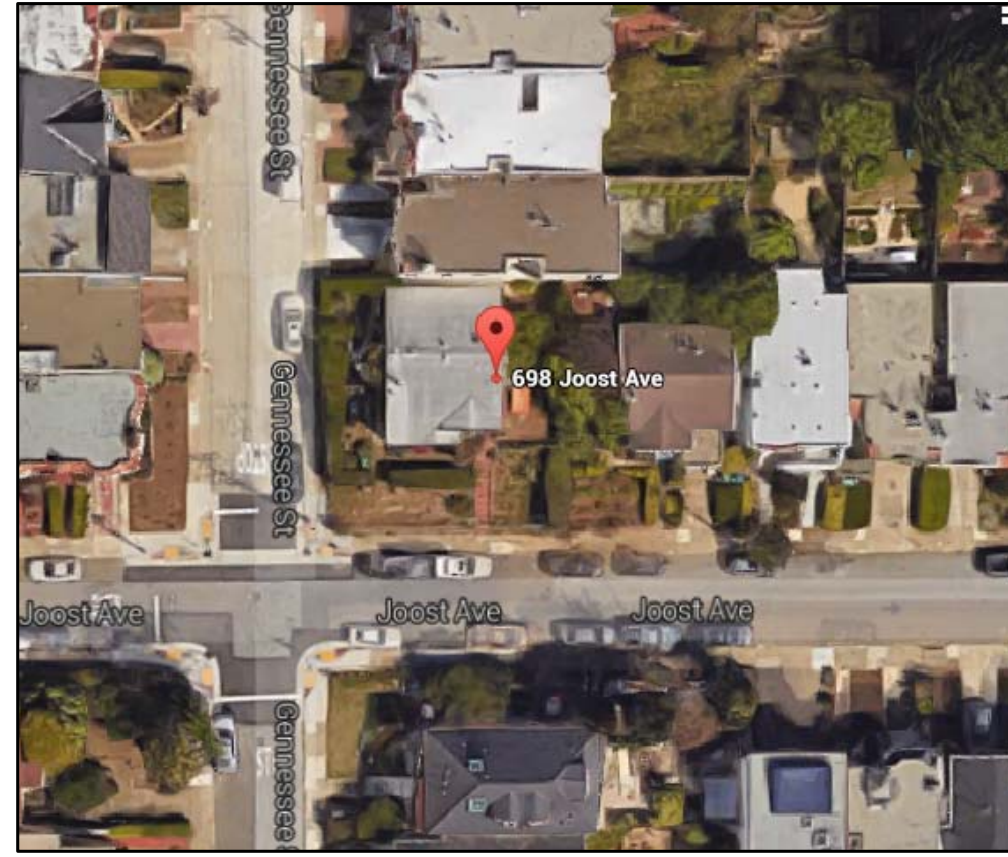


NEW GARAGE 698 JOOST AVENUE SAN FRANCISCO, CA 94127

REVISIONS	BY

AERIAL VIEW



PROJECT INFO

OWNER: ROBERT B. MCDONALD
698 JOOST AVENUE
SAN FRANCISCO, CA 94127

PROJECT CONTACT: SANTOS & URRUTIA STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CALIFORNIA 94110

(415) 642-7722
(415) 642-7590

BUILDING INFO:

BLOCK: 3087
LOT: 026
BUILDING USE: RESIDENTIAL
TYPE OF CONSTRUCTION: TYPE 5
NUMBER OF STORIES: 2
OCCUPANCY CLASS: R-3
NUMBER OF DWELLING UNITS: 1
ZONING: RH-1
SECTION: 134(C) (1)

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE

SHEET INDEX

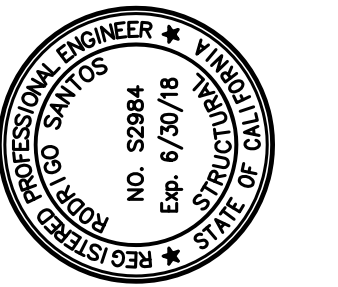
- A0- TITLE PAGE/ SITE PLAN
- A1- PROPOSED AND EXISTING SITE PLAN
- A2- PROPOSED GARAGE PLAN IN CONTEXT
- A3- PROPOSED GARAGE PLANS AND SECTION
- A4- PROPOSED FRONT ELEVATION IN CONTEXT
- A5- EXISTING ELEVATIONS
- A6- SUPPLEMENTAL PICTURES, EXISTING LEMON TREE LOCATION

SCOPE OF WORK: NEW GARAGE

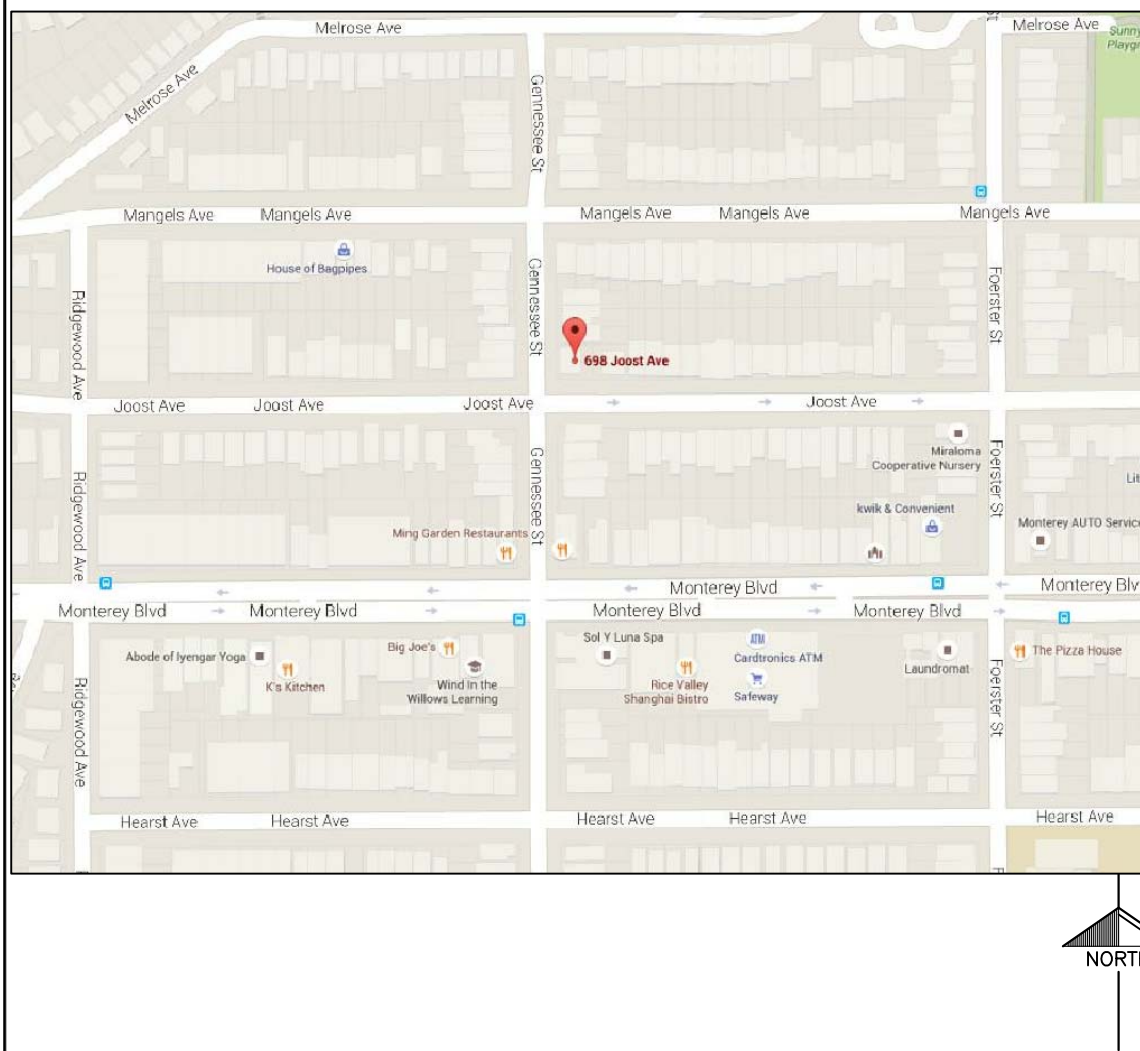
DRAWING SYMBOLS

- BUILDING ELEVATION TAG
- BUILDING SECTION TAG
- DETAIL TAG

SANTOS & URRUTIA
 STRUCTURAL
 ENGINEERS INC.
 2451 HARRISON STREET
 SAN FRANCISCO, CA 94110
 TELEPHONE (415) 642-7722
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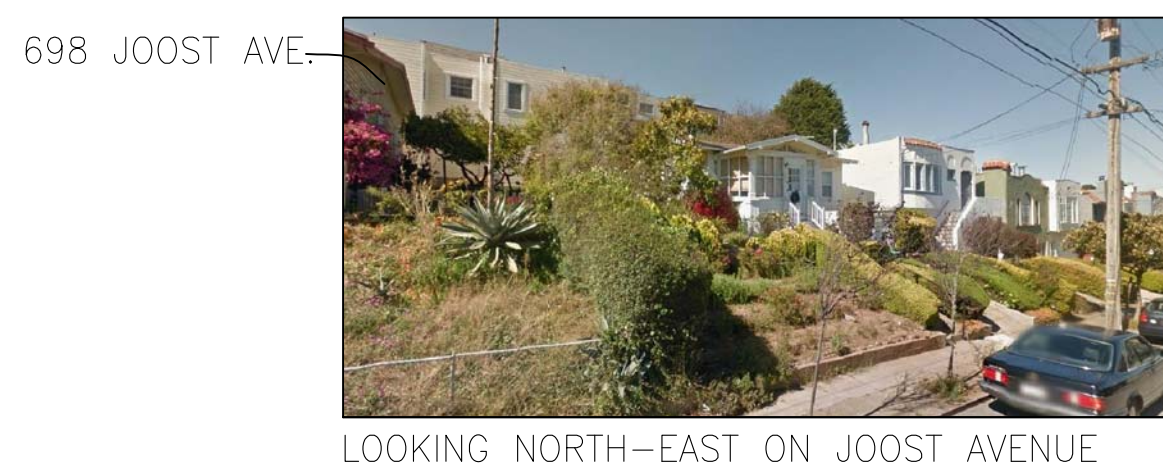
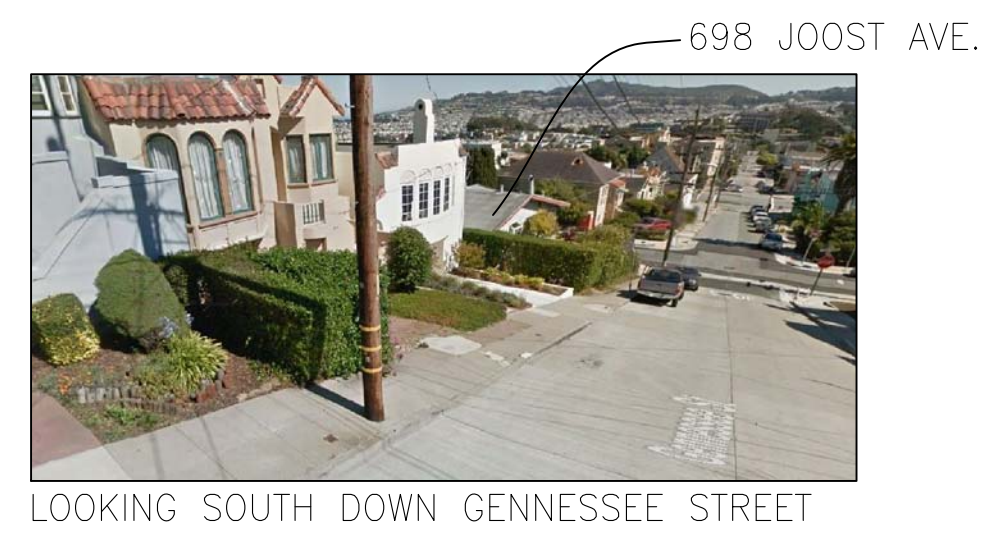
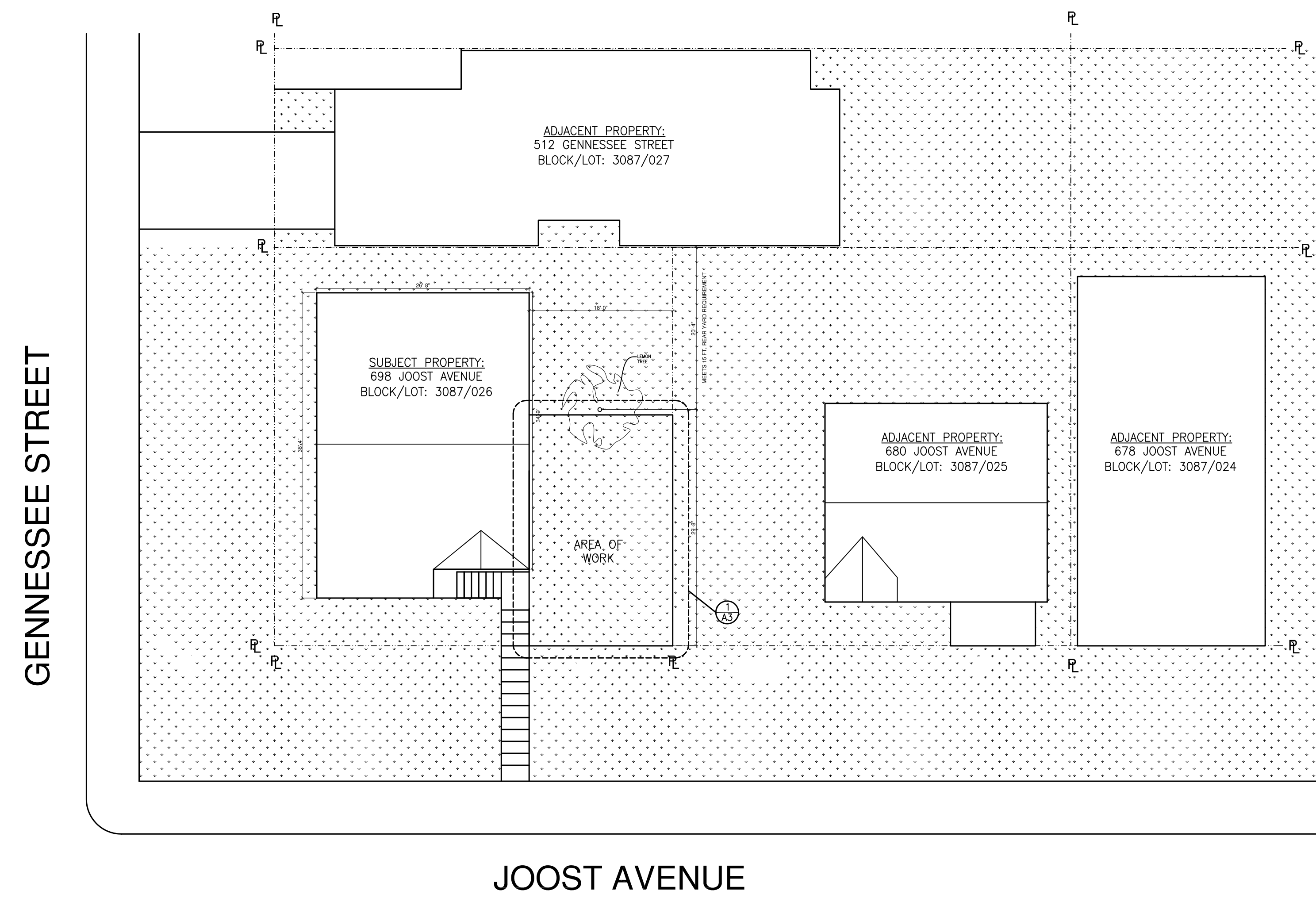


VICINITY MAP



**TITLE PAGE/
SITE PLAN**

NEW GARAGE
698 JOOST AVENUE
SAN FRANCISCO, CALIFORNIA

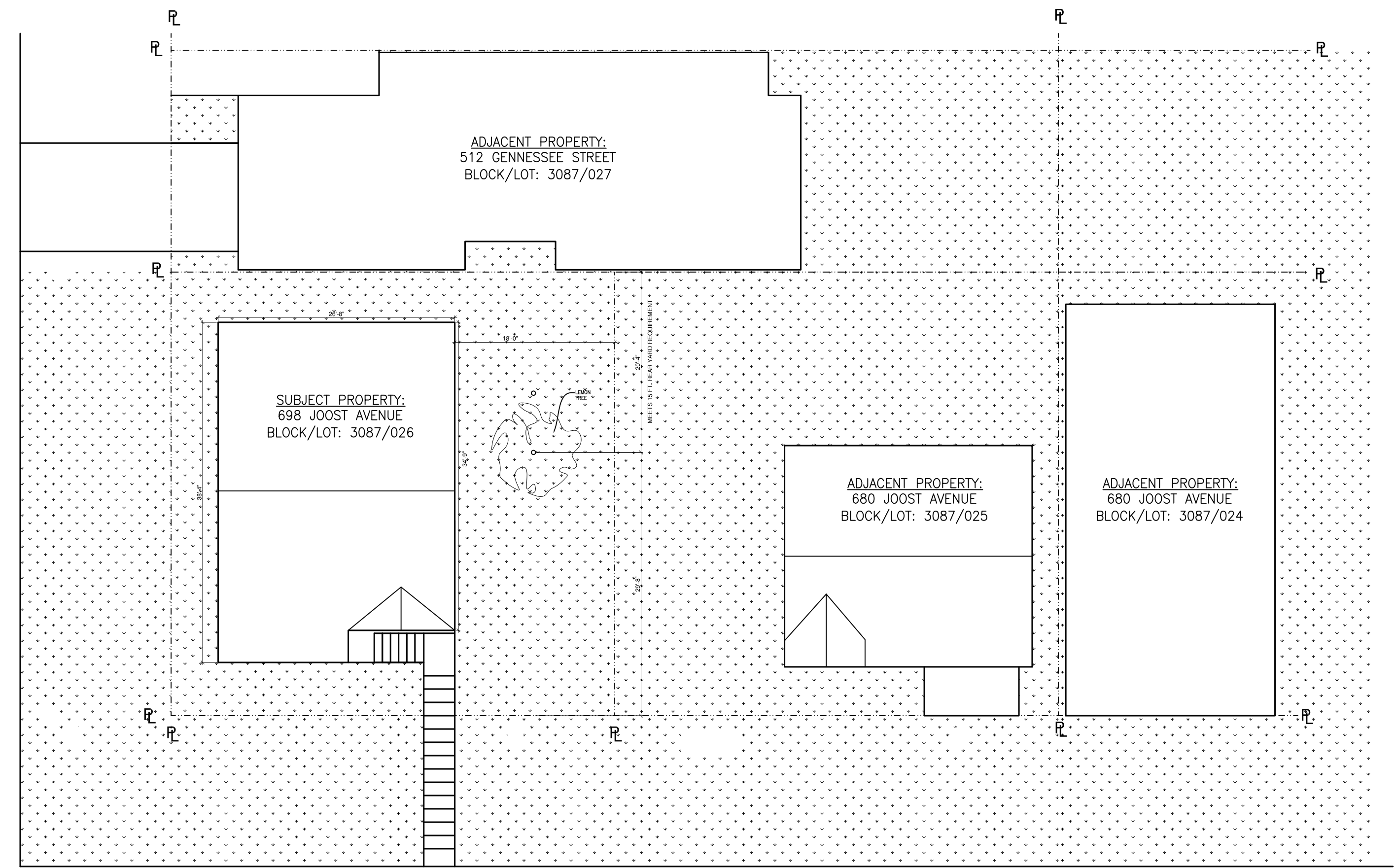


SITE PLAN

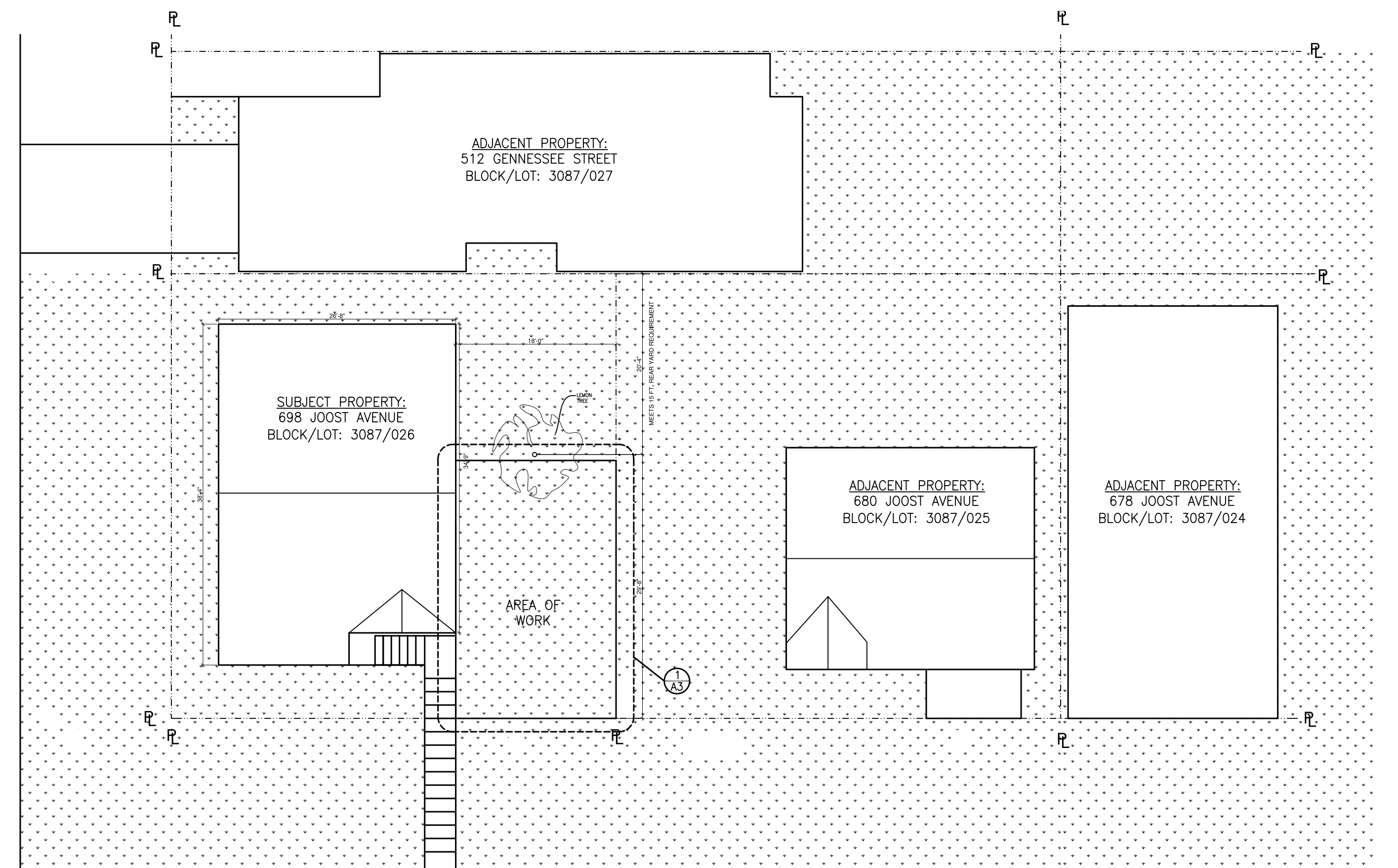
SCALE: 3/32" = 1'-0"

11/11/2016 2:07 PM Plotted by: Drrwh
 X:\Drawings\10350-10399\10355\Arch\10355BASEFLANS.dwg
 36x24

Date:	11 november 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	10358
Sheet	AO
Of 7	Sheets



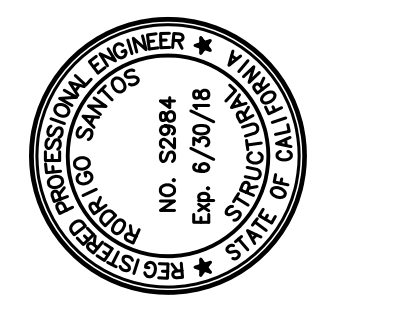
2 EXISTING SITE PLAN
A1 SCALE: 3/32" = 1'-0"



1 PROPOSED SITE PLAN
A1 SCALE: 3/32" = 1'-0"

REVISIONS	BY

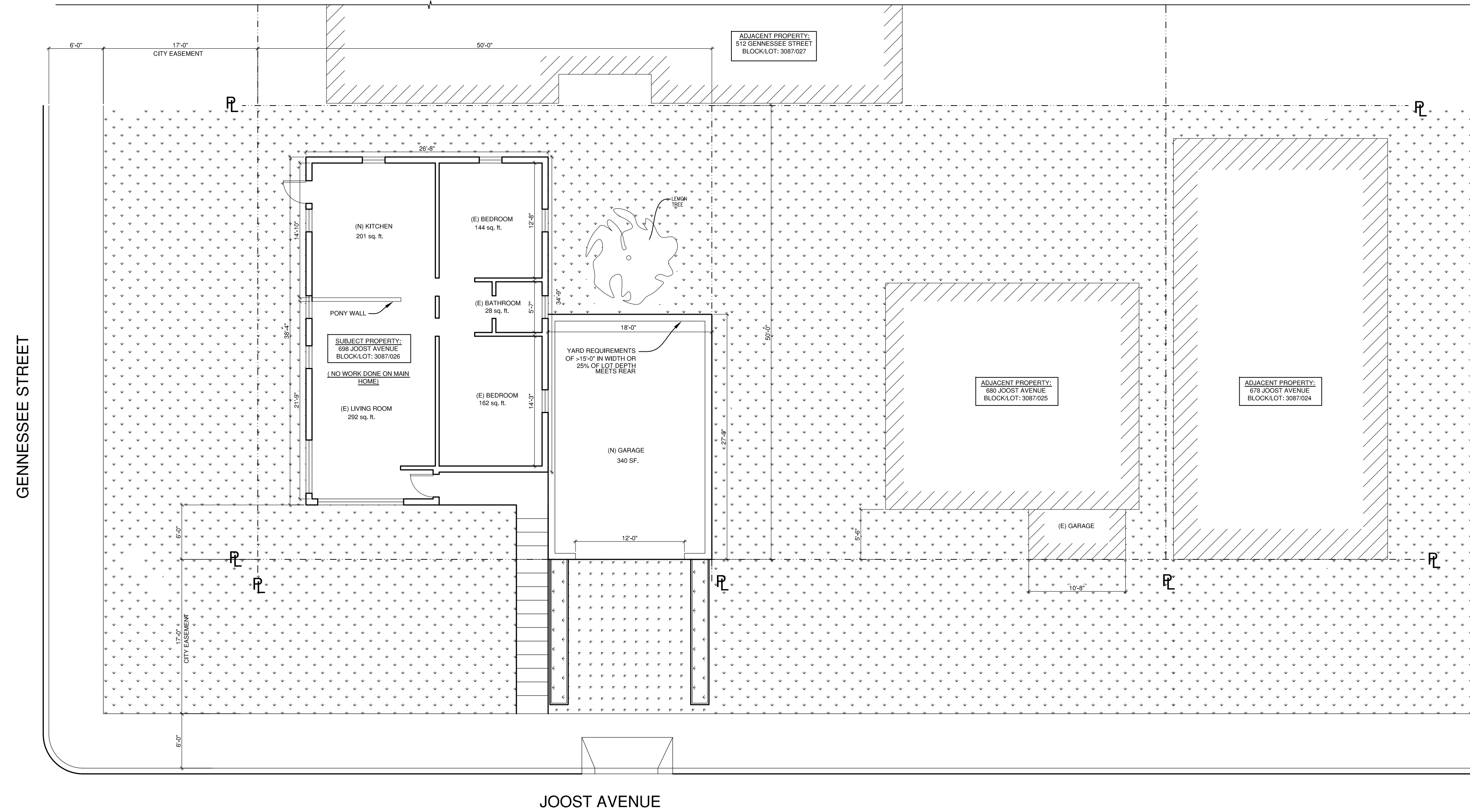
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
245 HARRISON STREET
SAN FRANCISCO, CA 94102
TELEPHONE (415) 642-7722
FAX (415) 642-7590



PROPOSED AND EXISTING
SITE PLANS

NEW GARAGE
698 JOOST AVENUE
SAN FRANCISCO, CALIFORNIA

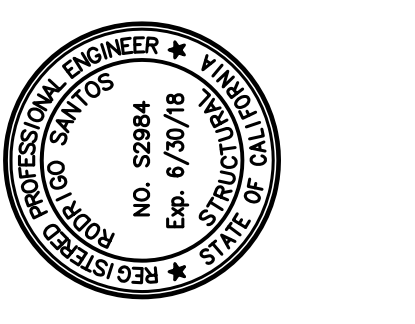
Date:	11 november 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	10358
Sheet	A1
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1
A2 PROPOSED GARAGE PLAN IN CONTEXT
SCALE: 1/8" = 1'-0"

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SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
245 FARRISON STREET
SAN FRANCISCO, CA 94115
TELEPHONE (415) 642-7722
FAX (415) 642-7590



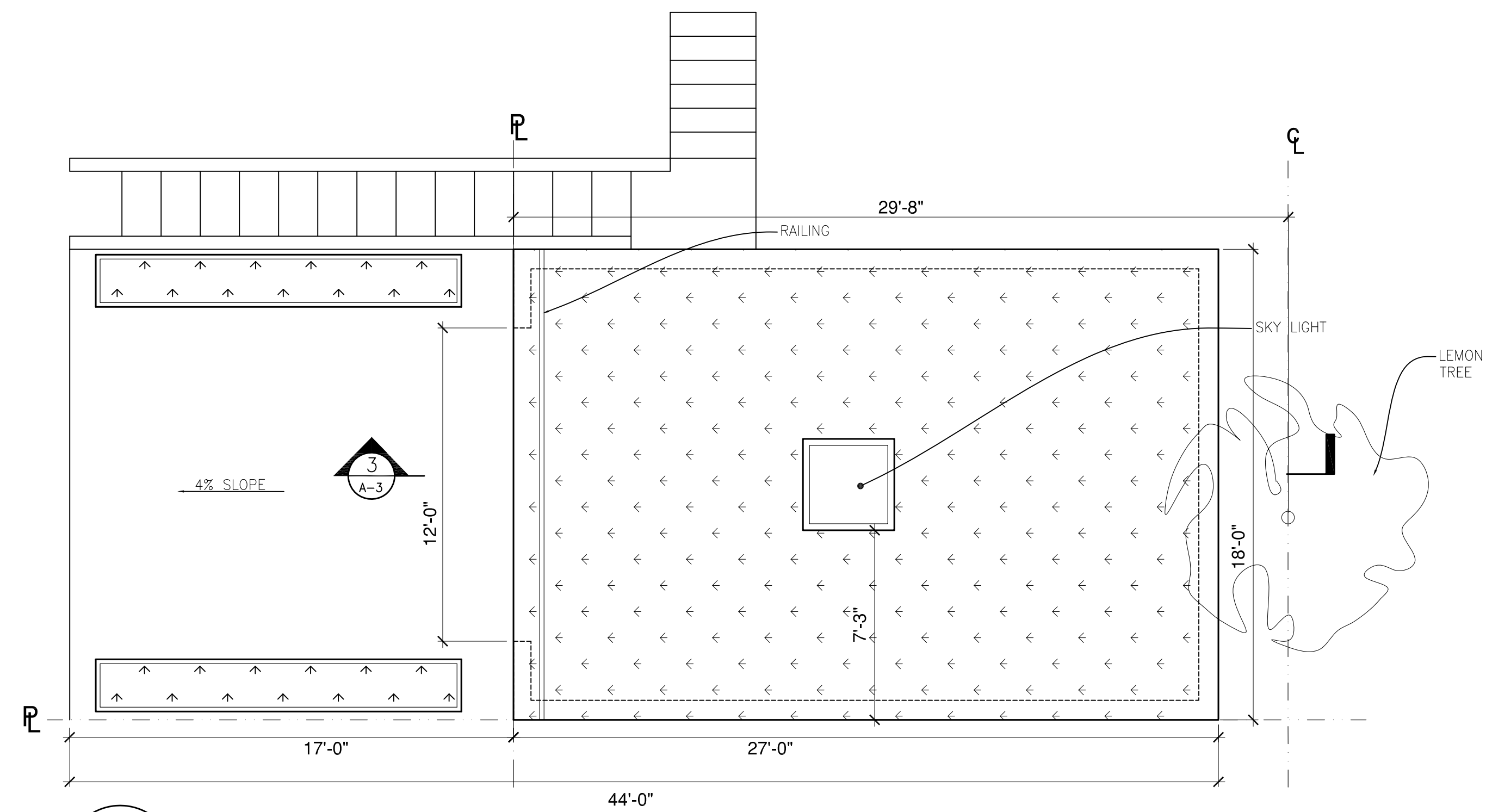
**PROPOSED
GARAGE PLAN**

NEW GARAGE
698 JOOST AVENUE
SAN FRANCISCO, CALIFORNIA

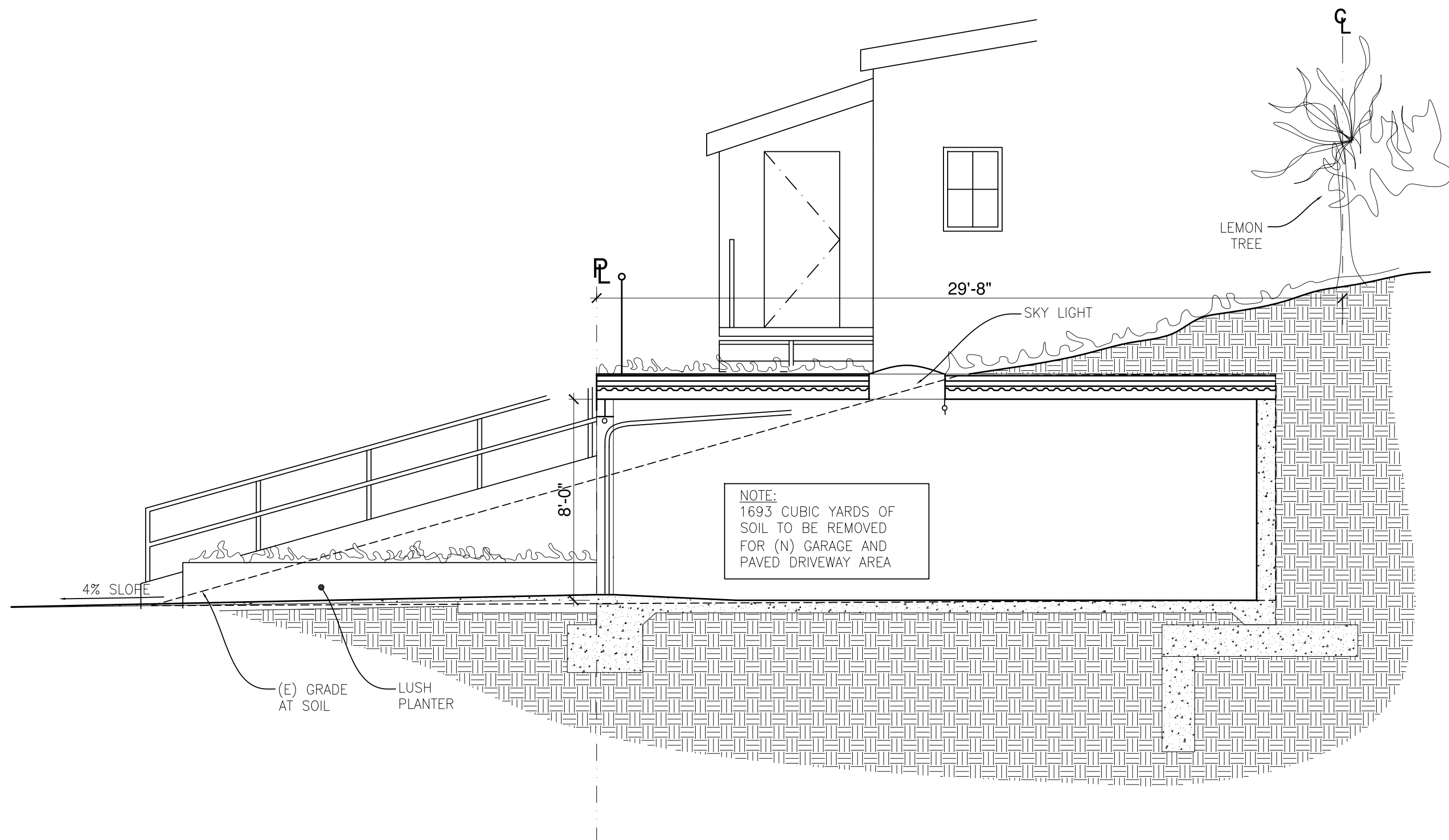
Date:	11 november 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	10358
Sheet	A2
Of 7	Sheets



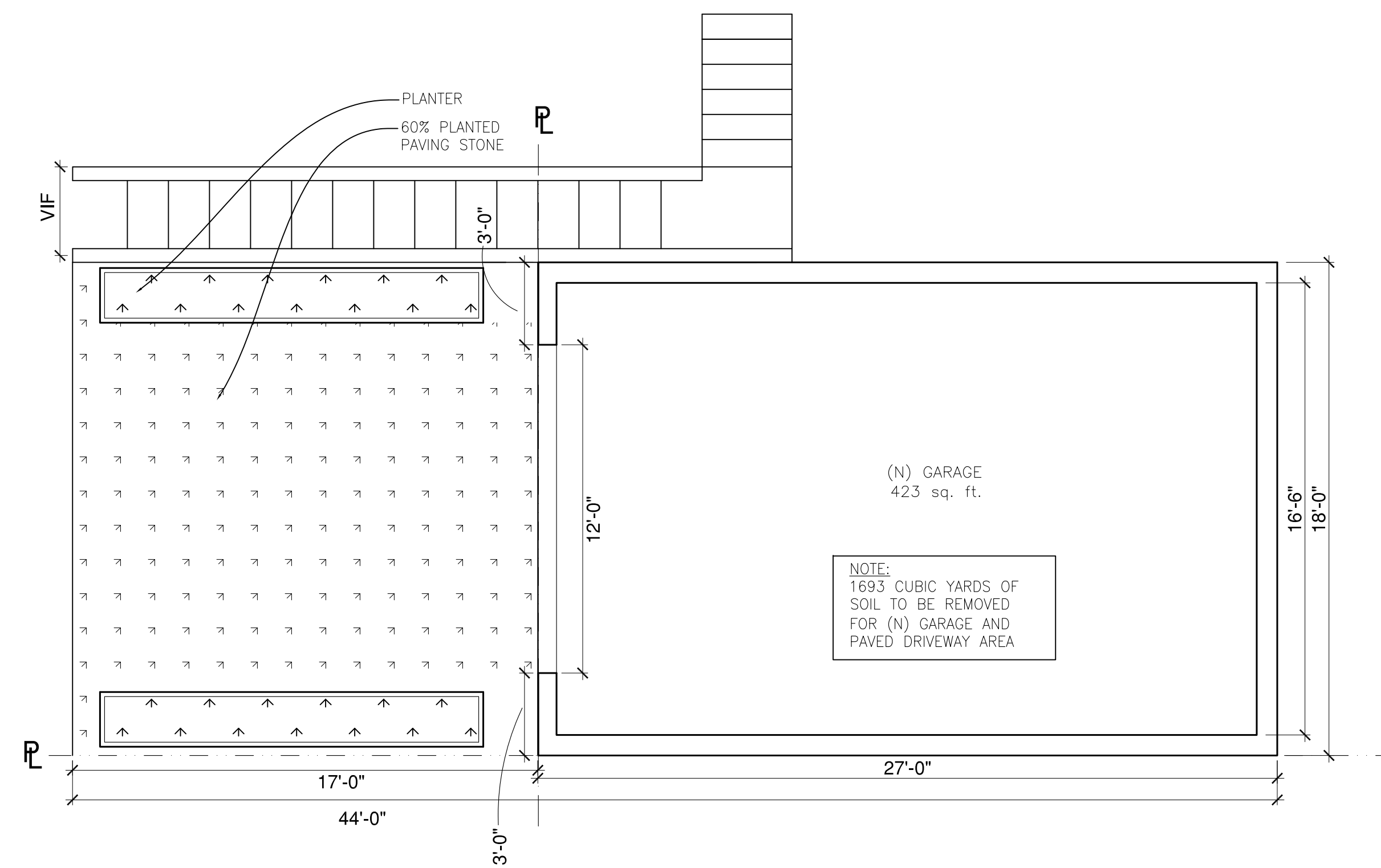
4 PHOTOGRAPH OF SITE- LOOKING NORTH
A3 SCALE: NTS



2 PROPOSED GARAGE ROOF PLAN
A3 SCALE: 1/4" = 1'-0"



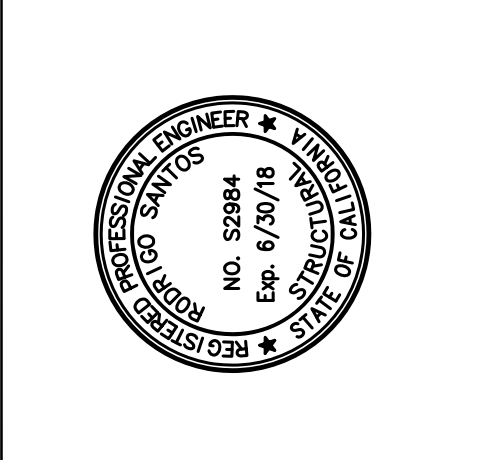
3 PROPOSED GARAGE SECTION A- LOOKING WEST
A3 SCALE: 1/4" = 1'-0"



1 PROPOSED GARAGE PLAN
A3 SCALE: 1/4" = 1'-0"

REVISIONS	BY

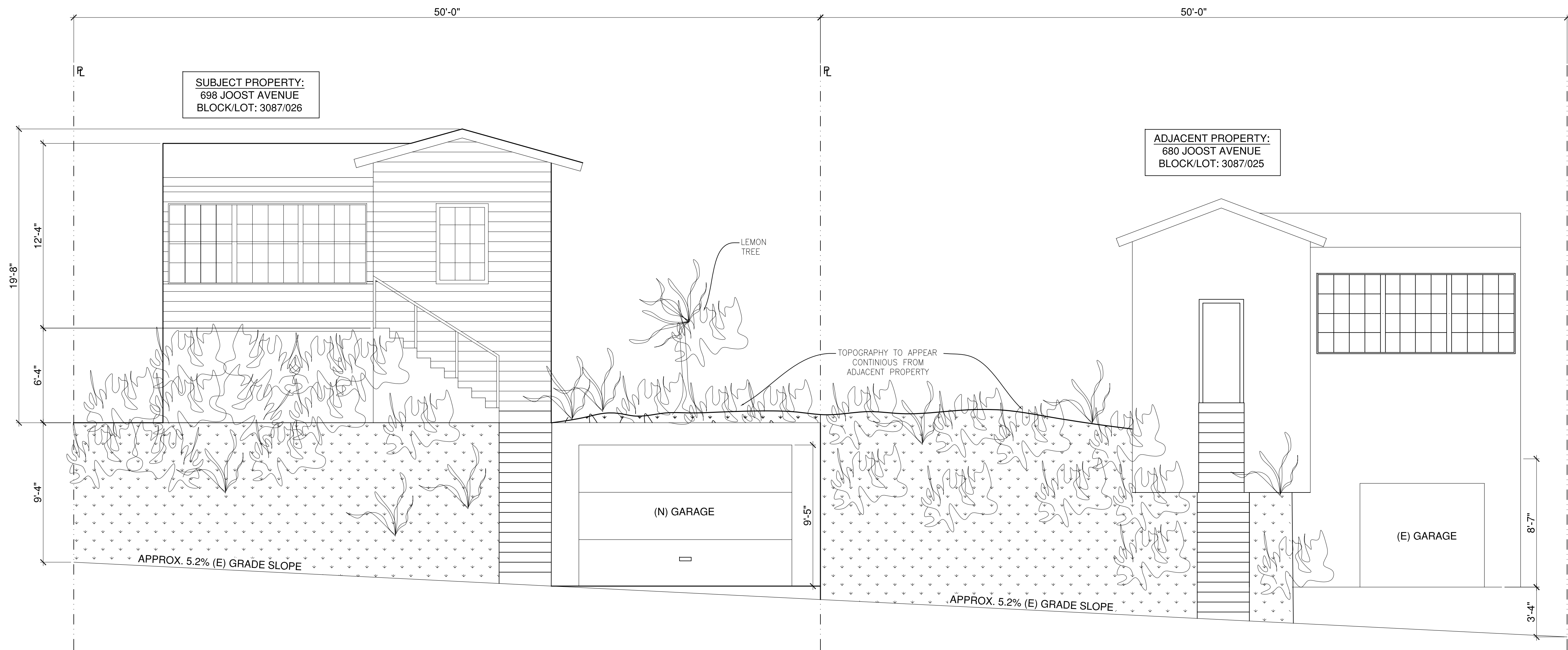
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS INC
245 HARRISON STREET
SAN FRANCISCO, CA 94102
TELEPHONE (415) 642-7722
FAX (415) 642-7590



PROPOSED
GARAGE PLANS AND SECTION

NEW GARAGE
698 JOOST AVENUE
SAN FRANCISCO, CALIFORNIA

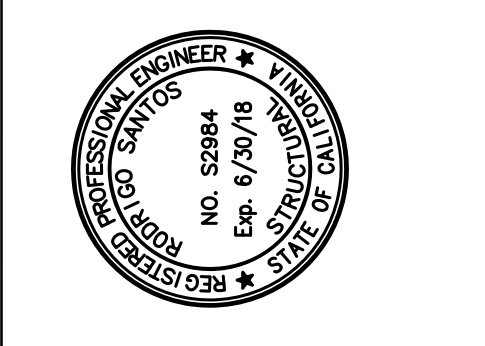
Date:	11 november 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	10358
Sheet	A3
Of 7	Sheets



1 PROPOSED FRONT ELEVATION
A4 SCALE: 1/4" = 1'-0"

REVISIONS	BY

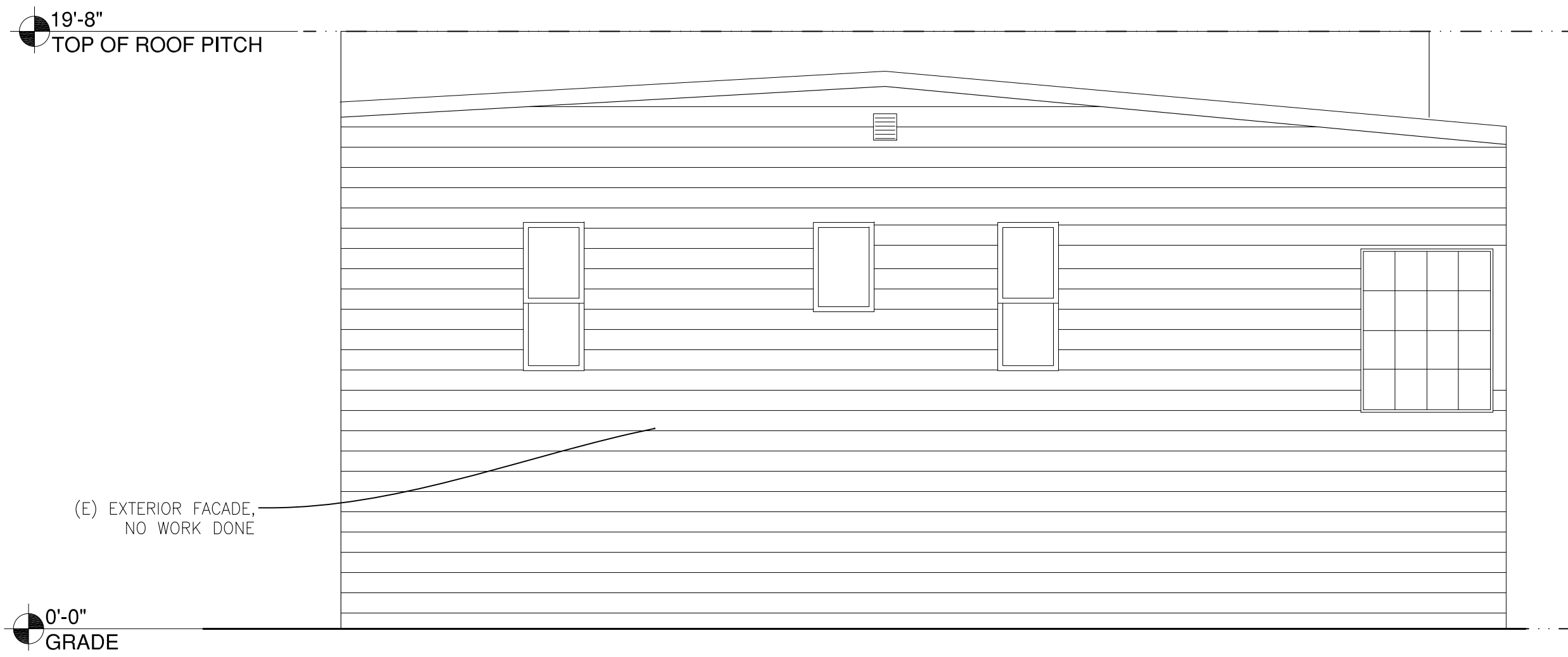
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STRUCTURAL
ENGINEERS INC.
245 HARRISON STREET
SAN FRANCISCO, CA 94102
TELEPHONE (415) 642-7722
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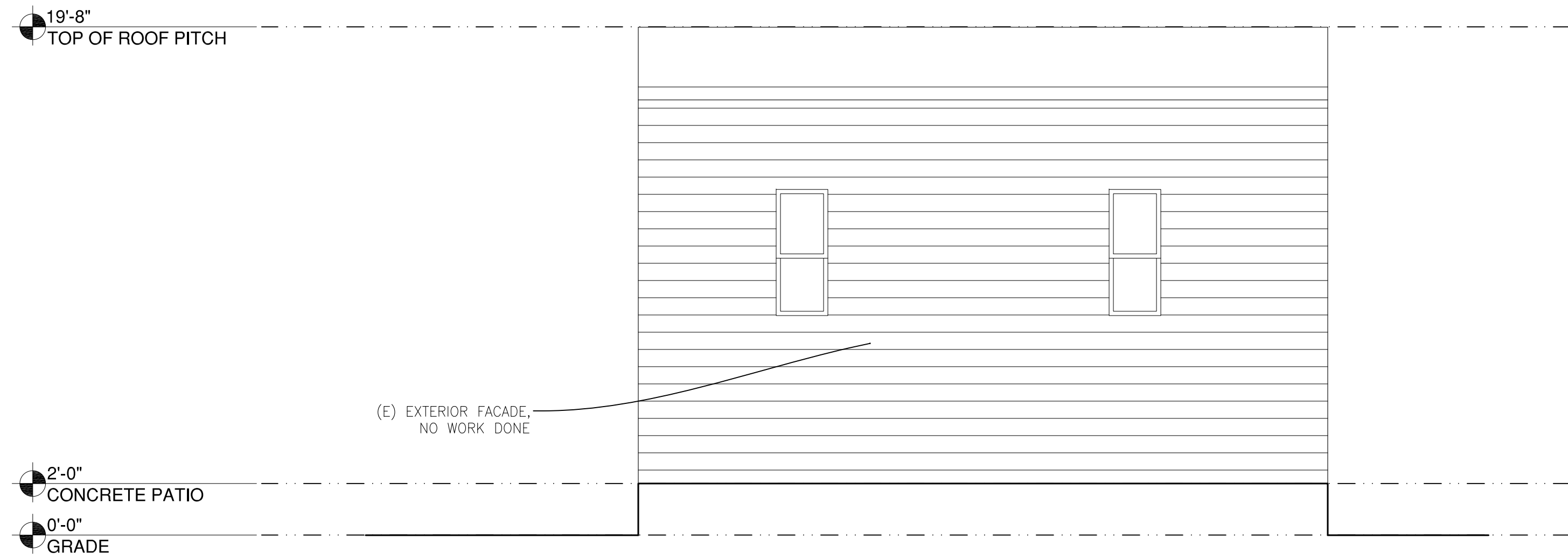
PROPOSED
FRONT ELEVATION IN CONTEXT

NEW GARAGE
698 JOOST AVENUE
SAN FRANCISCO, CALIFORNIA

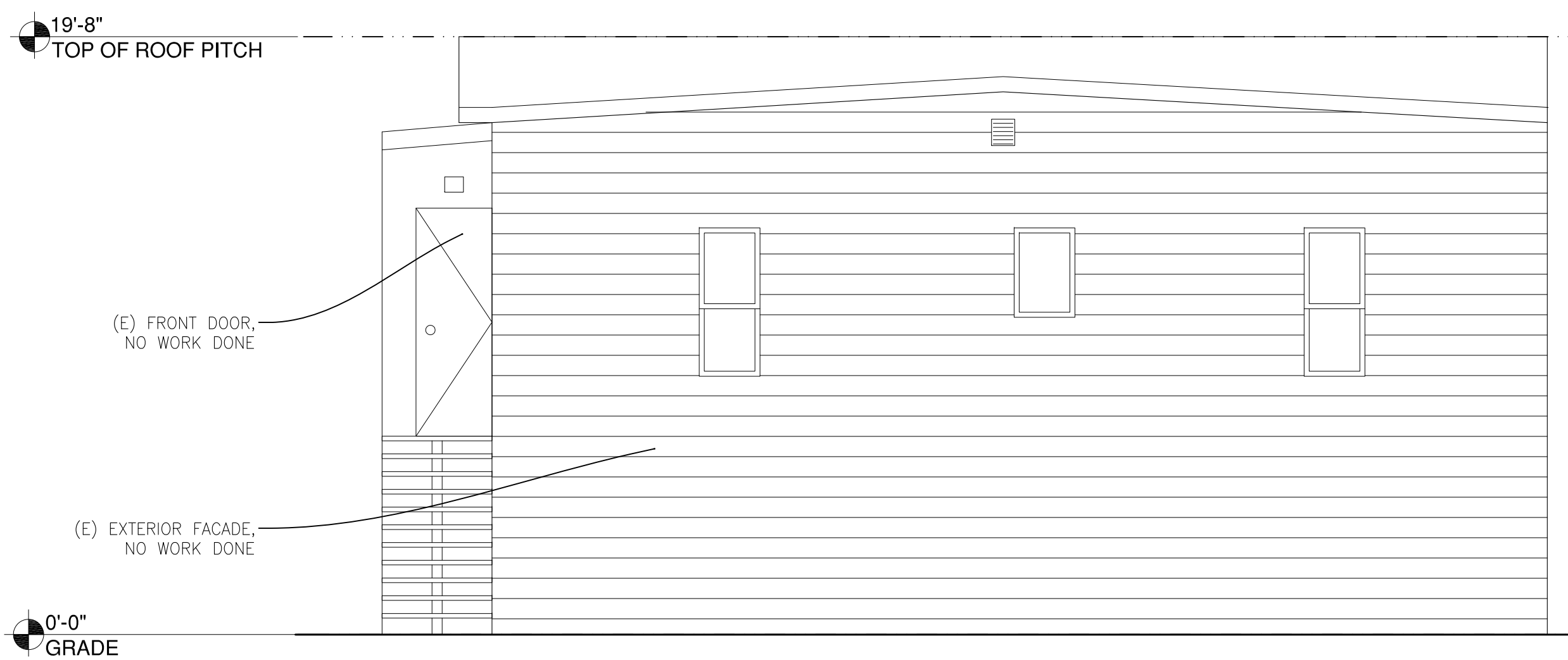
Date:	11 november 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	10358
Sheet	A4
Of 7	Sheets



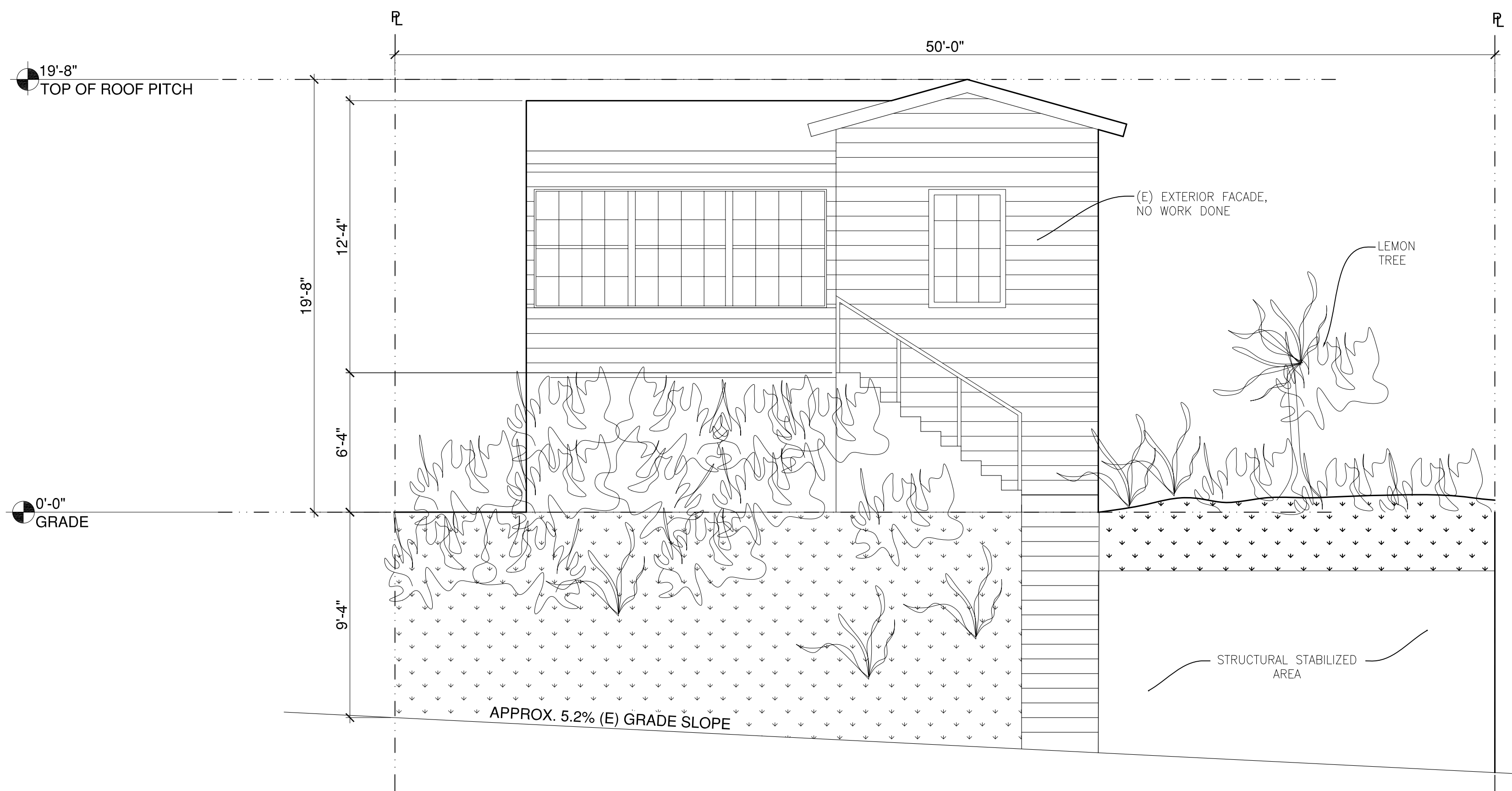
4 EXISTING SIDE ELEVATION (NO WORK DONE ON MAIN HOUSE)
 A5 SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION (NO WORK DONE ON MAIN HOUSE)
 A5 SCALE: 1/4" = 1'-0"



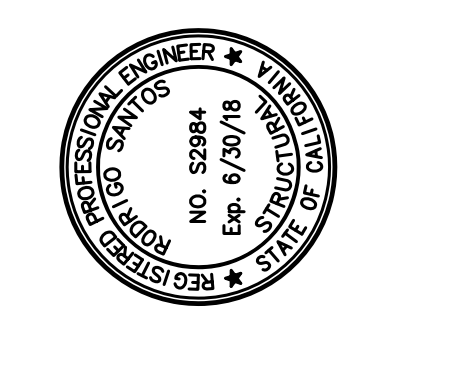
3 EXISTING SIDE ELEVATION (NO WORK DONE ON MAIN HOUSE)
 A5 SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION (NO WORK DONE ON MAIN HOUSE)
 A5 SCALE: 1/4" = 1'-0"

REVISIONS	BY

SANTOS & URRUTIA
 STRUCTURAL
 ENGINEERS
 245 HARRISON STREET
 SAN FRANCISCO, CA 94102
 TELEPHONE (415) 649-7722
 FAX (415) 642-7590



**EXISTING
 ELEVATIONS**

NEW GARAGE
 698 JOOST AVENUE
 SAN FRANCISCO, CALIFORNIA

Date:	11 november 2016
Scale:	AS NOTED
Drawn By:	RS
Job No:	10358
Sheet	A5
Of 7	Sheets



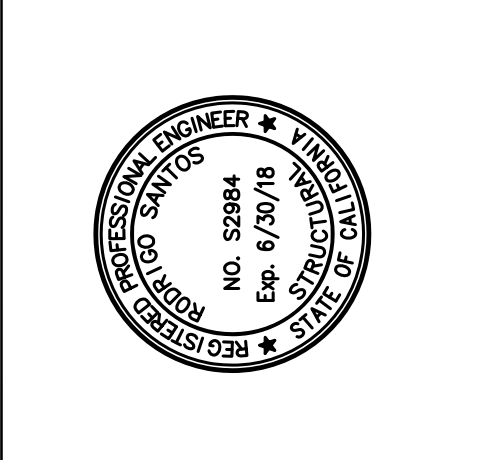
2 PHOTOGRAPH OF LEMON TREE LOCATION FROM FRONT PROPERTY LINE
A6 SCALE: NTS



1 PHOTOGRAPH OF LEMON TREE LOCATION FROM FRONT PROPERTY LINE
A6 SCALE: NTS

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SANTOS & URRUTIA
STRUCTURAL
ENGINEERS INC.
245 HARRISON STREET
SAN FRANCISCO, CA 94102
TELEPHONE (415) 642-7722
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PHOTOGRAPHS
EXISTING LEMON TREE LOCATION

NEW GARAGE
698 JOOST AVENUE
SAN FRANCISCO, CALIFORNIA

Date: 11 november 2016
Scale: AS NOTED
Drawn By: RS
Job No: 10358
Sheet
A6
Of 7 Sheets