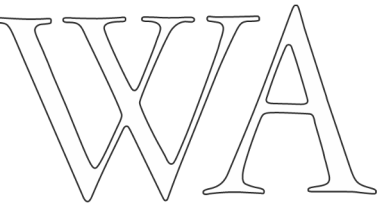


PROJECT VICINITY

# SANCHEZ ST SITE PERMIT (BER-01)

1232 SANCHEZ STREET, SAN FRANCISCO, CA 94114



WHITFIELD ARCHITECTS

3626 FOLSOM STREET  
SF/CA 94110  
415-724-6279

WHITFIELD-ARCHITECTS.COM

## CONTACTS

### OWNERS

NEVILLE BOWERS  
JANETTE FONG  
1232 SANCHEZ STREET, SF/CA 94114

### ARCHITECT

WHITFIELD ARCHITECTS  
J DAVID WHITFIELD  
862 YORK STREET, SF/CA 94110  
DAVID.WHITFIELD.AIA@GMAIL.COM  
415.724.6279

## PROJECT DATA

### PLANNING INFORMATION

ZONE: RH-2 BLOCK 6548 LOT 5A  
HEIGHT LIMIT: 40' REQUIRED REAR SETBACK: 45-10 3/4" (45% OF LOT DEPTH)  
LOT AREA: 2,550 sf

### PROJECT DESCRIPTION

BELOW-ADJACENT-GRADE ADDITION AT BASEMENT LEVEL  
(E) WOOD STAIRCASE REMOVED, REBUILD COMPLIANT (N) STAIRCASE FROM BASEMENT

### PROPERTY AREA IN GROSS SQUARE FEET

3,950 SF EXISTING (GARAGE & BASEMENT + TWO LEVELS ABOVE)  
3,966 SF PROPOSED

## SET LIST

#	SHEET NAME	ISSUE DATE	CURRENT REVISION	COMMENT
A_10	COVER PAGE	17 06 06		
A_11	SITE PLAN EXISTING AND PROPOSED	17 06 06		
A_20	EXISTING FLOOR PLANS + DEMO PLANS	17 06 06		
A_21	PROPOSED FLOOR PLANS	17 06 06		
A_30	EXISTING ELEVATIONS	17 06 06		
A_31	PROPOSED ELEVATIONS	17 06 06		
A_32	SECTIONS	17 06 06		

SANCHEZ ST SITE PERMIT

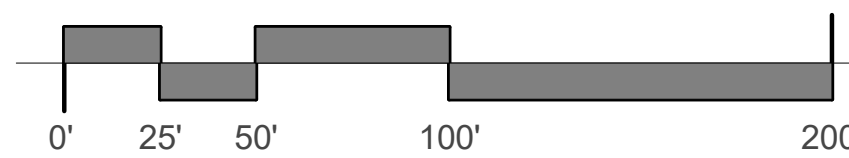
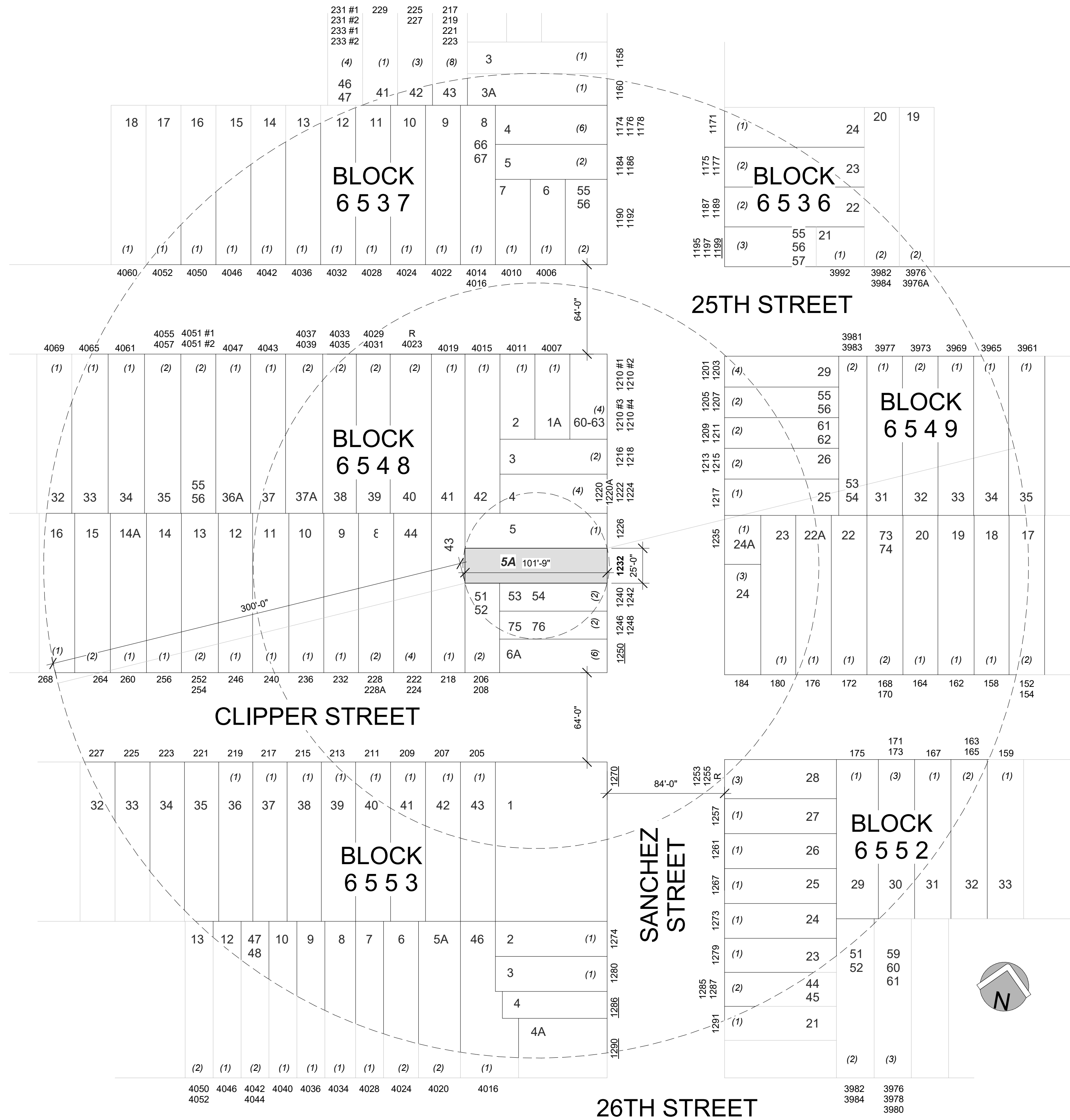
1232 SANCHEZ STREET  
SAN FRANCISCO CA 94114

17 06 06

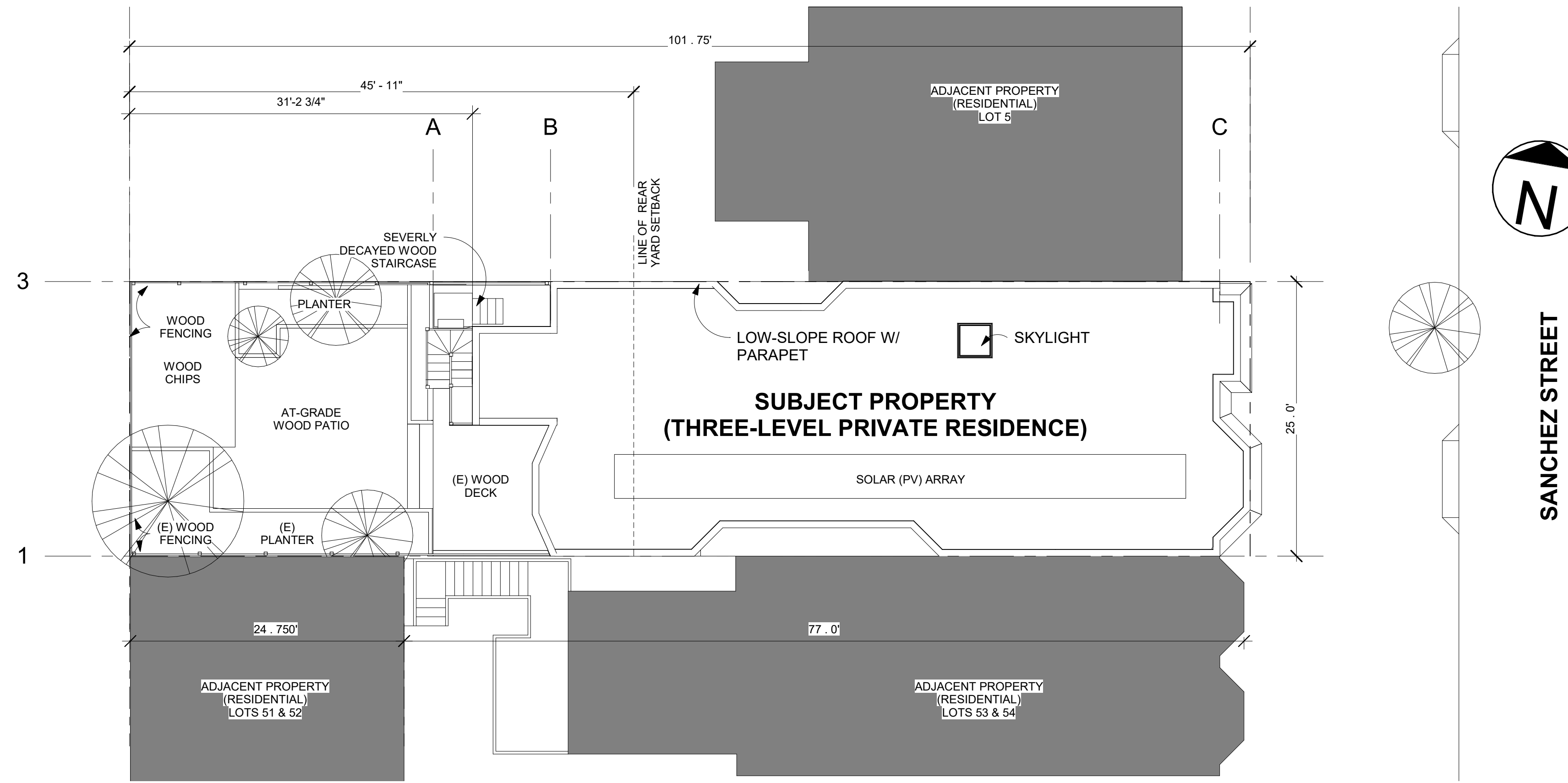
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# A\_10

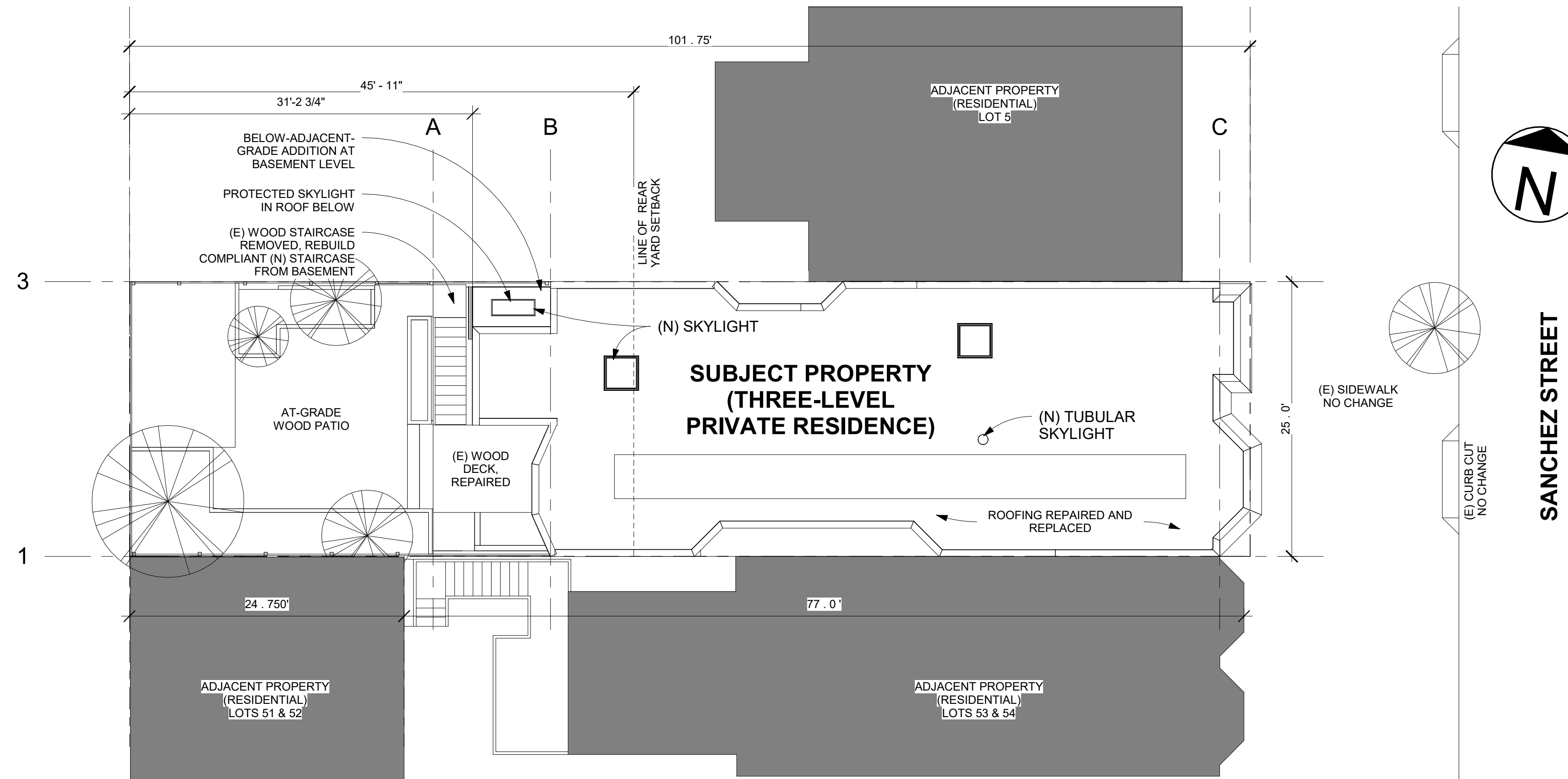
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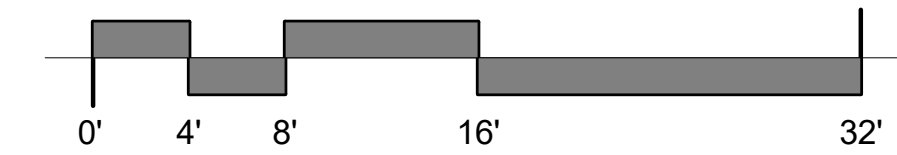
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2 SITE PLAN EXISTING  
1/8" = 1'-0"



1 SITE PLAN PROPOSED  
1/8" = 1'-0"



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17 06 06

**SITE PLAN EXISTING AND PROPOSED**

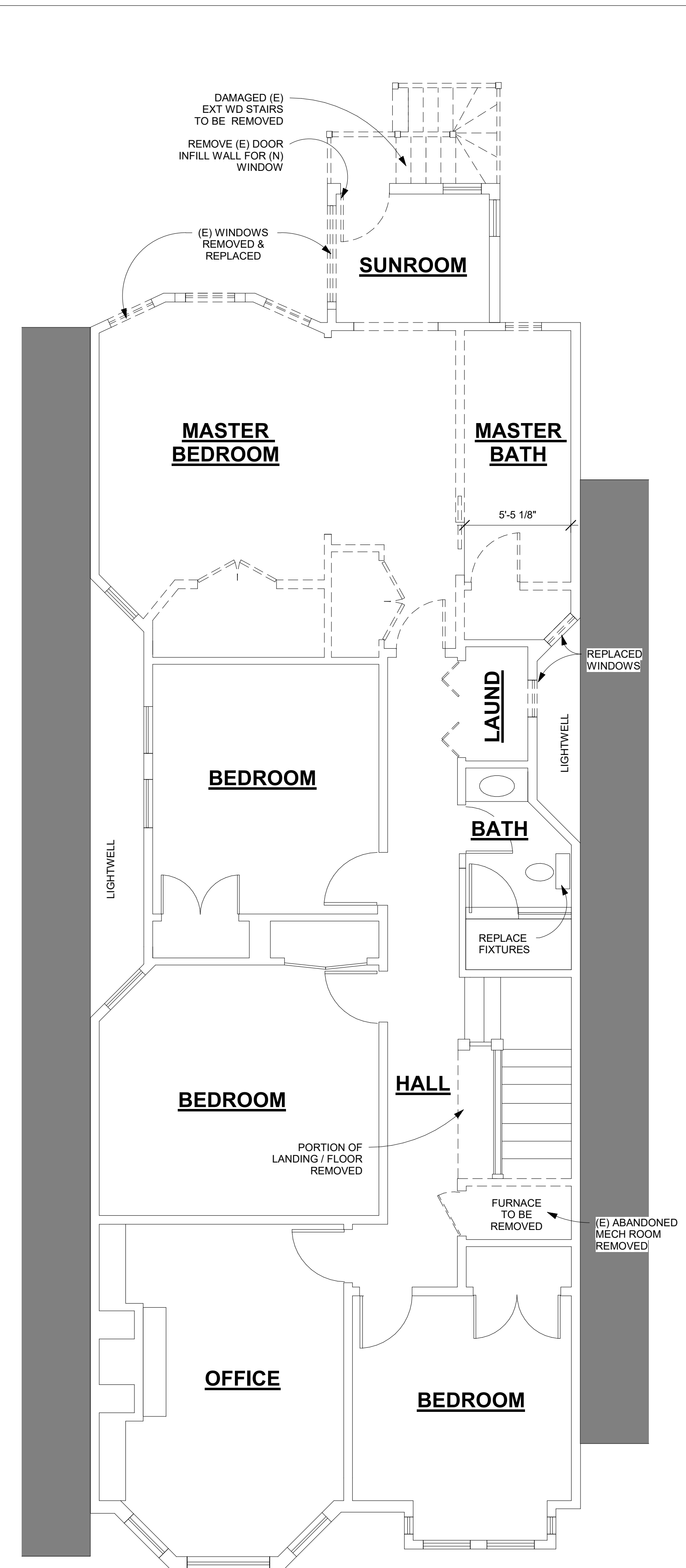
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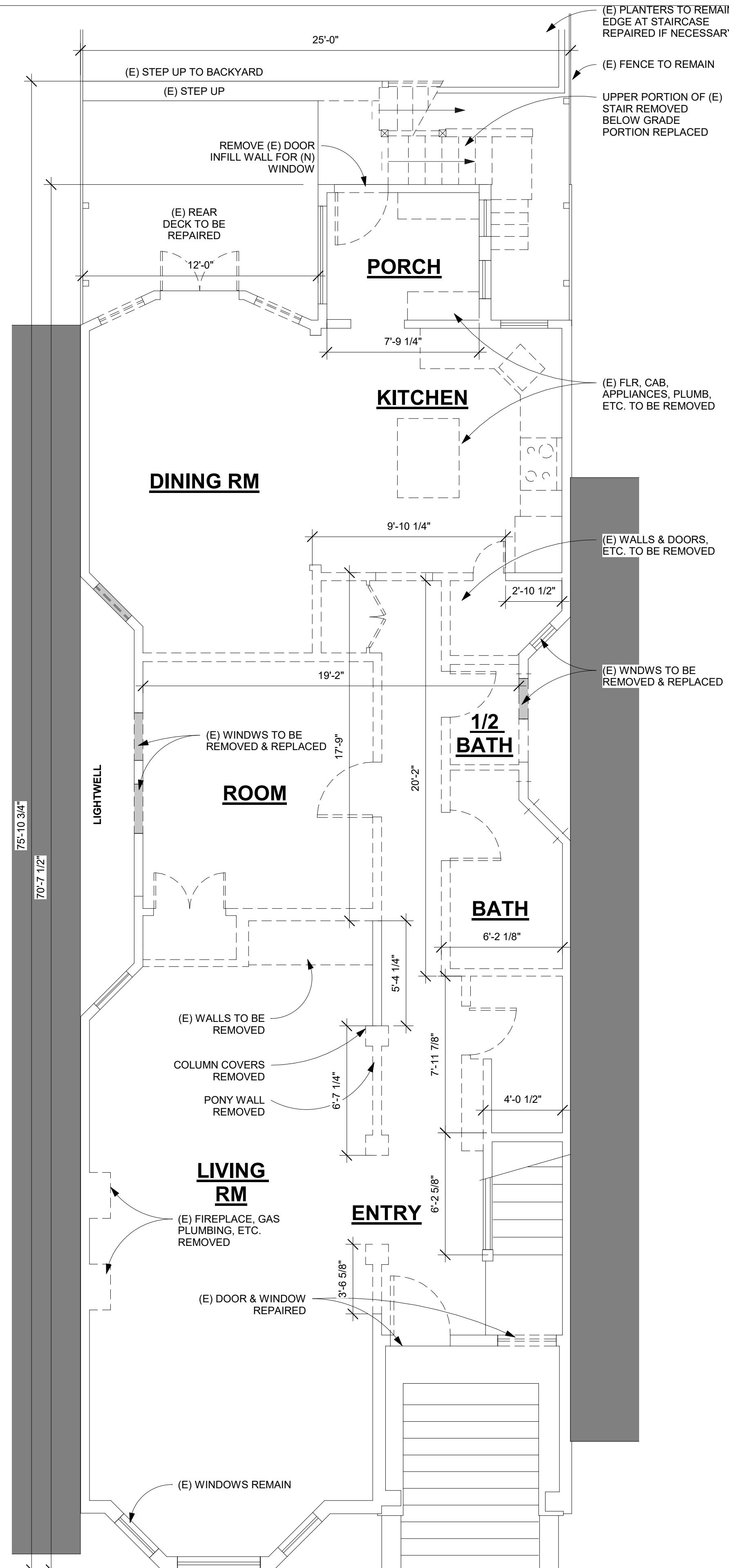
17 06 06

EXISTING FLOOR PLANS + DEMO PLANS

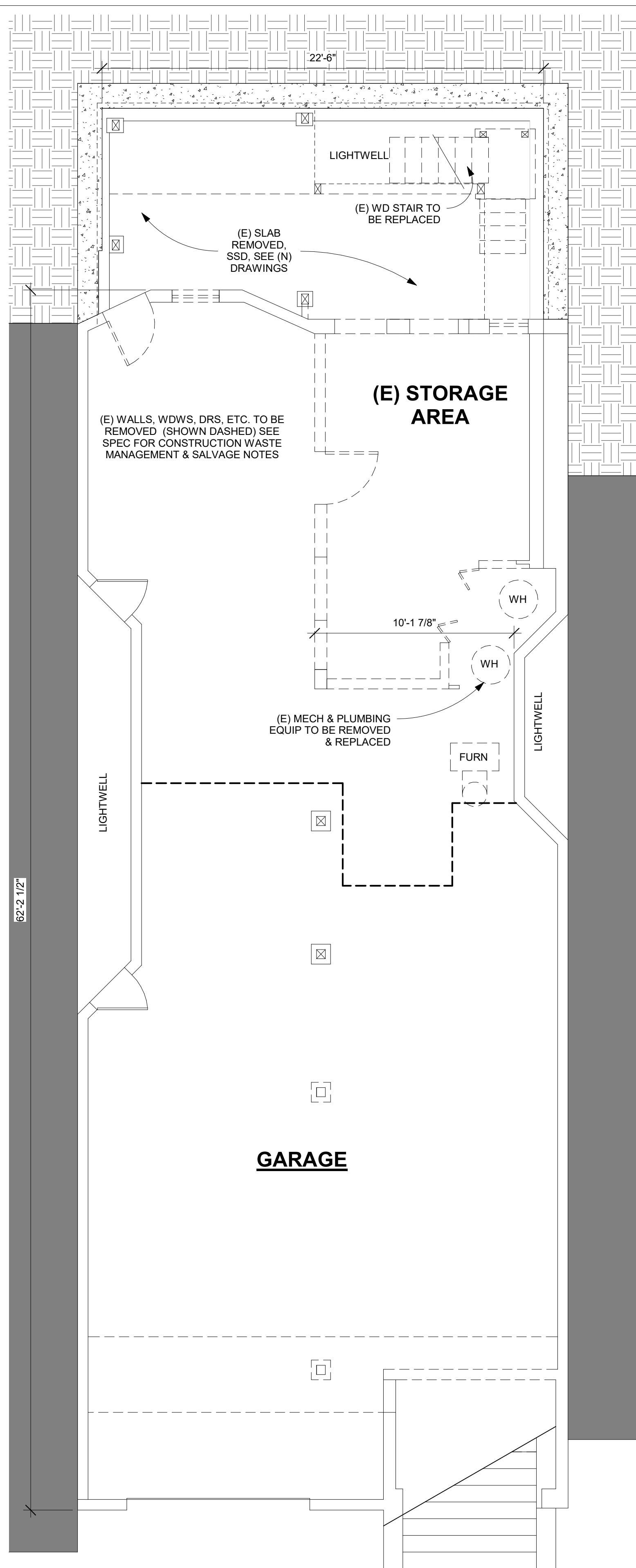
A\_20



3 EXISTING UPPER LVL PLAN  
1/4" = 1'-0"



2 EXISTING MAIN LVL PLAN  
1/4" = 1'-0"



1 EXISTING BASEMENT FLR PLAN  
1/4" = 1'-0"

## SHEET NOTES

# NOTE

**GENERAL NOTES**

- ALL (N) LIGHTING TO BE LED
- DRYER VENT TO LIGHTWELL 3'-0" CLEAR TO PROPERTY LINE OR OPENING
- DOOR TO LAUNDRY ROOMS (5A & 26A) MIN 100 SQUARE INCH MAKE-UP AIR LOUVERED FREE AREA
- SMOKE DETECTOR (SD) IN EACH BEDROOM
- CARBON MONOXIDE DETECTOR (COD) ON EACH FLOOR
- EXHAUST FAN (EF) IN EACH BATHROOM



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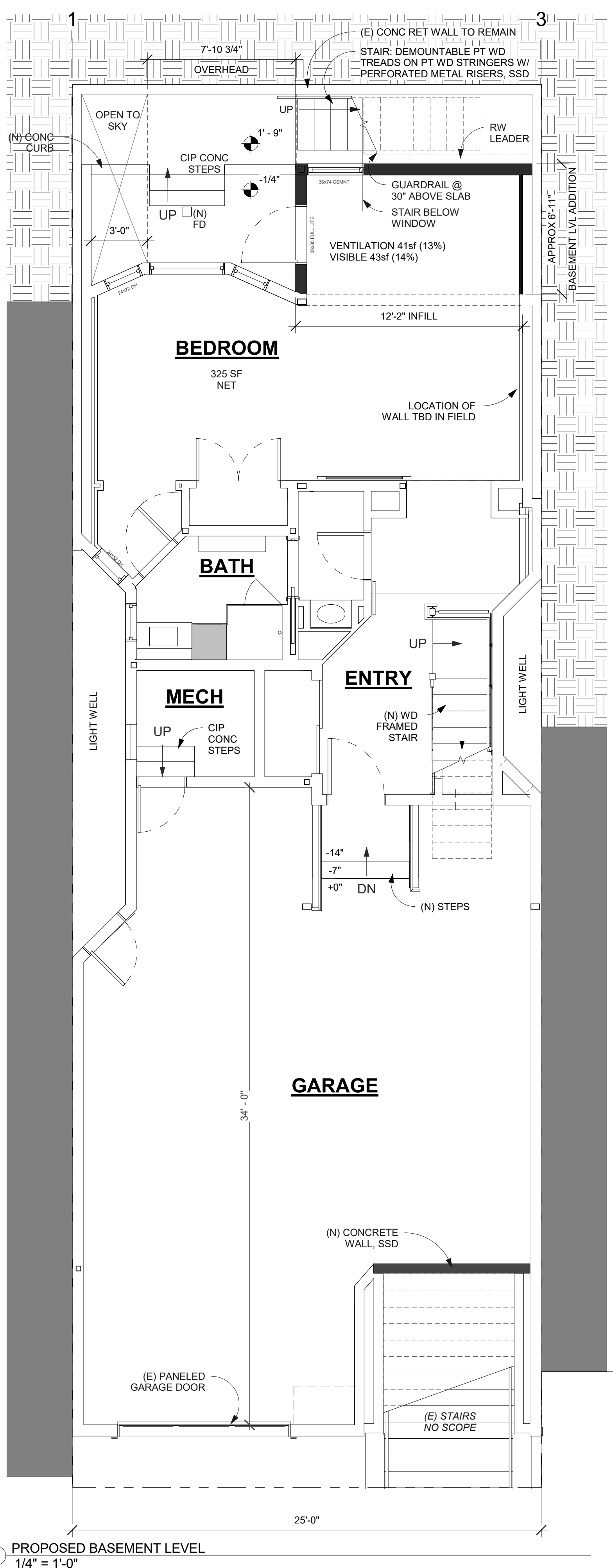
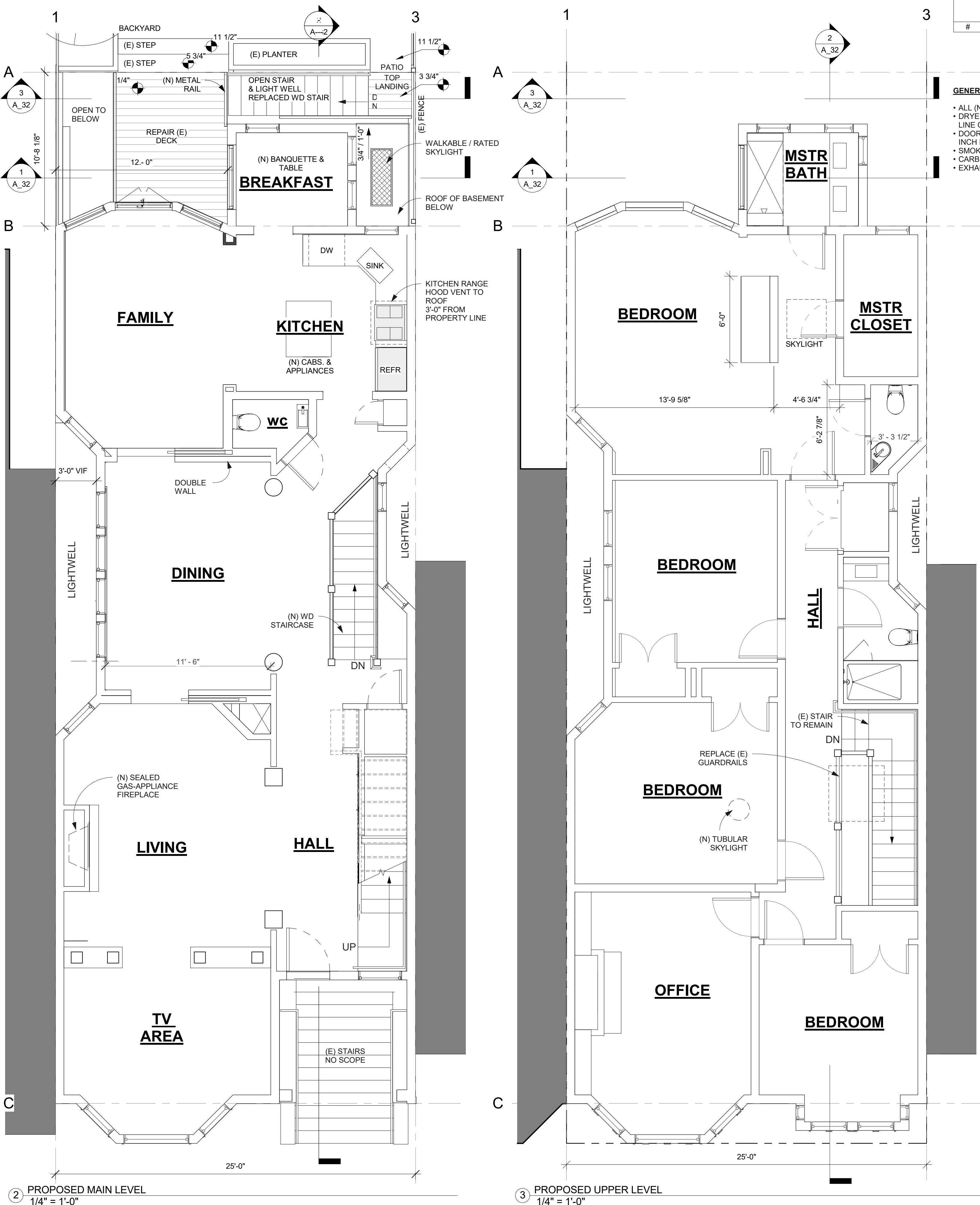
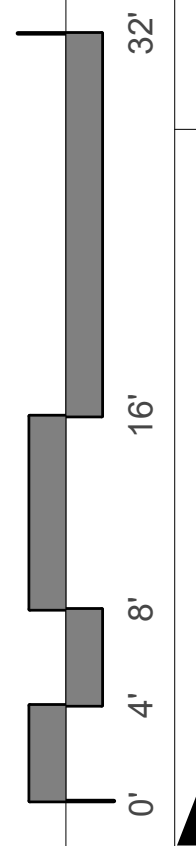
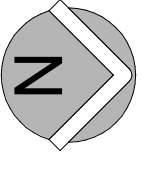
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17 06 06

PROPOSED  
FLOOR  
PLANS

# A 21



1 PROPOSED BASEMENT LEVEL  
1/4" = 1'-0"

2 PROPOSED MAIN LEVEL  
1/4" = 1'-0"

3 PROPOSED UPPER LEVEL  
1/4" = 1'-0"

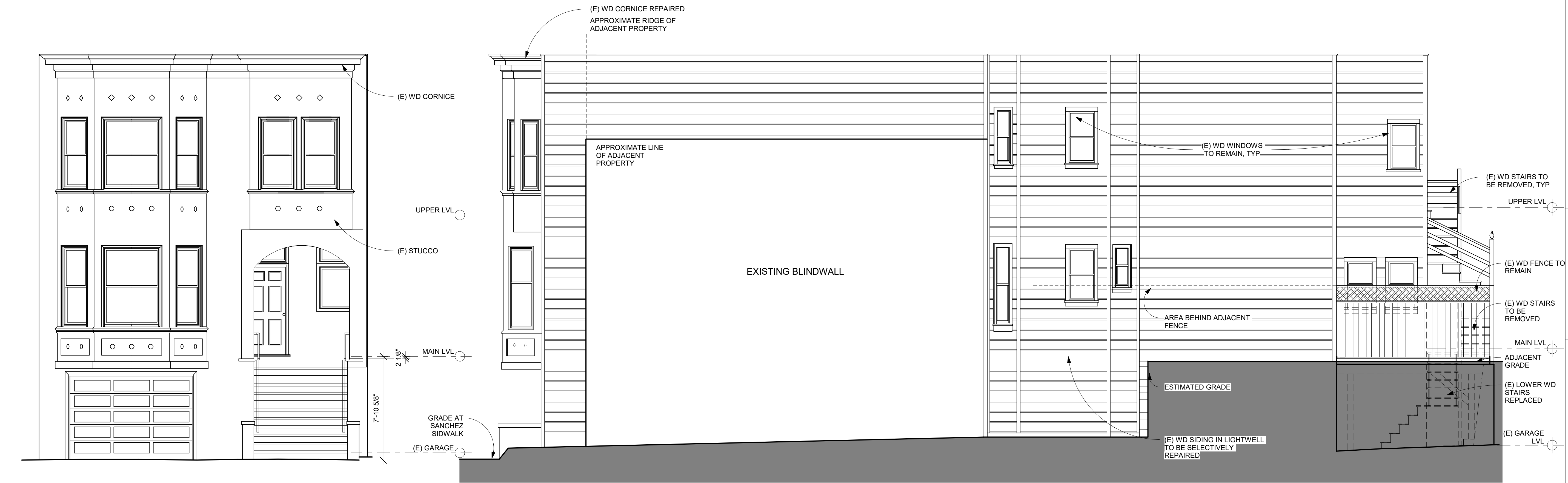
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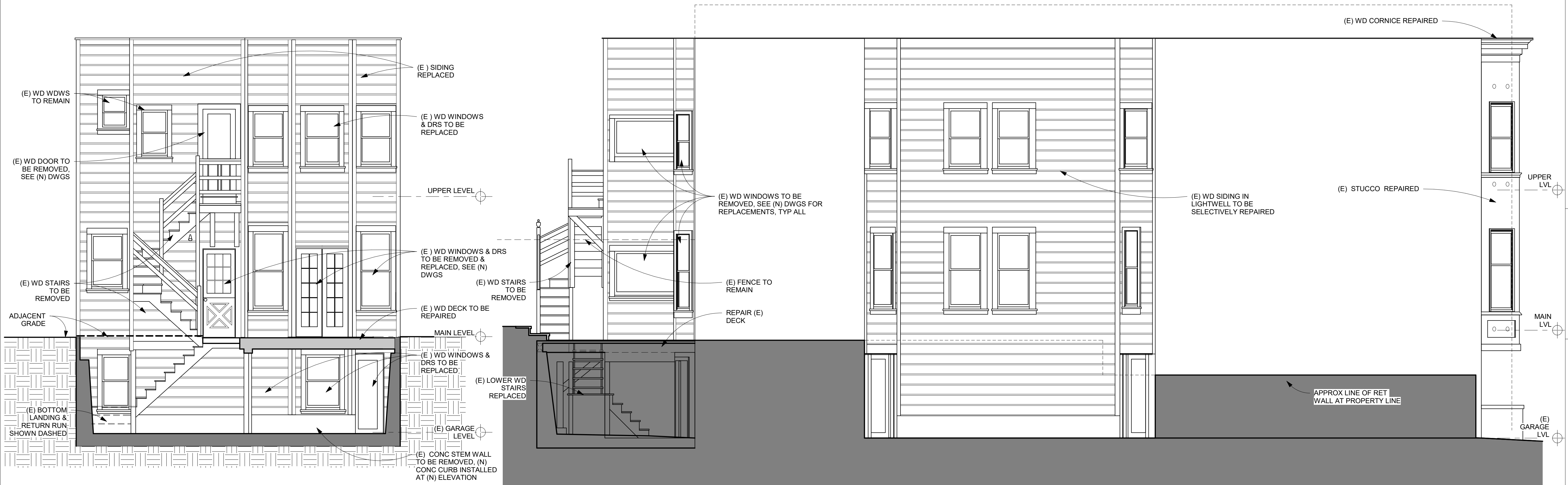
17 06 06

EXISTING ELEVATIONS



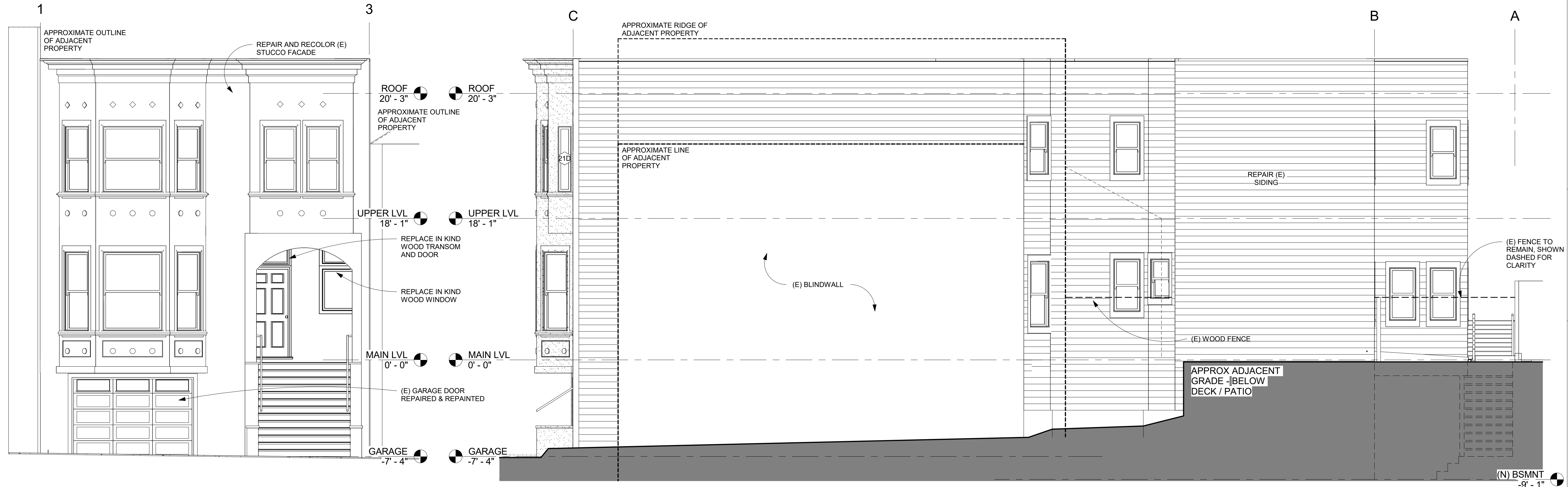
1 EXISTING EAST ELEVATION 1/4" = 1'-0"

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



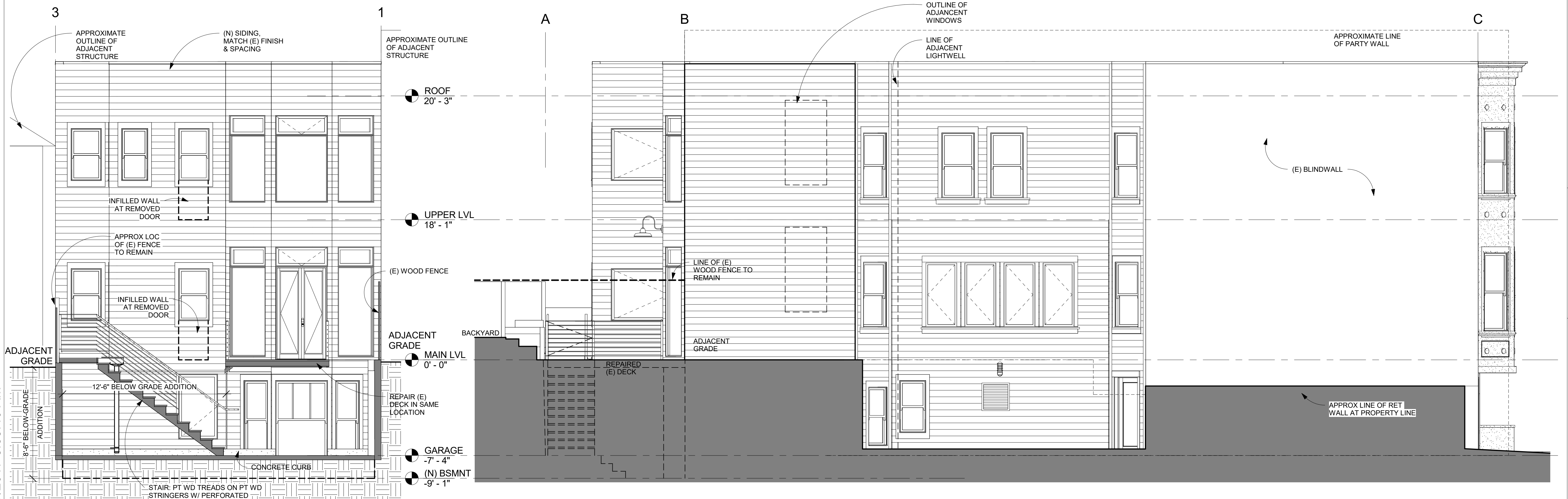
3 EXISTING WEST ELEVATION 1/4" = 1'-0"

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



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

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



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

3 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



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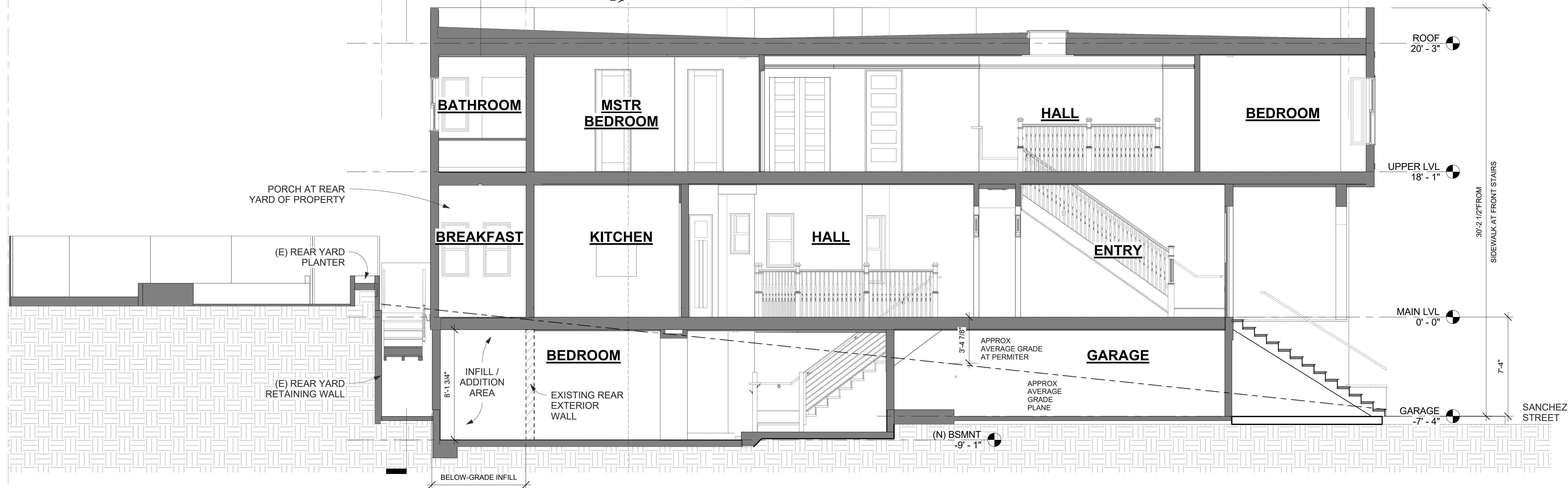
17 06 06

PROPOSED ELEVATIONS

PL



LINE OF REAR YARD SETBACK



PORCH AT REAR YARD OF PROPERTY

(E) REAR YARD PLANTER

(E) REAR YARD RETAINING WALL

BELOW-GRADE INFILL

APPROX AVERAGE GRADE AT PERMITTER

APPROX AVERAGE GRADE PLANE

(N) BSMNT -9' - 1"

ROOF 20' - 3"

UPPER LVL 18' - 1"

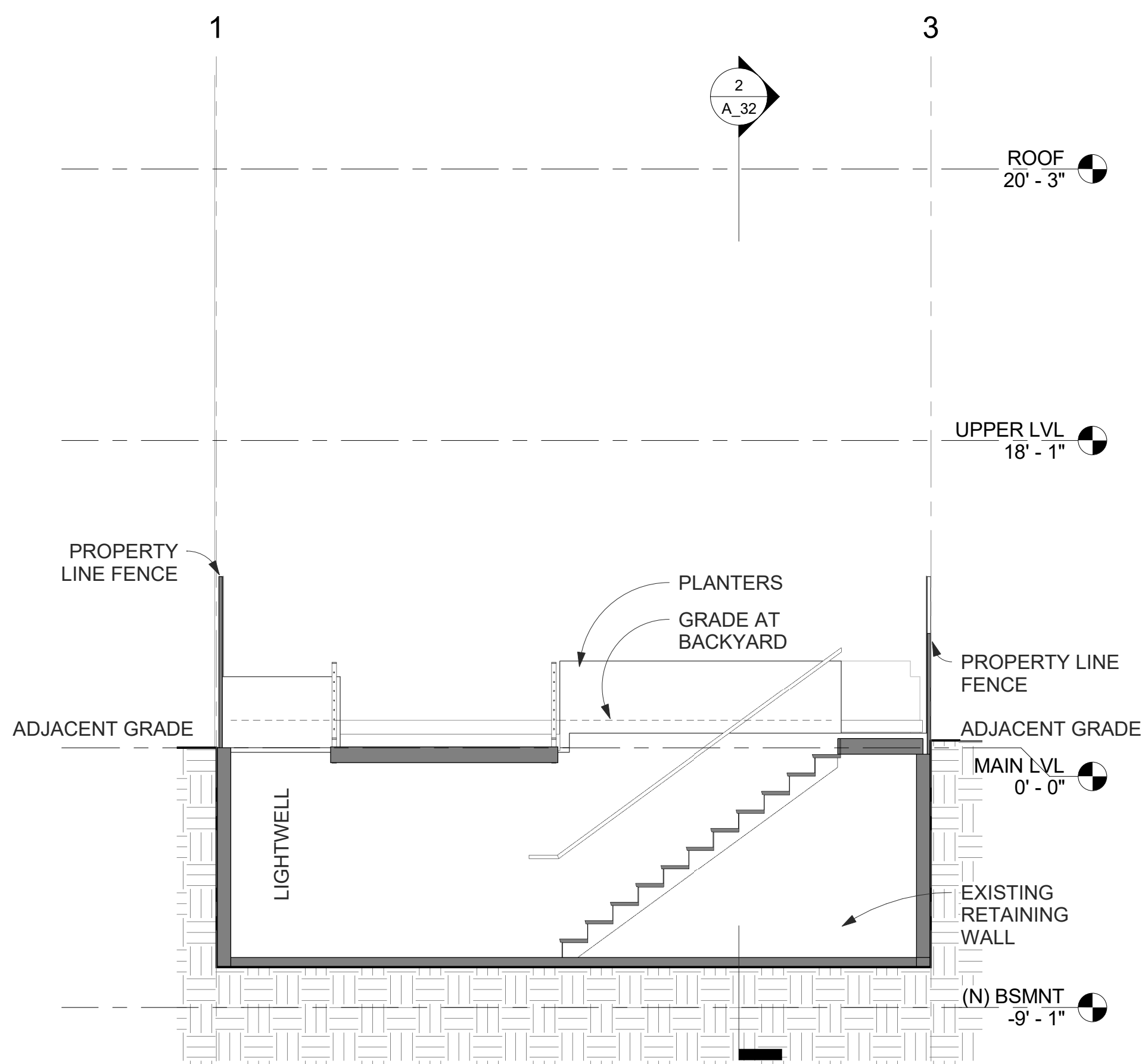
MAIN LVL 0' - 0"

GARAGE -7' - 4"

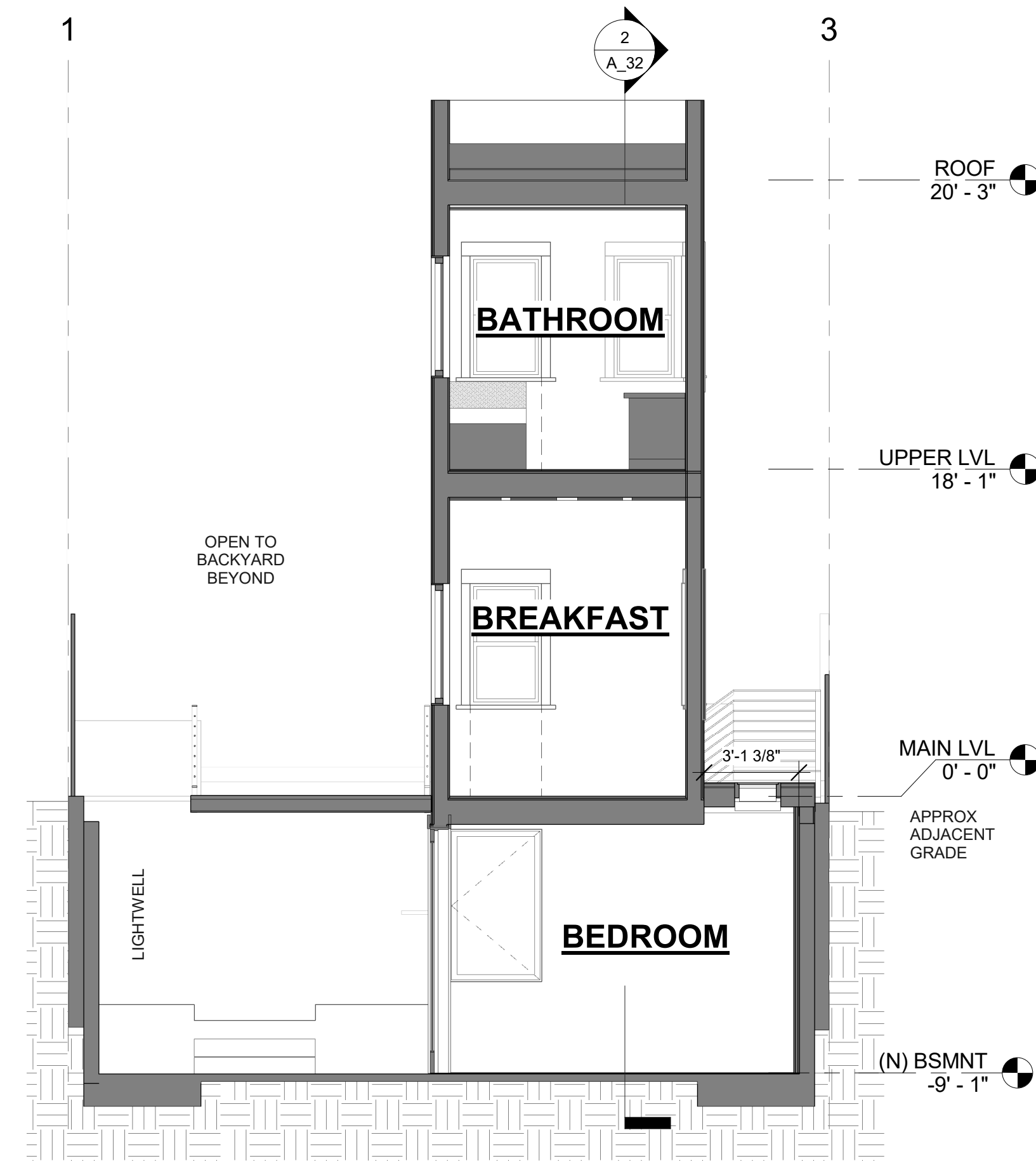
30'-2 1/2" FROM SIDEWALK AT FRONT STAIRS

SANCHEZ STREET

2 TRANSVERSE LOOKING SOUTH 1/4" = 1'-0"



3 CROSS LOOKING WEST @ STAIR 1/4" = 1'-0"



1 CROSS LOOKING WEST @ DECK 1/4" = 1'-0"



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17 06 06

SECTIONS

A\_32

A\_32

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