



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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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, December 07, 2016**

Time: **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: 1776 Vallejo Street	Case No.: 2016-001466VAR
Cross Street(s): Gough and Franklin Streets	Building Permit: 2016.01.27.8103
Block / Lot No.: 0552/031	Applicant/Agent: Joe Wrigley
Zoning District(s): RH-2/40-X	Telephone: 415-674-5554
Area Plan: N/A	E-Mail: wrigley@butlerarmsden.com

PROJECT DESCRIPTION

The subject property is an irregular L-shaped lot with a 25-foot wide west-facing frontage on Gough Street and a 15-foot wide south-facing frontage on Vallejo Street. The proposal is the new construction of a two-story single-family house that will front on Vallejo Street. The project includes a below-grade parking space. No changes are proposed to the existing two-story single family house that fronts on Gough Street.

Section 134 of the Planning Code requires that the subject property provide a rear yard equal to 20.6 feet opposite the Gough Street frontage. The existing building complies with this requirement and has a rear yard of 26.66 feet. However, as the subject lot is L-shaped, the last 15 feet of the property extends 62.5 feet southward towards Vallejo Street. The proposed new structure would be entirely within this 15 foot deep portion of the rear yard and therefore it requires a variance from the Planning Code's rear yard requirements.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Brittany Bendix** Telephone: **415-575-9114** Mail: brittany.bendix@sfgov.org

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/2016-001466VAR.pdf>

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, 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 Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to 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 meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

BOARD OF APPEALS

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

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 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**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

ABBREVIATIONS				SYMBOLS		GENERAL NOTES		PROJECT TEAM		VICINITY MAP	
<div><div>& @ # (D) (N) (R)</div><div>AND ANGLE AT DIAMETER NUMBER DEMOLISH FLUOR. NEW REPLACE IN KIND</div><div>F.D. F.F. & E. F.F. FIN. FLR. FLUOR. FIXT. F.O.</div><div>FLOOR DRAIN FURNITURE, FIXTURES & EQUIP. FINISH FLOOR FINISH FLOOR FLUORESCENT FIXTURE FACE OF F.O.C. F.O.F. F.O.S. FNDN. FT. FT. OR FEET FTG. FURR.</div><div>GALV. GA. G.F.I.C.</div><div>GALVANIZED GAGE GROUND FAULT INTERCEPTOR CIRCUIT</div><div>GL. GR. GRND. GSM. GYP.</div><div>GLASS GRADE GROUND GALVANIZED SHEET METAL GYPSUM</div><div>H.B. HDWD. HDWR. HT. HORIZ. HR.</div><div>HOSE BIB HOLLOW CORE HARDWOOD HARDWARE HEIGHT HORIZONTAL HOUR</div><div>INSUL. INT.</div><div>INSULATION INTERIOR</div><div>LAM. LAV. L.O. LT.</div><div>LAMINATE LAVATORY LINE OF LIGHT</div><div>MAX. MED. CAB. MECH. MEMB. MTL. MTD. MFR. MIN. MIR. MISC.</div><div>MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE METAL MOUNTED MANUFACTURER MINIMUM MIRROR MISCELLANEOUS</div><div>N. N.I.C. NMB. NOM. N.T.S.</div><div>NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE</div><div>O/ O.A.E. OBS. O.C. O.D. OPNG. OPP. O.R.B.</div><div>OVER OVERALL OR APPROVED EQUAL OBSOLETE ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE OIL RUBBED BRONZE</div></div>				<div><div><div><div>X AX.X</div><div>SECTION REFERENCE TAG DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS</div></div><div><div>X AX.X</div><div>SECTION REFERENCE TAG BUILDING SECTION SHEET WHERE SECTION OCCURS</div></div><div><div>X AX.X</div><div>INTERIOR ELEVATION REFERENCE TAG INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS</div></div><div><div>00</div><div>DOOR TAG</div></div><div><div>00</div><div>WINDOW TAG</div></div><div><div>X</div><div>APPLIANCE TAG</div></div><div><div>X</div><div>REVISION TAG</div></div><div><div>X</div><div>WALL TYPE TAG</div></div><div><div><div><div></div><div></div><div></div></div><div>WORKPOINT OR DATUM</div></div><div><div><div></div><div></div><div></div></div><div>THRESHOLD</div></div><div><div><div></div><div></div><div></div></div><div>MATCHLINE</div></div><div><div><div></div><div></div><div></div></div><div>ALIGN</div></div><div><div><div></div><div></div><div></div></div><div>LINE ABOVE</div></div><div><div><div></div><div></div><div></div></div><div>LINE BELOW</div></div><div><div><div></div><div></div><div></div></div><div>PROPERTY LINE</div></div><div><div><div></div><div></div><div></div></div><div>SETBACK</div></div><div><div><div></div><div></div><div></div></div><div>DOOR/WINDOW OPERATION</div></div><div><div><div></div><div></div><div></div></div><div>CONCRETE</div></div><div><div><div></div><div></div><div></div></div><div>INSULATION IN SECTION (BATT)</div></div><div><div><div></div><div></div><div></div></div><div>INSULATION IN SECTION (RIGID)</div></div><div><div><div></div><div></div><div></div></div><div>LATH AND PLASTER IN SECTION</div></div><div><div><div></div><div></div><div></div></div><div>GYPSUM BOARD IN SECTION</div></div><div><div><div></div><div></div><div></div></div><div>PLYWOOD IN SECTION</div></div><div><div><div></div><div></div><div></div></div><div>FINISH WOOD IN SECTION</div></div><div><div><div></div><div></div><div></div></div><div>GLASS IN SECTION</div></div><div><div><div></div><div></div><div></div></div><div>DRAINABLE BATTENS</div></div><div><div><div></div><div></div><div></div></div><div>DRAIN MAT</div></div><div><div><div></div><div></div><div></div></div><div>DRAIN BOARD OR WATER PERMEABLE DRAIN LAYER</div></div><div><div><div></div><div></div><div></div></div><div>SHEET APPLIED WATERPROOFING</div></div><div><div><div></div><div></div><div></div></div><div>UNDER FLOOR VAPOR BARRIER (SEE INT. FLR. TYPES)</div></div><div><div><div></div><div></div><div></div></div><div>PRE-APPLIED SHEET MEMBRANE</div></div><div><div><div></div><div></div><div></div></div><div>FLUID APPLIED WATERPROOFING</div></div><div><div><div></div><div></div><div></div></div><div>FLUID APPLIED AIR BARRIER</div></div><div><div><div></div><div></div><div></div></div><div>ROOF UNDERLAYMENT OR SELF ADHERING MEMBRANE</div></div></div></div></div>		<div><div>1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.</div><div>2. CONTRACTOR WILL PREPARE EXAMINER'S SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.</div><div>3. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.</div><div>4. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.</div><div>5. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.</div><div>6. CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.</div><div>7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.</div><div>8. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.</div><div>9. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</div><div>10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.</div><div>11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.</div><div>12. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.</div><div>13. THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.</div><div>14. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.</div><div>15. WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.</div><div>16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.</div><div>17. WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.</div><div>18. ALL WALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.</div><div>19. ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.</div><div>20. ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS AND NO VISIBLE JOINTS, U.O.N.</div><div>21. STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.</div><div>22. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.</div></div> <div><div>NOTE: DESIGN BASED ON THE ADJACENT MENTIONED CODE SECTIONS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES.</div></div>		<div><div>ARCHITECT: BUTLER ARMSDEN ARCHITECTS 1420 SUTTER STREET SAN FRANCISCO, CA 94115 T. 415. 674. 5554 E: architects@butlerarmstden.com</div></div>		<div><div><div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div><div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div></div><div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div><div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div><div>1420 Sutter Street San Francisco, CA 94115</div></div> <div><div>1420 Sutter Street San Francisco, CA 94115</div></div>	

BLOCK:	0552	ZONED:	RH-2
LOT:	031	HEIGHT LIMIT:	40'
LOT SIZE:	3000	OCCUPANCY:	R3
CONSTRUCTION:	V B	SPRINKLERS:	YES

UNCONDITIONED SPACE	PROPOSED	
BASEMENT	265	sqft.
FIRST FLOOR	0	sqft.
SECOND FLOOR	0	sqft.
SUB TOTAL:	265	sqft.

CONDITIONED SPACE	PROPOSED	
BASEMENT	0	sqft.
FIRST FLOOR	645	sqft.
SECOND FLOOR	600	sqft.
SUB TOTAL:	1245	sqft.
TOTAL:	1510	sqft.

SCOPE OF WORK

•NEW SINGLE FAMILY RESIDENCE: TWO FLOORS WITH ONE BEDROOM, ONE FULL BATH, ONE HALF BATH

SHEET INDEX

ARCHITECTURAL:

- | | |
|------|-------------------------------|
| A0.0 | TITLE SHEET |
| A0.1 | SURVEY |
| A0.2 | EXISTING SITE PLAN |
| A0.3 | PROPOSED SITE PLAN |
| A0.4 | SITE PHOTOS |
| A0.5 | SITE PHOTOS |
| A0.6 | RENDERING |
| | |
| A2.1 | PROPOSED FLOOR PLANS |
| | |
| A3.1 | PROPOSED ELEVATION- NORTH |
| A3.2 | PROPOSED ELEVATION- WEST |
| A3.3 | PROPOSED ELEVATION- SOUTH |
| A3.4 | PROPOSED ELEVATION- EAST |
| A3.5 | PROPOSED LONGITUDINAL SECTION |

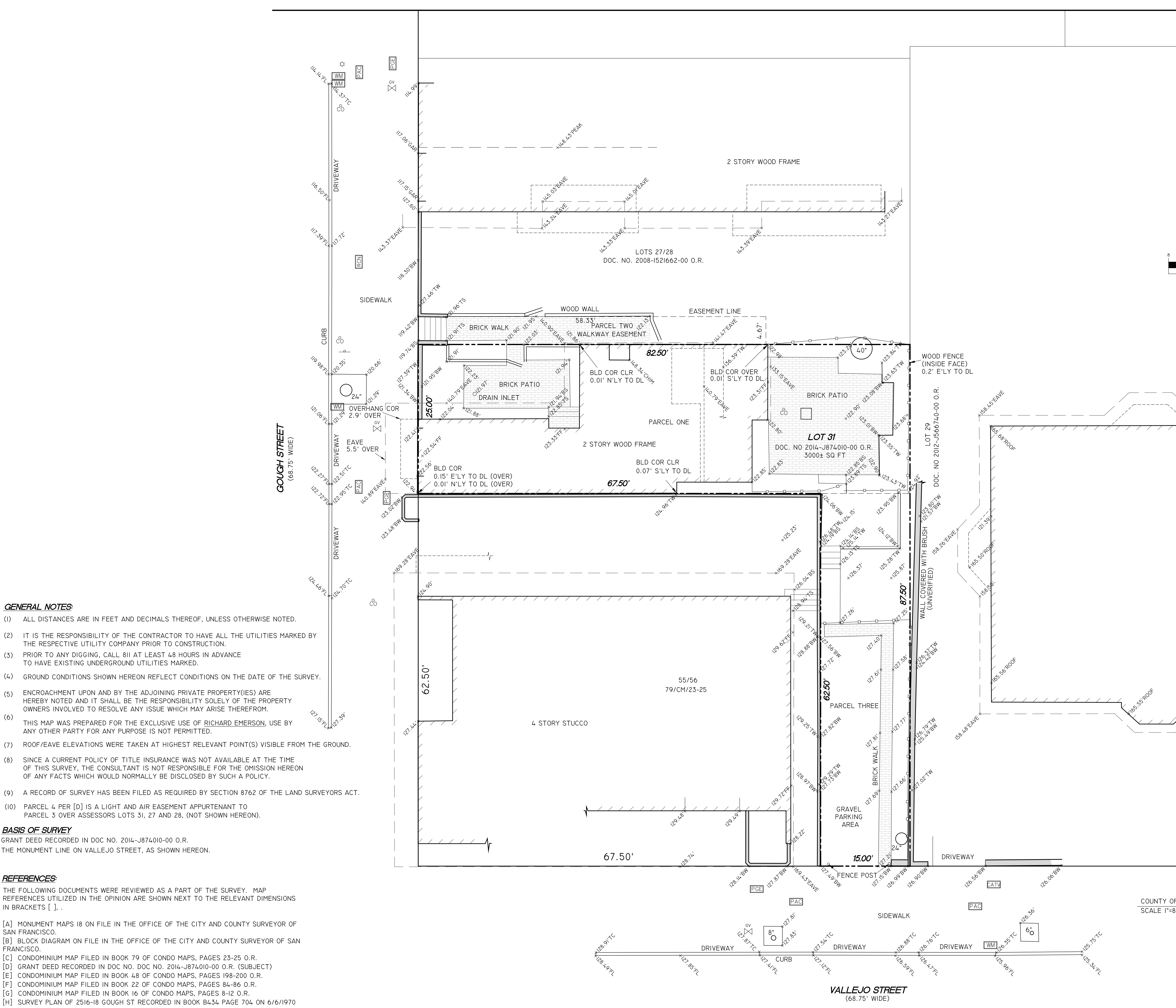
VARIANCE

REVISIONS:	BY:

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

TITLE SHEET

Volumes\baa-projects\projects-folder\Projects - Active\Jobs 1400\1423 Emerson Carriage House\A2 - Plans\1423 Current CarriageHouse.pln

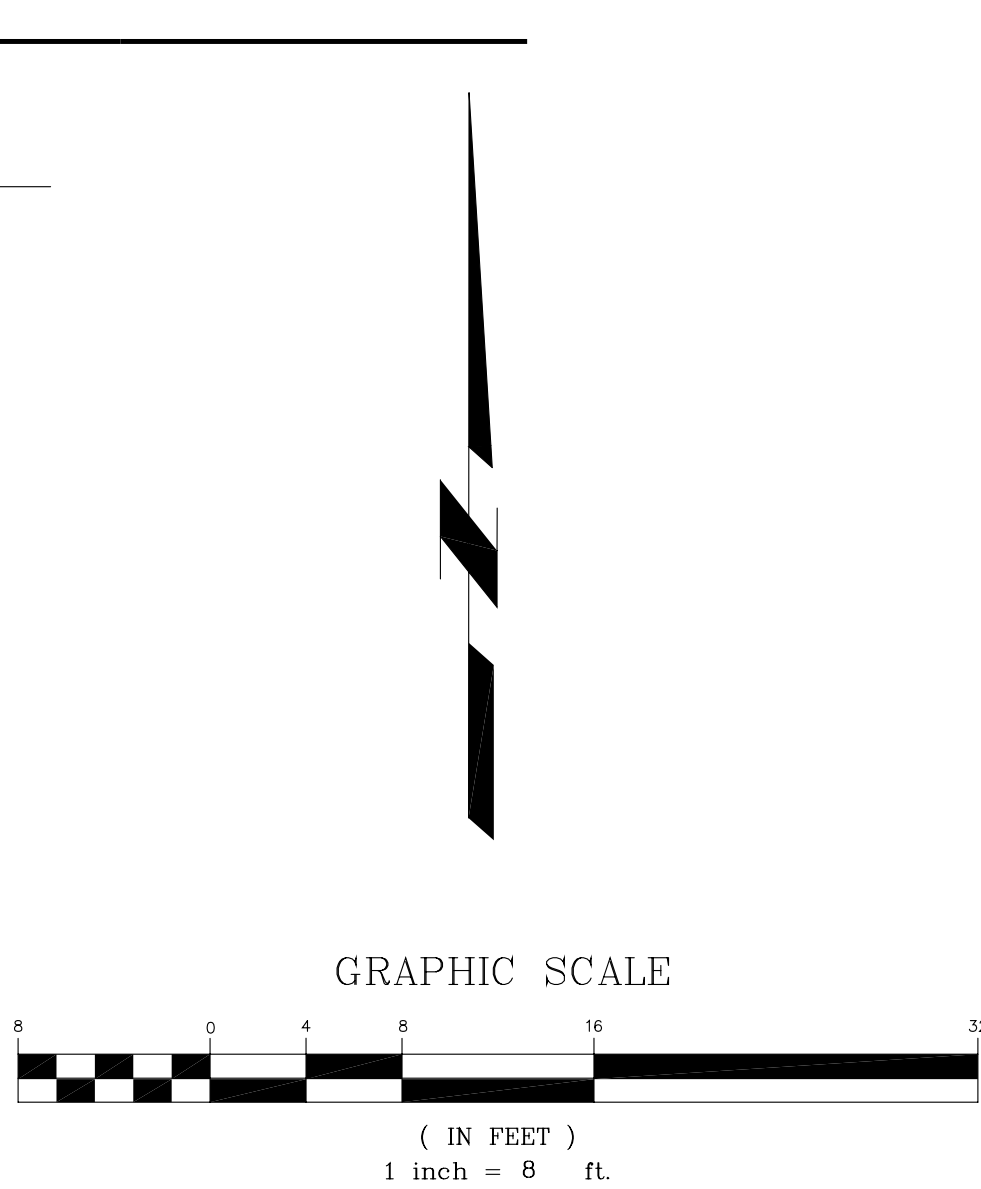


- GENERAL NOTES:**
- (1) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 - (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 - (3) PRIOR TO ANY DIGGING, CALL 811 AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
 - (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
 - (5) 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.
 - (6) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF RICHARD EMERSON, USE BY ANY OTHER PARTY FOR ANY PURPOSE IS NOT PERMITTED.
 - (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
 - (8) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
 - (9) A RECORD OF SURVEY HAS BEEN FILED AS REQUIRED BY SECTION 8762 OF THE LAND SURVEYORS ACT.
 - (10) PARCEL 4 PER [D] IS A LIGHT AND AIR EASEMENT APPURTENANT TO PARCEL 3 OVER ASSESSORS LOTS 31, 27 AND 28, (NOT SHOWN HEREON).

BASIS OF SURVEY
GRANT DEED RECORDED IN DOC NO. 2014-J874010-00 O.R.,
THE MONUMENT LINE ON VALLEJO STREET, AS SHOWN HEREON.

- REFERENCES:**
- THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [].
- [A] MONUMENT MAPS 18 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
 - [B] BLOCK DIAGRAM ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
 - [C] CONDOMINIUM MAP FILED IN BOOK 79 OF CONDO MAPS, PAGES 23-25 O.R.
 - [D] GRANT DEED RECORDED IN DOC NO. DOC NO. 2014-J874010-00 O.R. (SUBJECT)
 - [E] CONDOMINIUM MAP FILED IN BOOK 48 OF CONDO MAPS, PAGES 198-200 O.R.
 - [F] CONDOMINIUM MAP FILED IN BOOK 22 OF CONDO MAPS, PAGES 84-86 O.R.
 - [G] CONDOMINIUM MAP FILED IN BOOK 16 OF CONDO MAPS, PAGES 8-12 O.R.
 - [H] SURVEY PLAN OF 2516-18 GOUGH ST RECORDED IN BOOK 8434 PAGE 704 ON 6/6/1970

BASIS OF ELEVATION
FOUND CITY BENCH MARK AT THE NW 24'-N CORNER OF GOUGH AND VALLEJO STREETS, "+ CUT N END LOWER BRICK STEP", EL=127.947', CITY AND COUNTY OF SAN FRANCISCO DATUM.



- LEGEND**
- TW TOP OF WALL EL
 - BW BOTTOM OF WALL EL
 - CONC CONCRETE
 - EL ELEVATION
 - FD FOUND
 - FL FLOWLINE
 - TC TOP OF CURB
 - CATV CABLE TELEVISION BOX
 - CLEANOUT CLEANOUT
 - WOOD FENCE WOOD FENCE
 - GAS VALVE GAS VALVE
 - RCN PULL BOX LABELED RCN
 - PAC PAC BELL BOX
 - PGE PGE BOX
 - DEED LINE DEED LINE
 - STREET LIGHT SIGN
 - SPOT ELEVATIONS SPOT ELEVATIONS
 - TREE (W/DIA) TREE (W/DIA)
 - WM WATER METER
 - WV WATER VALVE



SITE SURVEY
OF
APN 0552 031
2514 GOUGH STREET
CITY OF SAN FRANCISCO
PREPARED AT THE REQUEST OF
RICHARD EMERSON

COUNTY OF SAN FRANCISCO SCALE 1"=8' CALIFORNIA MARCH 2015

GEOMETRIX
SURVEYING ENGINEERING INC.

5436 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
(415) 422-0527
(415) 422-0577
LOU@GEOMETRIXSURVEY.COM
WWW.GEOMETRIXSURVEY.COM

PROJECT NO: I5003	FIELD SURVEY DATE: 3/04/15
REVISION 0	DRAWN BY: LC
REVISED:	PAGE 1 OF 1

BUTLER ARMSDEN
ARCHITECTS

1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

EMERSON CARRIAGE HOUSE
1776 VALLEJO ST, SAN FRANCISCO , CA 94123

VARIANCE

REVISIONS:	BY:

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

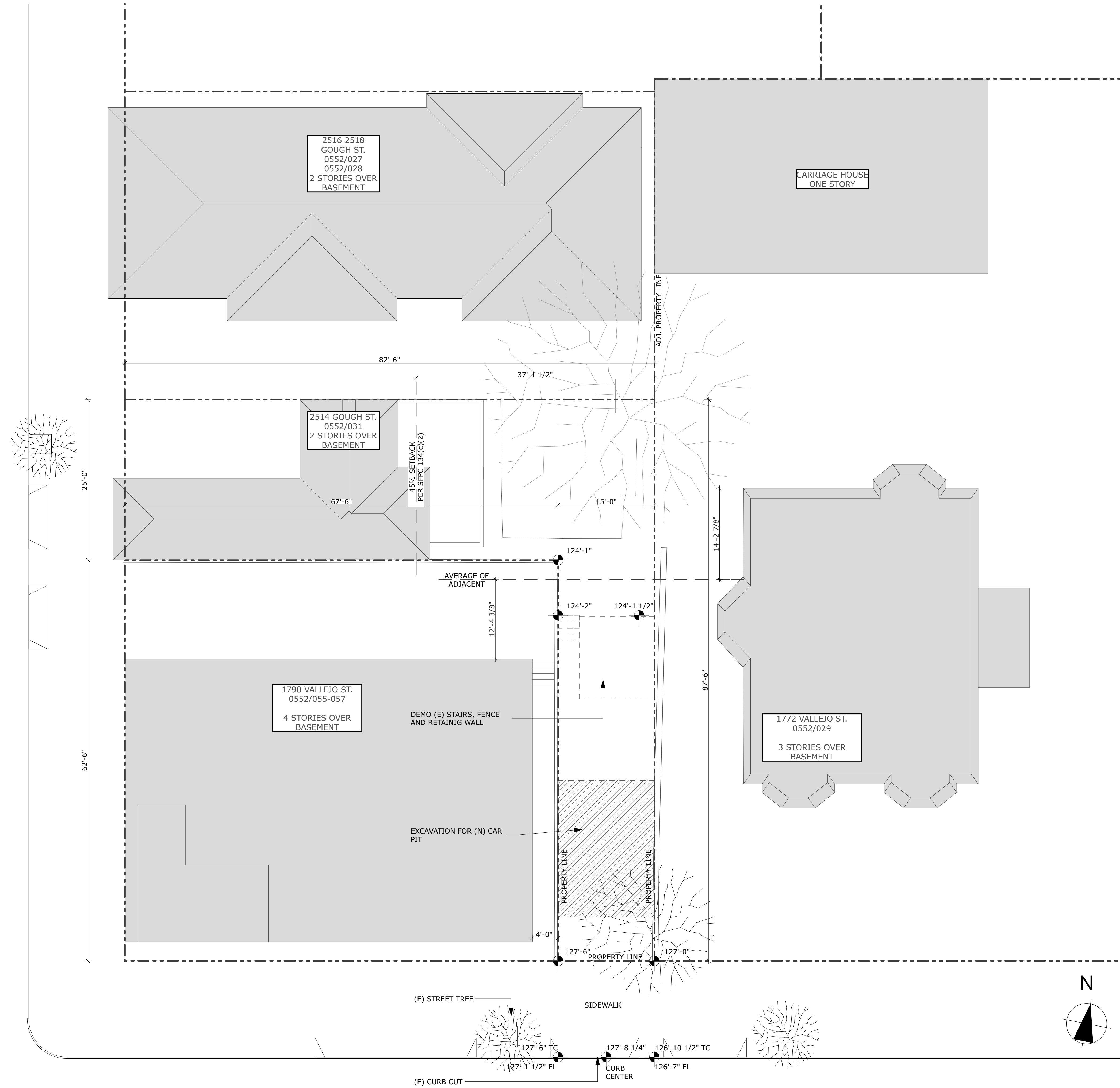
SURVEY

Volumes\baa-projects\projects-folder\Projects - Active\Jobs 1400\1423 Emerson Carriage house\9. Arch\CAD\8.02 Project Drawings\A2 - Plans\1423 Current CarriageHouse.pln



1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

EMERSON CARRIAGE HOUSE
1776 VALLEJO ST, SAN FRANCISCO , CA 94123



1 SITE PLAN (E)
SCALE: 1/8" = 1'-0"

VARIANCE

REVISIONS:	BY:

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

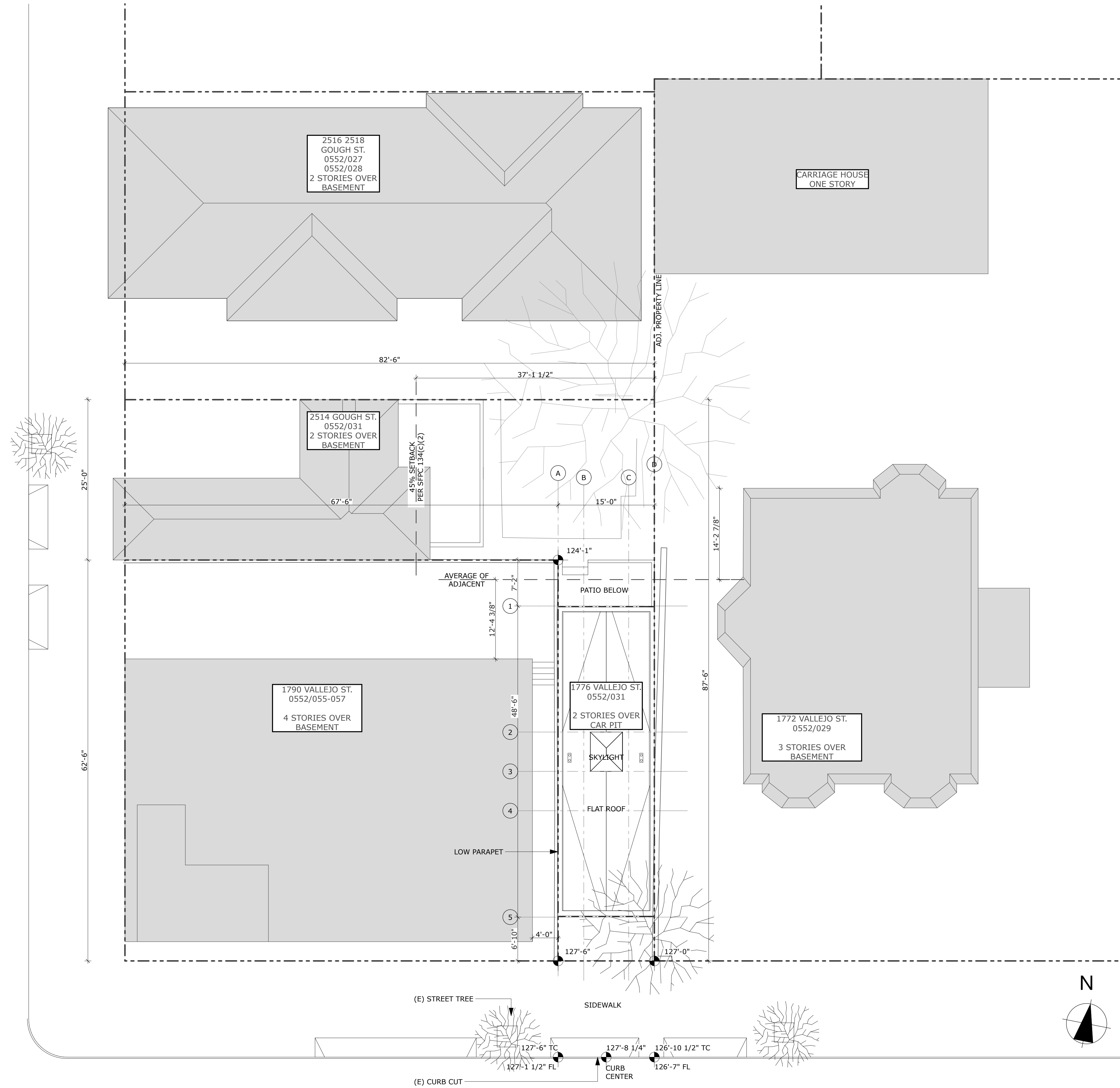
EXISTING SITE
PLAN

Volumes\baa-projects\projects-folder\Projects - Active\Jobs 1400\1423 Emerson Carriage house\8.02 Project Drawings\A2 - Plans\1423 Current Carriagehouse.pln



1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

EMERSON CARRIAGE HOUSE
1776 VALLEJO ST, SAN FRANCISCO , CA 94123



1 SITE PLAN (N)
SCALE: 1/8" = 1'-0"

VARIANCE

REVISIONS:	BY:
REVISIONS PER PLANNING	
10/10/2016	

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

PROPOSED SITE
PLAN

Volumes/baa-projects/projects-folder/Projects - Active/jobs 1400/1423 Emerson Carriage house/s. Arch/CAD/8.02 Project Drawings/A2 - Plans/1423 Current CarriageHouse.pln



A-NORTH STREET VIEW



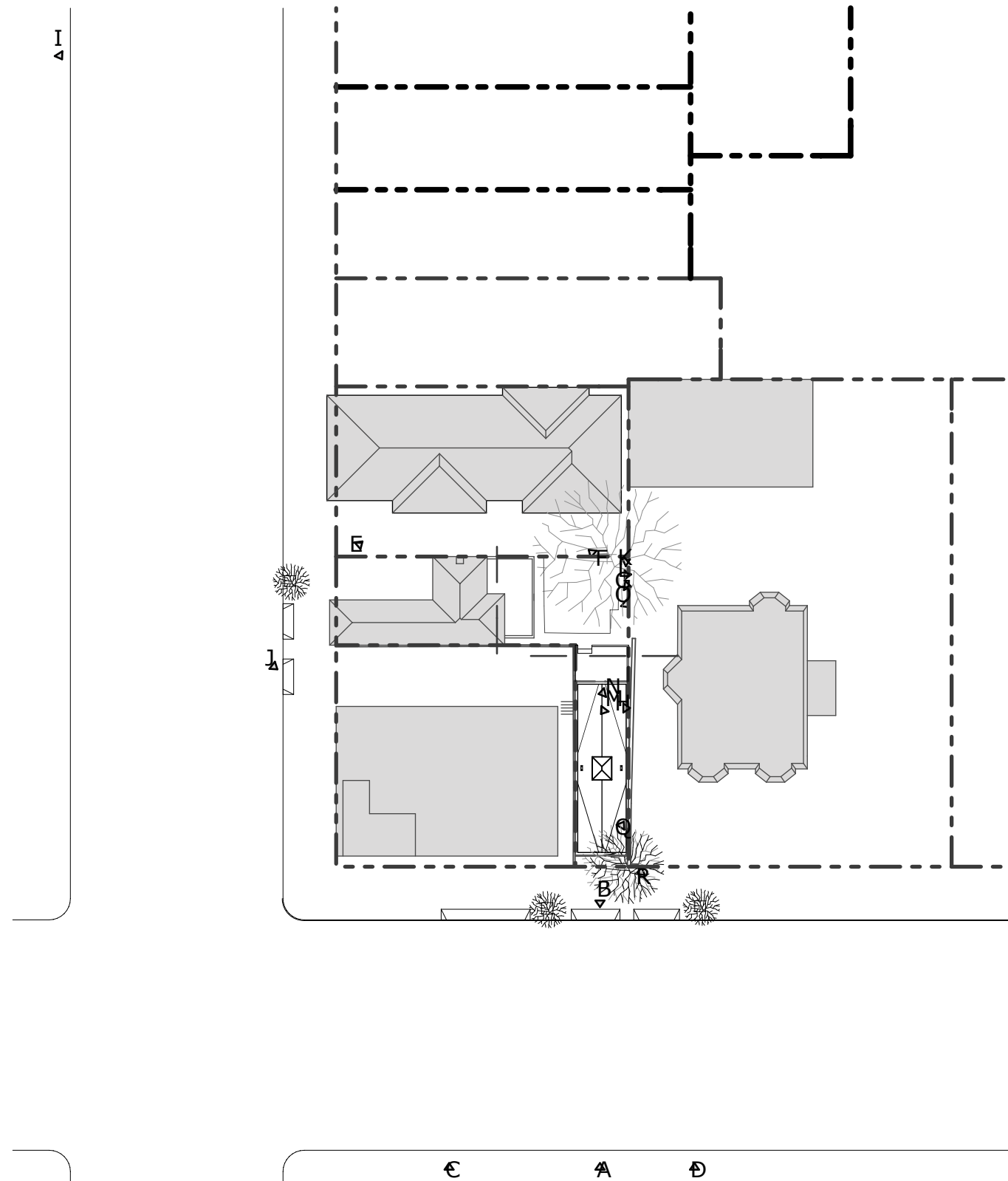
B-SOUTH STREET VIEW



C-1790 VALLEJO ST. SOUTH



D-1772 VALLEJO ST. SOUTH



1 PHOTO KEY
SCALE: 1" = 40'

EMERSON CARRIAGE HOUSE
1776 VALLEJO ST, SAN FRANCISCO , CA 94123

VARIANCE

REVISIONS:	BY:

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

SITE PHOTOS

Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1400/1423 Emerson Carriage house/s. Arch/CAD/8.02 Project Drawings/A2 - Plans/1423 Current Carriagehouse.pln



E-2516-18 GOUGH ST.



F-2516-18 GOUGH ST.



G-1772 GOUGH ST.



H-1772 GOUGH ST.



I-VIEW NORTH EAST FROM GOUGH



J-1790 VALLEJO ST.



K-1772 GOUGH ST.



L-1772 GOUGH ST.



M-1790 VALLEJO ST.



N-1790 VALLEJO ST.



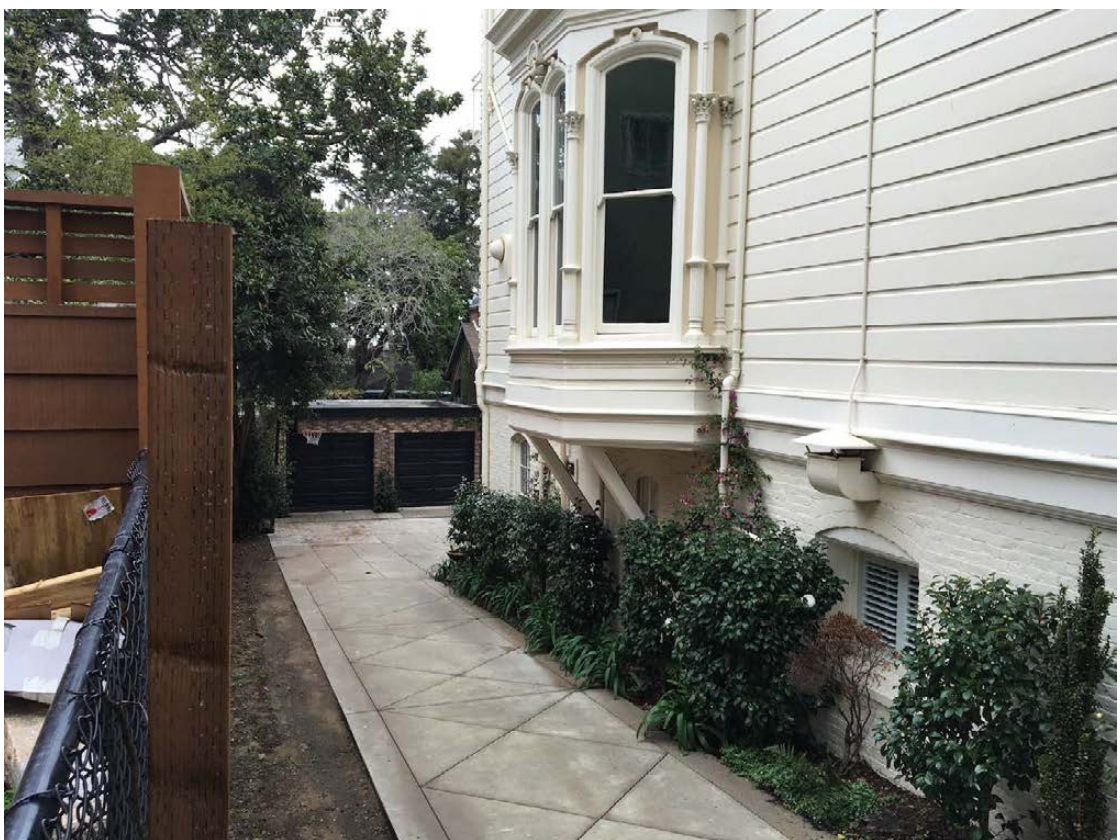
O-1772 GOUGH ST.



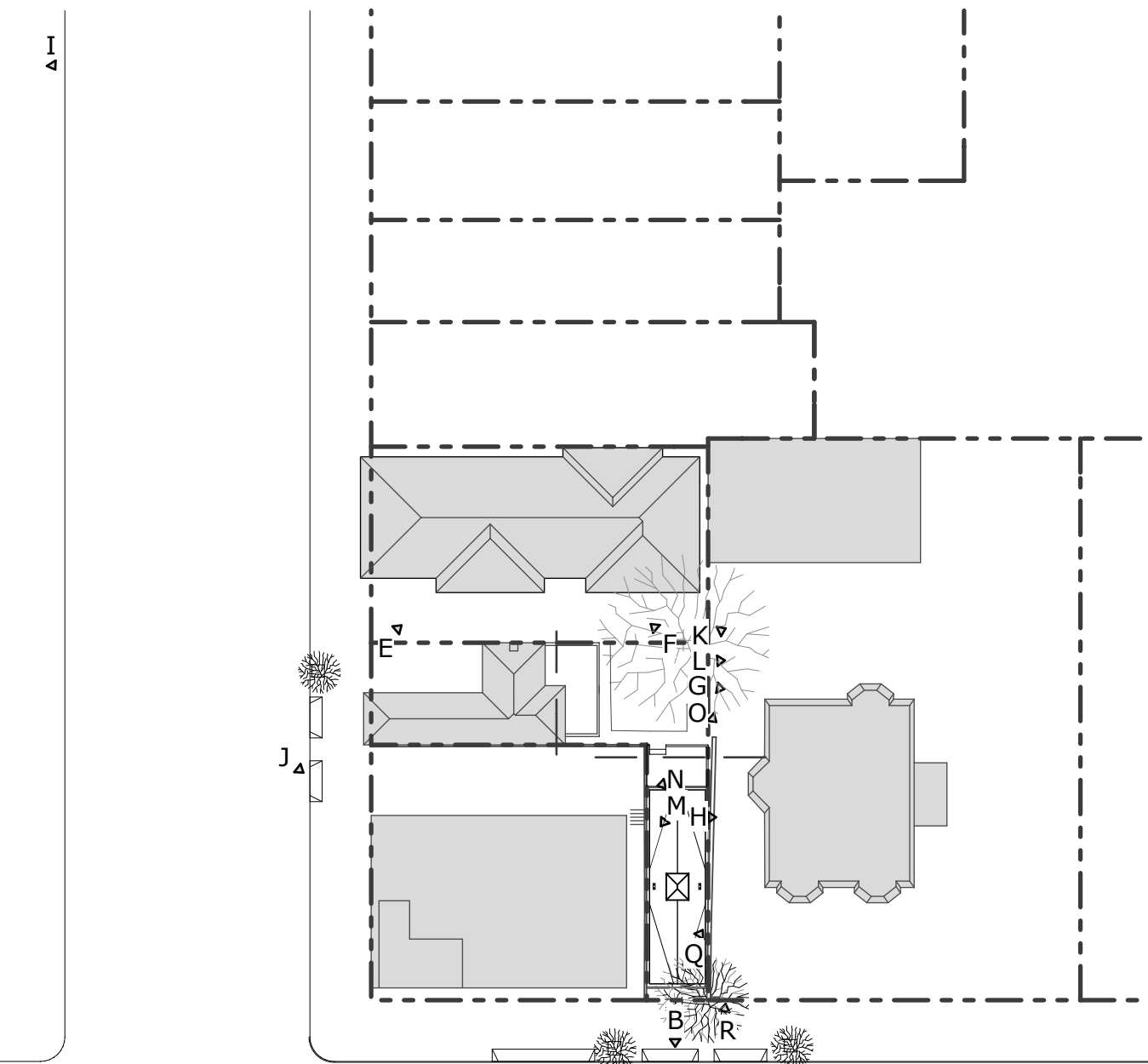
P-1790 VALLEJO ST.



Q-1772 GOUGH ST.



R-1772 GOUGH ST.



1 PHOTO KEY
SCALE: 1" = 40'

VARIANCE

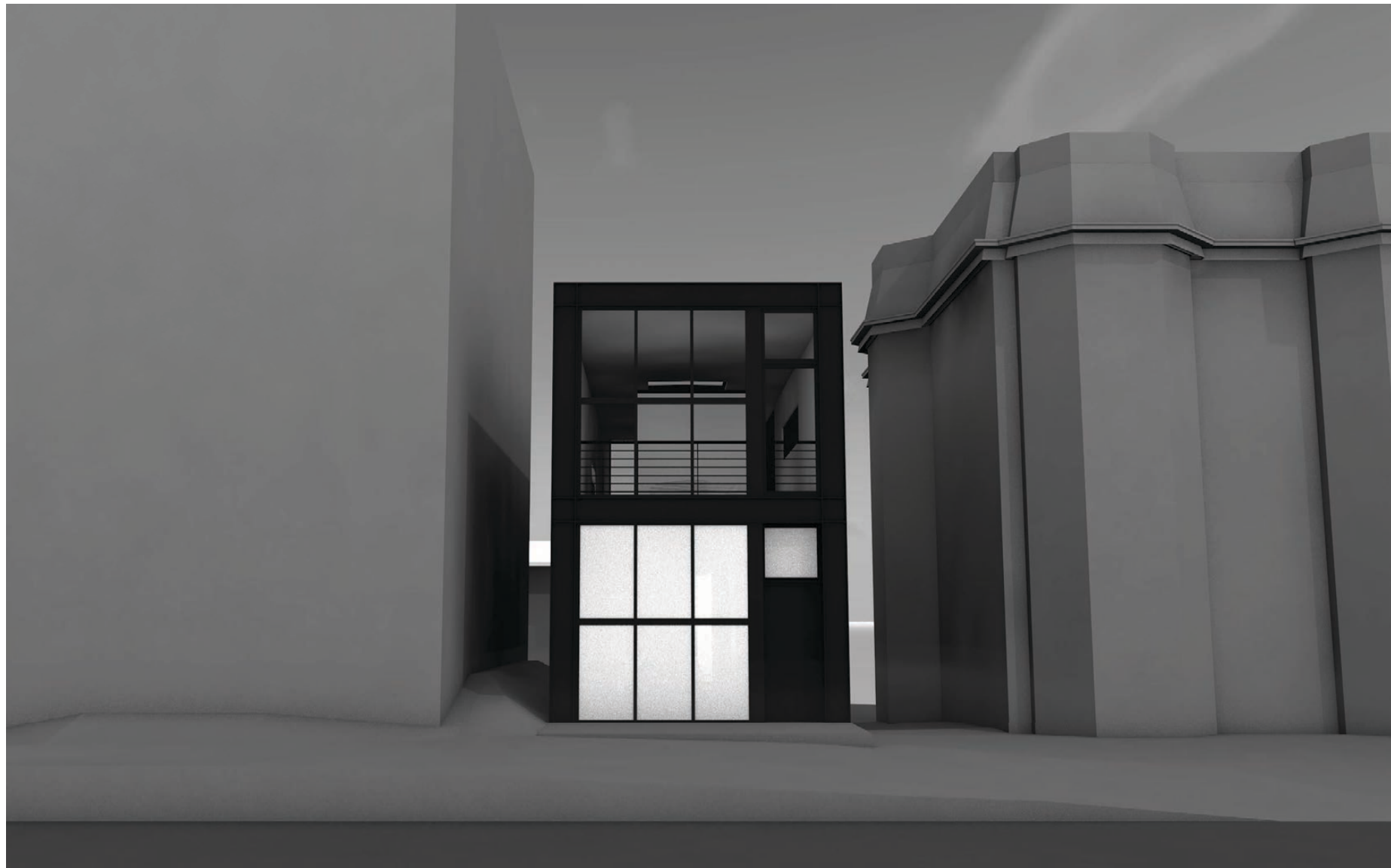
REVISIONS:	BY:

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

Volumes\baa-projects\projects-folder\Projects - Active\Jobs 1400\1423 Emerson Carriage house\15 - Arch\CAD\8.02 Project Drawings\A2 - Plans\1423 Current CarriageHouse.pln



12 PROPOSED FRONT EAST



9 PROPOSED FRONT EAST



6 PROPOSED FRONT EAST



11 PROSOED FRONT WEST



8 PRPOSED FRONT



5 PROPOSED FRONT EAST



10 EXISTING FRONT WEST



7 EXISTING FRONT



4 EXISTING FRONT EAST

VARIANCE

REVISIONS:	BY:
REVISIONS PER PLANNING	
10/10/2016	

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

RENDERINGS

Volumes\baa-projects\projects-folder\Projects - Active\Jobs 1400\1423 Emerson Carriage house\8. Arch\CAD\8.02 Project Drawings\A2 - Plans\1423 Current CarriageHouse.pln

SYMBOLS	
	EXISTING WALL
	NEW WALL



1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
E INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

EMERSON CARRIAGE HOUSE
1776 VALLEJO ST, SAN FRANCISCO, CA 94123

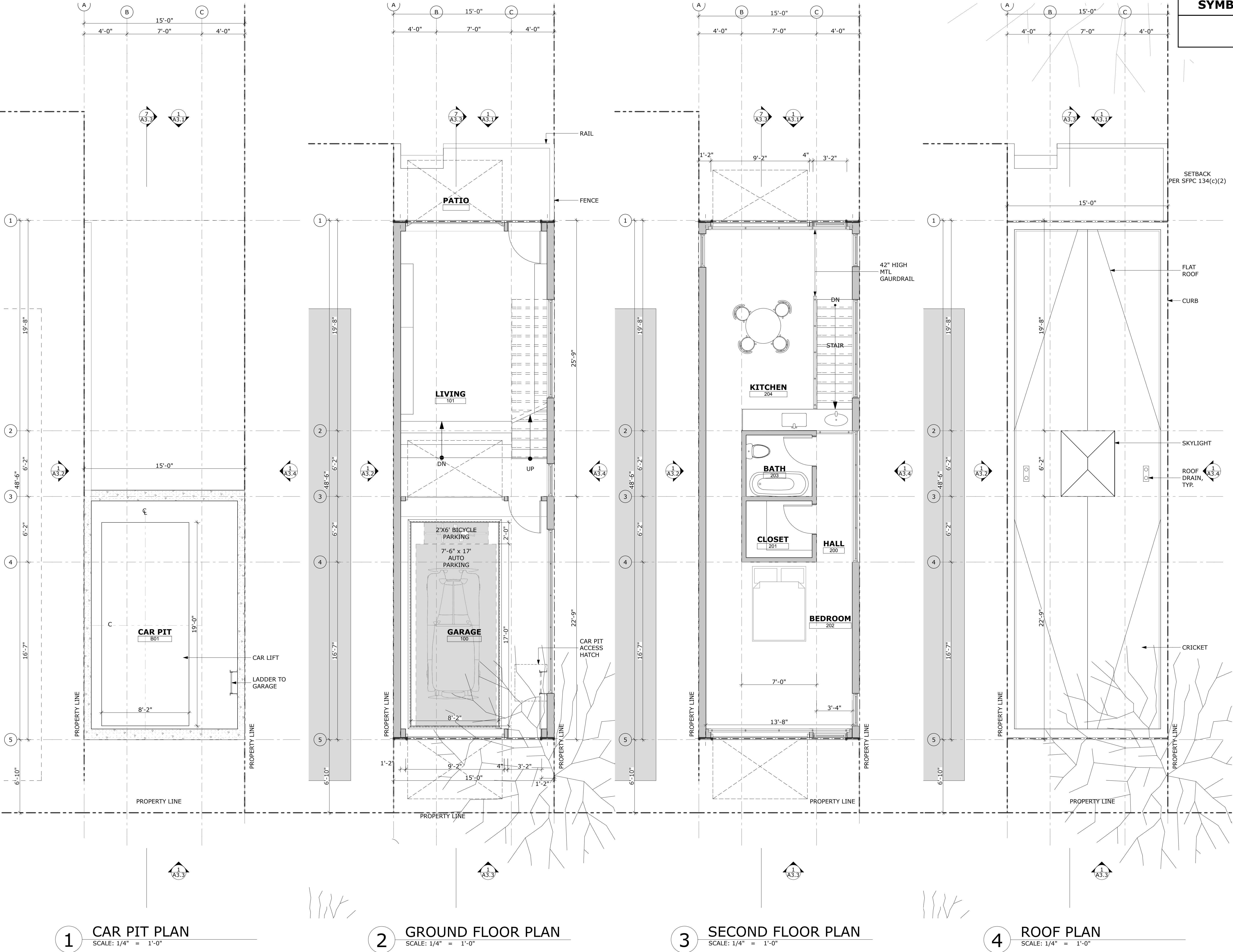
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REVISIONS:	BY:
REVISIONS PER PLANNING	
10/10/2016	

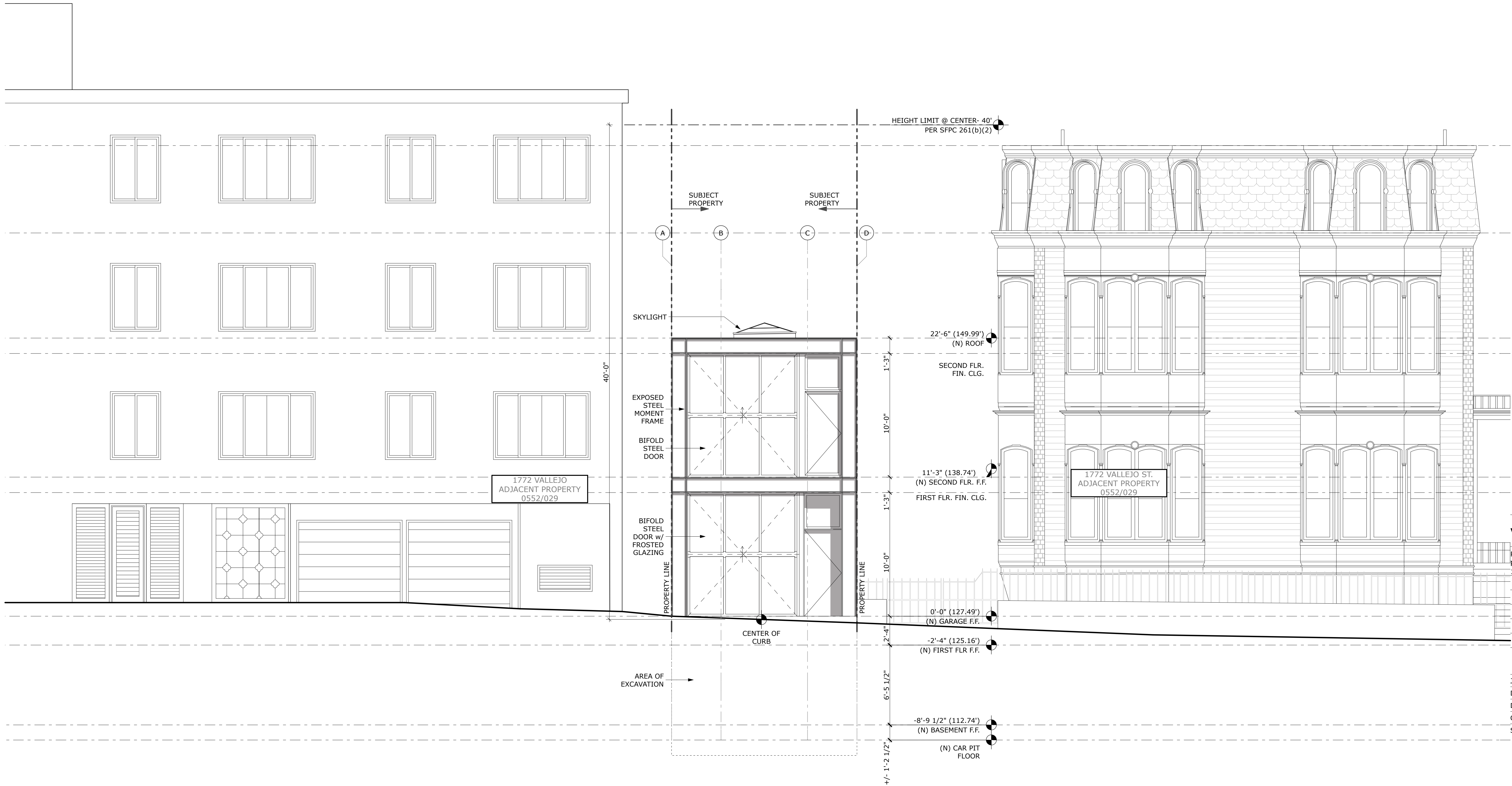
JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

PROPOSED
FLOOR PLANS

A2.1



Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1400/1423 Emerson Carriage House/Plans/1423 Current CarriageHouse.pln



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SCALE:	AS NOTED

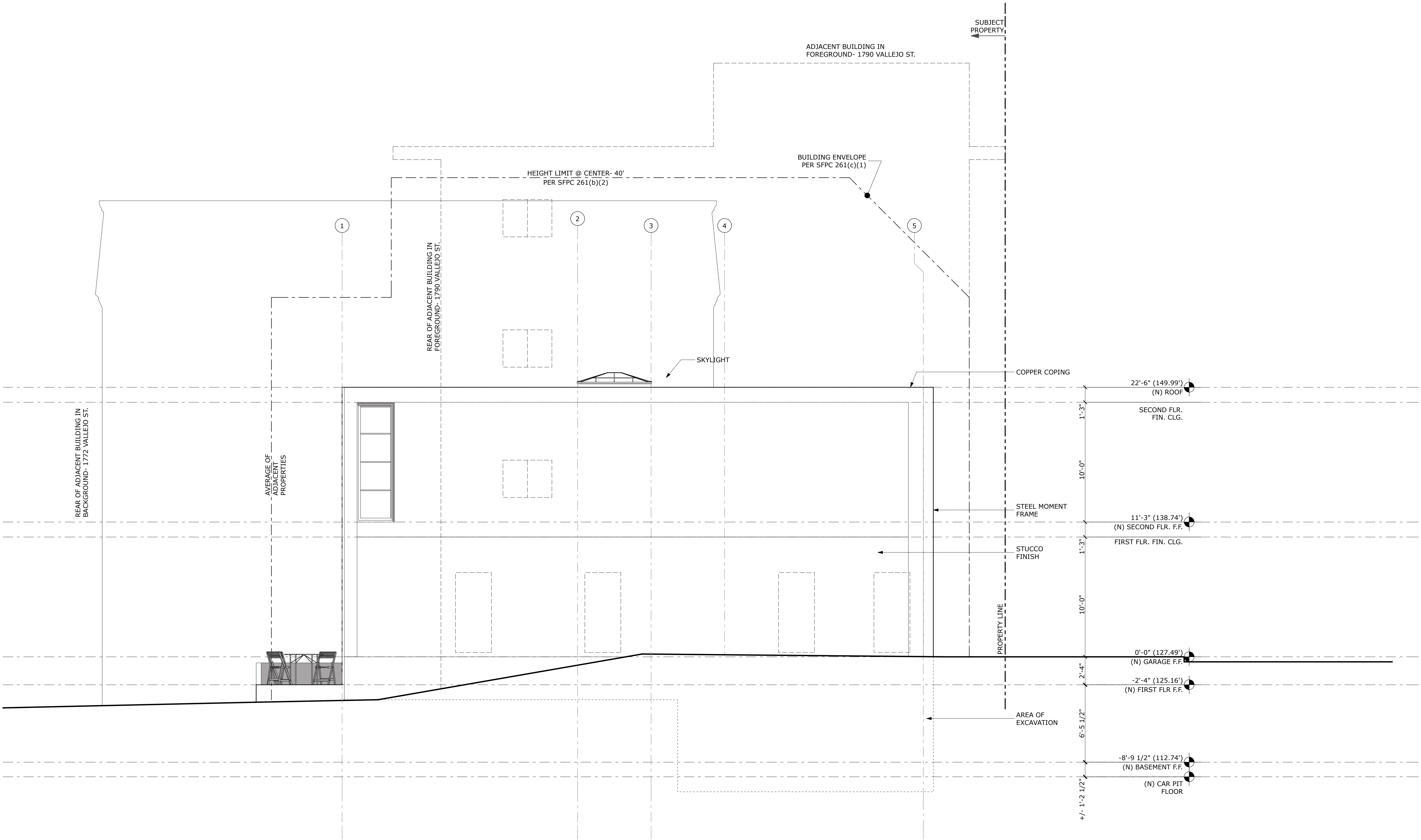
1 SOUTH
SCALE: 1/4" = 1'-0"

PROPOSED
ELEVATION-
SOUTH

Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1400/1423 Emerson Carriage House/8.02 Project Drawings/A2 - Plans/1423 Current CarriageHouse.pln

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1776 VALLEJO ST, SAN FRANCISCO , CA 94123



VARIANCE

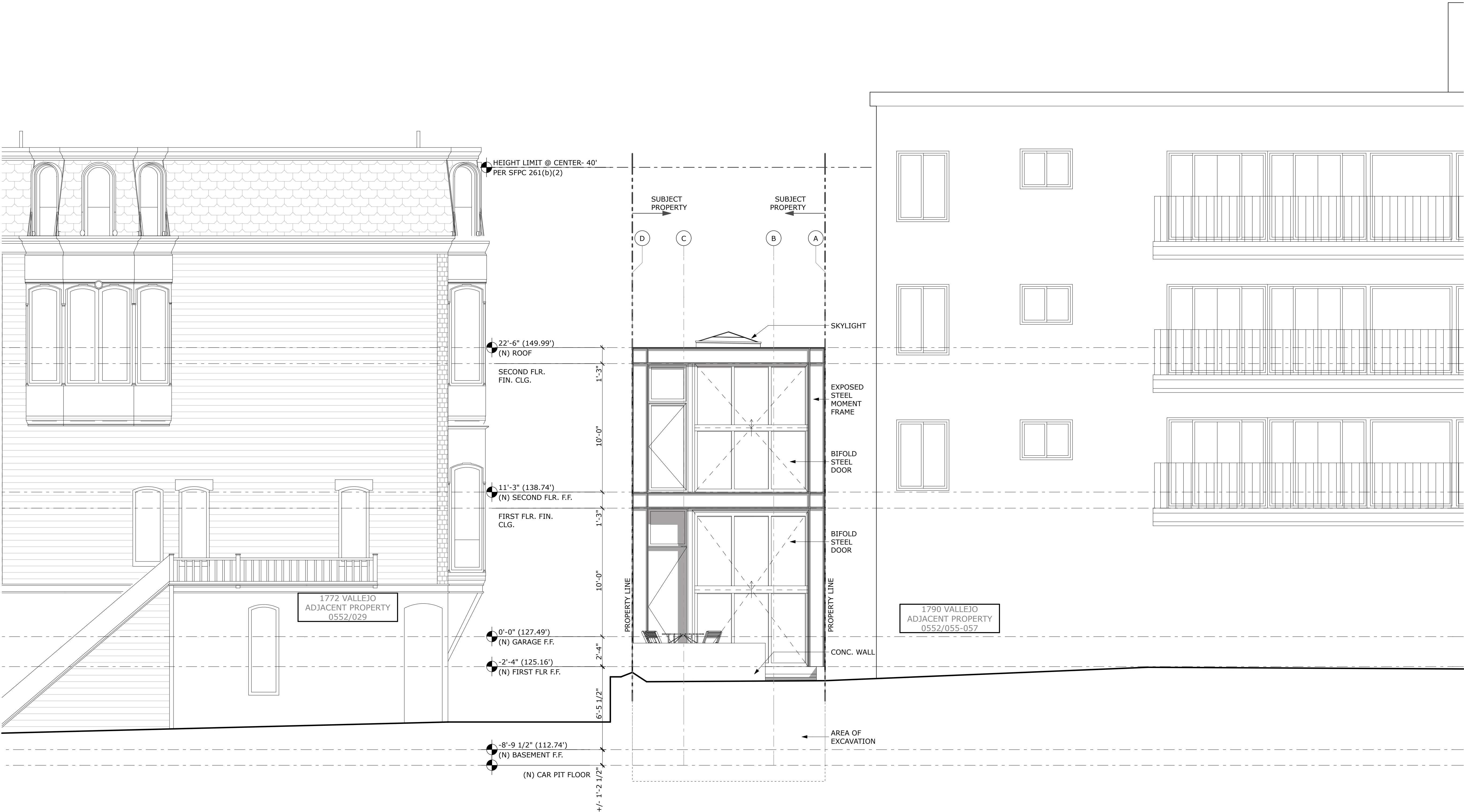
REVISIONS:	BY:
REVISIONS PER PLANNING	
10/10/2016	

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

PROPOSED
ELEVATION-
WEST

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

Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1400/1423 Emerson Carriage house/8.02 Project Drawings/A2 - Plans/1423 Current_CarriageHouse.pln



VARIANCE

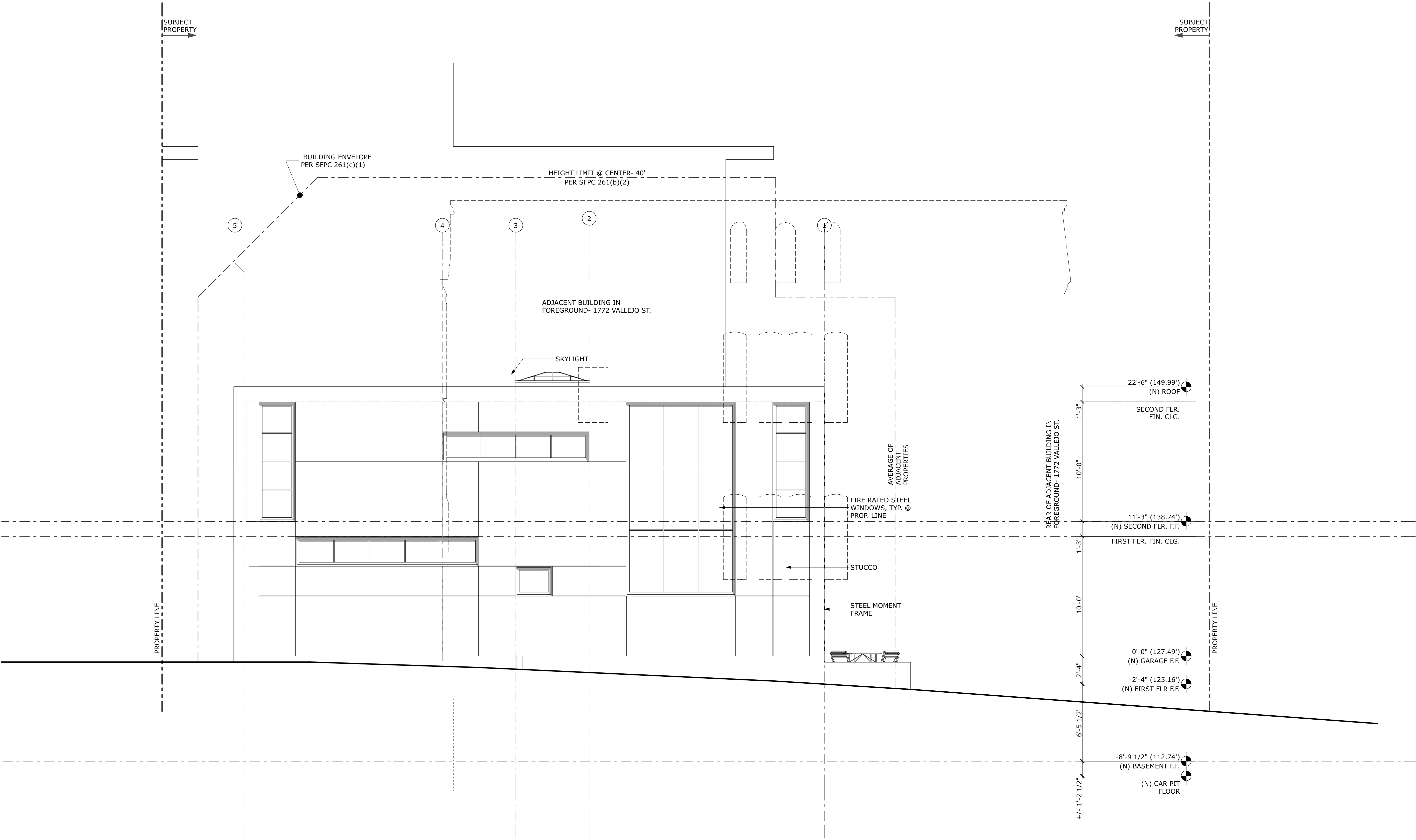
REVISIONS: REVISIONS PER PLANNING 10/10/2016	BY:

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

PROPOSED
ELEVATION-
NORTH

Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1400/1423 Emerson Carriage house/2 - Arch/CAD/8.02 Project Drawings/A2 - Plans/1423 Current Carriagehouse.pln

EMERSON CARRIAGE HOUSE
1776 VALLEJO ST, SAN FRANCISCO , CA 94123



VARIANCE

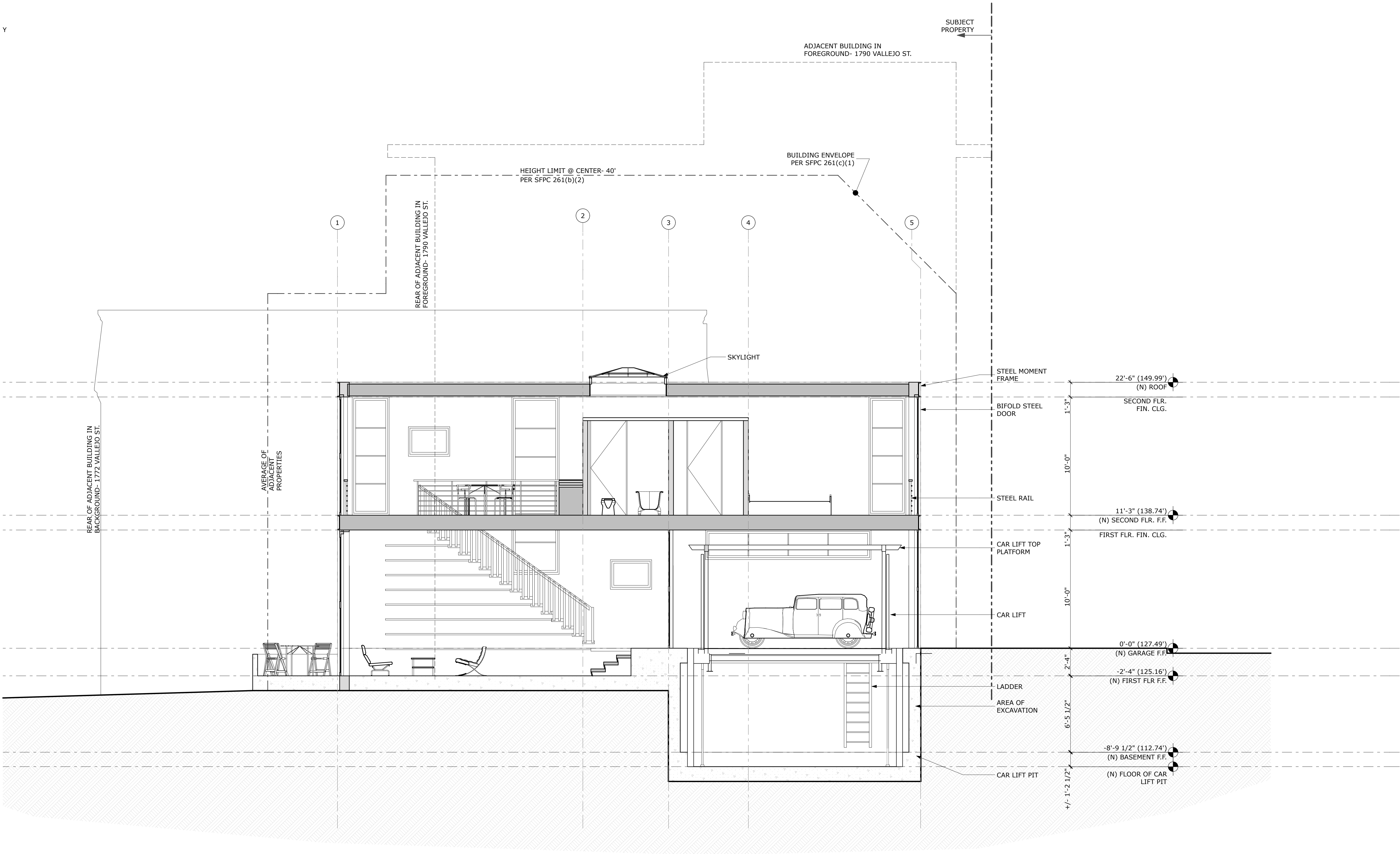
REVISIONS:	BY:
REVISIONS PER PLANNING	
10/10/2016	

JOB#:	1423
DATE:	03/15/16
DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

PROPOSED
ELEVATION-
EAST

Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1400/1423 Emerson Carriage house/8. ArchCAD/8.02 Project Drawings/A2 - Plans/1423 Current Carriagehouse.pln

EMERSON CARRIAGE HOUSE
1776 VALLEJO ST, SAN FRANCISCO , CA 94123



VARIANCE

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REVISIONS PER PLANNING	
10/10/2016	

JOB#:	1423
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DRAWN:	TA
CHECKED:	JW
SCALE:	AS NOTED

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

PROPOSED
LONGITUDINAL
SECTION