Disclaimer for Review of Plans

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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.
**GOLDUBER RESIDENCE**

253 PIXLEY STREET, SAN FRANCISCO, CA 94123

**ISSUED FOR NOPDR#2:**

APRIL 15, 2016

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**PROJECT INFORMATION:**

**ADDRESS:**

253 PIXLEY STREET
SAN FRANCISCO, CA 94123

**LOT:**

016A

**BLOCK:**

0515

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**CONSTRUCTION:**

1. **EXISTING** NOTED PORTIONS OF WALLS THE HOUSE WILL BE DEMOLISHED AND/OR RECONFIGURED, SEE PLANS.
2. **NEW** FINISHES, FIXTURES AND APPLIANCES WILL BE INSTALLED THROUGHOUT THE HOUSE.

**ARCHITECTURE EXTERIOR:**

1. THE SECOND FLOOR WILL BE RAISED 3'-4" IN ORDER TO MAKE THE FIRST FLOOR HABITABLE SPACE, WHICH CURRENTLY HAS A CEILING HEIGHT OF 5'-8".
2. A NEW THIRD FLOOR WILL BE ADDED TO THE EXISTING STRUCTURE.
3. **EXISTING** NOTED PORTIONS OF EXTERIOR FRONT FACADE WILL BE EXPANDED PER DRAWINGS.

**STRUCTURAL:**

1. **NEW** SEISMIC UPGRADE PER STRUCTURAL PLAN.

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**MECHANICAL, ELECTRICAL & PLUMBING:**

1. **NEW** ELECTRICAL & PLUMBING FIXTURES.
2. **NEW** RADIANT HEATING SYSTEM.

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**WORK HOURS:**

BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN ISSUED.

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**BUILDING LIMITATIONS (PER 2010 CBC TABLE 503):**

THE PROPOSED PROJECT IS FOR AN INTERIOR RENOVATION OF A ONE UNIT BUILDING WITH VERTICAL ADDITION AND FACADE REDESIGN. WORK CONSISTS OF THE FOLLOWING:

1. (EXISTING) NOTED PORTIONS OF WALLS THE HOUSE WILL BE DEMOLISHED AND/OR RECONFIGURED, SEE PLANS.
2. **NEW** FINISHES, FIXTURES AND APPLIANCES WILL BE INSTALLED THROUGHOUT THE HOUSE.

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**OCCUPANCY:**

R-3

**CONSTRUCTION:**

TYPE V

**MAXIMUM HEIGHT:**

UNLIMITED

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**MAXIMUM AREA:**

UNLIMITED

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**PROJECT DESCRIPTION:**

1. **NEW** RADIANT HEATING SYSTEM.
2. **NEW** RADIANT HEATING SYSTEM.

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**INFORMATION BASED ON CBC TABLE 503**

* ALLOWABLE HEIGHT INCREASE PER CBC 504.2 WHICH STATES THAT “WHERE A BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE.

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**CLIENT / OWNER:**

YELENA AND IGOR GOLDUBER
253 PIXLEY STREET,
SAN FRANCISCO, CA 94123

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**ARCHITECT:**

EDMONDS + LEE ARCHITECTS
CONTACT: ROBERT EDMONDS
2601 MISSION STREET, 503
SAN FRANCISCO, CA 94110
T (415) 285-1300
**DEMOLITION CRITERIA**

(PER SAN FRANCISCO PLANNING CODE 317 (A, B, C))

Definitions:

1. Residential demolition shall mean any of the following:
   a. Any work on a residential building for which the Department of Building
      and Safety issues a permit for a demolition permit, salvage, or
      removal of the existing building.
   b. A major alteration of a residential building that proposes the
      removal of more than 65% of the sum of all exterior walls,
      more than 50% of the sum of the front facade and rear
      facade, or proposes the removal of more than 50% of the
      vertical envelope elements.

**REMOVAL CALCULATION SUMMARIES FOR 253 PIXLEY:**

**FIRST FLOOR**

- **Horizontal Elements Removal Calculation**
  - **Area:** 96 SF
  - **Percentage:** 20%
  - **Remarks:** Included in square feet of actual surface area.

- **Vertical Envelope Elements Removal Calculation**
  - **Area:** 762 SF
  - **Percentage:** 68%
  - **Remarks:** Included in square feet of actual surface area.

**SECOND FLOOR**

- **Horizontal Elements Removal Calculation**
  - **Area:** 110 SF
  - **Percentage:** 20%
  - **Remarks:** Included in square feet of actual surface area.

- **Vertical Envelope Elements Removal Calculation**
  - **Area:** 425 SF
  - **Percentage:** 65%
  - **Remarks:** Included in square feet of actual surface area.

**ROOF**

- **Horizontal Elements Removal Calculation**
  - **Area:** 337 SF
  - **Percentage:** 17%
  - **Remarks:** Included in square feet of actual surface area.

- **Vertical Envelope Elements Removal Calculation**
  - **Area:** 933 SF
  - **Percentage:** 78%
  - **Remarks:** Included in square feet of actual surface area.

**EXISTING REMOVAL CALCULATION SUMMARIES FOR 253 PIXLEY:**

- **East Elevation**
  - **After:** 611 SF
  - **Before:** 544 SF
  - **Difference:** 67 SF

- **West Elevation**
  - **After:** 337 SF
  - **Before:** 425 SF
  - **Difference:** -88 SF

- **South Elevation**
  - **After:** 412 SF
  - **Before:** 1,117 SF
  - **Difference:** -705 SF

- **North Elevation**
  - **After:** 108 SF
  - **Before:** 172 SF
  - **Difference:** -64 SF

**GRAPHIC KEY**

- **Front & Rear Facade Removal Calculation**
  - **元素 A:** 20% < 65% REMOVAL OF TOTAL LENGTH OF EXISTING BUILDING AT FOUNDATION LEVEL.
  - **元素 B:** 68% > 50% REMOVAL OF THE SUM OF FRONT & REAR FACES.
  - **元素 C:** 100% > 50% REMOVAL OF HORIZONTAL COMPONENTS.
EXPAND GROUND FLOOR TO MATCH FACE OF (E) FLOOR ABOVE, (12 SQ. FT. TOTAL)

(E) 1-STORY GARAGE
2256, 2258, 2260 FILLBERT ST.

(E) 3-STORY, 1-UNIT RESIDENCE
247 PIXLEY STREET

(E) 4-STORY, 2-UNIT BUILDING
2246, 2248 FILLBERT ST.

(E) 2-STORY, 2-UNIT BUILDING
2252, 2254 FILLBERT ST.

NOTE: NO WINDOWS ON THIS FACADE ON ADJACENT BUILDING.
1-UNIT RESIDENCE
247 PIXLEY STREET

SUBJECT PROPERTY
253 PIXLEY STREET

(E) 1-STORY GARAGE
2256, 2258, 2260 FILLBERT ST.

(TYP.) STUCCO
(TYP.) ALUM. WINDOWS

METAL GUARDRAIL
CEMENT BOARD RAINSCREEN

(TYP.) 42" HIGH GLASS GUARDRAIL, SEE DETAIL 02 FOR BIRD SAFE REQ.

GUARDRAIL DETAIL (BIRD SAFE)
42" HIGH GLASS GUARDRAIL, TYP.
OPEN HANDRAIL EXTENSION AT ROOF DECK
62" HIGH HANDRAIL - PASSABLE AT PROPERTY LN
OPENABLE SKYLIGHT

+33'-6" (N) ROOF
+33'-1" (N) WINDOW
+43'-1" (N) THRESHOLD
+53'-1" (N) ROOF
+63'-3" (N) ROOF
+72'-1"

A3.20

GOLDUBER RESIDENCE
253 PIXLEY STREET
SAN FRANCISCO, CA 94123

EDMONDS + LEE
ARCHITECTS, INC.

EDMONDS ROBERT
REN. 02/28/17

GOLDUBER RESIDENCE
SITE PERMIT APP.
01 10/23/15
02 01/26/16
03 04/15/16

A3.20

IN NEW BUILDING SECTION