



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 16, 2017**
 Time: **Not before 12:00 PM (noon)**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Discretionary Review & Variance**
 Hearing Body: **Planning Commission & Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 659-661 Guerrero Street	Case No.: 2013.1705DDDD/VAR
Cross Street(s): 19th Street	Building Permit: 2013.03.26.3083
Block /Lot No.: 3588/056	Applicant: Serina Calhoun
Zoning District(s): RTO-M / 45-X	Telephone: (415) 558-9843
Area Plan: Mission (EN)	E-Mail: serina@sync-arch.com

PROJECT DESCRIPTION

The Request is for a Discretionary Review of Building Permit Application No. 2013.03.26.3083 proposing the addition of two dwelling units, and the construction of a vertical addition with roof deck, a rear exterior stair, and interior renovations to an existing three-story two-family residence. The proposed 4th floor addition would be setback from the front wall by 9 feet, and 3 feet 6 inches from the rear wall. Overall, with the new addition, the building would measure 36 feet 9 inches in height. The rear exterior stairs are proposed from grade up to the 4th floor, extending approximately 9 feet into the rear yard with a northern side setback of 5 feet. In addition, the project is requesting a VARIANCE from the Zoning Administrator to address the Planning Code requirements for rear yard and exposure (Planning Code Section 134 and 140). A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jeffrey Speirs** Telephone: **(415) 575-9106** E-Mail: jeffrey.speirs@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance Application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

659 Guerrero Street

Vertical Addition and Interior Remodel



659 Guerrero St.
San Francisco, CA

ABBREVIATIONS	GENERAL NOTES	SITE PLAN	FRONT FACADE	CODE INFORMATION																																																																								
<p>A/C AIR CONDITIONING ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATELY ARCH. ARCHITECT (TYPICAL) A.C.T. ACOUSTIC CEILING TILE</p> <p>B.BD. TELEPHONE BACK BOARD BLDG. BUILDING BLKG. BLOCKING BOT. BOTTOM</p> <p>C./CL. CENTER LINE CAB. CABINET C.C.G. CORNER GUARD C.C. CHANGE CLG. CEILING CLOS. CLOSET C.F. CLEARANCE C.M.U. CONCRETE MASONRY UNIT C.O. COLUMN CONC. CONCRETE CONN. CONNECTION CONST. CONSTRUCTION CORR. CORRIDOR C.T. CERAMIC TILE CTR. CENTER</p> <p>DET. DETAIL DIAM. DIAMETER DIM. DIMENSION DWG. DRAWING DS. DOWN SPOUT</p> <p>(E) EXISTING EL. ELEVATION ELEC. ELECTRICAL LEV. LEVEL EQ. EQUAL EQUIP. EQUIPMENT EXPAN. EXPANSION EXPOS. EXPOSED EXT. EXTERIOR</p> <p>F.D. FLOOR DRAIN FIN. FINISH FL. FLOOR FLASH. FLASHING FLOOR. FLOOR F.O.F. FACE OF FINISH F.O.S. FACE OF STUD F.P.F. FIREPROOF FURR. FURRING</p> <p>GA. GAGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRADE GYP. GYPSUM BOARD</p> <p>H.B. HOSE BIB H.C. HANDICAPPED H.C. HOLLOW CORE H.W.R. HARDWARE H.W. HOLLOW METAL H.M. HIGH POINT H.R. HOUR H.W. HOT WATER INSUL. INSULATED INT. INTERIOR</p> <p>JAN. JANITOR JT. JOINT</p> <p>L.P. LOW POINT</p> <p>MAX. MAXIMUM M.C. MEDICINE CABINET M.D. MOTION DETECTOR MECH. MECHANICAL MIN. MINIMUM MTD. MOUNTED MTL. METAL</p> <p>(N) NEW N.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE O.C. ON CENTER OFF. OFFICE OPNG. OPENING OPP. OPPOSITE O.T.B. OPEN TO BELOW</p> <p>PR. PAIR P-LAM. PLASTIC LAMINATE PTD. PAINTED PLYWD. PLYWOOD P.O. PRIVATE OFFICE</p> <p>R. RISER R.D. ROOF DRAIN REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING S.C. SOLID CORE STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL TREAD. TREAD T&G. TONGUE AND GROOVE TEL. TELEPHONE T.O.P. TOP OF TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED W.D. WOOD W.P. WATERPROOF</p>	<p>GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.</p> <p>EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.</p> <p>PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.</p> <p>CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.</p> <p>SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.</p> <p>CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.</p> <p>PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.</p> <p>ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.</p> <p>*ALIGN* AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.</p> <p>*TYPICAL* AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS' AND CONTRACTORS' WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.</p> <p>SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.</p> <p>GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.</p> <p>COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS.)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>OPEN SPACE CALCULATIONS</th> <th>PRIVATE OPEN SPACE REQUIRED (RTO-M DISTRICT)</th> <th>RATIO OF COMMON USABLE OPEN SPACE AS SUBSTITUTE</th> <th>COMMON USABLE OPEN SPACE REQUIRED (SF)</th> <th>OPEN SPACE PROVIDED (SF)(PRIVATE/Common)</th> </tr> </thead> <tbody> <tr> <td>UNIT 1 (SECOND FLOOR)</td> <td>100</td> <td>1.33</td> <td>133</td> <td>264.67 (COMMON)</td> </tr> <tr> <td>UNIT 2 (THIRD FLOOR)</td> <td>100</td> <td>1.33</td> <td>133</td> <td>264.67 (COMMON)</td> </tr> <tr> <td>UNIT 3 (GROUND FLOOR)</td> <td>100</td> <td>1.33</td> <td>133</td> <td>264.67 (COMMON)</td> </tr> <tr> <td>UNIT 4 (THIRD/FOURTH FLOOR)</td> <td>100</td> <td>N/A (PRIVATE DECK)</td> <td>N/A</td> <td>470 (PRIVATE)</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>399</td> <td>1264 (COMMON/Private)</td> </tr> </tbody> </table> <p style="text-align: center;">794</p> <p style="text-align: center;">GUERRERO STREET</p> <p style="text-align: center;">1 SITE PLAN 1/8"=1'-0"</p>	OPEN SPACE CALCULATIONS	PRIVATE OPEN SPACE REQUIRED (RTO-M DISTRICT)	RATIO OF COMMON USABLE OPEN SPACE AS SUBSTITUTE	COMMON USABLE OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)(PRIVATE/Common)	UNIT 1 (SECOND FLOOR)	100	1.33	133	264.67 (COMMON)	UNIT 2 (THIRD FLOOR)	100	1.33	133	264.67 (COMMON)	UNIT 3 (GROUND FLOOR)	100	1.33	133	264.67 (COMMON)	UNIT 4 (THIRD/FOURTH FLOOR)	100	N/A (PRIVATE DECK)	N/A	470 (PRIVATE)	TOTAL			399	1264 (COMMON/Private)	<p style="text-align: center;">LEGEND</p> <table style="width: 100%;"> <tr> <td> DETAIL REFERENCE NUMBER</td> <td> DOOR SYMBOL</td> </tr> <tr> <td> SHEET WHERE DETAIL IS LOCATED</td> <td> WINDOW SYMBOL</td> </tr> <tr> <td> DIRECTION OF SECTION VIEW / INTERIOR SECTION IDENTIFICATION / SHEET WHERE SECTION IS LOCATED</td> <td> WALL / FLOOR TYPE SYMBOL</td> </tr> <tr> <td> SHEET WHERE ELEVATION IS LOCATED</td> <td> ELEVATION DATUM</td> </tr> <tr> <td> ELEVATION REFERENCE NUMBER</td> <td> CEILING HEIGHT</td> </tr> <tr> <td></td> <td> REVISION SYMBOL</td> </tr> </table> <p style="text-align: center;">PROJECT DIRECTORY</p> <table style="width: 100%;"> <tr> <td>OWNER: VIQYAN AHIRWAR 659 GUERRERO STREET SAN FRANCISCO, CA 94110 415.617.5479</td> <td>CONTRACTOR: TBD</td> </tr> <tr> <td colspan="2">ARCHITECT: SERINA CALHOUN SYNCOATED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843</td> </tr> </table> <p style="text-align: center;">VICINITY MAP</p>	DETAIL REFERENCE NUMBER	DOOR SYMBOL	SHEET WHERE DETAIL IS LOCATED	WINDOW SYMBOL	DIRECTION OF SECTION VIEW / INTERIOR SECTION IDENTIFICATION / SHEET WHERE SECTION IS LOCATED	WALL / FLOOR TYPE SYMBOL	SHEET WHERE ELEVATION IS LOCATED	ELEVATION DATUM	ELEVATION REFERENCE NUMBER	CEILING HEIGHT		REVISION SYMBOL	OWNER: VIQYAN AHIRWAR 659 GUERRERO STREET SAN FRANCISCO, CA 94110 415.617.5479	CONTRACTOR: TBD	ARCHITECT: SERINA CALHOUN SYNCOATED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843		<p>ADDRESS: 659 GUERRERO STREET SAN FRANCISCO, CA 941140</p> <p>BLOCK #: 3588 LOT #: 056 LOT SIZE: 2,291 SF</p> <p>CODES: 2013 CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA ELECTRICAL CODE (CEC) 2013 CALIFORNIA MECHANICAL CODE (CMC) 2013 CALIFORNIA PLUMBING CODE (CPC) 2013 GREEN BUILDING CODE (GBC) 2013 CALIFORNIA ENERGY CODE W/ ALL 2013 SAN FRANCISCO CODE AMENDMENTS</p> <p>STORIES/UNITS: (E) 3-STORY, 2-UNIT MULTI-FAMILY (P) 4-STORY, 4-UNIT MULTI-FAMILY</p> <p>ZONING: RTO-M HEIGHT & BULK: 45-X</p> <p>HISTORIC DESIGNATION: C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE</p> <p>SETBACKS - V.I.F.: SETBACKS ARE EXISTING (E) FRONT: 0' (E) SIDE: 0' (E) REAR: 45% OF LOT DEPTH OR METHOD OF AVERAGING</p> <p>OCCUPANT CLASS: R-2 CONSTRUCTION TYPE: TYPE V-B</p> <p>PARKING: (E) 2 CAR GARAGE TO REMAIN</p> <p>FLOOR AREA: EXISTING: (E) GROUND FL. 1,273 GSF (E) SECOND FL. (UNIT 1) 1,276 GSF (E) THIRD FL. (UNIT 2) 1,276 GSF TOTAL (E) SF 3,825 GSF</p> <p>PROPOSED: (P) GROUND FL. (UNIT 3) 1,273 GSF (P) SECOND FL. (UNIT 1) 1,276 GSF (P) THIRD FL. (UNIT 4 & 2) 1,276 GSF (P) FOURTH FL. ADDITION (UNIT 4) SF 1,022 GSF TOTAL (P) SF 4,847 GSF</p> <p>*NOT INCLUDED IN (P) SF: (P) FOURTH FL DECK 168 NSF (P) ROOF DECK 470 NSF</p> <p style="text-align: center;">SCOPE OF WORK</p> <ul style="list-style-type: none"> RENOVATE AND EXPAND BUILDING TO INCLUDE 4 STORIES AND 4 RESIDENTIAL UNITS INTERIOR REMODEL OF EXISTING SECOND AND THIRD FLOOR UNITS WITH WINDOW AND DOOR CHANGES AT THE REAR CONSTRUCTION OF A NEW FOURTH FLOOR NEW ROOF DECK CONSTRUCTION OF EXTERIOR EGRESS STAIR AT REAR <p style="text-align: center;">DRAWING INDEX</p> <table style="width: 100%;"> <tr> <td>A0.0</td> <td>ARCHITECTURAL COVER SHEET</td> </tr> <tr> <td>A1.0</td> <td>3D RENDERINGS: FRONT FACADE</td> </tr> <tr> <td>A1.1</td> <td>3D RENDERINGS: REAR FACADE</td> </tr> <tr> <td>A2.0</td> <td>GROUND FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED</td> </tr> <tr> <td>A2.1</td> <td>SECOND FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED</td> </tr> <tr> <td>A2.2</td> <td>THIRD FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED</td> </tr> <tr> <td>A2.3</td> <td>FOURTH FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED</td> </tr> <tr> <td>A2.4</td> <td>ROOF DECK: NEW & PREVIOUSLY APPROVED</td> </tr> <tr> <td>A3.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.2</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.3</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A3.4</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A4.1</td> <td>BUILDING SECTIONS</td> </tr> </table>	A0.0	ARCHITECTURAL COVER SHEET	A1.0	3D RENDERINGS: FRONT FACADE	A1.1	3D RENDERINGS: REAR FACADE	A2.0	GROUND FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED	A2.1	SECOND FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED	A2.2	THIRD FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED	A2.3	FOURTH FLOOR: EXISTING, NEW & PREVIOUSLY APPROVED	A2.4	ROOF DECK: NEW & PREVIOUSLY APPROVED	A3.1	EXTERIOR ELEVATIONS	A3.2	EXTERIOR ELEVATIONS	A3.3	EXTERIOR ELEVATIONS	A3.4	EXTERIOR ELEVATIONS	A4.1	BUILDING SECTIONS
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659 Guerrero Street
San Francisco, CA
PROJECT NO. 14-43

DATE	SET ISSUE
11-11-2016	NOFDR #4
01-11-2017	PLANNING/RD/REVISION

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

COVER SHEET

A0.0

FRONT FACADE: EXISTING



FRONT FACADE: NEW PROPOSAL



FRONT FACADE: EXISTING



FRONT FACADE: NEW PROPOSAL



659 Guerrero St. San Francisco, CA



659 Guerrero Street
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SCALE: AS NOTED

FRONT FACADE
PERSPECTIVES

A1.0

REAR FACADE: EXISTING



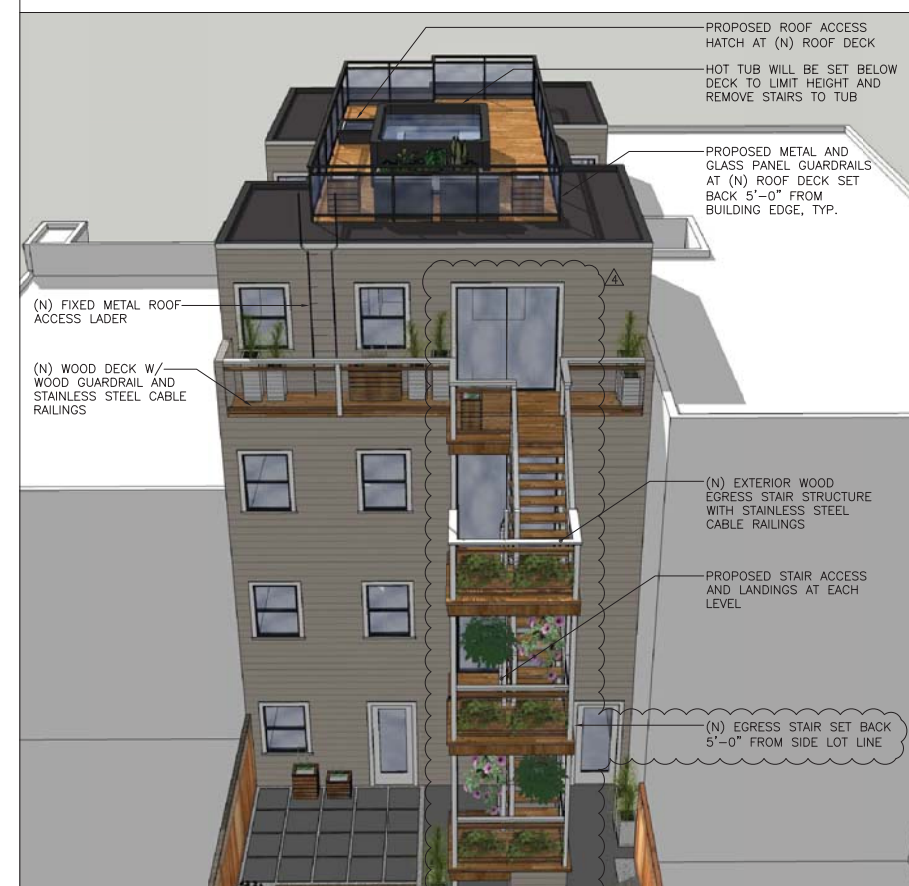
REAR FACADE: NEW PROPOSAL



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659 Guerrero St.
San Francisco, CA



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SCALE: AS NOTED

REAR FACADE
PERSPECTIVES

A1.1



659 Guerrero St. San Francisco, CA



659 Guerrero Street
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PROJECT NO. 14-43

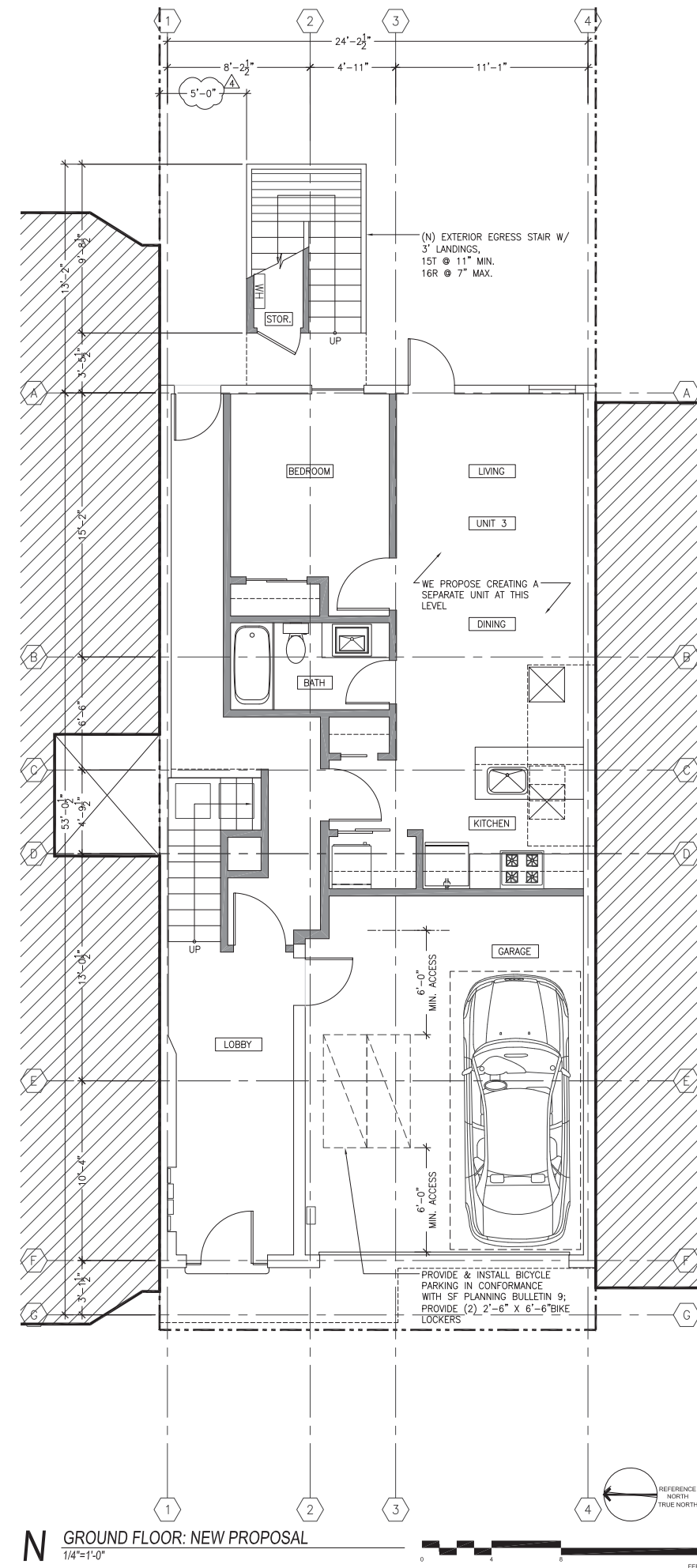
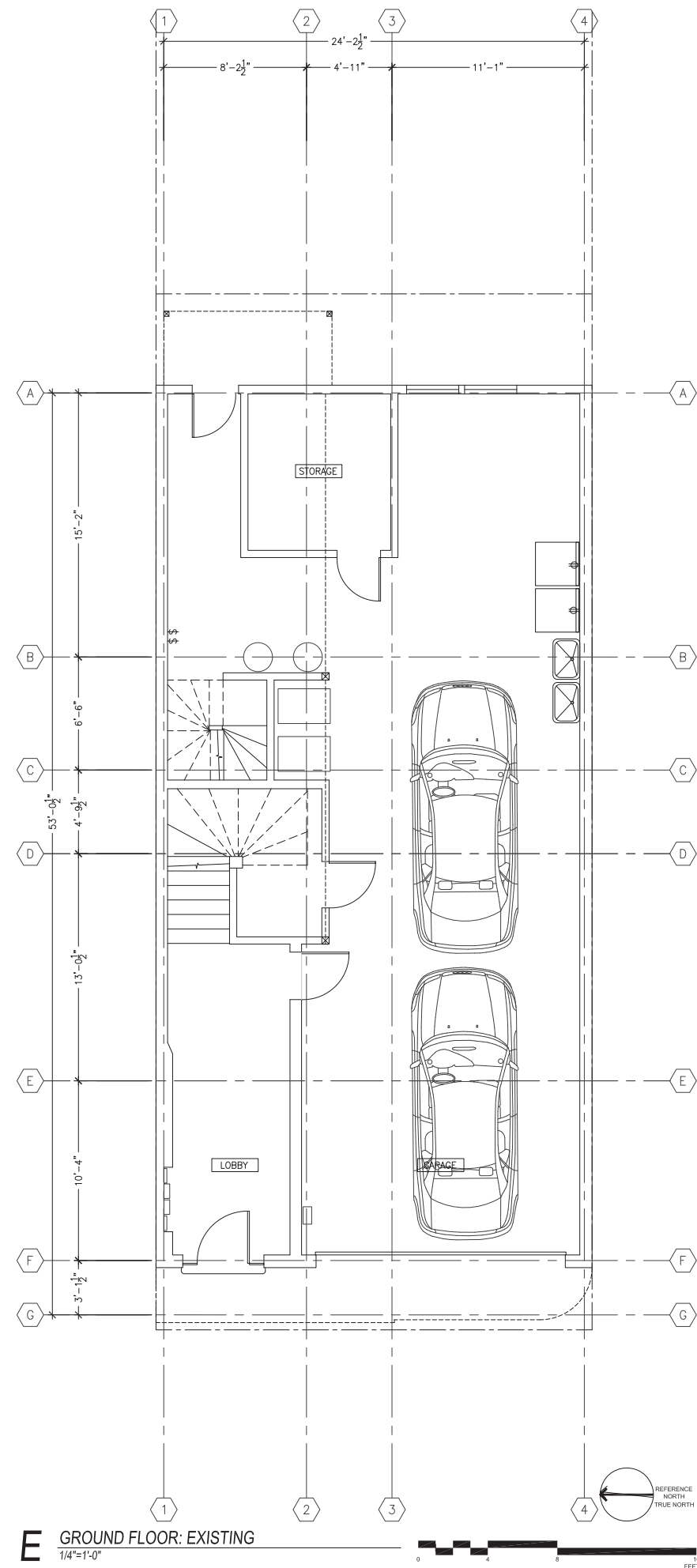
DATE SET ISSUE
11-11-2016 NOPDR #4
01-11-2017 PLANNING/RDT REVISION

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SCALE: 1/4" = 1'-0"

GROUND FLOOR:
DEMOLITION &
NEW CONSTR.

A2.0





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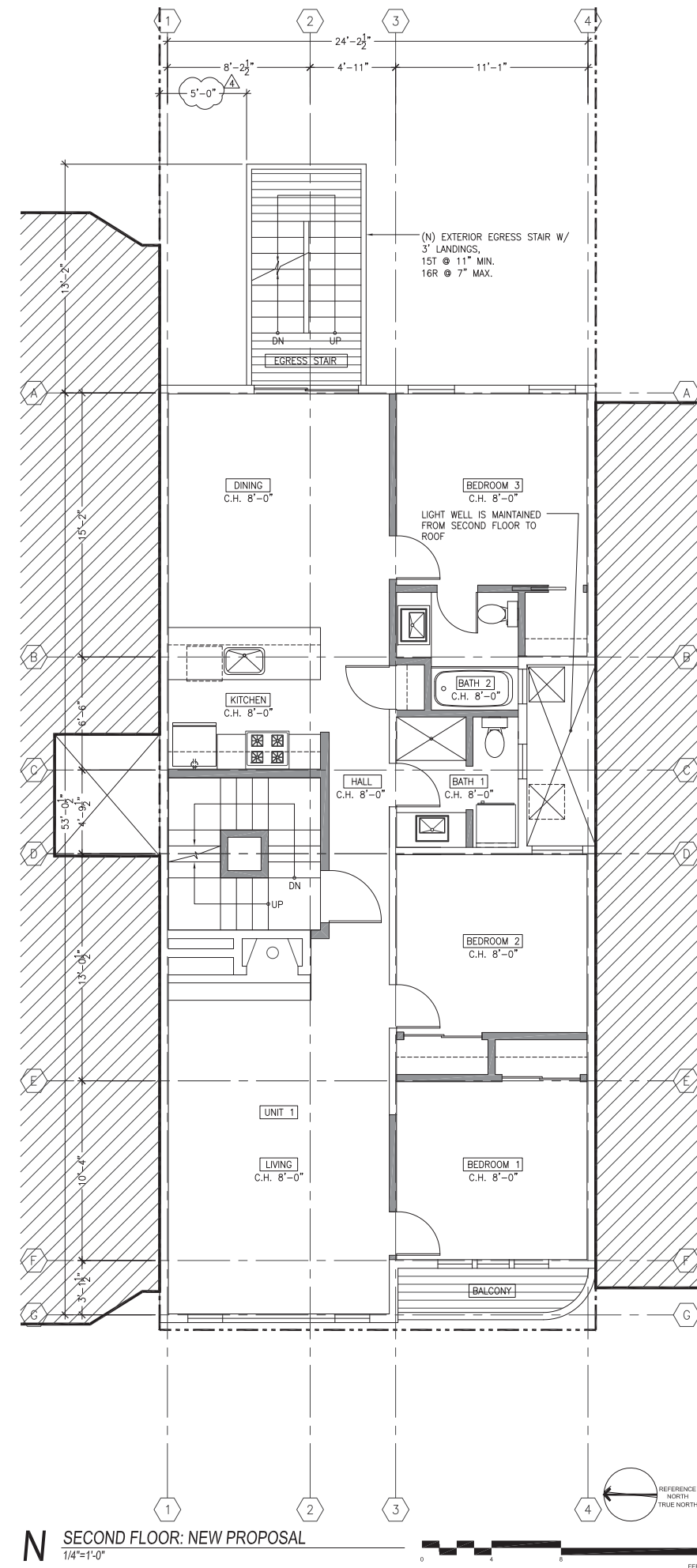
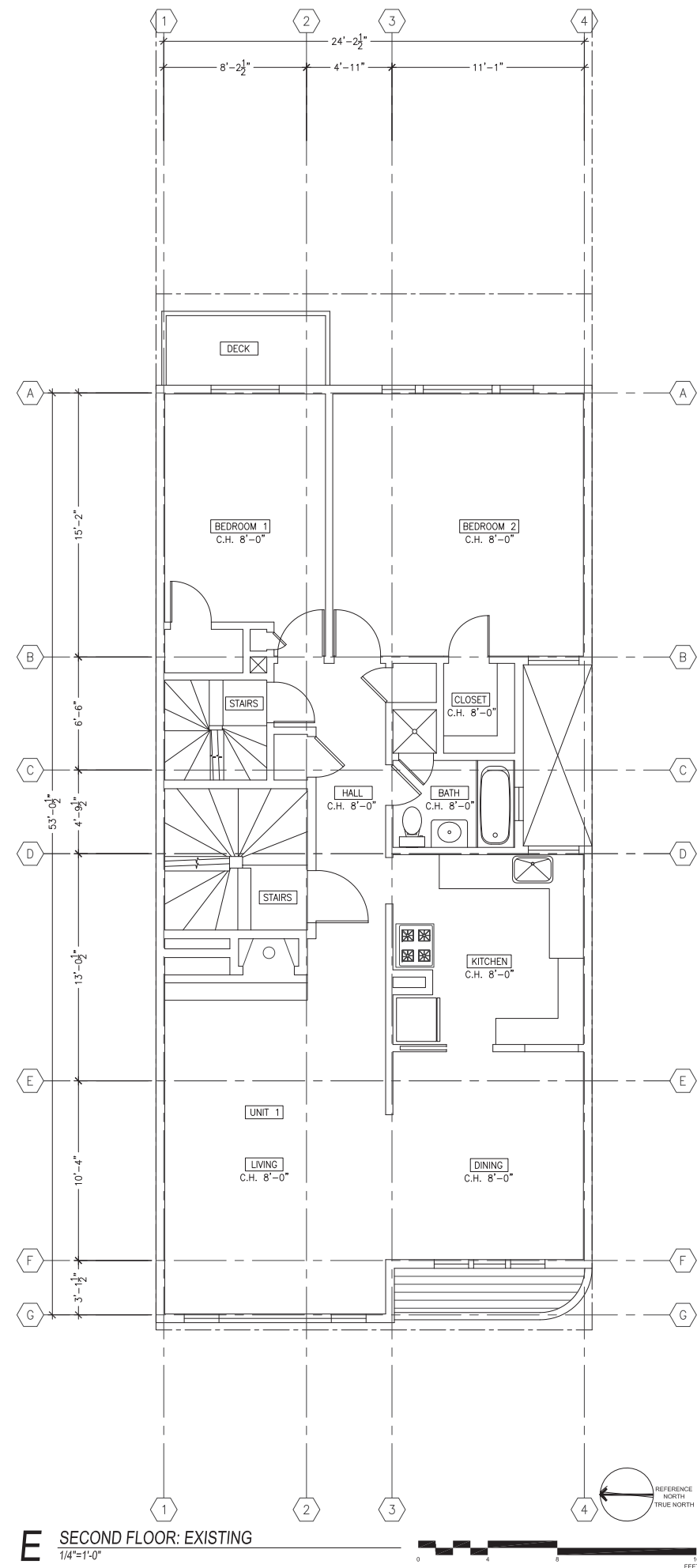
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SCALE: 1/4" = 1'-0"

SECOND FLOOR:
DEMOLITION &
NEW CONSTR.

A2.1





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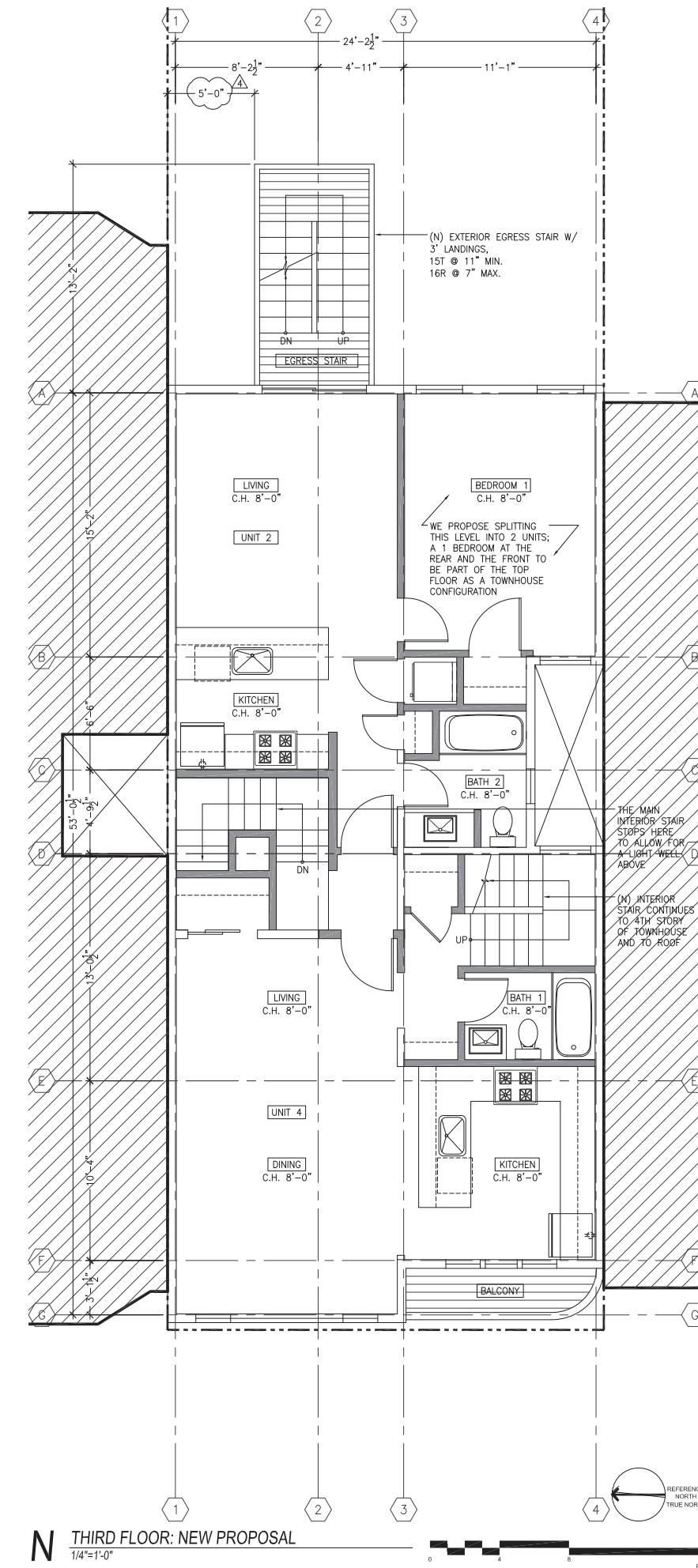
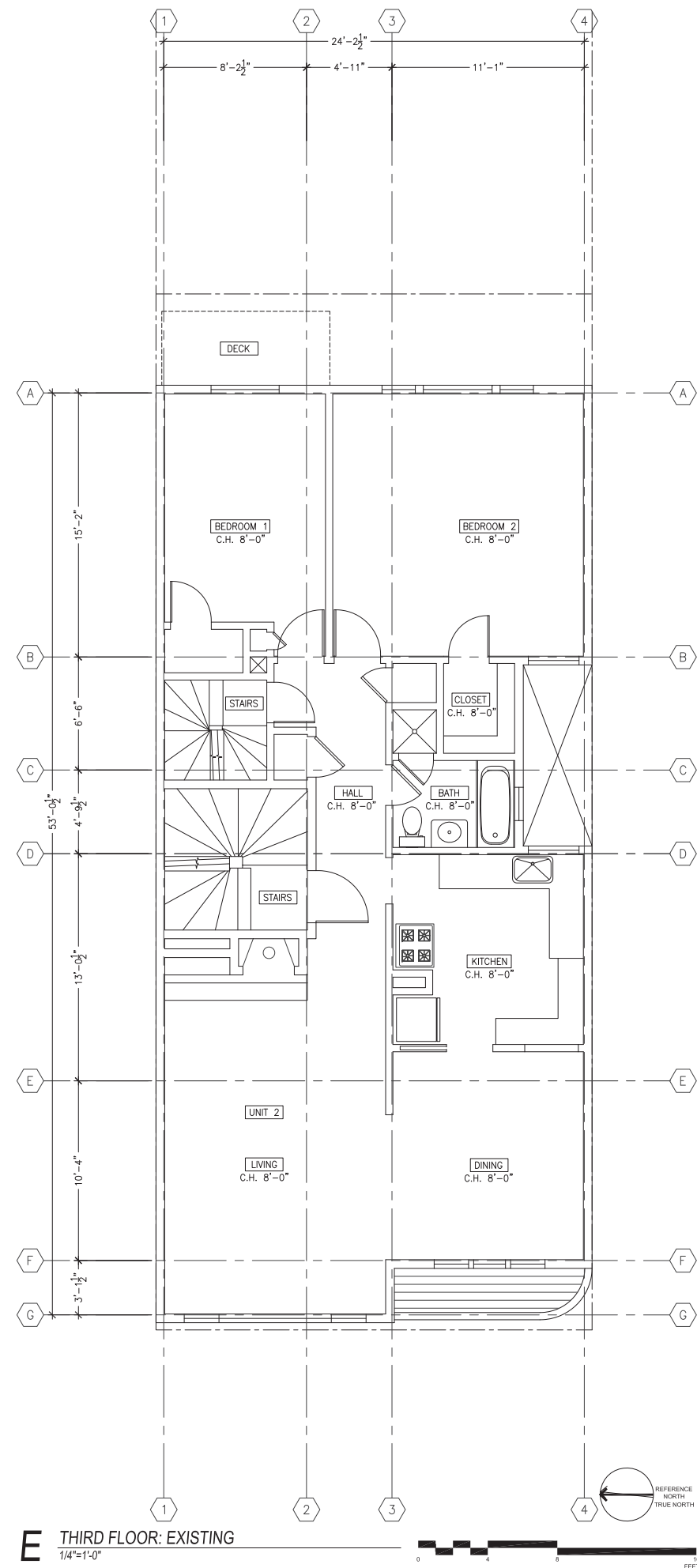
DATE SET ISSUE
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SCALE: 1/4" = 1'-0"

THIRD FLOOR:
DEMOLITION &
NEW CONSTR.

A2.2





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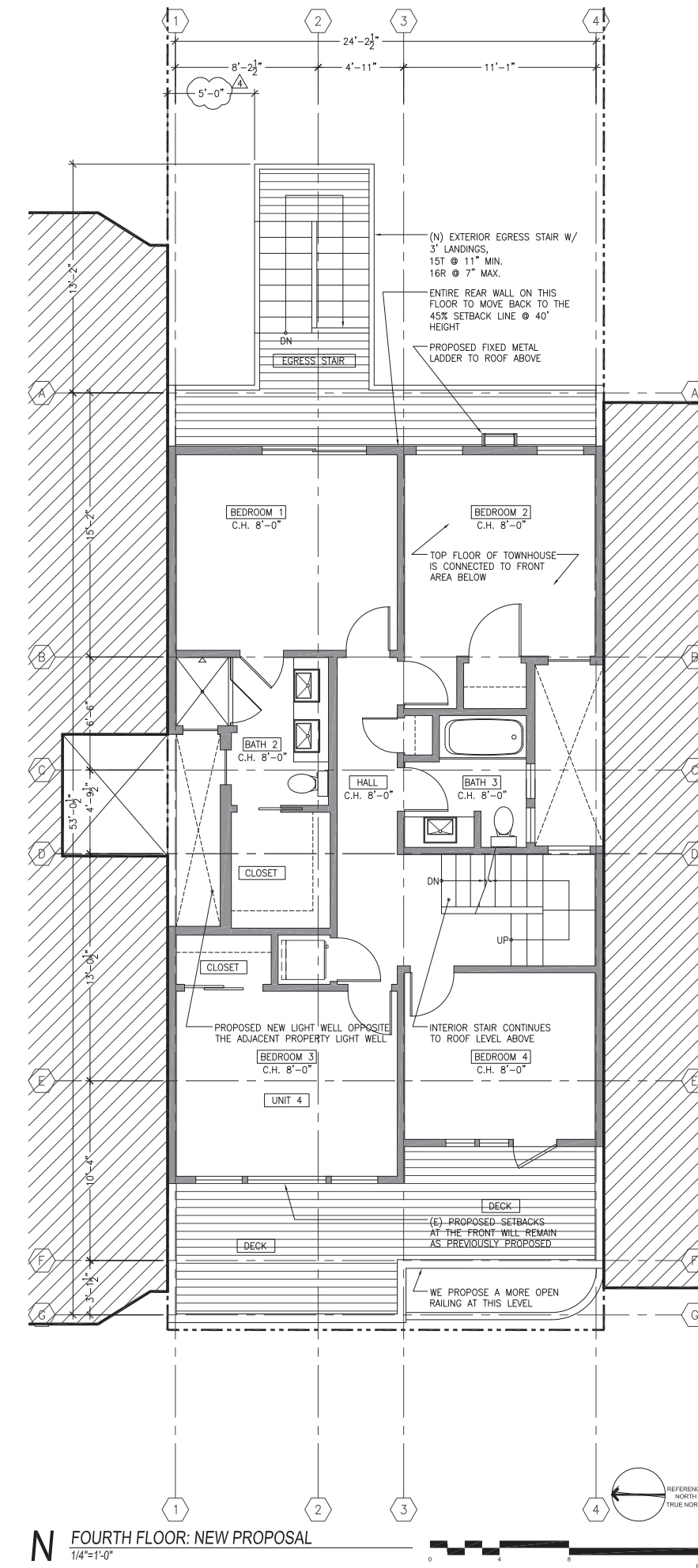
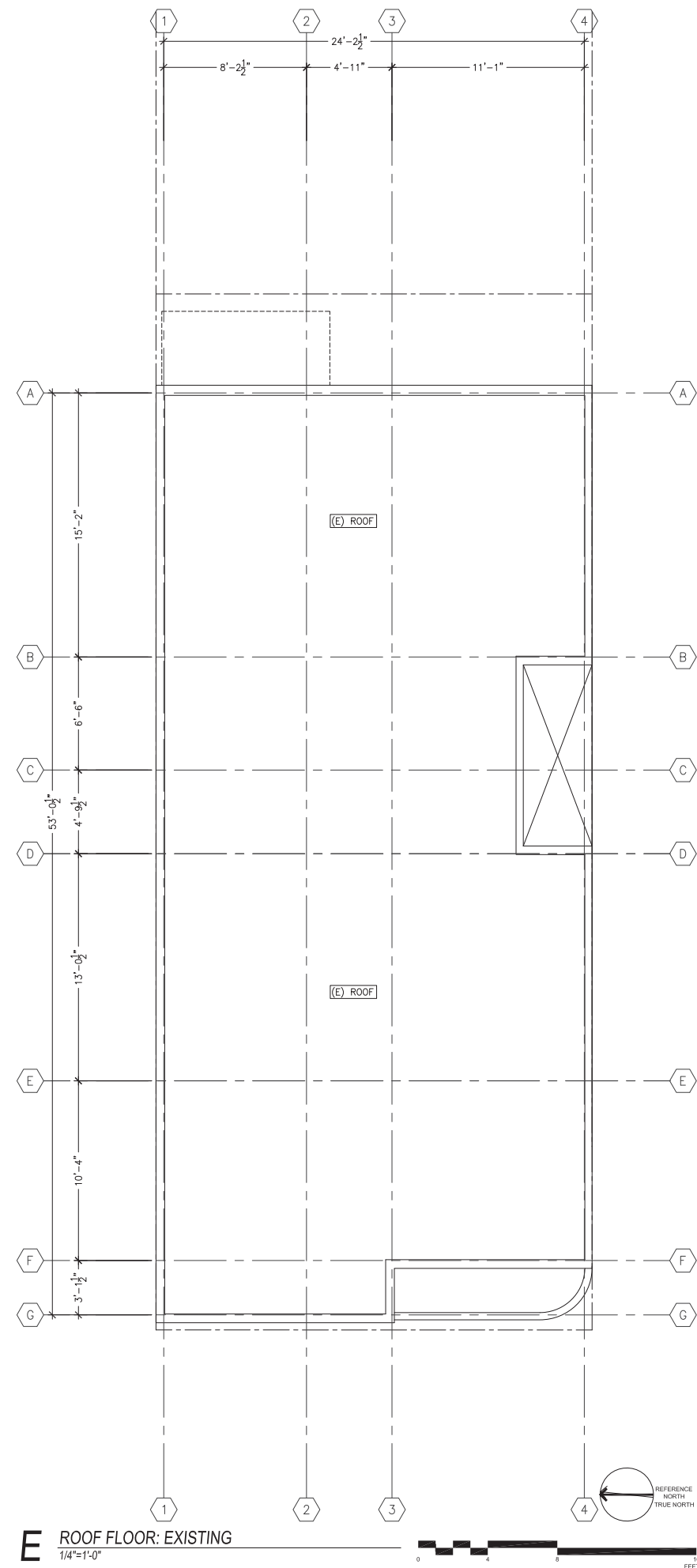
DATE SET ISSUE
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SCALE: 1/4" = 1'-0"

FOURTH FLOOR:
DEMOLITION &
NEW CONSTR.

A2.3





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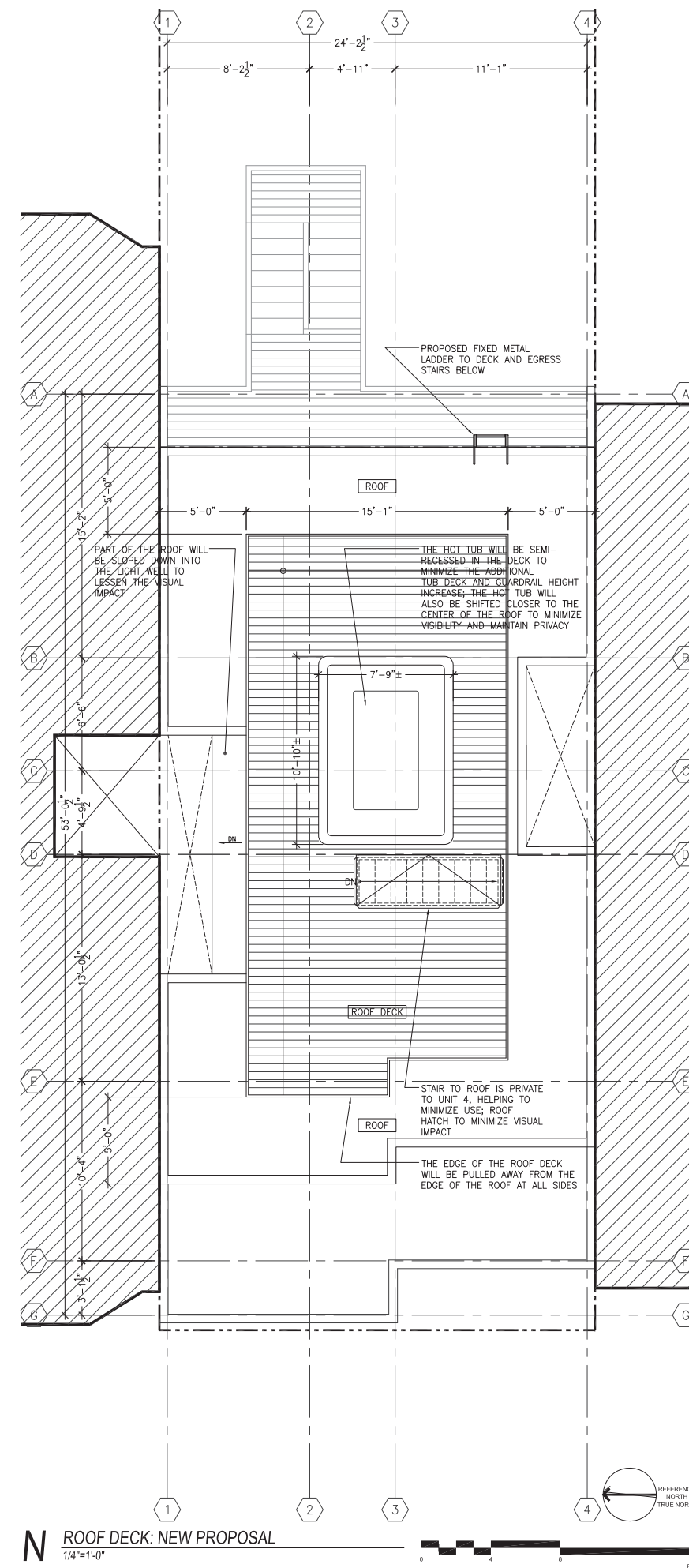
DATE SET ISSUE
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SCALE: 1/4" = 1'-0"

ROOF DECK:
DEMOLITION &
NEW CONSTR.

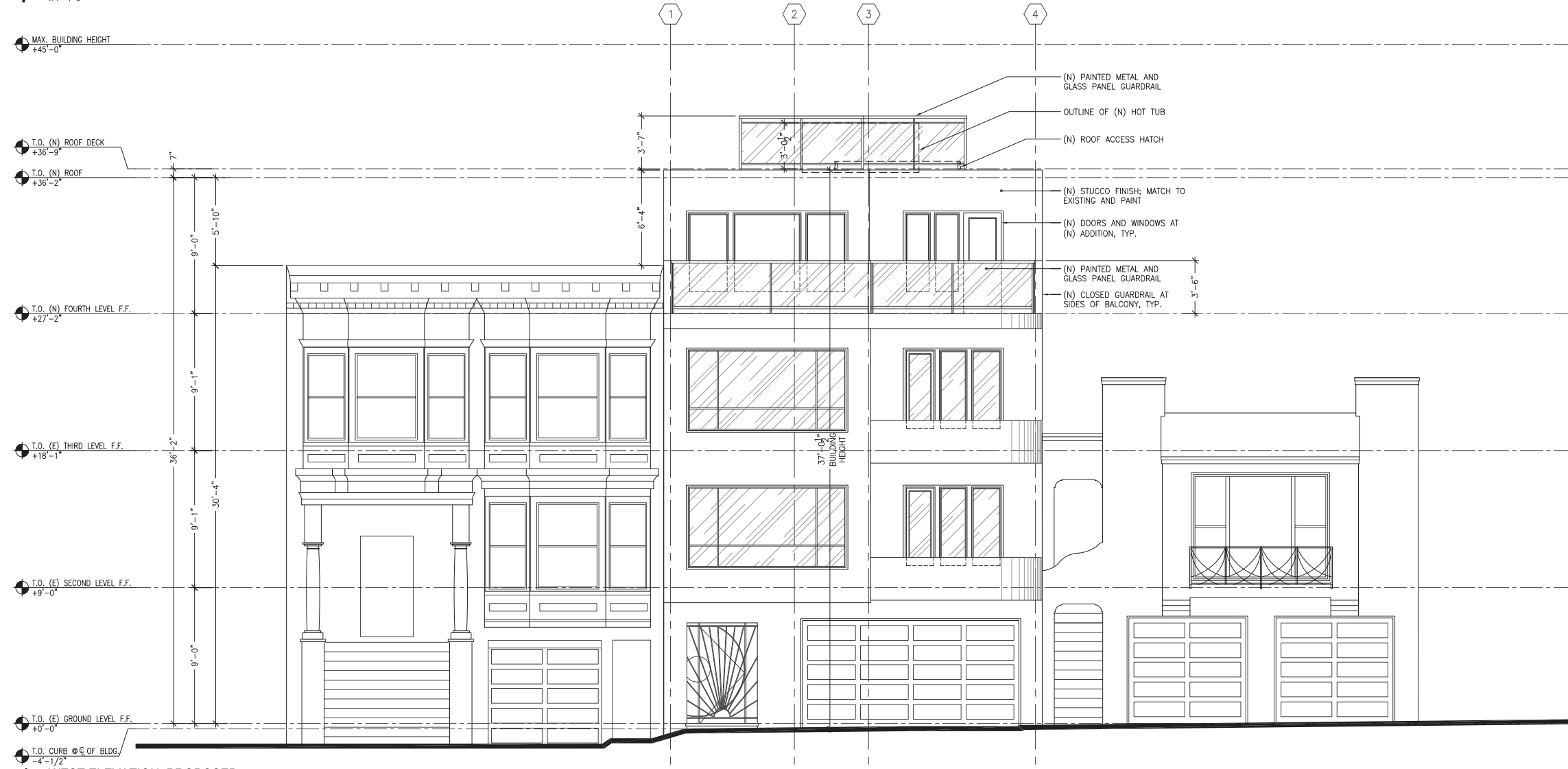
A2.4



N ROOF DECK: NEW PROPOSAL
1/4" = 1'-0"



1 WEST ELEVATION: EXISTING
1/4"=1'-0"



1 WEST ELEVATION: PROPOSED
1/4"=1'-0"



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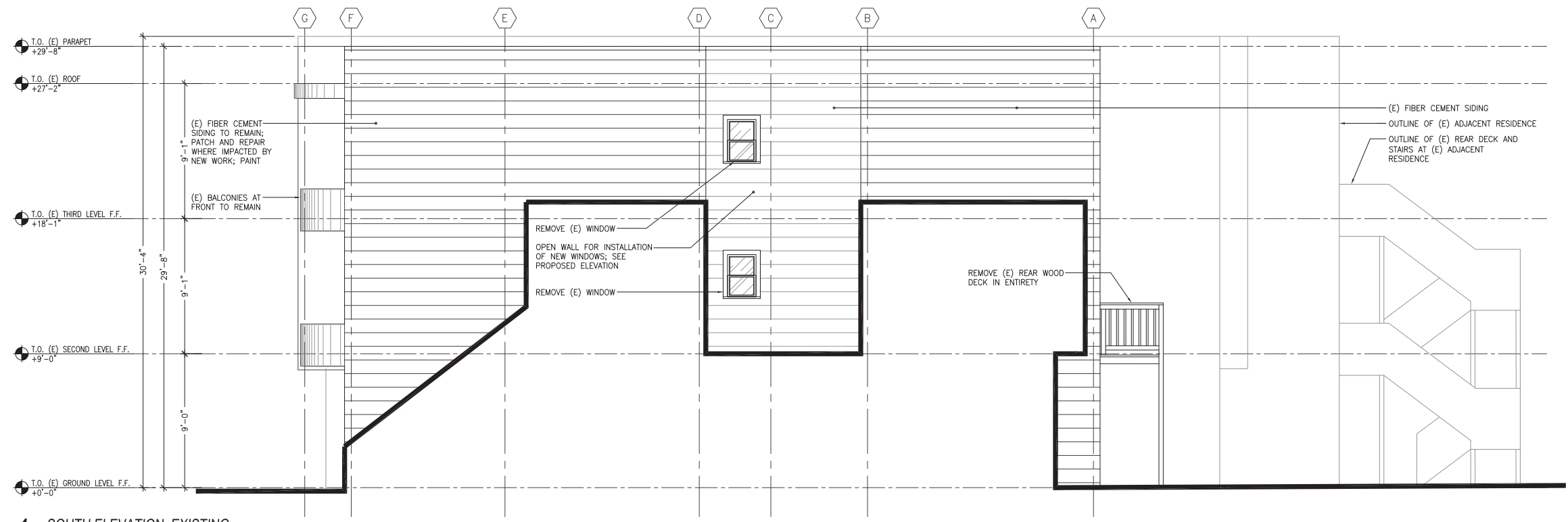
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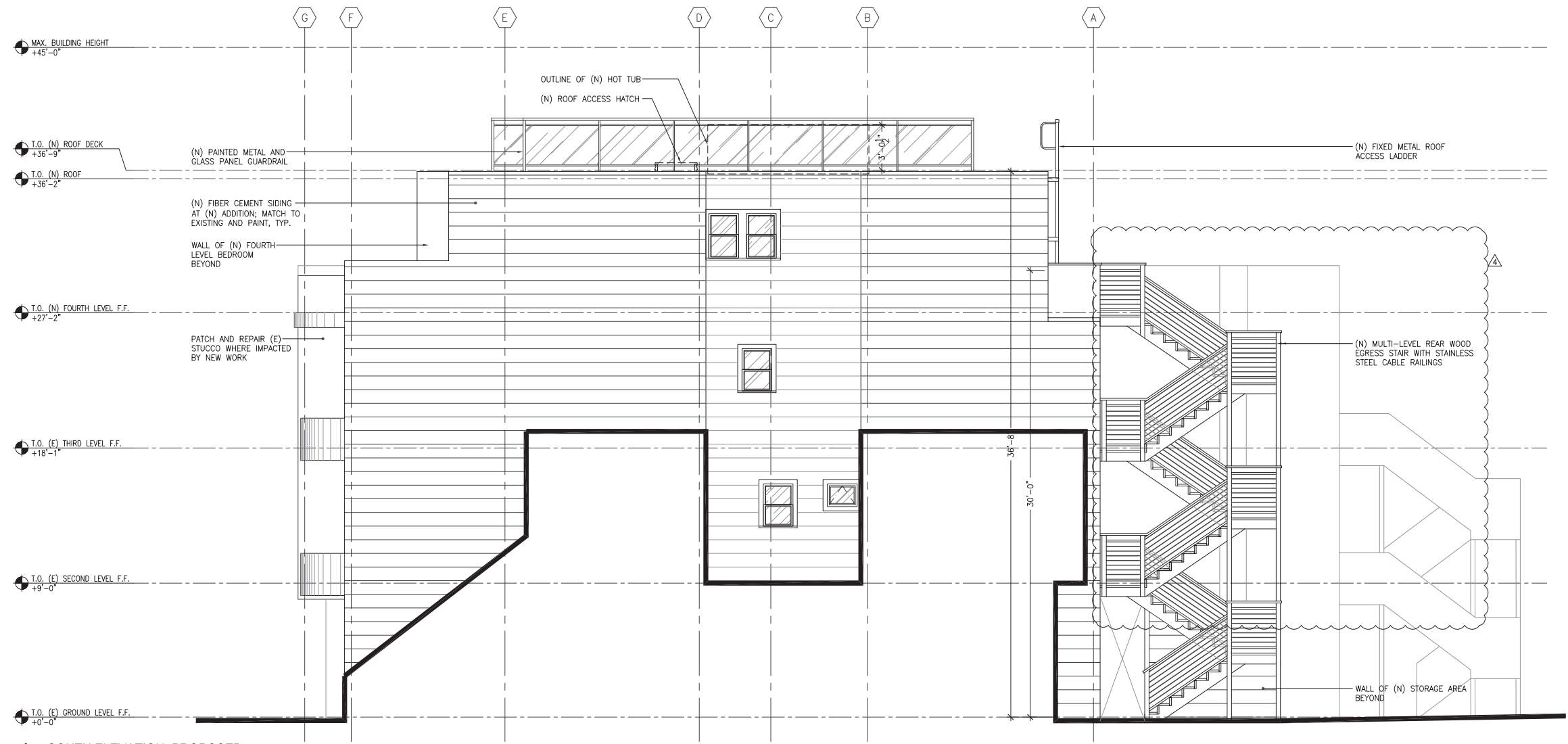
SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

A3.1



1 SOUTH ELEVATION: EXISTING
1/4"=1'-0"



1 SOUTH ELEVATION: PROPOSED
1/4"=1'-0"



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SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A3.2



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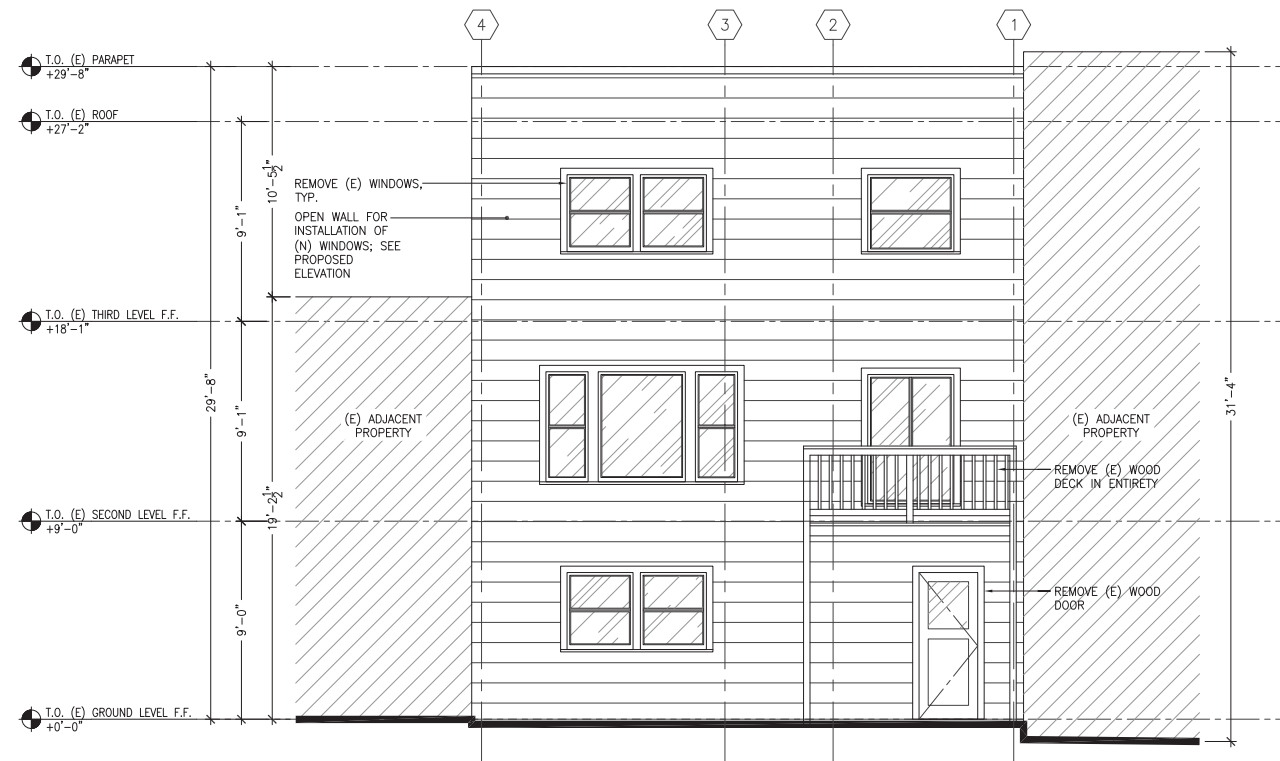
DATE SET ISSUE
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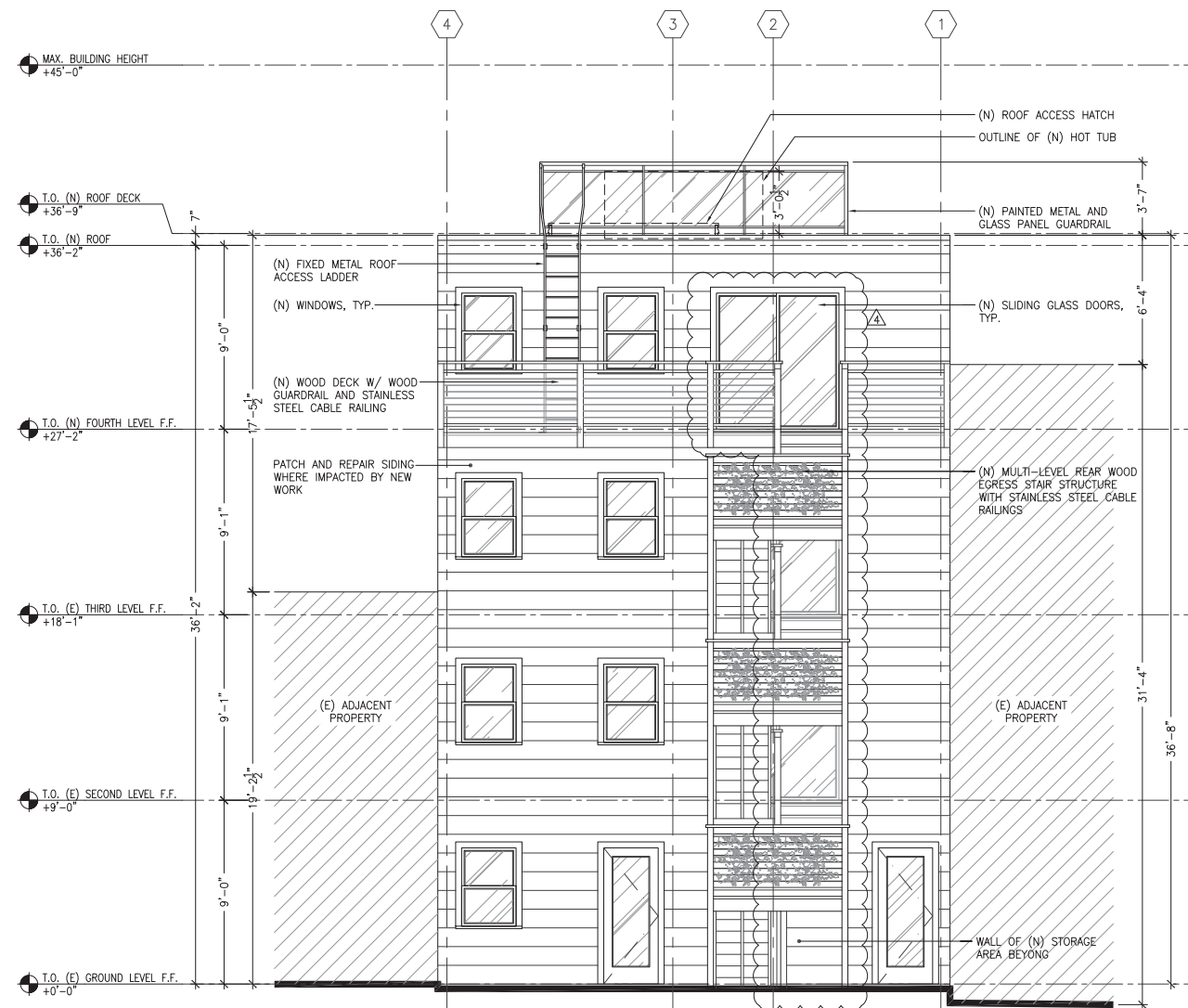
SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

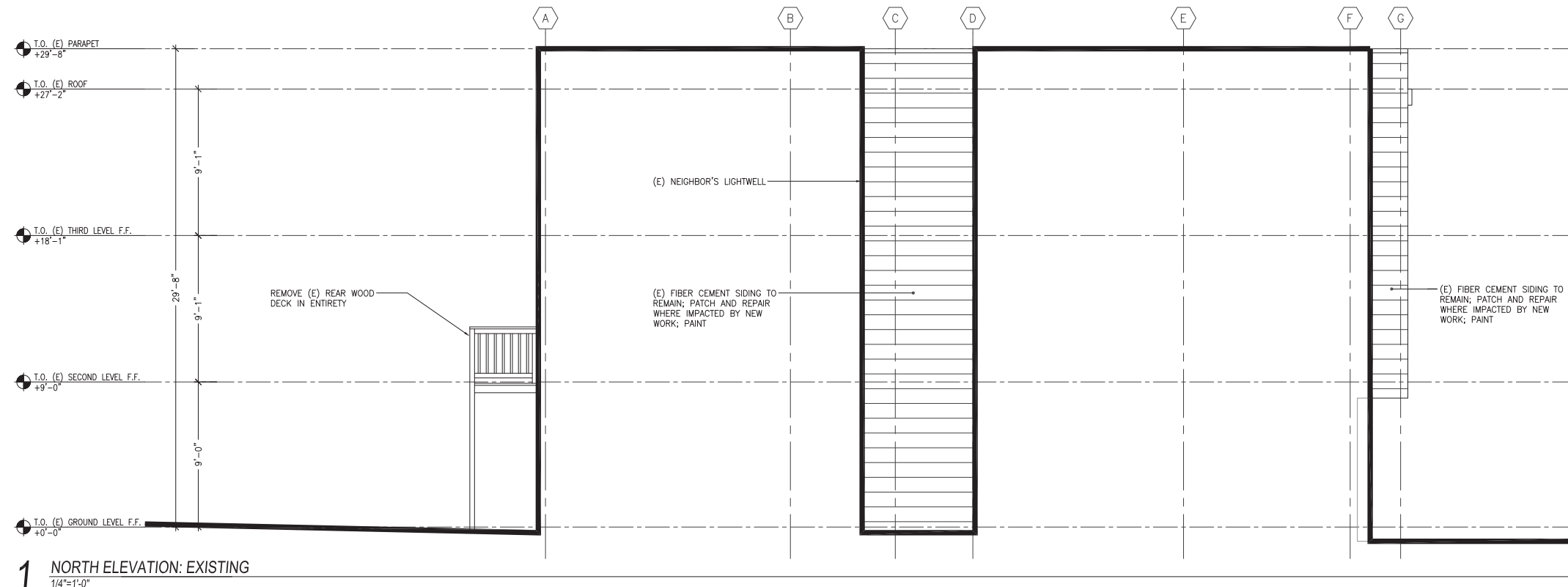
A3.3



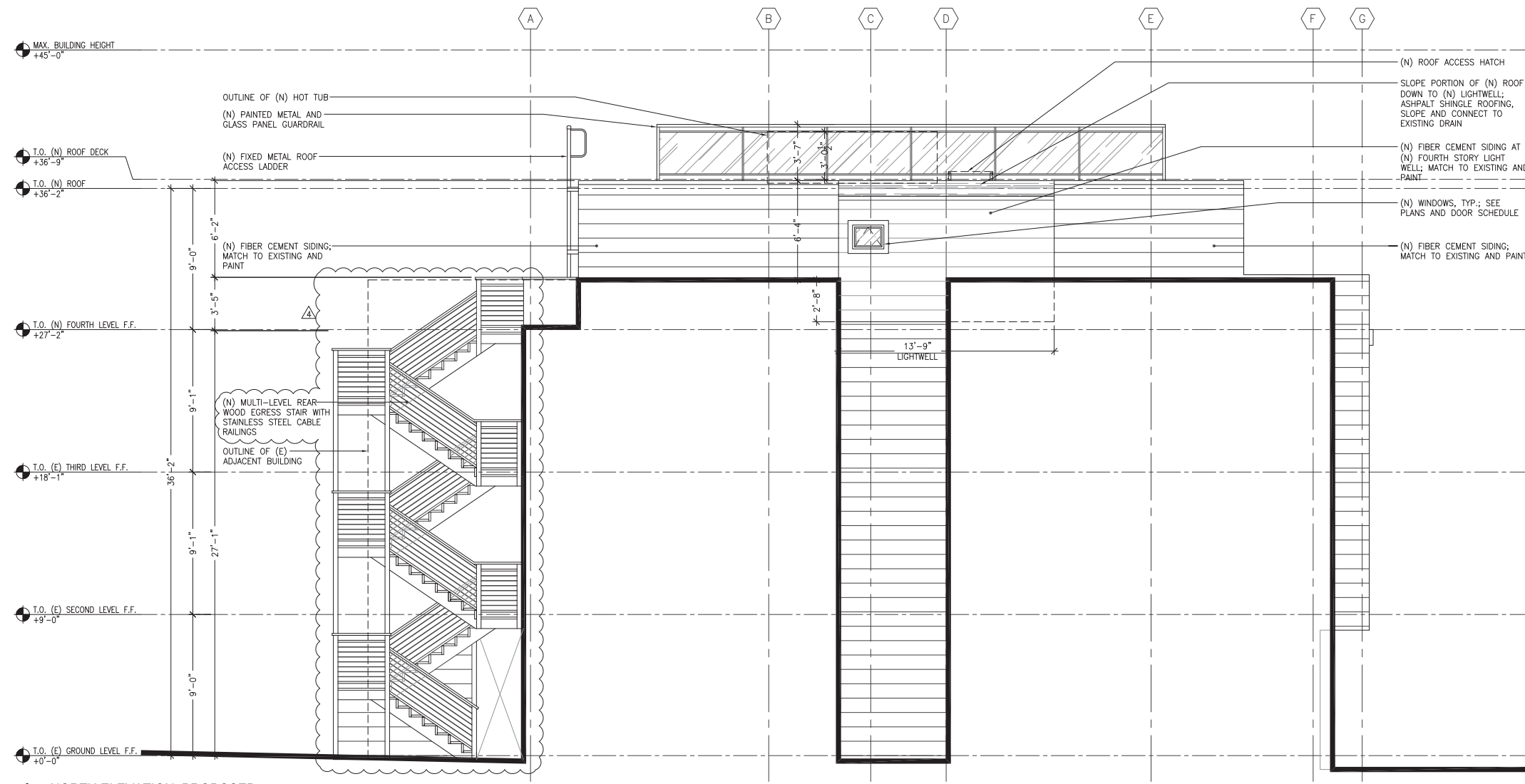
1 EAST ELEVATION: EXISTING
1/4" = 1'-0"



1 EAST ELEVATION: PROPOSED
1/4" = 1'-0"



1 NORTH ELEVATION: EXISTING
1/4" = 1'-0"



1 NORTH ELEVATION: PROPOSED
1/4" = 1'-0"



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SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

A3.4



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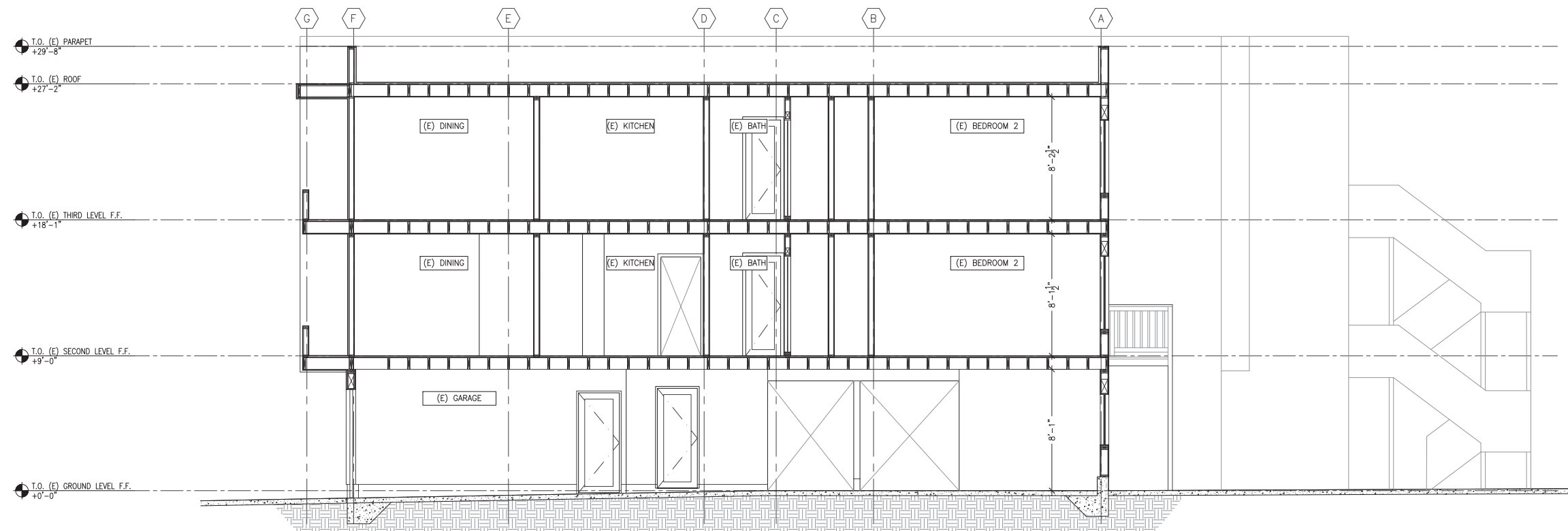
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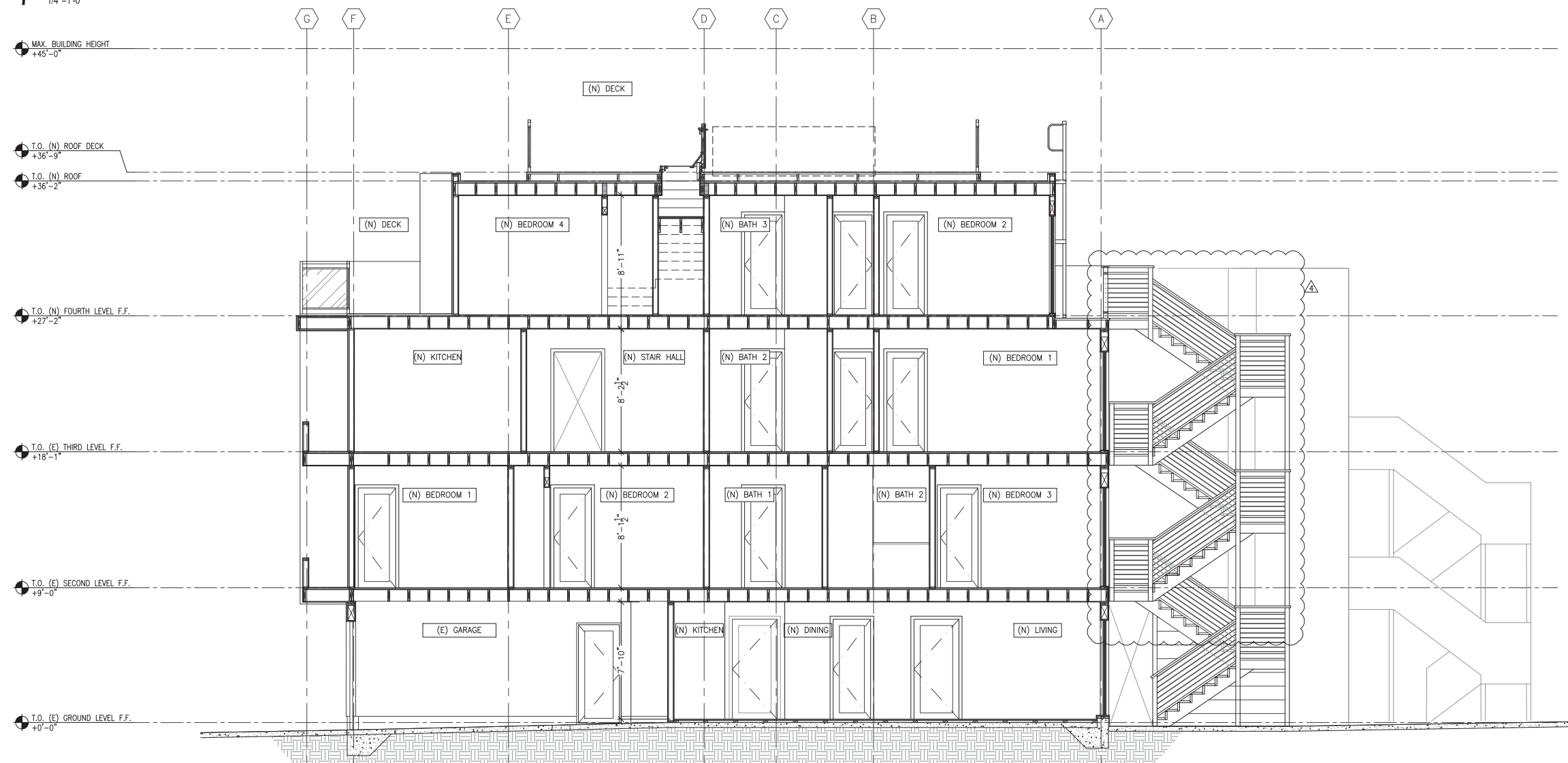
SCALE: 1/4" = 1'-0"

BUILDING
SECTIONS

A4.1



1 BUILDING SECTION: EXISTING
1/4"=1'-0"



1 BUILDING SECTION: PROPOSED
1/4"=1'-0"