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, December 6, 2017

Time: Not before 9:00 AM

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance

Hearing Body: Zoning Administrator

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	35 Belgrave Avenue	Case No.: Building Permit: Applicant: Telephone: E-Mail:	2017-010181VAR
Cross Street(s):	Shrader Street		2017.10.18.1547
Block /Lot No.:	2688/071		Lawson Willard
Zoning District(s):	RH-1(D) / 40-X		(415) 674-1102
Area Plan:	n/a		<u>lw@lawsonwillard.com</u>

PROJECT DESCRIPTION

The proposal is to legalize the removal and replacement of an upper level/second floor east side wall in the required side setback of the two-story-over-garage, single-family house.

PER SECTION 133(a)(5) OF THE PLANNING CODE, the subject property is required to provide two five foot side yards. The existing building extends into the side yard setback by two feet. The proposal is to legalize replacement of a previously existing wall on the second level, which encroaches into the side yard by two feet; 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://notice.sfplanning.org/2017-010181VAR.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: Mary Woods Telephone: (415) 558-6315 E-Mail: mary.woods@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. **Section 311 notification is not required for this project.**

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

1. Codes. Regulations and Standards All material and workmanship shall conform to the 2013 San Francisco 1. Codes, Regulations and Standards. All material and workmanship shall conform to the 2013 San Francisco. Bailding Code (ESE) which consists of the 2013 Callifornia Building Code (ESE) which san Francisco Amendments, along with the 2013 San Francisco Electrical Code (FSEC), which consists of the 2013 Callifornia Betterial Code (FSEC), which consists of the 2013 Callifornia Betterial Code (FSEC), which consists of the 2013 Callifornia Develope (ESEC), which consists of the 2013 Callifornia Pumping Code (FSEC) Callifornia Pumping Code Soutcommentation of their intuition responsioning to these Commentations found and constitute accounting to these Documents and Code requirements. Contractor shall verify that any work performed after 06/01/2015 complied with current adopted building codes. Conflicts shall be brought to the Architect's attention prior to commencemen of the work. Architect shall be notified if any changes are made to the drawings and if work is performed unde applicable codes other than specified on these drawings.

- Agreement with Drawing Convention and Level of Detailing The Contractor agrees, by proceeding wit construction and using these Construction Documents, that he/she has reviewed them in detail, understands ther and agrees that the drawing conventions employed, the amount of detailing and level of detailing are appropriat 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
- 4. Existing Condition Discrepancies Report to the Architect any discrepancies between the existing conditions an the drawings, prior to proceeding with the work.
- 5. Dimensions The Contractor shall verify all dimensions and site conditions before starling work. The Archite 3. Differentiables

 The Contractor shall verify all differentiations and size confinition before Samming work. In the Author

 shall be notified of any discrepancies. Do NOT SCALE THE DRAWINGS. Field-verify all dimensions. Conditions in

 shown or foreseen may alter new work shown and may require additional work. Contractor shall provid

 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, joicts, studs, bloiding, bearn, plates, concrete dements, connectors, fasteness, softiang, flashing, guitars, animizate leaders, building papers, tim, utility elements, electrical, journing and other items, to determine esistence of decay, deterioration, damage or other unstability, Replace or replace soft elements, determine esistence of decay, deterioration, damage or other unstability, Replace or replace soft elements after the contraction of the contractio
- 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 suc discrepancies to the Architect for interpretation or clarification.
- 8. Temporary BracingSafety The design adequacy and safety of the erection bracing abhoring 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 times, Zoolst safety, such legislating and SOFFA-required provisions are the Contractor's responsibility. The Architect has made no provision in these documents for construction technique or OSFA 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 untifrial Walkflowupp or until the Architect and Owner agree, in writing, that no on-site supervision is required of the
- 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 thee ginst are based on the best information available; however, the Architect and Owner assumin on exponsibility for the accuracy of such information, or for the omission of any information. The Contractor shall be depend the purpose will be offered even given in the funder of contractors when you will be offered even given the dependence the purpose utilities obtained evening any underground work. The Contractor shall be aware of the passibility of unknown underground felms and to exercise care.
- 11. Note to Building Inspector Accept no ink or pencil correction to these drawings. All changes shall be made the Contract Documents by the Architect, with prints submitted by the Architect of Record for Final Buildin Department stamps and issuance (This includes handwritten notes by the Building Department). The Architect an 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 Requirement/General Conditions procedure. All users of these documents agee, by using said Documents, to hold the Architect, about Nollard 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 conflamancian 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 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 rulls, heavy equipment or delivery whelcles) shall not begin before 7:00 AM not continue after 8:00 PM, Monday through Sunday, No construction activity is allowed on legal holidays unless approved by both the Central Permi

15. Use of Architect's Instrument of Service Deavings, specifications and other documents prepared by the Architect are instruments of the Architect's service and are for Owner's use seldy with espect to the Problem. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the ringet or termination of the Agreement, the Owner's right to use the instruments of service represents that it is either the Copyright conner of the Information, or has permission from the Copyright conner 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. Upor completion of the Work, remove all rubbish in and about the building, all tools, scaffolding, and surplus materials and employ professional cleanes 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.

١	ABBF	REVIATIONS				
со	&	And	F.T.	Fire Treated	PNL.	Panel
ts, de	\$ \$ \$	And Angle At Centerline	FT. FTG.	Foot OR Feet Footing	PR. PT. PTD. PTN.	Pair Point
13	F	Centerline Convright	FURR. FUT.	Furring Future	PTD. PTN	Painted Partition
13 C), an		Degrees Diameter	GA		Q.T.	Quarry Tile
co	Ø # #	Centerline Copyright Degrees Diameter Number/Pound Square Feet Parallel Perpendicular Plus or Minus Property Line	GA. GALV. G.B.	Gauge Galvanized Grab Bar General Contractor Garbage Disposal General Ground Fault Circuit Interruption Glass Reinforced Gypsum Glass		
ts, he	Ī	Parallel Paranedicular	G.C.	General Contractor	R.A.	Return Air
CO I	± P	Plus or Minus	G.C. G.D. GEN. G.F.C.I.	General	R.A. RAD. R.C.P. R.D. REC. REF. REINF.	kiser Return Air Radius Reflected Ceiling Plan Roof Drain Recessed Reference OR Refrigerator Reinforced
of in		Property Line	G.F.C.I.	Interruption	REC.	Recessed
his se	ABV. A/C ACOUS.	Air Condition	G.R.G. GL. GND. G.R. GR. GYP.BD.	Glass .	REINF.	Reinforced OK Ketrigerator
ies	ALD. ADDL.	Acoustical Area Drain	GND. G.R.	Ground Guardrail	REM. REQ.	Remaining Required
nt ler	ADDL. ADJ. ADJA.	Additional Adjustable	GR. GYP.BD.	Glass Ground Guardrail Grade Gypsum Board	RES. RET.	Resilient Retaining
iei	ADJA. A.F.F.	Above Air Condition Acoustical Area Drain Additional Adjustable Adjacent Above Finished Floor Aluminum Access Panel Access Panel	H.B.	Hose Bib	RED. RES. RET. REV. RFG. RFL. RGTR.	Reinforced Remaining Required Resiliert Retaining Revised / Revision Refrigerator Refrigerator Reflected Register Room Rough Opening Radius Point Rain Water Leader
ith	A.F.F. AL. A.P.	Aluminum Access Panel	HD.	Hose Bib Hollow Core Head	RFL. RGTR.	Reflected Register
em ite	APPROX. ANCH. ARCH.	Access Panel Approximate Anchor Architectural Asphalt Automatic	HDBD. HDR. HDW.	Head Hard Board Header Hardware	RM. RND. R.O. R.P. R.W.L.	Room Round
ite	ARCH.	Architectural Asphalt	HDW.	Hardware Hardwood	R.O.	Rough Opening Radius Point
ore	ASPH. AUTO.	Automatic	HDWD. HT. H.M. HOR.	Height Hollow Metal	R.W.L.	Rain Water Leader
ne	BD.	Board Polosy	HOR.	Hardware Hardwood Height Hollow Metal Horizontal High Point Handrail Hour Heating, Ventilating, Air Conditioning Hot Water	S. SAN.	South
nd l	BLDG.	Below Building Block	H.PT. H.R. HR. H.V.A.C.	Handrail	SAN. S.C. SCHED. SECT. S.E.D. S.F.P.D.	Solid Core
	BM.	Beam Beam	H.V.A.C.	Heating, Ventilating, Air	SECT.	Section
ect	B.O.	Beam Brick Module Bottom Of Bottom Brick	H.W.	Hot Water	S.F.P.D.	See Fire Protection
ot de	BEL. BLDG. BLK. BM. B.M. B.O. BOT. BRK.	Brick Brick		Inrida Diameter/Dimension	S.F.D.	See Finish Drawings
ue	B.U.R. BSMT.	Built Up Roofing Basement	INCAN.	Inch Inch Incandescent Include(d) (ing)	S.F. S.H. SHLF.	Sprinkler Head
ms	C. CAB.	Carpet	INCL.	Include(d) (ing) Information	SHLF.	Shower
ng	CAB.	Category	I.D. IN. INCAN. INCL. INFO. INSUL. INT. INTER.	Information Insulation Interior Intermediate	SHR. SHT. SIM. SK.	Sheet Similar
ng in,	CEM. CER.	Ceramic			SK.	Sink Sliding
	CAT. CEM. CER. C.G. C.I. C.I. C.J. CLG. CLKG. CLO.	Carpet Cabinet Category Cement Ceramic Corner Guard Cast Iron Cast in Place Control Joint Ceiling Cauking Closet Closer	J-BOX JAN. JST. JT.	Junction Box Janitor	SL. S.L.D. S.M.D. S.N. S.P.D. SPEC. SPKR. SQ. SS.S. S.S.D. S.S.D. S.T.C.	See Landscape Drawings See Mechanical Drawings
tor	C.I.P. C.J.	Cast in Place Control Joint	JST. JT.	Joist Joint	S.N. S.P.D.	Sheet Note See Plumbing Drawings
ch	CLG. CLKG.	Ceiling Caulking	KIT.	Kitchen	SPEC. SPKR.	Specification Speaker
ary	CLU.	Clear	KIT. KO. K.P.	Kitchen Knockout Kick Plate	SU. S.S	Stainless Steel
ot he	CLR. C.M.U. CNTR.	Counter Masonry Unit	L.	Length	S.T.C.	Sound Transmission
or	CONC.	Concrete	LAM. LAV. LG.	Lavatory	STD.	Standard
	CONT.	Continuous	L.F.	Length Laminate Lavatory Long Linear Foot Low Point Light Light Fixture	STD. STL. STOR. STRUCT.	Rain Water Leader South Sanitary South Sanitary South Sanitary South Sanitary South
nd	CONTR. CPT.	Contractor Carpet	LF. LPT. LT. LT.FIXT.	Low Point Light	STRUCT.	Structure Structural
ntil he	CNIR. COL. CONC. CONSTR. CONT. CONTR. CPT. C.T. CTR.	Closet 'S Clear Concrete Masony Unit Counter Column Concrete Construction Continuous Continuous Contractor Carpet, Cerete Countersunk Cold Water Outlet	LI.FIXI.	Light Fixture	STRUCT. STRL. SUSP. S.W. S.Y. SYM. SYS.	Steel Structure Structural Structural Successible Shear Wall Square Yards Symmetrical System
	CTSK. C.W.	Countersunk Cold Water Outlet	M MM MACH. MAINT. MAT. MAS. MAX. MAX.	Meter Millimeter Machine Maintenance	SYM.	Symmetrical
as			MACH. MAINT.	Machine Maintenance	515.	System
ay ne	DEL. DEPT. DET./DTL. DIA. DIM. DISP.	Department Detail Diameter	MAS.	Material Masonry Maximum	T. T-24 T&G T.B. T.B.D.	Tread Title 24 Tongue & Groove Towel Bar To Be Determined Telephone
all	DIA. DIM.	Diameter Dimension	MAX. M.D.F.	Maximum Medium Density Fiber Board	T.B	Tongue & Groove
of		Diameter Dimension Dispenser Down Door Opening Dimension Point Door Drain Downspout	MEMB.	Membrane	TEL.	Telephone
	D.O. D.P.	Door Opening Dimension Point	M.E.P.	Mechanical, Electrical, Plumbing	TEMP. TERR.	Tempered Terrazzo
to	DK.	Door Drain	MET./MTL. MFR.	Metal Manufacturer	THK. T.O.	Thick Top of
ng nd	DS. D.W.	Downspout Dishwasher	MH. MIC.	Manhole Microwave	T.O.C. T.O.CONC	Top of Curb Top of Concrete
	DS. D.W. DWG. DWGS. DWR.	Downspout Dishwasher Drawing Drawings Drawer	MID. MIN.	Middle Minimum	T.O.D. T.O.P.	Top of Deck (ing) Top of Pavement OR
in by			MIRR. MISC.	Mirror Miscellaneous	T.O.PL.	Top of Parapet Top of Plate
aĺl	E. (E)	East Existing	M.O. MTD.	Masonry Macmul Macmul Macmul Macmul Medium Density Fiber Board Meehana Meehanae Meehanae Meehanae Meehanae Meehanae Meehanae Meehanae Meehanae Manufacturer Manuhole Manufacturer Manuhole Manufacturer Manuhole Manufacturer Manuhole Manufacturer Manufacturer Manuhole Manufacturer Manufacturer Manufacturer Manufacturer Manufacturer Manufacturer Miscellaneous Masconry Opening Mounted Moulton	T.O.S. T.O.STL.	Top of Slab Top of Steel
cal ent	E. (E) EA. E.J. ELEC. ELEC.	Existing Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure Engineer	MUL.	Mullion	T.O.W. T.P.D.	Towle Bar To Be Determined To Be Determined To Be Determined Telephone Telep
he	EL. ELEC.	Elevation Electrical	(N) N. N.I.C.	New North	T.V. T.W.	Television Top of Wall
.	ELEV. EMER.	Elevator Emergency	N.I.C. NO.	Not In Contact Number	TYP.	Typical
he	ENCL. ENGR.	Enclosure' Engineer	NO. NOM. N.T.S.	North Not In Contact Number Nominal Not To Scale	U.B.C. U.C.	Uniform Building Code Under Counter
lay	E.P. EQ.	Electrical Panelboard Equal	0.A.	Overall	U.C. U.L. UNF. U.O.N.	Uniform Building Code Under Counter Underwriters Laboratory Unfinished Unless Otherwise Noted
nd	EMER. ENCL: ENGR. E.P. EOPT. E.W.C. EXP. EXPO. EXST.	Enclosure Engineer Electrical Panelboard Equal Equipment Electric Water Cooler Expansion Exposed Existing	O.C. O.D.	On Center Outside Diameter/Outside	U.O.N. VAR.	Unless Otherwise Noted
lay nit	EXP. EXPO.	Expansion Exposed	O.F.C.I.	Owner Furnished	VAR. V.B.	Varies Vapor Barrier
	EXT.		OFD.	Overflow Drain	V.B. V.C.T. VEN.	Veneer Veneer
he	E.,	Fabric	OFL. O.F.O.I.	Owner Furnished Owner	VERT. VEST.	Vertical Vestibule
ct. on	F.A. F.D. FDN.	Floor Drain OR Fire Damper	0.H.	Installed Over Head	V.I.F. VOL.	Varies Vapor Barrier Vinyl Composition Tile Veneer Vertical Vestibule Verify in Field Volume Veneer Plaster
ice rty	F.E.C.	Foundation Fire Extinguisher	OPNG. OPP. OPP.HD.	Opening Opposite		Veneer Plaster
to	F.H.	Fabric Fire Alarm Floor Drain OR Fire Damper Foundation Fire Extinguisher Fire Extinguisher Cabinet Flat Head OR Full Height Fire Hose Cabinet Finish	O.S.B.	Not i o Scale Overall On Center Unitsde Diameter/Outside Dimension Owner Furnished Owner Furnished Overflow Drain Overflow Drain Overflow Drain Overflow Drain Overflow Charle Opening Opening Opposite Opposite Opposite Hand Opening Opposite Opposi	W. W/ WC. W.C. WD. WDW. W.F. W.H.	West OR Width
	F.H.C. FIN.	Finish	O.S.B. OVHD. OZ.	Ounce	W.C.	With Water Closet Wall Covering
on ls.	FL/FLR.	Floor	P	Paint	WD. WDW.	wood Window
all	FIN. FIXT. FL/FLR. FLASH. FLUOR.	Flashing Fluorescent	PAV. PERP.	Paving Perpendicular	W.F. W.H.	Wood Flooring Water Heater
	F.O.B. F.O.C. F.O.F.	Face of Building Face of Concrete	PAV. PERP. P.G. PL. P.LAM.	Paint Paving Perpendicular Paint Grade Plate Plastic Laminate	W/O WP. WPT.	Without Waterproof
	F.O.F. F.O.S. F.P.	Face of Finish Face of Stud	P.LAM. PLAS.	Plastic Laminate Plaster	WPT. W.R. WSCT.	Work Point Water Resistant
	F.P. F.R. F.S.	Finish Fixture Floor Flashing Fluorescent Face of Building Face of Concrete Face of Finish Face of Stud Fireproof (ing) Fire Retardant Full Size	PLAS. PLYWD. PLBG. POL.	Plaster Plywood Plumbing Polished	WSCT. WT. W.W.F.	Wall Covering Wood Window Wood Flooring Water Heater Without Water Point Water Point Water Sistant Wainscot Weight Weight Welded Wire Fabric
	1.5.	Full Size	rUL.	rousned	w.w.r.	vveided Wire Fabric
- 1						

SYMBOLS



Wall Mounted Speaker ю Door Bell Ю Security Alarm Keynad Ю

(3) Ceiling Mounted Speaker 0 Smoke Detector Sprinkler Head cw Cold Water Outlet HB Hose Bib Natural Gas Outlet
GDD Garage Door Opener

Garage Door Opener

Ground Fault Circuit Interrupter, Mounted @ 42" A.F.F., U.O.N. ₩ Waterproof Outlet **⊨⇔**c.o. Clock Outlet

Floor Switched Duplex Outlet

AREA MAP



PROJECT DATA

Project Name:		Borgani / Ansari Residence				
		35 Belgrave Avenue San Francisco, CA 94117				
	Zonini Occup Type o Numb	Number / Lot Number: g Designation: ancy Classification: of Construction: er of Stories: natic Fire Sprinklers:	BLOCK 2688 RH-1(D) R3 V-B 3 No	/ LOT 071		0
	Floor	Area: Lower Level: Upper Level: TOTAL:	Existing 400 sf 1,796 sf 2,196 sf	Proposed 1,354 sf 2,389 sf 3,743 sf	Change 954 sf 593 sf 1,547 sf	Occupancy Classification R3 R3
	=	Roof Deck (exempt): Garage (exempt):	0,000 sf 370 sf	431 sf 370 sf	431 sf No Change	R3 U
	Lot Ar	ea:	5,850 sf			
	Setba	tks: Front = Side =	2'-5 1/2" [Av (25 Belgrave) 5'-0"	erage of Adjao from Property	ent Neighbor's 1 Line]	'-3" Setback (55 Belgrave) and 3'-8" Setback
		Rear =		d Rear Yard @	22'-10"	
		able Height Limit: sed Height:	40'-0" above 30'-0"	grade plane		

PROJECT DIRECTORY

→ 4 Way Dimmer Switch

Duplex Outlet

Quadruplex Quitlet

Floor Duplex Outlet

Switched Outlet

220 Volt Outlet

├--- 🖔 Door Switch

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Owners:	Maria Ansari and Michael Borgani 35 Beglrave Avenue San Francisco, CA 94117		
Architect:	Lawson Willard, AIA Lawson Willard Architecture 2147 Union Street San Francisco, CA 94123	Phone: Fax: Email: Web:	415.674.1 415.276.3 lw@lawso www.laws
	Sali Fialicisco, CA 94125	web.	www.i

Mary Woods San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

415 559 9721 mary.woods@sfgov.org

SCOPE OF WORK

- EXCAVATION OF EXISTING GARAGE SLAB AND DRIVEWAY TO (N) GARAGE LEVEL
- REMOVAL OF (F) RRICK FACADE AND WOOD SIDING TO BE REPLACED BY STLICCO FINISH AT EXTERIOR WALLS
- REMOVAL OF (E) ROOF TO BE REPLACED BY (N) ROOF W/ LOWER ROOF LINE (N) BAY WINDOWS AT FRONT FACADE
- (N) ROOF DECK AND ROOF STAIR ENCLOSURE

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ı	A1.11	UPPER LEVEL DEMOLITION PLAN
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ı	A2.01	PROPOSED LOWER LEVEL PLAN
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Borgani / Ansari Residence 35 Belgrave Avenue San Francisco, CA 94117

SITE PERMIT REVISION 06-05-2015 ADDENDUM #2 01-17-201



COVER SHEET

A0.00





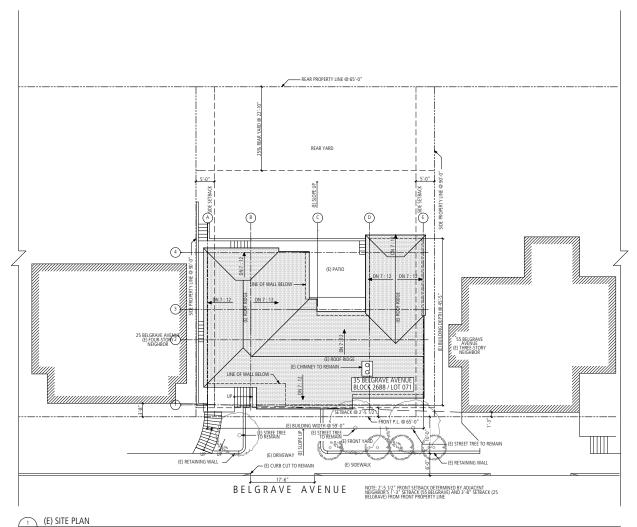
35 Belgrave Avenue San Francisco, CA 94117

REV.	ISSUED FOR:	DATE:
	SITE PERMIT REVISION	06-05-2015
	ADDENDUM #2	01-17-2017





A1.00







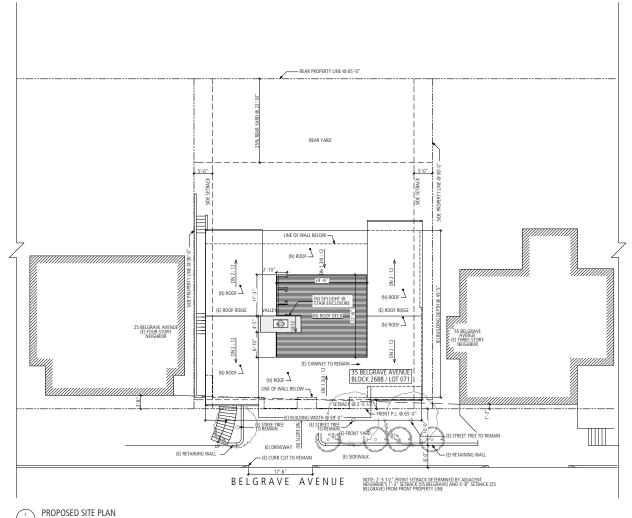
35 Belgrave Avenue San Francisco, CA 94117

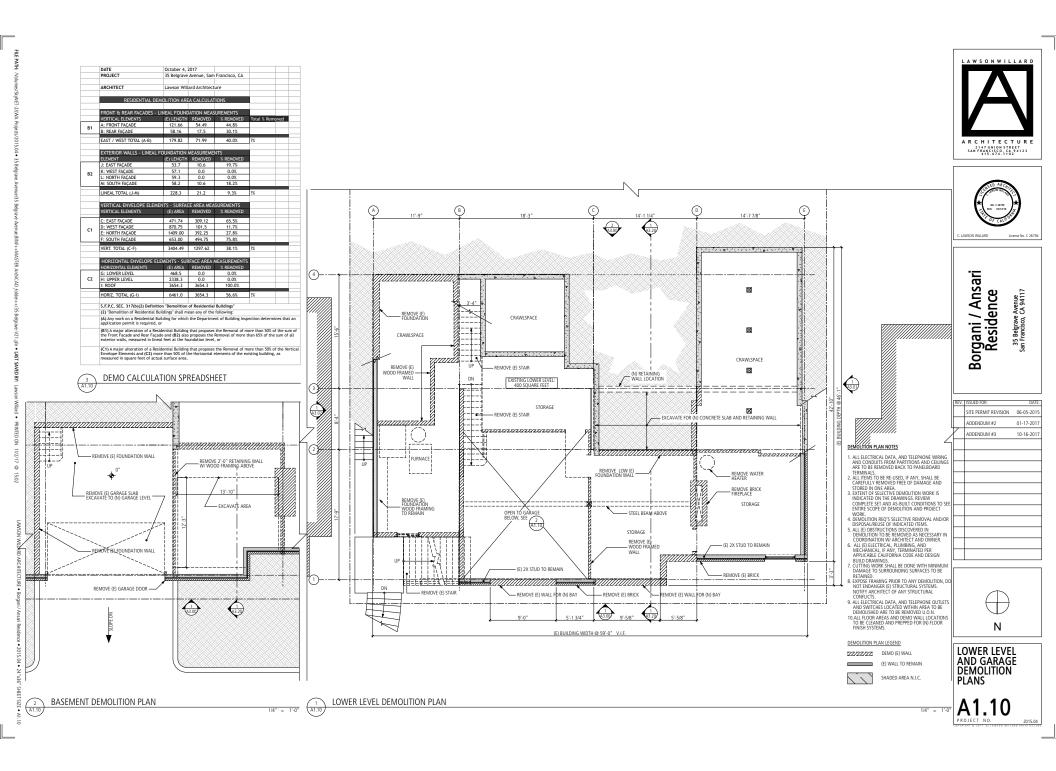
REV.	ISSUED FOR:	DATE:
	SITE PERMIT REVISION	06-05-2015
	ADDENDUM #2	01-17-2017

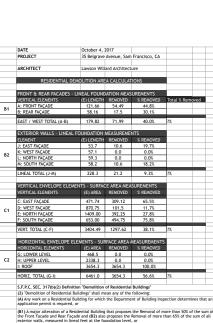


PROPOSED SITE PLAN

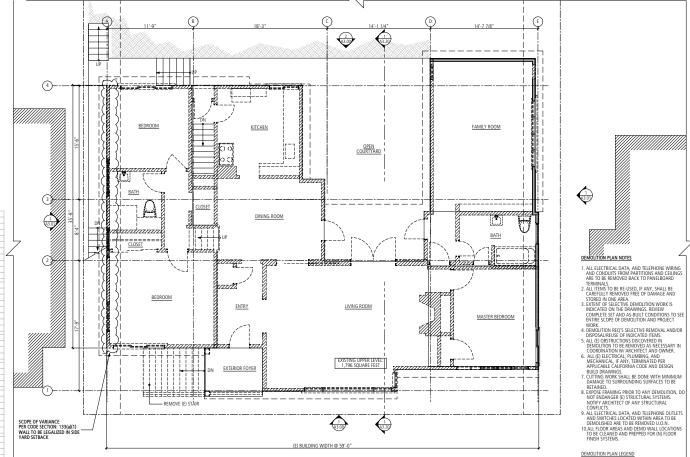
A1.01







(C1) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and (C2) more than 50% of the Horizontal elements of the existing building, as measured in square feet of actual surface area.







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Borgani / Ansari Residence

ISSUED FOR:	DATE:
ADDENDUM #2	01-17-2017
ADDENDUM #3	10-16-2017
	SITE PERMIT REVISION ADDENDUM #2



UPPER LEVEL DEMOLITION PLAN

A1.11

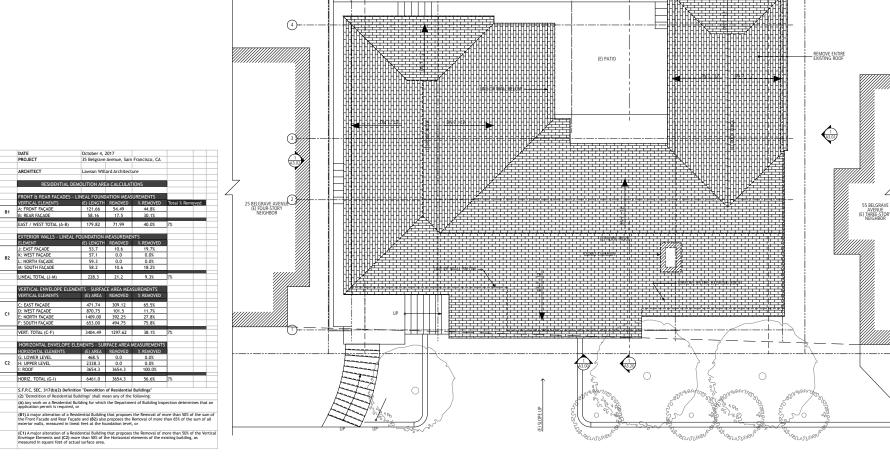
UPPER LEVEL DEMOLITION PLAN

ZZZZZZZ DEMO (E) WALL (E) WALL TO REMAIN

SHADED AREA N.I.C.

DEMO CALCULATION SPREADSHEET





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A3.00

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(A)





C. LAWSON WILLARD

Borgani / Ansari Residence

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V.	ISSUED FOR:	DATE:
	SITE PERMIT REVISION	
	ADDENDUM #2	01-17-2017
	ADDENDUM #3	10-16-2017





A1.12

A1.12

ROOF DEMOLITION PLAN

DEMO CALCULATION SPREADSHEET





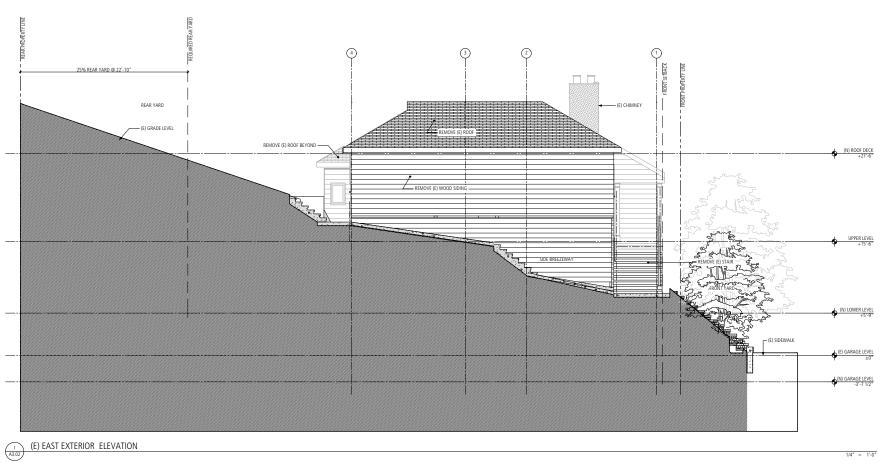
35 Belgrave Avenue San Francisco, CA 94117

REV.	ISSUED FOR:	DA
KEV.	IZZOED FOK:	DA
	SITE PERMIT REVISION	06-05-20
	ADDENDUM #2	01-17-20



EXISTING EAST EXTERIOR ELEVATION

A3.02







REV.	ISSUED FOR:	DATE:
	SITE PERMIT REVISION	06-05-2015
	ADDENDUM #2	01-17-2017
	ADDENDUM #3	10-16-2017



PROPOSED EAST EXTERIOR ELEVATION

A3.12 PROJECT NO.

