



APN#: 012312440

ZONING: GAC

SITE AREA: +/- 3541 SF

CONSTRUCTION TYPE: TYPE III-B

OF STORIES: BASEMENT, 2 STORIES + MEZZANINE

SPRINKLER: SECOND FLOOR - NO
GROUND FLOOR - YES
BASEMENT - YES

A0.0

COPYRIGHT 2022 . STUDIO 02, inc.



DESIGN REVIEW APPLICATION
NEW APARTMENTS
304 GRAND AVE. 2ND FLOOR
SOUTH SAN FRANCISCO . CA 94080

11.06.20 ISSUED FOR PRELIMINARY REVIEW
03.11.21 PRELIMINARY REVIEW COMMENTS
07.01.21 PRELIMINARY REVIEW COMMENTS
11.02.21 PLANNING COMMENTS

PROPOSED BASEMENT PLAN		1/4"	2	EXISTING BASEMENT PLAN		1/4"	1

PROJECT: 20-7380

EXISTING AND PROPOSED
BASEMENT PLAN

A1.0

COPYRIGHT 2022 . STUDIO 02, inc.

DESIGN REVIEW APPLICATION

NEW APARTMENTS

304 GRAND AVE. 2ND FLOOR

SOUTH SAN FRANCISCO . CA 94080

11.06.20 ISSUED FOR PRELIMINARY REVIEW

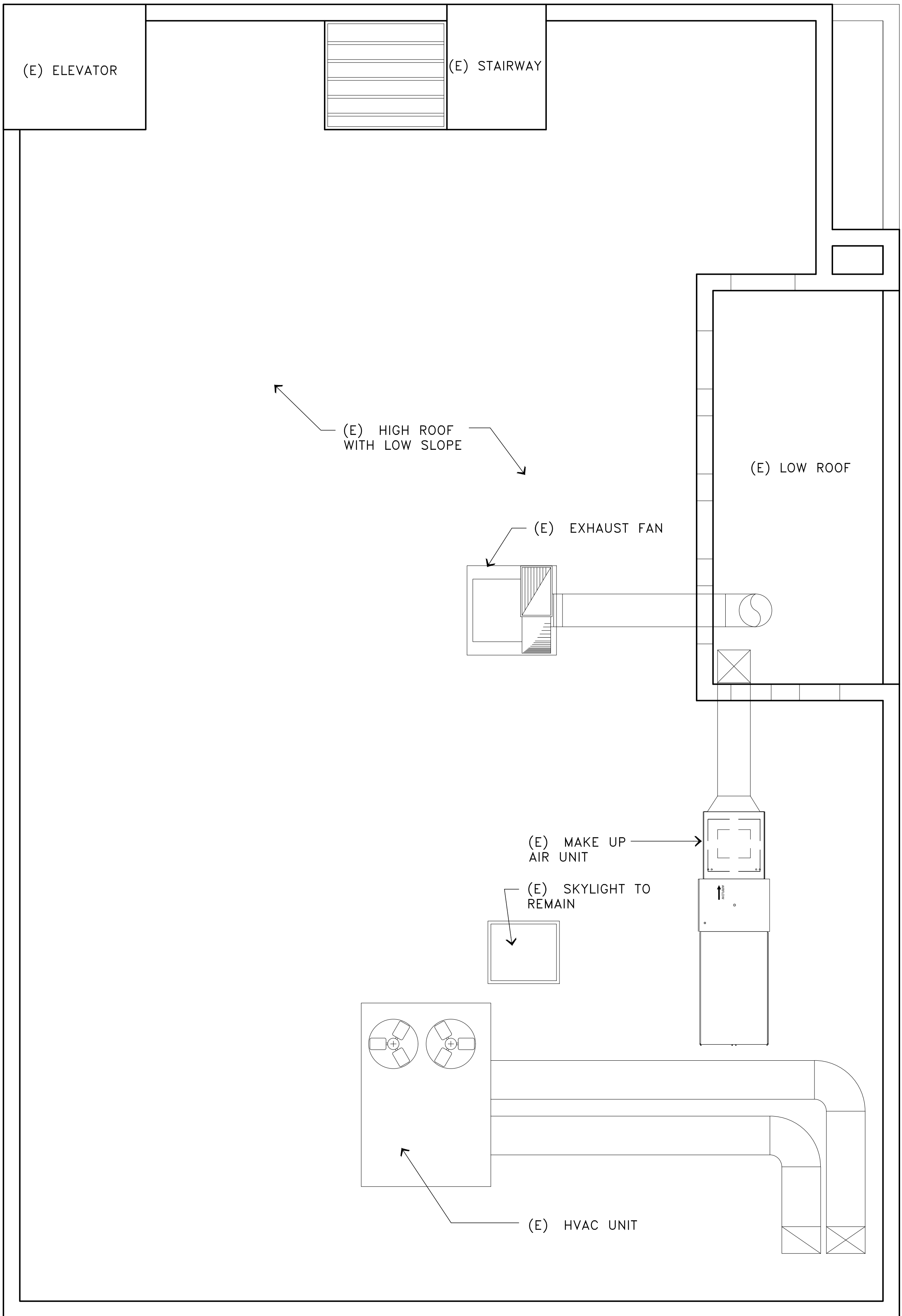
03.11.21 PRELIMINARY REVIEW COMMENTS

07.01.21 PRELIMINARY REVIEW COMMENTS

11.02.21 PLANNING COMMENTS

PROJECT: 20-7380

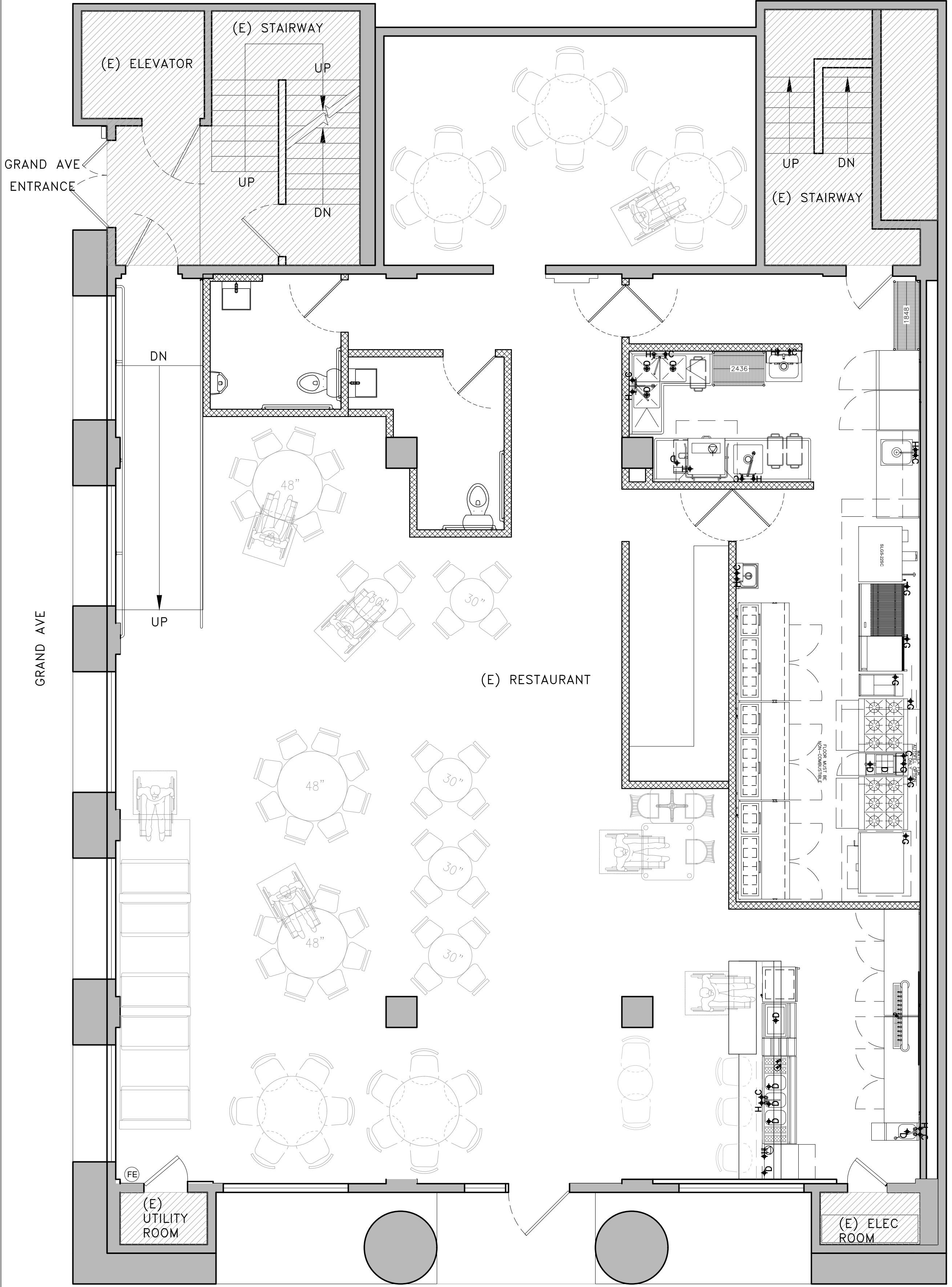
EXISTING GROUND FLOOR PLAN
AND ROOF PLAN



EXISTING ROOF PLAN

1/4"

2



EXISTING GROUND FLOOR PLAN (NO WORK)

1/4"

1

DESIGN REVIEW APPLICATION

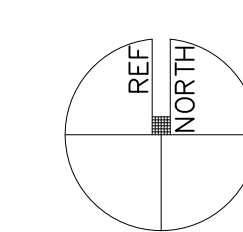
NEW APARTMENTS

304 GRAND AVE. 2ND FLOOR
SOUTH SAN FRANCISCO, CA 94080

11.06.20 ISSUED FOR PRELIMINARY REVIEW
03.11.21 PRELIMINARY REVIEW COMMENTS
07.01.21 PRELIMINARY REVIEW COMMENTS
11.02.21 PLANNING COMMENTS

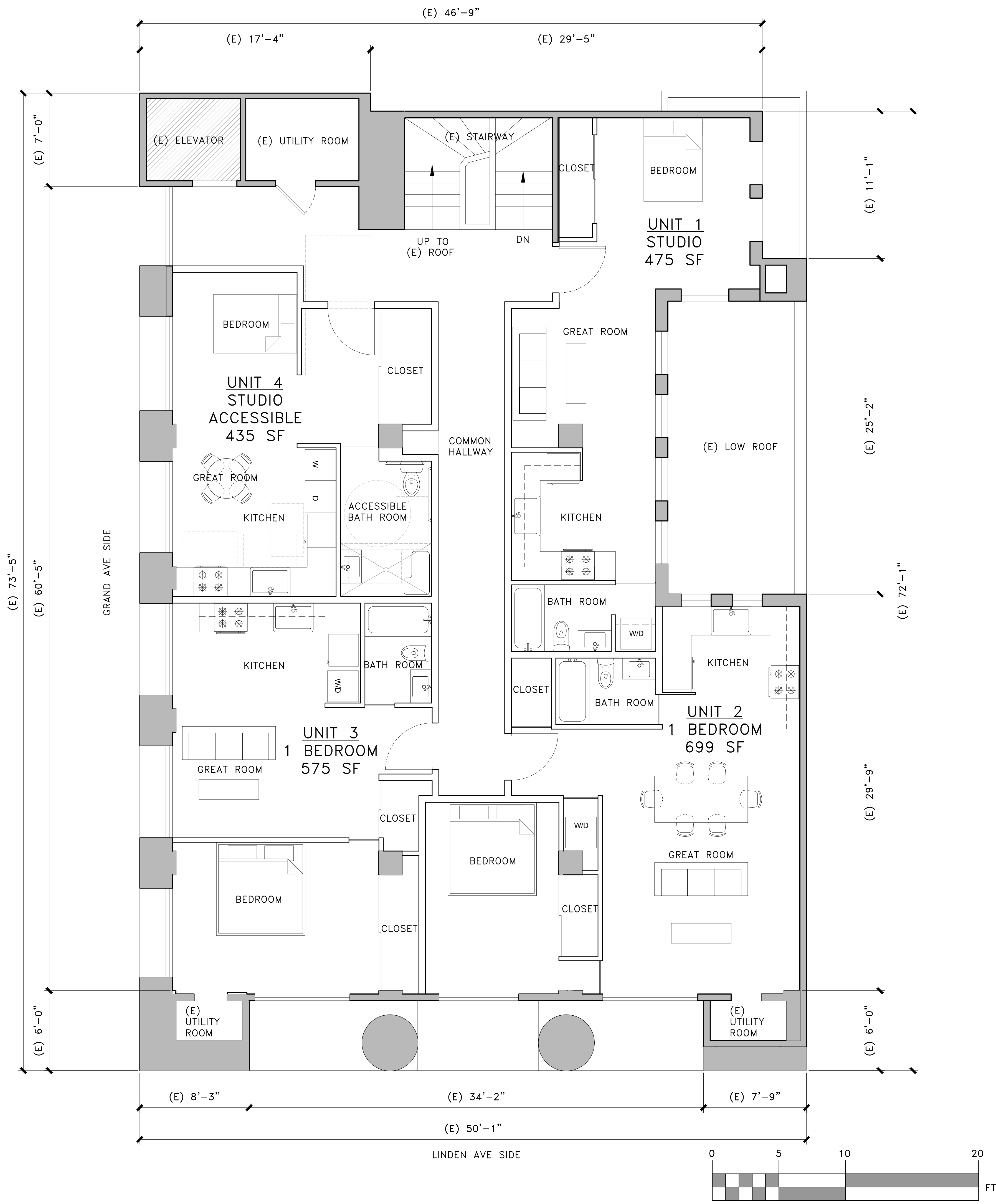
PROJECT: 20-7380

EXISTING AND PROPOSED
SECOND FLOOR PLAN



A2.0

COPYRIGHT 2022 . STUDIO 02, inc.

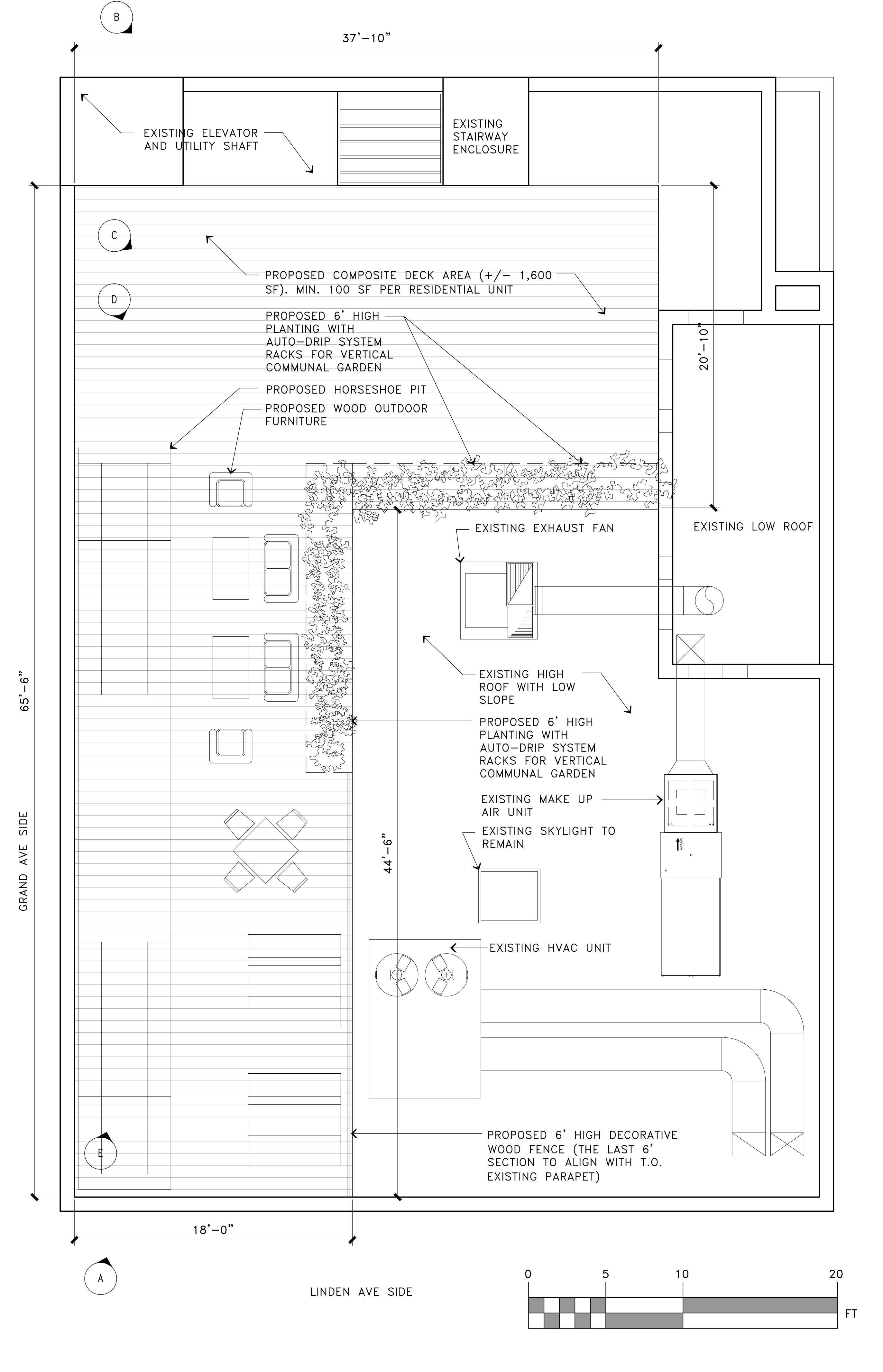


PROPOSED SECOND FLOOR PLAN 1/4" 2



EXISTING SECOND FLOOR PLAN 1/4" 1

- FLOOR PLAN LEGEND
- EXISTING INTERIOR PARTITION TO BE REMOVED
 - EXISTING BUILDING WALL TO REMAIN
 - PROPOSED INTERIOR PARTITION WITH ACOUSTIC INSULATION



PROPOSED ROOF PLAN 1/4" 1



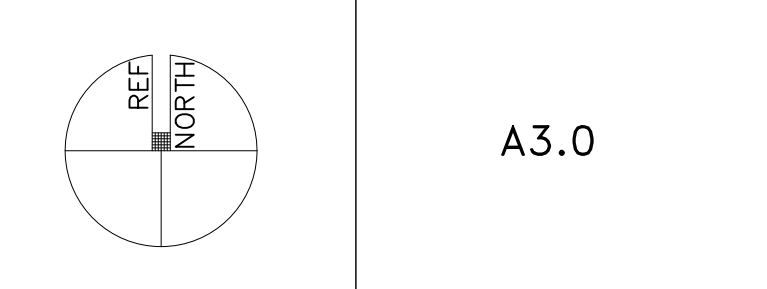
VERTICAL GARDEN CONCEPTUAL IMAGES 2

DESIGN REVIEW APPLICATION
NEW APARTMENTS
304 GRAND AVE. 2ND FLOOR
SOUTH SAN FRANCISCO, CA 94080

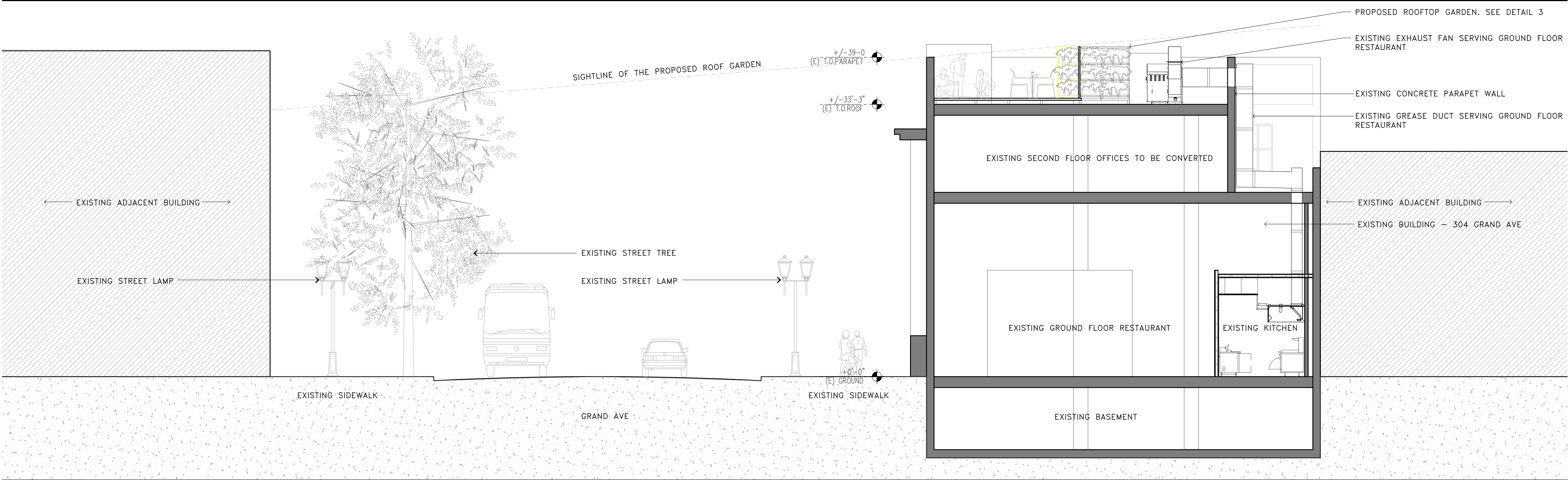
11.06.20 ISSUED FOR PRELIMINARY REVIEW
03.11.21 PRELIMINARY REVIEW COMMENTS
07.01.21 PRELIMINARY REVIEW COMMENTS
11.02.21 PLANNING COMMENTS

PROJECT: 20-7380

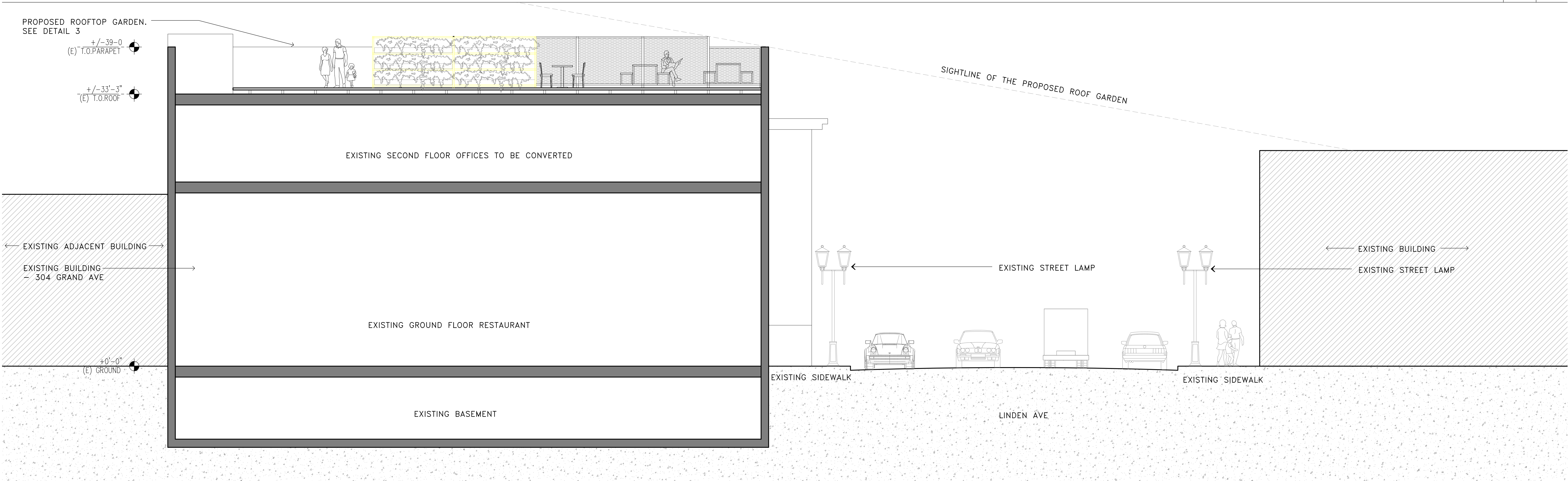
PROPOSED ROOF PLAN
CONCEPTUAL RENDERING



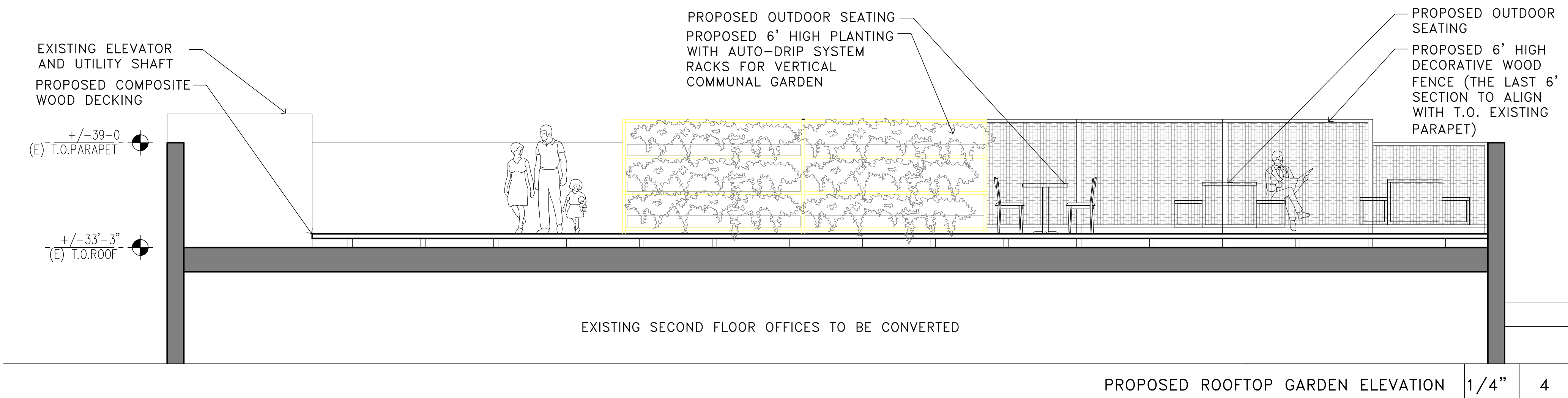
A3.0



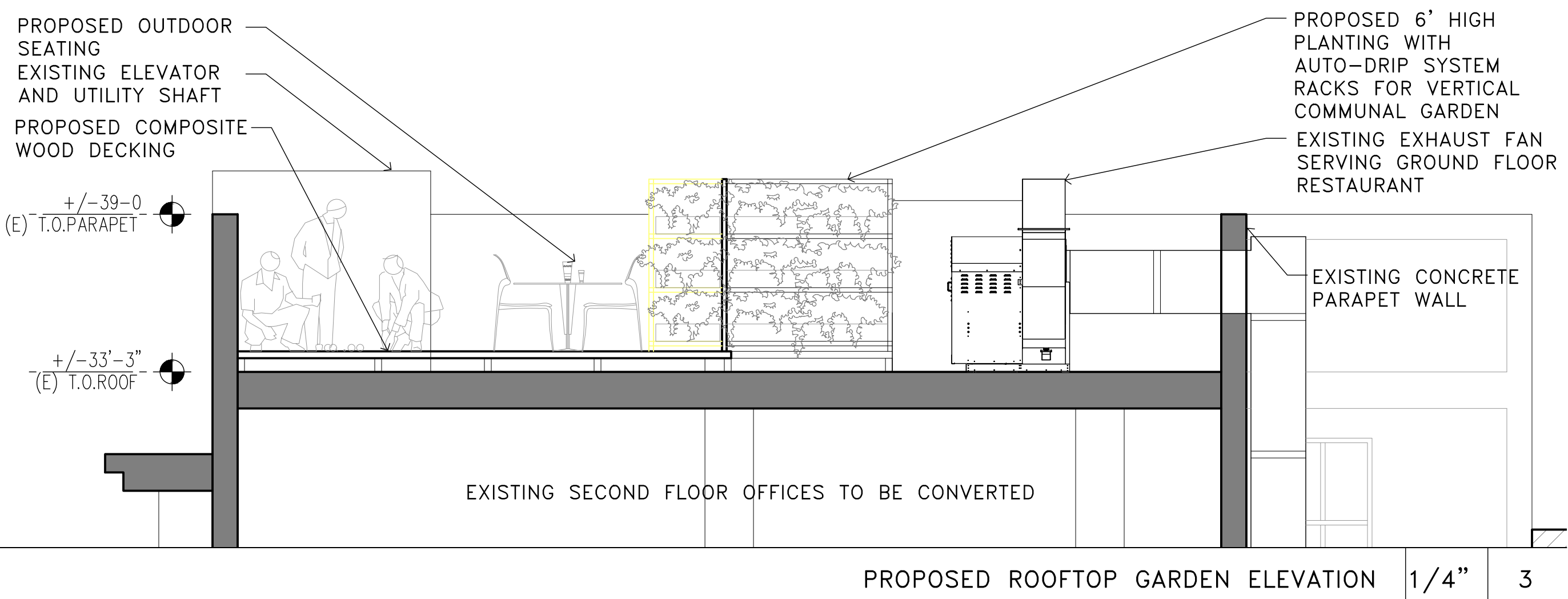
STREETSCAPE SECTION 3/16" 1



STREETSCAPE SECTION 3/16" 2



PROPOSED ROOFTOP GARDEN ELEVATION 1/4" 4



PROPOSED ROOFTOP GARDEN ELEVATION 1/4" 3

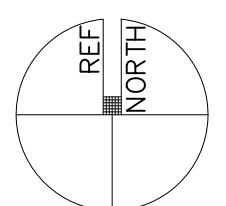


DESIGN REVIEW APPLICATION
NEW APARTMENTS
304 GRAND AVE. 2ND FLOOR
SOUTH SAN FRANCISCO, CA 94080

11.06.20 ISSUED FOR PRELIMINARY REVIEW
03.11.21 PRELIMINARY REVIEW COMMENTS
07.01.21 PRELIMINARY REVIEW COMMENTS
11.02.21 PLANNING COMMENTS

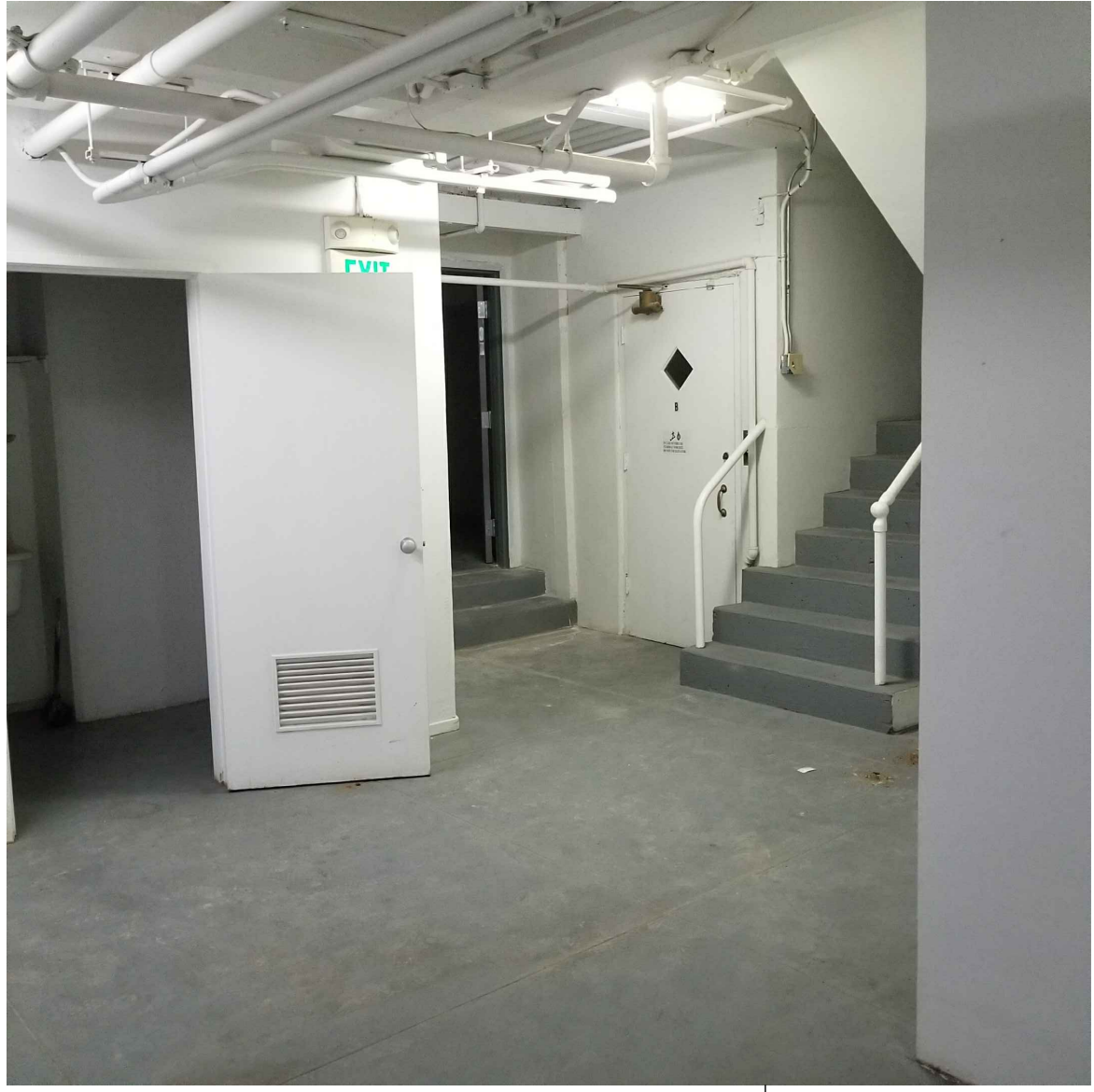
PROJECT: 20-7380

STREETSCAPE SECTIONS
PROPOSED ROOFTOP
GARDEN ELEVATIONS

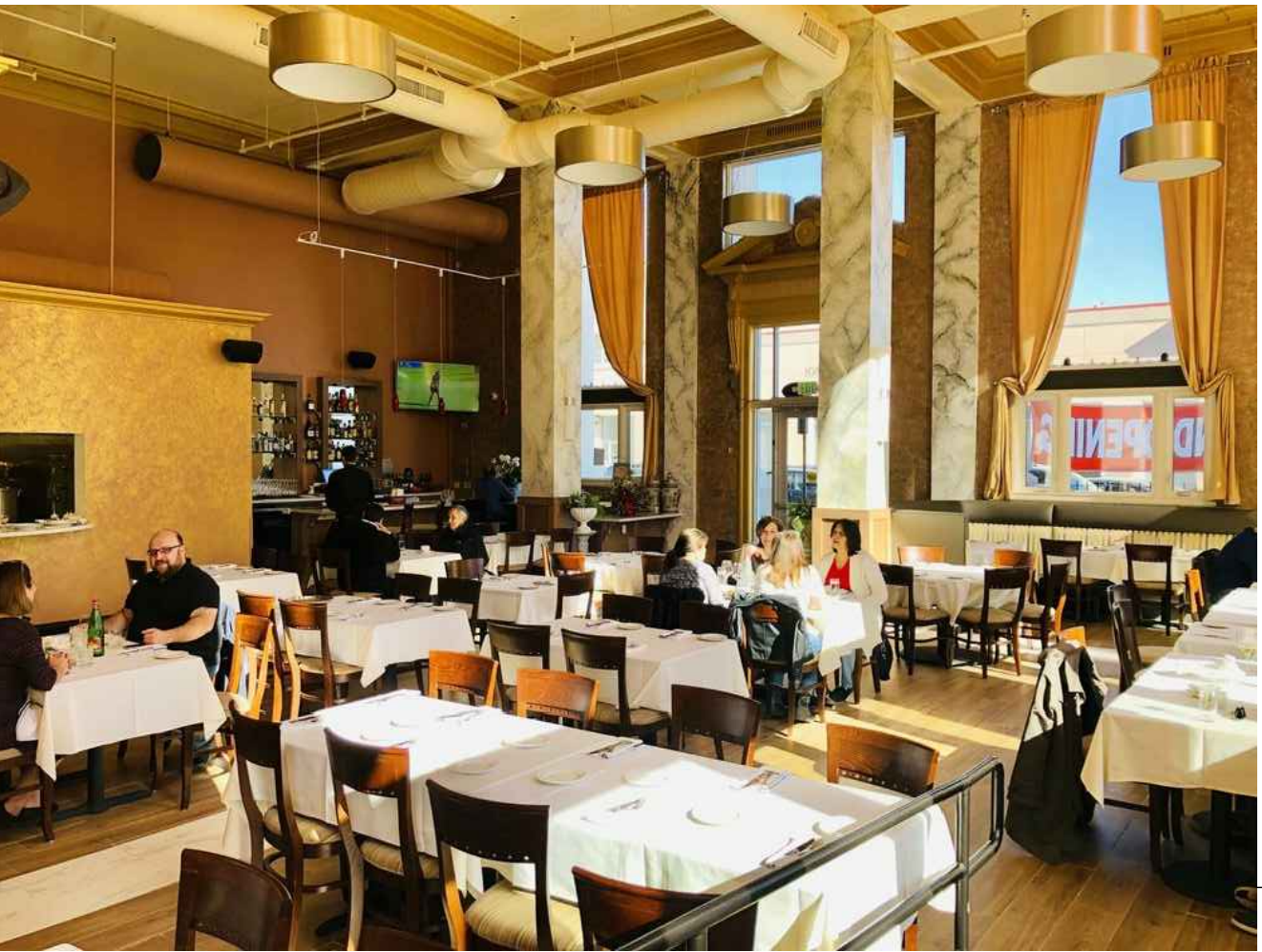


A3.2

COPYRIGHT 2022 . STUDIO 02, inc.



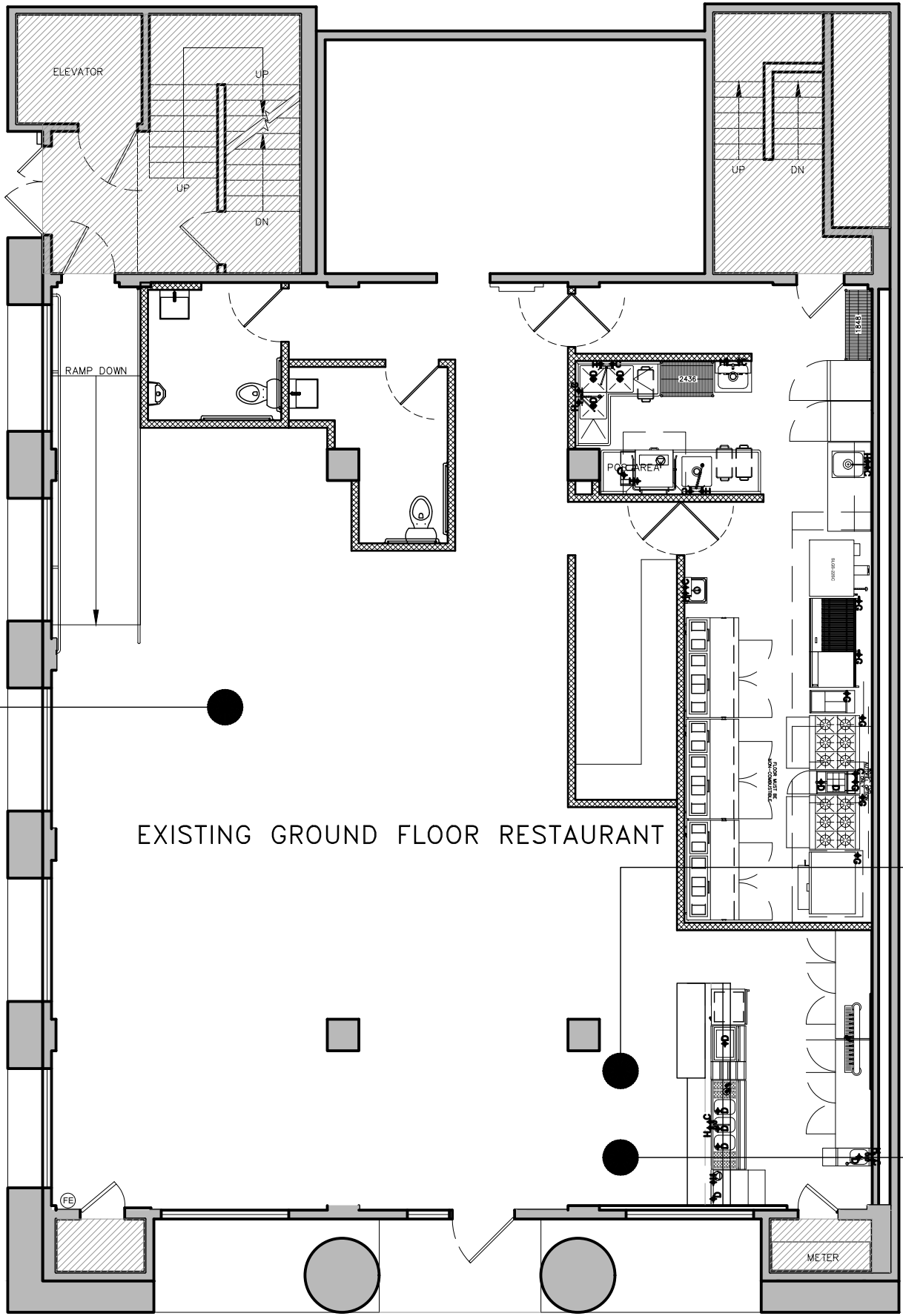
EXISTING BASEMENT INTERIOR



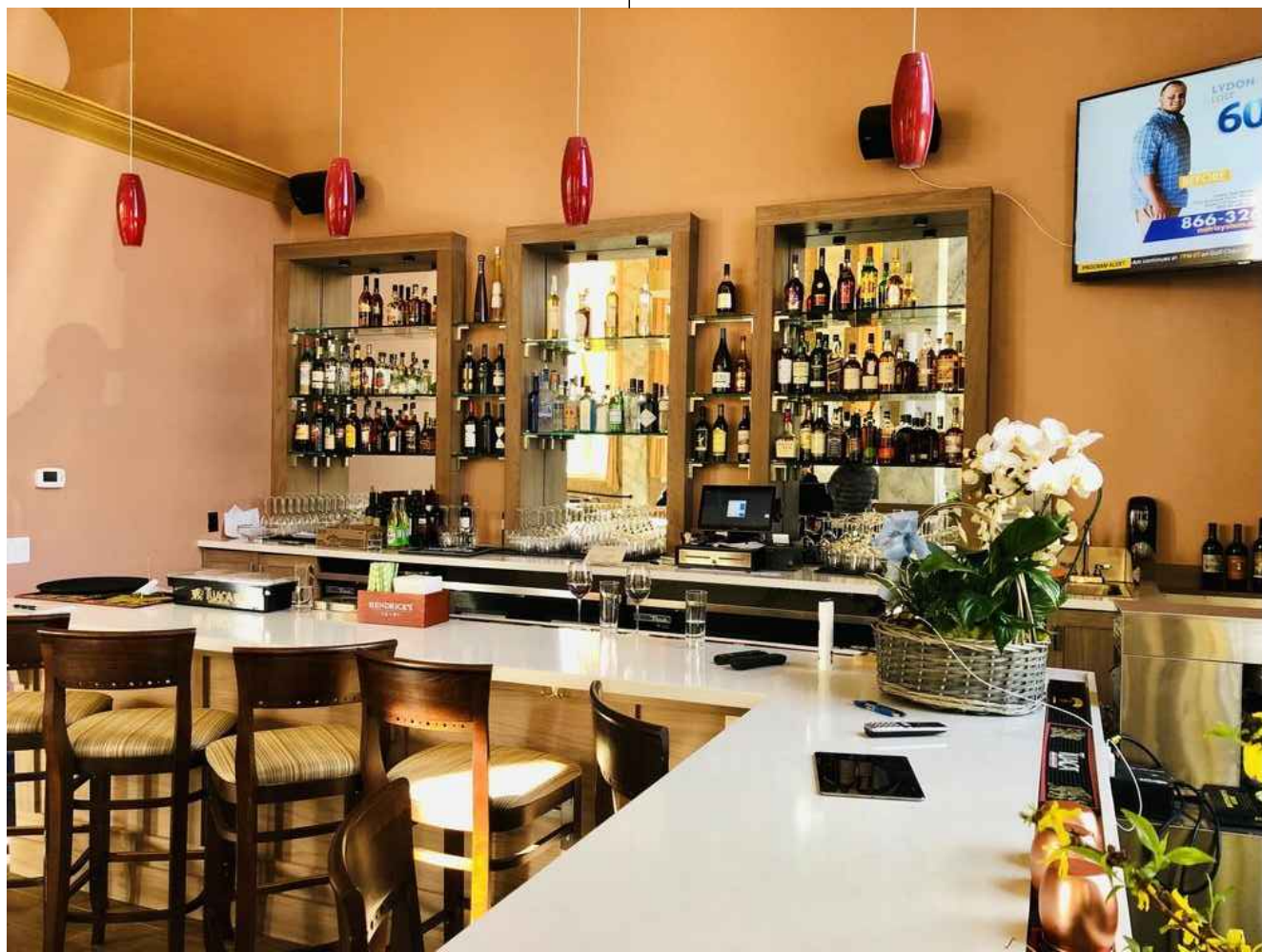
EXISTING RESTAURANT INTERIOR



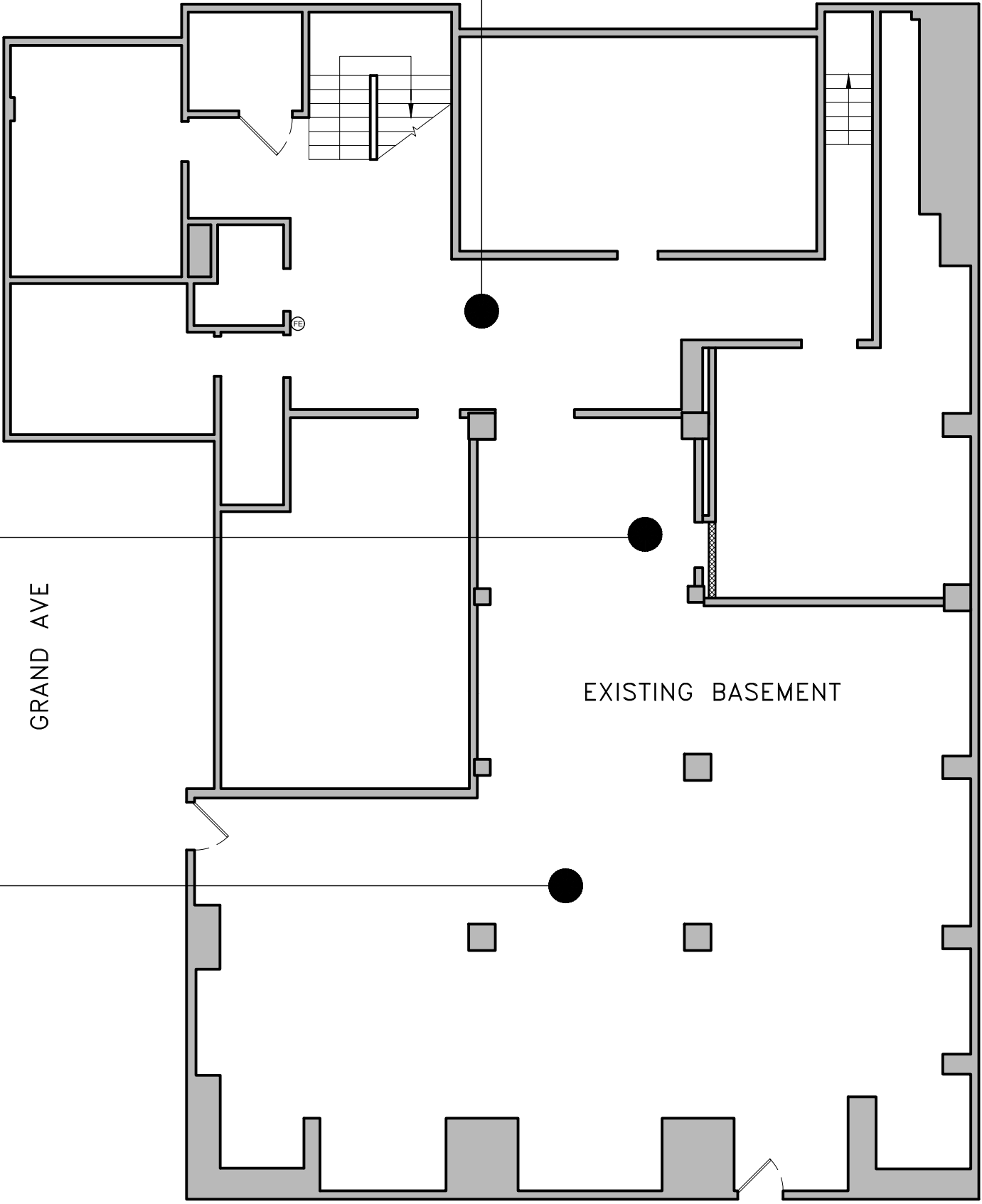
EXISTING RESTAURANT INTERIOR



EXISTING GROUND FLOOR RESTAURANT



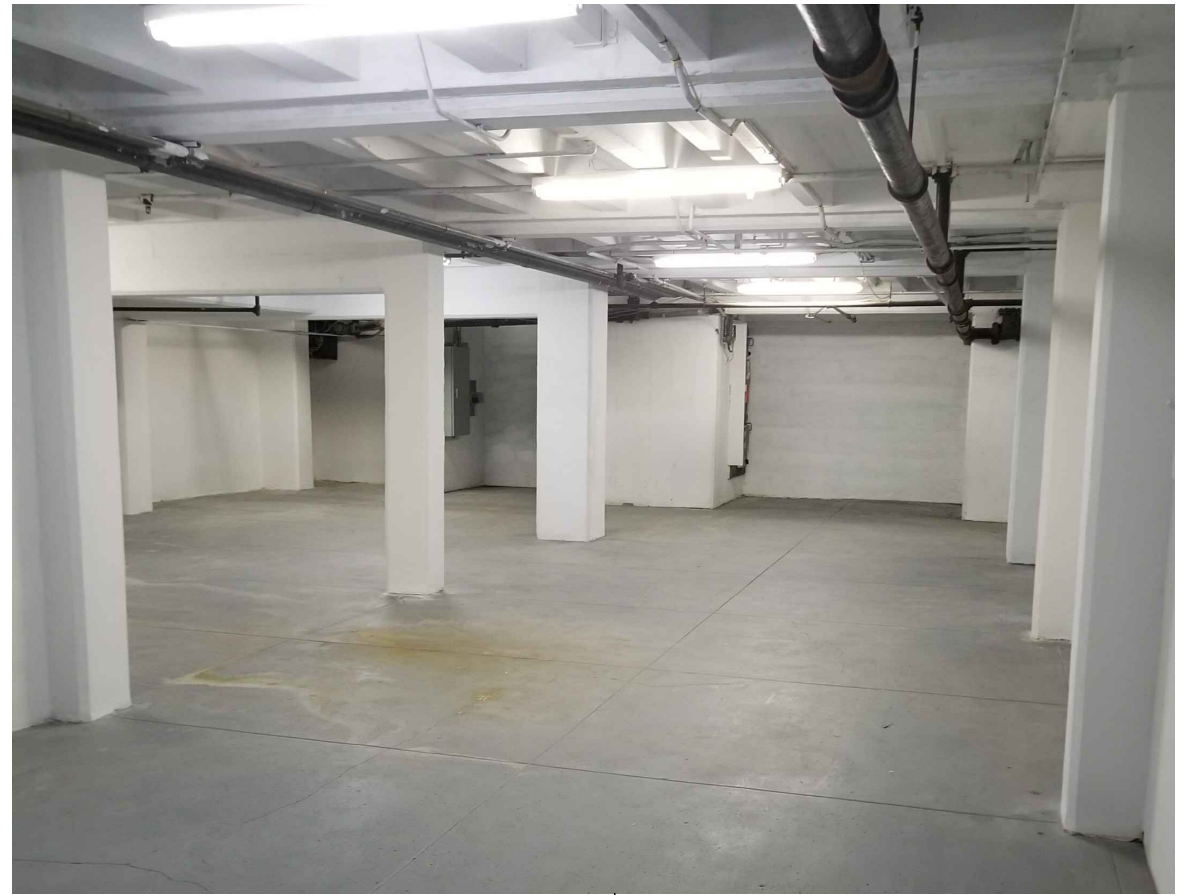
EXISTING RESTAURANT INTERIOR



EXISTING BASEMENT

GRAND AVE

LINDEN AVE



EXISTING BASEMENT INTERIOR



EXISTING BASEMENT INTERIOR



VIEW FROM LINDEN AVE AND GRAND AVE INTERSECTION



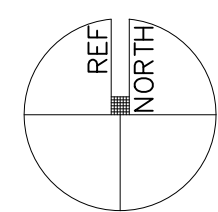
VIEW FROM LINDEN AVE

DESIGN REVIEW APPLICATION
NEW APARTMENTS
304 GRAND AVE. 2ND FLOOR
SOUTH SAN FRANCISCO . CA 94080

- 11.06.20 ISSUED FOR PRELIMINARY REVIEW
- 03.11.21 PRELIMINARY REVIEW COMMENTS
- 07.01.21 PRELIMINARY REVIEW COMMENTS
- 11.02.21 PLANNING COMMENTS

PROJECT: 20-7380

EXISTING SITE PHOTOS



A4.0