### MEMO

### **Disclaimer for Review of Plans**

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

## NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, May 24, 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

Project Address: 335 Diamond Street Cross Street(s): 20th and 21st Block /Lot No.: 2751/016 Zoning District(s): RH-2 / 40-X Area Plan: NA  Case No.: 2016-003609VAR Building Permit: 2016.03.17.2404 Applicant: jones   haydu (415) 558-0400 E-Mail: hulett@joneshaydu.com	PROPERTY IN	NFORMATION	APPLICATIO	ON INFORMATION
	Cross Street(s): Block /Lot No.: Zoning District(s):	20th and 21st 2751/016 RH-2 / 40-X	Building Permit: Applicant: Telephone:	2016.03.17.2404 jones   haydu (415) 558-0400

### PROJECT DESCRIPTION

The proposal is to construct an approximately 12 foot, 5 inch one-story horizontal addition with roof deck at the front of the building and a vertical expansion of the gabled roof at the rear of the building. The proposal also includes façade renovations, the interior reconfiguration of space, a new one-car garage and the removal of portions of the rear of the building.

**PER SECTION 134 OF THE PLANNING CODE**, the subject property is required to maintain a rear yard of 45% of the lot depth (or 56 feet, 3 inches). The project proposes a vertical expansion, side addition and rear pop-out removal to the legal non-complying portion of the structure that currently encroaches 51 feet, 6 inches into the required rear yard; therefore, a variance is required.

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: http://sf-planning.org/ftp/files/notice/2016-003609VAR

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: **Jeff Horn** Telephone: **(415) 575-6975** E-Mail: **jeffrey.horn@sfgov.org** 

### **GENERAL INFORMATION ABOUT PROCEDURES**

### **HEARING INFORMATION**

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

### **BUILDING PERMIT APPLICATION INFORMATION**

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. On May 3, 2017, the Department issued the required Section 311 notification for this project, which expires on June 2, 2017.

### APPEAL INFORMATION

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

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

### GENERAL NOTES & CONDITIONS

### **CONTRACT**

**GENERAL CONDITIONS:** AlA Document A201, General Conditions for the Performance of the Contract, is hereby incorporated into these drawings and shall be considered as part of the requirements for the work.

**EXISTING CONDITIONS:** Conditions shown on the drawings are as shown on the original drawings or as observed on the site, but their accuracy is not guaranteed. Contractor shall verify all dimensions and conditions at the site. All discrepancies shall be reported to architect prior to proceeding with the work.

**PERMITS:** The contractor shall obtain and pay for all fees and permits relating to the project except for the General building Permit Plan Check Fee, which is the responsibility of the

**THE CONSTRUCTION DOCUMENTS** are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.

**EXAMINATION OF THE SITE** and portions thereof which will affect this work shall be made immediately by the Contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work. No allowance shall be made for any extra expense to which he may be due because of failure or neglect on his part to make such examinations. Any conflicts or omissions, etc., shall be reported to the Architect before proceeding with the work.

**WORK PERFORMED:** All work listed, shown or implied on any construction document shall be supplied and installed by the Contractor except where noted. The Contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance to manufacturers requirements. Work required under this Contract shall include all labor, materials, equipment, etc., necessary to complete this project. All materials shall be new and unused, unless specifically noted, and be of a quality acceptable by industry standards.

**ANY ERRORS, OMISSIONS, OR CONFLICTS** found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner before proceeding with the work.

**ARCHITECT:** Where referenced in notes, Architect shall be jones I haydu. Building Owner shall be referred to as "owner." **QUESTIONS:** All questions regarding project either during bidding phase or during

### construction shall be directed to the Architect, jones | haydu, at (415) 558-0400. **CONSTRUCTION**

**SCHEDULE OF CONSTRUCTION:** Contractor shall provide Architect and Owner with a complete cost breakdown and **schedule of construction** for this project prior to commencement

**BUILDING CODES:** All construction work, architectural, mechanical, plumbing, electrical, etc., shall conform to the latest Edition of the **California Building Code** and the latest edition of all governing codes and regulations as adopted by the local agencies. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice. **CONSTRUCTION DOCUMENTS:** The Contractor shall maintain a current and complete **Set of** Construction Documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The Contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn. Details shown are typical. Similar details apply in similar

conditions. <u>DIMENSIONS:</u> All dimensions on construction drawings are to face of structure e.g., face

SHEET NO. 

? of stud (F.O.S.), or face of concrete (F.O.C.), unless otherwise noted to be **Center Line** of a mullion, a partition, or a column line, etc., or to **Face of Finish** for clear dimensions. Vertical dimensions are to top of plate or top of subfloor in section or elevation unless otherwise noted. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of the Architect. Contractor shall not scale drawings. Questions regarding dimensions shall be brought to the attention of the Architect or Owner prior to any start of work. Where locations of windows and doors are not dimensioned they shall be centered on the wall or placed two stud widths from adjacent wall as indicated on the drawings. **Window sizes and door** DRAWING NO. head heights are nominal dimensions. Refer to manufacturer for actual rough opening sizes.

**PROVIDED:** The use of the word 'provided' in connection with any item specified is intended to

mean that such item shall be furnished, installed, and connected where so required, except as **MATERIALS:** All **materials** for use on a project shall be stored within the project site. PROTECTION OF NEW MATERIALS: Contractor shall protect new materials and finishes from damage which may occur from construction, demolition, dust, water. etc., and shall provide and maintain temporary barricades, closure walls. etc., as required to protect the public as required DRAWING NO. during the period of construction. Damage to new materials, finishes, structures, and equipment SHEET NO. shall be repaired or replaced. Contractor shall coordinate temporary barricades with Architect and /

or Owner prior to commencement of work. **SUBSTITUTIONS:** Substitutions, revisions or changes must have approval by the Architect prior to proceeding with the work.

MATERIAL TRANSITIONS: All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.

**DAMAGE:** The Contractor shall repair or replace any surface or items damaged by construction to the satisfaction of the Architect and Owner.

**PATCHING:** Properly prepare all surfaces for receiving the specified finishes including patching of surfaces altered by construction. On patched areas or areas where a finish is not specified, the finish shall match adjacent material in construction, color, and texture. WATERPROOFING: Sealant, caulking, and flashing, etc., locations shown on drawings are

not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.

**<u>VENTILATION:</u>** All attics, rafter spaces, soffits, crawl spaces, etc., shall be fully **ventilated**. **BACKING:** Provide **backing** for all towel bars, etc. using material acceptable for the building type listed for the project. **INSULATION:** Install batt **insulation** between studs and joists at all exterior walls, ceilings, and

floors where exposed, except where shown on the drawings. Verify with Title 24 Report for compliance when appropriate. ELECTRICAL, MECHANICAL, AND PLUMBING: All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the National

Board of Fire Underwriters, the State Fire Marshall, The Safety Orders of the Division of Industrial Safety, and any applicable state or local laws and ordinance. Nothing on these drawings is to be construed to permit work not conforming to these codes. Any questions regarding installations shall be brought to the Architect for clarification. **CONSTRUCTION DEBRIS:** The Contractor shall remove all rubbish and waste materials of all

subcontractors and trades on a regular basis, and shall exercise strict control over **job cleaning** to prevent any dirt, debris or dust from affecting in any way, finished areas in or outside the job site. **CONTRACTOR'S PRESENCE:** Contractor shall personally **supervise** and direct the work or shall keep a competent employee, authorized to receive instructions and act on the Contractor's behalf, continuously on site during working hours.

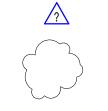
### **CLOSEOUT**

**REVIEW PROJECT:** Contractor shall **review project** with Architect and/or Owner to ensure that all requirements of the contract documents have been followed. **CERTIFICATES AND NOTICES:** Contractor shall obtain all required **certificates and** 

**CLEAN AND READY FOR USE:** All work performed shall be **clean and ready for use**. **PUNCH LIST:** Upon **SUBSTANTIAL COMPLETION**, the CONTRACTOR shall compile a project punch list noting any corrections or omissions for review by the architect and owner or owner's representative. Architect's acceptance will be cause for final payment, unless specifically determined otherwise by Owner.

**GUARANTEES:** The Contractor shall guarantee that the project will be free of defects of workmanship and materials for a period of one year from the date of acceptance from the owner. No work defective in construction or quantity or deficient in any requirement of the drawings or notes will be acceptable in consequence of the Owner's or Architect's failure to discover or point out defects or deficiencies during construction. Defect of workmanship or materials revealed within a period of one year from the date of acceptance shall be replaced by work conforming with the intent of the contract at no cost to the Owner. No payment, partial or final, shall be construed as acceptance of defective work or improper

### SYMBOLS



REVISION NUMBER

**AERIAL PHOTOS** 

**VICINITY MAP** 

**PROJECT SITE** 

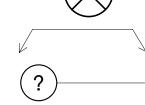
LOCATION

REVISED AREA

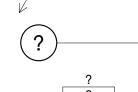
HEIGHT DATUM



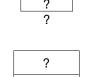
NORTH ARROW NORTH



**ALIGN** 



STRUCTURAL GRID LINE



WALL ASSEMBLY TAG

CEILING ASSEMBLY



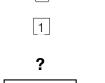
FLOOR FINISH TAG

TAG (W/ HEIGHT)

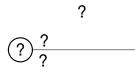


DOOR TAG WINDOW TAG

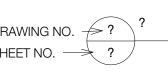
SHEET NOTE



ROOM TAG- NAME & NO. (W/ AREA)



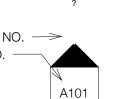
DRAWING TITLE



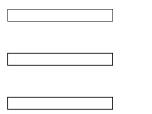




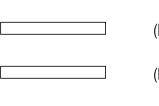
**EXTERIOR ELEVATION** 



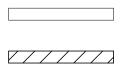
INTERIOR ELEVATION



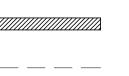
(E) WALL TO REMAIN (E) WALL TO BE REMOVED



(N) FULL HEIGHT WALL



(N) PARTIAL HEIGHT WALL (N) 1-HR RATED WALL





(N) 2-HR RATED WALL

CENTER LINE

L.P.

MECH.

MT'L

N.I.C.



LINE OF ITEM ABOVE/BYND.

## **ABBREVIATIONS**

A.S.F.	ABOVE SUB FLOOR
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ATTN.	ATTENTION
BATHRM.	BATHROOM
BLDG.	BUILDING
BLKG.	BLOCKING
BD.	BOARD
CAB.	CABINETRY
CL	CENTER LINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNI
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CP	CENTER POINT
C.T.	CERAMIC TILE
DIA.	DIAMETER
DBL.	DOUBLE
DN	DOWN
DWGS.	DRAWINGS
EA.	EACH
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
EQ.	EQUAL

**EXISTING** 

EXIST'G

T.	EXTERIOR
3.0.	FURNISHED BY OWNER
D.F.	FACE OF FINISH
D.S.	FACE OF STRUCTURE
۱.	FINISH
R.	FLOOR
١.	GAUGE
LV.	GALVANIZED
••	GLASS
U-LAM.	GLUE LAMINATED
<b>VB</b>	GYPSUM WALL BOARD
)WR	HARDWARE
M.	HOLLOW METAL
₽.	HIGH POINT
RIZ.	HORIZONTAL
•	HEIGHT
	INSIDE DIMENSION
3.	JUNCTION BOX
•	JOINT
М.	LAMINATED

NOT IN CONTRACT

FACE OF FINISH	O.C.	ON CENTER
FACE OF STRUCTURE	O.D.	<b>OUTSIDE DIMENSION</b>
FINISH	O.H.	OVERHEAD
FLOOR	OPN'G	OPENING
GAUGE	OPP.	OPPOSITE
GALVANIZED	P.L.	PROPERTY LINE
GLASS	P.LAM	PLASTIC LAMINATE
GLUE LAMINATED	PLAS.	PLASTER
GYPSUM WALL BOARD	PLYWD.	PLYWOOD
HARDWARE	PREFAB	PREFABRICATED
HOLLOW METAL	PT.	POINT
HIGH POINT	PTD.	PAINTED
HORIZONTAL	QTY.	QUANTITY
HEIGHT	R	RISER
INSIDE DIMENSION	RAD.	RADIUS
JUNCTION BOX	R.D.	ROOF DRAIN
JOINT	REF.	REFERENCE
LAMINATED	REG.	REGISTER
LAVATORY	REINF.	REINFORCING
LOW POINT	REQ'D	REQUIRED
MECHANICAL	RET.	RETURN
MINIMUM	RM	ROOM
MOISTURE RESISTANT	R.O.W.	RIGHT OF WAY
METAL	R.W.L.	RAIN WATER LEADER

NOM.

NTS

**NOMINAL** NOT TO SCALE ON CENTER OUTSIDE DIMENSION OVERHEAD OPENING **OPPOSITE** PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PREFABRICATED POINT PAINTED QUANTITY RISER **RADIUS ROOF DRAIN** REFERENCE W.C. REGISTER

SIMILAR SQ. SQUARE S.M.D. SEE MECHANICAL DRAWINGS S.S.D. SEE STRUCTURAL DRAWINGS S.S. STAINLESS STEEL STD. STANDARD ST'L STEEL SUSP. SUSPENDED TREAD T.B.D. TO BE DETERMINED T.O. TOP OF T.O.P. TOP OF PARAPET T.O.C. TOP OF CONCRETE T.O.W. TOP OF WALL THK. THICK VAR. VARIES VCT VINYL COMPOSITE TILE V.I.F. VERIFY IN FIELD

WATER CLOSET

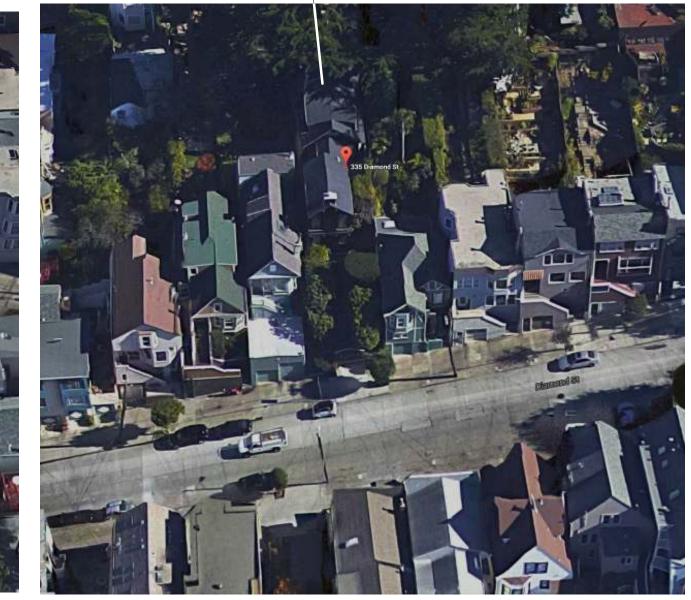
WOOD

SCHEDULE

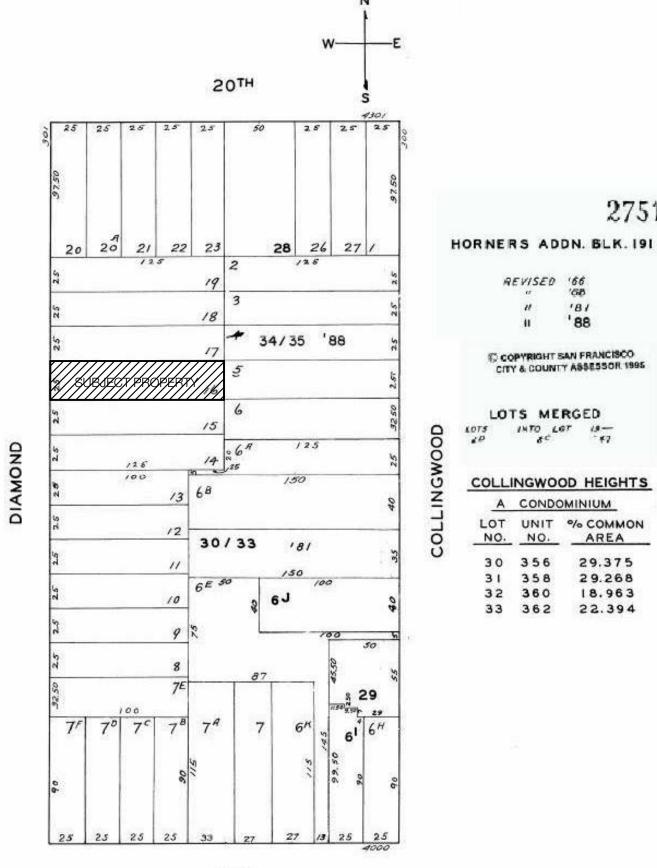
**NEARBY BUS STOP** 

LOCATIONS

### PROJECT SITE LOCATION



## ASSESSORS PARCEL MAP



21ST CONDOMINIUMS UNIT % COMM.AREA

328-330 COLLINGWOOD ST

## APPLICABLE CODES

39.15

60.85

34 330

35 328

2016 SAN FRANCISCO PLANNING CODE 2013 CALIFORNIA BUIDLING CODE WITH LOCAL AMMENDMENTS 2013 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMMENDMENTS

2013 CALIFORNIA MECHANICAL CODE WITH LOCAL AMMENDMENTS 2013 CALIFORNIA PLUMBING CODE WITH LOCAL AMMENDMENTS 2013 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMMENDMENTS

2013 CALIFORNIA ENERGY CODE WITH LOCAL AMMENDMENTS 2013 CALIFORNIA GREEN BUIDLING LOCAL CODE

## PROJECT DIRECTORY

<u>OWNER:</u> KEVIN SAWYERS & PETER STEINAUER 335 DIAMOND STREET SAN FRANCISCO, CA 94114 (415) 606-7645 CONTACT: KEVIN SAWYERS

STRUCTURAL ENGINEER:

**GENERAL CONTRACTOR:** 

ARCHITECT: JONES|HAYDU 1 ARKANSAS STREET SUITE D1 SAN FRANCISCO, CA 94107 (415) 558-0400 CONTACT: HULETT JONES

### PROJECT DESCRIPTION

THIS APPLICATION IS BEING SUBMITTED TO THE CITY OF SAN FRANCISCO FOR VARIANCE AND DESIGN REVIEW APPROVALS.

THIS APPLICATION IS FOR THE REMODEL OF, AND ADDITION TO, AN EXISTING THREE STORY RESIDENCE WITH DETACHED GARAGE. THE REMODEL WILL INCLUDE STRUCTURAL AND NON STRUCTURAL RECONFIGURING OF WALLS, KITCHEN, BATHROOMS, AND CLOSETS. THE ADDITION INCLUDES ADDED SPACE ON THE FIRST STORY TO EXPAND THE EXISTING STORAGE ROOM, ADDED SPACE ON THE THIRD STORY TO ACCOMODATE A MASTER SUITE AND AN EXPANSION OF THE EXISTING DETACHED GARAGE.

PROPOSED DEMOLITION WILL BE LIMITED TO INTERIOR WALLS AND PORTIONS OF EXTERIOR WALLS, INTERIOR FINISHES, AND ELECTRICAL AND PLUMBING COMPONENTS AS INDICATED ON PLANS.

ALL PROPOSED WORK SHALL CONFORM TO THE SAN FRANCISCO PLANNING CODE HEIGHT AND SETBACK LIMITS

### PROJECT INFORMATION

BASIC PARCEL INFORMATION PROPERTY ADDRESS: 335 DIAMOND STREET SAN FRANCISCO, CA, 94114 LOT SIZE: 3,125 S.F. (25'W X 125'D)

<u>ZONING INFORMATION</u> RH-2 (HEIGHT DISTRICT 40-X) HISTORIC STATUS: C -NOT HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE YEAR BUILT: NO. STORIES EXISTING/PROPOSED 3/3 MAX. HEIGHT ALLOWED/PROPOSED: 40'-0" / 29'-3"

PROPOSED BUILDING INFORMATION OCCUPANCY TYPE: CONSTRUCTION TYPE:

## PROJECT DATA

LOT AREA CALCULATIONS				
	<u>EXI</u>	<u>STING</u>		<b>PROPOSE</b>
LOT SIZE:	3,12	25 S.F.		3,125 S.F
RESIDENCE FOOTPRINT	1,37	73 S.F.		1,393 S.F
GARAGE FOOTPRINT	18	37 S.F.		251 S.F
TOTAL BUILDING FOOTPRINT	1,59	96 S.F.		1,644 S.F
F.A.R. (1.8:1 MAX. ALLOWED)	0.73:1 (=2279	/3125)	1.02:1	(=3178/3125
BUILDING AREA CALCULATIONS				
<u>EXISTING</u>	<u>CHANGE</u>	PROPOS	<u>ED</u>	% CHANGI

LOWER LEVEL: ENTRY LEVEL: UPPER LEVEL: TOTALS:	EXISTING 421 S.F. 1,373 S.F. 485 S.F. <b>2,279 S.F.</b>	<u>CHANGE</u> +599 S.F. +10 S.F. +290 S.F. + <b>899 S.F.</b>	PROPOSED 1020 S.F. 1,383 S.F. 775 S.F. <b>3,178 S.F.</b>	<u>% CHANGE</u> +142% +.7% +59.8% <b>+39.4%</b>
GARAGE:	187 S.F.	+64 S.F.	251 S.F.	+34.2%

54 SF

14 CUBIC YARDS

**EXCAVATION DATA** 

SHEET NO.

<u> </u>
MAX. EXCAVATION DEPTH: AREA OF EXCAVATION/DISTURBANCE: AMOUNT OF EXCAVATION:

SEE SHEET A00.50 (SITE PLAN - EXISTING) FOR DEMOLITION CALCULATIONS

SHEET NAME

## SHEET INDEX

ARCHITE	CTURAL
A00.00	TITLE SHEET
A00.01	SITE PHOTOS
A00.02	SITE PHOTOS - NEIGHBOR YARD
A00.03	3D VIEWS - EXISTING & PROPOSED
A00.04	3D VIEWS - EXISTING & PROPOSED
A00.50	SITE PLAN - EX'G. & PROPOSED
A02.00	LOWER LEVEL PLANS - EXISTING & PROPOSED
A02.01	ENTRY LEVEL PLANS - EXISTING & PROPOSED
A02.02	UPPER LEVEL PLANS - EXISTING & PROPOSED
A02.03	ROOF PLANS - EXISTING & PROPOSED
A09.00	ELEVATIONS - EXISTING
A09.01	ELEVATIONS - EXISTING
A09.02	ELEVATIONS - EXISTING
A09.03	ELEVATIONS - PROPOSED
A09.04	ELEVATIONS - PROPOSED

**ELEVATIONS - PROPOSED** 

SECTION - EXISTING

SECTION - PROPOSED

## jones | haydu

one arkansas street, d2, san francisco, ca 94107 architecture design interiors v 415.558.0400 f 415.861.5095

15 33 Sa

Δ ISSUE DESCRIPTION HRE/EE APPLICATION
SITE PERMIT SUBMITTA VARIANCE SUBMITTAL RDT REVIEW RDT REVIEW VARIANCE SUBMITTAL



TITLE SHEET

SHEET NUMBER

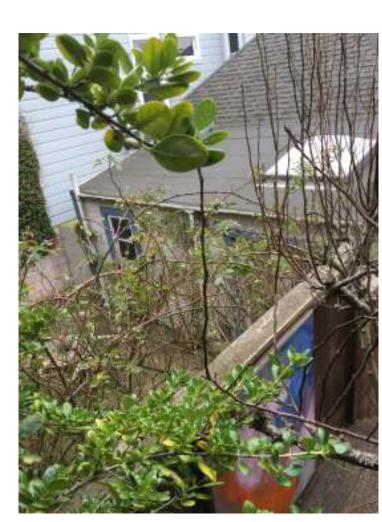
A00.00

N. ENTRY STAIR / SIDE YARD (LOOKING WEST)

I. ENTRY PATIO (LOOKING WEST)



M. NORTH FACADE / SIDE YARD (LOOKING WEST)



L. SIDE (SOUTH) NEIGHBOR (LOOKING SOUTHWEST)

H. ENTRY PATIO (LOOKING WEST)



K. SIDE (NORTH) NEIGHBOR (LOOKING NORTHWEST)







SUBJECT PROPERTY





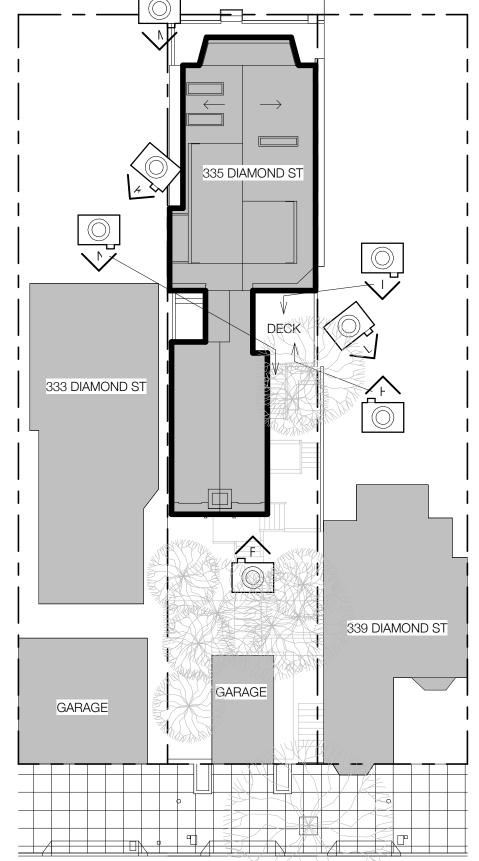




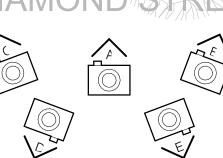
## jones | haydu

one arkansas street, d2, san francisco, ca 94107 architecture design interiors v 415.558.0400 f 415.861.5095

## SITE PHOTO KEY PLAN



DIAMOND STREET



A. STREET VIEW -LOOKING SOUTHEAST



SITE PHOTOS

SHEET NUMBER

A00.01

© 2017 jones | haydu





ERS RESIDENCE

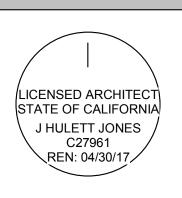




NEIGHBOR YARD - LOOKING EAST



jones | haydu



SITE PHOTOS -NEIGHBOR YARD

SHEET NUMBER

A00.02



NEIGHBOR YARD - LOOKING SOUTH



3D VIEWS - EXISTING & PROPOSED

SHEET NUMBER

A00.03

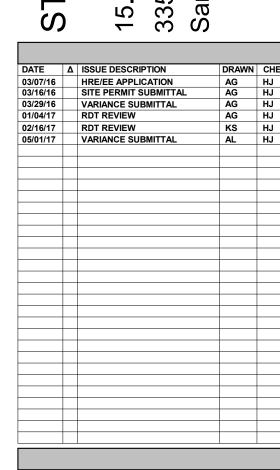


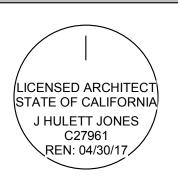


NORTHWEST VIEW - EXISTING

NORTHWEST VIEW - PROPOSED

## STEINAUER SAWYERS RESIDENCE





3D VIEWS - EXISTING & PROPOSED

SHEET NUMBER

A00.04





SOUTHWEST VIEW - EXISTING

SOUTHWEST VIEW - PROPOSED

LOT WIDTH 21' - 4" (N) DECK OPEN SPACE (166 SF) WALL MOVED BACK FROM PROPERTY LINE (N) BALCONY **ROOF & PITCH** RAISED AS SHOWN 2:12  $\longrightarrow$ (N) SKYLIGHT (E) LIGHT -WELL TO REMAIN (N) DECK (N) DECK OPEN SPACE OPEN SPACE (173 SF) LOT 17 SUBJECT **PROPERTY** 333 DIAMOND ST (3-STORY) BLOCK/LOT: 2751/016 335 DIAMOND ST 29' - 3" 8:12 (E) 8:12 (E) (N) DECK OPEN SPACE (36 SF) (N) DECK OPEN SPACE (162 SF) FRONT OPEN AREA LOT 15 BENEATH CANTILEVERED 339 DIAMOND ST LIVING SPACE (3-STORY) (335 SF) / 13' - 2" 8' - 10" (N) GARAGE LOWER SPACE GARAGE (1-STORY) LANDSCAPED AREA W/IN FRONT SETBACK: 47 SF (N) PLANTERS, 12' - 6" PERMEABLE AREAS W / IN FRONT SETBACK WIDEN CURB CUT \_(SHOWN CROSS-AND RE-LOCATE HATCHED): 94 SF SIDEWALK UTILITY METERS - 30'-5 3/4"

DIAMOND STREET

2 SITE PLAN - PROPOSED 1/8" = 1'-0"

TOTAL FRONT SETBACK AREA: 187.5 SF PERMEABLE AREA REQ. (50% MIN.): 93.75 SF

LANDSCAPED AREA REQ. (20% MIN.): 37.5 SF

25' - 0"

25' - 0"

25' - 0"

SKYLIGHTS TO BE REMOVED, (E) 3-STORY STRUCTURE (E) DECK TO BE REMOVED (E) PORTION OF ROOF TO BE REMOVED FOR (N) DECK (E) DECK OPEN SPACE (98 SF) LOT 17 **SUBJECT PROPERTY** 333 DIAMOND ST (3-STORY) BLOCK/LOT: 2751/016 (E) 2-STORY STRUCTURE 335 DIAMOND ST (E) DECKOPEN SPACE (E) 2-STORY STRUCTURE (53 SF) (E) DECKS AND STAIRS (E) ROOF TO BE RECLAD REMOVED, (E) CHIMNE TO BE REMOVED (E) DECK OPEN SPACE (69 SF) 16' - 2" 8' - 10" (E) FRONT (E) WD. FENCE OPEN AREA: LOT 15 AND GATE TO (103 SF) I BE REMOVED 339 DIAMOND ST (3-STORY) (E) GARAGE (1-STORY) (E) GARAGE ROOF TO BE REMOVED LOWER GARAGE (1-STORY) (E) PLANTERS TO BÉ REMOVED, TYP. 25' - 0" DRIVEWAY, TYP. SIDEWALK - 30'-5 3/4" CURB (E) STREET TREE DIAMOND STREET TO REMAIN

25' - 0"

LOT WIDTH

24' - 1"

25' - 0"

25' - 0"

1/8" = 1'-0"

OPEN SPACE CALCULATIONS (PER SEC. 135)

MIN. OPEN AREA REQUIREMENT (AREA W/IN 25% REAR YARD SETBACK):

 $\overline{31.25' \times 25'} = 781.25 \text{ SF}$ 

 $\frac{\text{TOTAL EXISTING OPEN SPACE}}{103 \text{ SF} + 69 \text{ SF} + 53 \text{ SF} + 98 \text{ SF} = 323 \text{ SF}}$ 

 $\underline{\text{TOTAL PROPOSED OPEN SPACE}}$  (SEE PROPOSED SITE PLAN FOR AREA LOCATIONS): 335 SF +162 SF + 36 SF + 173 SF + 73 SF + 166 SF = 945 SF > 781.25 SF

**DEMOLITION CALCULATIONS** (SEC. 317)

LINEAR MEASUREMENTS: (MEASURED AT THE FOUNDATION LEVEL) (E) LENGTH DEMO LENGTH 15.8' % DEMO 100% A. FRONT FACADE -22.0' 16.25' 74% B. REAR FACADE -37.8' 32.11 <u>85%</u> >50% SUB-TOTAL A: 66.75' 27.3' 41% C. SIDE ELEVATION 1 -66.75' 10.2' 15% D. SIDE ELEVATION 2 -209.21 101.7' <u>41%</u> <65% **TOTAL LINEAR MEASUREMENTS:** 

AREA MEASUREMENTS: (SEE EX'G ELEVATIONS ON SHEETS A09.00, A09.01 & A09.02 FOR ILLUSTRATIONS)

<u>(E) AREA</u> 757 SF % DEMO 69.7% DEMO AREA 230 SF A. FRONT FACADE -B. REAR FACADE -339 SF 151.5 SF 45% C. SIDE ELEVATION 1 417 SF 34% 1,231 SF D. SIDE ELEVATION 2 -1,445 SF 597 SF 341.3% SUB-TOTAL A (VERTICAL SURFACES): 3,426 SF 1,395 SF <u>40.7%</u> <50% E. FLOORS -2643 SF 4% 1473.5 SF F. ROOFS -1473.5 SF 100% SUB-TOTAL B (HORIZONTAL SURFACES): 4116.5 SF 1574 SF <u>38%</u> <50%

SITE PLAN - EX'G. &

SHEET NUMBER

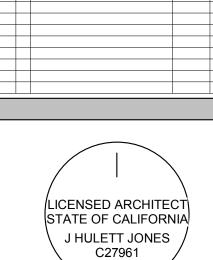
A00.50

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15. 338 Sal DATE A ISSUE DESCRIPTION HRE/EE APPLICATION
SITE PERMIT SUBMITTAL 03/07/16 03/16/16 03/29/16 01/04/17 VARIANCE SUBMITTAL RDT REVIEW RDT REVIEW VARIANCE SUBMITTAL

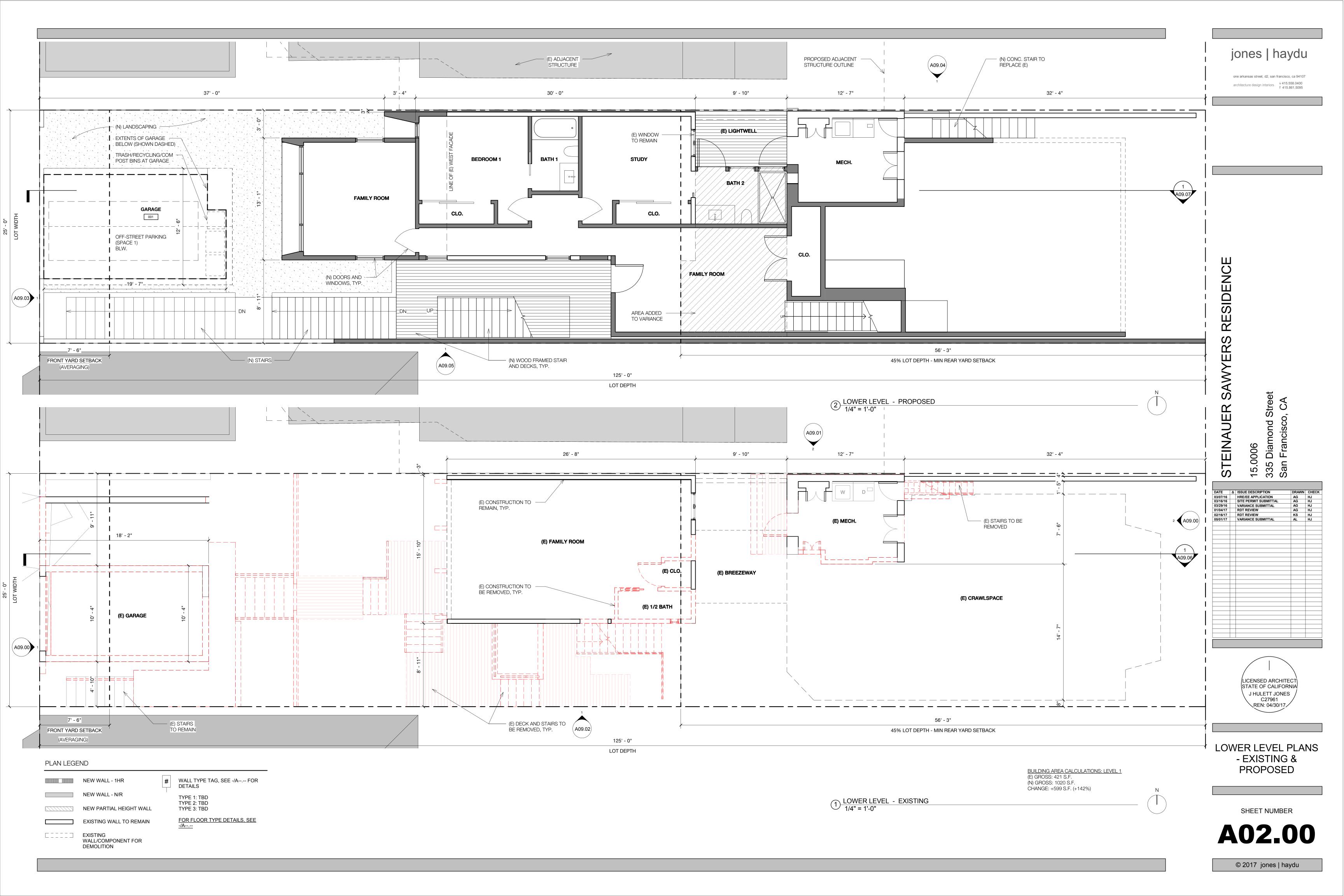
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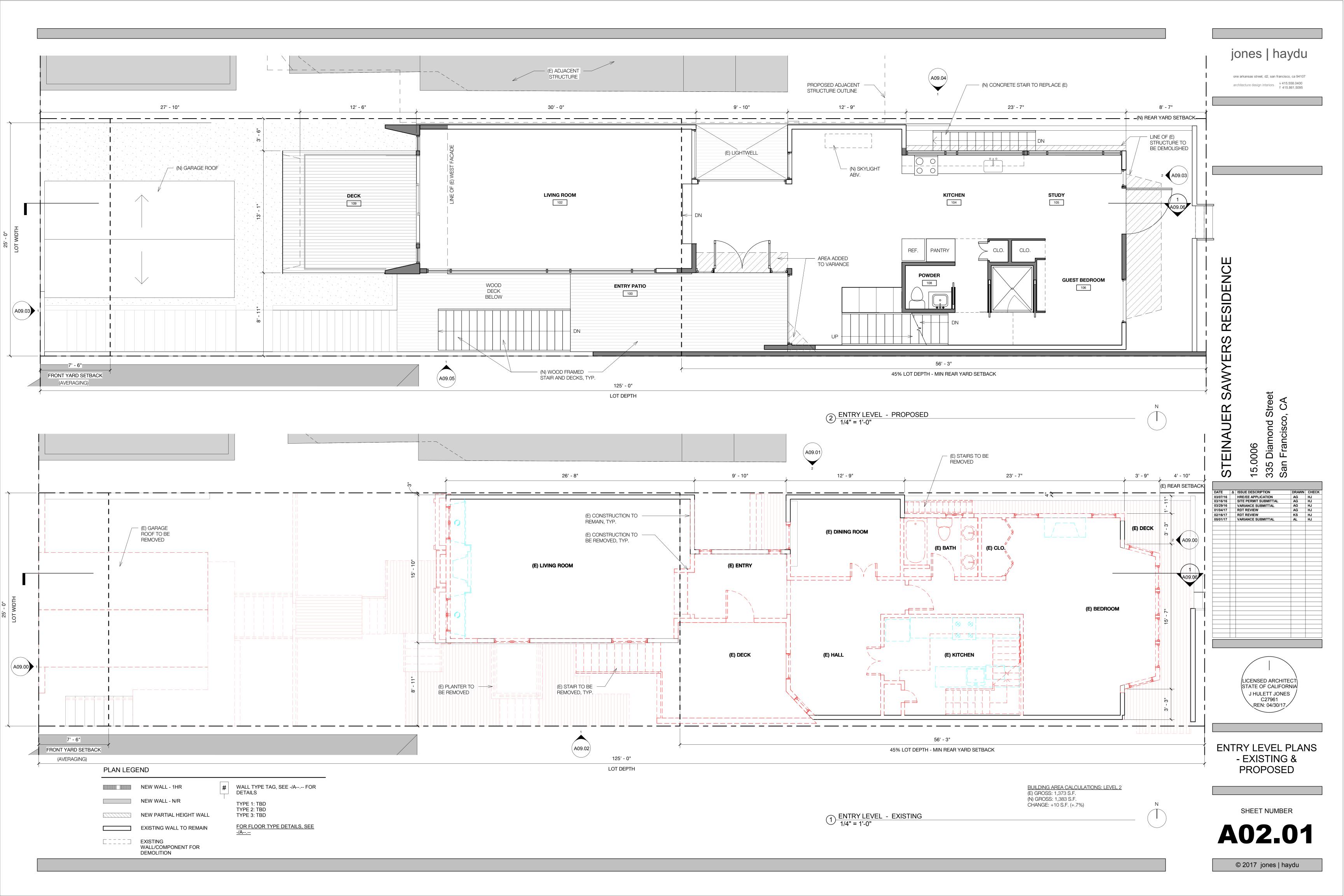
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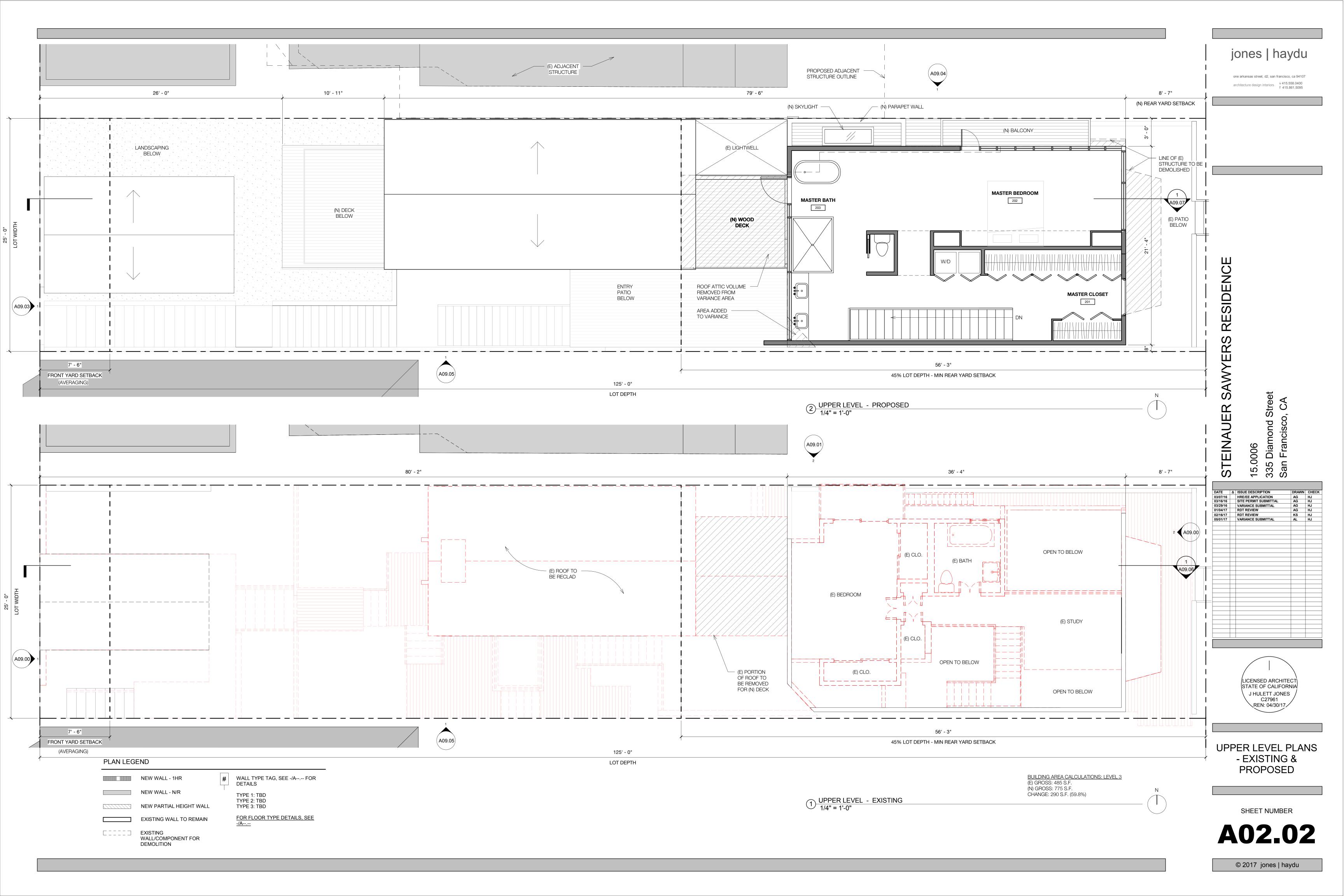


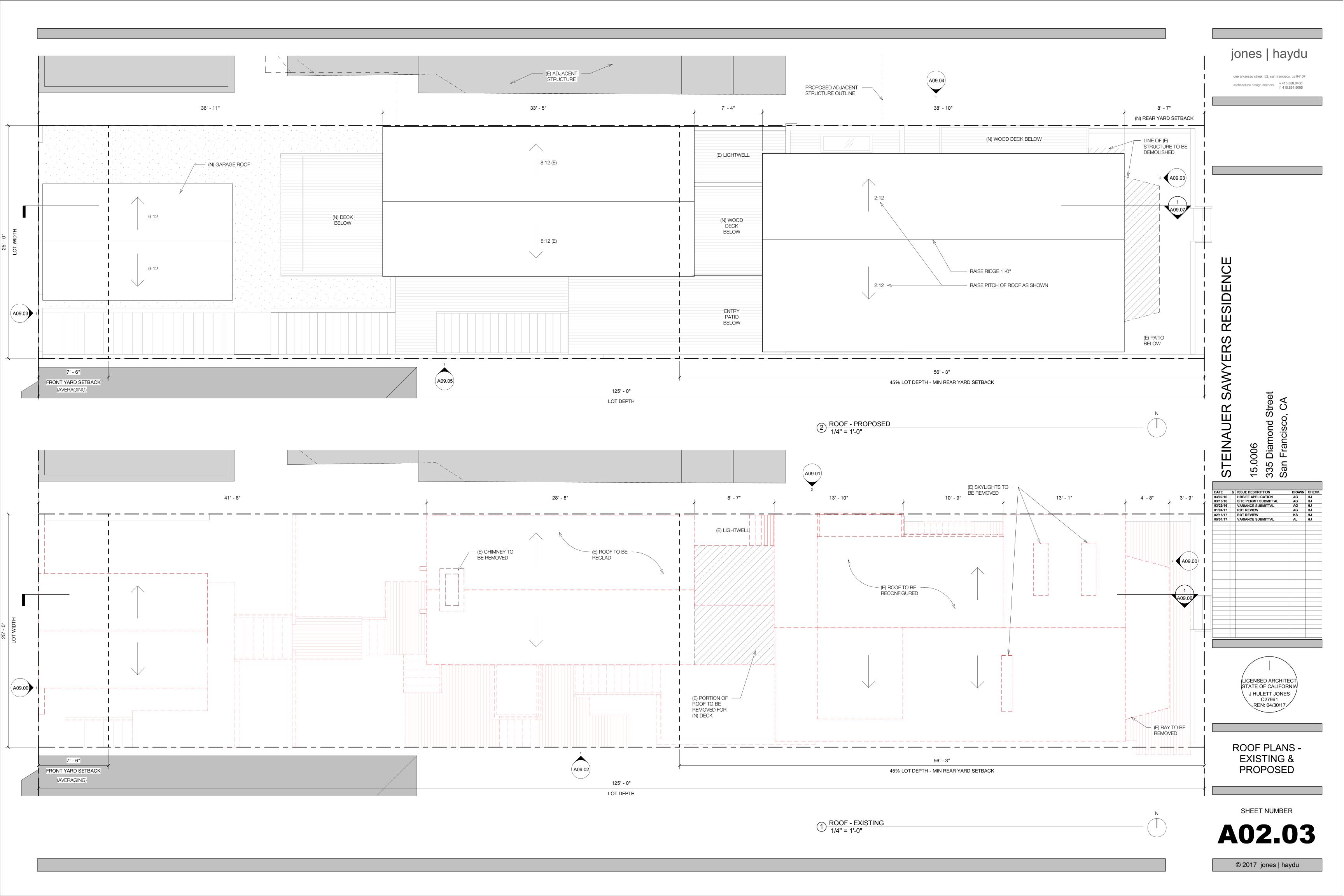
REN: 04/30/17/

PROPOSED







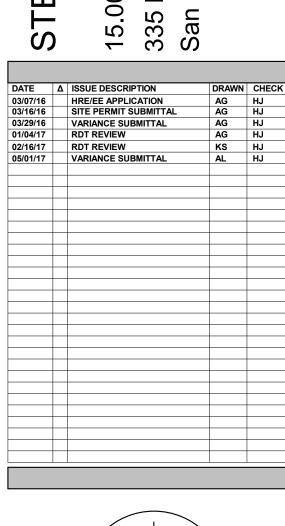


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# STEINAUER SAWYERS RESIDENCE





ELEVATIONS -EXISTING

SHEET NUMBER

A09.00



VERTICAL SURFACE DEMO CALCULATIONS NORTH FACADE AREA (VERTICAL ENVELOPE): AREA TO REMAIN (SOWN SHADED): AREA TO BE REMOVED:

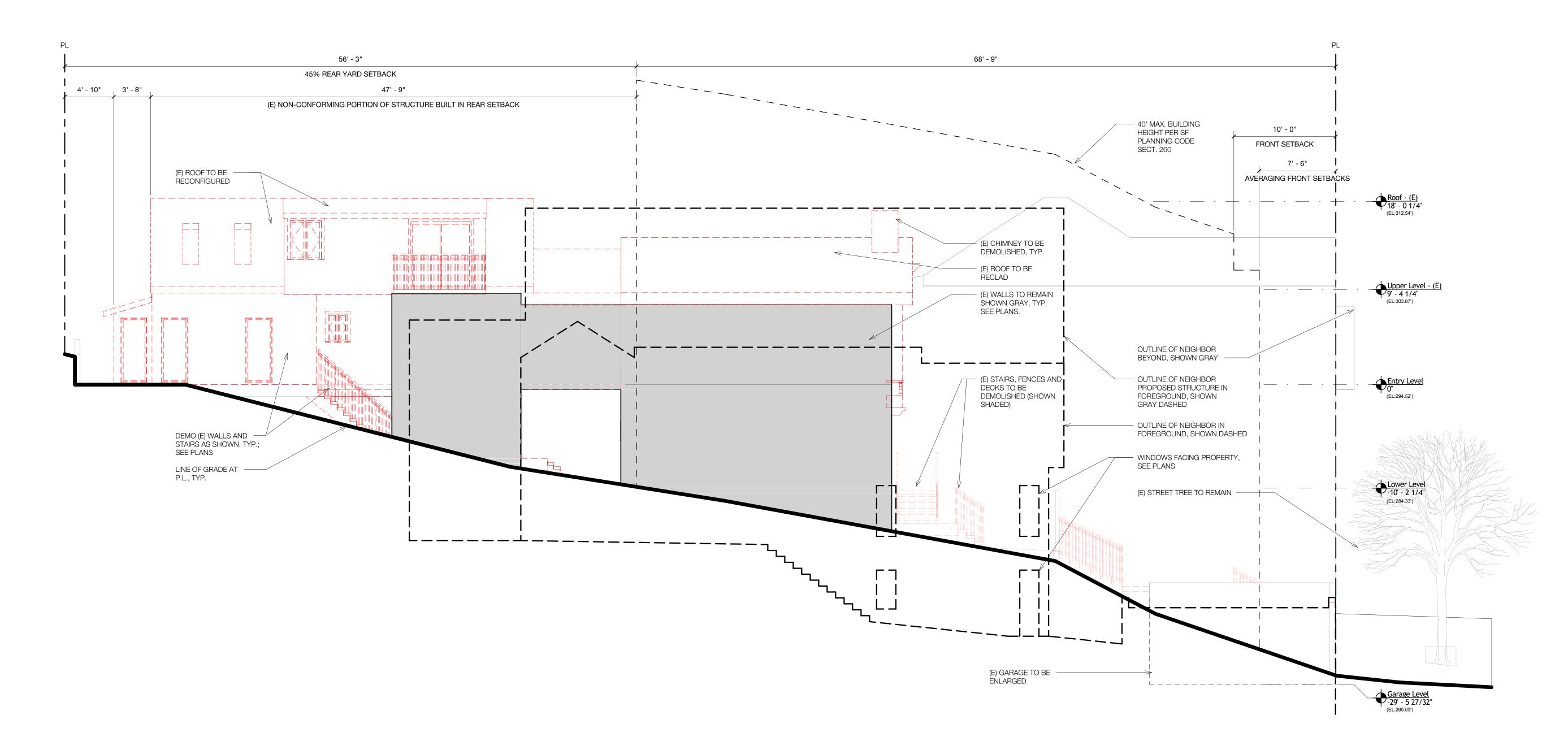
1,231 SF 814 SF (66%) 417 SF (34%)

> ELEVATIONS -EXISTING

SHEET NUMBER

A09.01

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EXISTING

2 NORTH ELEVATION - EXISTING 3/16" = 1'-0"

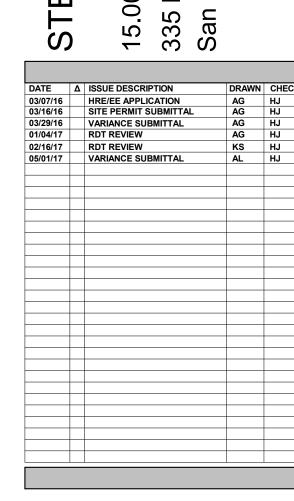
1) SOUTH ELEVATION - EXISTING 3/16" = 1'-0"

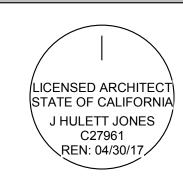
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## STEINAUER SAWYERS RESIDENCE

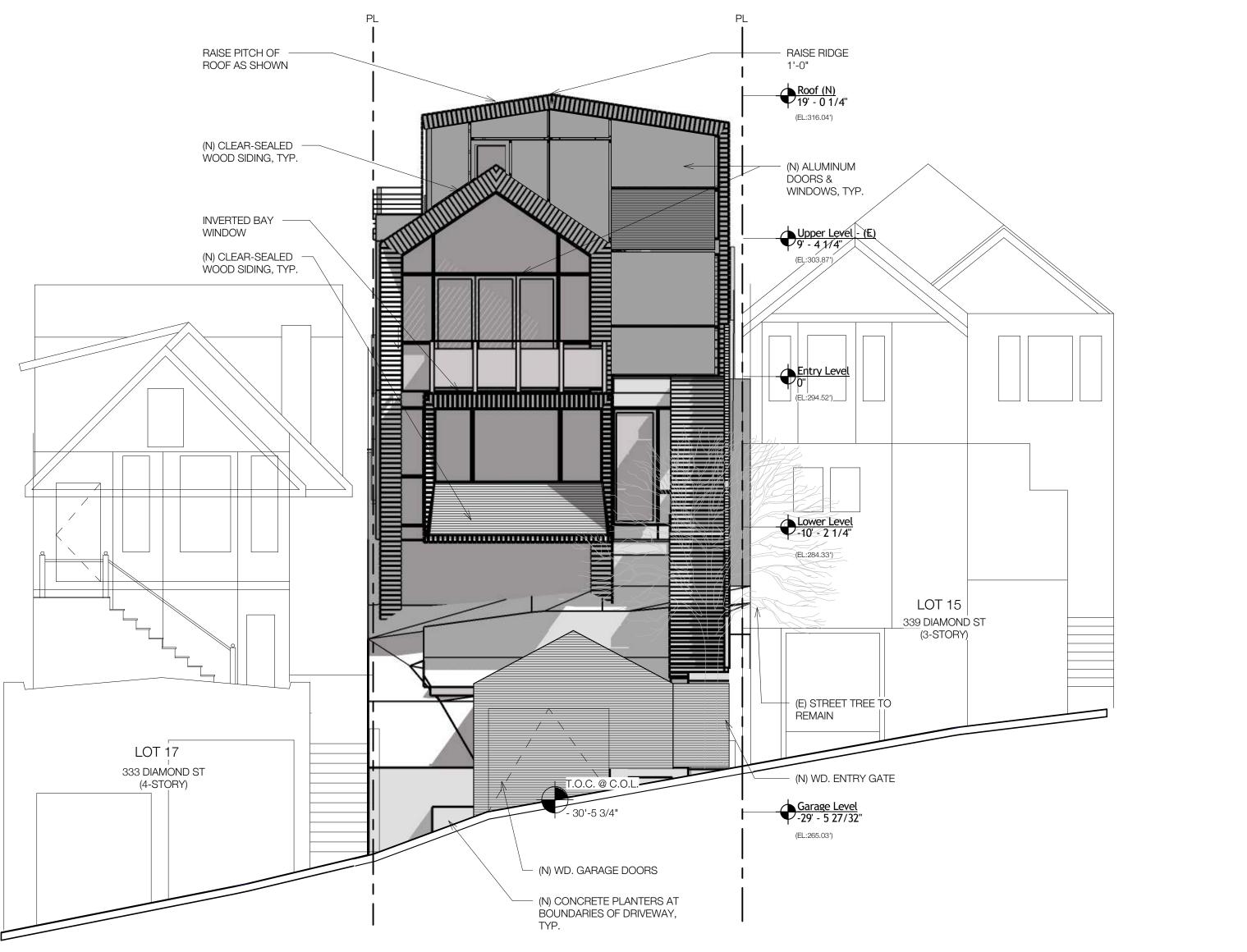




ELEVATIONS -EXISTING

SHEET NUMBER

A09.02



WEST ELEVATION - PROPOSED
3/16" = 1'-0"

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# STEINAUER SAWYERS RESIDENCE

DATE | A | ISSUE DESCRIPTION | DRAWN | CHE |
03/07/16 | HRE/EE APPLICATION | AG | HJ |
03/29/16 | VARIANCE SUBMITTAL | AG | HJ |
01/04/17 | RDT REVIEW | AG | HJ |
02/16/17 | RDT REVIEW | KS | HJ |
05/01/17 | VARIANCE SUBMITTAL | AL | HJ |

DESCRIPTION | DRAWN | CHE |
03/07/16 | SITE PERMIT SUBMITTAL | AG | HJ |
01/04/17 | RDT REVIEW | KS | HJ |
05/01/17 | VARIANCE SUBMITTAL | AL | HJ |

DESCRIPTION | DRAWN | CHE |
03/07/16 | HRE/EE APPLICATION | AG | HJ |
03/16/16 | SITE PERMIT SUBMITTAL | AG | HJ |
01/04/17 | RDT REVIEW | KS | HJ |
05/01/17 | VARIANCE SUBMITTAL | AL | HJ |

DESCRIPTION | AG | HJ |
05/01/17 | VARIANCE SUBMITTAL | AL | HJ |

DESCRIPTION | AG | HJ |
05/01/17 | VARIANCE SUBMITTAL | AL | HJ |

DESCRIPTION | AG | HJ |
05/01/17 | VARIANCE SUBMITTAL | AL |
05/01/17 |



ELEVATIONS -PROPOSED

SHEET NUMBER

A09.03

NORTH ELEVATION - PROPOSED 3/16" = 1'-0"

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## STEINAUER SAWYERS RESIDENCE

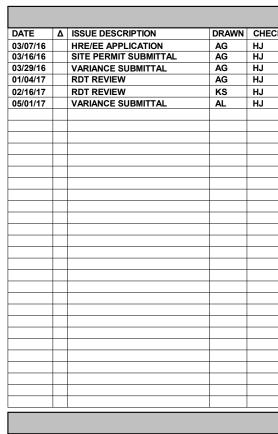
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DATE		LOCALE DESCRIPTION	DDAMA	01
DATE 03/07/16	Δ	ISSUE DESCRIPTION HRE/EE APPLICATION	DRAWN	CH
03/07/16		SITE PERMIT SUBMITTAL	AG	HJ
03/29/16		VARIANCE SUBMITTAL	AG	HJ
01/04/17		RDT REVIEW	AG	HJ
02/16/17		RDT REVIEW	KS	HJ
05/01/17		VARIANCE SUBMITTAL	AL	HJ
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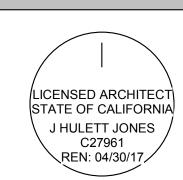


ELEVATIONS -PROPOSED

SHEET NUMBER

A09.04



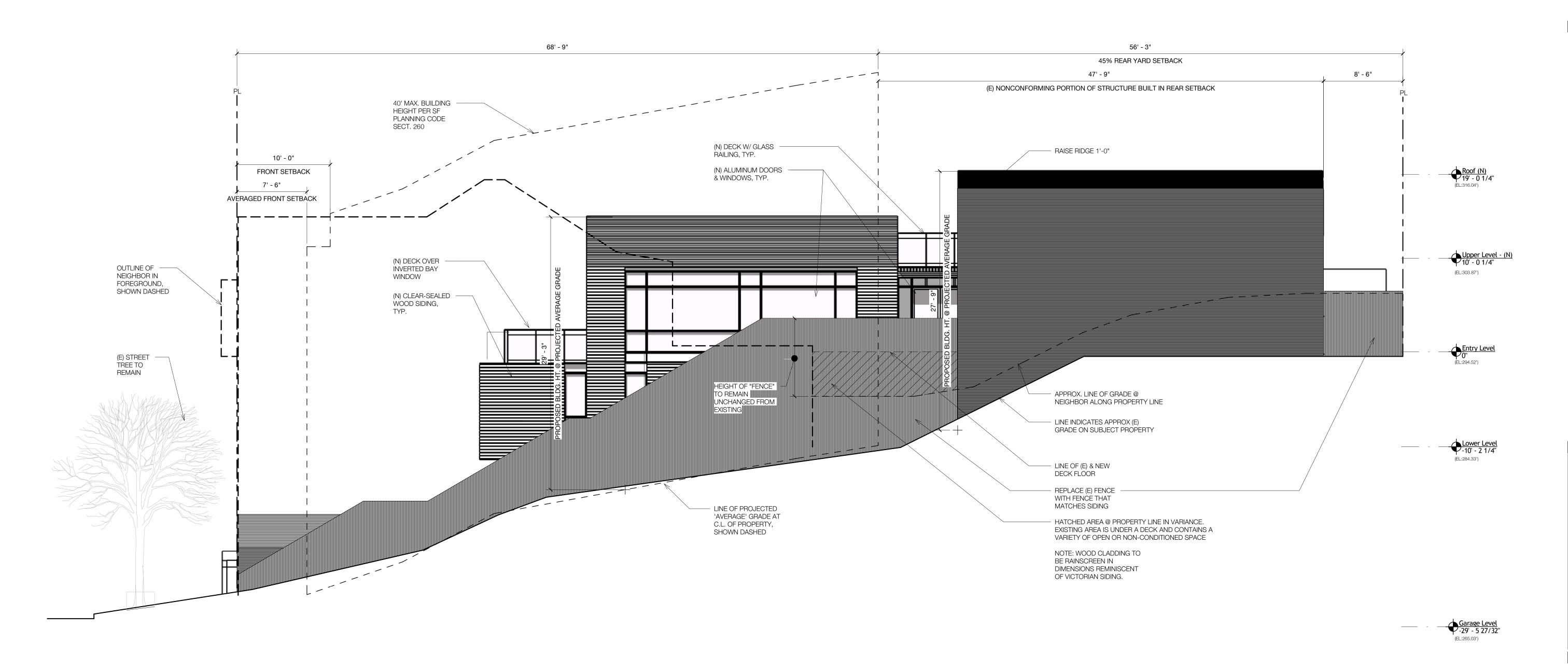


ELEVATIONS - PROPOSED

SHEET NUMBER

A09.05

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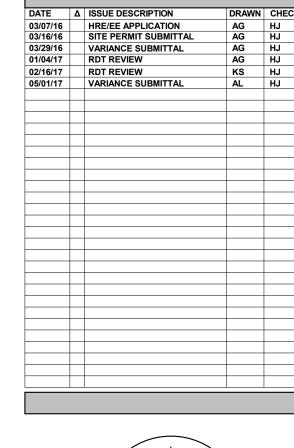


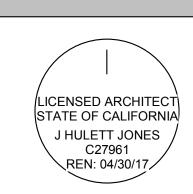
1 SOUTH ELEVATION - PROPOSED 3/16" = 1'-0"

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SAWYERS RESIDENCE

15.00 335 | San





SECTION - EXISTING

SECTION LEGEND

NEW WALL - 1HR

NEW WALL - N/R

EXISTING
WALL/COMPONENT FOR
DEMOLITION

NEW PARTIAL HEIGHT WALL

EXISTING WALL TO REMAIN

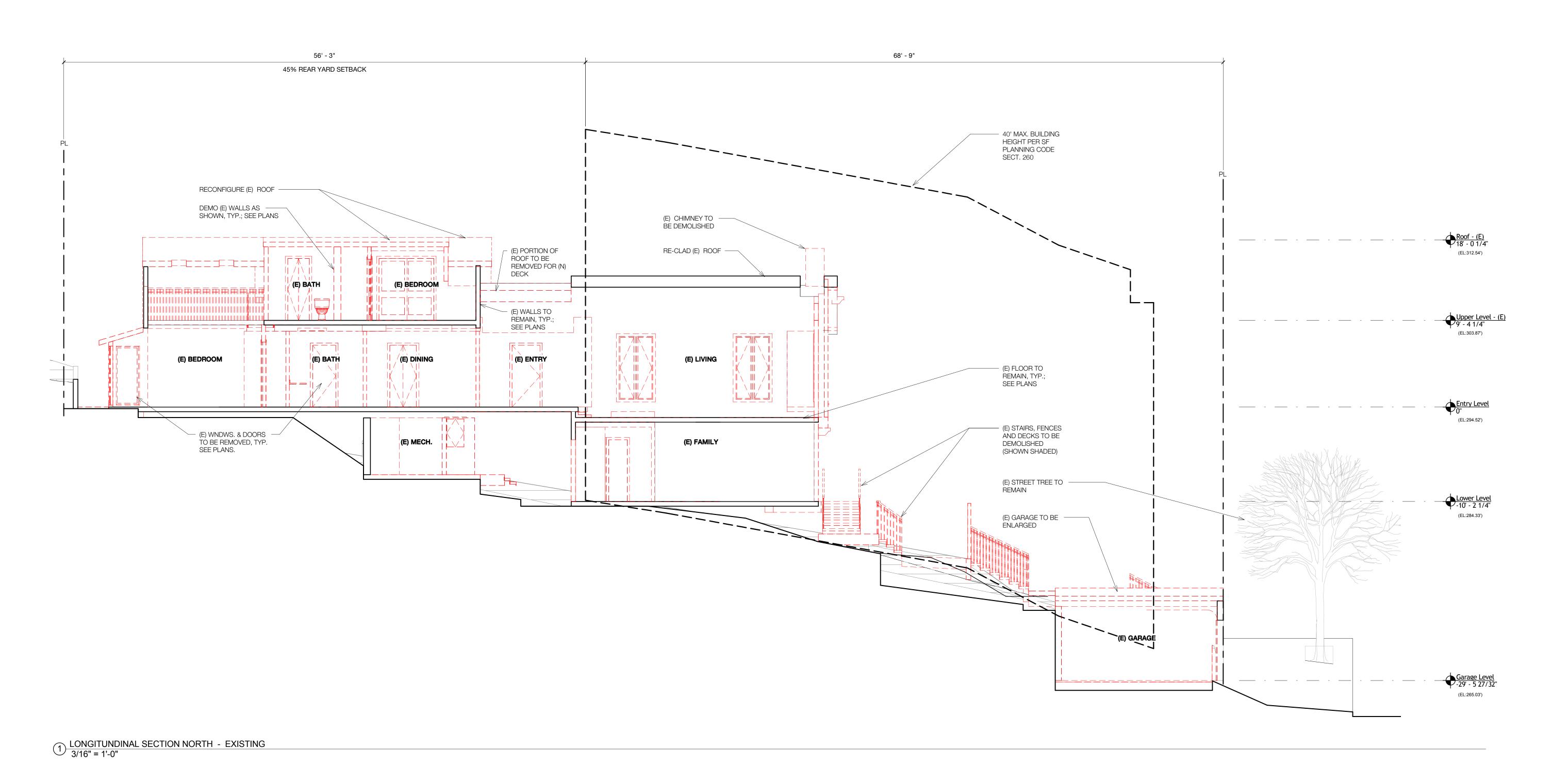
# WALL TYPE TAG, SEE -/A--.-- FOR DETAILS

FOR FLOOR TYPE DETAILS, SEE -/A--.--

TYPE 1: TBD TYPE 2: TBD TYPE 3: TBD

SHEET NUMBER

A09.06

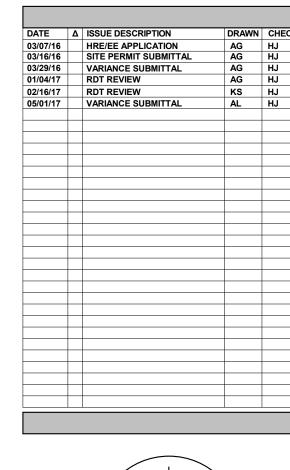


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STEINAUER SAWYERS RESIDENCE

15.0006
15.0006
335 Diamond Street
San Francisco, CA





SECTION -PROPOSED

SECTION LEGEND

NEW WALL - 1HR

NEW WALL - N/R

NEW PARTIAL HEIGHT WALL

EXISTING
WALL/COMPONENT FOR
DEMOLITION

EXISTING WALL TO REMAIN

# WALL TYPE TAG, SEE -/A--.-- FOR DETAILS

FOR FLOOR TYPE DETAILS, SEE -/A--.-

TYPE 1: TBD TYPE 2: TBD TYPE 3: TBD

SHEET NUMBER

A09.07

