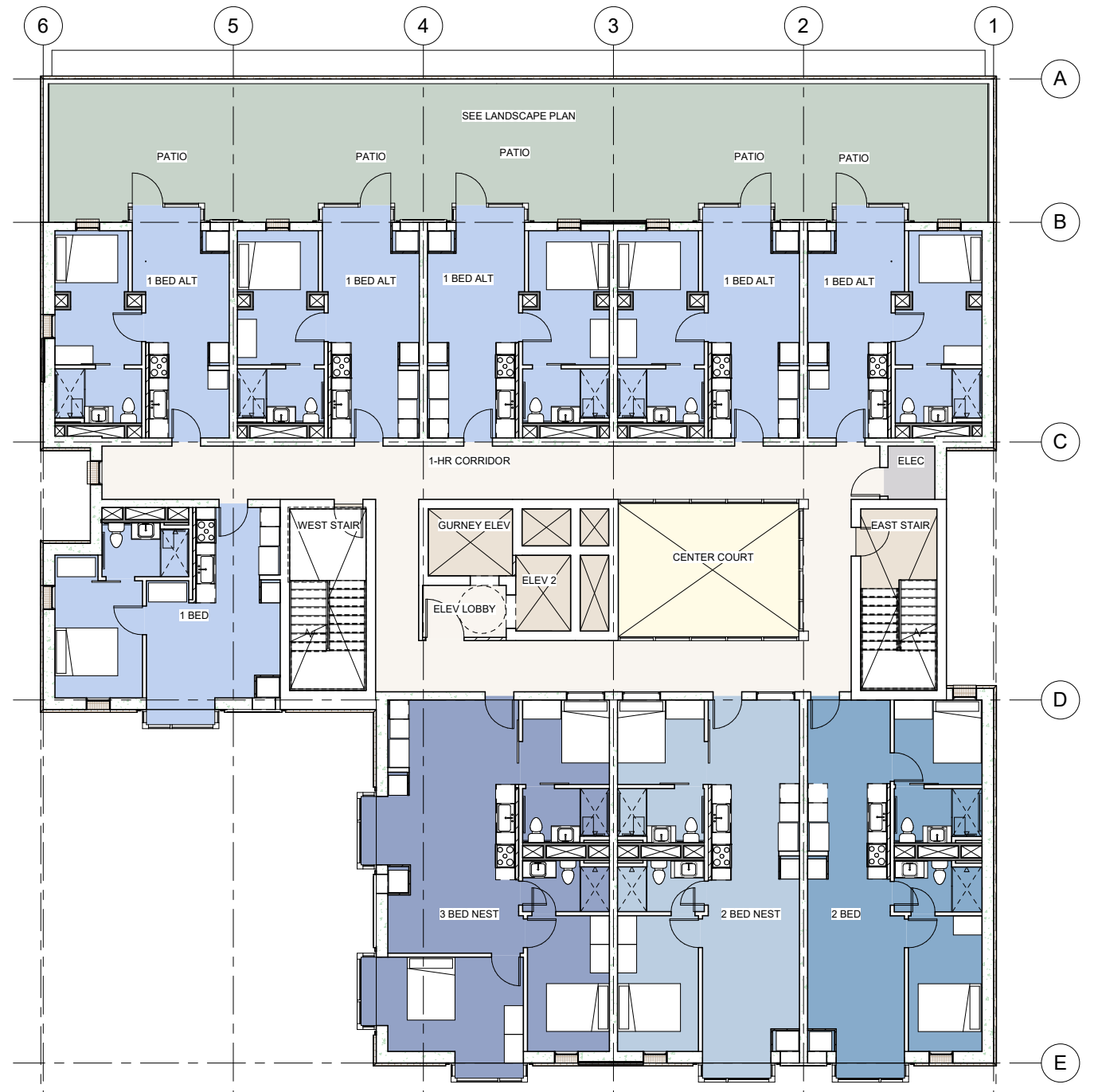


GROUND FLOOR





2ND TO 5TH FLOOR



6TH TO 8TH FLOOR



CEILING FEATURES

- 9.33' TYPICAL FLOOR HEIGHT (8.33' CEILINGS)

- 14.0' GROUND FLOOR HEIGHT (13.0' CEILINGS)

- 11.33' BASEMENT FLOOR HEIGHT (10.33' CEILINGS)

CONCRETE STRUCTURE

- CAST-IN-PLACE COLUMNS & BEAMS

- INSULATED CONC FORM (ICF) WALLS

- POST-TENSIONED SLABS

- DRILLED PIER FOUNDATION



Thank You for the opportunity to present!

Questions?

APPENDIX: CUA EXCERPTS

- PROJECT DATA
- PLANNING MAPS
- NEIGHBORHOOD PHOTOS
- EXTERIOR ELEVATIONS
- MATERIALS KEY
- FLOOR PLANS
- UNITS PLANS
- LANDSCAPE PLANS
- EXISTING SITE SURVEY
- EXISTING BUILDING

SF Planning Code							required	25% On-Site	
Parcel & Open Space							or		
Density & Dwelling Units							allowed	Proposed	Inclusionary
Auto & Bike Parking Spaces	factor	unit	width	depth	GSF				
PARCEL AREA			100	137.5	13,750				
REAR YARD	25% PARCEL		100	34.375	3,438	3,438	4,739		
BLDG FOOTPRINT	75% PARCEL		100	103.125	10,313	10,313	9,024		
OPEN SPACE	48 SF/ DU					3,312	6,239		
SOLAR ROOF	15% ROOF SF				7,210	1,082	1,056		
RC-4 Density / Total DU's	200 SF/ DU					69	69	17	
3-Bed Units	10% DU					7	9	2	
2-Bed Units	15% DU					10	36	9	
1-Bed Units	75% DU					52	24	6	
Residential Auto Park Spaces	0.50 APS / DU					34	9		
Retail Auto Park Spaces	0.002 APS / DU					3	0		
Residential Bike Park Class 1	1.00 BPS1 / DU					69	80		
Retail Bike Park Class 1	0.00013 BPS1 / DU					0			
Residential Bike Park Class 2	0.05 BPS2 / DU					3			
Retail Bike Park Class 2	0.0004 BPS2 / DU					2	6		

On-site Affordable Housing Alternative (Planning Code Section 415.6, 419.3, or 206.4): **25%** % of the unit total.

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
69	N/A	N/A	6	9	2
LOW-INCOME	Number of Affordable Units		% of Total Units		AMI Level
	10		15%		55%
MODERATE-INCOME	Number of Affordable Units		% of Total Units		AMI Level
	3		5%		80%
MIDDLE-INCOME	Number of Affordable Units		% of Total Units		AMI Level
	4		5%		110%

Existing Building Area	width	depth	GSF	existing use
2	100	24	2,400	administrative offices
1	100	137.5	13,750	auto repair shop area
B	100	47.25	4,725	22 parking spaces
Total			20,875	

Maximum Building Area	# of levels	width	depth	GSF	notes
6-8	3	100	75	22,500	125' diagonal per bulk-limit T
1-5	5	100	103.125	51,563	
B	1	100	103.125	10,313	
Total				84,375	

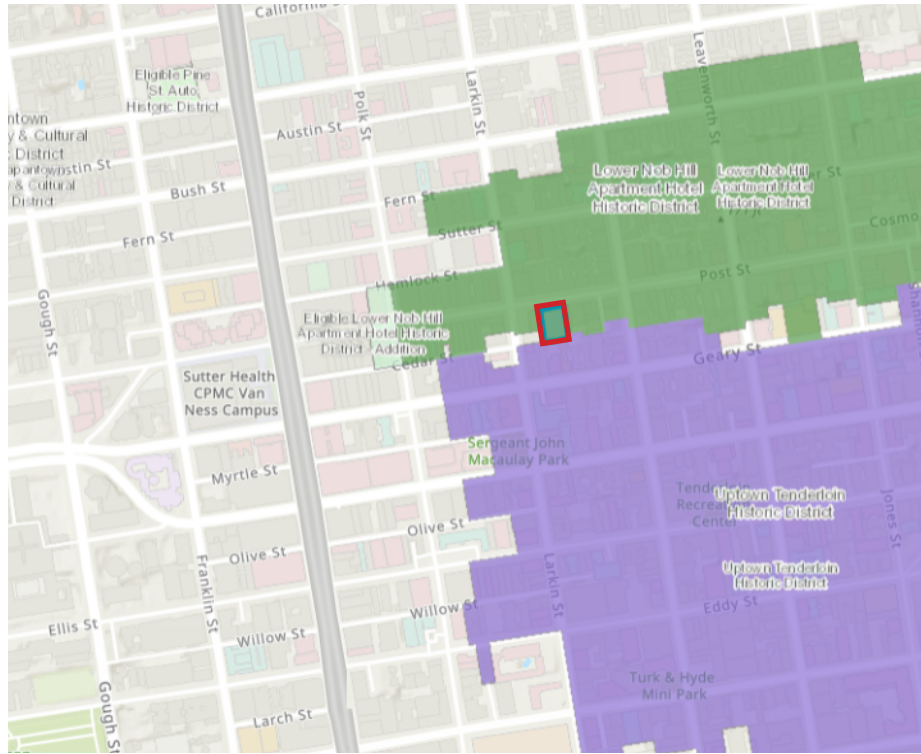
Proposed Building Area Summary (GSF)	
Residential	67,952
Retail	1,538
Parking	5,710
Total	75,200

Proposed Building Area Details					GROSS SQUARE FEET				SFPC GROSS FLOOR AREA				SFPC OCCUPIED FLOOR AREA				NET SF								
LEVEL	Occ Group	Con Type	HEIGHT (9.33' FTF)	HT ASL (120.0 TOC)	FRONT WIDTH	FRONT DEPTH	REAR WIDTH	REAR DEPTH	= FTPT	+ BAYS & PENTS	- COURTS	= GSF	- Park'g	- Bikes	- 1/3 Bays	- Pents	= GFA	- Exter Walls	- Shafts	- Elev	- Maint/ OPS	= OFA	Retail	Resident	Circ
R			79.80	200.00						677		677				677	-								
8	R-2	1-A	69.98	190.18	99.50	51.00	64.67	37.00	7,467	176	433	7,210			59		7,152	403	118	189	21	6,421	4,783	1,638	
7	R-2	1-A	60.65	180.85	99.50	51.00	64.67	37.00	7,467	176	433	7,210			59		7,152	403	118	189	21	6,421	4,783	1,638	
6	R-2	1-A	51.32	171.52	99.50	51.00	64.67	37.00	7,467	176	433	7,210			59		7,152	403	118	189	21	6,421	4,783	1,638	
5	R-2	1-A	41.99	162.19	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872	6,166	1,706	
4	R-2	1-A	32.66	152.86	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872	6,166	1,706	
3	R-2	1-A	23.33	143.53	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872	6,166	1,706	
2	R-2	1-A	14.00	134.20	99.50	66.00	64.67	37.00	8,960	176	433	8,703			59		8,644	460	103	189	21	7,872	6,166	1,706	
1	A-2/M & R-2	1-A	0.00	120.20	99.50	66.00	64.67	37.00	8,960	96		9,056					8,727	610	46	189	1,063	6,819	1,538	2,762	2,519
B	S-2 & R-2	1-A	-11.38	108.83	99.50	66.00	64.67	37.00	8,960	64		9,024	5,035	378			3,610	680	23	108		2,800	1,530	1,270	
Total									76,161	2,069	3,030	75,200	5,035	675	443	677	68,370	4,342	834	1,617	1,208	60,370	1,538	43,306	15,526

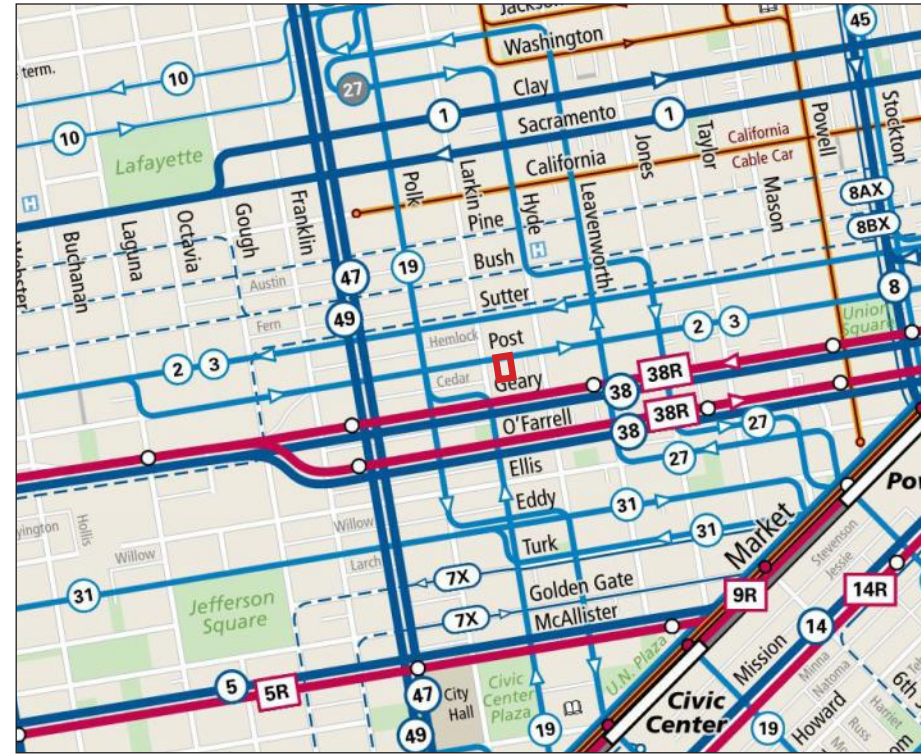
Proposed Unit Count by Type				
Unit Type (Location)	Typ Level	NSF/Unit	Total Units	Total NSF
3 Bed NEST (Outer Court South)	6	902	9	8,098
1 Bed (Outer Court West PL)	6	454	8	3,656
1 Bed Alt1 (North Middle)	6	416	9	3,743
1 Bed Alt1 (North East/West PL)	6	399	6	2,392
2 Bed NEST (North Middle)	2	698	12	8,371
2 Bed NEST (South Middle)	2	706	8	5,644
2 Bed (North East/West PL)	2	668	8	5,343
2 Bed (South East PL)	2	676	8	5,411
1 Bed Alt2 (South Middle)	Basement	648	1	648
Total			69	43,306
AVER UNIT				628

Proposed Unit Count by Floor							
LEVEL	Total Units	Total NSF	3-Bed NEST	2-Bed NEST	1-Bed	auto parking	bike parking
R							
8	9	4,783	1	1	1		
7	9	4,783	1	1	1		
6	9	4,783	1	1	1		
5	9	6,166	1	3	4		
4	9	6,166	1	3	4		
3	9	6,166	1	3	4		
2	9	6,166	1	3	4		
1	4	2,762	1		2		40
B	2	1,530	1		1	9	40
Total	69	43,306	9	15	21	9	80
			13%	22%	31%		

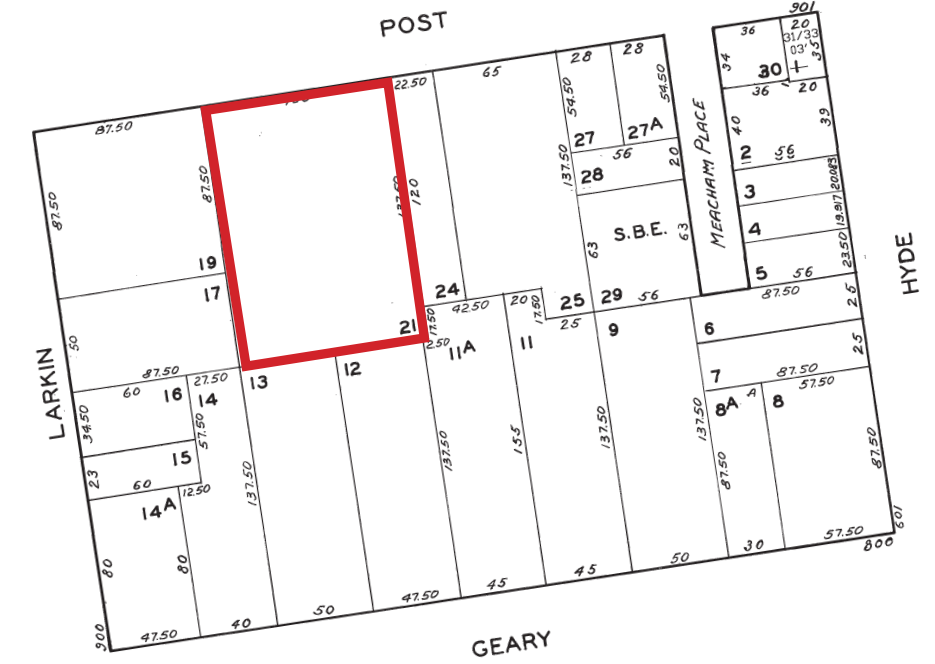
PROJECT DATA



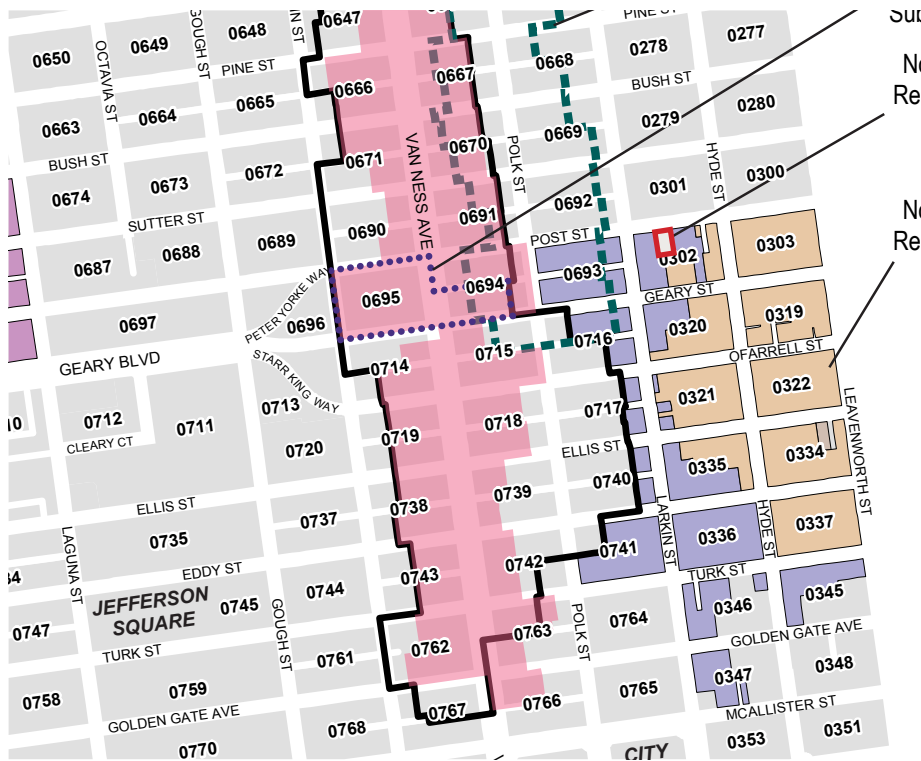
NATIONAL & CA REGISTER MAP (SFPIM)
 LOWER NOB HILL APARTMENT HOTEL HISTORIC DISTRICT



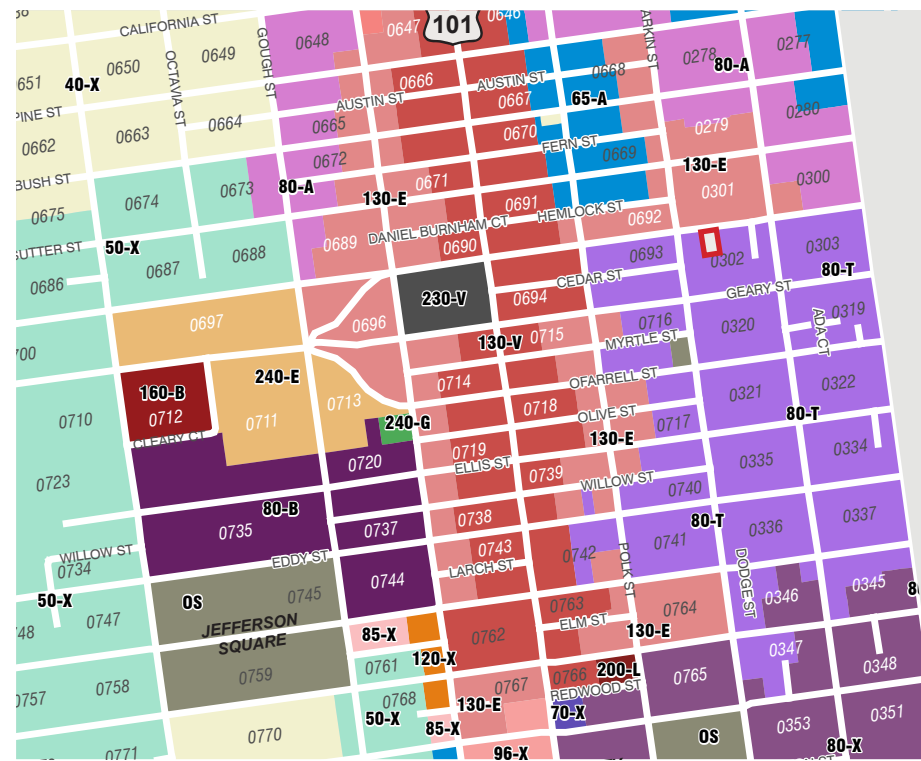
MUNI MAP
 2- SUTTER
 3 - JACKSON



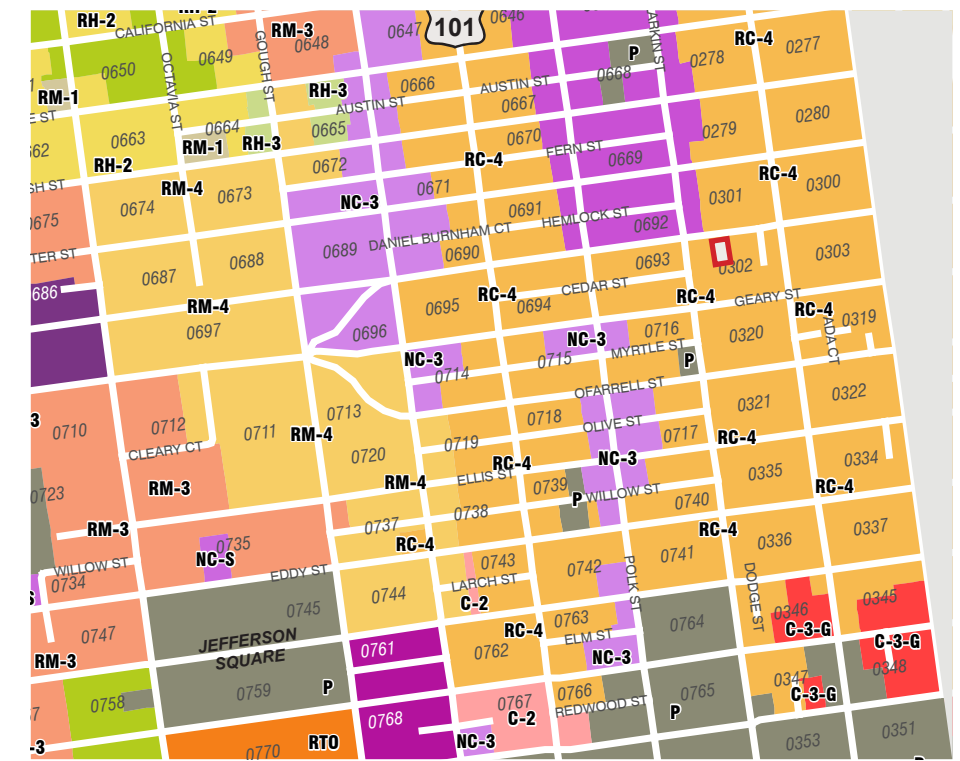
ASSESSOR'S PARCEL MAP
 BLOCK-LOT #0302-021
 100.0' X 137.5' = 13,750 SF



MAP SU02
 NORTH OF MARKET RESIDENTIAL SUD - SUB AREA 1



MAP HT02
 HEIGHT-BULK DISTRICT - 80-T



MAP ZN02
 ZONING DISTRICT - RC-4- RES-COMM HIGH DENSITY

PLANNING CONTROLS



SFPC 132.2
 SETBACKS IN THE
 NORTH OF MARKET
 RESIDENTIAL SUD

NORTH SIDE OF POST ST
 PARAPET AVERAGE HEIGHT = $1268 / 7 = 181.1$ ASL
 STREET AVERAGE HEIGHT = $245 / 2 = 122.5$ ASL

STREET WALL AVERAGE HEIGHT
 = $181.1 - 122.5 = 58.6'$

PROPOSED STREET WALL
 = 55.02' AT 6TH FLOOR PARAPET

STREET WALL AVERAGE HEIGHT

CALCULATION IS MEASURED
 TO TOP OF FRONT PARAPET
 & STREET INTERSECTION,
 AND SHOWN IN WHOLE FEET
 ABOVE SEA LEVEL (ASL).

DESKTOP SURVEY ADJUSTED
 GOOGLE EARTH HEIGHTS -5.0'
 TO MATCH TOP OF CURB 119.99 ASL
 SHOWN IN SITE SURVEY

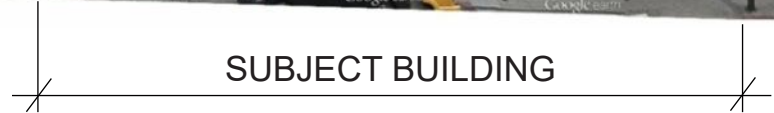
STREET WALL CALCULATION



POST STREET - NORTH SIDE STREETScape



POST STREET - SOUTH SIDE STREETScape



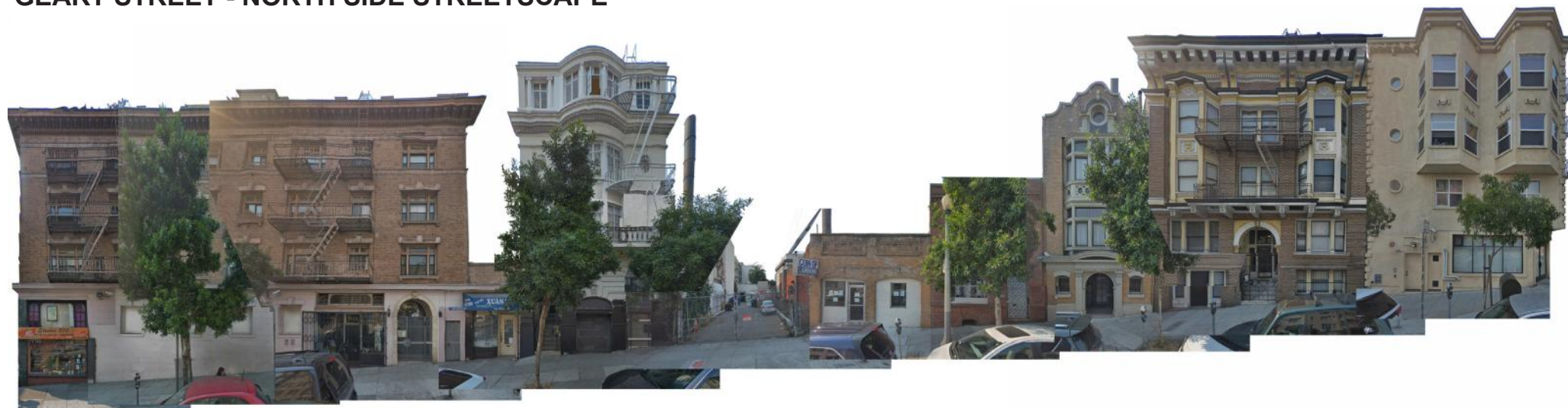
SUBJECT BLOCK FACE PHOTOS



LARKIN STREET - EAST SIDE STREETScape



GEARY STREET - NORTH SIDE STREETScape



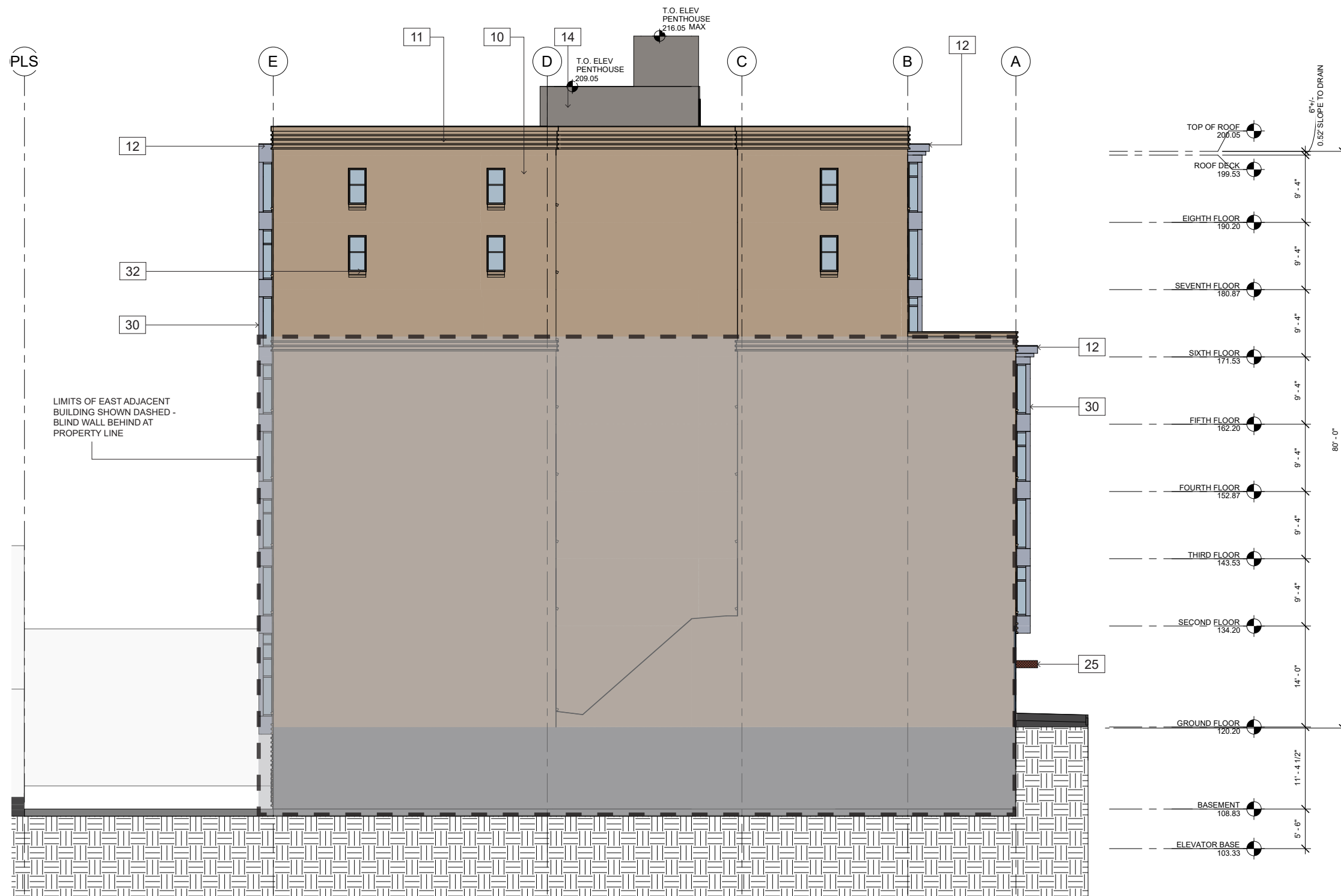
HYDE STREET - WEST SIDE STREETScape

BLOCK 0302 PHOTOS



SEE SHEET 18 FOR FACADE MATERIAL KEY

NORTH ELEVATION



SEE SHEET 18 FOR FACADE MATERIAL KEY

EAST ELEVATION



SEE SHEET 18 FOR FACADE MATERIAL KEY

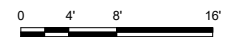
SOUTH ELEVATION





SEE SHEET 18 FOR FACADE MATERIAL KEY

WEST ELEVATION

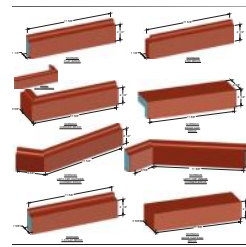
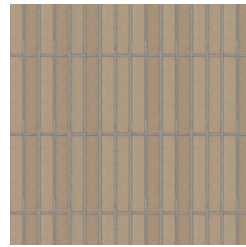


DESCRIPTION

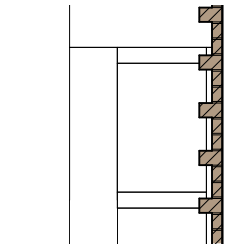
COLOR

MATERIAL

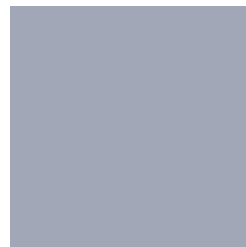
10. PRIMARY WALLS
 DRYVIT NEWBRICK NORMAN
 INSULATED MASONRY UNITS
 VERTICAL STACKED BOND
 EARTHEN VESSEL 925BST



11. ARTICULATED PARAPETS & HORIZONTAL BANDING
 DRYVIT NEWBRICK NORMAN
 INSULATED MASONRY UNITS
 HORIZONTAL STACKED BOND
 EARTHEN VESSEL 925BST



12. CONTINUOUS CORNICES & PROJECTING BAYS
 INSULATED PANEL UNITS
 WITH 3/4" SEALANT JOINTS
 FACTORY FINISH, MATTE
 BENJAMIN MOORE CC-920 YUKON SKY



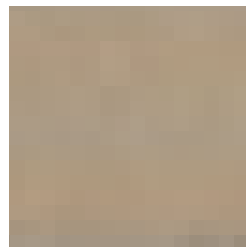
13. PROJECTING BAYS
 INSULATED PANEL UNITS
 WITH 3/4" SEALANT JOINTS
 FACTORY FINISH, MATTE
 BENJAMIN MOORE CC-932 NORTH SEA



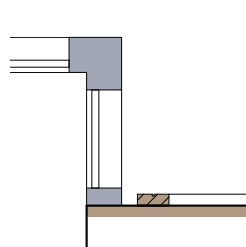
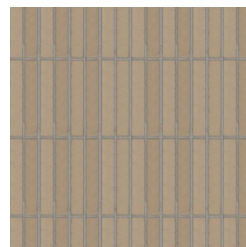
14. ROOF PENTHOUSES
 INSULATED PANEL UNITS
 WITH 3/4" SEALANT JOINTS
 FACTORY FINISH, MATTE
 BENJAMIN MOORE 2112-40 STONE



15. METAL LOUVERS
 3" BLADES
 FACTORY FINISH, MATTE
 MATCH EARTHEN VESSEL 935BST



16. VERTICAL BANDING AT THE PROJECTING BAYS
 DRYVIT NEWBRICK NORMAN
 INSULATED MASONRY UNITS
 VERTICAL STACKED BOND
 EARTHEN VESSEL 925BST

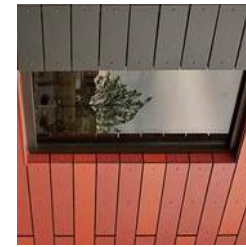


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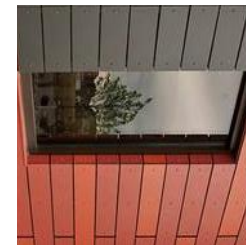
COLOR

MATERIAL

21. FCP PLANK RAINSCREEN
 FIBER CEMENT PANEL
 LARGE FORMAT 24" X 48"
 WITH 1/4" JOINTS
 INTEGRAL COLOR
 BLUE 47030



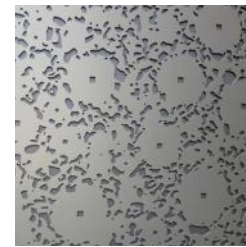
22. FCP PLANK RAINSCREEN
 FIBER CEMENT PANEL
 SMALL FORMAT 6" X 84"
 WITH 1/4" JOINTS
 INTEGRAL COLOR
 BLUE 45047



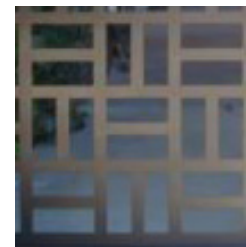
24. GARAGE DOOR
 INSULATED METAL PANEL
 WITH INSET LOUVER VENTS
 FACTORY FINISHED, MATTE
 MATCH BLUE 45047



25. ENTRY CANOPY AND STEPPED SURROUND
 BREAK-FORM METAL PANELS
 CUSTOM PERFORATIONS
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2172-10 COPPER CLAY



26. ENTRY GATE
 CUSTOM METAL PATTERN
 2" GRILL WORK
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2172-10 COPPER CLAY

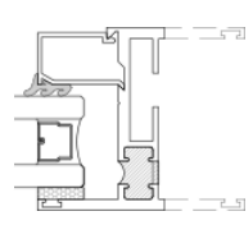


DESCRIPTION

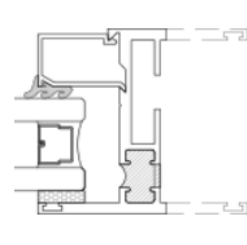
COLOR

MATERIAL

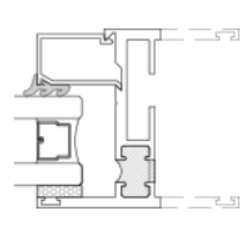
30. PROJECTING BAY WINDOW
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE CC-920 YUKON SKY



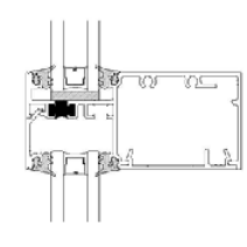
31. PROJECTING BAY WINDOW
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE CC-932 NORTH SEA



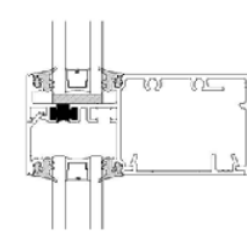
32. PUNCHED OPENINGS WITH PROJECTING MASONRY SILL
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2112-40 STONE



33. RECESSED ENTRY STOREFRONT
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2172-10 COPPER CLAY



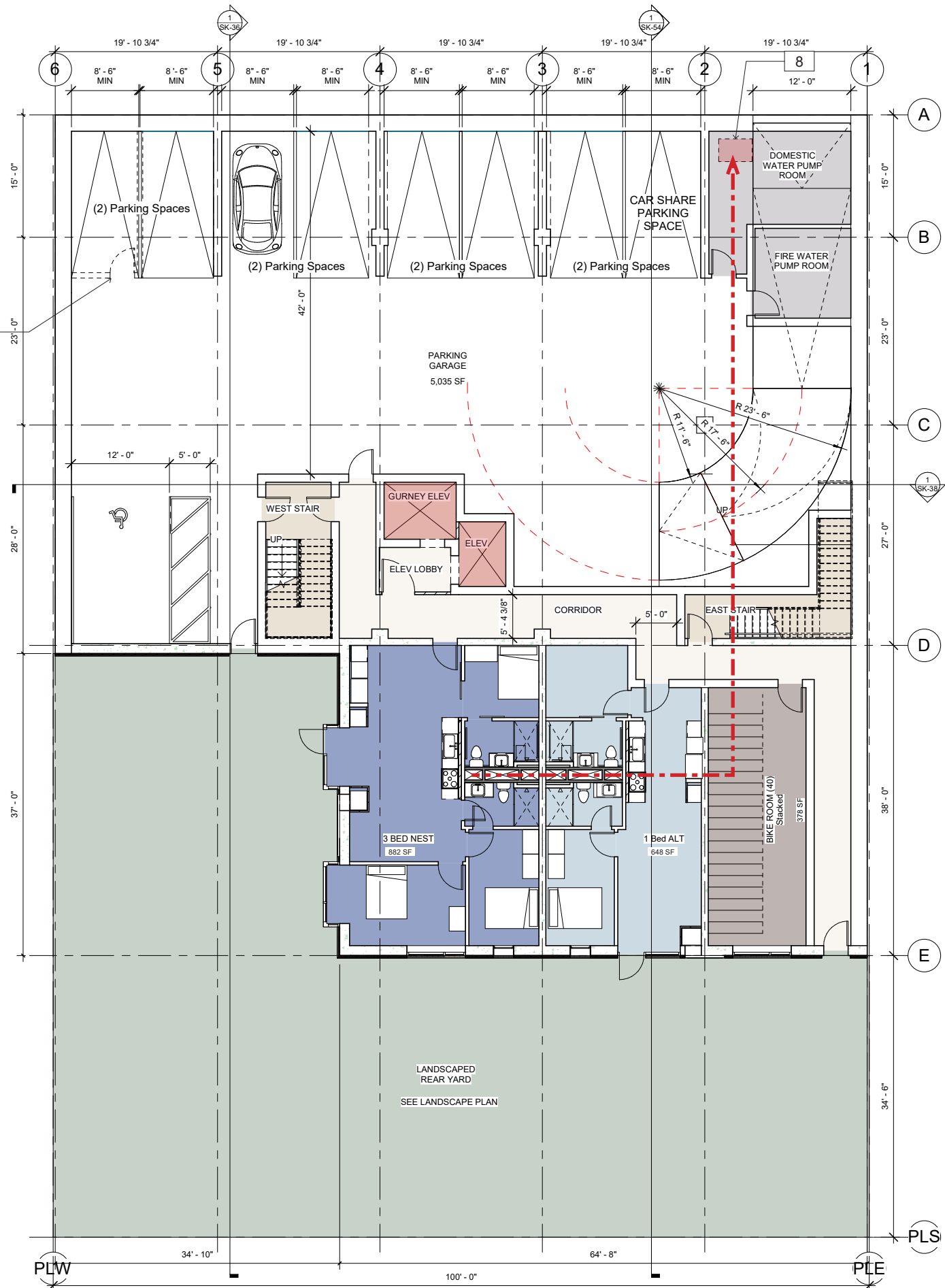
34. RETAIL STOREFRONT
 ARCADIA 2" ALUMINUM FRAME
 FACTORY FINISHED, MATTE
 BENJAMIN MOORE 2112-40 STONE



MATERIAL SELECTION KEY



TRANSFORMER
VAULT ALTERNATE
LOCATION
(IF REQUIRED)



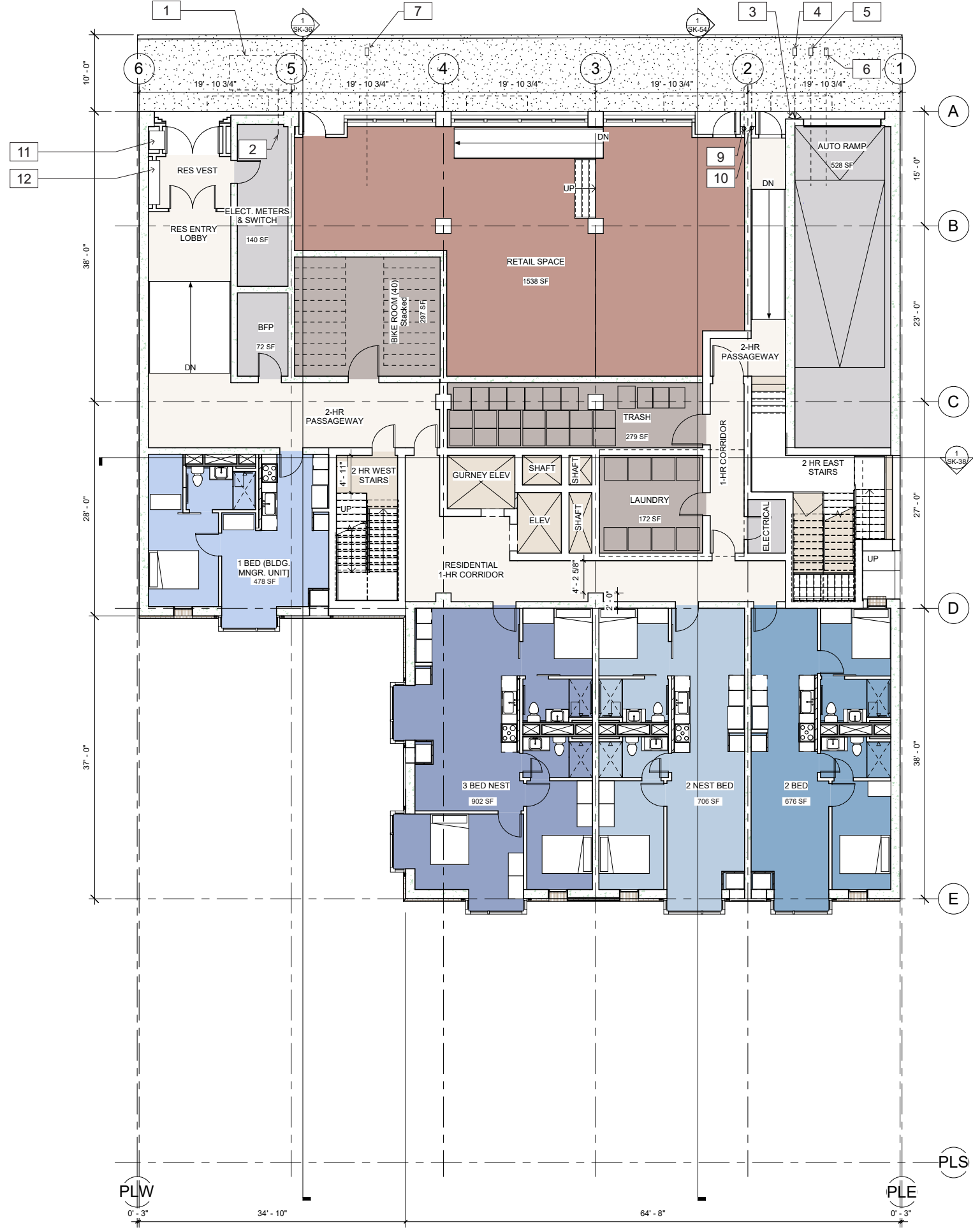
KEYNOTES

- 8. BASEMENT EJECTOR PUMP LOCATION (IF REQUIRED)

LEGEND

- 1 BED BASEMENT
- 3 BED NEST UNIT
- MECH/GARAGE AREAS
- CORRIDOR
- LANDSCAPE
- RESIDENTIAL AMENITY
- VERTICAL CIRCULATION

BASEMENT FLOOR PLAN



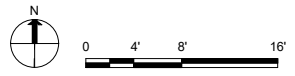
KEYNOTES

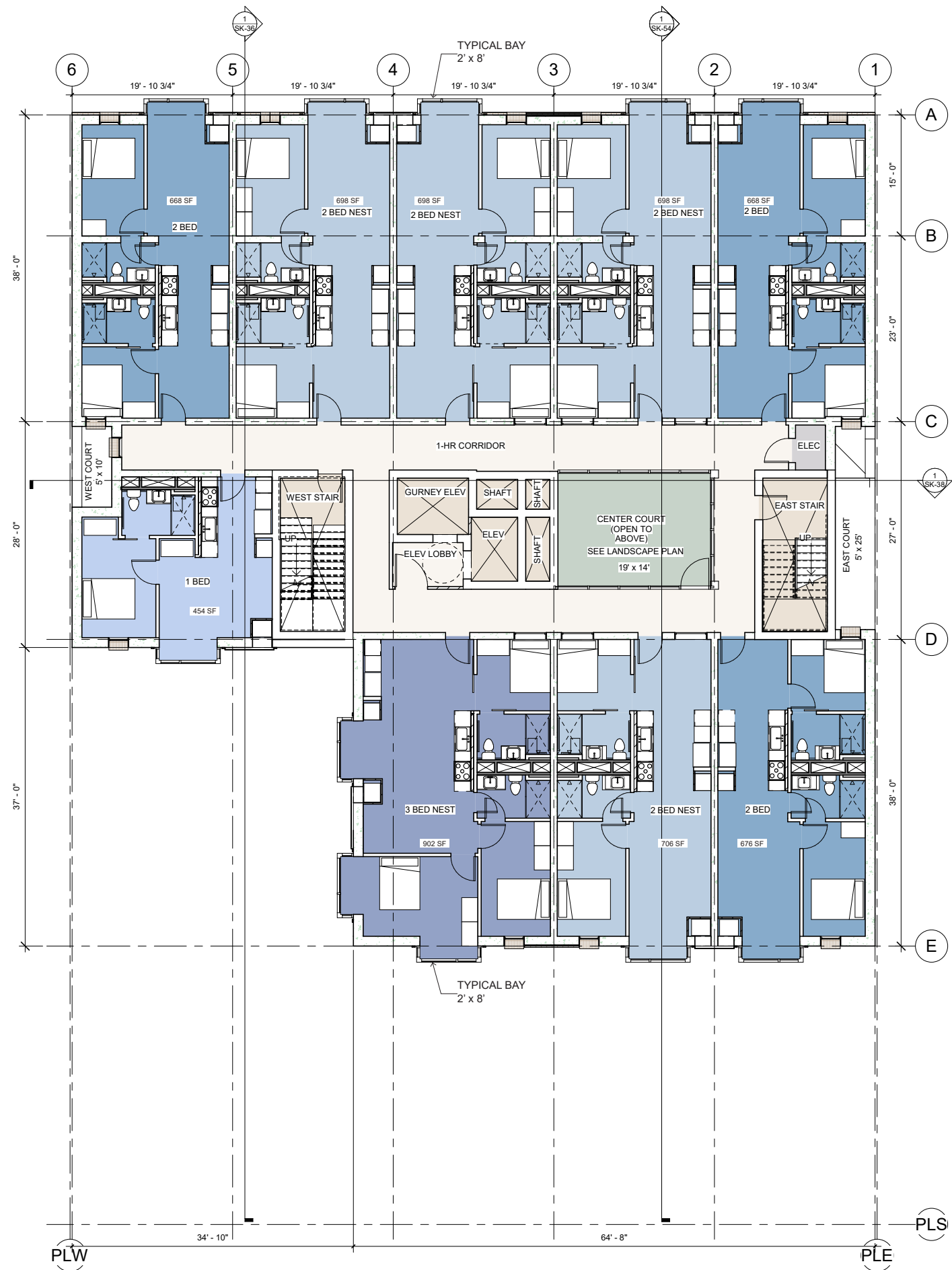
- 1. 4'6"X 8'6" TRANSFORMER
- 2. ELECTRICAL POC
- 3. FDC
- 4. FIRE WATER METER
- 5. DOMESTIC WATER METER
- 6. IRR WATER METER
- 7. RETAIL WATER METER
- 9. ALL BUILDING SANITARY SEWER RISER & POC
- 10. ALL BUILDING STORM DRAIN RISER & POC
- 11. CALL BOX
- 12. MAILBOX

LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- MECH/GARAGE AREAS
- CORRIDOR
- RESIDENTIAL AMENITY
- RETAIL
- VERTICAL CIRCULATION

GROUND FLOOR PLAN

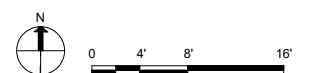


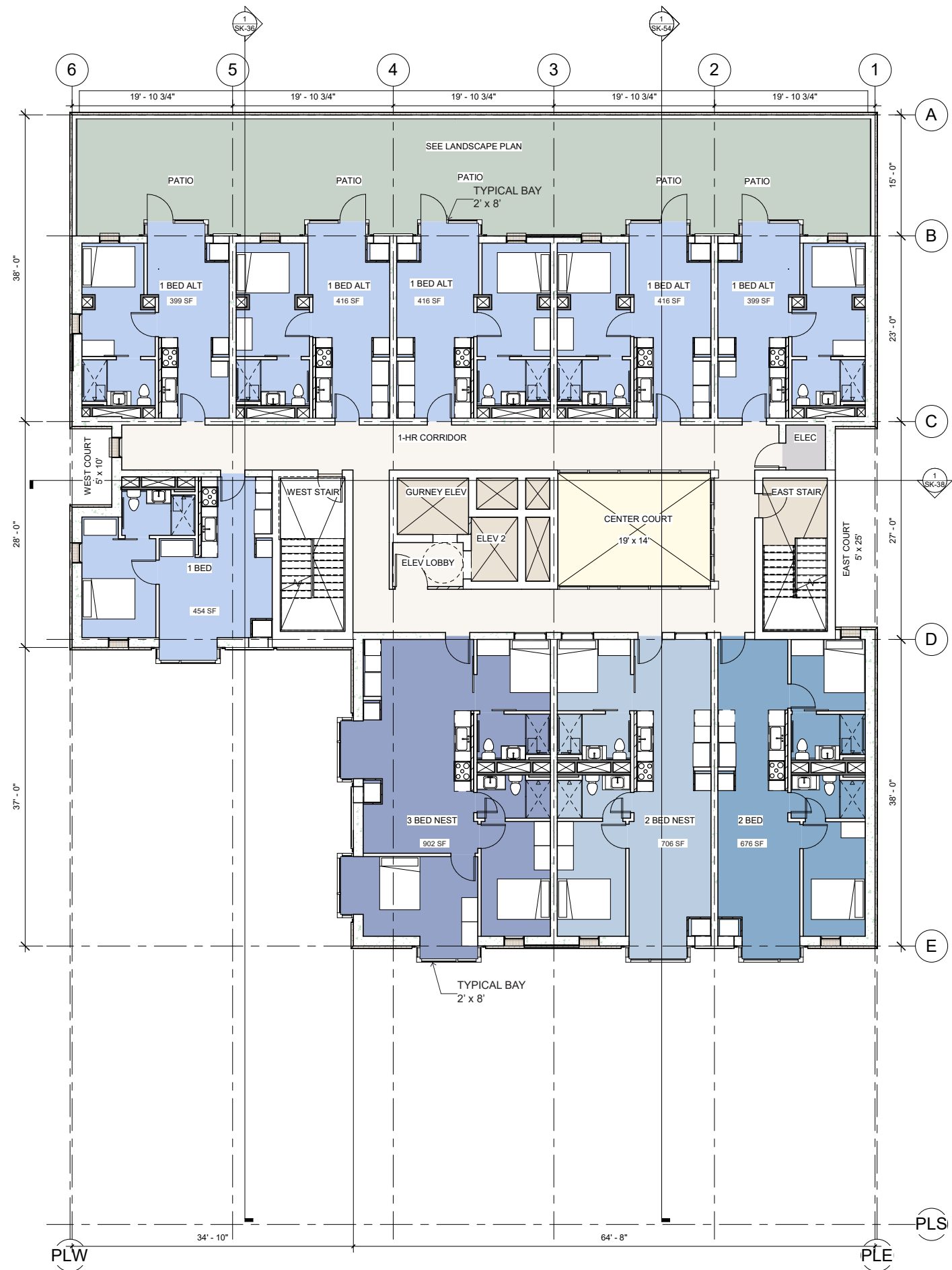


LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- MECH/GARAGE AREAS
- CORRIDOR
- LANDSCAPE
- VERTICAL CIRCULATION

SECOND FLOOR PLAN

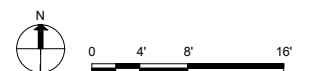




LEGEND

- 1 BED UNIT
- 2 BED NEST UNIT
- 2 BED UNIT
- 3 BED NEST UNIT
- CENTER COURT
- MECH/GARAGE AREAS
- CORRIDOR
- LANDSCAPE
- VERTICAL CIRCULATION

SIXTH FLOOR PLAN



KEY NOTES

1. REFRIGERATOR
2. OVEN/RANGE
3. WASHER DRYING COMBO UNIT
4. DISHWASHER
5. SINK AND DISPOSER
6. PANTRY
7. FLOOR MOUNTED WATER CLOSET
8. LAVATORY
9. WALK IN SHOWER
10. VENTILATION SHAFT
11. CLOSET
12. QUEEN BED
13. MAGICPAK VENTILATION UNIT
14. FIXED RATED TRANSOM FOR BORROWED LIGHT FROM CORRIDOR ADJACENT TO INTERIOR CENTER COURT

INTERIOR SPACE DIMENSIONS

2016 CBC 1208.1 MINIMUM ROOM WIDTHS
HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN DIMENSION.

2016 CBC 1208.3 ROOM AREA
EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.

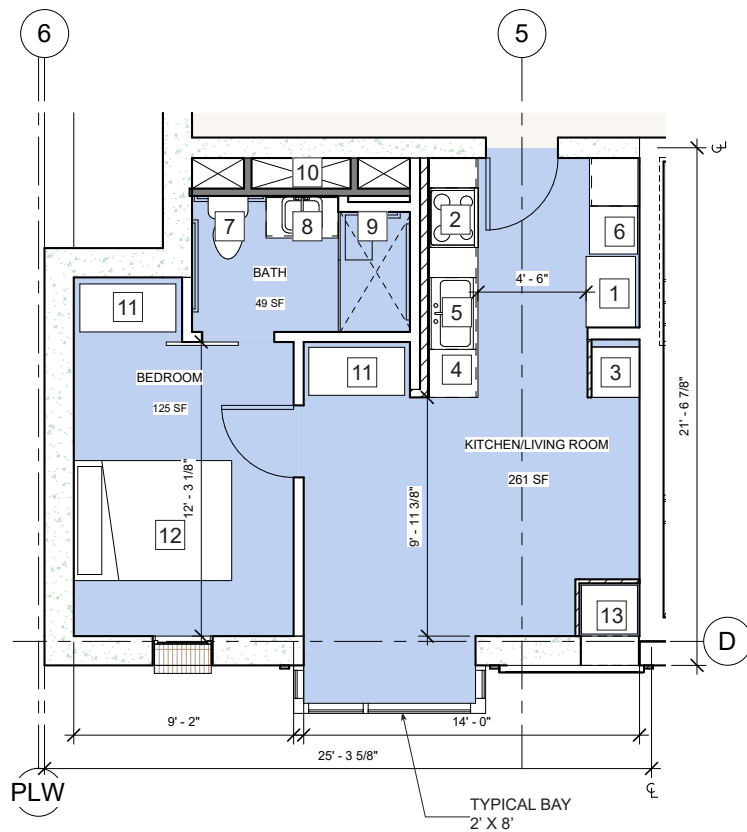
NESTED BEDROOM CODE COMPLIANCE

VENTILATION
2016 CBC 1203.5.1.1 ADJOINING SPACES

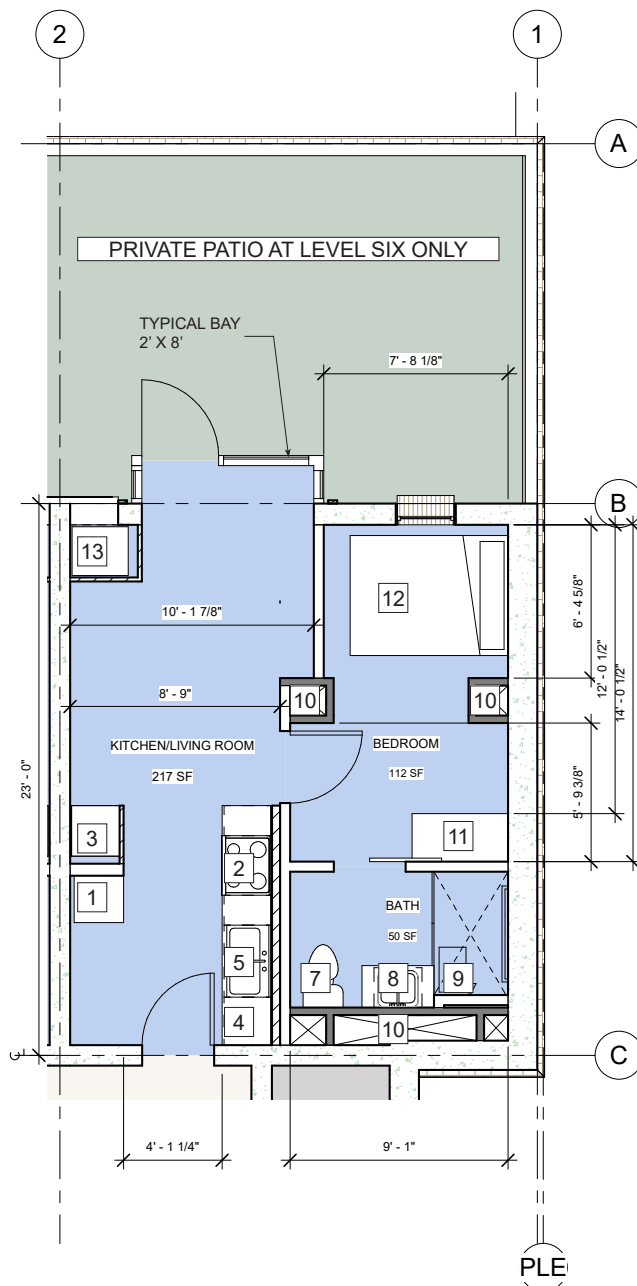
WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.

NATURAL LIGHTING
2016 CBC 1205.2.1 ADJOINING SPACES

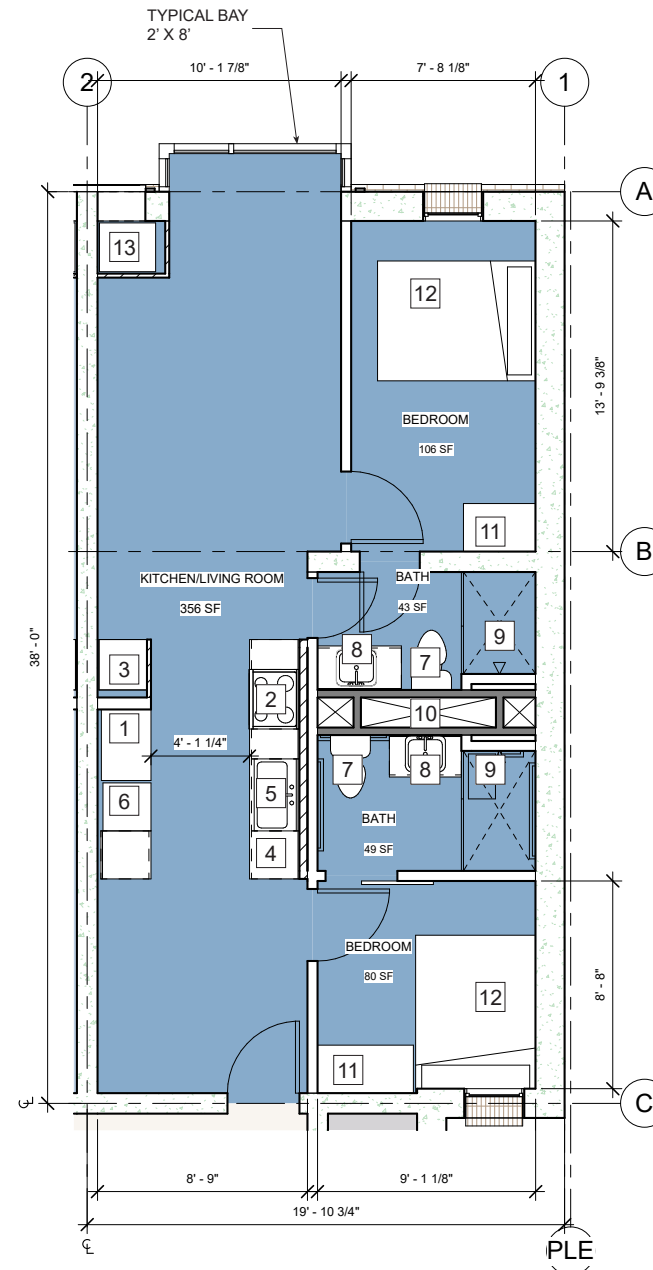
FOR THE PURPOSE OF NATURAL LIGHT ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SF.



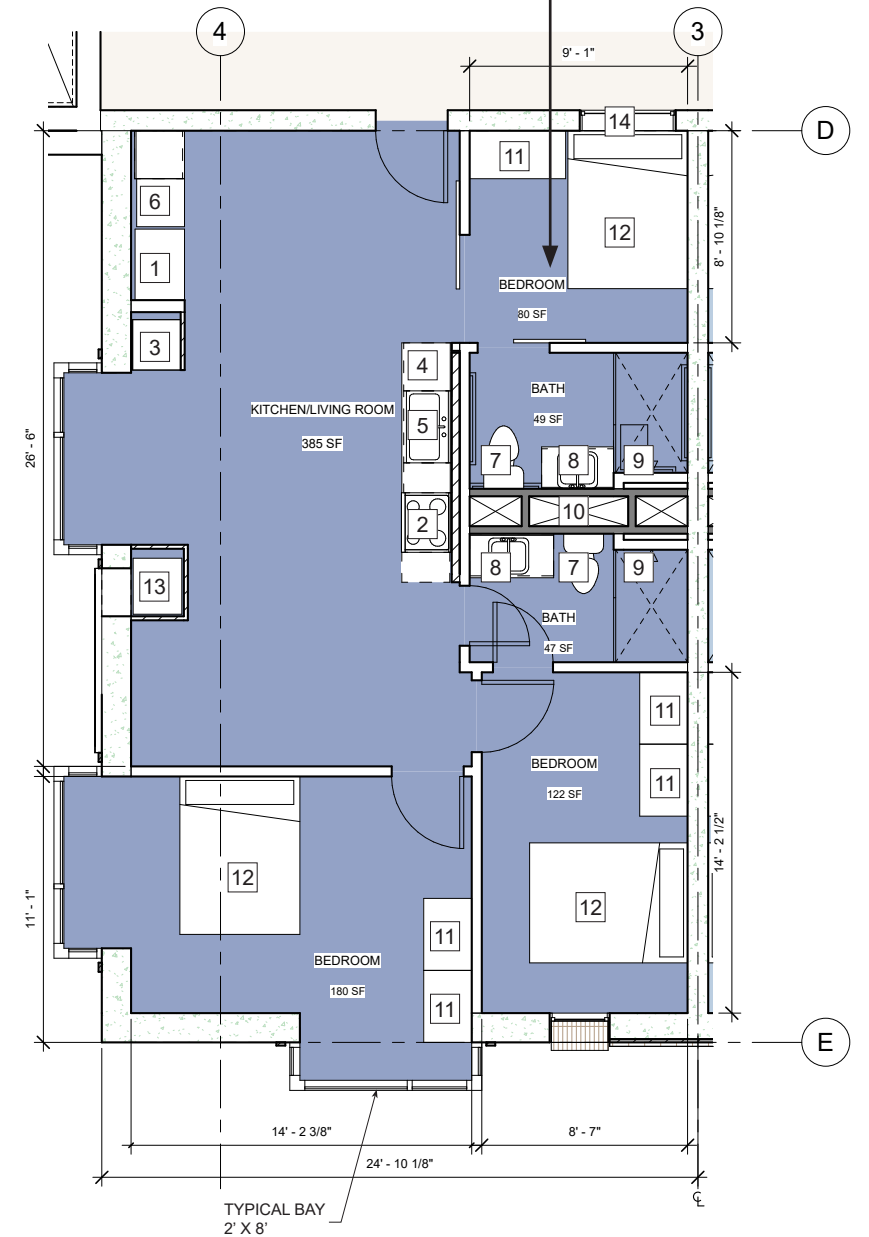
1 1 BED - TYPICAL
1/4" = 1'-0"



2 1 BED - ALTERNATE
1/4" = 1'-0"



3 2 BED
1/4" = 1'-0"



4 3 BED
1/4" = 1'-0"

ENLARGED UNIT PLANS

SITE FURNISHINGS



OUTDOOR CURVED SOFA



SECTIONAL SOFA



OUTDOOR SOFA



ROUND SIDE TABLE



PICNIC TABLE



PING PONG TABLE



OUTDOOR BARBECUE ISLAND



OUTDOOR CHAISE LOUNGER



FIRE PIT

PLANTING PALETTE

BIORETENTION AREA:

TREES

MAIDENHAIR TREE, *GINKGO BILOBA*, 35-50' HIGH X 30-40' WIDE, FULL SUN/PART SHADE
 WESTERN REDBUD, *CERCIS OCCIDENTALIS*, 10-18' HIGH X 10-18' WIDE, FULL SUN/PART SHADE
 CHINESE FRINGE TREE, *CHIONANTHUS RETUSUS*, 20' HIGH X 16-18' WIDE, FULL SUN

SHRUBS

CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 CALIFORNIA HOLLY GRAPE, *BERBERIS PINNATA*, 4-5' HIGH X 5' WIDE, FULL SUN
 CALIFORNIA FUCHSIA, *EPILOBIUM CANUM*, 1-2' HIGH X 3' WIDE, FULL SUN/PART SHADE
 CAPE RUSH, *CHONDROPETALUM TECTROM*, 3-5' HIGH X 4-6' WIDE, FULL SUN/PART SHADE

PLANTING AREA:

TREES

SWAN HILL OLIVE, *OLEA EUROPEA 'SWAN HILL'*, 15-25' HIGH X 15-20' WIDE, FULL SUN
 DAVID'S MAPLE, *ACER DAVIDII*, 20-35' HIGH X 20-35' WIDE, FULL SUN/PART SHADE
 WESTERN REDBUD, *CERCIS OCCIDENTALIS*, 10-18' HIGH X 10-18' WIDE, FULL SUN
 EDITH BOGUE MAGNOLIA, *MAGNOLIA GRANDIFLORA 'EDITH BOGUE'*, 35' HIGH X 20' WIDE, FULL SUN/PART SHADE

SHRUBS

CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 DWARF VARIGATED FLAX, *PHORUM TENAX 'WINGS OF GOLD'*, 2-3' HIGH X 2-3' WIDE, FULL SUN/PART SHADE
 MARTHA RODERICK ALUM ROOT, *HEUCHERA MICRANTHA 'MARTHA RODERICK'*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
 MEXICAN BLUE SAGE, *SALVIA CHAMAEDRYOIDES*, 12" HIGH X 18" WIDE, FULL SUN
 DWARF YEDDO HAWTHORN, *RHAPHIOLEPIS UMBELLATA 'MINOR'*, 5-8' HIGH X 5-8' WIDE, FULL SUN/PART SHADE
 FRENCH LAVENDER, *LAVANDULA DENTATA*, 3-4' HIGH X 4-6' WIDE, FULL SUN
 GERMANDER, *TEUCRIUM CHAMAEDRYS*, 1' HIGH X 2' WIDE, FULL SUN
 COMMON YARROW, *ACHIELLA MILLEFOLIUM*, 12-30" HIGH X 3' WIDE, FULL SUN/PART SHADE
 LITTLE SPIRE RUSSIAN SAGE, *PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'*, 2' HIGH X 2' WIDE, FULL SUN

APARTMENT BUILDING



LANDSCAPE PLAN - BASEMENT FLOOR

SITE FURNISHINGS



BIKE RACK



PERMEABLE PAVERS

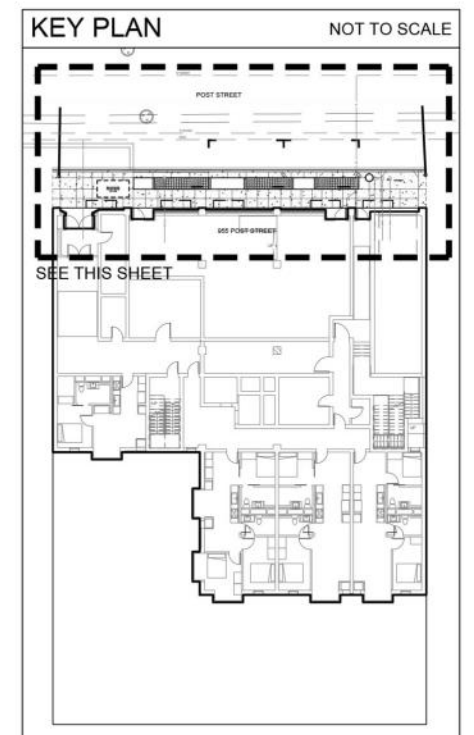
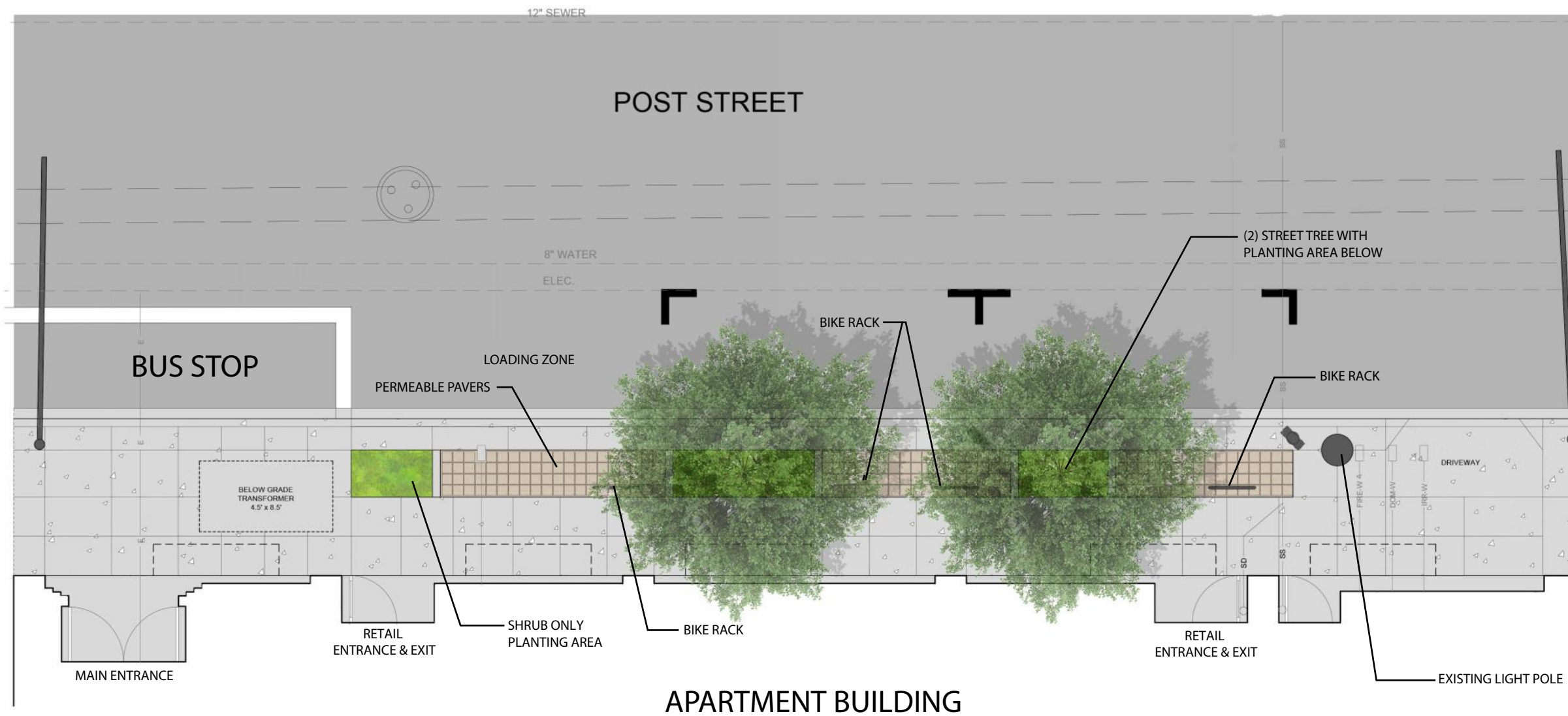
PLANTING PALETTE

TREES

- MAIDENHAIR TREE, *GINKGO BILOBA*, 35-50' HIGH X 30-40' WIDE, FULL SUN/PART SHADE
- SWAN HILL OLIVE, *OLEA EUROPEA 'SWAN HILL'*, 15-25' HIGH X 15-20' WIDE, FULL SUN
- LITTLE GEM DWARF SOUTHERN MAGNOLIA, *MAGNOLIA GRANDIFLORA 'LITTLE GEM'*, 20-25' HIGH X 10-15' WIDE, FULL SUN

SHRUBS

- CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
- GERMANDER, *TEUCRIUM CHAMAEDRYS*, 1' HIGH X 2' WIDE, FULL SUN
- COMMON YARROW, *ACHIELLA MILLEFOLIUM*, 12-30" HIGH X 3' WIDE, FULL SUN/PART SHADE
- DWARF VARIGATED NEW ZEALAND FLAX, *PHORMIUM 'TINY TIGER'*, 1' HIGH X 1' WIDE, FULL SUN/PART SHADE
- CALIFORNIA POLYPODY, *POLYPODIUM CALIFORNICUM*, 1' HIGH X 2' WIDE, FULL SHADE/PART SHADE
- CALIFORNIA FUCHSIA, *EPILOBIUM CANUM*, 1-2' HIGH X 3' WIDE, PART SHADE/FULL SHADE
- BEAR'S BREECHES, *ACANTHUS MOLLIS*, 2-4' X 3-4', PART SHADE/FULL SHADE



LANDSCAPE PLAN - GROUND FLOOR

SITE FURNISHINGS



ARTIFICIAL GREEN WALL



MOSAIC TILE (OPTION 1)



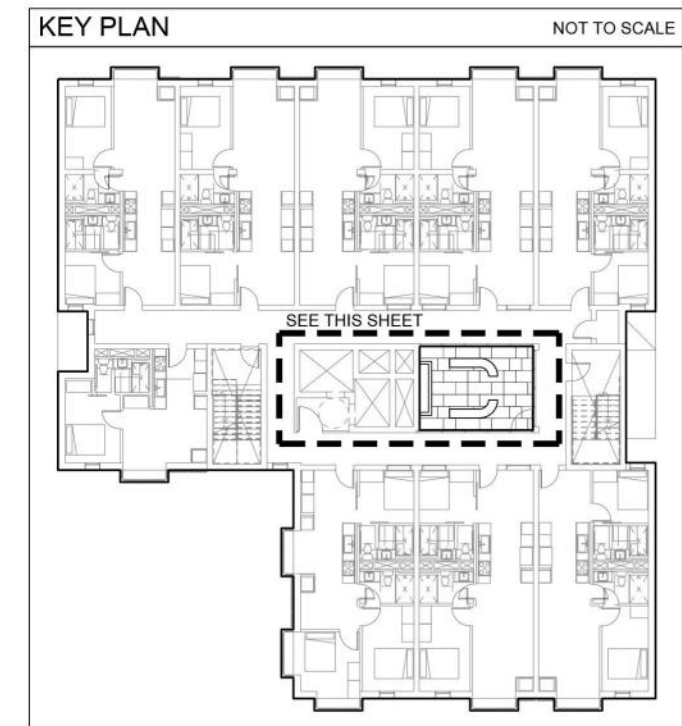
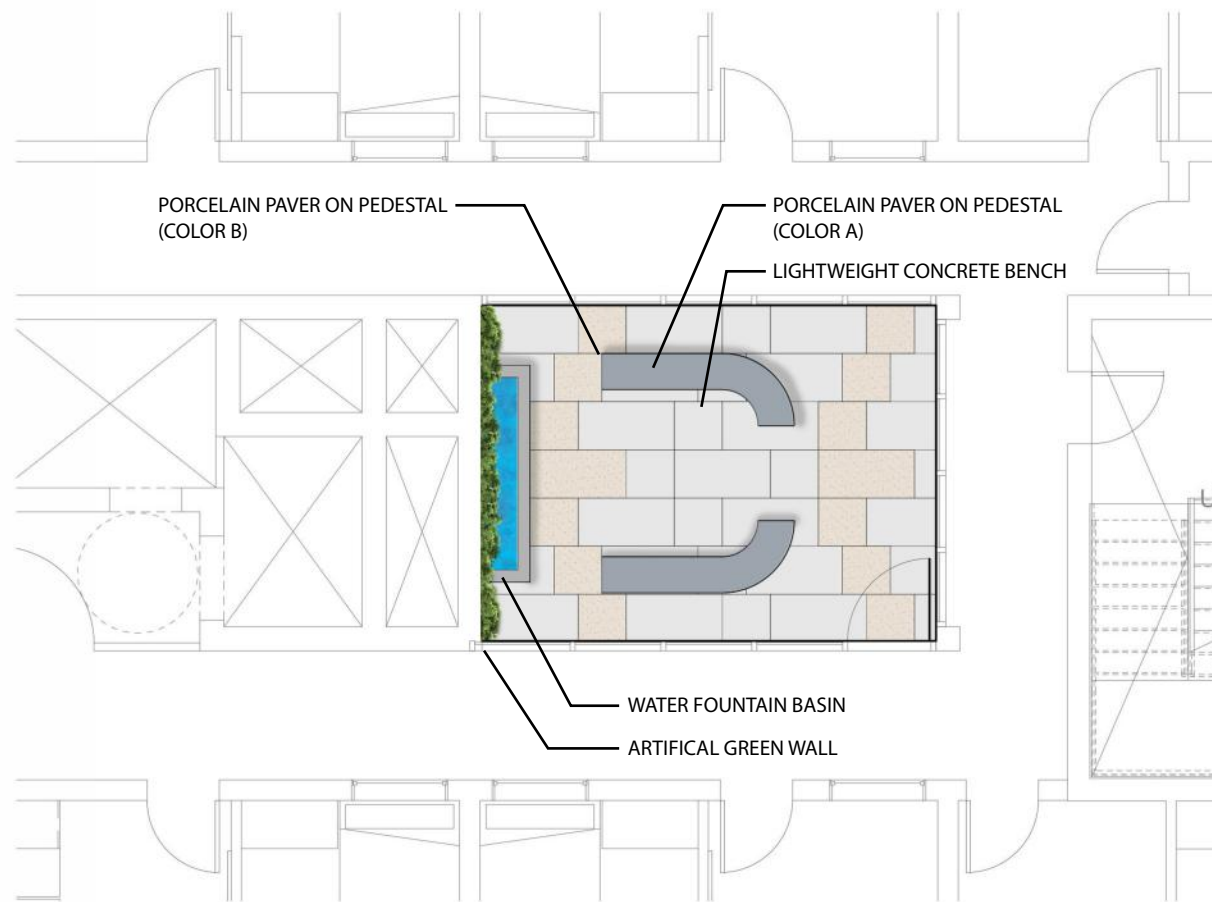
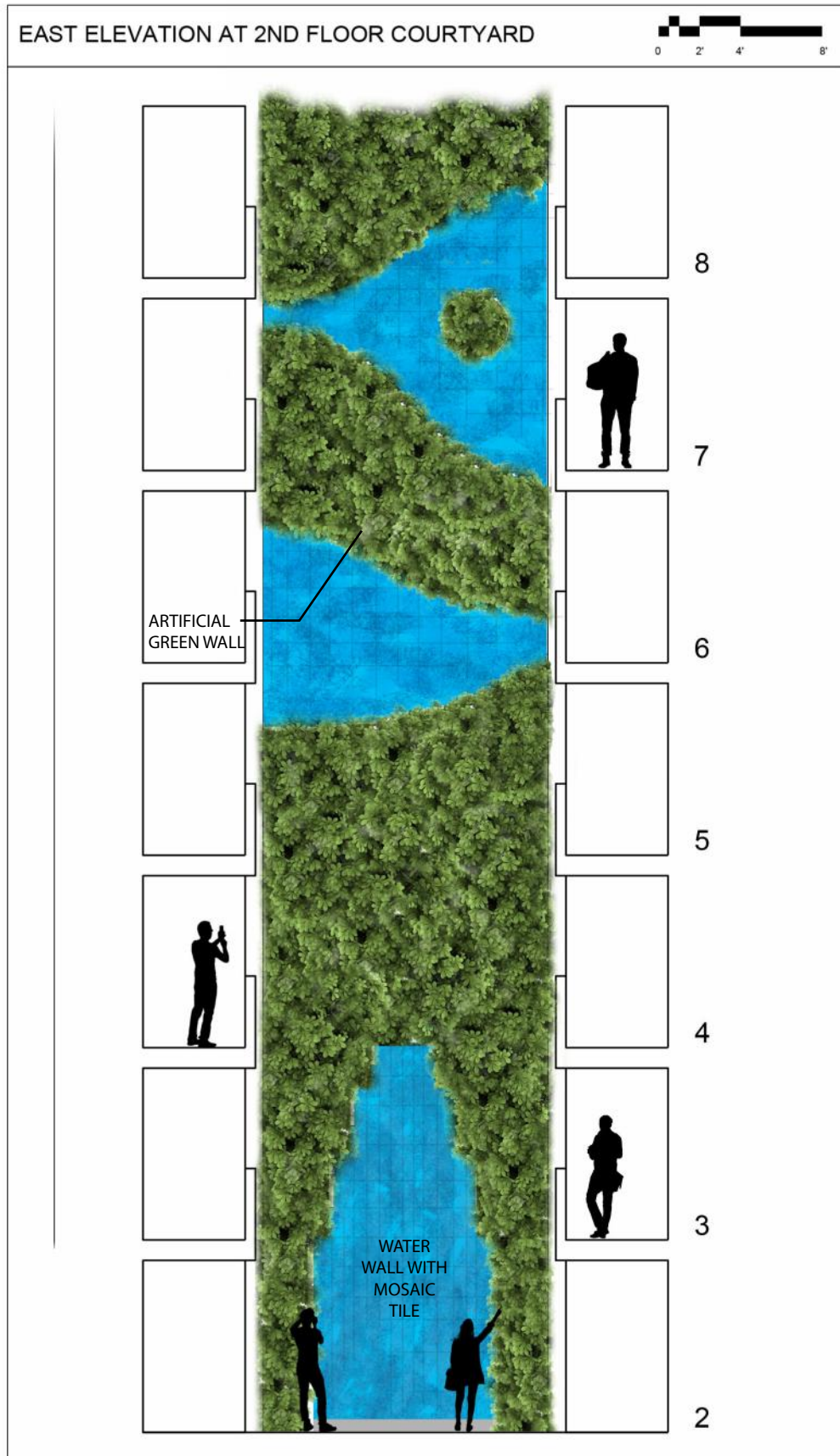
MOSAIC TILE (OPTION 2)



LIGHTWEIGHT CONCRETE BENCH



PORCELAIN PAVERS ON PEDESTAL



LANDSCAPE PLAN - SECOND FLOOR PLAN



APARTMENT BUILDING

SITE FURNISHINGS



PLANTER WITH PRIVACY SCREEN



PRIVACY SCREEN PATTERN



PLANTER WITHOUT PRIVACY SCREEN

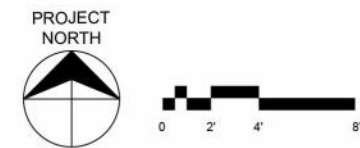


OUTDOOR PATIO TILE

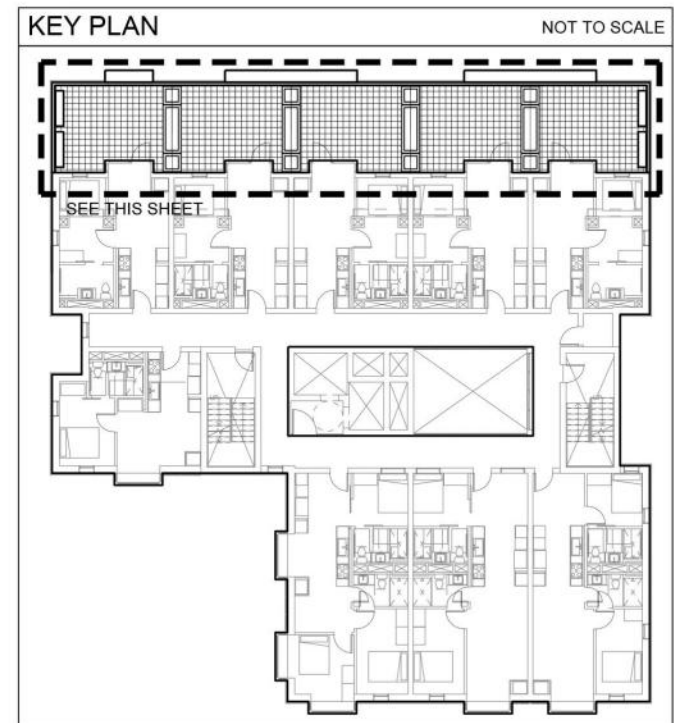
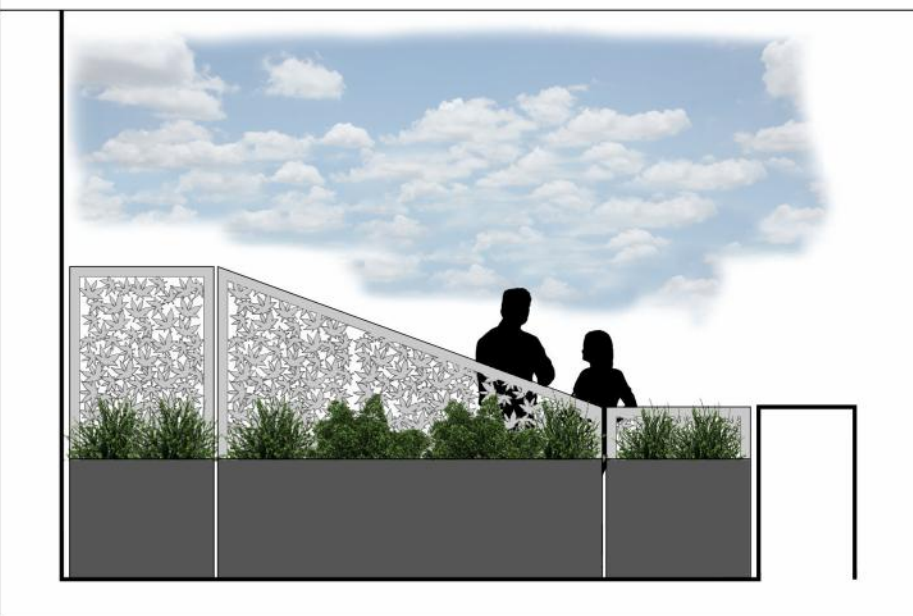
PLANTING PALETTE

SHRUBS

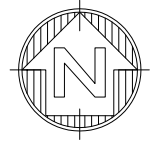
- CALIFORNIA GRAY RUSH, *JUNCUS PATENS*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
- DWARF VARIGATED FLAX, *PHORUM TENAX 'WINGS OF GOLD'*, 2-3' HIGH X 2-3' WIDE, FULL SUN/PART SHADE
- MARTHA RODERICK ALUM ROOT, *HEUCHERA MICRANTHA 'MARTHA RODERICK'*, 2' HIGH X 2' WIDE, FULL SUN/PART SHADE
- MEXICAN BLUE SAGE, *SALVIA CHAMAEDRYOIDES*, 12" HIGH X 18" WIDE, FULL SUN
- GERMANDER, *TEUCRIUM CHAMAEDRYS*, 1' HIGH X 2' WIDE, FULL SUN
- COMMON YARROW, *ACHIELLA MILLEFOLIUM*, 12-30" HIGH X 3' WIDE, FULL SUN/PART SHADE
- LITTLE SPIRE RUSSIAN SAGE, *PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'*, 2' HIGH X 2' WIDE, FULL SUN



ELEVATION - PLANTER WITH PRIVACY SCREEN



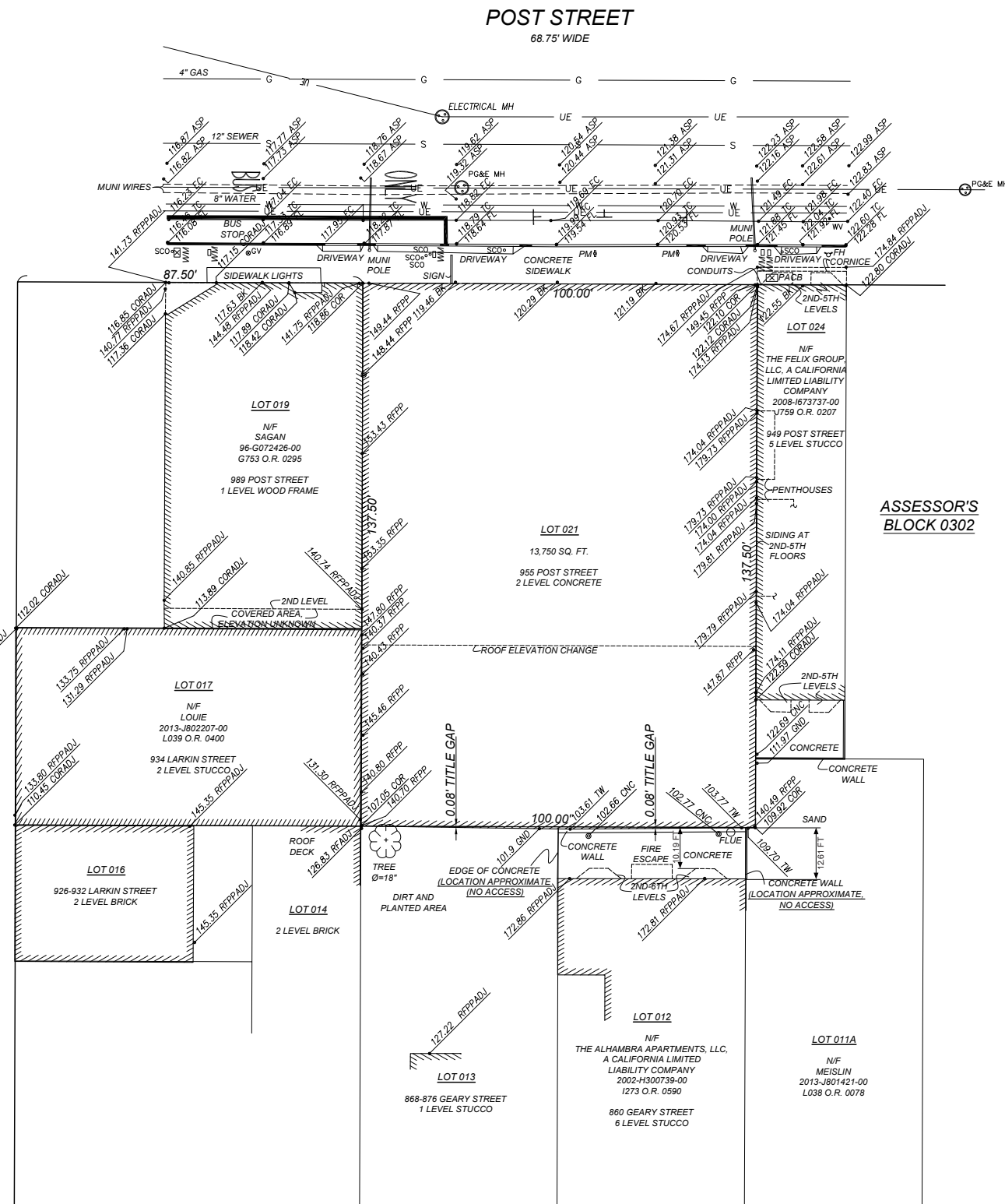
LANDSCAPE PLAN - SIXTH FLOOR



PRELIMINARY FOR REVIEW PURPOSES ONLY

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR FRANK AND JANE WONG AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



BOUNDARY NOTES:
 PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:
 TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON OCTOBER 27, 2015.

SURVEY REFERENCE:
 THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
 LOT 021, RECORDED OCTOBER 5, 2000, DOCUMENT NUMBER 2000-G846121-00, ON REEL H737 AT IMAGE 0348.

UTILITY NOTE:
 UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

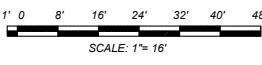
PROJECT BENCHMARK - DESCRIPTION:
 ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF POST AND HYDE STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. CORNER 4' E., + CUT TOP CONC WALL.
 ELEVATION = 133.442'

GENERAL NOTE:
 THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:
 THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: _____
 FREDERICK T. SEHER, PLS
 LICENSE NO. 6216

- LEGEND**
- ADJ ADJACENT BUILDING
 - ASP ASPHALT
 - BK BACK OF WALK
 - CNC CONCRETE
 - COR CORNER
 - DW DRIVEWAY
 - EC EDGE OF CONCRETE
 - ELB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - GND GROUND
 - GV GAS VALVE
 - MH MANHOLE
 - PACB PACIFIC BELL
 - PG&E PACIFIC GAS & ELECTRIC
 - PM PARKING METER
 - RF ROOF
 - RPPP ROOF PARAPET
 - SCO SANITARY SEWER CLEAN OUT/VENT
 - TC TOP OF CURB
 - TW TOP OF WALL
 - WM WATER METER
 - WV WATER VALVE
-
- G GAS LINE
 - S SANITARY SEWER LINE
 - OHE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - W WATER LINE
-
- Ø DIAMETER
 - ☆ LIGHT POST
 - PAINT STRIPE
 - ELEV DESC SPOT ELEVATION
 - ☼ TREE



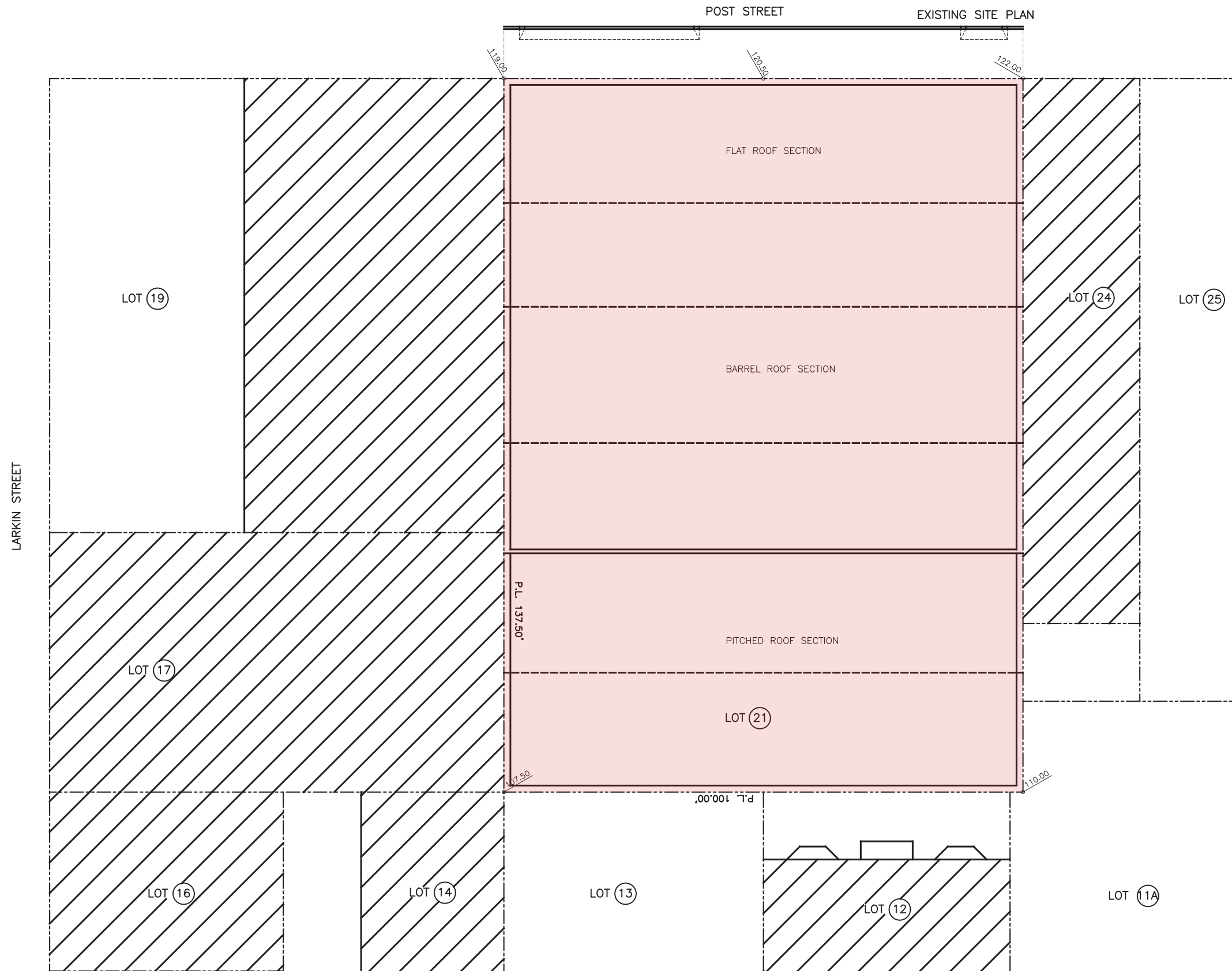
DATE:	NOVEMBER, 2015			
SCALE:	1" = 16'			
DRAWN BY:	JC			
DRAWING NAME:	1929-15			
SURVEYED BY:	FTS			
CHECKED BY:	EF			
CHECKED BY:				
	NO.	BY	DATE	REVISIONS



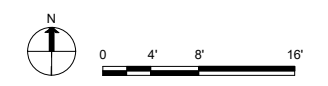
FREDERICK T. SEHER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SURVEYING & MAPPING
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 (415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY ASSESSOR'S BLOCK 0302, LOT 021 955 POST STREET, SAN FRANCISCO, CA 94109

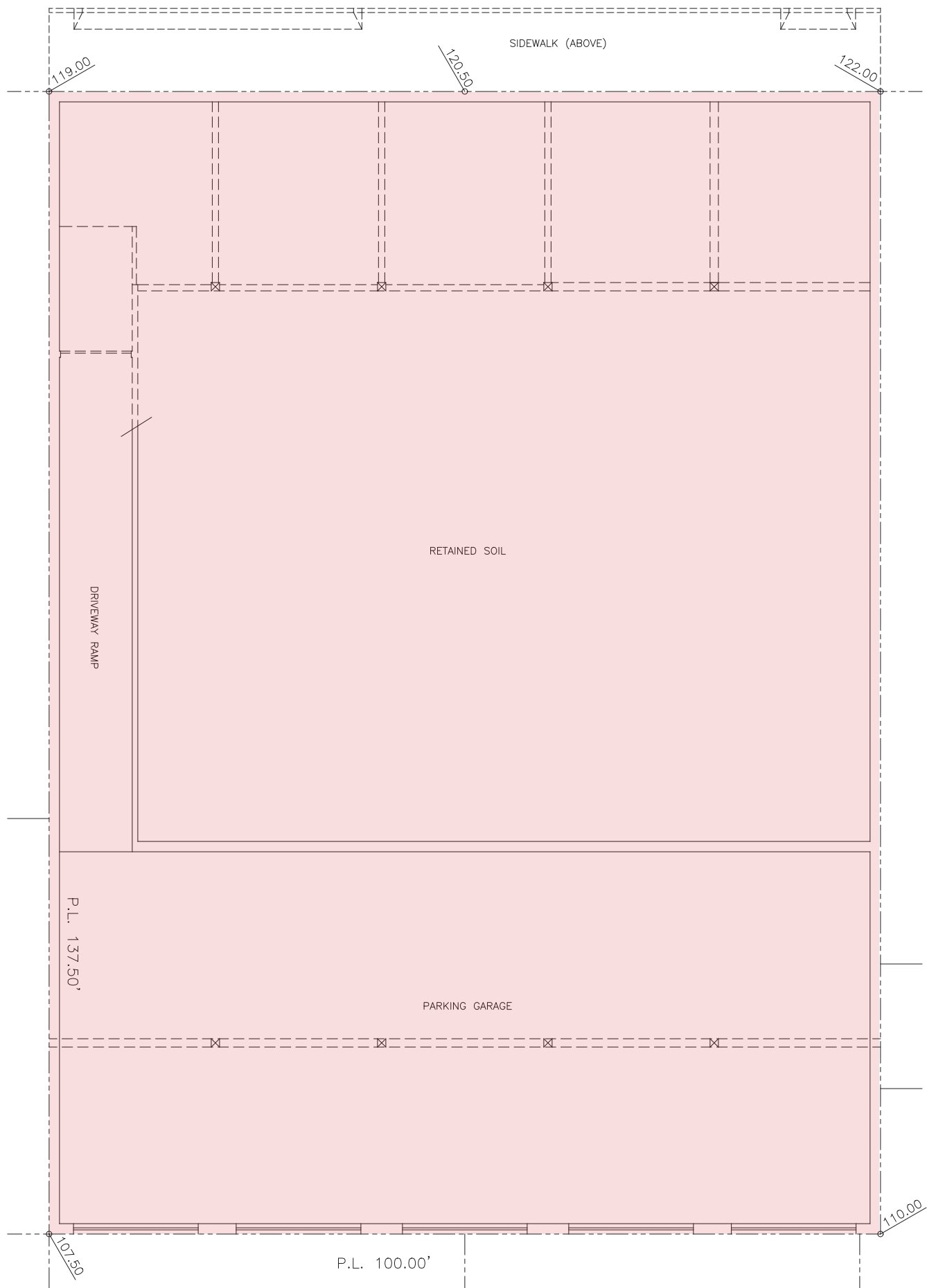
SHEET
1
 OF 1 SHEETS
 JOB NO.:
 1929-15



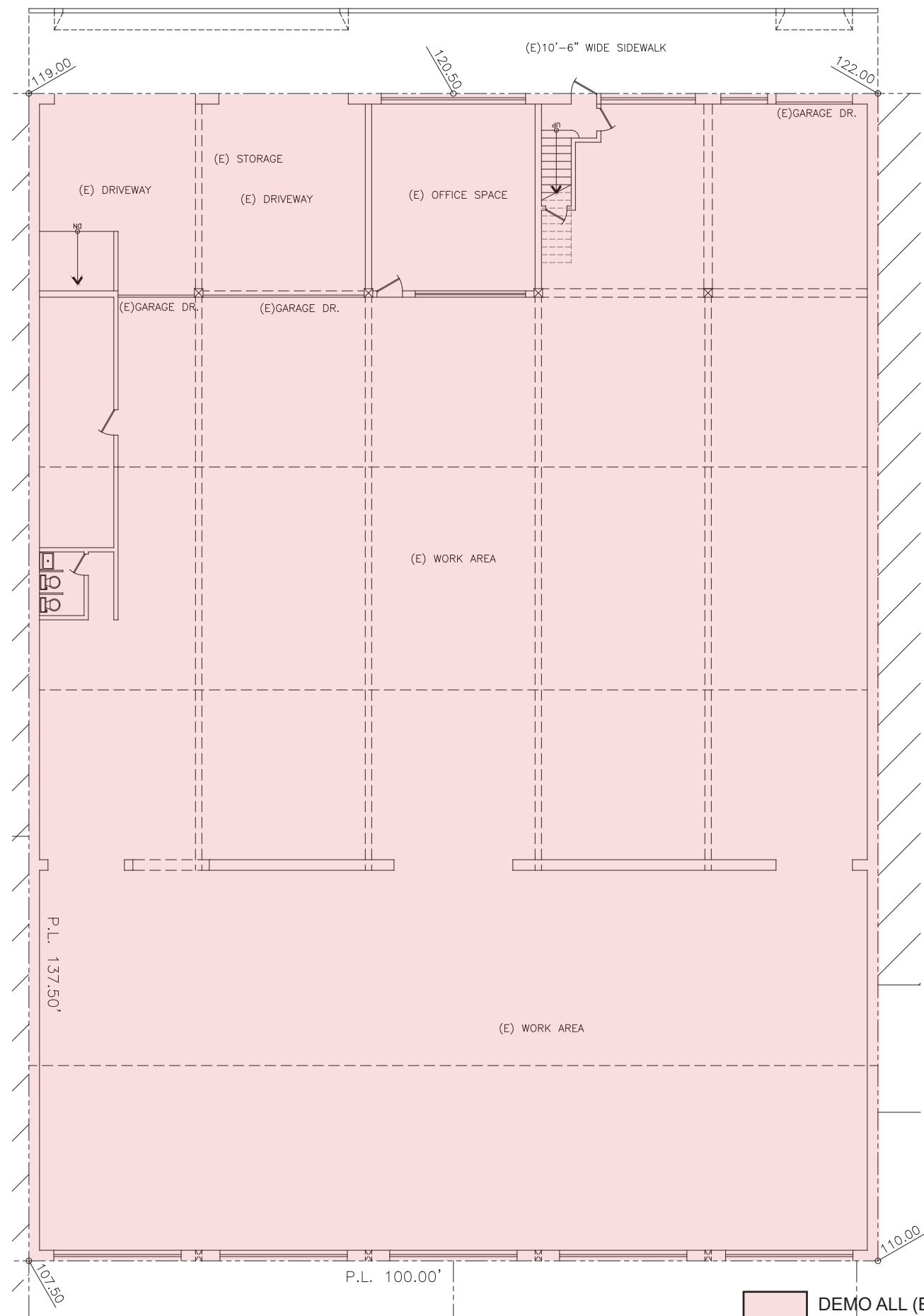
DEMO ALL (E) BUILDING



EXISTING PLOT PLAN



1 EXISTING BASEMENT PLAN
SCALE: 1/8"=1'-0"

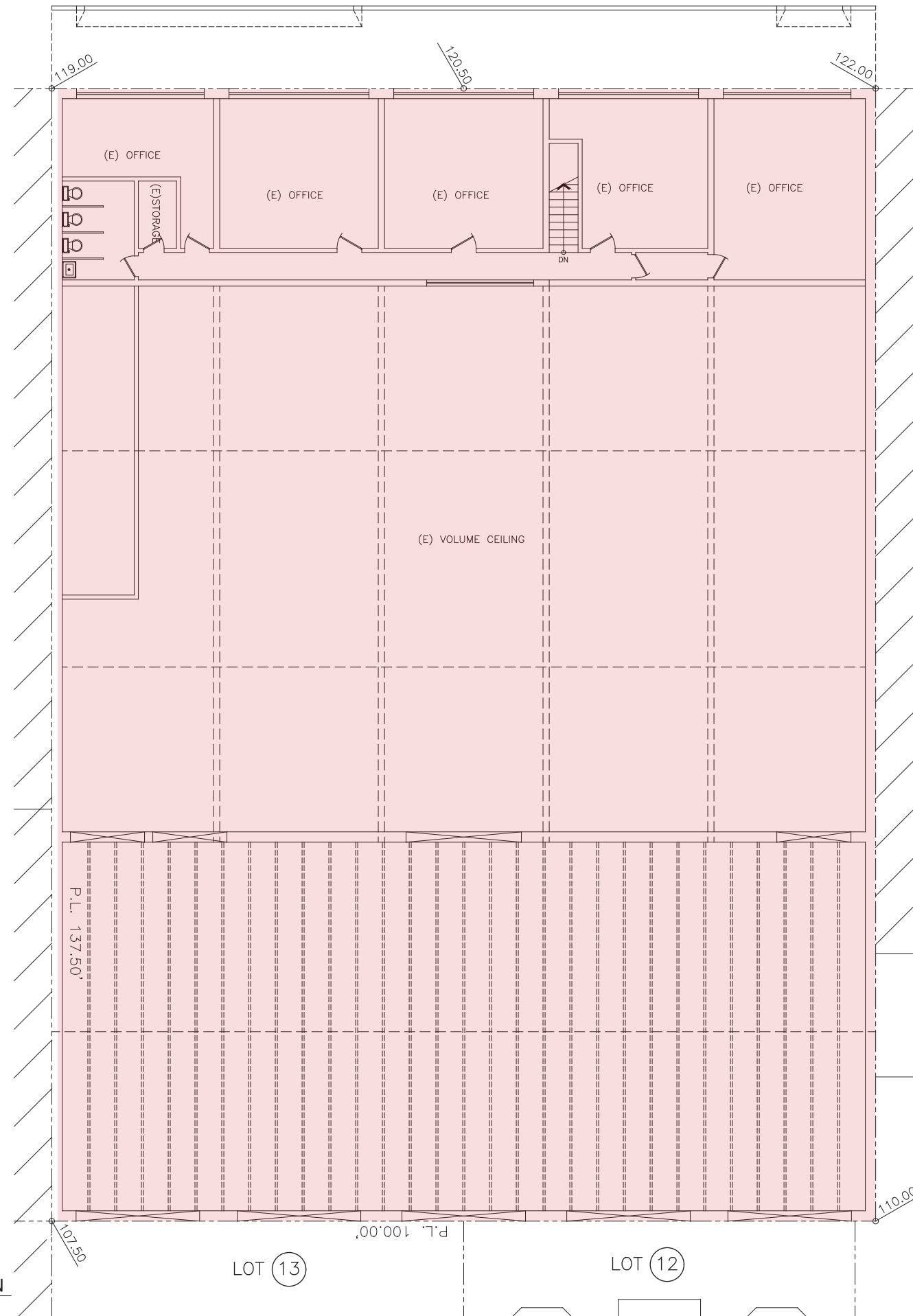


2 EXISTING GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

DEMO ALL (E) BUILDING



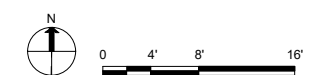
EXISTING FLOOR PLANS

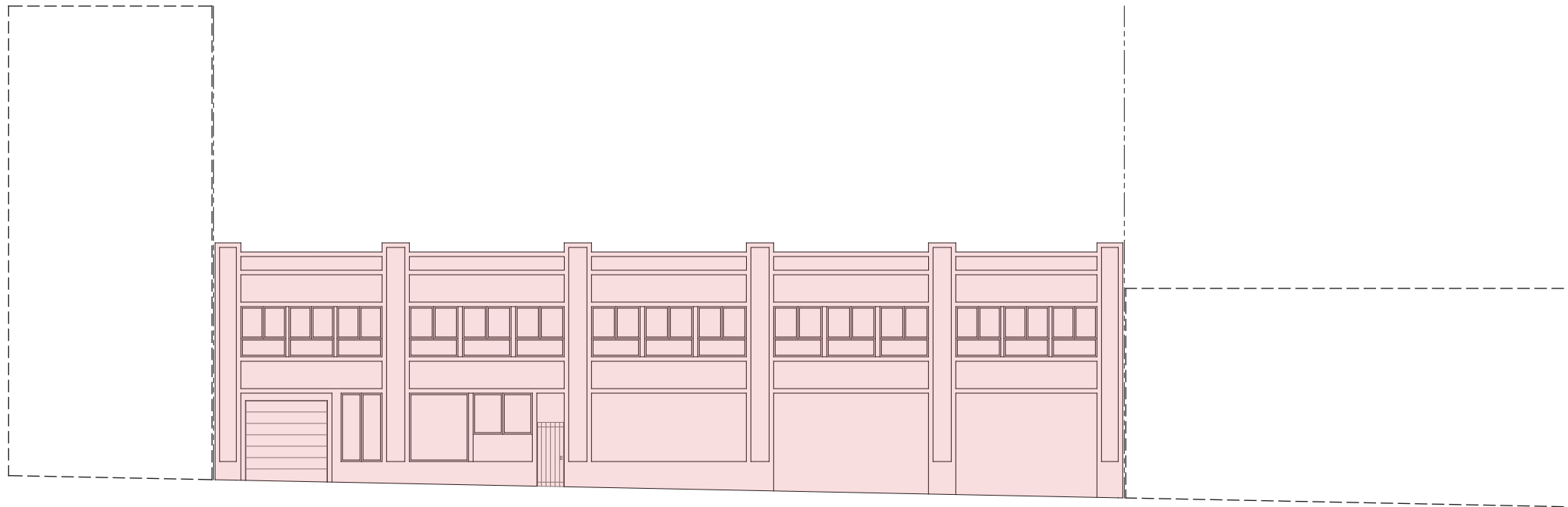


EXISTING FLOOR PLANS

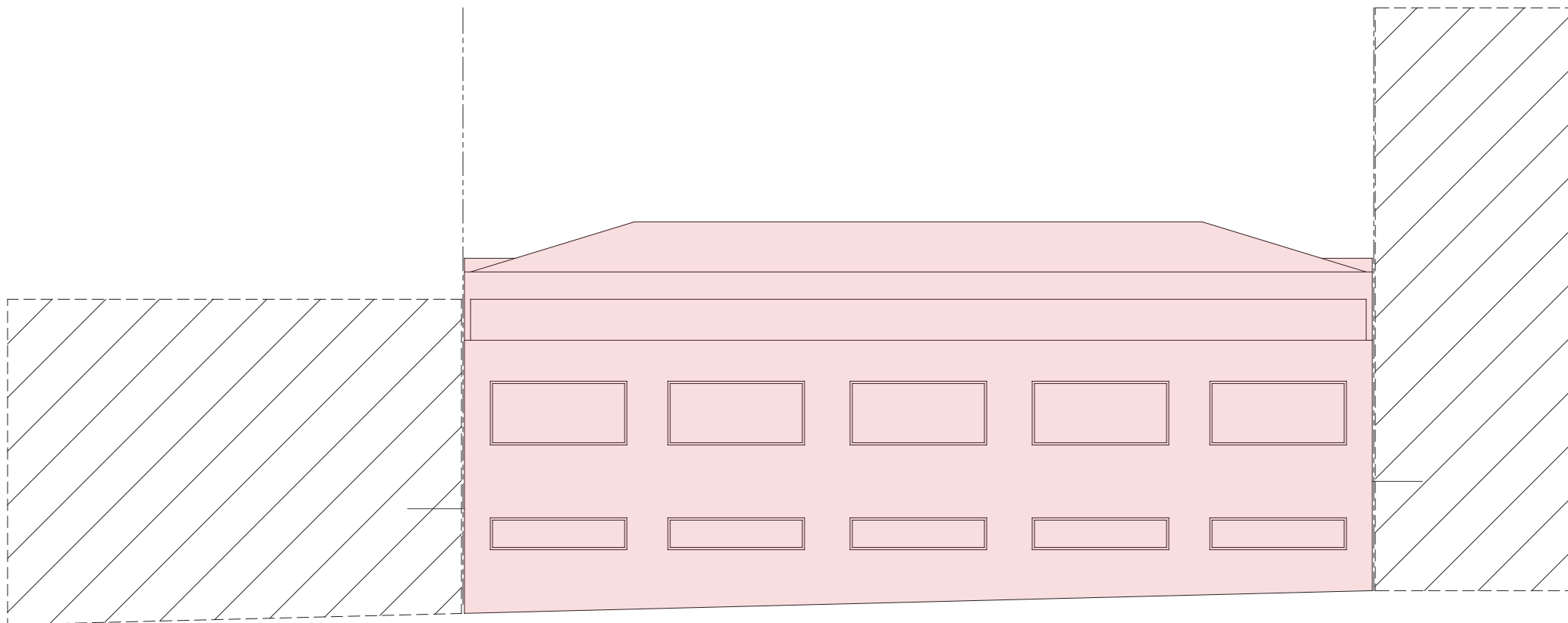
1 EXISTING 2ND FLOOR PLAN
 SCALE: 1/8"=1'-0"

DEMO ALL (E) BUILDING



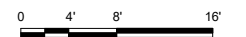


1 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

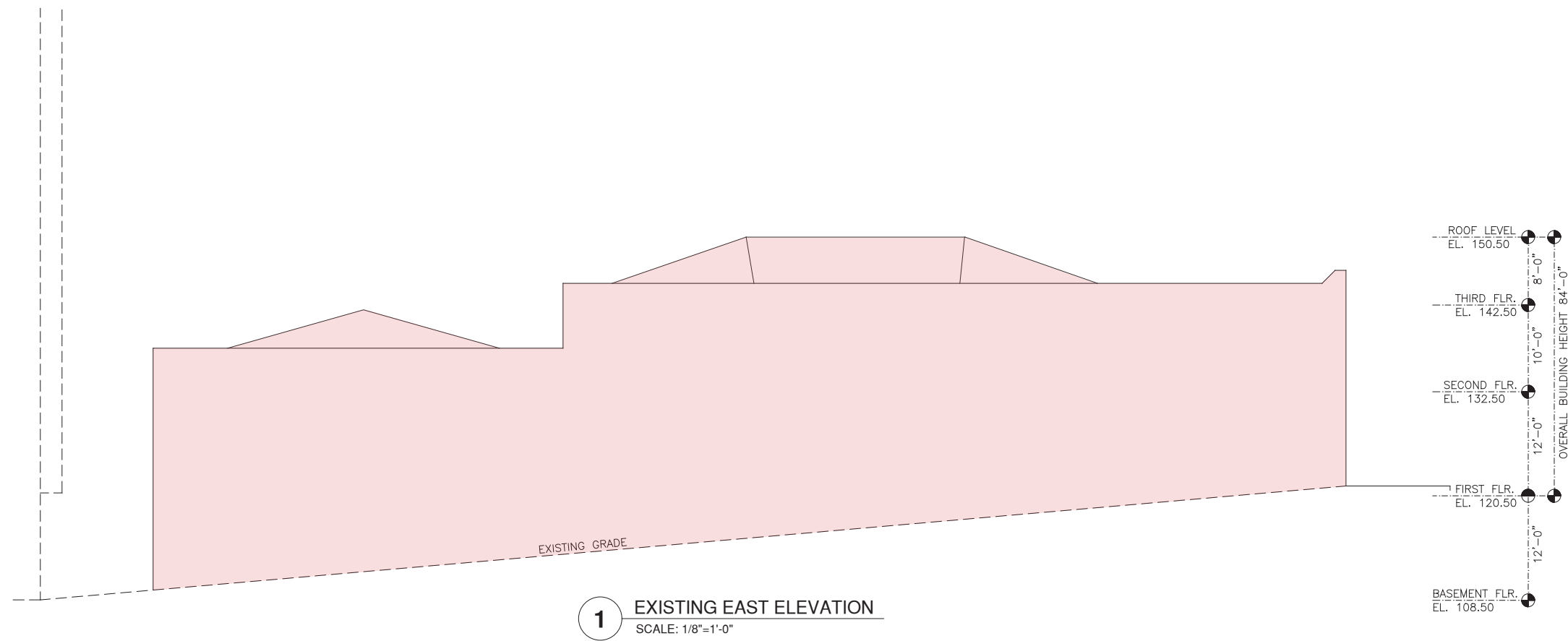


2 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"

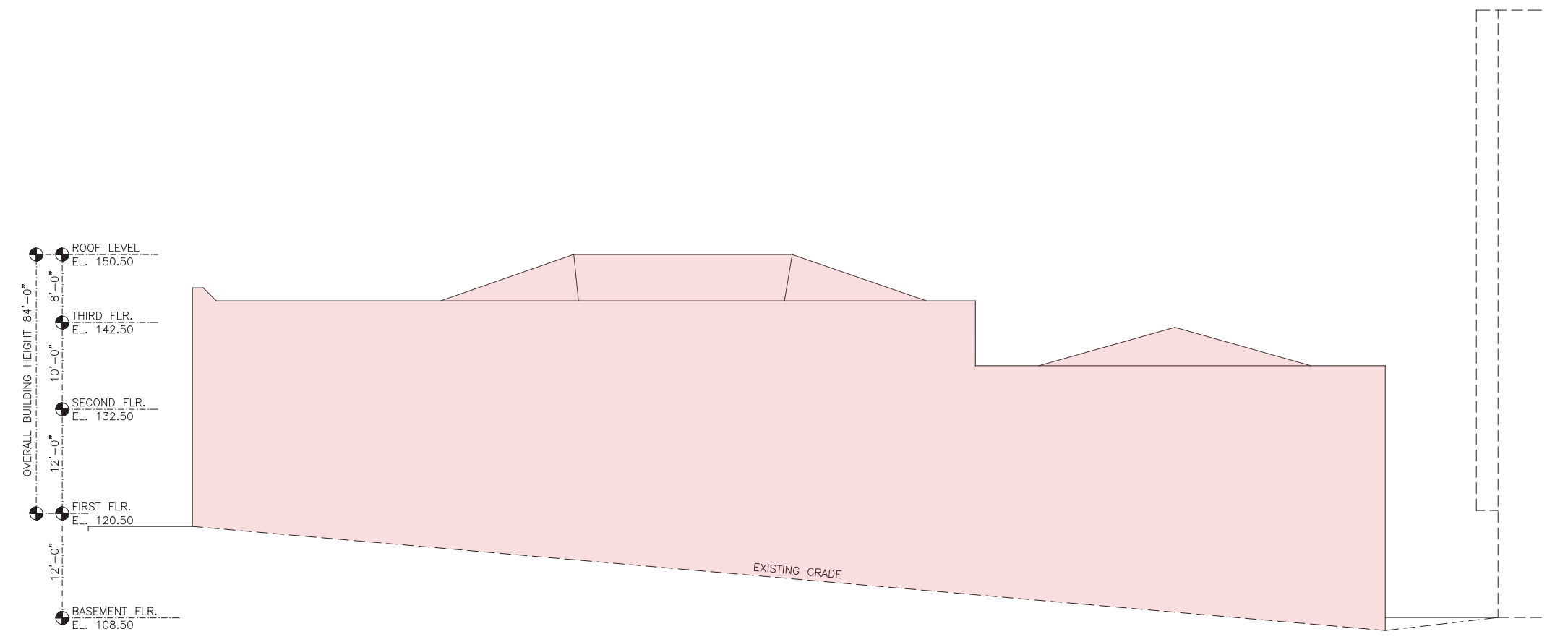
DEMO ALL (E) BUILDING



EXISTING ELEVATIONS

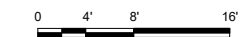


1 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"

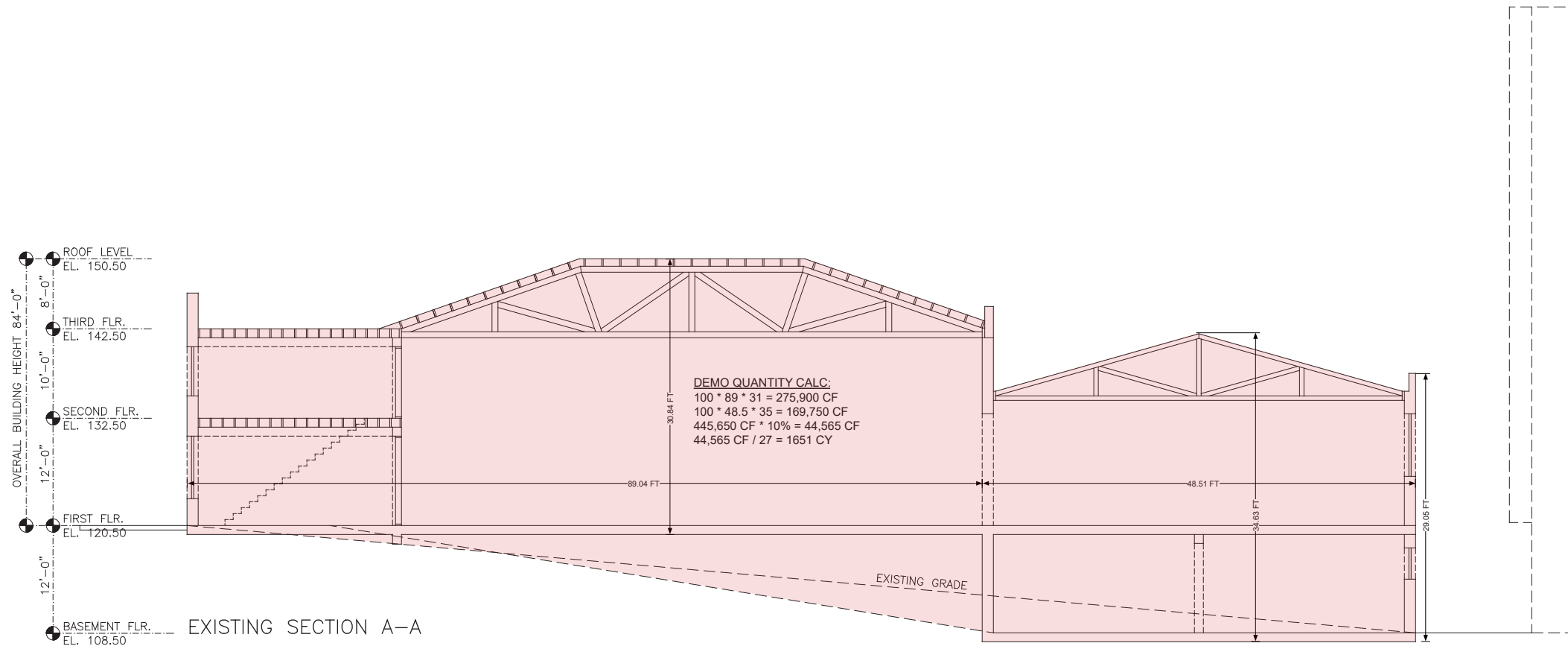


2 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

DEMO ALL (E) BUILDING



EXISTING ELEVATIONS



EXISTING SECTION