



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:
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, September 28, 2016**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2300 Mason Street	Case No.: 2016-005563VAR
Cross Street(s): Francisco/Vandewater	Building Permit: Forthcoming
Block /Lot No.: 0041/037	Applicant: Geddes Ulinskas
Zoning District(s): North Beach NCD / 40-X	Telephone: (415) 904-0483
Area Plan: N/A	E-Mail: gulinkskas@ularch.com

PROJECT DESCRIPTION

The project proposes a change of use from Office Use to Residential Use (1 Dwelling Unit) on the second and third floors of the subject property. The ground floor will remain as Office Use.

PER PLANNING CODE SECTION 134, the subject property is required to maintain a minimum rear yard of 16.375 feet at the second floor and above. The existing structure extends to within 5 feet of the rear property line at all levels and is non-compliant with the rear yard requirement. Conversion from non-residential use to residential use is considered to be an intensification of the non-complying structure; therefore, the project requires a variance.

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/2016-005563VAR.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: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: nicholas.foster@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.

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.

- THE DOCUMENTS IN THIS RENOVATION PERMIT SET INCLUDE:
 - PERMIT DRAWINGS FOR ARCHITECTURAL MODIFICATIONS FOR THE INTERIOR REMODEL DECK OF AN EXISTING TWO-STORY RESIDENCE.
- SCOPE OF WORK: SEE SCOPE OF WORK, DETAIL 5/G-000.
 - SMOKE DETECTORS IN AREAS OF NEW WORK ARE TO BE HARD WIRED WITH BATTERY BACK-UP AND MUST BE INTERCONNECTED. SMOKE DETECTORS INSTALLED IN EXISTING SPACE MAY BE BATTERY OPERATED. SMOKE DETECTORS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- DEFINITIONS
 - ACCEPTED: AS ACCEPTED BY ARCHITECT
 - ACCEPTED EQUAL: AS ACCEPTED BY THE ARCHITECT AS BEING EQUIVALENT QUALITY, UTILITY AND APPEARANCE.
 - AS APPLICABLE: AS APPROPRIATE FOR THE PARTICULAR CONDITION, CIRCUMSTANCE OR SITUATION.
 - AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERAL ACCEPTED PRACTICE, OR BY THE CONTRACT DOCUMENTS.
 - DIRECTED: AS INSTRUCTED BY THE ARCHITECT IN WRITING.
 - SATISFACTORY: TO THE SATISFACTION OF THE ARCHITECT, SUBJECT TO THE ARCHITECT'S ACCEPTANCE.
 - TYPICAL: IDENTICAL FOR ALL SUCH CONDITIONS UNLESS OTHERWISE NOTED.
 - SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES CAN BE INFERRED BY OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATION.
 - FURNISH: SUPPLY ONLY; OTHERS WILL INSTALL.
 - INSTALL: INSTALL ITEMS FURNISHED BY OTHERS.
 - PROVIDE: FURNISH AND INSTALL.
- DIMENSIONING AND ELEVATIONS.
 - NOT USED
 - GRID LINES ARE ESTABLISHED BASED ON EXISTING STRUCTURAL SYSTEM.
 - CLEAR CEILING HEIGHTS ARE TO BE MAINTAINED AS THEY EXIST.
 - EXTERIOR STUD FRAMED WALLS ARE DIMENSIONED TO OUTSIDE FACE OF STRUCTURAL STUD FRAMING (FACE OF EXTERIOR FOOTING).
 - INTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF FINISH.
 - DOORS AT INTERIOR STUD WALLS ARE DIMENSIONED TO DOOR DIMENSION. SEE DOOR SCHEDULE AND DOOR TYPES FOR SIZE OF DOORS, FRAMES (UNIT DIMENSION) ROUGH OPENING, AND WHERE APPLICABLE, MASONRY OPENING.
 - DIMENSIONS NOTED AS "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED. WHERE DIMENSIONS ARE NOTED AS "MINIMUM" OR "MIN." DIMENSION CANNOT BE LESS THAN AS INDICATED ON DRAWINGS.
 - NOT USED
 - ELEVATION MARKERS ON KEY AND SYMBOL PLAN REFERENCE TOP FINISH ELEVATIONS.
 - DIMENSIONS NOTED AS "A.F.F." ARE ABOVE FINISH FLOOR MATERIAL.
 - DO NOT SCALE DRAWINGS.

- WHEN PORTIONS OF THE PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS, WHO SHALL BE ENGINEERS OF RECORD FOR SUCH SYSTEMS. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE FOLLOWING "DESIGN-BUILD" PORTIONS OF THE WORK.
 - MECHANICAL RELOCATIONS
 - SPRINKLER SYSTEM RELOCATION
 - ELECTRICAL RELOCATIONS
- HOURS OF CONSTRUCTION SHALL COMPLY WITH CITY OF SAN FRANCISCO STANDARDS AND BUILDING MANAGEMENT REGULATIONS. SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM, THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
- DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR. INFORMATION RELATED TO EXISTING CONDITIONS AND THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN VERIFIED.
- INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
- CONFIRM, DURING THE BID PERIOD, ON-SITE DELIVERY DATES OF CONSTRUCTION MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF POTENTIAL DELAYS TO THE COMPLETION DATE OF THE PROJECT.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF SITE ELEMENTS SUCH AS TREES, EXISTING UTILITY LINES AND EQUIPMENT AND EXISTING ROADWORK.
- DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- SUBMIT A PROGRESS SCHEDULE AND A SCHEDULE OF REQUIRED SUBMITTALS WITHIN 7 DAYS AFTER NOTICE TO PROCEED.

GENERAL NOTES - CONTINUED

7

DRAWING INDEX

4

RENOVATION OF TOP TWO FLOORS OF AN EXISTING THREE STORY COMMERCIAL BUILDING INTO A TWO FLOOR RESIDENTIAL UNIT OVER A GROUND FLOOR COMMERCIAL SPACE. CHANGE OF USE FOR ADDITION OF RESIDENCE. VARIANCE FOR REQUIRED OPEN SPACE. MINOR FACADE ALTERATIONS INCLUDE STREET LEVEL ENTRY DOOR AT MASON STREET, ADDITION OF SECOND FLOOR WINDOW AT MASON STREET, ADDITION OF 2ND AND 3RD FLOOR WINDOWS AT FRANCISCO STREET.

SCOPE OF WORK

5

ARCHITECT
 GEDDES ULINSKAS ARCHITECTS
 52 SECOND STREET, STE 300
 SAN FRANCISCO, CA 94015

GEDDES ULINSKAS

PROJECT TEAM

6

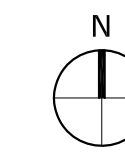
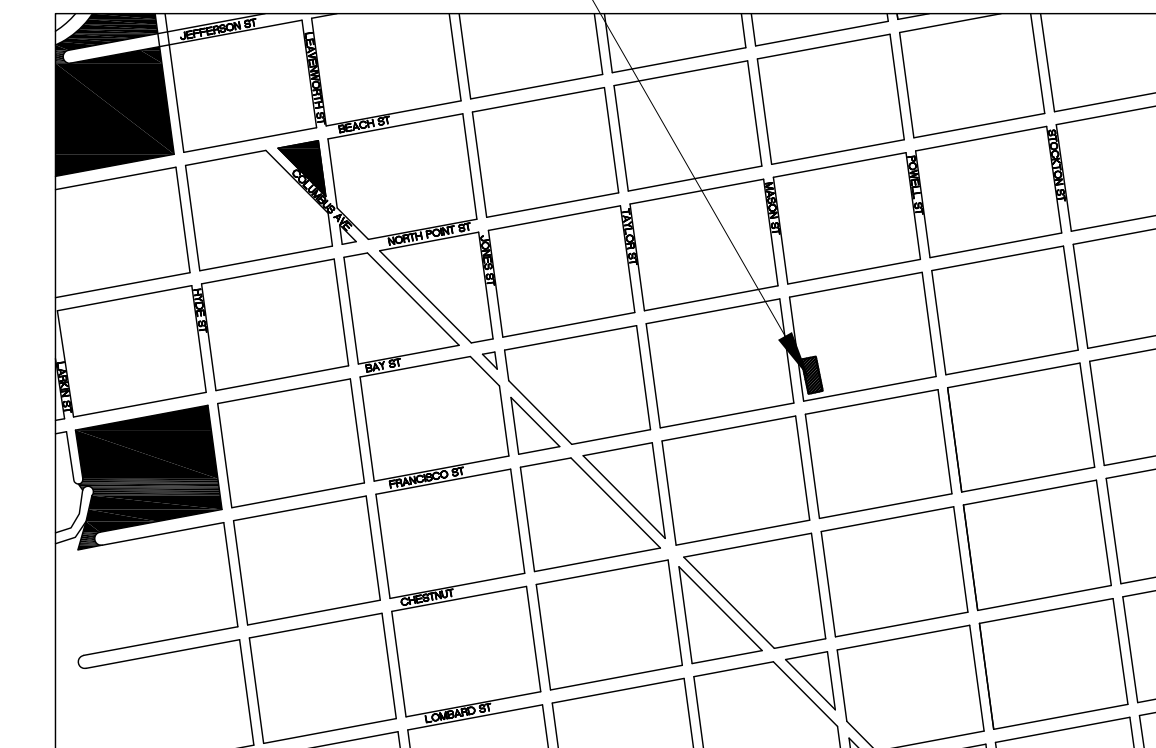
NTS

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ARCHITECTURAL		PRE-APPLICATION MTG		
G-000	GENERAL NOTES AND CODE SUMMARY	●		
G-001	EXISTING SITE PLAN	●		
A-121	EXISTING AND PROPOSED - FIRST FLOOR PLANS	●		
A-122	EXISTING AND PROPOSED - SECOND FLOOR PLANS	●		
A-123	EXISTING AND PROPOSED - THIRD FLOOR PLANS	●		
A-124	EXISTING AND PROPOSED - ROOF PLANS	●		
A-301	EXISTING EXTERIOR ELEVATIONS	●		
A-302	EXISTING EXTERIOR ELEVATIONS	●		
A-303	PROPOSED EXTERIOR ELEVATION	●		
A-304	PROPOSED EXTERIOR ELEVATION	●		
A-305	EXISTING EXTERIOR ELEVATION	●		
A-311	PROPOSED SECTION	●		

PRE-APPLICATION MTG
03.25.16

PROJECT LOCATION



LOCATION MAP

1

NTS

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APPLICABLE CODES

- 2013 CALIFORNIA BUILDING CODE AS AMENDED BY THE CITY OF SAN FRANCISCO
- 2013 CALIFORNIA MECHANICAL CODE AS AMENDED BY THE CITY OF SAN FRANCISCO
- 2013 CALIFORNIA PLUMBING CODE AS AMENDED BY THE CITY OF SAN FRANCISCO
- 2013 CALIFORNIA ELECTRICAL CODE AS AMENDED BY THE CITY OF SAN FRANCISCO
- 2013 CALIFORNIA STATE FIRE CODE AS AMENDED BY THE CITY OF SAN FRANCISCO
- ENERGY PER TITLE 24, 2013 CALIFORNIA CODE OF REGULATIONS

LOCATION: 2300 MASON STREET, SAN FRANCISCO, CA 94131
 ZONING: NCD, NORTHBEACH NEIGHBORHOOD COMMERCIAL
 EXISTING OCCUPANCY: B, OFFICE
 PROPOSED OCCUPANCY: B (OFFICE) AND R-3 (RESIDENTIAL)

HEIGHT AND BULK DISTRICT: 40-X

2300 MASON STREET:
 PLANNING SUMMARY
 BLOCK: 0041 LOT: 037
 YEAR BUILT: 1949
 BUILDING AREA EXISTING, GROSS SQUARE FEET = 3,346 SF

	EXISTING	PROPOSED
FIRST FLOOR (OFFICE)	1370 SF	800 SF
FIRST FLOOR GARAGE	0 SF	370 SF
FIRST FLOOR RESIDENCE	0 SF	200 SF
SECOND FLOOR	1338 SF	1338 SF
THIRD FLOOR	639 SF	871 SF

BUILDING SUMMARY
 CONSTRUCTION CLASSIFICATION: TYPE V

BUILDING CODE INFORMATION

2

NTS

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RESIDENTIAL CONVERSION

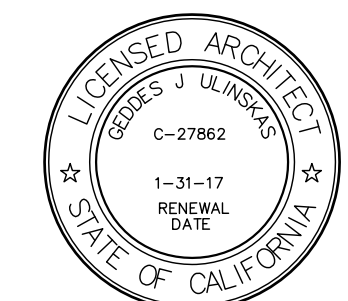
2300 MASON STREET
 SAN FRANCISCO, CA
 94133

GEDDES ULINSKAS ARCHITECTS

220 MONTGOMERY ST.
 STE 1611
 San Francisco CA 94104
 T 415 904 0483

25 AUG 16

ISSUE	DESCRIPTION	DATE
1	PRE-APPLICATION MEETING	03.25.16
2	SITE PERMIT APPLICATION	08.25.16



GENERAL NOTES

G-000

GENERAL NOTES

10

NTS

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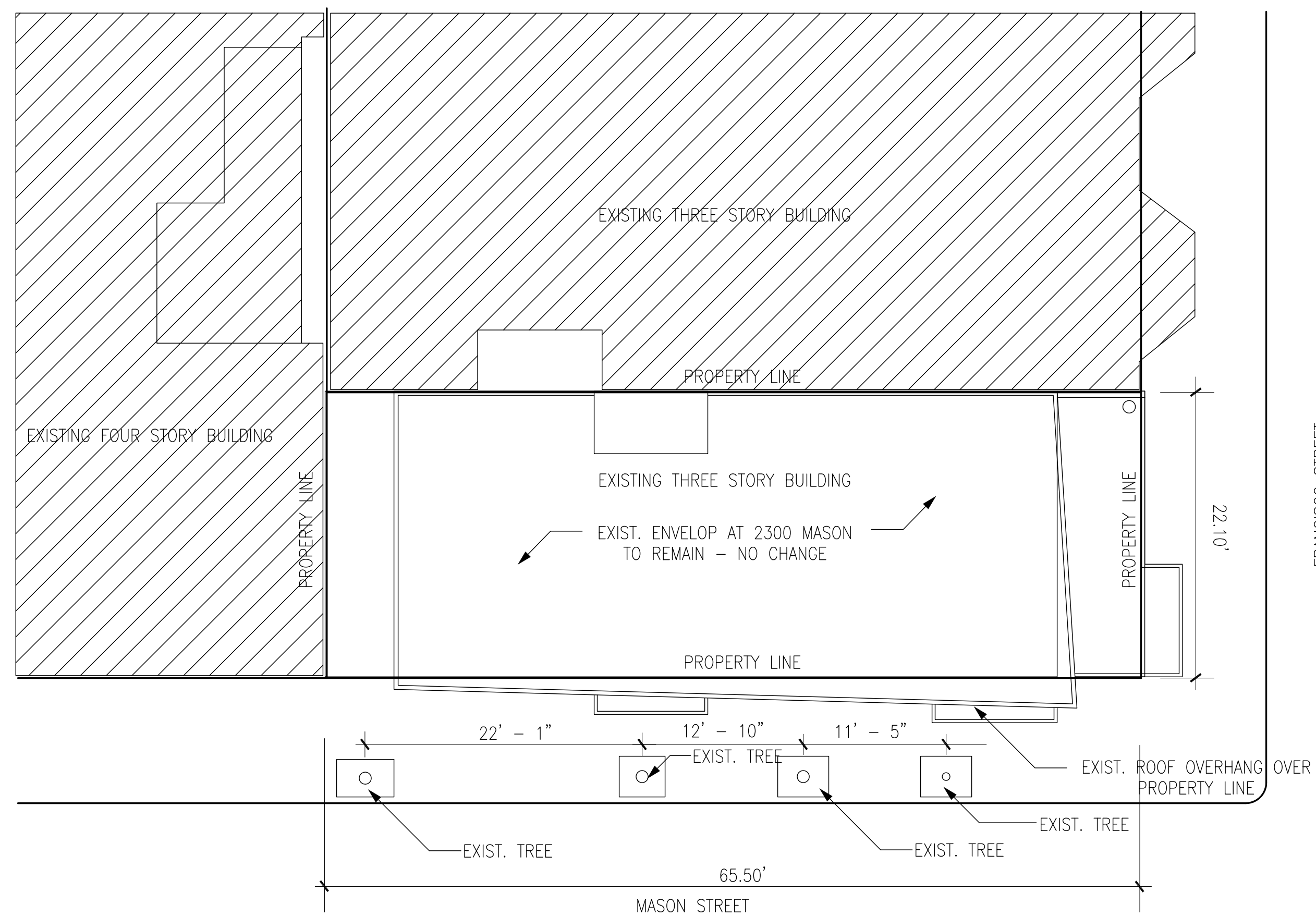
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PLOT DATE 25 AUG 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR OUTREACH	03.25.16
2	ISSUE FOR SITE PERMIT	08.25.16

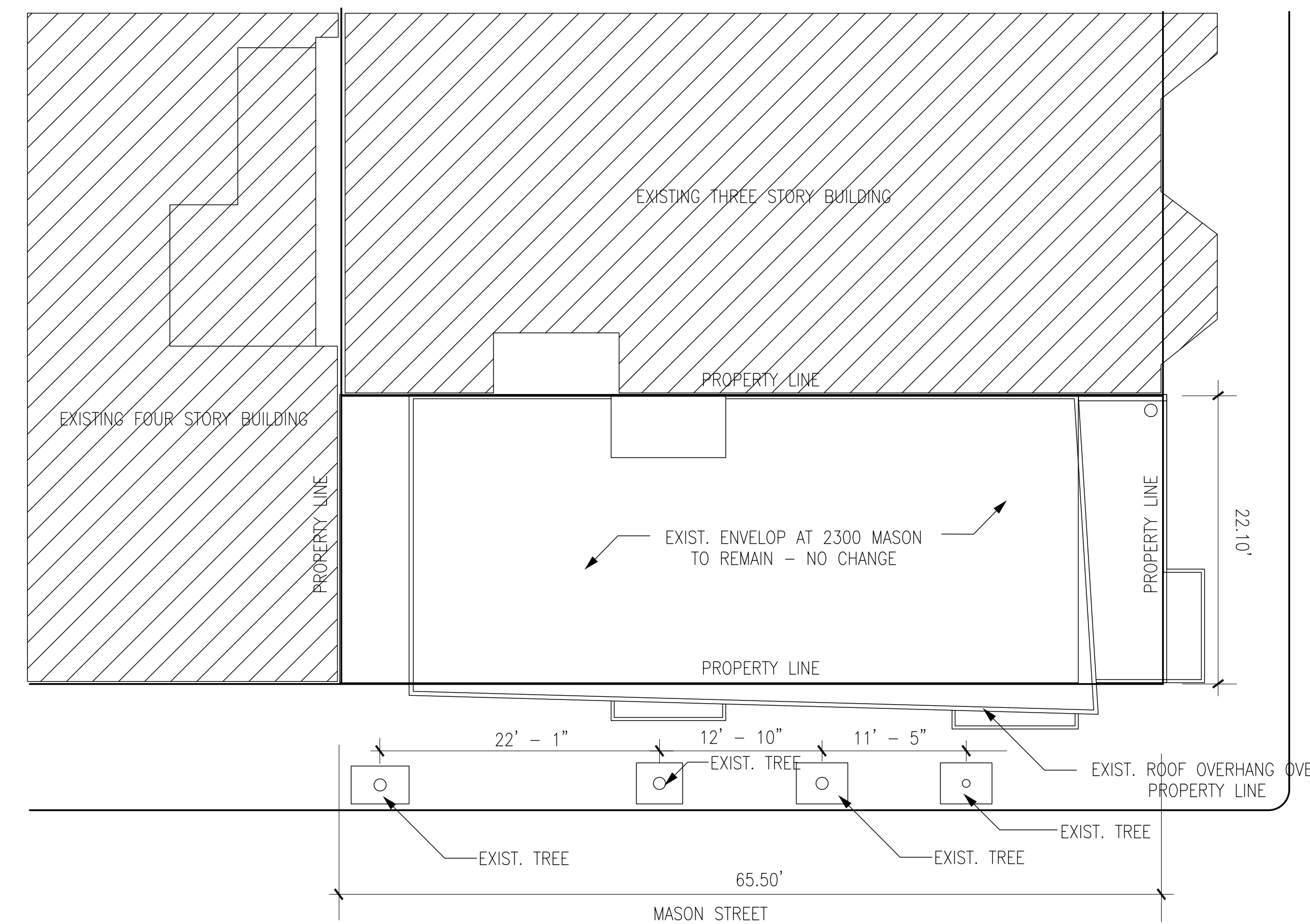


EXISTING SITE PLAN

1/8" = 1'-0"

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1

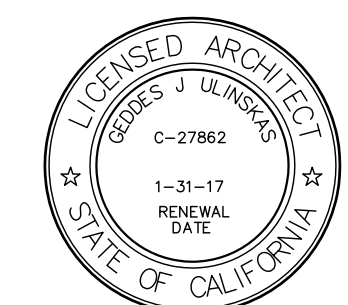


PROPOSED SITE PLAN

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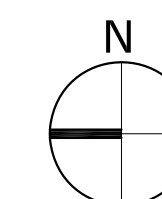
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**EXIST + PROPOSED
SITE PLAN**

G-001



RESIDENTIAL CONVERSION

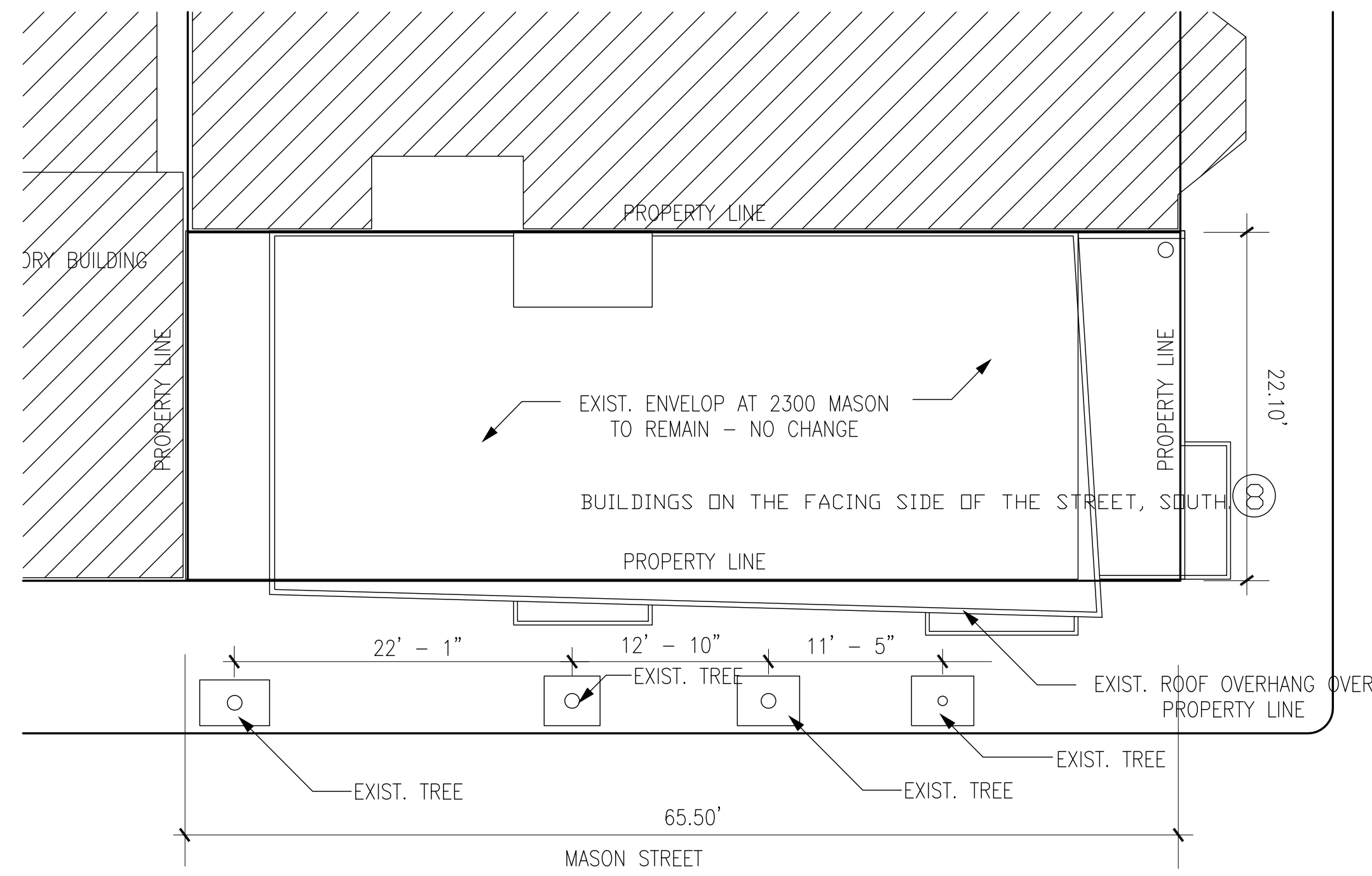
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SAN FRANCISCO, CA
94133

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ARCHITECTS

220 MONTGOMERY ST.
STE 1611
San Francisco CA 94104
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PLOT DATE 25 AUG 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR OUTREACH	03.25.16
2	ISSUE FOR SITE PERMIT	08.25.16



VIEW OF THE BUILDING'S SOUTHWEST CORNER ②



VIEW OF THE BUILDING'S SOUTH ELEVATION ①



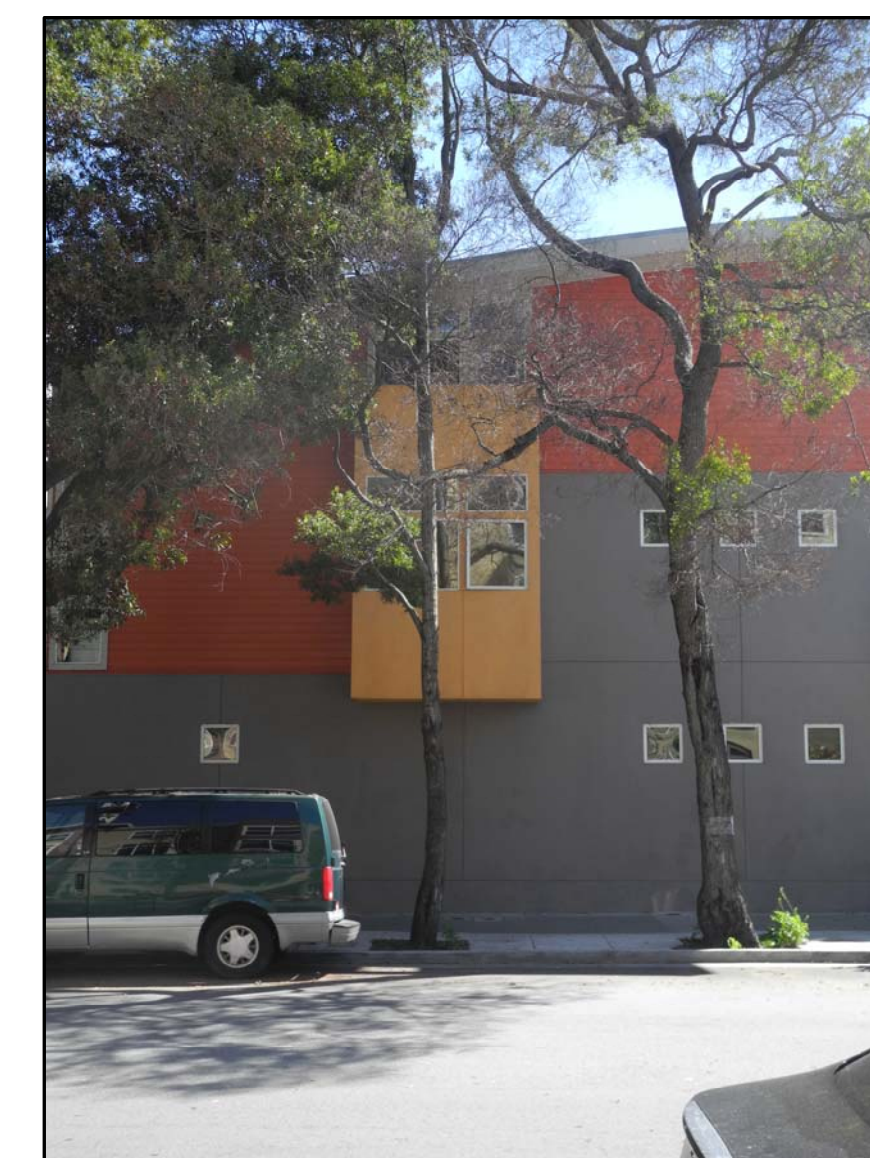
VIEW OF THE BUILDING'S WEST ELEVATION ④



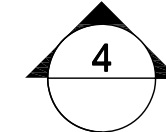
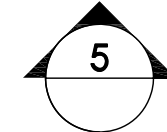
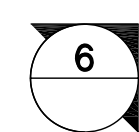
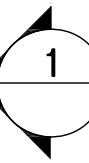
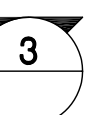
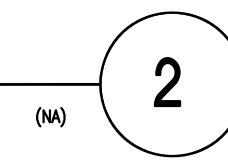
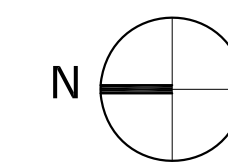
VIEW OF THE BUILDING'S SOUTHWEST CORNER ③



VIEW OF THE BUILDING'S NORTHWEST ELEVATION ⑥



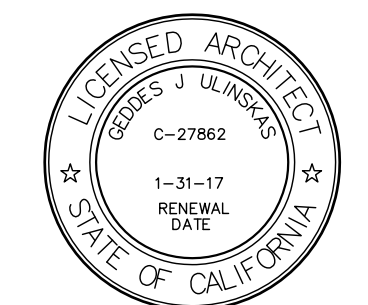
VIEW OF THE BUILDING'S WEST ELEVATION ⑤



NA

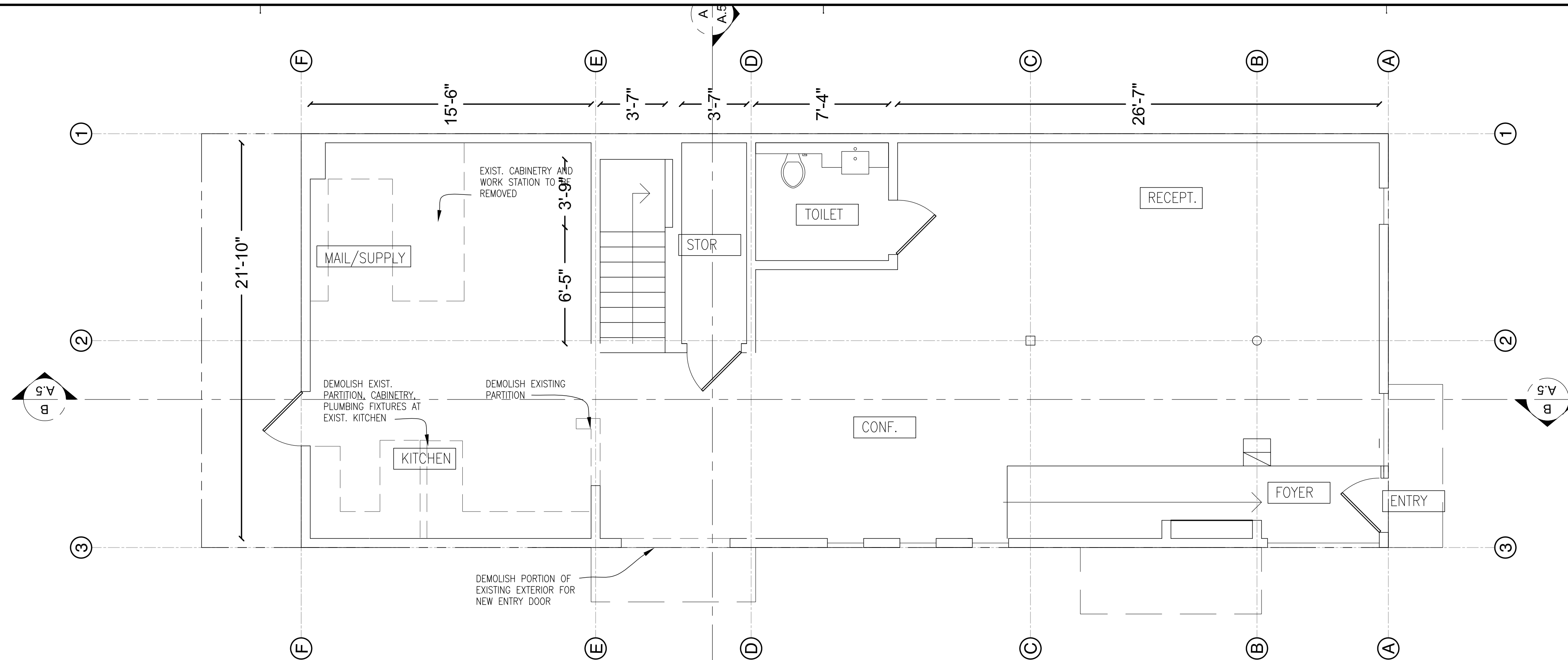
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PHOTOGRAPHS



SITE PHOTOS

G-002

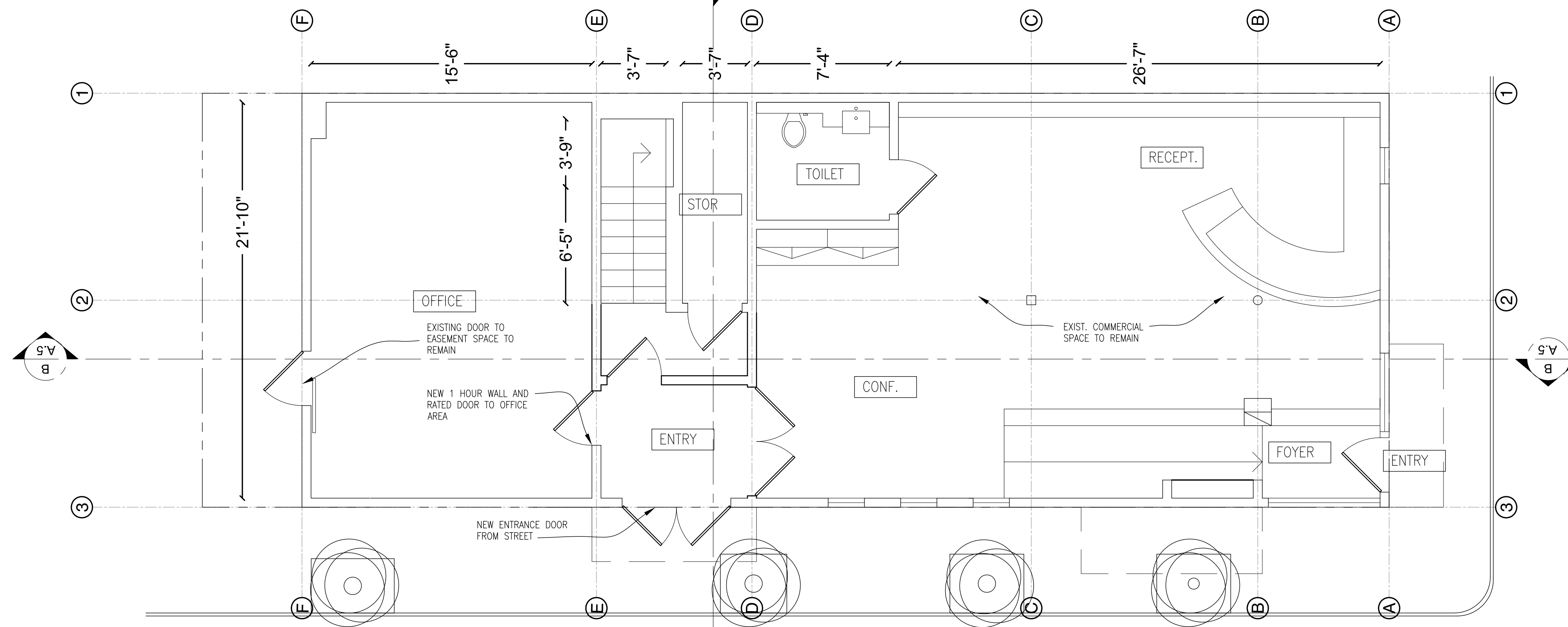


FIRST FLOOR - EXISTING

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\1st\plot (96)

1

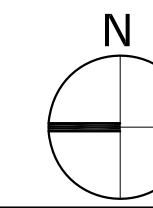


FIRST FLOOR PLAN - PROPOSED

1/4" = 1'-0"

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2



RESIDENTIAL CONVERSION

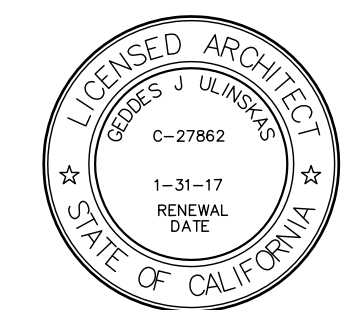
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94133

**GEDDES ULINSKAS
ARCHITECTS**

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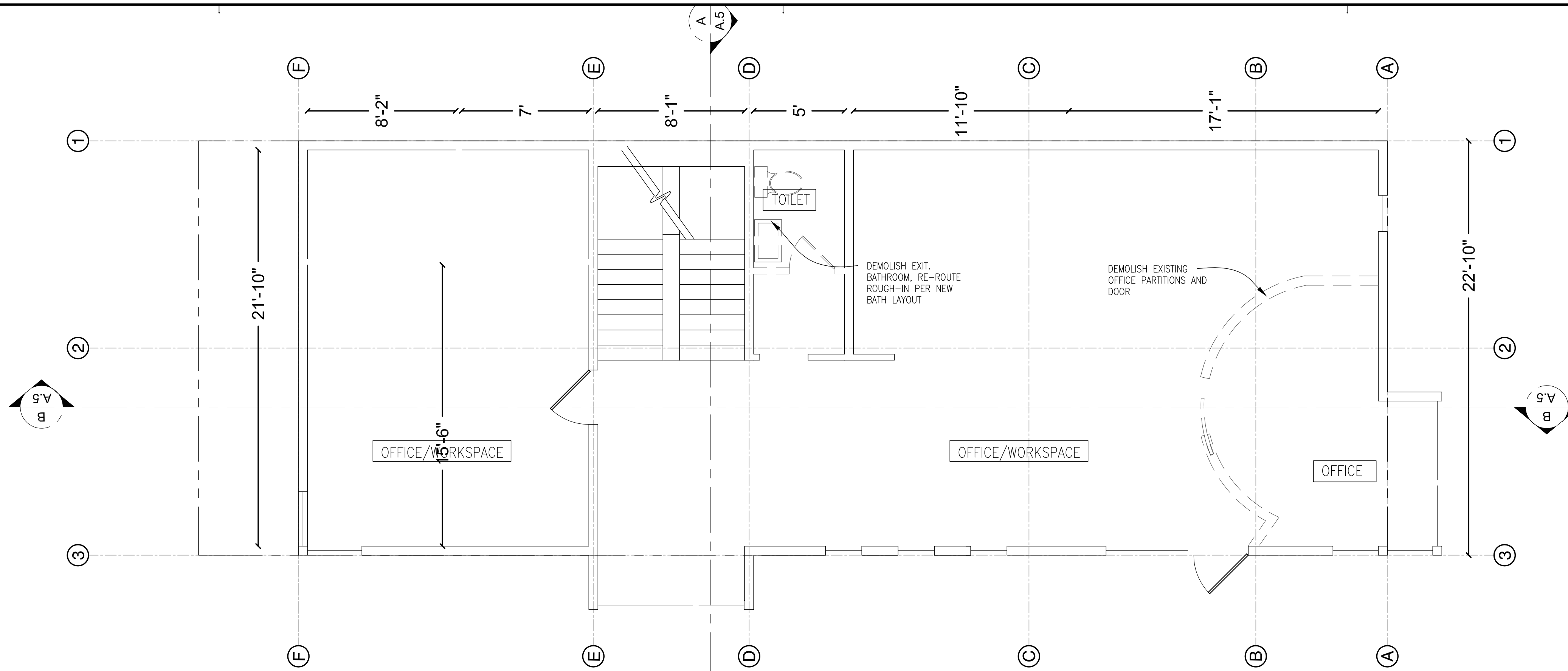
PLOT DATE 25 FEB 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR OUTREACH	03.25.16
2	ISSUE FOR SITE PERMIT	08.25.16



**EXISTING+PROPOSED
1ST FLOOR PLAN**

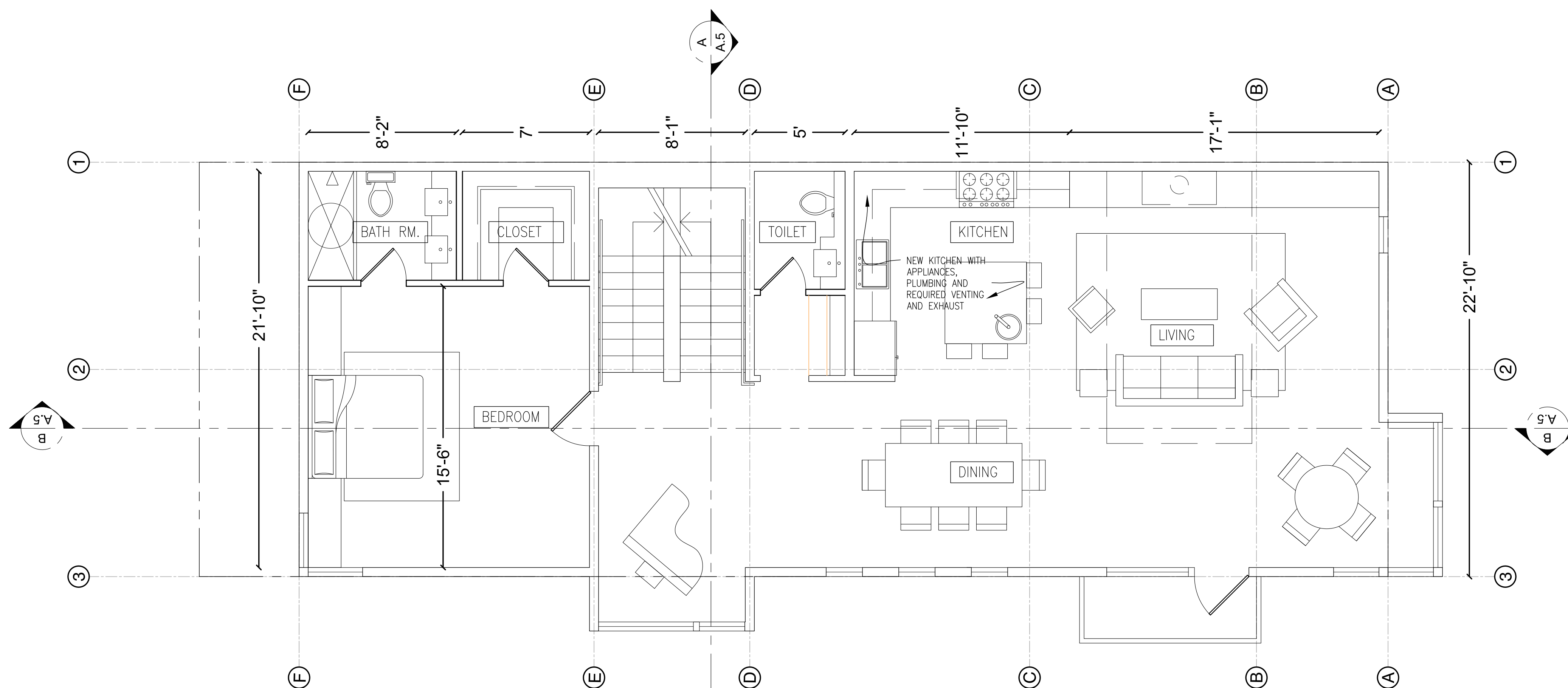
A-121



SECOND FLOOR - DEMOLITION

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\pilot (96)



SECOND FLOOR PLAN - PROPOSED

1/4" = 1'-0"

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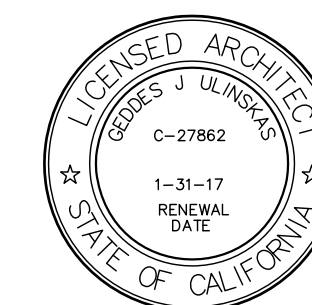
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ARCHITECTS**

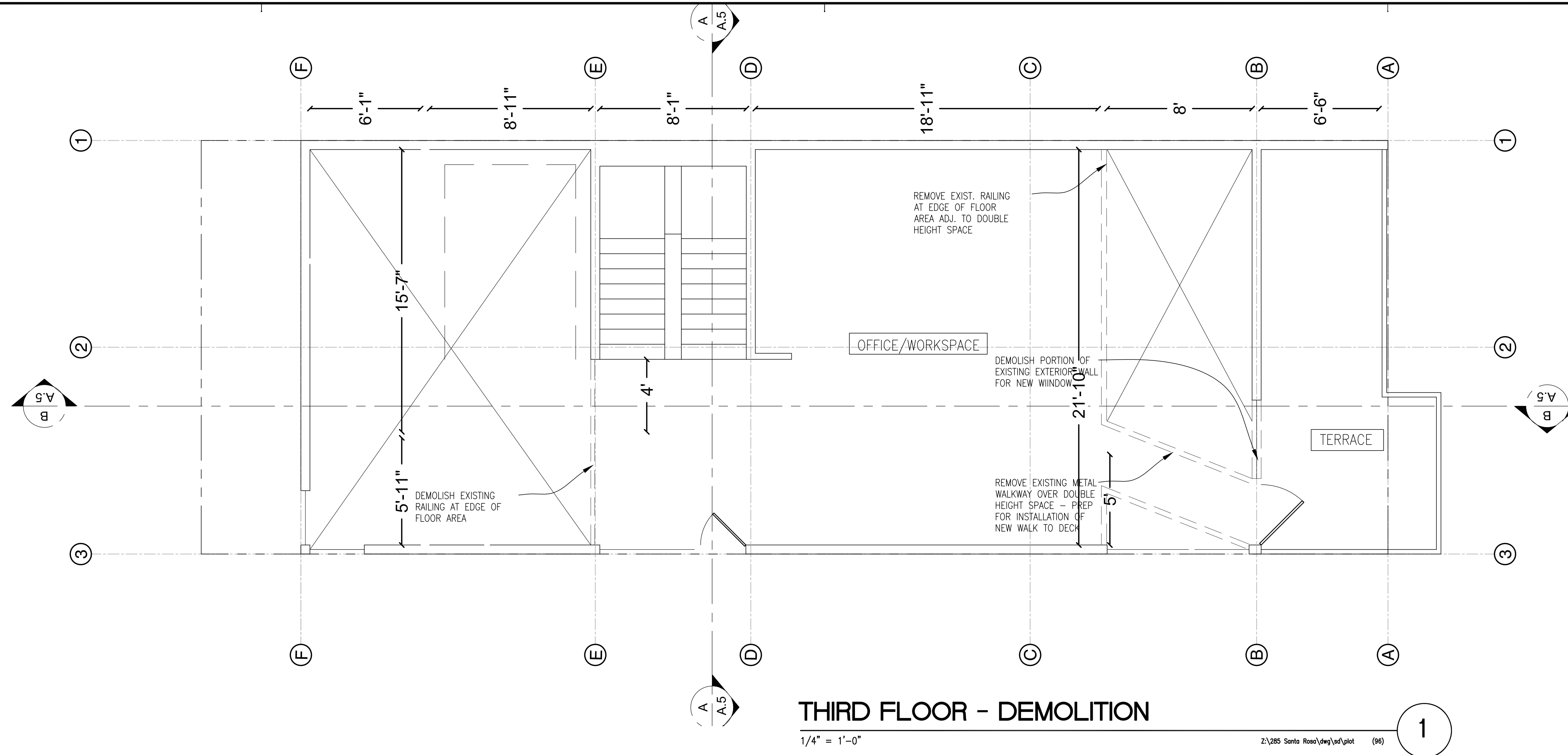
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San Francisco CA 94104
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PLOT DATE 25 FEB 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR OUTREACH	03.25.16
2	ISSUE FOR SITE PERMIT	08.25.16



**EXISTING + PROPOSED
SECOND FLOOR PLAN**

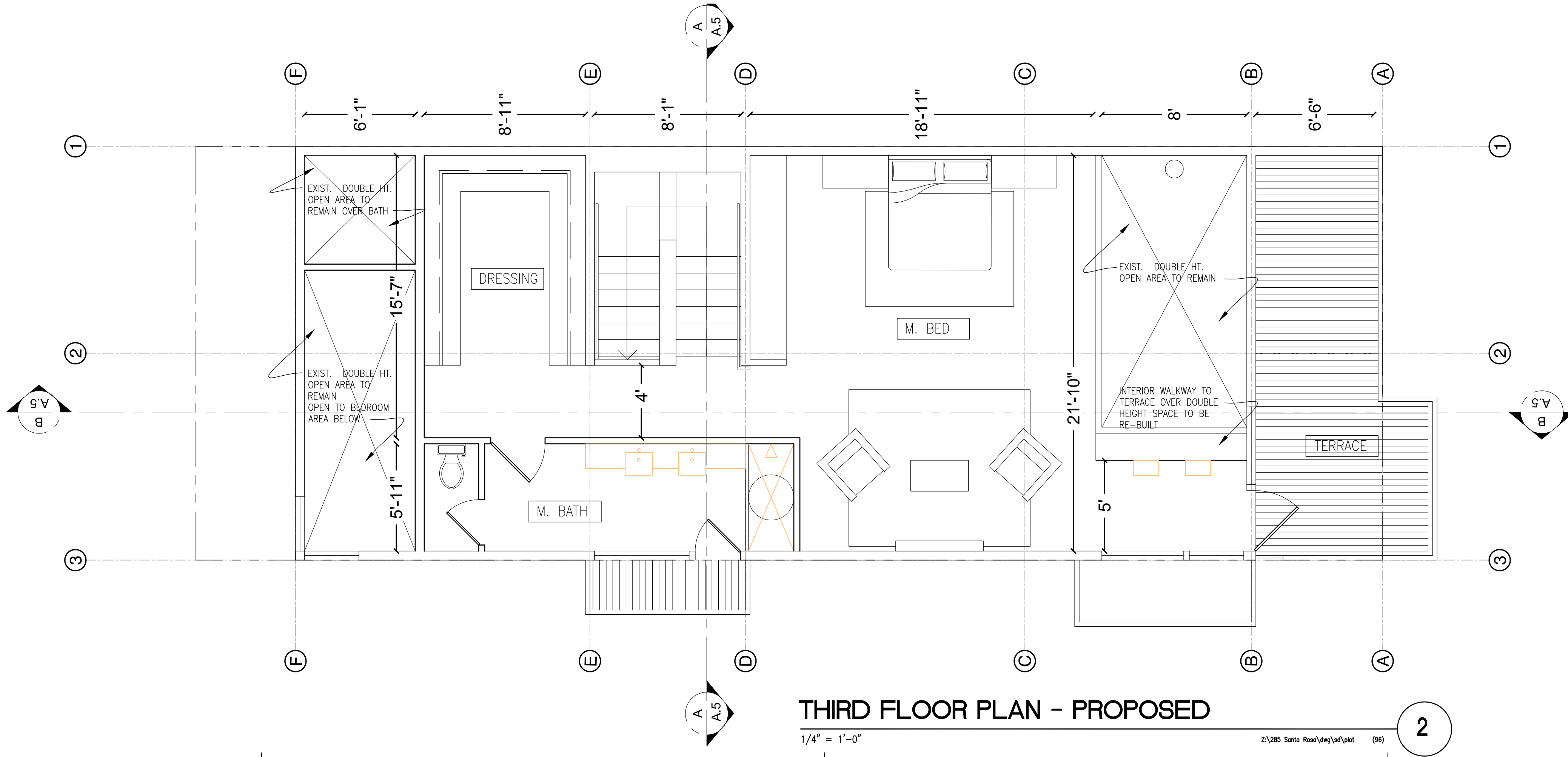


THIRD FLOOR - DEMOLITION

1/4" = 1'-0"

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1



THIRD FLOOR PLAN - PROPOSED

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\3rd\plot (96)

2

RESIDENTIAL CONVERSION

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SAN FRANCISCO, CA
94133

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San Francisco CA 94104
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PLOT DATE 25 AUG 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR OUTREACH	02.25.16
2	ISSUE FOR SITE PERMIT	08.25.16



**EXISTING + PROPOSED
THIRD FLOOR PLAN**

A-123

RESIDENTIAL CONVERSION

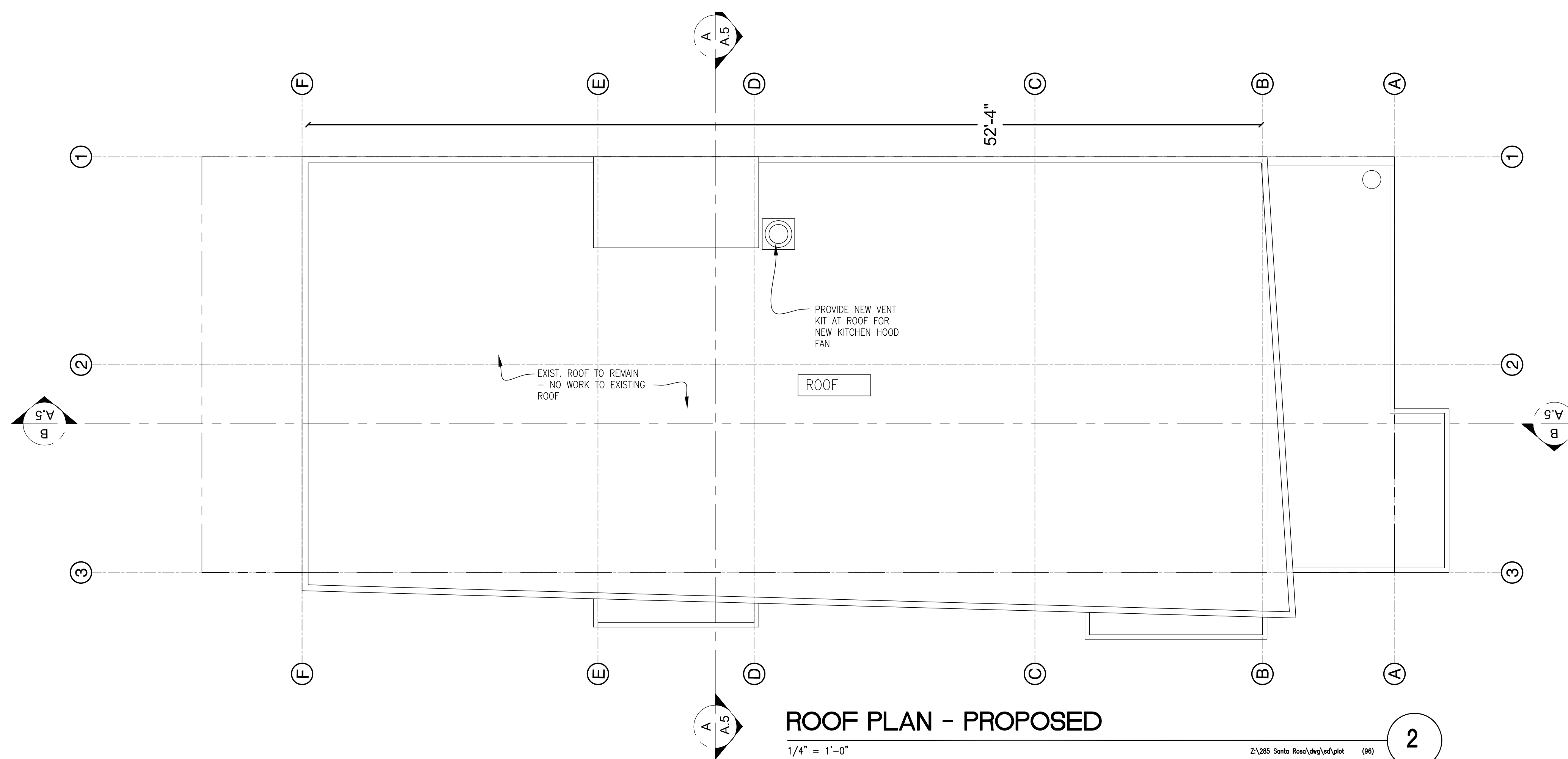
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94133

GEDDES ULINSKAS
ARCHITECTS

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PLOT DATE 25 AUG 16

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1	ISSUE FOR OUTREACH	03.25.16
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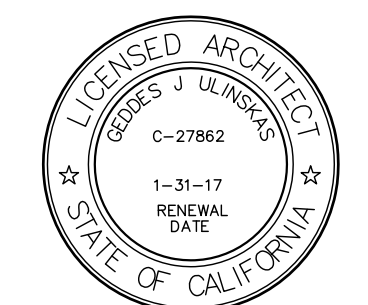


ROOF PLAN - PROPOSED

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\uplot (96)

2



EXISTING + PROPOSED
ROOF PLAN

A-124

RESIDENTIAL CONVERSION

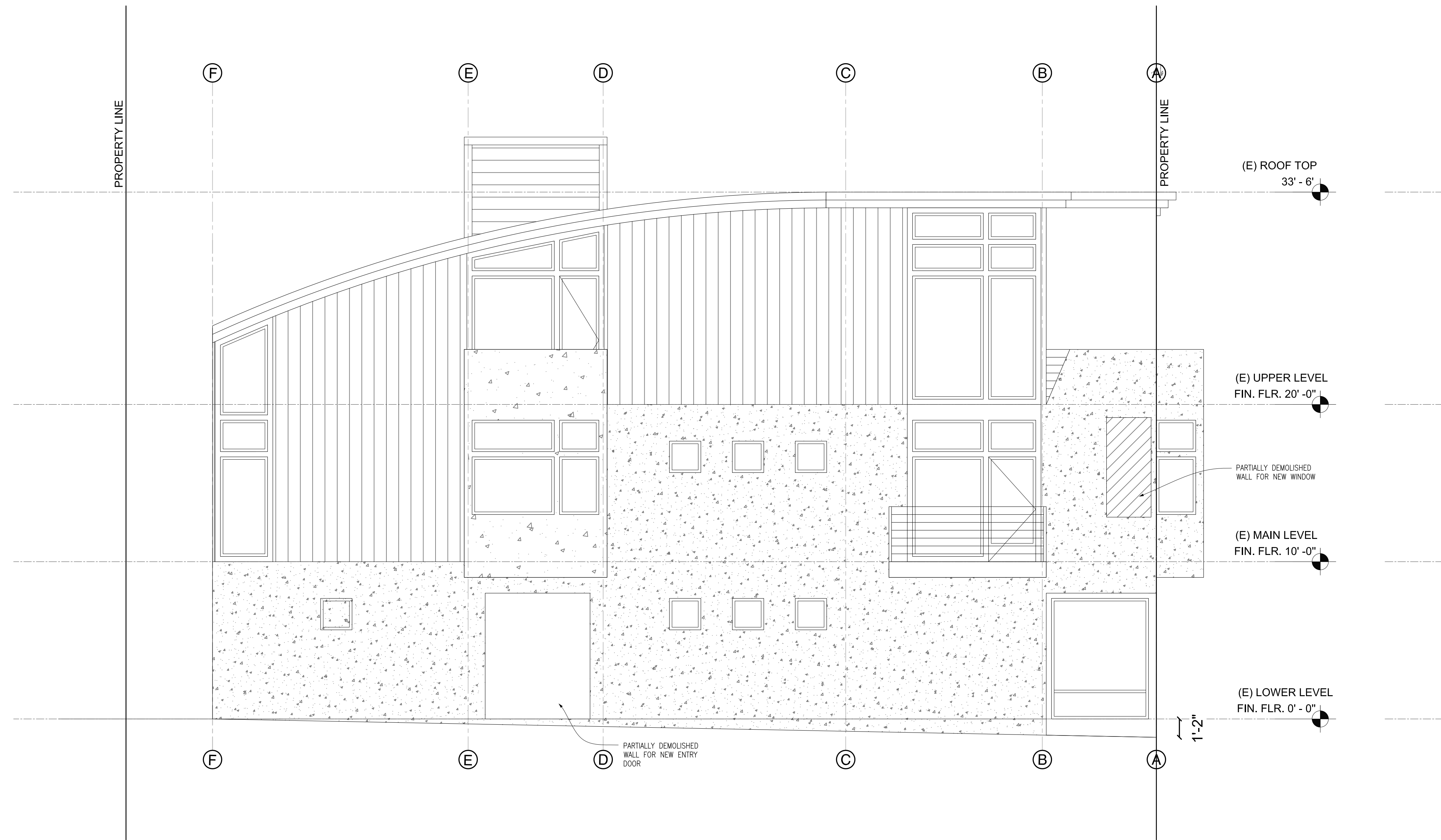
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SAN FRANCISCO, CA
94133

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ARCHITECTS

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PLOT DATE 25 AUG 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR SITE PERMIT	02.26.16
2	ISSUE FOR SITE PERMIT	08.25.16

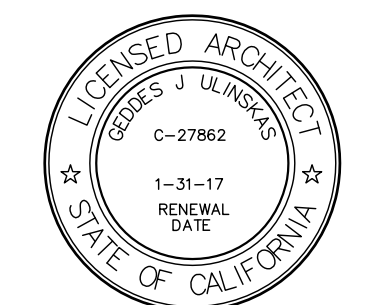


WEST ELEVATION - EXISTING

1/4" = 1'-0"

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1



EXISTING
ELEVATIONS

A-301

RESIDENTIAL CONVERSION

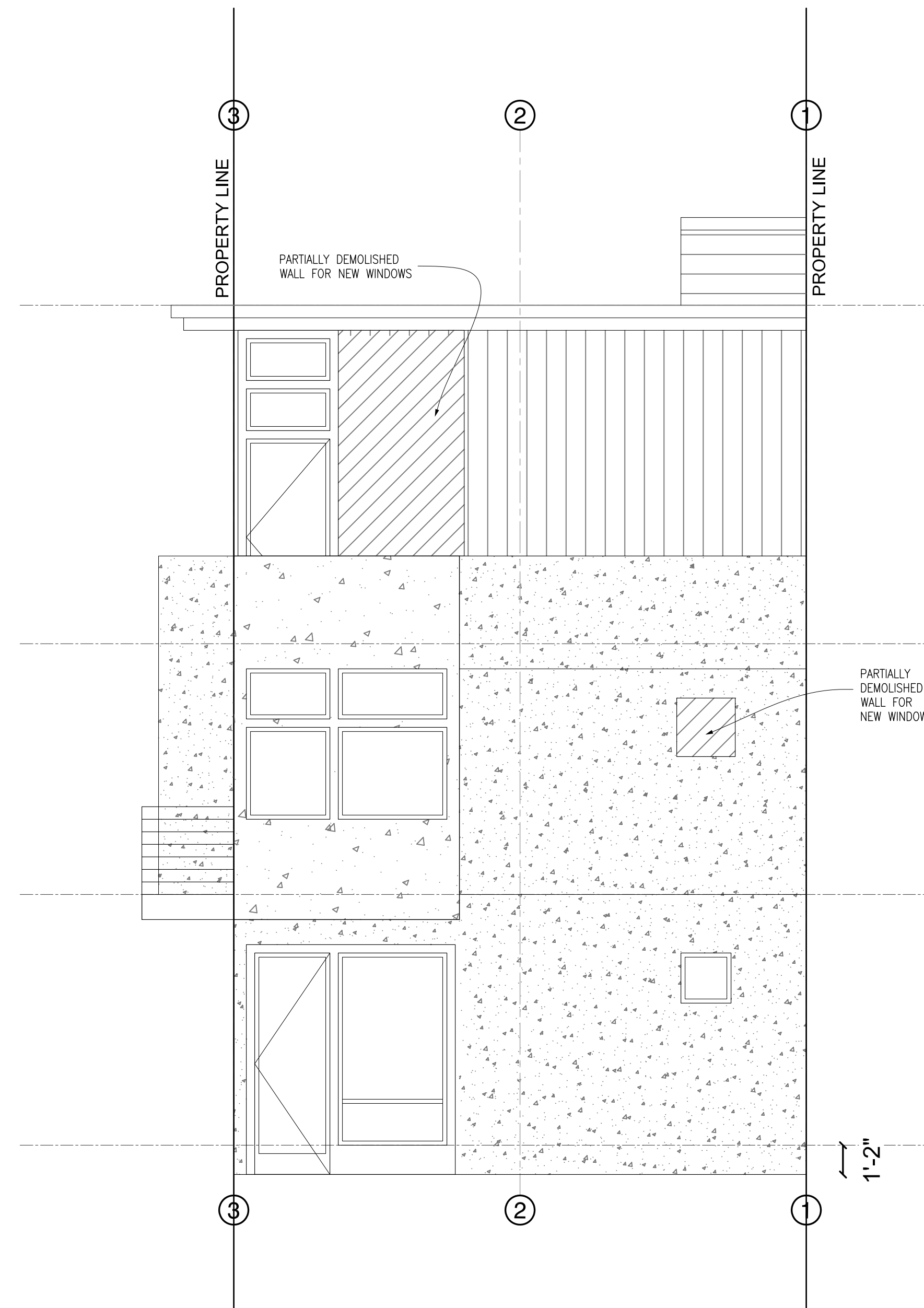
2300 MASON STREET
SAN FRANCISCO, CA
94133

GEDDES ULINSKAS
ARCHITECTS

220 MONTGOMERY ST.
STE 1611
San Francisco CA 94104
T 415 904 0483

PLOT DATE 25 AUG 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR SITE PERMIT	02.26.16
2	ISSUE FOR SITE PERMIT	08.16.16

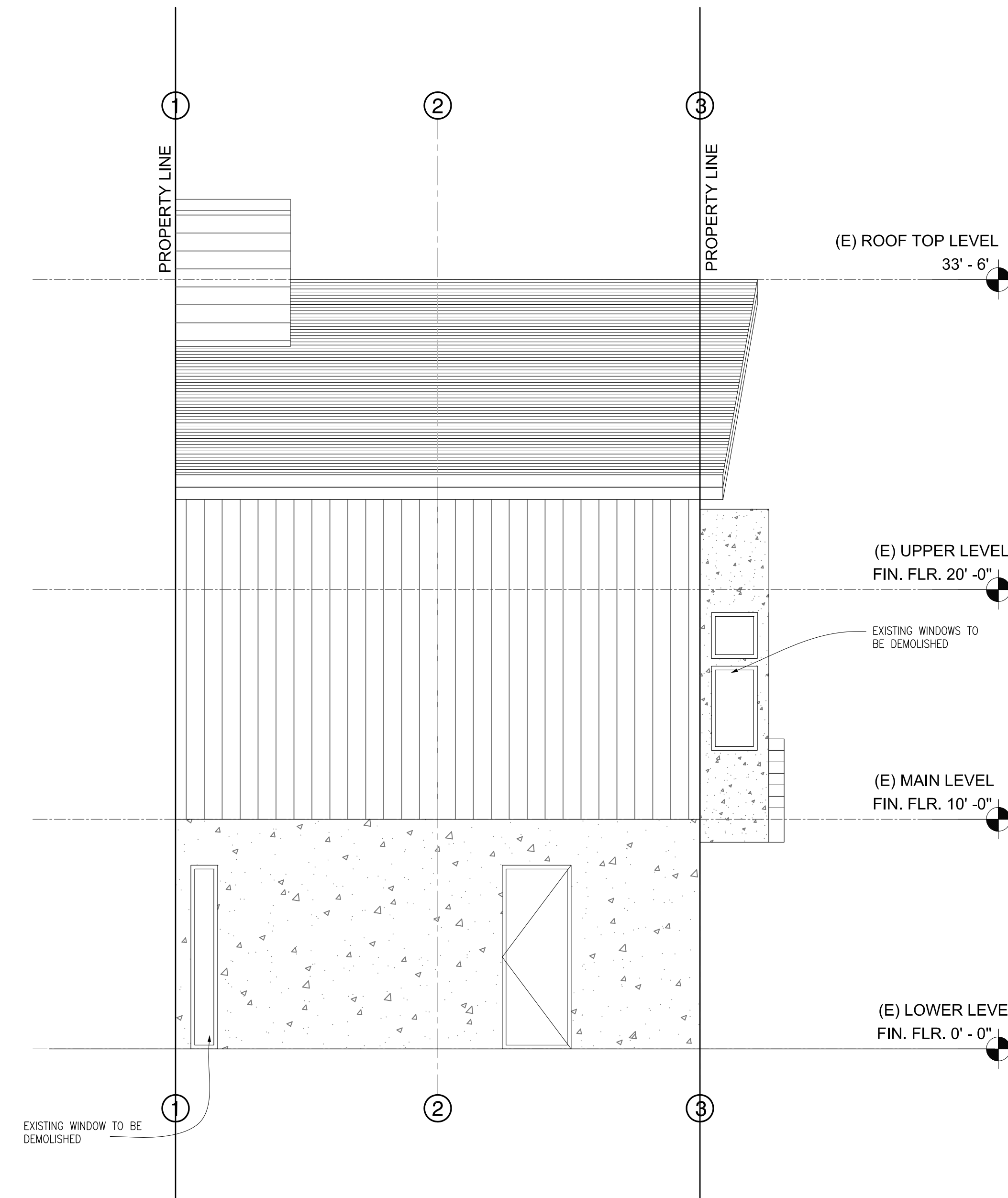


SOUTH ELEVATION - EXISTING

1/4" = 1'-0"

Z:\285 Santa Rosa\DWG\Plot (96)

2

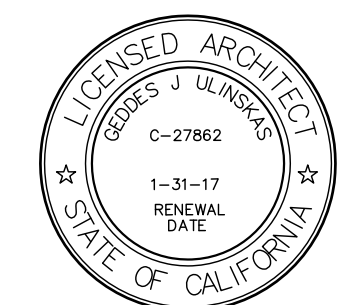


NORTH ELEVATION - EXISTING

1/4" = 1'-0"

Z:\285 Santa Rosa\DWG\Plot (96)

1



EXISTING
ELEVATIONS

A-302

RESIDENTIAL CONVERSION

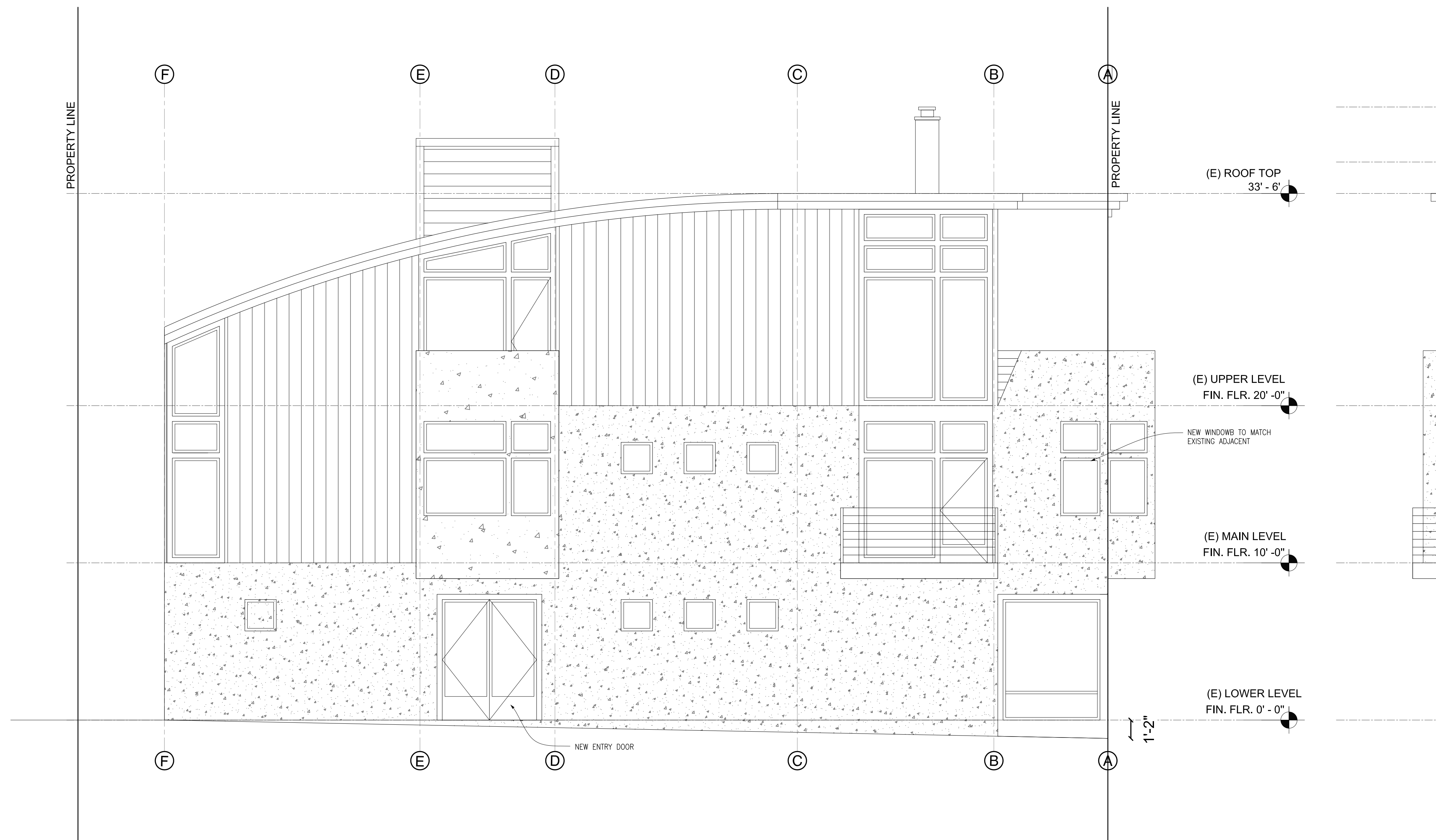
2300 MASON STREET
SAN FRANCISCO, CA
94133

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ARCHITECTS

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PLOT DATE 25 AUG 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR SITE PERMIT	02.26.16
2	ISSUE FOR SITE PERMIT	08.25.16

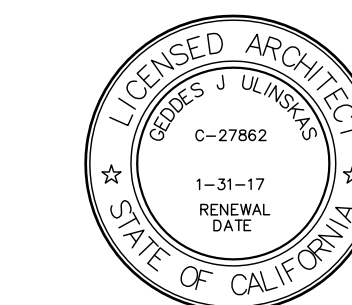


WEST ELEVATION - PROPOSED

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\plot (9)

1



PROPOSED
ELEVATIONS

A-303

RESIDENTIAL CONVERSION

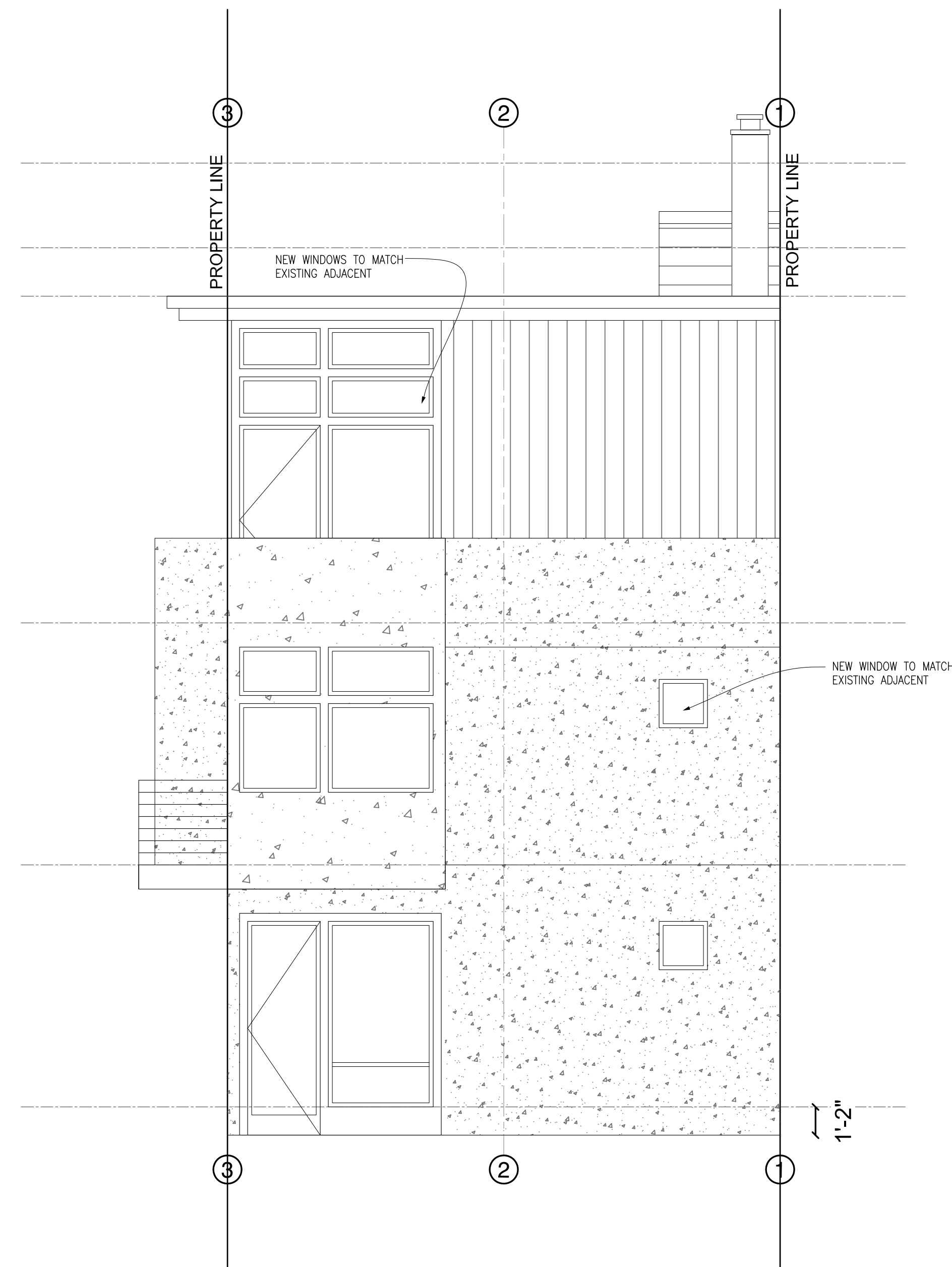
2300 MASON STREET
SAN FRANCISCO, CA
94133

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ARCHITECTS

220 MONTGOMERY ST.
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PLOT DATE 25 FEB 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR SITE PERMIT	02.26.16
2	ISSUE FOR SITE PERMIT	02.25.16

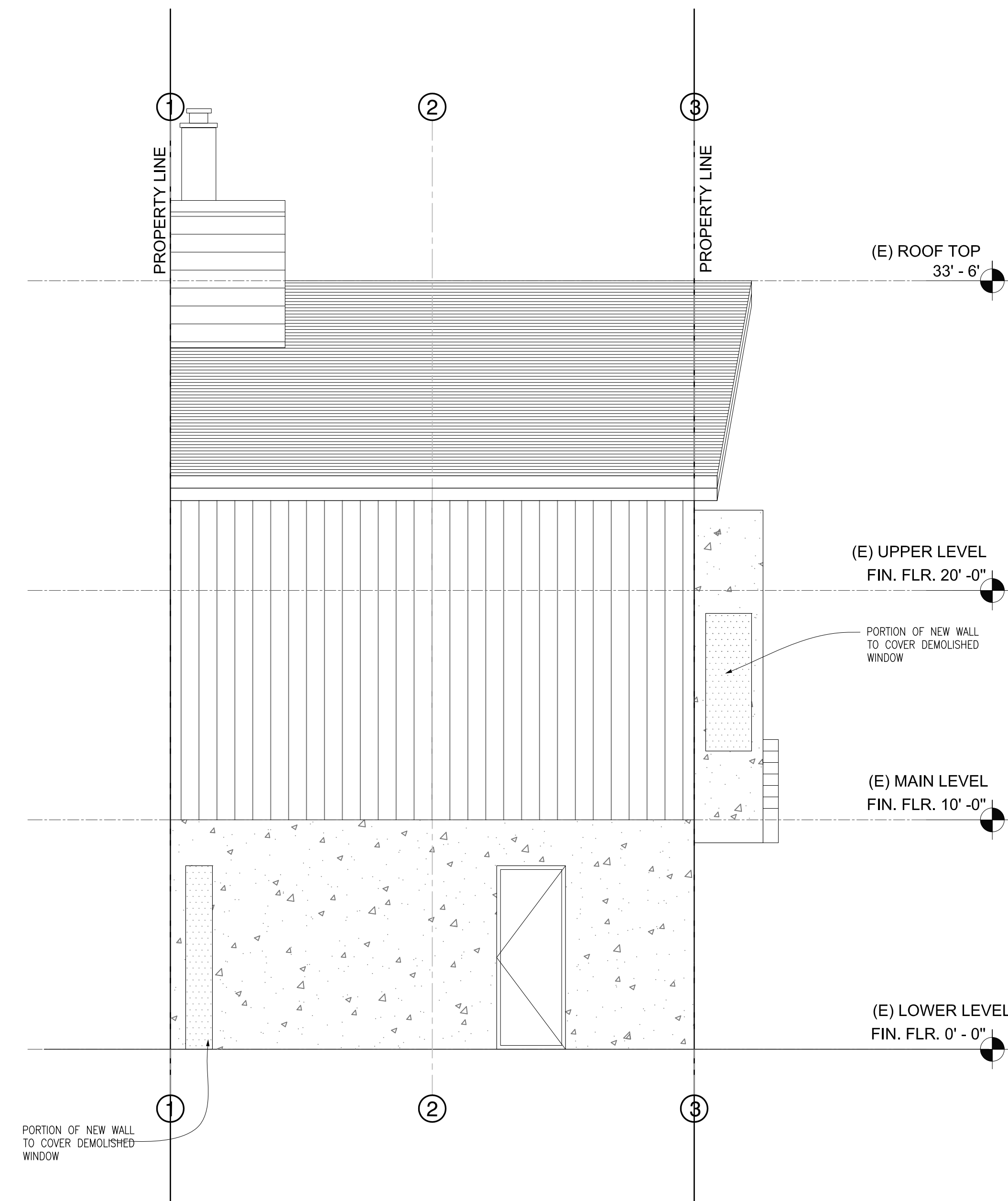


SOUTH ELEVATION - PROPOSED

1/4" = 1'-0"

Z:\285 Santa Rosa\DWG\Plot (96)

2

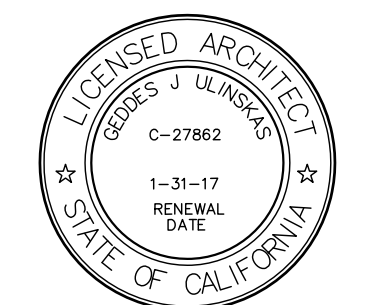


NORTH ELEVATION - PROPOSED

1/4" = 1'-0"

Z:\285 Santa Rosa\DWG\Plot (96)

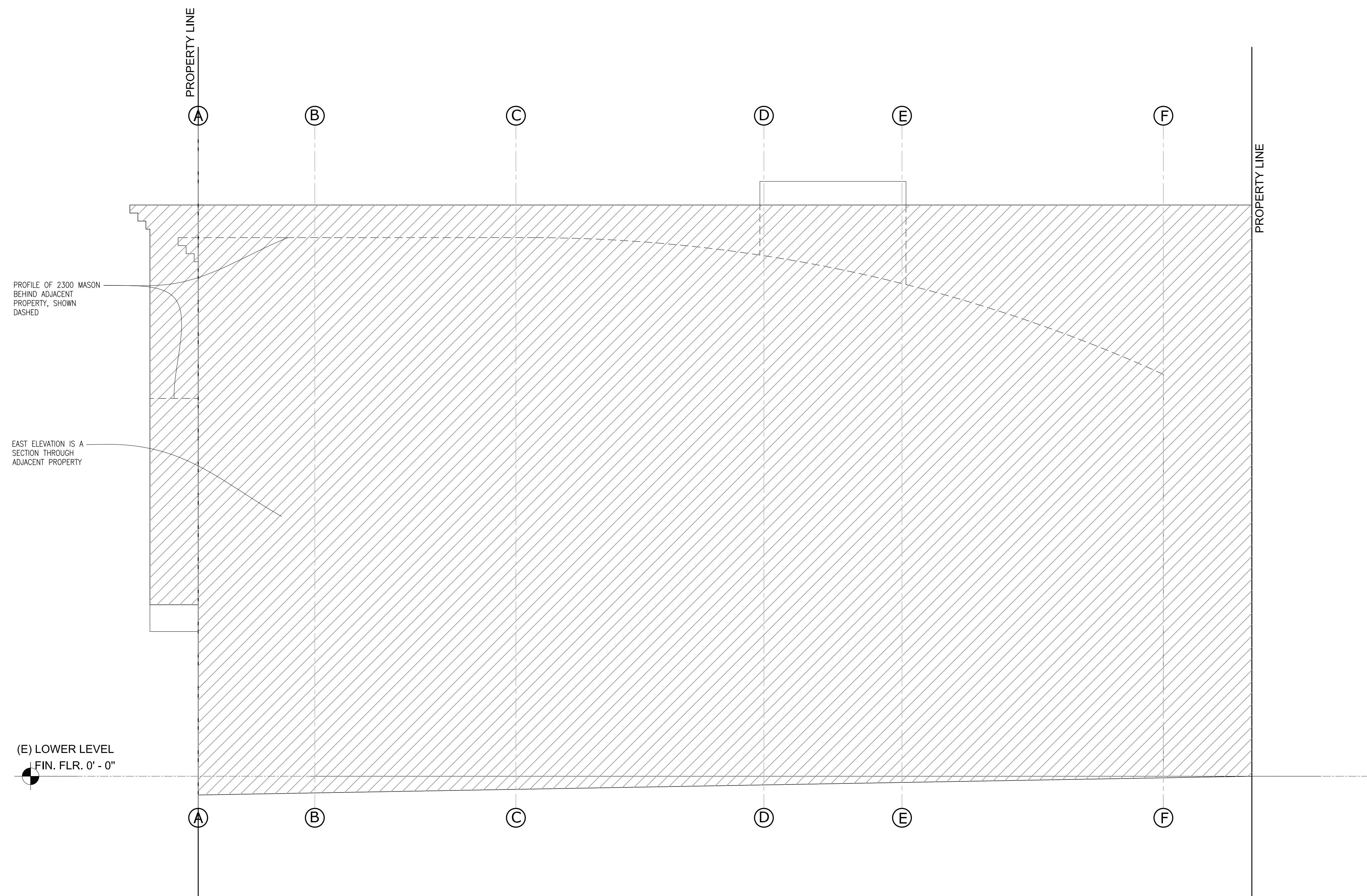
1



PROPOSED
ELEVATIONS

A-304

NOTE: NO CHANGE IS BEING PROPOSED TO EAST ELEVATION



EXISTING EAST ELEVATION: NO CHANGE

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\ext\plot (9)

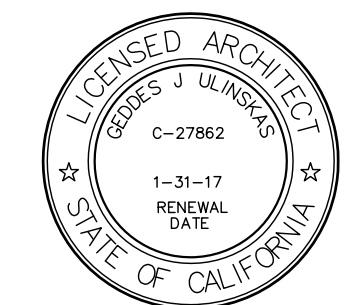
1

RESIDENTIAL CONVERSION
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PLOT DATE 25 AUG 16

ISSUE	DESCRIPTION	DATE
1	ISSUE FOR SITE PERMIT	02.26.16
2	ISSUE FOR SITE PERMIT	08.25.16



EXISTING EAST
ELEVATION
NO CHANGE

A-305