SAN FRANCISCO
PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JANUARY 11, 2018
Continued from the December 14, 2017 Hearing

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Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Date:	December 26, 2017
Case No.:	**2016-011929DRP**
Project Address:	**575 Belvedere Street**
Permit Application:	2016.08.26.6097
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1286/006
Project Sponsor:	Robert Fink, Architect 6701 Hollis Street Emeryville, CA 94608
Staff Contact:	Sara Vellve – (415) 588-6263 SaraVellve@sfgov.org
Recommendation:	**Do not take DR and approve as proposed**

BACKGROUND

At the initial hearing on December 14, 2017, the Planning Commission heard presentations by staff, the DR requestor and project sponsor. After the presentations were made, a member of the Commission requested a continuance so drawings of existing building conditions could be provided, as well as photos of the rear of the properties. The packet has been updated to provide this information.

CURRENT PROPOSAL

The proposal is a three-story rear horizontal addition and creation of a two-car garage. No changes to the proposal have been made since the initial hearing was conducted.

BASIS FOR RECOMMENDATION

The proposal has been revised to incorporate recommendations made by the Residential Design Advisory Team.

- For the proposed addition, match the side setback of the adjacent building to the north at the second and third floors to remain consistent with the massing at the mid-block open space.
- Minimize massing at the third floor deck area to reduce light impacts to the adjacent structure to the north.

RECOMMENDATION:	**Do not take DR and approve the project as proposed**

Attachments:
Revised plans showing existing and proposed building conditions
Aerial photo showing rear view of subject structures

575 BELVEDERE STREET - REMODEL

SITE PERMIT SET

GENERAL NOTES

1. The work included under this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
2. All construction shall conform to the 2013 California Building Code, 2013 Uniform Mechanical, Electrical, and Plumbing Codes; Title-24, Fire and Safety standards and any other local governing codes and ordinances. In the event of conflict, the most stringent requirements shall apply.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings of mentioned in the notes. All work is new, U.O.N.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
5. The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction for use of all the trades and shall provide all the subcontractors with current construction documents as required.
6. The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such examination.
7. Written dimensions take precedence. DO NOT scale drawings.
8. All dimensions to and from new construction when shown in plan are to face of stud, face of masonry, centerline unless otherwise noted.
9. All dimensions on reflected ceiling or electrical plans are from face of finish or center line of column to center line of fixture or group of fixtures.
10. All vertical dimensions are to face of finish, finish floor unless otherwise noted.
11. All dimensions noted "Verify" and V.I.F." are to be checked by contractor prior to construction. Immediately report any variances to the Architect for resolution.
12. Interior walls are 2x4 or 2x6 wood studs @ 16" o.c. unless otherwise noted and all exterior walls are 2x6 wood studs @ 16" o.c. unless otherwise noted.
13. Contractor shall provide all seismic bracing and hold-down clips as required by code for all suspended ceiling and soffit framing conditions.
14. Contractor shall coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc.
15. Contractor shall provide adequate temporary support as necessary to assure the structural value or integrity of the building.
16. Contractor shall protect all existing building and site conditions to remain including but not limited to; walls, cabinets, finishes, trees, shrubs, paving, etc.
17. Details shown are typical. Similar details apply in similar conditions.
18. Verify all architectural details with structural, and design/build drawings before ordering or installation of any work.
19. Where locations of windows and doors are not dimensioned they shall be centered in the wall or placed two stud widths from adjacent wall as indicated on the drawings.
20. All required exits shall be operable from inside, without the use of key or special knowledge.
21. All changes in floor materials occur at centerline of framed opening or centered under the door in the closed position, unless otherwise indicated on the drawings.
22. Install all fixtures, equipment and materials per manufacturer's recommendations.
23. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
24. Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
25. All roof deck penetrations and exterior wall openings shall be guaranteed by the contractor to be water tight for a minimum period of one year after substantial completion of all work under this contract.
26. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside the job site.
27. Contractor shall leave the premises and all affected areas clean and orderly, ready for occupancy. this includes cleaning of all glass (inside and outside) and frames, both new and existing.
28. Contractor shall install smoke detectors in accordance with the specifications and in conformance with local Fire Marshal requirements.
29. All exterior doors and windows are to be weather stripped per Title-24 requirements, unless otherwise noted in door/window details.
30. Glass subject to human impact shall be of safety glazing material to meet State and Federal requirements.
31. Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
32. Provide shop drawings for all mill work, metal work, doors, windows and custom items.
33. Contractor is responsible for reviewing and complying with requirements of Soil Report as prepared by a Geotechincal Engineer.
34. Access for the physically disabled is required by the Americans with Disabilities Act and Americans with Disabilities Act Accessibility Guidelines. All required features shall be included in the construction whether specifically detailed or not.

DRAWING INDEX

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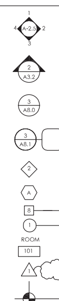
SYMBOLS



INTERIOR ELEVATION NUMBERS
SHEET NUMBER

BUILDING SECTION NUMBER
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

ENLARGED DETAIL NUMBER
SHEET NUMBER

DOOR MARK

WINDOW SYMBOL

PARTITION TYPE

GRID LINE

ROOM NAME

ROOM NUMBER

REVISION

FLOOR ELEVTION
OR DIMENSION POINT

PROJECT DIRECTORY

OWNER:
DANIEL BUZA575 BELVEDERE STREET
SAN FRANCISCO, CA 94117

ARCHITECT:
FINK ARCHITECTURE
6701 HOLLIS STREET
EMERYVILLE CA 94608
Tel: (415) 978 9823
Fax: (415) 978 9824
Contact: ROBERT FINK

PROJECT INFORMATION

PROJECT ADDRESS:
575 BELVEDERE STREET
SAN FRANCISCO, CA 94117

A.P.N.:
1286-006

ZONING:
RH-2 (RESIDENTIAL HOUSE TWO FAMILY)

OCCUPANCY:
R-3

CONSTRUCTION TYPE:
V-B

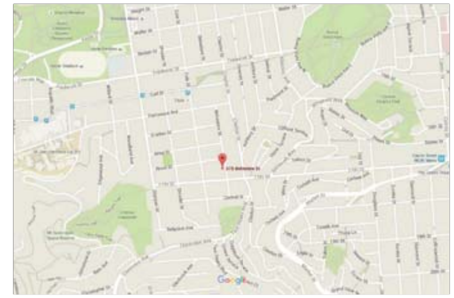
SPRINKLERS REQUIRED:
YES

AREA OF WORK:
EXISTING = 2,687 SF
PROPOSED = 3,567 SF

APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE

PROJECT DESCRIPTION:
Addition of 880 square feet of interior space and deck to the back of existing residence. New layout and finishes throughout. Restore garage to lower level with new driveway cut into sidewalk. New front stairs and landing.

VICINITY MAP



ABBREVIATIONS

&	And
<	Angle
@	At
0	Diameter or Round
#	Pound or Number
A.C.	Air Conditioning or Asphaltic Concrete
ACOUS.	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
ADJAC.	Adjacent
AGGR.	Aggregate
ALT.	Alternate
ALUM.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.	Bottom of
BOT	Bottom
B.P.	Building Paper
BTWN.	Between
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.J.	Control Joint
CLG.	Ceiling
CLKG.	Caulking
CLR.	Clear
C.M.U.	Concrete Masonry Unit
CNTR.	Counter
C.O.	Clean-Out
COL.	Column
CONC.	Concrete
COND.	Condition
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CONTR.	Contractor
CLOS.	Closet
C.T.	Ceramic Tile
CTR.	Center
C.W.	Cold Water
DBL.	Double
DET.	Detail
D.F.	Drinking Fountain
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
DR.	Door
D.W.	Dishwasher
DWG.	Drawing
DWR.	Drawer
EA.	Each
(E)	Existing
E.I.F.S.	Exterior Insulation & Finish System
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
EMER.	Emergency
ENCL.	Enclosure
E.P.B.	Electrical Panel Board
EQ.	Equal
EQUIP.	Equipment
EXIST.	Existing
EXP.	Expansion
EXT.	Exterior
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.A.U.	Forced Air Unit
F.B.	Flat Bar
F.D.	Floor Drain
F.E.C.	Fire Extinguisher Cabinet
F.H.M.S.	Flat Head Machine Srew
F.H.W.S.	Flat Head Wood Screw
FIN.	Finish
FIXT.	Fixture
FLR.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O. Ply	Face of Plywood
F.O.S.	Face of Stud
F.P.R.F.	Fireproof
FR.	Frame
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
FUT.	Future
G.	Gas Outlet
GA.	Gauge
GALV.	Galvanized
G.D.	Garbage Disposal
GEN.	General
G.F.I.	Ground Fault Interrupt
GL.	Glass
GND.	Ground
GR.	Grade
G.S.M.	Galvanized Sheet Metal
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core or Handicapped
HD.	Head
HDBD.	Hardboard
HDR.	Header
HDW.	Hardware
HDWD.	Hardwood
HGR.	Hanger
HGT.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
H.R.	Handrail
H.W.H.	Hot Water Heater
I.D.	Inside Diameter
IN.	Inch
INSUL.	Insulation
INT.	Interior
INTER.	Intermediate
JAN.	Janitor
JST.	Joist
JT.	Joint
KIT.	Kitchen
LAM.	Laminate
LAV.	Lavatory
LB.	Pound
LIN.	Linear
LN.	Line
LT.	Light
MACH.	Machine
MAINT.	Maintain
MAT.	Material
MAX.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
M.D.O.	Medium Density Overlay
MECH.	Mechanical
MEMB.	Membrane
MTL.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
MUL.	Mullion
(N)	New
N.	North
N.I.C.	Not in Contract
NO. or #	Number
NOM.	Nominal
N.T.S.	Not to Scale
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter (Dim.)
OPNG.	Opening
OPP.	Opposite
PERIM.	Perimeter
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PNL.	Panel
PNT.	Paint
P.S.I.	Per Square Inch
PT.	Point
P.T.	Pressure Treated Post Tensioned
PTD.	Painted
P.T.D.	Paper Towel Dispenser
PTN.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
R.A.	Return Air
RAD.	Radius
REC.	Recessed
REF.	Reference
REFL.	Reflected
REFR.	Refrigerator
REG.	Register
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RET.	Retaining
REV.	Revision/Revised/Reversed
RM.	Room
REMOV.	Removable
R.O.	Rough Opening
RWD.	Redwood
S.	South
S.C.	Solid Core
S.C.D.	See Civil Drawings
S.D.	Storm Drain, Soap Dispenser/Dish
SCHED.	Schedule
SECT.	Section
S.E.D.	See Electrical Drawings
SEP.	Separation
S.H.	Sprinkler Head
SHR.	Shower
SHT.	Sheet
SHTG.	Sheathing
SIM.	Similar
SL.	Sliding
S.K.D.	See Kitchen Drawings
S.L.D.	See Landscape Drawings
S.M.D.	See Mechanical Drawings
S.P.D.	See Plumbing Drawings
SPEC.	Specification or Special
SQ.	Square
S.S.	Stainless Steel
S.S.D.	See Structural Drawing
S.S.K.	Service Sink
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
S.V.	Sheet Vinyl
S.W.	Shear Wall
SYM.	Symmetrical
SYS.	System
T.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
TEMP.	Tempered
T.&G.	Tongue & Groove
TER.	Terrazzo
THK.	Thick
T.M.E.	To Match Existing
T.O.C.	Top of Concrete
T.O.P.	Top of Plate
T.O. PLY	Top of Plywood
T.O.W.	Top of Wall
TYP.	Typical
U.B.C.	Uniform Building Code
UNEXC.	Unexcavated
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
VAR.	Varies
V.C.T.	Vinyl Composition Tile
VEN.	Veneer
VERT.	Vertical
VEST.	Vestibule
V.G.D.F.	Vertical Grain Douglas Fir
V.I.F.	Verify in Field
VOL.	Volume
W.	West
W/	With
W.C.	Wall Covering
WD.	Wood
W.H.	Water Heater
W/O	Without
W.P.	Work Point or Waterproofing
W.P.M.	Waterproof Membrane
WSCT.	Wainscot
W.S.P.	Wet Standpipe
WT.	Weight
WR.	Water Resistant
WW.	Welded Wire

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575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A FINK
C-26542
9-30-2019
Renewal Date
STATE OF CALIFORNIA

PLOT DATE: 12.22.17
REVISIONS:

NO	DATE	ISSUE
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	SITE PERMIT APPLICATION
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001
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CHECKED BY:

DRAWING TITLE:
TITLE SHEET

SCALE:
N.T.S.

DRAWING NO:
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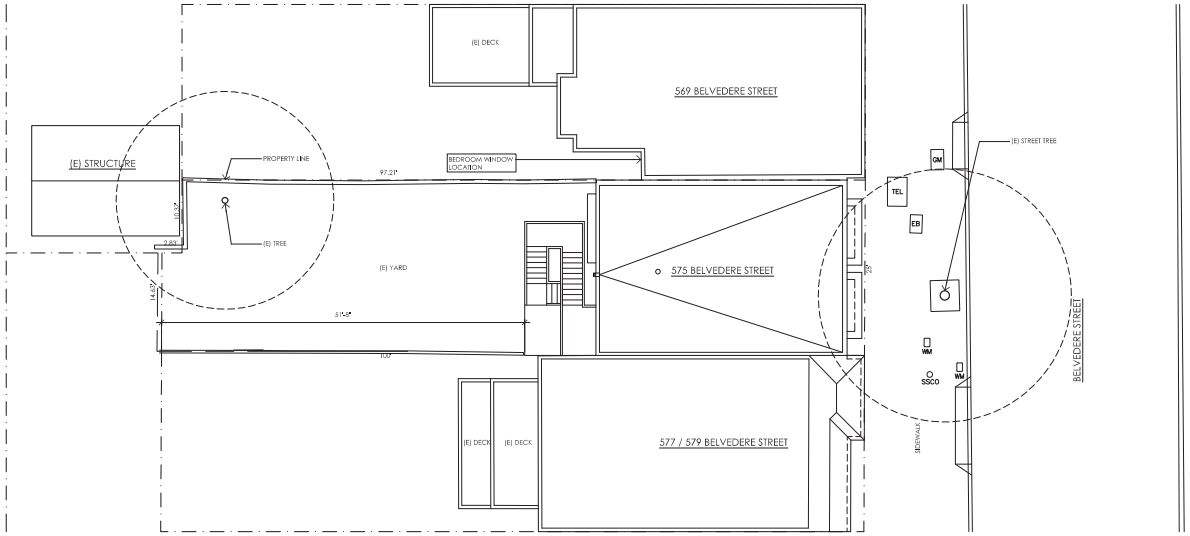
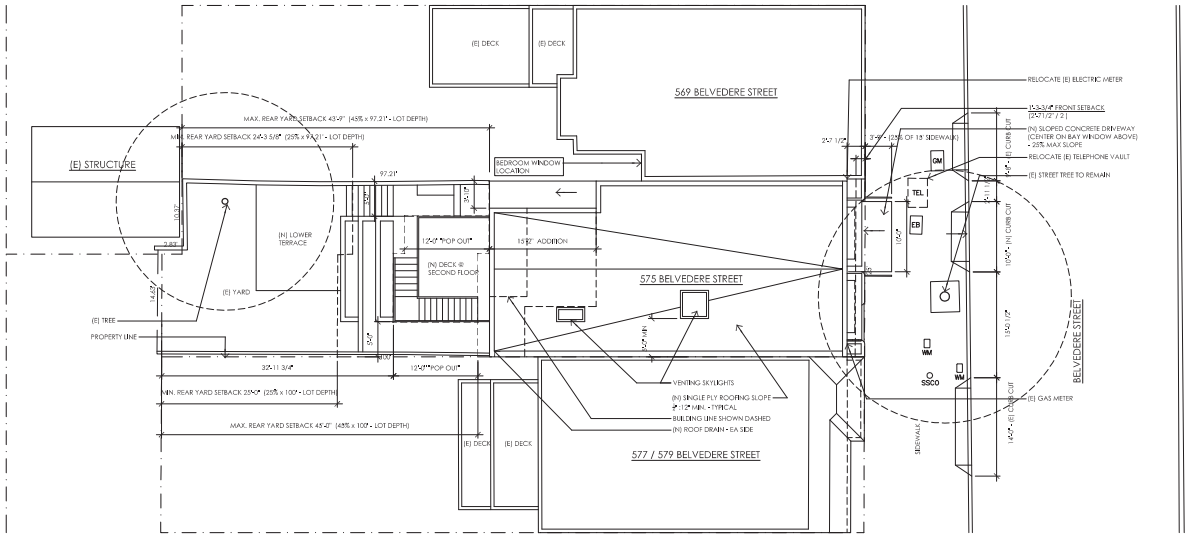


2 A 1.0 EXISTING SITE / ROOF PLAN

1/8" = 1'-0"



1 A 1.0 PROPOSED SITE / ROOF PLAN

1/8" = 1'-0"

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575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A FINK
C-36842
NO EXP
12-31-2018
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO	DATE	ISSUE
	05/06/16	PRE-APPLICATION MEETING
	08/26/16	SITE PERMIT APPLICATION
1	01/25/17	SITE PERMIT RESUBMITTAL
2	03/01/17	SITE PERMIT RESUBMITTAL - 2
3	03/23/17	SITE PERMIT RESUBMITTAL - 3
4	11/02/17	SITE PERMIT RESUBMITTAL - 4
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001

DRAWN BY: FNF

CHECKED BY:

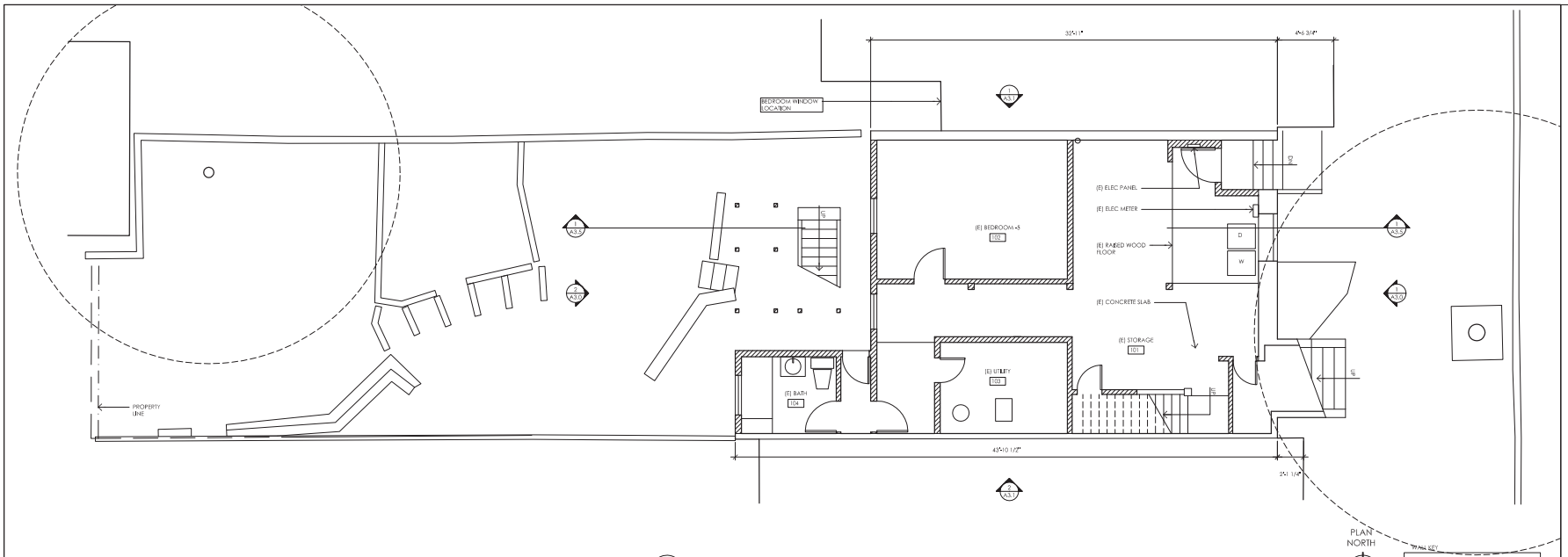
DRAWING TITLE:

SITE / ROOF PLANS

SCALE:
1/8"=1'0"

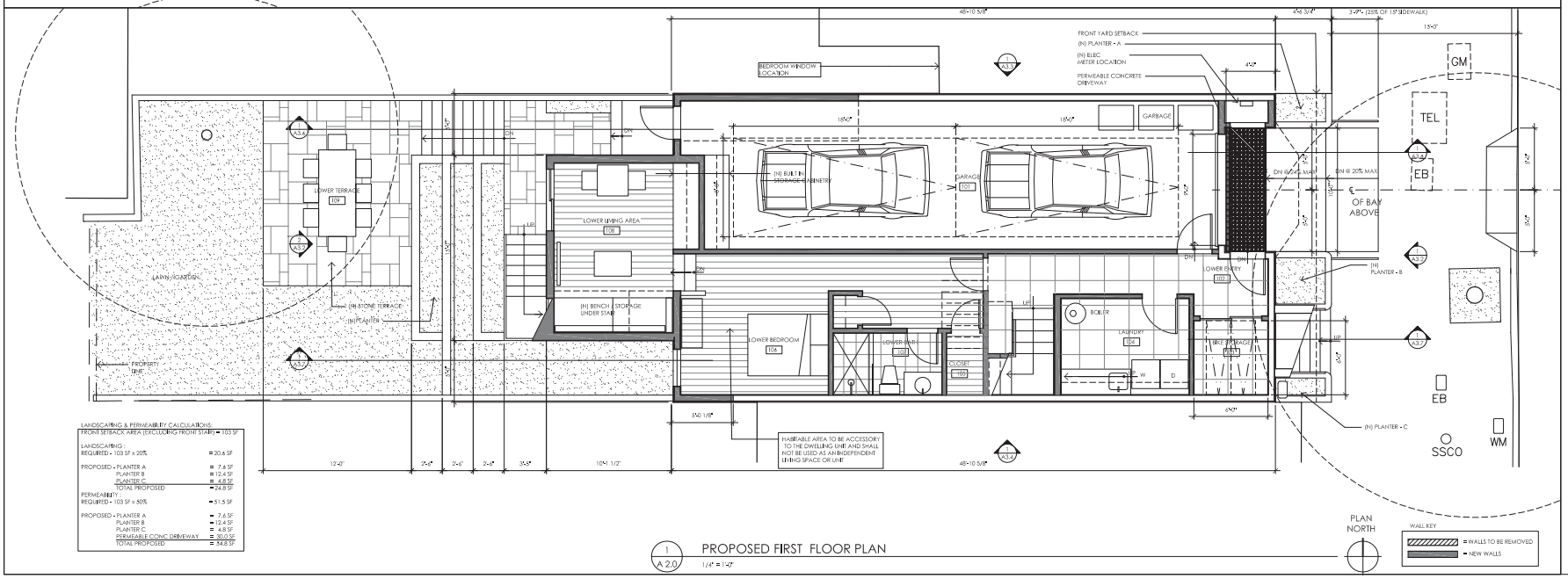
DRAWING NO:

A 1.0



2 A 2.0 EXISTING FISRT FLOOR PLAN

1/4" = 1'-0"



LANDSCAPING & PERMEABILITY CALCULATIONS:

FRONT SETBACK AREA (EXCLUDING FRONT STAIR) = 103 SF

LANDSCAPING :	
REQUIRED - 103 SF x 20%	= 20.6 SF
PROPOSED - PLANTER A	= 7.4 SF
PLANTER B	= 12.4 SF
PLANTER C	= 4.8 SF
TOTAL PROPOSED	= 24.8 SF
PERMEABILITY :	
REQUIRED - 103 SF x 50%	= 51.5 SF
PROPOSED - PLANTER A	= 7.4 SF
PLANTER B	= 12.4 SF
PLANTER C	= 4.8 SF
PERMEABLE CONC DRIVEWAY	= 30.0 SF
TOTAL PROPOSED	= 54.8 SF

1 A 2.0 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT FINK
C-36542
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO	DATE	ISSUE
	06/28/14	SD REVIEW
	09/01/15	SD REVIEW -2
	01/07/16	PRE-APPLICATION PRICING
	03/04/16	PRE-APPLICATION MEETING
	08/26/16	DR PERMIT APPLICATION
1	01/25/17	DR PERMIT RESUBMITTAL
2	03/01/17	DR PERMIT RESUBMITTAL-2
3	10/20/17	DR PERMIT RESUBMITTAL-3
	12/22/17	DR REQUESTED HEARING

PROJECT NUMBER: 15001

DRAWN BY: RW

CHECKED BY:

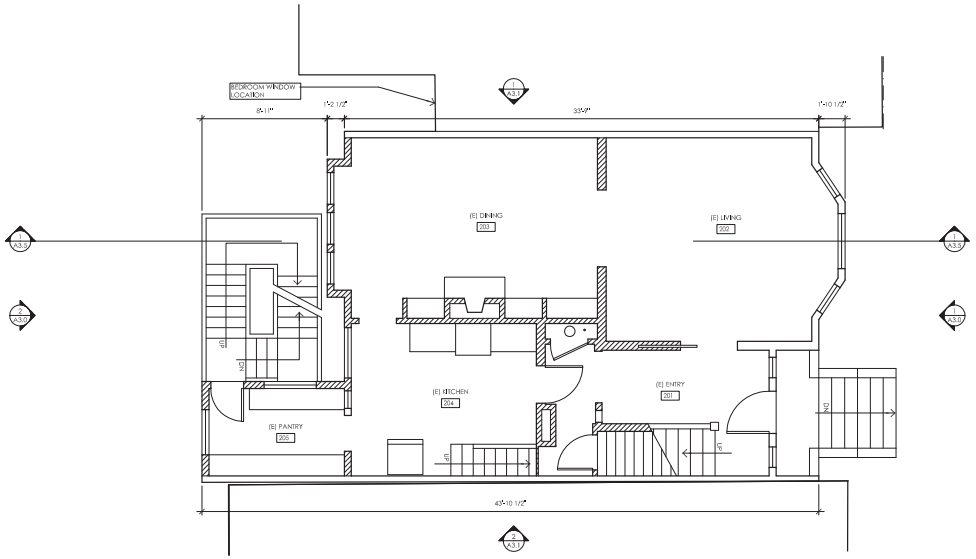
DRAWING TITLE:

FIRST FLOOR PLANS

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

DRAWING NO:

A 2.0



2 A 2.1 EXISTING SECOND FLOOR PLAN

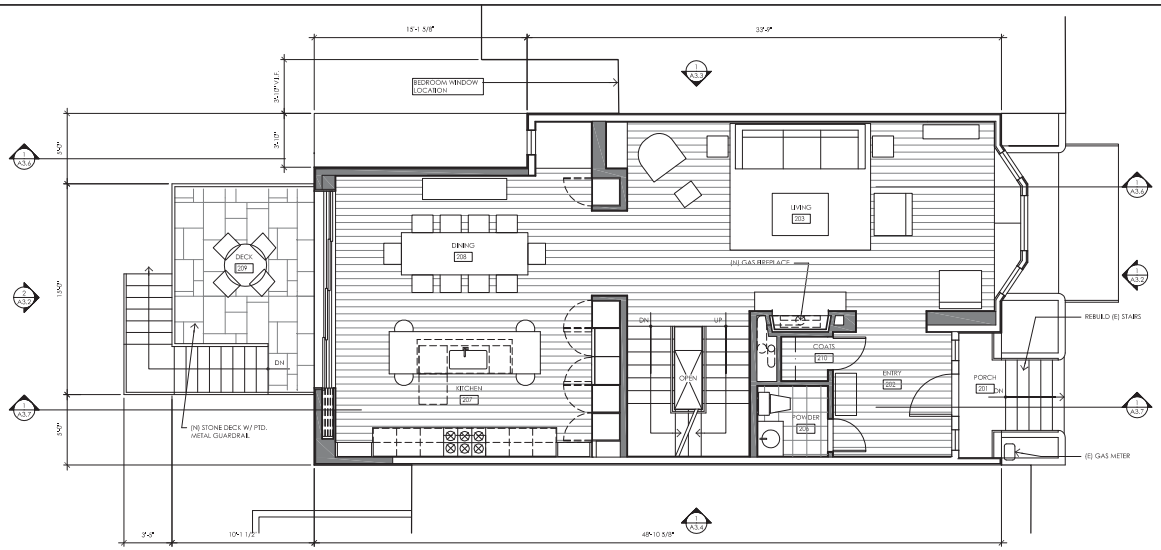
1/4" = 1'-0"

PLAN NORTH

WALL KEY

= WALLS TO BE REMOVED

= NEW WALLS



1 A 2.1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

PLAN NORTH

WALL KEY

= WALLS TO BE REMOVED

= NEW WALLS

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575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A. FINK
C-15842
EXPIRES
December 31
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO	DATE	ISSUE
	06/28/14	SD REVIEW
	09/01/15	SD REVIEW-2
	01/07/16	PRE-APPLICATION PROPOSAL
	03/04/16	PRE-APPLICATION MEETING
1	05/06/16	DBI PERMIT APPLICATION
	01/20/17	DBI PERMIT RESUBMITTAL
2	09/01/17	DBI PERMIT RESUBMITTAL-2
	10/23/17	SF REQUIRED HEARING

PROJECT NUMBER: 15001

DRAWN BY: FNK

CHECKED BY:

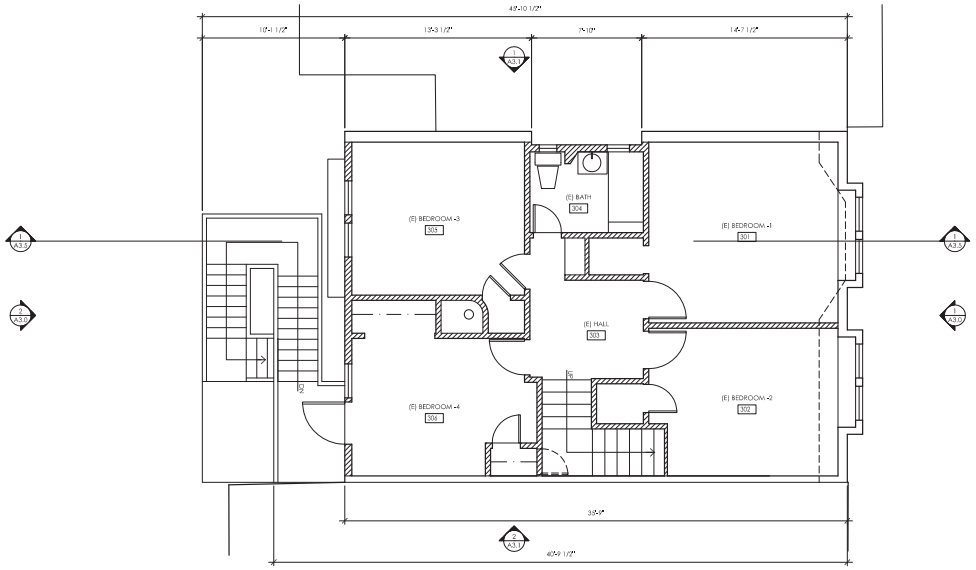
DRAWING TITLE:

SECOND FLOOR PLANS

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

DRAWING NO:

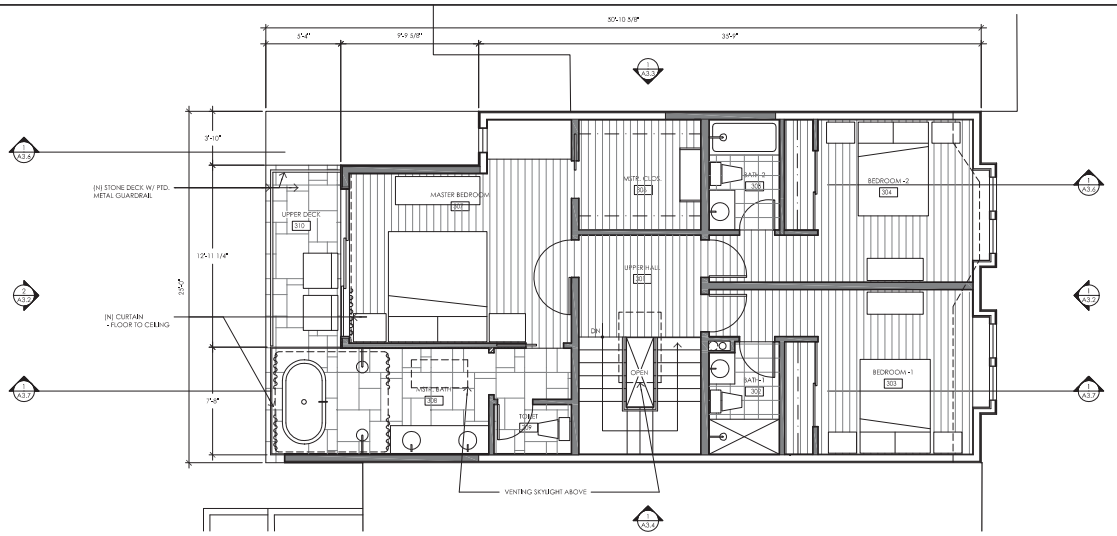
A 2.1



2 A 2.2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

WALL KEY
= WALLS TO BE REMOVED
= NEW WALLS



1 A 2.2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

WALL KEY
= WALLS TO BE REMOVED
= NEW WALLS

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575 BELVEDERE STREET - REMODEL
SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A. FINK
C-36842
EXPIRES
December 31, 2016
STATE OF CALIFORNIA

PLOT DATE: 12.22.17
REVISIONS:

NO	DATE	ISSUE
	06/28/14	SD REVIEW
	07/15/15	SD REVIEW -2
	09/21/15	SD REVIEW -3
	12/16/15	SD REVIEW -4
	05/07/16	PRE-APPLICATION PRICING
	05/04/16	PRE-APPLICATION MEETING
1	08/26/16	DBI PERMIT APPLICATION
2	09/28/16	DBI PERMIT RESUBMITTAL
3	03/01/17	DBI PERMIT RESUBMITTAL -2
4	11/03/17	DBI PERMIT RESUBMITTAL -4
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001
DRAWN BY: FNK
CHECKED BY:

DRAWING TITLE:
THIRD FLOOR PLANS

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

DRAWING NO:
A 2.2

1 / A 3.0 EXISTING EAST (STREET) BUILDING ELEVATION

1/4" = 1'-0"

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RENEWAL
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO.	DATE	ISSUE
	12/14/15	SD REVIEW #4
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	SFE PERMIT APPLICATION
1	01/25/17	SFE PERMIT RESUBMITTAL
	12/05/17	DR REQUEST HEARING

PROJECT NUMBER: 15001

DRAWN BY: FNK

CHECKED BY:

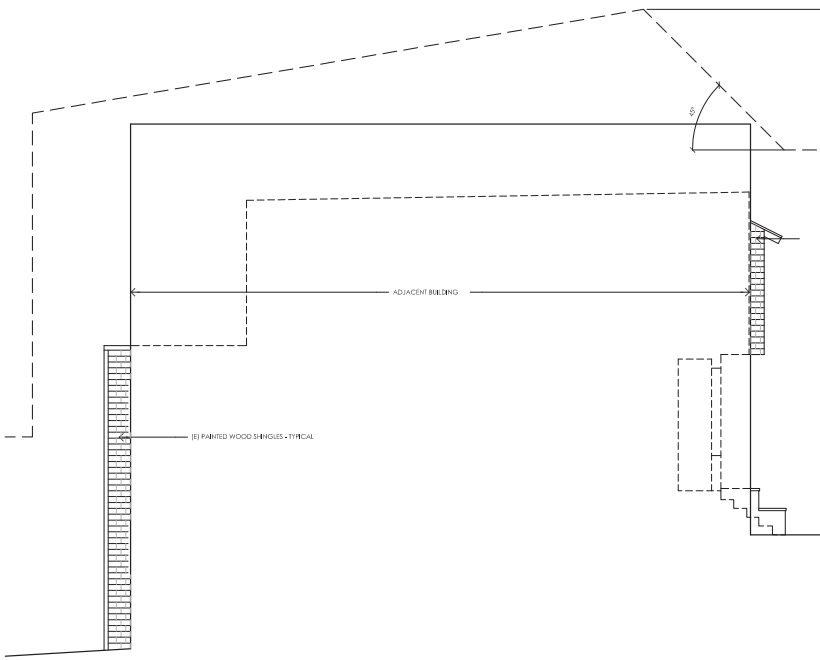
DRAWING TITLE:

EXISTING BUILDING ELEVATIONS

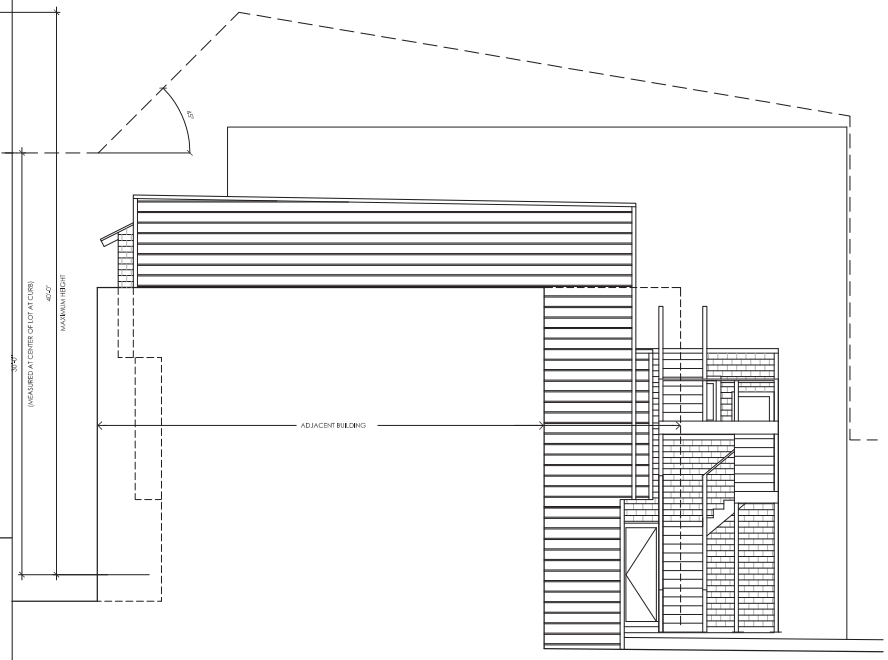
SCALE: 1/4"=1'0"

DRAWING NO:

A 3.0



2 A 3.1 EXISTING SOUTH (SIDE) BUILDING ELEVATION
1/4" = 1'-0"



1 A 3.1 EXISTING NORTH (SIDE) BUILDING ELEVATION
1/4" = 1'-0"

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LICENSED ARCHITECT
ROBERT A FINK
C-36842
04/30/18
Renewal Date
STATE OF CALIFORNIA

PLOT DATE: 12.22.17
REVISIONS:

NO.	DATE	ISSUE
	12/14/16	SD RESUBMIT - 4
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	09/28/16	SFD PERMIT RESUBMITTAL
2	09/01/17	SFD PERMIT RESUBMITTAL - 2
3	12/22/17	DR REQUEST REDESIGN

PROJECT NUMBER: 15001
DRAWN BY: FNK
CHECKED BY:

DRAWING TITLE:
EXISTING BUILDING ELEVATIONS

SCALE:
1/4"=1'0"

DRAWING NO:
A 3.1

1 / A 3.2 EXISTING WEST (BACK) BUILDING ELEVATION

1/4" = 1'-0"

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SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A FINK
C-36842
EXPIRES
12-31-2018
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO.	DATE	ISSUE
	12/14/16	SD RESUBMITTAL
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	SFE PERMIT APPLICATION
1	01/25/17	SFE PERMIT RESUBMITTAL
	10/05/17	DR REQUEST REDESIGN

PROJECT NUMBER: 15001

DRAWN BY: FNF

CHECKED BY:

DRAWING TITLE:

EXISTING BUILDING ELEVATIONS

SCALE: 1/4"=1'0"

DRAWING NO:

A 3.2

1 / A 3.3 PROPOSED EAST (STREET) BUILDING ELEVATION

1/4" = 1'-0"

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SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A FINK
C-15842
NOV 2015
Expiration date
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO.	DATE	ISSUE
	10/14/15	SD RELEASE-4
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	DR PERMIT APPLICATION
1	01/25/17	DR PERMIT RESUBMITTAL
2	03/01/17	DR PERMIT RESUBMITTAL-4
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001

DRAWN BY: FNF

CHECKED BY:

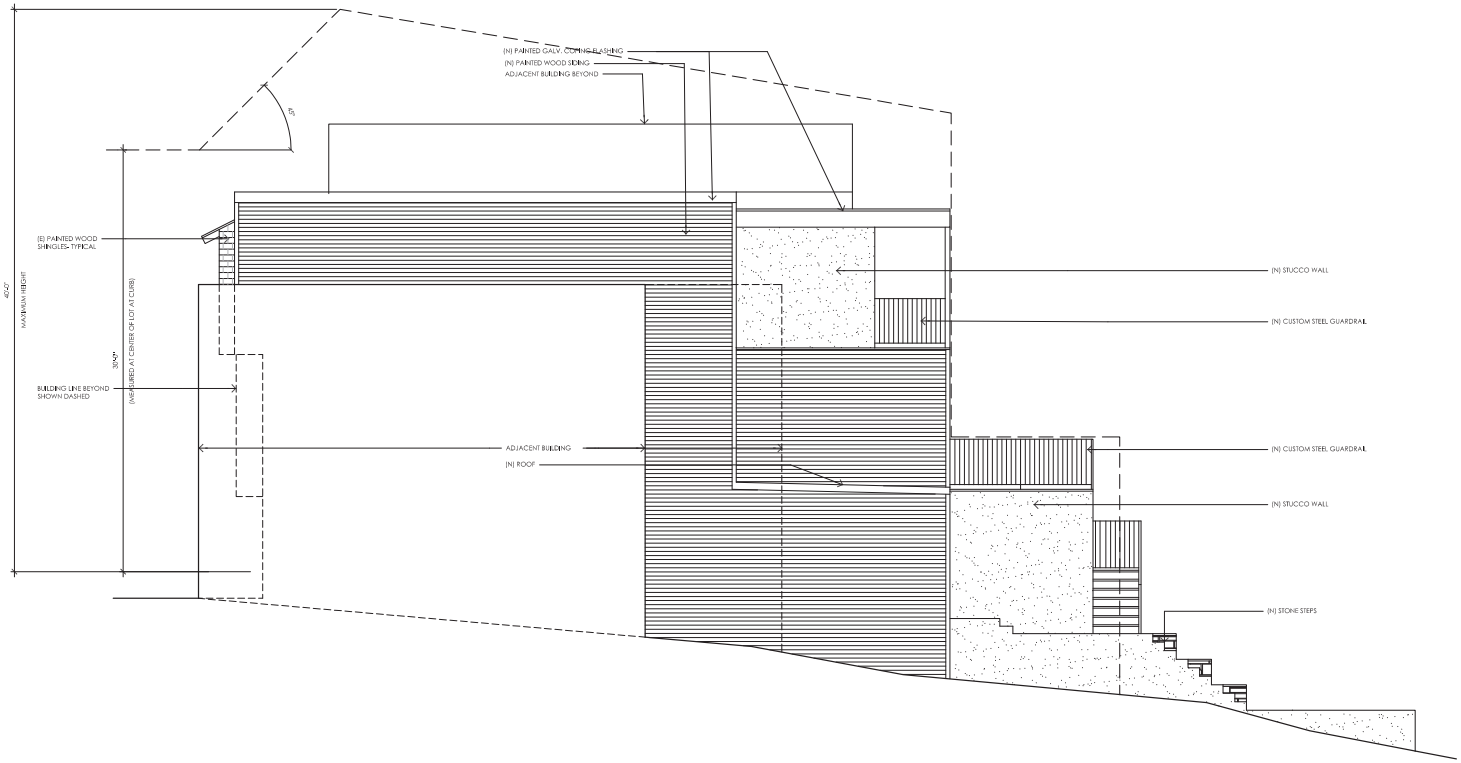
DRAWING TITLE:

PROPOSED BUILDING ELEVATIONS

SCALE: 1/4"=1'0"

DRAWING NO:

A 3.3



1 / A 3.4 PROPOSED NORTH (SIDE) BUILDING ELEVATION

1/4" = 1'-0"

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LICENSED ARCHITECT
ROBERT A FINK
C-43842
12/22/17
STATE OF CALIFORNIA

PLOT DATE: 12.22.17
REVISIONS:

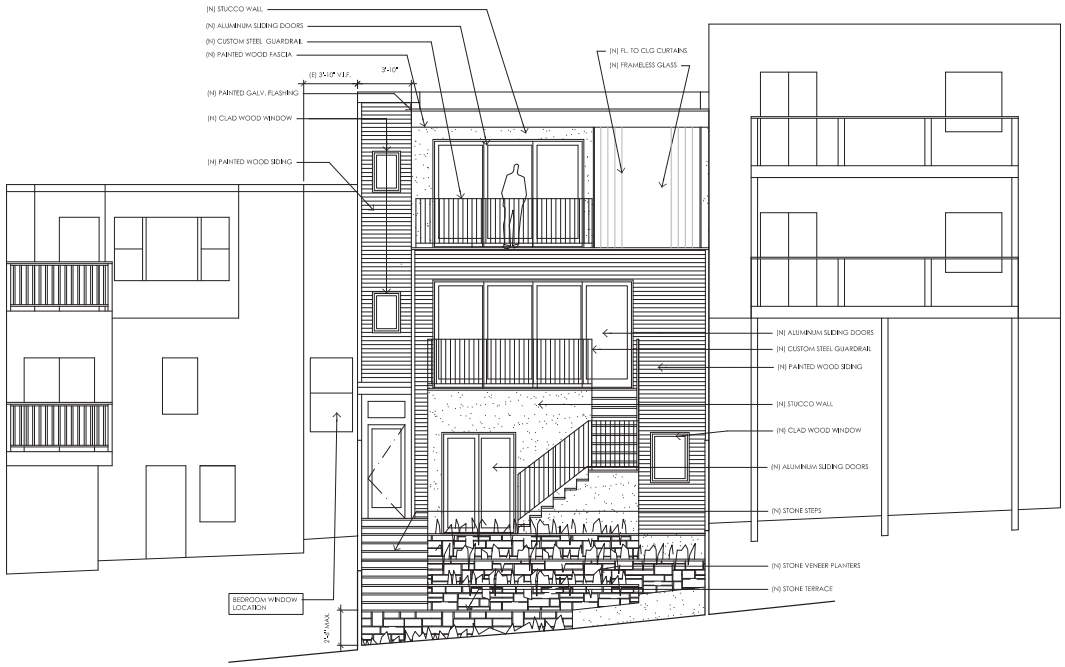
NO.	DATE	ISSUE
	12/14/15	50% REVIEW-1
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
1	08/26/16	SFE PERMIT APPLICATION
	01/25/17	SFE PERMIT RESUBMITTAL
2	11/02/17	SFE PERMIT RESUBMITTAL-1
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001
DRAWN BY: FNK
CHECKED BY:

DRAWING TITLE:
PROPOSED BUILDING ELEVATIONS

SCALE:
1/4"=1'0"

DRAWING NO:
A 3.4



1 / A 3.5 PROPOSED WEST (BACK) BUILDING ELEVATION

1/4" = 1'-0"

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SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A FINK
C-36842
EXPIRES
December
STATE OF CALIFORNIA

PLOT DATE: 12.22.17
REVISIONS:

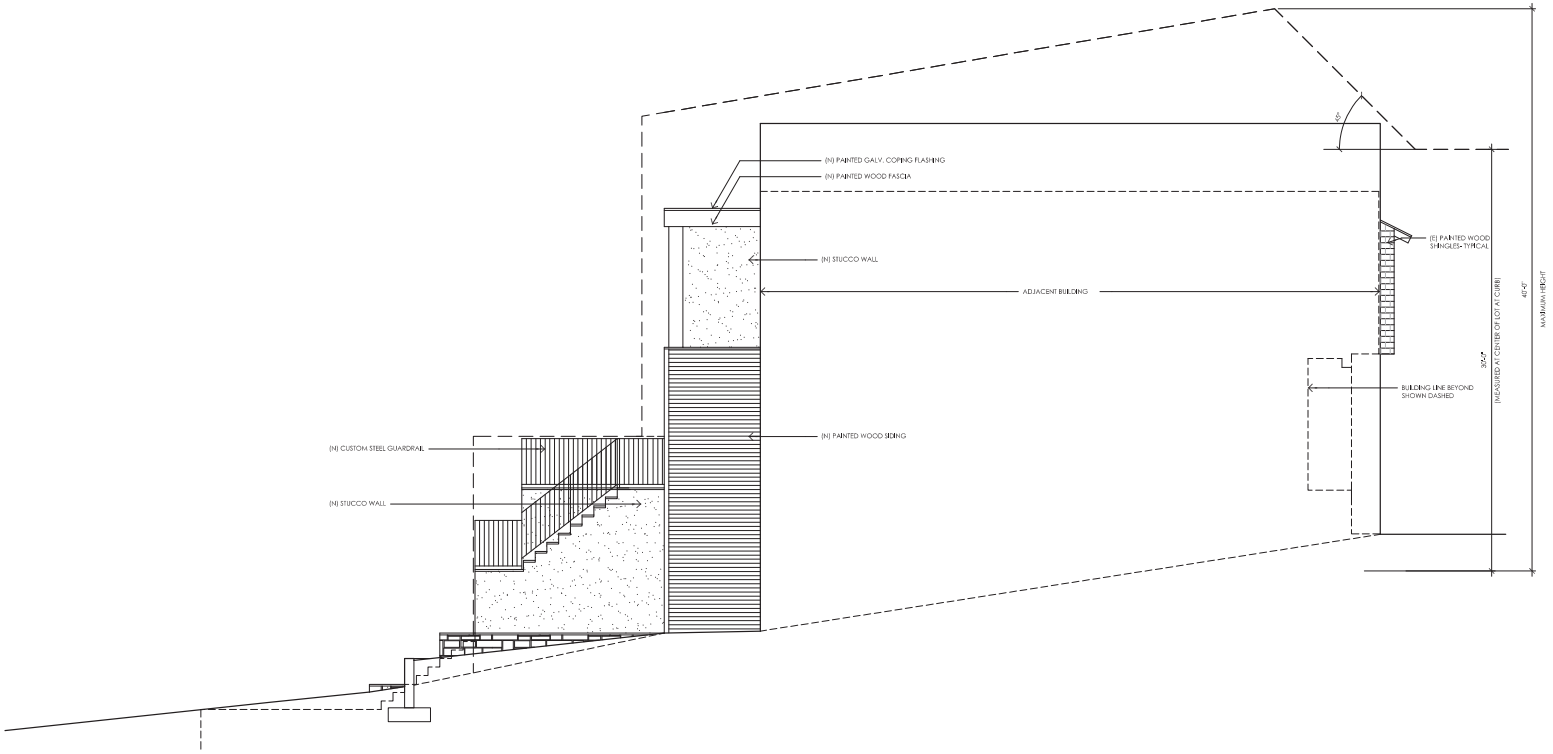
NO.	DATE	ISSUE
	06/28/14	SD REVIEW
	07/15/15	SD REVIEW-2
	09/01/15	SD REVIEW-3
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	DBE PERMIT APPLICATION
1	01/25/17	DBE PERMIT RESUBMITTAL
2	11/02/17 12/22/17	DBE PERMIT RESUBMITTAL-2 DR REQUEST HEARING

PROJECT NUMBER: 15001
DRAWN BY: FNK
CHECKED BY:

DRAWING TITLE:
PROPOSED BUILDING ELEVATION

SCALE:
1/4"=1'0"

DRAWING NO:
A 3.5



1 / A 3.6 PROPOSED SOUTH (SIDE) BUILDING ELEVATION

1/4" = 1'-0"

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PLOT DATE: 12.22.17

REVISIONS:

NO.	DATE	ISSUE
	06/28/14	SD REVIEW
	07/15/15	SD REVIEW-2
	09/01/15	SD REVIEW-3
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	DBE PERMIT APPLICATION
1	10/25/17	DBE PERMIT RESUBMITTAL
2	11/03/17	DBE PERMIT RESUBMITTAL-2
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001

DRAWN BY: FNF

CHECKED BY:

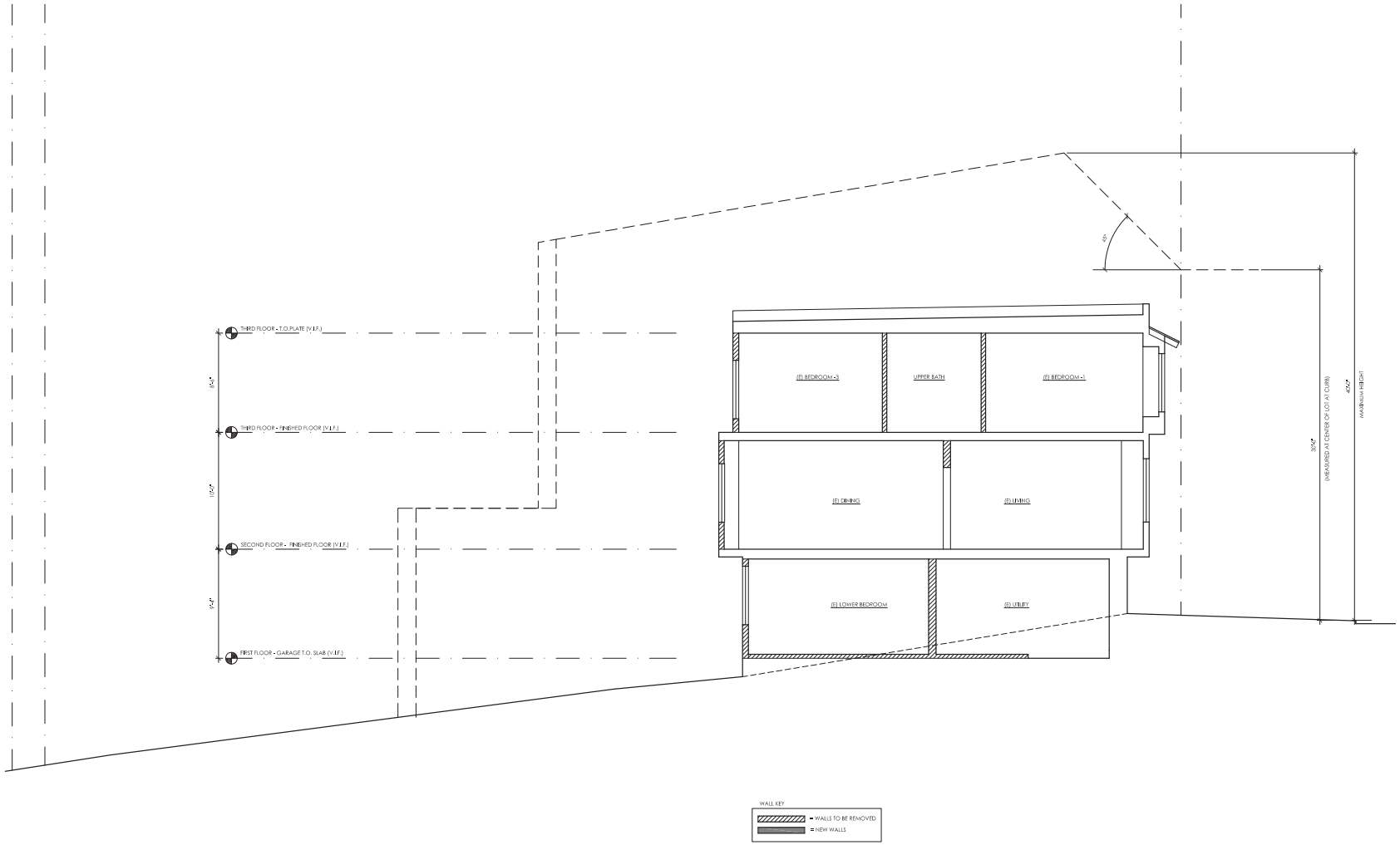
DRAWING TITLE:

PROPOSED BUILDING ELEVATION

SCALE: 1/4"=1'0"

DRAWING NO:

A 3.6



1 A 3.7 EXISTING BUILDING SECTION
1/4" = 1'-0"

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LICENSED ARCHITECT
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C-36842
EXPIRES
December 31, 2016
STATE OF CALIFORNIA

PLOT DATE: 12.22.17
REVISIONS:

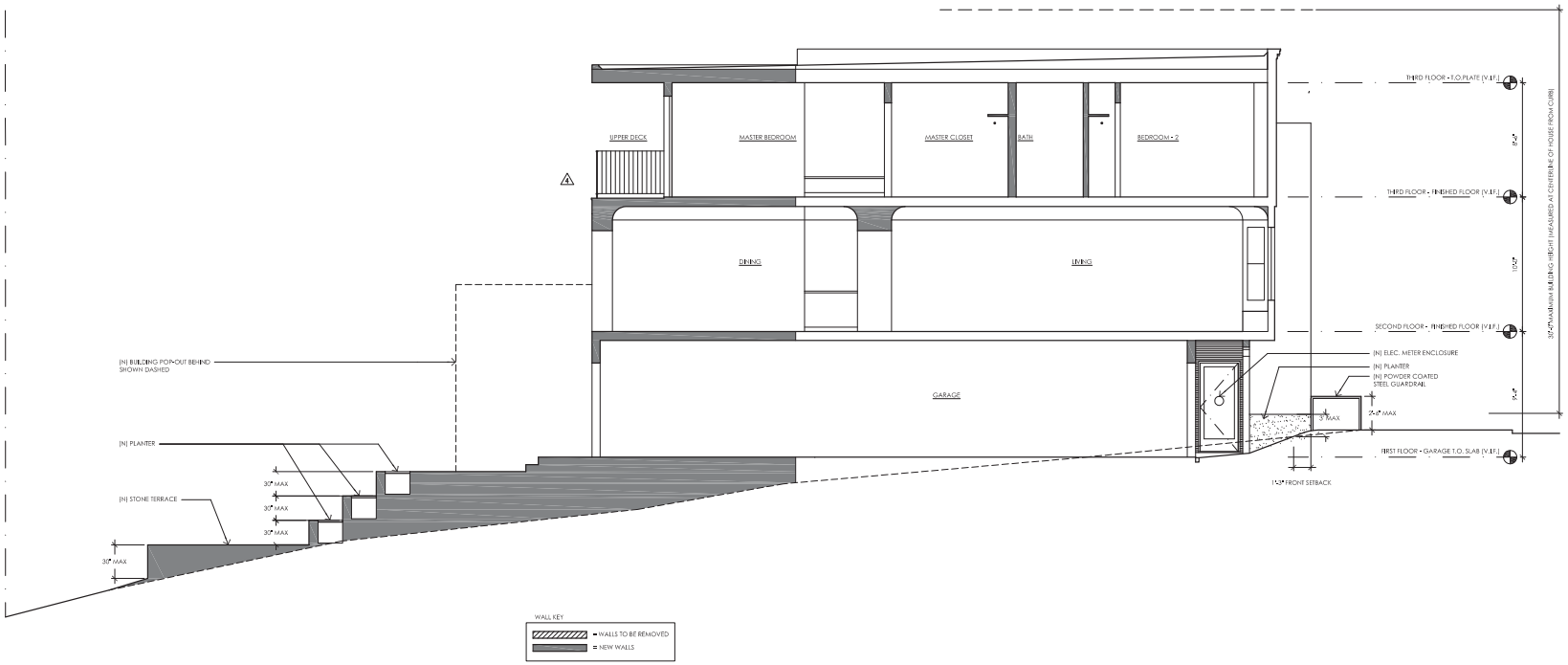
NO.	DATE	ISSUE
	06/28/14	SD REVIEW
	07/15/15	SD REVIEW-2
	09/01/15	SD REVIEW-3
	01/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	DRE PERMIT APPLICATION
1	01/26/17	DRE PERMIT RESUBMITTAL
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001
DRAWN BY: FNK
CHECKED BY:

DRAWING TITLE:
EXISTING BUILDING SECTION

SCALE:
1/4"=1'0"

DRAWING NO:
A 3.7



1 / A 3.8 PRPOSED BUILDING SECTION

1/4" = 1'-0"

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LICENSED ARCHITECT
ROBERT A. FINK
C-36842
NO EXPIRATION DATE
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO	DATE	ISSUE
	06/28/14	SD REVIEW
	07/15/15	SD REVIEW-2
	09/01/15	SD REVIEW-3
	04/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	DR PERMIT APPLICATION
1	01/05/17	DR PERMIT RESUBMITTAL
2	03/01/17	DR PERMIT RESUBMITTAL-2
3	07/03/17	DR PERMIT RESUBMITTAL-4
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001

DRAWN BY: FNK

CHECKED BY:

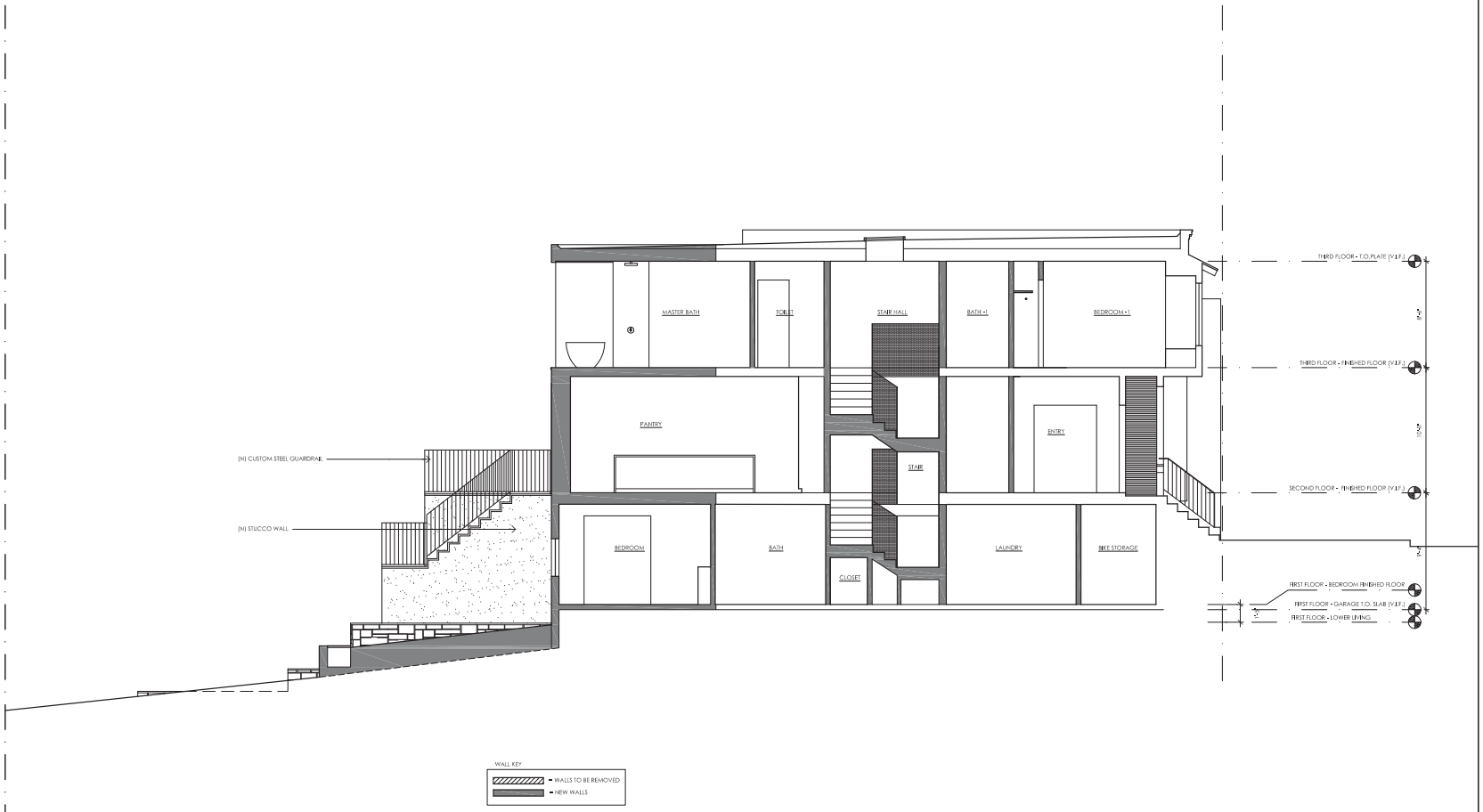
DRAWING TITLE:

PROPOSED BUILDING SECTION

SCALE: 1/4"=1'0"

DRAWING NO:

A 3.8



1 A 3.9 PRPOSED BUILDING SECTION

1/4" = 1'-0"

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SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A FINK
C-36842
EXPIRES
December 31, 2018
STATE OF CALIFORNIA

PLOT DATE: 12.22.17

REVISIONS:

NO.	DATE	ISSUE
	06/28/14	SD REVIEW
	07/15/15	SD REVIEW-2
	09/01/15	SD REVIEW-3
	04/07/16	PRELIMINARY PRICING
	05/04/16	PRE-APPLICATION MEETING
	08/26/16	DRE PERMIT APPLICATION
1	01/25/17	DRE PERMIT REVISIONS/DETAIL
2	03/01/17	DRE PERMIT REVISIONS-2
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001

DRAWN BY: FNK

CHECKED BY:

DRAWING TITLE:

PROPOSED BUILDING SECTION

SCALE: 1/4"=1'0"

DRAWING NO:

A 3.9

565 BELVEDERE STREET - REAR

569 BELVEDERE STREET - REAR

575 BELVEDERE STREET - REAR
SUBJECT PROPERTY

577/579 BELVEDERE STREET - REAR

583 BELVEDERE STREET - REAR

REAR VIEW OF BUILDING

566 BELVEDERE STREET

570 BELVEDERE STREET

582 BELVEDERE STREET

580 BELVEDERE STREET

BUILDINGS ON FACING SIDE OF BELVEDERE STREET

577/579 BELVEDERE STREET

575 BELVEDERE STREET
SUBJECT PROPERTY

569 BELVEDERE STREET

BUILDINGS ON SAME SIDE OF BELVEDERE STREET

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SAN FRANCISCO, CA

LICENSED ARCHITECT
ROBERT A FINK
C-36842
EXPIRES
December
STATE OF CALIFORNIA

PLOT DATE: 12.22.17
REVISIONS:

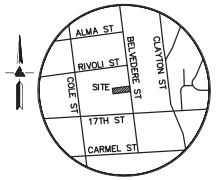
NO.	DATE	ISSUE
	06/08/17	BP/PRIVATE APPROCATION
	12/22/17	DR REQUEST HEARING

PROJECT NUMBER: 15001
DRAWN BY: FNF
CHECKED BY:

DRAWING TITLE:
SITE PHOTOS

SCALE:
N.T.S.

DRAWING NO:
A 4.0



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

CROW CUT OUTER RIM SWI
INTERSECTION OF BELVEDERE STREET AND RIVOLI STREET
ELEVATION = 368.92'
(CITY OF SAN FRANCISCO DATUM)

EASEMENT NOTE

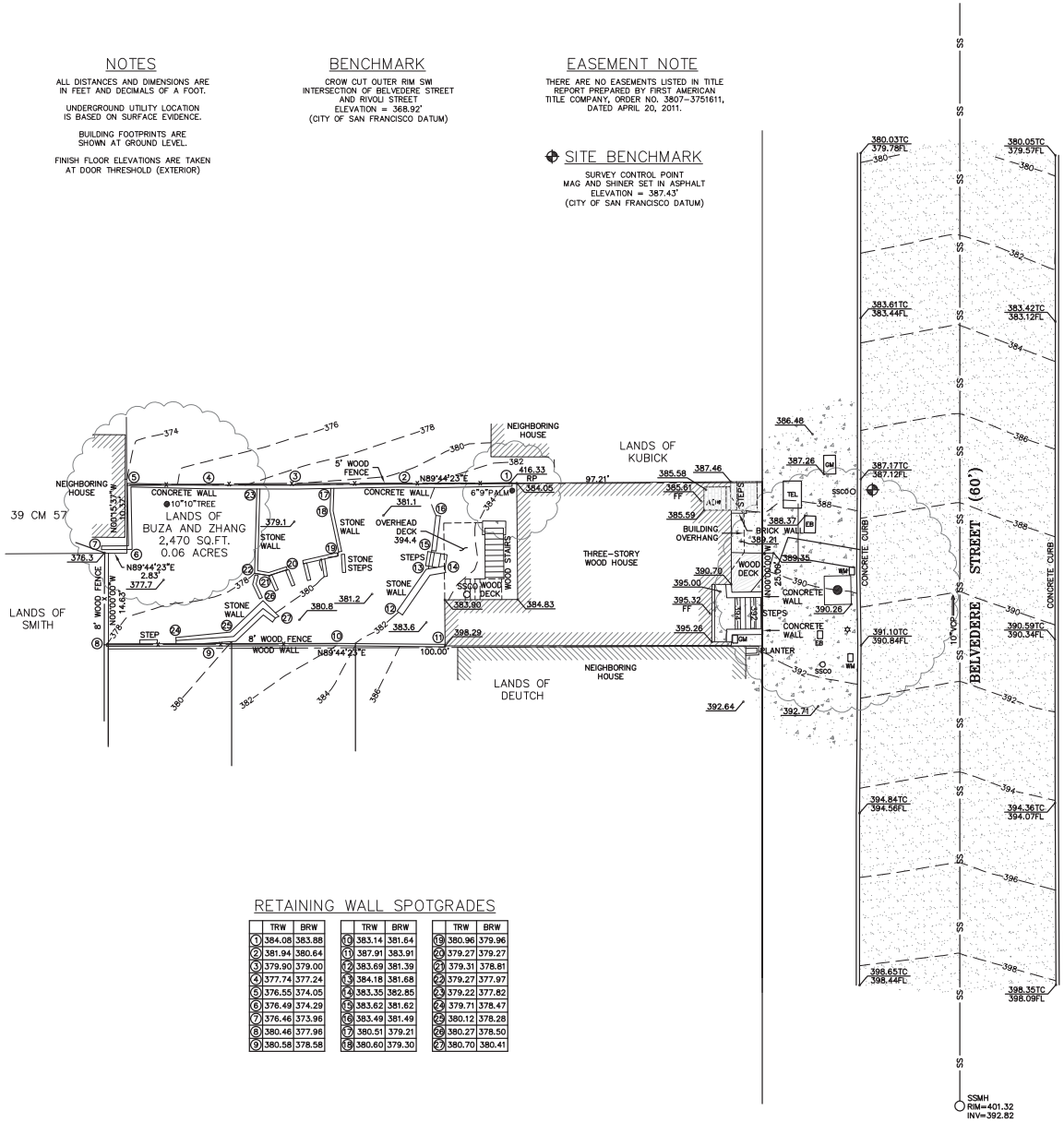
THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3807-3751611, DATED APRIL 20, 2011.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 387.43'
(CITY OF SAN FRANCISCO DATUM)

LEGEND AND NOTES

— — —	BOUNDARY LINE
—x—	FENCE LINE
—SS—	SANITARY SEWER LINE
BRW	BOTTOM OF RETAINING WALL
FF	FINISH FLOOR
FL	FLOW LINE
INV	INVERT
RP	ROOF PEAK
TC	TOP OF CURB
TRW	TOP OF RETAINING WALL
VCP	VITRIFIED CLAY PIPE
• AD	AREA DRAIN
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
GM	GAS METER
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
✡	STREET LIGHT
TEL	TELEPHONE VAULT
WM	WATER METER
⊕	BENCHMARK
XXX.XX	SPOTGRADE
	ASPHALT
	BRICK
	CONCRETE
	WOOD
DRIPLINE	TREE: TYPE AND SIZE AS NOTED



RETAINING WALL SPOTGRADES

	TRW	BRW		TRW	BRW		TRW	BRW
1	384.08	383.88	10	383.14	381.64	19	380.96	379.96
2	381.94	380.64	11	387.91	383.91	20	379.27	379.27
3	379.90	379.00	12	383.69	381.39	21	379.31	378.81
4	377.74	377.24	13	384.18	381.68	22	379.27	377.97
5	376.55	374.05	14	383.35	382.85	23	379.22	377.82
6	376.49	374.29	15	383.62	381.62	24	379.71	378.47
7	376.46	373.96	16	383.49	381.49	25	380.12	378.28
8	380.46	377.96	17	380.51	379.21	26	380.27	378.50
9	380.58	378.58	18	380.60	379.30	27	380.70	380.41

0 4 8 16
SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 Exp. 12-31-16 STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
BAY AREA: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019
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575 BELVEDERE STREET SAN FRANCISCO, CALIFORNIA

APN: 1286 -006

SAN FRANCISCO COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
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JOB NO: 2150273
DATE: 04-22-15
SCALE: 1" = 8'
DRAWN BY: JN
SHEET NO:
SU1
01 OF 01 SHEETS

Aerial Photo Looking East