SHEET INDEX

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A 0.30	GS1 FORM		•		
A 0.50	AREA PLANS		•		
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A 1.01	EXISTING BASEMENT PLAN		•		
A 1.02	EXISTING FIRST FLOOR PLAN		•		
A 1.03	EXISTING SECOND FLOOR PLAN		•		
A 1.04	EXISTING THIRD FLOOR PLAN		•		
A 1.05	EXISTING ROOF PLAN		•		
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A 3.03	PROPOSED SIDE (WEST) ELEVATION		•		
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A 3.60	PROPOSED TRANSVERSE SECTION		•		
A 5.00	WALL TYPES		•		
A 5.10	FLOOR, CEILING, AND ROOF TYPES		•		
A 8.00	EXTERIOR DOOR AND WINDOW SCHEDULE		•		
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A 9.00	AXONOMETRIC VIEWS		•		
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C 1	SITE SURVEY		•		
37					

ADDENDA SCHEDULE

159 LAIDLEY STREET

PROJECT DATA

BUILDING DATA	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	--	--	--
OCCUPANCTY TYPE	--	--	--
BUILDING HEIGHT	22'-2"	30'-0"	22'-3"
STORIES/BASEMENTS	3/1	-	3/1
NUMBER OF UNITS	1	-	1
FIRE SPRINKLERS	NO	N/A	YES
SEISMIC UPGRADE	NO	N/A	YES
BUILDING DEPTH			

FLOOR AREAS BY TYPE	EXISTING	CHANGE	PROPOSED
RESIDENTIAL	2614 SF	+1918 SF	4532 SF
COMMERCIAL/RETAIL	0 SF	0 SF	0 SF
OFFICE	0 SF	0 SF	0 SF
INDUSTRIAL PDR	0 SF	0 SF	0 SF
PARKING	0 SF	0 SF	0 SF
USABLE OPEN SPACE	0 SF	0 SF	0 SF
PUBLIC OPEN SPACE	0 SF	0 SF	0 SF
HABITABLE	2614 SF	+726 SF	3340 SF
NON-HABITABLE	0 SF	+1192 SF	1192 SF
GROSS FLOOR AREA	2614 SF	+1918 SF	4532 SF

FLOOR AREAS	EXISTING	CHANGE	PROPOSED
BASEMENT	257 SF	+355 SF	612 SF
FIRST FLOOR	1000 SF	+453 SF	1453 SF
SECOND FLOOR	792 SF	+211 SF	1003 SF
THIRD FLOOR	565 SF	+658 SF	1223 SF
GARAGE	0 SF	+ 241 SF	241 SF
TOTAL	2614 SF	+1918 SF	4532 SF
% INCREASE		57.7 %	

BUILDING DEPTH	EXISTING	CHANGE	PROPOSED
	50' - 1"	12' - 3"	62' - 4"

PROJECT INFORMATION

ADDRESS:	159 LAIDLEY STREET, SF CA 94131
BLOCK:	6664
LOT:	020
ZONING:	RH-1, 40-X
INTERSECTION:	LAIDLEY ST & FAIRMOUNT ST
LOT SIZE:	100'-0" x 25'-0"
LOT AREA:	2,500 S.F.
OCCUPANCY TYPE:	R-3, 1-UNIT RESIDENTIAL
CONSTRUCTION TYPE:	V-B

CODE USED:

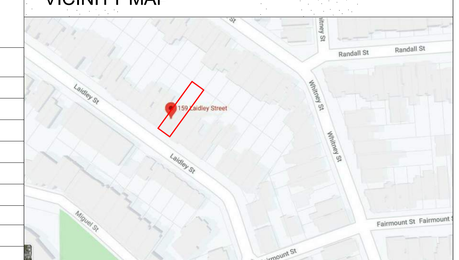
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE

PROJECT DESCRIPTION

DEMOLITION OF AN EXISTING SINGLE FAMILY HOME.
CONSTRUCTION OF A NEW 3-STORY, SINGLE-FAMILY HOME.

NFPA 13R SPRINKLER SYSTEM AS SEPARATE ADDENDUM.

VICINITY MAP



N

159 LAIDLEY STREET

CONDITIONAL USE AUTHORIZATION PRESENTATION

WINDER GIBSON ARCHITECTS
05.19.21

		PHONE	EMAIL
CLIENT		(650) 704-2784	TAKWYAN@GMAIL.COM
ARCHITECTUR		(415) 318-8634 x103	GIBSON@ARCHSF.COM
SURVEY		(510) 586-8820	IRM@GLAENGINEERS.COM
CIVIL			
GEOTECHNICAL			
STRUCTURAL			
MEP			
TITLE 24			
INTERIORS			
LANDSCAPE			
ARBORIST			
CONTRACTOR			

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C-35924
10/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-0070704PRJ

REVISION SCHEDULE

#	Date	Description

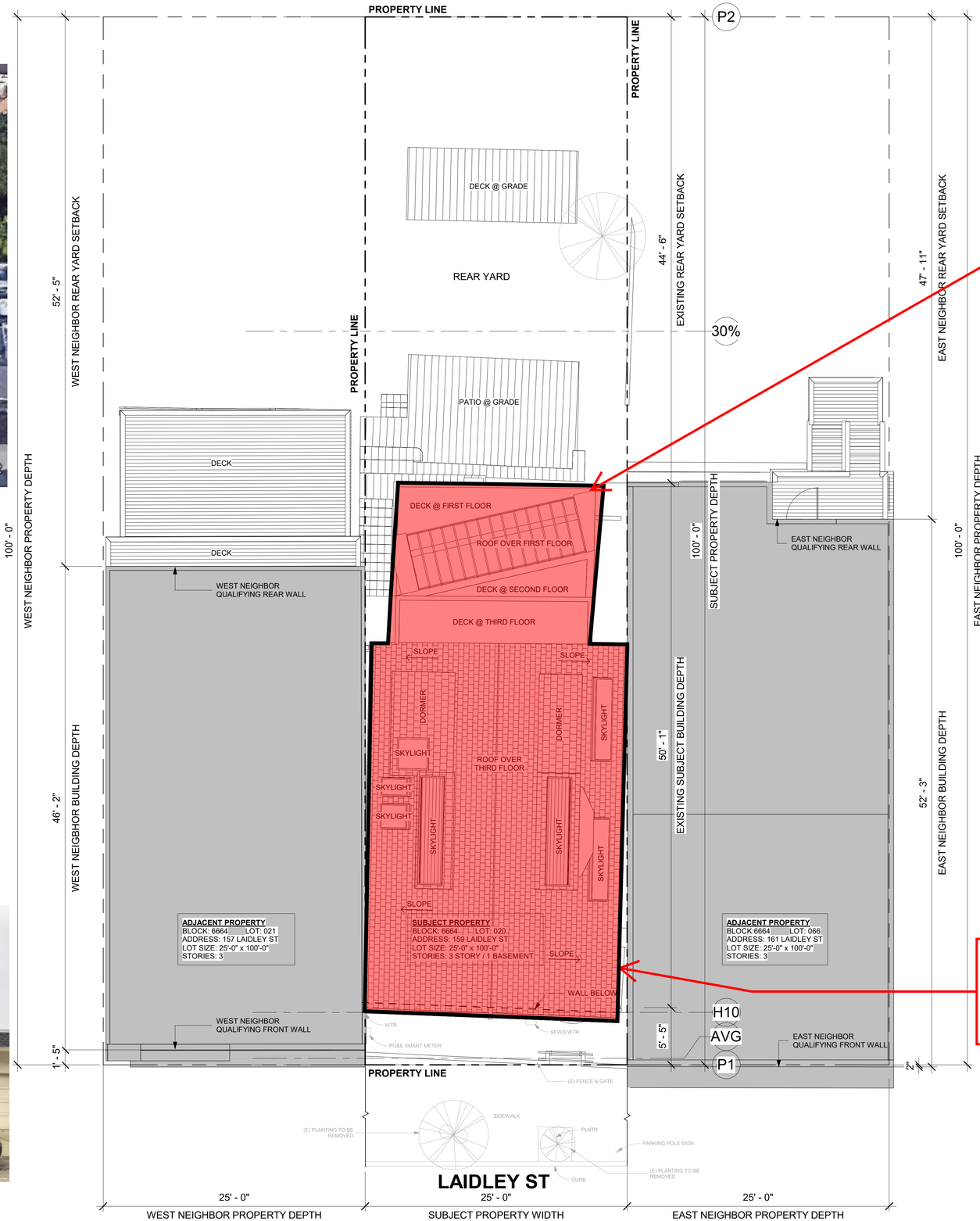
SITE PERMIT REV1

TITLE PAGE

A 0.00

DATE	05/13/21
SCALE	12" = 1'-0"
DRAWN	GG, KY, JD, NW
	1918

1



1 EXISTING SITE PLAN (DEMO)
3/16" = 1'-0"

CUA REQUIRED FOR DEMOLITION OF EXISTING SINGLE FAMILY HOME

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PERMIT #: 2020-0070074PRJ

REVISION SCHEDULE

#	Date	Description

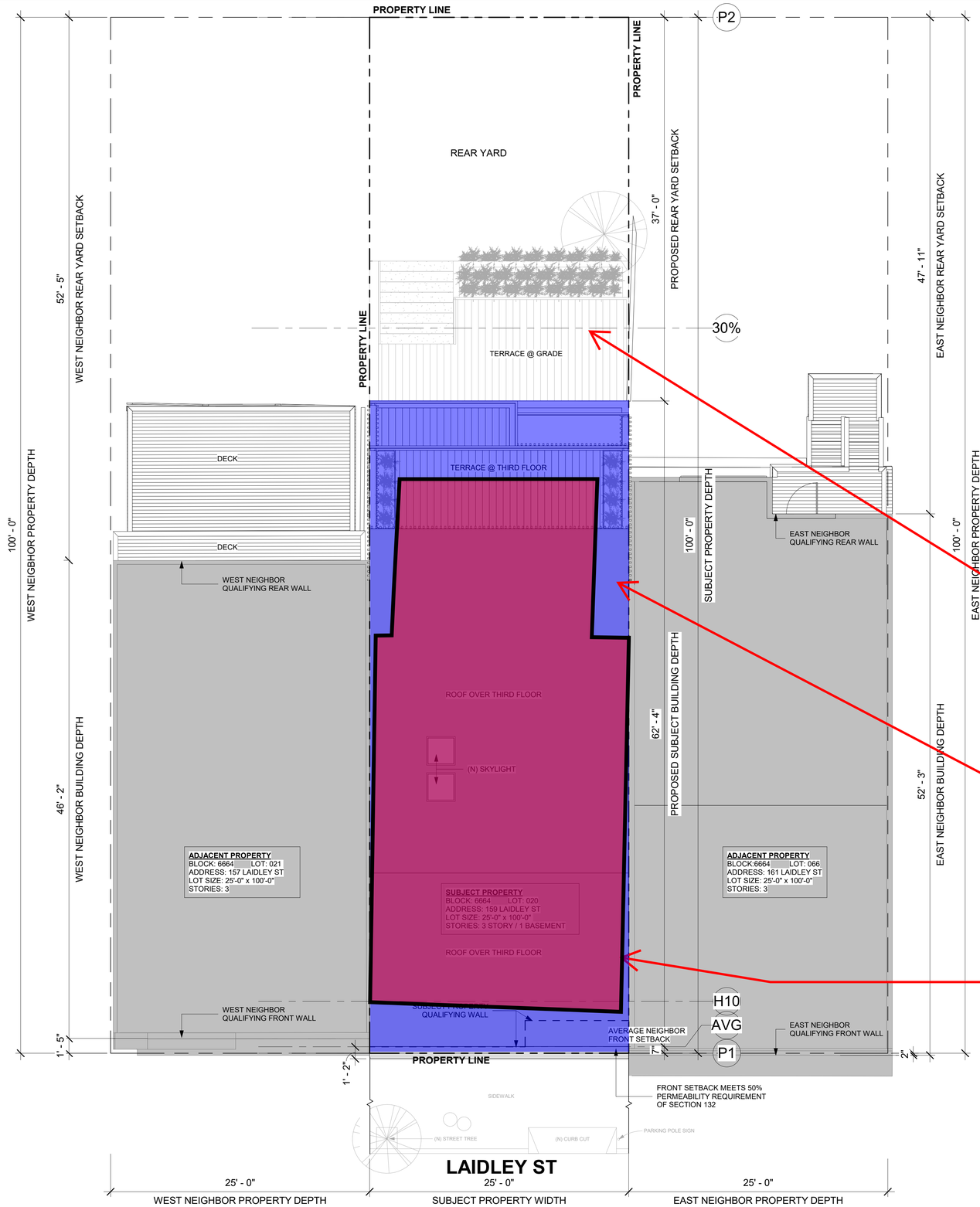
SITE PERMIT REV1

EXISTING SITE PLAN

NORTH PROJECT NORTH

A 1.00

DATE	05/13/21
SCALE	3/16" = 1'-0"
DRAWN	GG, KY, JD, NW
	1918



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

REAR SETBACK PROVIDED IS SIGNIFICANTLY LARGER THAN THE 30% MIN REAR YARD.

FOOTPRINT OF PROPOSED HOME SHOWN IN BLUE IS SIMILAR TO THE EXISTING HOME AND THE NEIGHBORING BUILDINGS

CUA REQUIRED FOR DEMOLITION OF EXISTING SINGLE FAMILY HOME

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED SITE PLAN

NORTH PROJECT NORTH

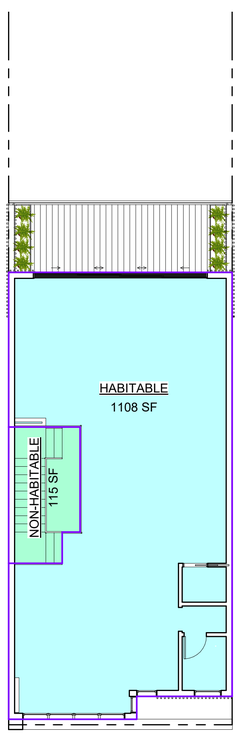
A 2.00

DATE	05/13/21
SCALE	3/16" = 1'-0"
DRAWN	GG, KY, JD, NW
	1918

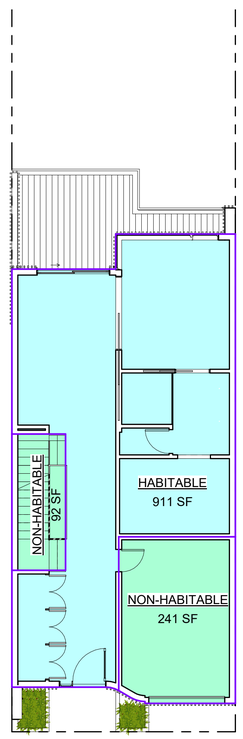
3

HABITABLE AREA
= 3,347 SF

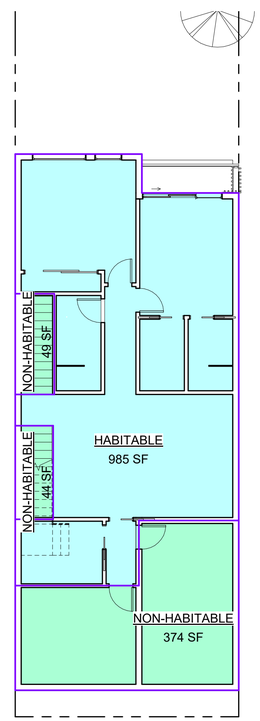
NON-HABITABLE AREA
= 982 SF



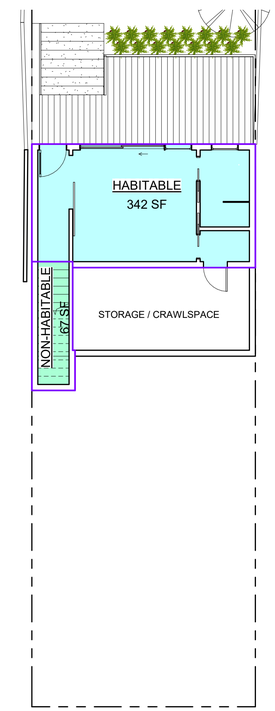
4 (N) THIRD FLOOR
1/8" = 1'-0"



3 (N) SECOND FLOOR
1/8" = 1'-0"



2 (N) FIRST FLOOR
1/8" = 1'-0"



1 (N) BASEMENT LEVEL
1/8" = 1'-0"

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JOHN WINDER
No. C13805
Ren. 4/19
STATE OF CALIFORNIA

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SAN FRANCISCO, CA 94131

SITE PERMIT REV1

HABITABLE VS
NON-HABITABLE

PROJECT NORTH
NORTH

A 0.51

DATE	05/13/21
SCALE	1/8" = 1'-0"
DRAWN	HP, DV
	1918

4

MATERIAL LEGEND

- WHITE STUCCO
- VERTICAL WOOD SIDING
- VERTICAL WOOD SLATS

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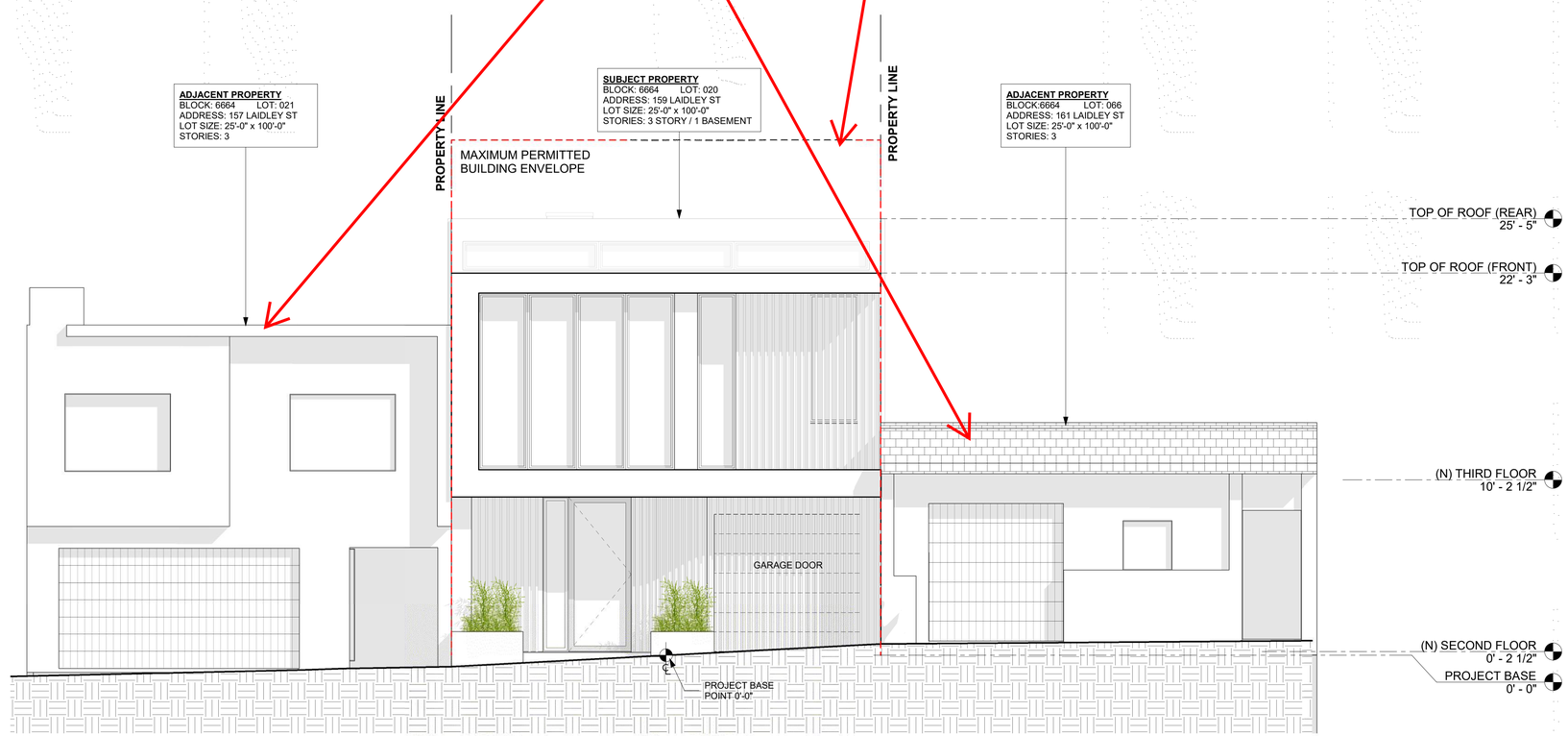
PROPOSED DESIGN COMPLEMENTS ADJACENT NEIGHBORS AND STREET WALL.

MASSING STEPS BACK FROM FRONT PROPERTY LINE AND IS WELL UNDER MAX BUILDING ENVELOPE.



1 PROPOSED FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

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REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED FRONT (SOUTH) ELEVATION

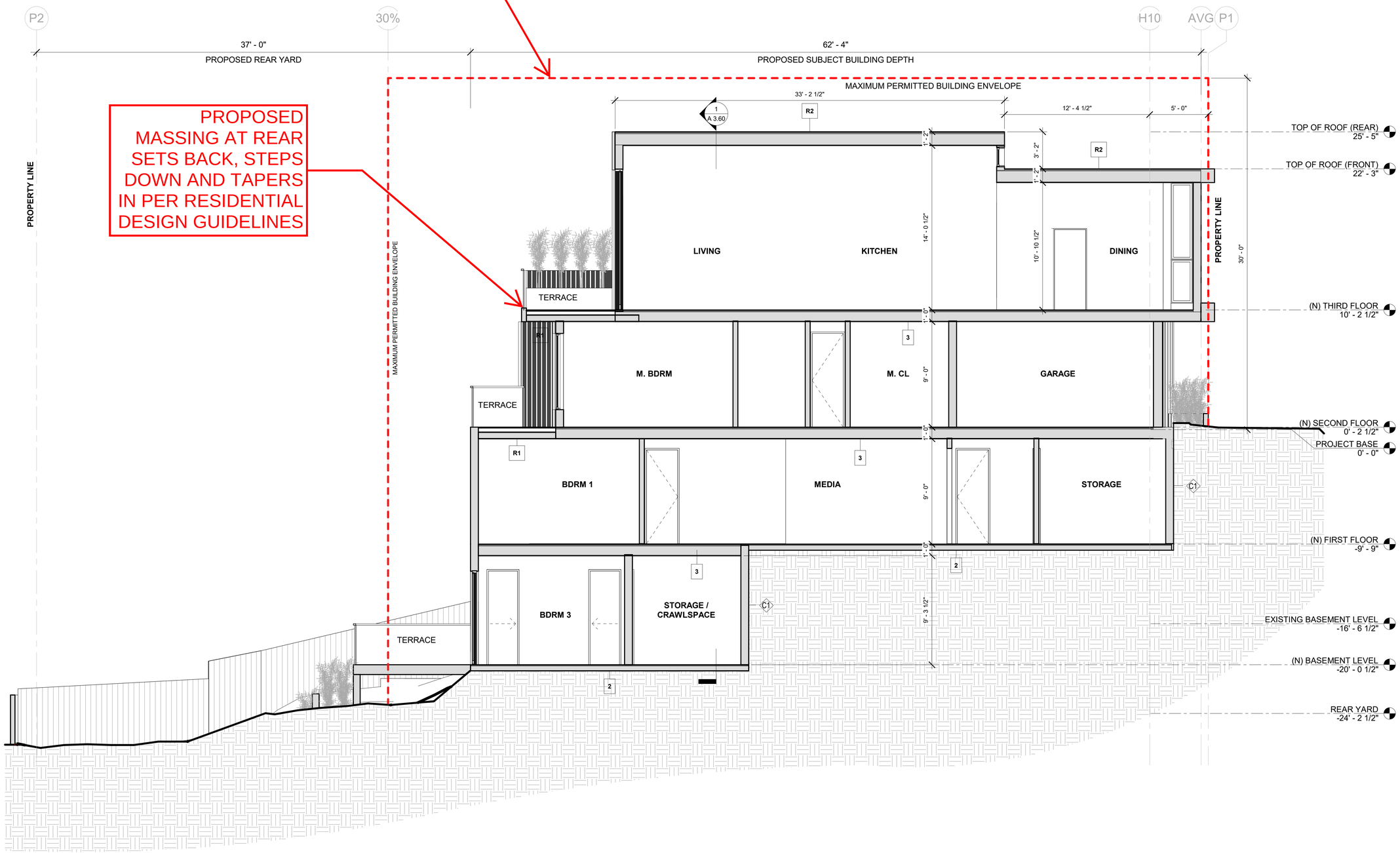
NORTH PROJECT NORTH

A 3.00

DATE	05/13/21
SCALE	As indicated
DRAWN	GG, KY, JD, NW
	1918

PROJECT IS DESIGNED FAR BELOW THE MAXIMUM ENVELOPE, HEIGHT LIMIT AND REAR SETBACK

PROPOSED MASSING AT REAR SETS BACK, STEPS DOWN AND TAPERS IN PER RESIDENTIAL DESIGN GUIDELINES



1 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"

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REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED LONGITUDINAL SECTION

NORTH PROJECT NORTH

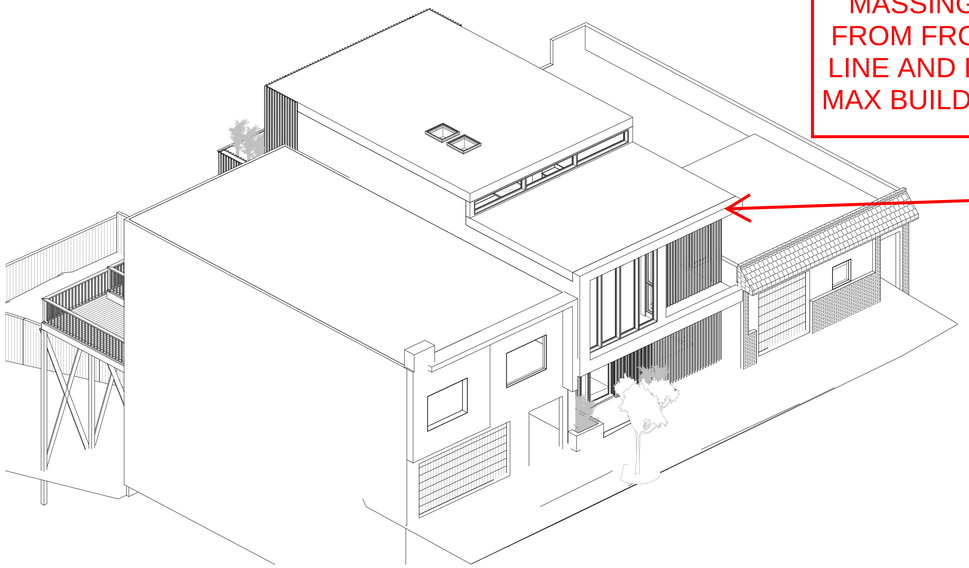
A 3.50

DATE	05/13/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW

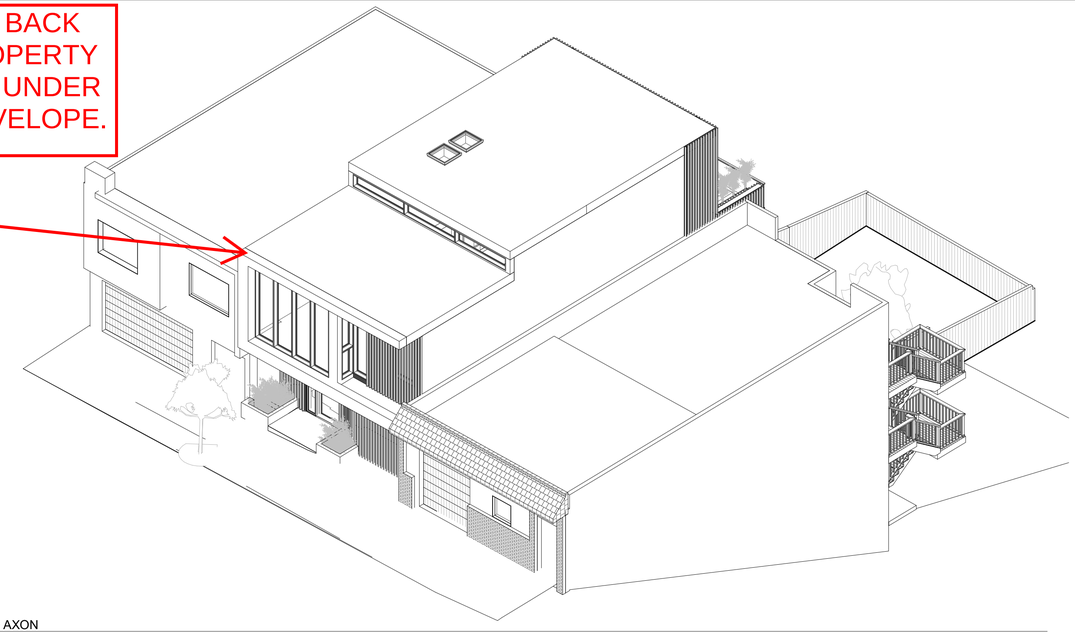
1918

6

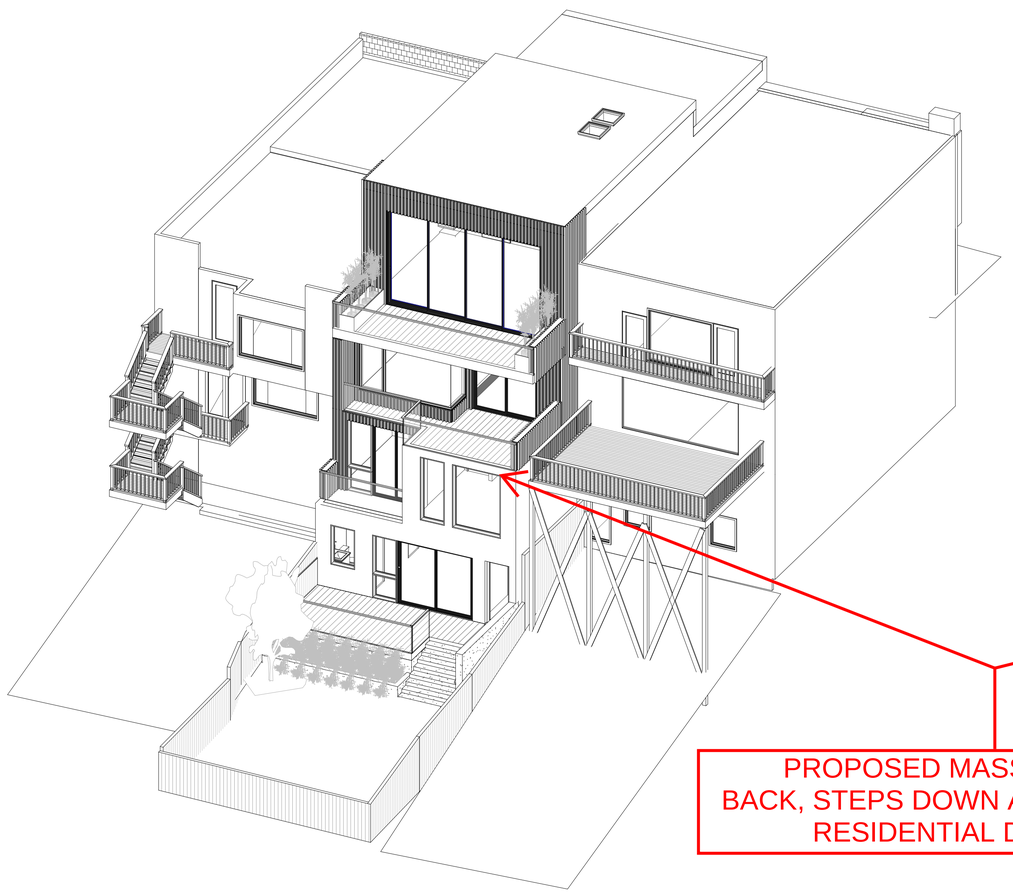
MASSING STEPS BACK FROM FRONT PROPERTY LINE AND IS WELL UNDER MAX BUILDING ENVELOPE.



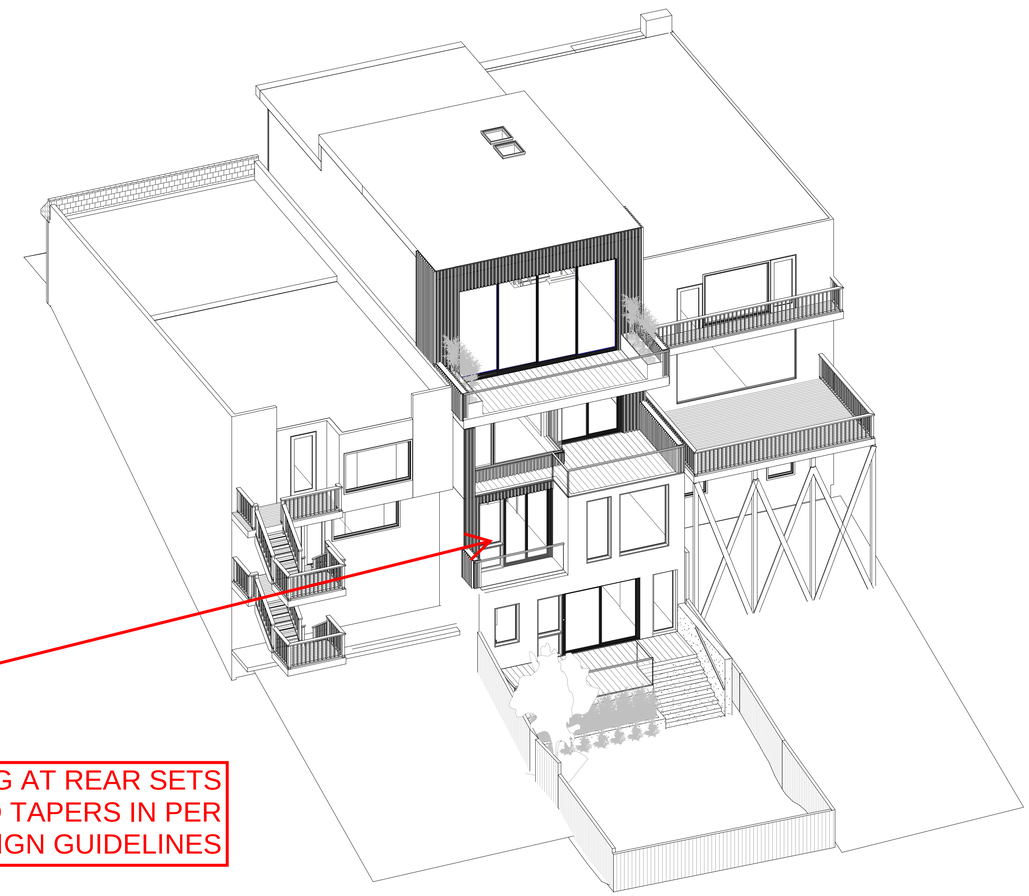
SW AXON



SE AXON



NW AXON



NE AXON

PROPOSED MASSING AT REAR SETS BACK, STEPS DOWN AND TAPERS IN PER RESIDENTIAL DESIGN GUIDELINES

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#	Date	Description

SITE PERMIT REV1

AXONOMETRIC VIEWS

NORTH PROJECT NORTH

A 9.00

DATE	05/13/21
SCALE	
DRAWN	GG, KY, JD, NW
	1918

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#	Date	Description

SITE PERMIT REV1

STREET PERSPECTIVES

NORTH PROJECT NORTH

A 9.01

DATE	05/13/21
SCALE	
DRAWN	GG, KY, JD, NW
	1918

PROPOSED MASSING AT REAR SETS BACK, STEPS DOWN AND TAPERS IN PER RESIDENTIAL DESIGN GUIDELINES

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REVISION SCHEDULE

#	Date	Description

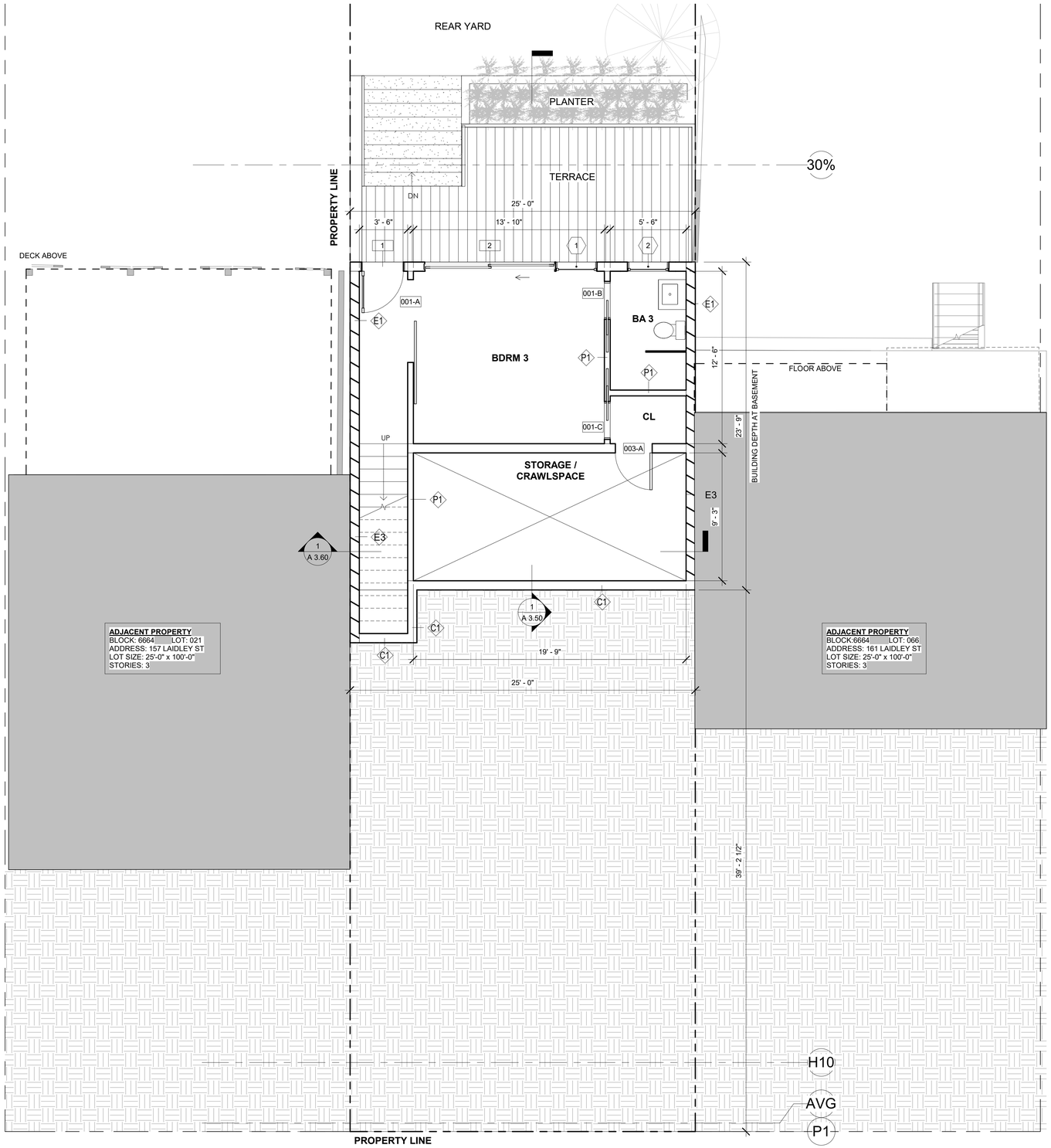
SITE PERMIT REV1

REAR YARD PERSPECTIVES

NORTH PROJECT NORTH

A 9.02

DATE	05/13/21
SCALE	
DRAWN	GG, KY, JD, NW
	1918



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

WALL TYPES LEGEND

- DEMO WALL
- (E) WALL TO REMAIN
- NEW WALL
- 1 HR FIRE RATED WALL

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

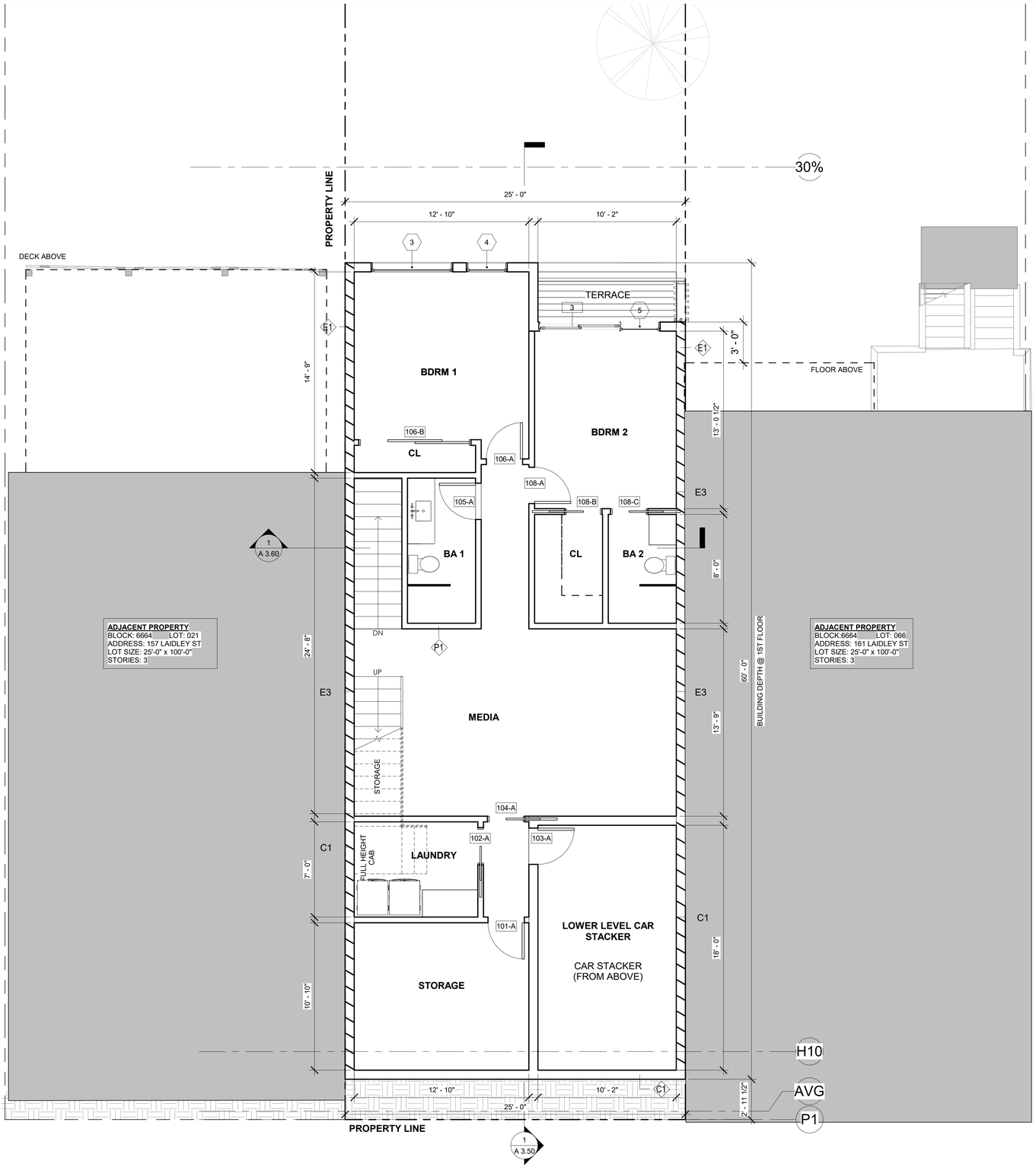
PROPOSED BASEMENT PLAN

NORTH PROJECT NORTH

A 2.01

DATE	05/13/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW
	1918

10



1 PROPOSED FIRST FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND

- DEMO WALL
- (E) WALL TO REMAIN
- NEW WALL
- 1 HR FIRE RATED WALL

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REVISION SCHEDULE

#	Date	Description

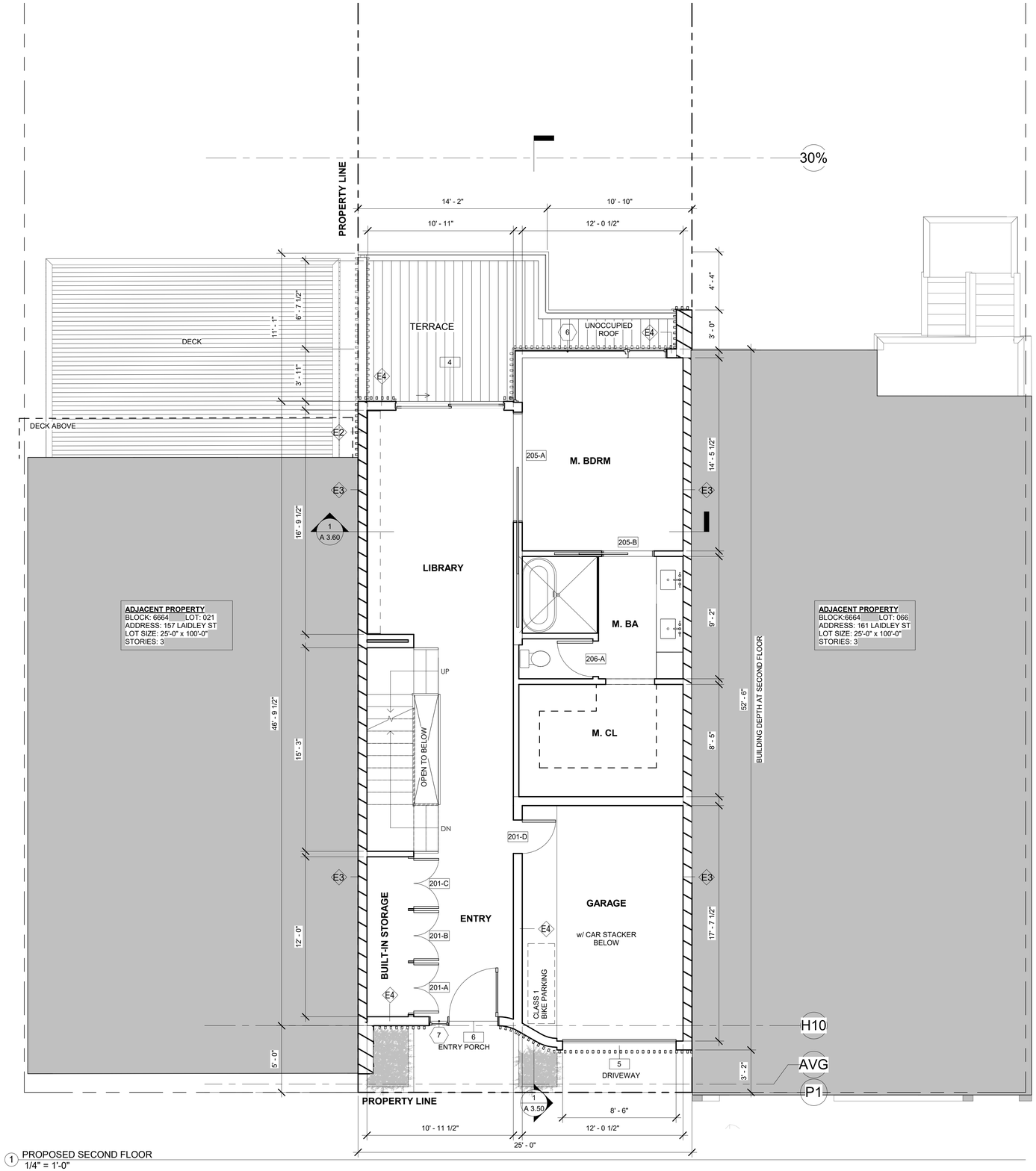
SITE PERMIT REV1

PROPOSED FIRST FLOOR PLAN

NORTH PROJECT NORTH

A 2.02

DATE	05/13/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW
	1918



1 PROPOSED SECOND FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND

- DEMO WALL
- (E) WALL TO REMAIN
- NEW WALL
- 1 HR FIRE RATED WALL

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

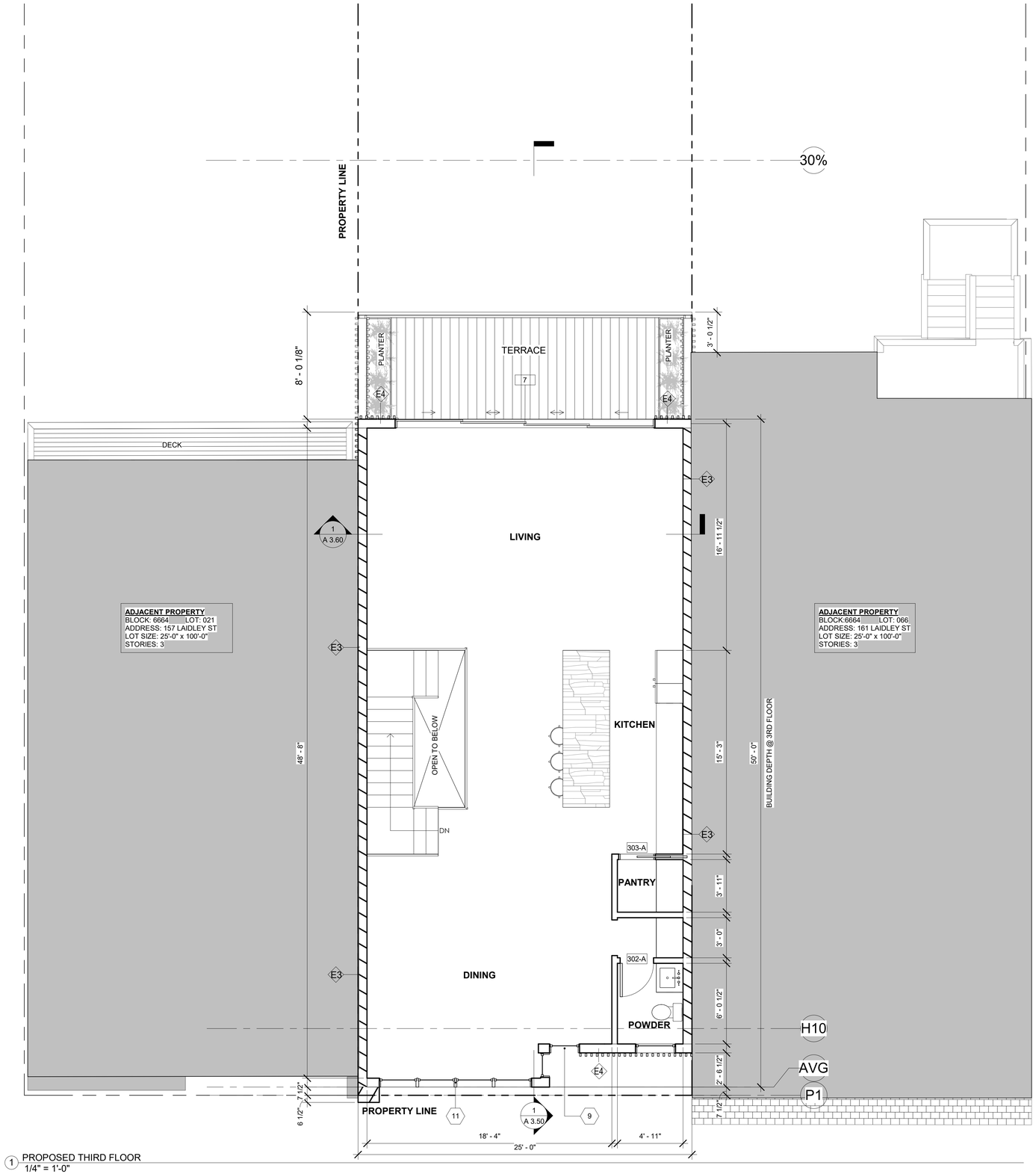
PROPOSED SECOND FLOOR PLAN

NORTH PROJECT NORTH

A 2.03

DATE	05/13/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW
	1918

12



1 PROPOSED THIRD FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND

- DEMO WALL
- (E) WALL TO REMAIN
- NEW WALL
- 1 HR FIRE RATED WALL

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PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED THIRD FLOOR PLAN

NORTH PROJECT NORTH

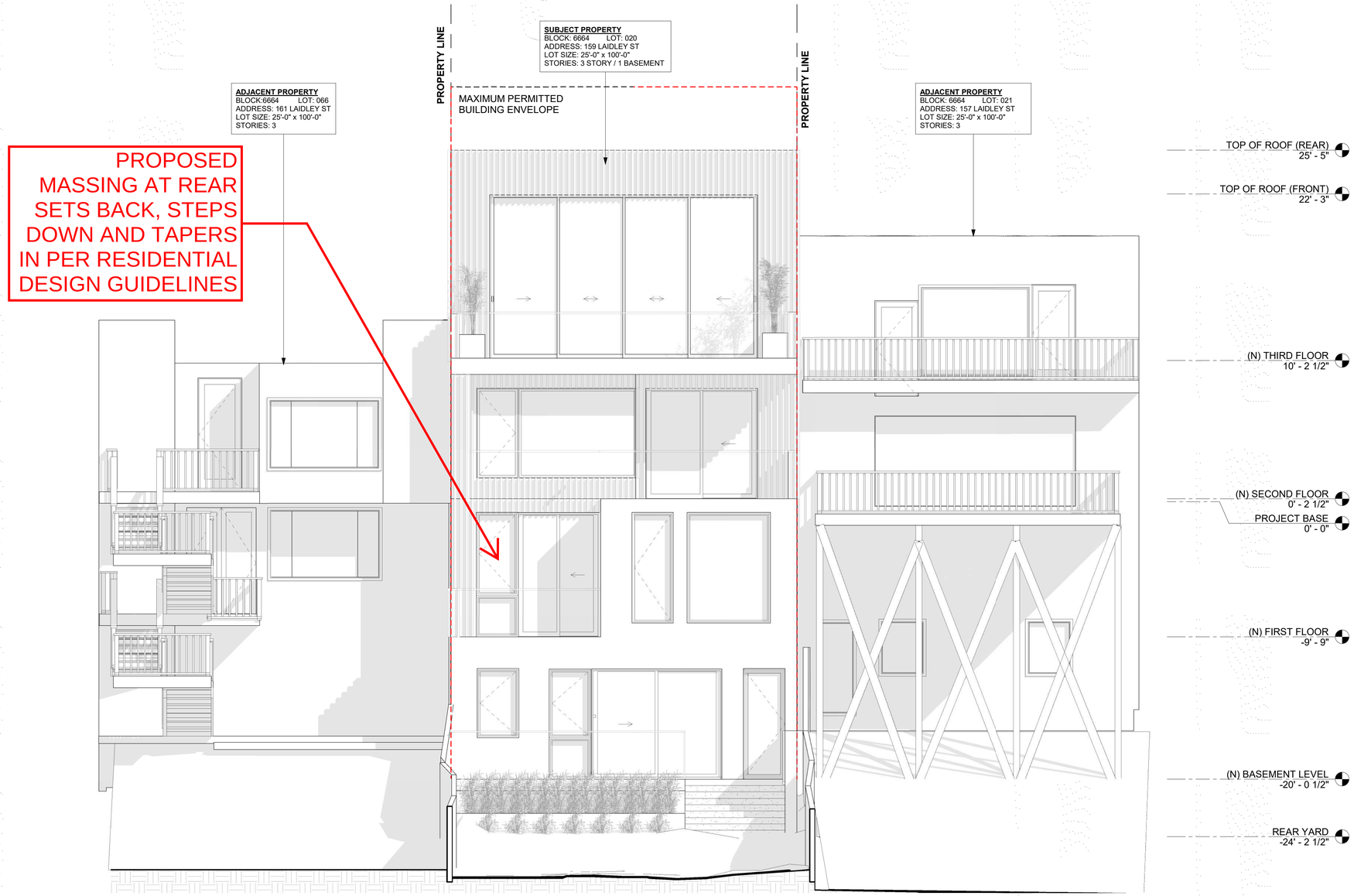
A 2.04

DATE	05/13/21
SCALE	1/4" = 1'-0"
DRAWN	GG, KY, JD, NW
	1918

13

MATERIAL LEGEND

- WHITE STUCCO
- VERTICAL WOOD SIDING
- VERTICAL WOOD SLATS



1 PROPOSED REAR (NORTH) ELEVATION
1/4" = 1'-0"

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159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

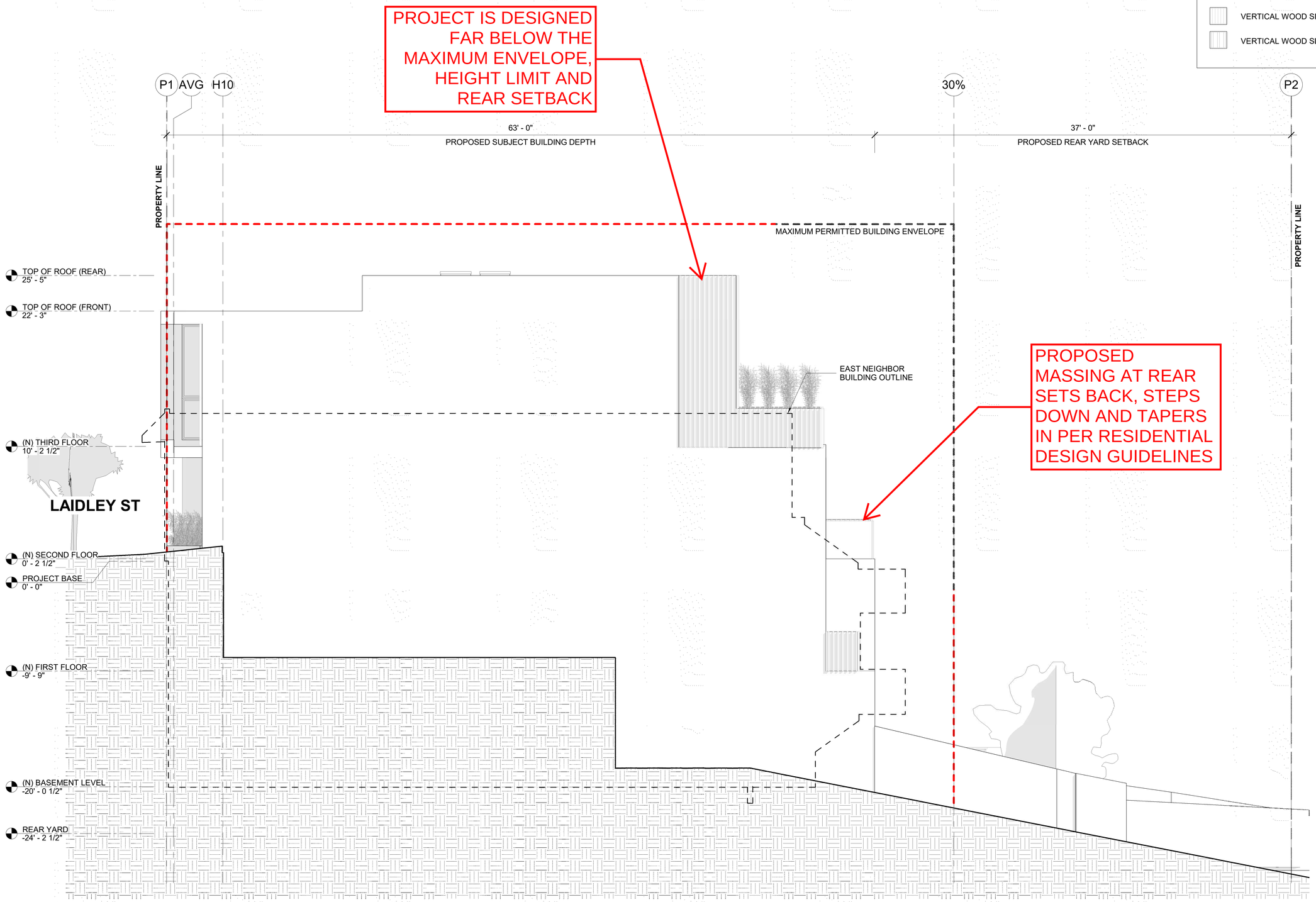
SITE PERMIT REV1

PROPOSED REAR (NORTH) ELEVATION

NORTH PROJECT NORTH

A 3.01

DATE	05/13/21
SCALE	As indicated
DRAWN	GG, KY, JD, NW
	1918



1 PROPOSED SIDE (EAST) ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

- WHITE STUCCO
- VERTICAL WOOD SIDING
- VERTICAL WOOD SLATS

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san francisco, ca 94103

LICENSED ARCHITECT
GEOFFREY GIBSON
C-35924
10/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-0070704PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

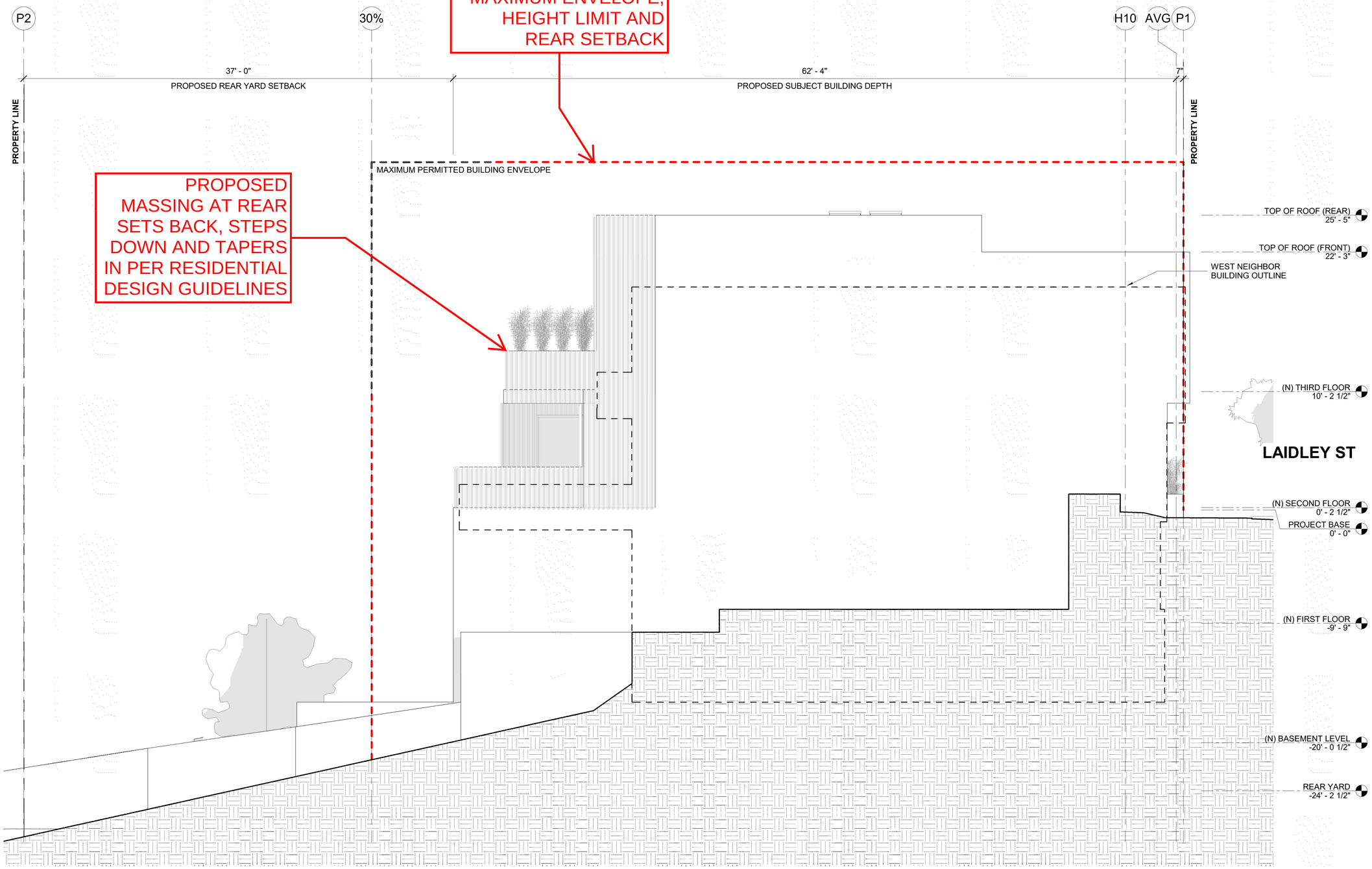
PROPOSED SIDE (EAST) ELEVATION

NORTH PROJECT NORTH

A 3.02

DATE	05/13/21
SCALE	As indicated
DRAWN	GG, KY, JD, NW

1918



1 PROPOSED SIDE (WEST) ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

- WHITE STUCCO
- VERTICAL WOOD SIDING
- VERTICAL WOOD SLATS

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159 LAIDLEY ST
SAN FRANCISCO, CA 94131
PERMIT #: 2020-007074PRJ

REVISION SCHEDULE

#	Date	Description

SITE PERMIT REV1

PROPOSED SIDE (WEST) ELEVATION

NORTH PROJECT NORTH

A 3.03

DATE	05/13/21
SCALE	As indicated
DRAWN	GG, KY, JD, NW

1918