





SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
T: (415) 741.1292  
F: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE

**Site Photos /  
Vicinity Map**

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

**DRAWN** A.A.

**DESIGN** R.K.

**DATE** 02/22/2016

**REVISED DATE** 03/18/2019

**JOB NO.** 16-1700

**SHEET NO.**



NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS' AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS, INC. DEED TITLE REPORT A.P.N. ADDRESS OF THE P.L.O.

FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.

2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.

FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSAMERICAN ENGINEERS DISCLAIMS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.

4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES 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 THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.

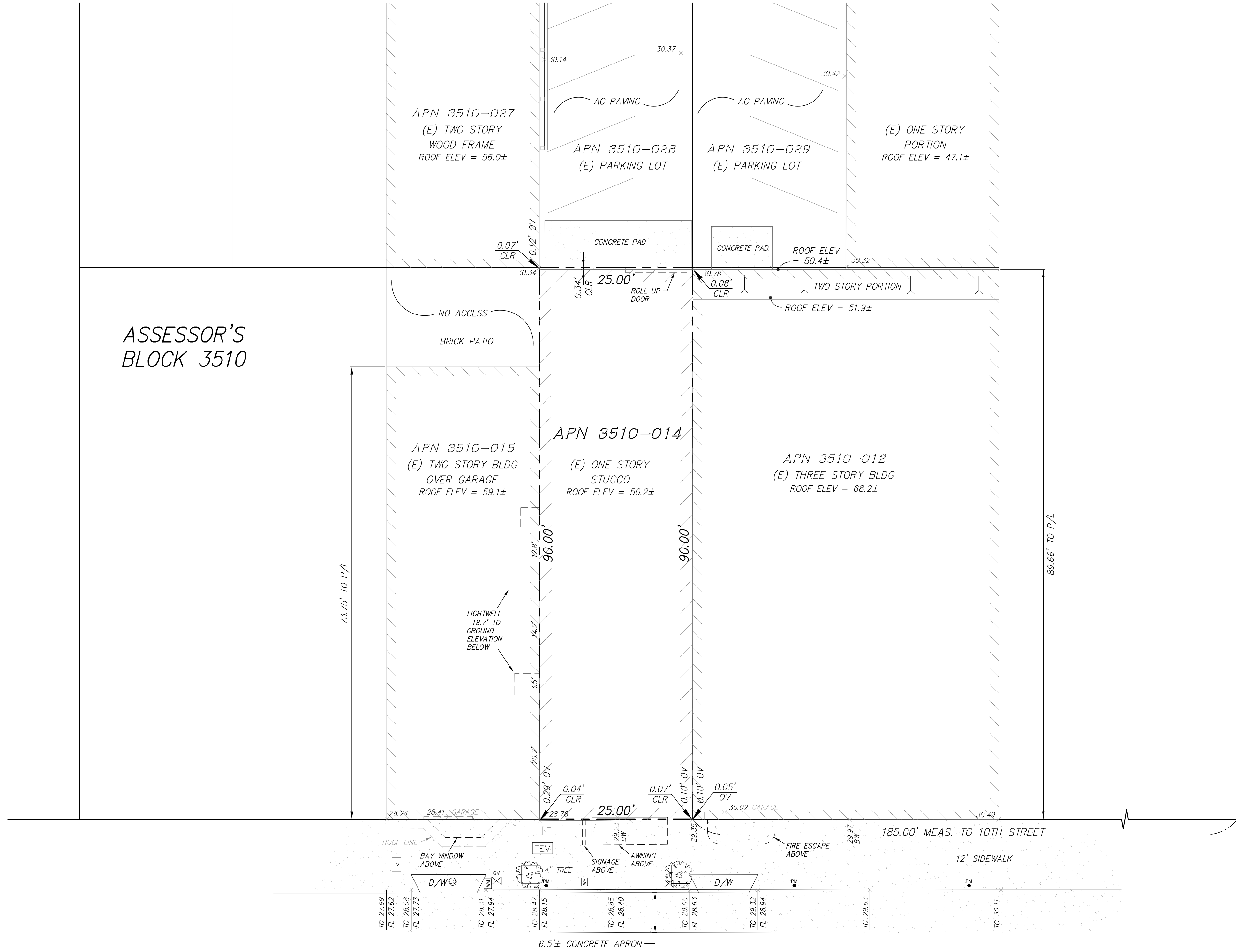
7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.

8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.

9. 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.

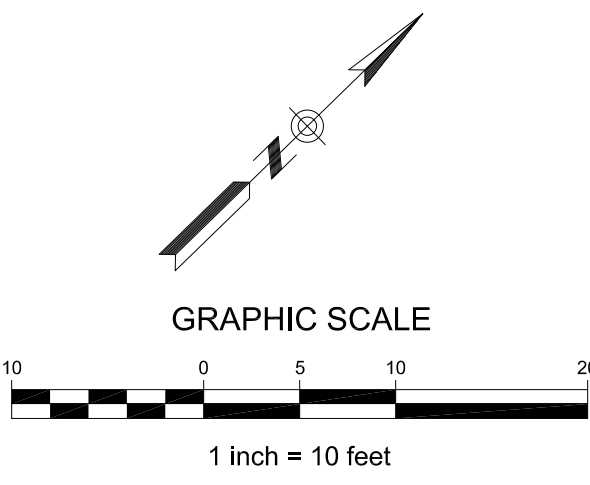
**SPECIAL NOTES**

1. ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
2. "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
3. "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.



10TH STREET (80.42' WIDE)

HOWARD STREET (82.58' WIDE)



**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER
BW	BACK OF SIDEWALK
AC	ASPHALT
BLDG	BUILDING
CLR	CLEAR
D/W	DRIVEWAY
ELEV	ELEVATION
FL	FLOW LINE GUTTER
FNC	FENCE
LS	LAND SURVEYOR
MEAS	MEASURED
P/L	PROPERTY LINE
SQ. FT.	SQUARE FEET
TC	TOP OF CURB

**LEGEND**

	PROPERTY LINE
	ADJACENT PARCEL LINES
	RIGHT OF WAY LINE
	BUILDING LINE
	CLEANOUT
	GAS VALVE
	WATER METER
	ELECTRIC BOX
	CABLE TV BOX
	TELEPHONE VAULT
	PARKING METER

**BENCH MARK**

HOWARD AT. & 10th STREET (N.E. CORNER)  
CROW CUT OUTER RIM SWM  
ELEV. = 32.680 (CITY DATUM)

Job No.	5787
Sheet No.	1 OF 1
Date	MAY 2016
Survey	09/22/05 05/03/16
Design	N/A
Drawn	JT 05/03/16
Checked	BP 05/05/16
Scale	1"=10'

**TRANSAMERICAN ENGINEERS**

FOX PLAZA  
1390 Market St., Suite 201  
San Francisco, CA 94102  
Phone No. (415) 553-4092  
Fax No. (415) 553-4071

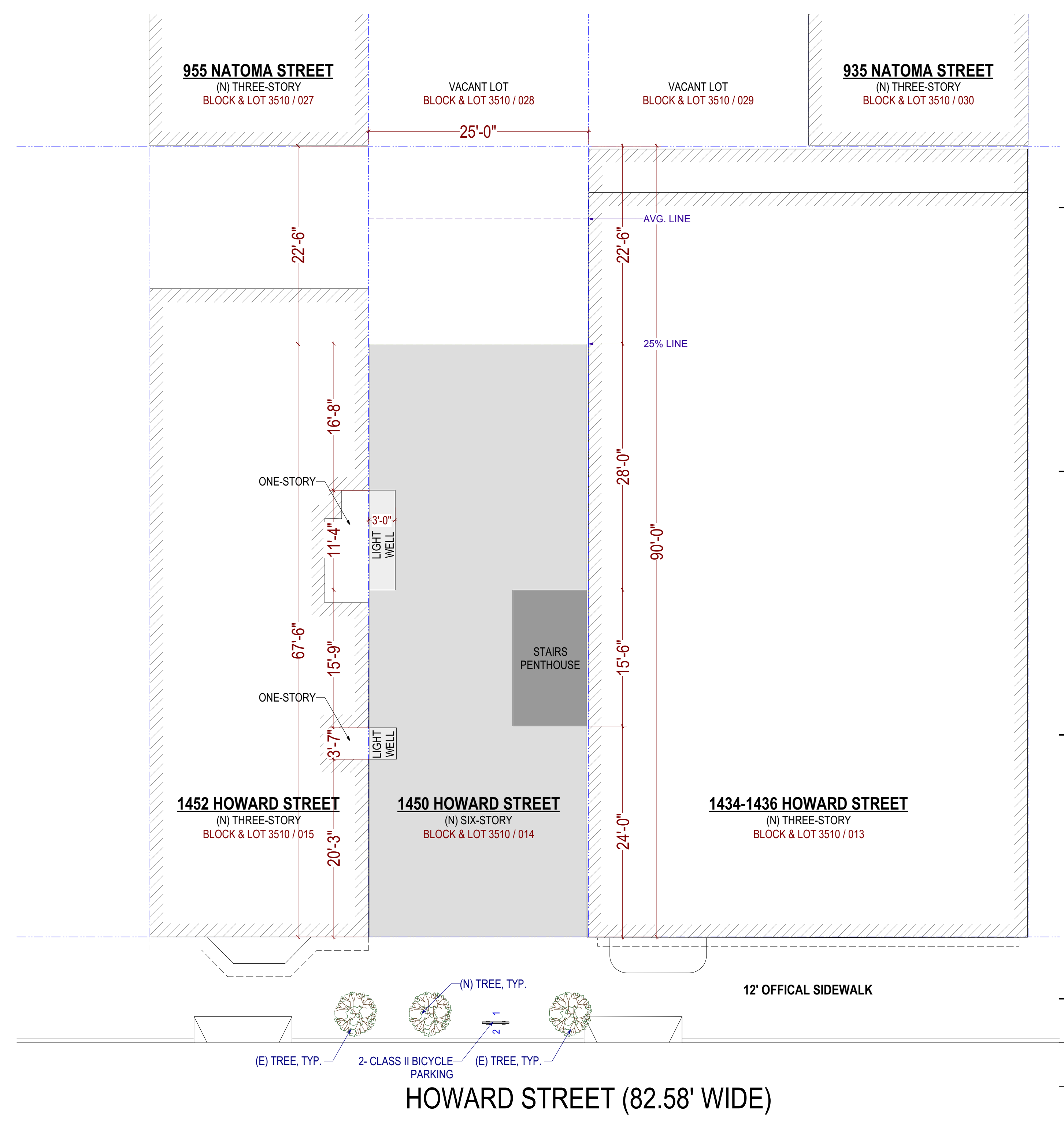
**ARCHITECTURAL TOPOGRAPHIC SURVEY**  
 APN: 3510-014  
 1450 HOWARD STREET  
 SAN FRANCISCO CALIFORNIA

Approved by:	Chief Engineer License No. EXP.
Approved by:	Chief Surveyor License No. 8975 Expires 9/30/2019

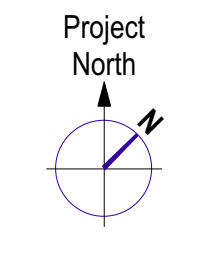
Revisions	By:
10-29-18	BP



Street View



**Proposed Site Plan**  
1/8" = 1'-0"



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SHEET TITLE

Site Plan

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**JOB NO.** 16-1700

**SHEET NO.**

A-1.1

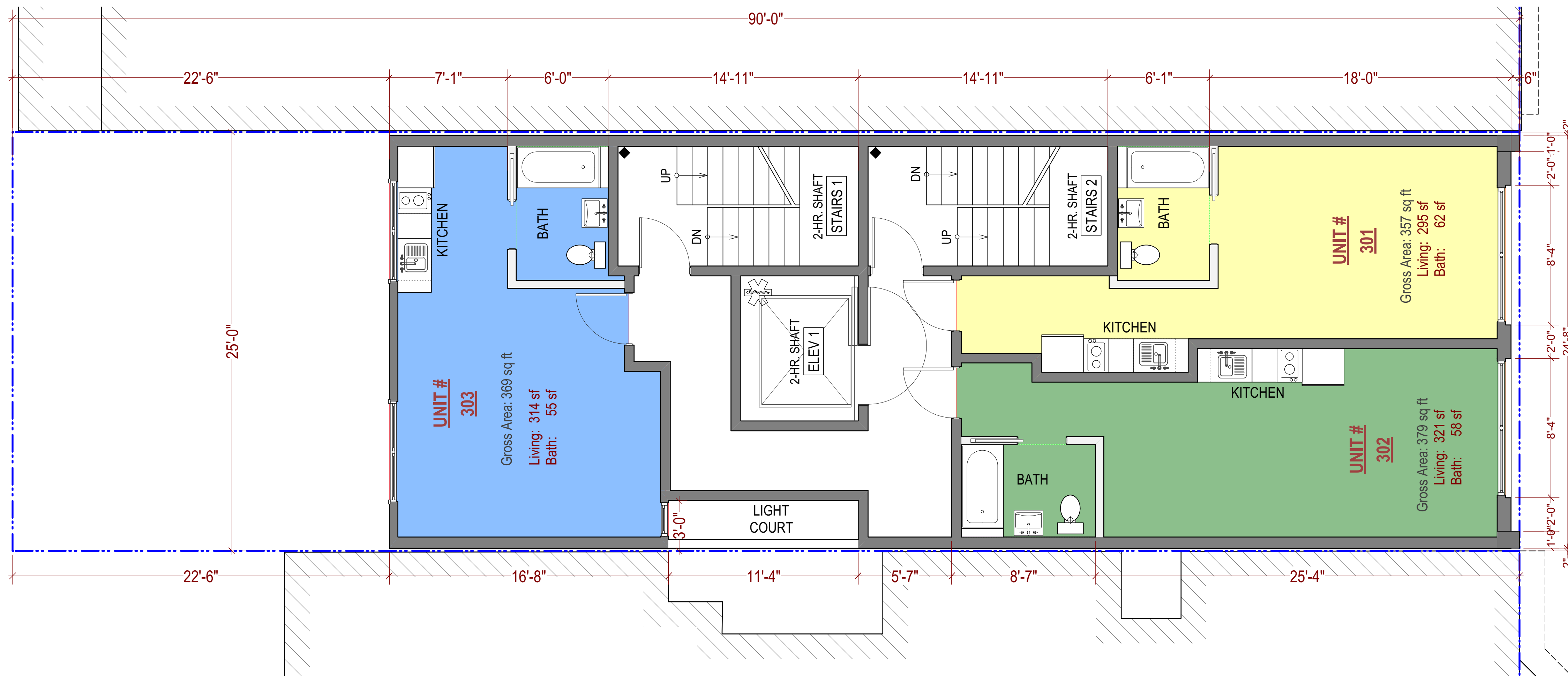




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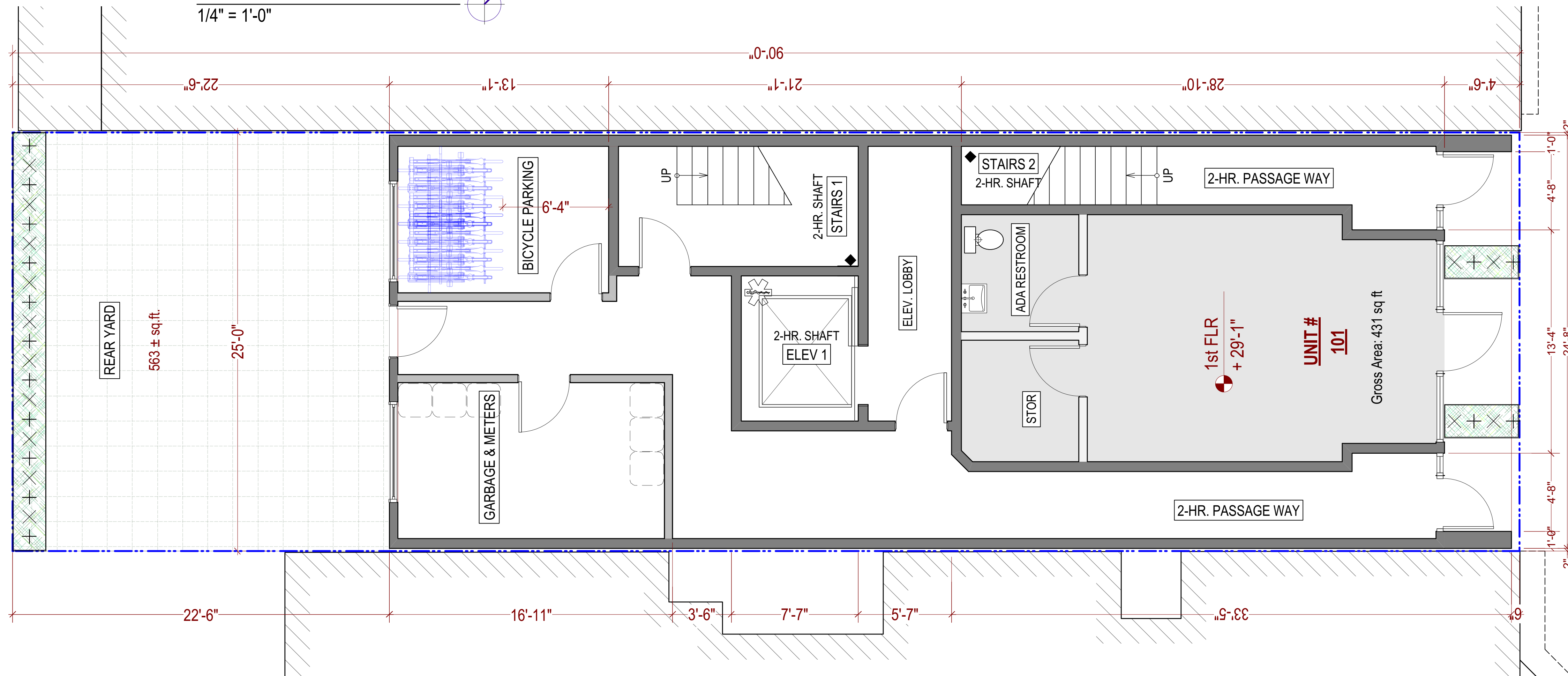
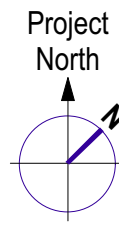
SHEET TITLE

Floor Plan  
Levels 1, 2



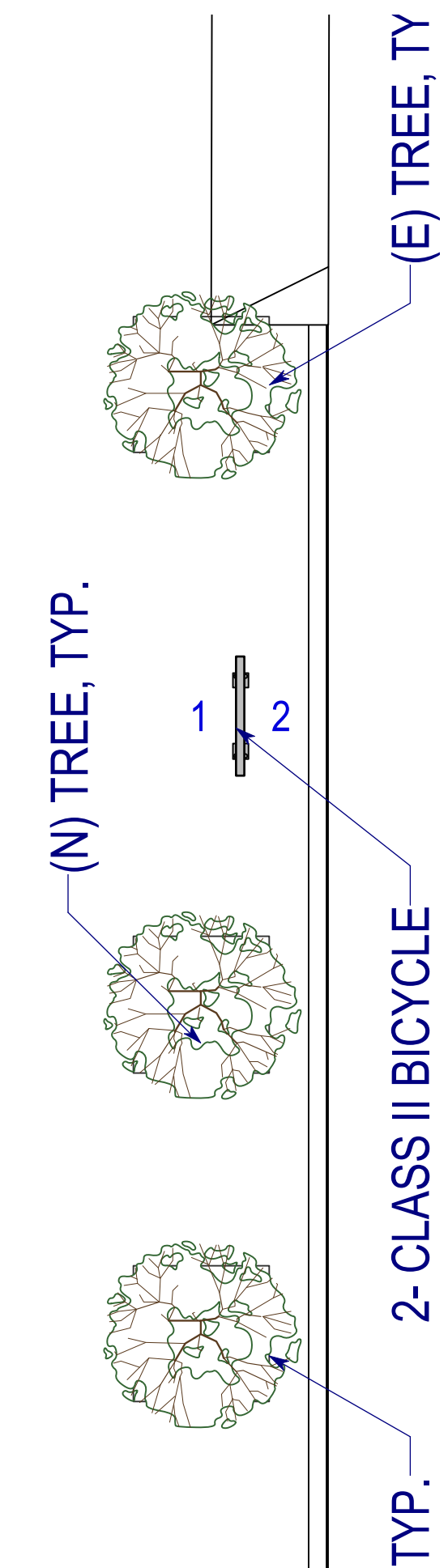
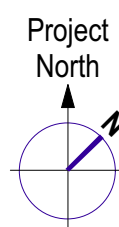
Floor Plan: Level 2

1/4" = 1'-0"



Floor Plan: Level 1

1/4" = 1'-0"



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SHEET NO.	A-2.1





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SHEET TITLE

South Elevation  
(Howard Street)

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DRAWN A.A.

DESIGN R.K.

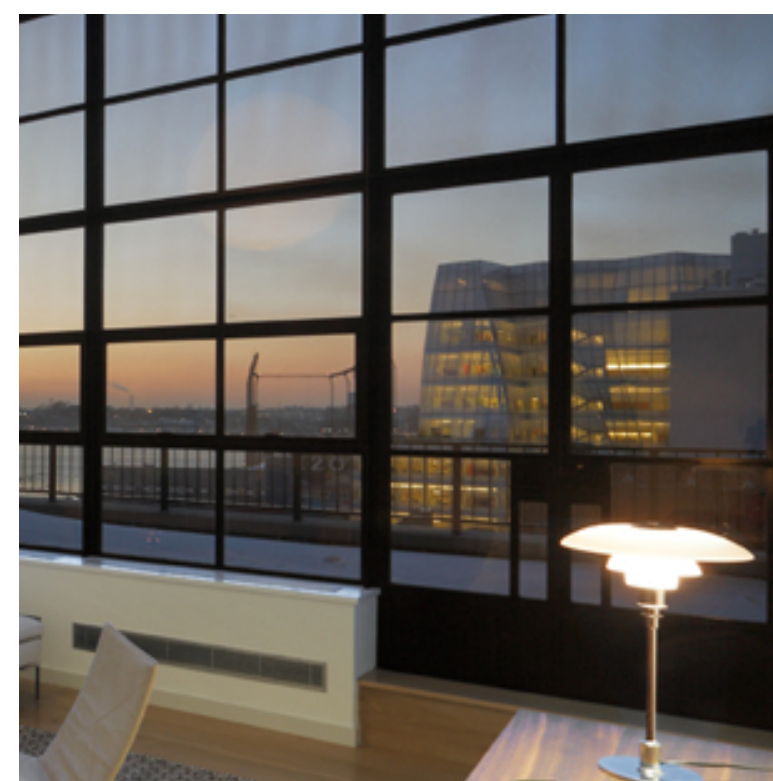
DATE 02/22/2016

REVISED DATE 03/18/2019

JOB NO. 16-1700

SHEET NO.

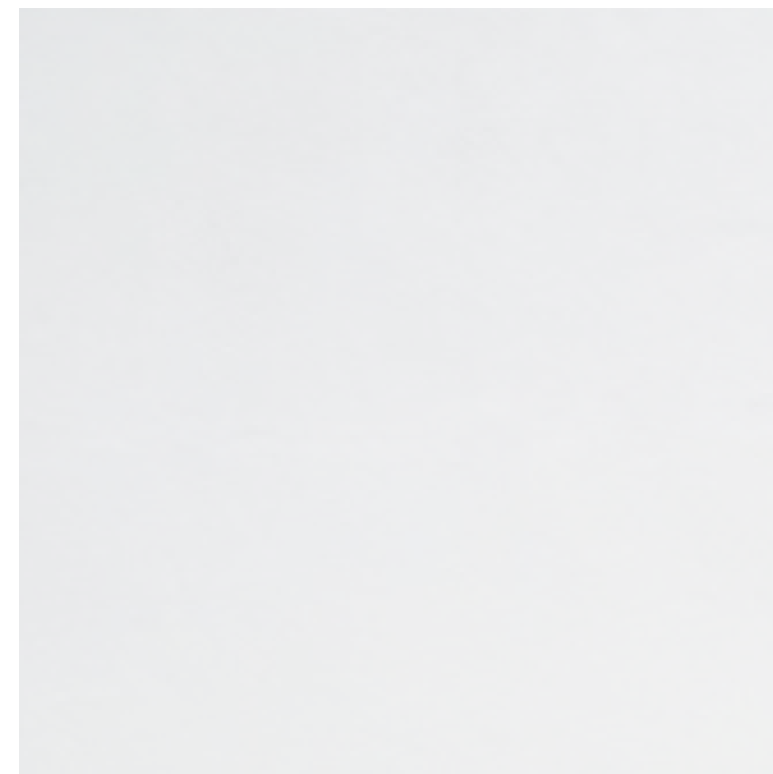
A-3.1



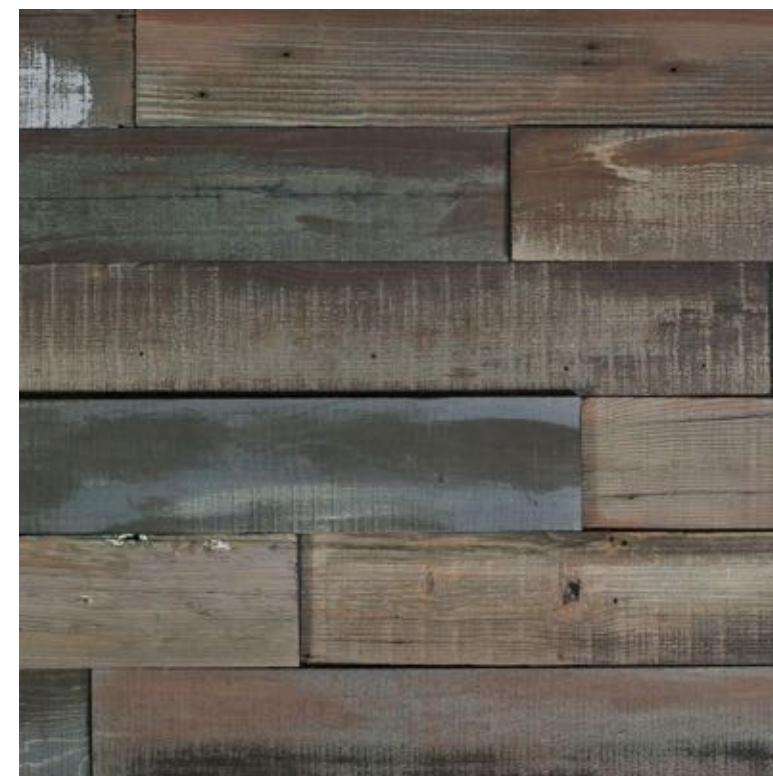
Powder Coated Alum. Window



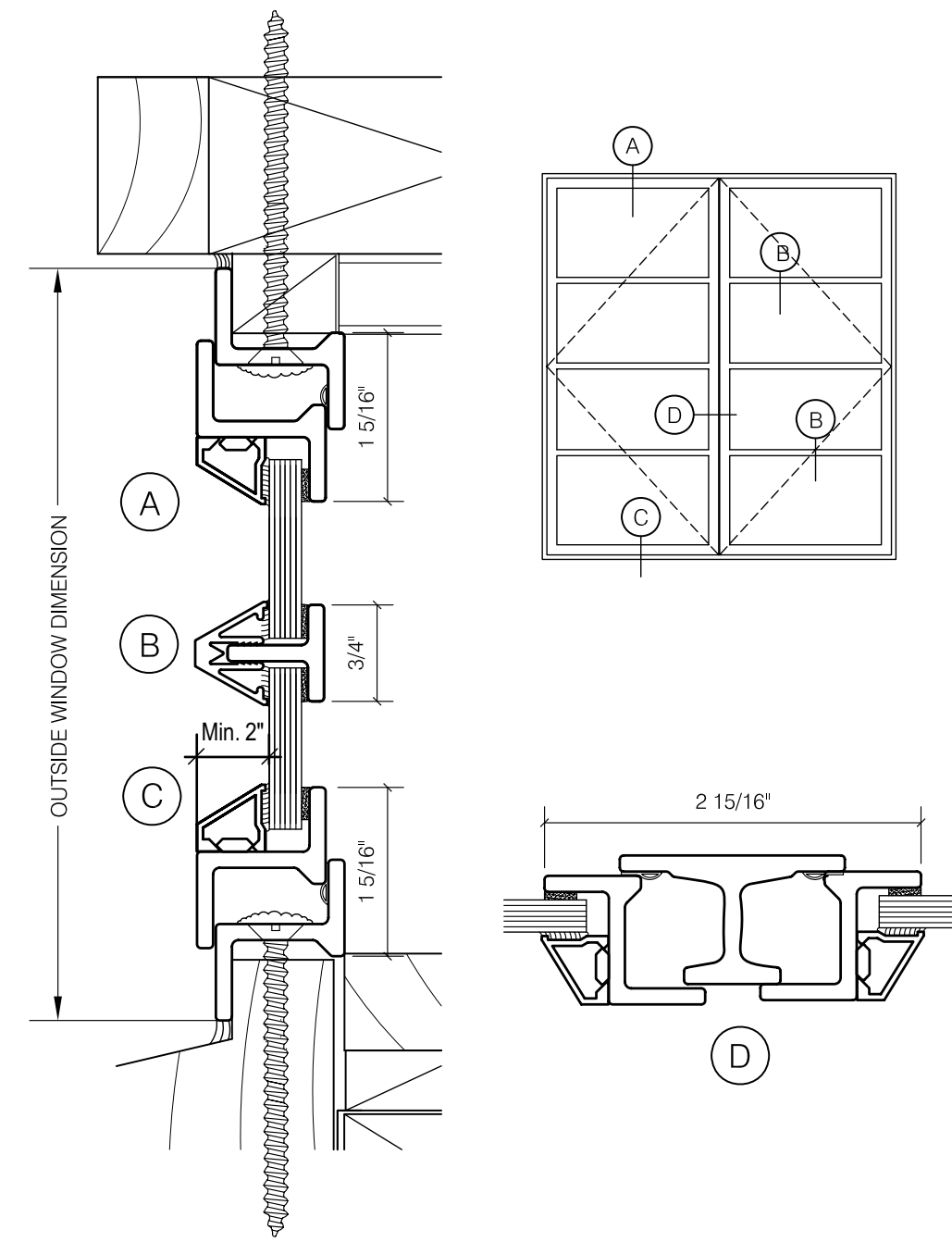
Smooth Architectural Stucco / Dark Gray



Smooth Architectural Stucco / Light Gray



Reclaimed Wood Planters



Street Facing Windows Typical Detail

1450 HOWARD ST

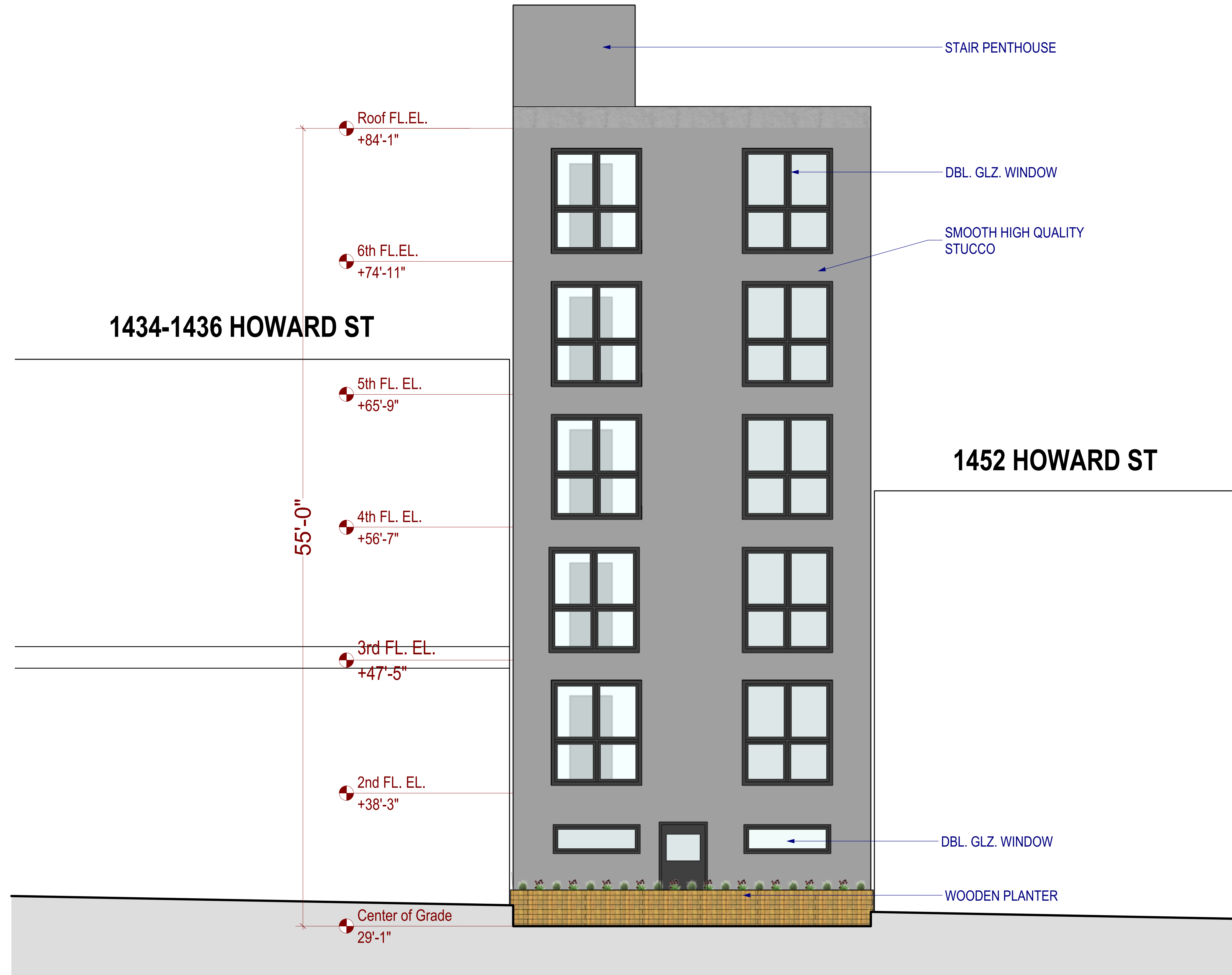


Front Elevation (South - Howard Street)

1/4" = 1'-0"

1450 HOWARD ST

PROJECT NAME  
**1450 Howard Street**  
 SAN FRANCISCO, CA



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SHEET TITLE  
**Building Elevation (North)**

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<b>DESIGN</b>	R.K.
<b>DATE</b>	02/22/2016
<b>REVISED DATE</b>	03/18/2019
<b>JOB NO.</b>	16-1700
<b>SHEET NO.</b>	A-3.2

**Rear Elevation (North)**  
 1/4" = 1'-0"





PROJECT NAME

1450 Howard Street  
SAN FRANCISCO, CA



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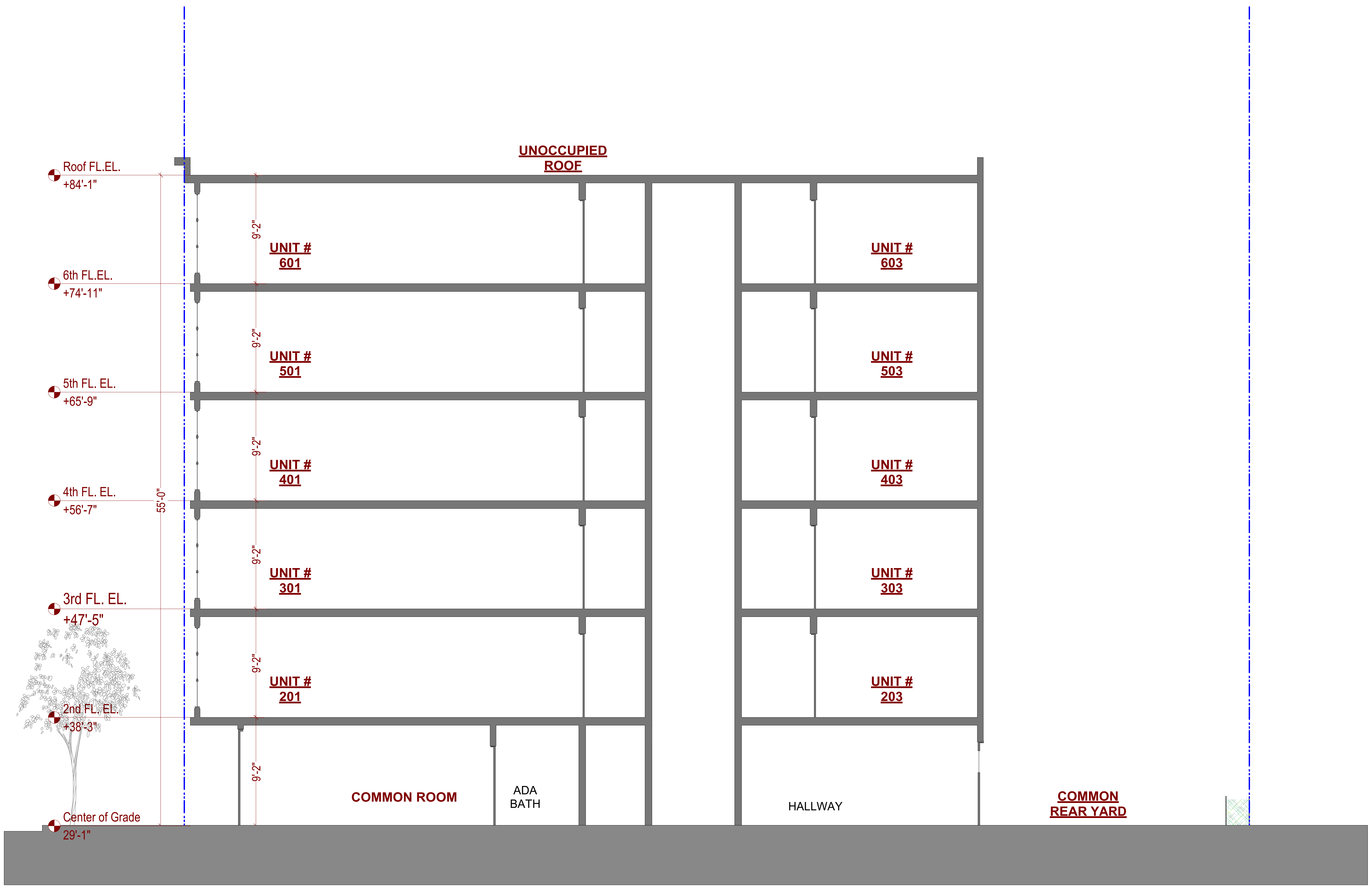
Building Section

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SHEET NO.	A-4.1



Section  
1/4" = 1'-0"

