



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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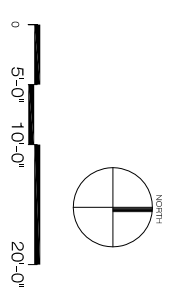
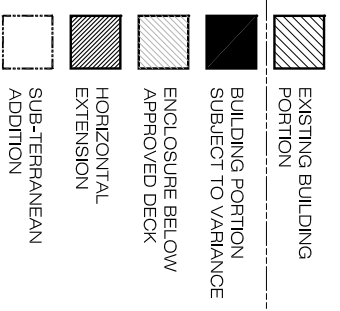
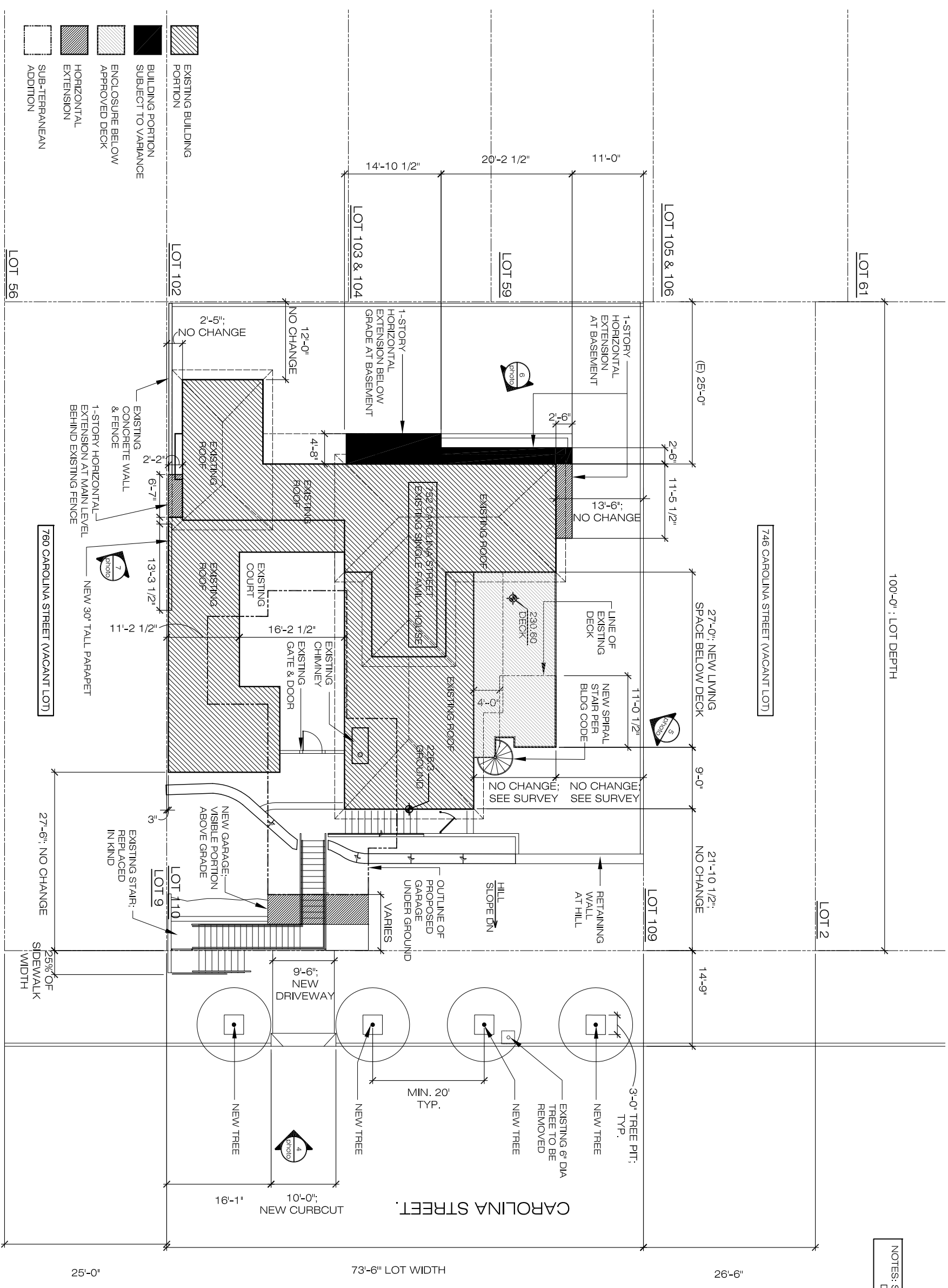
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Information:
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NOTES: SEE GARAGE PLAN FOR DIMENSION OF SUB-TERRANEAN ADDITION



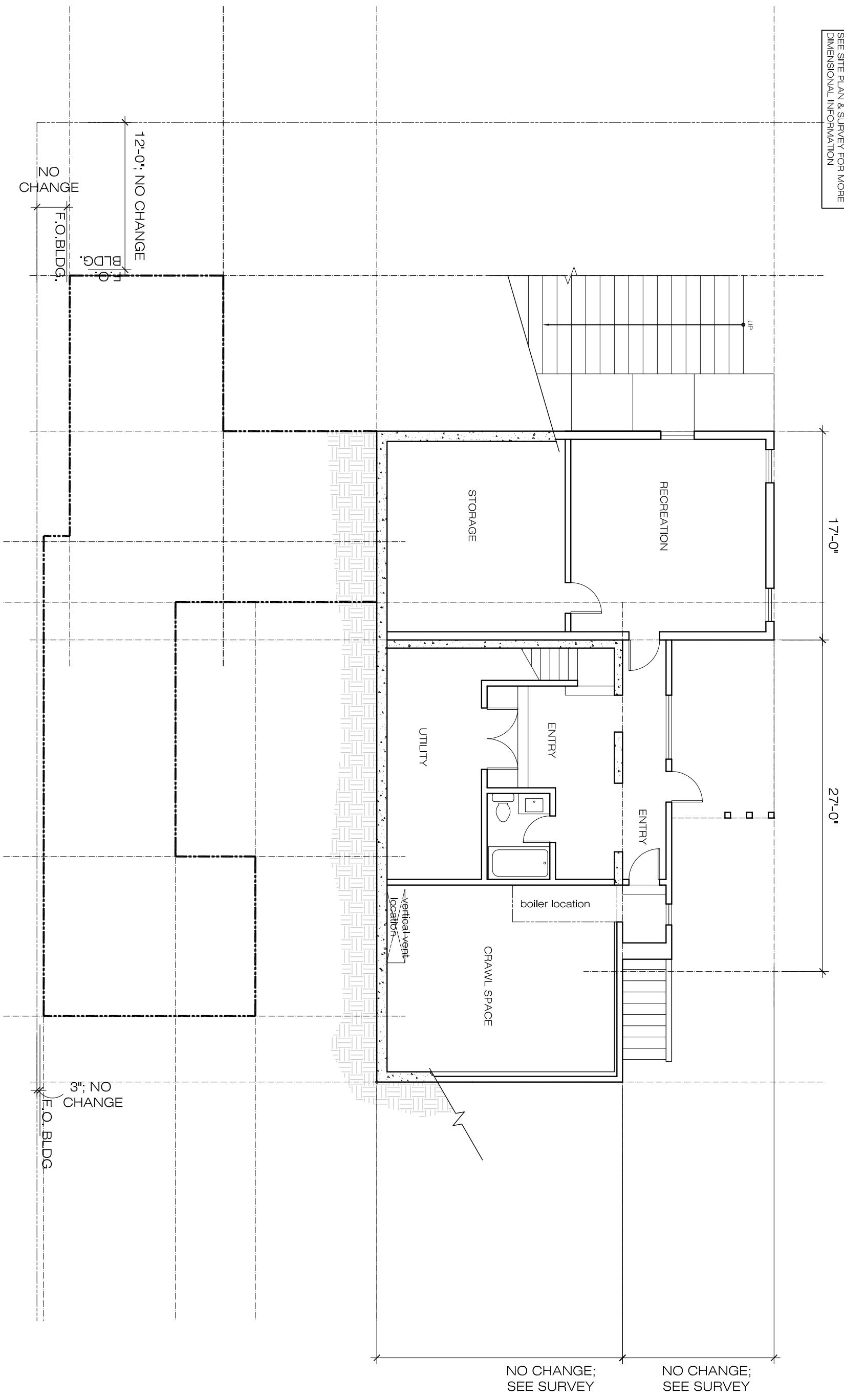
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 architecture & planning
 375 Alabama Street #440
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752 CAROLINA STREET
 San Francisco, California
SITE PLAN

2012-11-09

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 Preliminary.
 Not for Construction

SEE SITE PLAN & SURVEY FOR MORE DIMENSIONAL INFORMATION



17'-0"

27'-0"

RECREATION

STORAGE

UTILITY

ENTRY

ENTRY

CRAWL SPACE

boiler location

vertical vent location

12'-0"; NO CHANGE

F.O. BLDG.

NO CHANGE

3"; NO CHANGE

F.O. BLDG.

NO CHANGE; SEE SURVEY

NO CHANGE; SEE SURVEY

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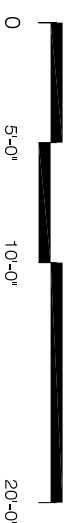
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EXISTING LOWER LEVEL PLAN



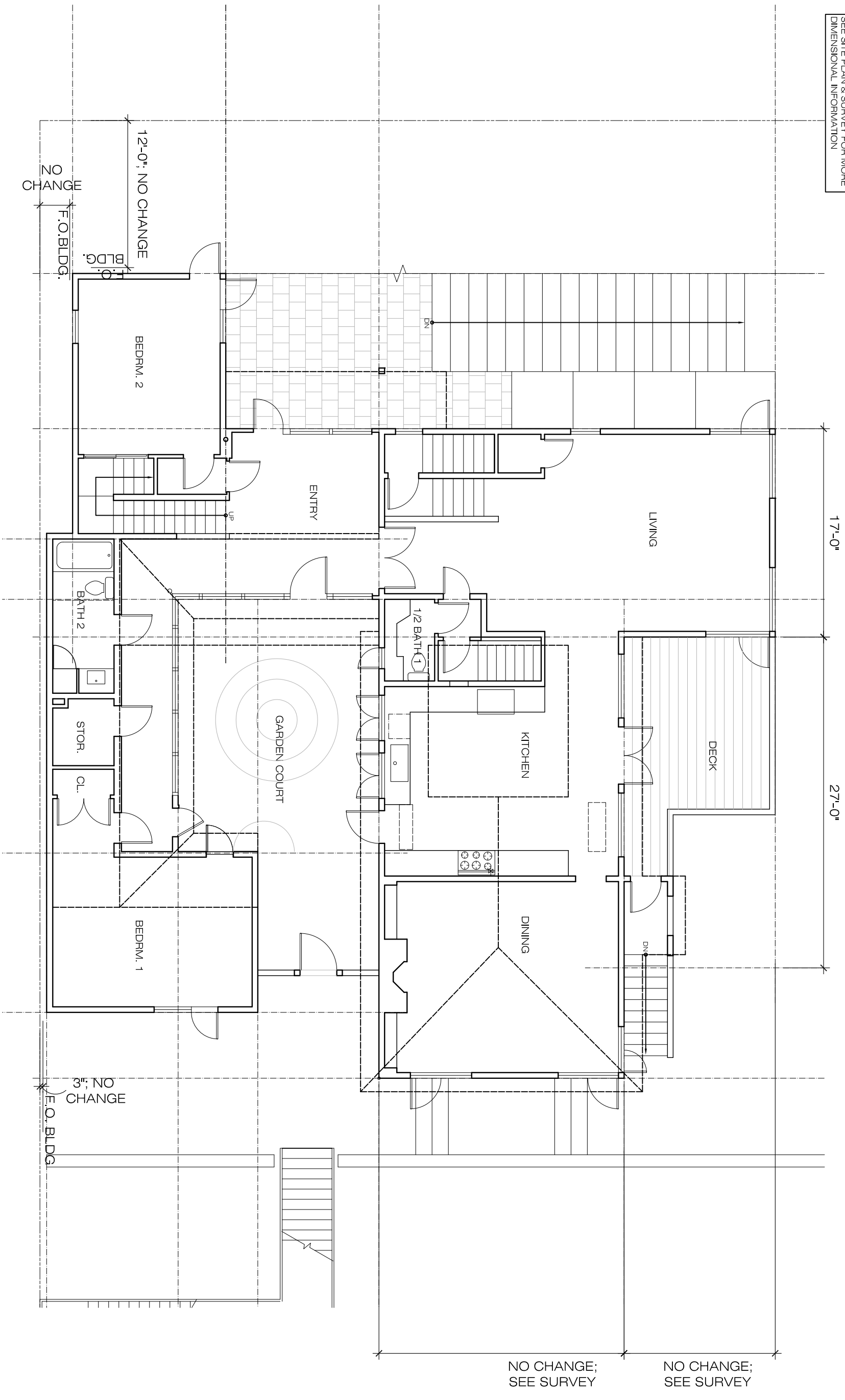
NORTH



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DIMENSIONAL INFORMATION



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EXISTING MAIN LEVEL PLAN



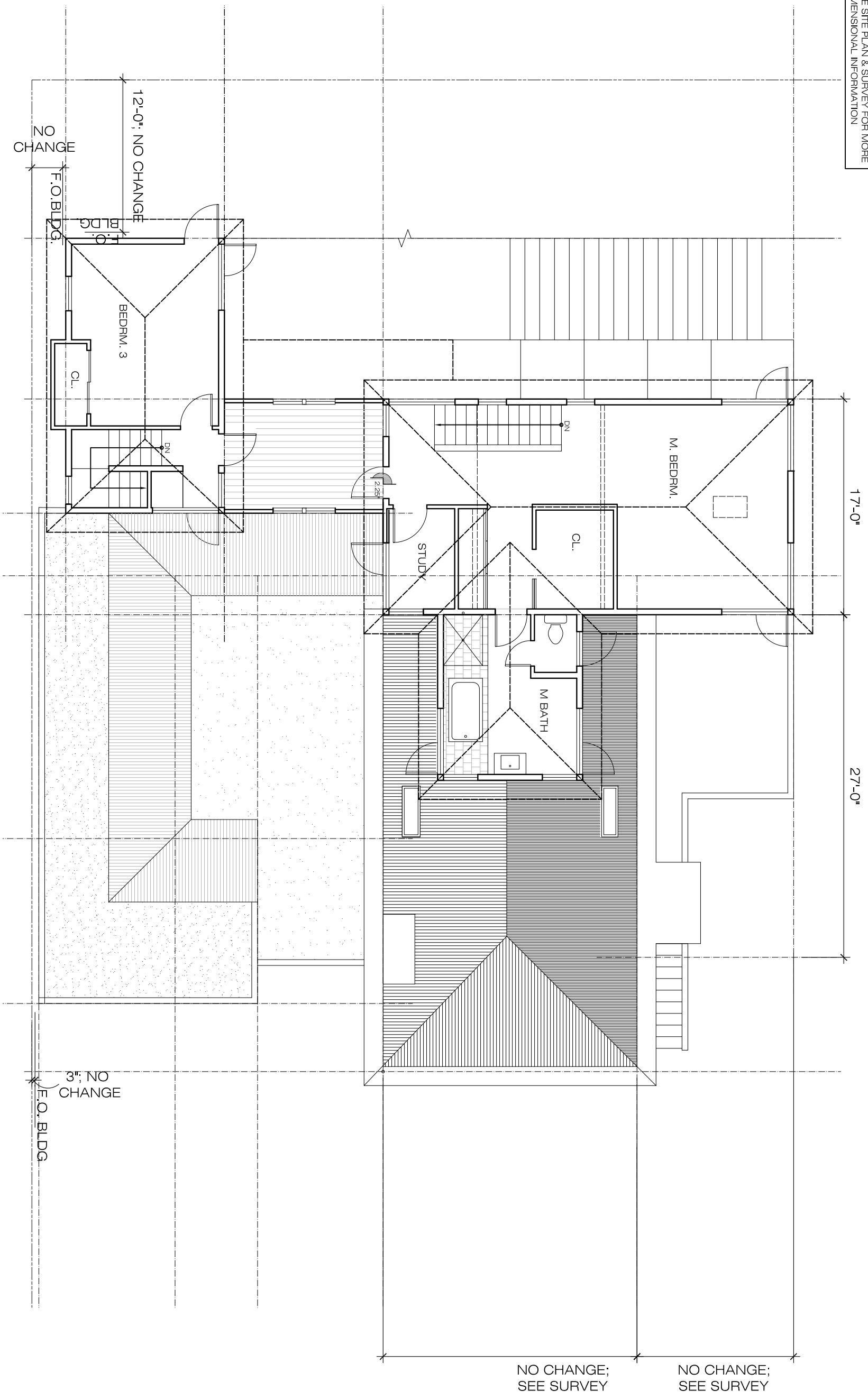
NORTH



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17'-0"

27'-0"

M. BEDRM.

CL.

M BATH

STUDY

BEDRM. 3

CL.

NO CHANGE

F.O. BLDG.

12'-0"; NO CHANGE

3"; NO CHANGE

F.O. BLDG.

NO CHANGE;
SEE SURVEY

NO CHANGE;
SEE SURVEY

Kennnerly

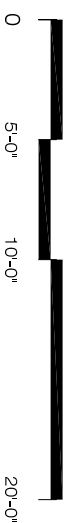
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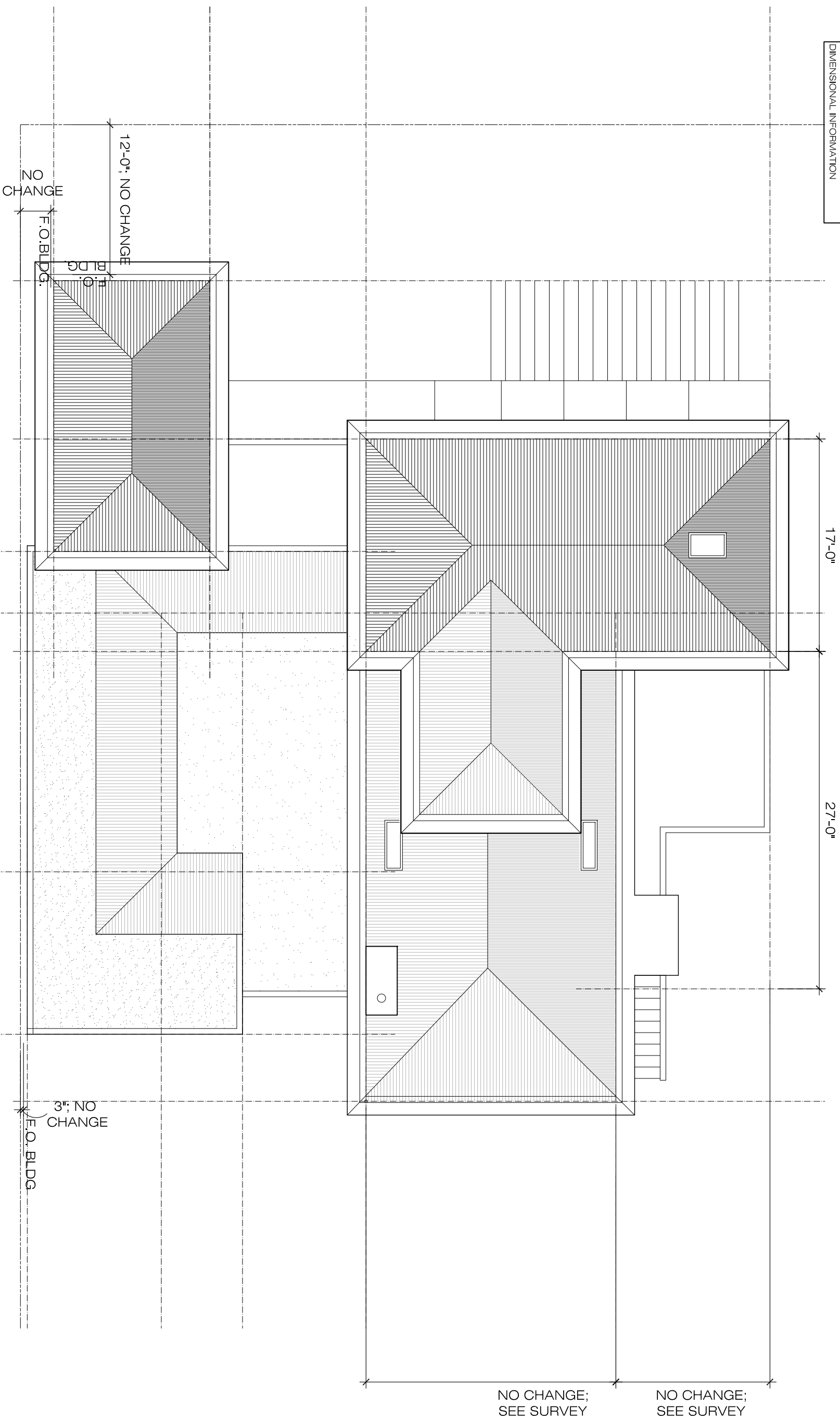
EXISTING UPPER LEVEL PLAN



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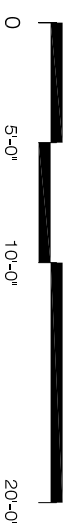
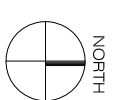


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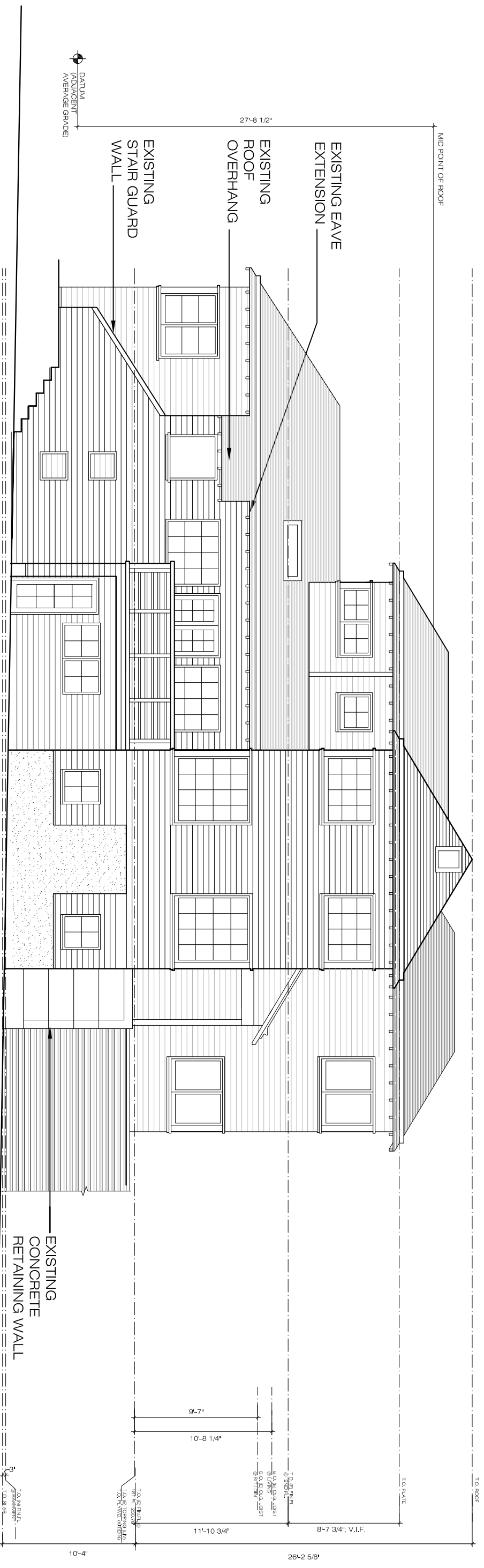
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EXISTING ROOF PLAN



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DATUM
ADJACENT
AVERAGE GRADE

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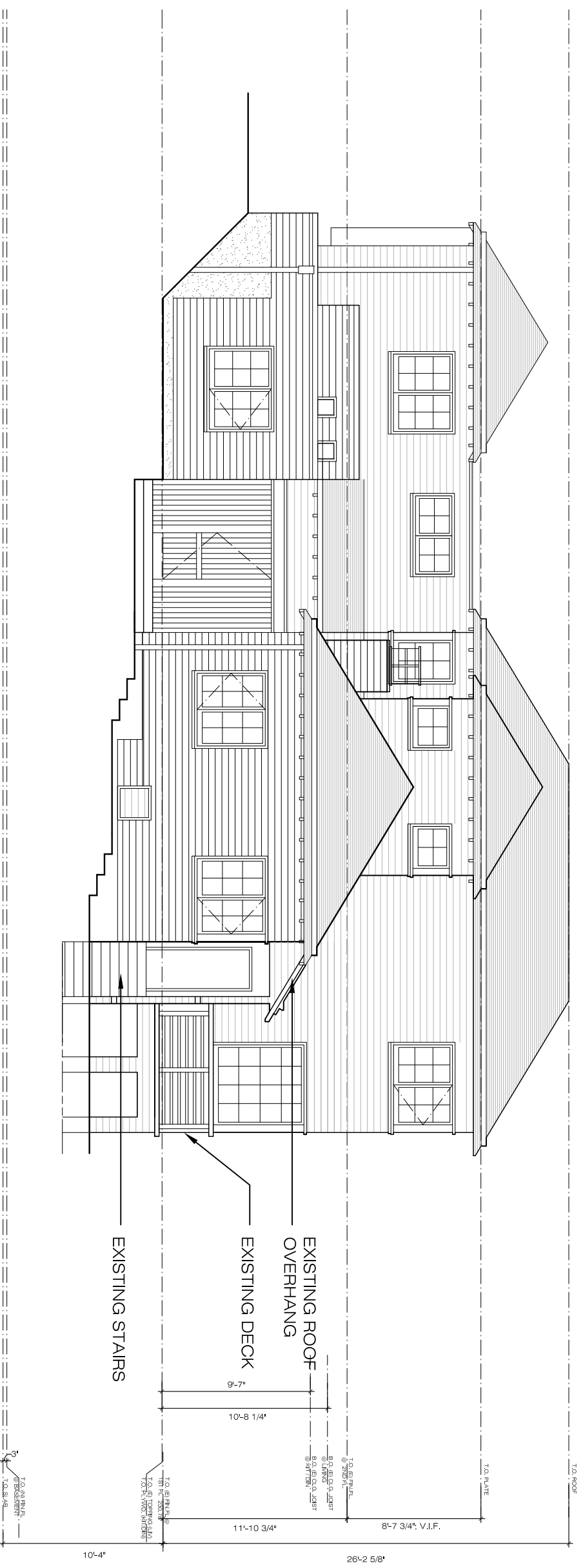
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EXISTING NORTH ELEVATION

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EXISTING STAIRS

EXISTING DECK

EXISTING ROOF
OVERHANG

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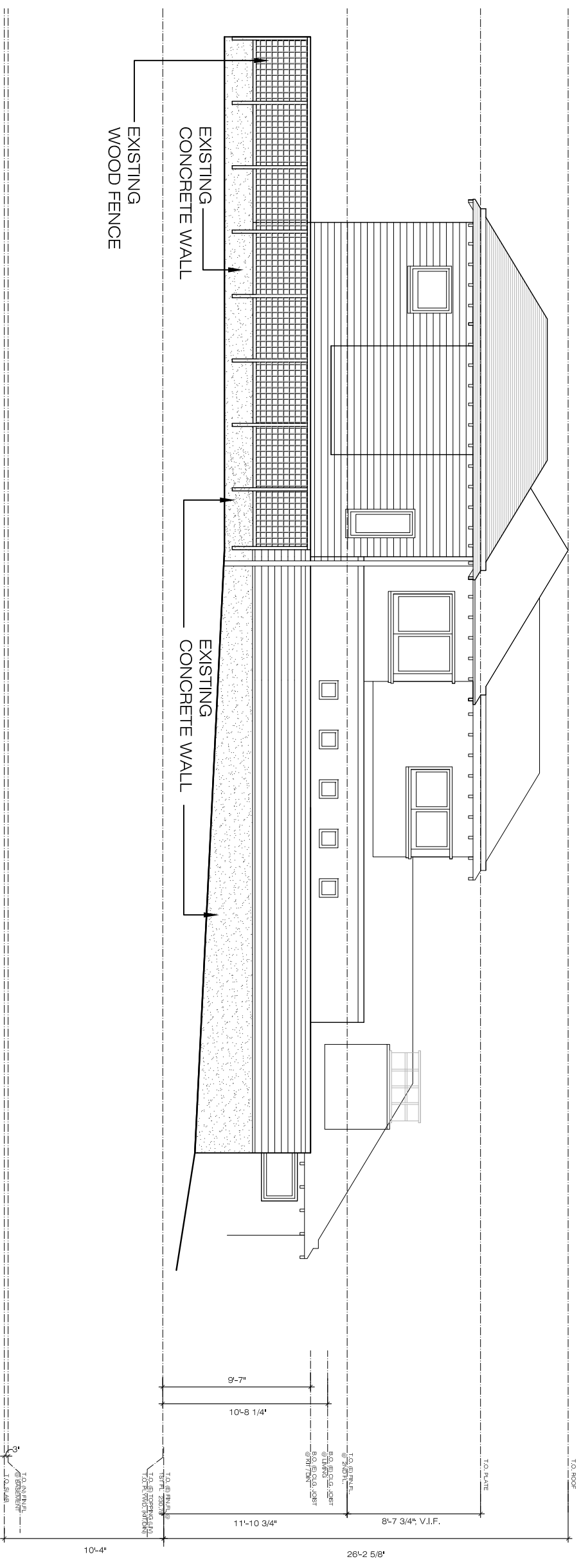
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EXISTING EAST ELEVATION

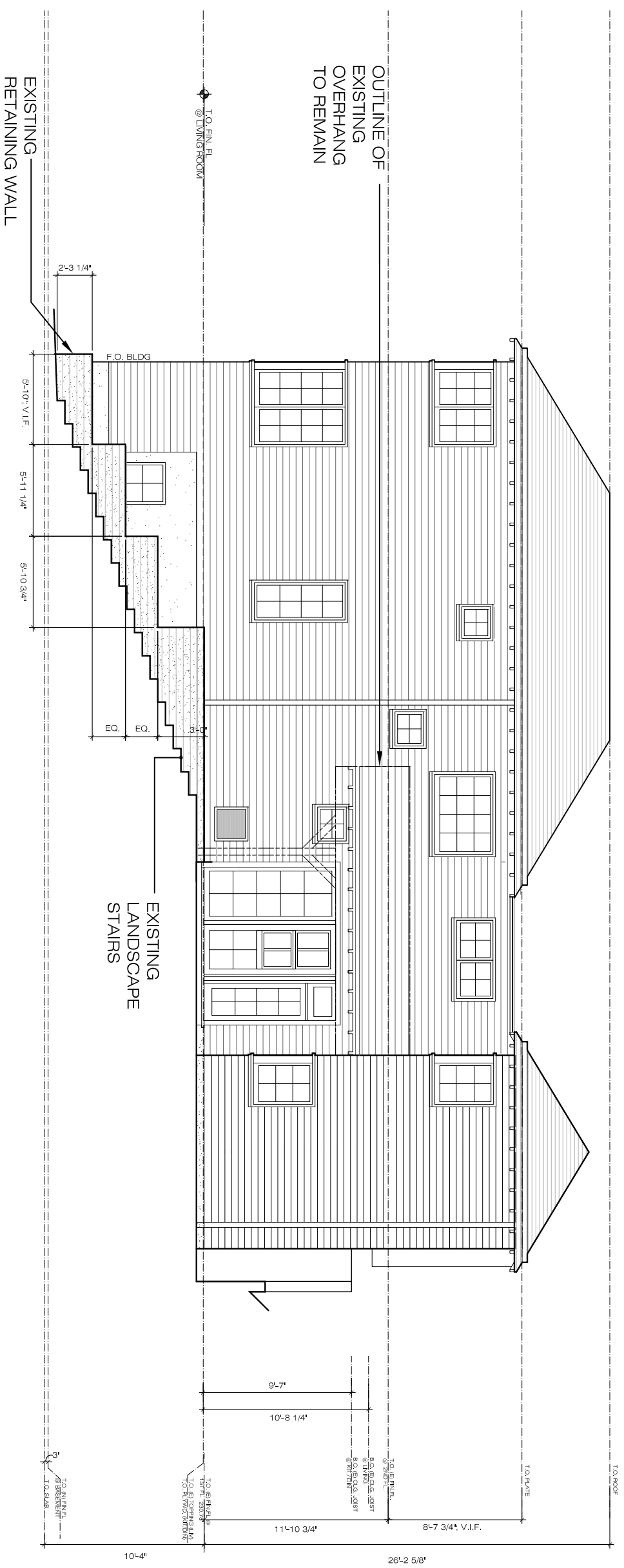
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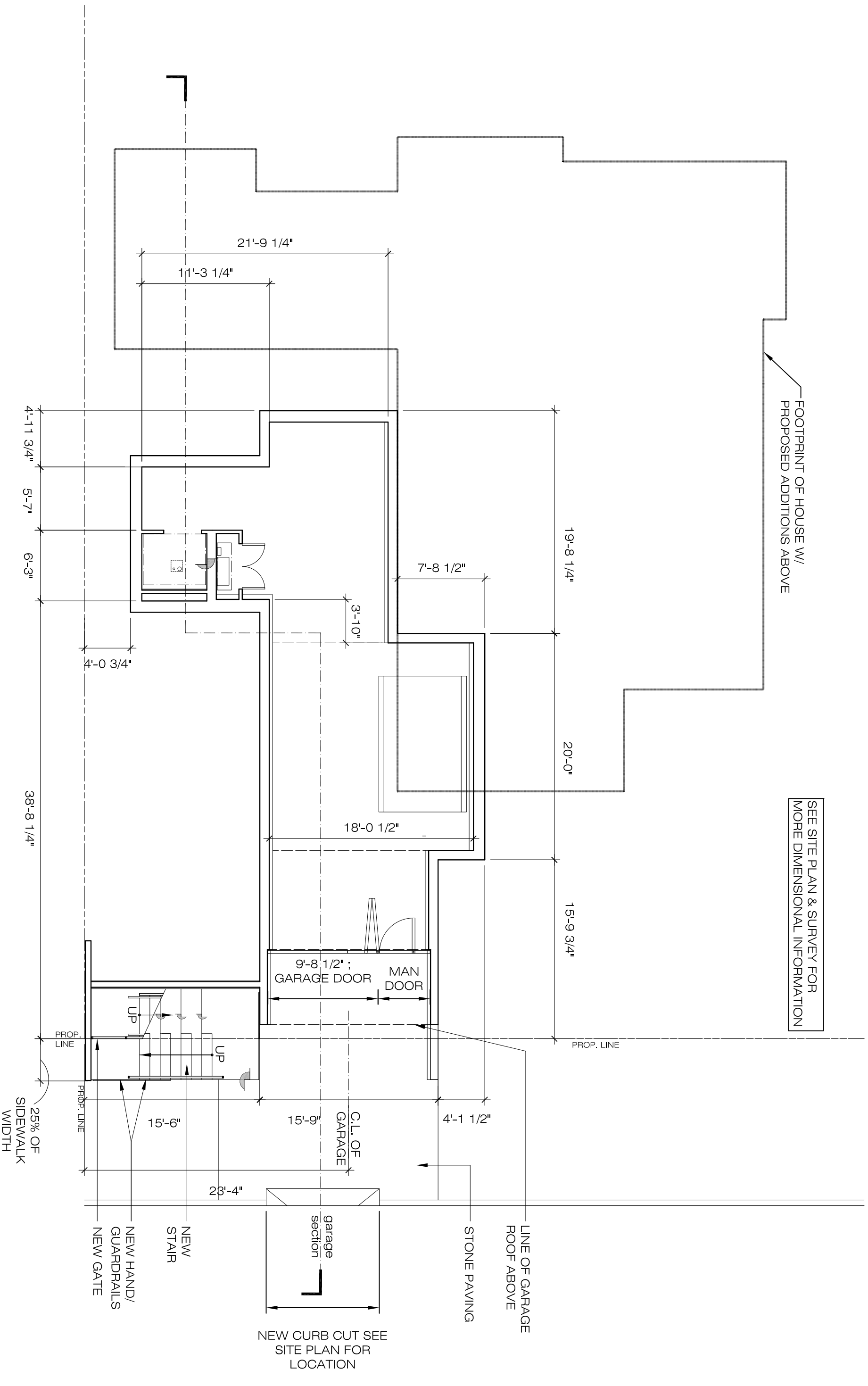


AREA TO REMOVE



FOOTPRINT OF HOUSE W/
PROPOSED ADDITIONS ABOVE

SEE SITE PLAN & SURVEY FOR
MORE DIMENSIONAL INFORMATION

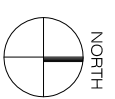


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GARAGE PLAN



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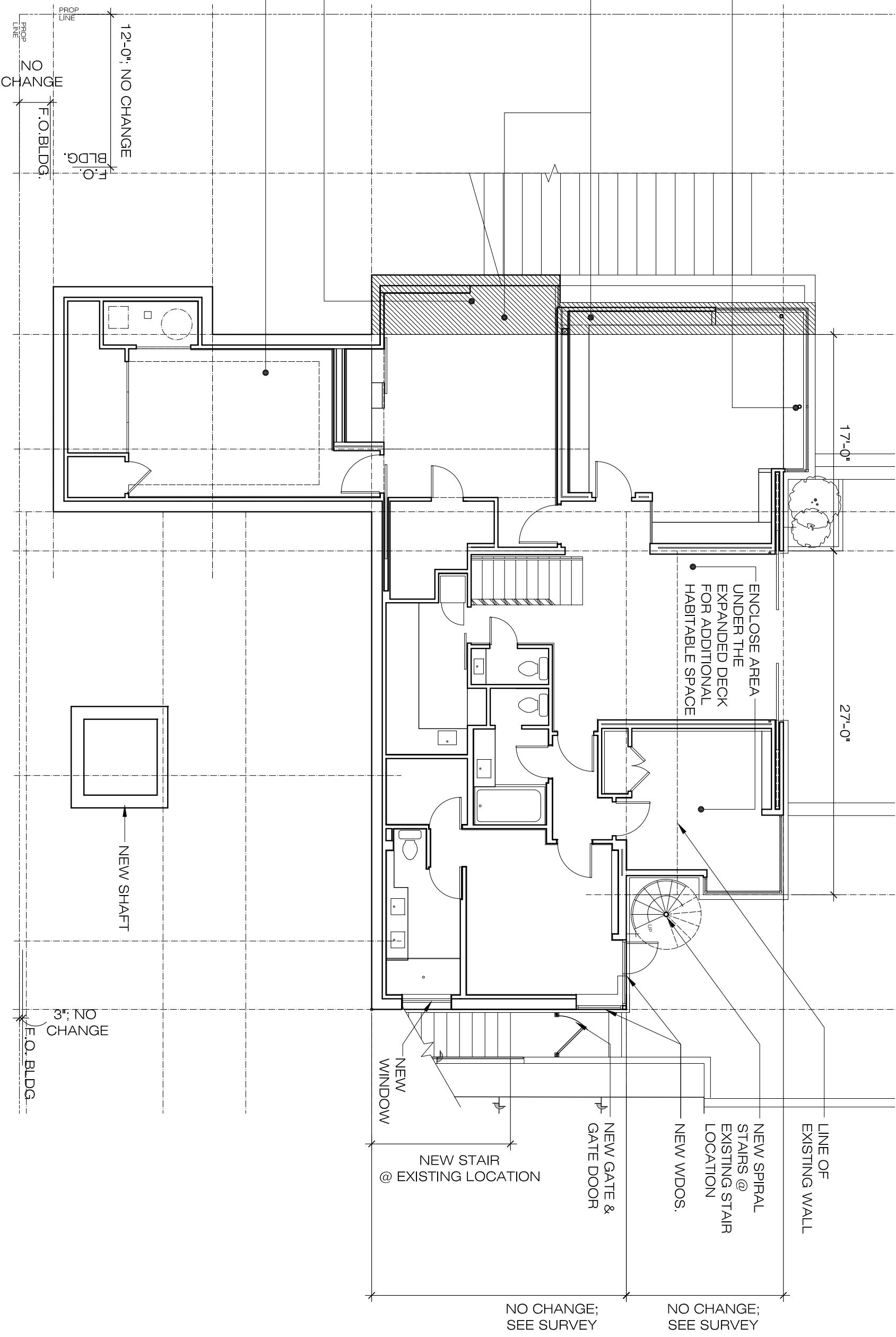
SEE SITE PLAN & SURVEY FOR MORE DIMENSIONAL INFORMATION

EXTENSION OF THE NORTH-WEST CORNER PORTION OF THE LOWER LEVEL BY APPROX. 2'-6" TO NORTH AND 2'-6" (10% OF REARYARD DEPTH) TO WEST

AREA SUBJECT TO VARIANCE; SHOWN HATCHED; SEE SITE PLAN FOR DIMENSION

ENCLOSE THE AREA BETWEEN THE EXISTING LOWER LEVEL WEST FACING WALL AND THE EXISTING WEST RETAINIGN WALL IN THE REAR YARD

EXCAVATE THE SOUTHWEST CORNER OF THE LOWER LEVEL FOR ADDITIONAL STORAGE AND BUILDING SERVICES



LINE OF EXISTING WALL

NEW SPIRAL STAIRS @ EXISTING STAIR LOCATION

NEW WDSOS.

NEW GATE & GATE DOOR

NO CHANGE; SEE SURVEY

NO CHANGE; SEE SURVEY

NEW STAIR @ EXISTING LOCATION

NEW WINDOW

NEW SHAFT

3'; NO CHANGE

F.O. BLDG.

12'-0"; NO CHANGE

F.O. BLDG.

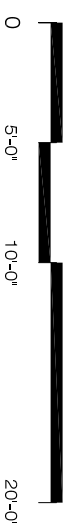
PROP. LINE CHANGE

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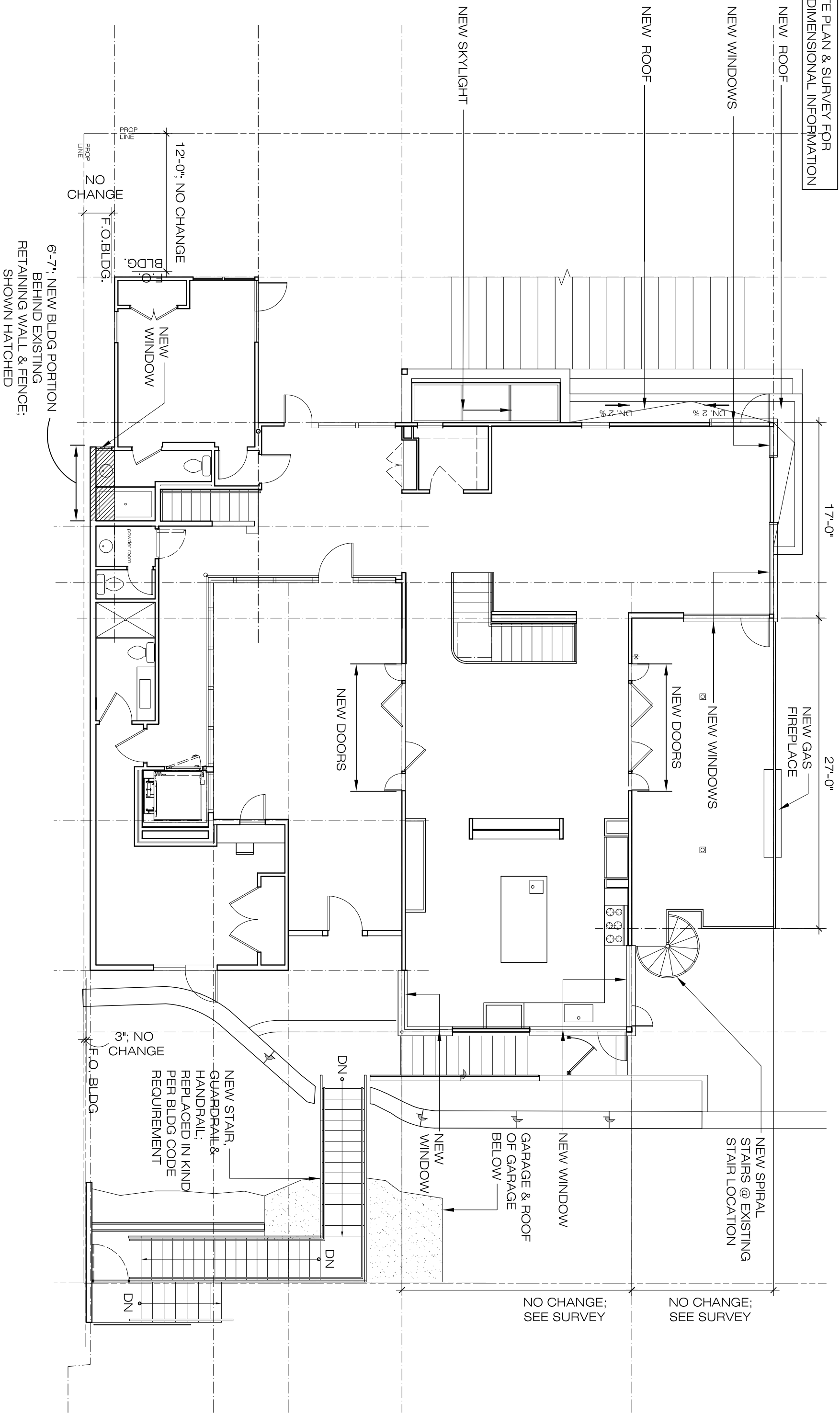
LOWER LEVEL PLAN



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6'-7"; NEW BLDG PORTION BEHIND EXISTING RETAINING WALL & FENCE; SHOWN HATCHED

PROP LINE
CHANGE

3"; NO CHANGE
F.O. BLDG.

NEW STAIR, GUARDRAIL & HANDRAIL; REPLACED IN KIND PER BLDG CODE REQUIREMENT

NO CHANGE; SEE SURVEY

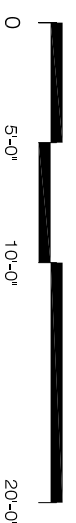
NO CHANGE; SEE SURVEY

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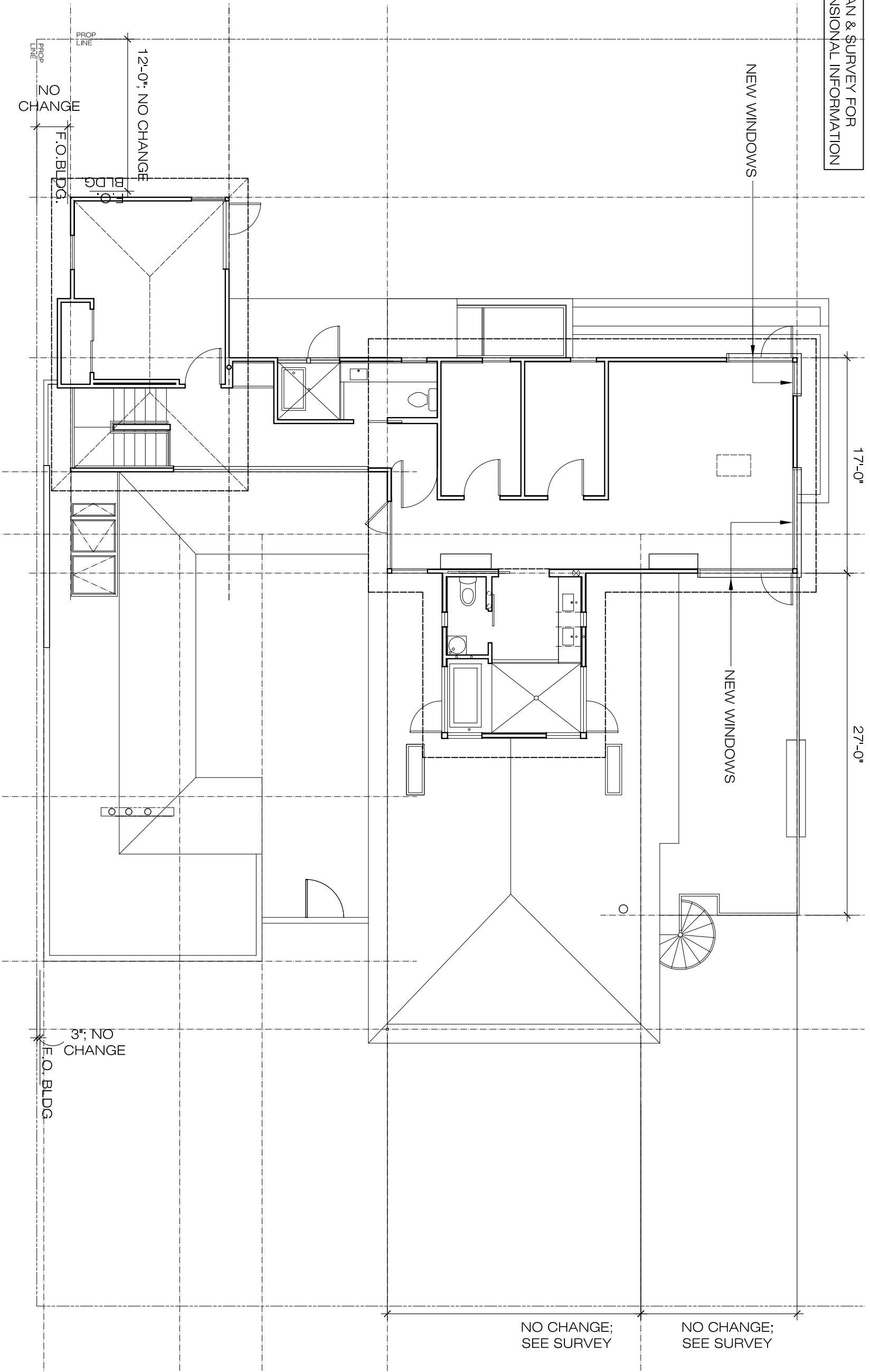
MAIN LEVEL PLAN



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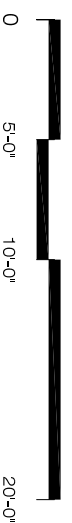


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UPPER LEVEL PLAN



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EDGE OF UPPER LEVEL ROOF EAVE:
18" FROM BLDG WALL; TYP.

CONCRETE LANDSCAPE
RETAINING WALL
BELOW; SEE ELEVATION

LINE OF ROOF OF
LOWER LEVEL

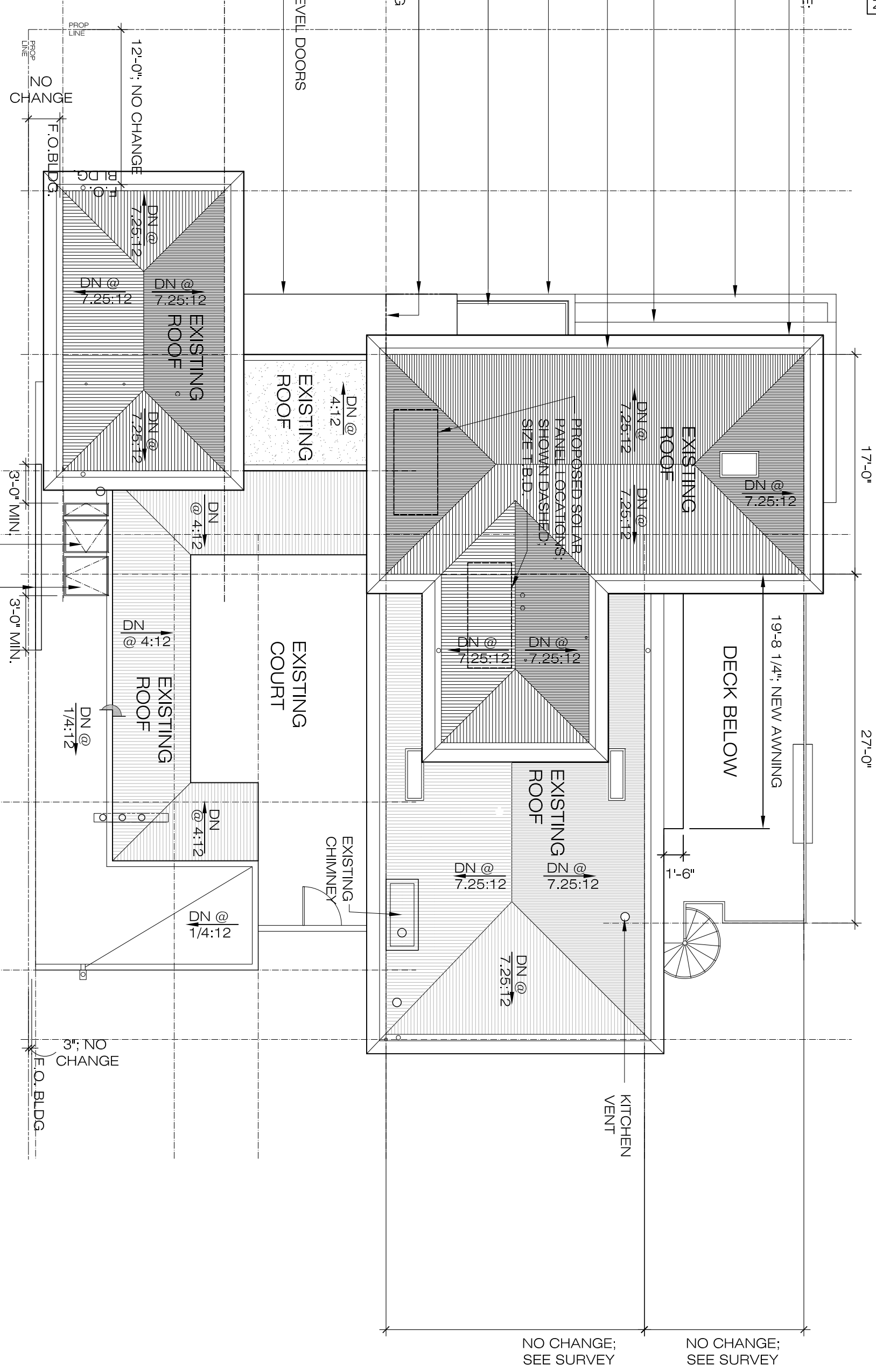
EXISTING GUTTER; TYP.

LINE OF ROOF OF
LOWER LEVEL

NEW SKYLIGHT

LINE OF ROOF
OF LOWER LEVEL BELOW AWNING

EXISTING AWNING ABOVE MAIN LEVEL DOORS
TO REMAIN



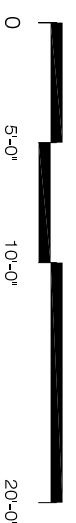
NO CHANGE;
SEE SURVEY

NO CHANGE;
SEE SURVEY

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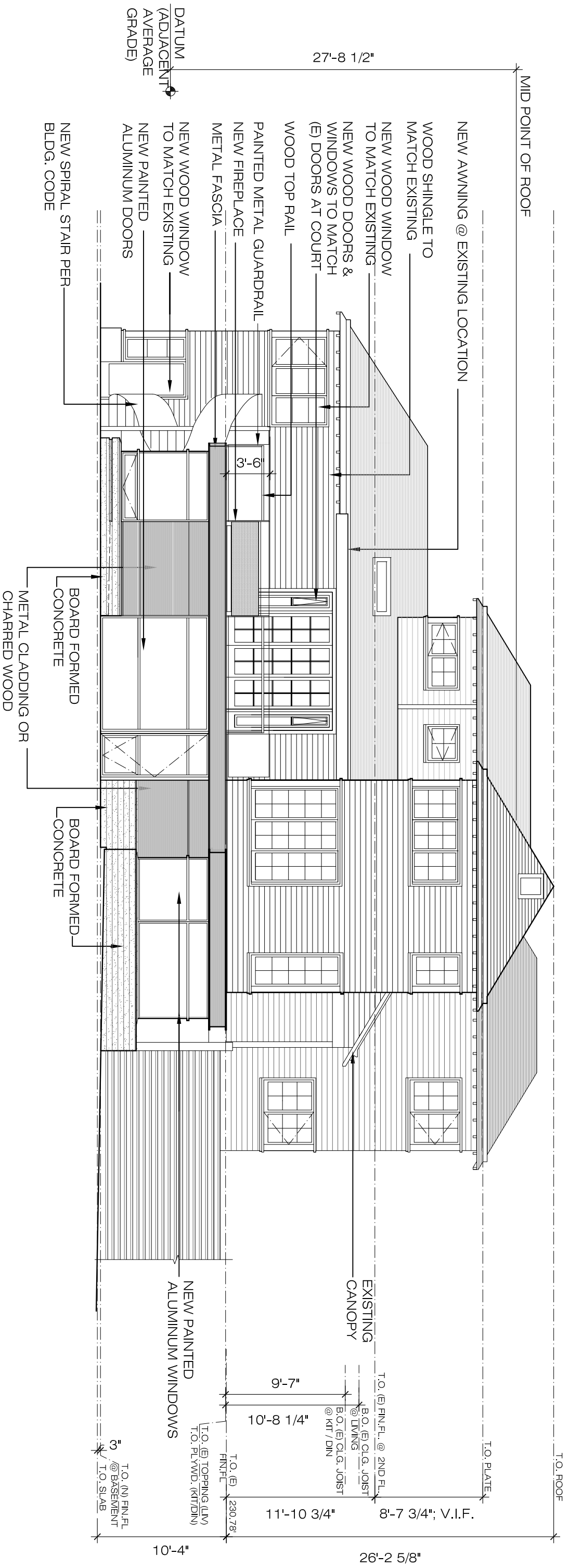
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ROOF PLAN



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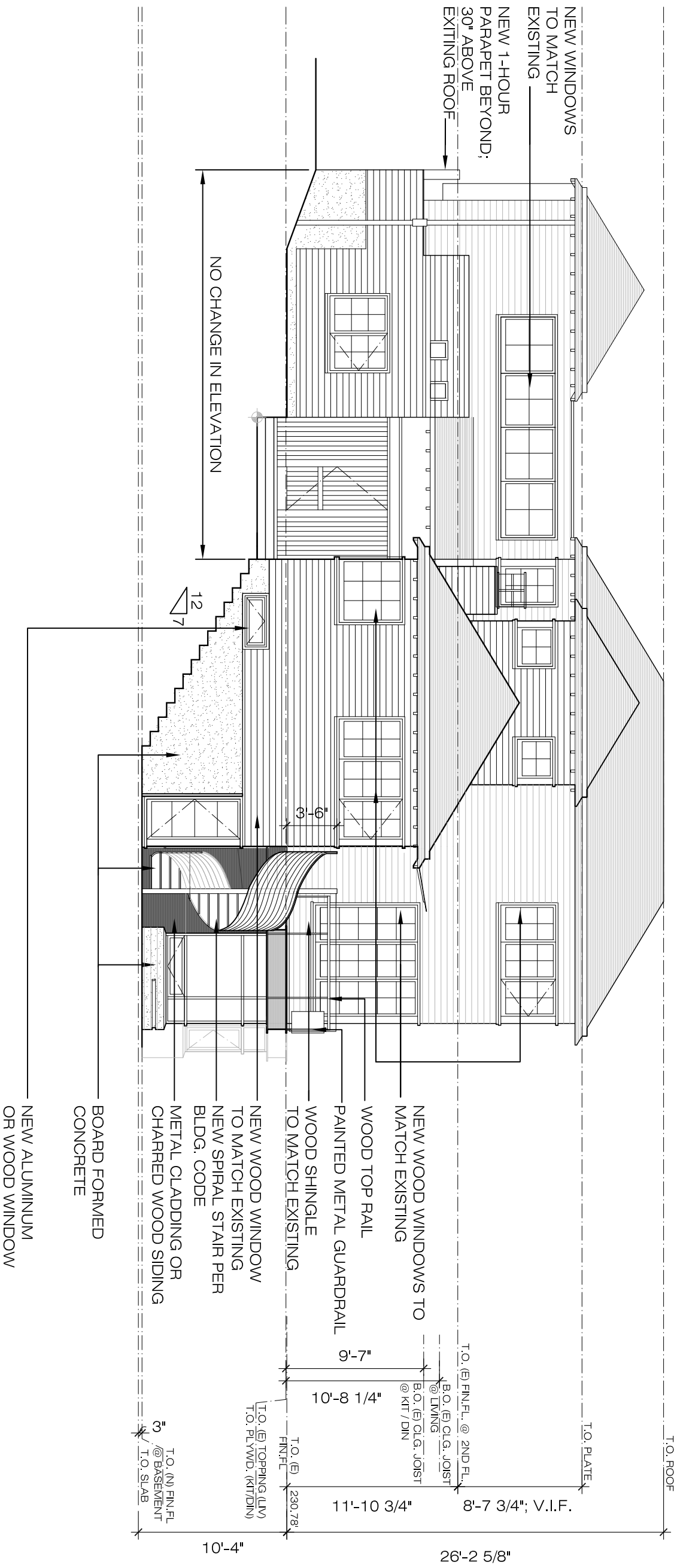
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752 CAROLINA STREET
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NORTH ELEVATION

2012-11-09

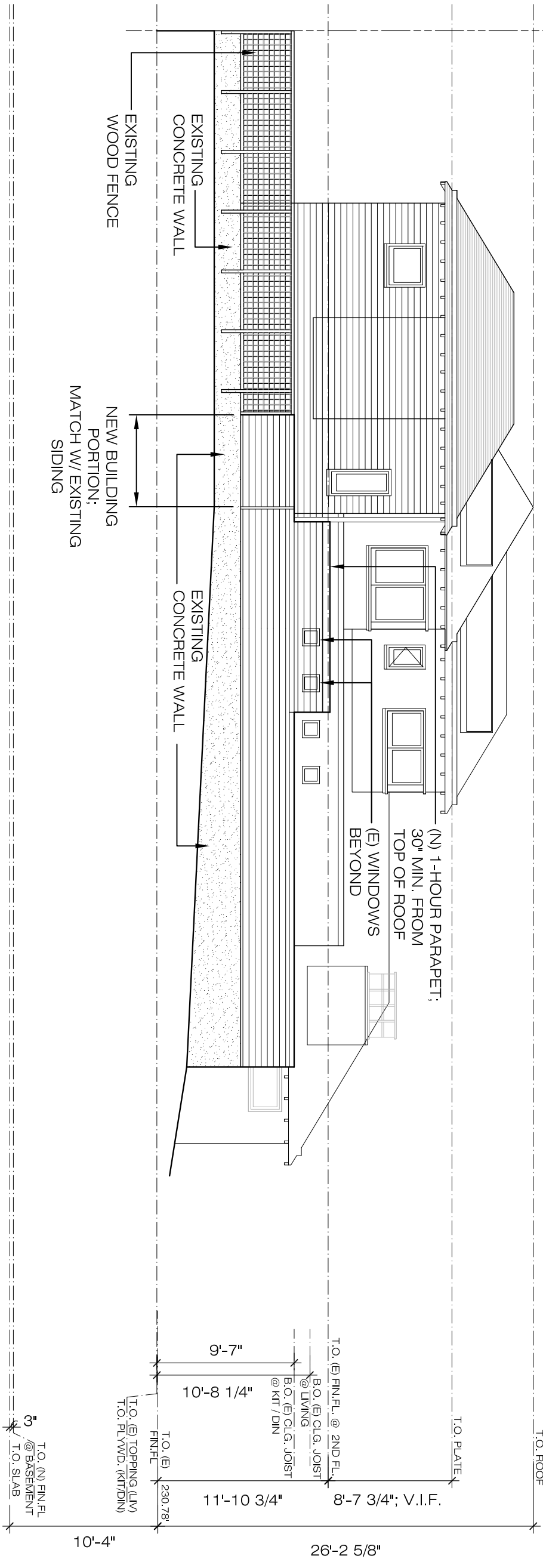
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PROP. LINE



EXISTING WOOD FENCE

EXISTING CONCRETE WALL

NEW BUILDING PORTION: MATCH W/ EXISTING SIDING

EXISTING CONCRETE WALL

(N) 1-HOUR PARAPET: 30" MIN. FROM TOP OF ROOF (E) WINDOWS BEYOND

T.O. ROOF

T.O. PLATE

T.O. (E) FIN.FL. @ 2ND FL.

B.O. (E) CLG. JOIST @ LIVING

B.O. (E) CLG. JOIST @ KIT / DIN

9'-7"

10'-8 1/4"

T.O. (E) FIN.FL. 230.78'

T.O. (E) TOPPING (LV) T.O. PLYWD. (KIT/DIN)

11'-10 3/4"

8'-7 3/4"; V.I.F.

10'-4"

26'-2 5/8"

T.O. (N) FIN.FL @ BASEMENT T.O. SLAB

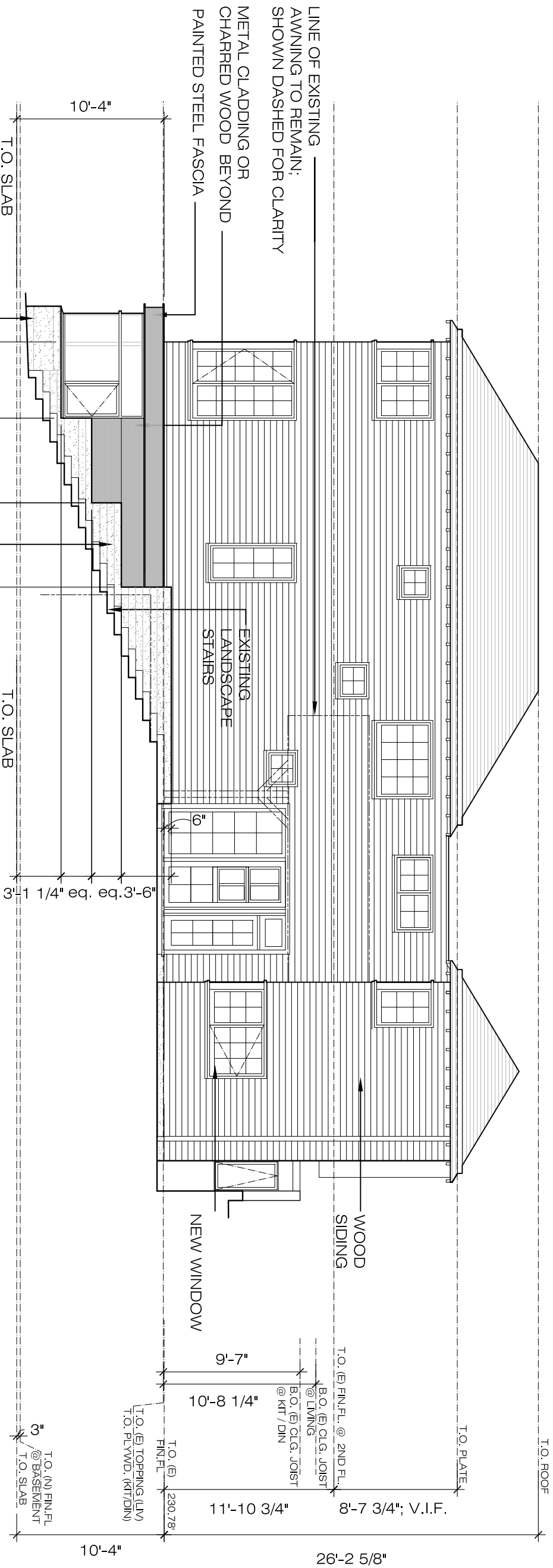
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SOUTH ELEVATION

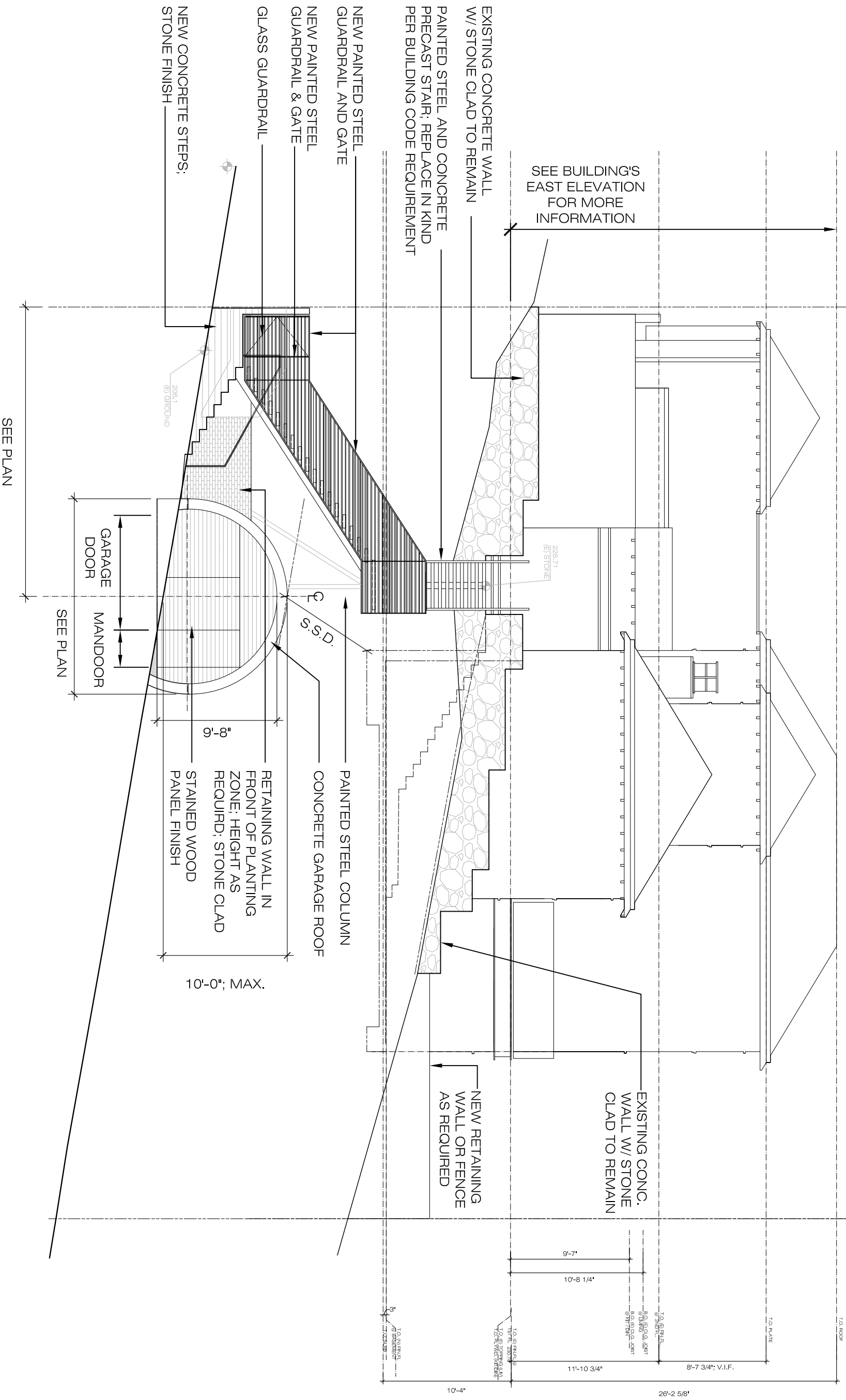
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PROP.



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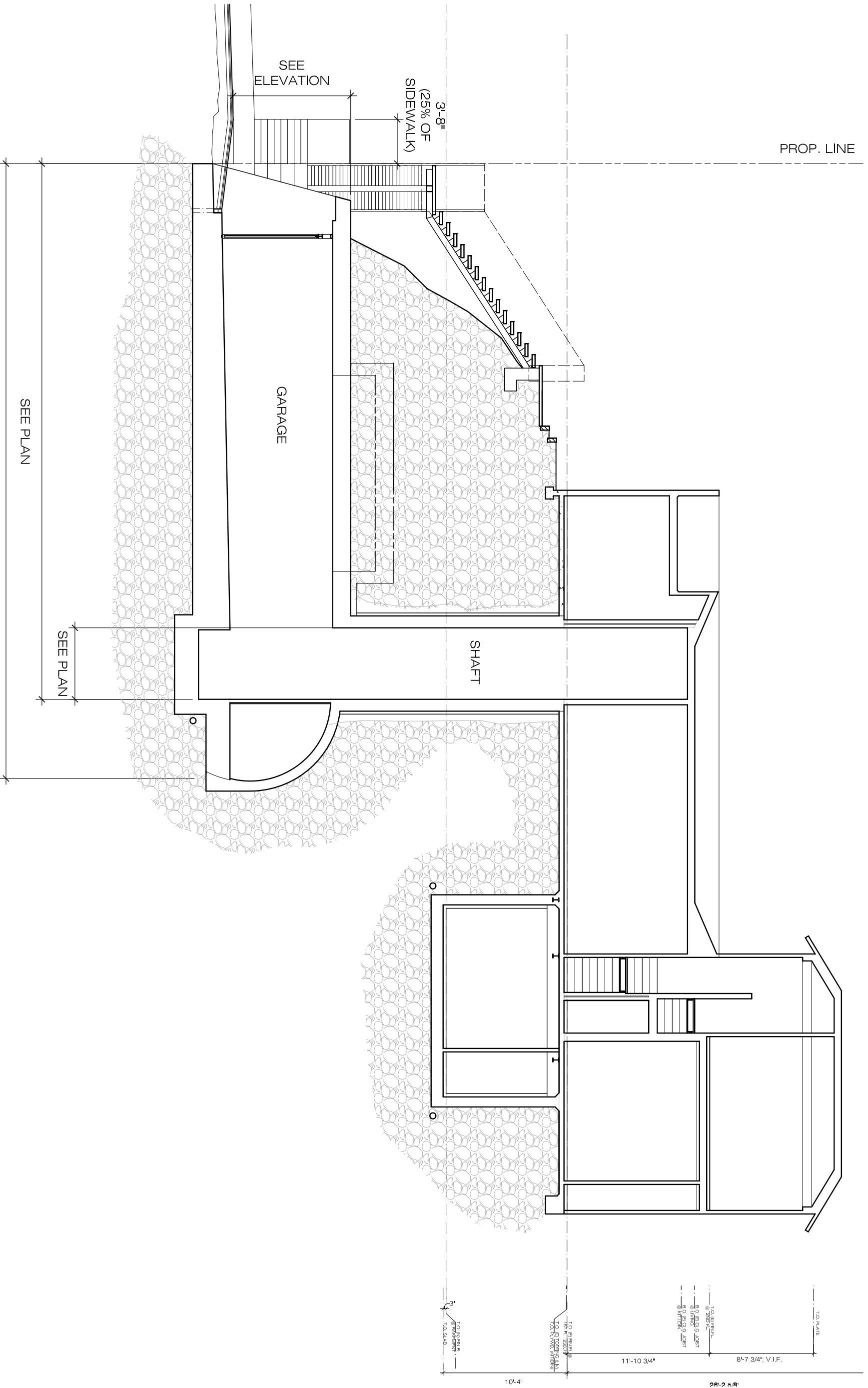
GARAGE ELEVATION

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PROP. LINE



SEE ELEVATION

3'-8"
(25% OF
SIDEWALK)

GARAGE

SHAFT

SEE PLAN
SEE PLAN

SEE PLAN

11'-10 3/4"

8'-7 3/4" V.I.F.

10'-4"

28'-2 5/8"

TO FINISH

TO FINISH @ 250' PL.

TO FINISH @ 250' PL.

TO FINISH @ 250' PL.

TO FINISH @ 250' PL.

TO FINISH @ 250' PL.

TO FINISH @ 250' PL.

TO FINISH @ 250' PL.

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GARAGE SECTION

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