



kerman morris architects

292 EUREKA STREET

04/29/2021
PLANNING COMMISSION HEARING
BLOCK / LOTS: 2699/020
2020-006045CUA



kerman
morris
architects LLP

EXISTING PHOTO FROM EUREKA ST



PROPOSED VIEW FROM EUREKA ST



LOCATION MAP	VICINITY MAP	LEGEND OF SYMBOLS	INDEX OF DRAWINGS
		<p>ELECTRICAL LEGEND</p> <ul style="list-style-type: none"> ○ 2" LED Con Light Fixture ⊕ 110 Volt Electrical Outlet ⊕ 110 VOLT DOUBLE ELECTRICAL OUTLET GFCI ⊕ Triple Pole Switches ⊕ Panasonic Exhaust Fan Vent to Outside Air ⊕ APPROVED AND LISTED SMOKE ALARM ⊕ APPROVED AND LISTED SMOKE ALARM/ CARBON MONOXIDE ALARM COMBO EXISTING (E) EXISTING (N) NEW (PROPOSED) CL CLOSET 	<p>INDEX OF DRAWINGS</p> <ul style="list-style-type: none"> A0-01 TITLE PAGE/SITE INFORMATION A1-00 EXISTING FLOOR PLAN/WINDOW SCHEDULE A1-01 FLOOR PLANS A1-02 FLOOR/ROOF PLAN A2-01 FRONT ELEVATIONS A2-02 SIDE ELEVATIONS A2-03 ELEVATION/SECTION G55 CAL GREEN INFO M1-00 TITLE 24 M1-01 TITLE 24 <p><i>SFPUC - Please be advised your plans and fixtures count indicate a larger meter meter is required. Please apply for a water meter upgrade as SFPUC New Services Installation. 200 S. Market Street, 3rd Floor, San Francisco, CA 94102, (415) 881-3300.</i></p> <p><i>Capacity Charges</i> SFPUC Capacity Charges See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.</p> <p><i>Mark Walls, DBI</i> APR 03 2018</p> <p><i>REVALUATED</i> JAN 02 2018</p>
<p>GENERAL NOTES</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> All work shall be in conformance with all applicable codes including but not limited to those listed in "Project Data," and to include all the requirements of other agencies having jurisdiction. All work shall be done in accordance with AIA General Conditions Documents A-201, the edition attached to the Construction Contract. Examination of the site and portions thereof which affect this work shall be made by the General Contractor, who shall compare existing conditions with the contract documents and satisfy him/herself as to the existing conditions under which work is to be performed. Contractor shall at such time ascertain and verify the locations of existing structures. The contract documents describe design intent, and are not intended to be all inclusive. Contractor is responsible for the means and methods to provide complete operational systems & installations. No claims for additional work will be awarded for work which is described in these documents or which is reasonably inferable from them. Contractor shall be responsible for thorough coordination of trades. All claims for additional work will not be awarded for any and all work related to such coordination. Contractor shall verify all dimensions, elevations and conditions at the site, confirm that the work is buildable as shown, and notify Architect in writing of any discrepancies prior to proceeding with any and all work in question. All dimensions are to finish face of concrete, centerline of steel, face of stud or casework unless otherwise noted. Dimensions noted as "CLR" must be precisely maintained. Dimensions are not adjustable without architect's approval unless noted as "N.F." Verify dimensions marked "N.I.F." prior to commencement of construction, and notify architect of any inconsistencies. All dimensions, notes and details shown on one portion of a drawing shall apply typically to all opposite hand and/or conditions unless otherwise noted. "Align" shall mean to accurately locate finish faces in the same plane. The contract documents are complementary. What is shown or referred to partially or whole on any shall be provided as though shown on all. Do not scale drawings. Dimensions shall govern. Drawings at a large scale shall take precedence over drawings of a small scale. Details shall govern over plans and elevations. Contractor shall verify layout of partitions, doors, electrical outlets, data and telephone outlets, light fixtures, and switches with Architect prior to proceeding with construction. Contractor shall verify that no conflicts exist in locations of any mechanical, telephonic, data, electrical, lighting, plumbing, and sprinkler equipment (to include, but not limited to all piping, ductwork and conduit) and that all required clearances for installation and maintenance are provided. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the Owner at the expense of the Contractor. All work listed, shown, or implied on any contract document shall be supplied and installed by the Contractor, except where noted otherwise. In case of conflict between the architect's and engineer's drawings in the location of materials and/or equipment, architectural drawings shall govern. The Contractor shall notify the Architect immediately of such conflict. All manufactured articles, materials, and equipment shall be installed, connected, erected, cleaned, and conditioned per the manufacturer's instructions. In case of differences between manufacturer's instructions and the contract documents, the contractor shall notify the architect before proceeding with the work in question. All work noted "By Others" or "N.I.C." shall be provided by owner or under separate contract. Submit to the architect and owner schedule requirements for this "other" work in the construction progress schedule and coordinate as required to assure orderly sequence of installation. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a daily basis and shall exercise strict control over job cleaning to prevent any dirt, debris, or dust from affecting any finished areas in or outside the job site. Burning of debris on site shall not be permitted. Contractor shall not proceed with any work requiring additional compensation beyond the contract amount without authorization from the architect or owner's representative. Failure to obtain authorization shall invalidate any claim for additional compensation. Some work shall be designated as design / build - deferred submittal. It shall be submitted to the project architect and engineer of record for review and coordination. Following completion review and coordination by architect and engineer of record, the Design/Builder is responsible to submit stamped drawings and calculations to the San Francisco Building Department for review and approval along with a letter from Architect and Engineer of record that they have been coordinated and found to be acceptable with no exceptions. Design / Build - deferred submittal work shall include, but is not limited to: <ul style="list-style-type: none"> - Electrical Plans - Plumbing Plans - Mechanical Plans - Sprinkler and Fire Alarm Plans All hardwood plywood, particleboard, and medium density fiberboard composite wood products used in interior or exterior shall meet CARB Air Toxins Control Measure for Composite Wood per CalGreen table 4.504.5 All interior paints and coatings shall comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints per CalGreen Table 4.504.3 	<p>SITE NOTES</p> <ol style="list-style-type: none"> GOVERNING CODES: 2016 CBC INCLUDING GREEN BUILDING CODES AND ANY AMENDMENTS AS OUTLINED IN THE SAN FRANCISCO BUILDING CODES NO WORK IS TO TAKE PLACE OUTSIDE THE EXISTING EXISTIN BUILDING FOOTPRINT 	<p>LOT/OWNER INFORMATION</p> <p>PROJECT ADDRESS: 292 EUREKA STREET</p> <p>ZONING: RH-2 PARCEL: 2699020 BLDG INFO: Occupancy Class: R-3/U, Construction Type: V-B, TWO STORY 2BR/2 BATH HEIGHT RESTRICTION 40-X</p> <p>LOT AREA: 1875 SQ FT (25' X 75')</p> <p>UNIT AREA: 1675 SQ FT DOCUMENTED AREA (N) DOCUMENTED AREA 3028SQ FT (1351 SQ FT ADDED)</p> <p>OWNER: LY MALY THI & DUSCHI TOBIAS JO 292 EUREKA STREET</p>	<p>SCOPE OF WORK</p> <p>REPLACE EXTERIOR WINDOWS SIZE TO SIZE AND IN KIND. (N) WINDOW TO REPLACE DOOR WITH WINDOW ON GROUND FLOOR FRONT ELEVATION</p> <p>REMODEL KITCHEN AND ALL BATHROOMS. (N) BATHROOM AND WET BAR ON GROUND FLOOR (COMPLIES WITH PLANNING SECTION 174 (BULLETIN NO.1)</p> <p>DOCUMENT AS CONDITIONED UNDOCUMENTED SPACE.</p>
<h2>292 EUREKA STREET SAN FRANCISCO, CA 994114</h2>			
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> All work shall be in conformance with all applicable codes including but not limited to those listed in "Project Data," and to include all the requirements of other agencies having jurisdiction. All work shall be done in accordance with AIA General Conditions Documents A-201, the edition attached to the Construction Contract. Examination of the site and portions thereof which affect this work shall be made by the General Contractor, who shall compare existing conditions with the contract documents and satisfy him/herself as to the existing conditions under which work is to be performed. Contractor shall at such time ascertain and verify the locations of existing structures. The contract documents describe design intent, and are not intended to be all inclusive. Contractor is responsible for the means and methods to provide complete operational systems & installations. No claims for additional work will be awarded for work which is described in these documents or which is reasonably inferable from them. Contractor shall be responsible for thorough coordination of trades. All claims for additional work will not be awarded for any and all work related to such coordination. Contractor shall verify all dimensions, elevations and conditions at the site, confirm that the work is buildable as shown, and notify Architect in writing of any discrepancies prior to proceeding with any and all work in question. All dimensions are to finish face of concrete, centerline of steel, face of stud or casework unless otherwise noted. Dimensions noted as "CLR" must be precisely maintained. Dimensions are not adjustable without architect's approval unless noted as "N.F." Verify dimensions marked "N.I.F." prior to commencement of construction, and notify architect of any inconsistencies. All dimensions, notes and details shown on one portion of a drawing shall apply typically to all opposite hand and/or conditions unless otherwise noted. "Align" shall mean to accurately locate finish faces in the same plane. The contract documents are complementary. What is shown or referred to partially or whole on any shall be provided as though shown on all. Do not scale drawings. Dimensions shall govern. Drawings at a large scale shall take precedence over drawings of a small scale. Details shall govern over plans and elevations. Contractor shall verify layout of partitions, doors, electrical outlets, data and telephone outlets, light fixtures, and switches with Architect prior to proceeding with construction. Contractor shall verify that no conflicts exist in locations of any mechanical, telephonic, data, electrical, lighting, plumbing, and sprinkler equipment (to include, but not limited to all piping, ductwork and conduit) and that all required clearances for installation and maintenance are provided. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the Owner at the expense of the Contractor. All work listed, shown, or implied on any contract document shall be supplied and installed by the Contractor, except where noted otherwise. In case of conflict between the architect's and engineer's drawings in the location of materials and/or equipment, architectural drawings shall govern. The Contractor shall notify the Architect immediately of such conflict. All manufactured articles, materials, and equipment shall be installed, connected, erected, cleaned, and conditioned per the manufacturer's instructions. In case of differences between manufacturer's instructions and the contract documents, the contractor shall notify the architect before proceeding with the work in question. All work noted "By Others" or "N.I.C." shall be provided by owner or under separate contract. Submit to the architect and owner schedule requirements for this "other" work in the construction progress schedule and coordinate as required to assure orderly sequence of installation. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a daily basis and shall exercise strict control over job cleaning to prevent any dirt, debris, or dust from affecting any finished areas in or outside the job site. Burning of debris on site shall not be permitted. Contractor shall not proceed with any work requiring additional compensation beyond the contract amount without authorization from the architect or owner's representative. Failure to obtain authorization shall invalidate any claim for additional compensation. Some work shall be designated as design / build - deferred submittal. It shall be submitted to the project architect and engineer of record for review and coordination. Following completion review and coordination by architect and engineer of record, the Design/Builder is responsible to submit stamped drawings and calculations to the San Francisco Building Department for review and approval along with a letter from Architect and Engineer of record that they have been coordinated and found to be acceptable with no exceptions. Design / Build - deferred submittal work shall include, but is not limited to: <ul style="list-style-type: none"> - Electrical Plans - Plumbing Plans - Mechanical Plans - Sprinkler and Fire Alarm Plans All hardwood plywood, particleboard, and medium density fiberboard composite wood products used in interior or exterior shall meet CARB Air Toxins Control Measure for Composite Wood per CalGreen table 4.504.5 All interior paints and coatings shall comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints per CalGreen Table 4.504.3 	<p>SITE PLAN 1/8" = 1'</p> <p>HISTORIC SANBORN MAP N.T.S.</p>	<p>LOT/OWNER INFORMATION</p> <p>PROJECT ADDRESS: 292 EUREKA STREET</p> <p>ZONING: RH-2 PARCEL: 2699020 BLDG INFO: Occupancy Class: R-3/U, Construction Type: V-B, TWO STORY 2BR/2 BATH HEIGHT RESTRICTION 40-X</p> <p>LOT AREA: 1875 SQ FT (25' X 75')</p> <p>UNIT AREA: 1675 SQ FT DOCUMENTED AREA (N) DOCUMENTED AREA 3028SQ FT (1351 SQ FT ADDED)</p> <p>OWNER: LY MALY THI & DUSCHI TOBIAS JO 292 EUREKA STREET</p>	<p>SCOPE OF WORK</p> <p>REPLACE EXTERIOR WINDOWS SIZE TO SIZE AND IN KIND. (N) WINDOW TO REPLACE DOOR WITH WINDOW ON GROUND FLOOR FRONT ELEVATION</p> <p>REMODEL KITCHEN AND ALL BATHROOMS. (N) BATHROOM AND WET BAR ON GROUND FLOOR (COMPLIES WITH PLANNING SECTION 174 (BULLETIN NO.1)</p> <p>DOCUMENT AS CONDITIONED UNDOCUMENTED SPACE.</p> <p>RECEIVED JUL 30 2018 DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED</p> <p><i>Mark Walls, DBI</i> APR 03 2018</p> <p><i>REVALUATED</i> JAN 02 2018</p> <p><i>KL</i> 5/22/19 Approved Planning Dept. Kurt Botz</p>

CONSULTANT:

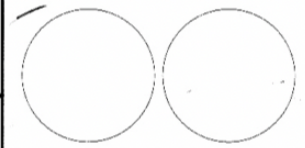
PERMIT DRAWINGS

7-25-2018

APPROVED
Dept. of Building Insp

JUN 21 2019

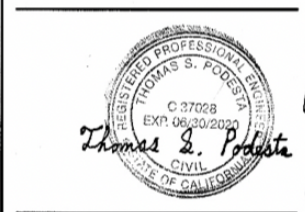
Tom C. Hsu
TOM C. HSU
DIRECTOR
DEPT. OF BUILDING INSPECTION



LY/JO REMODEL

292 EUREKA STREET
SAN FRANCISCO, CA 94114

OWNER:
LY MALY THI & DUSCHI
TOBIAS JO



PROJECT NO:
DRAWN BY:
CHECKED BY:
PROJECT MANAGER:
PROJECT ENGINEER:

COPYRIGHT:

SHEET TITLE

A0-01
SHEET 1 OF

2018 0703 3681



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF COMPLAINT

January 21, 2020

Property Owner

Ly Maly Thi & Duschl Tobias Josef
292 Eureka St
San Francisco, CA 94114

Site Address: 292 Eureka St
Block/Lot: 2699/ 020
Zoning District: RH-2, Residential- House, Two Family
Complaint Number: 2019-021966ENF
Staff Contact: Kelly Wong, (415) 558-6393, kelly.wong@sfgov.org

You are receiving this courtesy notice because the Planning Department has received a complaint alleging that one or more violations of the Planning Code exist on the above-referenced property. As the property owner, you are a responsible party.

It has been reported to us there is unpermitted construction, alterations including possible demolition, additional work, and/or change of use at the subject property. As such, you have the option to:

1. File a permit to remove and restore the property back to its last authorized condition or use; or
2. File a permit to legalize the new work/use, if approvable under the Planning Code. Please note additional information such as demolition calculations, as well as applications may also be required.

Please submit your permit within 30 days of this notice.

The Planning Department requires compliance with the Planning Code in the development and use of land and structures. Any new building permits or other applications are not issued until a violation is corrected.

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations and violations of Planning Commission and Planning Department's Conditions of Approval. In addition, penalties may also be assessed for verified violations. Therefore, your prompt action to resolve the complaint is important.

Please contact the staff planner shown above for information on the alleged violation and assistance on how to resolve the complaint.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

km

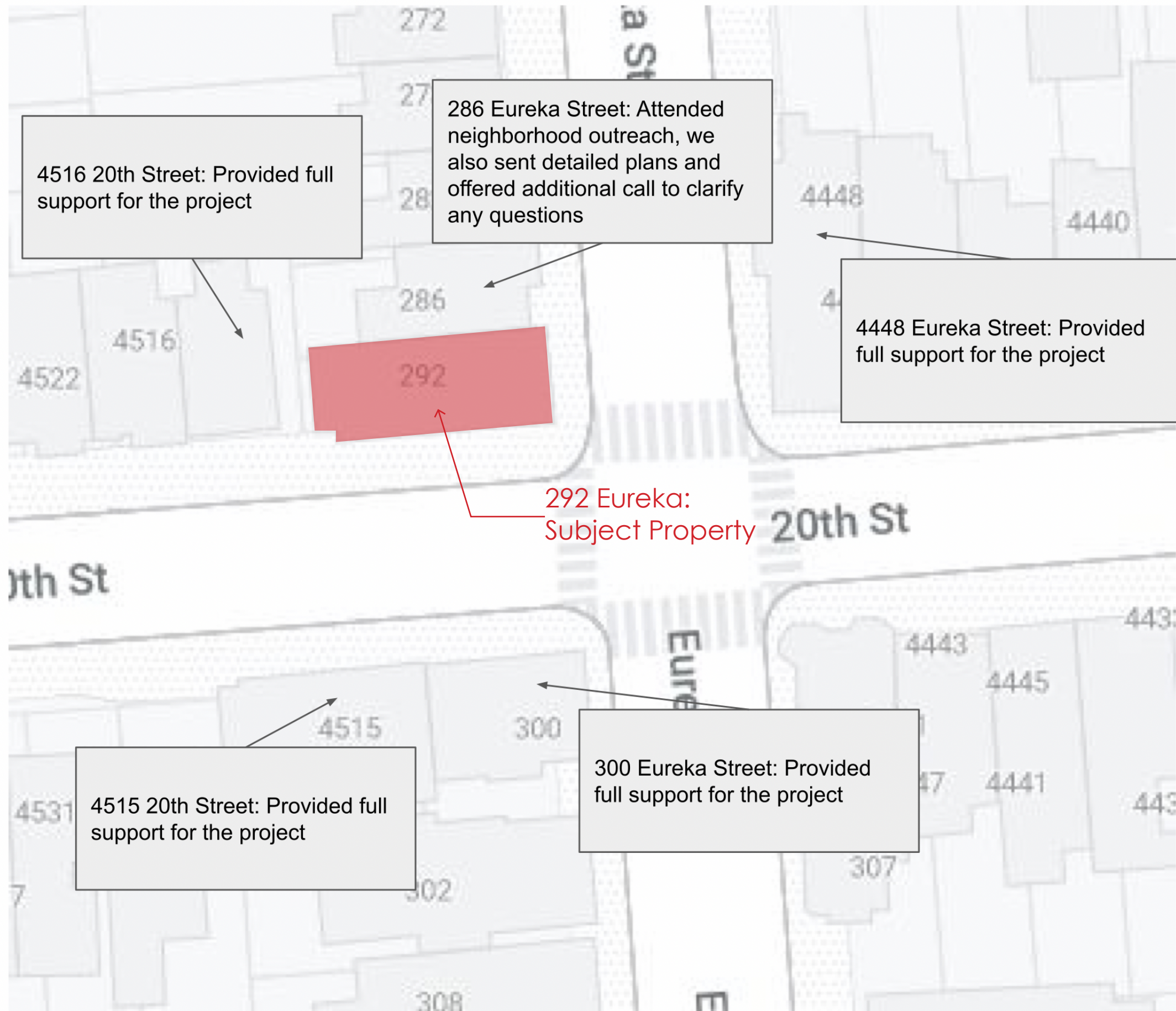
kerman
morris
architects LLP

139 Noe Street
San Francisco, CA
94114
415 749 0302
kermanmorris.com

www.sfplanning.org

中文詢問請電: 415.575.9010 | PARA INFORMACION EN ESPANOL LLAMAR AL: 415.575.9010 | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA: 415.575.9121 | WWW.SFPLANNING.ORG

4



292 EUREKA

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE + FITOUT OF BASEMENT FOR (N) DWELLING UNIT

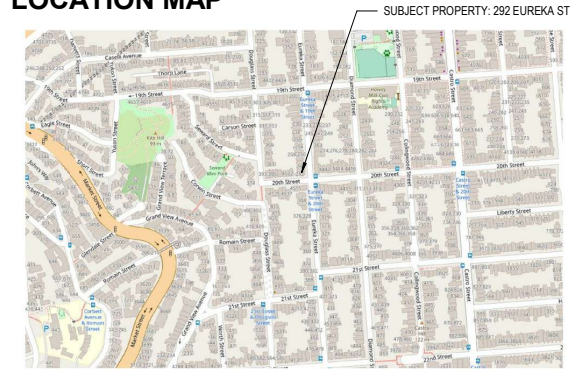


PROPOSED VIEW FROM 20TH ST.



PROPOSED VIEW FROM EUREKA ST.

LOCATION MAP



Revisions



292 EUREKA
 292 EUREKA STREET
 SAN FRANCISCO, CA 94114
 BLOCK 2699 / LOT 020
 SFDBI BPA: 202009013176

ADDITION AND ALTERATION
 TO SINGLE-FAMILY
 RESIDENCE + FITOUT OF
 BASEMENT FOR (N)
 DWELLING UNIT

TOBIAS DUSCHL

NOTICE
 These drawings and specifications are the property and copyright of KermanMorris Architects and shall not be used on any other work except by written agreement with KermanMorris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of KermanMorris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PROJECT INFORMATION

OWNER: TOBIAS DUSCHL
PROJECT ADDRESS: 292 EUREKA STREET
 SAN FRANCISCO, CA 94114
PARCEL: 2699/ 020 | LOT SIZE: 1,875 SF | 0.043 acres
SFDBI BPA #: 202009013176
ZONING DISTRICT: RH-2 / 40-X
OCCUPANCY GROUP: R-3 / U
CONSTRUCTION TYPE: V-B (NON-RATED)
ARCHITECT: KERMAN MORRIS ARCHITECTS
 139 NOE STREET
 SAN FRANCISCO, CA 94114
 T: (415) 749-0302
STRUCTURAL ENGINEER: TBD

DESCRIPTION OF WORK

THE SCOPE OF WORK OF THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO:
 - COMPLY WITH PLANNING ENF CASE NO. 2019-021966ENF
 - DOCUMENT ADDITIONAL REMOVAL OF BUILDING
 - DEMOLITION CALCULATIONS
 - NEW ADDITIONAL UNIT AT GROUND FLOOR
 - REPLACE EXTERIOR WINDOWS SIZE TO SIZE AND IN KIND, (N) WINDOW TO REPLACE DOOR AT GROUND FLOOR FRONT.
 - REMODEL OF KITCHEN AND BATHROOMS AT GROUND FLOOR
 - NEW UPPER FLOOR DECK

APPLICABLE CODES:
 2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
 2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
 2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
 2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
 2019 GREEN BUILDING CODE WITH LOCAL AMENDMENTS
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
 2019 SAN FRANCISCO HOUSING CODE

APPROVALS

RESPONSE TO PCL #1
03/24/2021

SFDBI BPA#: 202009013176

292 Eureka Permit History and Current Permit Documentation

THIS PERMIT (BPA #2020-0901-3176) IS IN RESPONSE TO SAN FRANCISCO PLANNING DEPARTMENT ENFORCEMENT CASE 2019-021966ENF (KELLY WONG, ASSIGNED PLANNER) WHICH STATES:
 "APPROXIMATELY 90% OF THE STRUCTURAL FRAMING HAS BEEN REPLACED. WORK HAS EXCEEDED THE SCOPE OF WORK UNDER 2018.0703.3681 AND 2018.0802.6234. THERE ARE NO APPROVED STRUCTURAL PLANS FOR THIS PROJECT. THE CONCRETE RETAINING WALLS UNDER 2019.0408.7412 AND 2018.0822.7977 HAVE EXCEEDED SCOPE OF WORK. THE EXISTING FLOOR PLANS UNDER 2018.0703.3681 HAVE BEEN MISREPRESENTED BY SHOWING 4 EXISTING BATHROOMS AND A DEVELOPED GROUND FLOOR HOWEVER PLANS FOR COMPLETED 9707628 FOR HORIZONTAL ADDITION SHOWS THIS PROPERTY TO HAVE ONE BATHROOM AND AN UNFINISHED BASEMENT. DBI NOV 201966591."
 PRIOR TO THIS PERMIT (BPA #2020-0901-3176), FOUR PERMITS MENTIONED ABOVE WERE PULLED AND LATER REVOKED: 2018.0703.3681, 2018.0802.6234, 2019.0408.7412 AND 2018.0822.7977.
 AS A RESULT, THE MOST RECENT APPROVED, ISSUED AND COMPLETED PERMIT, BPA #9707628 (FOR A HORIZONTAL ADDITION) ESTABLISHES THE BASELINE FOR THE MOST RECENT LEGALLY APPROVED PERMIT.
 THIS PERMIT (BPA #2020-0901-3176) SHOWS FOR EACH FLOOR PLAN AND ELEVATION: (1) THE APPROVED CONDITION PER APPROVED BPA #9707628, (2) THE EXISTING CONDITIONS ON SITE (NOTE: 2018 PERMITS WERE OVERBUILT PRIOR TO ENFORCEMENT CASE 2019-021966ENF), AND (3) PROPOSED SCOPE OF BUILD OUT.
 IT IS OUR INTENT TO LEGALIZE AND SECURE PERMITS FOR THE PROPOSED SCOPE OF WORK WITH THIS PERMIT.
 ADDITIONAL NOTE REGARDING CONSTRUCTION MEANS AND METHODS AND THEIR RELATION TO 'DEMOLITION':
 DEMO CALCULATIONS ARE PROVIDED WITH THIS PERMIT TO SHOW WHAT MATERIALS WERE REMOVED BY THE BUILDER, NO LONGER ASSOCIATED WITH THE PROJECT (ONCE VIOLATION WAS RECEIVED, THE BUILDER BREACHED CONTRACT, ABANDONED THE PROJECT, AND HAS BEEN UNREACHABLE BY THE OWNERS). WHILE THE DEMO CALCULATIONS DETERMINE THE PROJECT IS A 'RESIDENTIAL DEMOLITION' AS DEFINED BY SFPC SECTION 317, NONETHELESS THIS IS PRIMARILY DUE TO THE BUILDER'S IGNORANCE OF SF CITY CODES. IN THE PROCESS OF PUTTING THE BUILDING ON A NEW FOUNDATION, ALL BASEMENT LEVEL WALLS WERE REMOVED UNDER THE EXISTING FIRST FLOOR FRAMING TO REMAIN. HAD THE BUILDER FOLLOWED THE COMMON PRACTICE OF SAN FRANCISCO BUILDERS OF REINSTALLING AND REINFORCING (SISTERING) NEW STUDS AS REQUIRED, THIS PROJECT WOULD LIKELY NOT HAVE TRIGGERED THE PARAMETERS WHICH RESULT IN THE FINDING OF A 'RESIDENTIAL DEMOLITION'."

SHEET INDEX

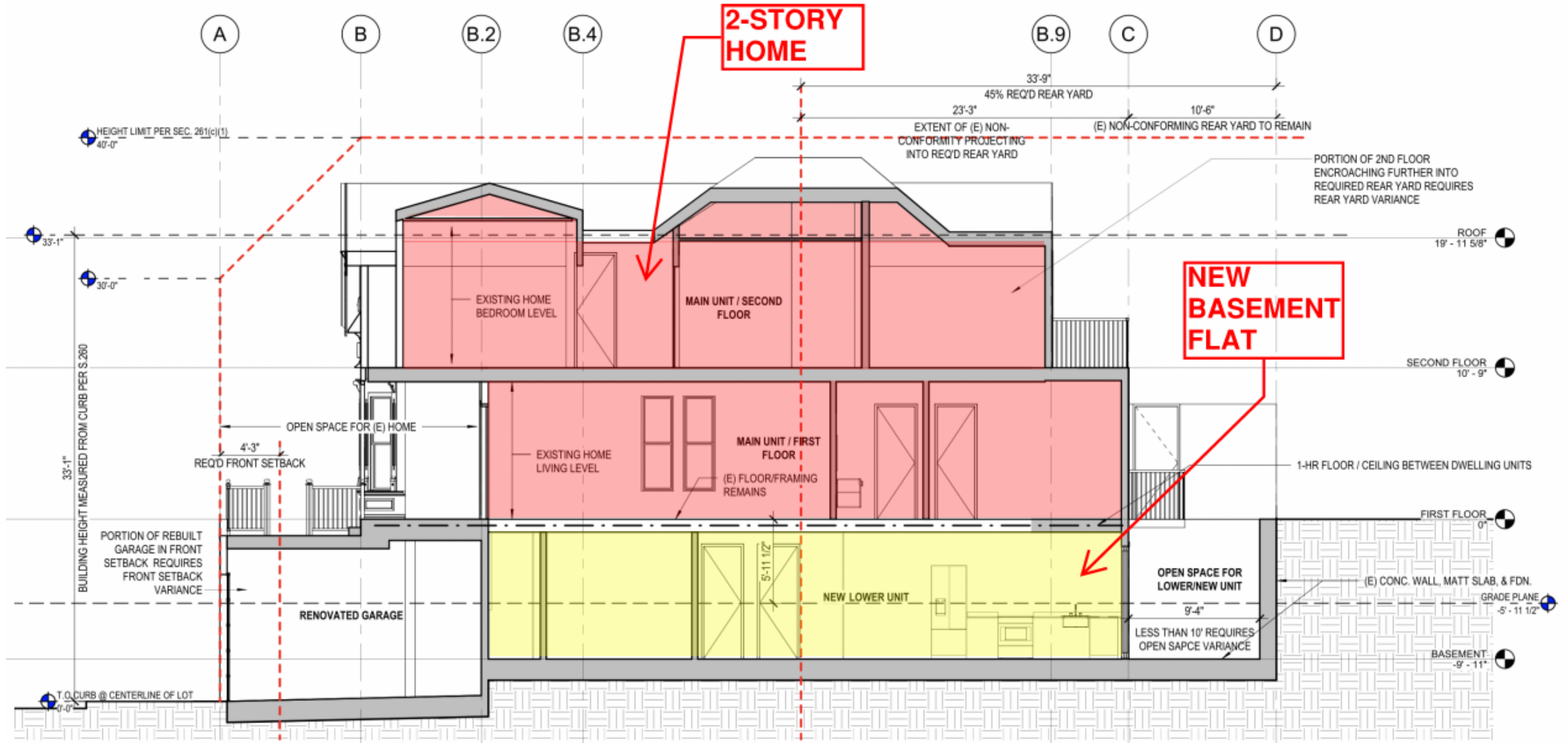
- | | |
|-----------------|--|
| 01 GENERAL | |
| G0.01 | COVER SHEET |
| G0.02 | ABBREVIATIONS & GENERAL NOTES |
| G0.03 | PLANNING & BUILDING DEPARTMENT NOTES & SCHEDULES |
| G0.05 | SITE PHOTOS |
| G0.07 | FIRE AND LIFE SAFETY PLANS |
| G0.08 | DEMO CALCULATIONS |
| G0.09 | GREENPOINT RATED CHECKLIST |
| 7 | |
| 06 ARCHITECTURE | |
| A1.01 | SITE PLANS |
| A2.01 | BASEMENT FLOOR PLANS |
| A2.02 | FIRST FLOOR PLANS |
| A2.03 | SECOND FLOOR PLANS |
| A2.04 | ROOF PLANS |
| A5.01 | EXISTING EXTERIOR ELEVATIONS |
| A5.02 | EXTERIOR ELEVATIONS - EAST & SOUTH |
| A7.01 | EXISTING & AS-BUILT BUILDING SECTIONS |
| A7.02 | PROPOSED BUILDING SECTION |
| A8.01 | EXTERIOR DETAILS |
| A10.01 | WALL PARTITION TYPES, FLOOR & ROOF ASSEMBLY |
| A10.21 | DOOR SCHEDULE |
| A10.22 | WINDOW SCHEDULE |
| 13 | |
| 20 | |

GENERAL LEGEND

- | | |
|--|-------------------------|
| | BUILDING / WALL SECTION |
| | EXTERIOR ELEVATION |
| | COLUMN LINE |
| | ELEVATION MARKER |
| | CENTER LINE |
| | PROPERTY LINE |
| | WALL TYPE PARTITION |
| | KEYNOTE |
| | WINDOW TAG |
| | DOOR TAG |

COVER SHEET

DATE: 03/24/2021
 SCALE: 1/8" = 1'-0"
 DRAWN BY: Author
 CHECKED BY: Checker
 JOB NO.: ###
G0.01





DEMO CALCULATIONS - SFPC SEC. 317

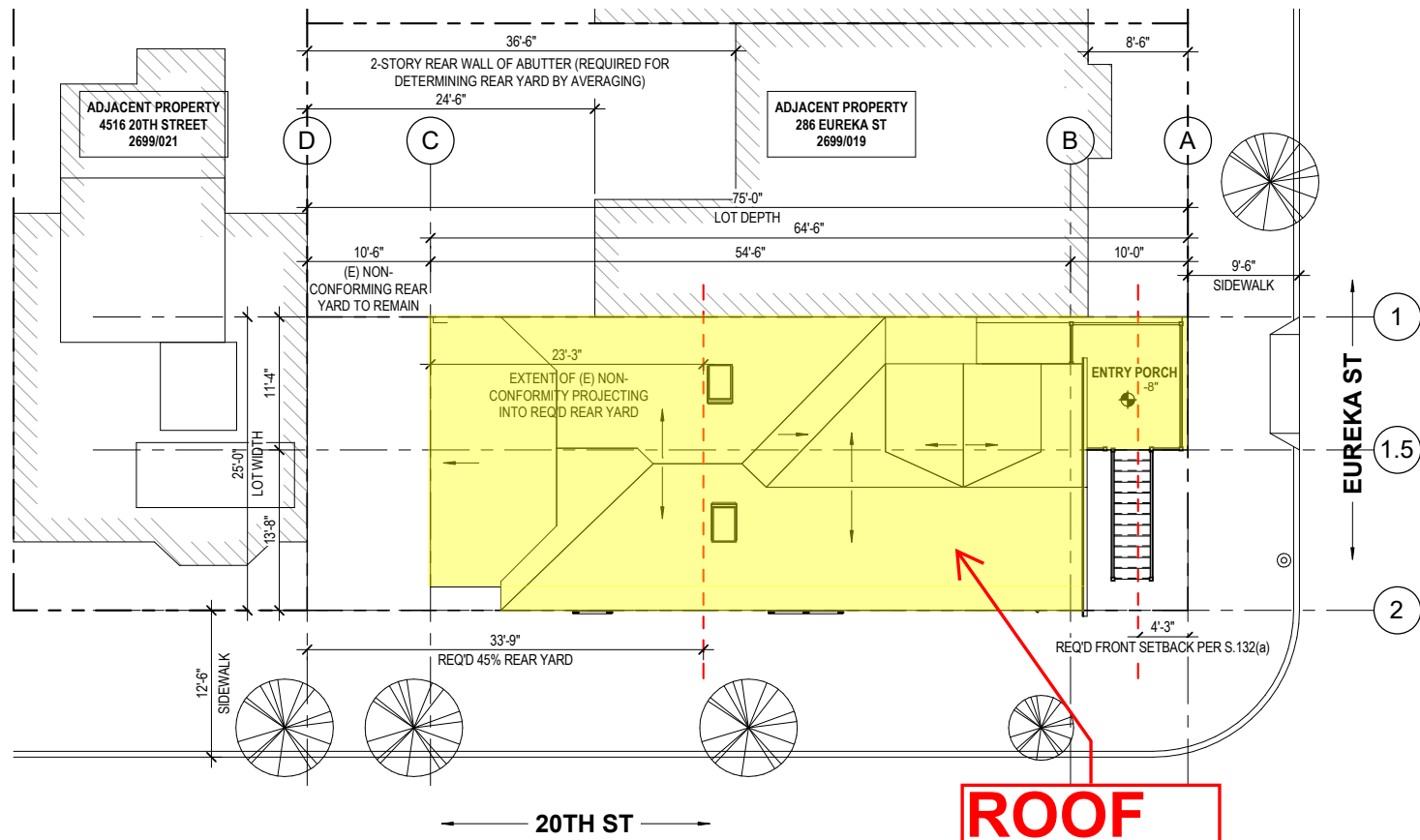
SEE SHEETS A2.02, A2.03, A2.04, AND A5.01 FOR DOCUMENTATION OF DEMO CALCULATIONS/AREAS/LINEAR FEET

SEC 317(b)(2)(B) - NOTE: BOTH CONDITIONS MUST BE EXCEEDED TO BE A "DEMOLITION."

REMOVAL OF FRONT FACADE AND REAR FACADE, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				MAX PERMITTED	CODE COMPLIANT	
ELEVATION	(E) FEET	DEMO FEET	% DEMO			
EAST (FRONT) ELEVATION	25'-0"	19'-0"	76 %	50% (EXCEEDED)	NO (THE PROJECT IS A "DEMOLITION")	
WEST (REAR) ELEVATION	25'-0"	25'-0"	100%			
TOTAL	50'-0"	44'-0"	88%			
REMOVAL OF ALL EXTERNAL WALLS, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				MAX PERMITTED		CODE COMPLIANT
ELEVATION	(E) FEET	DEMO FEET	% DEMO			
EAST (FRONT) ELEVATION	25'-0"	19'-0"	76 %	65% (EXCEEDED)		NO (THE PROJECT IS A "DEMOLITION")
WEST (REAR) ELEVATION	25'-0"	25'-0"	100%			
NORTH (SIDE) ELEVATION	64'-6"	64'-6"	100 %			
SOUTH (SIDE) ELEVATION	64'-6"	64'-6"	100%			
TOTAL	179'-0"	173'-0"	97 %			

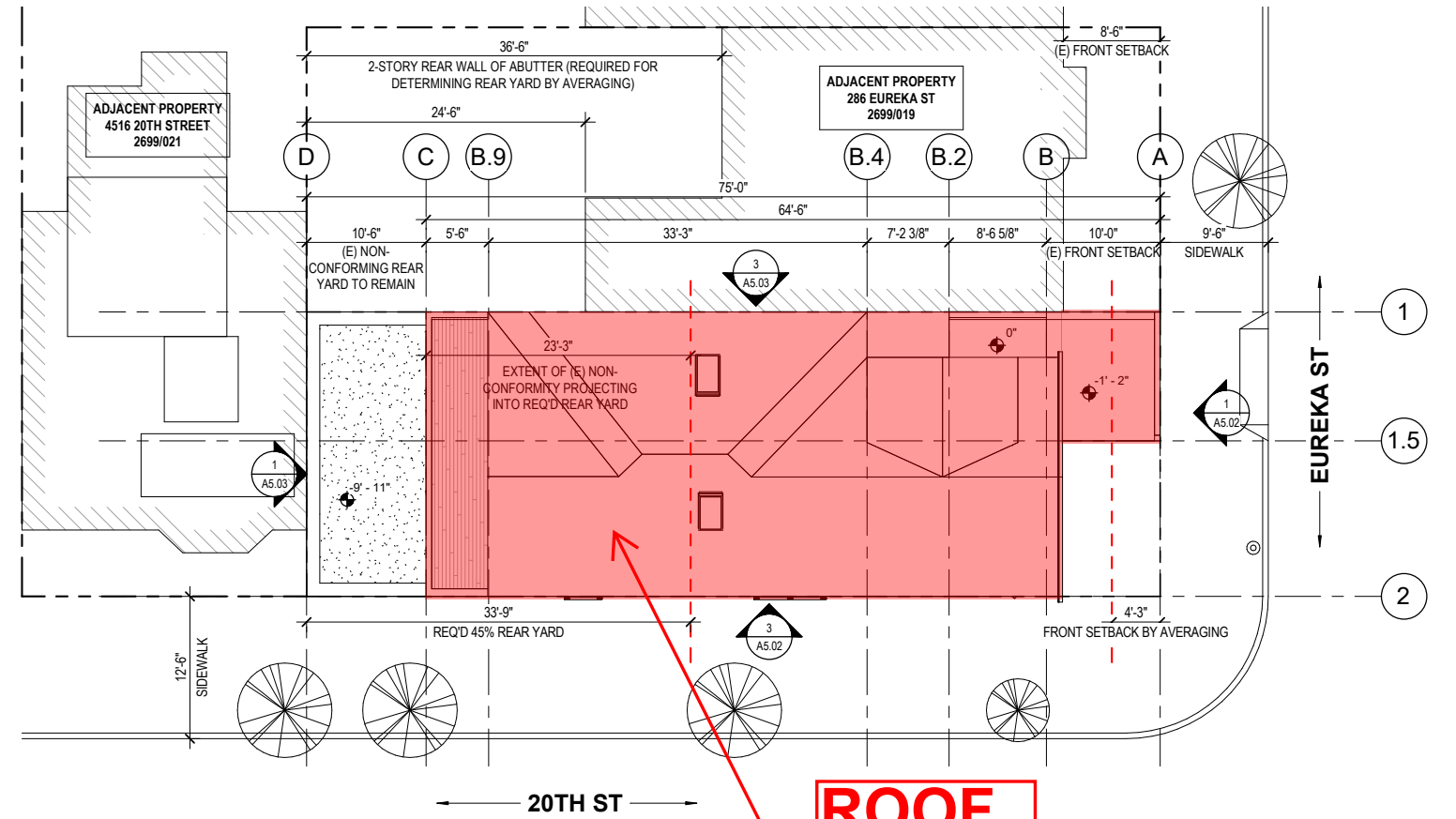


NEW JOISTS WHERE SISTERING TO OLD WOULD HAVE SUFFICED



**ROOF
IN 1997**

1 EXISTING SITE PLAN (PER APPROVED BPA #9707268)
1/8" = 1'-0"

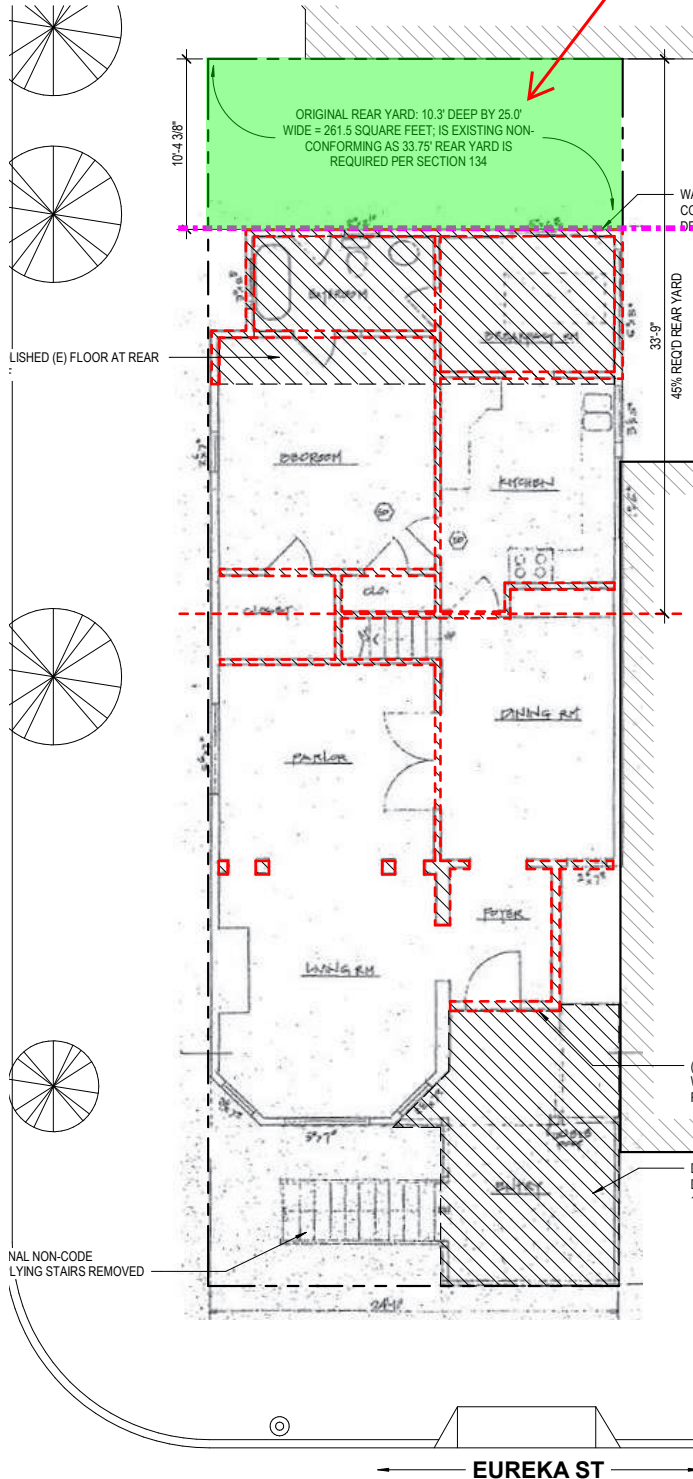


**ROOF
TODAY**

2 AS-BUILT SITE PLAN (ON-SITE CONDITIONS)
1/8" = 1'-0"



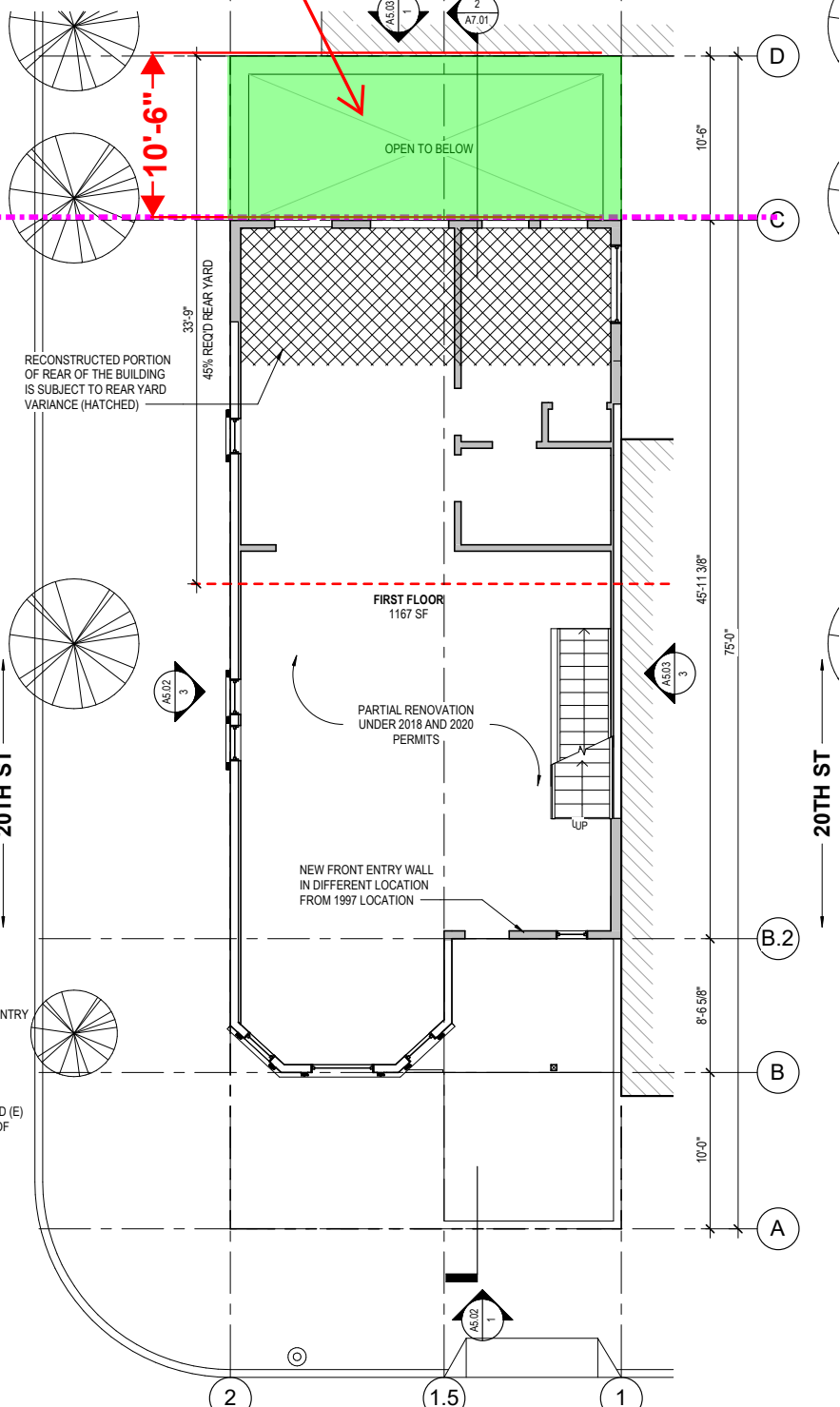
NOTE:
FOR DEMO CALCULATION SUMMARIES SEE SCHEDULE
ON SHEET G0.08



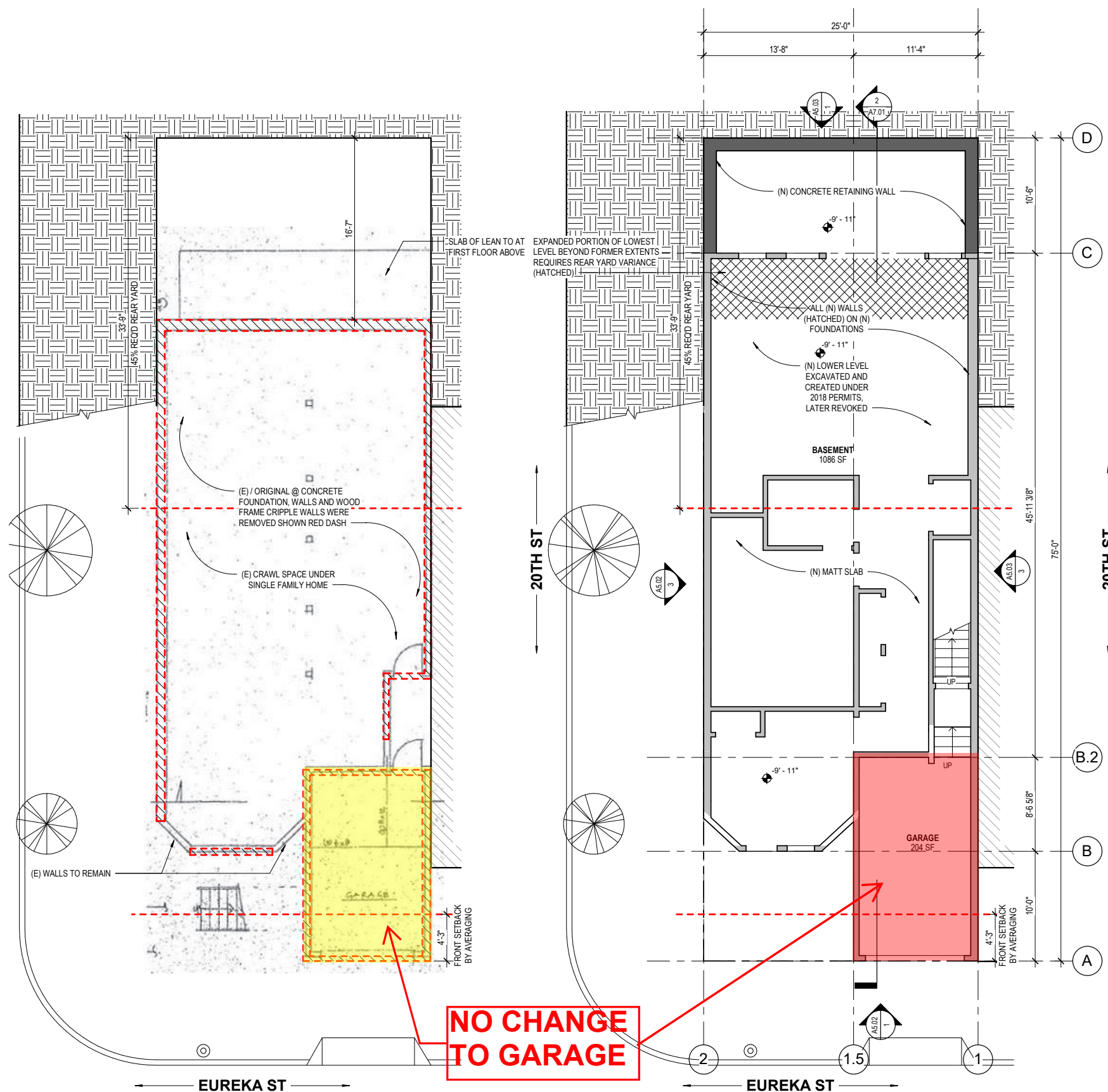
SEC 317(b)(2)(C)
TOTAL (E) HORIZONTAL ELEMENTS AT THIS LEVEL: 1,336 SF
DEMOLISHED HORIZONTAL ELEMENTS: 389 SF
DEMOLISHED % = 29%

(E)/DEMO FIRST FLOOR PLAN (PER APPROVED BPA #9707268)
3/16" = 1'-0"

**NO CHANGE
TO REAR
YARD**



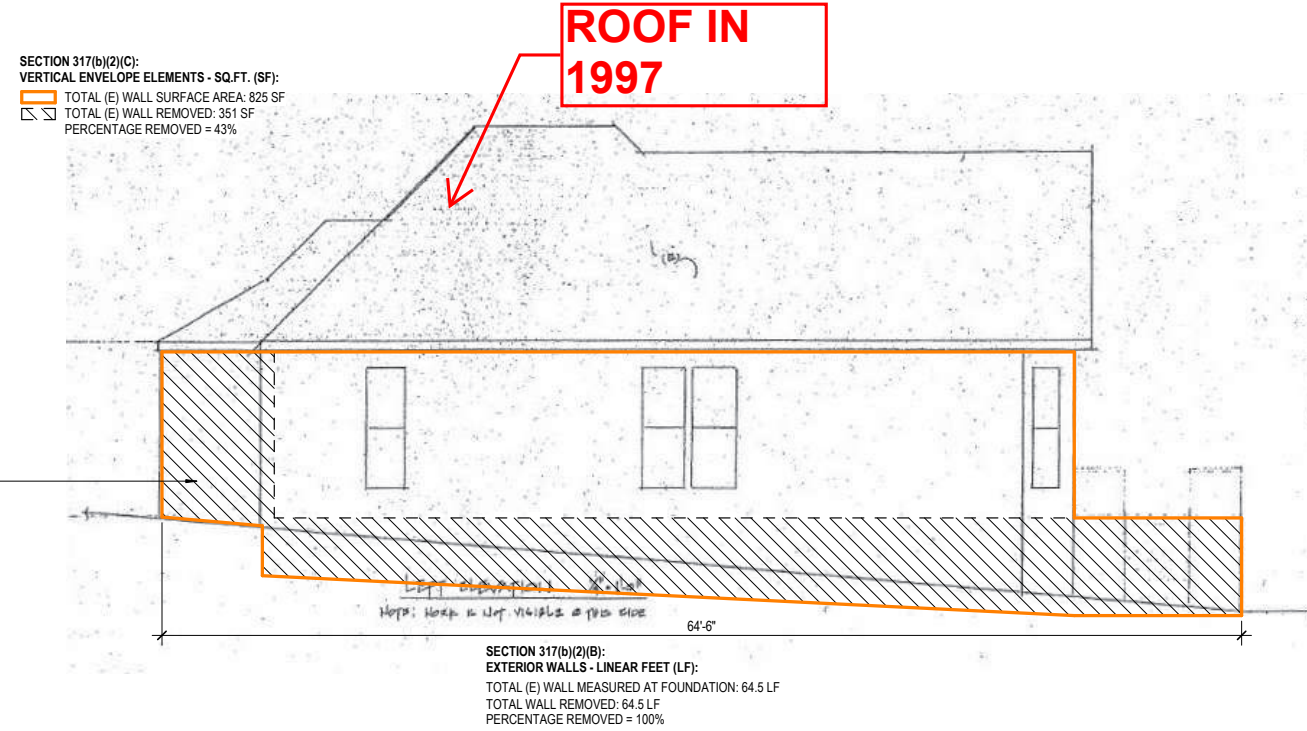
2 AS-BUILT FIRST FLOOR PLAN (AS OF JAN. 2021)
3/16" = 1'-0"



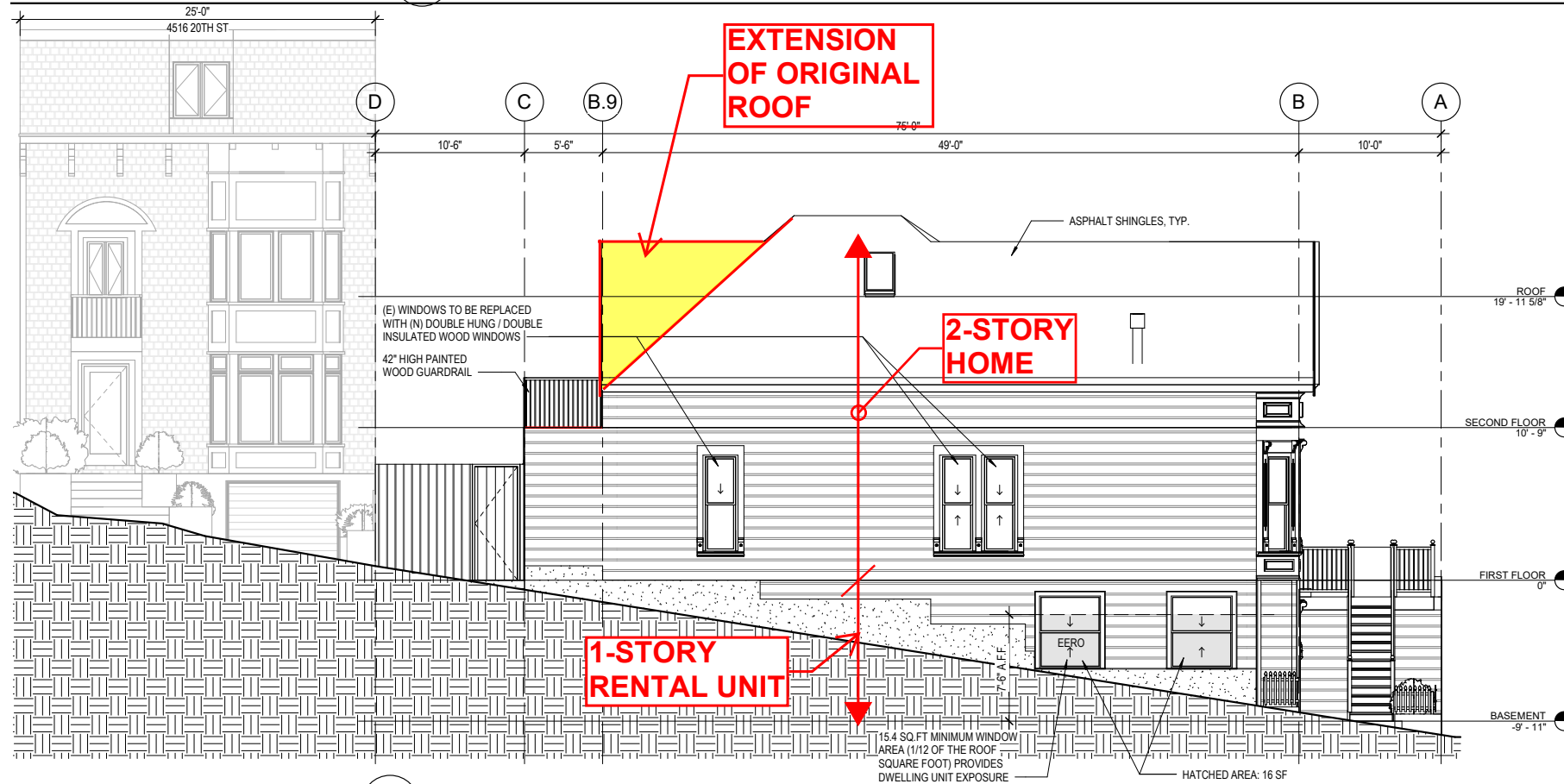
NO CHANGE TO GARAGE

1 (E) / DEMO BASEMENT FLOOR PLAN (PER APPROVED BPA #9707268)
 3/16" = 1'-0"

2 AS-BUILT BASEMENT FLOOR PLAN (AS OF JAN. 2021)
 3/16" = 1'-0"



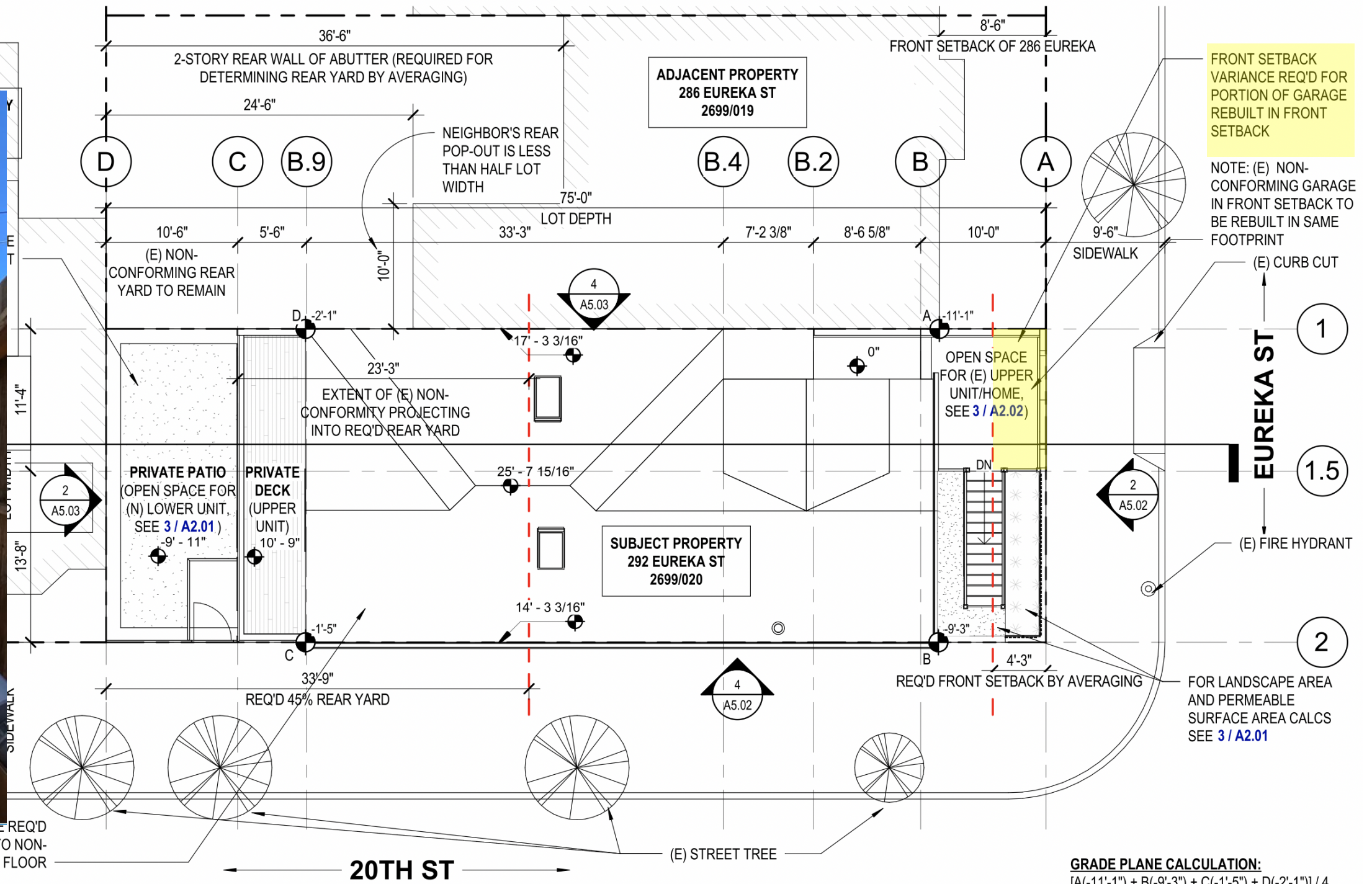
2 (E) / DEMO ELEVATION - SOUTH (PER APPROVED BPA #9707268)
 3/16" = 1'-0"



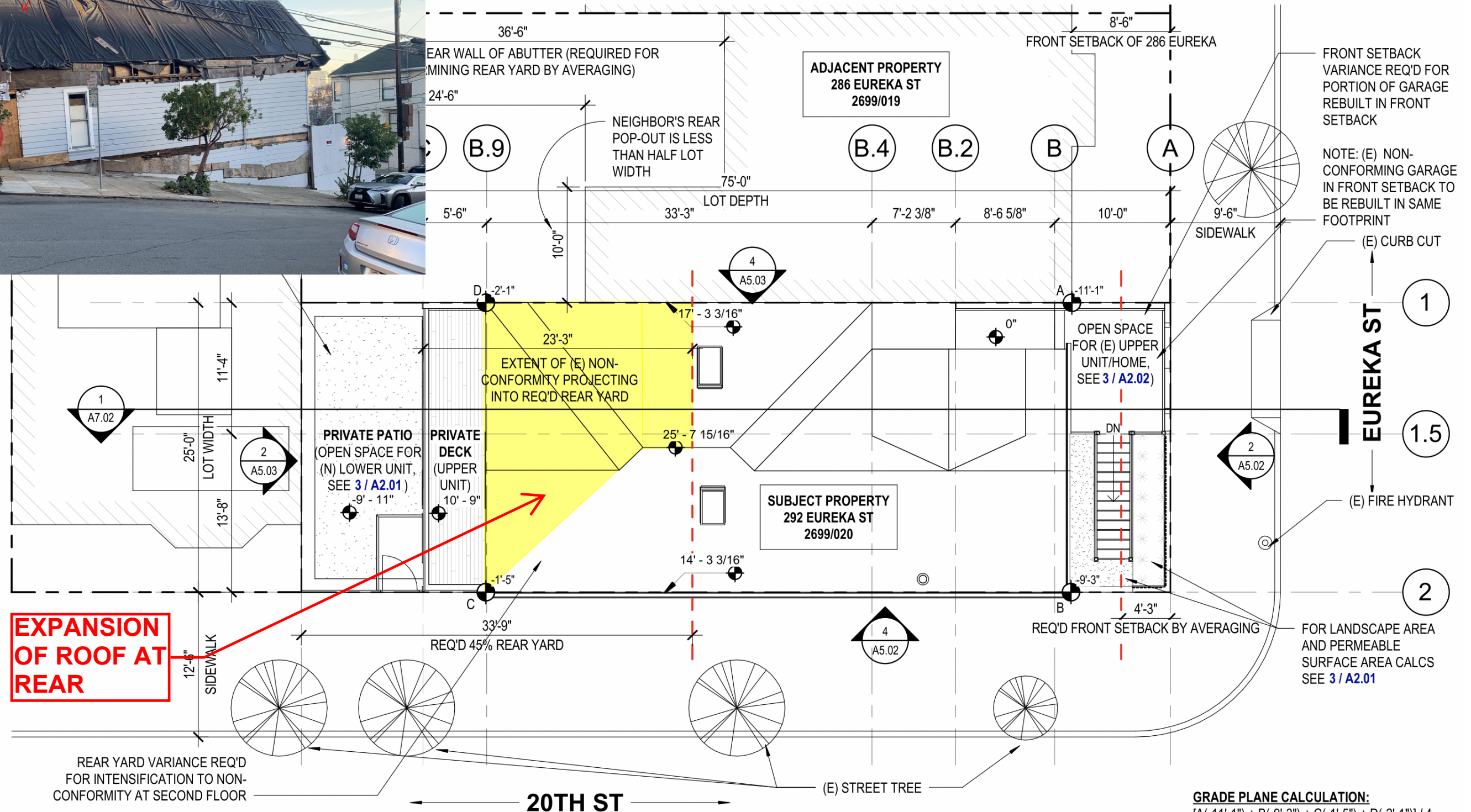
4 PROPOSED ELEVATION - SOUTH
 3/16" = 1'-0"



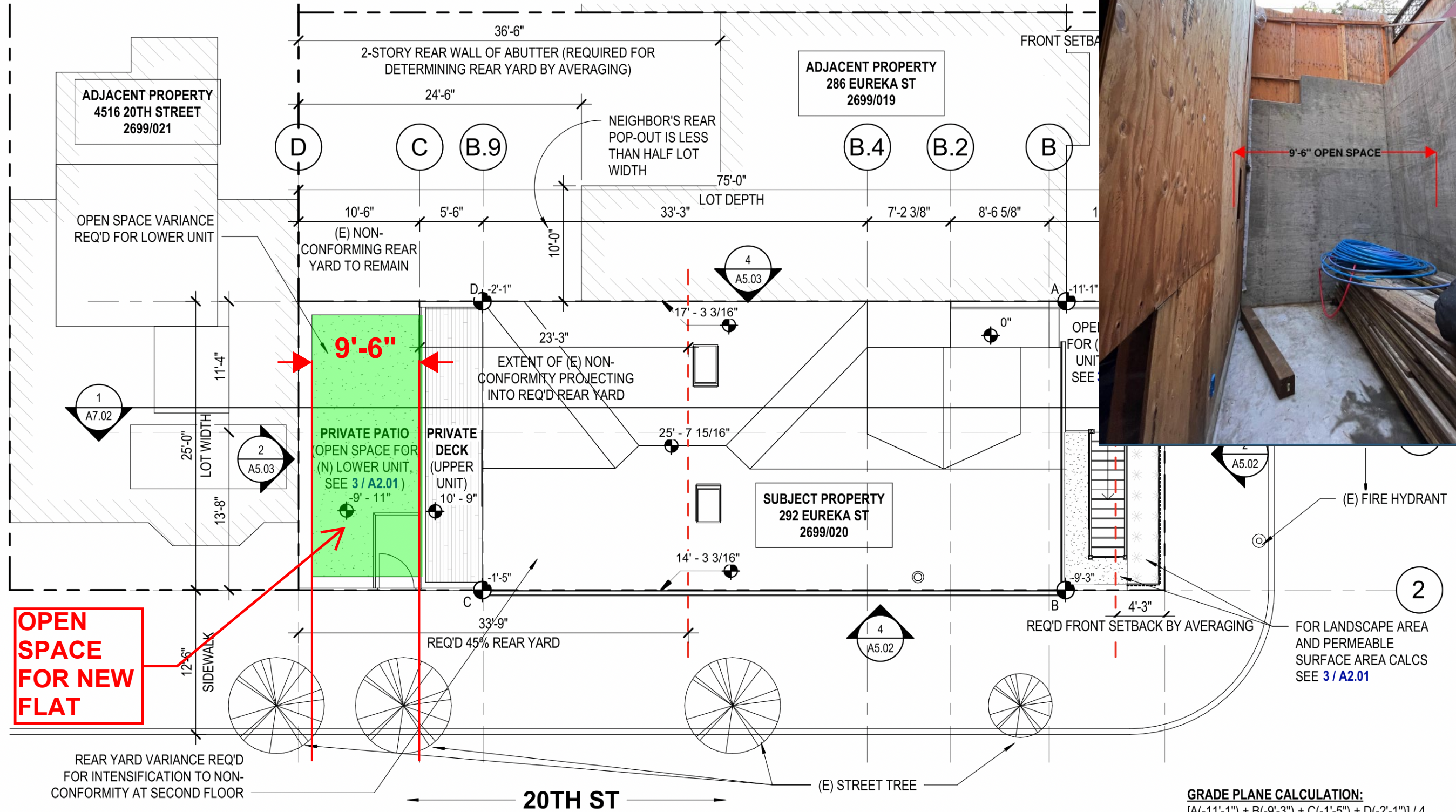
REAR YARD VARIANCE REQ'D FOR INTENSIFICATION TO NON-CONFORMITY AT SECOND FLOOR



3 PROPOSED SITE PLAN (BPA# 2020-0901-3176)
1/8" = 1'-0"



3 PROPOSED SITE PLAN (BPA# 2020-0901-3176)
1/8" = 1'-0"



The Ly-Duschl Family 292 Eureka Street

