



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.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, June 28, 2017**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 124-126 Haight Street	Case No.: 2014-000205VAR
Cross Street(s): Octavia Blvd. & Laguna St.	Building Permit: 2016.05.20.7974
Block /Lot No.: 0852 / 044-045	Applicant: Marta Kaitidis
Zoning District(s): RTO / 40-X	Telephone: (415) 558-9843
Area Plan: Market & Octavia	E-Mail: marta@sync-arch.com

PROJECT DESCRIPTION

The project proposes construction of a 1-story vertical addition to the existing 2-story over basement, 2-family dwelling to provide additional living area for the existing upper unit; due to the existing sloping roof and parapet, the addition would not be visible from Haight Street. The proposal also includes the removal of the existing rear stair structure between the first and second floor, to construct a new reconfigured stair, spiral stair, and elevator. Lastly, the project will convert existing storage and community room space at the basement level to 2 new dwelling units, one of which will be designated as an Accessory Dwelling Unit.

PER PLANNING CODE SECTION 134, the subject property is required to maintain a rear yard setback of 42'-10.5". The rear of the existing structure is legal, noncomplying with respect to the rear yard requirement and the proposed reconfiguration of the stairs and introduction of an elevator at the rear are located within the required setback area; therefore, a variance is required.

PER PLANNING CODE SECTION 140, all dwelling units must face directly on a qualifying open area in order to meet exposure. The proposed dwelling units at the basement level face onto an area that is only 8 feet wide, which is not a qualifying open area; therefore a variance is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2014-000205VAR.pdf>

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: **Andrew Perry** Telephone: **(415) 575-9017** E-Mail: [**andrew.perry@sfgov.org**](mailto:andrew.perry@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 Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On May 31, 2017, the Department issued the required Section 311 notification for this project, which expires on June 30, 2017.**

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 calendar 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.

126 Haight Street Remodel/Addition



126 Haight Street
San Francisco, CA



126 Haight St
San Francisco, CA
PROJECT NO. 13-12

NOT FOR CONSTRUCTION

DATE	SET ISSUE
10-16-2014	INTERDEPARTMENTAL REVIEW
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01-14-2014	VARIANCE/CONDITIONAL USE
01-22-2015	ENVIRONMENTAL EVALUATION
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09-16-2016	PLAN REVISION 03
01-25-2017	PLAN REVISION 04

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

SCALE: AS NOTED

COVER SHEET

A0.0

ABBREVIATIONS	GENERAL NOTES	FRONT FACADE	REAR FACADE	LEGEND	CODE INFORMATION																								
<p>A/C AIR CONDITIONING ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATELY ARCH. ARCHITECTURAL 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.G. CHANGING CLG. CEILING CLOS. CLOSET C.F. CONCRETE C.M.U. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONST. CONSTRUCTION CORR. CORRIDOR C.T. CERAMIC TILE CTR. CENTER</p> <p>DET. DETAIL DIA. / Ø DIAMETER DIM. DIMENSION D.W.G. DRAWING DS. DOWN SPOUT</p> <p>(E) EXISTING EA. EACH ELEV. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EQ. EQUAL EQUIP. EQUIPMENT EXP. EXPOSED EXT. EXTERIOR</p> <p>F.D. FLOOR DRAIN FIN. FINISH FL. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FPFR. FIREPROOF FURR. FURRING</p> <p>GA. GAGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRASS GYP. BD. GYPSUM BOARD</p> <p>H.B. HOSE BIB HC. HANDICAPPED H.C. HOLLOW CORE H.DWR. HARDWARE H.CW. HEIC H.M. HOLLOW METAL HR. HIGH POINT HR. HOUR H.W. HOT WATER INSUL. INSULATION/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.I.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 R.S. SOLID CORE STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL TREAD T&G TONGUE AND GROOVE TEL. TELEPHONE T.O.P. TOP OF TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED WD. 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 CONTRACTOR'S 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 AND 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>			<p>DETAIL REFERENCE NUMBER #XXX SHEET WHERE DETAIL IS LOCATED</p> <p>DIRECTION OF SECTION VIEW INTERIOR SECTION IDENTIFICATION/ SHEET WHERE SECTION IS LOCATED</p> <p>SHEET WHERE ELEVATION IS LOCATED ELEVATION REFERENCE NUMBER</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>WALL / FLOOR TYPE SYMBOL</p> <p>ELEVATION DATUM</p> <p>CEILING HEIGHT</p> <p>REVISION SYMBOL</p> <p>DRAWING INDEX</p> <p>ARCHITECTURAL</p> <p>A0.0 COVER SHEET A0.1 EXISTING SITE PHOTOS A0.2 PERSPECTIVE VIEWS A0.3 EXISTING SITE PLAN A0.4 NEW SITE PLAN MASSING & DIAGRAM</p> <p>A2.0 GROUND FLOOR PLAN: DEMO & NEW A2.1 LEVEL 1 FLOOR PLAN: DEMO & NEW A2.2 LEVEL 2 FLOOR PLAN: DEMO & NEW A2.3 LEVEL 3 & ROOF FLOOR PLAN: DEMO & NEW</p> <p>A3.0 EXTERIOR ELEVATION A3.1 EXTERIOR ELEVATION A3.2 EXTERIOR ELEVATION A3.3 EXTERIOR ELEVATION</p> <p>A4.0 BUILDING SECTIONS A4.1 BUILDING SECTIONS</p> <p>A8.1 DOOR/WINDOW SCHEDULE</p>	<p>ADDRESS: 126 HAIGHT STREET SAN FRANCISCO, CA 94102</p> <p>BLOCK #: 0852 LOT #: 044/045 LOT SIZE: 3,230 SF</p> <p>CODES: 2014 CALIFORNIA BUILDING CODE (CBC)</p> <p>SETBACKS: SETBACKS ARE EXISTING AND ARE NOT BEING CHANGED (E) FRONT: 2'-5" (E) SIDE: 0 (E) REAR: 0</p> <p>HEIGHT: 38'-10"</p> <p>NUMBER OF STORIES: EXISTING 2-STORY; PROPOSED CHANGE TO 3 STORY</p> <p>OCCUPANT CLASS: R-3 CONSTRUCTION TYPE: TYPE VB BUILDING LIMITATIONS PER CBC TABLE 5B: ALLOWABLE FLOOR AREA 14,000 SF</p> <p>FLOOR AREA: EXISTING BASEMENT FLOOR: 559 SF (UNIT 3) NEW BASEMENT: +944 SF (UNIT 4) EXISTING LEVEL 1: 1,541 SF (UNIT 1) EXISTING LEVEL 2: 1,686 SF (UNIT 2) NEW LEVEL 3: 1,200 SF (UNIT 2) EXISTING TOTAL SQUARE FOOTAGE: 3,779 SF NEW TOTAL SF: 5,930 SF</p> <p>PARKING: EXISTING: 2 CAR GARAGE TO REMAIN EXISTING GARAGE: 719 SF REVISED GARAGE AREA: 649 SF (REMAINDER TO BE CONVERTED TO CORRIDOR AND ELEVATOR AREAS)</p> <p>ZONING: R.T.O</p>																								
				<p>DEMO CALCULATIONS</p> <table border="1"> <thead> <tr> <th>Removal of Elements</th> <th>Section 1005 Limits</th> <th>Proposed Project</th> <th>Proposed Project Total</th> <th>Meets Planning Code?</th> </tr> </thead> <tbody> <tr> <td>Vertical Envelope Elements (s.f. of surface area) [front, side, back exterior walls]</td> <td>50% or more [function as external walls]</td> <td>(986 SF) 9.6% DEMO</td> <td>10,191 SF</td> <td>Yes</td> </tr> <tr> <td>External walls (used for external or internal wall functions)</td> <td>25% or more</td> <td>(861 SF) 8.4% DEMO</td> <td>10,191 SF</td> <td>Yes</td> </tr> <tr> <td>Horizontal Elements* [roof area, floor plates except at/below grade]</td> <td>75% or more [combined internal structural frame work or floor plates]</td> <td>(1788 SF) 23% DEMO</td> <td>8,432 SF</td> <td>Yes</td> </tr> <tr> <td>Internal Structural Framework [interior partitions, etc.]</td> <td></td> <td>(134SF) 26% DEMO</td> <td></td> <td></td> </tr> </tbody> </table>	Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?	Vertical Envelope Elements (s.f. of surface area) [front, side, back exterior walls]	50% or more [function as external walls]	(986 SF) 9.6% DEMO	10,191 SF	Yes	External walls (used for external or internal wall functions)	25% or more	(861 SF) 8.4% DEMO	10,191 SF	Yes	Horizontal Elements* [roof area, floor plates except at/below grade]	75% or more [combined internal structural frame work or floor plates]	(1788 SF) 23% DEMO	8,432 SF	Yes	Internal Structural Framework [interior partitions, etc.]		(134SF) 26% DEMO		
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		<p>SCOPE OF WORK</p> <ul style="list-style-type: none"> ADDITION OF (N) THIRD STORY (PART OF UNIT 2) DEMOLITION OF (E) EXTERIOR STAIR ADDITION OF (N) EXTERIOR STAIR ADDITION OF (N) ELEVATOR ADDITION OF (N) RECESSED DOOR AT ROSE ST FACADE ADDITION OF 2 (N) UNITS AT BASEMENT LEVEL 		<p>CONTACT LIST</p> <p>OWNER: 124 HAIGHT STREET, LLC 124-126 HAIGHT STREET SAN FRANCISCO, CA 94102 415-480-6160</p> <p>ARCHITECT: SERINA CALHOUN SYNCOPATED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843</p> <p>CONTRACTOR: TBD</p>																									
		<p>AREA MAP</p> <p>BASEMENT - 268.5 SF PRIVATE (SEEKING VARIANCE) FLOOR 1 - 550 SF COMMON SPACE FLOOR 2 - 104 SF PRIVATE SPACE FLOOR 3 - 340 SF PRIVATE SPACE</p> <p>TOTAL COMMON SPACE - 550 SF/133 SF PER UNITS REQUIRED = 4.1 UNITS</p> <p>TOTAL PRIVATE SPACE - 712.5 SF</p> <ul style="list-style-type: none"> MINIMUM REQUIRED 100 SF PER UNIT 																											



1 HAIGHT STREET



2 ROSE STREET



126 Haight Street San Francisco, CA



126 Haight St
San Francisco, CA
PROJECT NO. 13-12
NOT FOR CONSTRUCTION

DATE	SET ISSUE
10-16-2014	INTERDEPARTMENTAL REVIEW
12-01-2014	DBI PRE-APPLICATION
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△ 09-16-2016	PLAN REVISION 03
△ 01-25-2017	PLAN REVISION 04

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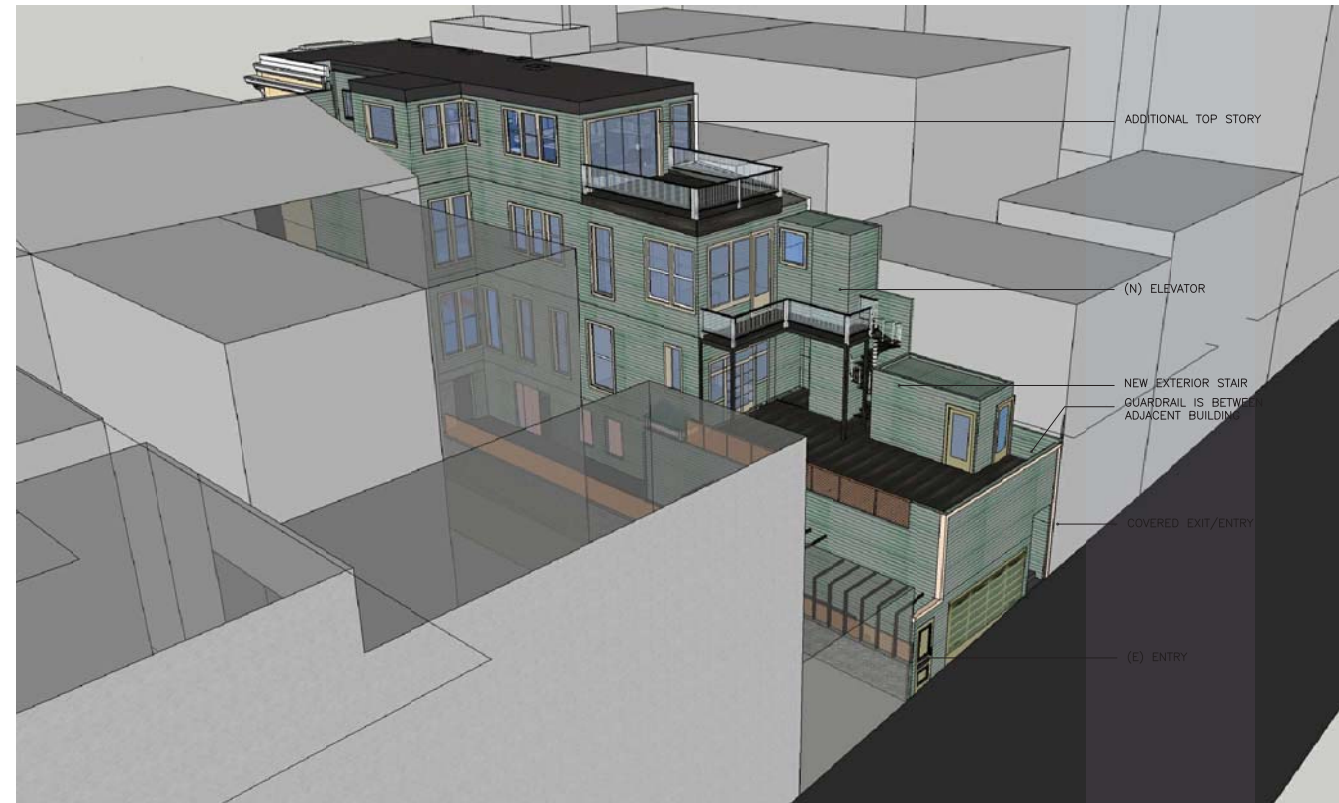
SCALE: AS NOTED

EXISTING
SITE
PHOTOS

A0.1



1 EXISTING PERSPECTIVE: ROSE ST



2 NEW PERSPECTIVE: ROSE ST



3 EXISTING PERSPECTIVE: HAIGHT ST



4 NEW PERSPECTIVE: HAIGHT ST



126 Haight Street San Francisco, CA



126 Haight St
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SCALE: AS NOTED

PERSPECTIVE VIEWS

A0.2



126 Haight Street San Francisco, CA



126 Haight St
San Francisco, CA
PROJECT NO. 13-12

NOT FOR CONSTRUCTION

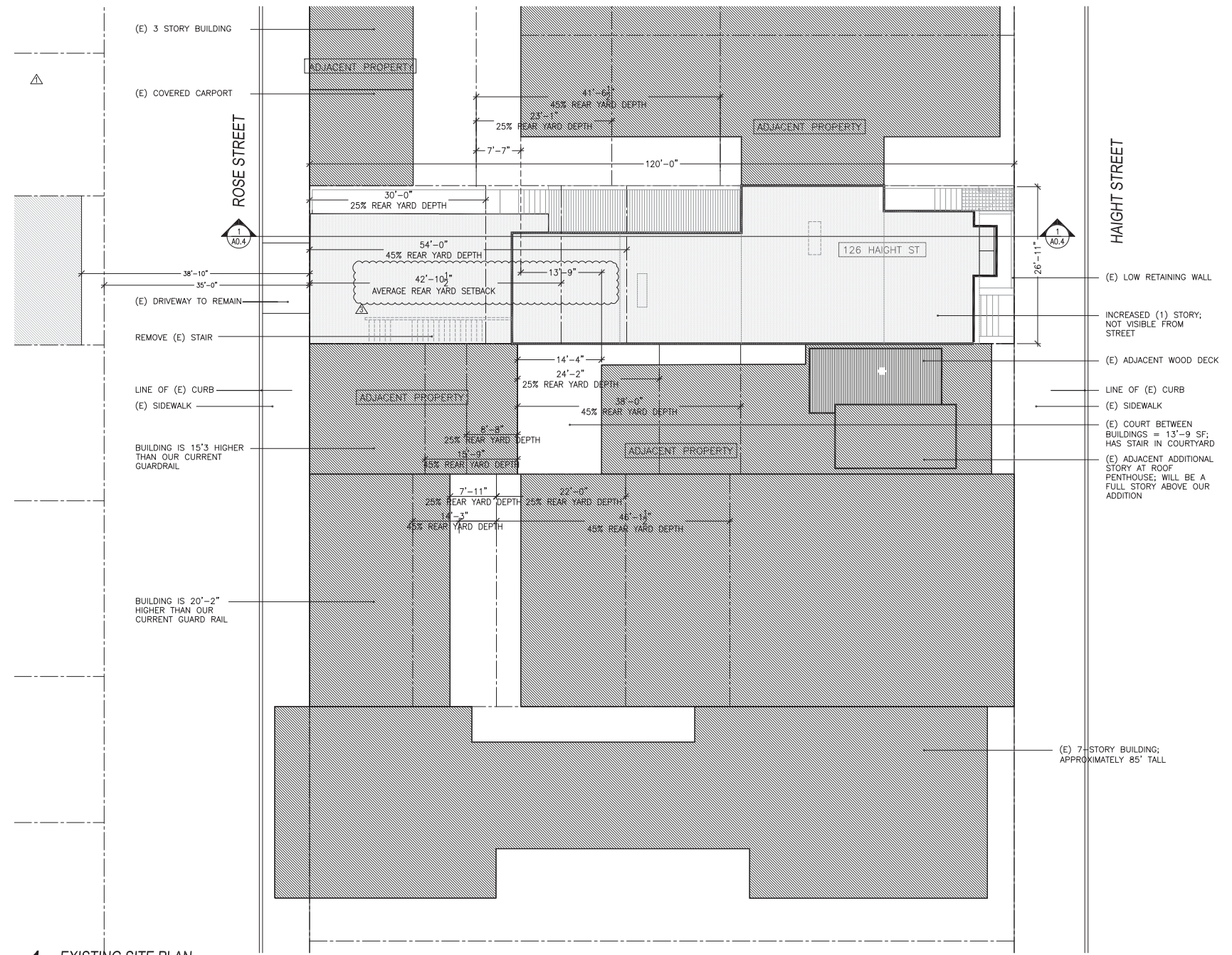
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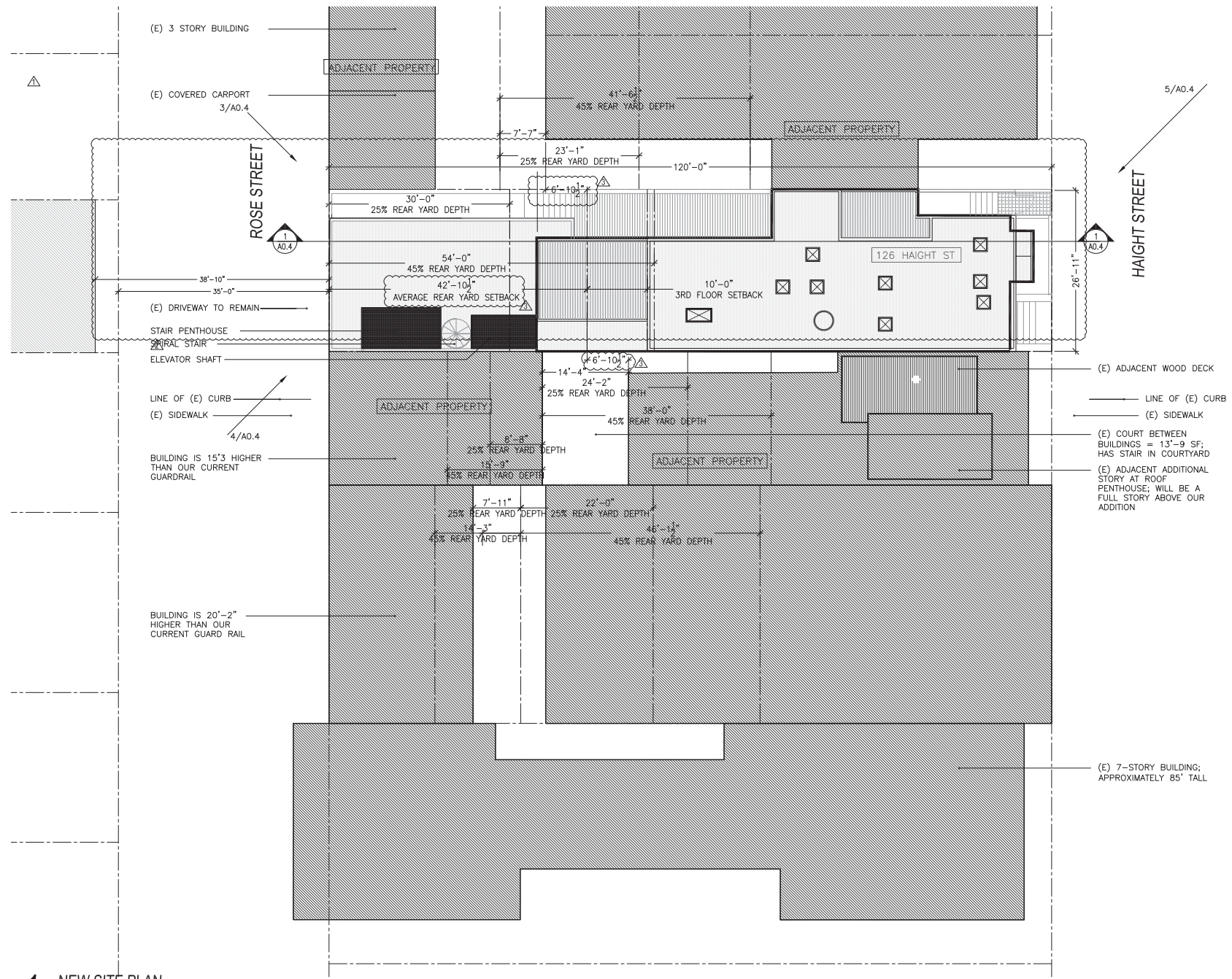
SCALE: AS NOTED

EXISTING
SITE PLAN

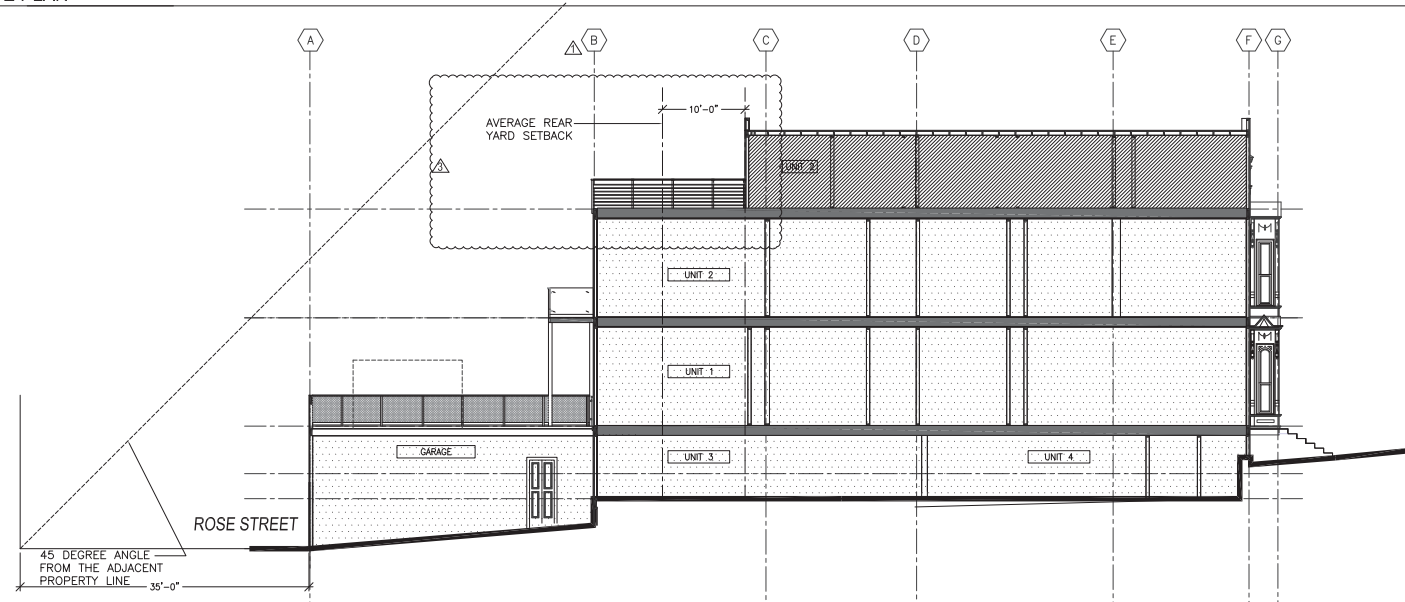
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1 EXISTING SITE PLAN
3/32"=1'-0"



1 NEW SITE PLAN
3/32"=1'-0"



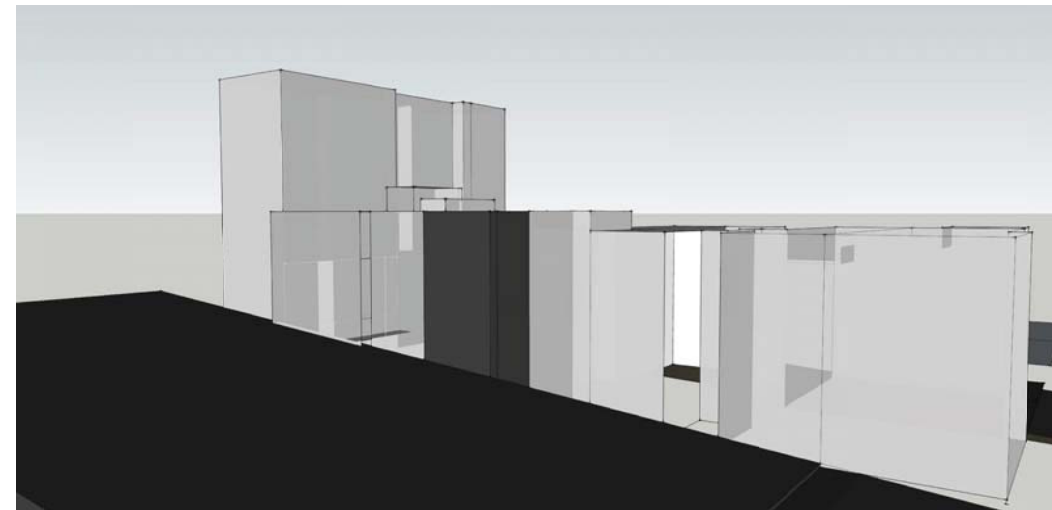
2 BUILDING SECTION: NEW
3/32"=1'-0"



3 3D MASSING: ROSE STREET



4 3D MASSING: ROSE STREET



5 3D MASSING: HAIGHT STREET



126 Haight Street

San Francisco, CA



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SCALE: AS NOTED

NEW SITE PLAN
MASSING &
DIAGRAMS

A0.4



126 Haight Street San Francisco, CA



126 Haight St

San Francisco, CA
PROJECT NO. 13-12

NOT FOR CONSTRUCTION

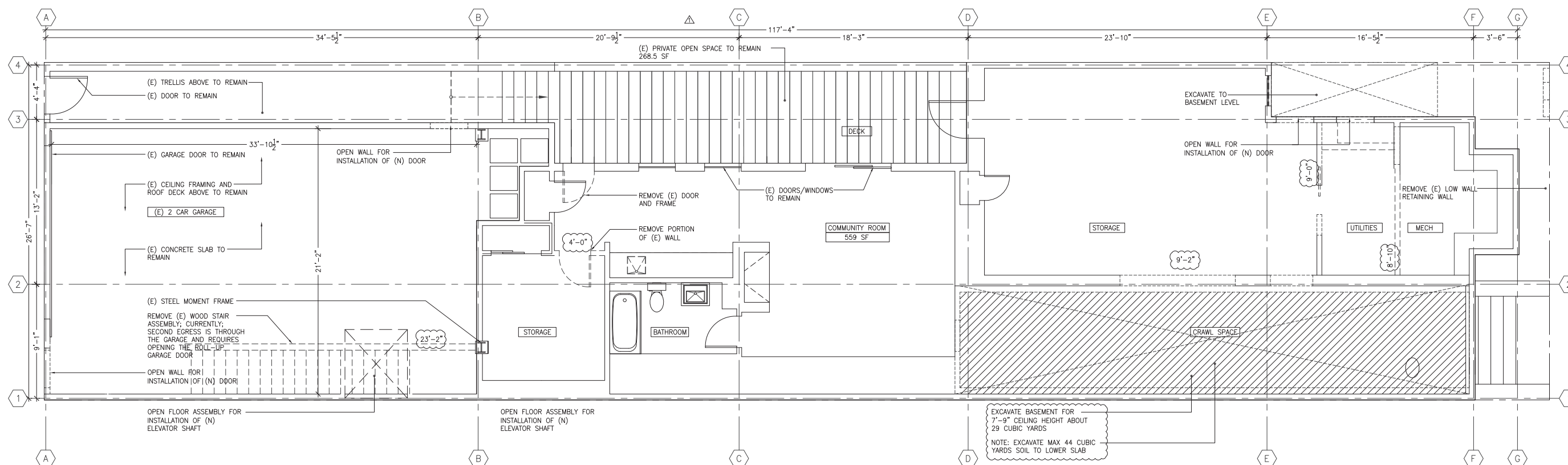
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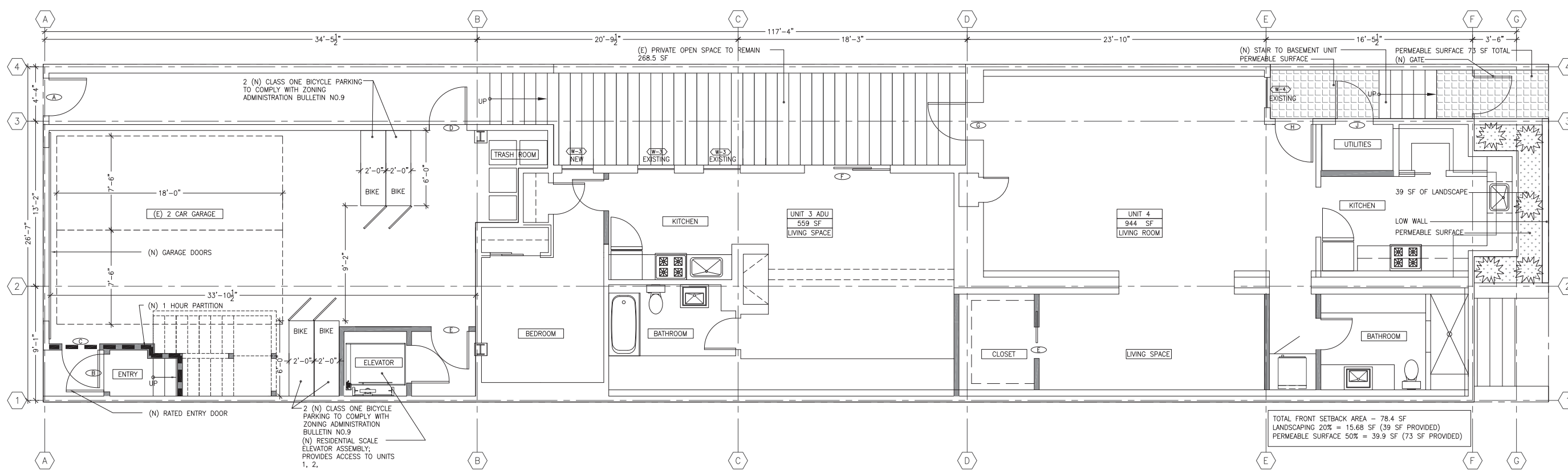
SCALE: 1/4" = 1'-0"

DEMOLITION &
NEW CONSTR.
BASEMENT

A2.0



1 DEMOLITION: BASEMENT
1/4"=1'-0"



2 NEW CONSTRUCTION: BASEMENT
1/4"=1'-0"



126 Haight Street

San Francisco, CA



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San Francisco, CA
PROJECT NO. 13-12

NOT FOR CONSTRUCTION

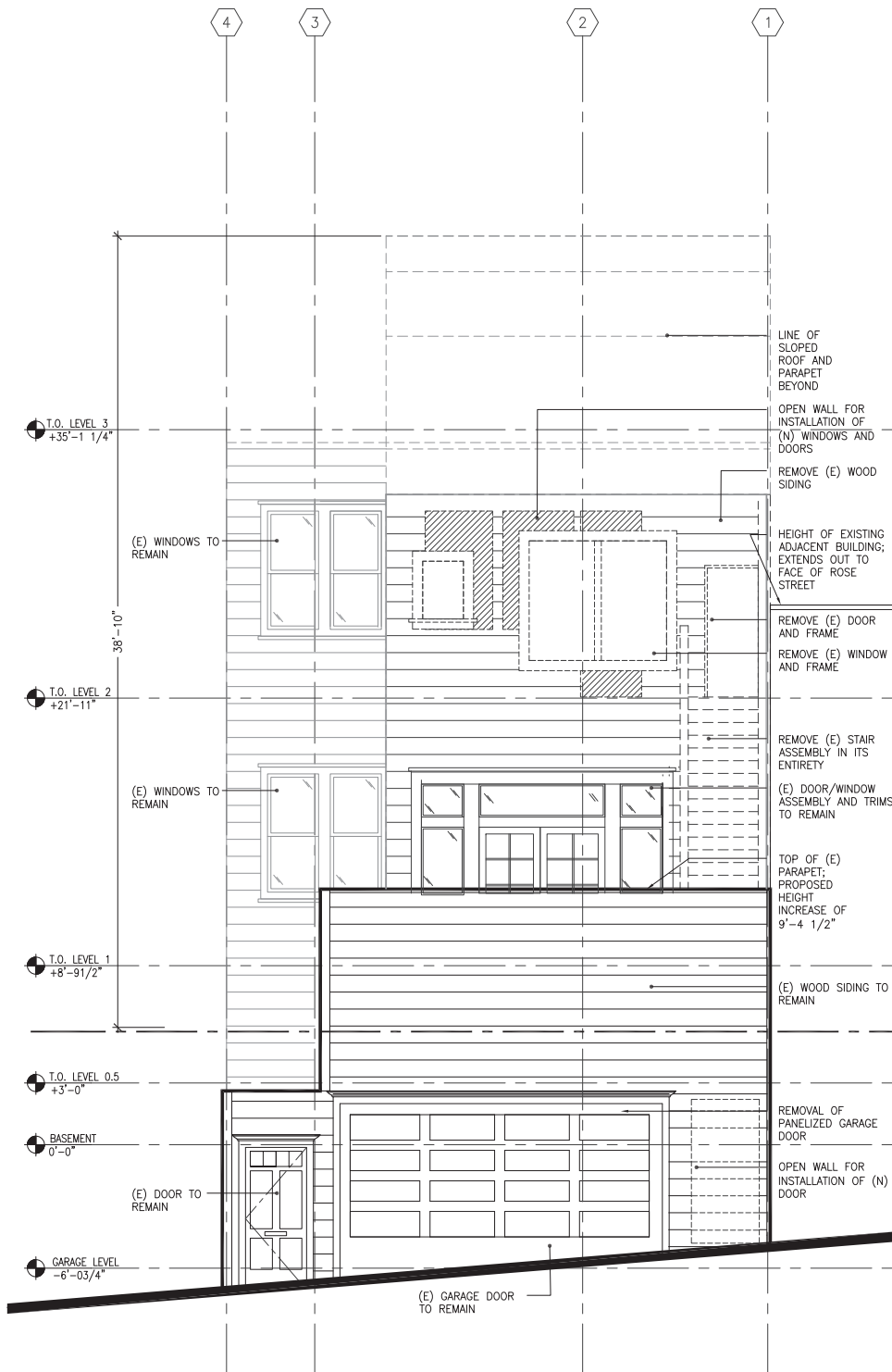
DATE	SET ISSUE
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12-01-2014	DBI PRE-APPLICATION
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01-26-2016	PLAN REVISION 02
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01-25-2017	PLAN REVISION 04

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

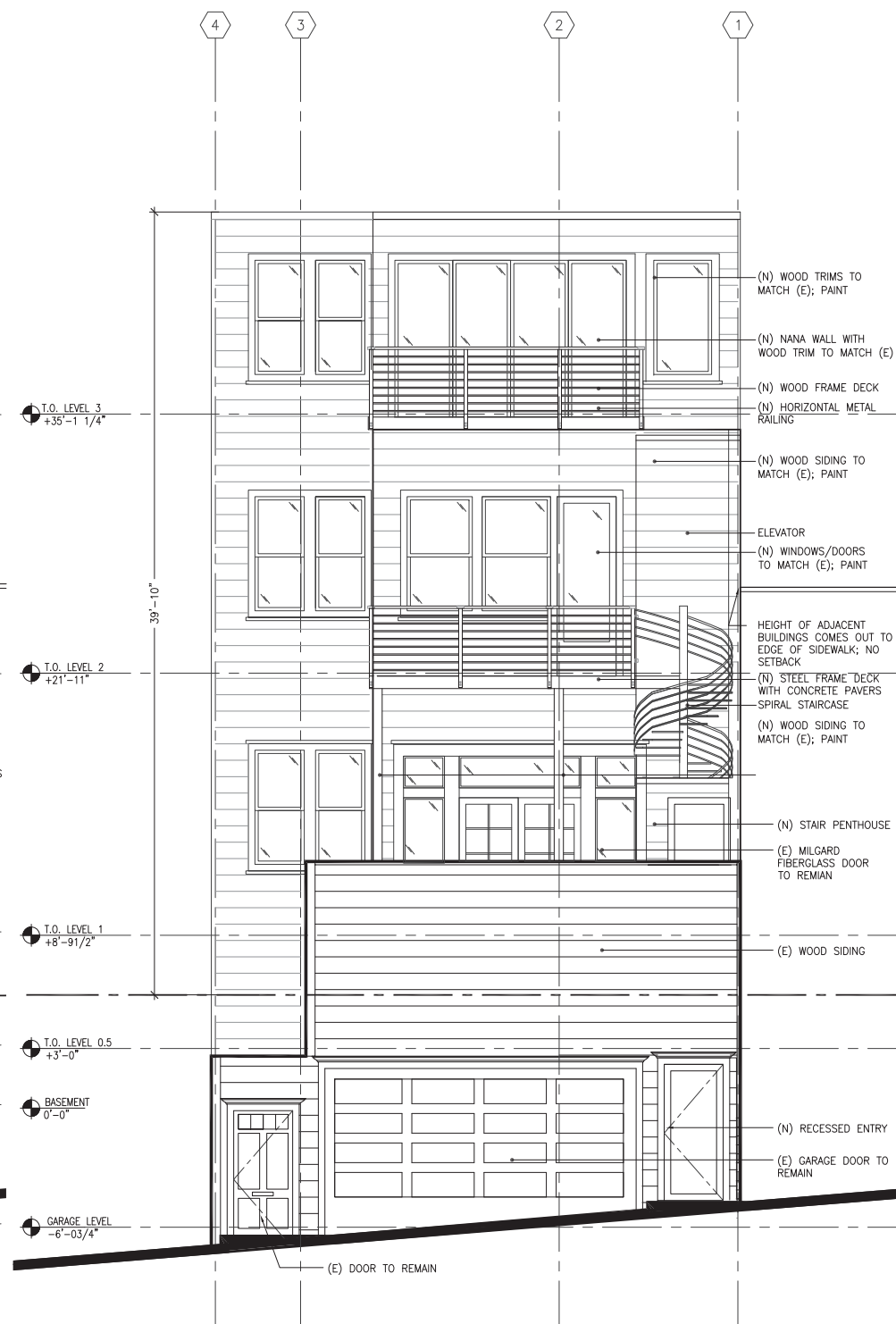
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A3.0



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



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



3 EXISTING/NEW SOUTH ELEVATION: HAIGHT STREET
1/4"=1'-0"

* NO CHANGES TO FRONT (MAIN) FAÇADE OR TO MATERIALS. ARCHITECTURAL DETAILS OR ORNAMENTATION PROPOSED.



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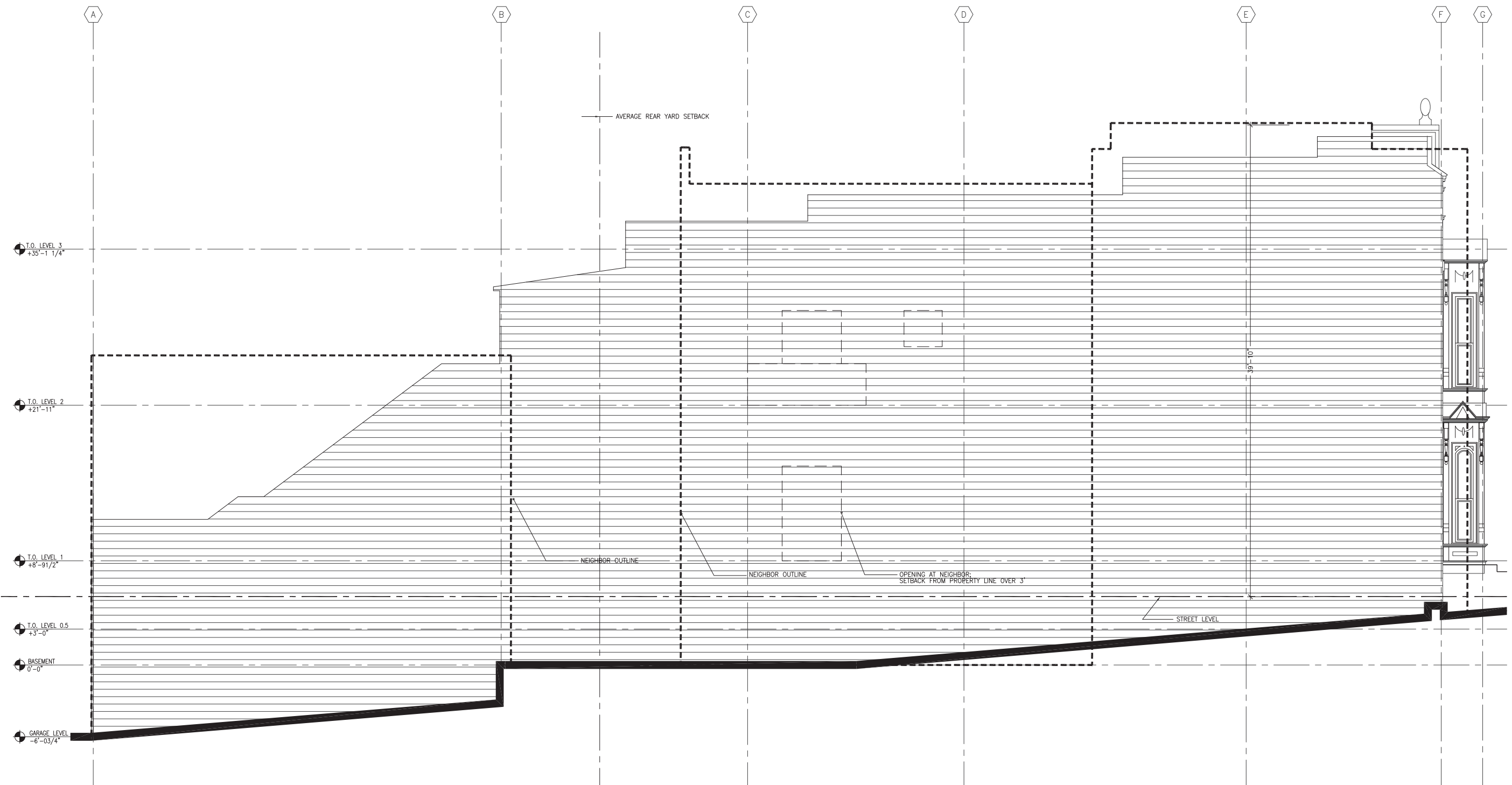
CONTACT:

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serina@sync-arch.com

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

EXTERIOR
ELEVATION

A3.1



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



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CONTACT:

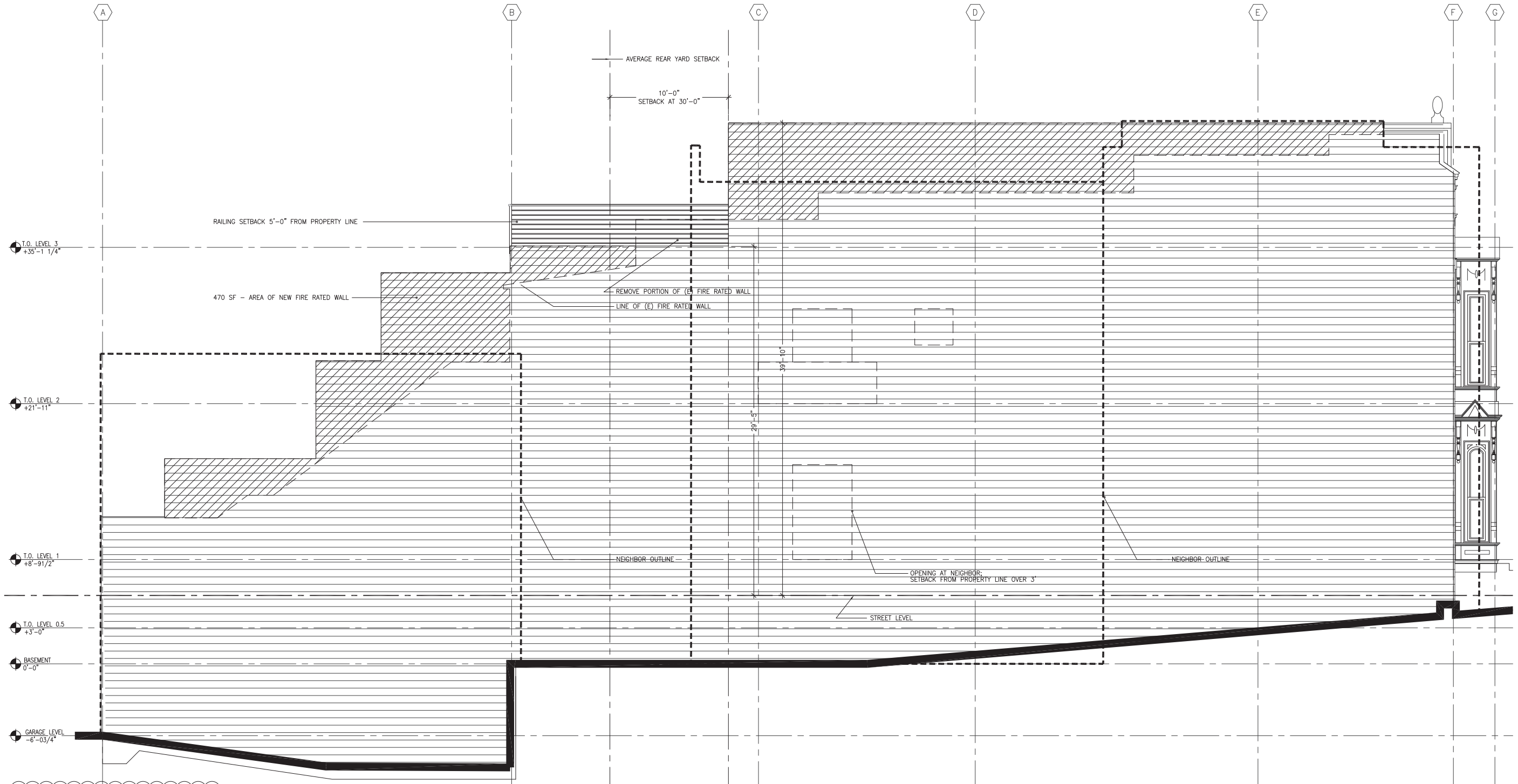
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

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

EXTERIOR
ELEVATION

A3.2



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



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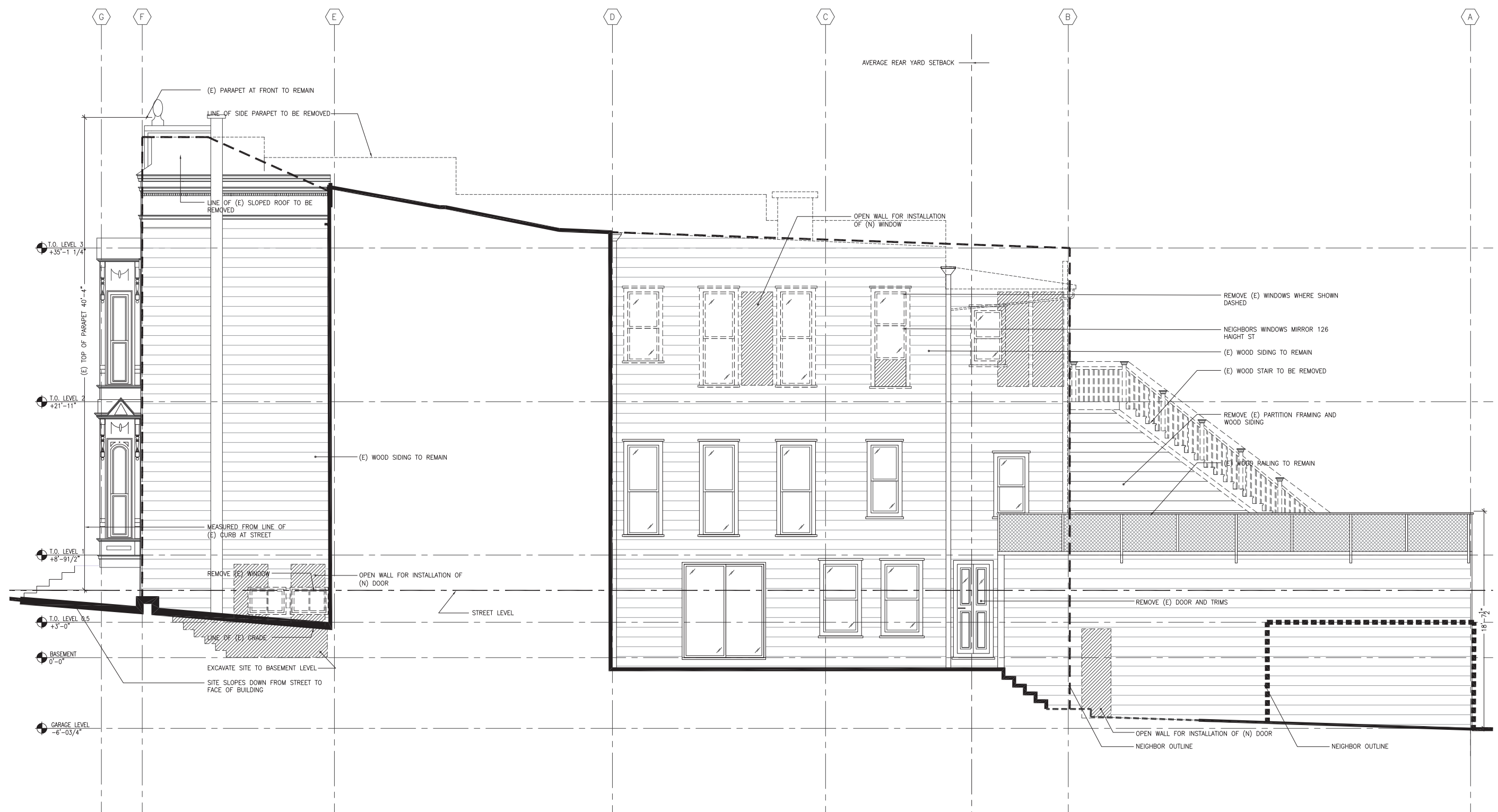
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serina@sync-arch.com

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

EXTERIOR
ELEVATION

A3.3



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



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CONTACT:

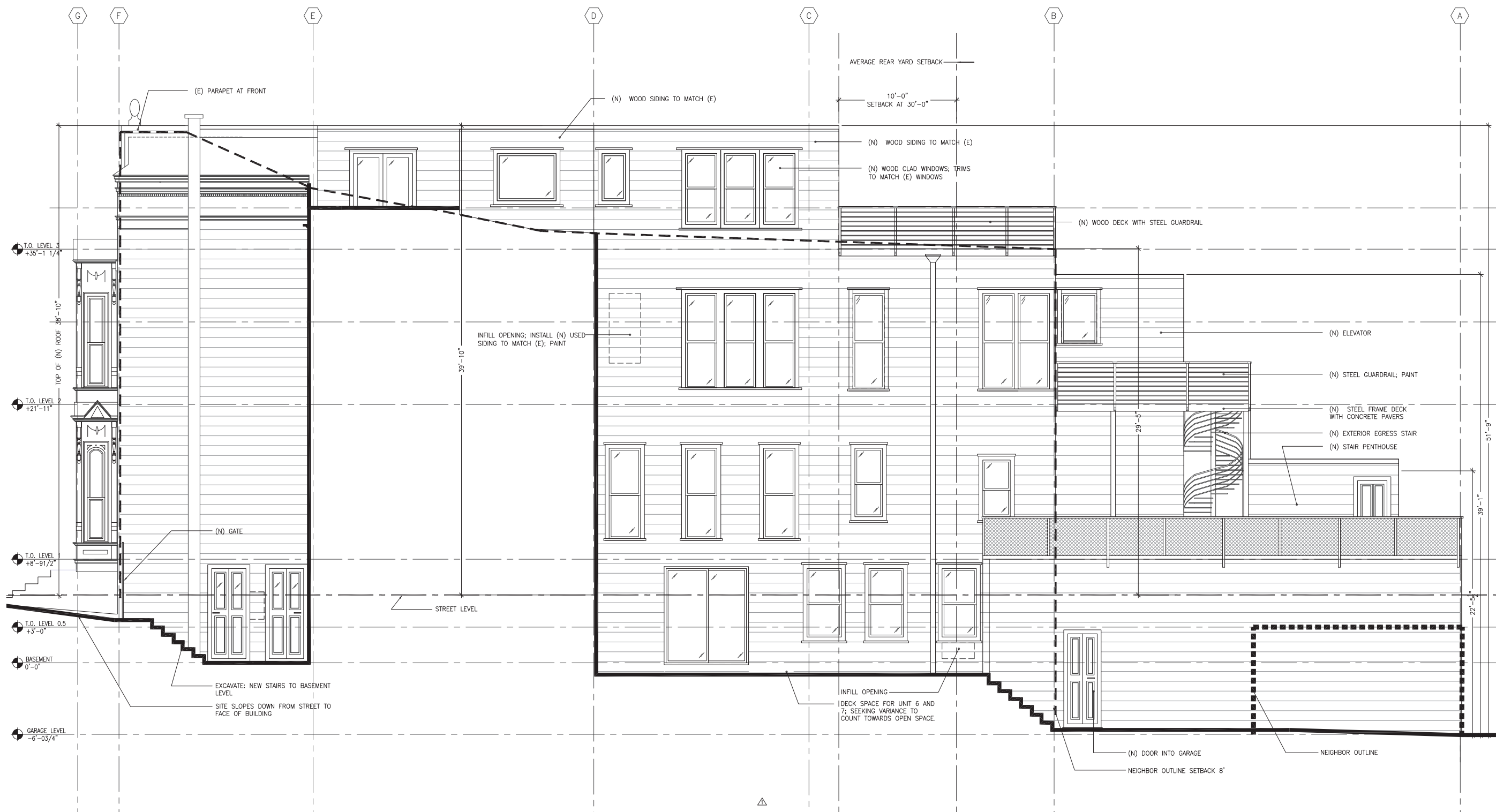
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

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

EXTERIOR
ELEVATION

A3.4



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



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CONTACT:

SERINA CALHOUN

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serina@sync-arch.com

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

EXTERIOR
ELEVATIONS
NEIGHBORS

A3.5 △



1 EXISTING SOUTH ELEVATION: HAIGHT STREET
1/8"=1'-0"



2 NEW SOUTH ELEVATION: HAIGHT STREET
1/8"=1'-0"



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serina@sync-arch.com

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

EXTERIOR
ELEVATIONS
NEIGHBORS

A3.6



1 EXISTING NORTH ELEVATION: ROSE ST
1/8"=1'-0"



2 PROPOSED NORTH ELEVATION: ROSE ST
1/8"=1'-0"



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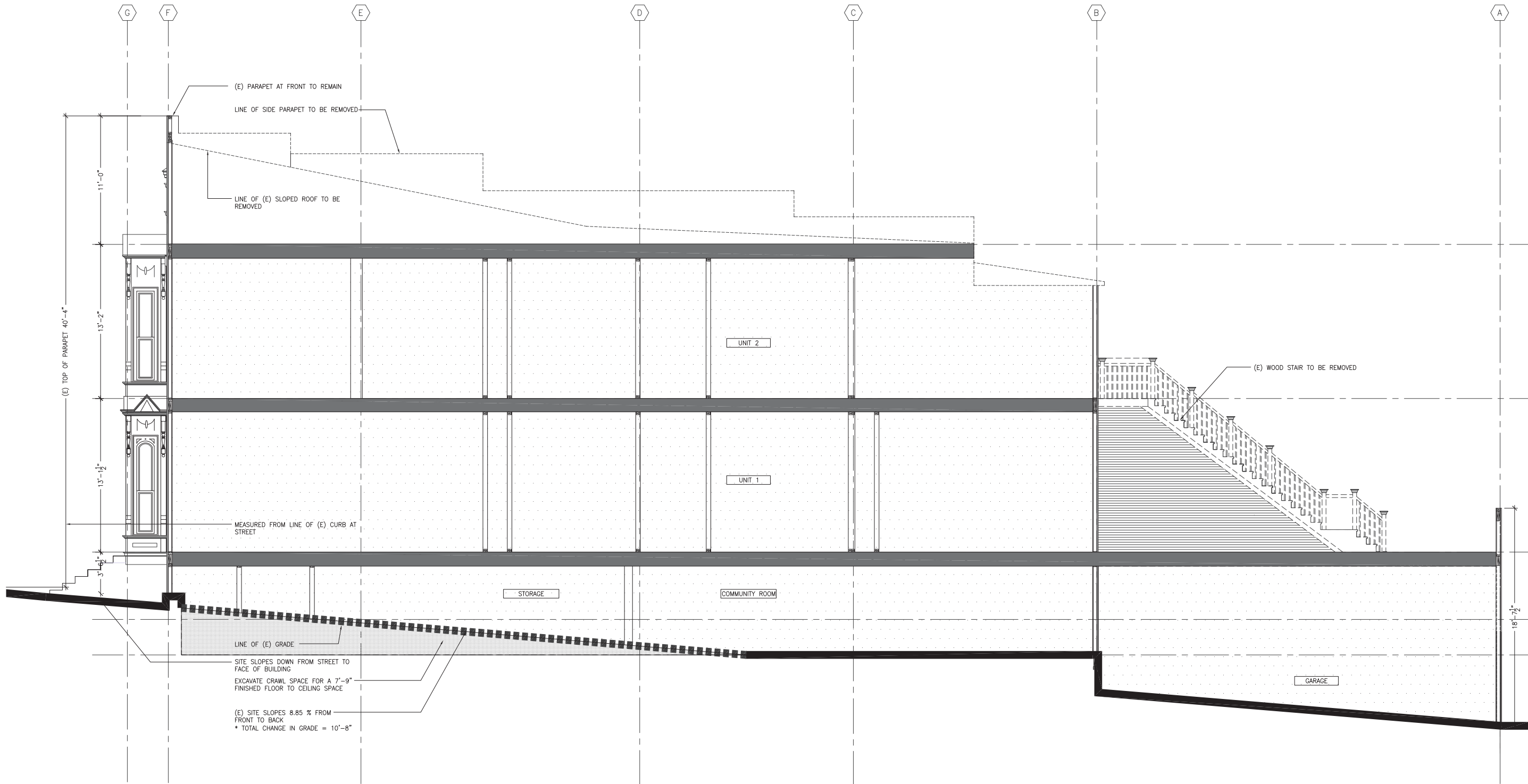
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

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

**BUILDING
SECTIONS**

A4.0



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



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

**BUILDING
SECTIONS**

A4.1

