



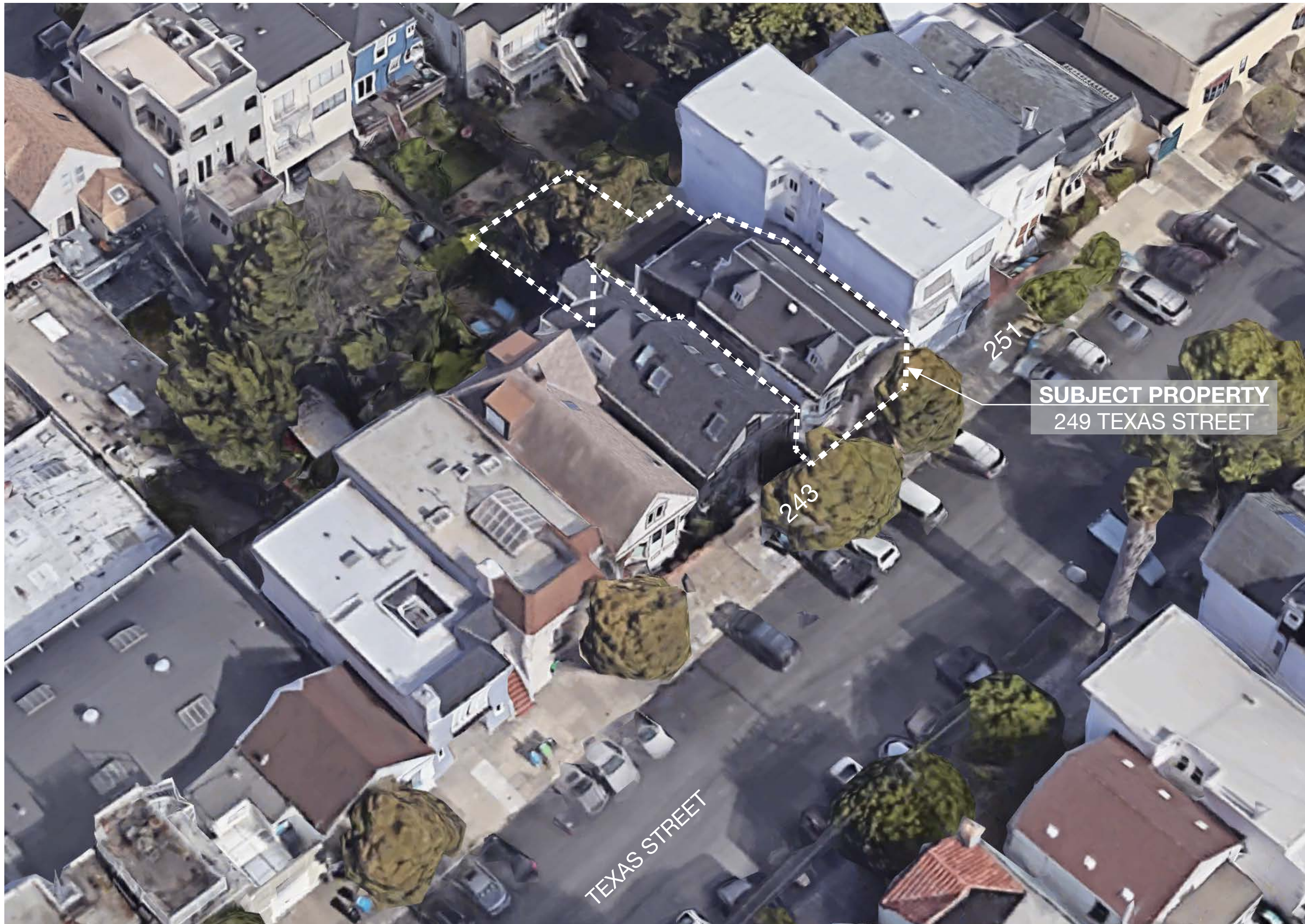
John Maniscalco
Architecture

Potrero Hill Residence

249 Texas St.
San Francisco, California

CUA Hearing
02.04.2021





Potrero Hill
Residence
249 Texas St.
San Francisco, CA

CUA Hearing

03.04.2021

Aerial View



Potrero Hill
Residence
249 Texas St.
San Francisco, CA

CUA Hearing

03.04.2021

Aerial View



249 TEXAS

jma

John Maniscalco
Architecture

Potrero Hill
Residence
249 Texas St.
San Francisco, CA

CUA Hearing

03.04.2021

Texas St. Pano



249 TEXAS



Potrero Hill
Residence
249 Texas St.
San Francisco, CA

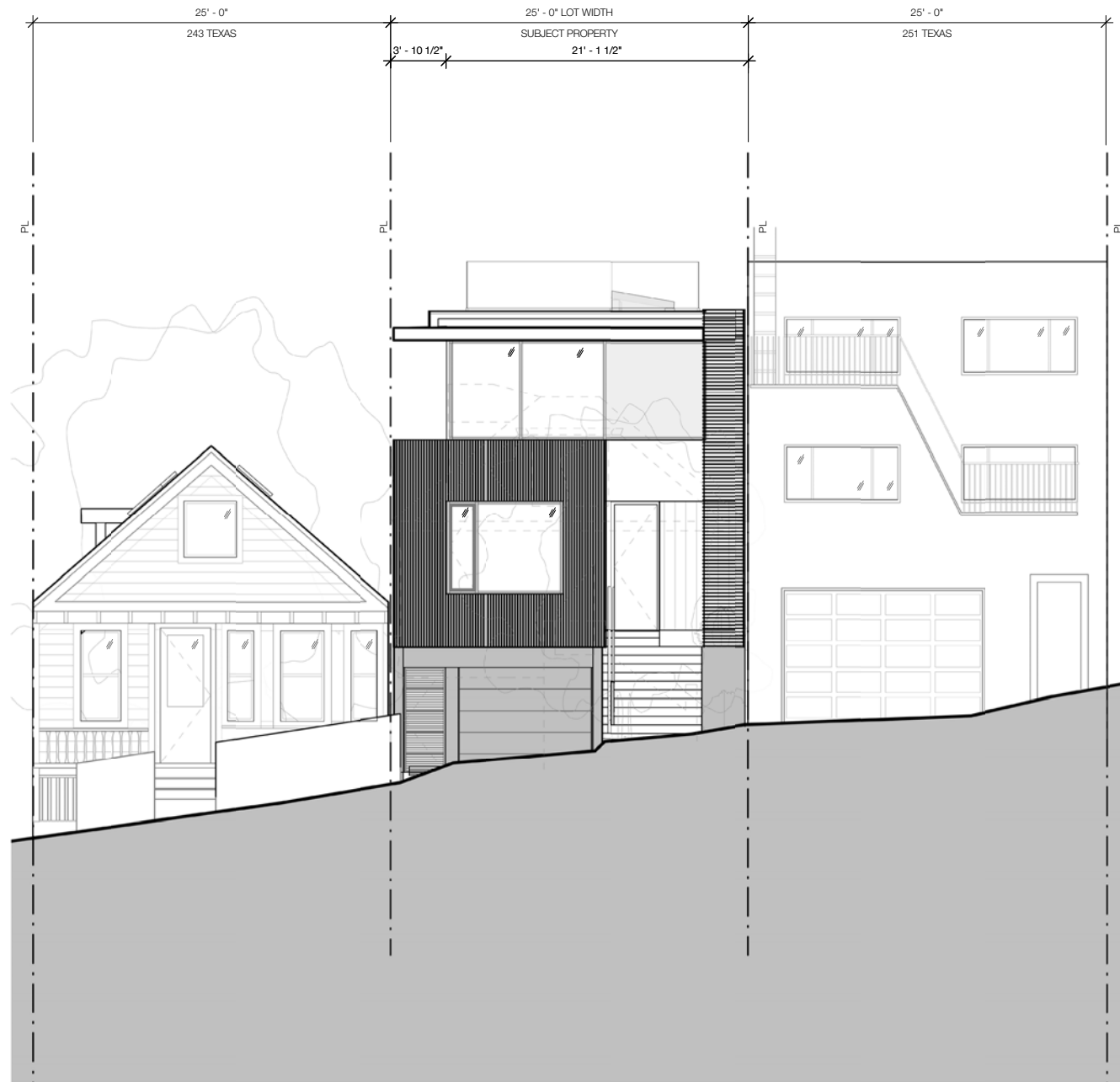
CUA Hearing

03.04.2021

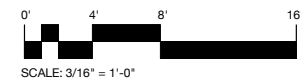
Texas St. Pano



2 (E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



Potrero Hill
Residence
249 Texas St.
San Francisco, CA

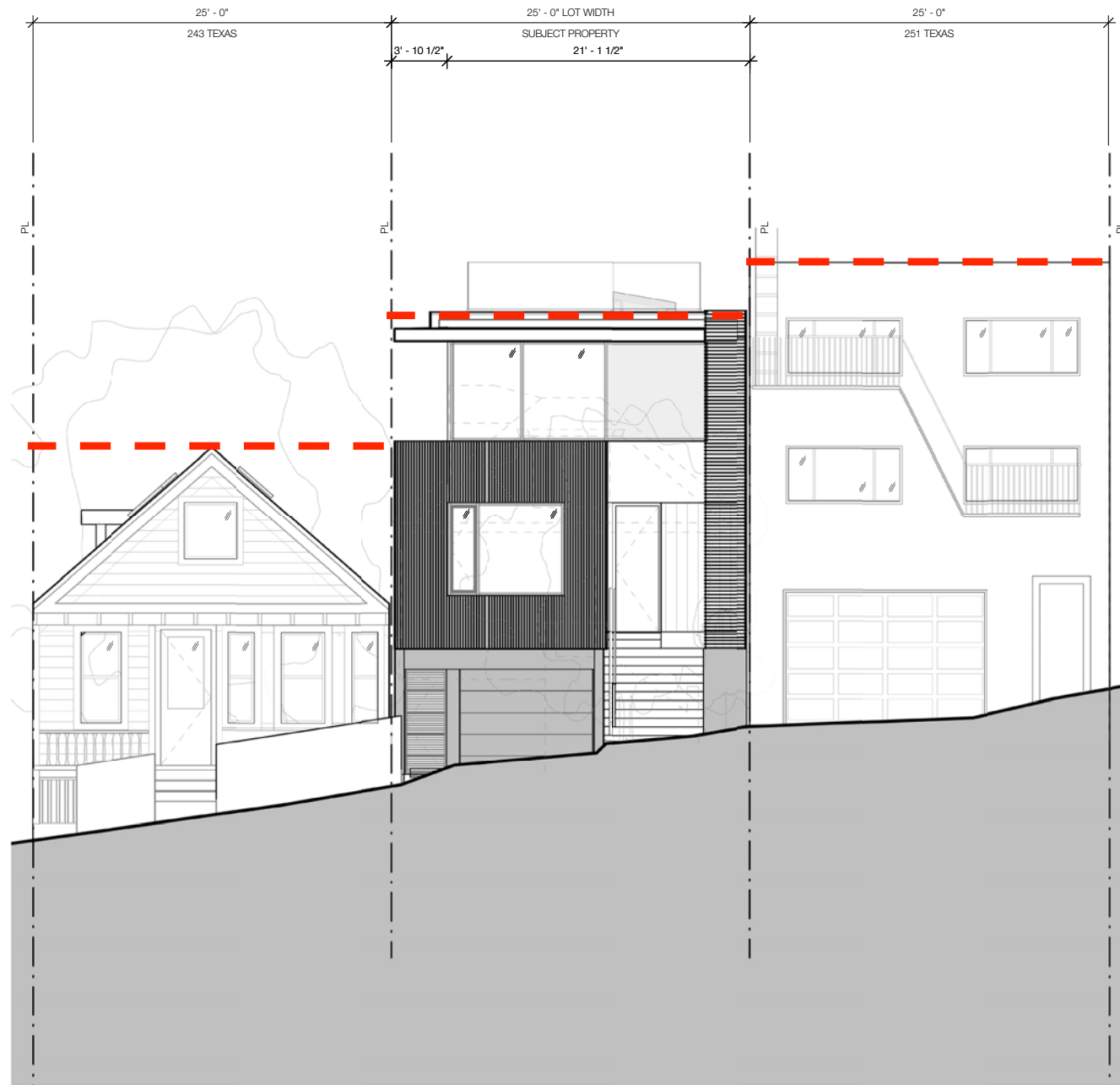
CUA Hearing

03.04.2021

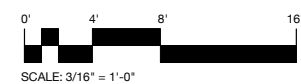
West Elevation



2 (E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



Potrero Hill
Residence
249 Texas St.
San Francisco, CA

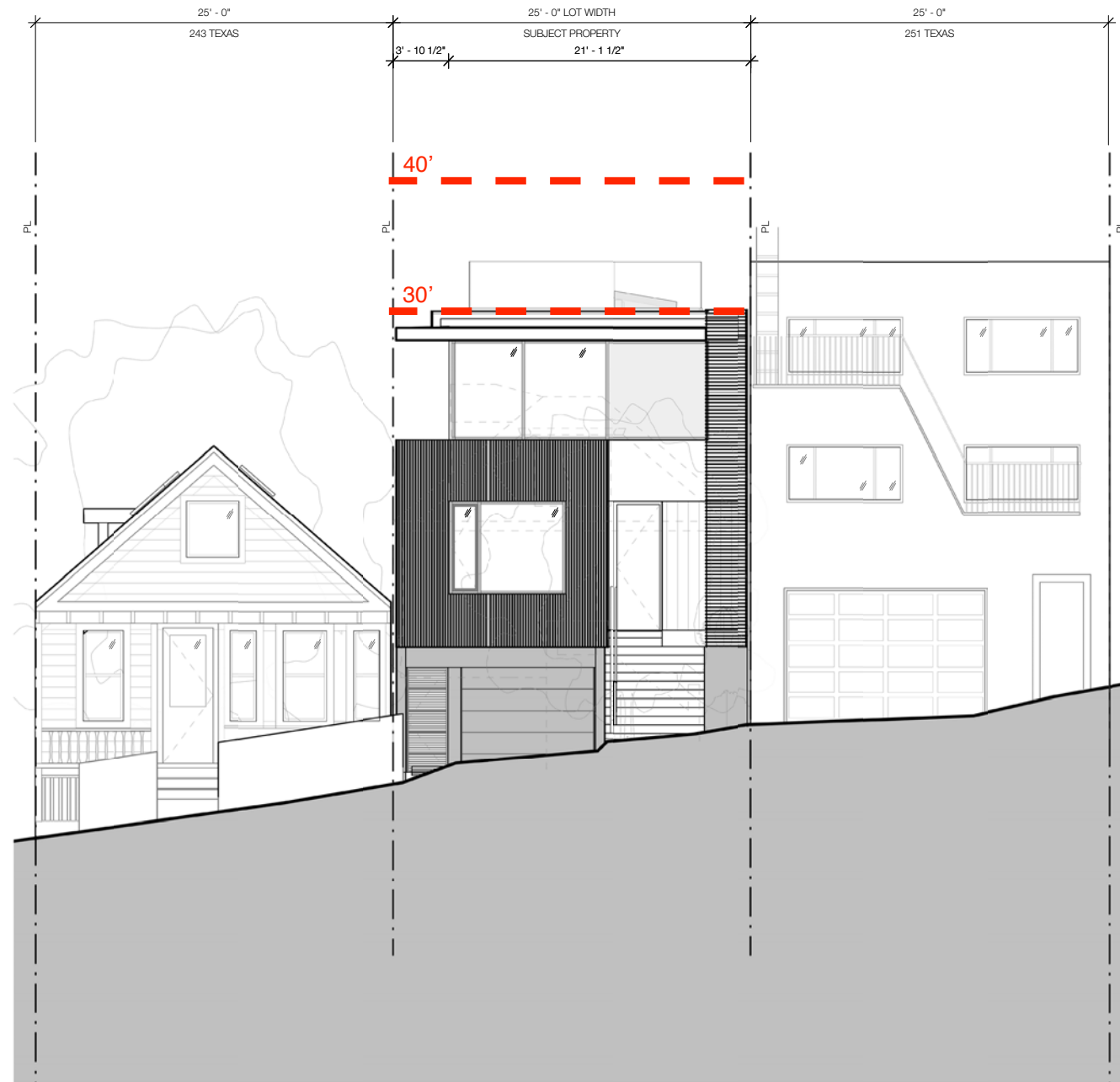
CUA Hearing

03.04.2021

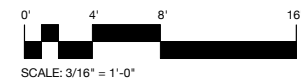
West Elevation



2 (E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



Potrero Hill
Residence
249 Texas St.
San Francisco, CA

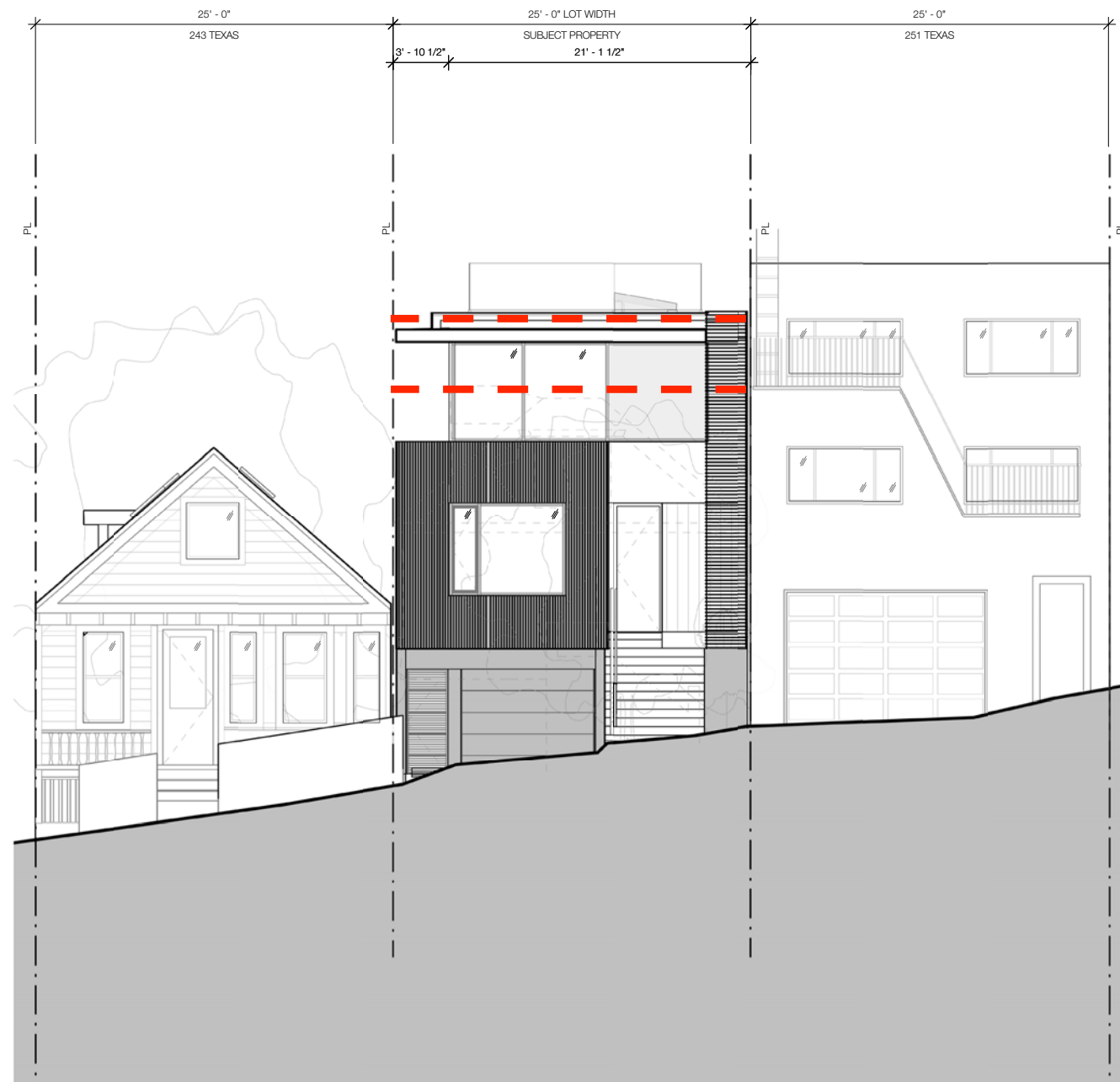
CUA Hearing

03.04.2021

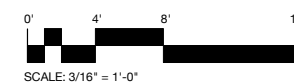
West Elevation



2 (E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



Potrero Hill
Residence
249 Texas St.
San Francisco, CA

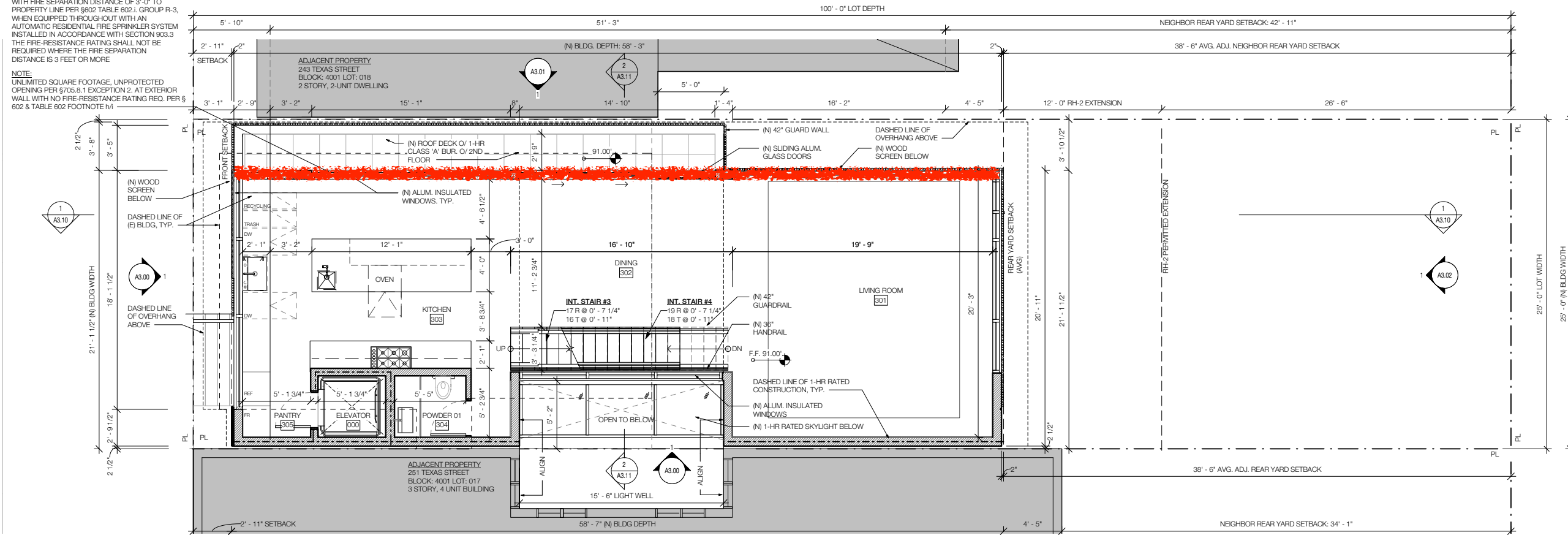
CUA Hearing

03.04.2021

West Elevation

NOTE: NON-RATED CONST. @ EXTERIOR WALL WITH FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER §602 TABLE 602.1 GROUP R-3. WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE

NOTE: UNLIMITED SQUARE FOOTAGE, UNPROTECTED OPENING PER §705.8.1 EXCEPTION 2. AT EXTERIOR WALL WITH NO FIRE-RESISTANCE RATING REQ. PER § 602 & TABLE 602 FOOTNOTE 1a)



2 PROPOSED THIRD LEVEL PLAN
SCALE: 1/4" = 1'-0"



John Maniscalco
Architecture

415.864.9900
442 Grove Street
San Francisco, CA 94102



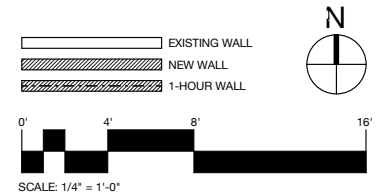
Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

Issuance
SITE PERMIT REV 4

Date
01/20/2021

| Revision History | | |
|------------------|-------------------------|------------|
| No. | Issuance | Date |
| 1 | PRE-APPLICATION SET | 11/04/2019 |
| 2 | PROJECT APPLICATION SET | 02/26/2020 |
| 3 | SITE PERMIT REV 1 | 04/21/2020 |
| 4 | SITE PERMIT REV 2 | 08/14/2020 |
| 5 | SITE PERMIT REV 3 | 12/21/2020 |
| 6 | SITE PERMIT REV 4 | 01/20/2021 |



PROPOSED LEVEL 2 & LEVEL 3 FLOOR PLANS

A2.20



Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

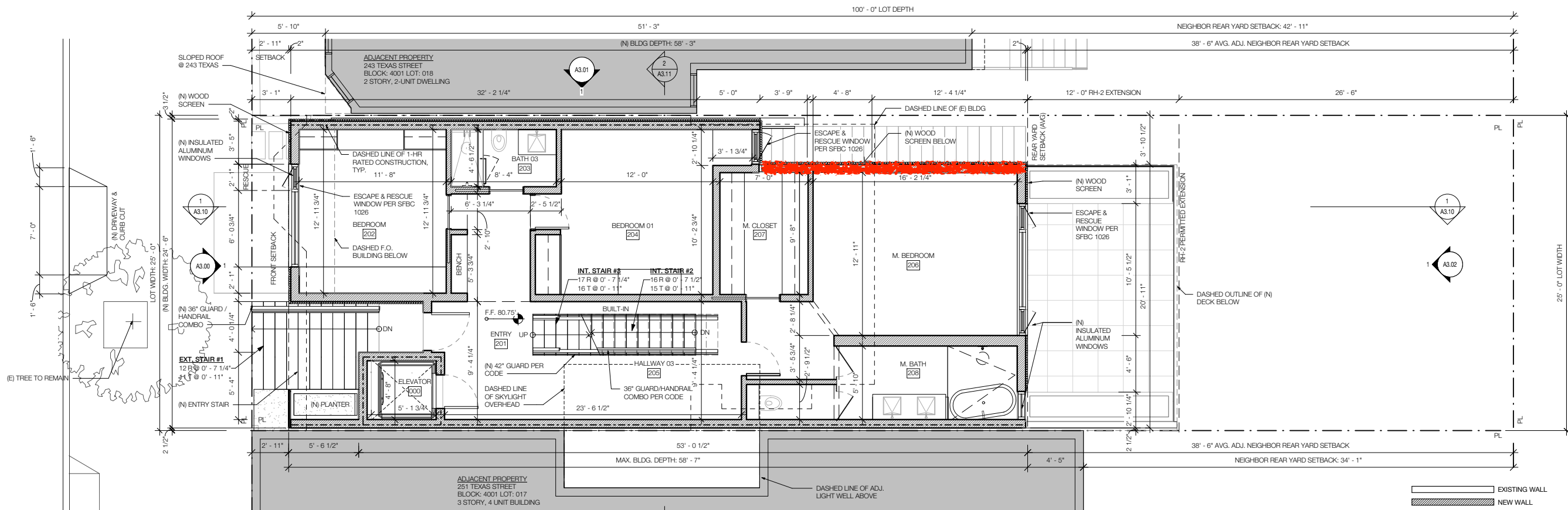
Issuance
SITE PERMIT REV 4

Date
01/20/2021

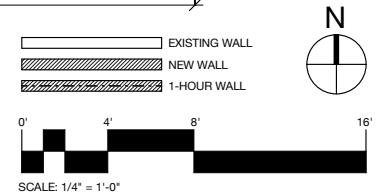
| Revision History | No. | Issuance | Date |
|------------------|-------------------------|----------|------------|
| 1 | PRE-APPLICATION SET | | 11/04/2019 |
| 2 | PROJECT APPLICATION SET | | 02/26/2020 |
| 3 | SITE PERMIT REV 1 | | 04/21/2020 |
| 4 | SITE PERMIT REV 2 | | 08/14/2020 |
| 5 | SITE PERMIT REV 3 | | 12/21/2020 |
| 6 | SITE PERMIT REV 4 | | 01/20/2021 |

PROPOSED LEVEL 2 & LEVEL 3 FLOOR PLANS

A2.20

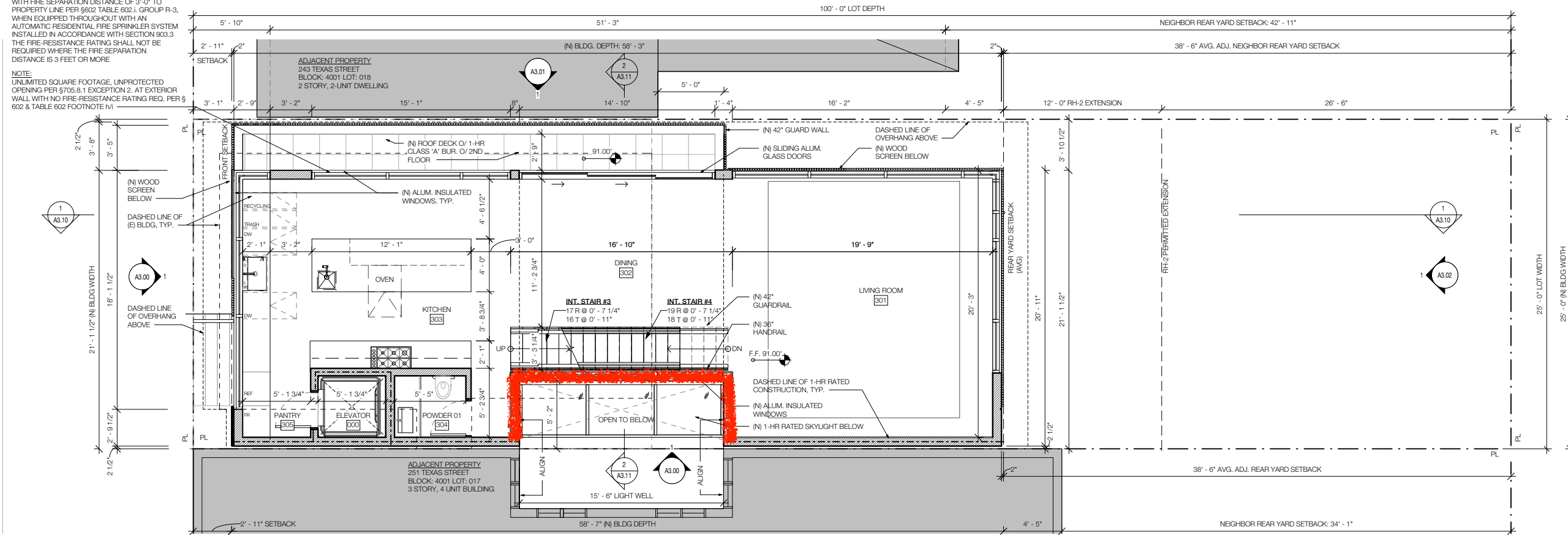


1 PROPOSED SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"



NOTE: NON-RATED CONST. @ EXTERIOR WALL WITH FIRE SEPARATION DISTANCE OF 3'-0" TO PROPERTY LINE PER §602 TABLE 602.1 GROUP R-3, WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE

NOTE: UNLIMITED SQUARE FOOTAGE, UNPROTECTED OPENING PER §705.8.1 EXCEPTION 2. AT EXTERIOR WALL WITH NO FIRE-RESISTANCE RATING REQ. PER § 602 & TABLE 602 FOOTNOTE 1a)



2 PROPOSED THIRD LEVEL PLAN
SCALE: 1/4" = 1'-0"



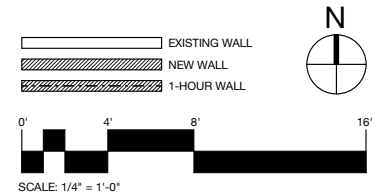
Project Name
Texas St. Residence

Project Address
249 Texas St. San Francisco, CA 94107

Issuance
SITE PERMIT REV 4

Date
01/20/2021

| Revision History | | |
|------------------|-------------------------|------------|
| No. | Issuance | Date |
| 1 | PRE-APPLICATION SET | 11/04/2019 |
| 2 | PROJECT APPLICATION SET | 02/26/2020 |
| 3 | SITE PERMIT REV 1 | 04/21/2020 |
| 4 | SITE PERMIT REV 2 | 08/14/2020 |
| 5 | SITE PERMIT REV 3 | 12/21/2020 |
| 6 | SITE PERMIT REV 4 | 01/20/2021 |



PROPOSED LEVEL 2 & LEVEL 3 FLOOR PLANS

A2.20



Potrero Hill
Residence
249 Texas St.
San Francisco, CA

CUA Hearing

03.04.2021

Texas St. Pano