



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

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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, March 23, 2016**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard)**
 Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | APPLICATION INFORMATION |
|---|---|
| Project Address: 3880 Jackson Street | Case No.: 2015-002643VAR |
| Cross Street(s): Arguello Blvd & Cherry St | Building Permit: 2015.08.12.4058 |
| Block /Lot No.: 0967 / 010 | Applicant (architect): Stephen Sutro |
| Zoning District(s): RH-1 / 40-X | Telephone: (415) 956-3445 |
| Area Plan: N/A | E-Mail: ssutro@sutroarchitects.com |
| Historic District: Presidio Heights | |

PROJECT DESCRIPTION

The proposal is to allow (1) the reconstruction of the rear noncomplying portion of the existing three-story, single-family dwelling; (2) infill an existing lightwell which is located within the required rear yard; and (3) construct an approximately 831 square foot roof deck, with a portion of the roof deck (approximately 12 feet) that would extend into the required rear yard.

The proposal is also in relation to Building Permit Application Nos. 2015.08.31.5735, 2015.07.31.2983, and 2015.06.18.9278 involving exterior and interior modifications for construction and repair work exceeding the scope of the permits.

SECTION 134 OF THE PLANNING CODE requires a rear yard of approximately 16 feet on the irregularly shaped lot. The proposed reconstruction of the rear noncomplying portion of the building (including the proposed lightwell infill and a portion of the proposed roof deck) would be located within the required rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2015-002643VAR.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: **Sharon M. Young** Telephone: **(415) 558-6346** E-Mail: sharon.m.young@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

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 or 312, 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. The mailing of such notification will be performed separately.

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.

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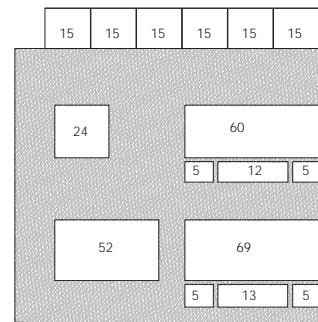
PRESIDIO RESIDENCE

3880 JACKSON ST. SAN FRANCISCO, CA 94118

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
9. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
10. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)
11. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
12. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

BIRD SAFETY



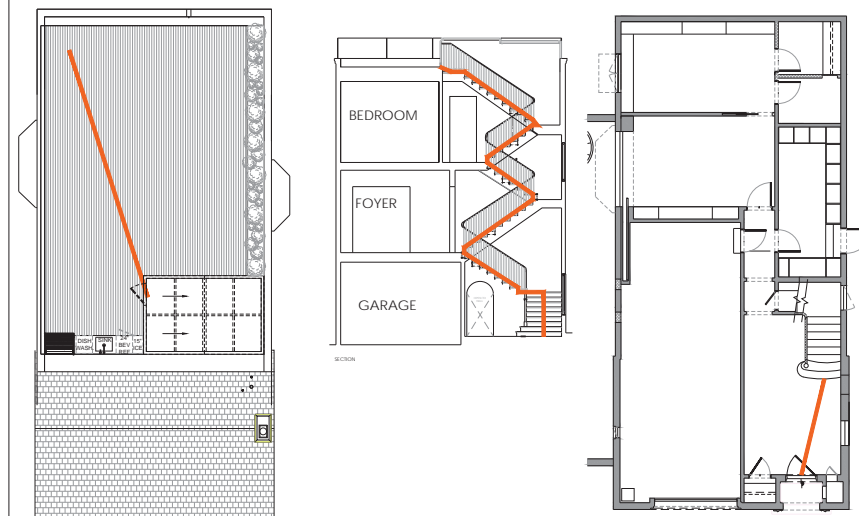
BIRD SAFETY SFPC SEC 139

NOTE: AS PER EXCEPTIONS FOR TREATMENT OF LOCATION-RELATED HAZARD FOR RESIDENTIAL BUILDINGS WITHIN R-ZONED DISTRICTS, RESIDENTIAL BUILDINGS LESS THAN 45 FEET IN HEIGHT THAT HAVE AN EXPOSED FACADE COMPROMISED OF LESS THAN 50% GLASS ARE EXEMPT FROM NEW OR REPLACEMENT GLAZING TREATMENTS.

PER SFPC SEC 139(b) (2) FEATURE-RELATED HAZARDS ARE UNBROKEN GLAZED SEGMENTS OF 24 SF AND LARGER.

AREA OF FACADE: 703 SQ. FT.
GLAZING AREA: 340 SQ. FT.
GLAZING PERCENTAGE: 48%

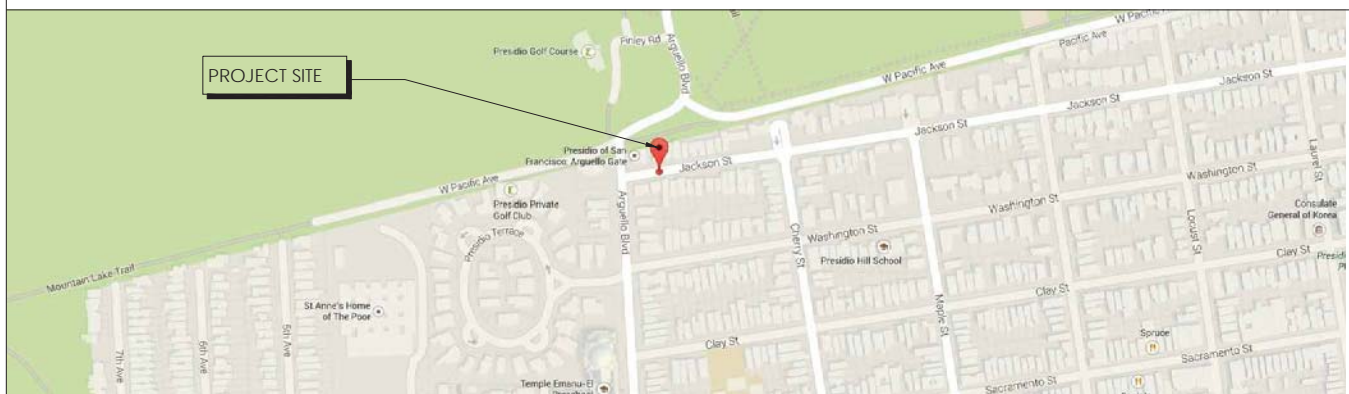
PATH OF EGRESS TRAVEL



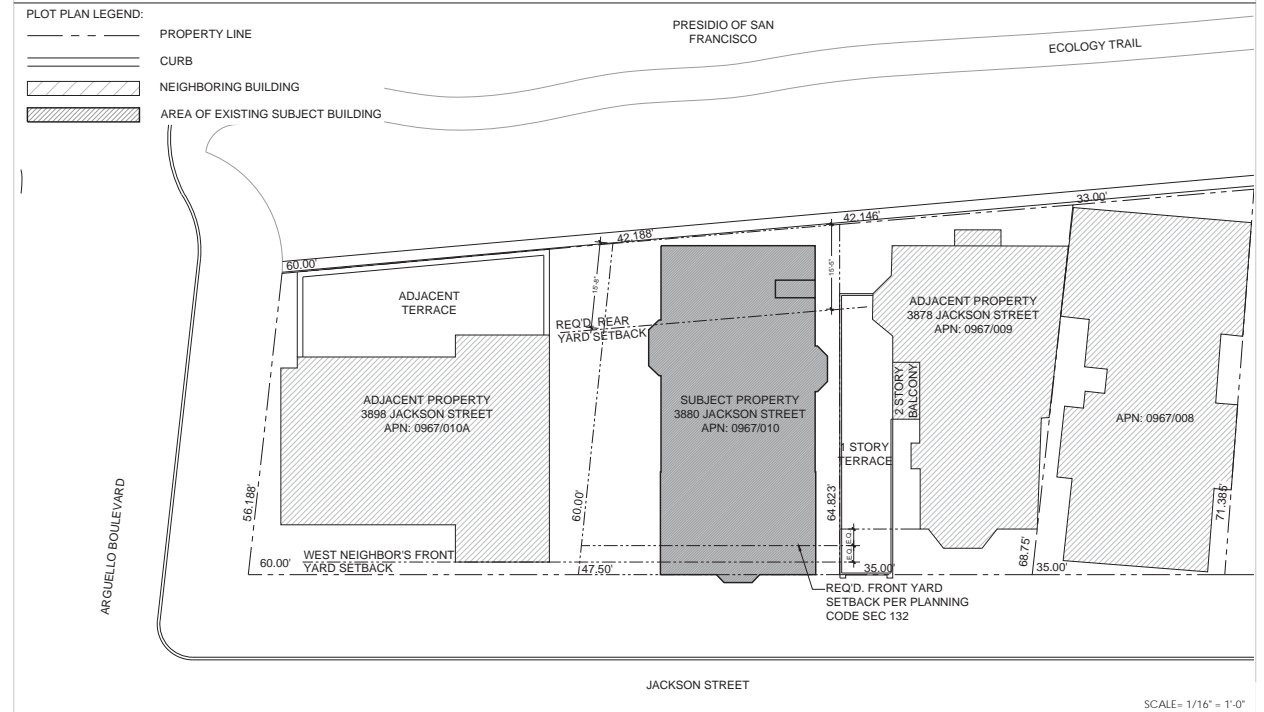
TOTAL EXIT ACCESS TRAVEL DISTANCE : 101'-4"

PER SFBC SEC 1014.3. MAX. COMMON PATH OF EGRESS TRAVEL FOR OCCUPANCY R-3 IS 125'-0" WITH SPRINKLER SYSTEM.

VICINITY MAP / SITE PLAN



PLOT PLAN



SEC 317(B) DEMOLITION CALCULATIONS

| RESIDENTIAL DEMOLITION CALCULATIONS | | | | | Total % Removed |
|---|------------|---------|-----------|--|-----------------|
| VERTICAL ELEMENTS | (E) AREA | REMOVED | % REMOVED | | |
| A: SOUTH FACADE - FRONT | 863 | 0 | 0.0% | | |
| B: NORTH FACADE - REAR | 678 | 678 | 100.0% | | |
| NORTH / SOUTH TOTAL (A-B) | 1541 | 678 | 44.0% | | 44.0% |
| EXTERIOR WALLS LINEAL FOUNDATION MEASUREMENTS | | | | | Total % Removed |
| ELEMENT | (E) LENGTH | REMOVED | % REMOVED | | |
| J: EAST FACADE | 59.8 | 22.0 | 36.8% | | |
| K: WEST FACADE | 59.8 | 52.5 | 87.9% | | |
| L: NORTH FACADE | 28.0 | 28.0 | 100.0% | | |
| M: SOUTH FACADE | 28.0 | 0.0 | 0.0% | | |
| LINEAL TOTAL (J-M) | 175.5 | 102.5 | 58.4% | | 58.40% |
| VERTICAL ELEMENTS | | | | | Total % Removed |
| ELEMENT | (E) AREA | REMOVED | % REMOVED | | |
| C: EAST FACADE | 1818 | 566 | 31.1% | | |
| D: WEST FACADE | 1839 | 925 | 50.3% | | |
| E: NORTH FACADE | 678 | 678 | 100.0% | | |
| F: SOUTH FACADE | 863 | 0 | 0.0% | | |
| VERT. TOTAL (C-F) | 5198 | 2169 | 41.7% | | 41.73% |
| HORIZONTAL ELEMENTS | | | | | Total % Removed |
| ELEMENT | (E) AREA | REMOVED | % REMOVED | | |
| G: SECOND LEVEL | 1702.0 | 33.0 | 1.9% | | |
| H: THIRD LEVEL | 1699.0 | 248.0 | 14.6% | | |
| I: ROOF | 1704.0 | 1085.0 | 63.7% | | |
| HORIZ. TOTAL (G-I) | 5105 | 1366.0 | 26.8% | | 26.76% |

| BREAKDOWN OF DEMOLITION CALCULATIONS | | | | | Total % Removed |
|---|------------|---------|-----------|--|-----------------|
| (B1) VERTICAL ELEMENTS - NORTH & SOUTH | (E) AREA | REMOVED | % REMOVED | | |
| DRY ROT/M. KIND REPAIR | 1541 | 120 | 7.8% | | |
| SEISMIC/STRUCTURAL | 1541 | 183 | 11.9% | | |
| ARCH./WINDOW ENLARGEMENT | 1541 | 375 | 24.3% | | |
| TOTAL SURFACE | 1541 | 678 | 44.0% | | 44.0% |
| EXTERIOR WALLS LINEAL FOUNDATION MEASUREMENTS | | | | | Total % Removed |
| (B2) LINEAL ELEMENTS - FOUNDATION | (E) LENGTH | REMOVED | % REMOVED | | |
| DRY ROT/M. KIND REPAIR | 175.5 | 26.0 | 14.8% | | |
| SEISMIC/STRUCTURAL | 175.5 | 62.5 | 35.6% | | |
| ARCH./WINDOW ENLARGEMENT | 175.5 | 14.0 | 8.0% | | |
| LINEAL TOTAL | 175.5 | 102.5 | 58.4% | | 58.40% |
| VERTICAL ELEMENTS | | | | | Total % Removed |
| ELEMENT | (E) AREA | REMOVED | % REMOVED | | |
| DRY ROT/M. KIND REPAIR | 5198 | 621 | 11.9% | | |
| SEISMIC/STRUCTURAL | 5198 | 862 | 16.6% | | |
| ARCH./WINDOW ENLARGEMENT | 5198 | 686 | 13.2% | | |
| VERTICAL TOTAL | 5198 | 2169 | 41.7% | | 41.73% |
| HORIZONTAL ELEMENTS | | | | | Total % Removed |
| ELEMENT | (E) AREA | REMOVED | % REMOVED | | |
| DRY ROT/M. KIND REPAIR | 5105.0 | 0.0 | 0.0% | | |
| SEISMIC/STRUCTURAL | 5105.0 | 1366.0 | 26.8% | | |
| ARCH./WINDOW ENLARGEMENT | 5105.0 | 0.0 | 0.0% | | |
| HORIZ. TOTAL | 5105.0 | 1366.0 | 26.8% | | 26.76% |

SUMMARY OF CALCULATIONS

IN PART ONE OF SUB SECTION B, A DEMOLITION IS DEFINED BY THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND THE REAR FACADE. WE ARE REMOVING 44%, THEREFORE, THE PROJECT IS NOT A DEMOLITION UNDER SECTION B.

IN PART TWO OF SUB SECTION B, A DEMOLITION IS DEFINED BY THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS. WE ARE REMOVING 58.4%, THEREFORE, THE PROJECT IS NOT A DEMOLITION UNDER SECTION B.

IN PART ONE OF SUB SECTION C, A DEMOLITION IS DEFINED BY THE REMOVAL OF MORE THAN 50% OF THE SUM OF ALL EXTERIOR WALLS. WE ARE REMOVING 41.73%, THEREFORE, THE PROJECT IS NOT A DEMOLITION UNDER SECTION C.

IN PART TWO OF SUB SECTION C, A DEMOLITION IS DEFINED BY THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS. WE ARE REMOVING 26.76%, THEREFORE, THE PROJECT IS NOT A DEMOLITION UNDER SECTION C.

S.F.P.C. SEC. 317(b)(2) Definition "Demolition of Residential Buildings"

- (2) "Demolition of Residential Buildings" shall mean any of the following:
- (A) Any work on a Residential Building for which the Department of Building Inspection determines that an application permit is required, or
- (B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
- (C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and (C2) more than 50% of the Horizontal elements of the existing building, as measured in square feet of actual surface area.

VARIANCE INTAKE:
08.12.2015
REVS. VARIANCE 1:
12.11.2015
REVS. VARIANCE 2:
02.08.2016

GENERAL NOTES /
VICINITY MAP /
PLOT PLAN

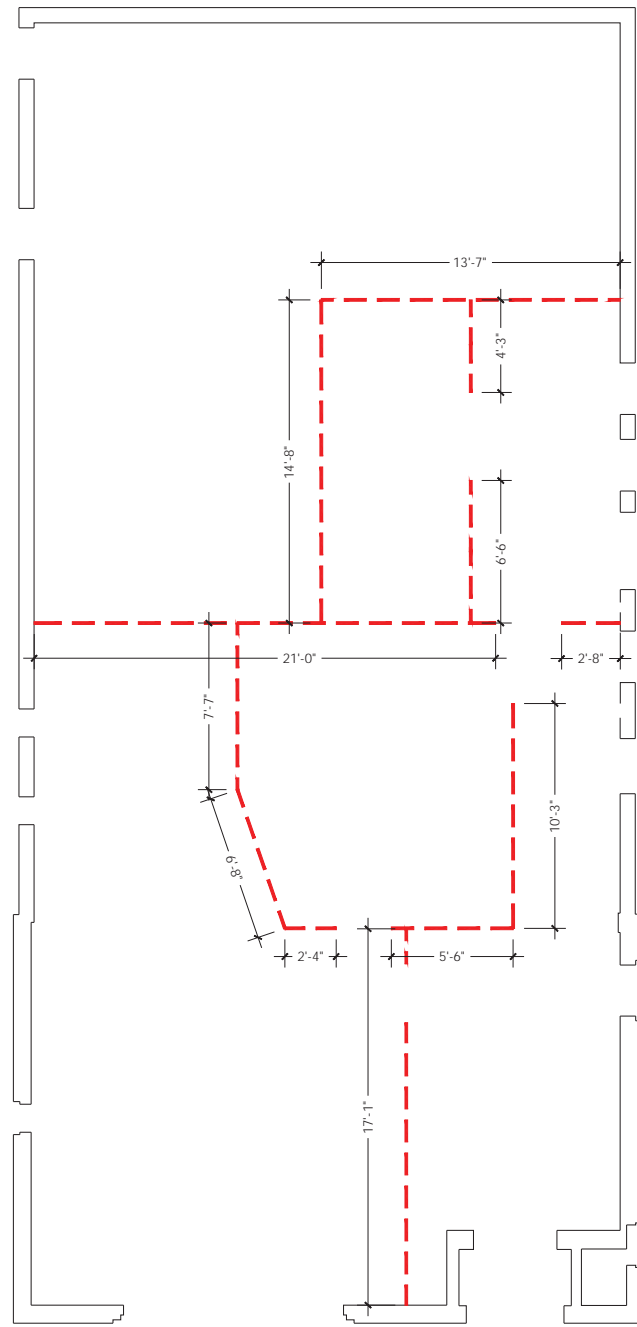
AS NOTED

A0.2



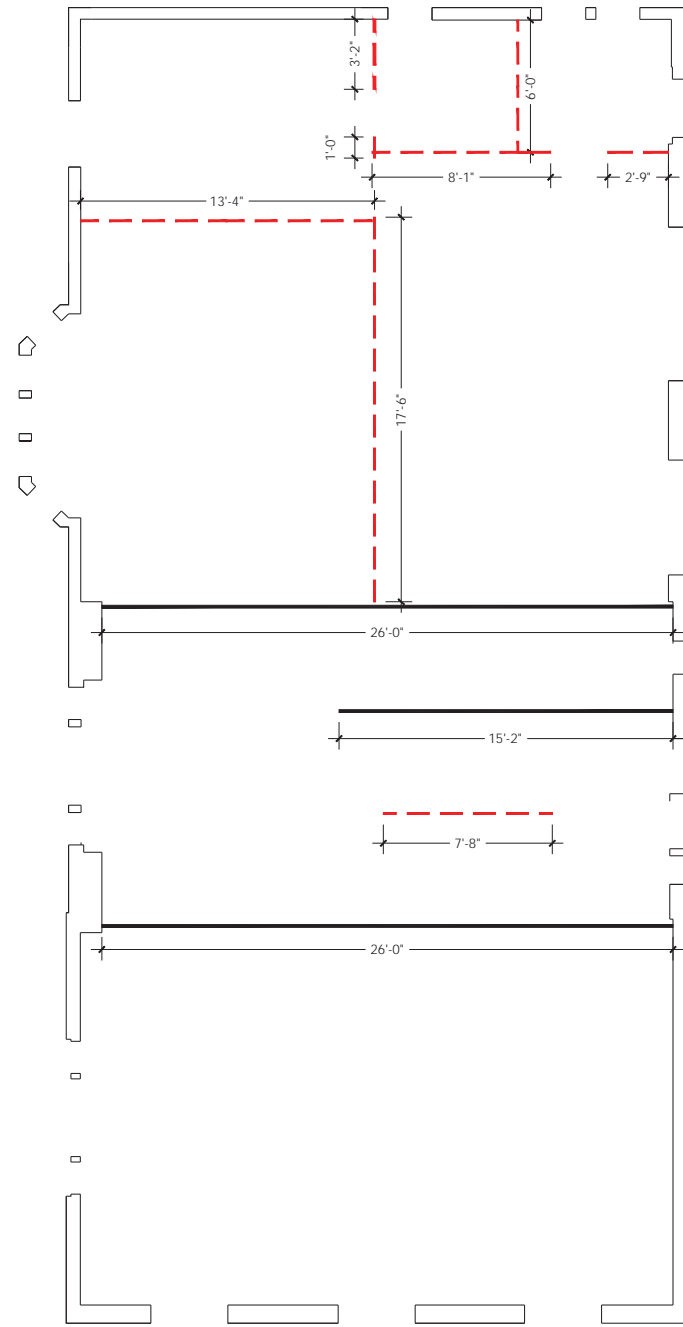
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TOTAL LENGTH OF INTERNAL WALLS: 398'-9" ft
 TOTAL LENGTH OF INTERNAL WALLS REMOVED: 291'-1" ft
 PERCENTAGE OF WALLS REMOVED: 72.99%



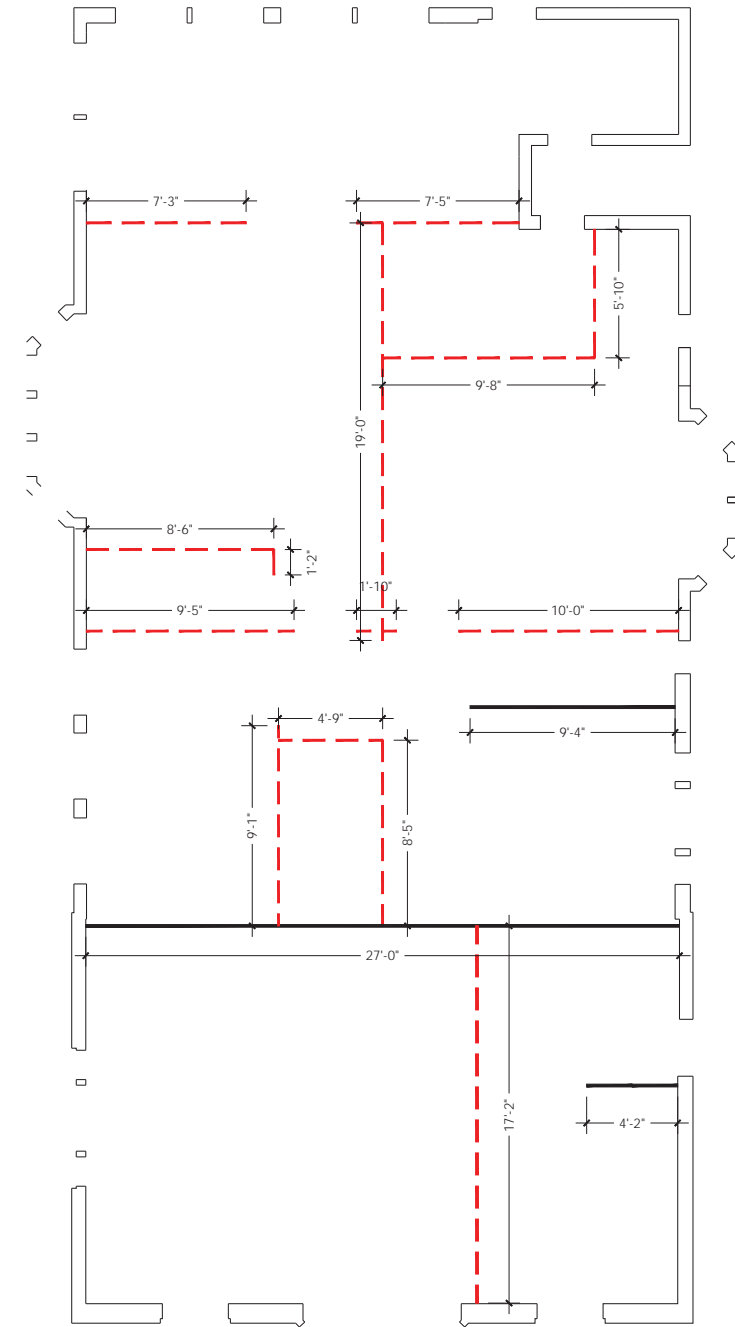
TOTAL INTERNAL WALL: 112'-1" ft.
 REMOVED INTERNAL WALL: 112'-1" ft.

1 FIRST LEVEL FLOOR PLAN
 1/4" = 1'-0"



TOTAL INTERNAL WALL: 126'-8" ft
 REMOVED INTERNAL WALL: 59'-6" ft

2 SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"



TOTAL INTERNAL WALL: 160'-0" ft
 REMOVED INTERNAL WALL: 119'-6" ft

3 THIRD LEVEL FLOOR PLAN
 1/4" = 1'-0"

LEGEND
 DEMO - - -
 EXISTING ———

SUTRO ARCHITECTS
 415.956.3445
 sutroarchitects.com
 915 Battery Street, First Floor San Francisco, CA 94111

PRESIDIO RESIDENCE
 3880 JACKSON STREET
 BLOCK 0967 LOT 010 | PROJECT NO. 2015.015



VARIANCE INTAKE:
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INTERNAL DEMO
 DIAGRAM

AS NOTED

A0.3

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FACADES OF SUBJECT PROPERTY



1 PHOTO- SOUTH ELEVATION (FRONT)



2 PHOTO- WEST ELEV (SIDE)



3 PHOTO- EAST ELEVATION (SIDE)



4 PHOTO- EAST ELEVATION (SIDE)



5 PHOTO - EAST ELEVATION (SIDE)



6 PHOTO- NORTH ELEVATION (REAR)

BUILDINGS ON THE SAME SIDE OF THE STREET



7 SUBJECT PROPERTY & NEIGHBOR TO THE WEST @ 3898 JACKSON



8 NEIGHBOR TO THE WEST @ 3898 JACKSON



9 NEIGHBOR TO THE EAST @ 3878 JACKSON



10 NEIGHBOR TO THE EAST @ 3878 & 3868 JACKSON

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PHOTOS

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BUILDINGS ON THE FACING SIDE OF THE STREET



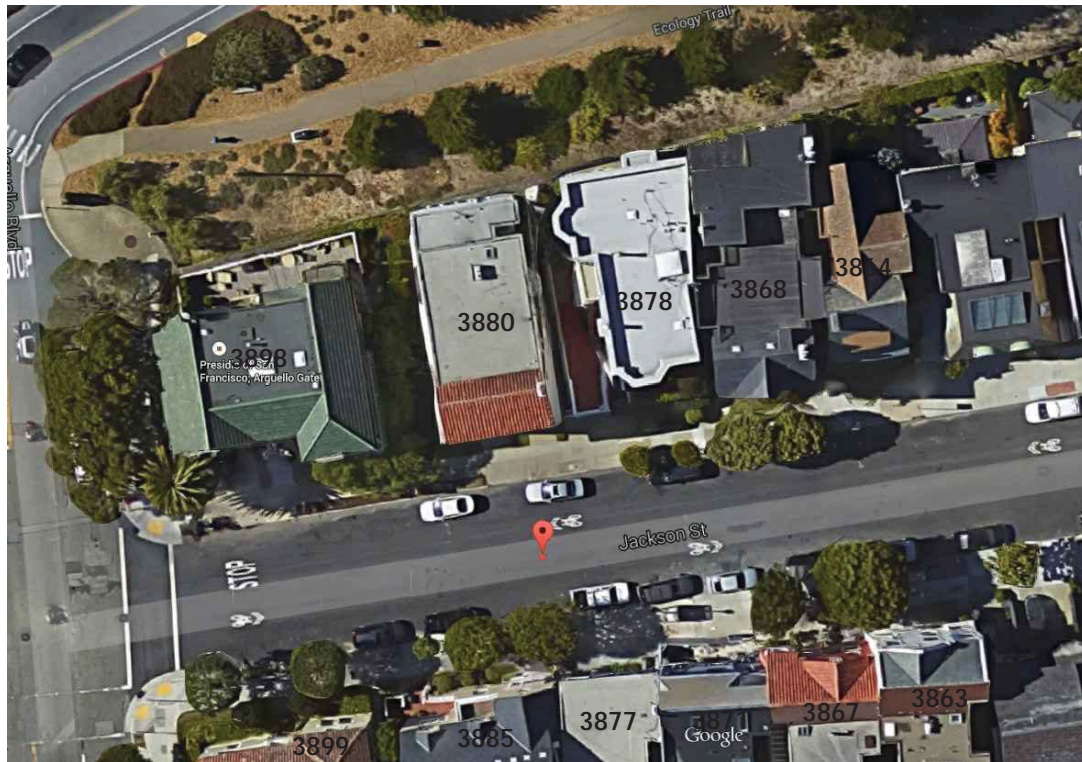
① NEIGHBORS ON FACING SIDE @ 3885 JACKSON



② NEIGHBORS ON FACING SIDE @ 3871 & 3877 JACKSON



③ NEIGHBORS ON FACING SIDE @ 3899 JACKSON



④ AERIAL VIEW

SUTRO ARCHITECTS
415.896.3445
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915 Battery Street, Fifth Floor San Francisco, CA 94111

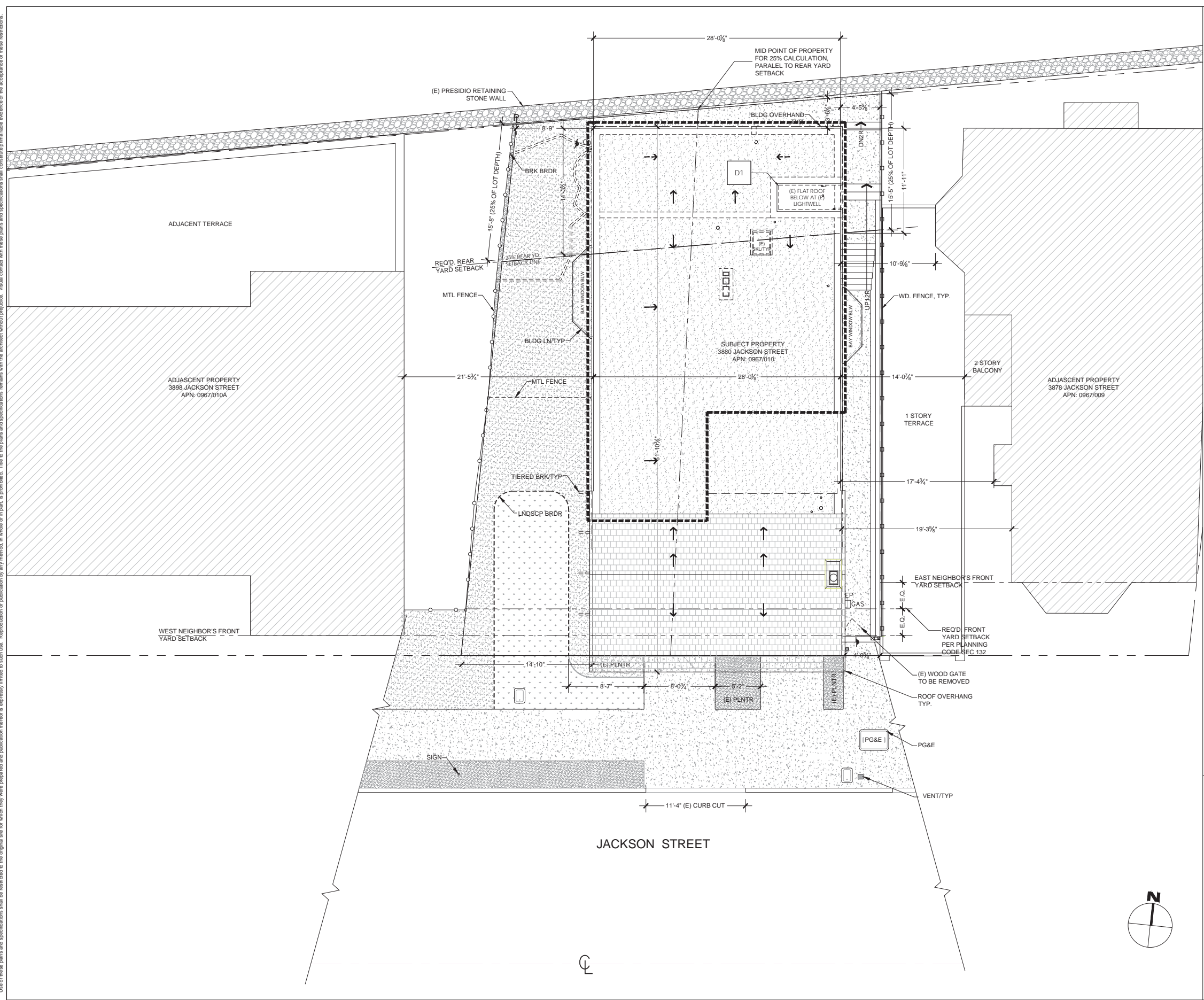
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GENERAL NOTES:

1. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
3. ALL (E) TREES TO REMAIN.
4. LOCATE SFPUC, PG&E GAS AND ELECTRIC LOCATIONS PER FIELD MEASUREMENTS.

DEMO PLAN KEY NOTES:

D1 REMOVE (E) LIGHT WELL IN PREPARATION FOR ADDITION & ROOFTOP DECK.

D2 PORTION OF (E) ROOF REMOVED FOR SKYLIGHT APPROVED UNDER PERMIT # 2015-06-18-9278

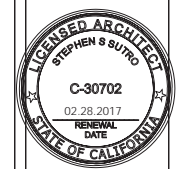
EXISTING SITE PLAN LEGEND:

- PROPERTY LINE
- SCOPE OF WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- NEIGHBORING BUILDING
- BUILDING OVERHANG
- ROOF OVERHANG
- STONE RETAINING WALL
- CONCRETE WALKWAY
- PLANTER
- FENCE



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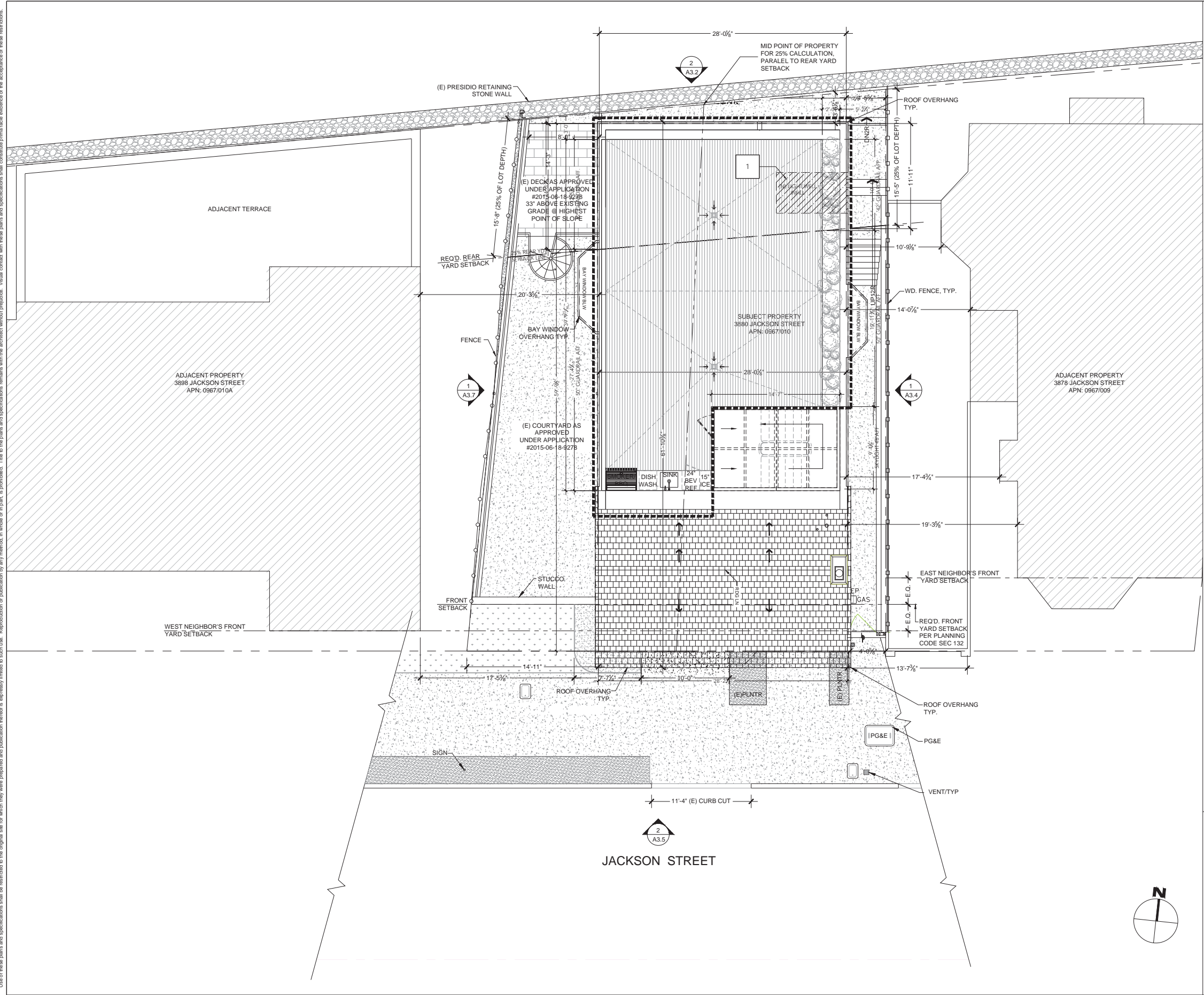


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ORIGINAL SITE PLAN
 PRIOR TO 2015

A1.0

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2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
3. ALL (E) TREES TO REMAIN.
4. LOCATE SFPUC, PG&E GAS AND ELECTRIC LOCATIONS PER FIELD MEASUREMENTS.

SITE PLAN KEY NOTES:

1 (N) HORIZONTAL EXPANSION AT THIRD FLOOR. LIGHT WELL INFILL.

PROPOSED SITE PLAN LEGEND:

| | |
|--|--|
| | PROPERTY LINE |
| | SCOPE OF WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION |
| | AREA OF HORIZONTAL ADDITION |
| | NEIGHBORING BUILDING |
| | SUBJECT BUILDING |
| | BUILDING OVERHANG |
| | ROOF OVERHANG |
| | STONE RETAINING WALL |
| | CONCRETE WALKWAY |
| | PLANTER |
| | FENCE |



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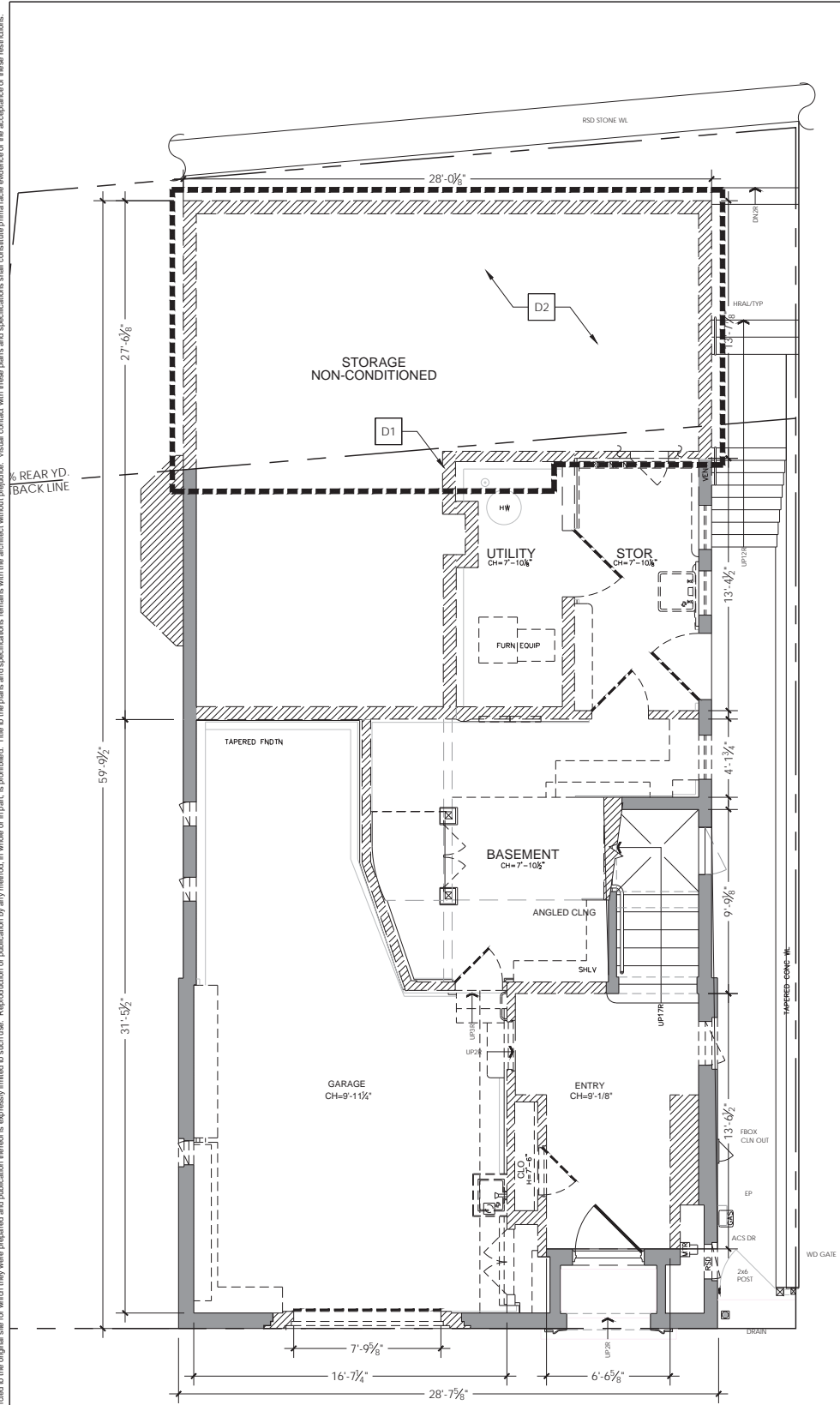


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 REVS. VARIANCE 2:
 02.08.2016

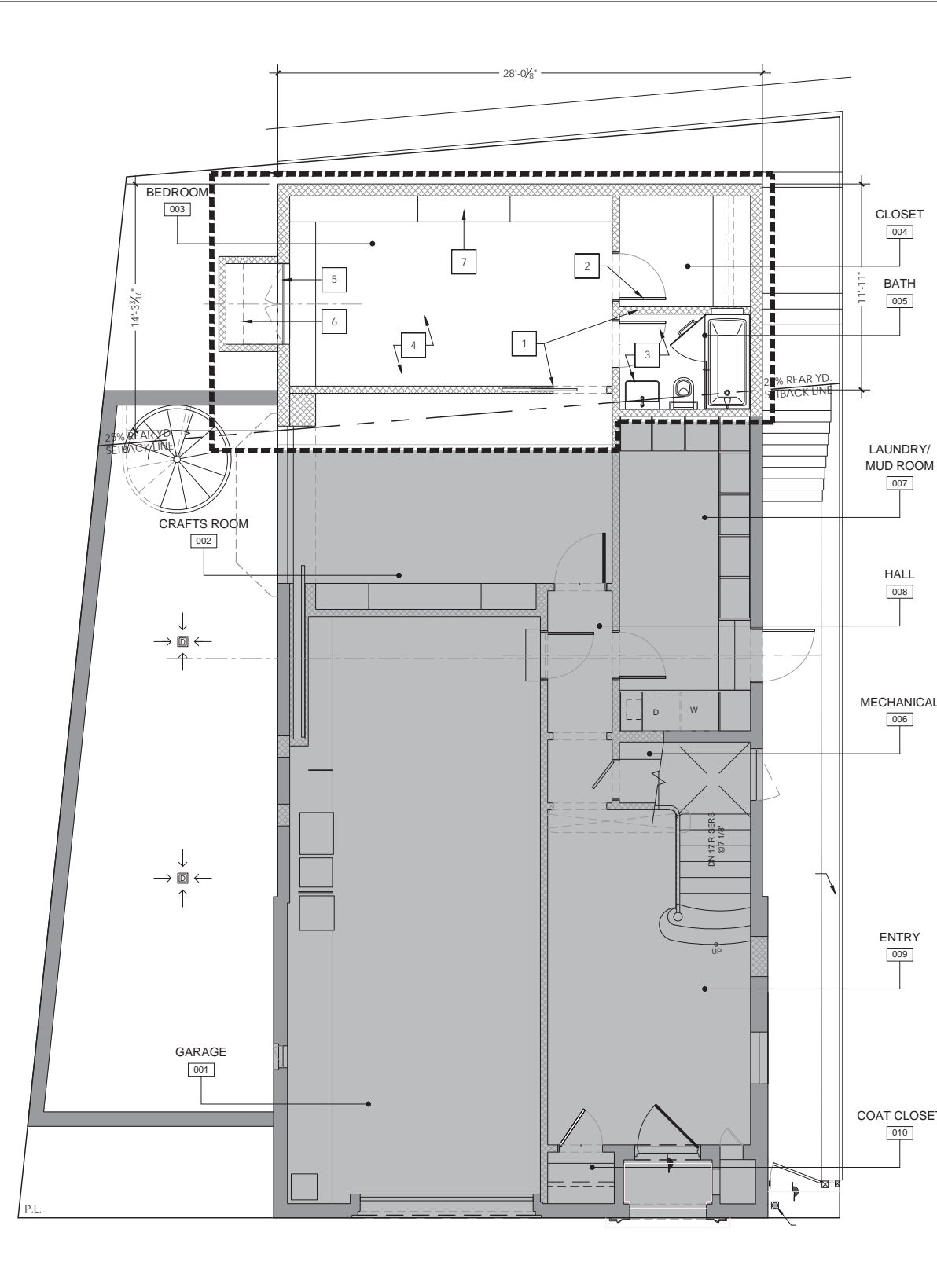
PROPOSED SITE PLAN

A1.1

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1 ORIGINAL FIRST LEVEL FLOOR PLAN - PRIOR TO 2015
1/4" = 1'-0"



2 PROPOSED FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMO PLAN KEY NOTES:

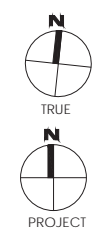
- D1 (E) INTERIOR PARTITION TO BE REMOVED WHERE INDICATED AS DASHED LINE, TYP.
- D2 NO EXCAVATION REQUIRED.

PLAN KEY NOTES:

- 1 (N) PARTITION WALLS
- 2 (N) 1 3/4" THICK SOLID CORE PTD. WD. DOORS, WITH (N) DOOR HARDWARE, TYP.
- 3 (N) FINISH, CABINET, PLUMBING IN (N) BATHS, TYP.
- 4 (E) STORAGE TO BE CONVERTED TO HABITABLE AREA (NO EXCAVATION REQUIRED)
- 5 (N) EGRESS WINDOW REQUIRED BY CODE FOR VENTILATION BELOW GRADE
- 6 (N) WINDOW WELL FOR EGRESS BELOW GROUND LEVEL REQUIRED BY SFBC SEC 1029.5
- 7 (N) CABINETRY

WALL LEGEND:

- (Solid line) (E) WALLS TO REMAIN
- (Dashed line) (E) WALLS TO BE REMOVED
- (Dotted line) (E) ELEMENTS TO BE REMOVED
- (Cross-hatch) (N) WALLS
- (Diagonal lines) (N) ADDITION
- (Thick solid line) AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- (Grey fill) AREA OF WORK UNDER APPROVED PERMIT #2015-06-18-9278 & #2015-07-31-2983



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 915 Battery Street, First Floor San Francisco, CA 94111
PRESIDIO RESIDENCE
 3880 JACKSON STREET
 BLOCK 0967 LOT 010 | PROJECT NO. 2015.015

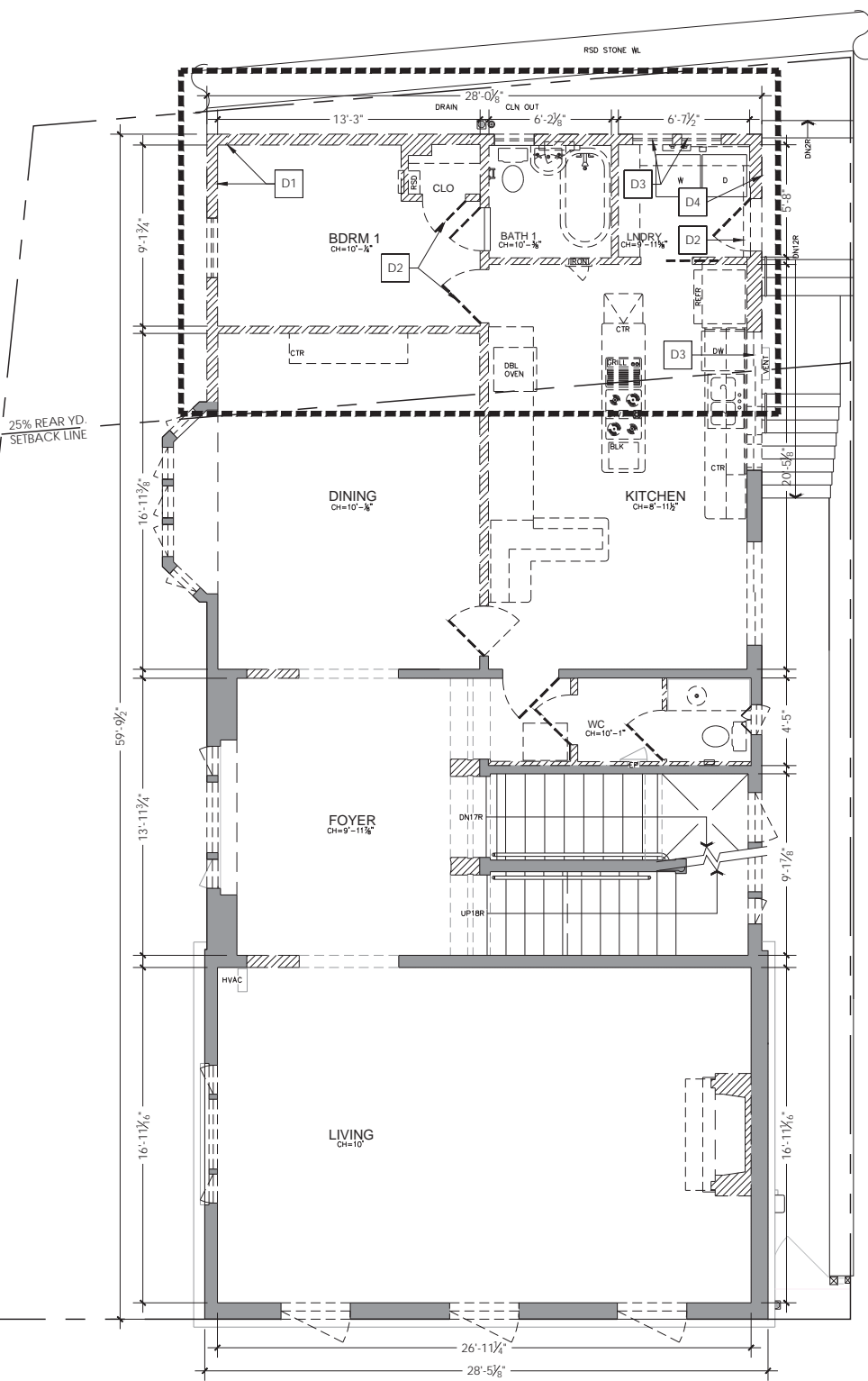
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 12.11.2015
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 02.08.2016

FIRST LEVEL FLOOR PLAN

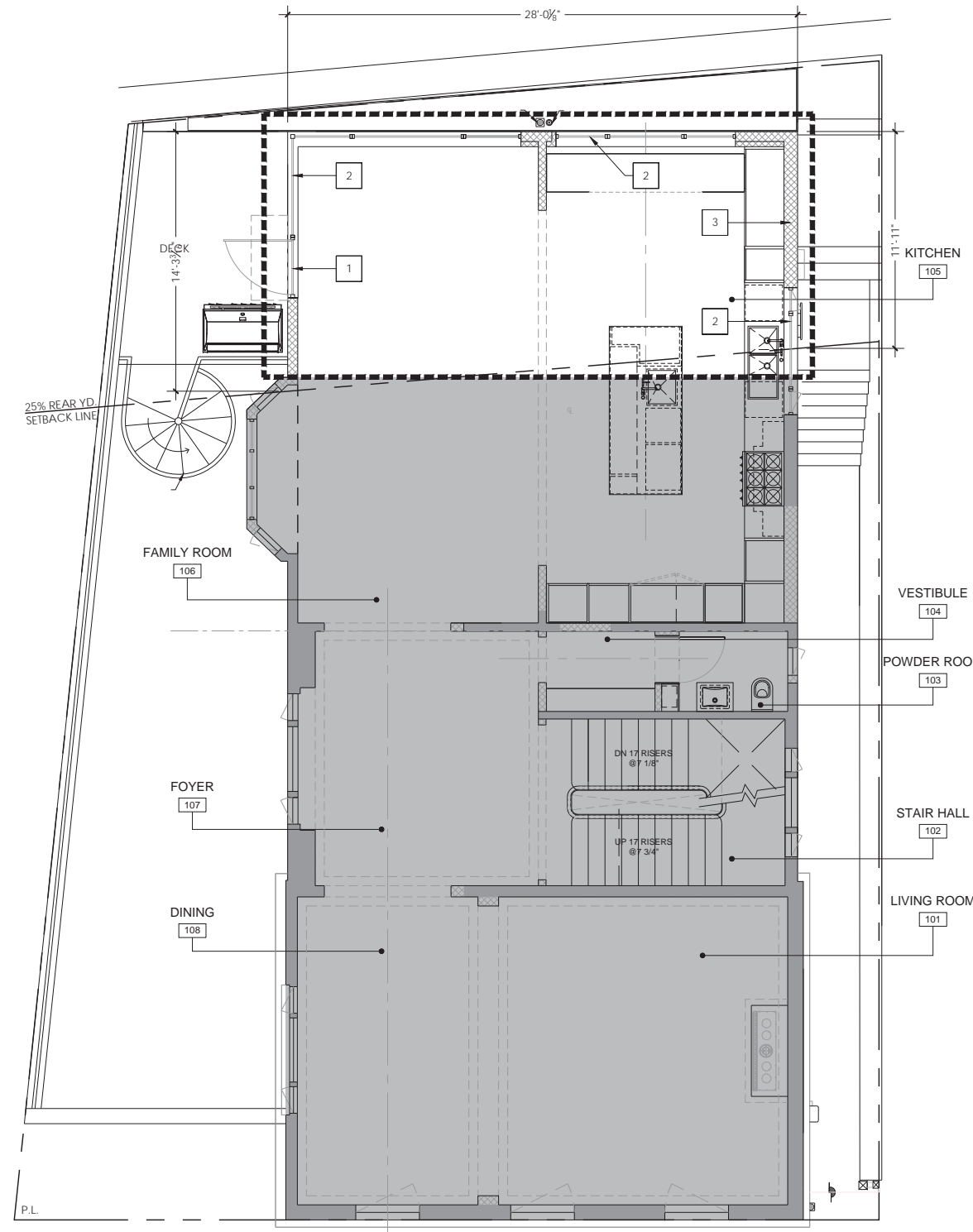
1/4" = 1'-0"

A2.0

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1 ORIGINAL SECOND LEVEL FLOOR PLAN- PRIOR TO 2015
1/4" = 1'-0"



2 PROPOSED SECOND LEVEL FLOOR PLAN (NO CHANGE)
1/4" = 1'-0"

GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMO PLAN KEY NOTES:

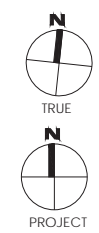
D1 (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
D2 (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
D3 (E) WINDOW TO BE REPLACED BY PTD WOOD WINDOW WHERE INDICATED.
D4 (E) WALLS TO BE REMOVED DUE TO DRY ROT.

KEY NOTES:

1 (N) PTD. WOOD DOORS.
2 (N) PTD. WOOD WINDOWS.
3 (N) WALLS WHERE INDICATED.

WALL LEGEND:

(E) WALLS TO REMAIN
(E) WALLS TO BE REMOVED
(E) ELEMENTS TO BE REMOVED
(N) WALLS
(N) ADDITION
AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
AREA OF WORK UNDER APPROVED PERMIT #2015-06-18-9278 & #2015-07-31-2983



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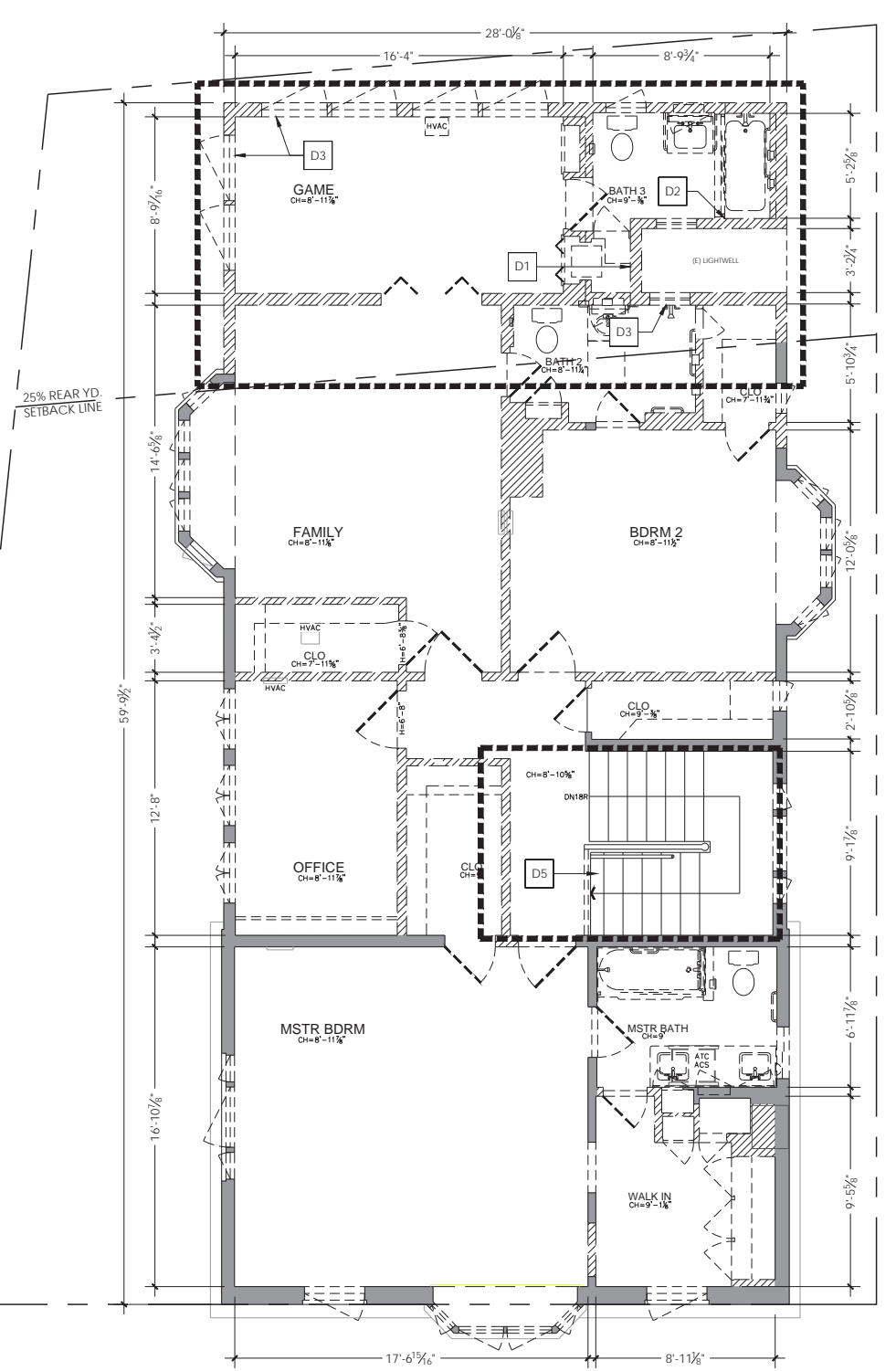
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REVS. VARIANCE 2:
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SECOND LEVEL FLOOR PLAN

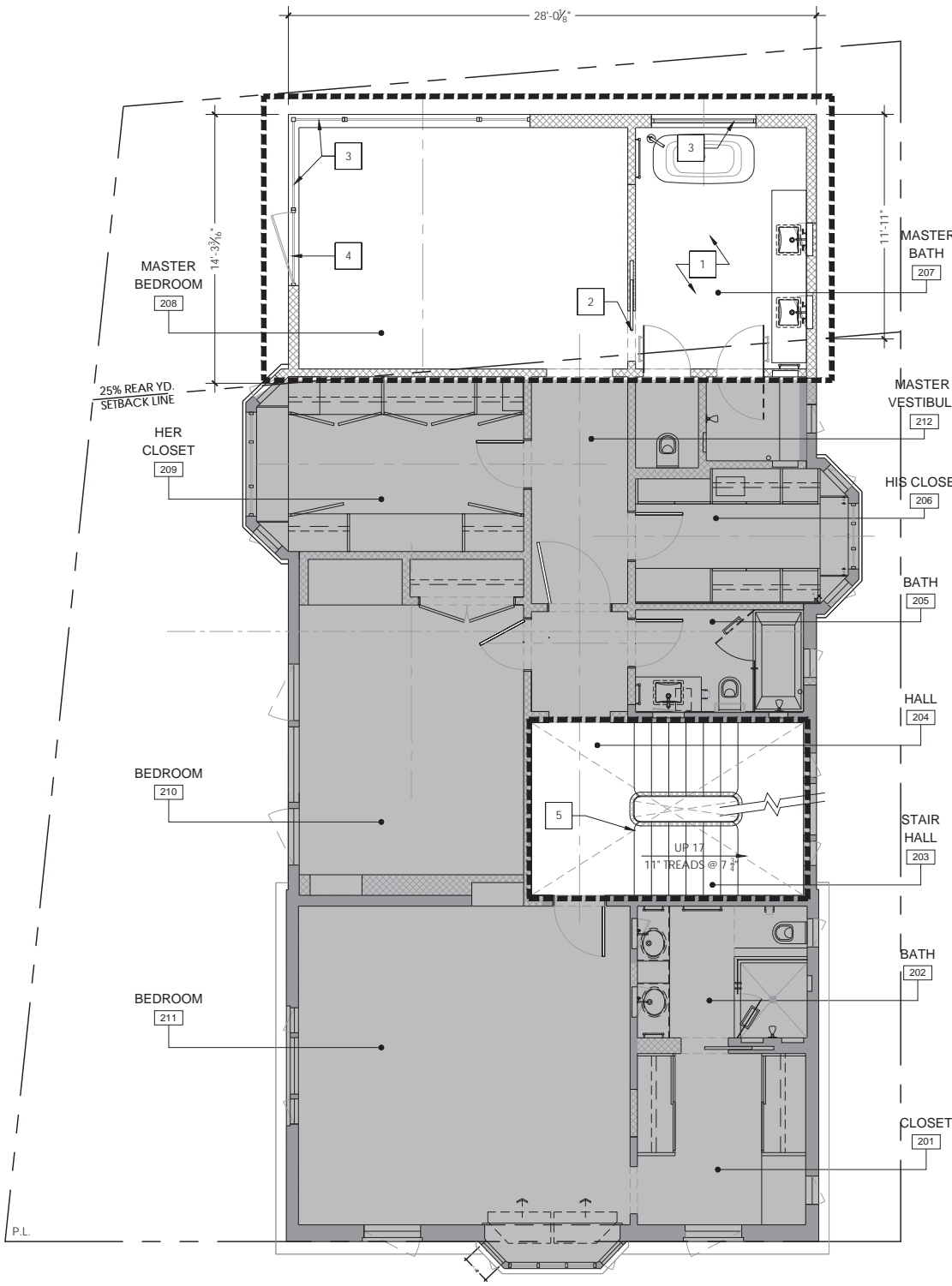
1/4" = 1'-0"

A2.1

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1 ORIGINAL THIRD LEVEL FLOOR PLAN-PRIOR TO 2015
1/4" = 1'-0"



2 PROPOSED THIRD LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMO PLAN KEY NOTES:

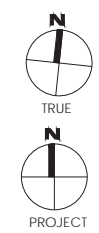
- D1 (E) WALL TO BE REMOVED WHERE INDICATED AS DASHED LINE, TYP.
- D2 (E) LIGHT WELL TO BE REMOVED.
- D3 (E) WINDOW TO BE REMOVED. PATCH EXTERIOR WALL AS REQD.
- D4 (E) WALLS TO BE REMOVED DUE TO DRY ROT.
- D5 REMOVE (E) RAILING TO PREPARE FOR (N) STAIR ACCESS TO ROOF DECK.

KEY NOTES:

- 1 ADDED HABITABLE SPACE
- 2 (N) PTD. WOOD DOORS.
- 3 (N) PTD. WOOD WINDOWS.
- 4 (N) EGRESS WINDOW TO MEET CBC SECTION 1029
- 5 (N) WOOD STAIRS TO MATCH (E) LOWER LEVELS FOR ROOF DECK ACCESS.

WALL LEGEND:

- (E) WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (N) WALLS
- (N) ADDITION
- AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- AREA OF WORK UNDER APPROVED PERMIT #2015-06-18-9278 & #2015-07-31-2983

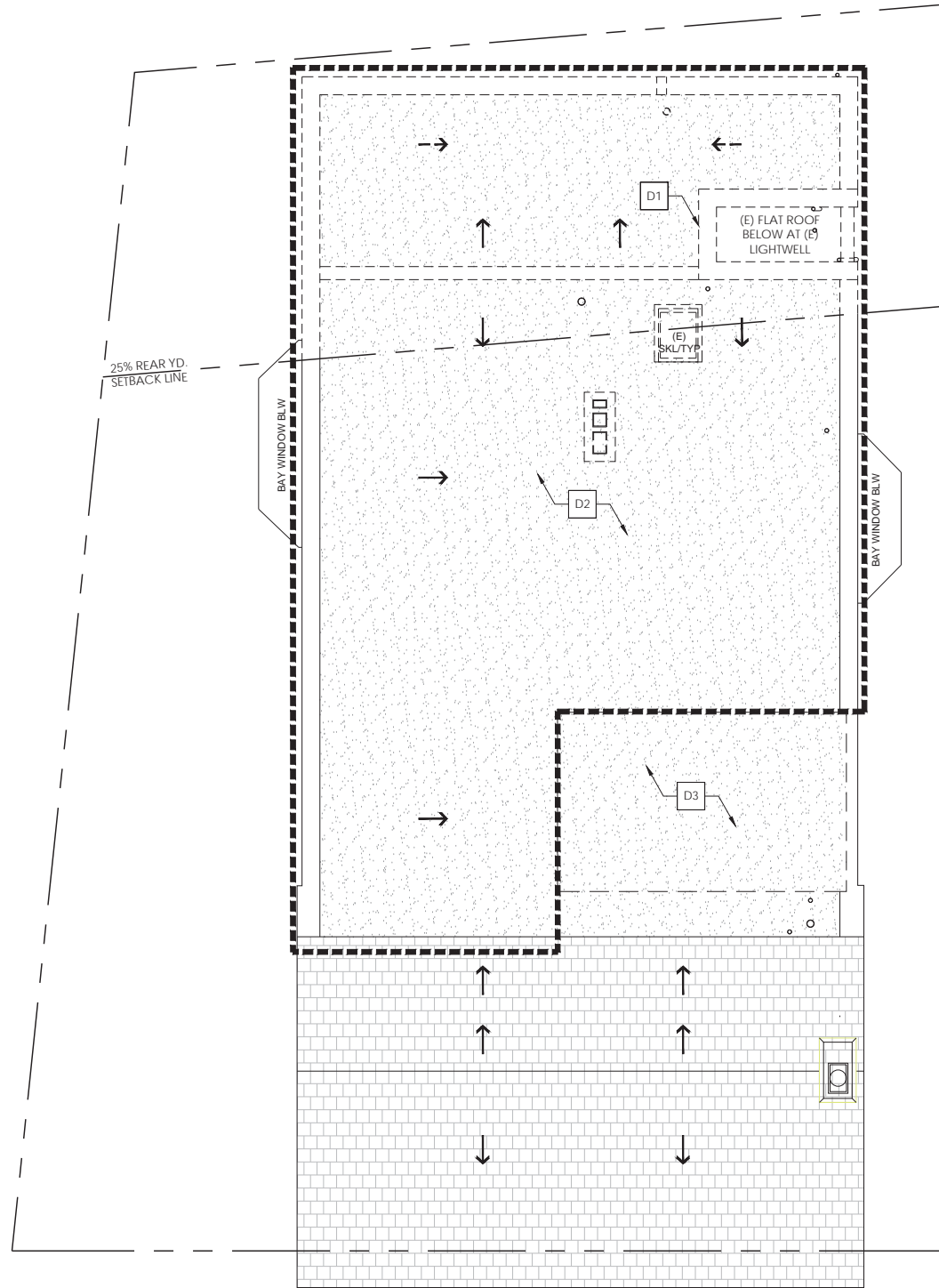


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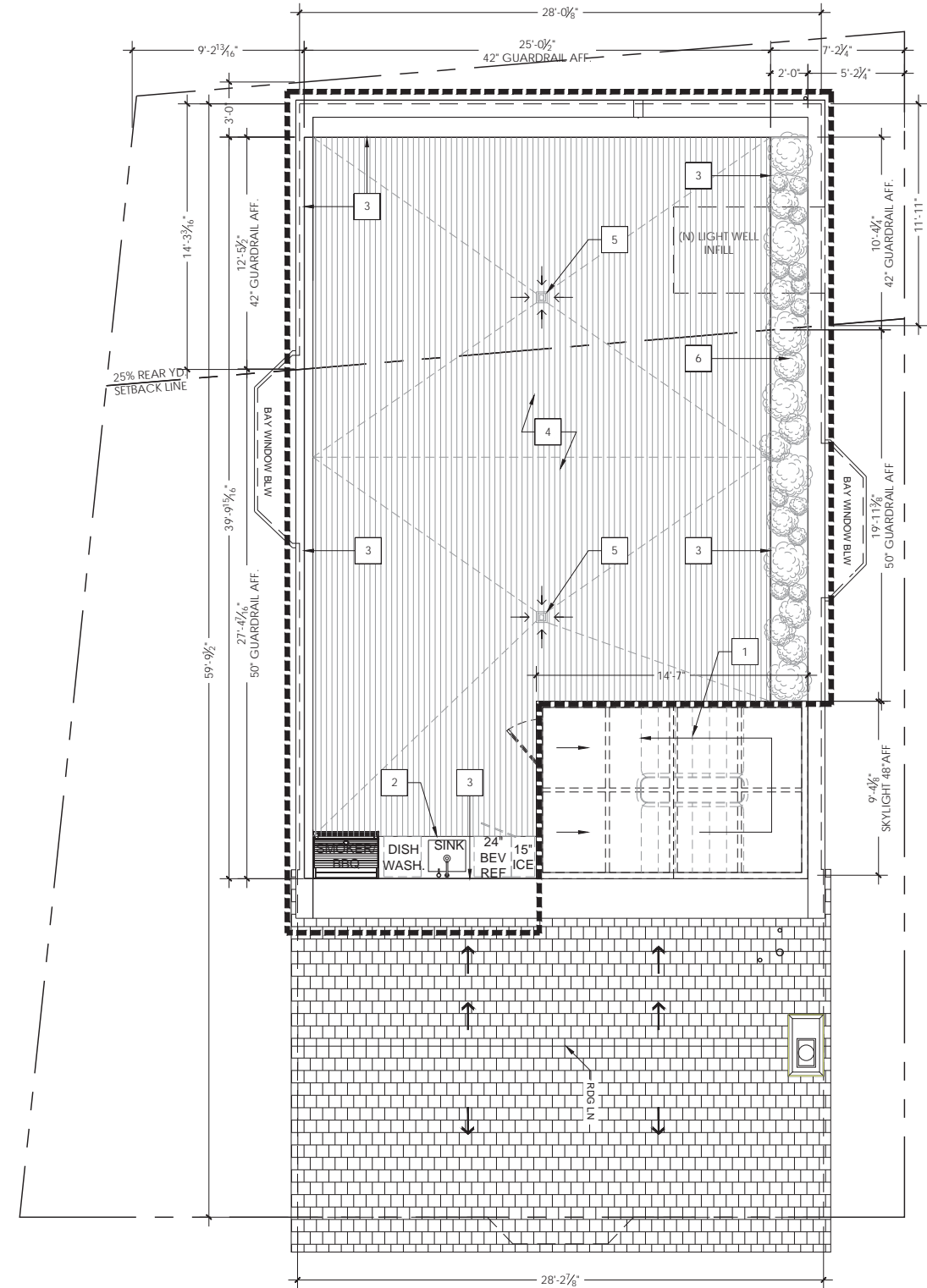
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THIRD LEVEL FLOOR PLAN
 1/4" = 1'-0"

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1 ORIGINAL ROOF PLAN-PRIOR TO 2015
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
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DEMO PLAN KEY NOTES:

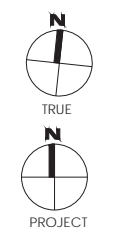
- D1 (E) REMOVE LIGHTWELL IN PREPARATION FOR FINISHED ROOF DECK, PATCH ROOF AS NECESSARY.
- D2 (E) ROOF TO BE REMOVED PER APPROVED STRUCTURAL AND REPLACED WITH NEW ROOFING MEMBRANE AS PER PROPOSED DRAINAGE LOCATION.
- D3 (E) PORTION OF ROOF REMOVED FOR SKYLIGHT APPROVED UNDER PERMIT #2015-06-18-9287

KEY NOTES:

- 1 (N) STAIRS FOR ROOF DECK ACCESS BELOW (E) SKYLIGHT. SKYLIGHT APPROVED UNDER PERMIT #2015-06-18-9278
- 2 (N) FIXTURES, APPLIANCES, AND CABINETS.
- 3 (N) TEMPERED GLASS GUARDRAIL 50" AFF. GLASS PANEL SPACING TO COMPLY WITH BIRD SAFETY REQUIREMENTS.
- 4 (N) ROOF DECK FINISH - PORCELAIN HANDY DECK.
- 5 (N) ROOF AREA DRAINS UNDER DECKING SURFACE, TYP
- 6 (N) METAL PLANTERS 30" ABOVE FINISHED FLOOR. NON AFFIXED TO BUILDING.

WALL LEGEND:

- (E) WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (N) WALLS
- (N) ADDITION
- AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- AREA OF WORK UNDER APPROVED PERMIT #2015-06-18-9278 & #2015-07-31-2983



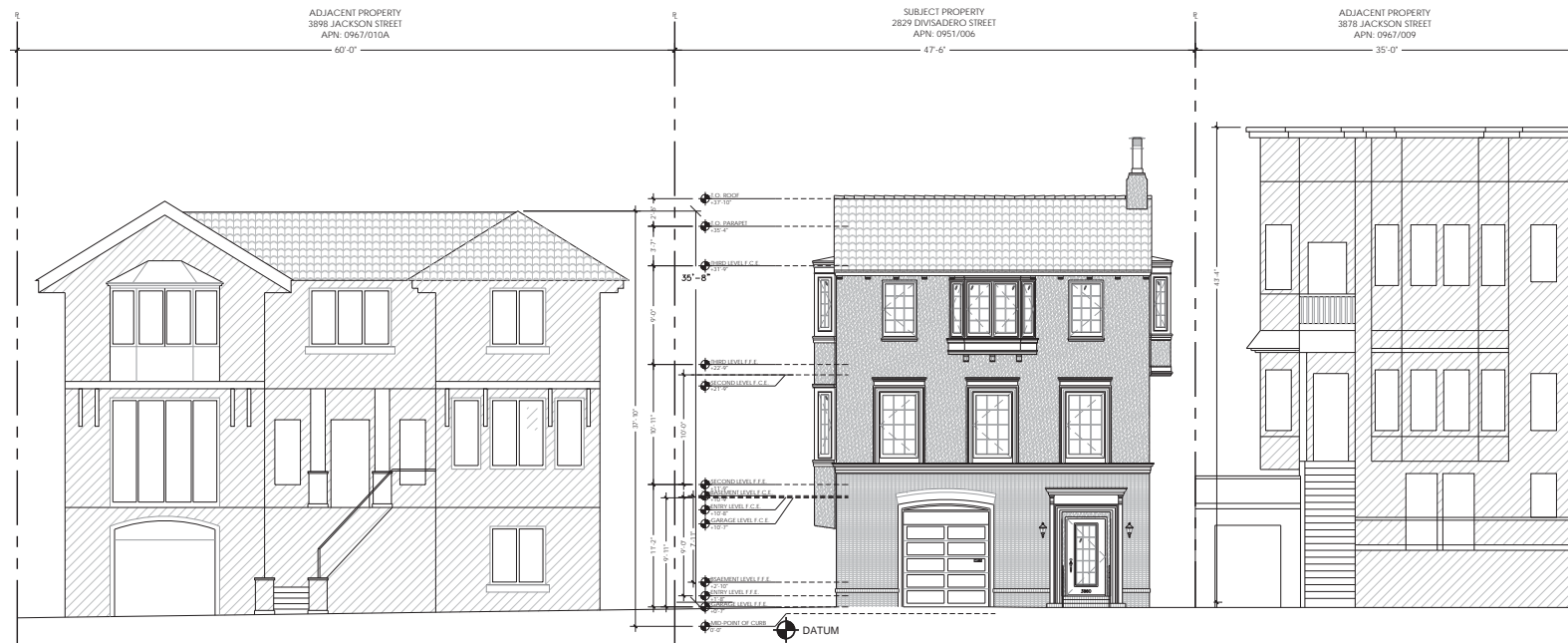
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ROOF PLAN

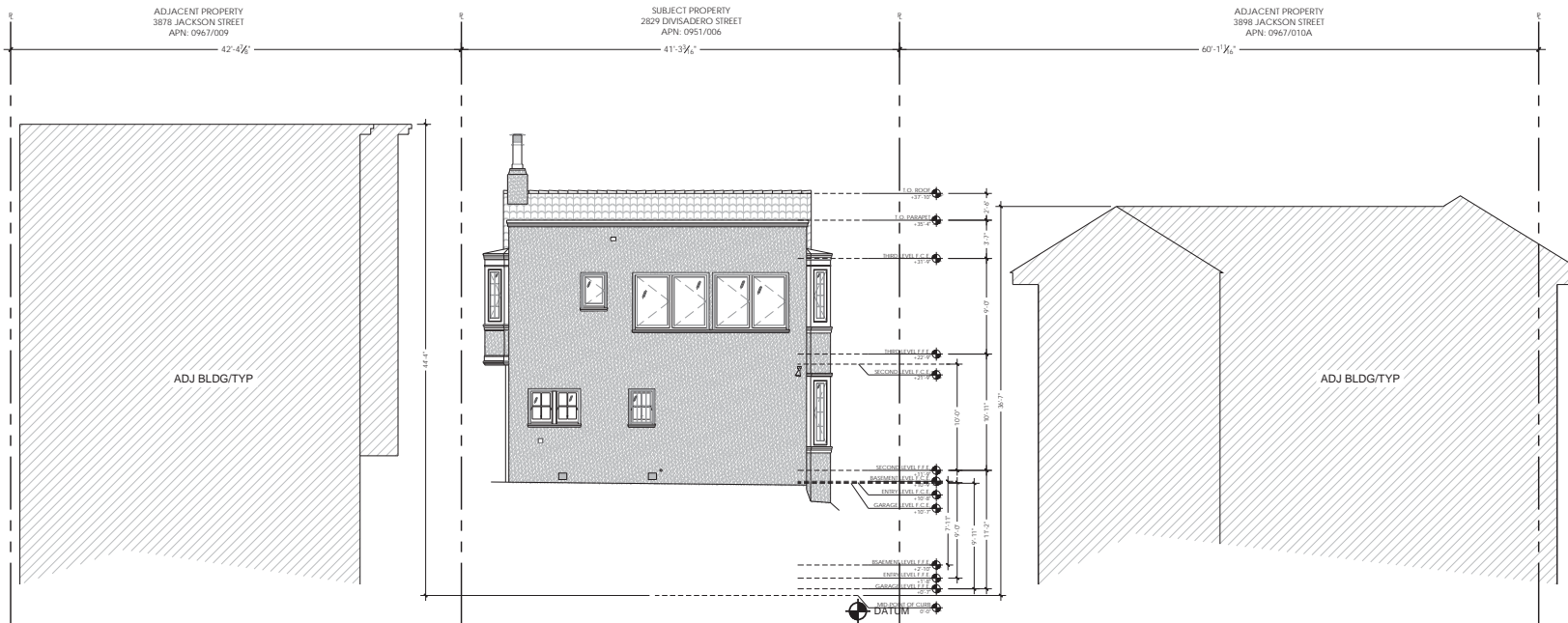
1/4" = 1'-0"

A2.3

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1 ORIGINAL FRONT FACADE W/ ADJACENT NEIGHBOR'S BUILDING - PRIOR TO 2015
3/16" = 1'-0"

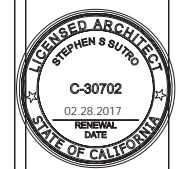


2 ORIGINAL REAR FACADE W/ ADJACENT NEIGHBOR'S BUILDING - PRIOR TO 2015
3/16" = 1'-0"

GENERAL NOTES:
1. SEE A3.2 TO A3.7 FOR DEMO & PROPOSED EXTERIOR ELEVATION W/SCOPE OF WORK DESCRIBED

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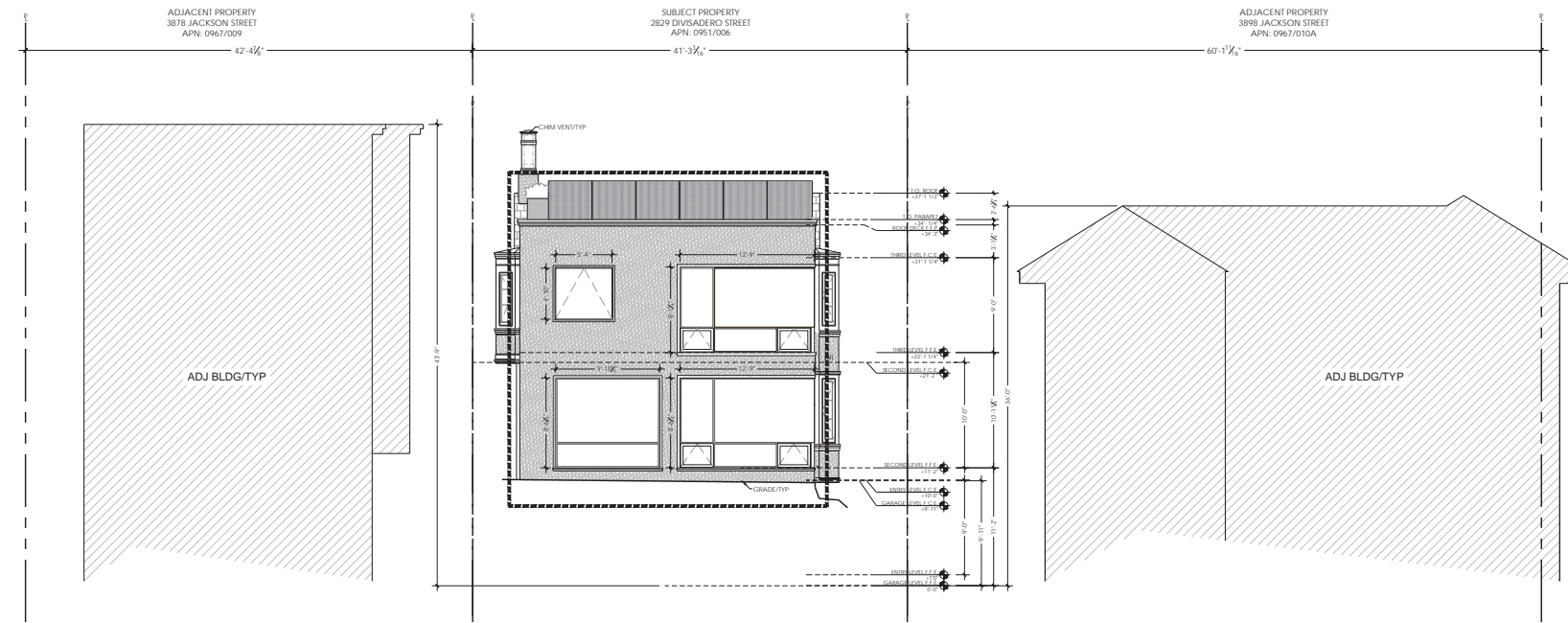
ORIGINAL FRONT AND BACK FACADES

A3.0

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1 CURRENT FRONT FACADE W/ ADJACENT NEIGHBOR'S BUILDING
3/16" = 1'-0"



2 PROPOSED REAR FACADE W/ ADJACENT NEIGHBOR'S BUILDING
3/16" = 1'-0"

GENERAL NOTES:
1. SEE A3.2 TO A3.7 FOR DEMO & PROPOSED EXTERIOR ELEVATION W/SCOPE OF WORK DESCRIBED

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PROPOSED FRONT AND BACK FACADES

A3.1

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DEMO PLAN KEY NOTES:

D1 WALL TO BE REMOVED FOR (N) WINDOW, PATCHED WALL TO MATCH EXISTING.

D2 (E) WINDOW TO BE REPLACED BY NEW PTD. WOOD WINDOW.

KEY NOTES:

1 (N) WOOD WINDOWS.

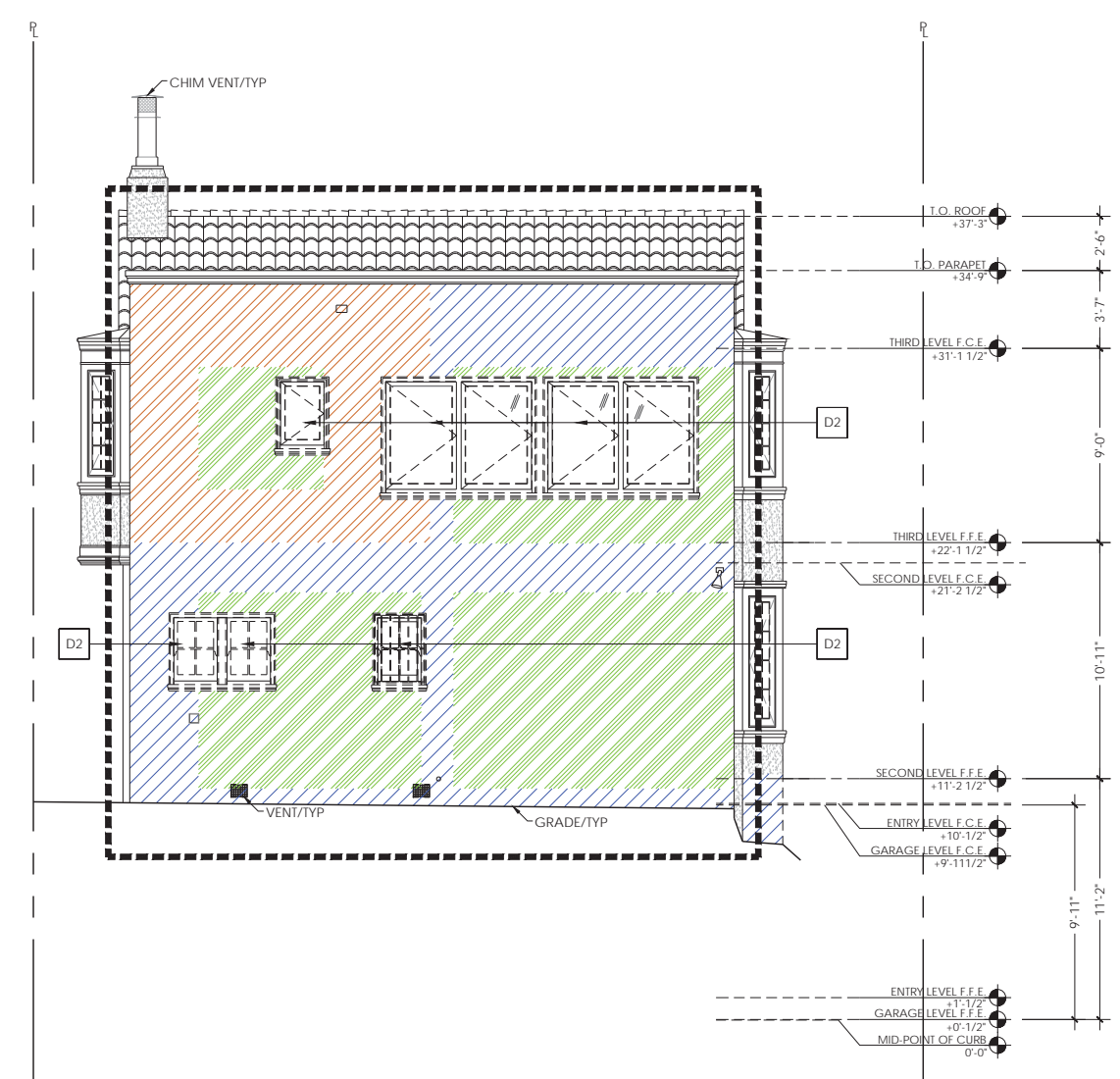
2 (N) STUCCO WALL TO MATCH (E)

3 (N) TEMPERED GLASS RAILING 50" AFF.

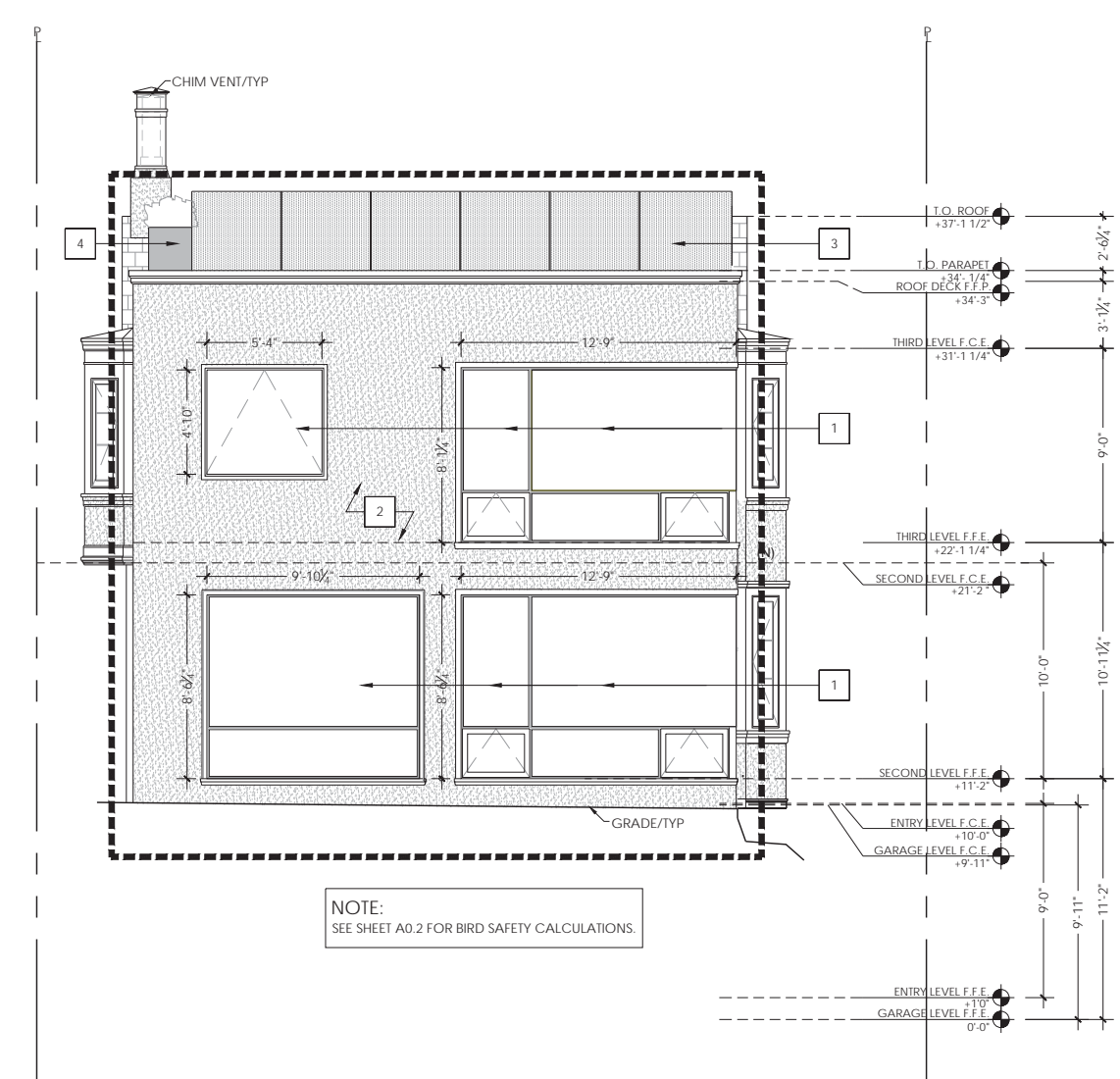
4 (N) METAL PLANTERS 30" AFF. NON-AFFIXED TO BUILDING.

WALL LEGEND:

- AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) ELEMENTS TO BE REPAIRED DUE TO DRY ROT.
- (E) ELEMENTS TO BE REPAIRED DUE TO APPROVED STRUCTURAL WORK.
- (E) ELEMENTS TO BE REMOVED FOR LARGER WINDOWS.
- (E) FINISHES TO BE REMOVED & REPLACED IN KIND.



1 ORIGINAL NORTH ELEVATION - PRIOR TO 2015
1/4" = 1'-0"



NOTE:
SEE SHEET A0.2 FOR BIRD SAFETY CALCULATIONS.

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

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LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
02.28.2017
RENEWAL DATE

VARIANCE INTAKE:
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REVS. VARIANCE 2:
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ORIGINAL & PROPOSED
NORTH ELEVATION

1/4" = 1'-0"








A3.2

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GENERAL DEMO NOTES:

1. NO NEW SCOPE OF WORK PROPOSED.

WALL LEGEND:

-  AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
-  (E) WALLS TO BE REMOVED
-  (E) ELEMENTS TO BE REMOVED
-  (E) ELEMENTS TO BE REPAIRED DUE TO DRY ROT.
-  (E) ELEMENTS TO BE REPAIRED DUE TO APPROVED STRUCTURAL WORK.
-  (E) ELEMENTS TO BE REMOVED FOR LARGER WINDOWS.
-  (E) FINISHES TO BE REMOVED & REPLACED IN KIND.



1 ORIGINAL SOUTH ELEVATION
1/4" = 1'-0"



2 CURRENT SOUTH ELEVATION - NO SCOPE OF WORK
1/4" = 1'-0"

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ORIGINAL & PROPOSED
SOUTH ELEVATIONS

1/4" = 1'-0"

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GENERAL DEMO NOTES:

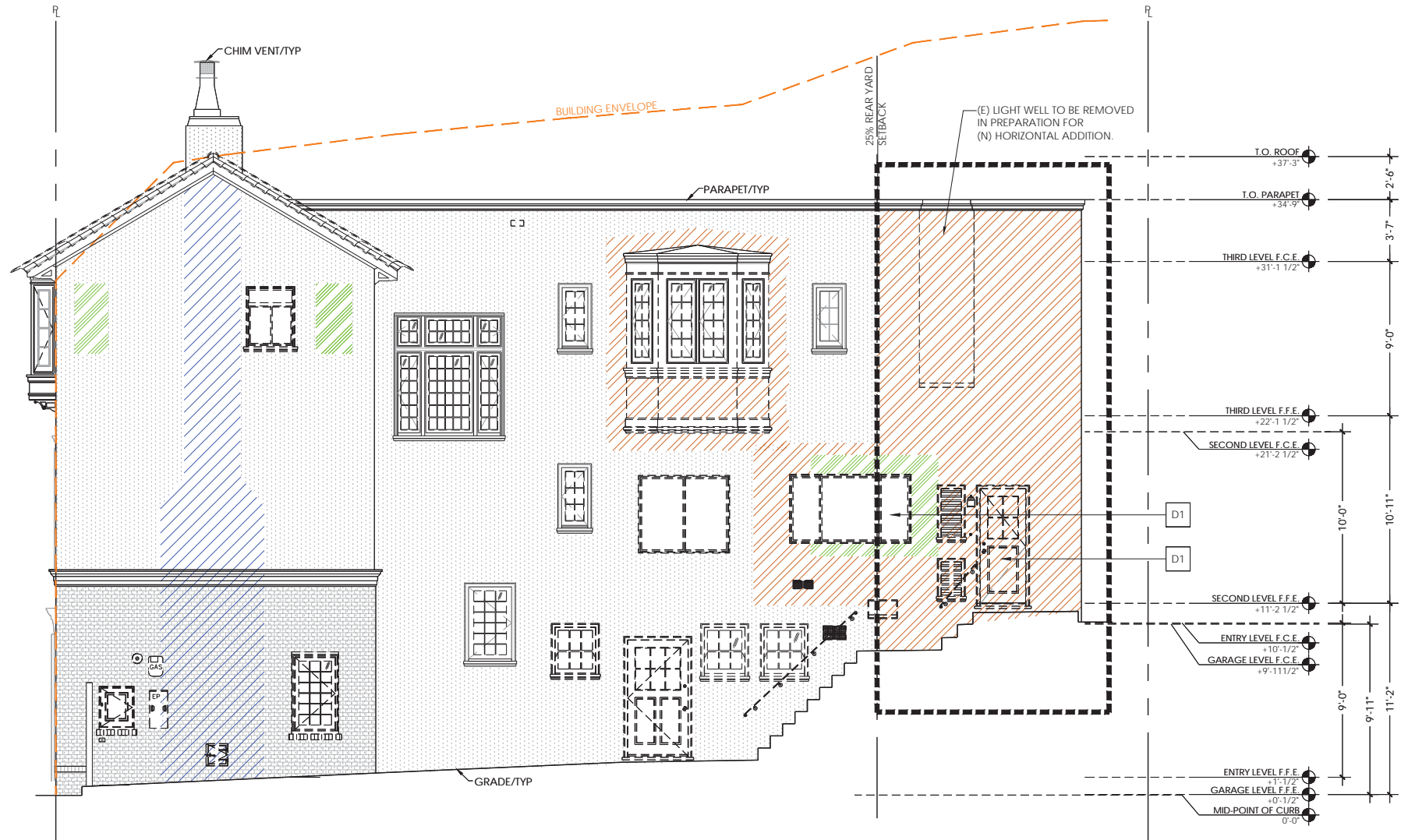
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DEMO PLAN KEY NOTES:

- D1 WALL TO BE REMOVED FOR (N) WINDOW, PATCHED WALL TO MATCH EXISTING.
- D2 (E) WINDOW TO BE REPLACED BY NEW PTD. WOOD WINDOW.
- D3 (E) DOOR TO BE REMOVED, PATCH WALL AS REQ'D.

WALL LEGEND:

- AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) ELEMENTS TO BE REPAIRED DUE TO DRY ROT.
- (E) ELEMENTS TO BE REPAIRED DUE TO APPROVED STRUCTURAL WORK.
- (E) ELEMENTS TO BE REMOVED FOR LARGER WINDOWS.
- (E) FINISHES TO BE REMOVED & REPLACED IN KIND.



1 ORIGINAL EAST ELEVATION - PRIOR TO 2015
1/4" = 1'-0"

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ORIGINAL EAST ELEVATION

1/4" = 1'-0"

A3.4

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GENERAL DEMO NOTES:

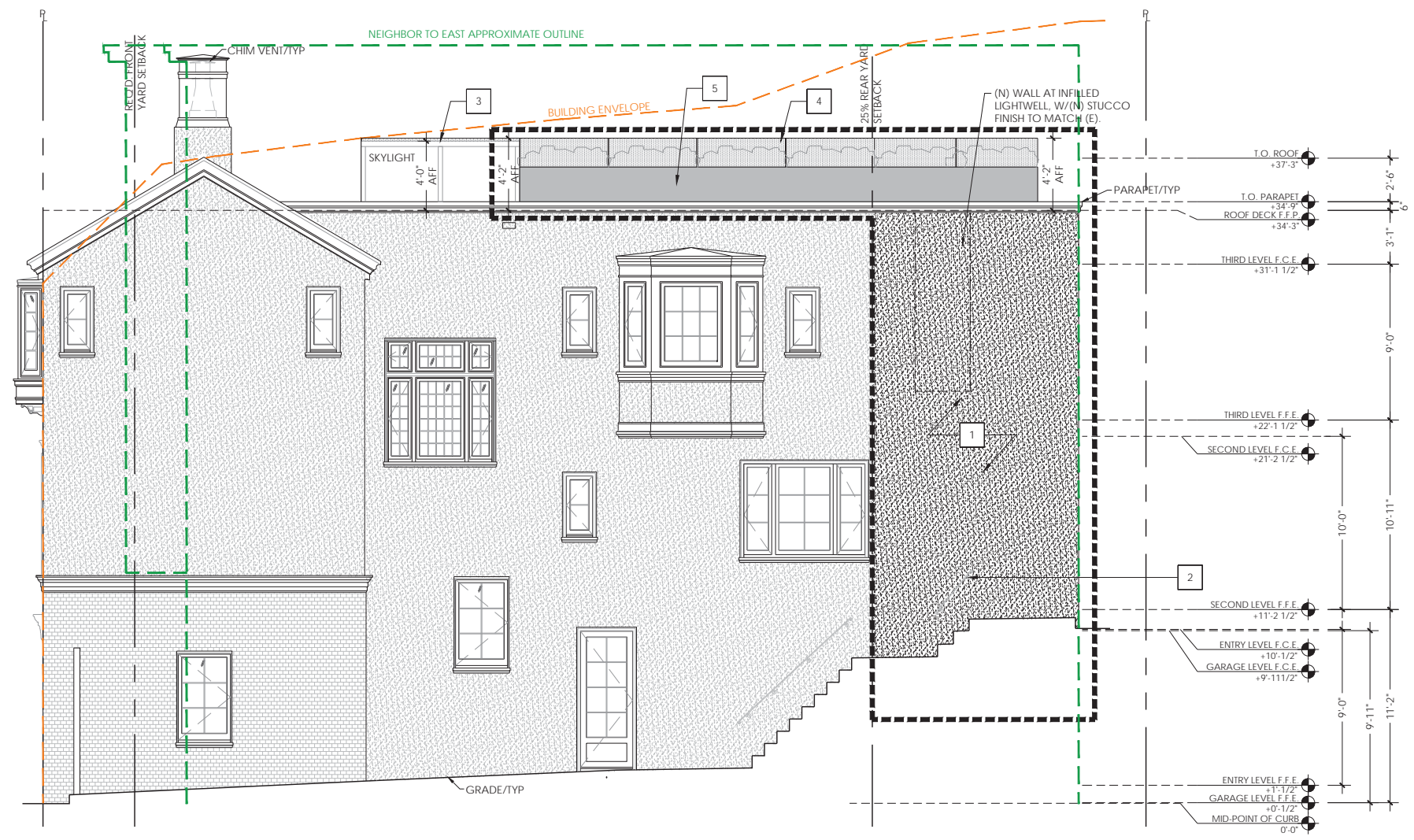
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

KEY NOTES:

- (N) STUCCO WALL TO MATCH (E)
- (N) HANDRAIL
- SKYLIGHT AS APPROVED UNDER PERMIT #2015-06-18-9278
- (N)TEMPERED GLASS RAILING 50" AFF
- (N)METAL PLANTERS 30" AFF, NON-AFFIXED TO BUILDING.

WALL LEGEND:

- AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) ELEMENTS TO BE REPAIRED DUE TO DRY ROT.
- (E) ELEMENTS TO BE REPAIRED DUE TO APPROVED STRUCTURAL WORK.
- (E) ELEMENTS TO BE REMOVED FOR LARGER WINDOWS.
- (E) FINISHES TO BE REMOVED & REPLACED IN KIND.



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

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
915 Battery Street, First Floor San Francisco, CA 94111

PRESIDIO RESIDENCE
3880 JACKSON STREET
BLOCK 0967 LOT 010 | PROJECT NO. 2015.015



VARIANCE INTAKE:
08.12.2015
REVS. VARIANCE 1:
12.11.2015
REVS. VARIANCE 2:
02.08.2016

PROPOSED EAST ELEVATION

1/4" = 1'-0"

A3.5

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GENERAL DEMO NOTES:

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMO PLAN KEY NOTES:

D1 WALL TO BE REMOVED FOR (N) WINDOW, PATCHED WALL TO MATCH EXISTING.

D2 (E) WINDOW TO BE REPLACED BY NEW PTD. WOOD WINDOW.

WALL LEGEND:

- AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) ELEMENTS TO BE REPAIRED DUE TO DRY ROT.
- (E) ELEMENTS TO BE REPAIRED DUE TO APPROVED STRUCTURAL WORK.
- (E) ELEMENTS TO BE REMOVED FOR LARGER WINDOWS.
- (E) FINISHES TO BE REMOVED & REPLACED IN KIND.



1 ORIGINAL WEST ELEVATION - PRIOR TO 2015
1/4" = 1'-0"

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EXISTING/DEMO WEST ELEVATION

1/4" = 1'-0"

A3.6

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GENERAL DEMO NOTES:

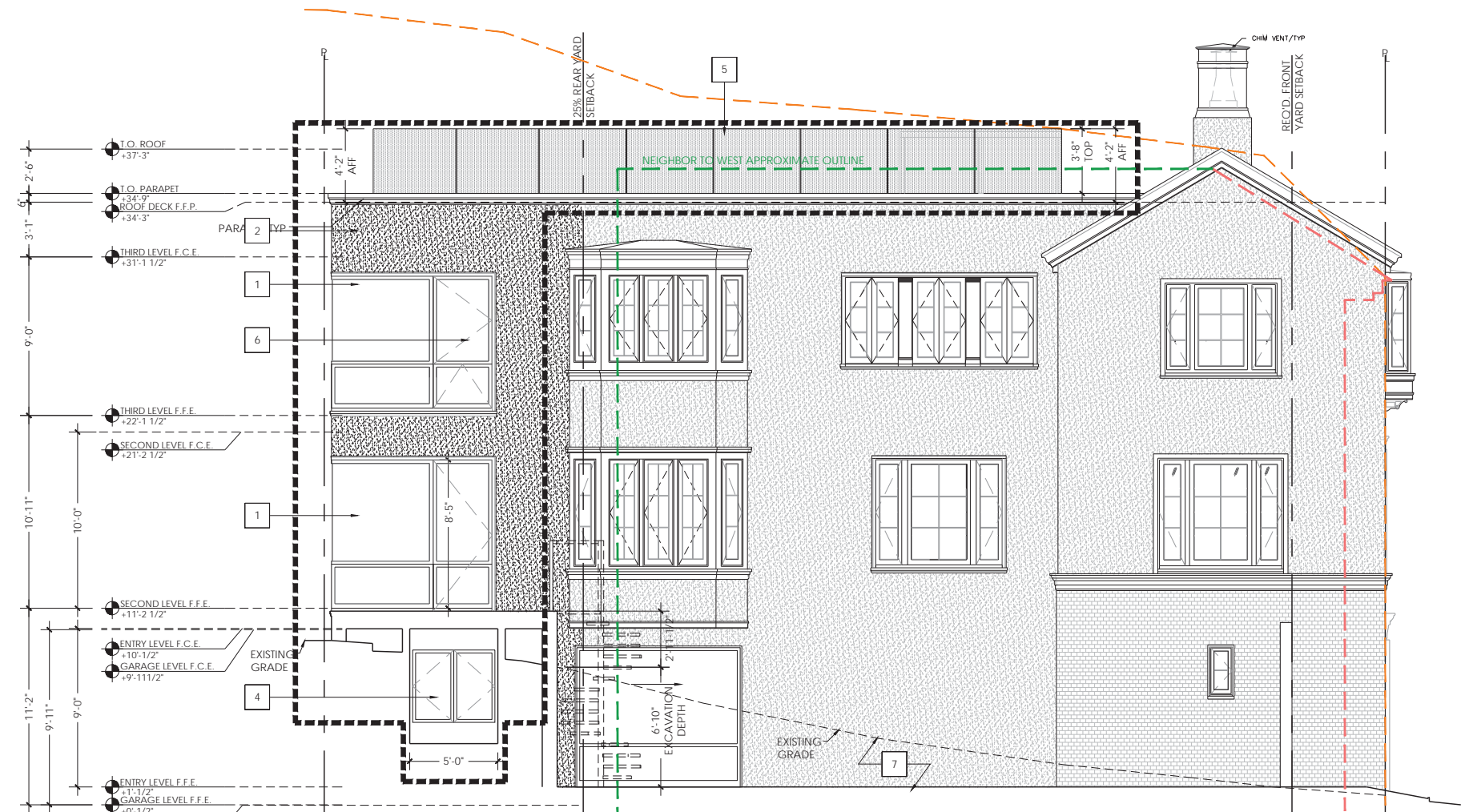
- NO CHANGES

KEY NOTES:

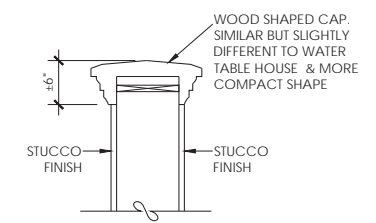
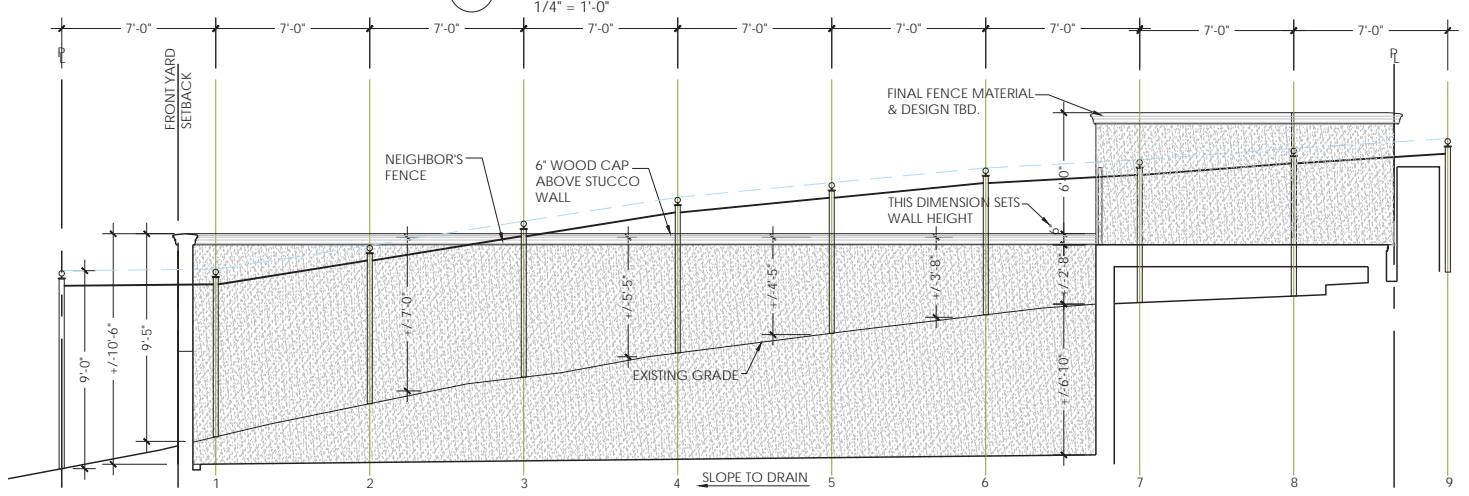
- | | |
|--|--|
| 1 (N) WOOD WINDOWS. | 5 (N) TEMPERED GLASS RAILING 50" AFF |
| 2 (N) STUCCO WALL TO MATCH (E) IN KIND. | 6 (N) EGRESS WINDOW PER SFBC SEC 1029 |
| 3 (N) TEMPERED GLASS RAILING 42" AFF. | 7 EXCAVATION OF 1,254 CUBIC FT. 46.44 CUBIC YARDS APPROVED UNDER PERMIT #2015-06-18-9278 |
| 4 (N) WINDOW WELL FOR EGRESS REQUIRED BY SFBC SEC 1029.5 | |

WALL LEGEND:

- AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) ELEMENTS TO BE REPAIRED DUE TO DRY ROT.
- (E) ELEMENTS TO BE REPAIRED DUE TO APPROVED STRUCTURAL WORK.
- (E) ELEMENTS TO BE REMOVED FOR LARGER WINDOWS.
- (E) FINISHES TO BE REMOVED & REPLACED IN KIND.



1 PROPOSED WEST ELEVATION & WEST YARD WALL
1/4" = 1'-0"



3 STUCCO WALL & CAP DETAIL
1" = 1'-0"

SUTRO ARCHITECTS
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VARIANCE INTAKE:
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 REVS. VARIANCE 2:
 02.08.2016

PROPOSED WEST ELEVATION

1/4" = 1'-0"

A3.7

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GENERAL DEMO NOTES:

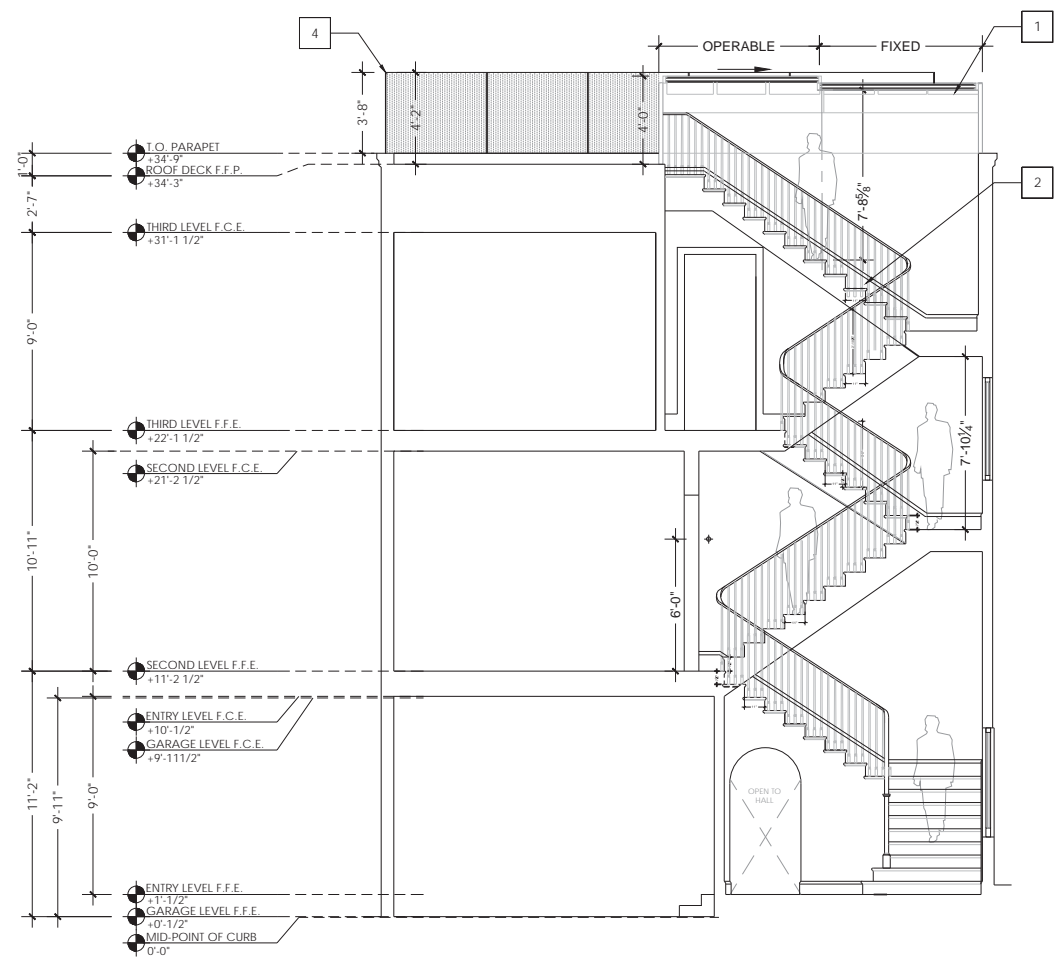
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

PLAN KEY NOTES:

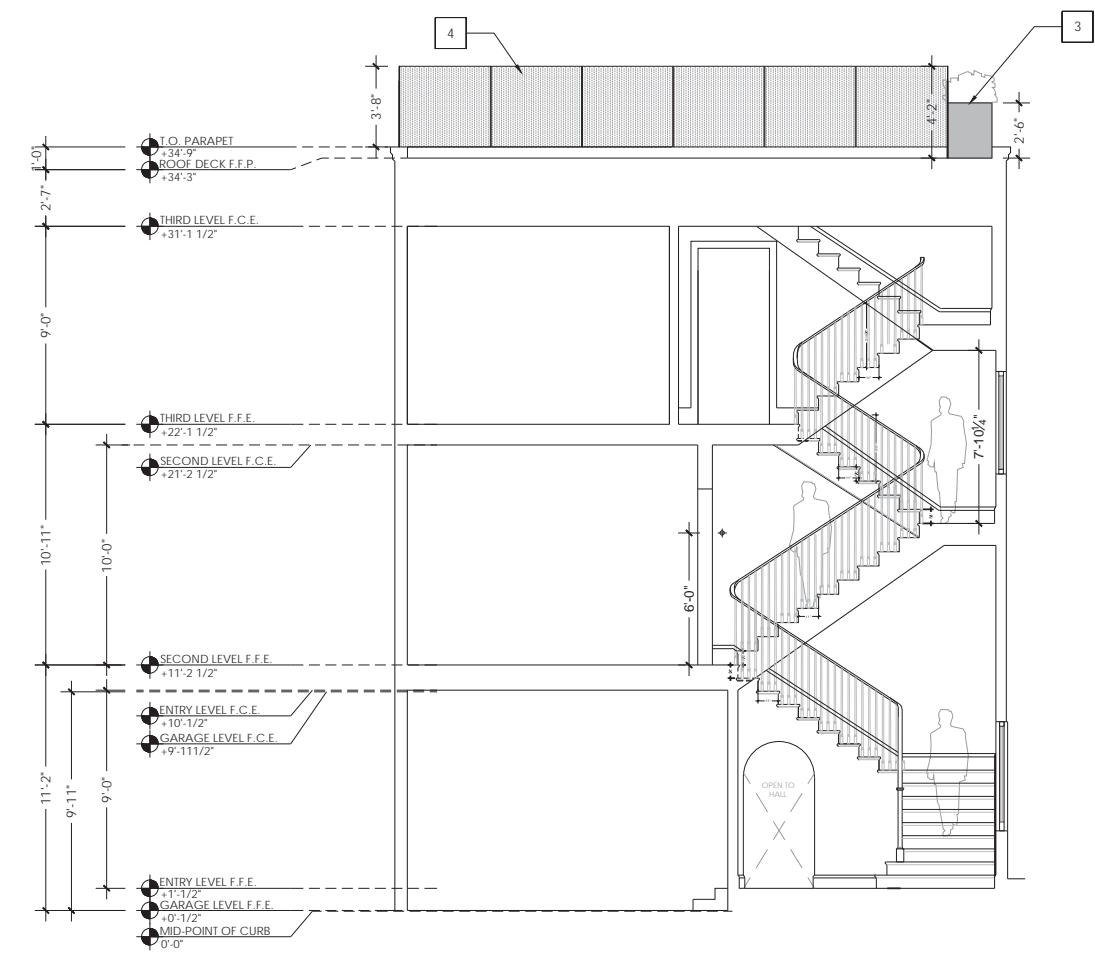
| | |
|--|--|
| <p>1 (E) RETRACTABLE SKYLIGHT 48" AFF APPROVED UNDER PERMIT #2015-06-18-9278.</p> <p>2 (N) WOOD GUARDRAILS & HANDRAILS. HANDRAILS TO MEET 2010 BC 1012 36" ABOVE NOSING AT TREADS. (N) GUARDRAILS TO BE 42" AFF. OPEN SPACE BETWEEN PICKETS TO BE 4" MAX. TO MATCH (E)</p> | <p>3 (N) METAL PLANTER 30" AFF. NON-AFFIXED TO BUILDING.</p> <p>4 (N) 50" AFF TEMPERED GLASS GUARDRAIL. GLASS PANEL SPACING TO COMPLY WITH BIRD SAFETY REQUIREMENTS.</p> |
|--|--|

WALL LEGEND:

| | |
|--|--|
| | AREA OF PROPOSED WORK FOR 311 SITE PERMIT & VARIANCE APPLICATION |
| | (E) WALLS TO BE REMOVED |
| | (E) ELEMENTS TO BE REMOVED |
| | (E) ELEMENTS TO BE REPAIRED DUE TO DRY ROT. |
| | (E) ELEMENTS TO BE REPAIRED DUE TO APPROVED STRUCTURAL WORK. |
| | (E) ELEMENTS TO BE REMOVED FOR LARGER WINDOWS. |
| | (E) FINISHES TO BE REMOVED & REPLACED IN KIND. |



1 CROSS SECTION - THROUGH STAIR
1/4" = 1'-0"



2 CROSS SECTION THROUGH ROOF DECK
1/4" = 1'-0"

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PROPOSED SECTIONS

1/4" = 1'-0"

A3.8