

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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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date:Wednesday, October 26, 2016Time:9:30 AMLocation:City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408Case Type:Variance(Rear Yard)

Hearing Body: Zoning Administrator

| PORPERTY INFORMATION | | APPLICATION INFORMATION | |
|----------------------|--|-------------------------|-------------------------|
| Project Address: | 3118-3122 22nd St | Case No.: | 2016-008624VAR |
| Cross Street(s): | Capp Street and South Van Ness Avenue | Building Permit: | 2016-008624PRJ |
| Block / Lot No.: | 3615/011 | Applicant/Agent: | Steve Shogan |
| Zoning District(s): | NC-1 / 55-X | Telephone: | 4156741102 |
| Area Plan: | | E-Mail: | steve@lawsonwillard.com |

PROJECT DESCRIPTION

The proposal includes expansion of existing living space under an existing overhang within the required rear yard.

Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of 23.75 feet. Currently, the existing rear building is located within the required rear yard. Since the project includes a new addition within a portion of the required rear yard, a rear yard variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Michael Christensen Telephone: 415-575-8742 Mail: Michael.Christensen@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/2016-008624VAR.pdf

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 perfromed 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 <u>http://upn.sfplanning.org</u> for more information.

GENERAL NOTES

1. Codes, Regulations and Standards All material and workmanship shall conform to the 2013 San Francisco Building Code (SFBC) which consists of the 2013 California Building Code (CBC) with San Francisco Amendments, along with the 2013 San Francisco Electrical Code (SFEC), which consists of the 2013 California Electrical Code (CEC) with San Francisco Amendments, the 2013 San Francisco Energy Code (SFEC), which consists of the 2013California Energy Code, the 2013 San Francisco Housing Code, the 2013 San Francisco Mechanical Code (SFMC), which consists of the 2013 California Mechanical Code (CMC) with San Francisco Amendments, and the 2013 San Francisco Plumbing Code (SFPC) consists of the 2013 California Plumbing Code (CPC) with San Francisco Amendments, along with the latest adopted edition of the Health and other applicable Codes, Amendments, Regulations, Government Standards and applicable Standards referenced in the Contract Documents. It is the Contractor's responsibility to construct this Project according to these Codes, Regulations and Standards. These Contract Documents do not relieve the Contractor or his Subcontractors from the responsibility of knowledge of Code, bidding per Code and/or building to Code. The Contractor shall notify the Designer of all items contained in the Contract Documents that, in his opinion, do not meet Code requirements. Contractor will inform his Subcontractors of their mutual responsibility as licensed contractors to bid and construct according to these Documents and Code requirements. Contractor shall verify that any work performed after 7/18/16 complies with current adopted building codes. Conflicts shall be brought to the Architect's attention prior to commencement of the work. Architect shall be notified if any changes are made to the drawings and if work is performed under applicable codes other than specified on these drawings.

2. Agreement with Drawing Convention and Level of Detailing The Contractor agrees, by proceeding with construction and using these Construction Documents, that he/she has reviewed them in detail, understands them and agrees that the drawing conventions employed, the amount of detailing and level of detailing are appropriate and adequate to allow his/her satisfactory construction of the Project.

3. Conflicts In the event of a conflict between the plans, specifications, and/or manufacturers' literature, the more stringent requirement shall govern.

4. Existing Condition Discrepancies Report to the Architect any discrepancies between the existing conditions and the drawings, prior to proceeding with the work.

5. Dimensions The Contractor shall verify all dimensions and site conditions before starling work. The Architect shall be notified of any discrepancies. DO NOT SCALE THE DRAWINGS. Field-verify all dimensions. Conditions not shown or foreseen may alter new work shown and may require additional work. Contractor shall provide verification of dimensions and conditions shown prior to commencement of new work.

6. Replacement of Decayed and Damaged Items The Contractor shall review and assess the condition of all items exposed to view after demolition, including, but not limited to, framing members, joists, studs, blocking, beams, plates, concrete elements, connectors, fasteners, siding, sheathing, flashing, gutters, rainwater leaders, building papers, trim, utility elements, electrical, plumbing and other items, to determine existence of decay, deterioration, damage or other unsuitability. Replace or repair such items as directed by the Architect.

7. Determinations and Statements by Building Inspector Determinations and statements by the Building Inspector or other authorities shall not imply permission to deviate from the Contract Documents. Refer any such discrepancies to the Architect for interpretation or clarification.

8. Temporary Bracing/Safety The design adequacy and safety of the erection bracing abhorring and temporary supports is the sole responsibility of the Contractor. Observation visits to the job site by the Designer shall not include inspection or approval of above items. Jobsite safety, safety training and OSHA-required provisions are the Contractor's responsibility. The Architect has made no provision in these documents for construction technique or OSHA requirements during construction.

9. Superintendent The Owner and the Contractor, by their mutual contract for construction, shall provide for and insure that there is a full-time, qualified Superintendent at the job side at all times during construction and until Final Walkthrough or until the Architect and Owner agree, in writing, that no on-site supervision is required of the Contractor.

10. Utilities Underground utilities and other items are to be coordinated with the local power companies, as required. Verify all utility data and locations prior to commencing any work. The locations of the utilities which may be shown on these plans are based on the best information available; however, the Architect and Owner assume no responsibility for the accuracy of such information, or for the omission of any information. The Contractor shall cooperate with all utility companies and other contractors working within the limits of construction. The Contractor shall telephone the appropriate utilities before beginning any underground work. The Contractor shall be aware of the possibility of unknown underground items and to exercise care.

11. Note to Building Inspector Accept no ink or pencil correction to these drawings. All changes shall be made to the Contract Documents by the Architect, with prints submitted by the Architect of Record for Final Building Department stamps and issuance (This includes handwritten notes by the Building Department). The Architect and Owner assume no responsibility for alterations to these Documents not in accordance with this requirement.

12. Changes to Construction Documents The Architect and Owner shall be held harmless for all changes not in accordance with General Requirements/General Conditions procedure. All users of these documents agree, by using said Documents, to hold the Architect, Lawson Willard Architecture, and the Owner, harmless for any and all work that does not conform specifically to these Documents, the California Building Code, applicable local ordinances and accepted standards of good craftsmanship. Only Documents approved by the Building Department having jurisdiction are to be used for construction, on this Project only. (See Item #1 and #11 above, and the General Requirements and General Conditions of the Specifications).

13. Use of Documents These Documents shall not be used in whole or in part for any work other than at the locations indicated in the Documents.

14. Work Hours Construction activity shall not commence prior to 7:00 AM nor continue after 8:00 PM, Monday through Sunday. Noise generating activities (hand operated tools such as hammers, power tools such as saws and drills, heavy equipment or delivery vehicles) shall not begin before 7:00 AM nor continue after 8:00 PM, Monday through Sunday. No construction activity is allowed on legal holidays unless approved by both the Central Permit Bureau and the Owner.

15. Use of Architect's Instrument of Service Drawings, specifications and other documents prepared by the Architect are instruments of the Architect's service and are for the Owner's use solely with respect to this Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the Project or termination of this Agreement, the Owner's right to use the instruments of service shall cease. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.

16. Cleaning Execute periodic cleaning to keep the work and adjacent areas free from dust and debris. Upon completion of the Work, remove all rubbish in and about the building, all tools, scaffolding, and surplus materials, and employ professional cleaners to clean all glass (including removal of paint at edges of panes), clean all plumbing fixtures and fittings, and in general, leave the Work completely clean.

ABBREVIATIONS

| | And Angle At Centerline Copyright Degrees | F.T. FT. FTG. FURR. FUT. | Fire Treat Foot OR I Footing Furring Future |
|---|---|--|---|
| | Diameter Number/Pound Square Feet Parallel Perpendicular Plus or Minus Property Line | GA. GALV. G.B. G.C. G.D. GEN. G.F.C.I. | Gauge Galvanize Grab Bar General (Garbage General Ground F |
| BV. C DUS. DL. DJ. DJA. | Above Air Condition Acoustical Area Drain Additional Adjustable Adjacent | G.R.G. GL. GND. G.R. GR. GYP.BD. | Interrupti Glass Rei Ground Guardrail Grade Gypsum I |
| F.F. P. PPROX. VCH. CH. CH. JTO. | Above Finished Floor Aluminum Access Panel Approximate Anchor Architectural Asphalt Automatic | H.B. H.C. HD. HDBD. HDR. HDW. HDW. HT. H.M. | Hose Bib Hollow C Head Hard Boa Header Hardware Hardwoo Height Hollow M |
|). L. DG. K. A. M. O. DT. | Board Below Building Block Beam Brick Module Bottom Of Bottom | HOR. H.PT. H.R. HR. H.V.A.C. H.W. | Hot Wate |
| KK. U.R. MT. AB. AT. :M. | Brick Built Up Roofing Basement Carpet Cabinet Category Cement | I.D. IN. INCAN. INCL. INFO. INSUL. INT. INTER. | Include(d Information Insulation Interior |
| ER. G. | Ceramic Corner Guard Cast Iron Cast in Place Control Joint Ceiling | J-BOX JAN. JST. JT. | Junction I Janitor Joist Joint |
| .U. .R. M.U. JTR. | Caulking Closet Clear Concrete Masonry Unit Counter | KO. K.P. | Kick Plate |
| DNT. DNTR. PT. T. R. | Column Concrete Construction Continuous Contractor Carpet Ceramic Tile Center | LAM. | Laminate Lavatory Long |
| W. BL. | Countersunk Cold Water Outlet Department Detail Diameter Dimension Dispenser Down | M MACH. MAINT. MAT. MAS. MAX. M.D.F. MECH. MEMB. | Material Masonry Maximum Medium I Mechanic |
| Ö. P. 3. N. W. VG. VG. VGS. | Door Opening Dimension Point Door Drain Downspout Dishwasher Drawing Drawings | M.E.P. MET./MTL MFR. MH. MIC. MID. MIN. | Mechanic Plumbing Manufact Manhole Microway Middle Minimum |
| VR.) | Drawer East Existing Each | MIRR. MISC. M.O. MTD. MUL. | Mirror Miscellan Masonry Mounted Mullion |
| EC. EV. MER. ICL. IGR. | Expansion Joint Elevation Electrical Elevator Emergency Enclosure Engineer Electrical Panelboard | (N) N. N.I.C. NO. NOM. N.T.S. | New North Not In Co Number Nominal Not To So |
|) PT. W.C. P. PO. ST. T. | Equal Equipment Electric Water Cooler Expansion Exposed Existing Exterior | 0.A. 0.C. 0.D. 0.F.C.I. 0FD. 0FL. | Overall On Cente Outside D Dimensio Owner Fu Contracto Overflow Overflow |
| | Fabric Fire Alarm Floor Drain OR Fire Damper Foundation Fire Extinguisher Fire Extinguisher Cabinet Flat Head OR Full Height Fire Hose Cabinet Finish | 0.F.O.I. | Owner Fu Installed Over Hea Opposite Opposite Oriented Overheac Ounce |
| <t. ./FLR. ASH. UOR. D.B. D.C. D.F. D.S.</t. | Fixture Floor Flashing Fluorescent Face of Building Face of Concrete Face of Finish Face of Stud | P. PAV. PERP. P.G. PL. P.LAM. PLAS. | Paint Paving Perpendio Paint Gra Plate Plastic La Plaster |
| 2. 3. 5. | Fireproof (ing) Fire Retardant Full Size | PLYWD. PLBG. POL. | Plywood Plumbing Polished |

| Fire Treated Foot OR Feet Footing Furring Future | PNL. PR. PT. PTD. PTN. | |
|---|---|---|
| Gauge Galvanized Grab Bar General Contractor Garbage Disposal General | Q.T. R. R.A. | () () |
| Interruption | RAD. R.C.P. R.D. REC. REF. | |
| Glass Reinforced Gypsum Glass Ground Guardrail Grade Gypsum Board | REINF. REM. REQ. RES. RET. | |
| Hose Bib Hollow Core Head Hard Board | REV. RFG. RFL. RGTR. RM. | |
| Header Hardware Hardwood Height Hollow Metal | RND. R.O. R.P. R.W.L. | F F F |
| High Point Handrail Hour Heating, Ventilating, Air | S. SAN. S.C. SCHED. SECT. | 0.0.0.0.0.0.0 |
| Conditioning Hot Water Inside Diameter/Dimension Inch | S.E.D. S.F.P.D. S.F.D. S.F. | C |
| Incandescent Include(d) (ing) Information Insulation Interior Intermediate | S.H. SHLF. SHR. SHT. SIM. SK. | |
| Junction Box Janitor Joist Joint | SL. S.L.D. S.M.D. S.N. S.P.D. | |
| Kitchen Knockout Kick Plate | SPEC. SPKR. SQ. S.S. S.S.D. | |
| Length Laminate Lavatory Long Linear Foot | S.T.C. STD. STL. STOR. | |
| Low Point Light Light Fixture Meter | STRUCT. STRL. SUSP. S.W. S.Y. | |
| Millimeter Machine Maintenance Material Masonry | SYM. SYS. T. T-24 | 1 |
| Maximúm Medium Density Fiber Board Mechanical Membrane Mechanical, Electrical, | T&G T.B. T.B.D. TEL. TEMP. TERR. | |
| Plumbing Metal Manufacturer Manhole Microwave Middle | THK. T.O. T.O.C. T.O.CONC T.O.D. | - - - |
| Minimum Mirror Miscellaneous Masonry Opening Mounted | T.O.P. T.O.PL. T.O.S. T.O.STL. | |
| Mullion New North Not In Contact | T.O.W. T.P.D. T.V. T.W. TYP. | |
| Number Nominal Not To Scale Overall | U.B.C. U.C. U.L. UNF. | lll |
| On Center Outside Diameter/Outside Dimension Owner Furnished Contractor Installed | U.O.N. VAR. V.B. V.C.T. VEN. | |
| Overflow Drain Overflow Leader Owner Furnished Owner Installed Over Head Opening | VERT. VEST. V.I.F. VOL. V.P. | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |
| Opposite Opposite Hand Oriented Strand Board Overhead Ounce | W. W/ WC W.C. | 111 |
| Paint Paving Perpendicular Paint Grade | WD. WDW. W.F. W.H. W/O | 1111 |
| Plate Plastic Laminate | WP. WPT. | / |

Reflected Ceiling Plan Reference OR Refrigerator Revised / Revision

Panel

Pair

Point Painted

Partition

Quarry Tile

Return Air

Roof Drain

Recessed

Reinforced

Remaining

Required

Resilient

Retaining

Register Room

Round

South

Sanitary

Schedule

Section

Drawings

Shower

Sheet

Similar

Sliding

Sheet Note

Specification

Stainless Steel

Coefficient

Standard

Storage

Structure

Structural

Shear Wall

Suspend (ed)

Square Yards

Symmetrical

Tongue & Groove

To Be Determined

Top of Curb C. Top of Concrete Top of Deck (ing)

Top of Pavement OR

Toilet Paper Dispenser

Uniform Building Code

Underwriters Laboratory

Unless Otherwise Noted

Top of Parapet

Top of Plate Top of Slab Top of Steel Top of Wall

Television

Typical

Top of Wall

Under Counter

Unfinished

Vapor Barrier

Verify in Field

Veneer Plaster

West OR Width

Water Closet

Varies

Veneer

Vertical Vestibule

Volume

WPT. W.R.

WSCT. WT.

W.W.F.

Plastic Laminate

Sýstem

Tread

Title 24

Towel Bar

Telephone

Tempered Terrazzo

Thick

Top of

Steel

Speaker

Square

Sink

Solid Core

See Electrical Drawings

See Landscape Drawings

See Plumbing Drawings

See Structural Drawings

Sound Transmission

See Fire Protection

See Finish Drawings

Square Foot (Feet)

Sprinkler Head

Refrigerator Reflected

Rough Opening

Radius Point Rain Water Leader

Riser

Radius

Align Building Elements $\overline{}$ Sheet Note Marker **Elevation Datum Point** Drawing Revision Keypad ~ <u>∽</u>0 <u>∽</u> ~ 3 Way Switch <u>∽</u> 4 4 Way Switch → m 3 Way Dimmer Switch 4 Way Dimmer Switch F≁-8 Door Switch ₩ Duplex Outlet ⊨ Quadruplex Outlet \ominus Switched Outlet \bigcirc Floor Duplex Outlet \bigcirc <u>22</u> 220 Volt Outlet See Mechanical Drawings ₩GF

PROJECT DIRECTORY

Owners:

Architect:

Ryan Maliszewski and Jevan Soo 3118 22nd Street San Francisco, CA 94110

Lawson Willard Architecture

San Francisco, CA 94123

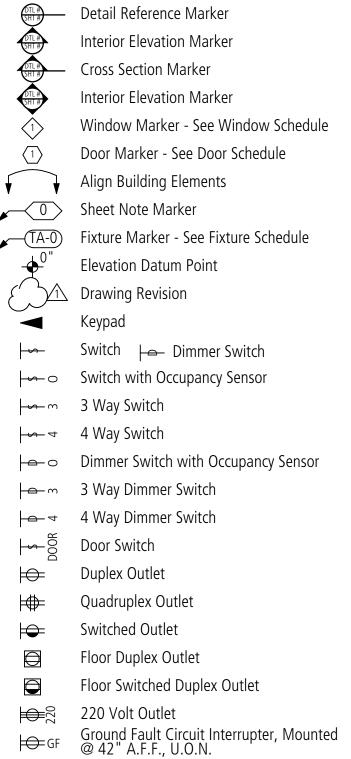
Lawson Willard, AIA

2147 Union Street

Phone: 415.674.1102 Email: Web:

415.276.3775 lw@lawsonwillard.com

SYMBOLS



Vinyl Composition Tile

Wall Covering Wood Window Wood Flooring Water Heater Without Waterproof Work Þoint Water Resistant Wainscot Weight Welded Wire Fabric GDO

Fax:

- Thermostat
- Data Receptacle

₩P Waterproof Outlet

Wall Mounted Light Fixture

Ceiling Mounted Light Fixture

Recessed Ceiling Light Fixture

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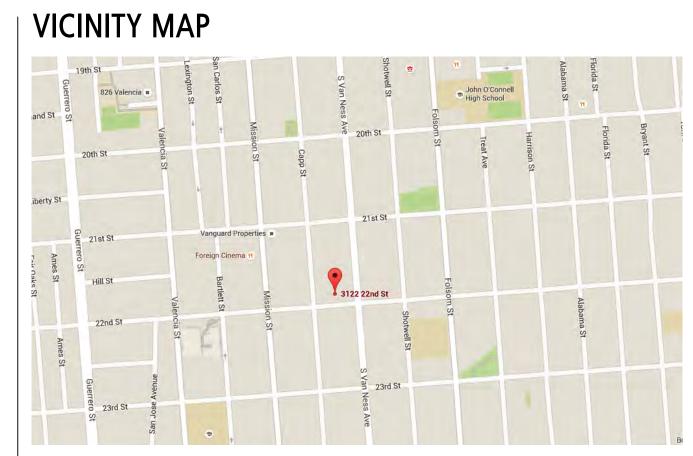
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- \bowtie Telephone & Data Receptacle
- Cable / Satellite Television Receptacle
- (SD)
- ⊢⊢нв Hose Bib
- ₩Ğ





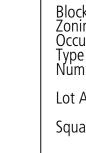
Recessed Ceiling Directional Light Fixture Wall Mounted Low Voltage Light Fixture

- Recessed Ceiling Low Voltage Light Recessed Ceiling Directional Low Voltage Wall Mounted Fluorescent Light Fixture
- ⊢⊕ Ceiling Mounted Fluorescent Light Fixture
- Recessed Ceiling Fluorescent Light Fixture \mapsto Fluorescent Strip Light Fixture Under-Cabinet Mounted Fluorescent Strip
- ≻----Light Fixture Recessed Ceiling Exhaust Fan Recessed Ceiling Exhaust Fan/Fluorescent Light Combo \mathbf{X}

 - Telephone Receptacle
- HTV Security Alarm Keypad
- Ю Ceiling Mounted Speaker
- (\mathbb{S}) Smoke Detector
- Sprinkler Head
- Natural Gas Outlet

Garage Door Opener





PROJECT INFORMATION

| Site Address: | 3118-3122 22ND ST SAN FRANCISCO, CA | | | |
|---|---|--|--|----------|
| Block Number / Lot Number: Zoning Designation: Occupancy Classification: Type of Construction: Number of Stories: | BLOCK 3615 / LOT (NC-1 R3 V-B 2 |)11 | | |
| Lot Area: | 3,084 sf | | | |
| Square Footage: | Existing | Proposed | Change | Oct |
| 3118 22nd Street (Unit 1 First Floor: Second Floor: |) 470.00 sq. ft. 350.00 sq. ft. 820.00 sq. ft. | 768.00 sq. ft. 350.00 sq. ft. 1,118.00 sq. ft. | 298.00 sq. ft. 0.00 sq. ft. 298.00 sq. ft. | R3 R3 |
| 3122 22nd Street (Unit 2 Second Floor: | 2) 1,000.00 sq ft. 1,000.00 sq. ft. | 1,000.00 sq. ft. 1,000.00 sq. ft. | 0.00 sq. ft. No Change | |
| Garage (exempt): | 591.00 sq. ft. | 751.00 sq. ft. | 160.00 sq. ft. | U |
| Setbacks: Front = Side = Rear = | Average of Adjacent 0'-0" 25% of 75'-0" Lot [| | | |
| Proposed Height (40-X): | No Change to Existin | ng Building Height | | |

NOTE: No Expansion to Existing Building Envelope

SCOPE OF WORK

• REMOVE FRONT CAR PORT ENCLOSURE

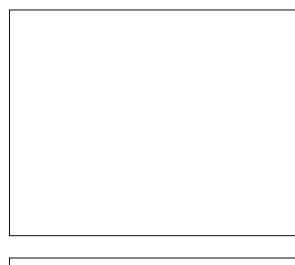
- GARAGE EXPANSION AND (N) DECK ABOVE
- REPLACE PRIMARY ENTRY STAIR @ SIDE YARD W/ (N) STAIR
- (N) SLAB @ PROPOSED FIRST FLOOR HABITABLE SPACE / BATHROOM REMODEL
- EXPANSION OF LIVABLE AREA UNDERNEATH (E) ROOF OVERHANG

DRAWING INDEX

ARCHITECTURAL

- A0.00 COVER SHEET AND SITE PLAN
- A1.00 EXISTING AND PROPOSED SITE PLANS A1.01 EXISTING SITE PHOTOS
- A1.10 FIRST AND SECOND FLOOR DEMOLITION PLANS
- A2.00 PROPOSED FIRST AND SECOND FLOOR PLANS
- A3.00 EXISTING EAST AND SOUTH EXTERIOR ELEVATIONS A3.01 EXISTING WEST AND NORTH EXTERIOR ELEVATIONS
- A3.10 PROPOSED EAST AND SOUTH EXTERIOR ELEVATIONS
- A3.11 PROPOSED WEST AND NORTH EXTERIOR ELEVATIONS
- A3.20 EXISTING AND PROPOSED BUILDING SECTIONS



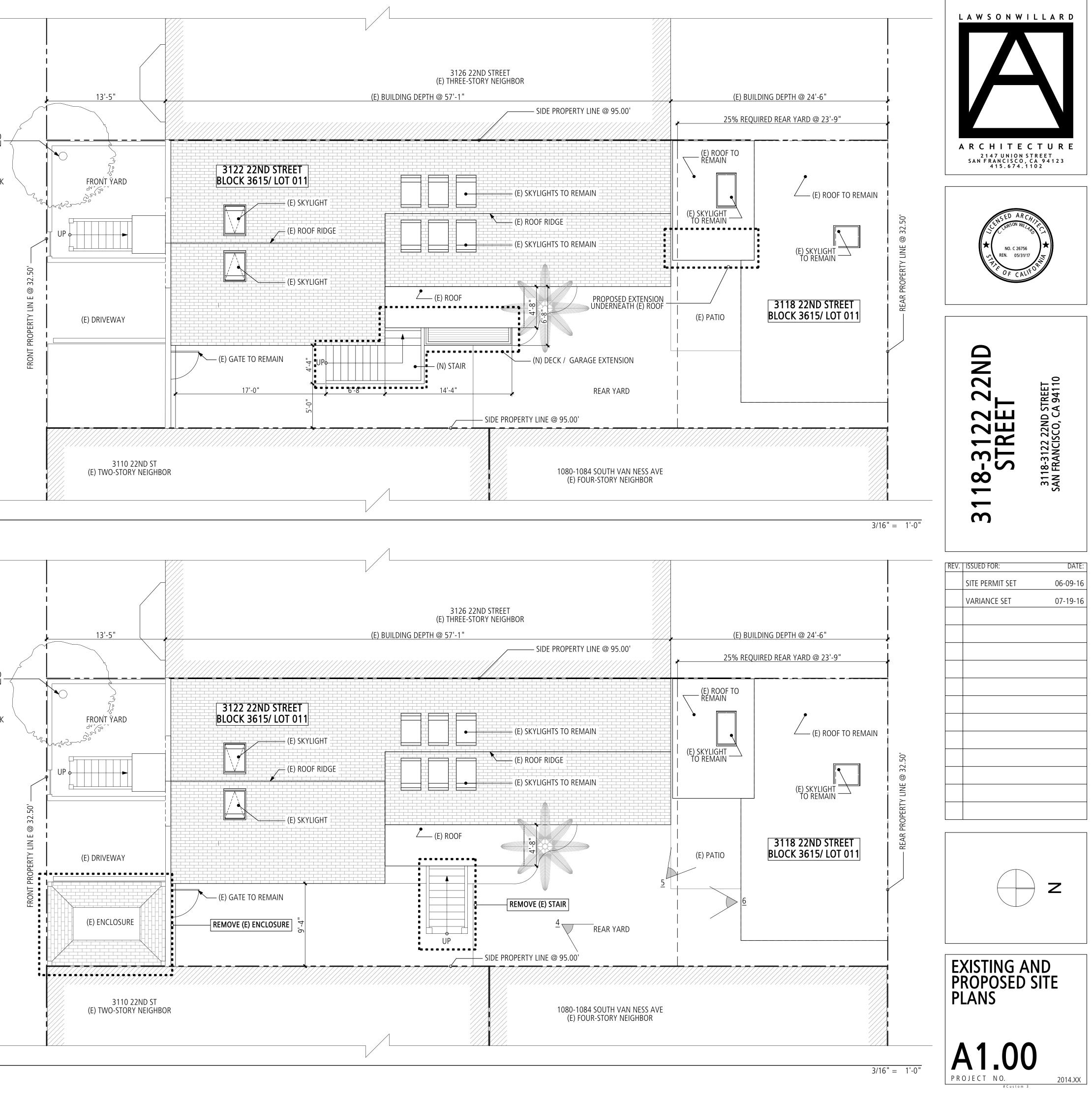


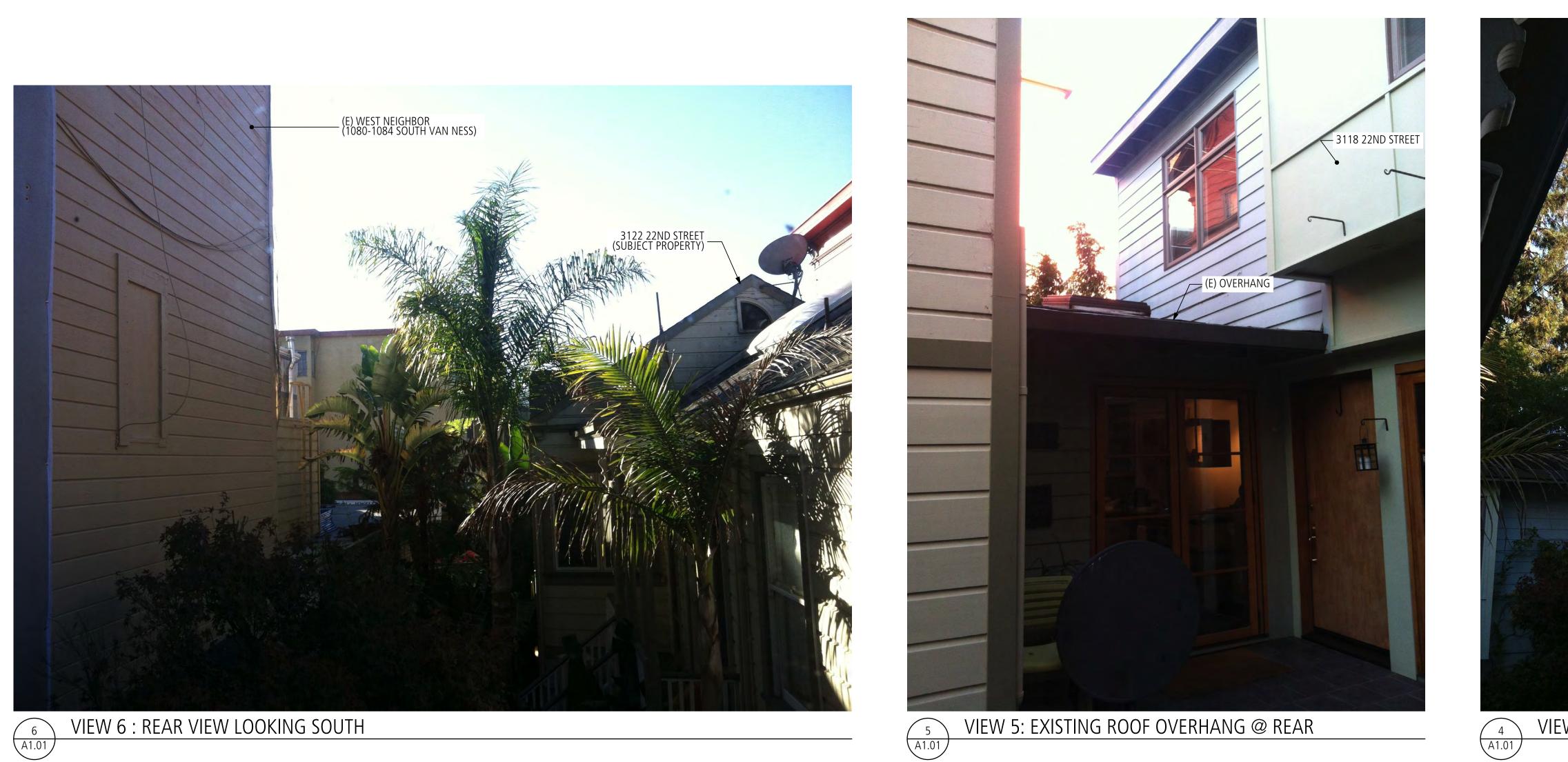
COVER SHEET

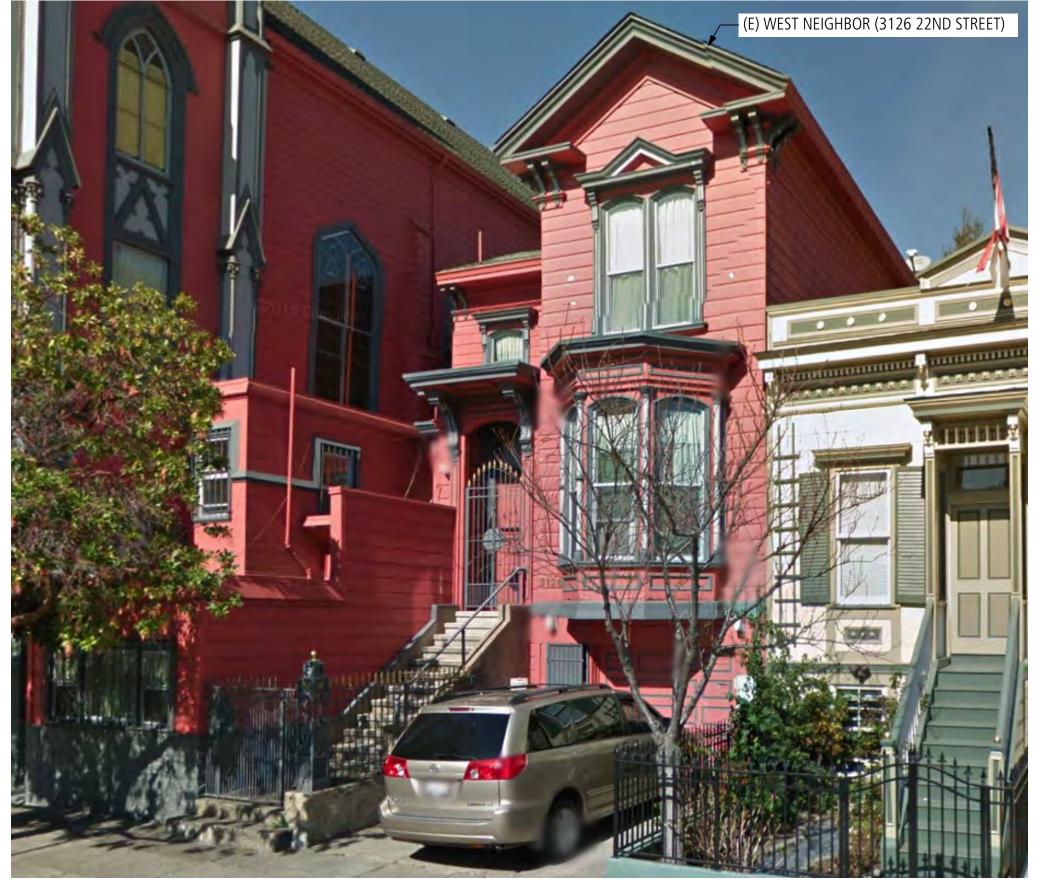


| $\frac{2}{1.00}$ | DPOSED S | (E) TREE TC REMAIN (E) SIDEWAL |
|----------------------|----------|--------------------------------------|
| TWENTY-SECOND STREET | | (E) TREE TC REMAIN (E) SIDEWAL |

EXISTING SITE PLAN







(3) (A1.01)



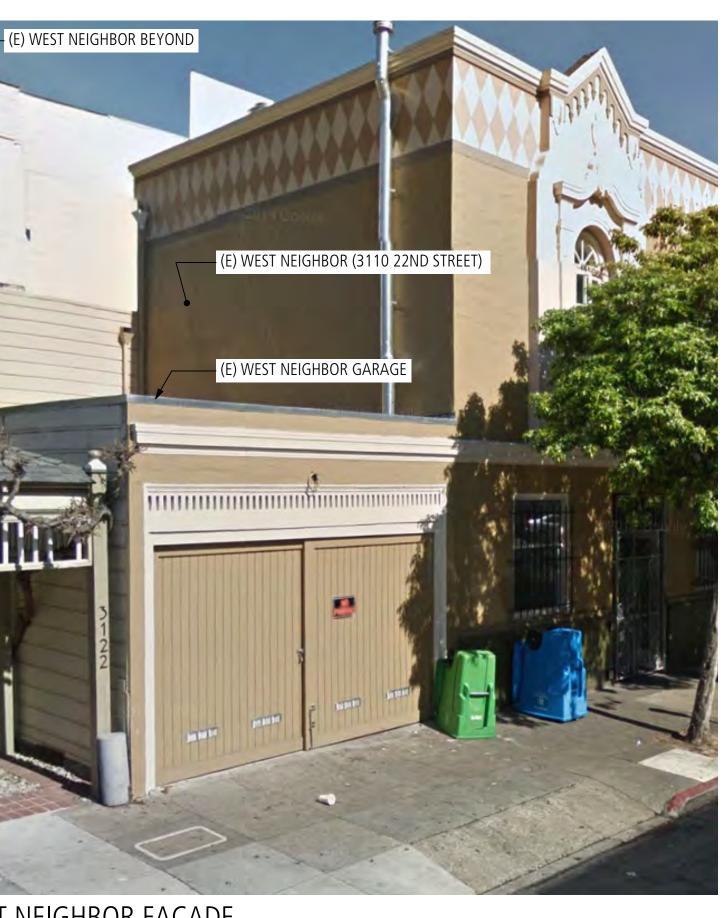
VIEW 2 : 3118 - 3122 22ND STREET FACADE

 $\begin{pmatrix} 2 \\ A1.01 \end{pmatrix}$

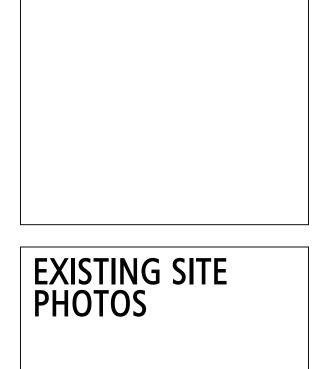
VIEW 1 : EAST NEIGHBOR FACADE $\begin{pmatrix} 1 \\ A1.01 \end{pmatrix}$



4 VIEW 4: EAST NEIGHBOR SIDE FACADE

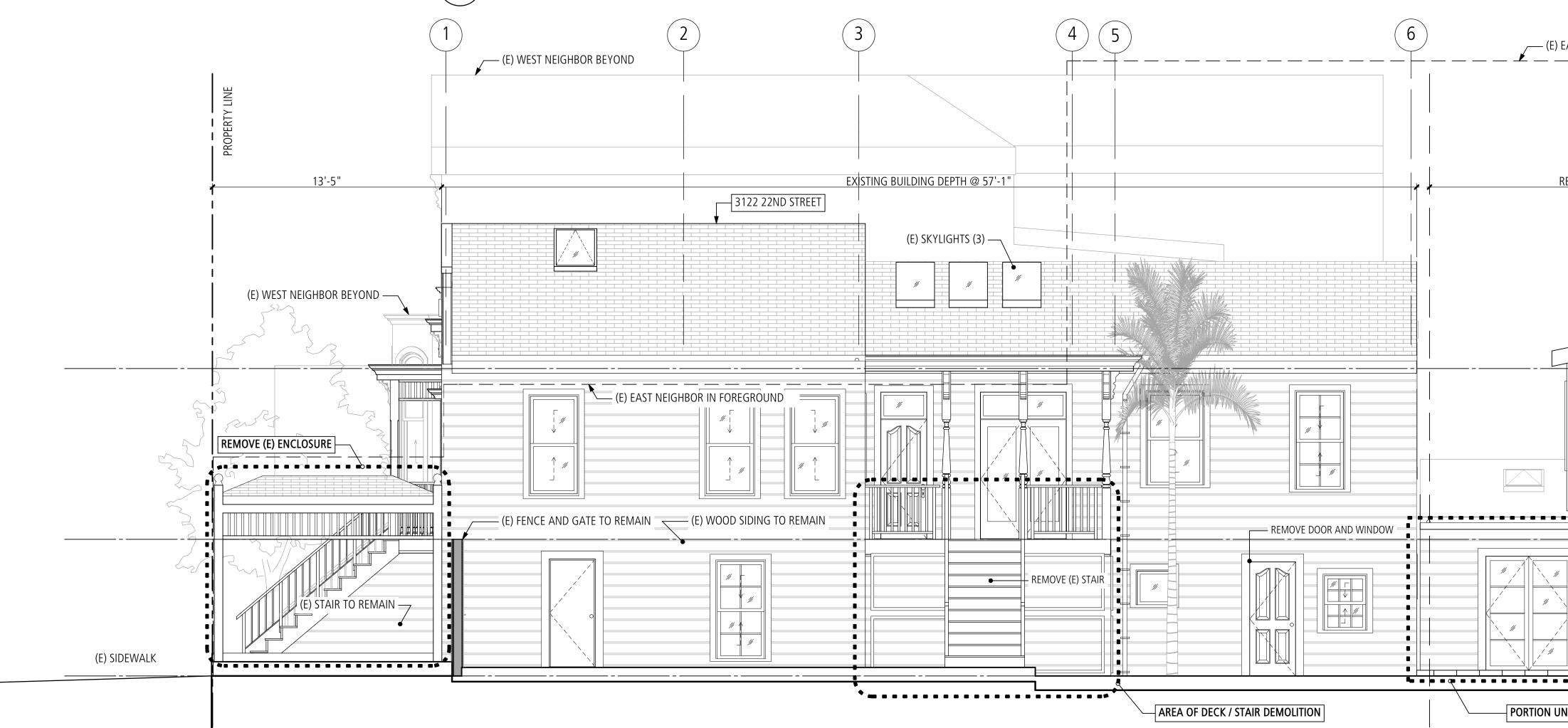


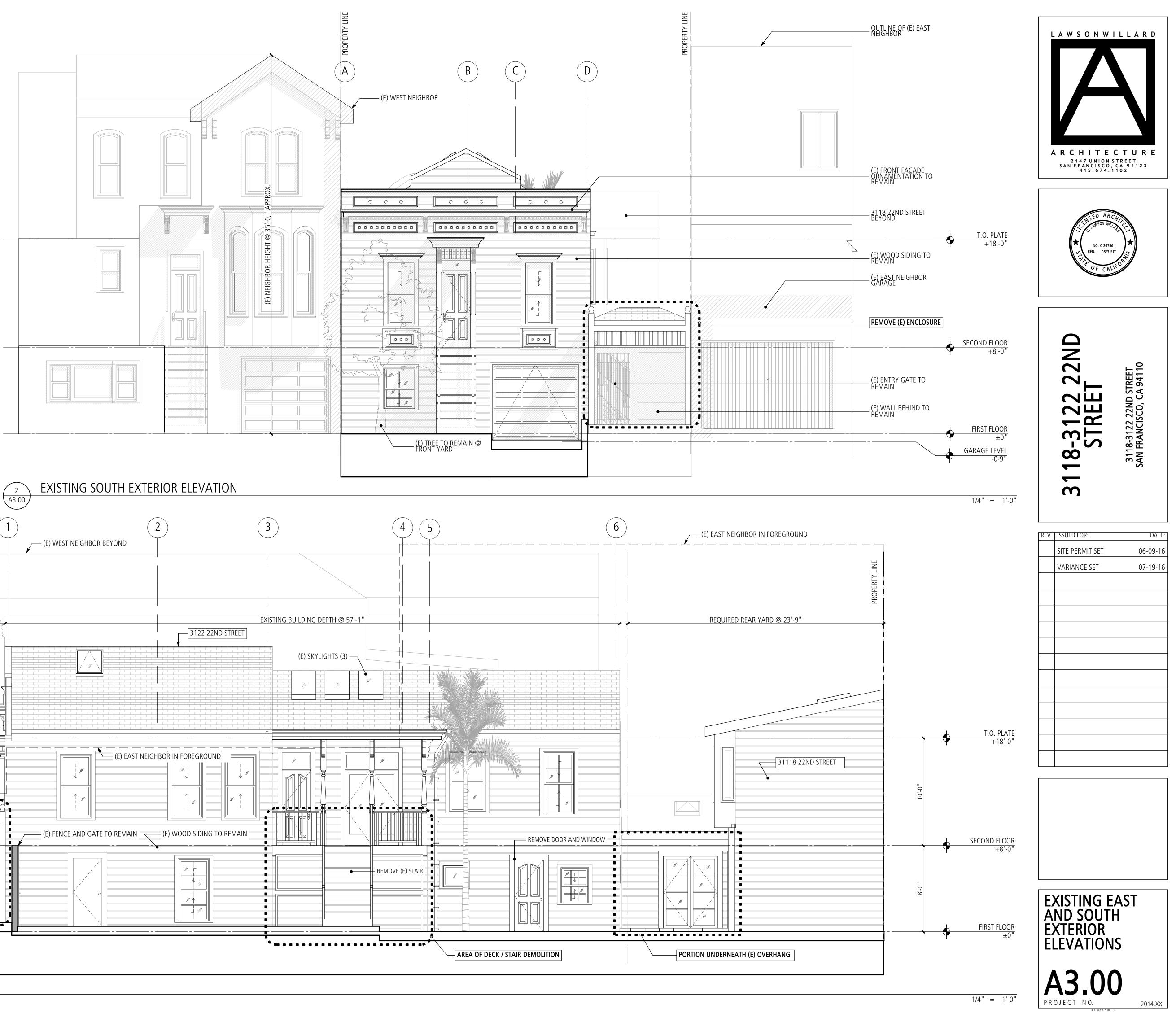
LAWSONWILLARD A R C H I T E C T U R E 2147 UNION STREET SAN FRANCISCO, CA 94123 415.674.1102 NO. C 26756 2ND 3118-3122 22ND STREET SAN FRANCISCO, CA 94110 N 8-3122 STREE **—** 31 REV. ISSUED FOR: DAIE: SITE PERMIT SET 06-09-16 VARIANCE SET 07-19-16



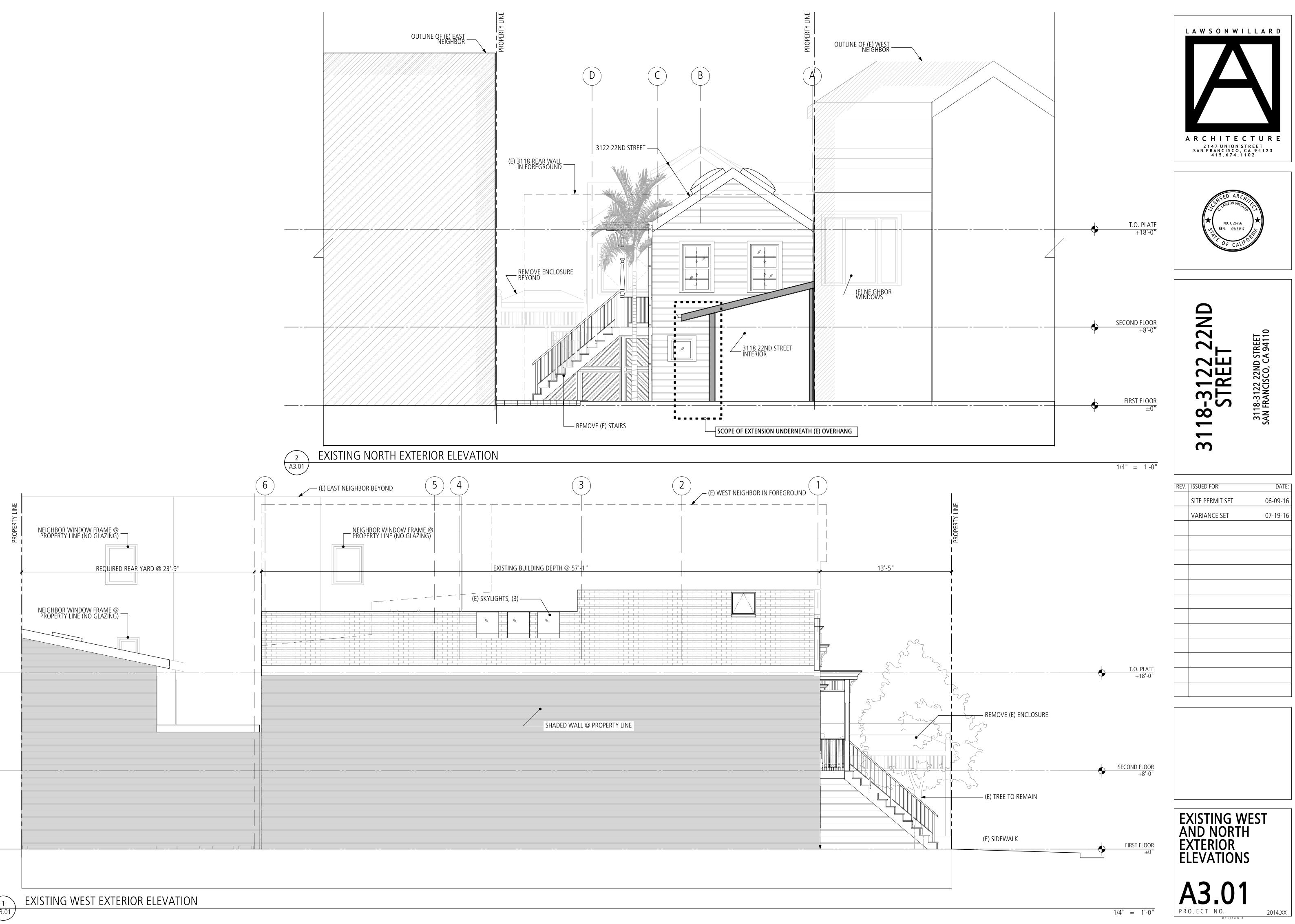










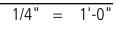


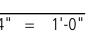
(1) (A3.01)



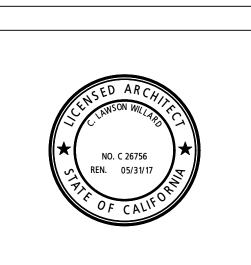


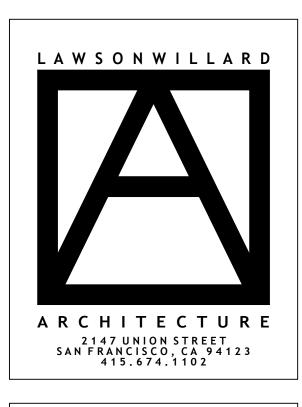












PROPOSED EAST AND SOUTH EXTERIOR ELEVATIONS

A3.10

PROJECT NO.

