

(N)4-UNIT APARTMENT

227 ARMOUR AVENUE
SOUTH SAN FRANCISCO, CA
APN# 012-143-070

INDEX OF DRAWINGS	PROJECT INFORMATION
A-1. COVER SHEET, PROJECT DATA, INDEX TOPOGRAPHIC SURVEY L1. LANDSCAPE PLAN L2. LANDSCAPE PLAN C1. GRADING AND DRAINAGE PLAN A-2. SITE PLAN A-3. (N)FIRST FLOOR PLAN A-4. (N) SECOND FLOOR PLAN A-5. (N) THIRD FLOOR PLAN A-6. (N) FOURTH FLOOR PLAN A-7. ROOF PLAN A-8. ELEVATIONS A-9. ELEVATIONS A-10. PHOTOS A-11. PHOTOS	OWNER: ROSA & PEDRO DIAZ ADDRESS: 227 ARMOUR AVENUE SOUTH SAN FRANCISCO, CA APN# 012-143-070 LOT AREA: 7,863 SQ.FT. (E)UNIT A FIRST FLR.: 1,098.6 SQ.FT. SECOND FLR.: 276 SQ.FT. TOTAL: 1,374.6 SQ.FT. (E)UNIT B FIRST FLR. : 623.4 +113.4 = 736.8 SQ.FT. SECOND FLR.: 216 SQ.FT. TOTAL : 952.8 SQ.FT. (E)ADU 451.7 SQ.FT.
	(N)4-UNIT BUILDING: FIRST FLOOR: (N)GARAGE 1,515 SQ.FT. (N)ENTRY 213.2 SQ.FT. SECOND FLOOR : UNIT 1 840 SQ.SF. UNIT 2 725 SQ.FT. THIRD FLOOR: UNIT 3 840 SQ.FT. UNIT 4 725 SQ.FT.
	COMMON SPACE PROPOSES: 455.65 SQ.FT
SCOPE OF WORK	PRIVATE SPACE : UNIT 1: 140.2 SQ.FT. UNIT 2: 118.7 SQ.FT. UNIT 3: 140.2 SQ.FT UNIT 4: 118.7 SQ.FT.
+ THIS PROJECT PROPOSES 4 UNITS IN 3 STORES (UNIT 1: 840 SQ.FT. + UNIT 2: 725 SQ.FT. + UNIT 3 :840 SQ.FT. + UNIT 4: 725 SQ.FT. + NEW GARAGE ON THE FIRST FLOOR " 1,515 SQ.FT.	MAX. FLOOR AREA ALLOWED N/A LOT COVERAGE ALLOWED 90%(6,299 SQ.FT.) (N)LOT COVERAGE 58% (4,059.6 SQ.FT.) ZONING DRH OCCUPANCY GROUP R-3/U CONSTRUCTION TYPE V-B (N)NUMBER OF STORIES 3 (N)FIRE SPRINKLERS YES
VICINITY MAP	All work shall be in compliance with the City of South San Francisco Municipal and the 2022 Editions of the California Building Code,2022 California Mechanical Code,2022 California Plumbing Code, 2022 California Electrical Code, the 2022 California Energy Code, 2022 Green Building Standards Code, 2022 California Residential Code , 2022 Fire Code



3D Rendering
NTS



ANDREA COSTANZO
Residential Designer

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Design by: ANDREA COSTANZO	Drawn by: ANDREA COSTANZO
DATE 06-29-25	ISSUED FOR PERMIT

Sheet:
COVER SHEET & PROJECT DATA

Scale as shown

A-1

OF

TOPOGRAPHIC SURVEY

LANDS OF DIAZ 2020 TRUST
 LOTS 37, 38 & PORTION 39 (2 M 53)
 PLAT OF BUCKINGHAMS SUBDIVISION
 OF BLOCK 133
 227 ARMOUR AVENUE

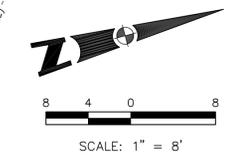
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 8'

NOVEMBER 2022



QUIET RIVER
 Land Services Inc.
 11501 Dublin Boulevard, Suite 200
 Dublin, CA 94568
 (925) 734-6788 Phone



BASIS OF BEARINGS

RECORD OF SURVEY MAP NO. 2276 FILED FOR RECORD IN BOOK 37 OF LICENSED SURVEYORS MAPS, AT PAGE 23, SAN MATEO COUNTY RECORDS AND FOUND BRASS TAG MONUMENTS AS SHOWN UPON THIS MAP.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE DERIVED FROM L-1/L-2 DATA COLLECTED USING NAVSTAR GLOBAL POSITIONING SYSTEM (GPS) AND A CHOKROD-GPUS RECEIVER AND POST-PROCESS USING THE CORS NETWORK. ALL ELEVATION EXPRESSED IN NAVD 1988 DATUM.

BOUNDARY NOTE

THIS IS NOT PROPERTY BOUNDARY SURVEY THIS MAP REFLECTS A TOPOGRAPHIC SURVEY OF THE SUBJECT PARCEL. PROPERTY MONUMENTS WERE NOT REQUESTED AND NONE WERE SET. THE PROPERTY BOUNDARY LINE AND PARCEL AREA DATA AS SHOWN HEREON IS FOR INITIAL PLANNING PURPOSES ONLY AND ARE NOT FINAL. AS PER AGREEMENT, THE LINES AS SHOWN REFLECT RECORD INFORMATION AND AVAILABLE DATA FOR THE SUBJECT PARCEL AND RIGHT-OF-WAY LINES, THEREFORE IT SHOULD NOT BE RELIED UPON TO CONSTRUCT FENCES OR TO DEVELOP THE PARCEL. IT IS EXPECTED THAT AT THE NEXT PHASE OF THE DEVELOPMENT OF THIS PARCEL, A BOUNDARY SURVEY WILL BE ACCOMPLISHED AND A RECORD OF SURVEY MAP WILL BE FILED.

NOTES

- NO TITLE REPORTS WERE SUPPLIED FOR THIS PROJECT AND ONLY LIMITED PROPERTY/DEED RESEARCH WAS DONE, CONSEQUENTLY EASEMENTS OF RECORD, IF ANY, AND ANY RECENT CHANGES IN LAND PARCEL BOUNDARIES WILL NOT BE REFLECTED HEREON. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.
- DATE OF FIELD SURVEY: NOVEMBER 2, 2022
- PROJECT BENCHMARK: CUT 'X' ON CONCRETE SIDEWALK IN ARMOUR WAY NEAR STEPS TO SUBJECT PARCEL SHOWN AS 'TBM (CP-12)' AND HAVING AN ELEVATION OF 41.70 AMSL (NAVD88)
- CONTOURS SHOWN HEREON ARE ONE FOOT (1') INTERVALS

SURVEYOR'S STATEMENT

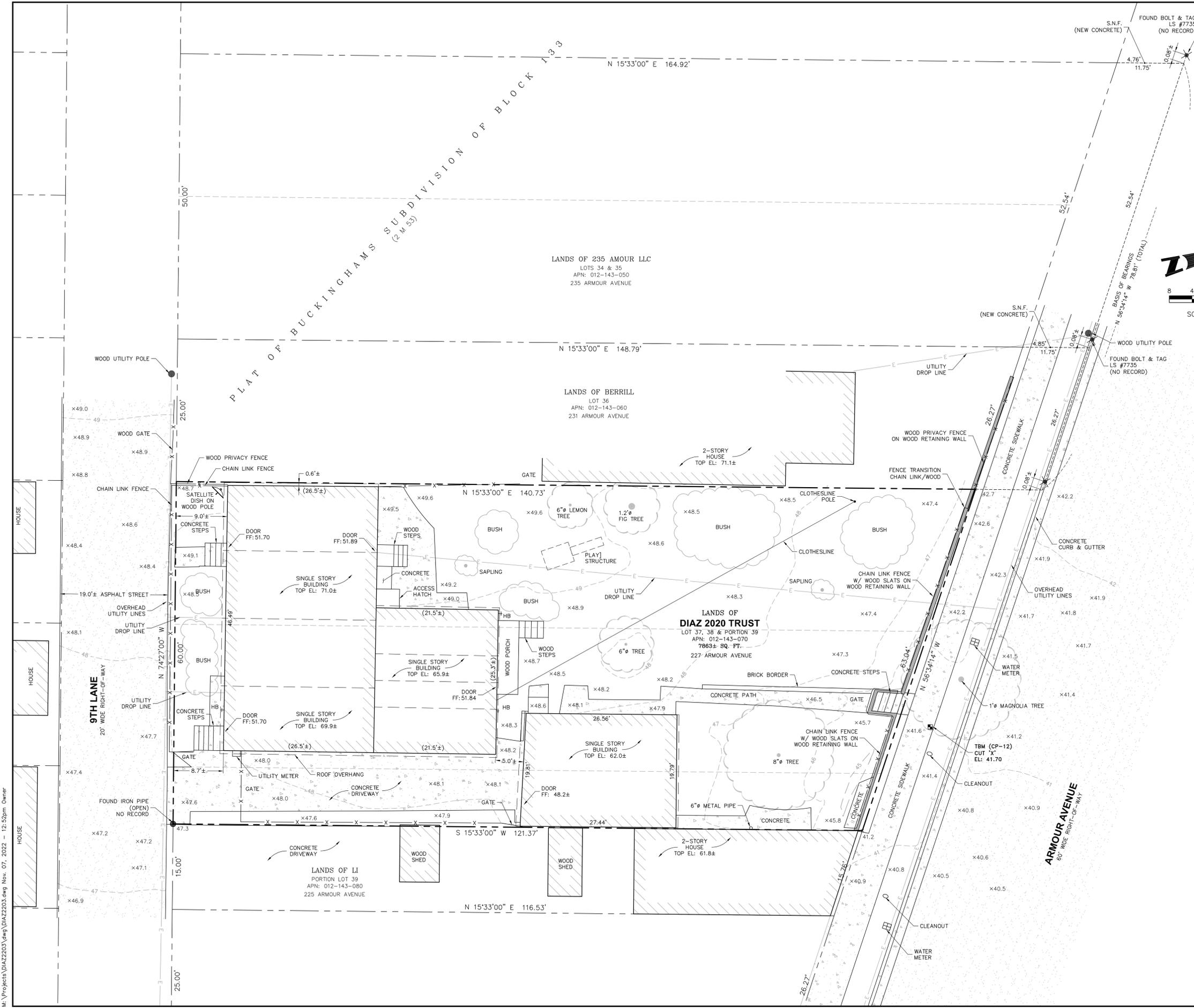
I, KEVIN M. MCGUIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR DULY LICENSED BY THE LAWS OF THE STATE OF CALIFORNIA DO HEREBY STATE THAT THE TOPOGRAPHY, SPOT ELEVATIONS, LOCATIONS OF IMPROVEMENTS AS SHOWN, ARE BASED UPON A FIELD SURVEY PERFORMED NOVEMBER 2, 2022 BY OUR COMPANY FIELD CREW; AND I FURTHERMORE DO STATE THAT THE PROPERTY BOUNDARY LINES, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE BASED UPON ITEMS OF PUBLIC RECORD AND FIT TO FOUND MONUMENTS AS SHOWN AND REFERENCED HEREON. THIS MAP AND THE ITEMS AND INFORMATION AS SHOWN, WERE DONE UNDER MY SUPERVISION AND DIRECTION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



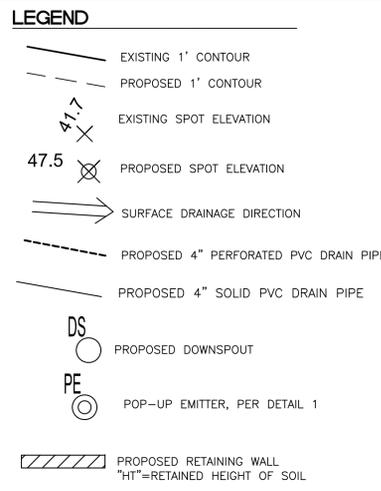
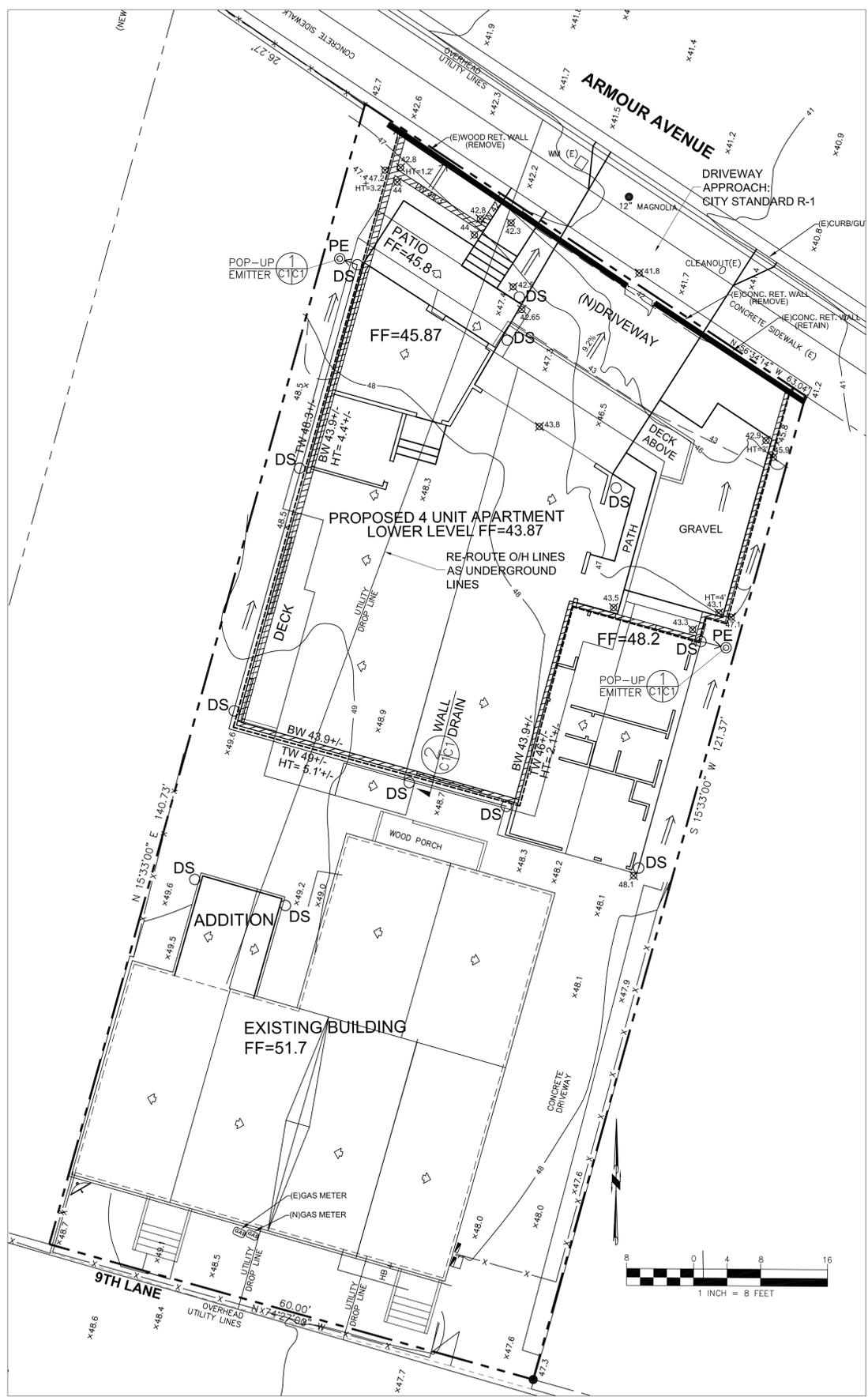
Kevin M. McGuire
 KEVIN M. MCGUIRE, CA PLS #6437
 11/7/2022
 DATE

LEGEND

AD	AREA DRAIN	---	SUBJECT PROPERTY LINE
APN:	ASSESSOR'S PARCEL NUMBER	---	ADJOINER PROPERTY LINE
CP	CONTROL POINT	---	EXISTING EASEMENT
CO	CLEANOUT	---	MAJOR CONTOUR
GM	GAS METER	---	MINOR CONTOUR
EL	ELEVATION	---	OVERHEAD UTILITY LINE
FH	FIRE HYDRANT	---	ROOF GUTTER/EAVE
HT	HEIGHT	---	EXISTING FENCE LINE
ICV	IRRIGATION CONTROL VALVE	+	HOSE BIB
FF	FINISHED FLOOR	+	VALVE
x 125.0	SPOT ELEVATION	+	CATCH BASIN
▲	SURVEY CONTROL POINT	+	WATER METER
■	PROJECT BENCHMARK	+	GAS METER
		+	FIRE HYDRANT
		+	CLEANOUT



M:\Projects\Dia22203.dwg (Dia22203.dwg) Nov. 07, 2022 - 12:52pm Owner



GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: ROSA DIAZ, OWNER
- TOPOGRAPHY BY OTHERS.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.
- PROPOSED IMPROVEMENTS SHALL TAP INTO EXISTING GAS, SEWER, AND WATER LATERALS, AS NECESSARY.
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITIES EASEMENT INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION OF SEWERS AND OTHER UTILITIES, SIDEWALK, CURB AND GUTTER, DRIVEWAY, WALL FENCE, OR OTHER CONSTRUCTION.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF SOUTH SAN FRANCISCO.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION HOWEVER THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR ACTUAL LOCATIONS.
- WHEN THE LOWEST FINISHED FLOOR LEVEL OF A HOUSE IS 12 INCHES OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEANOUT.
- THE EXISTING OVERHEAD ELECTRICAL LINES SHALL BE RE-ROUTED AND PLACED UNDERGROUND. THE CONTRACTOR SHALL SELECT OPTIMAL ROUTES WITH ASSISTANCE FROM PG&E.
- THE OWNER SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO ENSURE THAT ANY PROPOSED REPAIR WORK TO THE SEWER LATERAL, SIDEWALK, CURB, AND/OR GUTTER WILL BE SATISFACTORY TO THE CITY. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND DEPOSITS. ALL WORK RELATED TO THESE REQUIREMENTS SHALL BE ACCOMPLISHED AT THE OWNER'S EXPENSE.
- ANY SUBSTANDARD SIDEWALK, CURB AND GUTTER FRONTING THE PROPERTY SHALL BE REMOVED AND REPLACED TO CURRENT CITY STANDARDS AS DIRECTED BY THE CITY OF SSF AND AT THE OWNER'S EXPENSE. THE CITY OF SSF SHALL BE THE SOLE JUDGE OF WHETHER ANY SUCH REPLACEMENT IS NECESSARY.

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION:

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN:

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN:

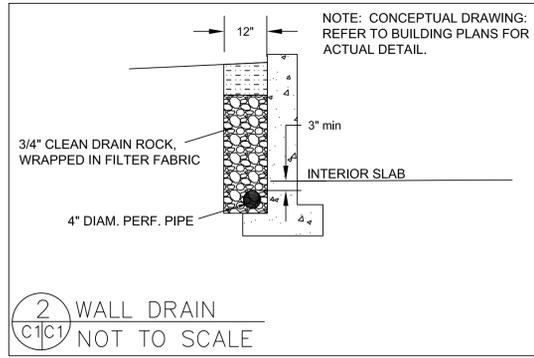
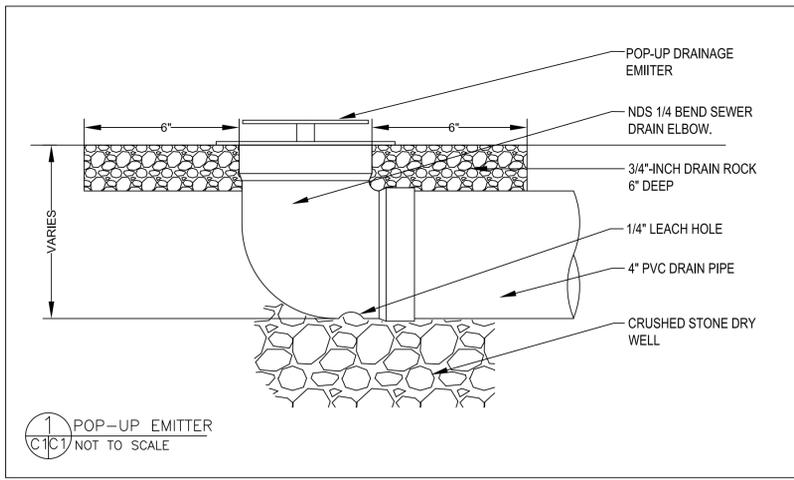
GRADING NOTES

CUT VOLUME : 450 CY
FILL VOLUME: 0 CY

- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO POP-UP EMITTERS, AS SHOWN.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AROUND THE PERIMETER OF THE PROPERTY, AS SHOWN BY THE ARROWS.
- PERVIOUS SURFACES SHALL SLOPE AWAY FROM BUILDING AT 5% MIN, WITHIN 10' OF BUILDING, WHERE SPACE PERMITS.
- IMPERVIOUS SURFACES SHALL SLOPE AWAY FROM BUILDING AT 2% MIN, WITHIN 10' OF BUILDING, WHERE SPACE PERMITS.
- SURFACE RUNOFF SHALL NOT CROSS ONTO NEIGHBORING PROPERTIES.



DATE: 11-9-24	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
Sigma Prime Geosciences, Inc.					
SIGMA PRIME GEOSCIENCES, INC. 1000 W. WASHINGTON ST. HALF MOON BAY, CA 94019 (650) 728-3580 FAX 728-3583					

GRADING AND DRAINAGE PLAN

227 ARMOUR AVENUE
SOUTH SAN FRANCISCO

SHEET C-1




 PROPOSED COMMON USABLE SPACE (MIN 400 SQ.FT.)
 PROPOSED: 455.65 SQ.FT.


(N)Site Plan
 SCALE 1/8" = 1'-0"

ANDREA COSTANZO
 Residential Designer

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 Andreadcostanzo2011@gmail.com

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Sheet:
SITE PLAN
 Scale as shown

A-2
 OF

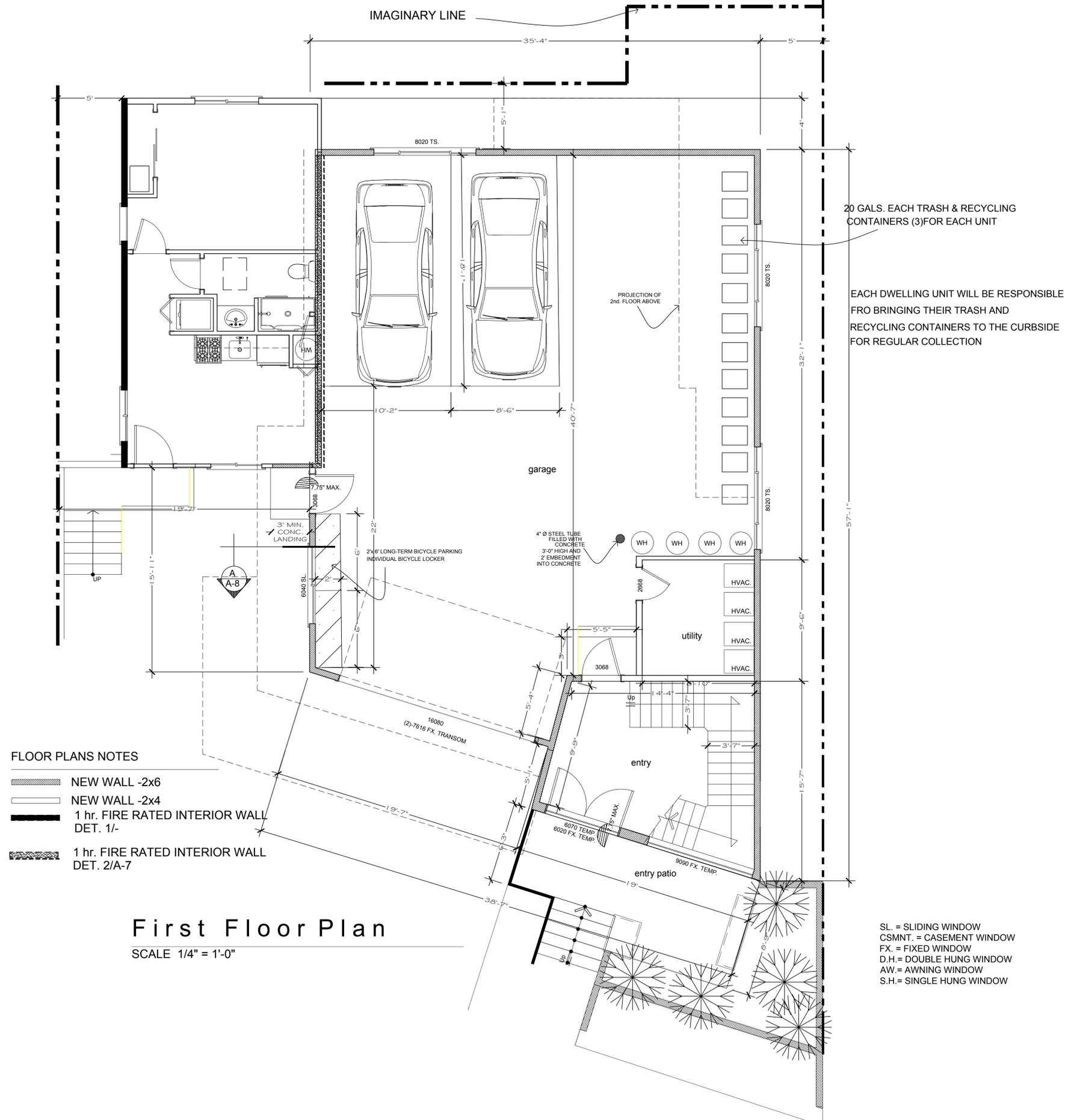
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Sheet:
FIRST FLOOR PLAN
Scale as shown

A-3
OF



- FLOOR PLANS NOTES**
- NEW WALL -2x6
 - NEW WALL -2x4
 - 1 hr. FIRE RATED INTERIOR WALL DET. 1/-
 - 1 hr. FIRE RATED INTERIOR WALL DET. 2/A-7

First Floor Plan
SCALE 1/4" = 1'-0"

SL. = SLIDING WINDOW
CSMNT. = CASEMENT WINDOW
FX. = FIXED WINDOW
D.H.= DOUBLE HUNG WINDOW
AW.= AWNING WINDOW
S.H.= SINGLE HUNG WINDOW

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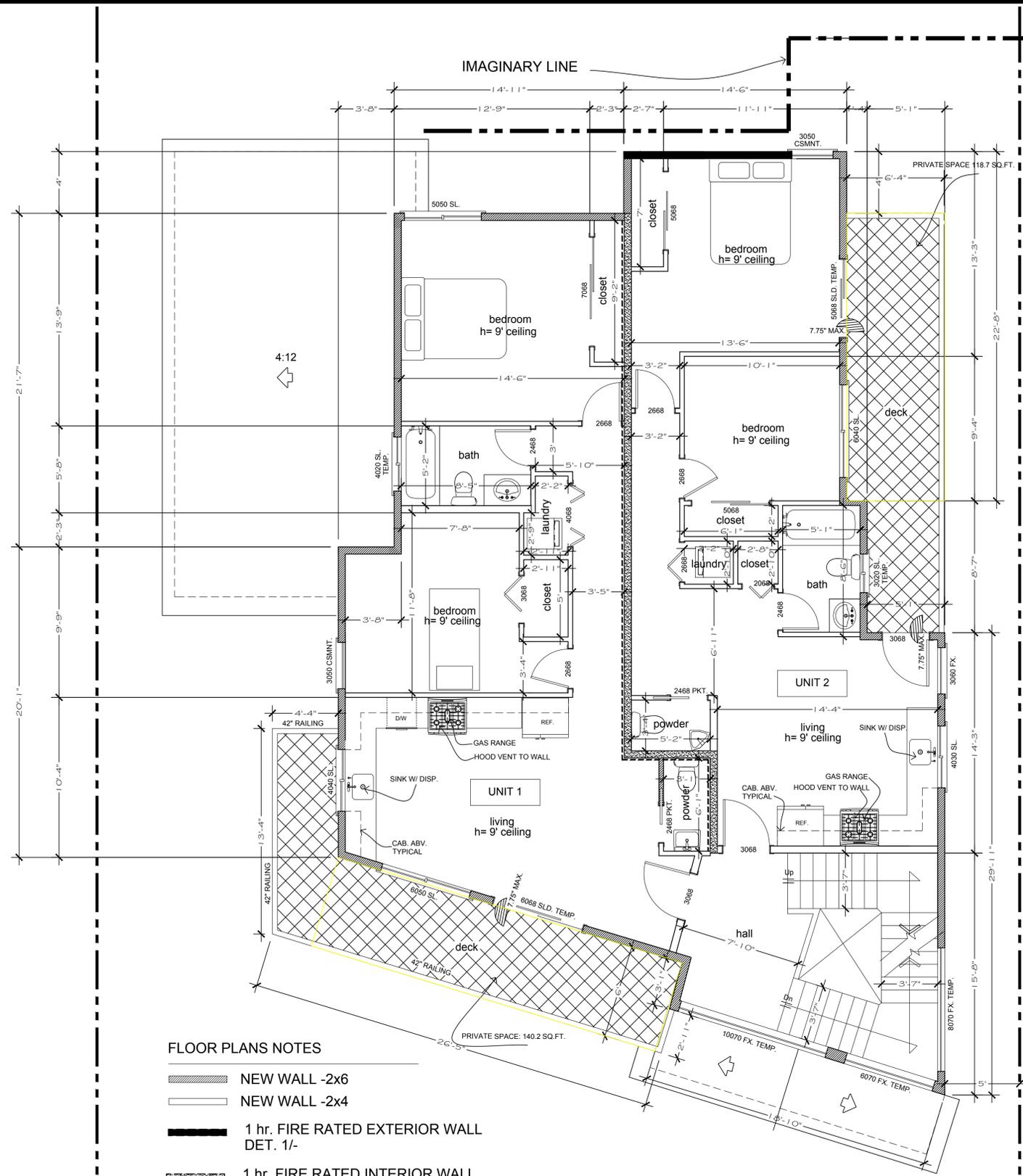
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Sheet:
SECOND FLOOR PLAN
Scale as shown

A-4

OF



FLOOR PLANS NOTES

- NEW WALL -2x6
- NEW WALL -2x4
- 1 hr. FIRE RATED EXTERIOR WALL
DET. 1/-
- 1 hr. FIRE RATED INTERIOR WALL
DET. 2/A-7

Second Floor Plan

SCALE 1/4" = 1'-0"

SL. = SLIDING WINDOW
CSMNT. = CASEMENT WINDOW
FX. = FIXED WINDOW
D.H. = DOUBLE HUNG WINDOW
AW. = AWNING WINDOW
S.H. = SINGLE HUNG WINDOW

4 UNIT APARTMENT
227 ARMOUR AVE.
SOUTH SAN FRANCISCO, CA.

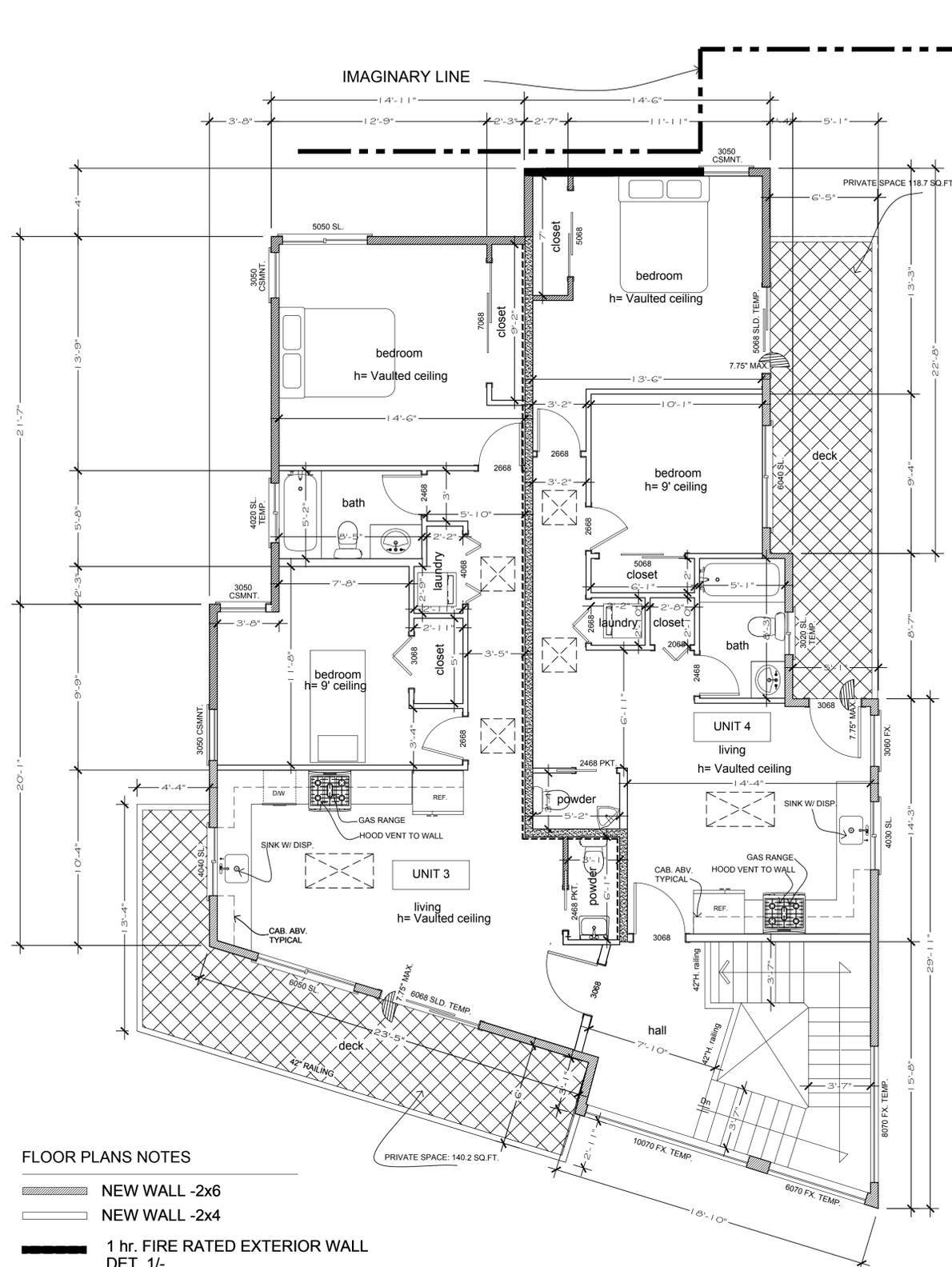
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Sheet:
THIRD FLOOR PLAN
Scale as shown

A-5

OF



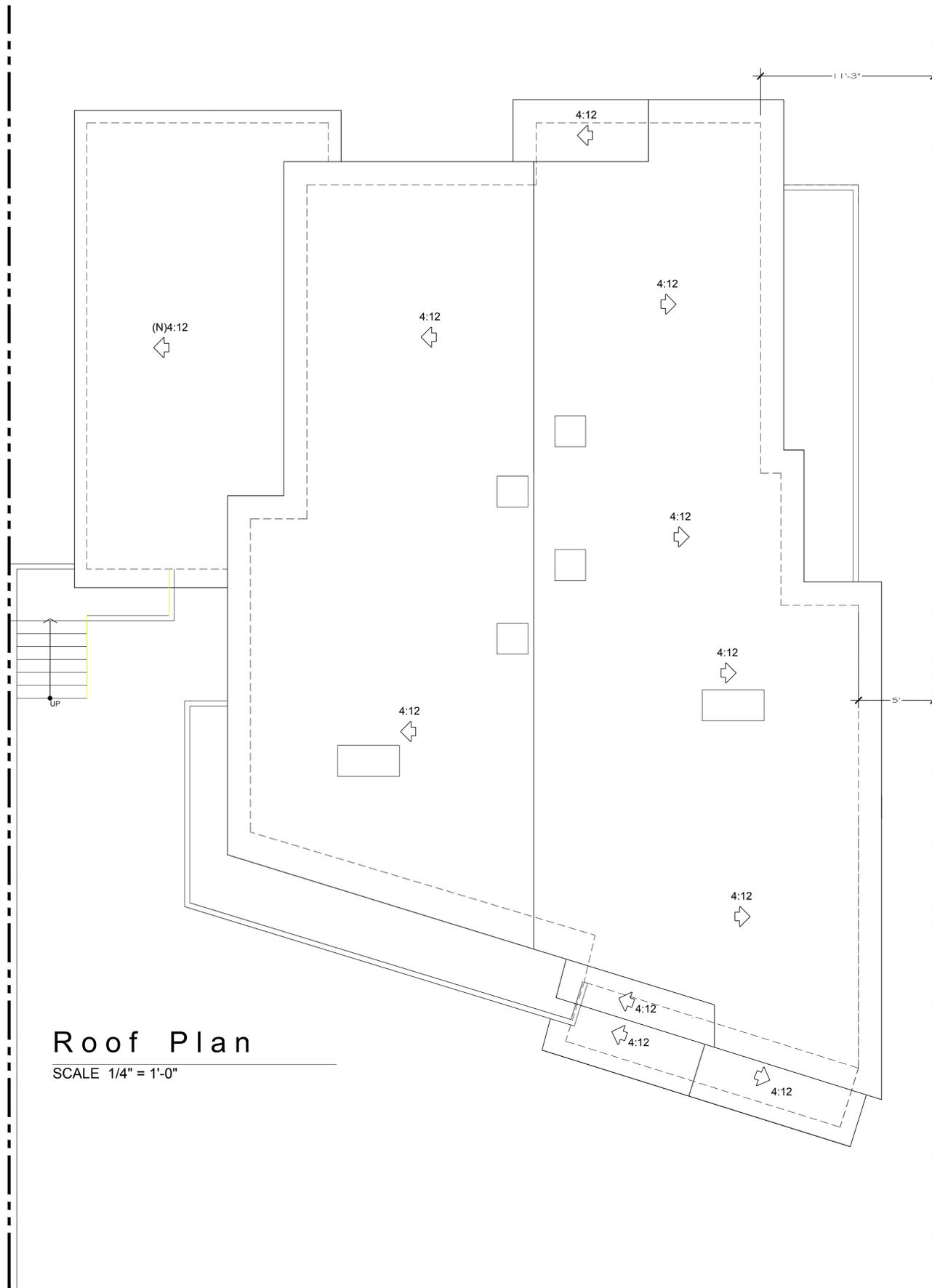
FLOOR PLANS NOTES

- NEW WALL -2x6
- NEW WALL -2x4
- 1 hr. FIRE RATED EXTERIOR WALL
DET. 1/-
- 1 hr. FIRE RATED INTERIOR WALL
DET. 2/A-7

Third Floor Plan

SCALE 1/4" = 1'-0"

SL. = SLIDING WINDOW
CSMNT. = CASEMENT WINDOW
FX. = FIXED WINDOW
D.H. = DOUBLE HUNG WINDOW
AW. = AWNING WINDOW
S.H. = SINGLE HUNG WINDOW



Roof Plan

SCALE 1/4" = 1'-0"

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Sheet:
ROOF PLAN

Scale as shown

A-6
OF

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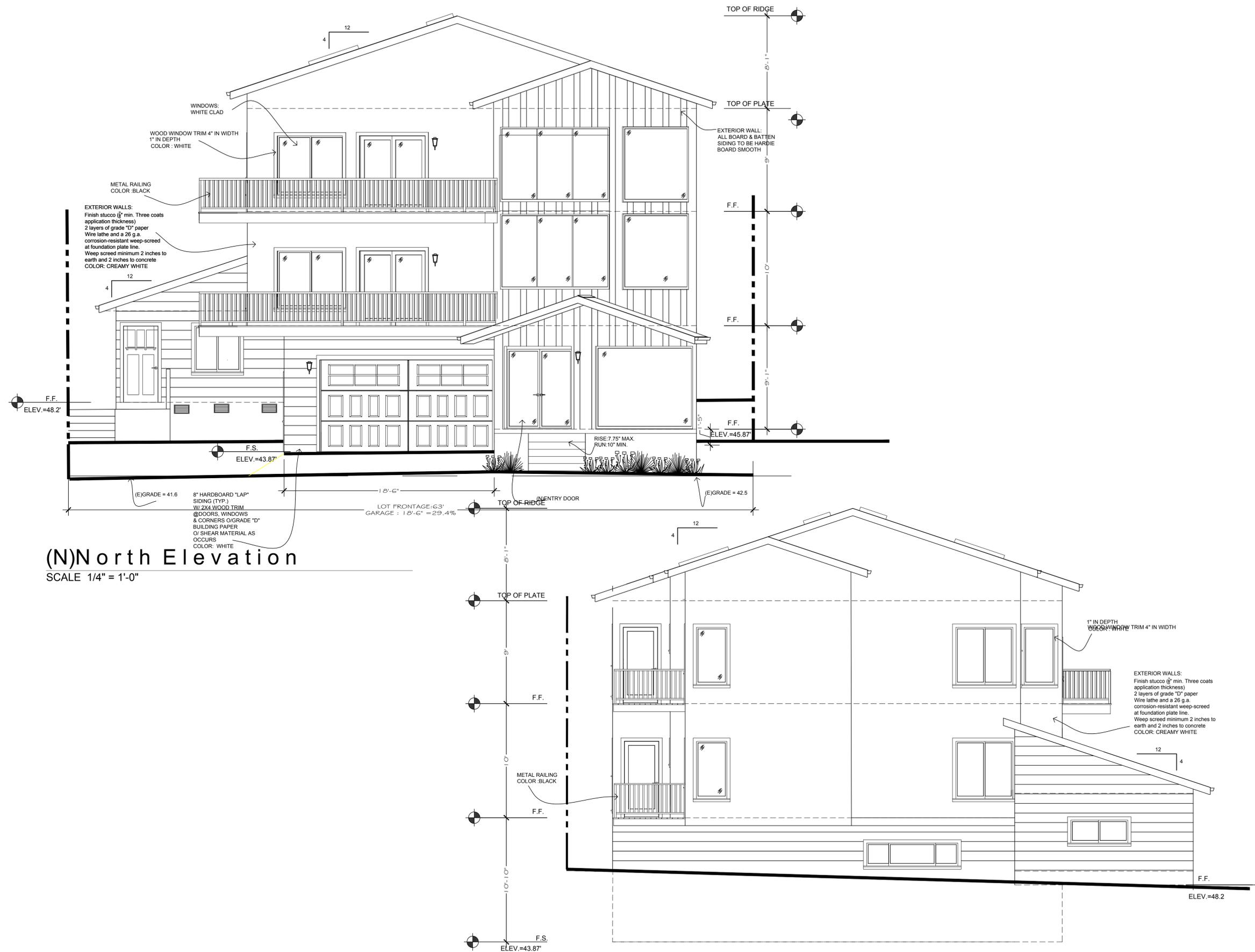
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ELEVATIONS

Scale as shown

A-7

OF



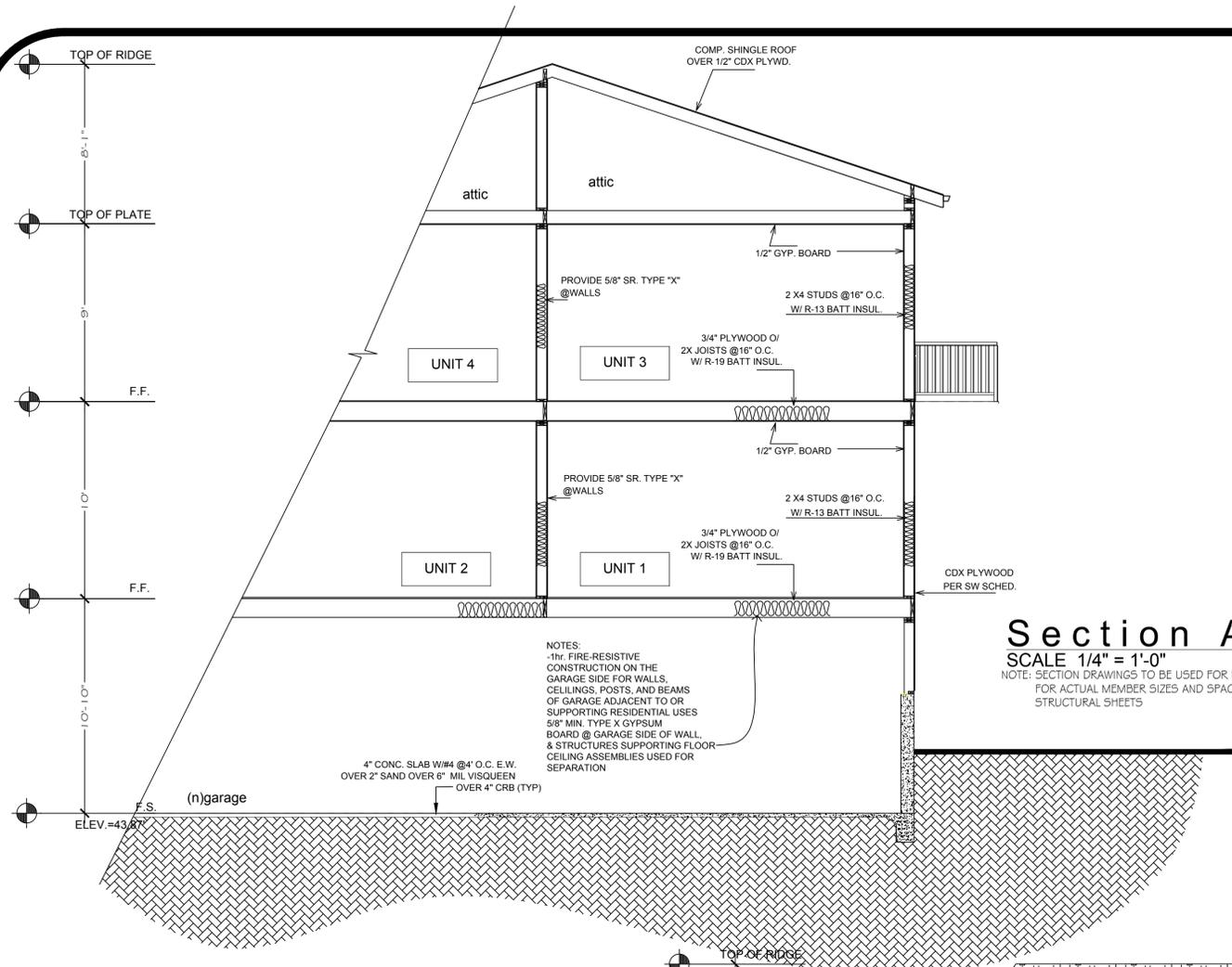
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Sheet:
LEFT ELEVATION
Scale as shown

A-8
0F



Section A-A
SCALE 1/4" = 1'-0"

NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY - FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE STRUCTURAL SHEETS

NOTES:
-1hr. FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS, CEILINGS, POSTS, AND BEAMS OF GARAGE ADJACENT TO OR SUPPORTING RESIDENTIAL USES
5/8" MIN. TYPE X GYPSUM BOARD @ GARAGE SIDE OF WALL, & STRUCTURES SUPPORTING FLOOR CEILING ASSEMBLIES USED FOR SEPARATION
4" CONC. SLAB W/#4 @4" O.C. E.W. OVER 2" SAND OVER 6" MIL VISQUEEN OVER 4" CRB (TYP)



(N) West Elevation
SCALE 1/4" = 1'-0"

F.S.
ELEV.=43.87'

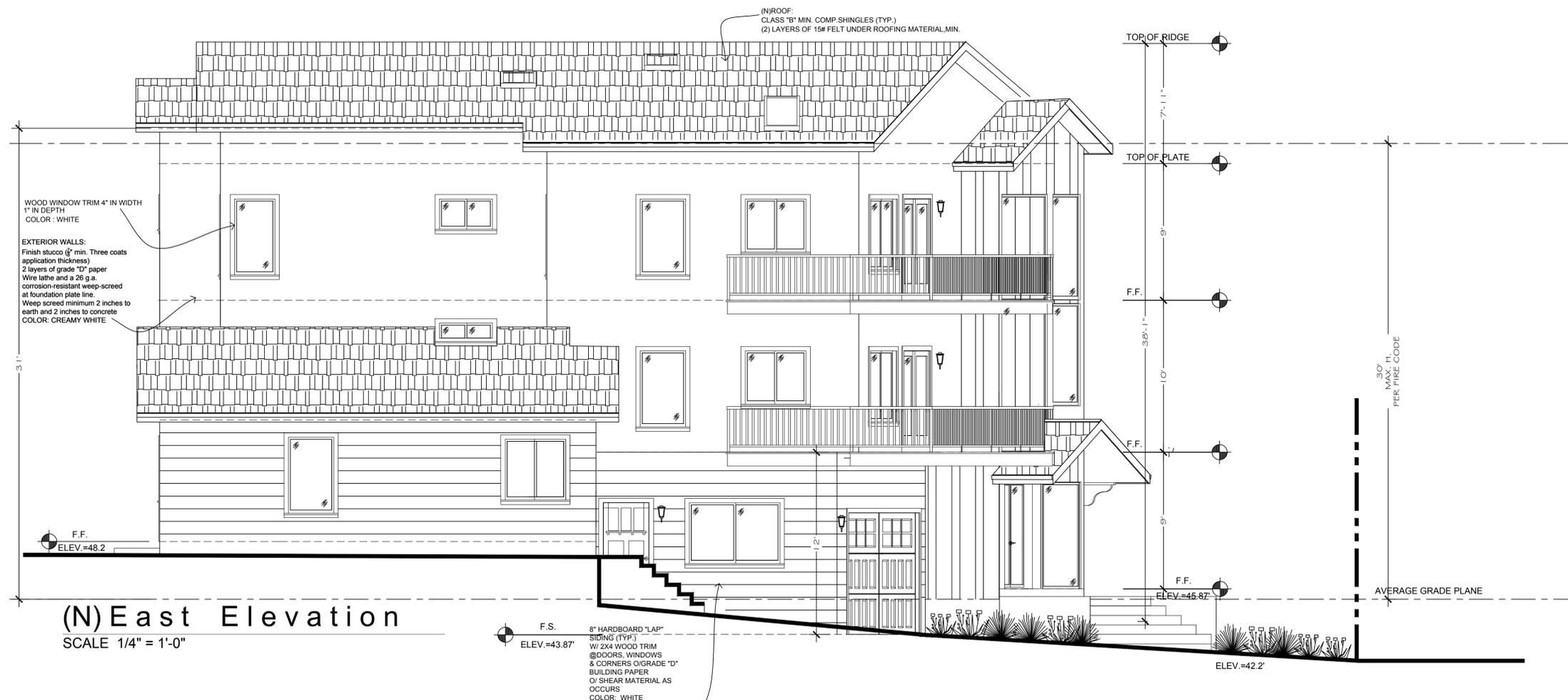
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DATE 06-29-25	ISSUED FOR PERMIT

Sheet:
RIGHT ELEVATION
Scale as shown

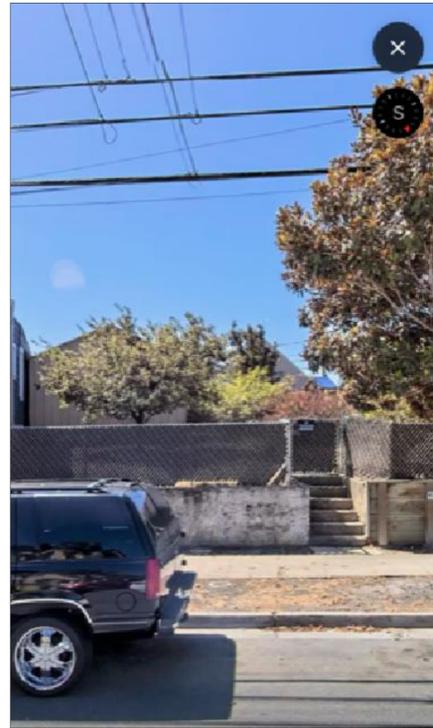
A-9
OF



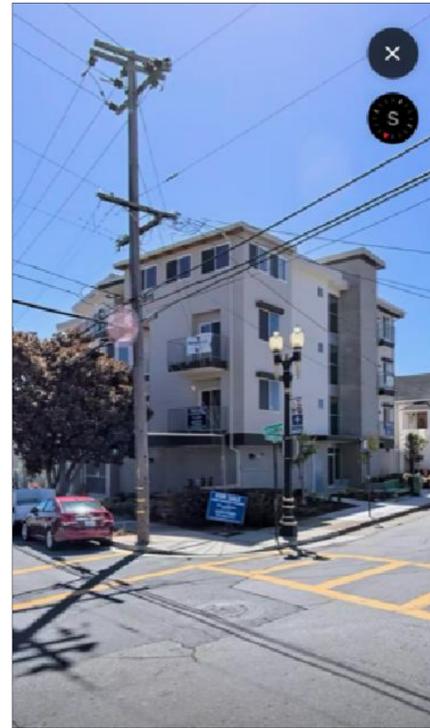
(N) East Elevation
SCALE 1/4" = 1'-0"



*227 ARMOUR AVENUE ~ SITE



*227 ARMOUR AVENUE ~ SITE



840 LINDEN AVE.



840 LINDEN AVE.

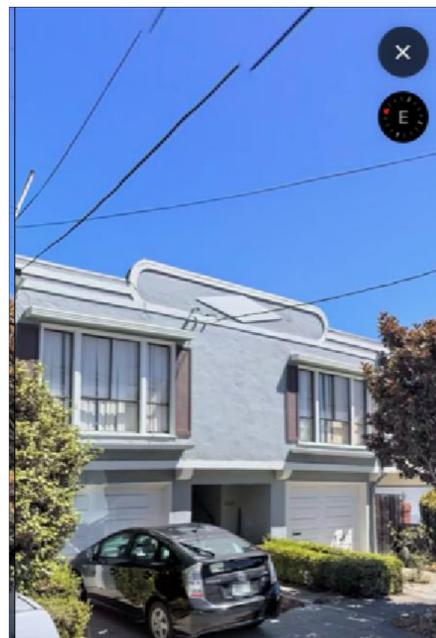
ANDREA COSTANZO
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Sheet:
PHOTOS
Scale as shown



252 ARMOUR AVENUE



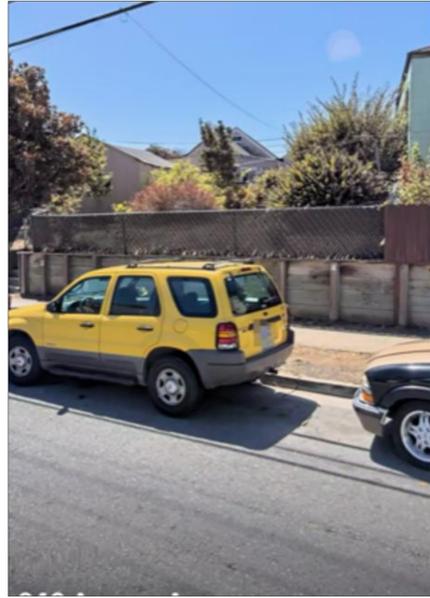
248 ARMOUR AVENUE



236 ARMOUR AVENUE



235 ARMOUR AVENUE



227 ARMOUR AVENUE



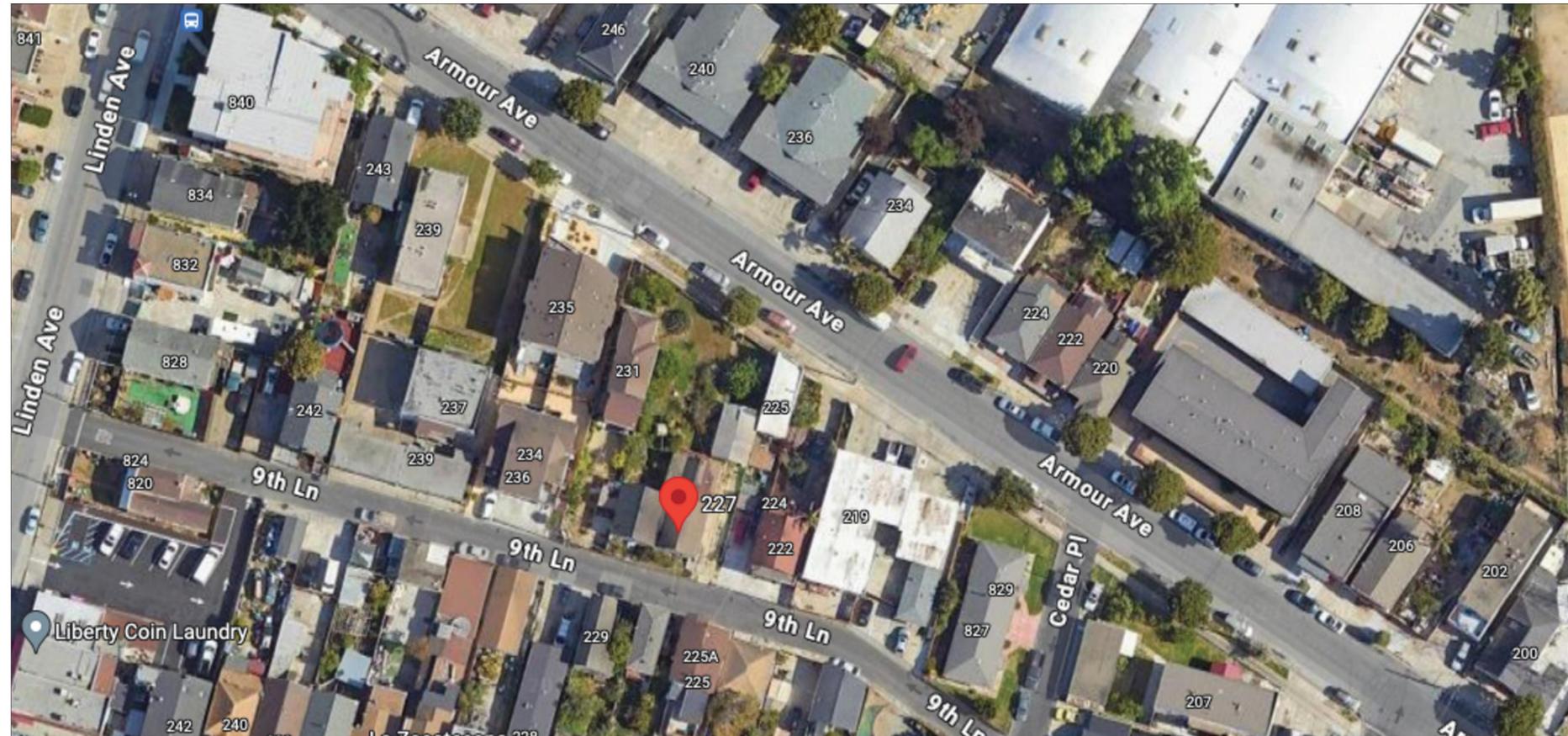
234 ARMOUR AVENUE



219 ARMOUR AVENUE



225 ARMOUR AVENUE



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