



# 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:  
**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

**NOTICE OF PUBLIC HEARING**

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

| PROJECT INFORMATION   | APPLICANT INFORMATION  |
|---|--|
| Project Address: <b>727 Natoma Street</b><br>Cross Street(s): <b>8<sup>th</sup> &amp; 9<sup>th</sup> Streets</b><br>Block /Lot No.: <b>3728/ 032</b><br>Zoning District(s): <b>RED-MX/ 45-X</b><br>Area Plan: <b>Western SoMa</b><br>Record Number: <b>2019-001033VAR</b> | Applicant: <b>Matthew Diamond</b><br>Company:<br>Applicant Address: <b>16 Canyon Crest Crt.</b><br>City, State: <b>Frisco, TX 75034</b><br>Telephone: <b>415-509-0312</b><br>E-Mail: <b>mattldiamond@hotmail.com</b> |

**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 [sf-planning.org/notices](http://sf-planning.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](http://sf-planning.org/hearings) or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.

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

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.

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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。

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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 proyecto 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.

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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 di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

# BUILDING PERMIT FOR RESIDENTIAL REMODEL

727-731 NATOMA STREET  
SAN FRANCISCO, CA 94103

DESIGNER

**ML|DESIGN**

16 Canyon Crest Court  
Frisco TX 75034  
T 415 509 0312  
E mattldiamond@hotmail.com

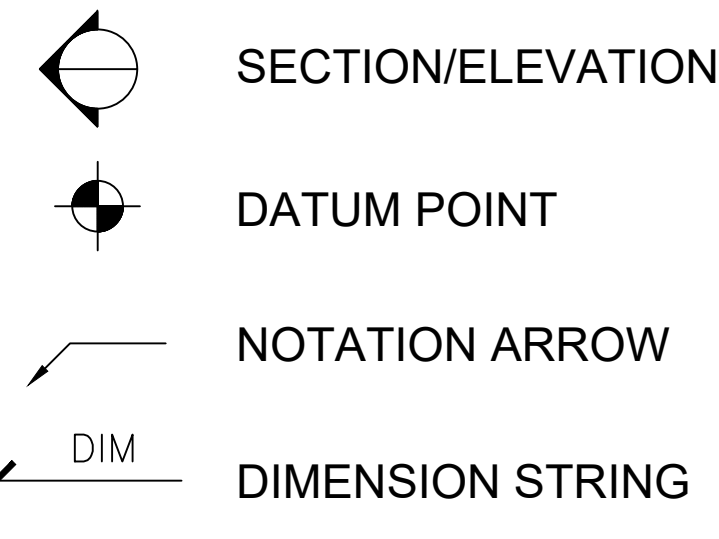
SCALE

NOTES

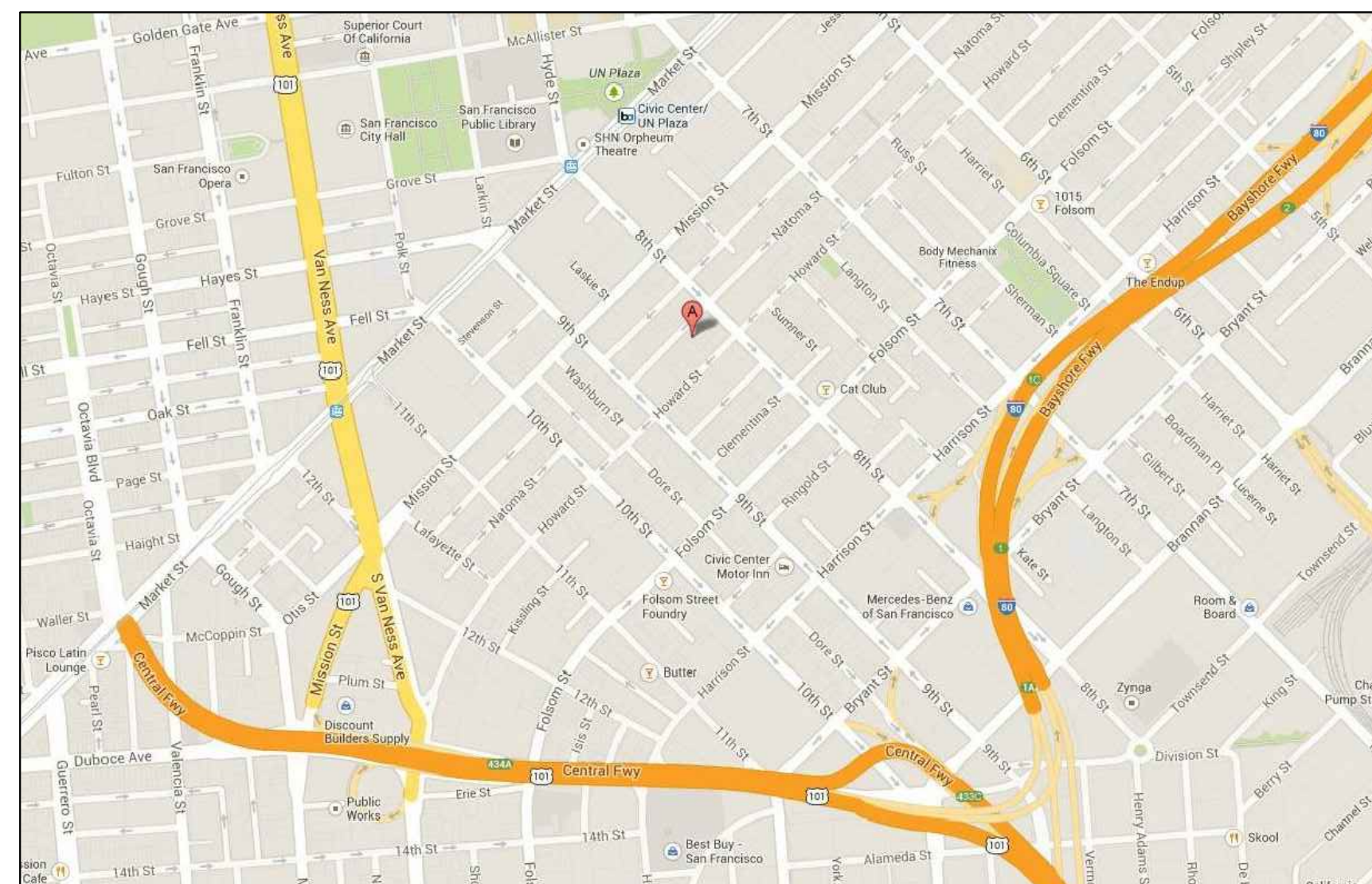
## PROJECT DESCRIPTION

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



## VICINITY MAP



## DRAWING INDEX

### ARCHITECTURAL

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| A1.1  | FLOOR PLANS -- EXISTING                 |
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## PROJECT DATA

ADDRESS: 727-731 Natoma Street  
ASSESSOR'S PARCEL NUMBER: BLOCK: 3728 - LOT: 032  
ZONE DISTRICT: Zoned RED-MX - Residential Enclave - Mixed

| INFO                    | EXISTING     | PROPOSED     |
|-------------------------|--------------|--------------|
| Type of Construction    | Type V-B     | Type V-B     |
| Type of Occupancy       | Multi-Family | Condominiums |
| No. of Stories/Basement | 2/1          | 4/1          |
| No. of Units            | 4 Units      | 9 Units      |
| Height Limit            | 45'-0"       | 45'-0"       |
| Roof Height             | 25'-9.5"     | 43'-0"       |
| Usable Open Space       | 157          | 800          |
| Roof Deck               | 0            | 369          |

| OPEN SPACE   | EXISTING     | PROPOSED                         |
|--------------|--------------|----------------------------------|
| Basement     | 157 (common) | 207 (common)                     |
| Ground Floor | 0            | 25 (not included in total)       |
| Second Floor | 0            | 116 (private)                    |
| Third Floor  | 0            | 360 (private)                    |
| Fourth Floor | 0            | 117 (private)                    |
| Roof         | 0            | 369 min. (not included in total) |
| Total        | 157          | 800                              |

| UNIT MIX  | EXISTING | PROPOSED |
|-----------|----------|----------|
| Studio    | 1        | 0        |
| 1 Bedroom | 1        | 3        |
| 2 Bedroom | 2        | 5        |
| 3 Bedroom | 0        | 1        |

| SQUARE FOOTAGES | EXISTING | PROPOSED |
|-----------------|----------|----------|
| Basement        | 1,600    | 1,628    |
| 1st Floor       | 1,612    | 1,593    |
| 2nd Floor       | 1,583    | 1,493    |
| 3rd Floor       | 0        | 1,213    |
| 4th Floor       | 0        | 1,184    |
| Total           | 4,795    | 7,111    |
| Addition        | 2,316    |          |

| Property |       |
|----------|-------|
| Site     | 1,875 |
| FAR      | 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

| No. | Date     | Title                                |
|-----|----------|--------------------------------------|
| 01  | 08/01/14 | PPA SET                              |
| 02  | 05/18/15 | ENVIRONMENTAL EVALUATION APPLICATION |
| 03  | 01/25/16 | SITE PERMIT APPLICATION              |
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| 05  | 07/26/18 | VARIANCE APPLICATION                 |
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**727-731 NATOMA STREET**  
PROJECT # 1401

### OWNER

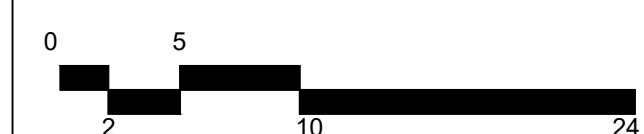
MATTHEW & JESSICA DIAMOND  
16 CANYON CREST COURT  
FRISCO, TX 75034

## COVER SHEET

DATE: 06/03/2019  
SCALE: N/A  
DRAWN: MLD  
CHECKED: MLD

**A0.0**

SCALE



NOTES

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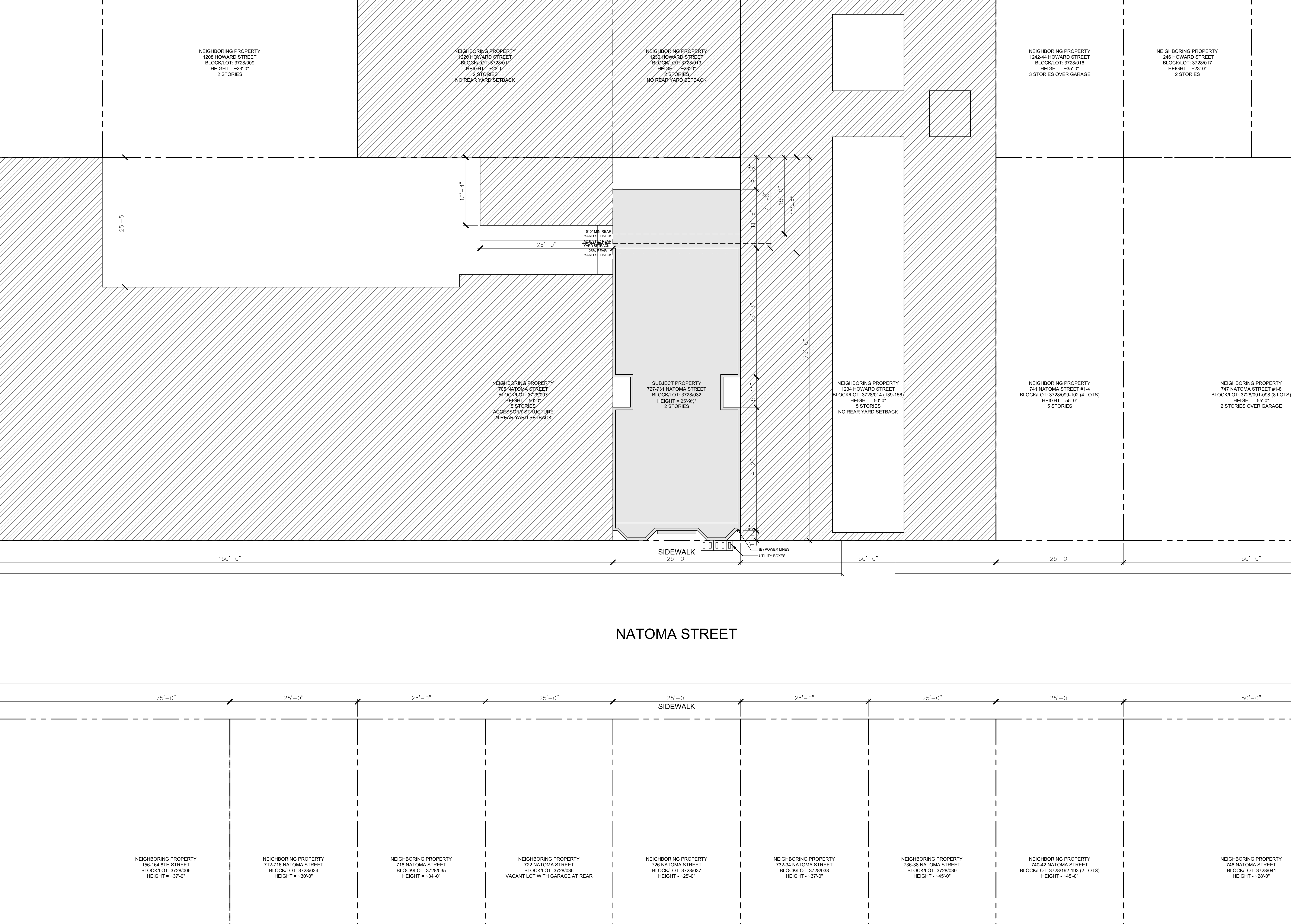
## 727-731 NATOMA STREET

PROJECT # 1401

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

### SITE PLAN EXISTING

DATE: 04/01/2019  
SCALE: 1/8" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

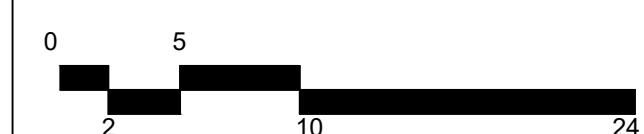


DESIGNER

# ML|DESIGN

16 Canyon Crest Court  
Frisco TX 75034  
T 415 509 0312  
E mattdiamond@hotmail.com

SCALE



NOTES

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## 727-731 NATOMA STREET

PROJECT # 1401

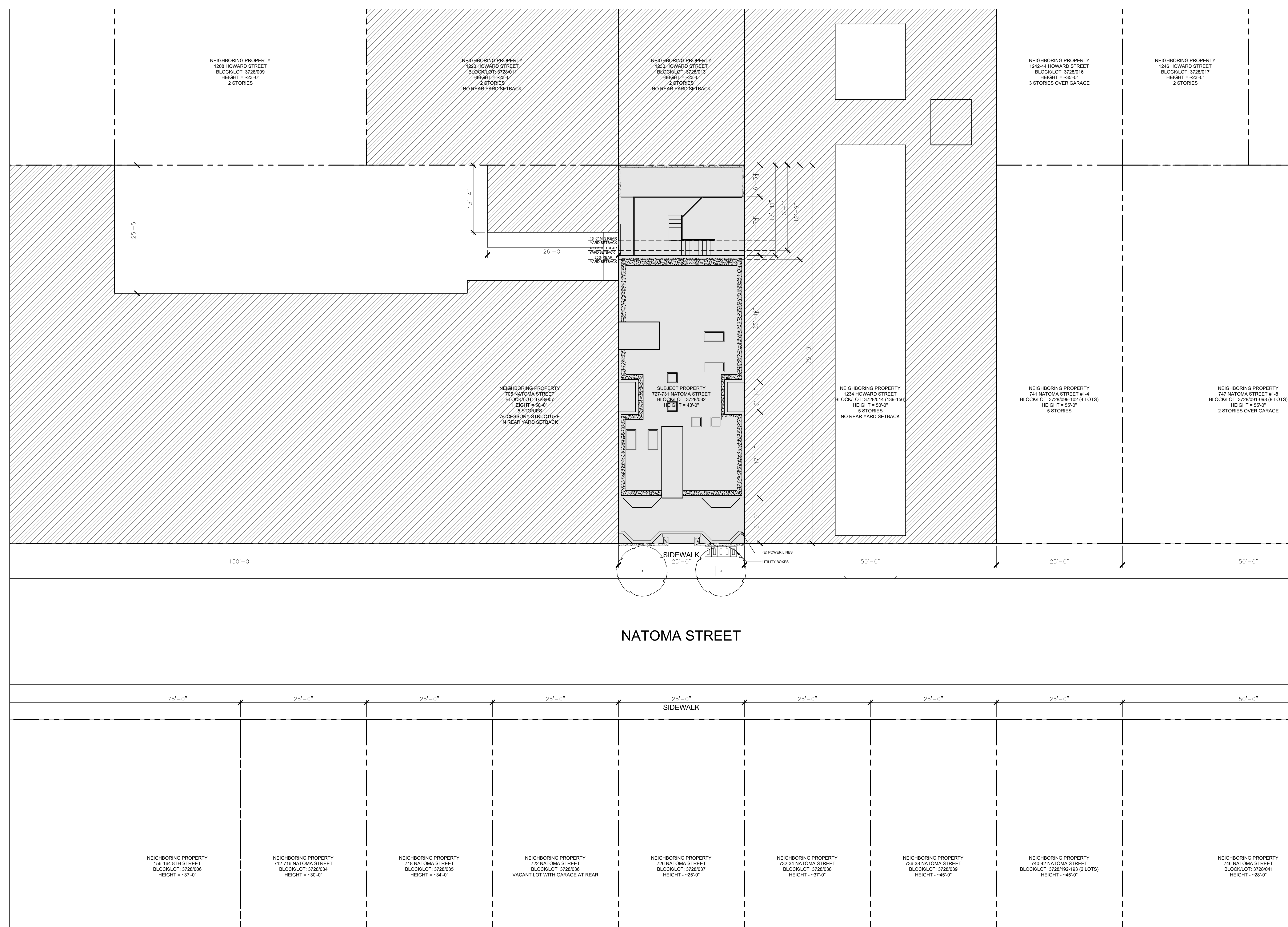
OWNER

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

## SITE PLAN PROPOSED

DATE: 04/01/2019  
SCALE: 1/8" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

# A0.2



## SITE PLAN

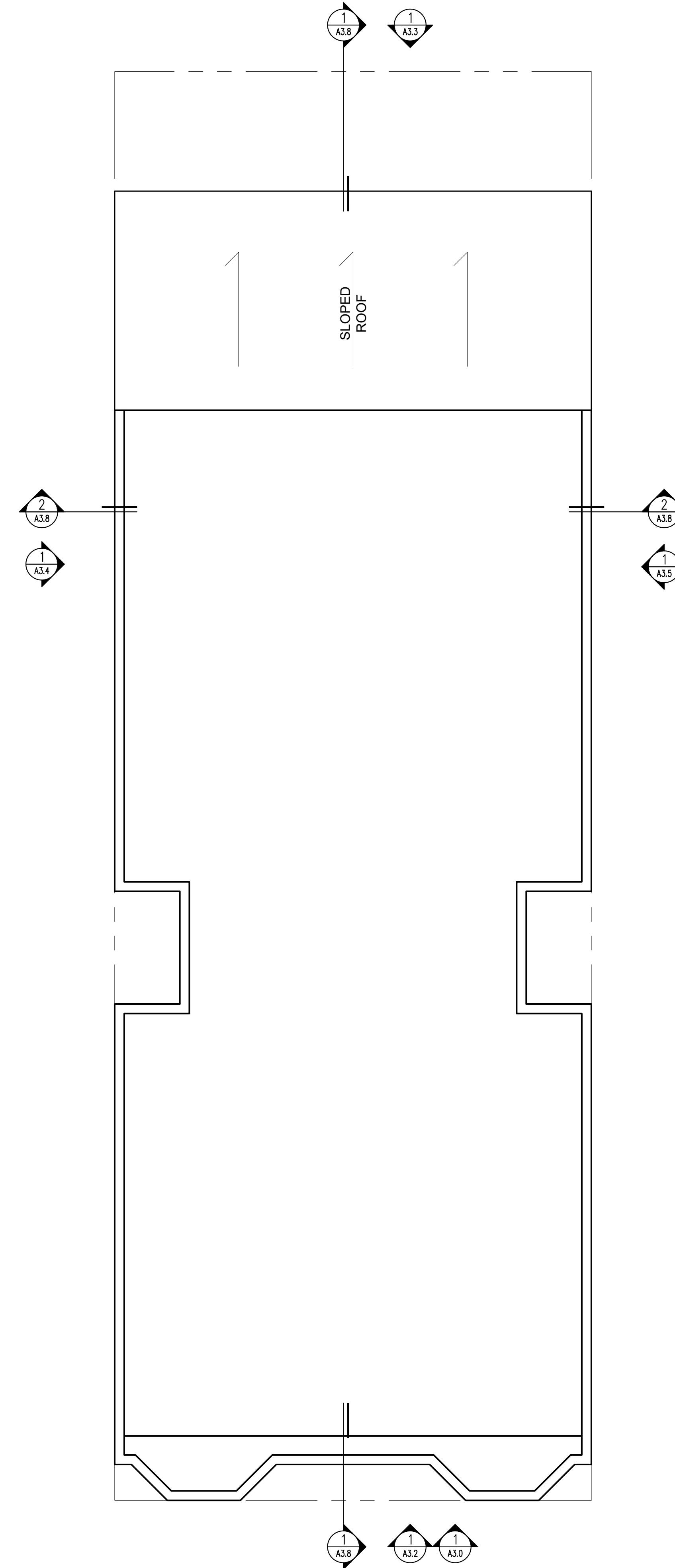
SCALE: 1/8" = 1'-0"

1



INTENTIONALLY  
LEFT BLANK

INTENTIONALLY  
LEFT BLANK



ROOF PLAN

SCALE: 1/4" = 1'-0" 1

DESIGNER

**ML|DESIGN**

16 Canyon Crest Court  
Frisco TX 75034  
T 415 509 0312  
E mattldiamond@hotmail.com

SCALE



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**727-731 NATOMA STREET**  
PROJECT # 1401

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

**FLOOR PLANS EXISTING**

DATE: 04/01/2019  
SCALE: 1/4" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

**A1.1**





SCALE



NOTES

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## 727-731 NATOMA STREET

PROJECT # 1401

OWNER

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

### CONTEXTUAL ELEVATION EXISTING

DATE: 04/01/2019  
SCALE: 1/4" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

# A3.0



NEIGHBORING PROPERTY  
705 NATOMA STREET  
BLOCK/LOT: 3728/007

NEIGHBORING PROPERTY  
1234 HOWARD STREET  
BLOCK/LOT: 3728/156

## NORTH ELEVATION

SCALE: 1/4" = 1'-0" 1

SCALE



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## 727-731 NATOMA STREET

PROJECT # 1401

OWNER

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

### CONTEXTUAL ELEVATION PROPOSED

DATE: 04/01/2019  
SCALE: 1/4" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

# A3.1



NEIGHBORING PROPERTY  
705 NATOMA STREET  
BLOCK/LOT: 3728/007

NEIGHBORING PROPERTY  
1234 HOWARD STREET  
BLOCK/LOT: 3728/156

150'-0"

50'-0"

GRADE  
0'-0"

## NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1

SCALE



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**727-731 NATOMA STREET**

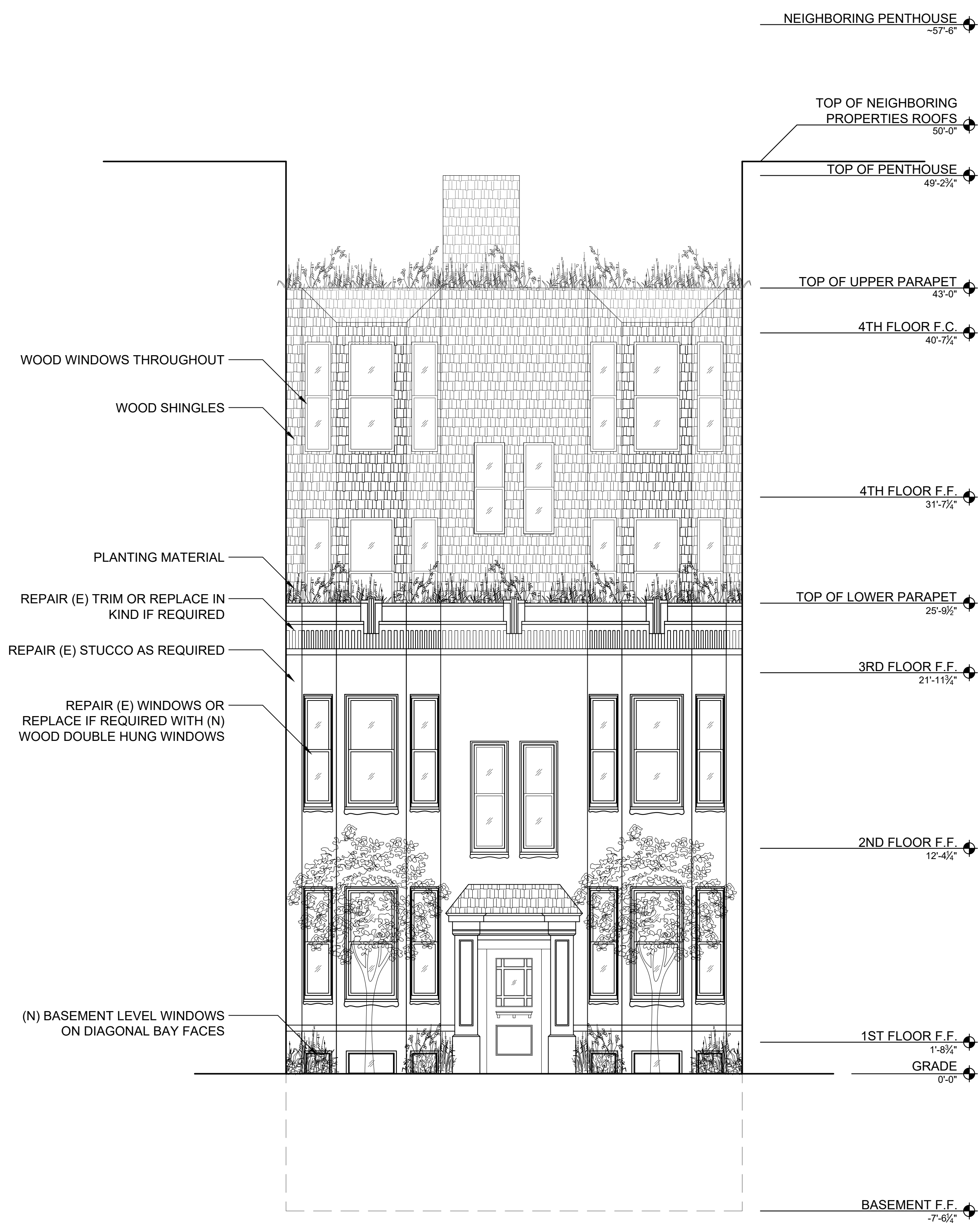
PROJECT # 1401

OWNER

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

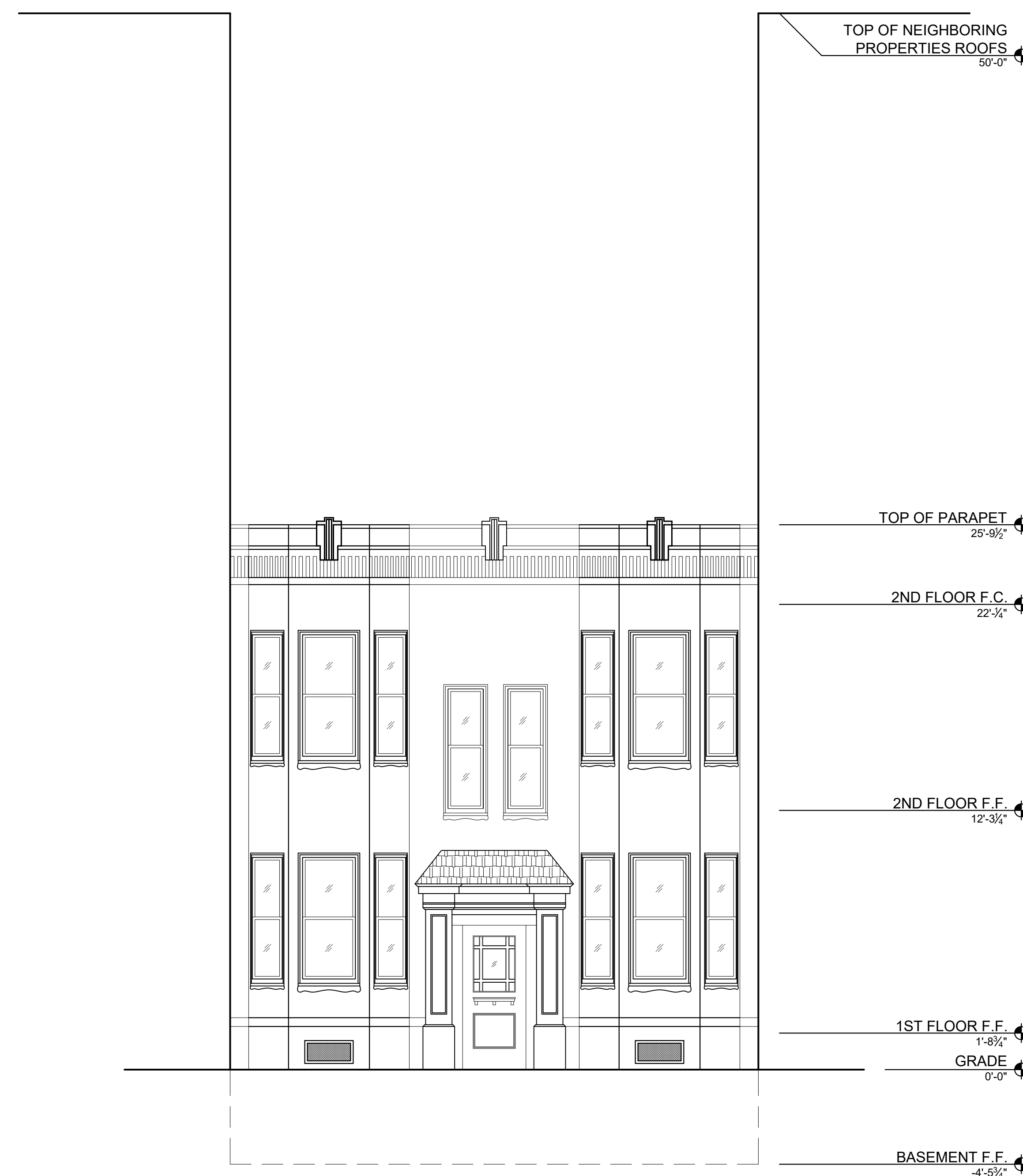
**NORTH ELEVATIONS EXISTING & PROPOSED**

DATE: 06/03/2019  
 SCALE: 1/4" = 1'-0"  
 DRAWN: MLD  
 CHECKED: MLD



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SCALE



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**727-731 NATOMA STREET**

PROJECT # 1401

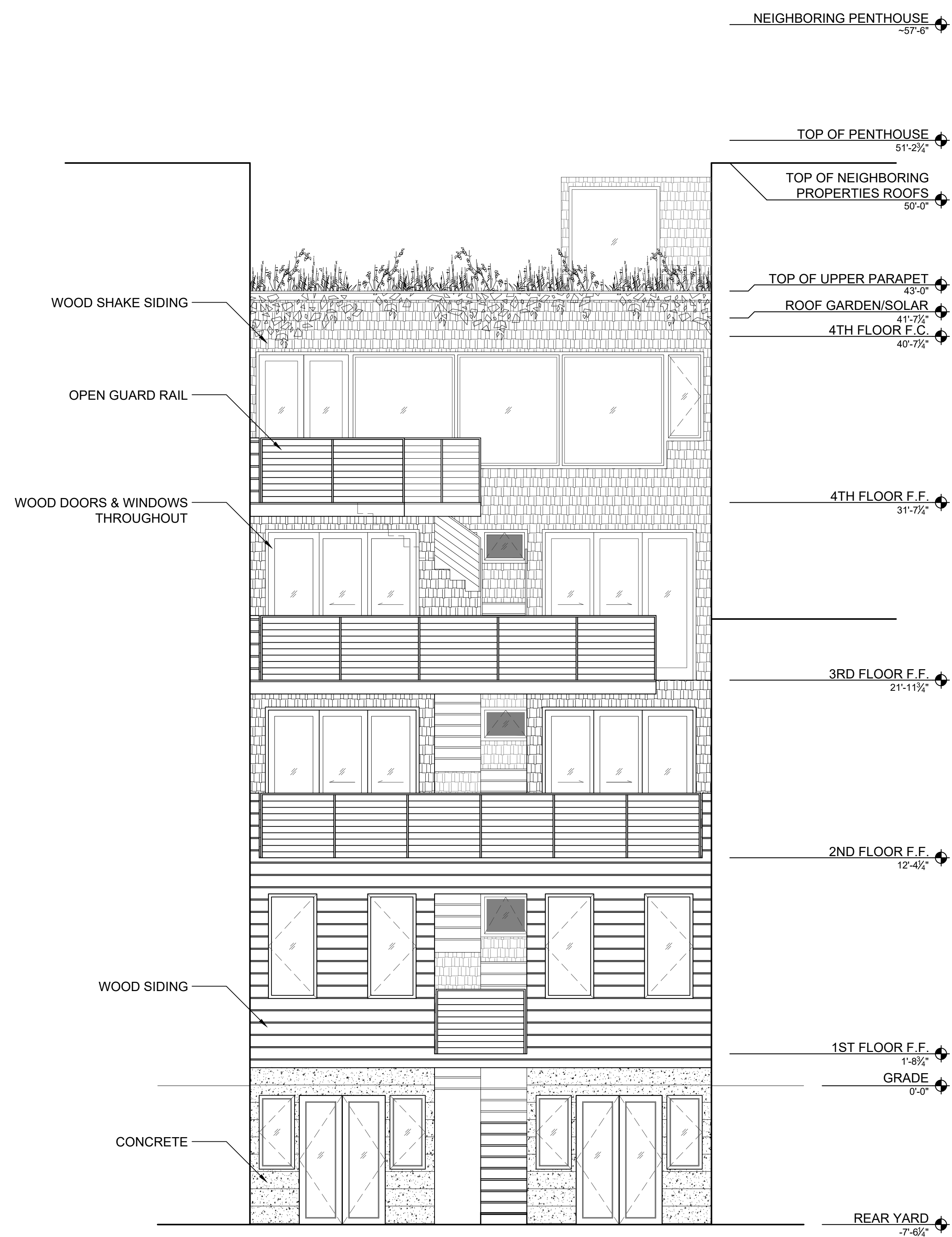
OWNER

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

**SOUTH ELEVATIONS EXISTING & PROPOSED**

DATE: 04/01/2019  
 SCALE: 1/4" = 1'-0"  
 DRAWN: MLD  
 CHECKED: MLD

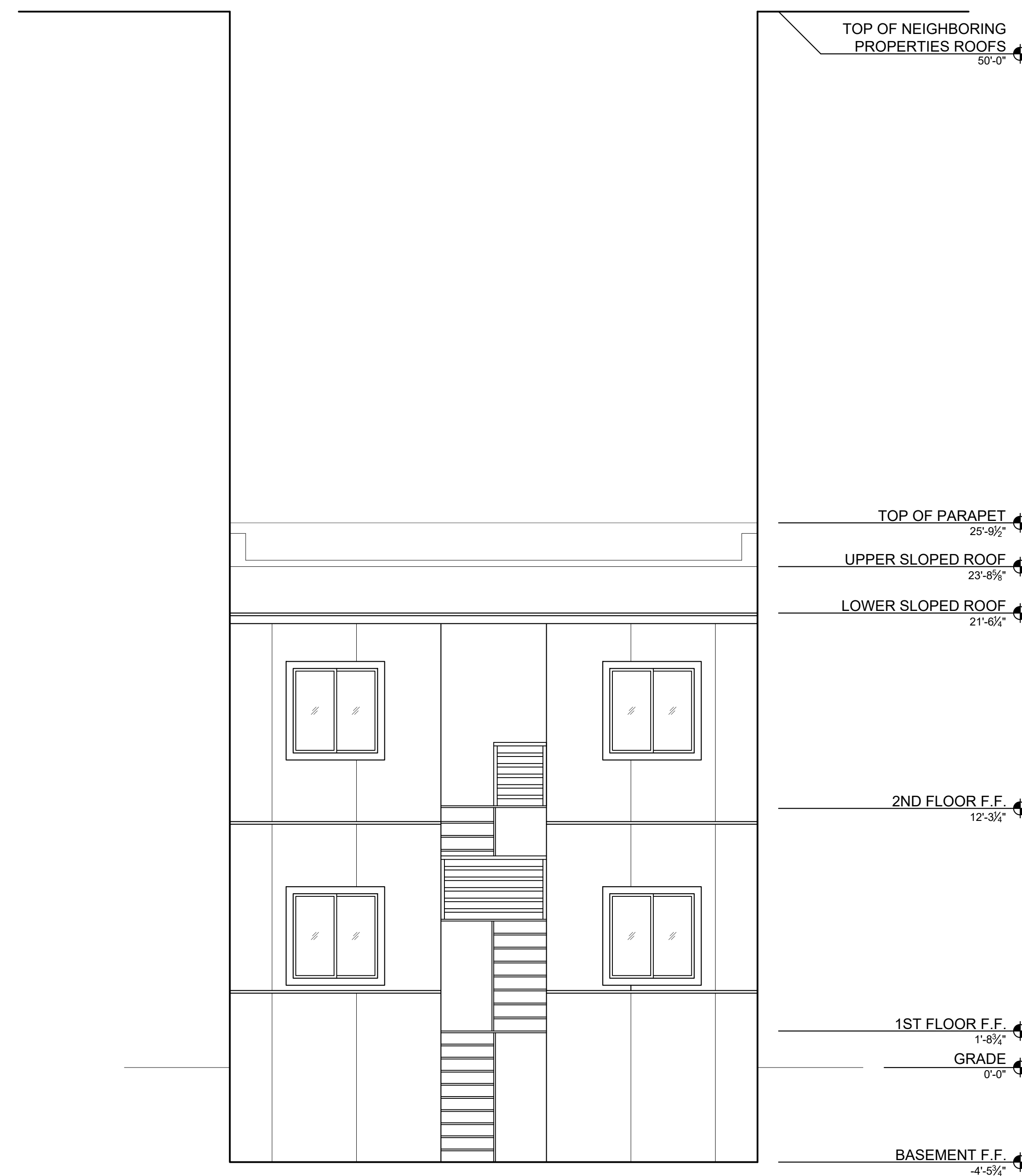
**A3.3**



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2

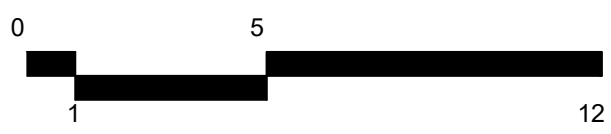


EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1

SCALE



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**727-731 NATOMA STREET**  
PROJECT # 1401

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

**EAST ELEVATION EXISTING**

DATE: 04/01/2019  
SCALE: 1/4" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD



NEIGHBORING PROPERTY  
1234 HOWARD STREET

NEIGHBORING PENTHOUSE  
-57'-6"

TOP OF NEIGHBORING  
PROPERTIES ROOFS  
50'-0"

TOP OF PARAPET  
25'-9 1/2"

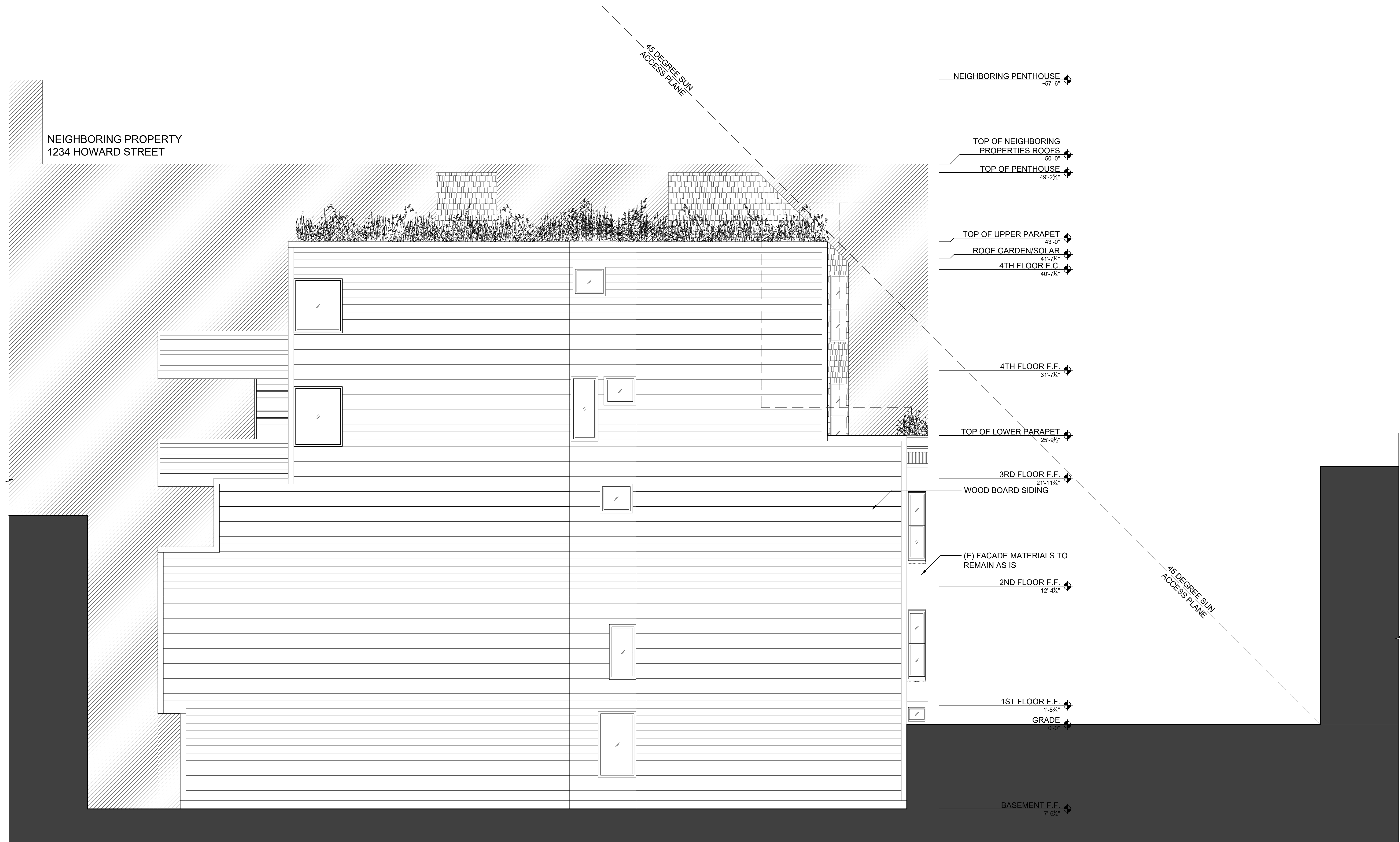
2ND FLOOR F.C.  
22'-3/4"

2ND FLOOR F.F.  
12'-3/4"

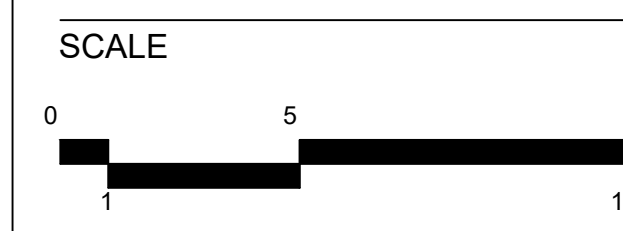
1ST FLOOR F.F.  
1'-8 1/2"

GRADE  
0'-0"

BASEMENT F.F.  
-4'-6 1/2"



DESIGNER  
**ML|DESIGN**  
16 Canyon Crest Court  
Frisco TX 75034  
T 415 509 0312  
E mattldiamond@hotmail.com



NOTES

| No. | Date     | Title                                      |
|-----|----------|--|
| 01  | 08/01/14 | PPA SET                                    |
| 02  | 05/18/15 | ENVIRONMENTAL<br>EVALUATION<br>APPLICATION |
| 03  | 01/25/16 | SITE PERMIT<br>APPLICATION                 |
| 04  | 04/03/18 | SITE PERMIT<br>APPLICATION<br>REVISIONS 1  |
| 05  | 07/26/18 | VARIANCE<br>APPLICATION                    |
| 06  | 10/05/18 | SITE PERMIT<br>APPLICATION<br>REVISIONS 2  |
| 07  | 04/01/19 | SITE PERMIT<br>APPLICATION<br>REVISIONS 3  |

**727-731 NATOMA  
STREET**  
PROJECT # 1401

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

**EAST ELEVATION  
PROPOSED**

DATE: 04/01/2019  
SCALE: 1/4" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

SCALE



NOTES

| No. | Date     | Title                                |
|-----|----------|--------------------------------------|
| 01  | 08/01/14 | PPA SET                              |
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| 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  |

**727-731 NATOMA STREET**  
PROJECT # 1401

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

**WEST ELEVATION EXISTING**

DATE: 04/01/2019  
SCALE: 1/4" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

**A3.6**

NEIGHBORING PENTHOUSE  
-57'-6"

TOP OF NEIGHBORING PROPERTIES ROOFS  
50'-0"

NEIGHBORING PROPERTY  
705 NATOMA STREET

TOP OF PARAPET  
25'-9 1/2"

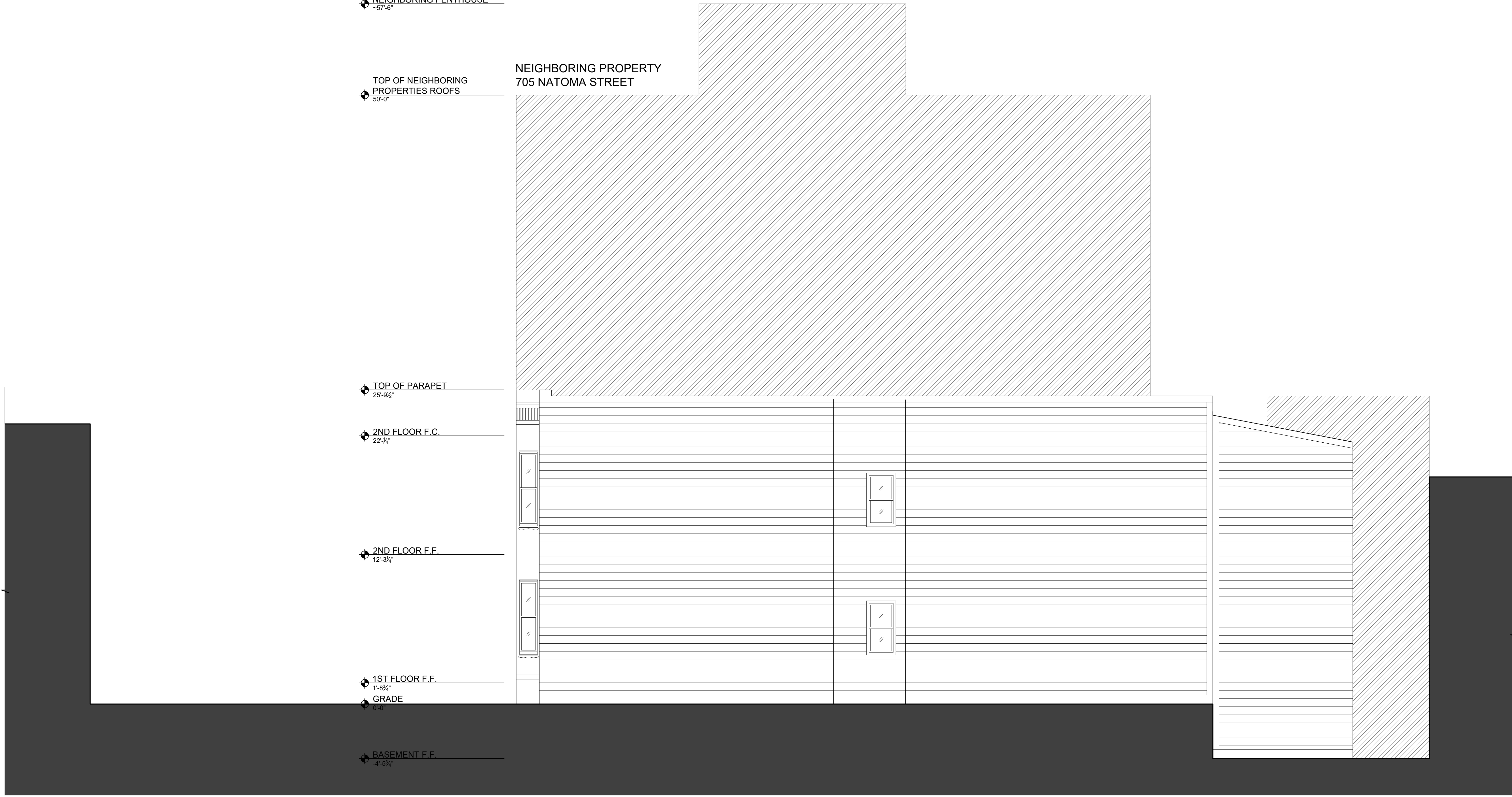
2ND FLOOR F.C.  
22'-3/4"

2ND FLOOR F.F.  
12'-3/4"

1ST FLOOR F.F.  
1'-8 1/2"

GRADE  
0'-0"

BASEMENT F.F.  
-4'-5 1/2"



SCALE



NOTES

| No. | Date     | Title                                |
|-----|----------|--------------------------------------|
| 01  | 08/01/14 | PPA SET                              |
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| 05  | 07/26/18 | VARIANCE APPLICATION                 |
| 06  | 10/05/18 | SITE PERMIT APPLICATION REVISIONS 2  |
| 07  | 04/01/19 | SITE PERMIT APPLICATION REVISIONS 3  |

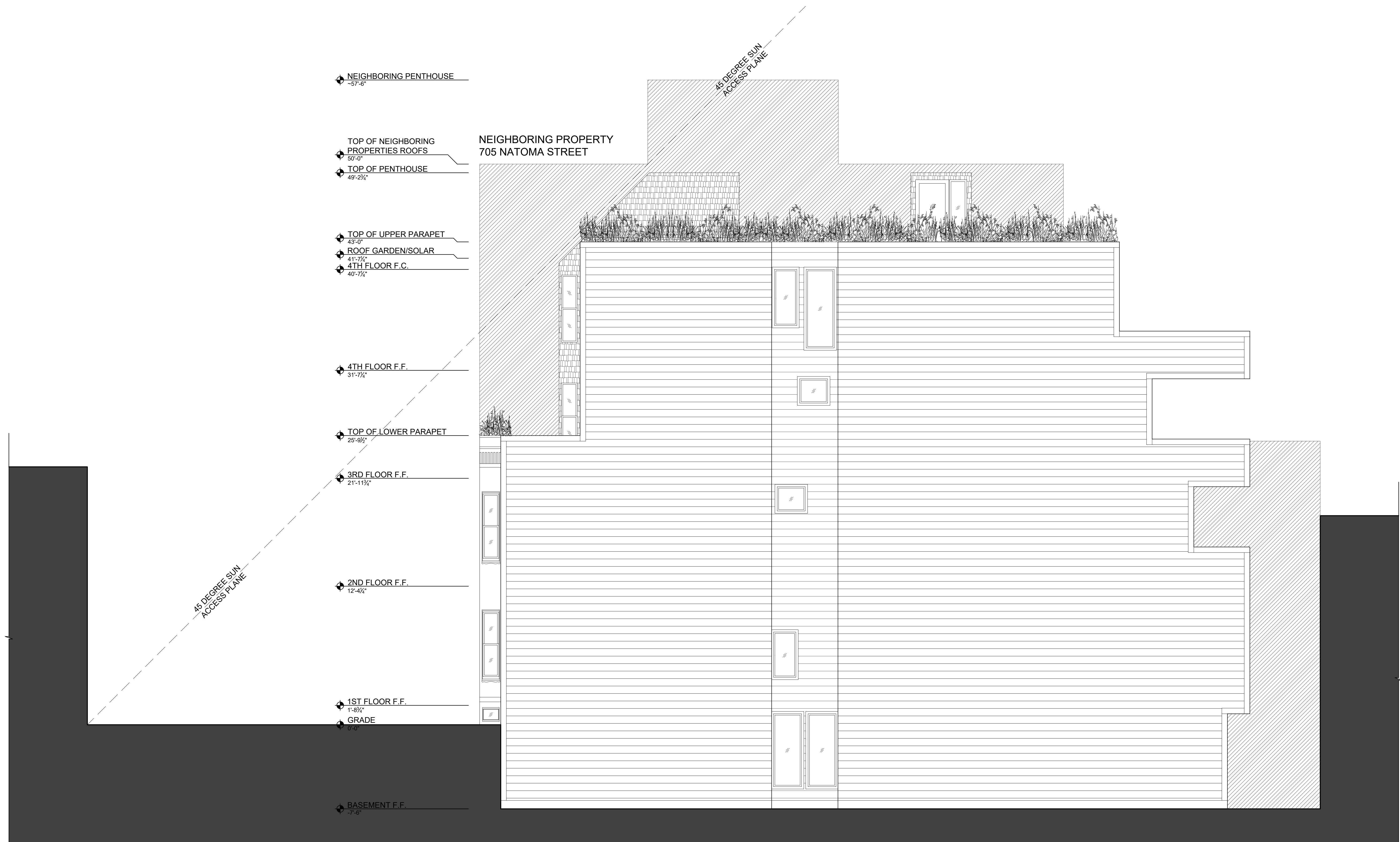
**727-731 NATOMA STREET**  
PROJECT # 1401

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

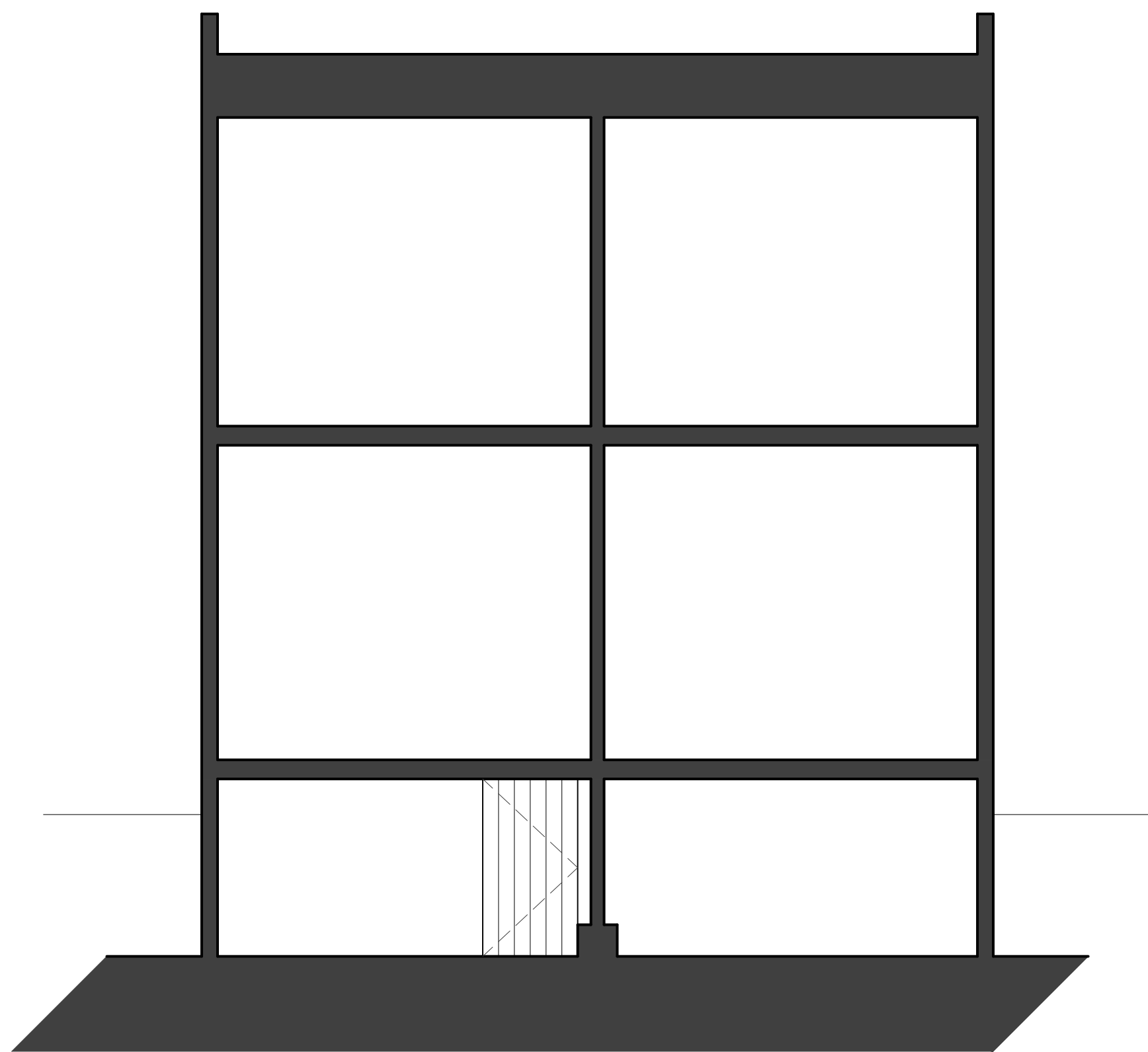
**WEST ELEVATION PROPOSED**

DATE: 04/01/2019  
SCALE: 1/4" = 1'-0"  
DRAWN: MLD  
CHECKED: MLD

**A3.7**



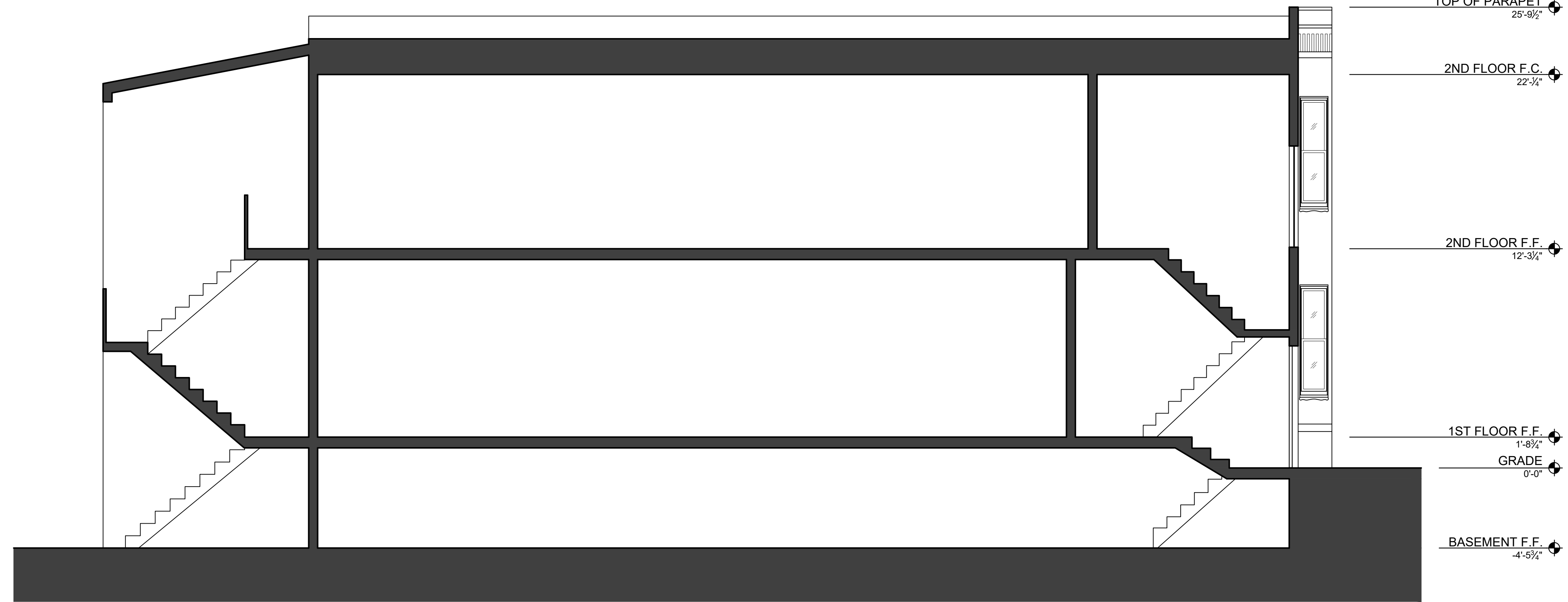




TRANSVERSE SECTION

SCALE: 1/4" = 1'-0"

2



LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

1

DESIGNER

# ML|DESIGN

16 Canyon Crest Court  
 Frisco TX 75034  
 T 415 509 0312  
 E mattldiamond@hotmail.com

SCALE



NOTES

| No. | Date     | Title                                |
|-----|----------|--------------------------------------|
| 01  | 08/01/14 | PPA SET                              |
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| 05  | 07/26/18 | VARIANCE APPLICATION                 |
| 06  | 10/05/18 | SITE PERMIT APPLICATION REVISIONS 2  |
| 07  | 04/01/19 | SITE PERMIT APPLICATION REVISIONS 3  |

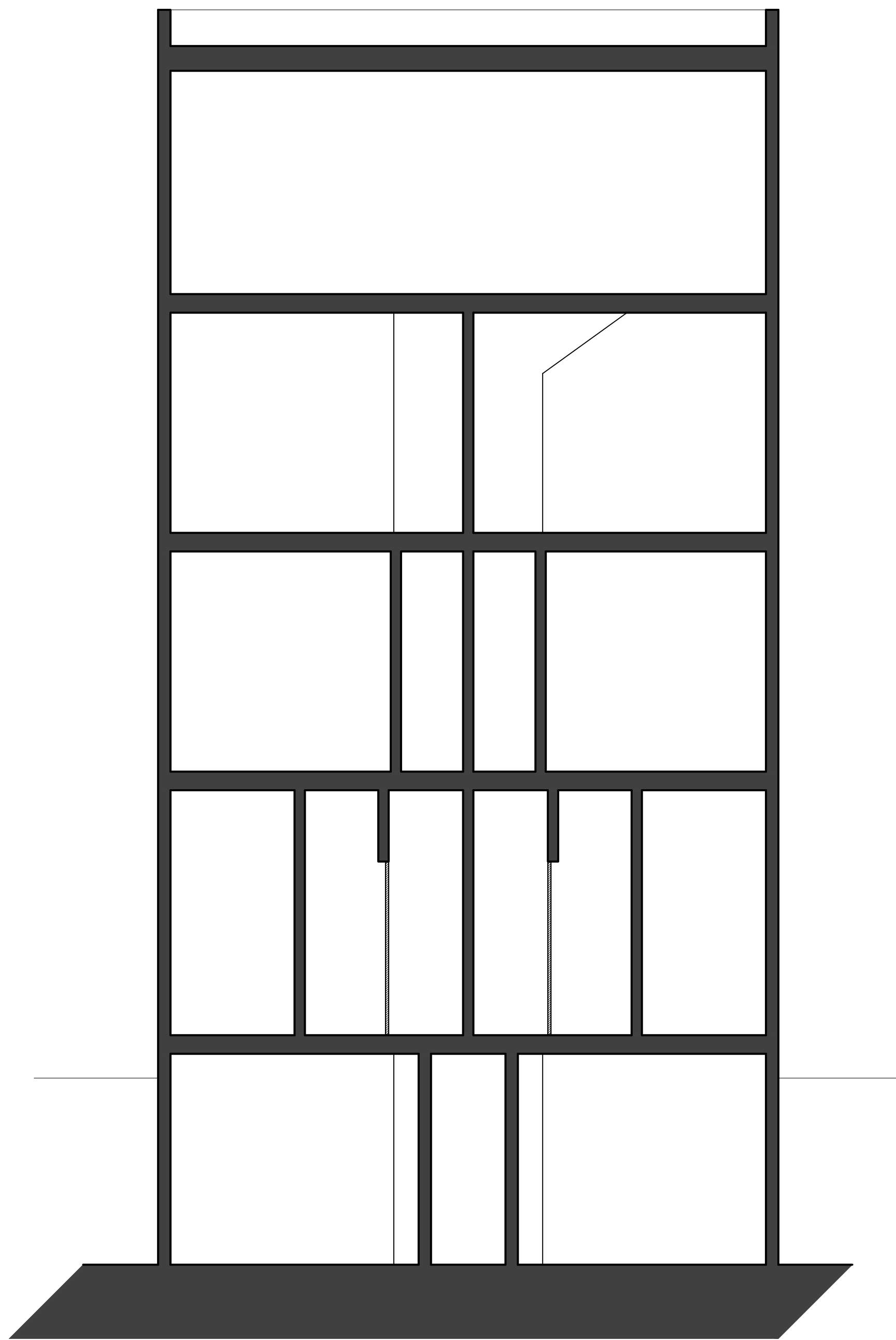
**727-731 NATOMA STREET**  
 PROJECT # 1401

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

**SECTIONS EXISTING**

DATE: 04/01/2019  
 SCALE: 1/4" = 1'-0"  
 DRAWN: MLD  
 CHECKED: MLD

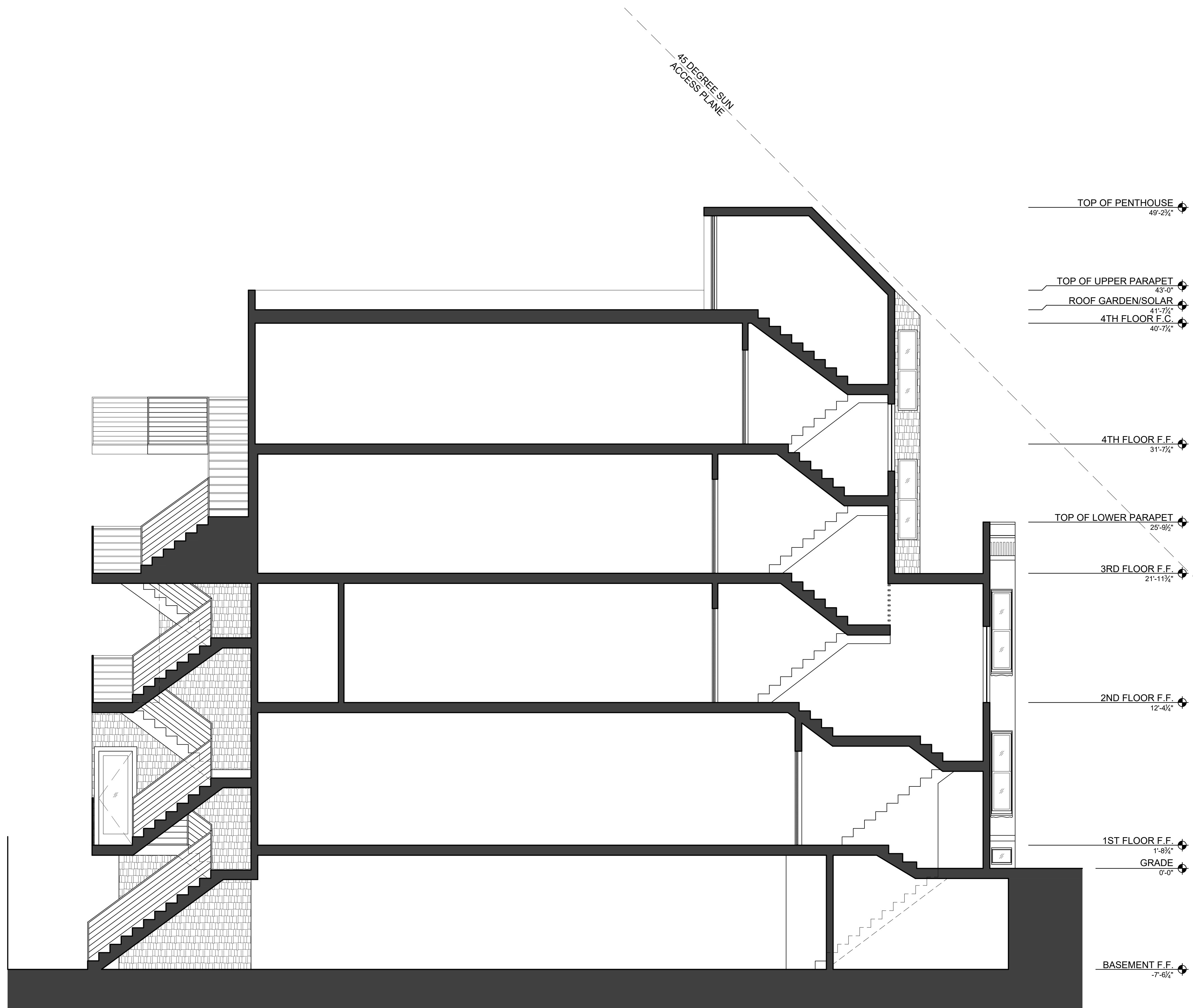
**A3.8**



TRANSVERSE SECTION

SCALE: 1/4" = 1'-0"

2



LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

1

DESIGNER

**ML|DESIGN**

16 Canyon Crest Court  
 Frisco TX 75034  
 T 415 509 0312  
 E mattldiamond@hotmail.com

SCALE



NOTES

| No. | Date     | Title                                |
|-----|----------|--------------------------------------|
| 01  | 08/01/14 | PPA SET                              |
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**727-731 NATOMA STREET**  
 PROJECT # 1401

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

**SECTIONS PROPOSED**

DATE: 04/01/2019  
 SCALE: 1/4" = 1'-0"  
 DRAWN: MLD  
 CHECKED: MLD

**A3.9**

| No. | Date     | Title                                |
|-----|----------|--------------------------------------|
| 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  |



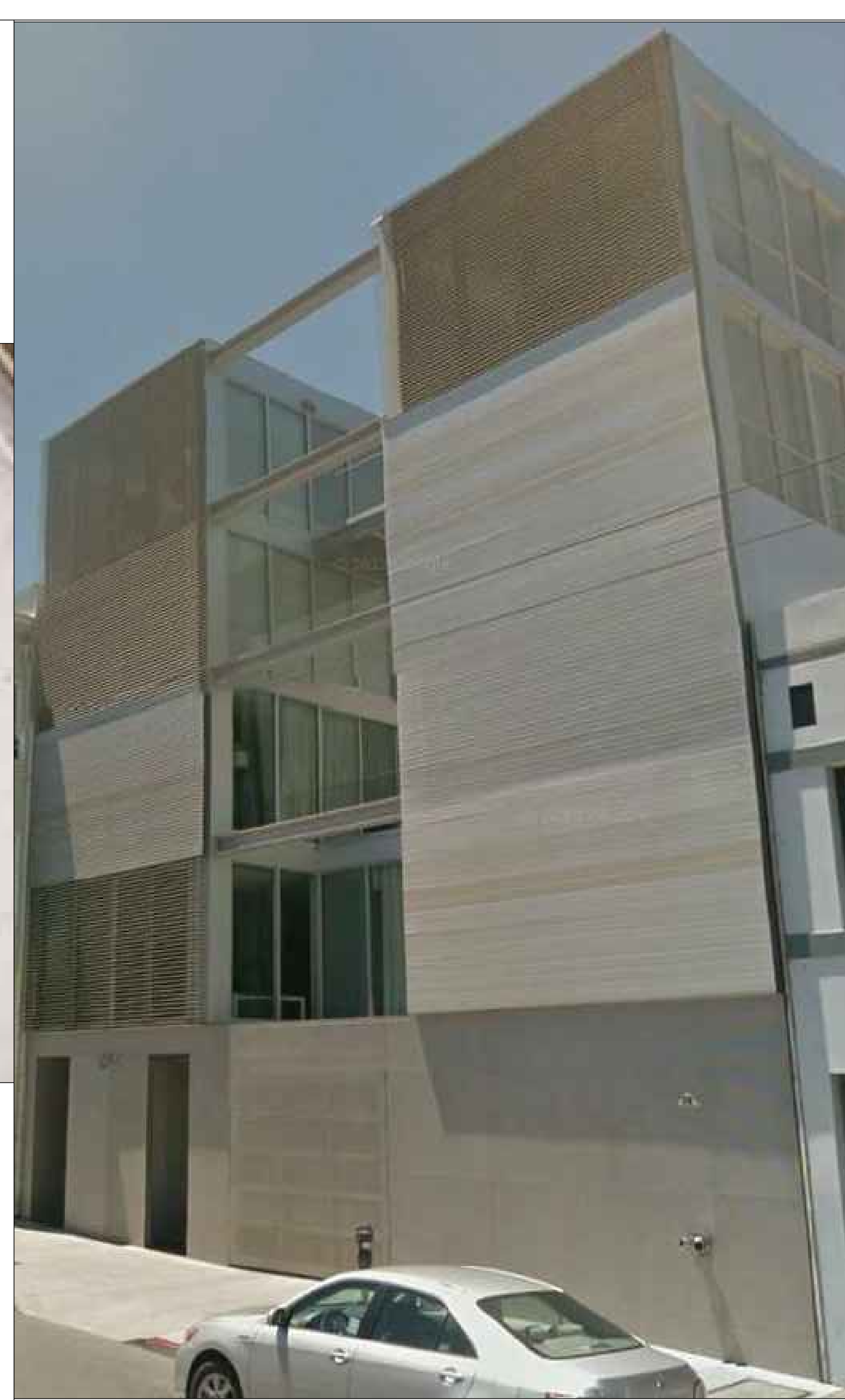
705 NATOMA  
REAR



727 NATOMA



727 NATOMA  
REAR



1234 HOWARD STREET - REAR  
(WEST NEIGHBOR)

705 NATOMA STREET - REAR  
(REAR NEIGHBOR)

6

727-731 NATOMA STREET  
(SUBJECT PROPERTY)

5

727-731 NATOMA STREET - REAR  
(SUBJECT PROPERTY)

4

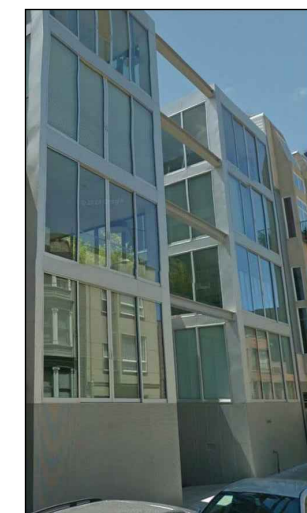
3



705 NATOMA



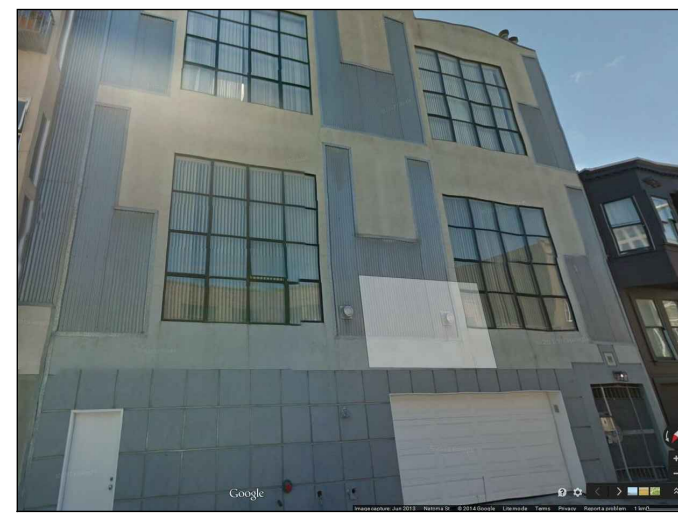
727 NATOMA



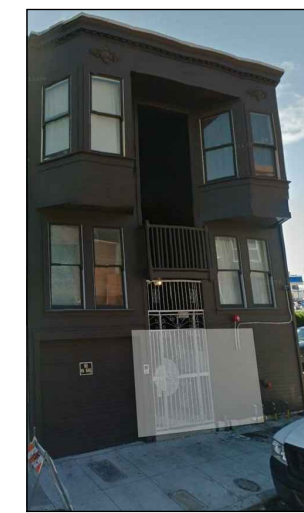
1234 HOWARD



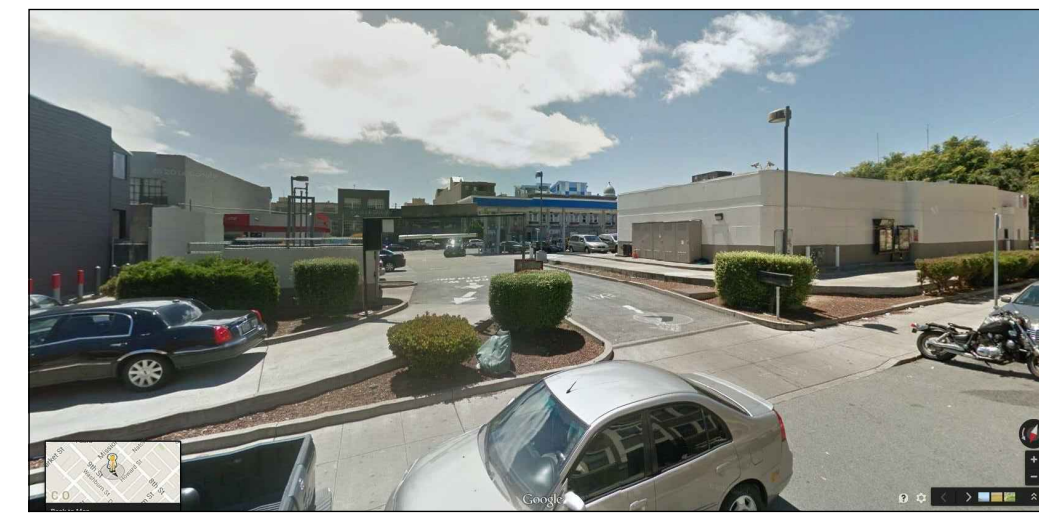
741 NATOMA



747 NATOMA



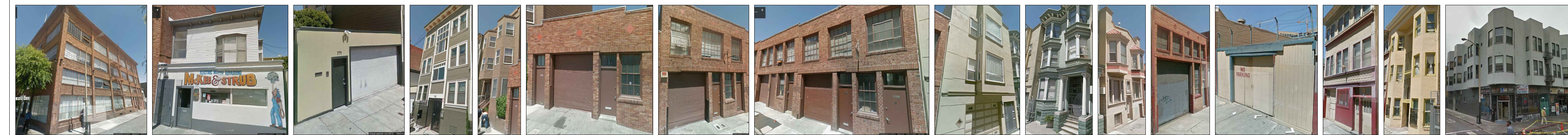
757 NATOMA



1266 HOWARD

BUILDINGS ON THE SAME SIDE OF THE STREET

2



BUILDINGS ON THE FACING SIDE OF HTE STREET

1

**727-731 NATOMA STREET**  
PROJECT # 1401

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

**PROPERTY PHOTOS**

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