SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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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.

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 23, 2017**
Time: **Not before 9:30 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:	**2832 Union Street**	Case No.:	**2015-012558VAR**
Cross Street(s):	**Baker & Lyon Streets**	Building Permit:	**2015.11.02.1455**
Block /Lot No.:	**0948/003A**	Applicant:	**Lewis Butler**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 674-5554**
Area Plan:	**N/A**	E-Mail:	butler@butlerarmsden.com

PROJECT DESCRIPTION

The proposal is to demolish a 2-story-over-basement single family house and construct a 3-story-over-basement single family house in its place. The proposal was publicly noticed per Section 311. During the notice period, two Discretionary Review applications were filed: 2015-012558DRP and 2015-012558DRP-02. The Discretionary Review hearing will be held at a later date.

PER SECTION 132 OF THE PLANNING CODE the subject property must provide a front setback of approximately 7 feet 4 inches in depth. The project proposes a front setback of approximately 3 feet 10 inches in depth. Therefore, the project requires a variance from the Planning Code's front setback requirement.

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/**2015-012558**.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: **Brittany Bendix** Telephone: **(415) 575-9114** E-Mail: **brittany.bendix@sfgov.org**

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ABBREVIATIONS

&	AND	F.D.	FLOOR DRAIN	P.G.	PAINT GRADE
∠	ANGLE	F.F. & E.	FURNITURE, FIXTURES & EQUIP.	PL.	PLATE
@	AT			PLAM.	PLASTIC LAMINATE
Ø	DIAMETER	F.F.	FINISH FLOOR	PLWD.	PLYWOOD
#	NUMBER	FIN.	FINISH	PR.	PAIR
(D)	DEMOLISH	FLR.	FLOOR	PROP.LN.	PROPERTY LINE
(E)	EXISTING	FLUOR.	FLUORESCENT	P.T.	PRESSURE TREATED
(N)	NEW	FIXT.	FIXTURE		
(R)	REPLACE IN KIND	F.O.	FACE OF	R.	RISER
		F.O.C.	FACE OF CONCRETE	RAD.	RADIUS
A.B.	ANCHOR BOLT	F.O.F.	FACE OF FINISH	R.D.	ROOF DRAIN
ABV.	ABOVE	F.O.S.	FACE OF STUD	REC.	RECOMMENDATION
ADJ.	ADJACENT	FNDN.	FOUNDATION	REDWD.	REDWOOD
A.F.F.	ABOVE FINISHED FLOOR	FT.	FOOT OR FEET	REF.	REFERENCE
AGGR.	AGGREGATE	FTG.	FOOTING	REFR.	REFRIGERATOR
ALN.	ALIGN	FURR.	FURRING	REINF.	REINFORCED
ALUM.	ALUMINUM			REQ.	REQUIRED
APPROX.	APPROXIMATE	GALV.	GALVANIZED	RESIL.	RESILIENT
ARCH.	ARCHITECUTRAL	GA.	GAGE	R.L.	RAIN LEADER
AV.	AUDIO VISUAL	G.F.I.C.	GROUND FAULT INTERCEPTOR CIRCUIT	RM.	ROOM
				R.O.	ROUGH OPENING
BD.	BOARD	GL.	GLASS		
BLDG.	BUILDING	GR.	GRADE	S.	SOUTH
BLK.	BLOCK	GRND.	GROUND	S.C.	SOLID CORE
BLKG.	BLOCKING	GSM.	GALVANIZED SHEET METAL	SCHED.	SCHEDULE
BM.	BEAM	GYP.	GYPSUM	SD	SMOKE DETECTOR
B.O.	BOTTOM OF			SECT.	SECTION
B.U.R.	BUILT UP ROOFING	H.B.	HOSE BIB	SHR.	SHOWER
B/W	BETWEEN	H.C.	HOLLOW CORE	SHT.	SHEET
		HDWD.	HARDWOOD	SIM.	SIMILAR
CAB.	CABINET	HDWR.	HARDWARE	SL.	SLOPE
CEM.	CEMENT	HT.	HEIGHT	S.L.D.	SEE LANDSCAPE DRAWINGS
CER.	CERAMIC	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CLG.	CEILING	HR.	HOUR	SQ.	SQUARE
CLKG.	CAULKING			S.S.D.	SEE STRUCTURAL DRAWINGS
CLR.	CLEAR	INSUL.	INSULATION		
C.M.U.	CONC. MASONRY UNIT	INT.	INTERIOR	S.S.	STAINLESS STEEL
C.O.	CENTER OF			STD.	STANDARD
COL.	COLUMN	LAM.	LAMINATE	STL.	STEEL
CONC.	CONCRETE	LAV.	LAVATORY	STOR.	STORAGE
CONT.	CONTINUOUS	L.O.	LINE OF	STRUC.	STRUCTURAL
		LT.	LIGHT	SYM.	SYMMETRICAL
DBL.	DOUBLE				
DTL.	DETAIL	MAX.	MAXIMUM	T.	TREAD
DIA.	DIAMETER	MED. CAB.	MEDICINE CABINET	T.B.	TOWEL BAR
DIM.	DIMENSION	MECH.	MECHANICAL	TEL.	TELEPHONE
DN	DOWN	MEMB.	MEMBRANE	T.&G.	TONGUE AND GROVE
DR.	DOOR	MTL.	METAL	THK.	THICK
DS.	DOWNSPOUT	MTD.	MOUNTED	TMPR.	TEMPERED
DWG.	DRAWING	MFR.	MANUFACTURER	T.O.	TOP OF
DWR.	DRAWER	MIN.	MINIMUM	T.O.P.	TOP OF PAVEMENT
		MIR.	MIRROR	T.O.W.	TOP OF WALL
E.	EAST	MISC.	MISCELLANEOUS	T.S.	TUBULAR STEEL
EA.	EACH			T.V.	TELEVISION
ELEC.	ELECTRICAL	N.	NORTH	TYP.	TYPICAL
ELEV.	ELEVATION	N.I.C.	NOT IN CONTRACT		
ENCL.	ENCLOSURE	NO.	NUMBER	U.O.N.	UNLESS OTHERWISE NOTED
EQ.	EQUAL	NOM.	NOMINAL		
EQUIP.	EQUIPMENT	N.T.S.	NOT TO SCALE	V.C.T.	VINYL COMPOSITION TILE
EXT.	EXTERIOR			VERT.	VERTICAL
		O/	OVER	V.I.F.	VERIFY IN FIELD
		O.A.	OVERALL		
		O.A.E.	OR APPROVED EQUAL	W.	WEST
		OBS.	OBSCURE	W/	WITH
		O.C.	ON CENTER	WD.	WOOD
		O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
		OPNG.	OPENING	W.P.	WATERPROOFING
		OPP.	OPPOSITE	WT.	WEIGHT
		O.R.B.	OIL RUBBED BRONZE		

SYMBOLS

- DRAWING/DETAIL REFERENCE TAG (X / AX.X) — DRAWING OR DETAIL
- SHEET WHERE DRAWING/DETAIL OCCURS
- SECTION REFERENCE TAG (X / AX.X) — BUILDING SECTION
- SHEET WHERE SECTION OCCURS
- INTERIOR ELEVATION REFERENCE TAG (X / AX.X) — INTERIOR ELEVATION
- SHEET WHERE INTERIOR ELEVATION OCCURS
- DOOR TAG (00)
- WINDOW TAG (00)
- APPLIANCE TAG (X)
- REVISION TAG (X)
- WALL TYPE TAG (X)
- WORKPOINT OR DATUM
- THRESHOLD
- MATCHLINE
- ALIGN
- LINE ABOVE
- LINE BELOW
- PROPERTY LINE
- SETBACK
- DOOR/WINDOW OPERATION
- CONCRETE
- INSULATION IN SECTION (BATT)
- INSULATION IN SECTION (RIGID)
- LATH AND PLASTER IN SECTION
- GYPSUM BOARD IN SECTION
- PLYWOOD IN SECTION
- FINISH WOOD IN SECTION
- GLASS IN SECTION
- DRAINABLE BATTENS
- DRAIN MAT
- DRAIN BOARD OR WATER PERMEABLE DRAIN LAYER
- SHEET APPLIED WATERPROOFING
- UNDER FLOOR VAPOR BARRIER (SEE INT. FLR. TYPES)
- PRE-APPLIED SHEET MEMBRANE
- FLUID APPLIED WATERPROOFING
- FLUID APPLIED AIR BARRIER
- ROOF UNDERLAYMENT OR SELF ADHERING MEMBRANE

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
3. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
8. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
9. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
12. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
13. THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
14. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
15. WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
17. WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
18. ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM. U.O.N.
19. ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.
20. ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
21. STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
22. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

NOTE: DESIGN BASED ON THE ADJACENT MENTIONED CODE SECTIONS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES.

CODES

2013 CA BLDG. CODE
2013 S.F. BLDG. CODE & AMENDMENTS
2013 CA ENERGY CODE
2013 S.F. ELECTRICAL CODE
2013 S.F. MECHANICAL CODE
2013 S.F. PLUMBING CODE
2013 S.F. FIRE CODE

PROJECT TEAM

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EIGHTH FLOOR
SAN FRANCISCO, CA 94104
T : 415.362.5154
F : 415.362.5560

SURVEYOR:
FORESIGHT LAND SURVEYING
1537 FRANKLIN STREET
SUITE 102
SAN FRANCISCO, CA 94109
T : 415.735.6180

GEOTECH:
ROLLO & RIDLEY, INC.
989 SUTTER STREET
UNIT 4
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T : 415.670.9123

VICINITY MAP

PROJECT DATA

BLOCK:	0948	ZONED:	RH-1
LOT:	3A	HEIGHT LIMIT:	40-X
LOT SIZE:	3,075 sqft	OCCUPANCY:	R-3

UNCONDITIONED SPACE	EXISTING		PROPOSED	
BASEMENT	N/A	sqft.	0	sqft.
GARAGE	N/A	sqft.	427	sqft.
FIRST FLOOR	N/A	sqft.	0	sqft.
SECOND FLOOR	N/A	sqft.	0	sqft.
THIRD FLOOR	N/A	sqft.	N/A	sqft.
TOTAL:	1,054	sqft.	430	sqft.

CONDITIONED SPACE	EXISTING		PROPOSED	
BASEMENT	N/A	sqft.	1,392	sqft.
GARAGE	N/A	sqft.	941	sqft.
FIRST FLOOR	N/A	sqft.	**1,255**	sqft.
SECOND FLOOR	N/A	sqft.	**1,246**	sqft.
THIRD FLOOR	N/A	sqft.	N/A	sqft.
TOTAL:	N/A	sqft.	**4,834**	sqft.
TOTAL:	N/A	sqft.	**5,264**	sqft.

	EXISTING	PROPOSED
CONSTRUCTION CLASSIFICATION	V	V-B

	EXISTING	PROPOSED
FIRE SPRINKLER*	NO	YES

* SPRINKLER UNDER SEPERATE PERMIT, DESIGNED PER NFPA 1312

SCOPE OF WORK

MOVE BUILDING 3'-6 1/2" INTO FRONT SETBACK TO MATCH EXISTING BUILDING FRONT SETBACK.

SHEET INDEX

06/06/17

ARCHITECTURAL:

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A0.3 PROPOSED SITE PLAN
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A1.2 EXISTING PLANS
A1.3 EXISTING PLAN
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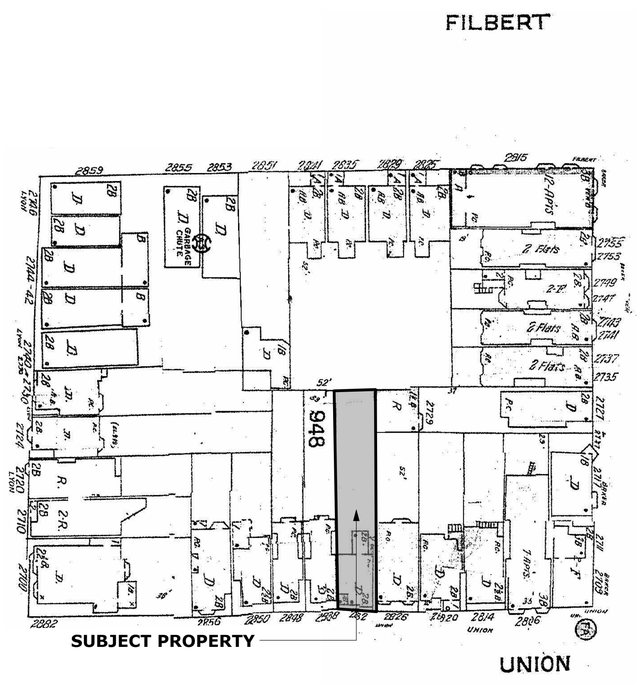
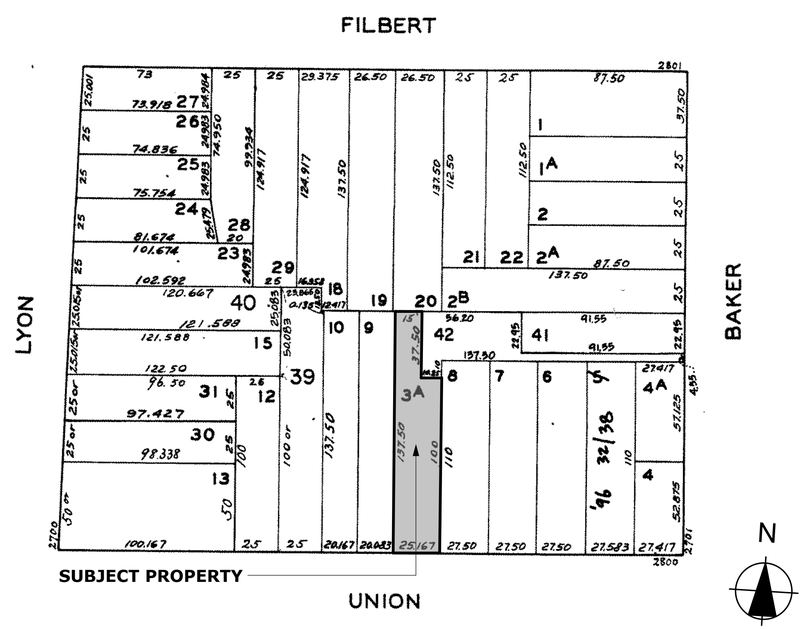
A1.5 EXTERIOR ELEVATIONS
A1.6 EXTERIOR ELEVATIONS

A2.1 PROPOSED PLAN
A2.2 PROPOSED PLAN
A2.3 PROPOSED PLAN

A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS
A3.3 PROPOSED EXTERIOR ELEVATIONS



2 SANBORN MAP
NOT TO SCALE



1 ASSESSORS BLOCK MAP
NOT TO SCALE

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MCINTYRE RESIDENCE
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VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

TITLE SHEET

A0.0

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2- Plans/1503_Variance_V18.pln

GENERAL NOTES

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(7) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(8) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN.
THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.

(9) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(10) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

BASIS OF ELEVATION

FOUND CROW CUT OUTER RIM STORM WATER INLET AT THE NORTH WEST CORNER OF BAKER AND FILBER STREET. ELEVATION = 59.23' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

BASIS OF SURVEY

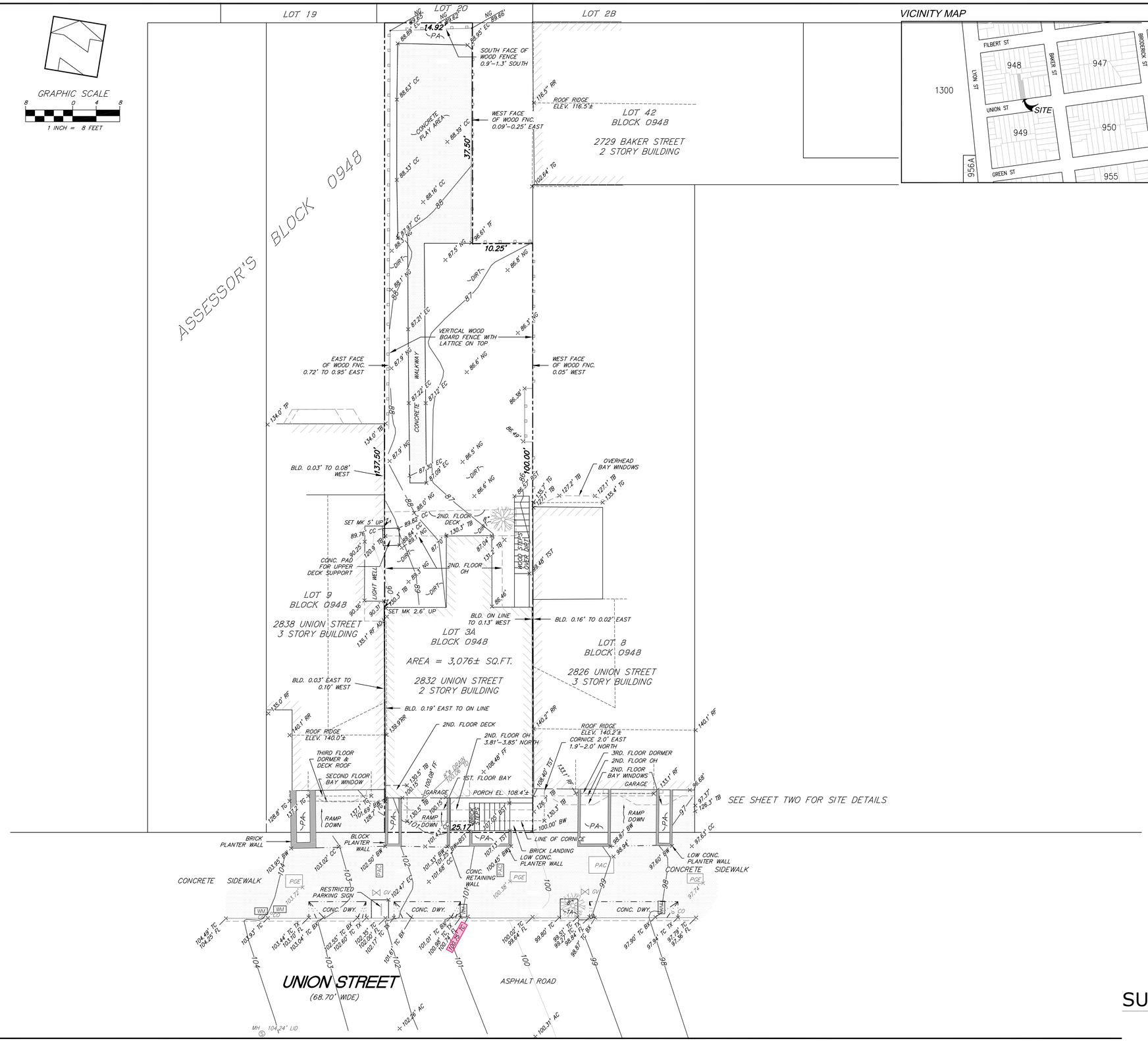
FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 3807-4842727 DATED: 2-11-2015

LEGEND

AC	ASPHALT CONCRETE
BLD	BUILDING
BOT	BOTTOM
BR	BRICK
BST	BOTTOM OF STEP
BW	BASE OF WALL
BWI	BOTTOM OF WINDOW
BX	BOTTOM OF DRIVEWAY "X"
CC	CEMENT CONCRETE
CO	CLEANOUT
CONC	CEMENT CONCRETE
DK	DECK
DWY	DRIVEWAY
EC	EDGE OF CEMENT CONCRETE
ELEV	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
GV	GAS VALVE
LND	LANDING
NG	GROUND
OH	OVERHANG
PA	PLANTER
PAC	PACIFIC BELL
PGE	PAC GAS AND ELECTRIC
RF	ROOF AT EAVES
RR	ROOF RIDGE
TA	TREE AREA
TB	TOP OF BUILDING
TC	TOP OF CURB
TD	TOP OF DRAIN
TF	TOP OF FENCE
TG	TOP OF ROOF GUTTER
TP	TOP OF PARAPET
TST	TOP OF STEP
TWI	TOP OF WINDOW
TX	TOP OF DRIVEWAY "X"
WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)
SCO CLEANOUT
SSMH SANITARY SEWER MANHOLE
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
WM WATER METER
XX.XX' + SPOT ELEVATION
X" TREE (DIAMETER IN INCHES)

GRAPHIC SCALE
8 0 4 8
1 INCH = 8 FEET



VICINITY MAP

DATE: MARCH 3-2015
SCALE: 1"=8'
DRAWN: P.H.-D.
CHECKED: G.T.T.

REVISED:
DATE:

PROFESSIONAL LAND SURVEYOR GREGORY T. TAPPOLINO NO. 8649 STATE OF CALIFORNIA
7-24-15

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2
BURLINGAME, CA 94010
415-735-6180

SITE SURVEY
2832 UNION STREET
SAN FRANCISCO, CA
BLOCK 0948 LOT 3A

SURVEY

A0.1

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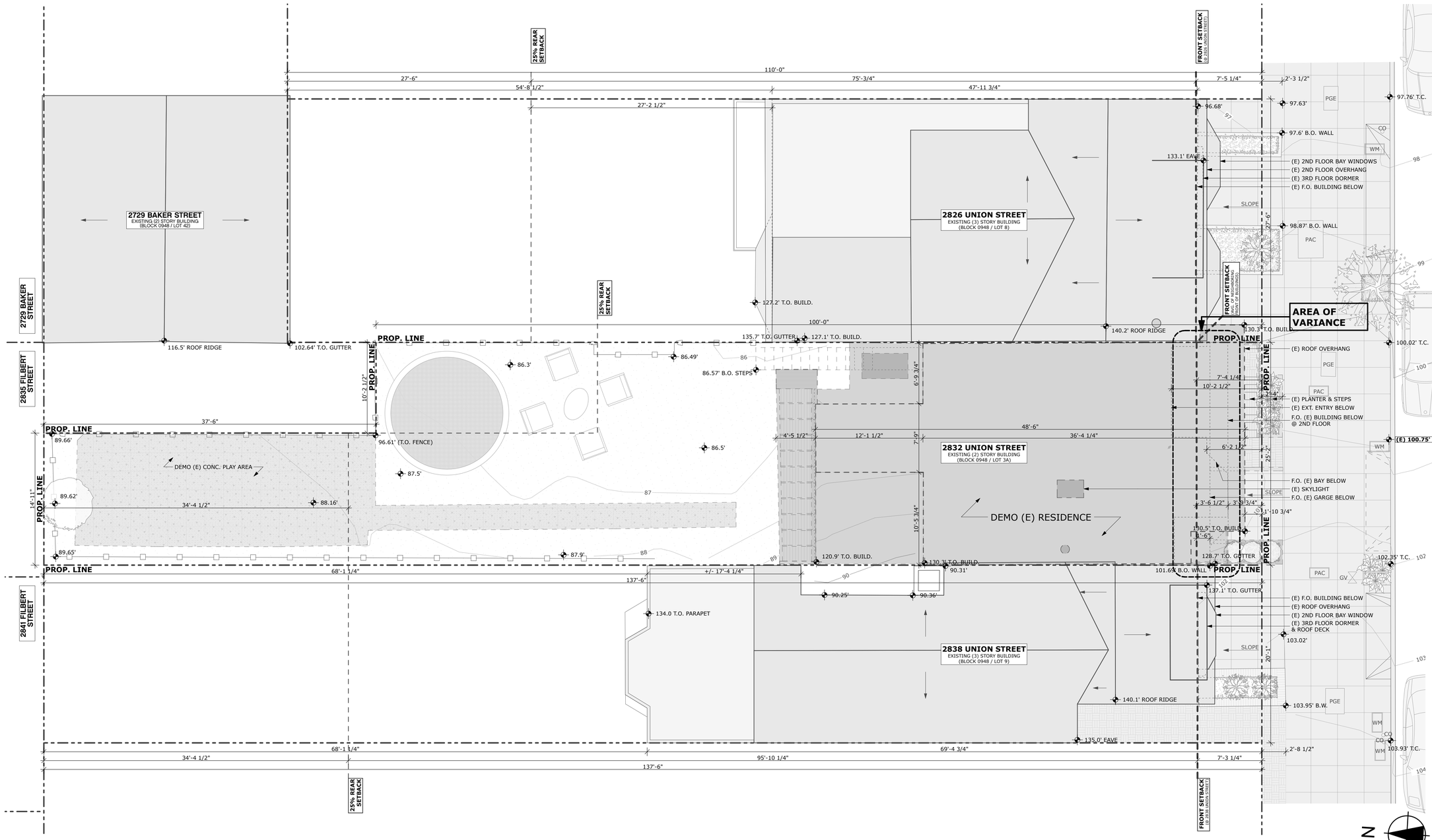

1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXISTING SITE PLAN

A0.2

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503 Variance V18.pln

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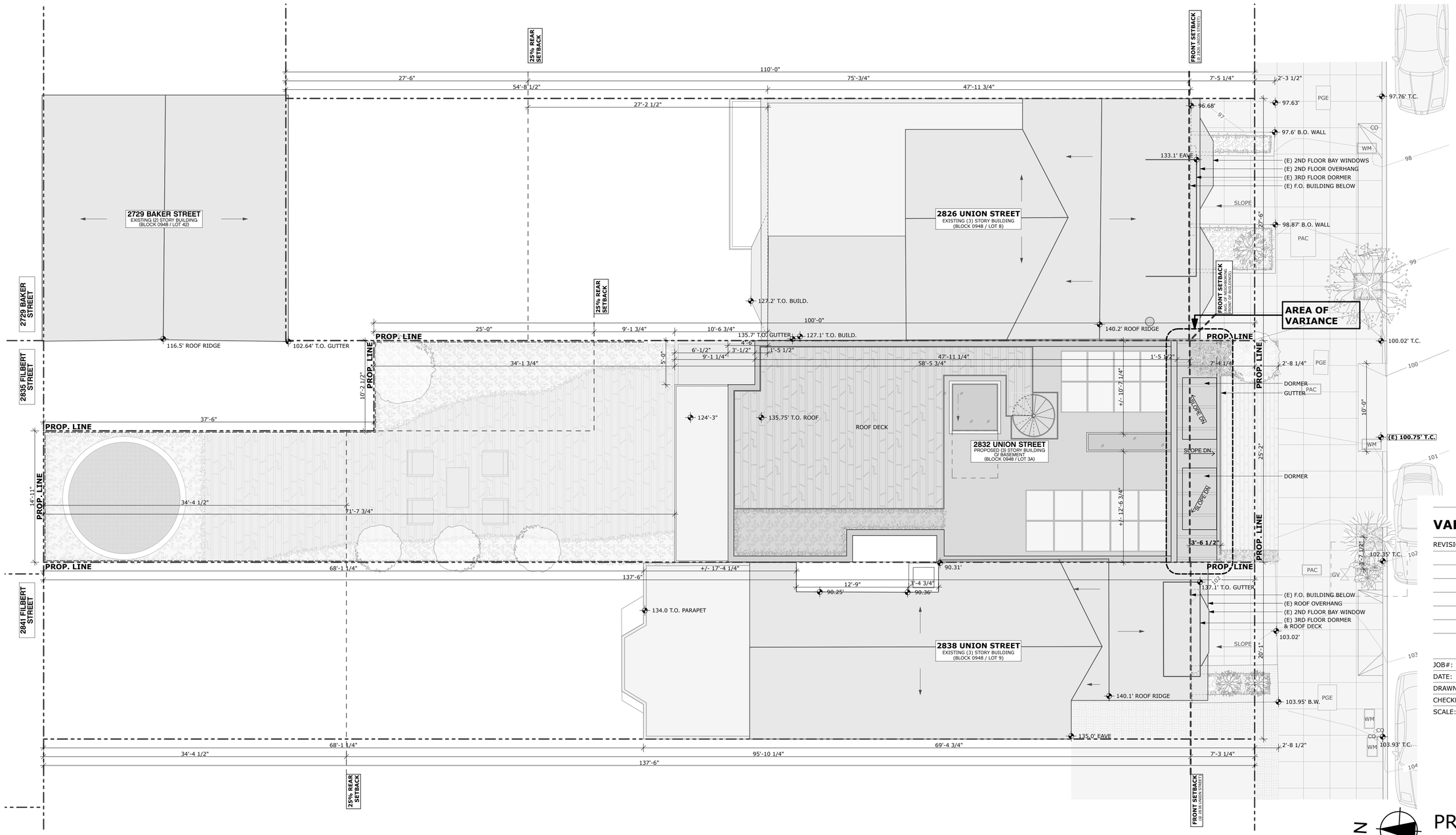

1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

PROPOSED SITE PLAN

A0.3

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2. Plans/1503. Variance. v18.pln

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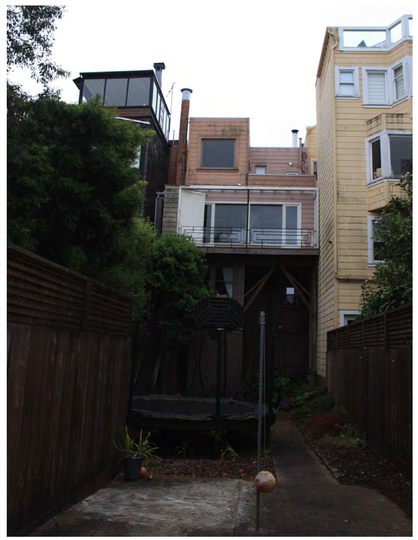
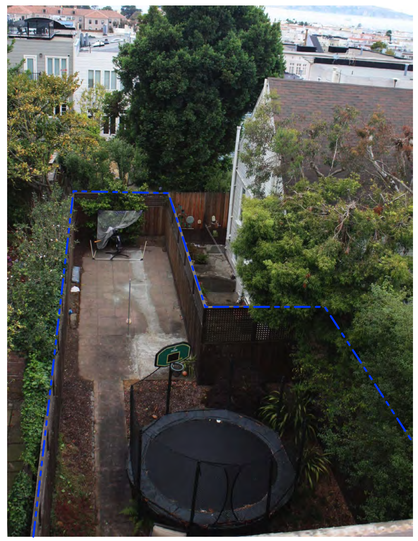
T 415-674-5554
F 415-674-5558

MCINTYRE RESIDENCE

2832 UNION STREET, SAN FRANCISCO , CA 94123



6 NORTH ELEVATION



5 NORTH EAST NEIGHBOR

4 WEST NEIGHBOR

3 SUBJECT PROP. - SOUTH ELEV.

2 EAST NEIGHBOR

1 UNION STREET - NORTH
SCALE: 1:2.86

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

PHOTOGRAPHS

A0.4

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503_Variance_v18.pln

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SYMBOLS

EXISTING WALL

NEW WALL

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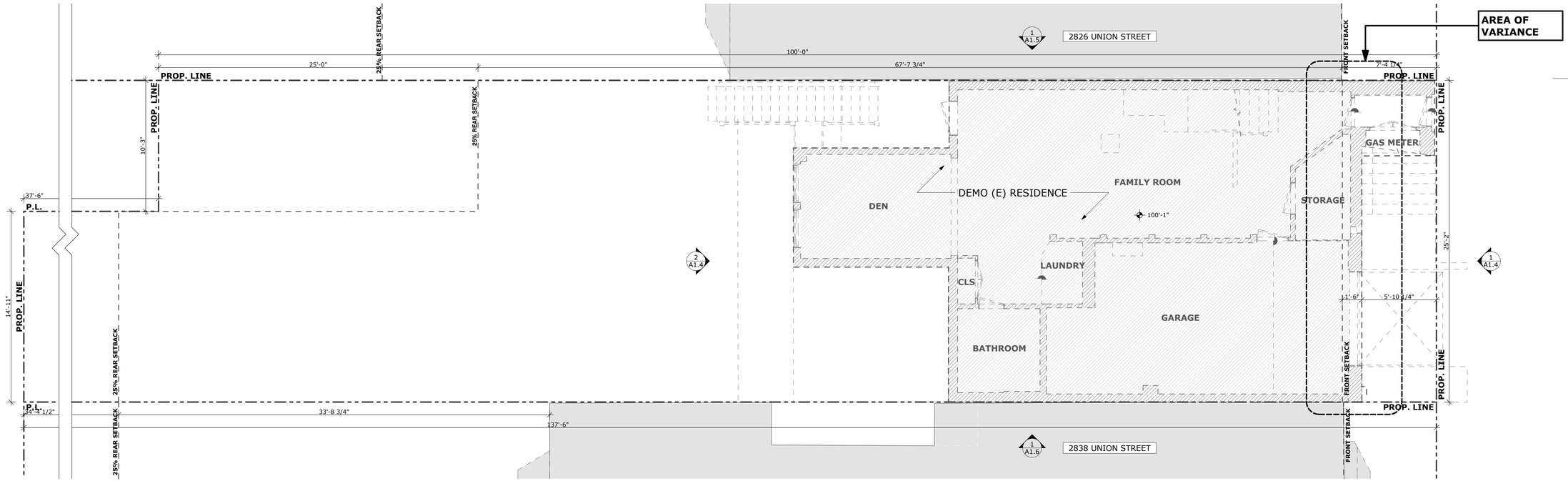
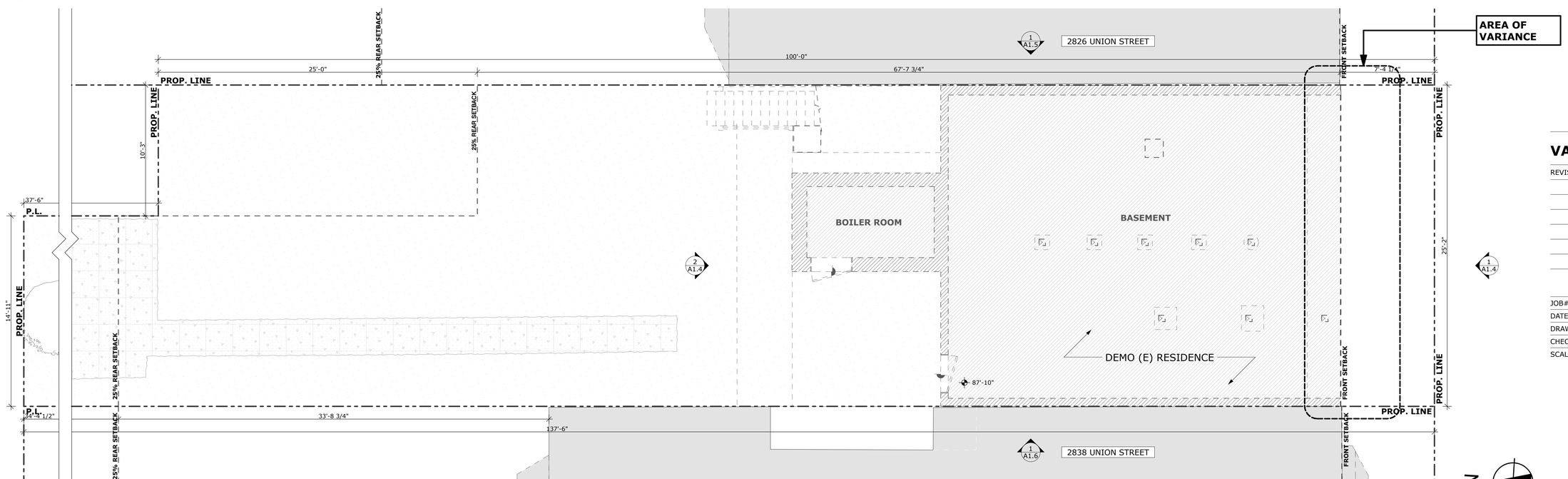


2 PROPOSED GARAGE FLOOR PLAN

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



1 DEMOLITION BASEMENT FLOOR PLAN

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

N

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXISTING PLANS

A1.1

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchCAD/8.02 Project Drawings/A2 - Plans/1503_Variance_V18.pln

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SYMBOLS

	EXISTING WALL
	NEW WALL

BUTLER ARMSDEN
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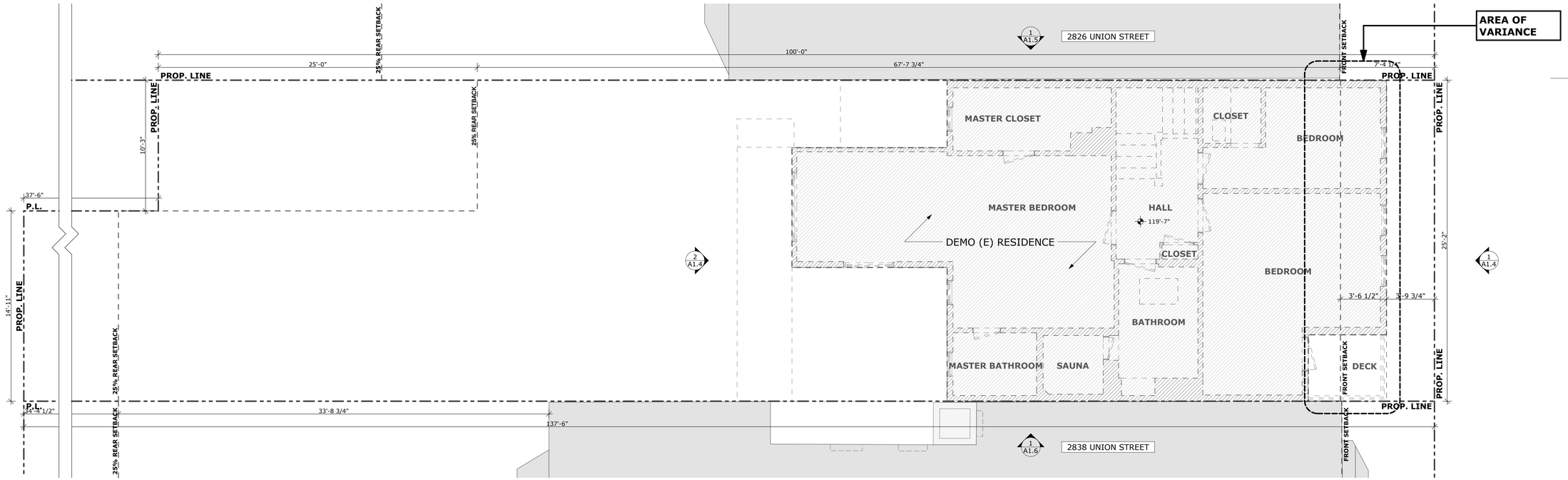
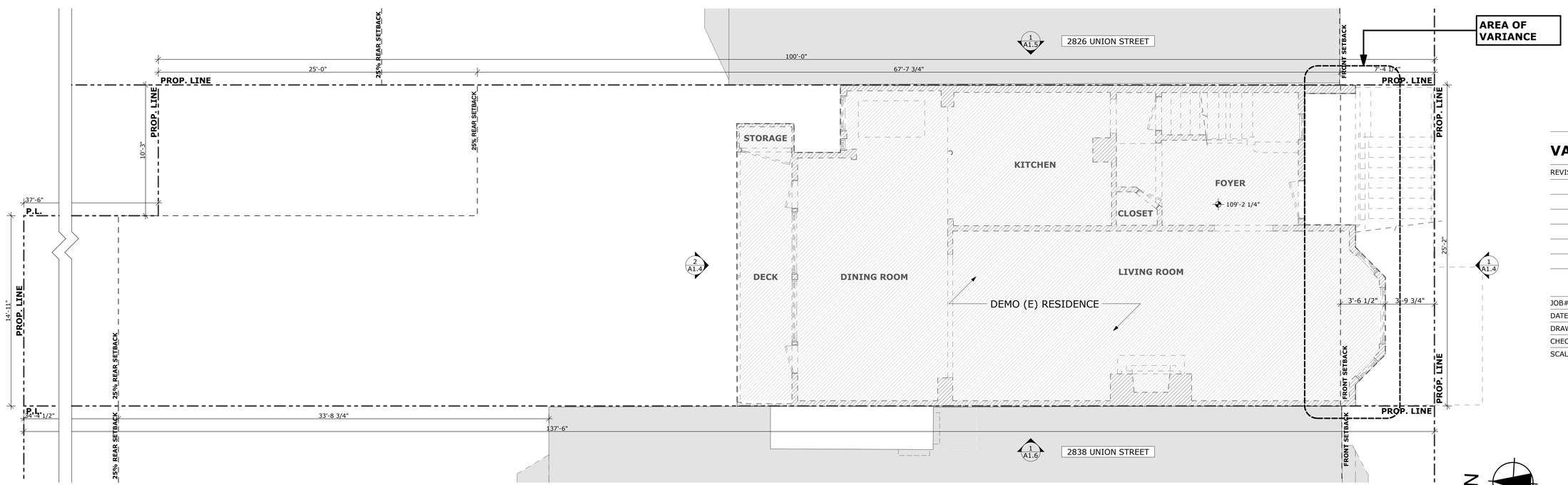


2 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXISTING PLANS

A1.2

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchCAD/8.02 Project Drawings/A2 - Plans/1503_Variance_V18.pln

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/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503 Variance V18.pln

SYMBOLS

EXISTING WALL

NEW WALL

BUTLER ARMSDEN
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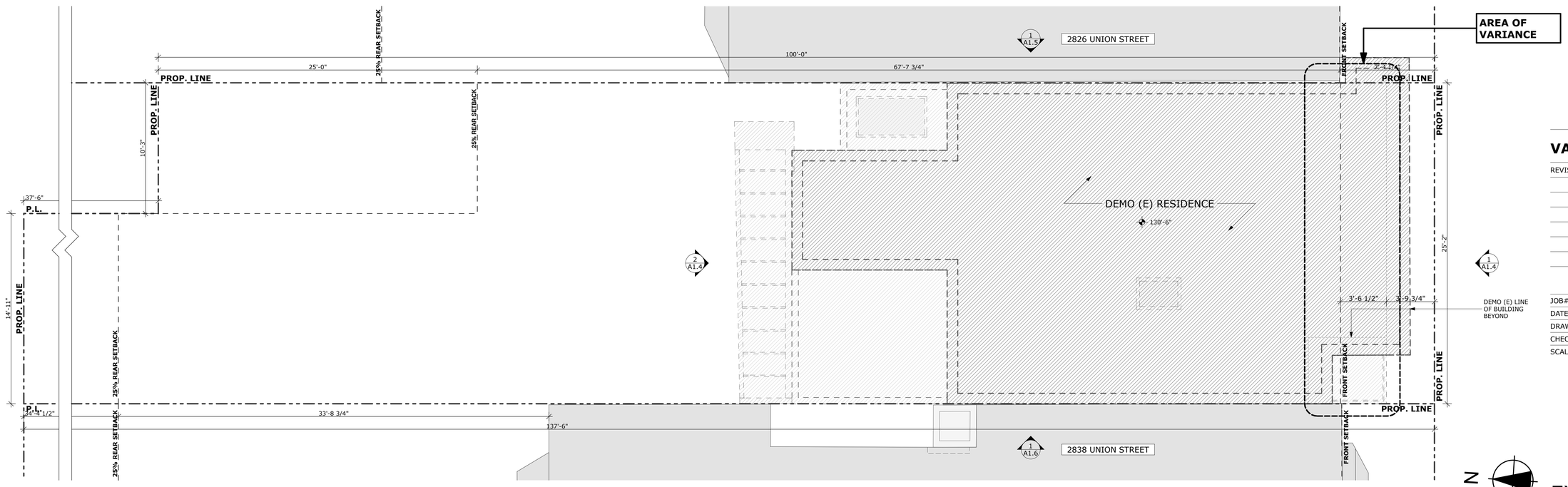

1 DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXISTING PLAN

A1.3

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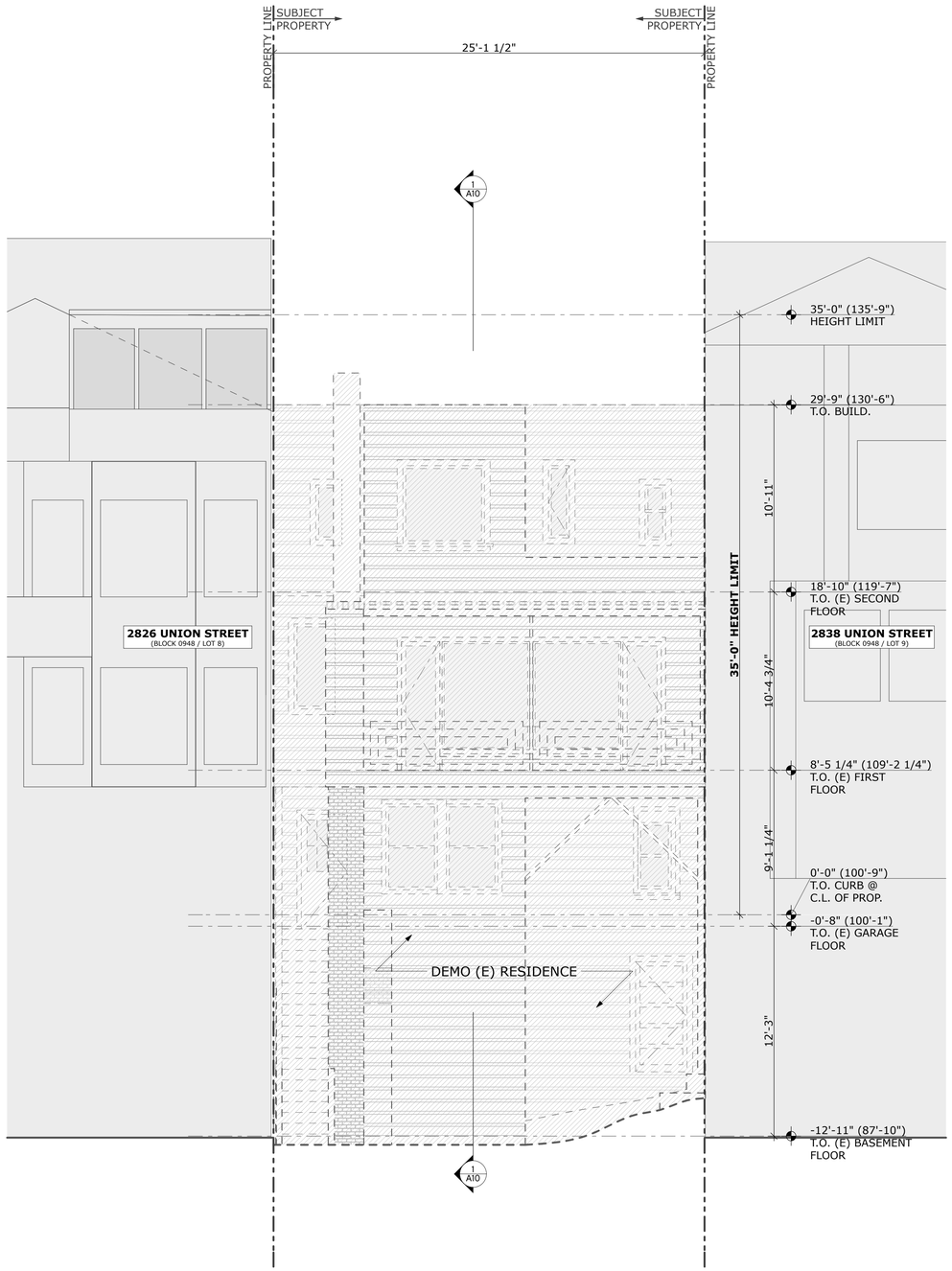
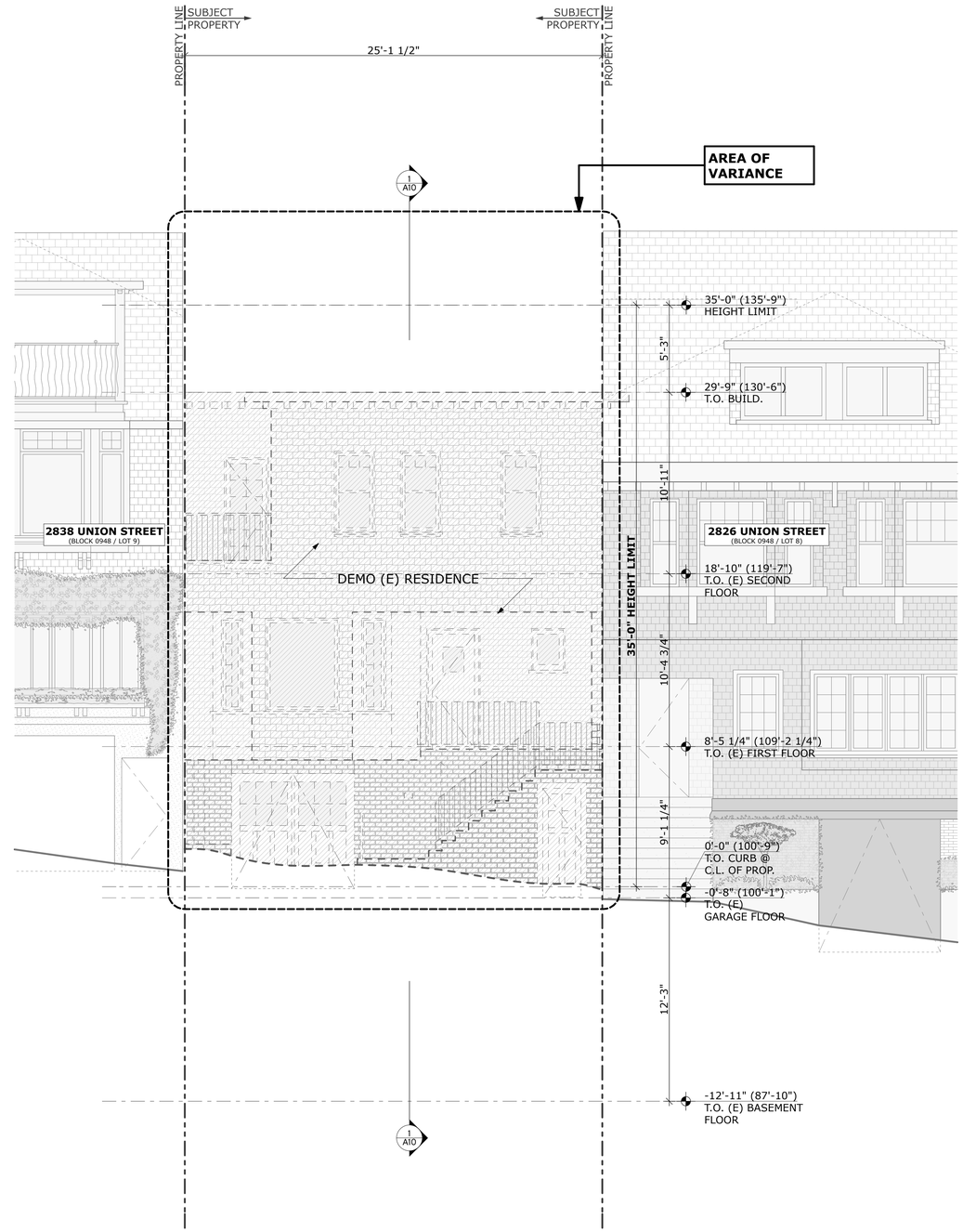


2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION IS FOR REFERENCE ONLY



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXTERIOR ELEVATION

A1.4

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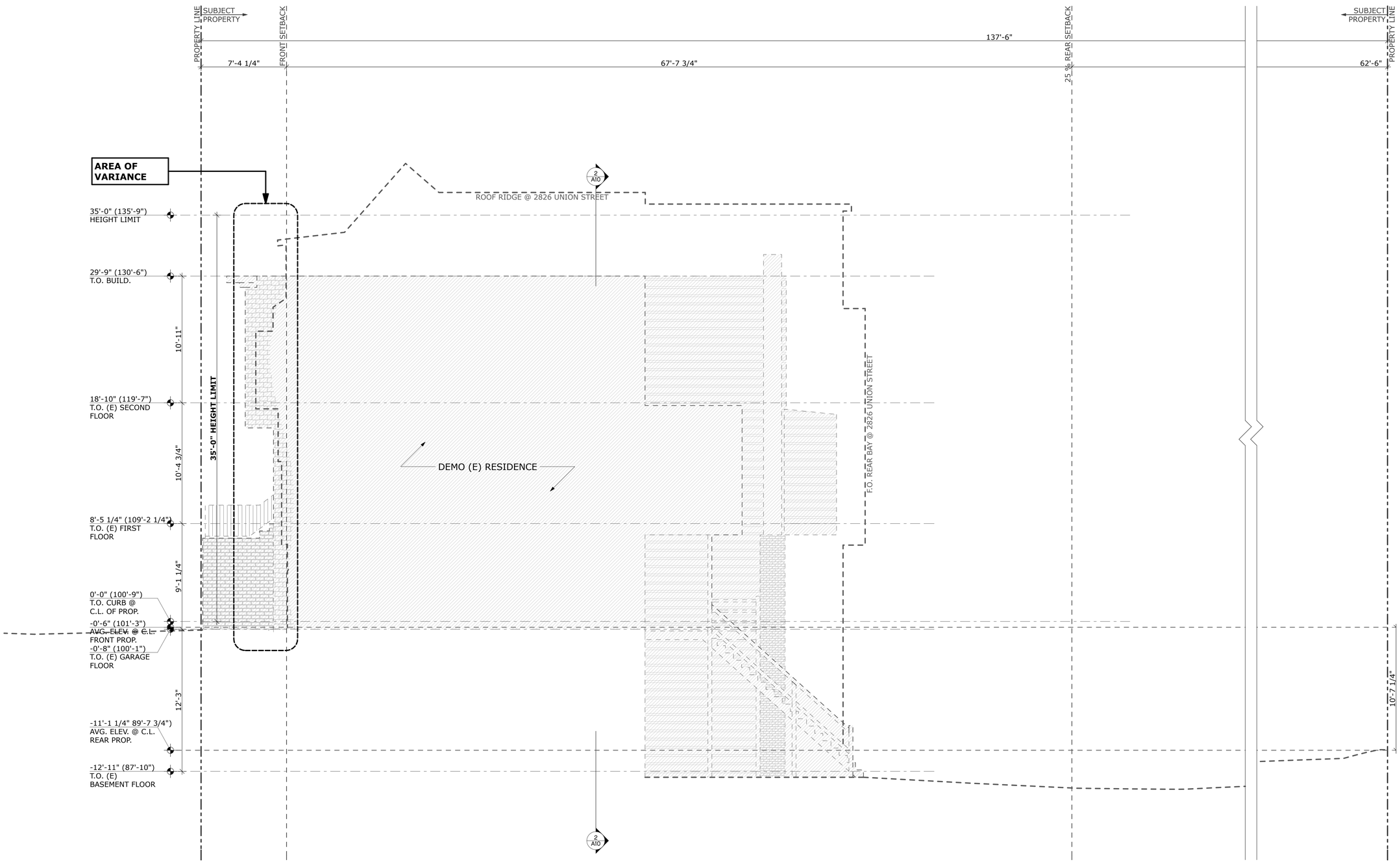

1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXTERIOR ELEVATION

A1.5

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503_Variance_V18.pln

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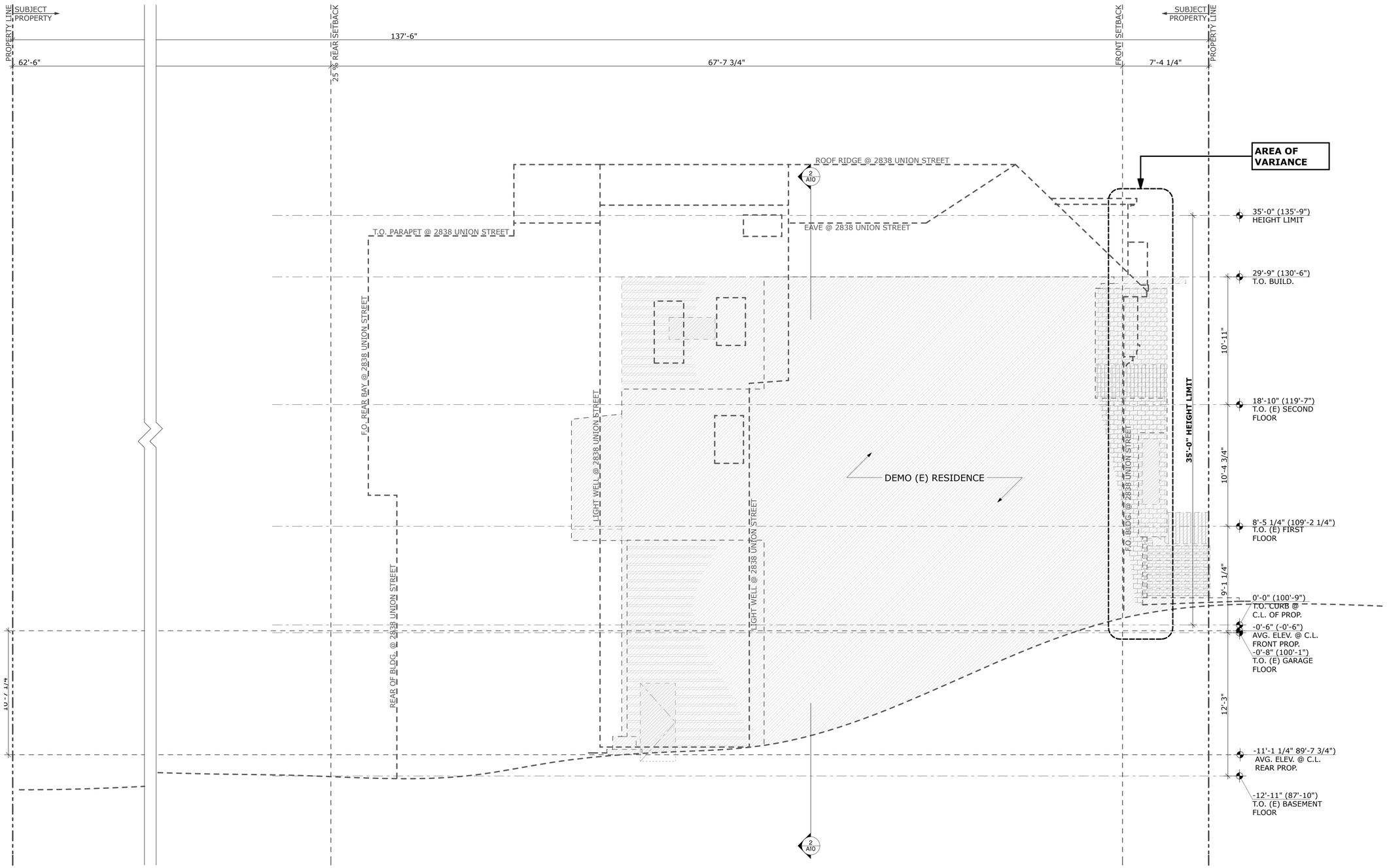

1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXTERIOR ELEVATION

A1.6

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503_Variance_V18.pln

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/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchCAD/8.02 Project Drawings/A2 - Plans/1503_Variance_V18.pln

SYMBOLS

- EXISTING WALL
- NEW WALL

BUTLER ARMSDEN
ARCHITECTS

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MCINTYRE RESIDENCE

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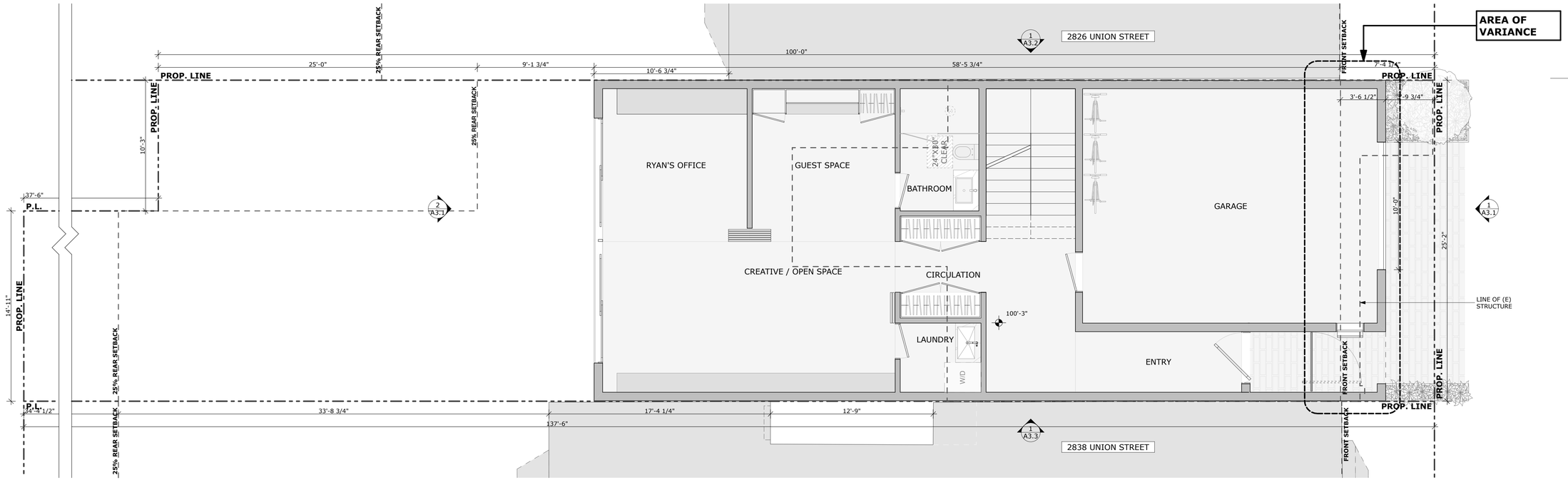
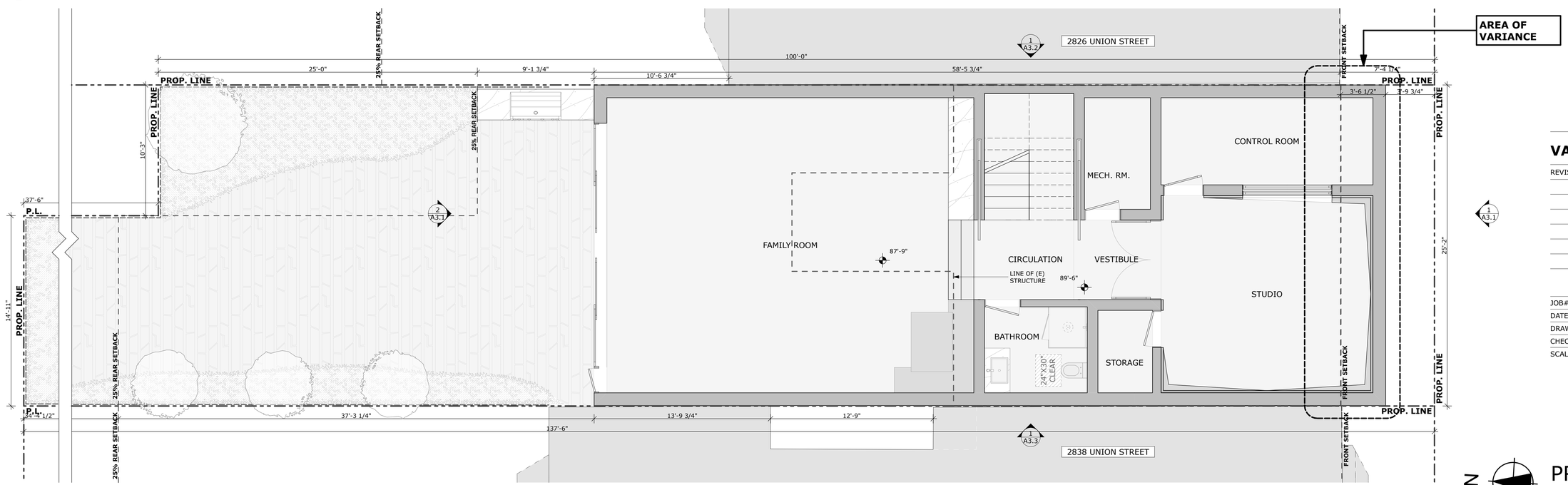


2 PROPOSED GARAGE FLOOR PLAN

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



1 PROPOSED BASEMENT FLOOR PLAN

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

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

N

PROPOSED PLANS

A2.1

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SYMBOLS

EXISTING WALL

NEW WALL

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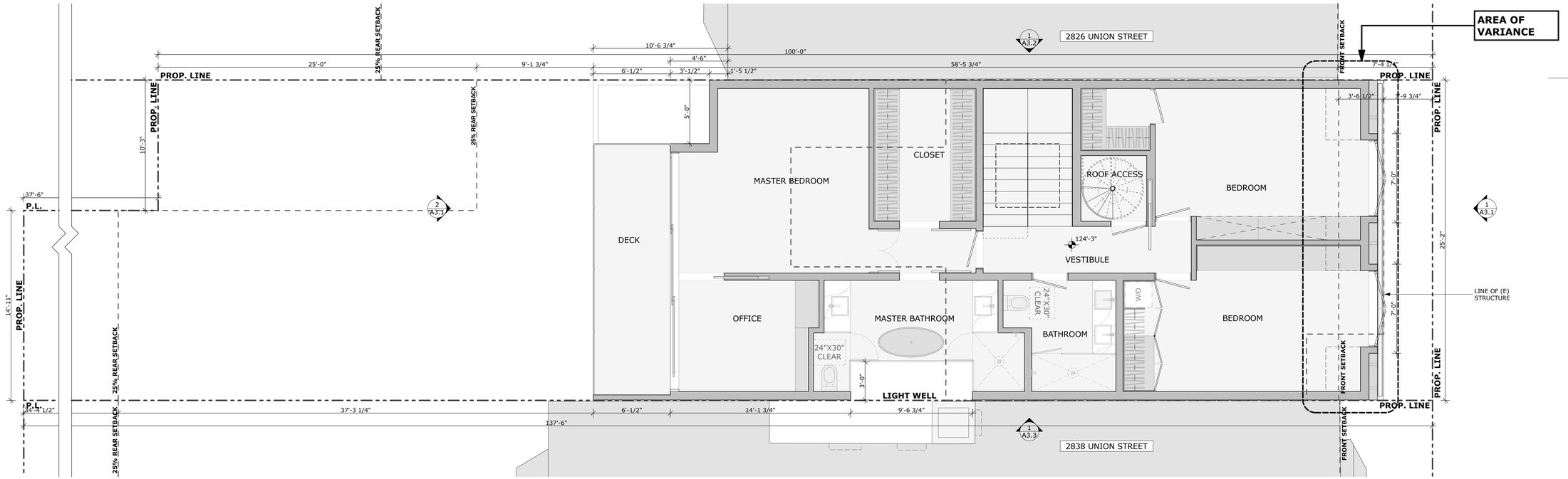
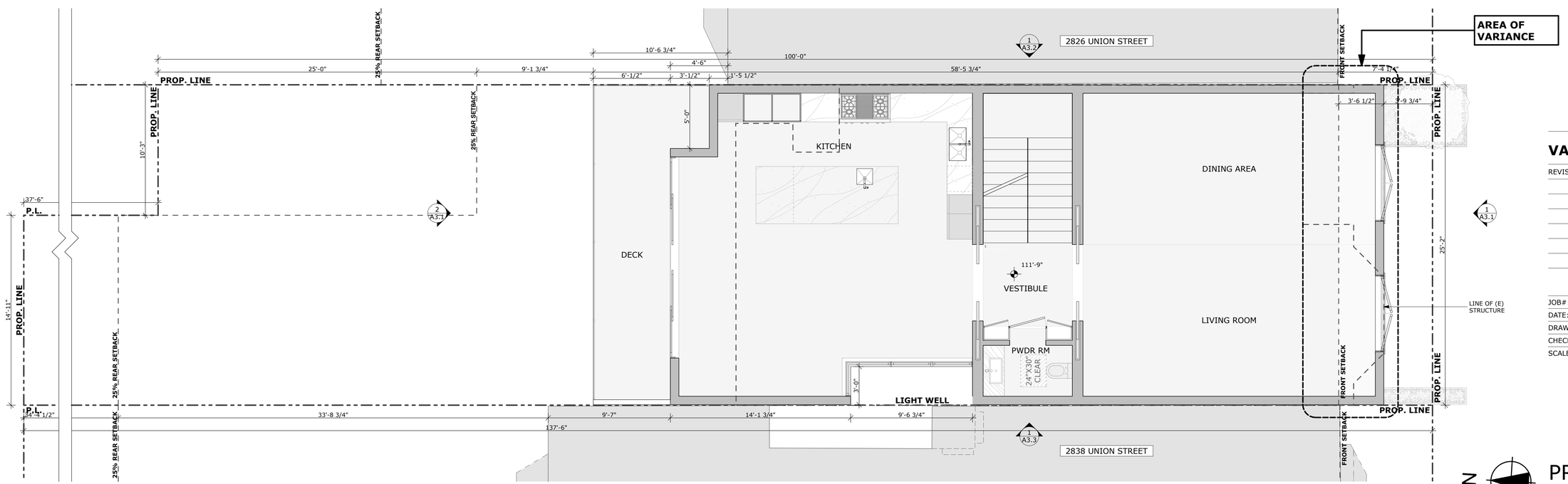


2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

N

PROPOSED PLANS

A2.2

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503_Variance_V18.pln

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/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503 Variance V18.pln

SYMBOLS

EXISTING WALL

NEW WALL

BUTLER ARMSDEN
ARCHITECTS

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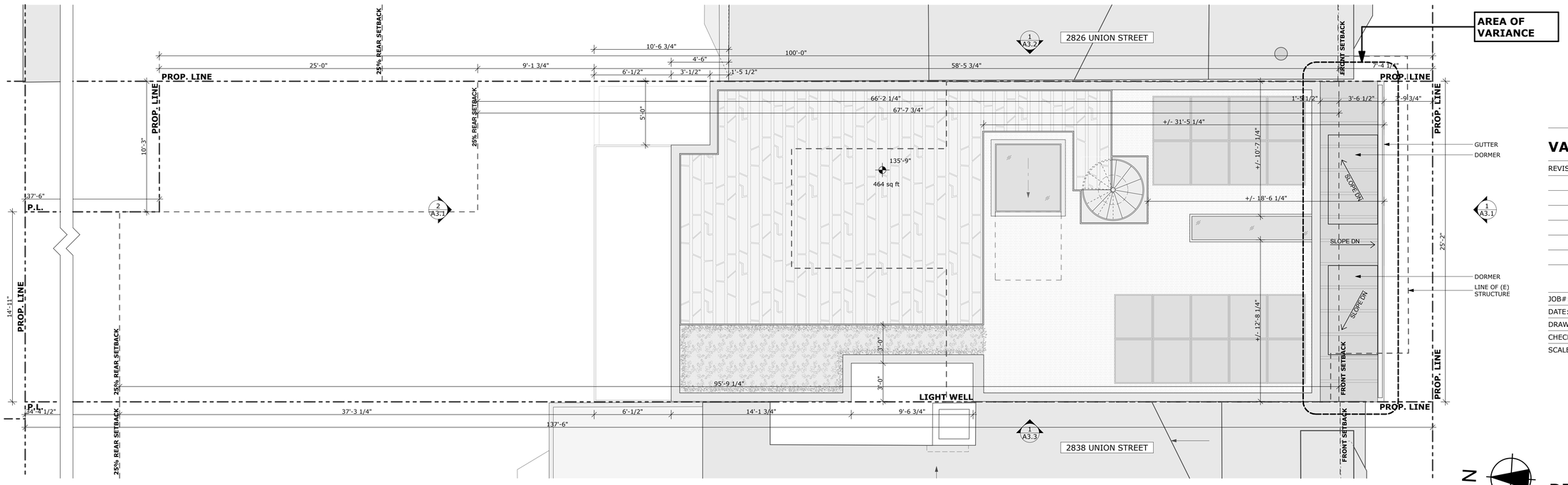

1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

PROPOSED PLAN

A2.3

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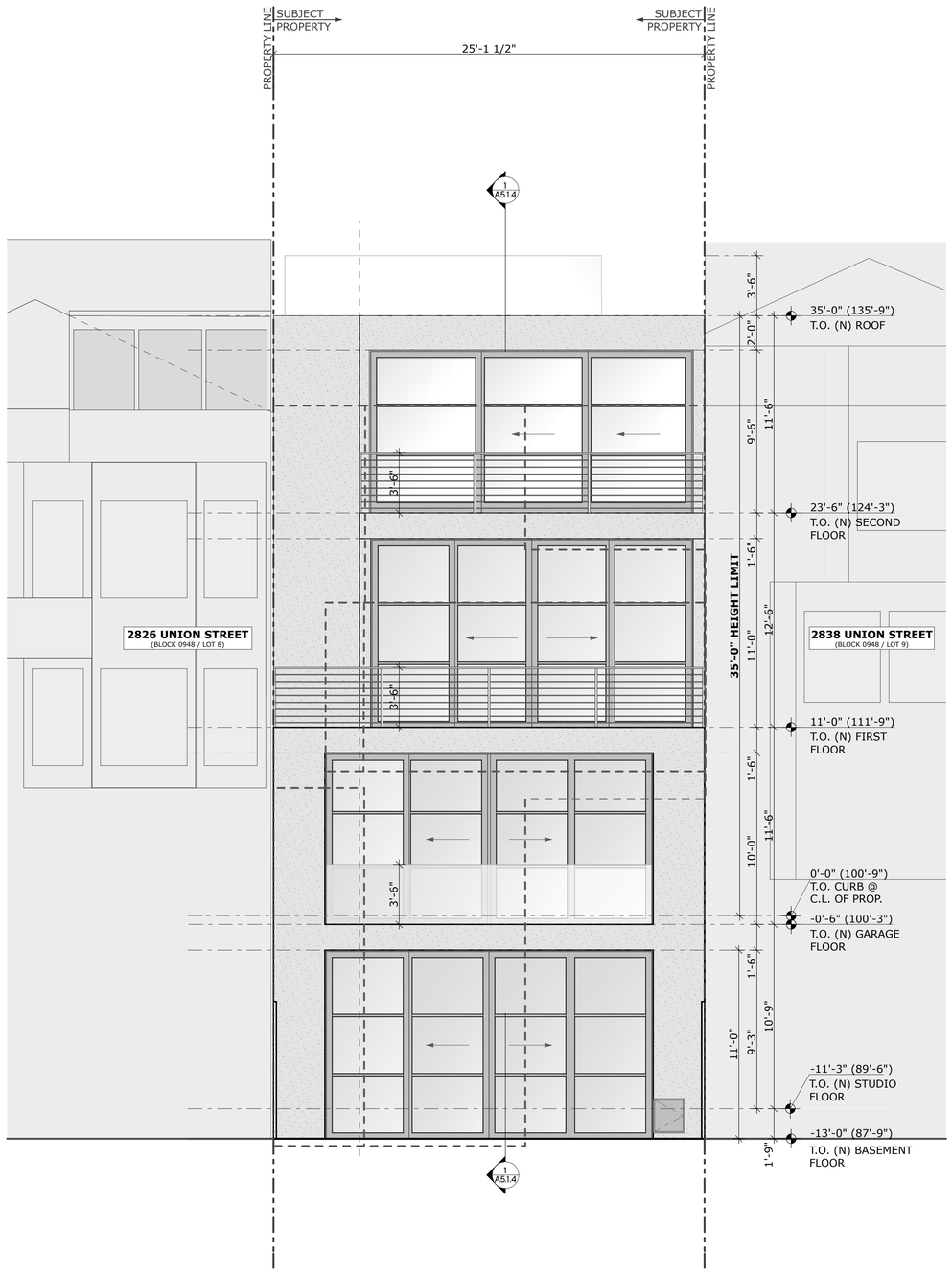
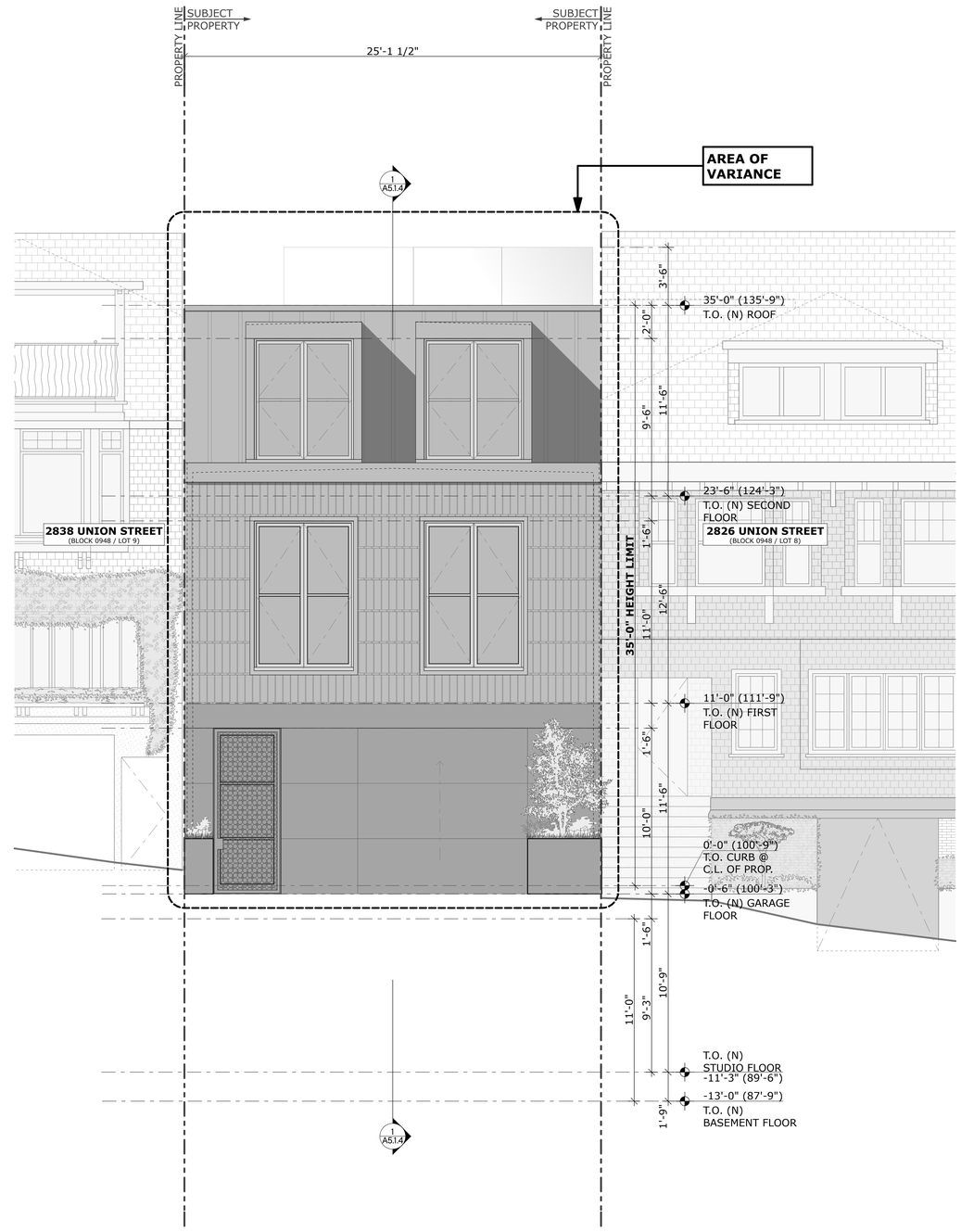
/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503 Variance v18.pln



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION IS FOR REFERENCE ONLY



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTS

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VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXTERIOR ELEVATION

A3.1

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MCINTYRE RESIDENCE
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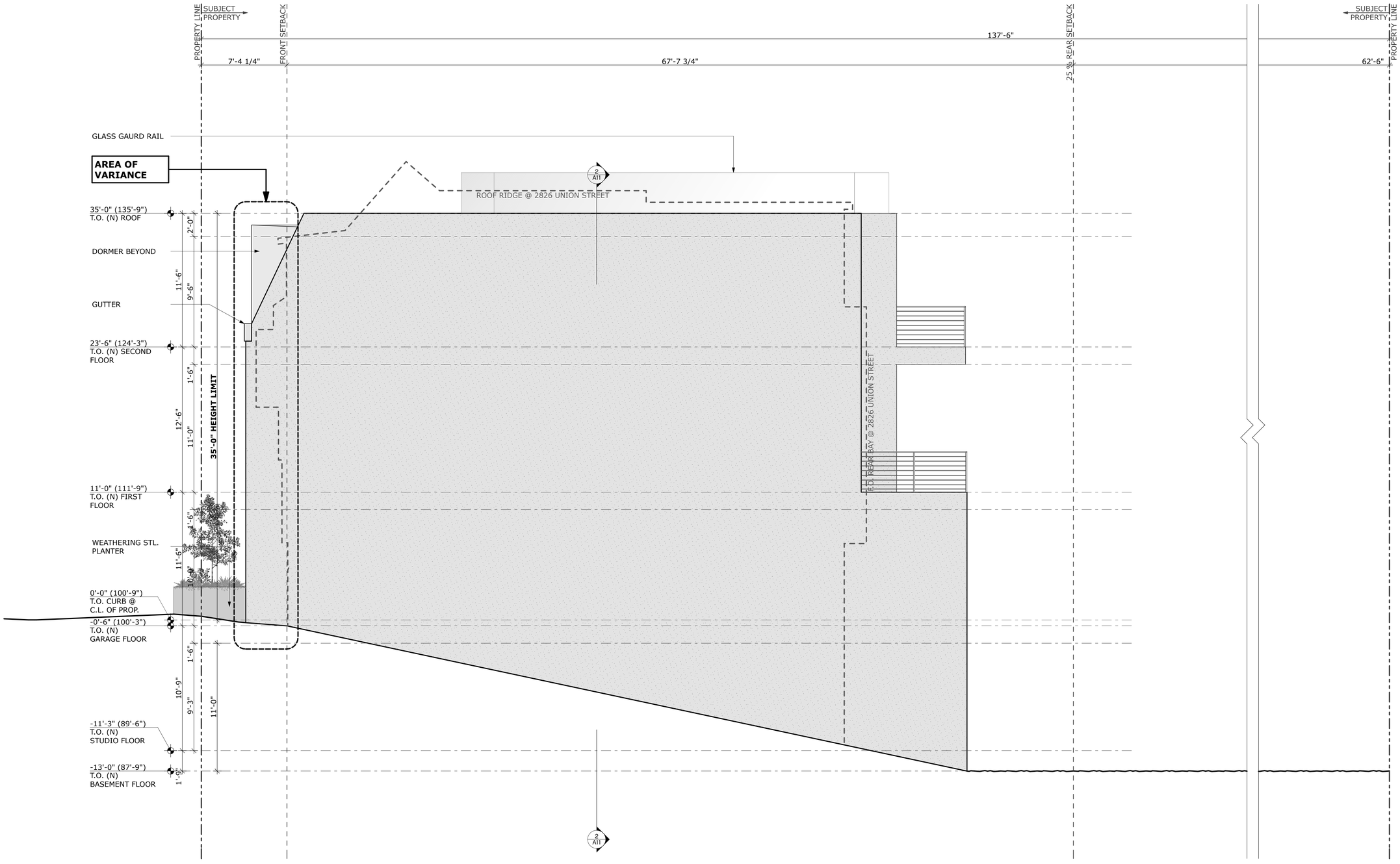

1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXTERIOR ELEVATION

A3.2

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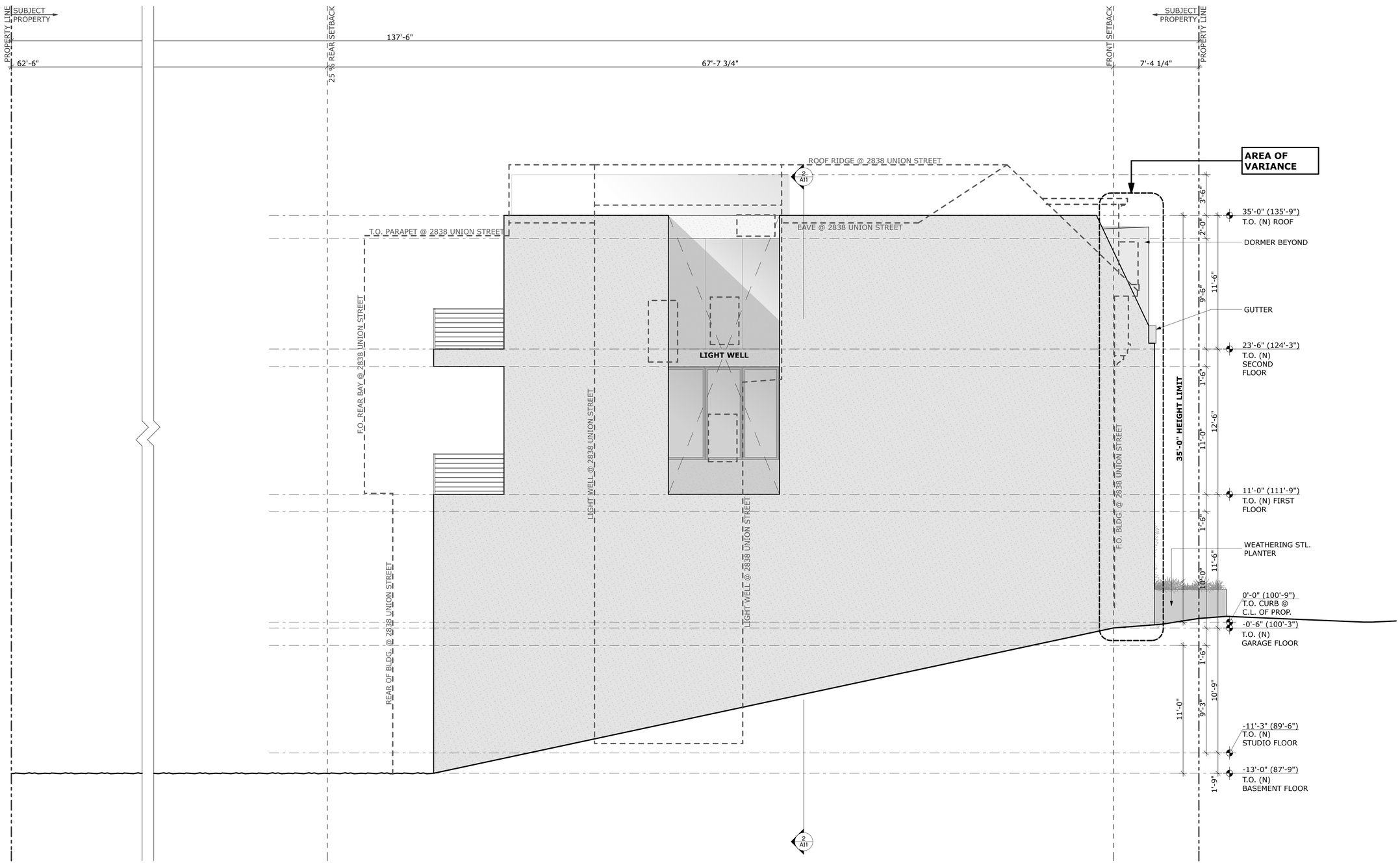

1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

VARIANCE SET

REVISIONS:	BY:

JOB#:	1503
DATE:	06/06/17
DRAWN:	MH
CHECKED:	GF
SCALE:	AS NOTED

EXTERIOR ELEVATION

A3.3

/Volumes/baa-projects/projects-folder/Projects - Active/Jobs 1500/1503 McIntyre/8. ArchiCAD/8.02 Project Drawings/A2 - Plans/1503 Variance V18.pln