

### SAN FRANCISCO PLANNING DEPARTMENT

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#### **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



### SAN FRANCISCO PLANNING DEPARTMENT

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



Hearing Date: Wednesday, August 28, 2019 Not before 9:30 AM Time: Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408 Case Type: Variance Hearing Body: Zoning Administrator

#### **PROJECT INFORMATION APPLICANT INFORMATION**

Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): **RED-MX/ 45-X** Area Plan: Record Number:

727 Natoma Street 8<sup>th</sup> & 9<sup>th</sup> Streets 3728/032 Western SoMa 2019-001033VAR

Applicant: Company: City, State: Telephone: E-Mail:

Matthew Diamond

Applicant Address: 16 Canyon Crest Crt. Frisco, TX 75034 415-509-0312 mattldiamond@hotmail.com

#### **PROJECT DESCRIPTION**

The project proposes to construct a two-story vertical addition, rear decks, roof deck, and add five dwelling units to the existing two-story four-unit residential building.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 18 feet 9 inches. A portion of the proposed building and the rear decks are located within the required rear yard. Therefore, a variance is required.

PLANNING CODE SECTION 135 requires the subject property to provide a minimum off 80 square feet of open space per dwelling unit. The property contains no useable open space. New private open space is proposed for the three units on the third and fourth floors, but not the two units at the basement level. Therefore, a variance is required.

PLANNING SECTION 140 the subject property is required to have qualifying windows of each dwelling unit face directly on an open area meeting the requirements of the Planning Code. The proposed units at the basement level face onto a non-conforming rear yard that is 6 feet 4 inches in depth. Therefore, a variance is required.

#### **ADDITIONAL INFORMATION**

ARCHITECTURAL PLANS: To view the plans and related documents for the proposed project, visit sfplanning.org/notices and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: sf-planning.org/hearings or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Ella Samonsky Telephone: 415-575-9112 E-Mail: ella.samonsky@sfgov.org

#### **GENERAL INFORMATION ABOUT PROCEDURES**

#### **HEARING INFORMATION**

You are receiving this notice because you are either a property owner or resident near 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 commet on 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 to the 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.

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.

#### **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. **The mailing of such notification will be performed separately.** 

#### 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 Department or 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.



1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103 TEL: 415.575.9121

#### Date: 8/8/2019

The attached notice is provided under the Planning Code. It concerns property located at **727 Natoma Street (2019-001033VAR).** A hearing may occur, a right to request review may expire or a development approval may become final by **8/28/2019**.

To obtain information about this notice in Spanish or Chinese, please call (**415**) **575-9010**. To obtain information about this notice in Filipino, please call (**415**) **575-9121**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。 此通告是與位於 727 Natoma Street (2019-001033VAR) 的建築計劃有關。如果在 8/28/2019 之前無人申請聽證會來檢討這一個建築計劃,這計劃最 終會被核准。

如果你需要用華語獲得關於這通告的細節,請電 **415-575-9010**. 然後,請按 "8" · 及留言. 城市規劃局將需要至少一個工作天回應。華語資料提供只是城市 規劃局的一項服務,此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **727 Natoma Street (2019-001033VAR).** Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de projecto se complete el: **8/28/2019.** 

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **(415) 575-9010**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **727 Natoma Street (2019-001033VAR).** Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **8/28/2019**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng dikukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

# BUILDING PERMIT FOR RESIDENTIAL REMODEL

727-731 NATOMA STREET SAN FRANCISCO, CA 94103

# **PROJECT DESCRIPTION**

THE PROPOSED REVITALIZATION/REHABILITATION WILL INCLUDE INTERIOR REMODEL, VERTICAL ADDITION, CONSTRUCTION OF NEW DECKS AND ROOF DECK, AND AN ADDITION OF 5 NEW DWELLING UNITS TO AN EXISTING 4-DWELLING UNIT MULTI-FAMILY BUILDING. THE REHAB & REMODEL WILL PROVIDE UPDATED ELECTRICAL, PLUMBING & HVAC SYSTEMS AS WELL AS A NEW FOUNDATION AND SEISMIC UPGRADE. IT WILL ALSO REVITALIZE THE EXISTING FRONT FACADE BY REPAIRING OR REPLACING ALL THE WINDOWS ALONG THE FRONT FACADE (REPLACEMENT WOULD BE WITH NEW IN-KIND DOUBLE-HUNG WOOD WINDOWS) AND REFINISHING AND/OR REPLACING-IN-KIND THE MATERIALS ON THE FRONT FACADE. TWO SMALL MATCHING WOOD WINDOWS WILL BE ADDED AT THE BOTTOM OF THE DIAGONAL FACES OF THE BAYS STARTING AT OR JUST ABOVE GRADE. THE PROPOSED NEW DWELLING UNITS WILL BE ADDED BY EXPANDING THE EXISTING BASEMENT AND ADDING 2 NEW FLOORS ABOVE THAT WILL BE SET BACK AND VISUALLY DISTINCT FROM THE EXISTING FACADE.

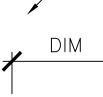
# SYMBOLS



SECTION/ELEVATION

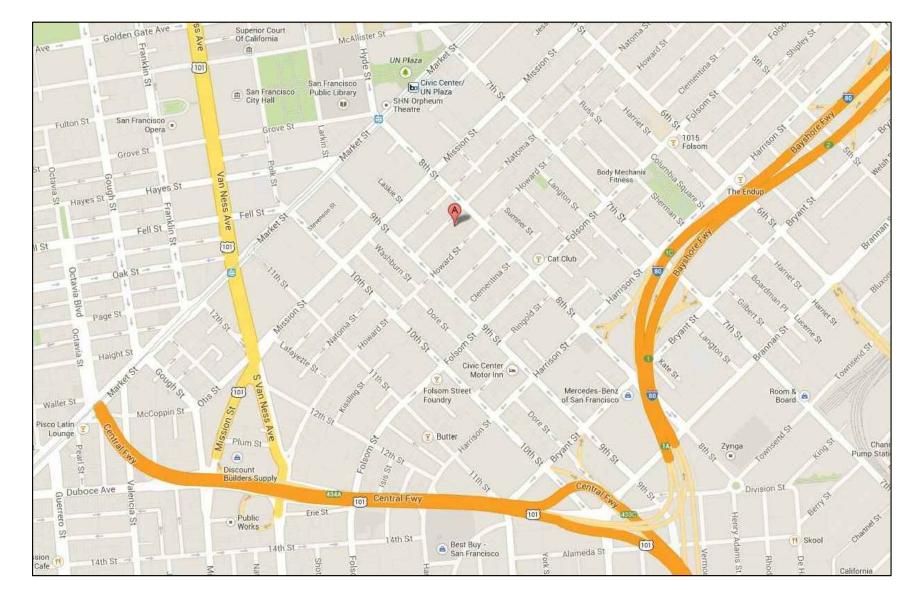
DATUM POINT

NOTATION ARROW



**DIMENSION STRING** 

## VICINITY MAP



A0.0 A0.1 A0.2 A1.0 A1.1 A2.0 A2.1 A3.0 A3.1

A3.2 A3.3 A3.4

A3.5 A3.6

A3.7 A3.8

A3.9 A10.0

ADDRESS ASSESSC ZONE DIS

## INFO

Type of Co Type of Oc No. of Stor No. of Unit Height Lim Roof Heigh Usable Op Roof Deck

OPEN SP/ Basement Ground Flo Second Flo Third Floor Fourth Floc Roof Total

UNIT MIX Studio 1 Bedroom 2 Bedroom 3 Bedroom

SQUARE **Basement** 1st Floor

2nd Floor 3rd Floor 4th Floor Total Addition

Property Site FAR

## **DRAWING INDEX**

## ARCHITECTURAL

COVER SHEET SITE PLAN -- EXISTING SITE PLAN -- PROPOSED **FLOOR PLANS -- EXISTING FLOOR PLANS -- EXISTING** FLOOR PLANS -- PROPOSED FLOOR PLANS -- PROPOSED CONTEXTUAL ELEVATION -- EXISTING **CONTEXTUAL ELEVATION -- PROPOSED** NORTH ELEVATIONS -- EXISTING & PROPOSED SOUTH ELEVATIONS -- EXISTING & PROPOSED EAST ELEVATION -- EXISTING EAST ELEVATION -- PROPOSED WEST ELEVATION -- EXISTING WEST ELEVATION -- PROPOSED SECTIONS -- EXISTING SECTIONS -- PROPOSED PROPERTY PHOTOS

## **PROJECT DATA**

OR'S PARCEL NUMBER:		727-731 Natoma Street BLOCK: 3728 - LOT: 032 Zoned RED-MX - Residential Enclave - Mixed
Construction Occupancy pries/Basement its mit ght pen Space k	EXISTING Type V-B Multi-Family 2/1 4 Units 45'-0" 25'-9.5" 157 0	PROPOSED Type V-B Condominiums 4/1 9 Units 45'-0" 43'-0" 800 369
PACE t loor loor or or	<u>EXISTING</u> 157 (common 0 0 0 0 0 157	n) 207 (common) 25 (not included in total) 116 (private) 360 (private) 117 (private) 369 min. (not included in total) 800
r m m m	<u>EXISTING</u> 1 1 2 0	<u>PROPOSED</u> 0 3 5 1
<u>FOOTAGES</u> t	EXISTING 1,600 1,612 1,583 0 0 4,795 2,316	PROPOSED 1,628 1,593 1,493 1,213 1,184 7,111
	1,875 N/A	

# **PROJECT DIRECTORY**

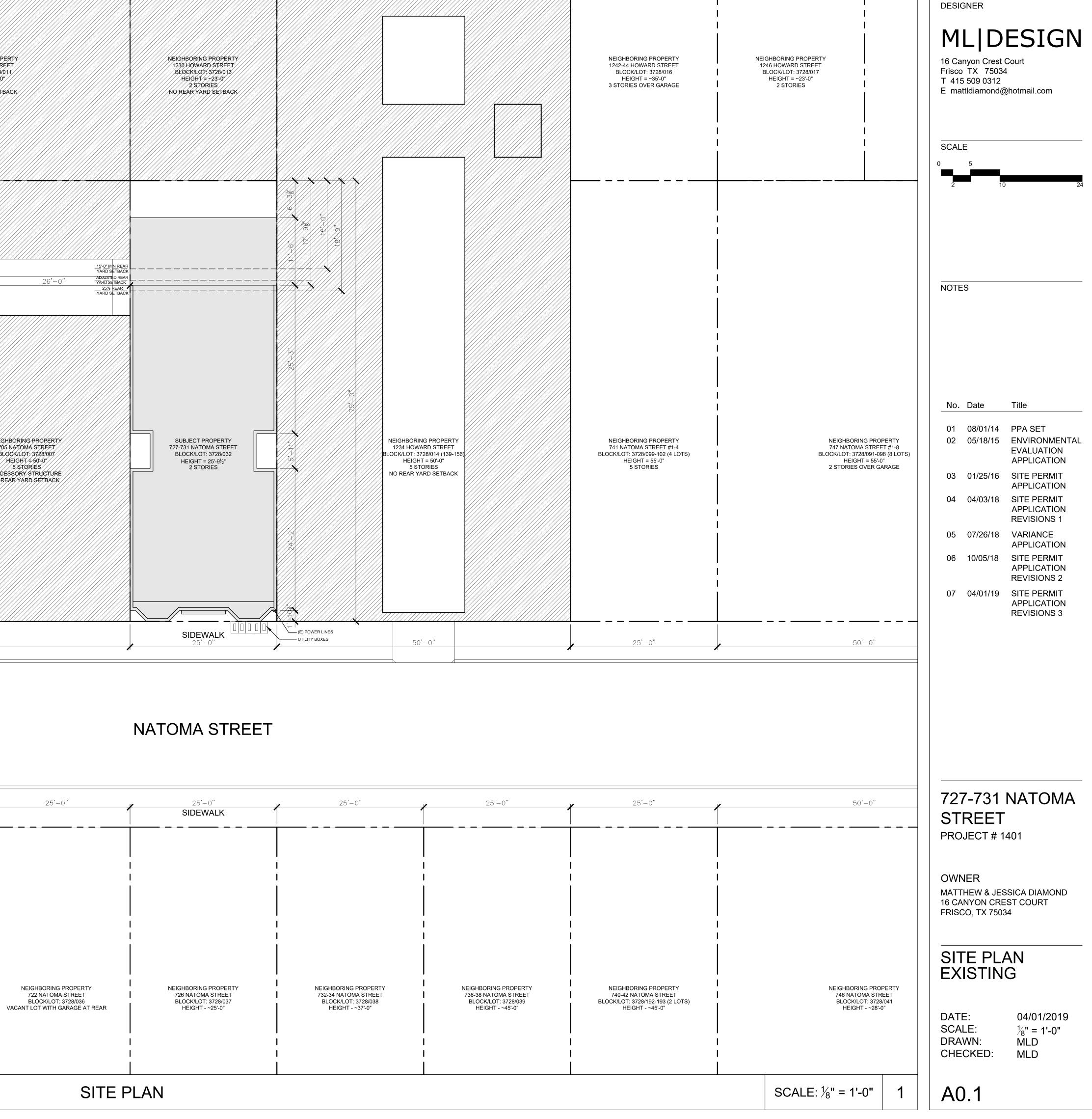
CLIENT The Diamond Family

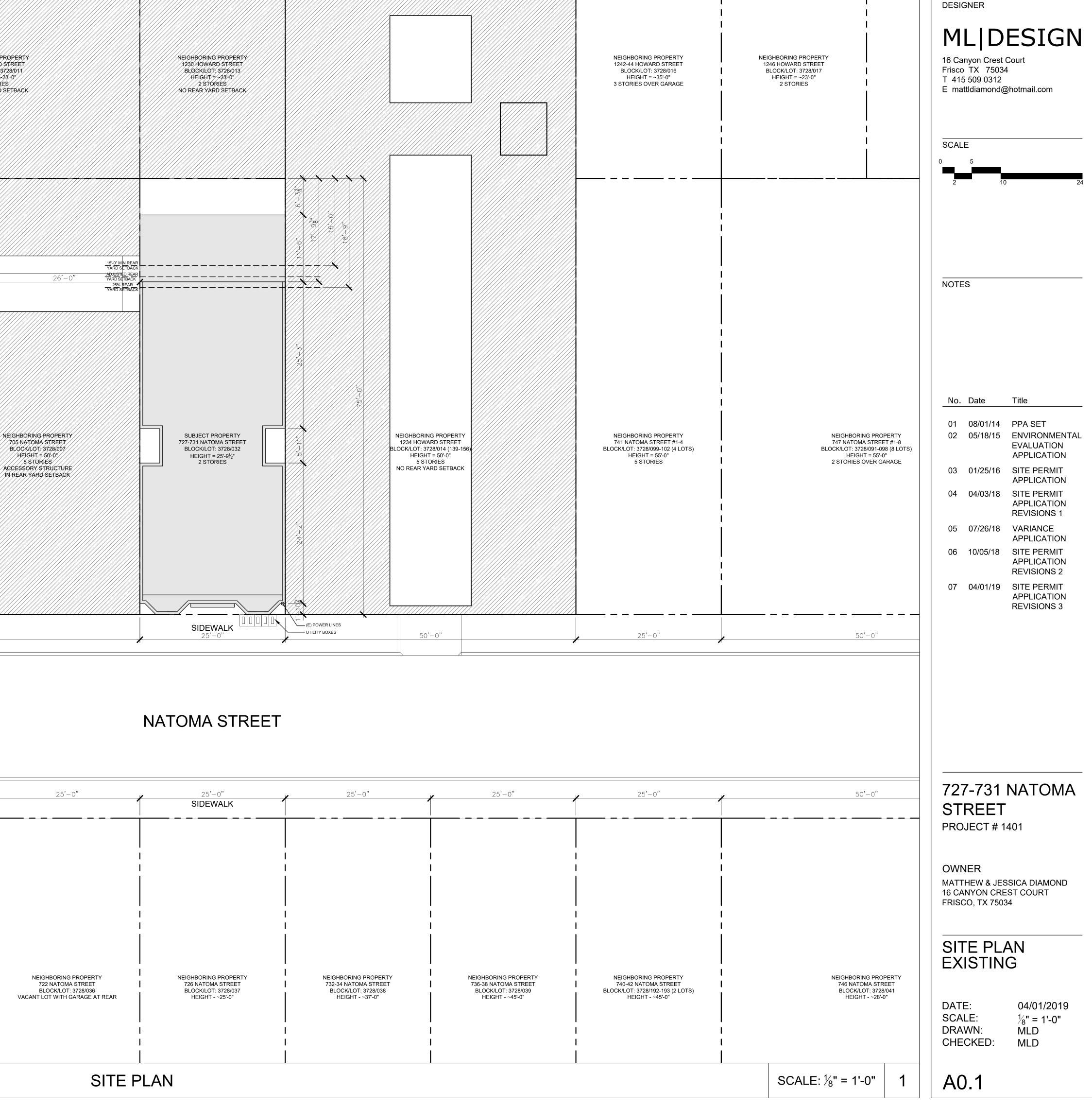
### DESIGNER

Matthew Diamond Add: 16 Canyon Crest Court Frisco, TX 75034 Tel: 415.509.0312 Email: mattldiamond@hotmail.com

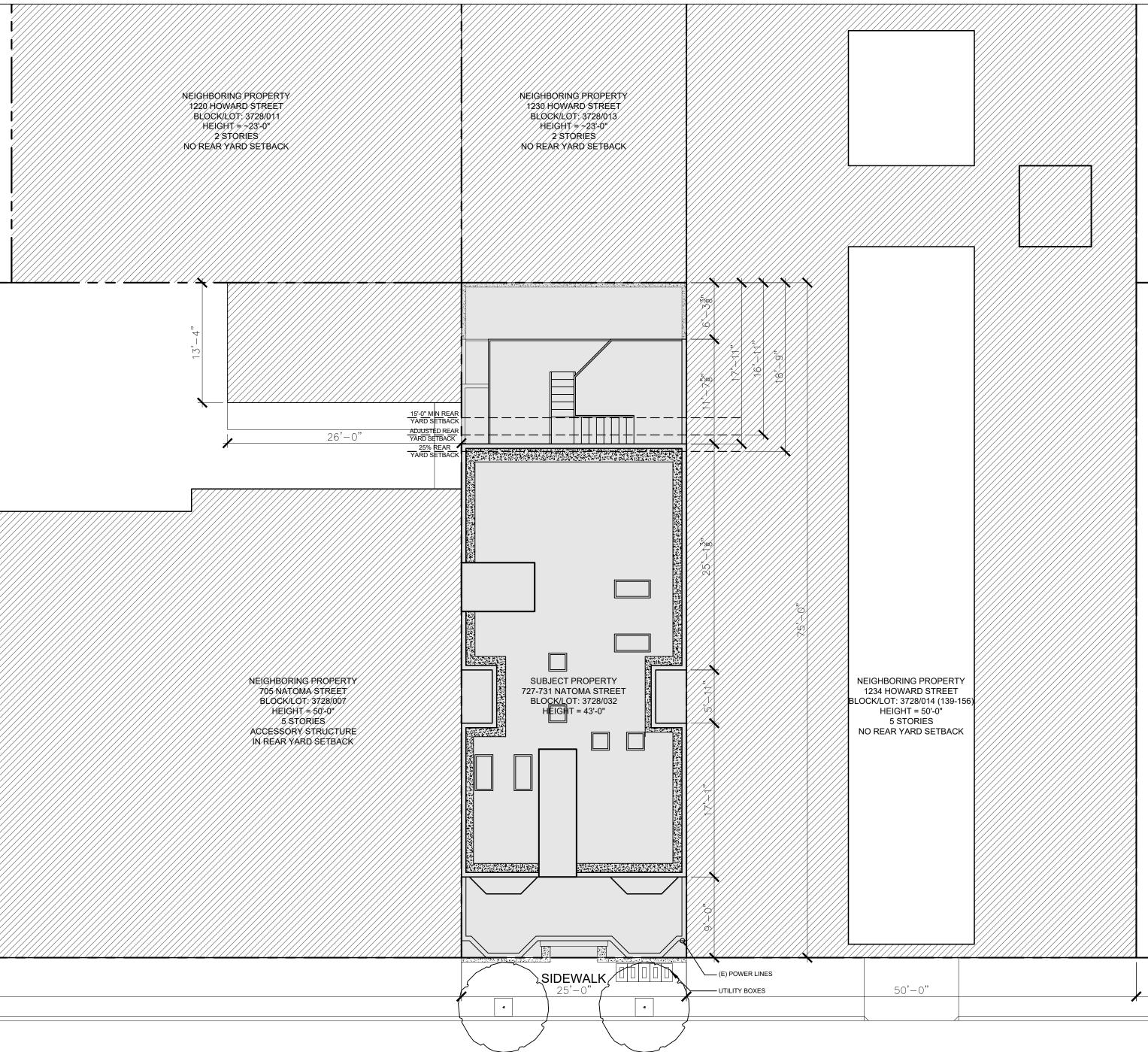
DESIGNER <b>MLIDESIGN</b> 16 Canyon Crest Court Frisco TX 75034 T 415 509 0312 E mattldiamond@hotmail.com				
SCALE				
NOTES				
No. Date	Title			
01 08/01/14 02 05/18/15	PPA SET ENVIRONMENTAL EVALUATION			
03 01/25/16	APPLICATION SITE PERMIT			
04 04/03/18	APPLICATION SITE PERMIT APPLICATION			
05 07/26/18	REVISIONS 1 VARIANCE APPLICATION			
06 10/05/18	SITE PERMIT APPLICATION			
07 04/01/19	REVISIONS 2 SITE PERMIT APPLICATION REVISIONS 3			
727-731 STREET PROJECT # 1				
OWNER				
MATTHEW & JES 16 CANYON CRE FRISCO, TX 7503	ST COURT			
COVER	SHEET			
DATE: SCALE: DRAWN: CHECKED:	06/03/2019 N/A MLD MLD			
A0.0				

1208 HOW/ BLOCK/LC HEIGHT	NG PROPERTY ARD STREET OT: 3728/009 T = ~23'-0" FORIES	NEIGHBORIN 1220 HOWA BLOCKILO HEIGHT 2 STO NO REAR YA	G PRC RD ST T: 3721 > -235 DRIES RD SE
52,-5°		13'-4"	
	25'-0"	25'-0"	
NEIGHBORING PROPERTY 156-164 8TH STREET BLOCK/LOT: 3728/006 HEIGHT = ~37'-0"	NEIGHBORING PROPERTY 712-716 NATOMA STREET BLOCK/LOT: 3728/034 HEIGHT = ~30'-0"	NEIGHBORING PROPERTY 718 NATOMA STREET BLOCK/LOT: 3728/035 HEIGHT = ~34'-0"	





1208 HOWA BLOCK/LC	NG PROPERTY ARD STREET DT: 3728/009 " = ~23'-0" ORIES	1220/HOW BLOCK/	NING PROPERTY WARD STREET LOT: 3728/011 HT = ~23:-0" STORIES YARD SETBACK	NEIGHBORING PROPERTY 1230 HOWARD STREET BLOCK/LOT: 3728/013 HEIGHT = ~23'-0" 2 STORIES NO REAR YARD SETBACK			N 1 3
25'-5"			NEIGHBORING PROPERTY 705 NATOMA STREET BLOCK/LOT: 3728/007			NG PROPERTY	M BLO
	y'-0"		BLOCKILOT: 3728/007 HEIGHT = 50-0" 5.STORIES ACCESSORY STRUCTURE IN REAR YARD SETBACK	BLOCK/LOT: 3728/032 HEIGHT = 43'-0"	E) POWER LINES	лавина (139-156) т = 50'-0" 'ORIES ARD SETBACK	
				NATOMA STREET			
75'-0"	25'-0"	25'-0"	25'-0"	25'-0" SIDEWALK	25'-0"	25'-0"	
NEIGHBORING PROPERTY 156-164 8TH STREET BLOCK/LOT: 3728/006 HEIGHT = ~37'-0"	NEIGHBORING PROPERTY 712-716 NATOMA STREET BLOCK/LOT: 3728/034 HEIGHT = ~30'-0"	NEIGHBORING PROPERTY 718 NATOMA STREET BLOCK/LOT: 3728/035 HEIGHT = ~34'-0"	NEIGHBORING PROPERTY 722 NATOMA STREET BLOCK/LOT: 3728/036 VACANT LOT WITH GARAGE AT REAR	NEIGHBORING PROPERTY 726 NATOMA STREET BLOCK/LOT: 3728/037 HEIGHT - ~25'-0"	NEIGHBORING PROPERTY 732-34 NATOMA STREET BLOCK/LOT: 3728/038 HEIGHT - ~37'-0"	NEIGHBORING PROPERTY 736-38 NATOMA STREET BLOCK/LOT: 3728/039 HEIGHT - ~45'-0"	l n BLO
		<u> </u>	SITE F	PLAN			



	NEIGHBORING PROPERTY 1242-44 HOWARD STREET BLOCK/LOT: 3728/016 HEIGHT = ~35'-0" 3 STORIES OVER GARAGE	NEIGHBORING PROPERTY 1246 HOWARD STREET BLOCK/LOT: 3728/017 HEIGHT = ~23'-0" 2 STORIES	DESIGNER <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNER</b> <b>DESIGNE</b>
	NEIGHBORING PROPERTY 741 NATOMA STREET #1.4 BLOCK/LOT: 3728/099-102 (4 LOTS) HEIGHT = 55-0° 5 STORIES	NEIGHBORING PROPERTY 747 NATOMA STREET #1-3 BLOOKLOT: 3729091-098 (8LOTS) HEIGHT = 55-0" 2 STORIES OVER GARAGE	NOTESNo.DateTitle0108/01/14PPA SET0205/18/15ENVIRONMENTAL EVALUATION APPLICATION0301/25/16SITE PERMIT APPLICATION0404/03/18SITE PERMIT APPLICATION REVISIONS 10507/26/18VARIANCE APPLICATION0610/05/18SITE PERMIT APPLICATION REVISIONS 20704/01/19SITE PERMIT APPLICATION REVISIONS 3
/	25'-0"	50'-0"	727-731 NATOMA STREET PROJECT # 1401
	NEIGHBORING PROPERTY 740-42 NATOMA STREET BLOCK/LOT: 3728/192-193 (2 LOTS) HEIGHT - ~45'-0"	NEIGHBORING PROPERTY 746 NATOMA STREET BLOCK/LOT: 3728/041 HEIGHT - ~28'-0" SCALE: $\frac{1}{8}$ " = 1'-0"	<section-header><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></section-header>

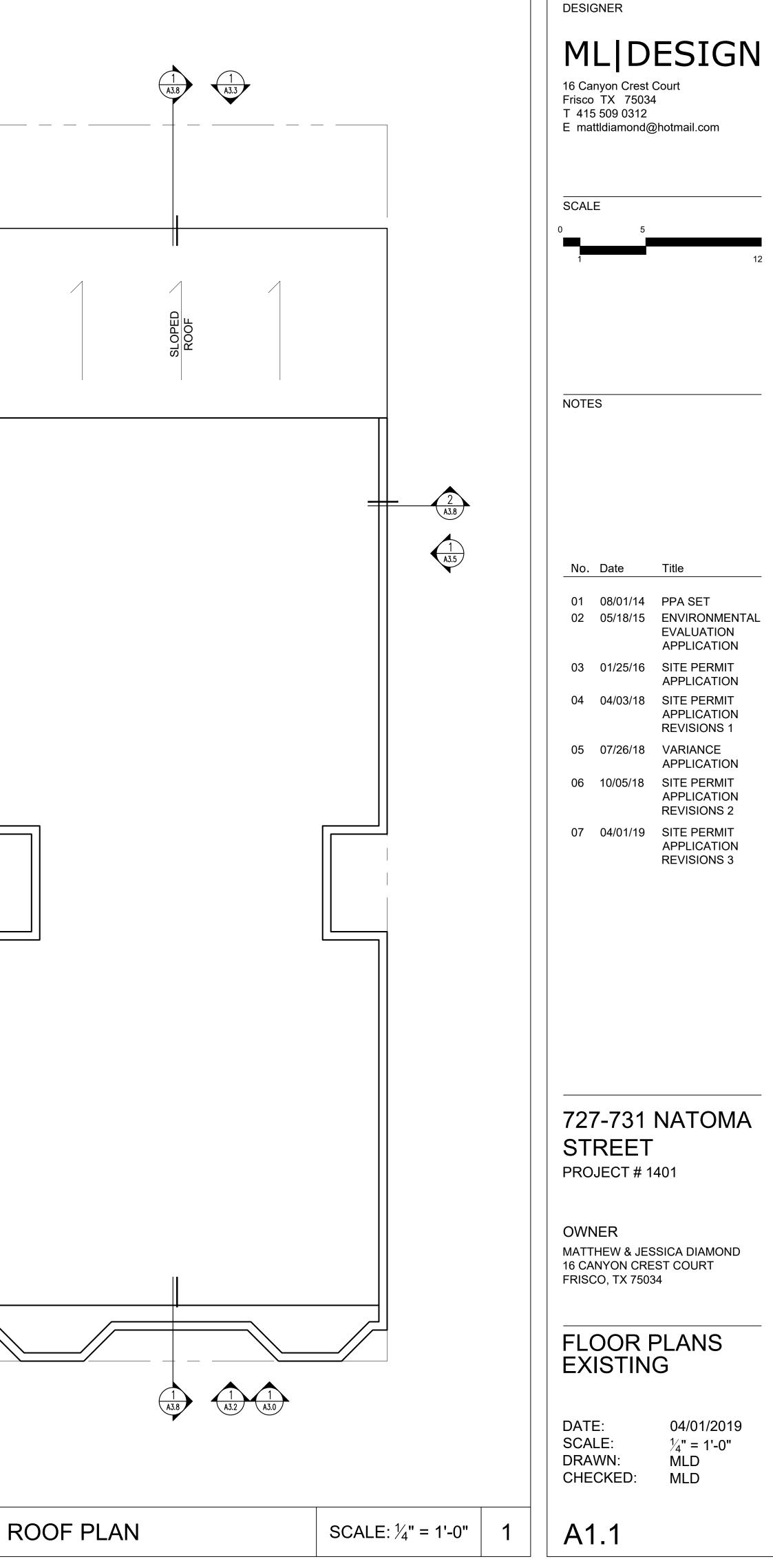
# INTENTIÓNALLY

 $\bigotimes \mathbb{N}$ 

# INTENTIÓNALLY

2 A3.8

1 A3.4





NORTH ELEVATION

		DESIGNER <b>DESIGNER</b> <b>MUDESIGN</b> 16 Canyon Crest Court Frisco TX 75034 T 415 509 0312 E mattldiamond@hotmail.com SCALE 0 5
PENTHOU 50	<u>SE</u> )'-0"	1 12
NEIGHBORII PROPERTI 50		NOTES
 HEIGHT LIN 45	<u>/IT</u>	
SUBJECT PROPER 25	TY 9½"	No.DateTitle0108/01/14PPA SET0205/18/15ENVIRONMENTAL EVALUATION APPLICATION0301/25/16SITE PERMIT APPLICATION0404/03/18SITE PERMIT APPLICATION REVISIONS 10507/26/18VARIANCE APPLICATION REVISIONS 20610/05/18SITE PERMIT APPLICATION REVISIONS 20704/01/19SITE PERMIT APPLICATION REVISIONS 3
		727-731 NATOMA STREET PROJECT # 1401
GRA	DE )'-0"	OWNER MATTHEW & JESSICA DIAMOND 16 CANYON CREST COURT FRISCO, TX 75034
		$\begin{array}{llllllllllllllllllllllllllllllllllll$
SCALE: <sup>1</sup> / <sub>4</sub> " = 1'-0"	1	A3.0



		DESIGNER
		MLDESIGN 16 Canyon Crest Court Frisco TX 75034 T 415 509 0312 E mattldiamond@hotmail.com
NEIGHBORING PENTHOUSE ~57'	<u>=S</u> -6" •	SCALE 0 5 1 12
PENTHOUS 49'	$\frac{S}{-0"} \bigoplus_{-2"}$	NOTES
HEIGHT LIM 45' SUBJECT PROPERT 43'		No.DateTitle0108/01/14PPA SET0205/18/15ENVIRONMENTAL EVALUATION APPLICATION0301/25/16SITE PERMIT APPLICATION0404/03/18SITE PERMIT APPLICATION REVISIONS 10507/26/18VARIANCE APPLICATION REVISIONS 20704/01/19SITE PERMIT APPLICATION REVISIONS 3
<u>GRAE</u> 0'	<u>DE</u> -0" ↔	T27-731 NATOMA STREET PROJECT # 1401 OWNER MATTHEW & JESSICA DIAMOND 16 CANYON CREST COURT
		FRISCO, TX 75034 $\begin{array}{c} \hline CONTEXTUAL \\ ELEVATION \\ PROPOSED \\ \hline \\ DATE: 04/01/2019 \\ SCALE: \frac{1}{4}" = 1'-0" \\ DRAWN: MLD \\ CHECKED: MLD \\ \hline \end{array}$
SCALE: <sup>1</sup> / <sub>4</sub> " = 1'-0"	1	A3.1





			16 Cany Frisco T 415 \$	yon Crest ( TX 75034 509 0312 diamond@	
TOP OF NEI PROPERT	GHBORING ES ROOFS 50'-0"		NOTES	5	
2ND F	$= \underbrace{PARAPET}_{2^{5} \cdot 9^{1}_{2^{5}}} \underbrace{\bullet}_{2^{5} \cdot 9^{1}_{2^{5}}}$		02 0 03 0 04 0 05 0 06 7	Date 08/01/14 05/18/15 01/25/16 04/03/18 07/26/18 04/01/19	Title PPA SET ENVIRONMENTAL EVALUATION APPLICATION SITE PERMIT APPLICATION REVISIONS 1 VARIANCE APPLICATION REVISIONS 2 SITE PERMIT APPLICATION REVISIONS 3
	ELOOR F.F. $1'-8\frac{3}{4}"$ GRADE 0'-0" 0'-0" EMENT F.F. $-4'-5\frac{3}{4}"$		STF PROJ OWNE MATTH 16 CAN	REET ECT # 1 ER IEW & JES	401 SICA DIAMOND ST COURT
	SCALE: <sup>1</sup> / <sub>4</sub> " = 1'-0"	1	ELE EXIS PRO DATE SCAL	STIN OPOS E: VN: KED:	



			16 Ca Frisco T 41	nyon Crest TX 75034 5 509 0312 ttldiamond@	
TOP OF NEI PROPERTI	GHBORING ES ROOFS 50'-0"		NOTE	S	
			<u>No.</u> 01 02	Date 08/01/14 05/18/15	Title PPA SET ENVIRONMENTAL EVALUATION APPLICATION
UPPER SLO	$\frac{PED ROOF}{23'-8\%''} \bigoplus$ $\frac{PED ROOF}{23'-8\%''} \bigoplus$		03 04 05 06 07	01/25/16 04/03/18 07/26/18 10/05/18 04/01/19	SITE PERMIT APPLICATION SITE PERMIT APPLICATION REVISIONS 1 VARIANCE APPLICATION SITE PERMIT APPLICATION REVISIONS 2 SITE PERMIT APPLICATION REVISIONS 3
2ND I	FLOOR F.F. 12'-3¼"				
	EMENT F.F. $4'-5\frac{3}{4''}$		ST PRO OWN MATT 16 CA	REET JECT # 1 NER THEW & JES	401 SSICA DIAMOND EST COURT
			EL EX PR DAT SCA DRA	OUTH EVAT ISTIN OPOS E: LE: LE: WN: CKED:	G & SED 04/01/2019
	SCALE: <sup>1</sup> / <sub>4</sub> " = 1'-0"	1	A3	3.3	

NEIGHBORING PROPERTY 1234 HOWARD STREET NEIGHBORING PENTHOUSE

TOP OF NEIGHBORING PROPERTIES ROOFS 50'-0"

 Image: Constraint of the second of the se

BASEMENT F.F. -4'-5¾" �

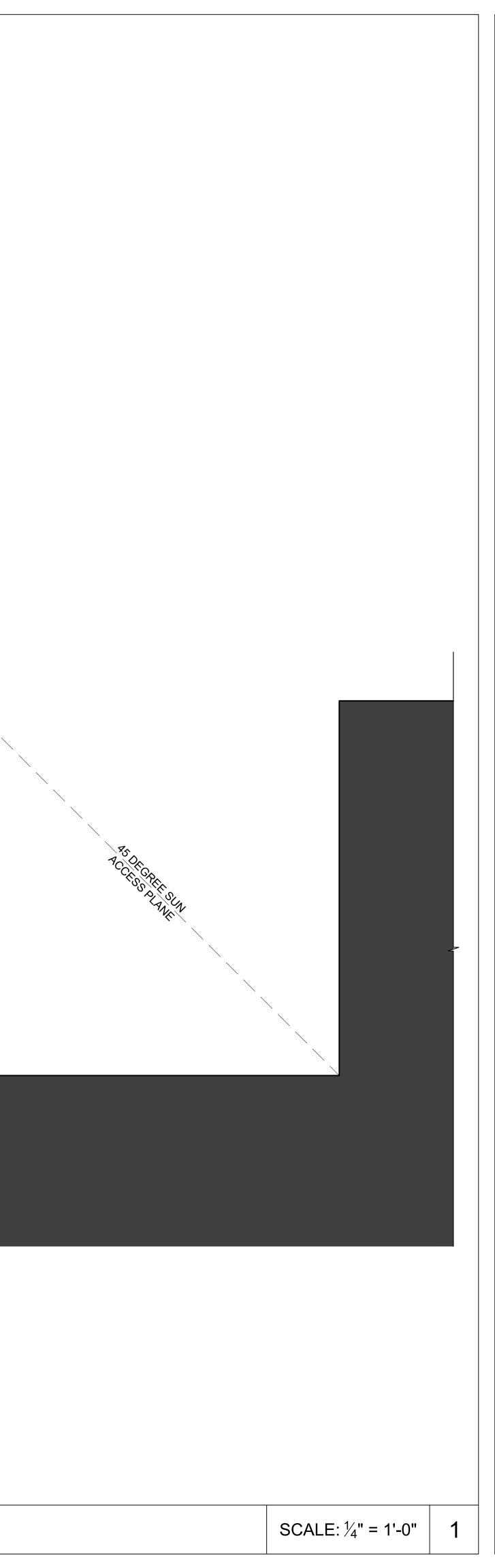
	DESIGNER					
	<b>MLIDESIGN</b> 16 Canyon Crest Court Frisco TX 75034 T 415 509 0312 E mattldiamond@hotmail.com					
	SCALE 0 5 1 12					
	NOTES					
	No.DateTitle0108/01/14PPA SET0205/18/15ENVIRONMENTAL EVALUATION APPLICATION0301/25/16SITE PERMIT APPLICATION0404/03/18SITE PERMIT APPLICATION REVISIONS 10507/26/18VARIANCE APPLICATION REVISIONS 20610/05/18SITE PERMIT APPLICATION REVISIONS 20704/01/19SITE PERMIT APPLICATION REVISIONS 3					
	T27-731 NATOMA STREET PROJECT # 1401OWNER MATTHEW & JESSICA DIAMOND 16 CANYON CREST COURT FRISCO, TX 75034EAST ELEVATION EXISTING					
	DATE: 04/01/2019 SCALE: 1⁄4" = 1'-0" DRAWN: MLD CHECKED: MLD					
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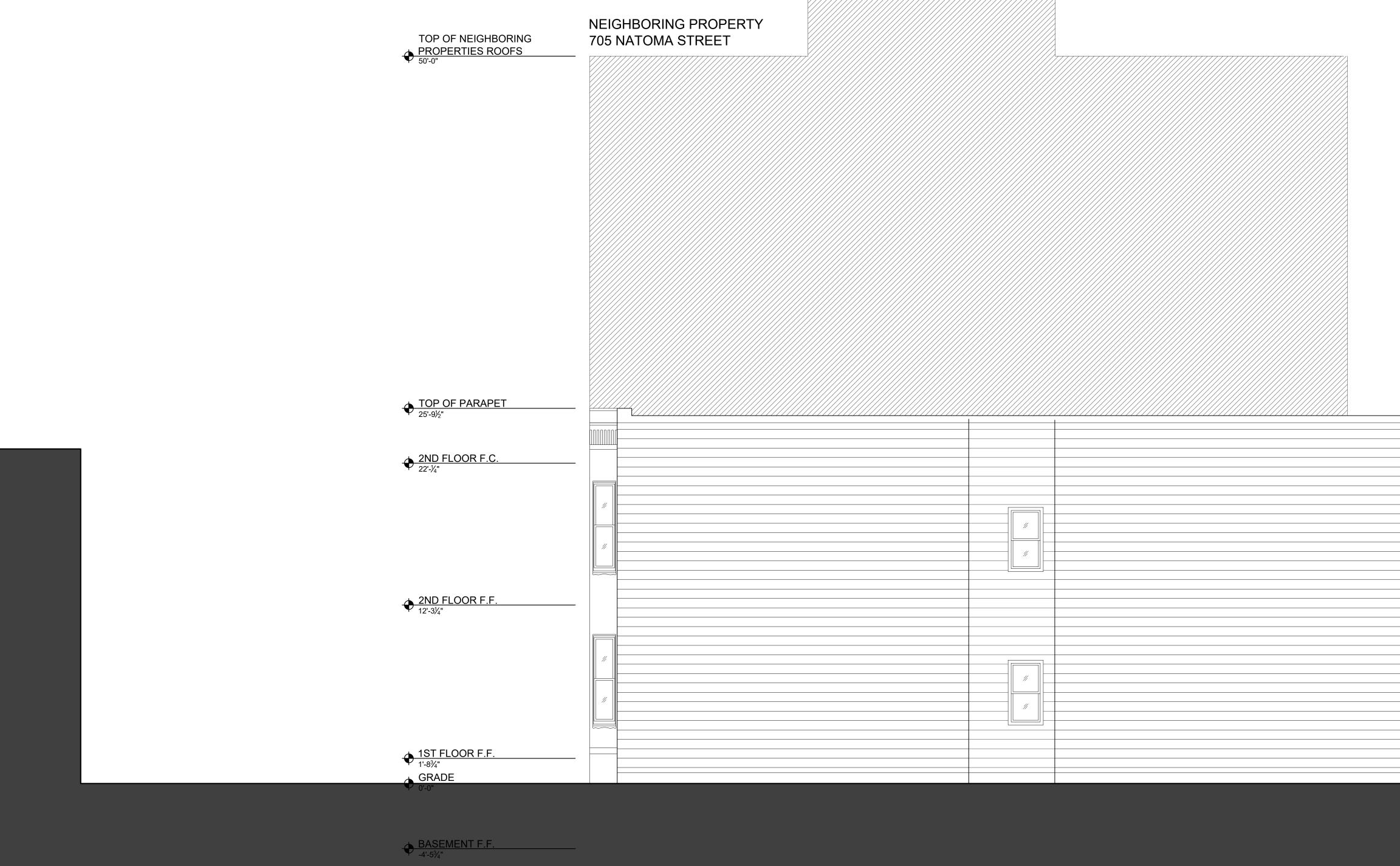
ACCHES PLANK	NEIGHBORING PENTHOUSE ~57'-6"
	TOP OF NEIGHBORING PROPERTIES ROOFS 50'-0" TOP OF PENTHOUSE 49'-2¾"
	<u>TOP OF UPPER PARAPET</u> 43'-0" <u>ROOF GARDEN/SOLAR</u> 41'-7¼" 41'-7¼" 41'-7¼" 40'-7¼"
	4TH FLOOR F.F. 31'-7¼"
	TOP OF LOWER PARAPET         25'-9½"         3RD FLOOR F.F.         21'-11¾"         WOOD BOARD SIDING
	(E) FACADE MATERIALS TO REMAIN AS IS 2ND FLOOR F.F. 12'-4¼"
	BASEMENT F.F. -7'-6¼"

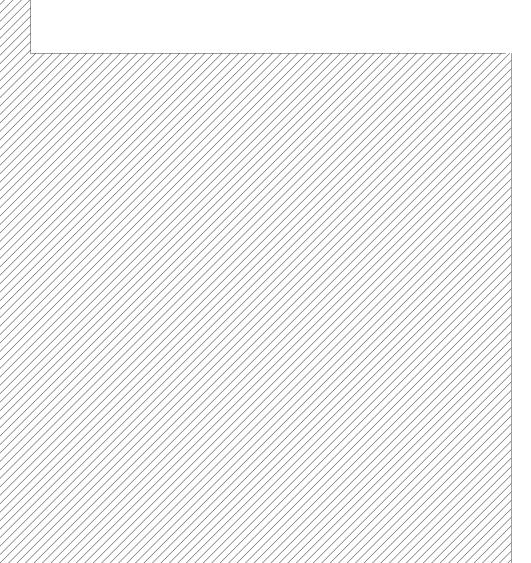


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04	04/03/18	SITE PERMIT APPLICATION REVISIONS 1		
05	07/26/18	VARIANCE APPLICATION		
06	10/05/18	SITE PERMIT APPLICATION		
07	04/01/19	REVISIONS 2 SITE PERMIT APPLICATION REVISIONS 3		
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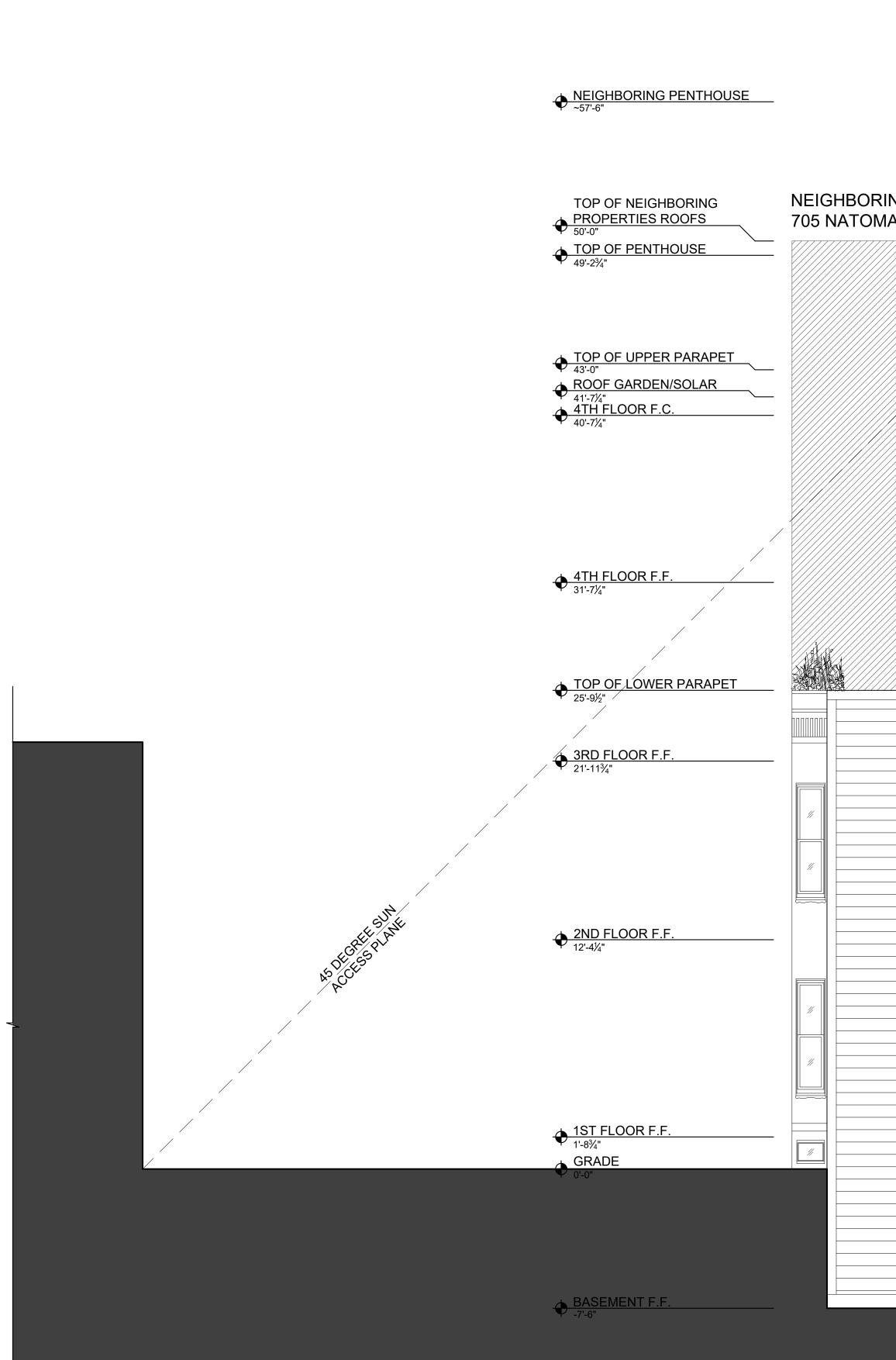
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• NEIGHBORING PENTHOUSE

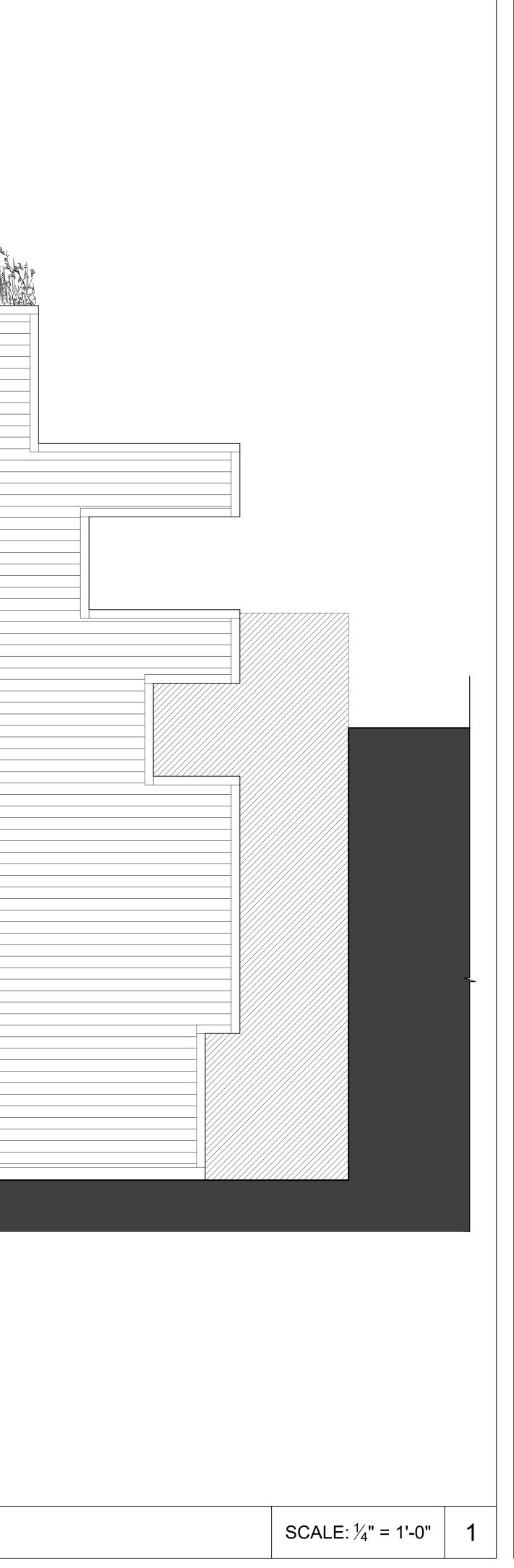




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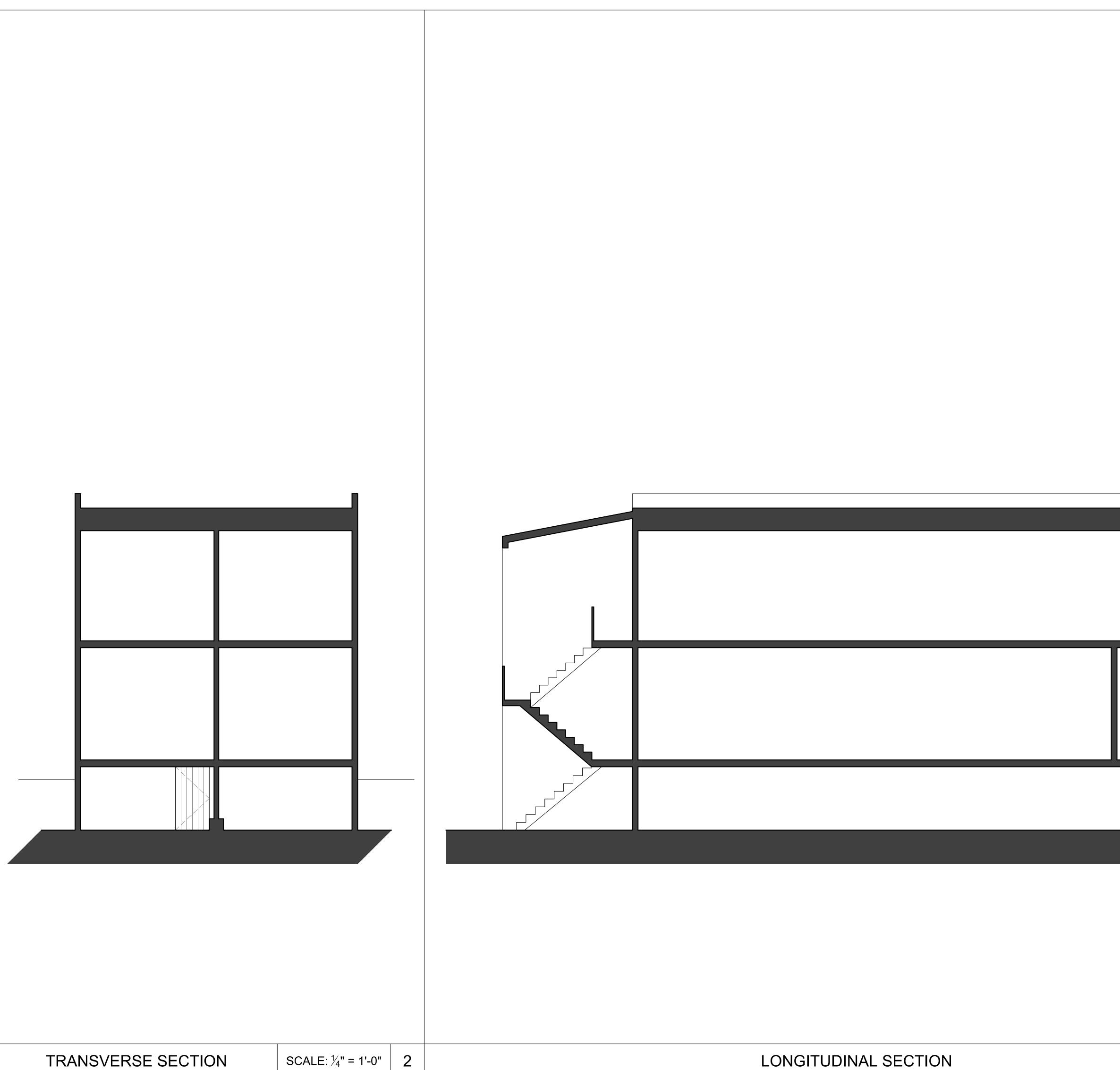


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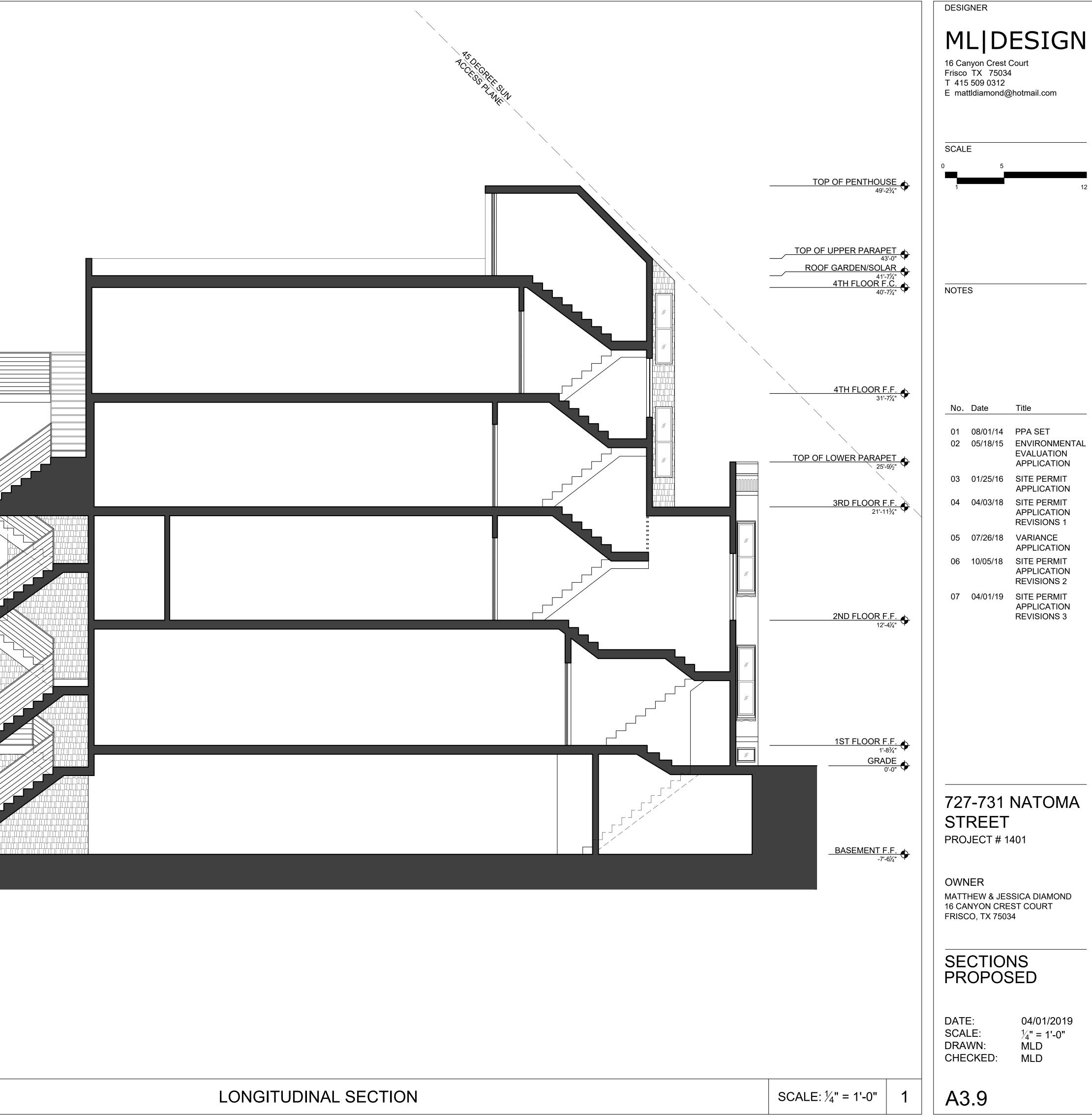
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05	07/26/18	VARIANCE
06	10/05/18	SITE PERMIT APPLICATION
07	04/01/19	REVISIONS 2 SITE PERMIT APPLICATION REVISIONS 3
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16 CA	HEW & JES	SSICA DIAMOND ST COURT 34
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2ND FLOOR F.F. 12'-3¼"	
List FLOOR F.F. 1'-8¾" GRADE 0'-0" BASEMENT F.F. -4'-5¾" ↓	727-731 NATOMA STREET PROJECT # 1401 OWNER MATTHEW & JESSICA DIAMOND 16 CANYON CREST COURT
	FRISCO, TX 75034
SCALE: <sup>1</sup> / <sub>4</sub> " = 1'-0" 1	DATE: 04/01/2019 SCALE: 1/4" = 1'-0" DRAWN: MLD CHECKED: MLD A3.8







# 705 NATOMA REAR

# 727 NATOMA

## 705 NATOMA STREET - REAR (REAR NEIGHBOR)

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## 727-731 NATOMA STREET (SUBJECT PROPERTY)



705 NATOMA







1234 HOWARD

# BUILDINGS ON THE SAME SIDE OF THE STREET





778 NATOMA



774 NATOMA



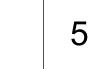
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758 NATOMA

# BUILDINGS ON THE FACING SIDE OF HTE STREET

# 727 NATOMA REAR



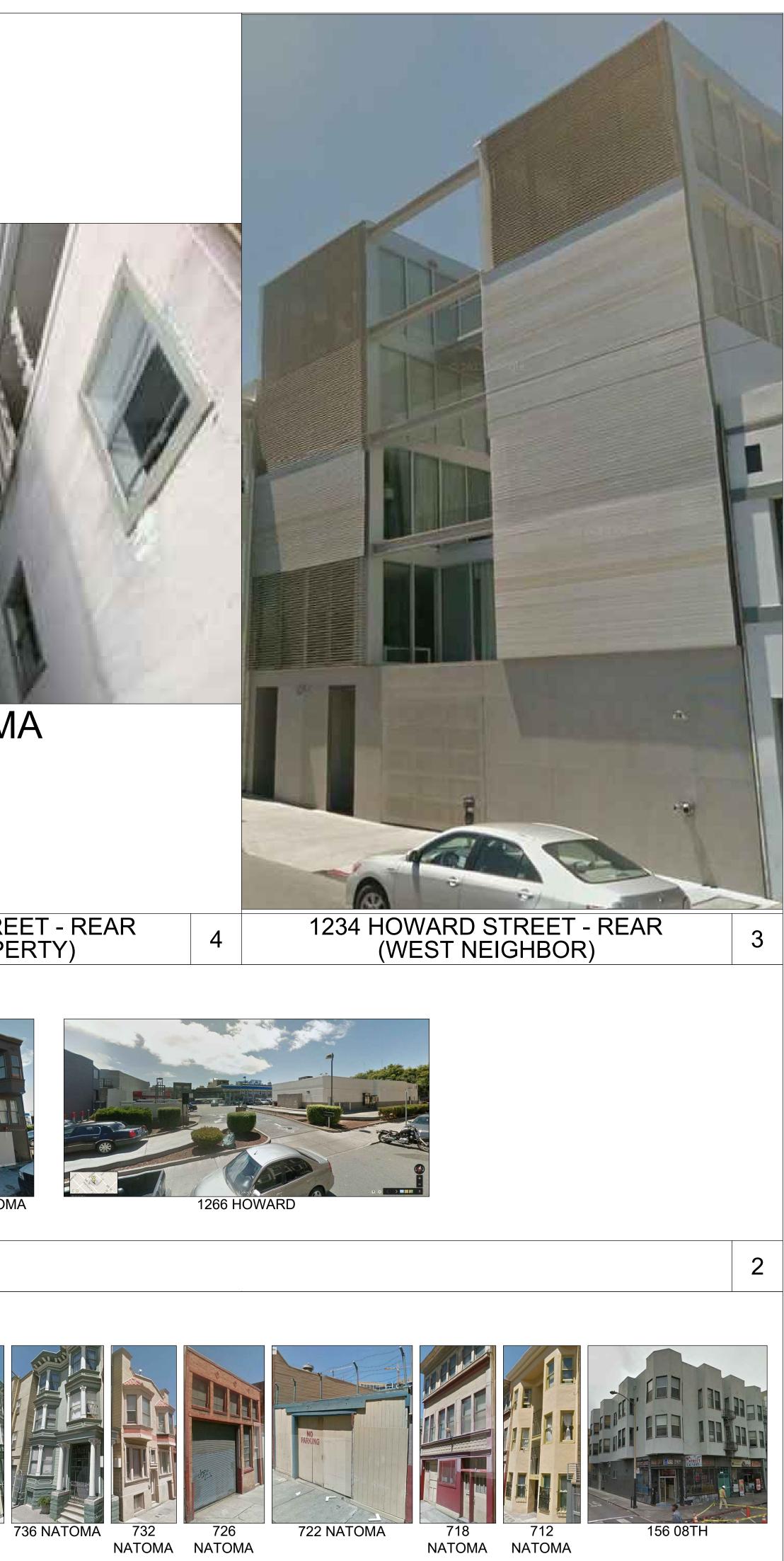
## 727-731 NATOMA STREET - REAR (SUBJECT PROPERTY)



741 NATOMA



757 NATOMA













DESIGNER

ML|DESIGN 16 Canyon Crest Court Frisco TX 75034 T 415 509 0312 E mattldiamond@hotmail.com SCALE NOTES Title No. Date 01 08/01/14 PPA SET 02 05/18/15 ENVIRONMENTAL EVALUATION APPLICATION 03 01/25/16 SITE PERMIT APPLICATION 04 04/03/18 SITE PERMIT APPLICATION **REVISIONS 1** 05 07/26/18 VARIANCE APPLICATION 06 10/05/18 SITE PERMIT APPLICATION **REVISIONS 2** 07 04/01/19 SITE PERMIT APPLICATION **REVISIONS 3** 

OWNER MATTHEW & JESSICA DIAMOND 16 CANYON CREST COURT FRISCO, TX 75034

## PROPERTY PHOTOS

DATE: SCALE: DRAWN: CHECKED: 04/01/2019 N/A MLD MLD

# A10.0

<sup>727-731</sup> NATOMA STREET PROJECT # 1401