



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:
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Information:
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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: **Wednesday, March 22, 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: 63 Carmel Street	Case No.: 2015-014173VAR
Cross Street(s): Belvedere St & Cole St	Building Permit: 2015.07.01.0460
Block /Lot No.: 1293/014	Applicant: Dave Bowen
Zoning District(s): RH-2 / 40-X	Telephone: (415) 474-6723
Area Plan: N/A	E-Mail: dave@oparch.net

PROJECT DESCRIPTION

The proposal includes front and rear horizontal additions and a fourth story vertical addition to the existing single-family dwelling.

PER SECTION 132 OF THE PLANNING CODE the subject property is required to provide a front setback of approximately 8 feet, 4 inches. The property is legally non-complying with respect to the front setback because the first and second stories provide a front setback of 3 feet. The proposal will expand the third story so that it is flush with the first and second stories below, thereby regularizing a three-story mass at the front of the building. The expanded third story would extend approximately 5 feet, 4 inches into the required front setback, and therefore, a variance from the front setback requirement 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/2015-014173VAR.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: **Brittany Bendix** Telephone: **(415) 575-9114** E-Mail: brittany.bendix@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 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.

63 CARMEL STREET

VARIANCE

63 CARMEL ST
SAN FRANCISCO CA
94117

Thursday, March 2, 2017 5:11 PM

GENERAL NOTES

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS FOR LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.F.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATIONS IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.
- THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPES OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR DISCREPANCIES THAT MAY AFFECT THE WORK. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.
- ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.
- THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP OBSERVED BY THE ARCHITECT SHALL BE COMMUNICATED TO THE OWNER AND REBUILT/REPAIRED AT THE OWNER'S REQUEST.
- A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECT OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.
- THE CONTRACTOR SHALL COORDINATE THE TRADES AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING, AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING AND SEALING, AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND FROM THE SITE. THE CONTRACTOR SHALL DIRECT, SCHEDULE, AND MONITOR THE WORK. THE CONTRACTOR HAS FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT.
- ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS, OR CLARIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, AND STONE TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL.
- DIMENSIONING CONVENTIONS:
 - VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISH FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS. IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.
 - MANY LAYOUT LINES RECONCILE EXISTING CONDITIONS AND CODE CONSTRAINTS. IN THE EVENT OF A SUCH A CONFLICT, THE CLEAR DIMENSIONS NOTED ON THE PLANS MAY TYPICALLY BE EXPANDED BUT NOT REDUCED.

PROJECT TEAM

OWNER
Carmel Cole LLC

ARCHITECT
OPA, www.oparch.net
2148 Larkin Street, San Francisco, CA 94109
(415) 474-6724
Luke Ogrydzak, luke@oparch.net
Zoe Prillinger, zoe@oparch.net

GENERAL CONTRACTOR
TBD

GEOTECHNICAL CONSULTANT
TBD

TITLE 24 REPORT
TBD

PROJECT DATA

63 CARMEL - SCHEME U
COMPLIANCE WORKSHEET

APN 1293-014
ADDRESS 63 CARMEL STREET, SAN FRANCISCO, CA 94117
ZONING RH-2
HEIGHT LIMIT 40-X
LOT AREA 3,324 SF
PROJECT DESCRIPTION Vertical and lateral addition to existing single family house. No change in use, occupancy, or building type.

	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	V-B	VARIOUS	V-B
OCCUPANCY GROUP	R-3	R-2, R-3	R-3
BUILDING HEIGHT	30' ABOVE GRADE	60' ABOVE GRADE*	39' ABOVE GRADE
BUILDING AREA PER STORY (LARGEST FLOOR)	1,159	UNLIMITED*	1,513
STORIES ABOVE GRADE	2	4*	3
DWELLING UNITS	1	2	1
FIRE SPRINKLERS	NO	N/A	*YES
SEISMIC UPGRADE	NO	N/A	YES

STORY	EXISTING CONDITIONED AREA (SF)	PROPOSED CONDITIONED AREA (SF)
3	N/A	680
2	252	1,247
1	1,159	1,495
0	95	163
	1,506	3,585

SYMBOLS

- SECTION
Section Number
Sheet Number
- ELEVATION
Elevation Number
Sheet Number
- DETAIL
Detail Number
Sheet Number
- KEYNOTE
- REVISION
- CENTERLINE
- PROPERTY LINE
- DATUM POINT
- GRID LINE
- DOOR
- WINDOW
- EQUIPMENT
- L1 LIGHTING
- FINISH
- WALL TYPE
- ROOM NUMBER

SHEET INDEX - PERMIT

SHEET TITLE

SCALE(S)

A0.1	COVER	1" = 1'-0"	
A0.2	EXTENT OF ALTERATION DIAGRAMS AND CALCULATIONS	1" = 1'-0"	
A0.3	EXTENT OF ALTERATION-NET NEW FLOOR AREA	1/8" = 1'-0"	
A0.4	CONTEXT SURVEY, LAYOUT ALIGNMENTS		
A0.5	CONTEXT PHOTOS; BUILDINGS ON SAME SIDE OF STREET		
A0.6	CONTEXT PHOTOS; BUILDINGS ON OPPOSITE SIDE OF STREET		
A0.7	CONTEXT PHOTOS; BUILDINGS AT REAR		
A1.1	SITE PLANS: EXISTING, PROPOSED	1/8" = 1'-0"	
A1.2	EXISTING/DEMO PLANS: BASEMENT, FIRST STORY, SECOND STORY	1/4" = 1'-0"	
A1.3	FLOOR PLANS: BASEMENT, FIRST STORY	1/4" = 1'-0"	
A1.4	FLOOR PLANS: SECOND STORY, THIRD STORY	1/4" = 1'-0"	
A1.5	ROOF PLAN	1/4" = 1'-0"	
A2.1	ELEVATIONS: NORTH (E) FRONT, FRONT	1/4" = 1'-0"	
A2.2	ELEVATIONS: REAR, REAR	1/4" = 1'-0"	
A2.3	ELEVATIONS: (E) WEST, WEST	1/4" = 1'-0"	
A2.4	ELEVATIONS: (E) EAST, EAST	1" = 1'-0"	
A3.1	BUILDING SECTION: (E) 3, 3	1/4" = 1'-0"	
A3.2	BUILDING SECTION: (E) B, B	1/4" = 1'-0"	
A6.1	SCHEDULE: FINISHES		
A9.1	3D VIEWS		
T1.1	SURVEY		

COMPLIANCE

Code Currently In Effect In San Francisco
Effective January 1, 2013 - present

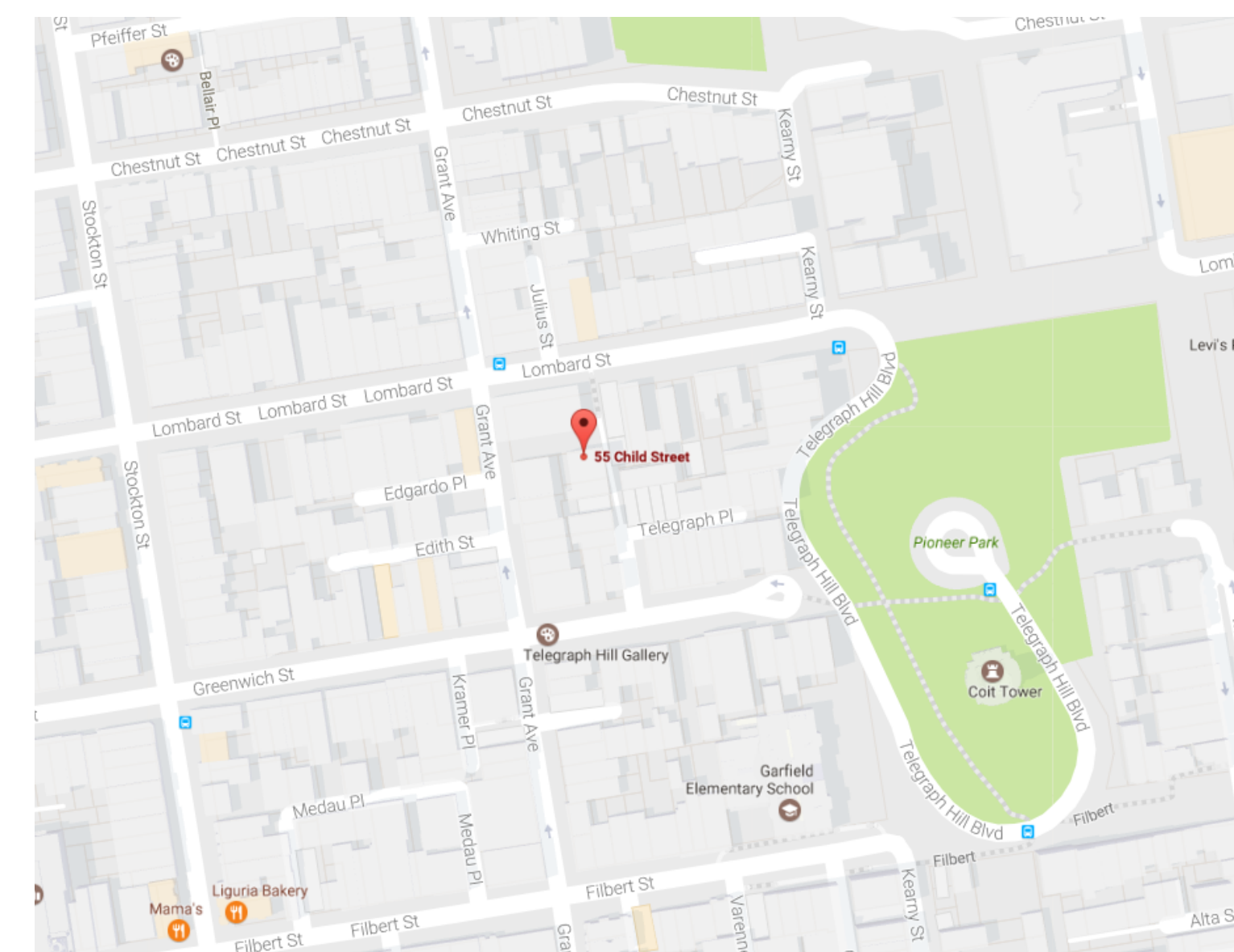
- The 2013 San Francisco Building Code consists of the 2013 California Building code with San Francisco Amendments
- The 2013 San Francisco Electrical Code consists of the 2013 California Electrical Code with San Francisco Amendments
- The 2013 San Francisco Energy Code consists of the 2010 California Energy Code, with no local amendments
- The 2013 San Francisco Housing Code
- The 2013 San Francisco Mechanical Code consists of the 2013 California Mechanical Code with San Francisco Amendments
- The 2013 San Francisco Plumbing Code consists of the 2013 California Plumbing Code with San Francisco Amendments
- The 2013 San Francisco Fire Code

This building must comply with the Residential Energy Conservation Ordinance 72-82, before a final inspection approval can be issued for the work stated on this application.

PROVIDE SMOKE DETECTOR(S) PER SFBC SEC. 310.9.1

Contact the district building inspector at the start of work call 558-6096, for plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

CONTEXT MAP



OPA
www.oparch.net

2148 LARKIN ST, SAN
FRANCISCO, CA 94109, (415) 474-
6723

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SCHEME U

7 2-13-2017

SITE PERMIT / VARIANCE/ REV 3
6 1-18-2017

SITE PERMIT / VARIANCE/ REV 2
5 9-26-2016

SITE PERMIT / VARIANCE
4 5-5-2016

SITE PERMIT
3 3-25-2016

SITE PERMIT
2 1-15-2016

SITE PERMIT
1 9-9-2015

SITE PERMIT
- 7-1-2015

SITE PERMIT

SCALE: 1" = 1'-0", 1:2.86

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:

COVER

63 CARMEL ST

A0.1

BTM Server: op-dc2 - BTM Server 20/1407_63_carmel_01a

PROJECT IS A RENOVATION, NOT A RESIDENTIAL DEMOLITION, PER SAN FRANCISCO PLANNING CODE SECTION 317.b.2. AS FOLLOWS.
 317.b.2.B. THE PROJECT DOES NOT REMOVE MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL.
 317.b.2.C. THE PROJECT DOES NOT REMOVE MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.
 REFERENCE DIAGRAMS AND CALCULATIONS ON THIS SHEET FOR VERIFICATION OF COMPLIANCE.

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SCHEME U

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SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

SCALE: 1/8" = 1'-0", 1" = 1'-0"

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

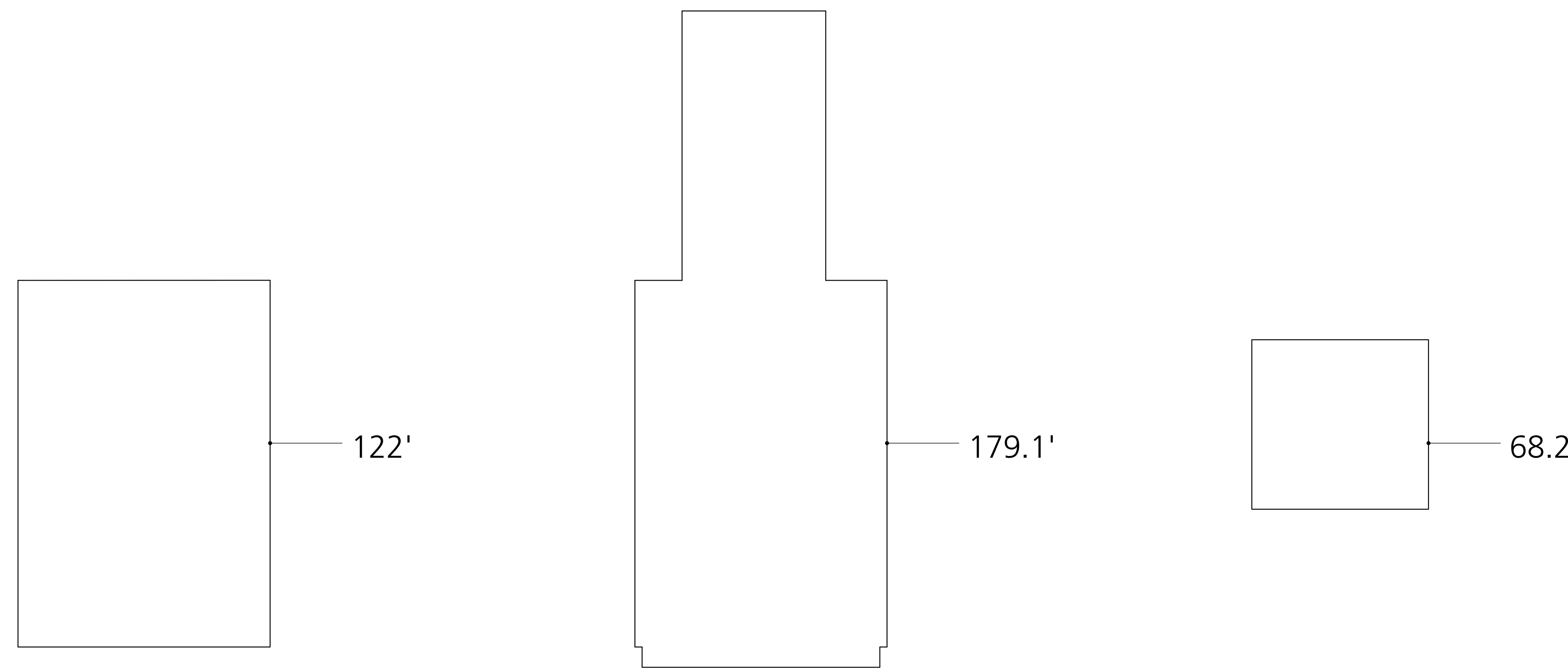
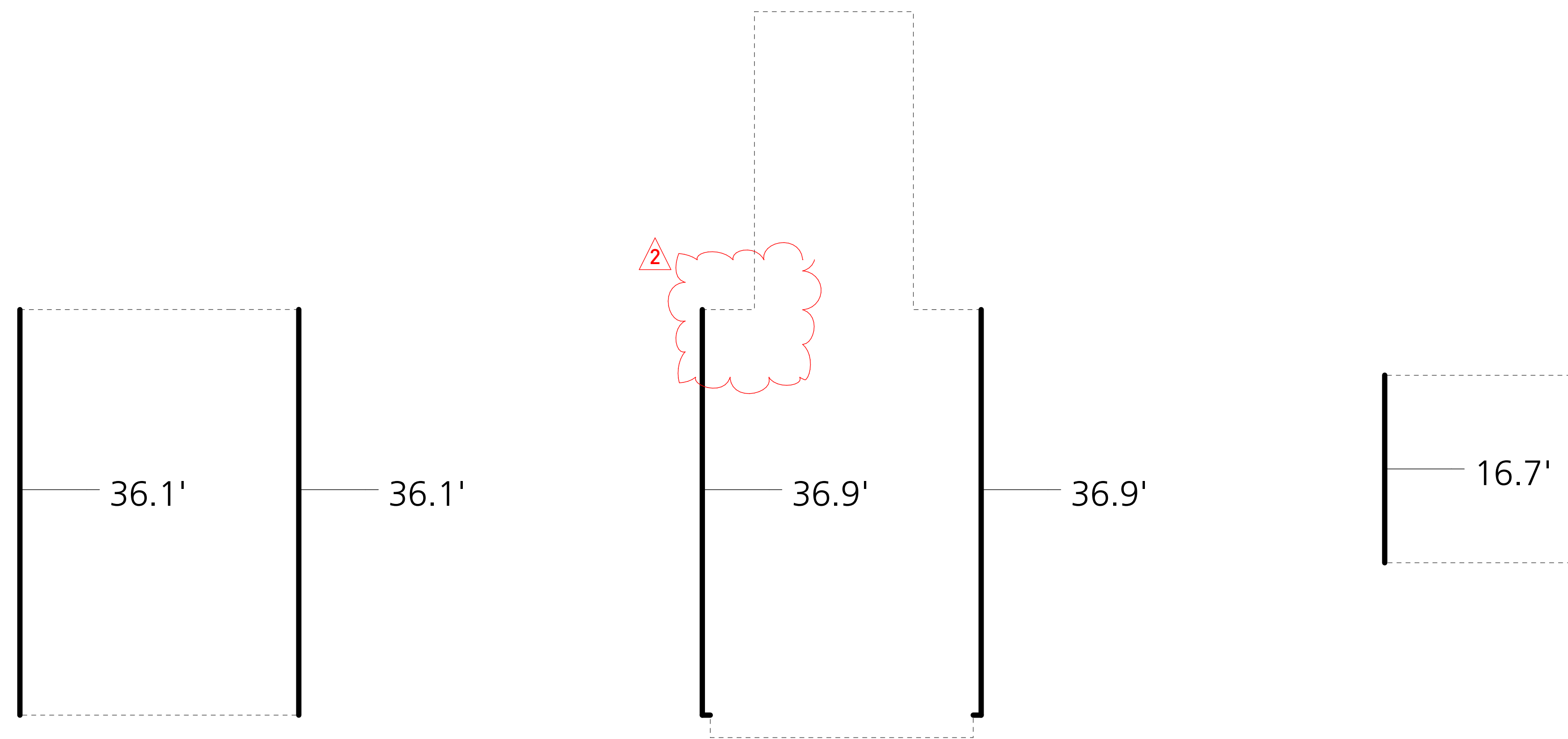
ARCHITECT STAMP

SHEET TITLE:

EXTENT OF ALTERATION DIAGRAMS AND CALCULATIONS

63 CARMEL ST

A0.2



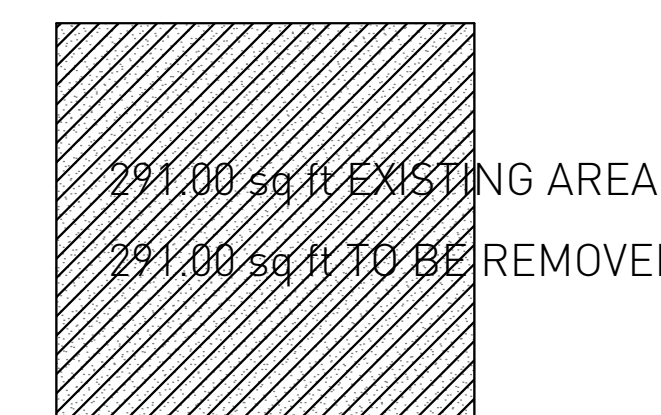
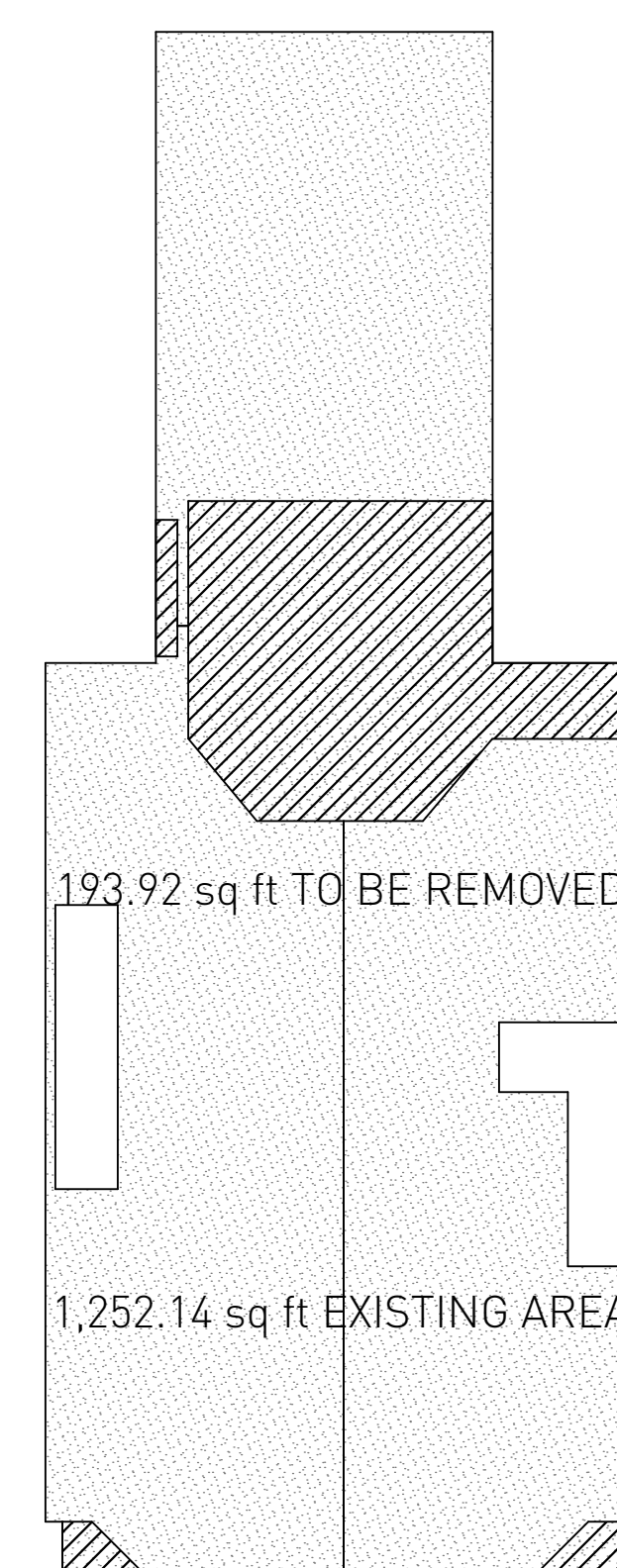
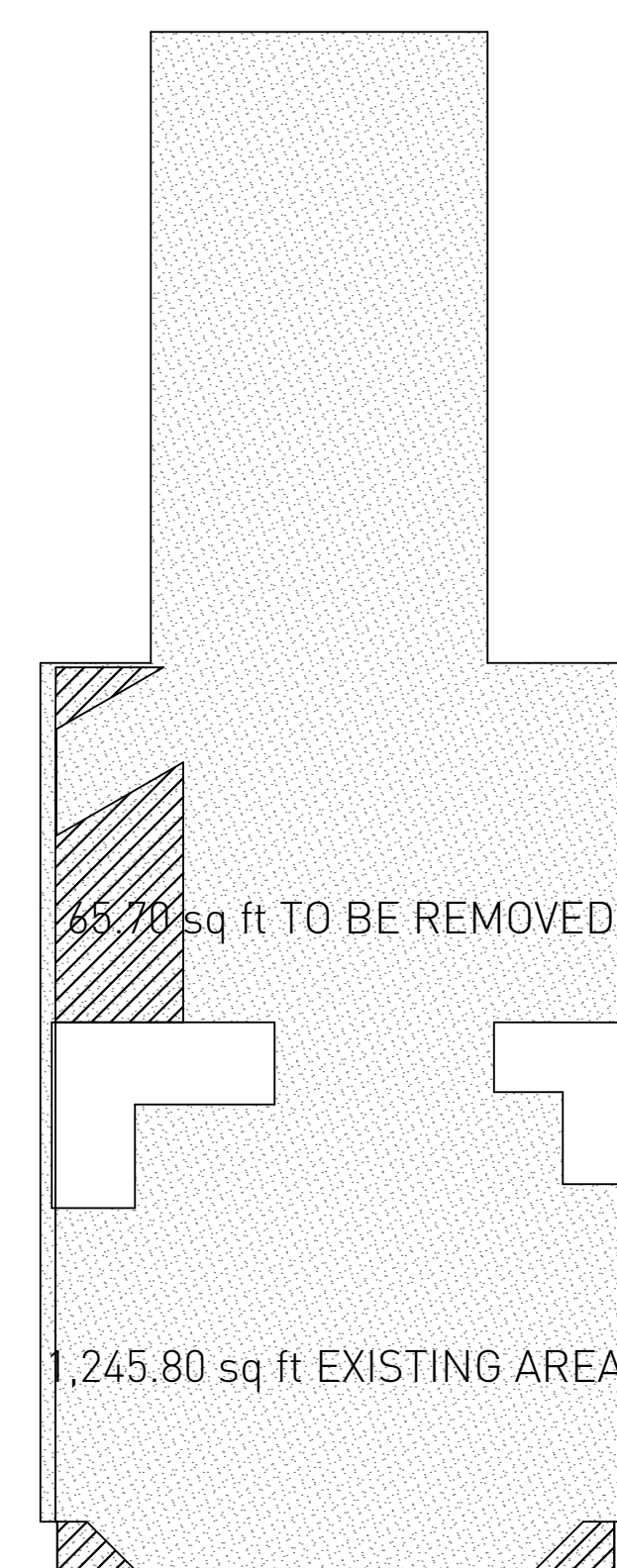
- (E) EXTERIOR WALL TO DEMO
- (E) EXTERIOR WALL TO REMAIN
- (E) EXTERIOR WALL

STORY	LENGTH OF EXISTING EXTERIOR WALLS	LENGTH OF EXISTING EXTERIOR WALLS TO REMAIN	LENGTH OF EXISTING WALLS TO BE REMOVED	% OF EXTERIOR WALLS TO BE REMOVED
2	68.2	16.7	51.5	75.5%
1	179.1	73.8	105.3	58.8%
0	122.0	72.2	49.8	40.8%
SUBTOTALS	369.3	162.7	206.6	55.94% < 65%

1 EXTERIOR WALLS: ENTRY/BASEMENT STORY SCALE: 1/8" = 1'-0"

2 EXTERIOR WALLS: FIRST STORY SCALE: 1/8" = 1'-0"

3 EXTERIOR WALLS: SECOND STORY SCALE: 1/8" = 1'-0"



- (E) HORIZONTAL ELEMENT
- (E) HORIZONTAL ELEMENT TO BE REMOVED

STORY	AREA OF EXISTING HORIZONTAL ELEMENTS	AREA OF HORIZONTAL ELEMENTS TO BE REMOVED	% OF HORIZONTAL ELEMENTS TO BE REMOVED
3	291	291	100.00%
2	1,252	194	15.49%
1	1,246	66	5.27%
SUBTOTALS	2,789	551	19.74% < 50%

5 HORIZONTAL: FIRST STORY SCALE: 1/8" = 1'-0"

6 HORIZONTAL: SECOND STORY SCALE: 1/8" = 1'-0"

7 HORIZONTAL: THIRD STORY SCALE: 1/8" = 1'-0"

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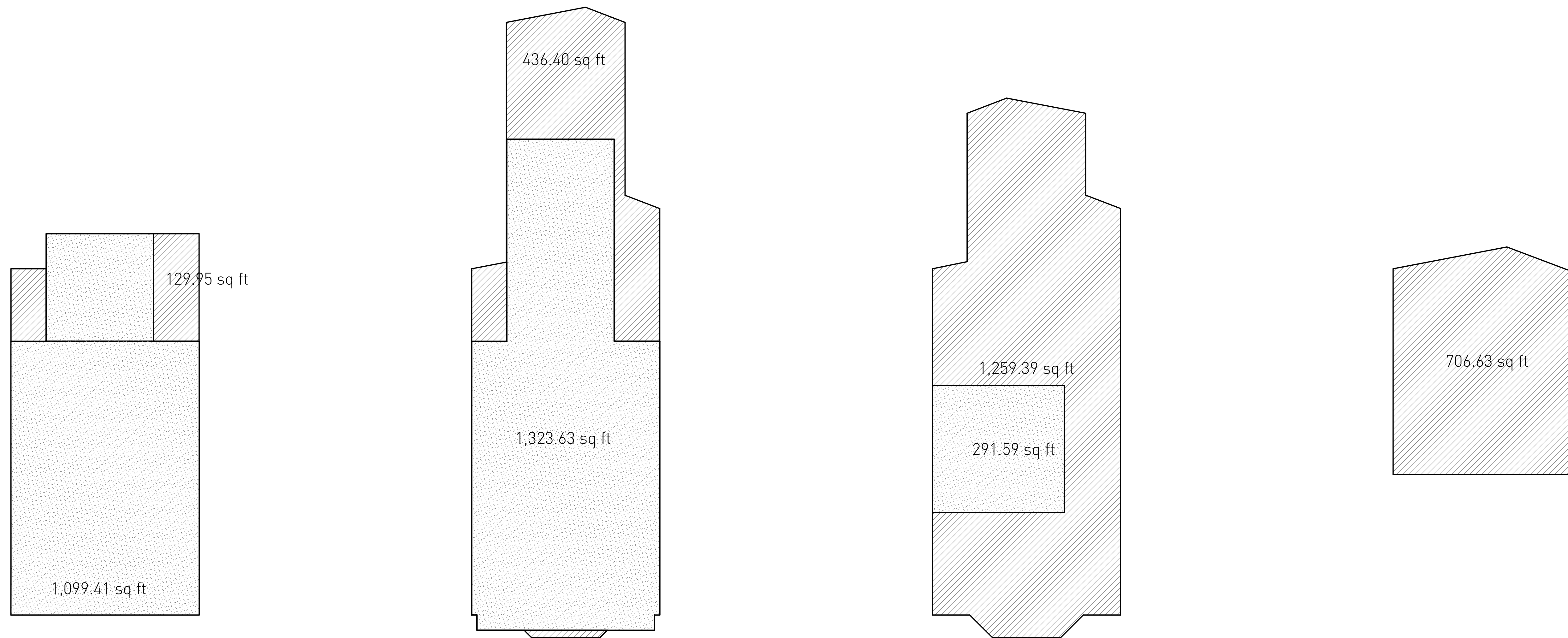
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SCHEME U



1 NEW NET AREA: ENTRY/BASEMENT STORY
SCALE: 1/8" = 1'-0"

2 NEW NET AREA: FIRST STORY
SCALE: 1/8" = 1'-0"

3 NEW NET AREA: SECOND STORY
SCALE: 1/8" = 1'-0"

4 NEW NET AREA: THIRD STORY
SCALE: 1/8" = 1'-0"

(N) NEW NET FLOOR AREA

(E) FLOOR AREA

NEW NET SQUARE FOOTAGE

STORY	EXISTING SQUARE FOOTAGE	NEW SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE	RESIDENTIAL PROJECTS UP TO 9 UNITS \$0.91/GSF
3	-	706.6	706.6	
2	291.0	1,259.4	1,550.4	
1	1,323.6	436.4	1,760.0	
0	1,099.4	129.5	1,228.9	
SUBTOTALS	2,714.0	2,531.9 → 800 sf	5,246.0	\$2,304.05

7	2-13-2017
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SITE PERMIT	
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SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

SCALE: 1/8" = 1'-0", 1' = 1'-0"

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:

EXTENT OF
ALTERATION: NET
NEW FLOOR AREA

SCHEME U

7	2-13-2017
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SITE PERMIT	
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SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

SCALE: 1" = 1'-0", 1:164.45,
1" = 20', 1:1.75, 1:0.91

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

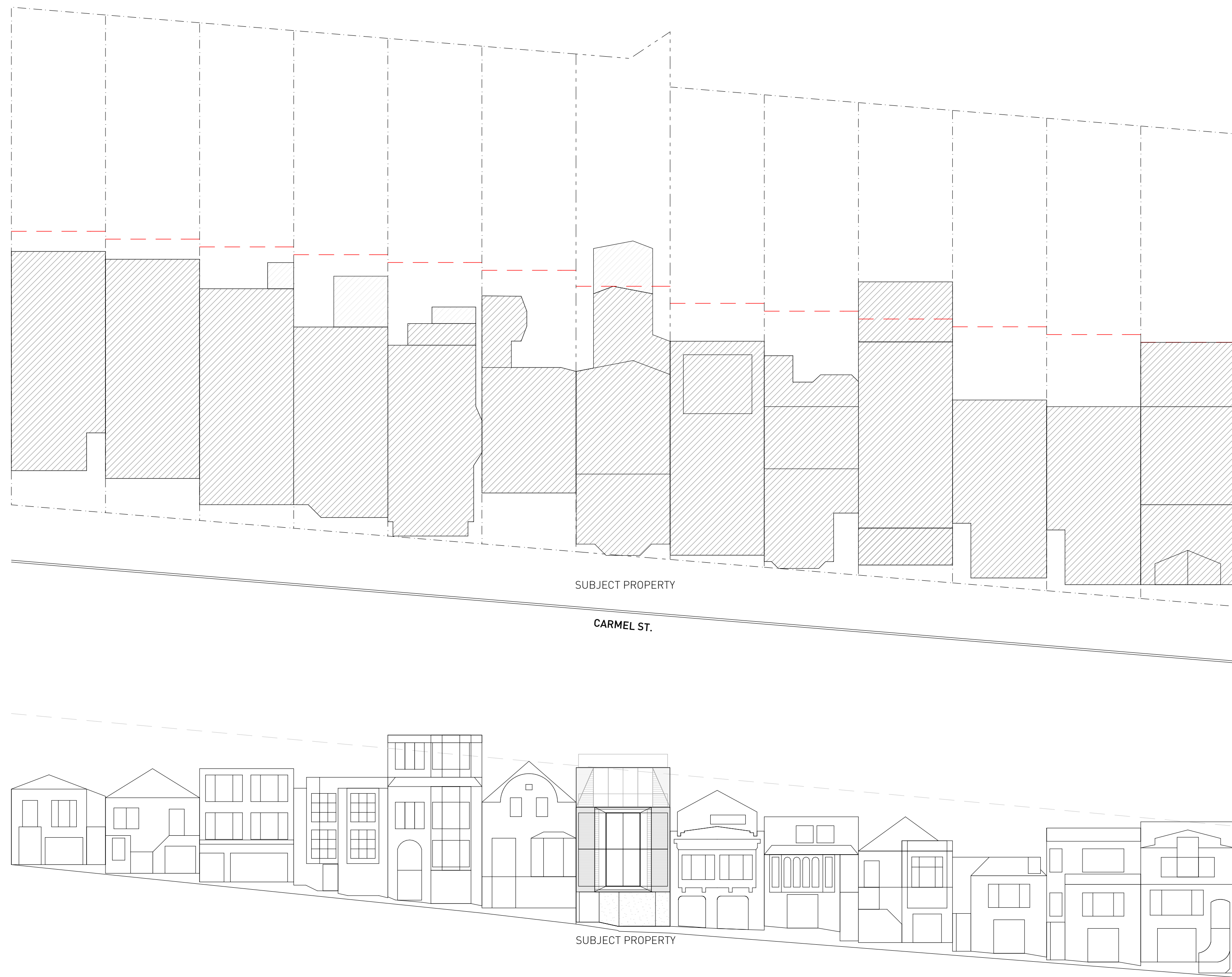
ARCHITECT STAMP

SHEET TITLE:

CONTEXT SURVEY,
LAYOUT ALIGNMENTS

63 CARMEL ST

A0.4



- LAYOUT ALIGNMENTS**
A. ALLOWABLE BAY WINDOW
B. EXISTING SETBACK
C. EAST NEIGHBOR
D. 5' SET BACK
E. EAST NEIGHBOR
F. NEIGHBOR AVERAGE
G. WEST NEIGHBOR
H. REAR YARD SET BACK
I. 12' ALLOWABLE EXCEPTION

- FRONT/NORTH FACADE
FRONT/NORTH FACADE
FRONT/NORTH FACADE
FRONT/NORTH FACADE
REAR/SOUTH FACADE
REAR/SOUTH FACADE
REAR/SOUTH FACADE
REAR/SOUTH FACADE
REAR/SOUTH FACADE

- FIRST STORY, SECOND STORY
FIRST STORY, SECOND STORY
THIRD STORY
THIRD STORY
FIRST STORY, SECOND STORY
THIRD STORY
FIRST STORY, SECOND STORY
SECOND STORY
FIRST STORY

3 CONTEXT SURVEY
SCALE: 1" = 20'



63 CARMEL; FRONT ELEVATION
SUBJECT PROPERTY



63 CARMEL; REAR ELEVATION
SUBJECT PROPERTY

7	2-13-2017
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SITE PERMIT	
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SITE PERMIT	
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SITE PERMIT	
-	7-1-2015
SITE PERMIT	
SCALE: 1:1.75, 1" = 1'-0"	
CHECKED: LO	
DRAWN: LO, DB	
PROJECT: 1407	



○ 45 CARMEL ST ○ 49-51 CARMEL ST ○ 53 CARMEL ST ○ 55 CARMEL ST ○ 59 CARMEL ST ○ 63 CARMEL ST SUBJECT PROPERTY ○ 65 CARMEL ST



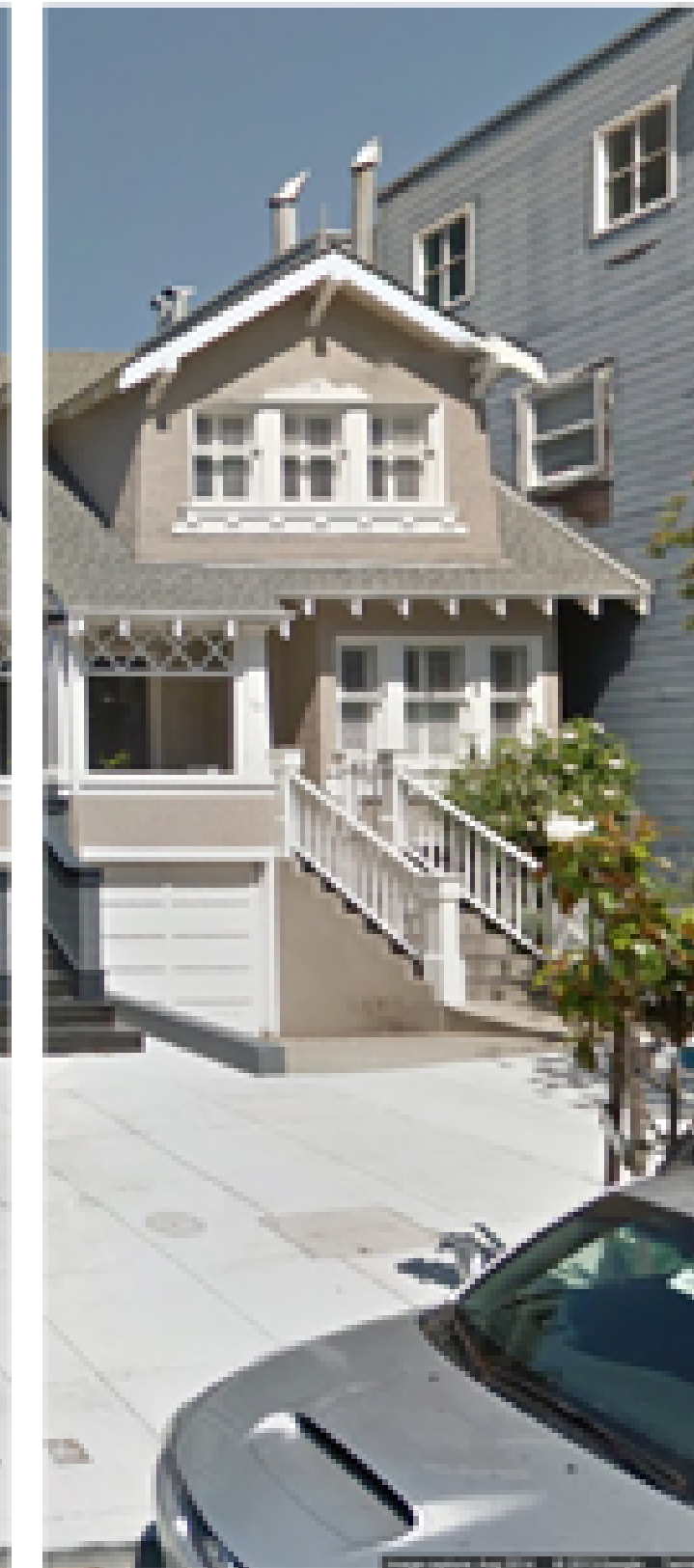
○ 71 CARMEL ST ○ 75 CARMEL ST ○ 79 CARMEL ST ○ 83 CARMEL ST ○ 87 CARMEL ST ○ 93 CARMEL ST ○ 1500 COLE ST



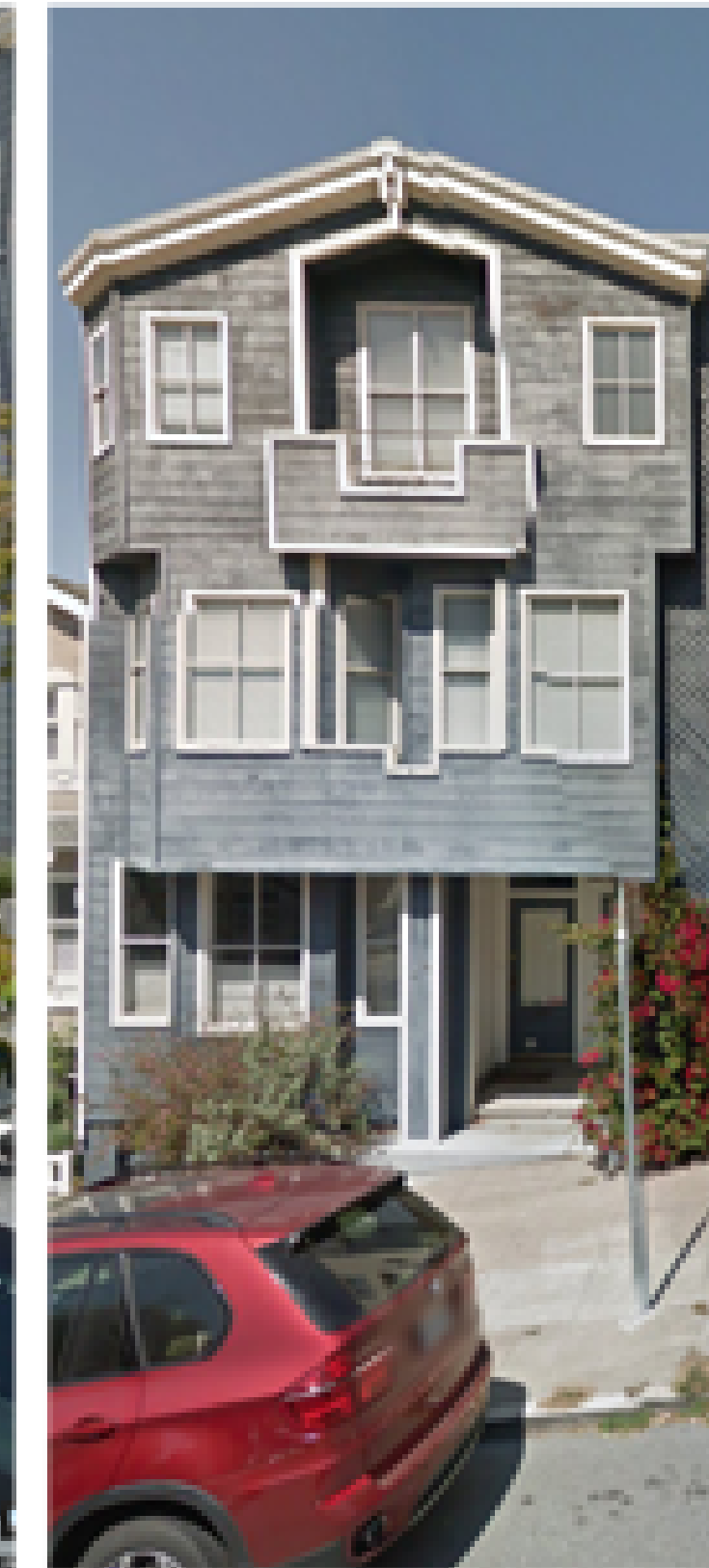
94 Carmel



84 Carmel



74 Carmel



70 - 72 Carmel



66 - 68 Carmel



64 Carmel



53 Carmel

SCHEME U

7	2-13-2017
SITE PERMIT / VARIANCE/ REV 3	
6	1-18-2017
SITE PERMIT / VARIANCE/ REV 2	
5	9-26-2016
SITE PERMIT / VARIANCE	
4	5-5-2016
SITE PERMIT	
3	3-25-2016
SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

SCALE: 1:1.75, 1:1.67, 1' = 1'-0"

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:

CONTEXT PHOTOS:
BUILDINGS ON
FACING SIDE OF
STREET

SCHEME U

7 2-13-2017

SITE PERMIT / VARIANCE/ REV 3

6 1-18-2017

SITE PERMIT / VARIANCE/ REV 2

5 9-26-2016

SITE PERMIT / VARIANCE

4 5-5-2016

SITE PERMIT

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2 1-15-2016

SITE PERMIT

1 9-9-2015

SITE PERMIT

- 7-1-2015

SITE PERMIT

SCALE: 1:0.91

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DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

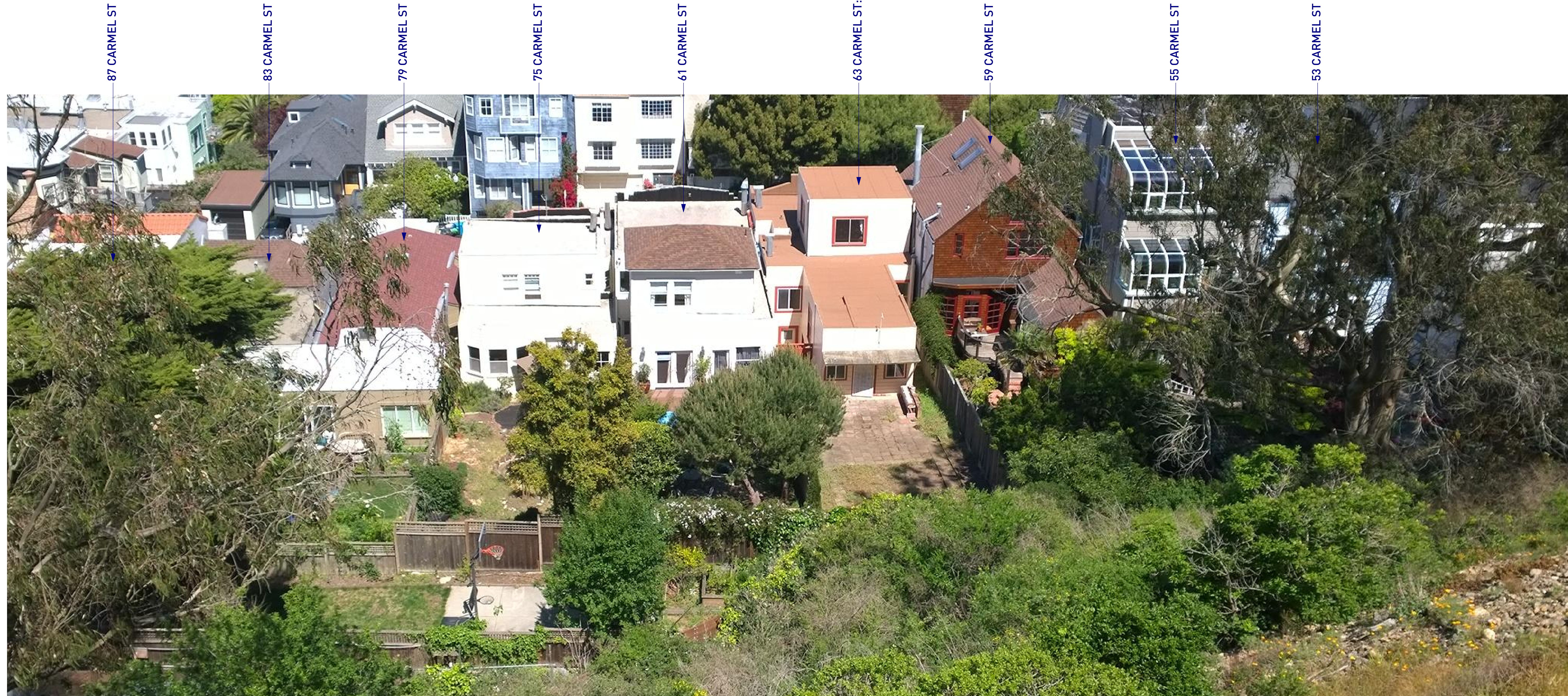
SHEET TITLE:

CONTEXT PHOTOS:
BUILDINGS AT REAR

63 CARMEL ST

A0.7

NEW PAGE



63 CARMEL; REAR ELEVATION

SUBJECT PROPERTY

SCHEME U

7	2-13-2017
SITE PERMIT / VARIANCE / REV 3	
6	1-18-2017
SITE PERMIT / VARIANCE / REV 2	
5	9-26-2016
SITE PERMIT / VARIANCE	
4	5-5-2016
SITE PERMIT	
3	3-25-2016
SITE PERMIT	
2	1-15-2016
SITE PERMIT	
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SITE PERMIT	
-	7-1-2015
SITE PERMIT	

SCALE: 1/8" = 1'-0"

CHECKED: LO

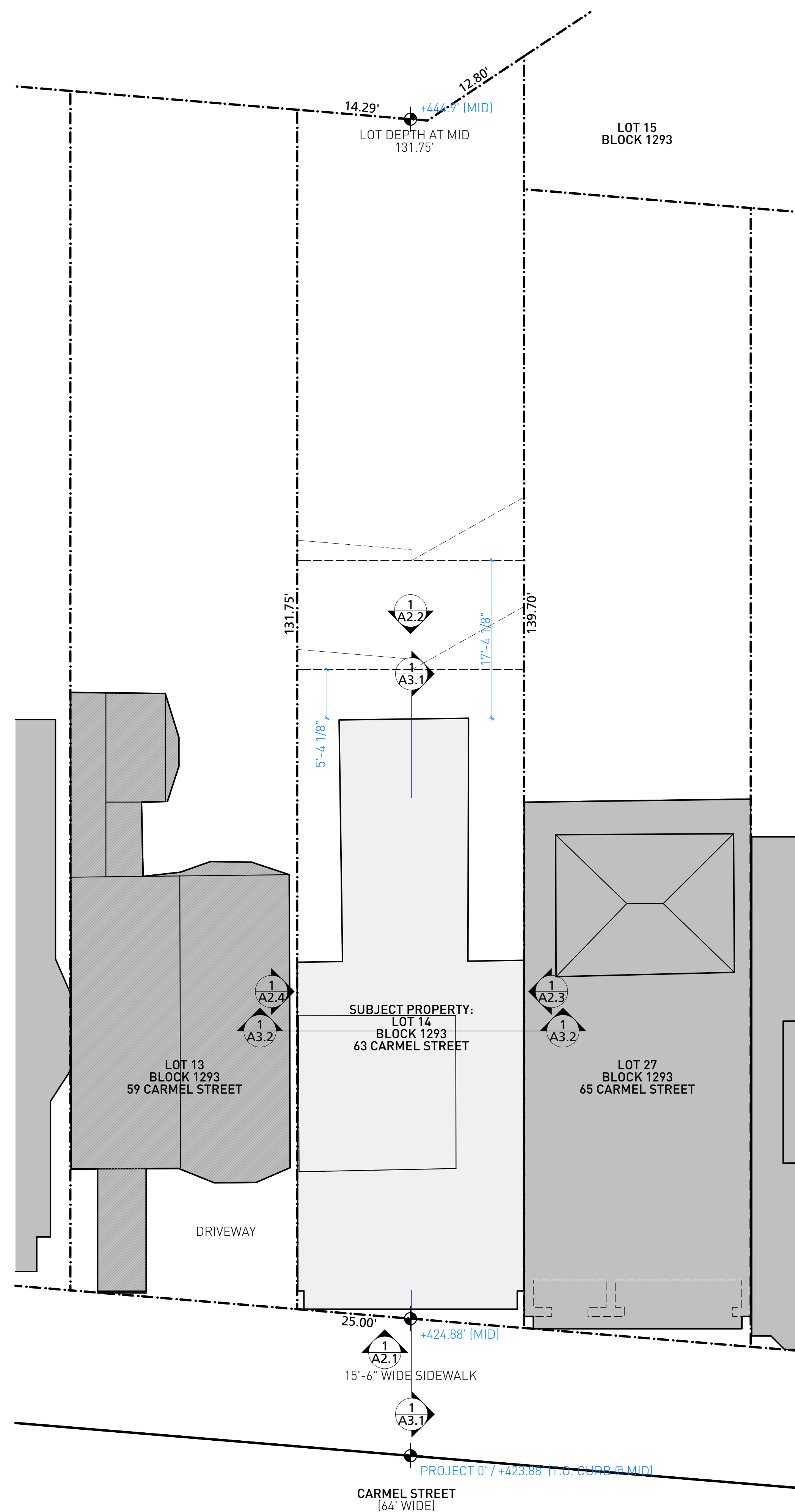
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PROJECT: 1407

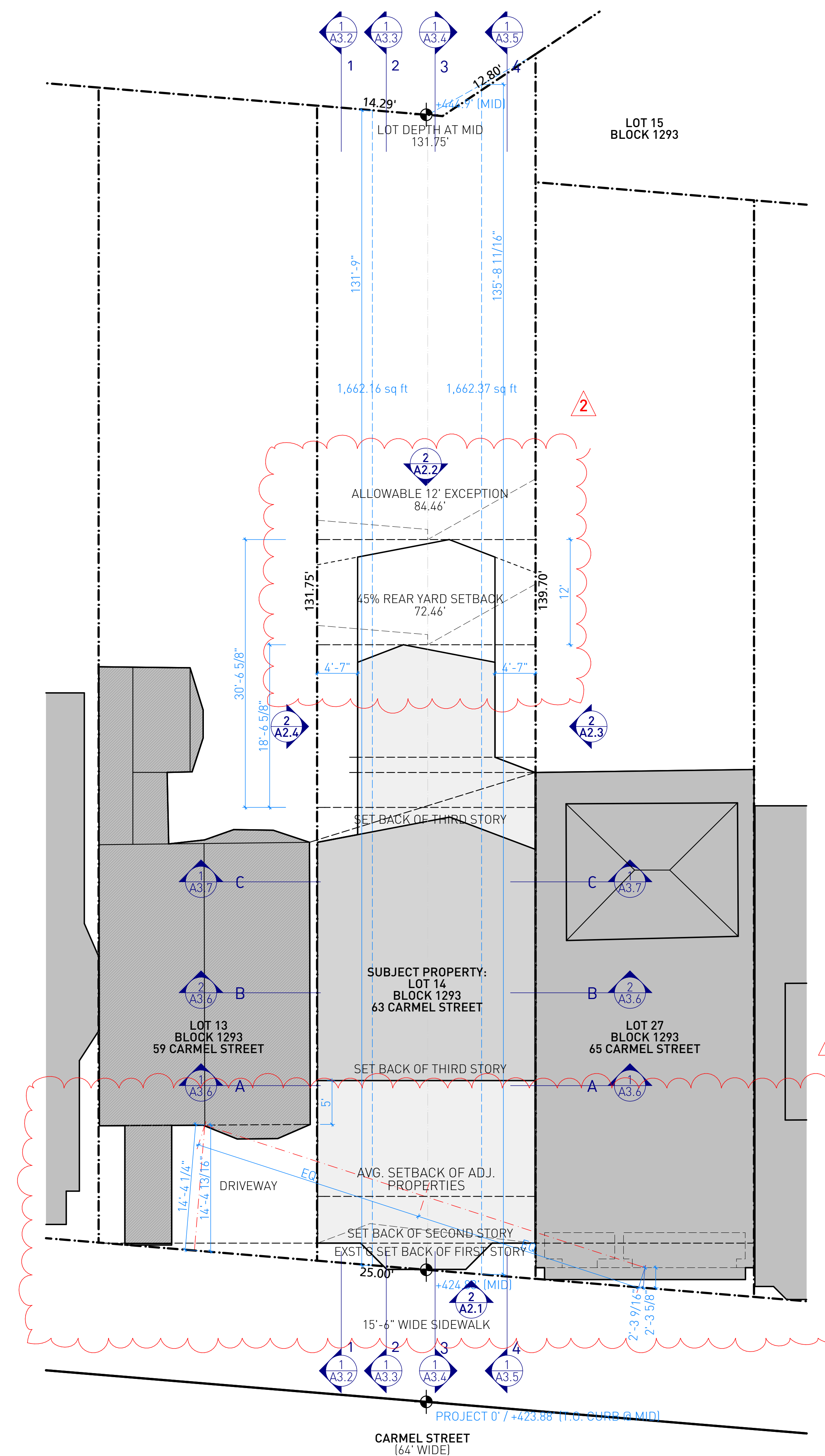
ARCHITECT STAMP

SHEET TITLE:

SITE PLANS:
EXISTING, PROPOSED



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 SITE PLAN
SCALE: 1/8" = 1'-0"

SCHEME U

7	2-13-2017
SITE PERMIT / VARIANCE / REV 3	
6	1-18-2017
SITE PERMIT / VARIANCE / REV 2	
5	9-26-2016
SITE PERMIT / VARIANCE	
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SITE PERMIT	
3	3-25-2016
SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

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

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:
EXISTING/DEMO
PLANS: BASEMENT,
FIRST STORY,
SECOND STORY

63 CARMEL ST

A1.2

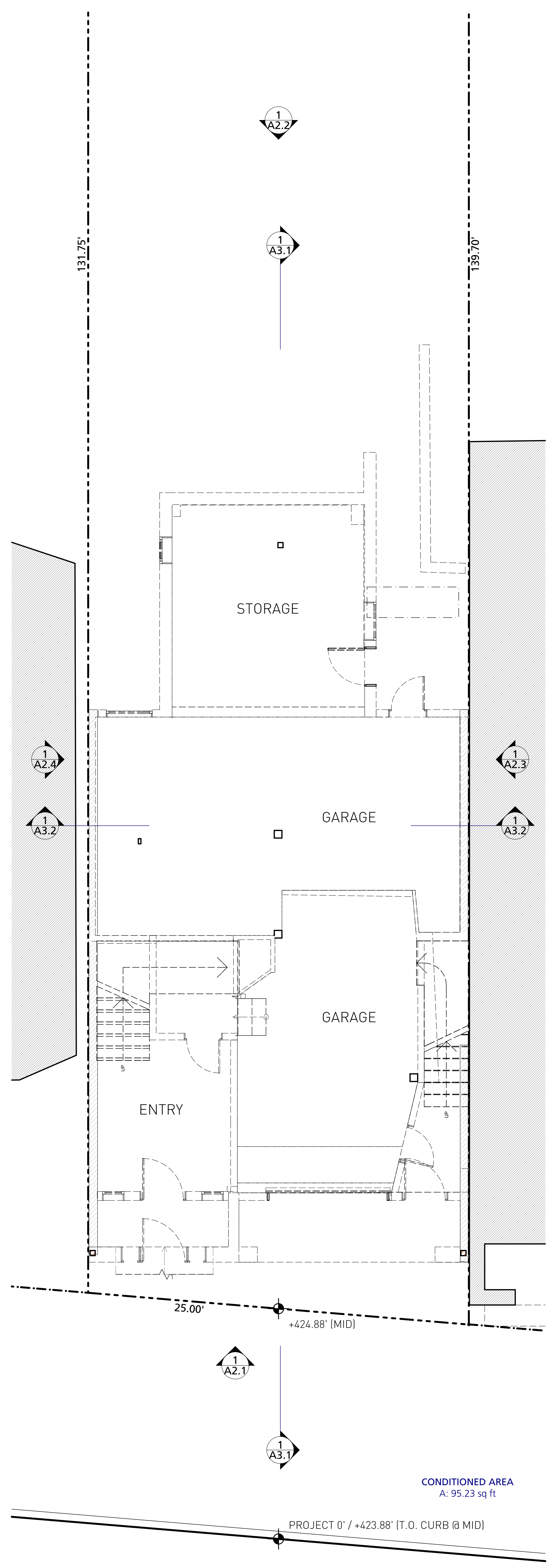
GENERAL SHEET NOTES

WALL TYPE KEY

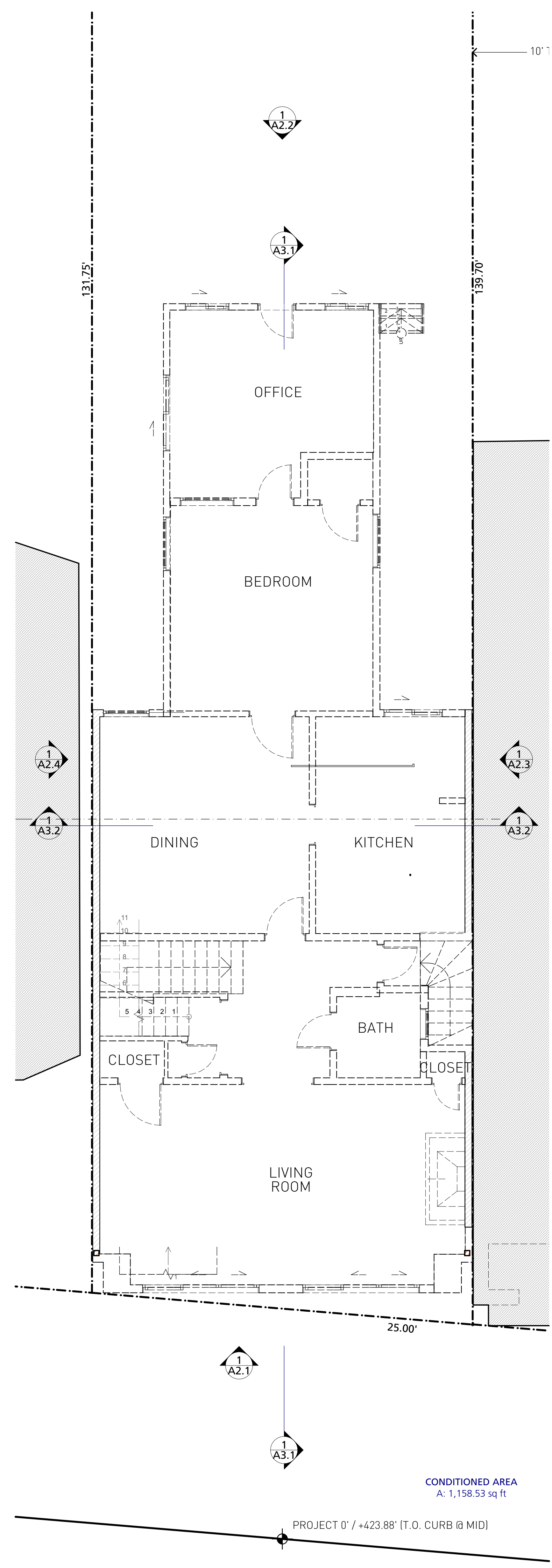
(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

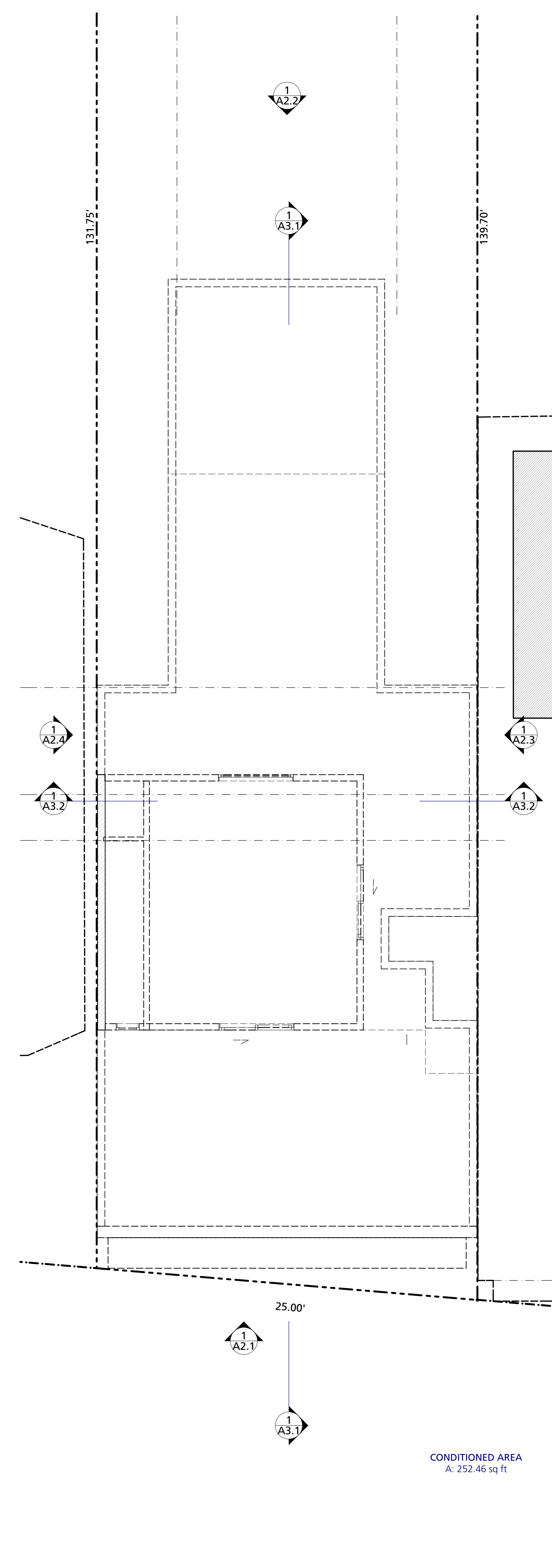
SHEET KEYNOTES



1 EXISTING/DEMO PLAN: BASEMENT/ENTRY STORY
SCALE: 1/4" = 1'-0"



2 EXISTING/DEMO PLAN: FIRST STORY
SCALE: 1/4" = 1'-0"



4 EXISTING/DEMO PLAN: SECOND STORY
SCALE: 1/4" = 1'-0"

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7	2-13-2017
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-	7-1-2015

SITE PERMIT / VARIANCE / REV 3	1-18-2017
SITE PERMIT / VARIANCE / REV 2	9-26-2016
SITE PERMIT / VARIANCE	5-5-2016
SITE PERMIT	3-25-2016
SITE PERMIT	1-15-2016
SITE PERMIT	9-9-2015
SITE PERMIT	7-1-2015

SCALE: 1/4" = 1'-0"
CHECKED: LO
DRAWN: LO, DB
PROJECT: 1407
ARCHITECT STAMP

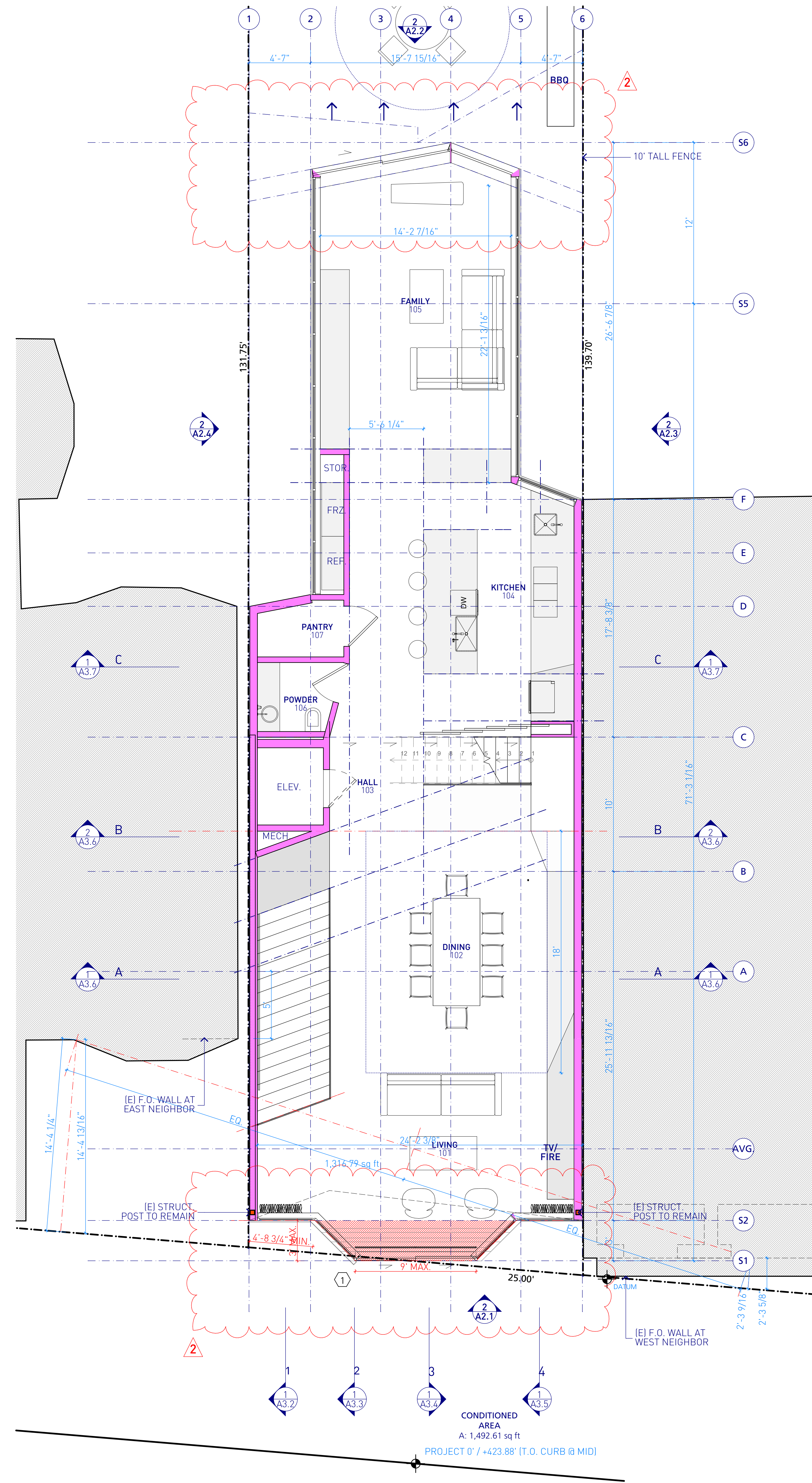
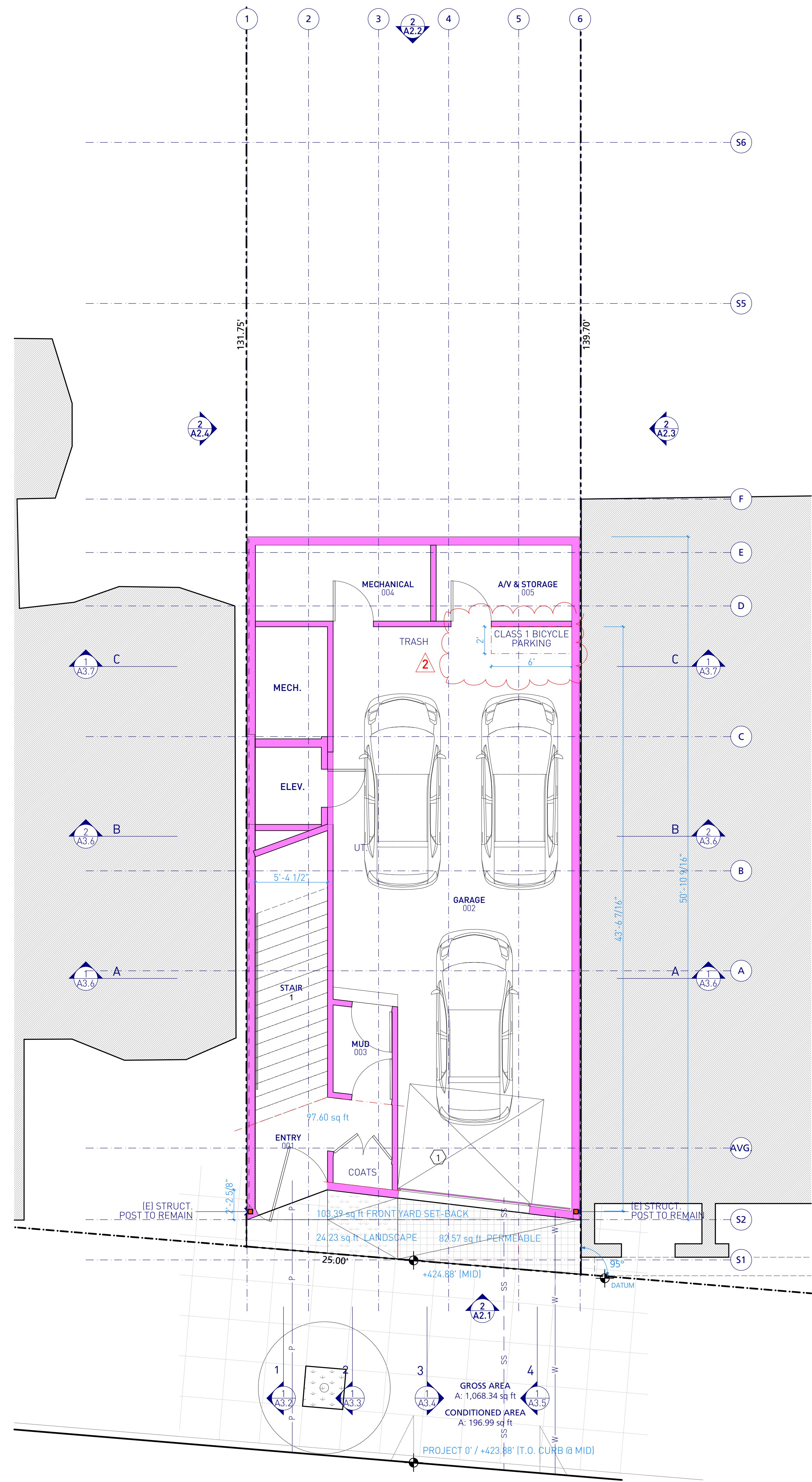
SHEET TITLE:
FLOOR PLANS:
BASEMENT, FIRST
STORY

GENERAL SHEET NOTES

SHEET KEYNOTES

1. ALLOWABLE BALCONY PROJECTION: THE MAXIMUM LENGTH OF EACH BAY SHALL BE 15' AT THE LINE ESTABLISHING THE REQUIRED OPEN AREA AND SHALL BE REDUCED IN PROPORTION TO THE DISTANCE FROM SUCH LINE BY MEANS OF 45 DEG. ANGLES DRAWN INWARDS FROM THE ENDS OF SUCH DIMENSION, REACHING A MAXIMUM OF NINE FEET ALONG A LINE PARALLEL TO AND AT A DISTANCE OF THREE FEET FROM THE LINE ESTABLISHING THE REQUIRED OPEN AREA (SF PLANNING CODE: 136.2D)

2. GRIDLINE S2 AT AVERAGE OF ADJACENT NEIGHBORS



1 FLOOR PLAN: BASEMENT/ENTRY STORY
SCALE: 1/4" = 1'-0"

2 FLOOR PLAN: FIRST STORY
SCALE: 1/4" = 1'-0"

Thursday, March 2, 2017 5:11 PM
BTM Server: op-dc2 - BIM Server 20/1407_63_carmel_01a

SCHEME U

7	2-13-2017
SITE PERMIT / VARIANCE/ REV 3	
6	1-18-2017
SITE PERMIT / VARIANCE/ REV 2	
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SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

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

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

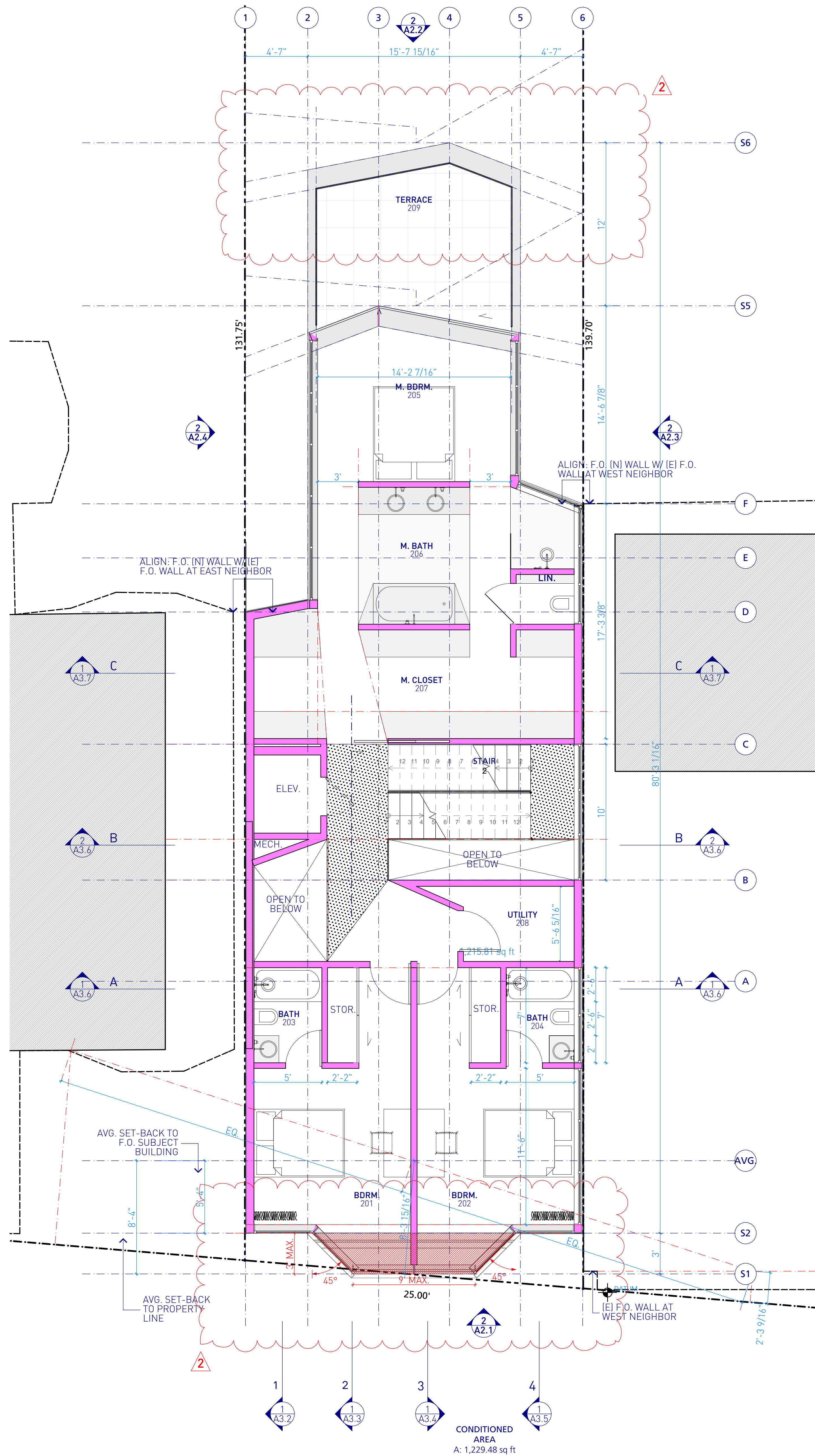
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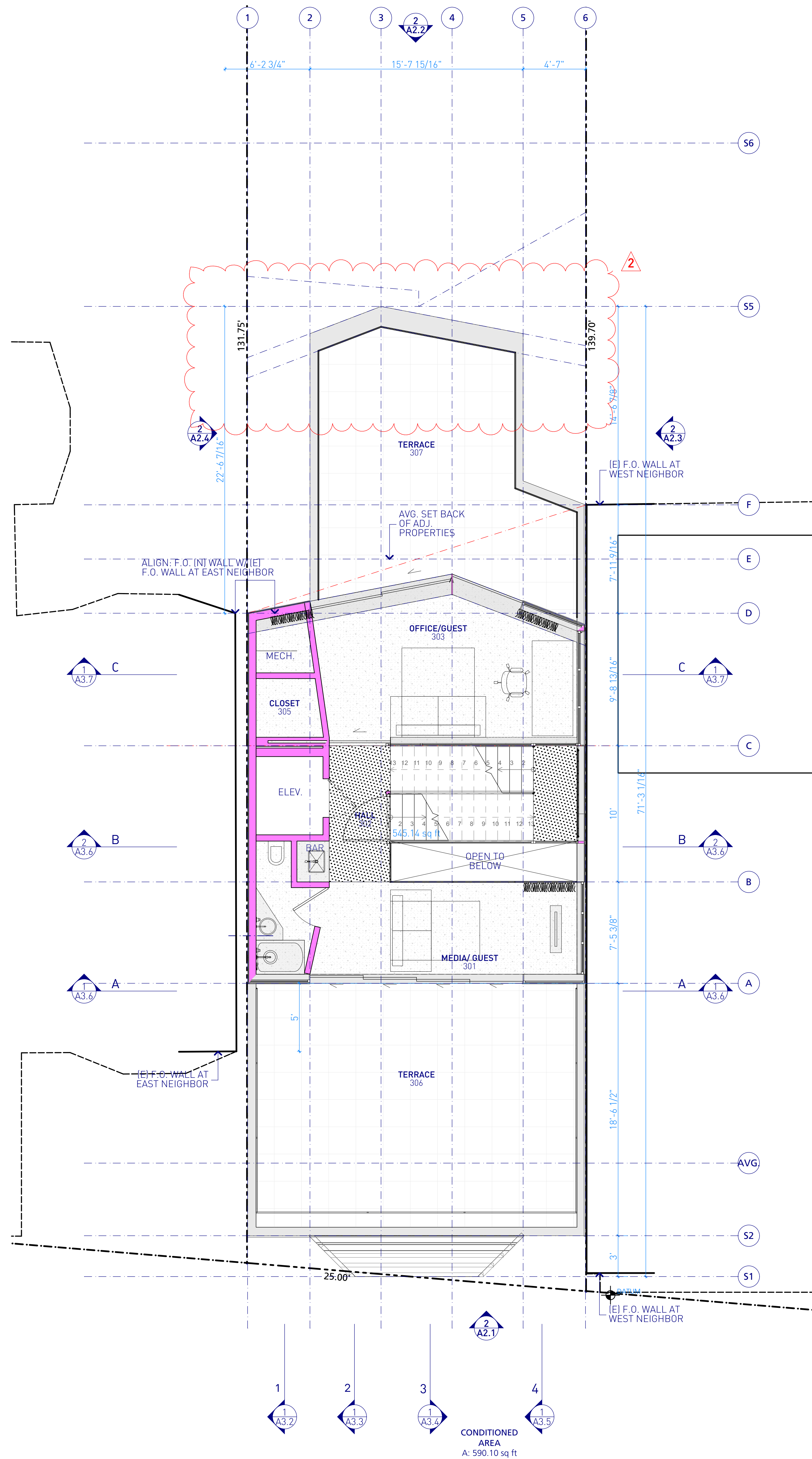
FLOOR PLANS:
SECOND STORY,
THIRD STORY

63 CARMEL ST

A1.4



1 FLOOR PLAN: SECOND STORY
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN: THIRD STORY
SCALE: 1/4" = 1'-0"

SCHEME U

7	2-13-2017
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SITE PERMIT	
2	1-15-2016
SITE PERMIT	
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SITE PERMIT	
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SITE PERMIT	

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

CHECKED: LO

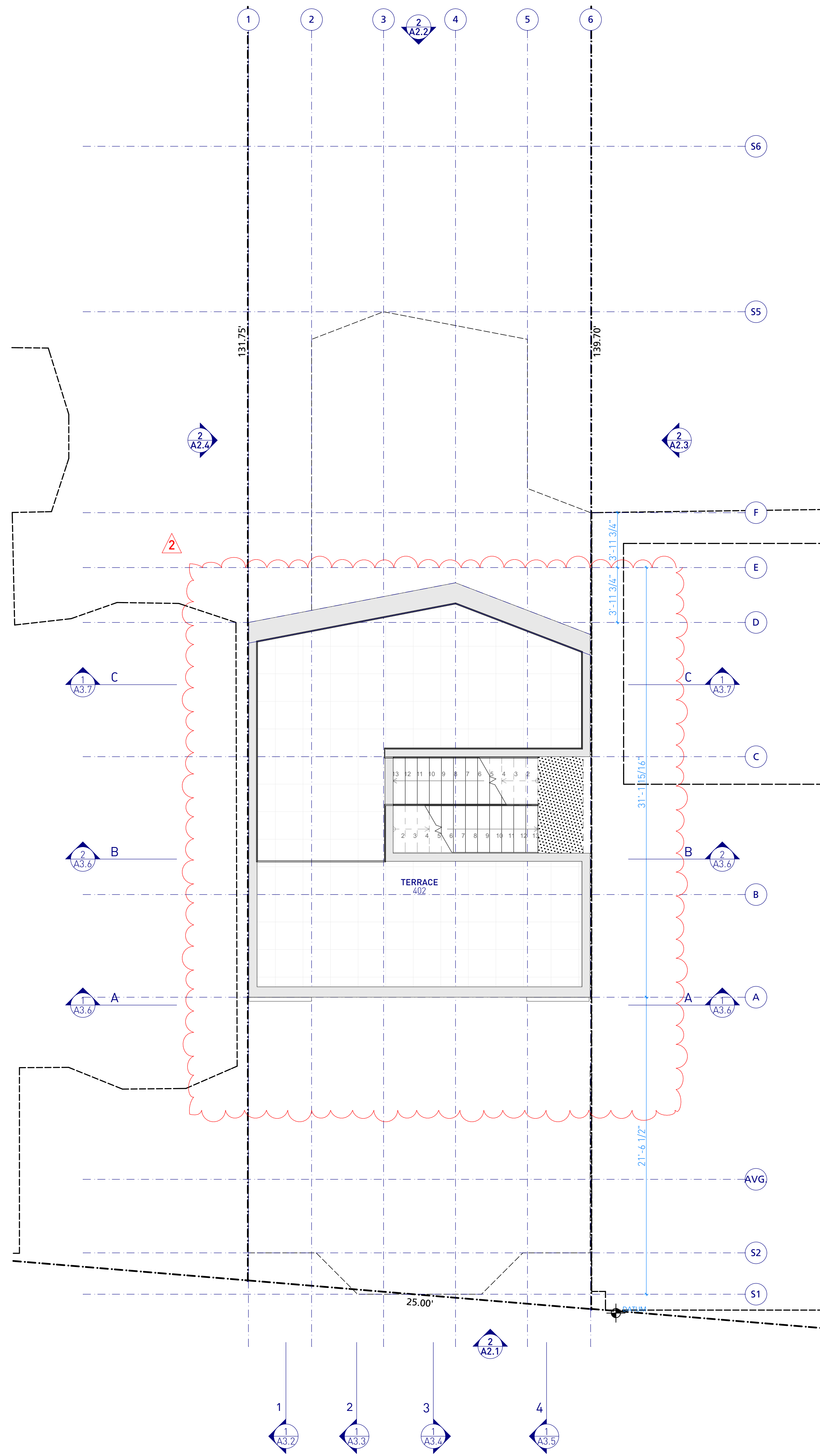
DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:

ROOF PLAN



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

- GENERAL SHEET NOTES**
1. REFERENCE SHEET A3.1 BUILDING SECTION A (LONG) FOR PLANNING CONSTRAINT ENVELOPE.
- SHEET KEYNOTES**
1. EXISTING OPENING
 2. EXISTING BAY WINDOW
 3. EXISTING STAIRS
 4. ADJACENT ENTRY/GARAGE ALCOVE
 5. EXTENT OF PROPOSED BUILDING
 6. ALL SOUTH FACING WINDOWS ABOVE 24 SF. REQ. TO MEET STANDARDS FOR BIRD SAFE BUILDINGS AND WINDOW COATINGS

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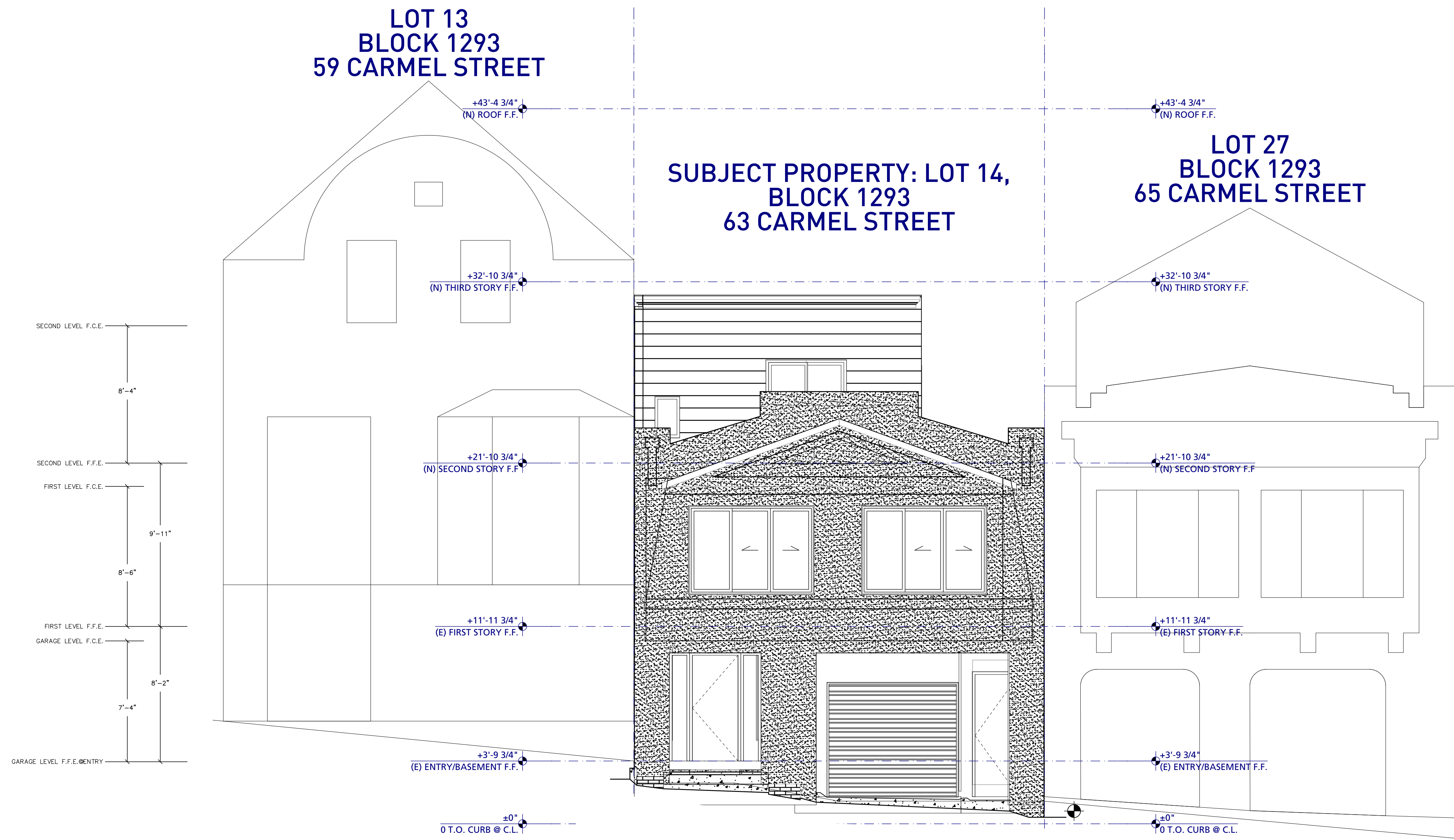
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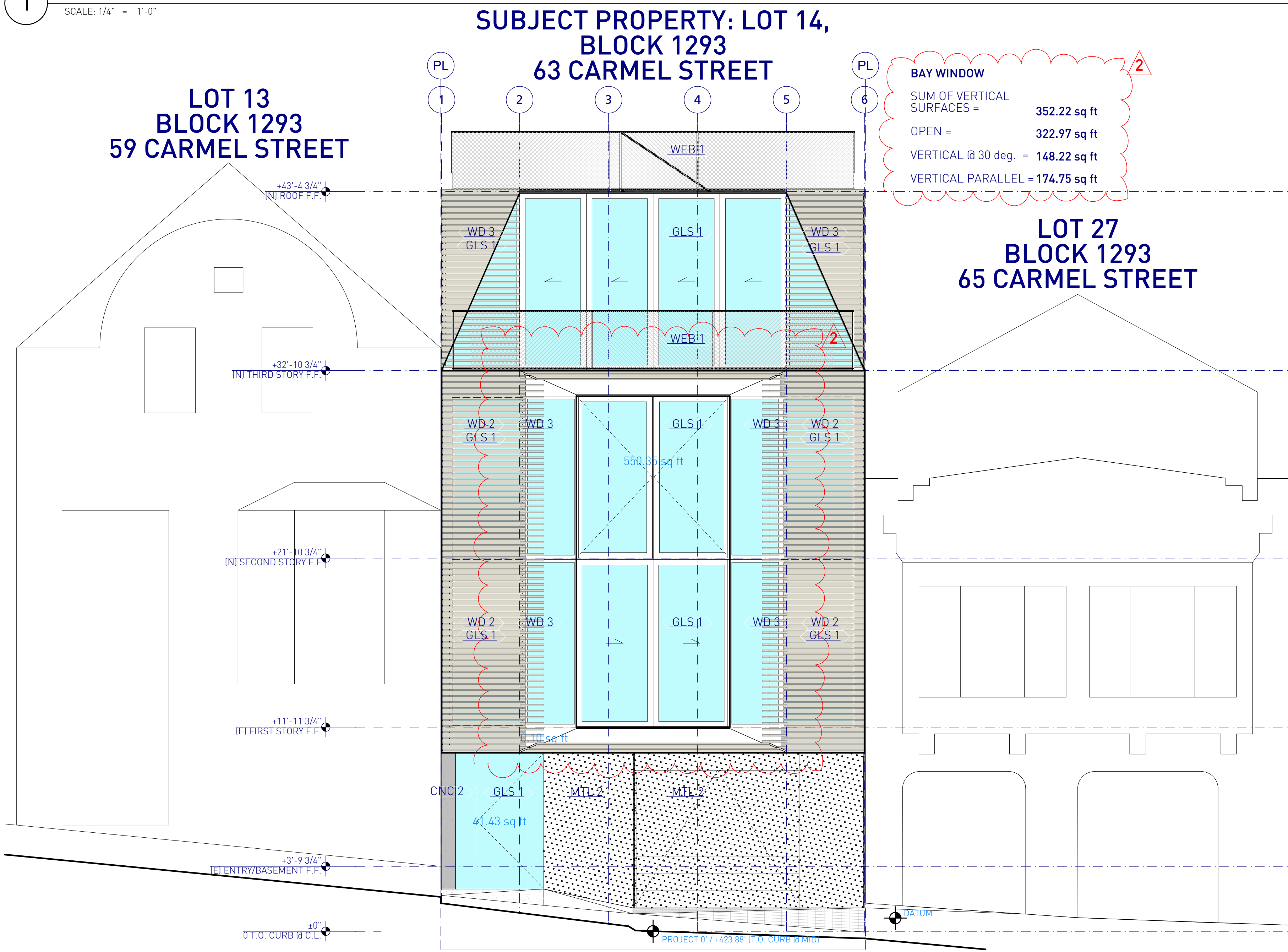
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SITE PERMIT	
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SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	
SCALE: 1/4" = 1'-0", 1' = 1'-0"	
CHECKED:	LO
DRAWN:	LO, DB
PROJECT:	1407
ARCHITECT STAMP	

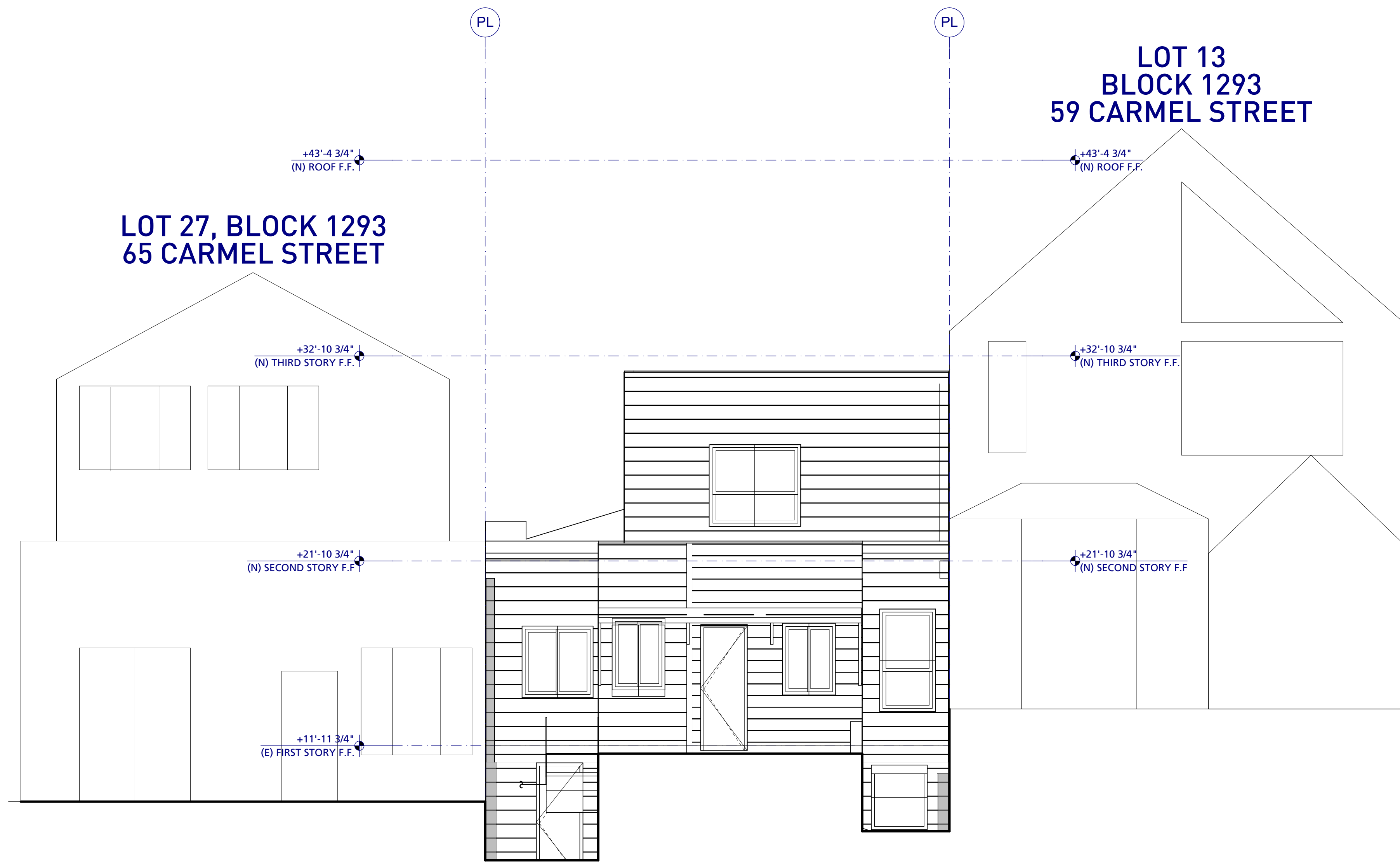


1 EXISTING ELEVATION: NORTH (FRONT)
SCALE: 1/4" = 1'-0"

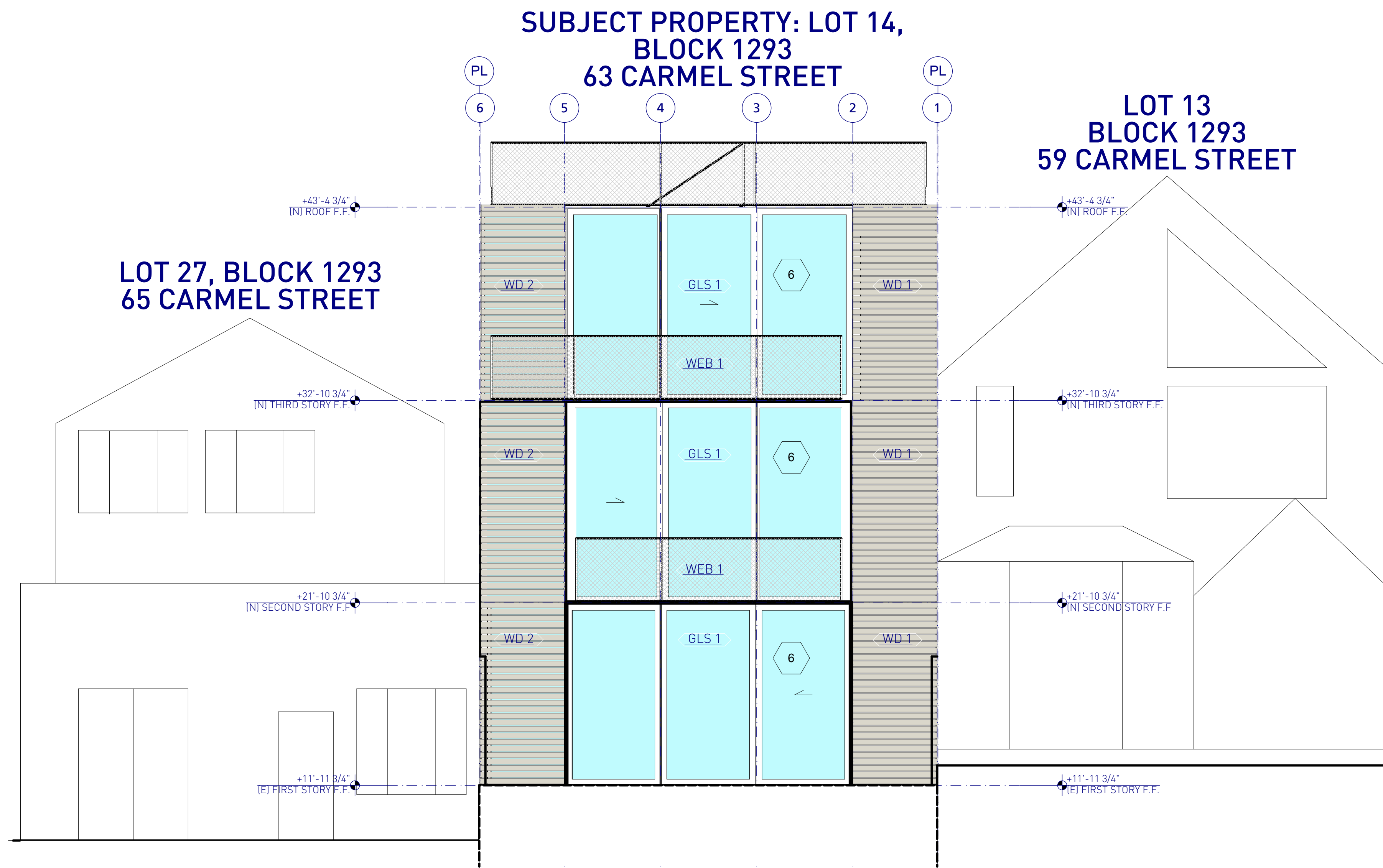


2 ELEVATION: NORTH (FRONT)
SCALE: 1/4" = 1'-0"

SHEET TITLE:
ELEVATIONS: NORTH
(E) FRONT, FRONT



1 EXISTING ELEVATION: SOUTH (REAR)
SCALE: 1/4" = 1'-0"



2 ELEVATION: SOUTH (REAR)
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

1. REFERENCE SHEET A3.1 BUILDING SECTION A (LONG) FOR PLANNING CONSTRAINT ENVELOPE.

SHEET KEYNOTES

1. EXISTING OPENING
2. EXISTING BAY WINDOW
3. EXISTING STAIRS
4. ADJACENT ENTRY/GARAGE ALCOVE
5. EXTENT OF PROPOSED BUILDING
6. ALL SOUTH FACING WINDOWS ABOVE 24 SF. REQ. TO MEET STANDARDS FOR BIRD SAFE BUILDINGS AND WINDOW COATINGS

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7	2-13-2017
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SITE PERMIT	
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SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

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

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:

ELEVATIONS:(E) REAR,
REAR

63 CARMEL ST

A2.2

GENERAL SHEET NOTES

- GUIDELINE FOR 40' RH-2 HEIGHT LIMIT PER SECTION 102.12.
- T.O. CURB AT C.L. OF BUILDING = +423.88'
- GROUND AT WEST P.L. PER SECTION 102.12.C.
- GROUND AT EAST P.L. PER SECTION 102.12.C.
- PROJECTION OF GUIDELINE UP 40' PER SECTION 260.
- 30' ABOVE T.O. CURB AT AVERAGE OF ADJACENT NEIGHBORS PER SECTIONS 261(C) AND 132.
- PER SECTION 261.C. LOT UPSLOPE > 20' SO ADDITIONAL 30' ANGLED FRONT CONSTRAINT NOT REQUIRED.

SHEET KEYNOTES

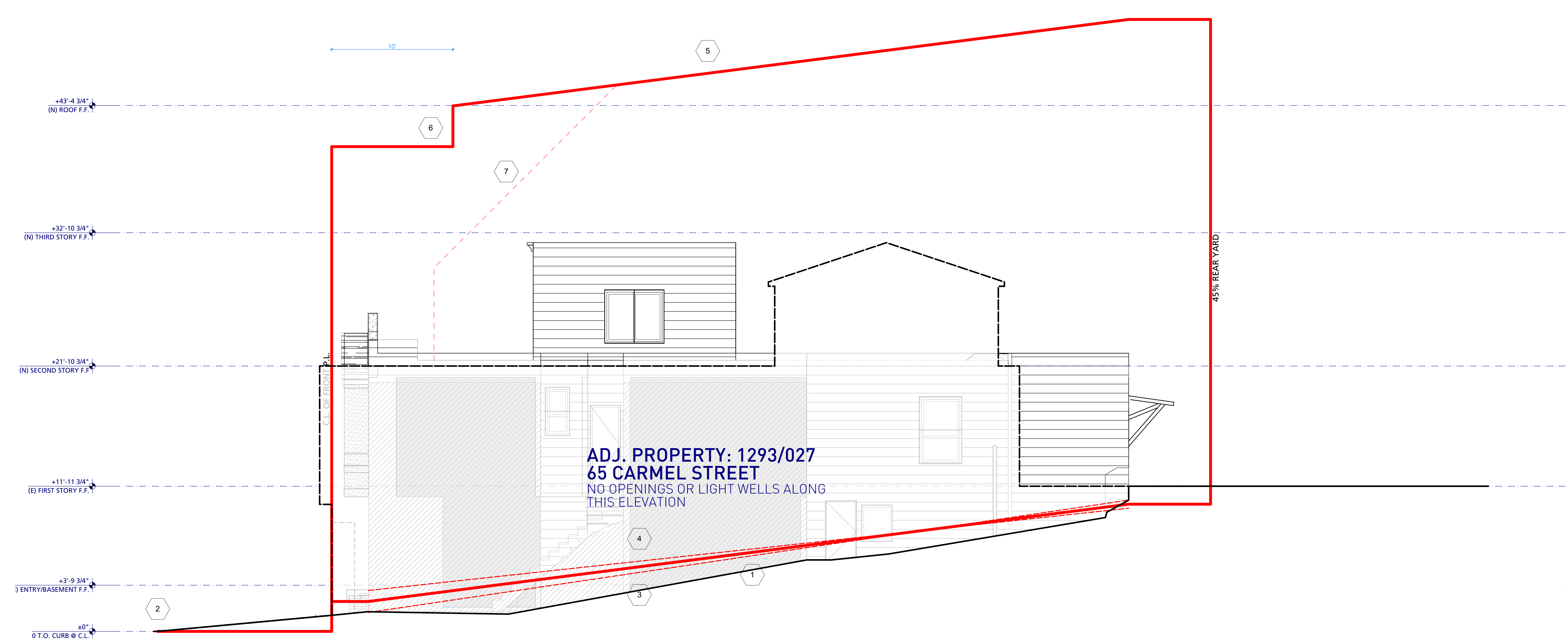
- EXISTING OPENING
- EXISTING BAY WINDOW
- EXISTING STAIRS
- ADJACENT ENTRY/GARAGE ALCOVE
- EXTENT OF PROPOSED BUILDING
- ALL SOUTH FACING WINDOWS ABOVE 24 SF REQ. TO MEET STANDARDS FOR BIRD SAFE BUILDINGS AND WINDOW COATINGS

GENERAL SHEET NOTES

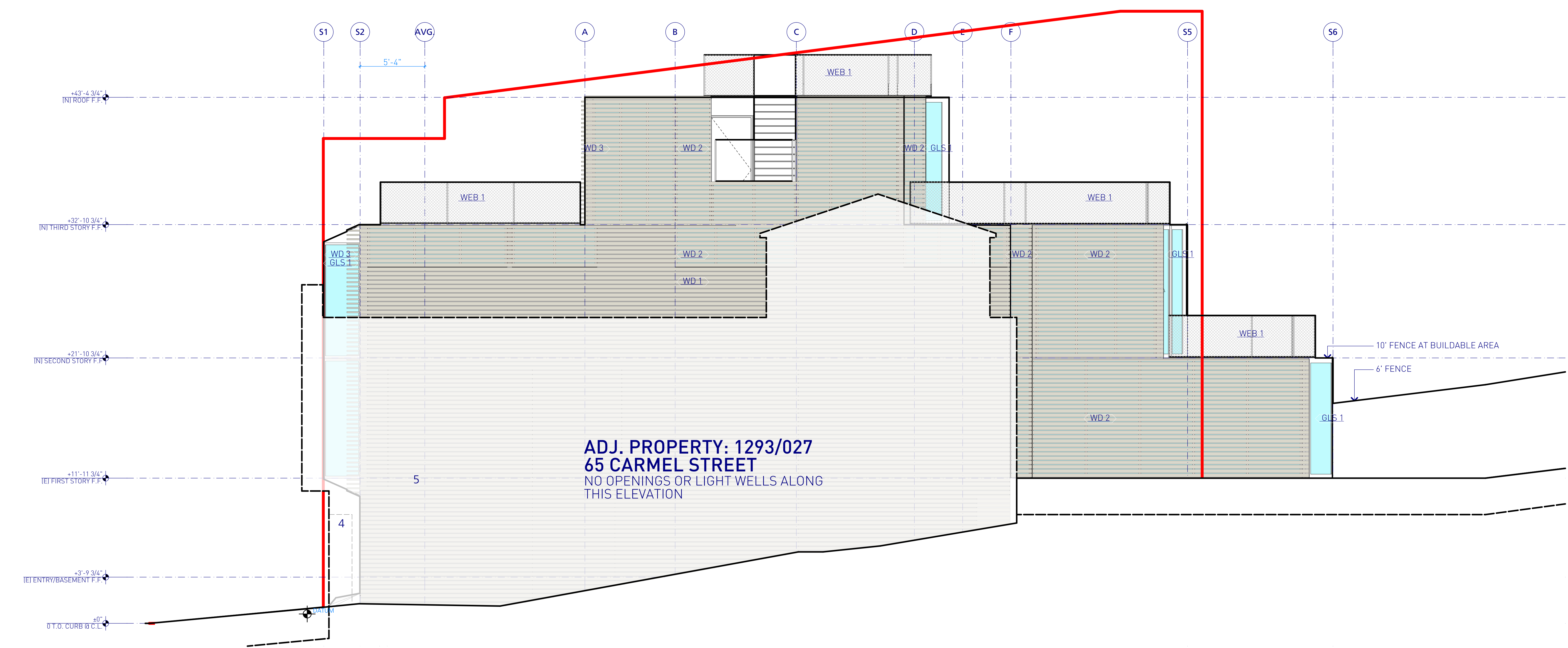
- REFERENCE SHEET A3.1 BUILDING SECTION A (LONG) FOR PLANNING CONSTRAINT ENVELOPE.

SHEET KEYNOTES

- EXISTING OPENING
- EXISTING BAY WINDOW
- EXISTING STAIRS
- ADJACENT ENTRY/GARAGE ALCOVE
- EXTENT OF PROPOSED BUILDING
- ALL SOUTH FACING WINDOWS ABOVE 24 SF REQ. TO MEET STANDARDS FOR BIRD SAFE BUILDINGS AND WINDOW COATINGS



1 EXISTING ELEVATION: WEST (SIDE)
SCALE: 1/4" = 1'-0"



2 ELEVATION: WEST (SIDE)
SCALE: 1/4" = 1'-0"

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6	1-18-2017
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SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

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

CHECKED: LO

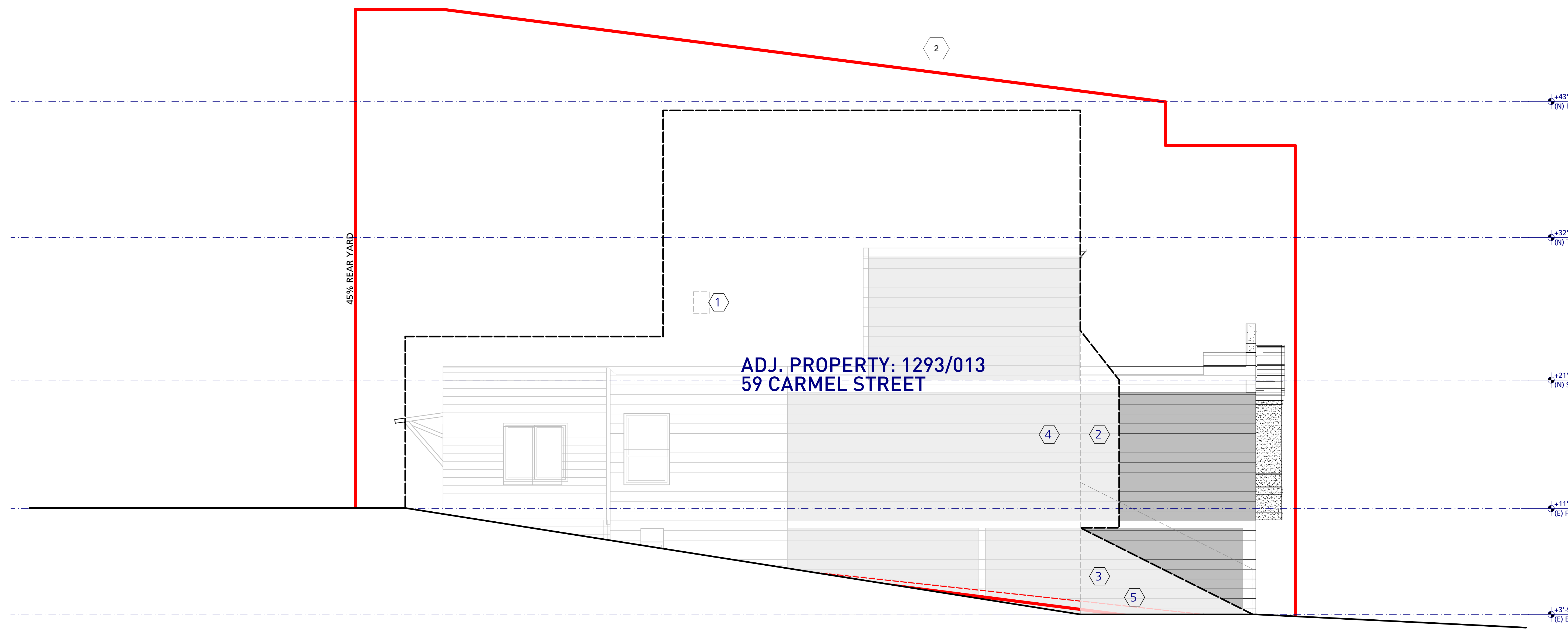
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PROJECT: 1407

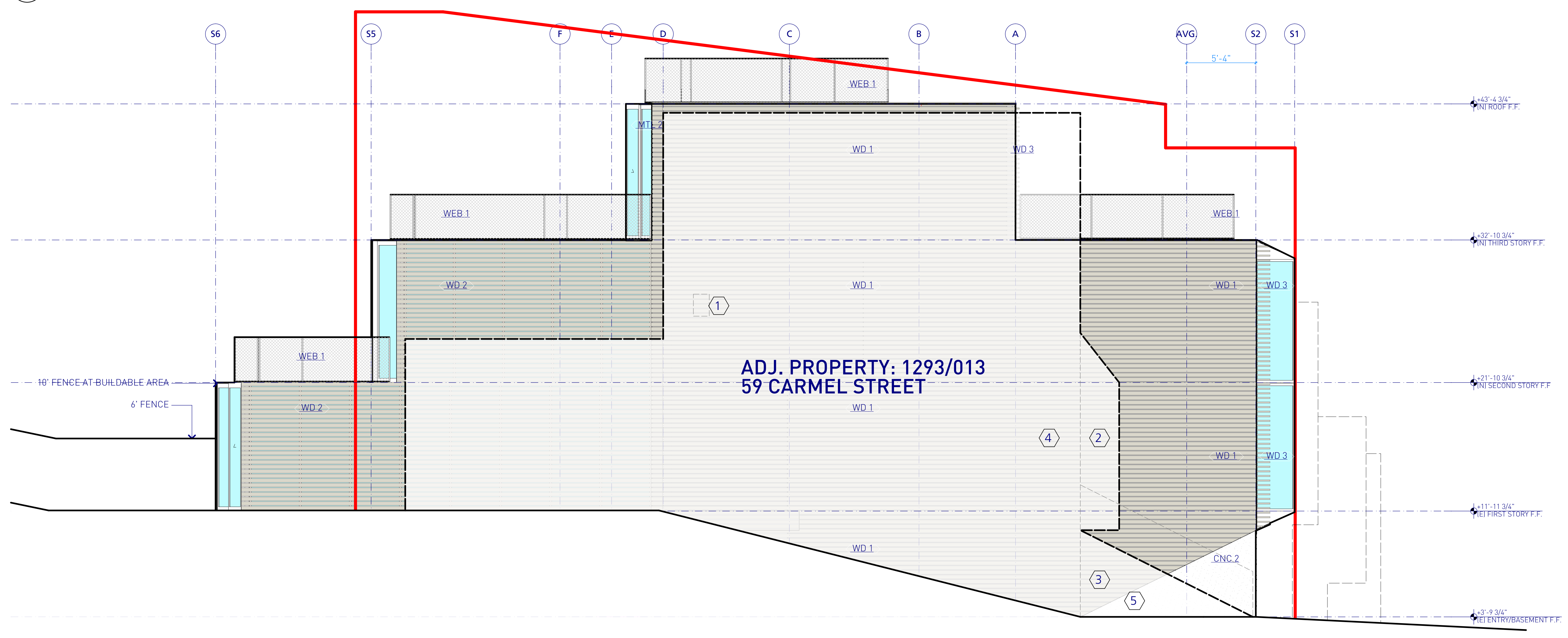
ARCHITECT STAMP

SHEET TITLE:
ELEVATIONS: (E)
EAST, EAST

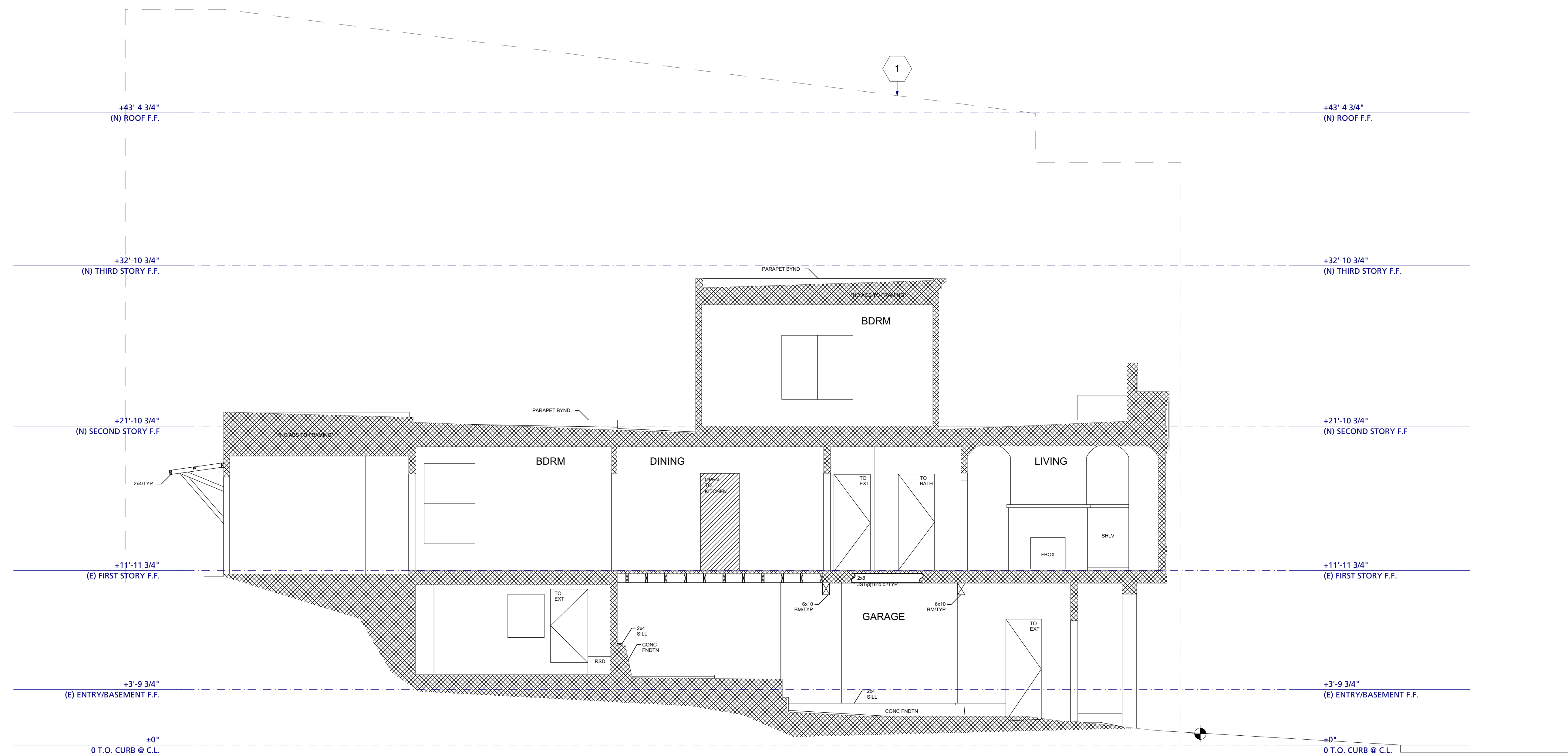
- GENERAL SHEET NOTES**
1. REFERENCE SHEET A3.1 BUILDING SECTION A (LONG) FOR PLANNING CONSTRAINT ENVELOPE.
- SHEET KEYNOTES**
1. EXISTING OPENING
 2. EXISTING BAY WINDOW
 3. EXISTING STAIRS
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 5. EXTENT OF PROPOSED BUILDING
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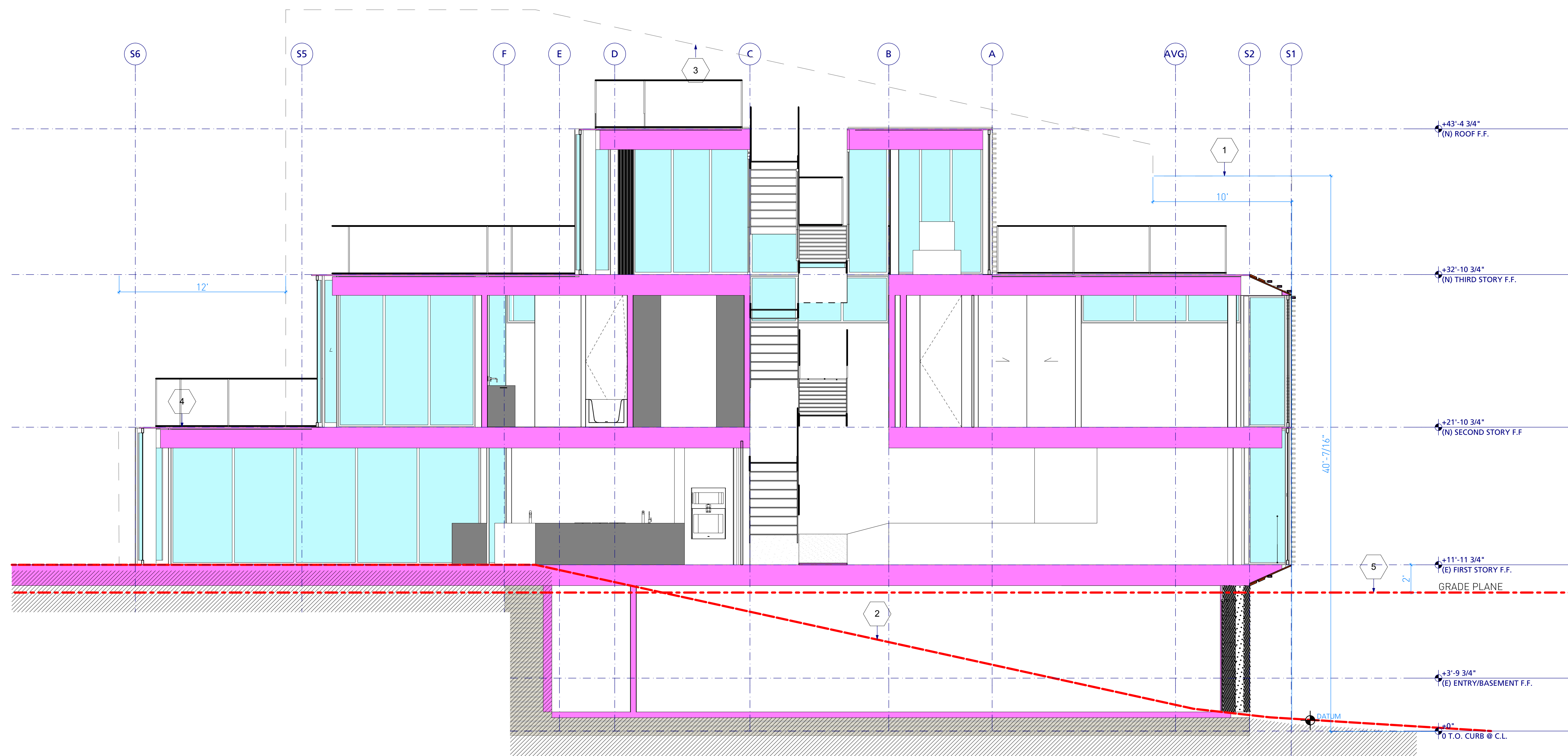
1 EXISTING ELEVATION: EAST (SIDE)
SCALE: 1/4" = 1'-0"



2 ELEVATION: EAST
SCALE: 1/4" = 1'-0"



1 EXISTING BUILDING SECTION: A (LONG)
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION: 3 (LONG)
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

SHEET KEYNOTES

1. BECAUSE UPSLOPE OF LOT EXCEEDS 20', SECTION 261 DOES NOT APPLY. PER SECTION 102.12.C HEIGHT LIMIT IS 40' ABOVE T.O. CURB FOR FIRST 10'.
2. PER SECTION 102.12.C HEIGHT LIMIT DATUM IS AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING.
3. HEIGHT LIMIT PER SECTION 102.12.C DETERMINED BY PROJECTING 40' RH-2 HEIGHT LIMIT UP FROM ESTABLISHED HEIGHT LIMIT DATUM.
4. 12' ALLOWABLE REAR YARD PROJECTION, NO MORE THAN 10' ABOVE REAR GRADE FOR FULL LOT WIDTH, PER SECTION 136.
5. ENTRY LEVEL SHALL BE CONSIDERED A BASEMENT PER CBC 202. FLOOR ABOVE IS LESS THAN 6' ABOVE GRADE PLANE AND LESS THAN 12' ABOVE BASEMENT F.F.

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SITE PERMIT

2 1-15-2016

SITE PERMIT

1 9-9-2015

SITE PERMIT

- 7-1-2015

SITE PERMIT

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

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:

BUILDING SECTION:
(E) 3, 3

63 CARMEL ST

A3.1

GENERAL SHEET NOTES

SHEET KEYNOTES

1. BECAUSE UPSLOPE OF LOT EXCEEDS 20', SECTION 261 DOES NOT APPLY. PER SECTION 102.12.C HEIGHT LIMIT IS 40' ABOVE T.O. CURB FOR FIRST 10'.
2. PER SECTION 102.12.C HEIGHT LIMIT DATUM IS AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING.
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5. ENTRY LEVEL SHALL BE CONSIDERED A BASEMENT PER CBC 202. FLOOR ABOVE IS LESS THAN 6' ABOVE GRADE PLANE AND LESS THAN 12' ABOVE BASEMENT F.F.

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SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

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

CHECKED: LO

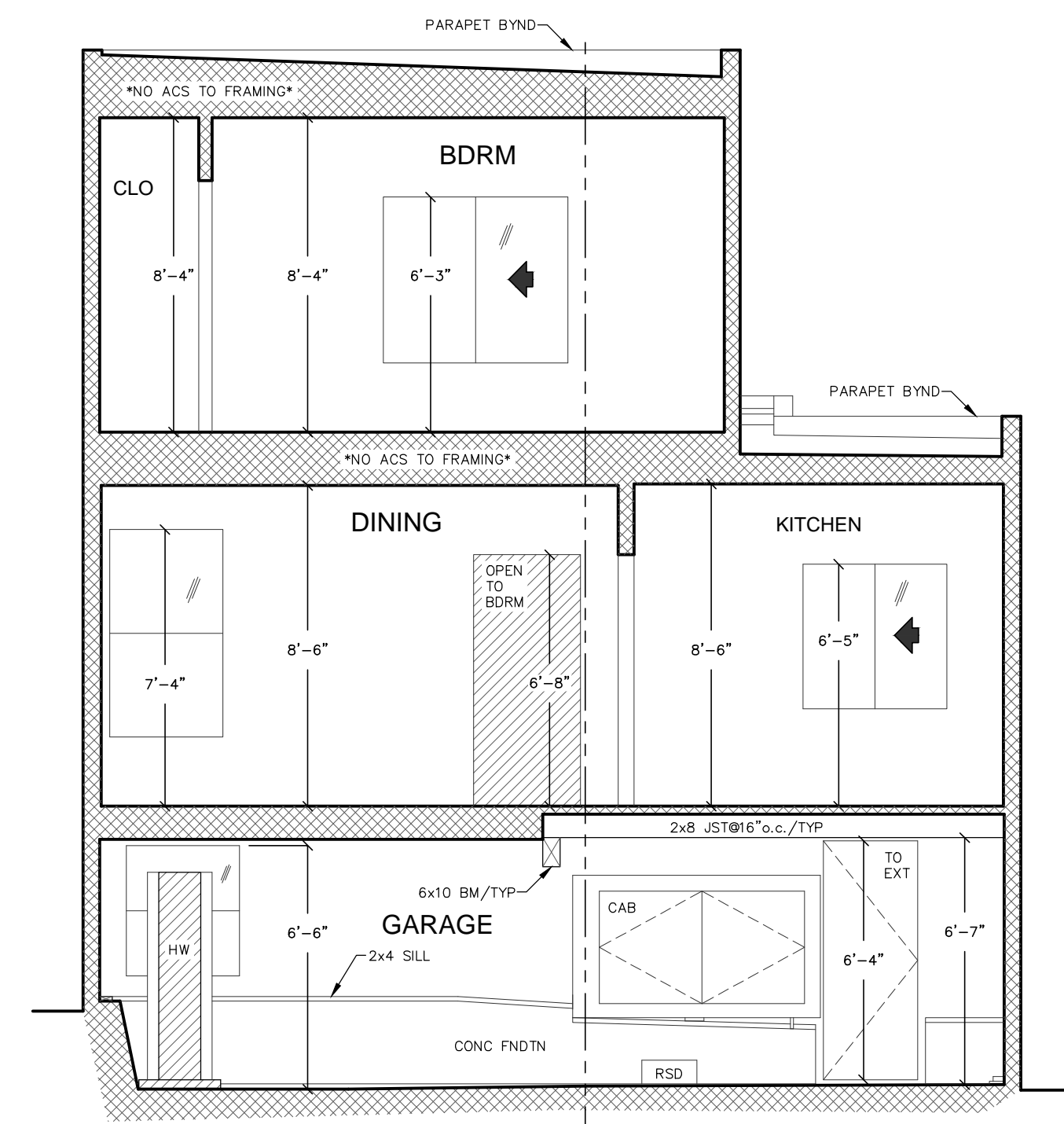
DRAWN: LO, DB

PROJECT: 1407

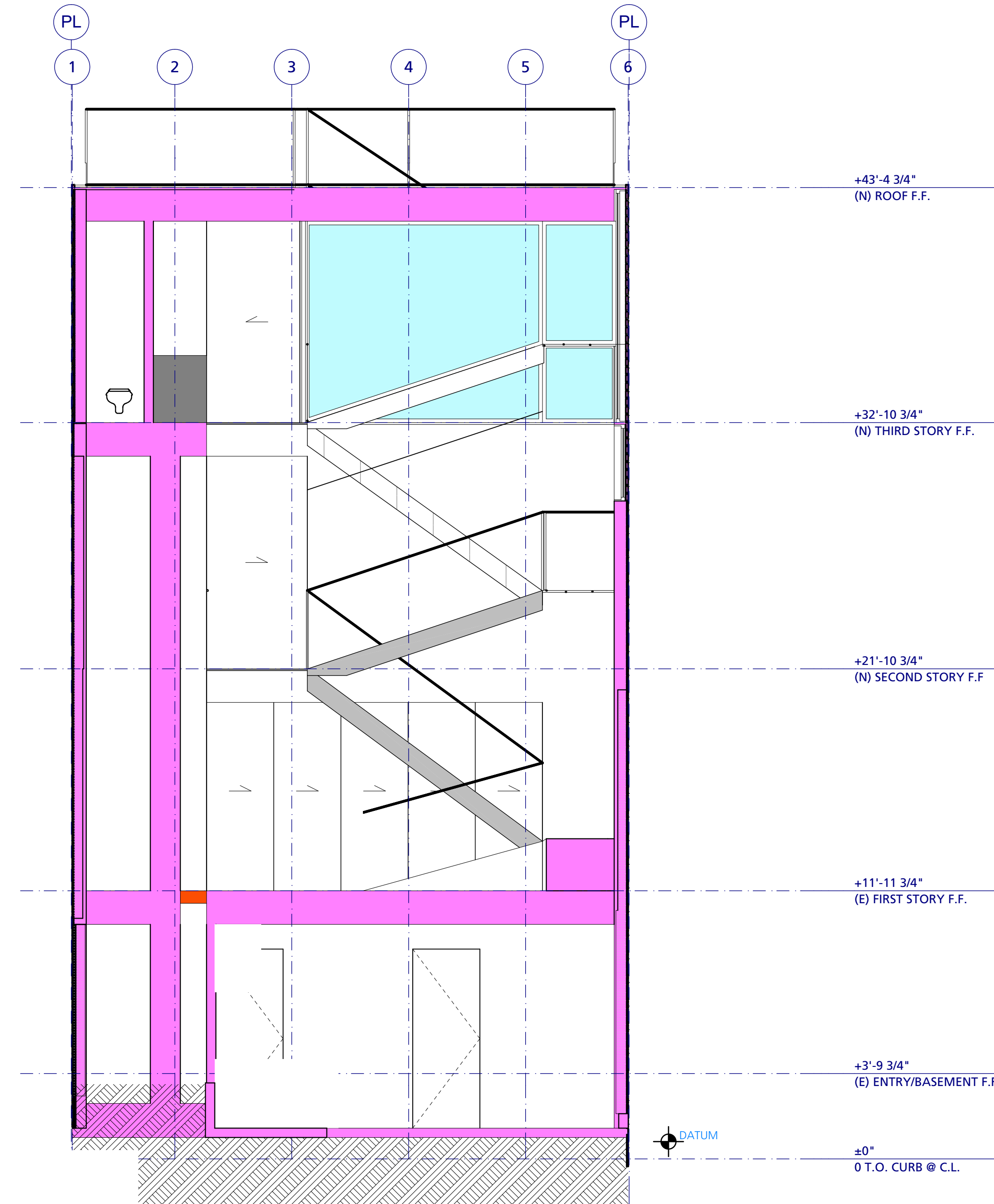
ARCHITECT STAMP

SHEET TITLE:

BUILDING SECTION:
(E) B, B



1 EXISTING BUILDING SECTION: B [CROSS]
SCALE: 1" = 1'-0"



2 BUILDING SECTION: B [CROSS]
SCALE: 1/4" = 1'-0"

SCHEME U

7 2-13-2017

SITE PERMIT / VARIANCE / REV 3

6 1-18-2017

SITE PERMIT / VARIANCE / REV 2

5 9-26-2016

SITE PERMIT / VARIANCE

4 5-5-2016

SITE PERMIT

3 3-25-2016

SITE PERMIT

2 1-15-2016

SITE PERMIT

1 9-9-2015

SITE PERMIT

- 7-1-2015

SITE PERMIT

SCALE: 1:0.50, 1:1.39, 1:1.33, 1'

= 1'-0", 1:2.08, 1:1.67,

1:0.83

CHECKED:

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:

SCHEDULE: FINISHES

63 CARMEL ST

A6.1

FINISH SCHEDULE					
ID	DESCRIPTION	MANUFACTURER	COLOR/FINISH	NOTES	GENERAL NOTES
CNC 1	CONCRETE FLOOR		STANDARD GRAY, CLEAR SEAL	INTERIOR	
CNC 2	BOARD FORMED CONCRETE WALL		STANDARD GRAY, CLEAR SEAL	EXTERIOR	
GLS 1	WINDOW GLASS	T.B.D.	T.B.D.	EXTERIOR	BIRD SAFE COATING PER REQUIREMENT
GLS 2	FRONT DOOR GLASS	T.B.D.	SMOKED GRAY	EXTERIOR	BIRD SAFE COATING PER REQUIREMENT
GLS 3	TRANSLUCENT GLASS		OBSCURE	INTERIOR	
GLS 4	1/4" MIRROR				
GLS 5	1/2" MIRROR				
GLS 6	GLASS GUARDRAIL		CLEAR	INTERIOR GUARDRAILS	USE WITH CRL B5L10D LOW PROFILE BASE SHOE
MTL 1	ALUMINUM PANEL	T.B.D.	LIGHT MATTE	TO MATCH ALUM. WINDOW FRAMES	
MTL 2	ALUMINUM PANEL PERFORATED	T.B.D.	LIGHT MATTE	TO MATCH ALUM. WINDOW FRAMES	
WD 1	3 1/2" SHIP-LAP CEDAR CLADDING		LIGHT STAIN	3 1/2" WITH 3/4" REVEAL	EXTERIOR
WD 2	3 1/2" x 1 1/4" CEDAR LOUVERS		LIGHT STAIN	3 1/2" WITH 3/4" REVEAL	EXTERIOR OVER GLASS
WD 2	1 1/4" x 3 1/2" CEDAR LOUVERS		LIGHT STAIN	1 1/4" WITH 3/4" REVEAL	EXTERIOR OVER GLASS
WEB 1	WEBNET	INOX	STAINLESS STEEL	GAURDRAIL	
STN 1	STONE COBBLES	T.B.D.	LIGHT GRAY	FOREDCOURT	PERMEABLE SURFACE

1 SCHEDULE: FINISHES

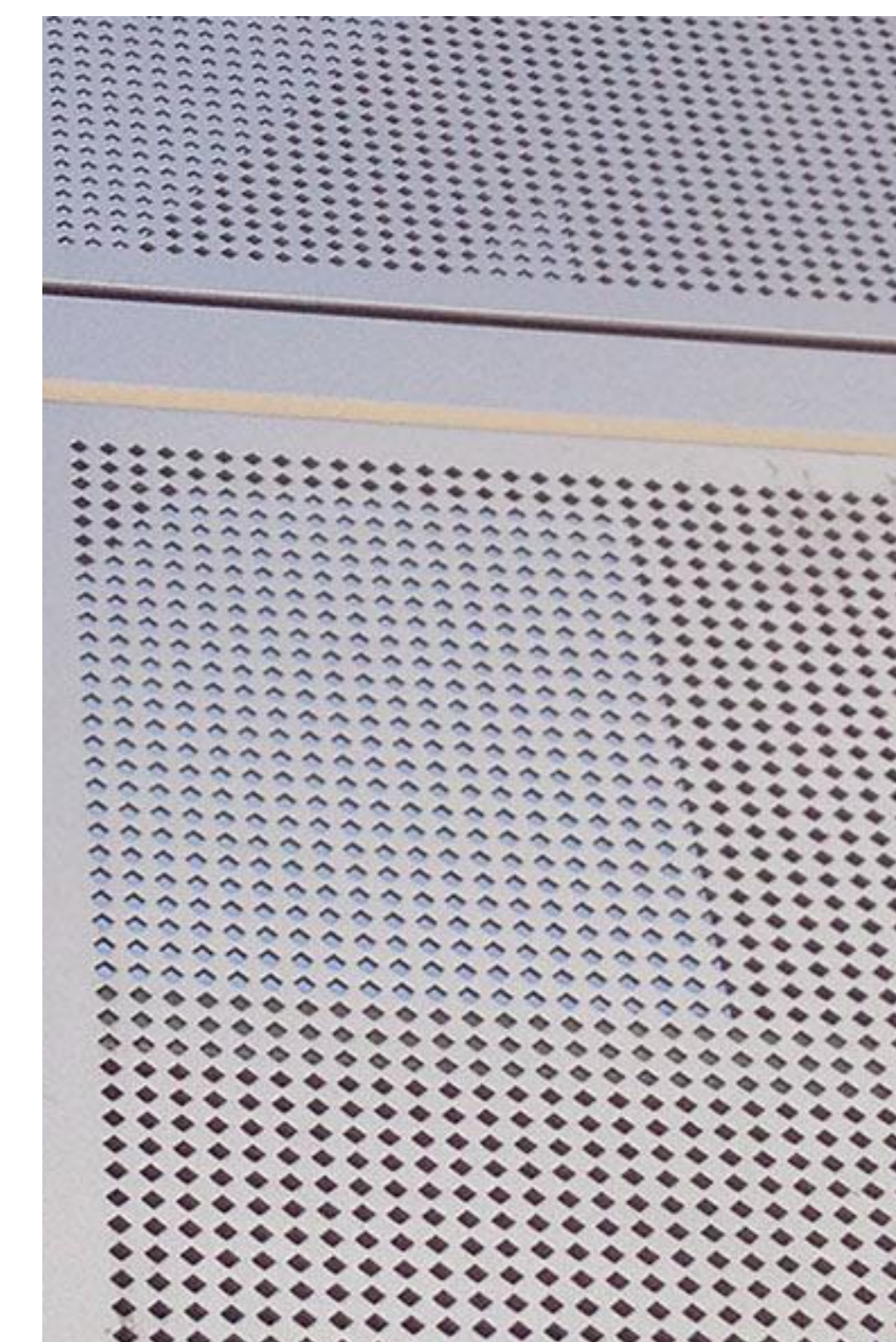
2



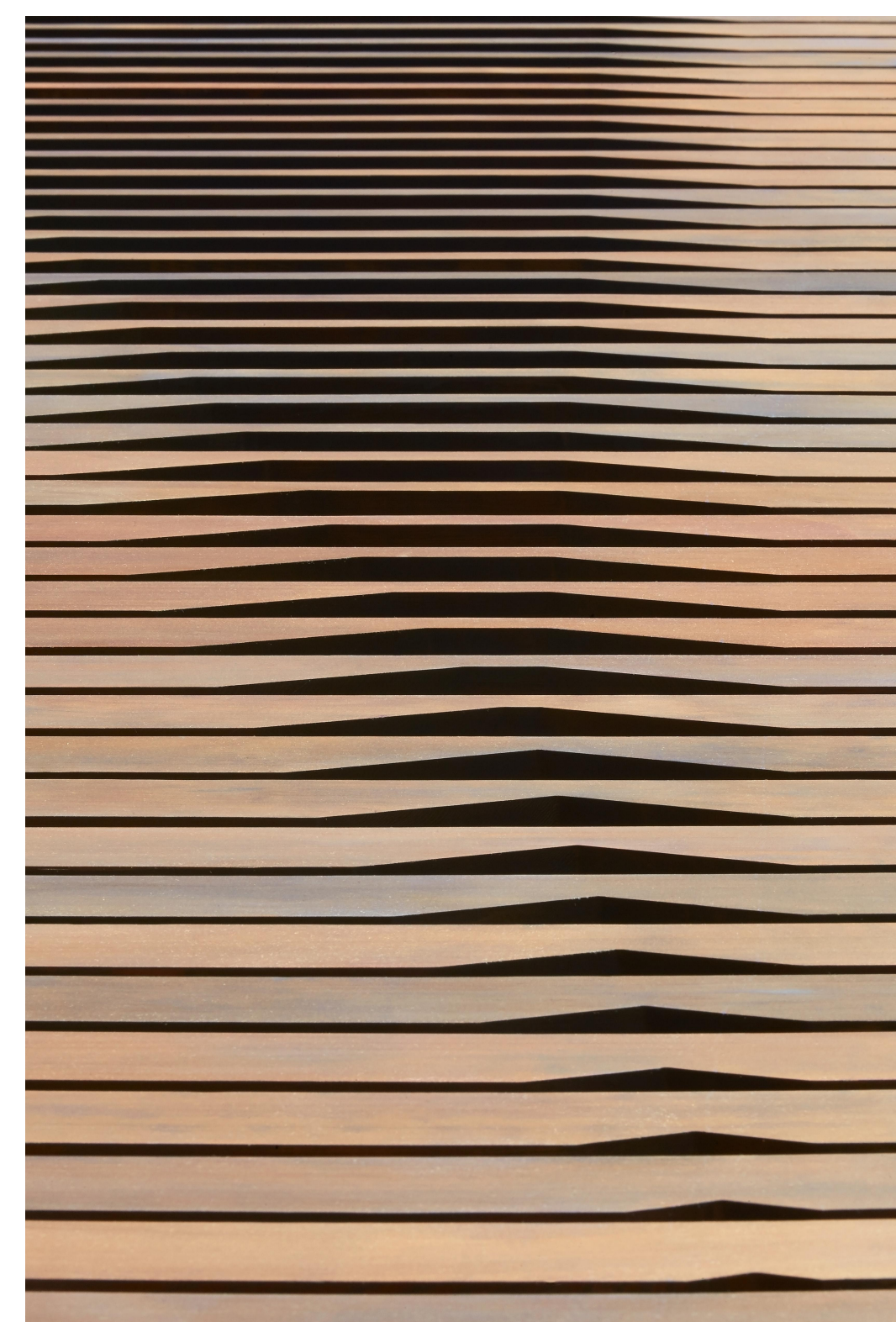
2 CNC 2_BOARD FORMED CONCRETE



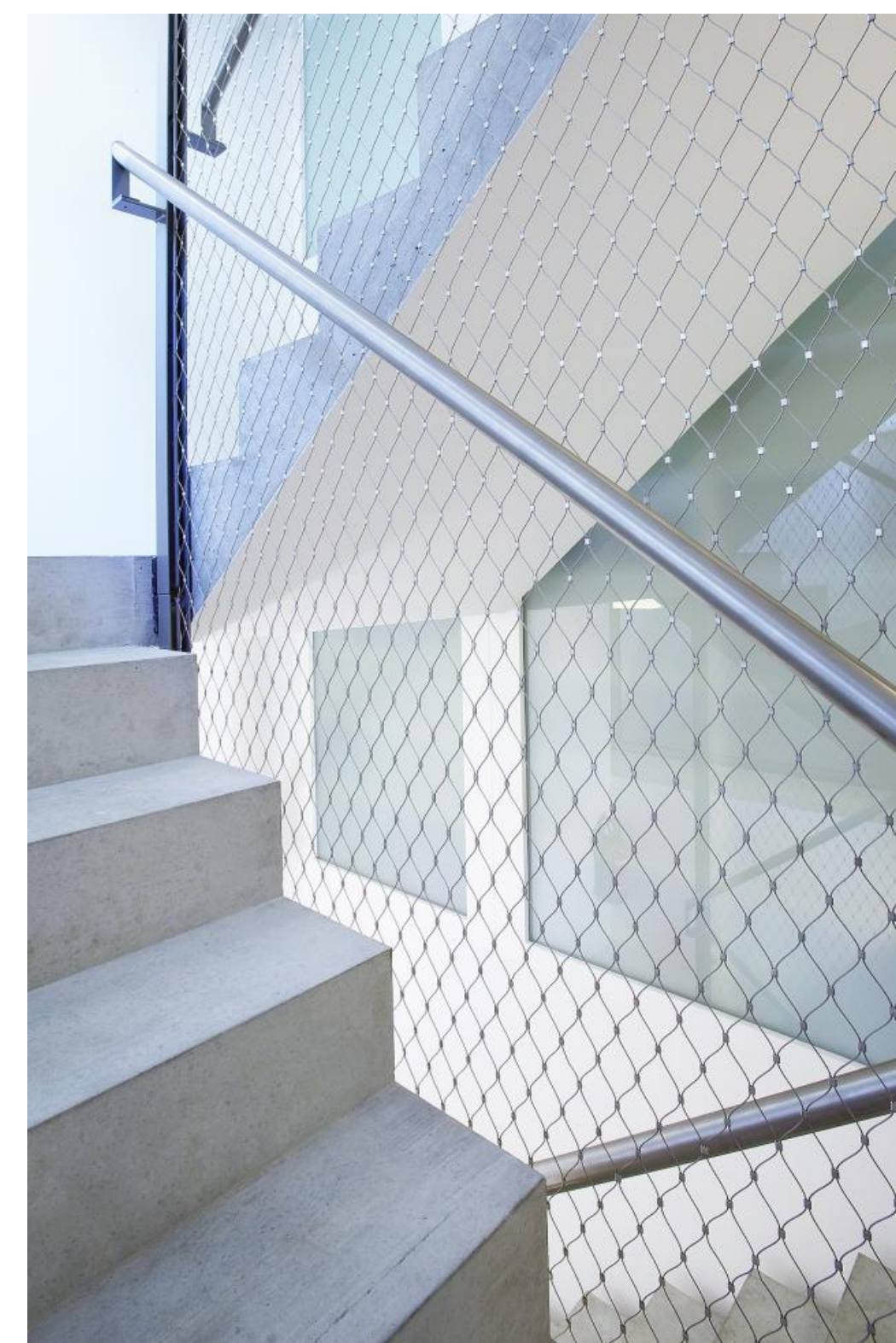
3 MTL 1_ALUMINUM PANEL



4 MTL 2_PERFORATED ALUMINUM PANEL



5 WD 1-3_CEDAR LOUVERS



6 WEB 1_WEB NET GUARDRAIL



7 STN 1_STONE COBBLES



① VIEW SOUTH EAST



② VIEW FROM NORTH



③ AERIAL FROM SOUTH WEST



④ AERIAL FROM SOUTH EAST

63 CARMEL ST
SAN FRANCISCO CA
94117

OPA
www.oparch.net
2148 LARKIN ST, SAN
FRANCISCO, CA 94109, [415] 474-
6723

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WHICH THEY ARE PREPARED.

SCHEME U

7	2-13-2017
SITE PERMIT / VARIANCE / REV 3	
6	1-18-2017
SITE PERMIT / VARIANCE / REV 2	
5	9-26-2016
SITE PERMIT / VARIANCE	
4	5-5-2016
SITE PERMIT	
3	3-25-2016
SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

SCALE: 1:0.52, 1:0.50, 1:0.48,
1:0.49
CHECKED: LO
DRAWN: LO, DB
PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:
3D VIEWS

63 CARMEL ST
A9.1

7	2-13-2017
SITE PERMIT / VARIANCE / REV 3	
6	1-18-2017
SITE PERMIT / VARIANCE / REV 2	
5	9-26-2016
SITE PERMIT / VARIANCE	
4	5-5-2016
SITE PERMIT	
3	3-25-2016
SITE PERMIT	
2	1-15-2016
SITE PERMIT	
1	9-9-2015
SITE PERMIT	
-	7-1-2015
SITE PERMIT	

SCALE: 1" = 1'-0"

CHECKED: LO

DRAWN: LO, DB

PROJECT: 1407

ARCHITECT STAMP

SHEET TITLE:
SURVEY

63 CARMEL ST

SHEET 1
OF
1 SHEETS
JOB No.
14060

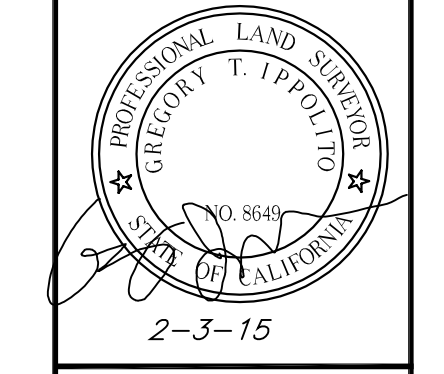
T1.1

GENERAL SHEET NOTES

1. C.L. AT REAR MID = 444.9'
C.L. AT FRONT MID = 424.88'
DIFFERENCE = 20.02' > 20'
SO THE SITE FULFILLS THE
HEIGHT EXCEPTION PER
SECTION 261.2.C.

SHEET KEYNOTES

DATE: OCTOBER 6 2014
SCALE: 1"=8'
DRAWN: P.H.-D.
CHECKED: G.T.L.



FORESIGHT
LAND SURVEYING
1537 FRANKLIN STREET SUITE #100
SAN FRANCISCO, CA 94109
415-735-6180

SITE SURVEY
63 CARMEL STREET
SAN FRANCISCO, CA
BLOCK 1293 LOT 14

SHEET 1
OF
1 SHEETS
JOB No.
14060

GENERAL NOTES

- ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
- THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

BASIS OF ELEVATION

FOUND + CUT ASW AT THE NE CORNER OF CARMEL STREET AND COLE STREET.
ELEVATION = 395.409' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

BASIS OF SURVEY

CHICAGO TITLE COMPANY PRELIMINARY REPORT ESCROW
NO:FWPN-3651401291-GB DATED 6-23-2014

MAP REFERENCES

- GRANT DEED RECORDED AS DOCUMENT NO.2014-0930854
- CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. A-10-17, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.
- CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 211 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.
- 66 CM 33-35
- BB MAPS 126
- 101 CM 90-91
- FM MAPS 8
- ROS #8397 (IN PROCESS)
- "S" MAPS 65

LEGEND

AC	ASPHALT CONCRETE	---	PROPERTY LINE
BLD	BUILDING	---	DECK OR OVERHANG
BR	BRICK	---	FLOWLINE
BST	BOTTOM OF STEP	---	ROOF LINE
BW	BASE OF WALL	---	WOOD FENCE OR RAILING
BX	BOTTOM OF DRIVEWAY "X"	---	CONTOUR (1' INTERVAL)
CC	CEMENT CONCRETE	---	CLEANOUT
CO	CLEANOUT	o	CLEANOUT
CONC	CEMENT CONCRETE	o	CLEANOUT
DWY	DRIVEWAY	o	CLEANOUT
EC	EDGE OF CEMENT CONCRETE	o	CLEANOUT
ELEV	ELEVATION	o	CLEANOUT
FF	FINISHED FLOOR	o	CLEANOUT
FL	FLOWLINE	o	CLEANOUT
GV	GAS VALVE	o	CLEANOUT
NG	GROUND	o	CLEANOUT
PGE	PAC GAS AND ELECTRIC	o	CLEANOUT
PC	PROPERTY CORNER	o	CLEANOUT
RF	ROOF AT EAVES	o	CLEANOUT
RR	ROOF RIDGE	o	CLEANOUT
TB	TOP OF BUILDING	o	CLEANOUT
TD	TOP OF DRAIN	o	CLEANOUT
TG	TOP OF ROOF GUTTER	o	CLEANOUT
TP	TOP OF PARAPET	o	CLEANOUT
TST	TOP OF STEP	o	CLEANOUT
TW	TOP OF WALL	o	CLEANOUT
TX	TOP OF DRIVEWAY "X"	o	CLEANOUT
WM	WATER METER	o	CLEANOUT

