

1698 University Ave



July 10, 2014

Overall Changes

- Lot currently vacant; previously an automotive repair facility
- Current approved Use Permit issued in 2005 and modified in 2008
- Adjacent properties are commercial
- To the south (on McGee) is a child-care center, to the west is a 2-story commercial property
- New color scheme for exterior
- Change layout to courtyard scheme
- Original square footage: 28,002 sf. Current square footage: 27,328sf
- Increased usable open space from 3,858 sf to 6,325.5 sf
- Increase from 25 units to 36 units + 1L/W
- Previous bedroom count 42 bedrooms: Current bedroom count 48 bedrooms

Site Context



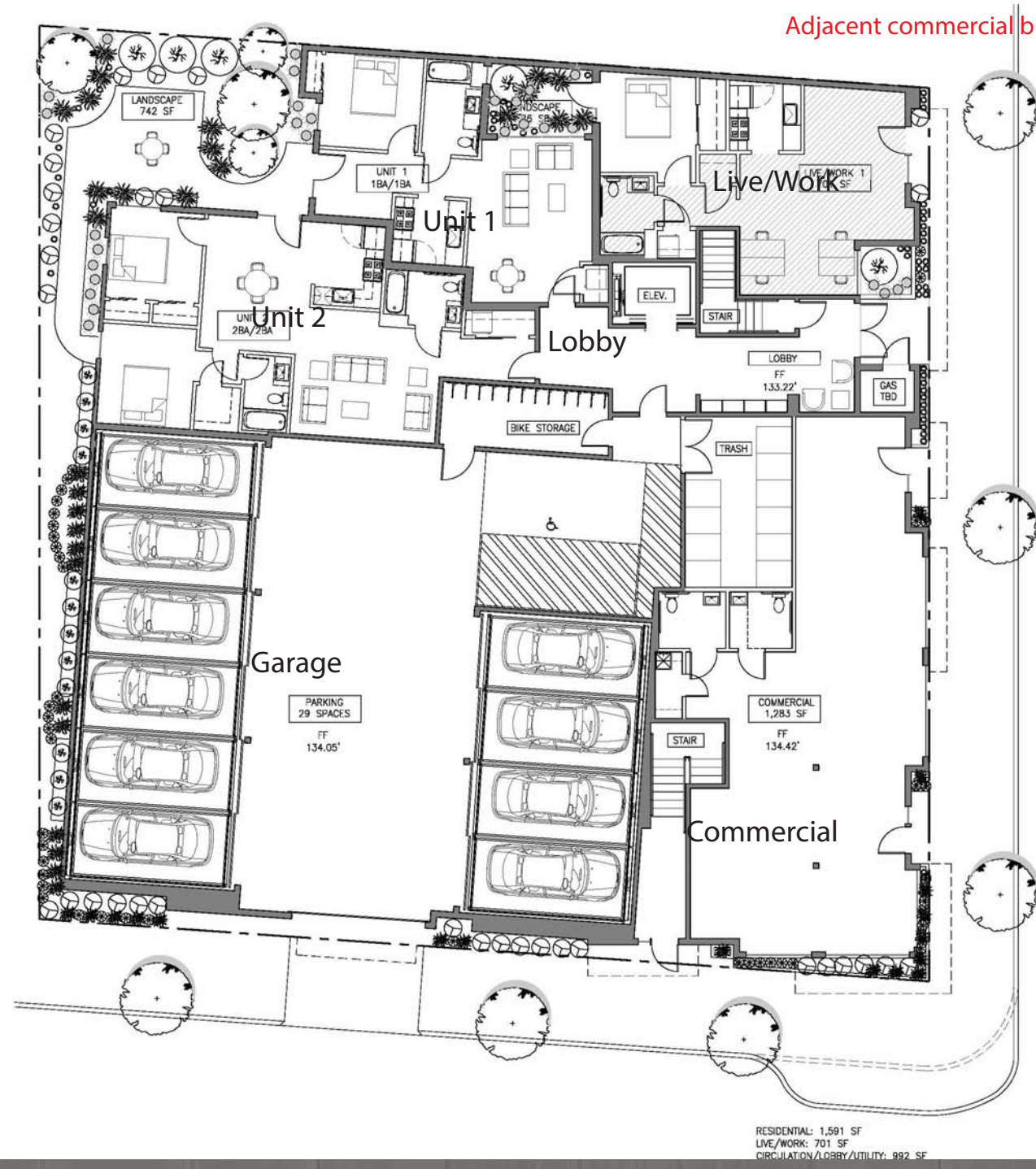
West side: Existing adjacent 2-story commercial building with multiple tenants

South side: Existing adjacent commercial building-child day-care center

Nearby 4-story building



Ground Floor

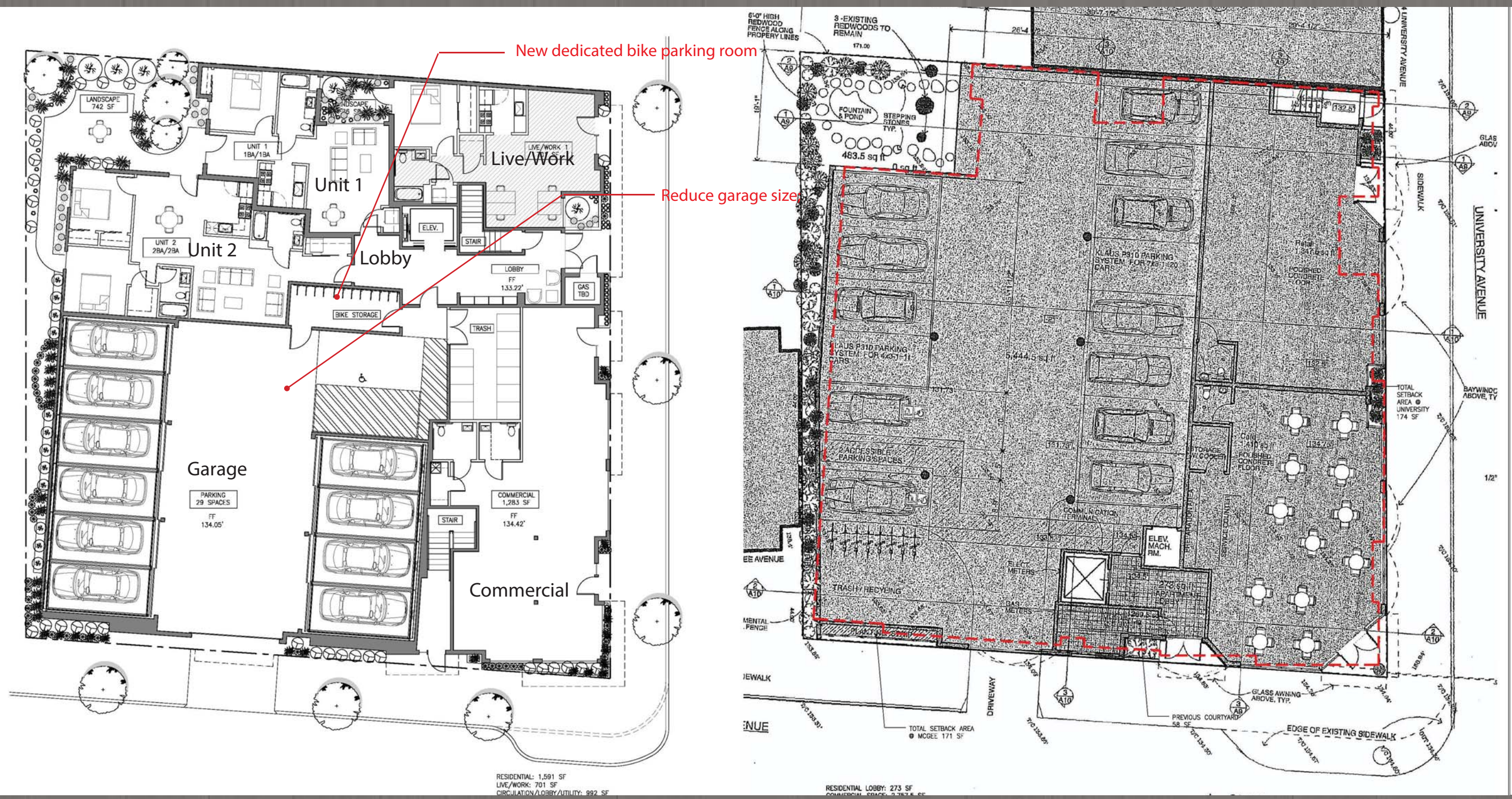


Adjacent commercial building

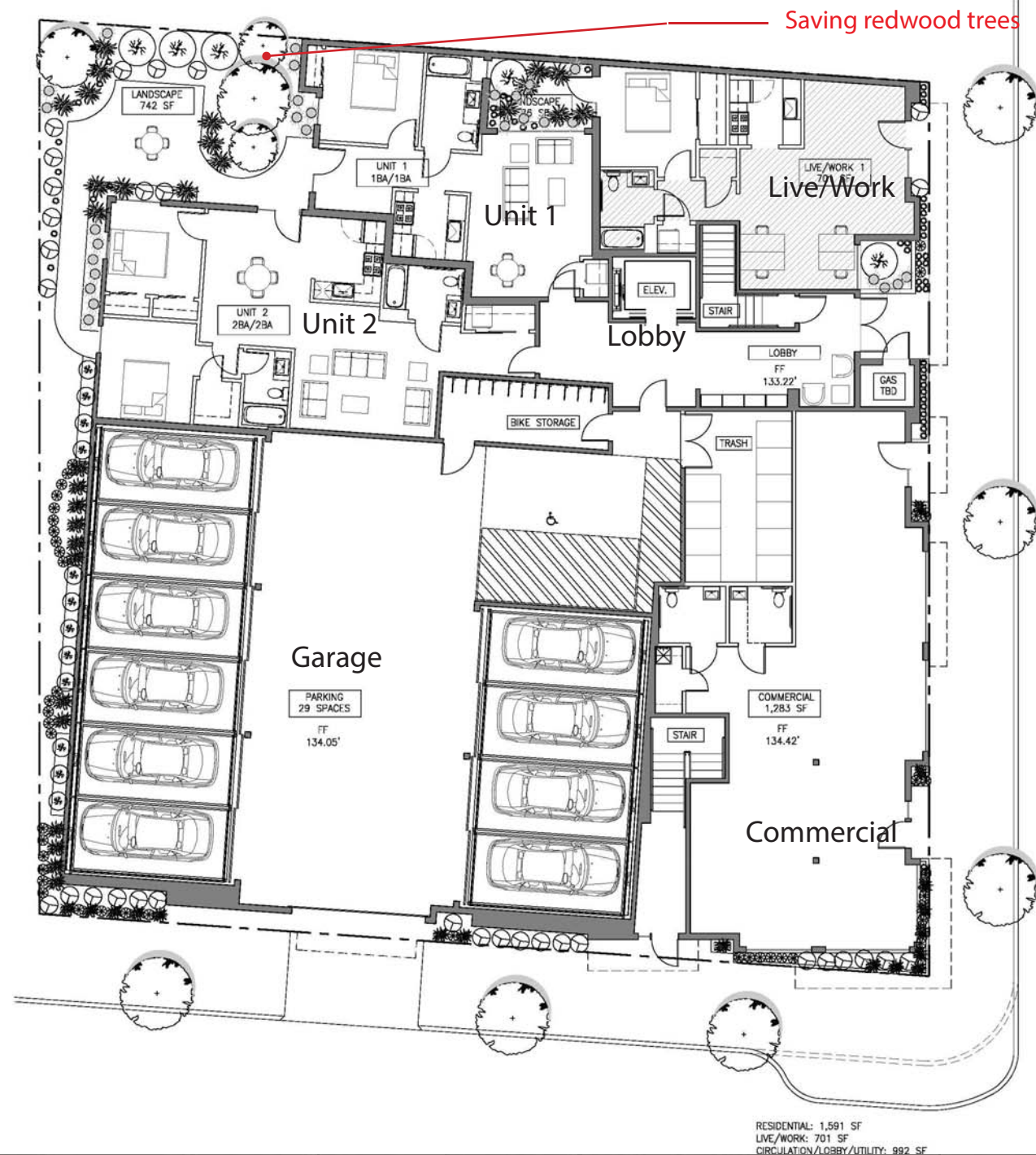


Increase rear setback
Adjacent commercial building

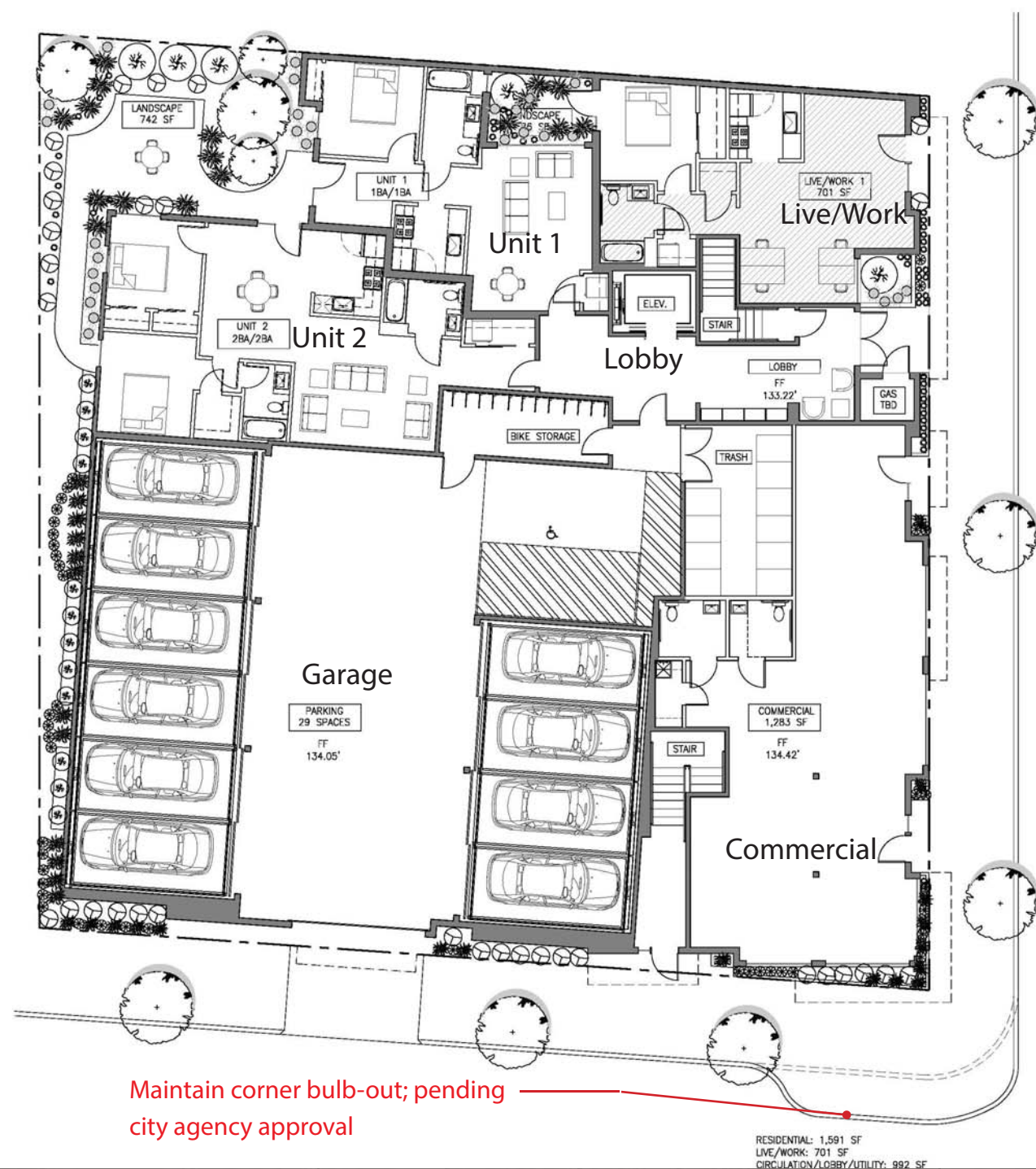
Ground Floor



Ground Floor



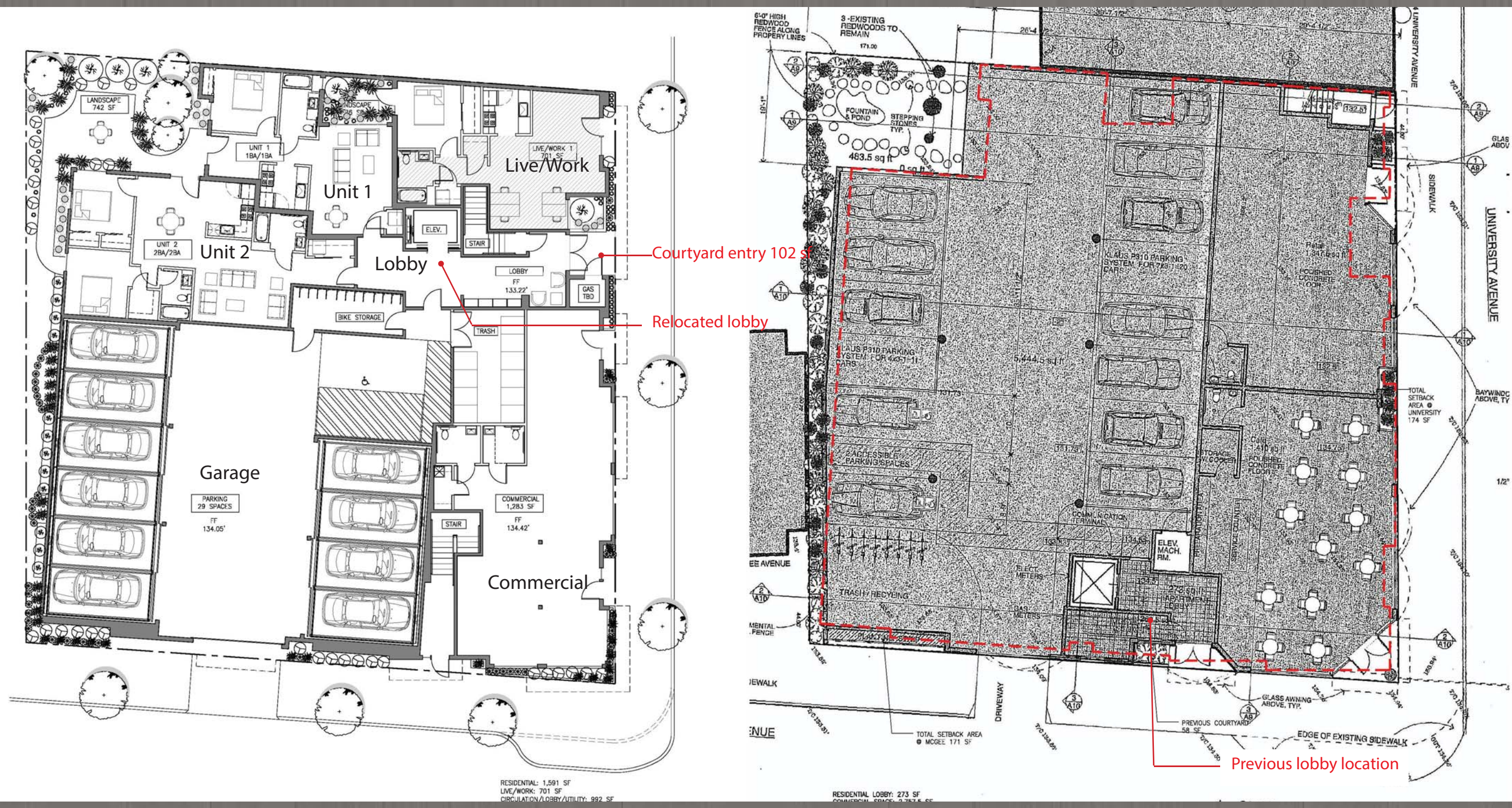
Ground Floor



Maintain corner bulb-out; pending city agency approval



Ground Floor



RESIDENTIAL: 1,591 SF
LIVE/WORK: 701 SF
CIRCULATION/LOBBY/UTILITY: 992 SF

RESIDENTIAL LOBBY: 273 SF
COMMERCIAL SPACE: 2,783.6 SF

The left drawing is a detailed floor plan of a building. It includes a large 'Garage' area with 29 spaces, a 'Commercial' space, a 'Lobby', and two residential units: 'Unit 1' and 'Unit 2'. The plan also shows a 'Live/Work' area, a 'Bike Storage' area, and a 'Trash' area. The right drawing is a site plan showing the building's footprint and its relationship to the surrounding streets: 'University Avenue', 'McGee Avenue', and a 'Driveway'. Red lines indicate proposed setbacks along McGee and University Avenues. The site plan also shows a 'Klaus P310 Parking System', a 'Fountain & Pond', and a 'Stepping Stones' area. The plan includes various dimensions and area calculations for different parts of the building and site.

RESIDENTIAL: 1,591 SF
LIVE/WORK: 701 SF
COMMERCIAL: 1,283 SF
TOTAL: 3,575 SF

McGee Avenue
University Avenue
Driveway
Fountain & Pond
Stepping Stones
Klaus P310 Parking System
Trash/Recycling
Elev. Mach. Rm.
Glass Awning Above, T.Y.
Existing Sidewalk

Increase setback along McGee to 221 sf
Increase setback along University to 193 sf

The image displays two architectural drawings. The left drawing is a detailed floor plan of a building, showing multiple units with rooms, furniture, and landscaping. The right drawing is a site plan showing the building footprint, setbacks, and landscaping. A red line indicates a proposed setback increase at the corner.

Key features and labels in the right drawing include:

- PREVIOUS DESIGN FOOTPRINT**: Indicated by a dashed line.
- OPEN TO GROUND FLOOR LANDSCAPED AREA BELOW**: Indicated by a dashed line.
- NTER**: North arrow pointing towards the top left.
- Roof**: Labeled on the right side of the building.
- Setbacks**: Various setback dimensions are shown, including 16'-11 1/2", 6'-5", 3'-5", 10'-0", 7'-5", 9'-5", and 10'-0".
- Units and Areas**: Units are labeled with numbers and square footages, such as 205 (881 sq ft), 207 (907.5 sq ft), 208 (719.5 sq ft), 209 (720 sq ft), 202 (832 sq ft), 203 (805 sq ft), and 201 (975 sq ft). A total area of 7,802 sq ft is noted.
- 8 UNITS W/ 7,802 sq ft TOTAL**: Text at the bottom left of the right drawing.
- OPEN SPACE**: Text at the bottom left of the right drawing.
- Proposed Setback Increase**: A red line and arrow pointing to the corner of the building footprint, labeled "Increase setback at corner".

Second Floor



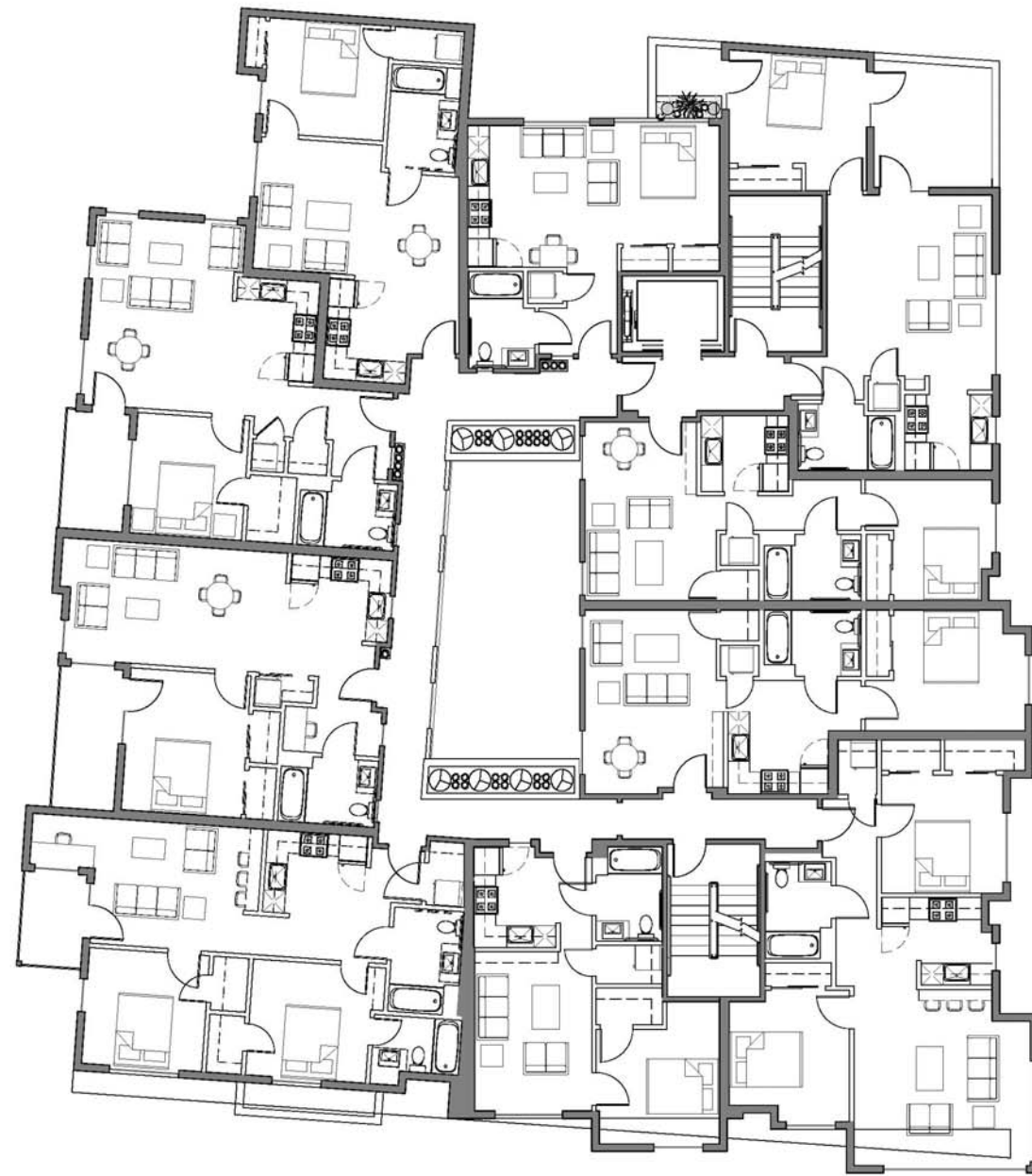
Trellises provide shade, soften edge of deck and provide some sound protection for neighbors



Third Floor



Fourth Floor

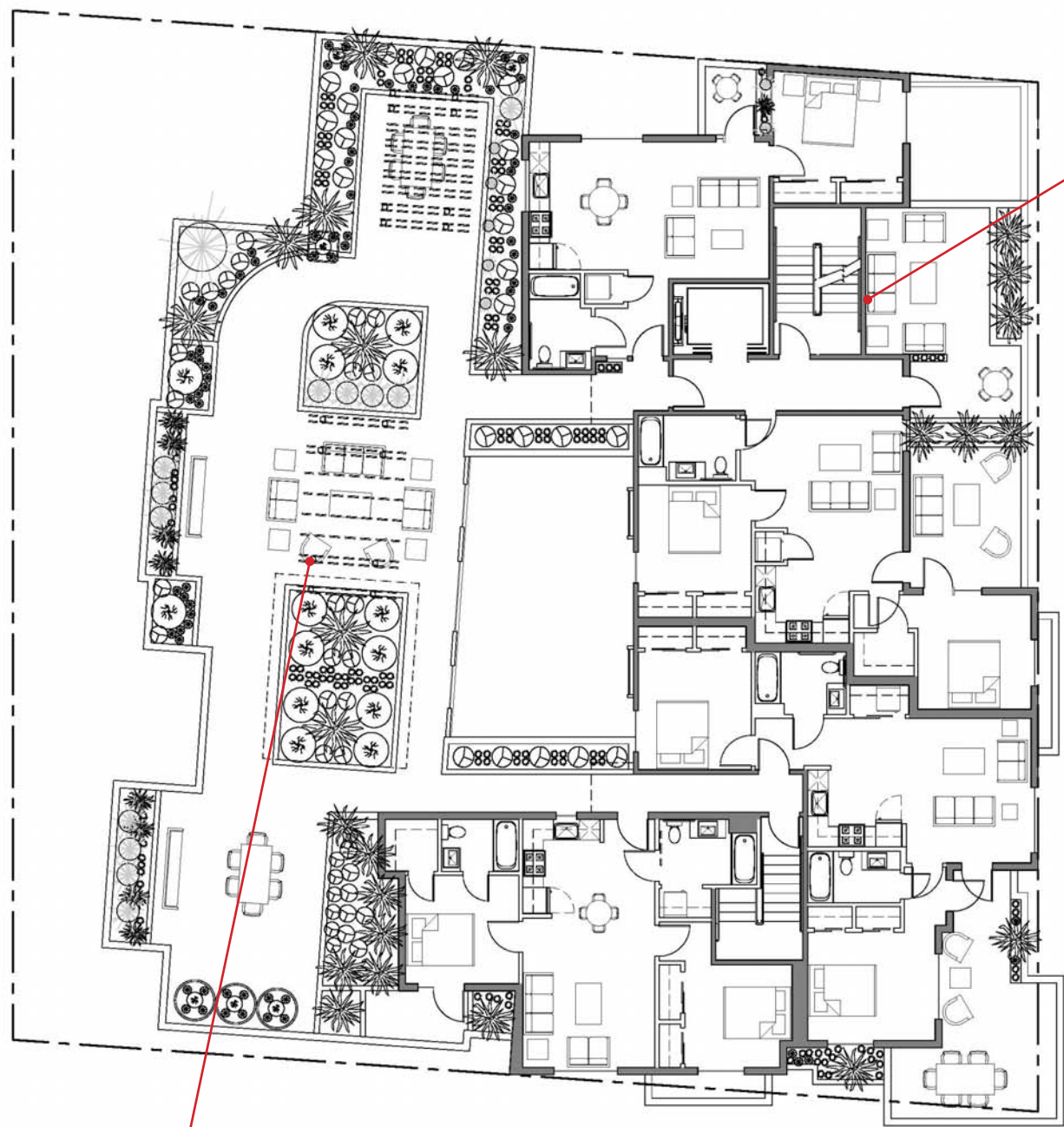


Rear set back is more consistent at each level for improved waterproofing and simplified facade



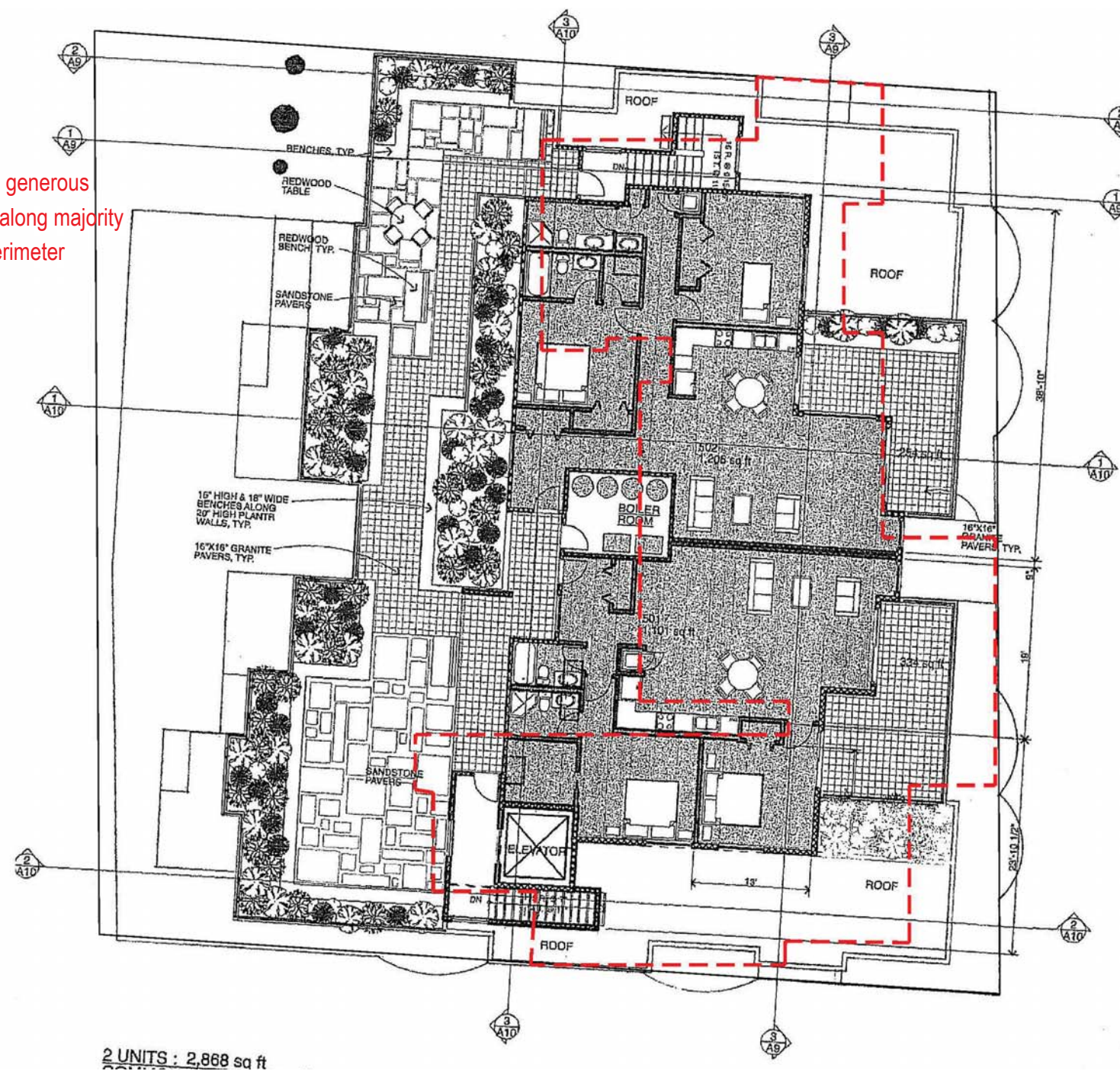
Setback at front changed for courtyard

Fifth Floor



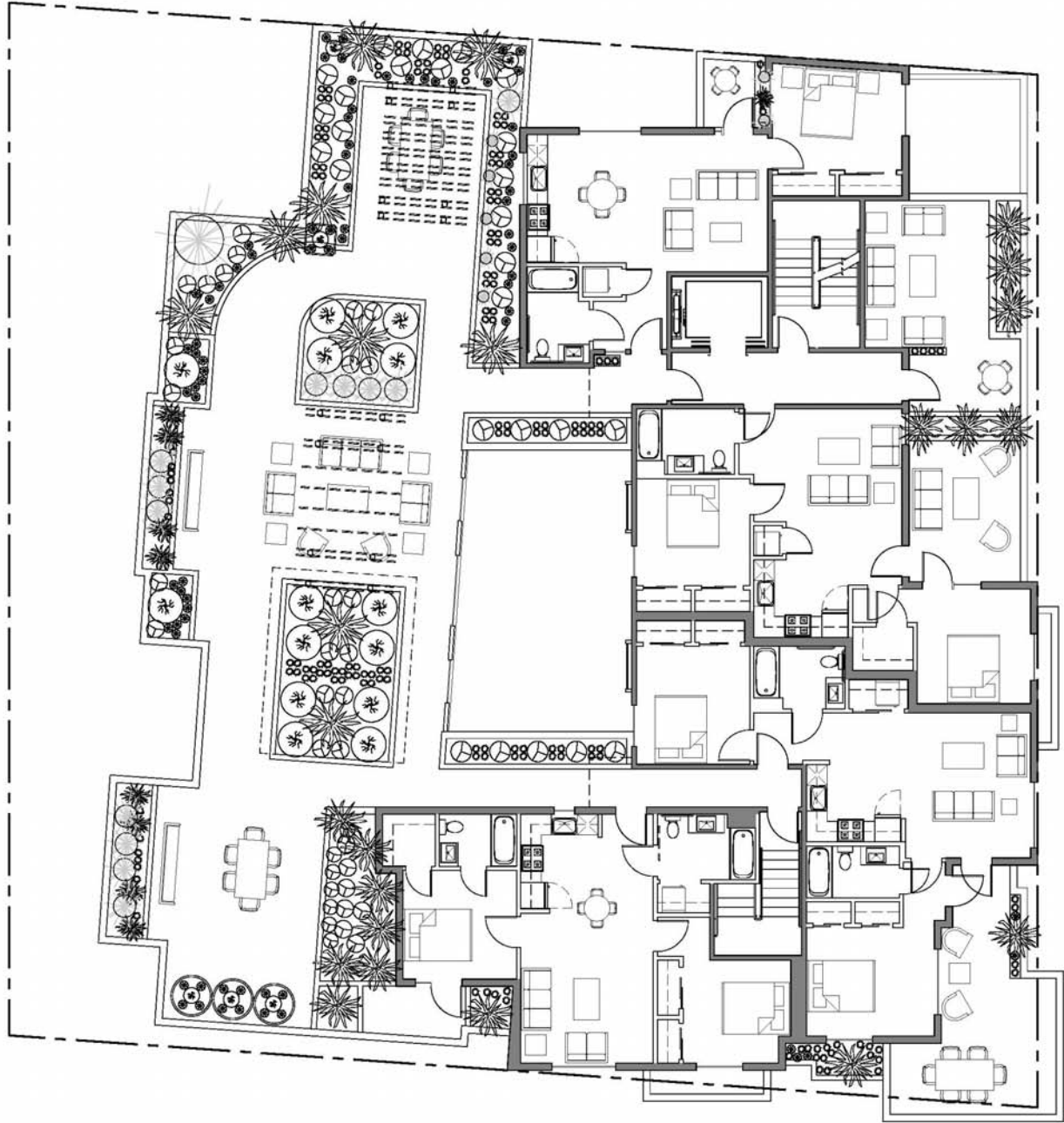
Maintain generous setback along majority of the perimeter

Trellises provide shade, soften edge of deck and provide some sound protection for neighbors



2 UNITS : 2,868 sq ft

Fifth Floor



Total common open space: 5,150.5 sf
Previously approved: 2468.5 sf

Total private open space: 1,175 sf
previously approved: 1,389.5 sf

Usable open space is 6, 336.5 sf
Previously approved 3,858 sf



2 UNITS : 2,868 sq ft

Renderings



Renderings



Rendering - Street level



Rendering - Street level



Courtyard Rendering



Courtyard Rendering



Thank you!



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