

BUILDING PERMIT FOR RESIDENTIAL REMODEL

773 OAK STREET
SAN FRANCISCO, CA 94117

PROJECT DESCRIPTION

THE PROPOSED REMODEL WILL REHABILITATE AN EXISTING DERELICT SINGLE FAMILY HOME WITH AN ATTIC AND BASEMENT. THE ROOF IS BEING SIMPLIFIED TO ELIMINATE THE UNSIGHTLY CONDITION THAT CURRENTLY EXISTS. THE ATTIC IS BEING DEVELOPED TO ALLOW FOR A MASTER BEDROOM & NURSERY. THE BASEMENT IS BEING MODERATELY EXCAVATED TO PROVIDE GREATER CEILING HEIGHT AT THAT LEVEL. THE REAR WALL OF THE GROUND FLOOR IS BEING PULLED AWAY FROM THE PROPERTY LINE TO ALLOW MORE SPACE BETWEEN IT AND THE REAR NEIGHBOR.

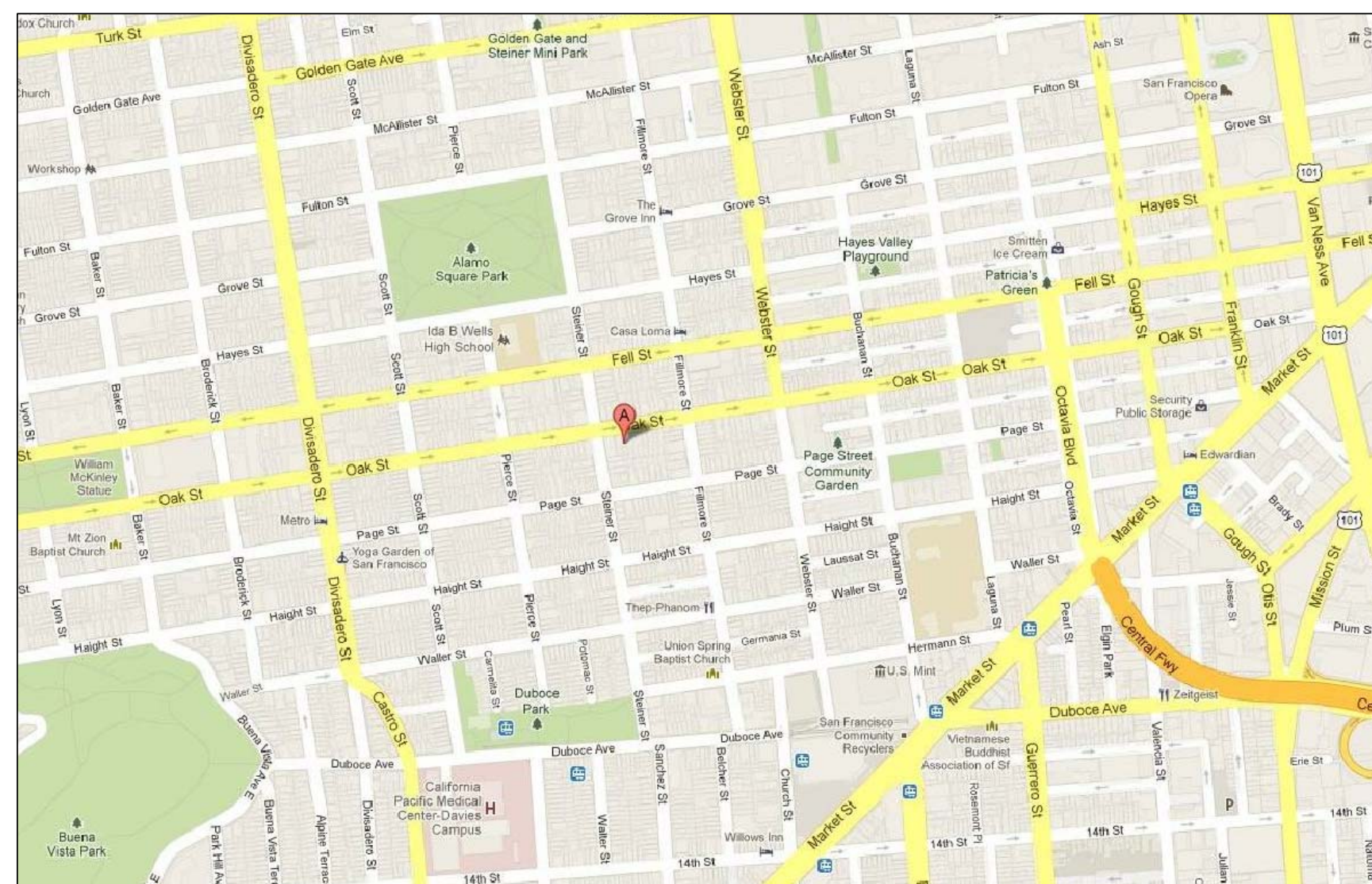
PROJECT DATA

ADDRESS: 773 Oak Street
ASSESSOR'S PARCEL NUMBER: BLOCK 0843 - LOT 023
ZONE DISTRICT: Zoned RM1 - Residential - Mixed, Low Density

INFO	EXISTING	PROPOSED
Type of Construction	Type V-B	Type V-B
Type of Occupancy	Single Family	Single Family
No. of Stories/Basement/Attic	1/1/1	1/1/1
No. of Units	1 Unit	1 Unit
Height Limit	40'-0"	40'-0"
Roof Height	23'-0"	23'-0"

SQUARE FOOTAGES	EXISTING	PROPOSED
<u>773 Oak Street</u>		
Basement	911	927
Ground Floor	1,011	994
Attic	172	668
Total	2,094	2,589
<u>775-777 Oak Street</u>		
Total	1,033	1,033
<u>Property</u>		
Total	3,128	3,622
Site	3,092	3,092
FAR 1.8 to 1	5,566	5,566

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

A0.0	COVER SHEET
A0.1	PLOT PLAN -- EXISTING
A0.2	PLOT PLAN -- PROPOSED
A0.3	SITE PLANS -- EXISTING & PROPOSED
A1.1	FLOOR PLANS -- EXISTING/DEMO
A1.2	FLOOR PLANS -- EXISTING/DEMO
A2.1	FLOOR PLANS -- PROPOSED
A2.2	FLOOR PLANS -- PROPOSED
A3.0	CONTEXTUAL ELEVATIONS
A3.1	EXTERIOR ELEVATIONS -- EXISTING
A3.2	SECTIONS -- EXISTING
A3.3	EXTERIOR ELEVATIONS -- PROPOSED
A3.4	SECTIONS -- PROPOSED
A10.1	EXTERIOR MATERIAL SCHEDULE
A10.2	PROPERTY PHOTOS

SYMBOLS

	SECTION/ELEVATION
	DATUM POINT

PROJECT DIRECTORY

CLIENT

The Diamond Family
Add: 773 Oak Street
San Francisco, CA 94117

DESIGNER

Matthew Diamond
Add: 773 Oak Street
San Francisco, CA 94117
Tel: 415.509.0312
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Email: mattldiamond@hotmail.com

DESIGNER

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DESIGN CONSULTANT

NOTES

No.	Date	Title
01	04/22/13	PLANNING SET
02	05/14/13	VARIANCE SET
03	07/22/13	VARIANCE SET REVISION 1
04	09/25/13	VARIANCE HEARING SET

**773 OAK STREET
RESIDENCE**
PROJECT # 1301

OWNER

MATTHEW & JESSICA DIAMOND
773 OAK STREET
SAN FRANCISCO CA 94117

COVER SHEET

DATE: 09/25/2013
SCALE: N/A
DRAWN: MLD
CHECKED: MLD

A0.0

DESIGNER

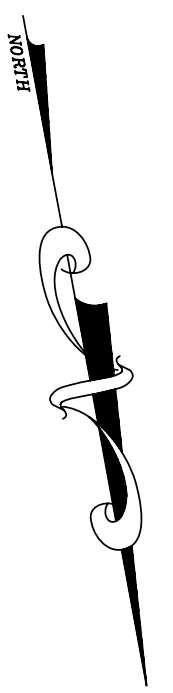
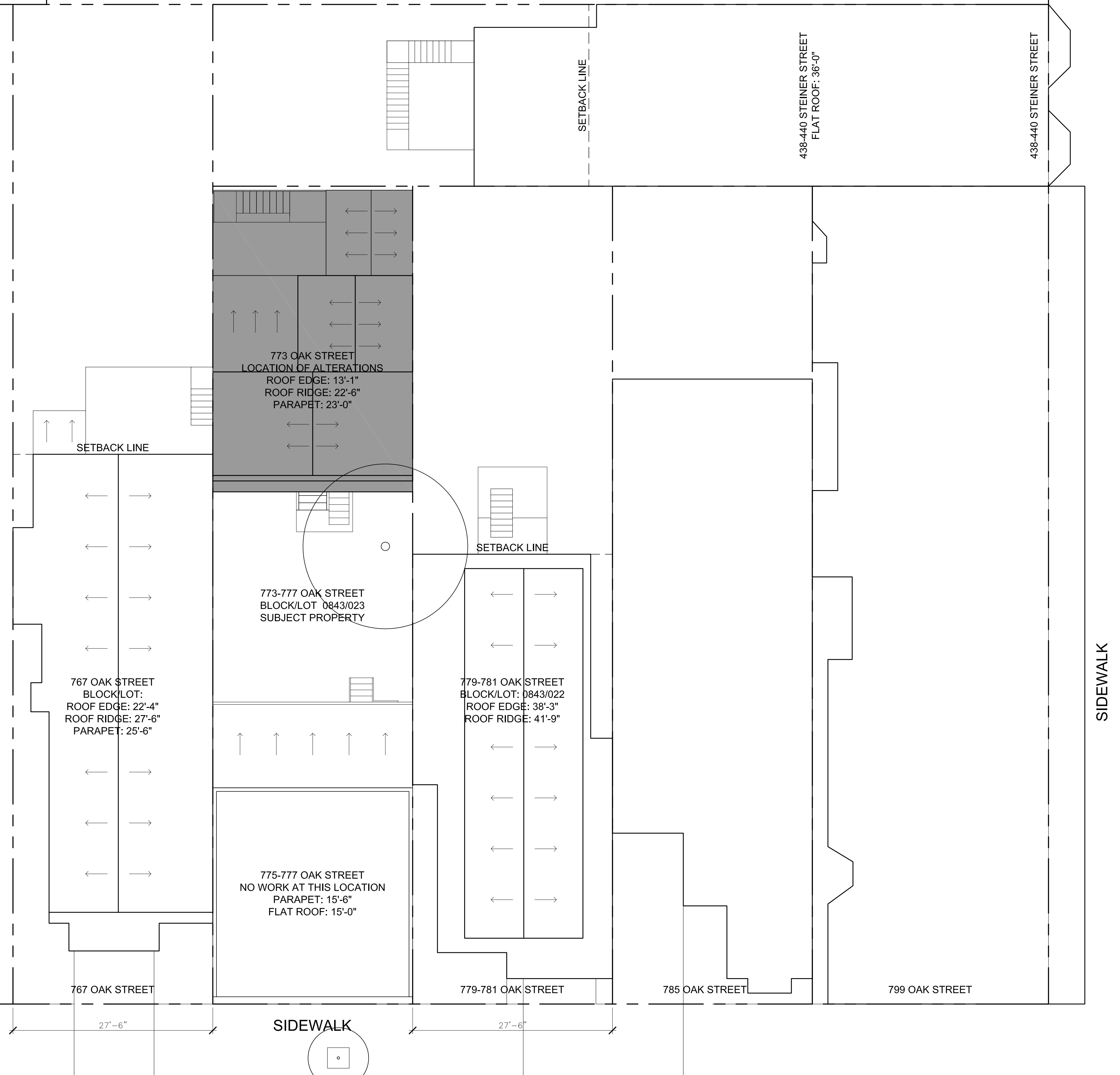
ML|DESIGN

773 Oak Street
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T 415 509 0312
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PROJECT # 1301

OWNER
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PLOT PLAN EXISTING

DATE: 09/25/2013
SCALE: 1/8" = 1'-0"
DRAWN: MLD
CHECKED: MLD

A0.1

DESIGNER

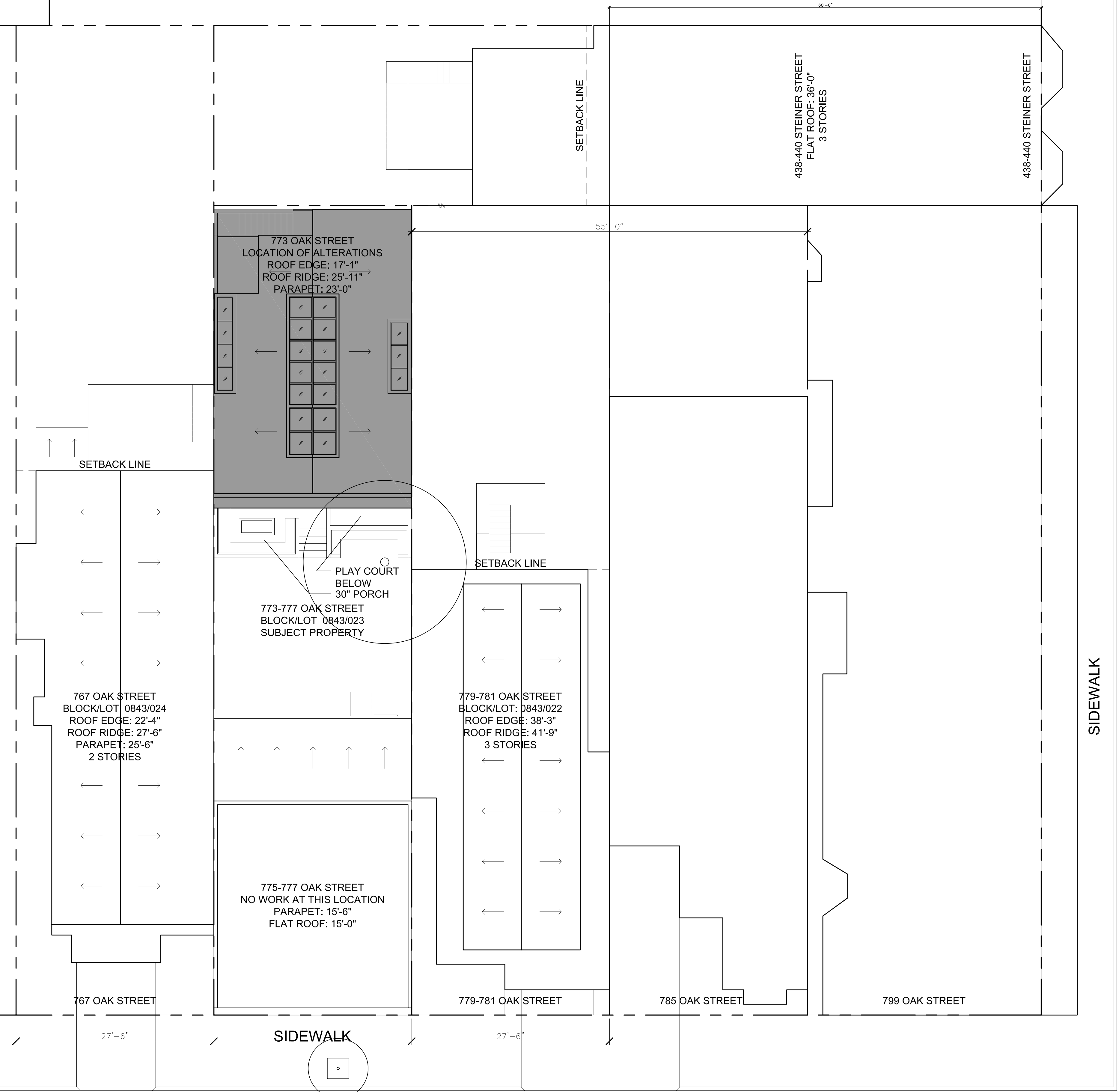
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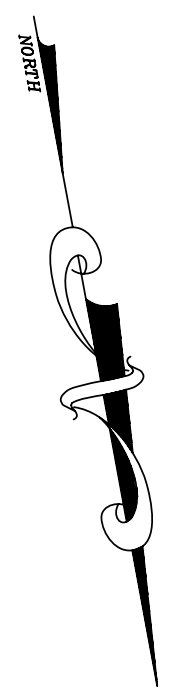
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OAK STREET



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PLOT PLAN PROPOSED

DATE: 09/25/2013
SCALE: 1/8" = 1'-0"
DRAWN: MLD
CHECKED: MLD

A0.2

NOTES

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1

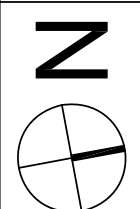
SCALE: 1/4" = 1'-0"

SITE PLAN - EXISTING

2

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

SITE PLAN - PROPOSED



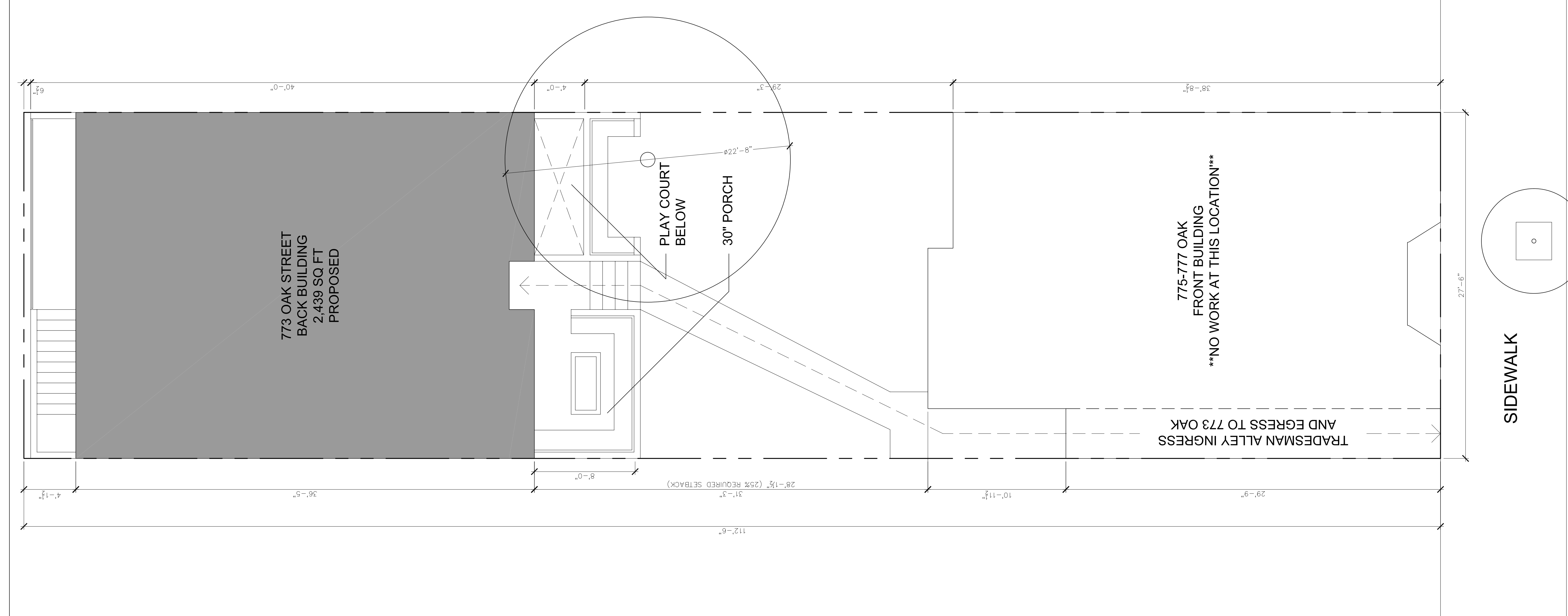
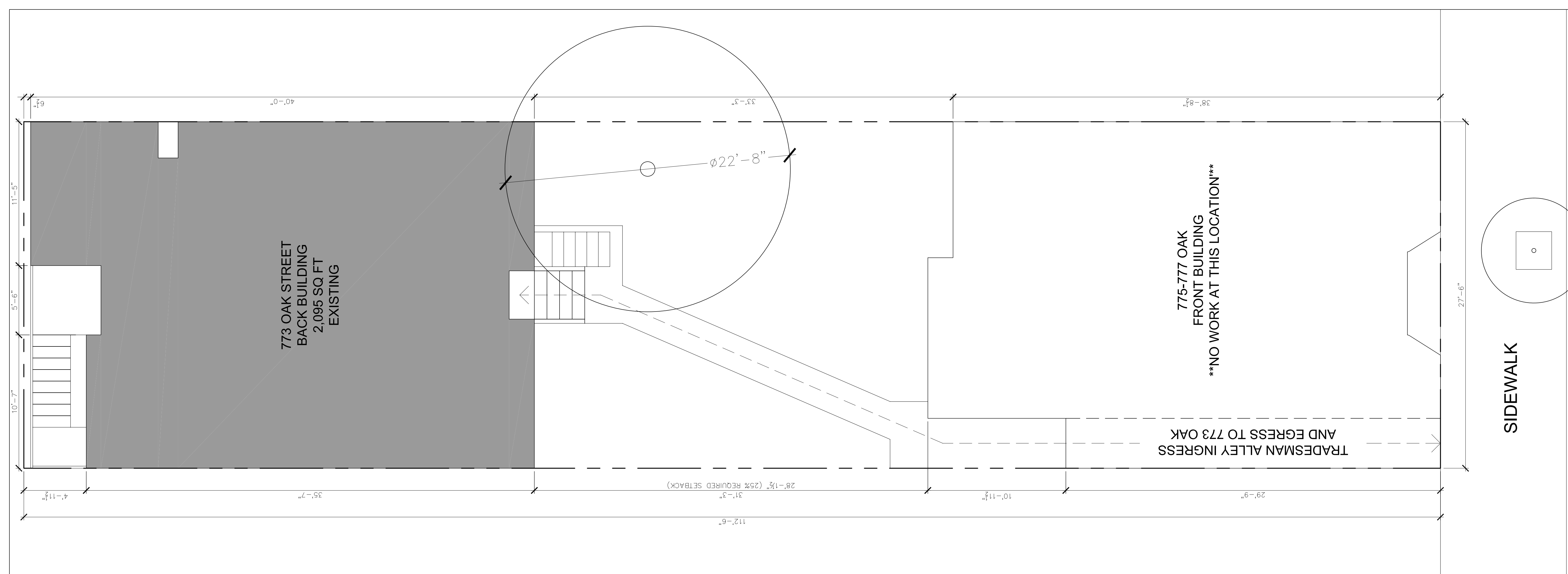
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SITE PLANS

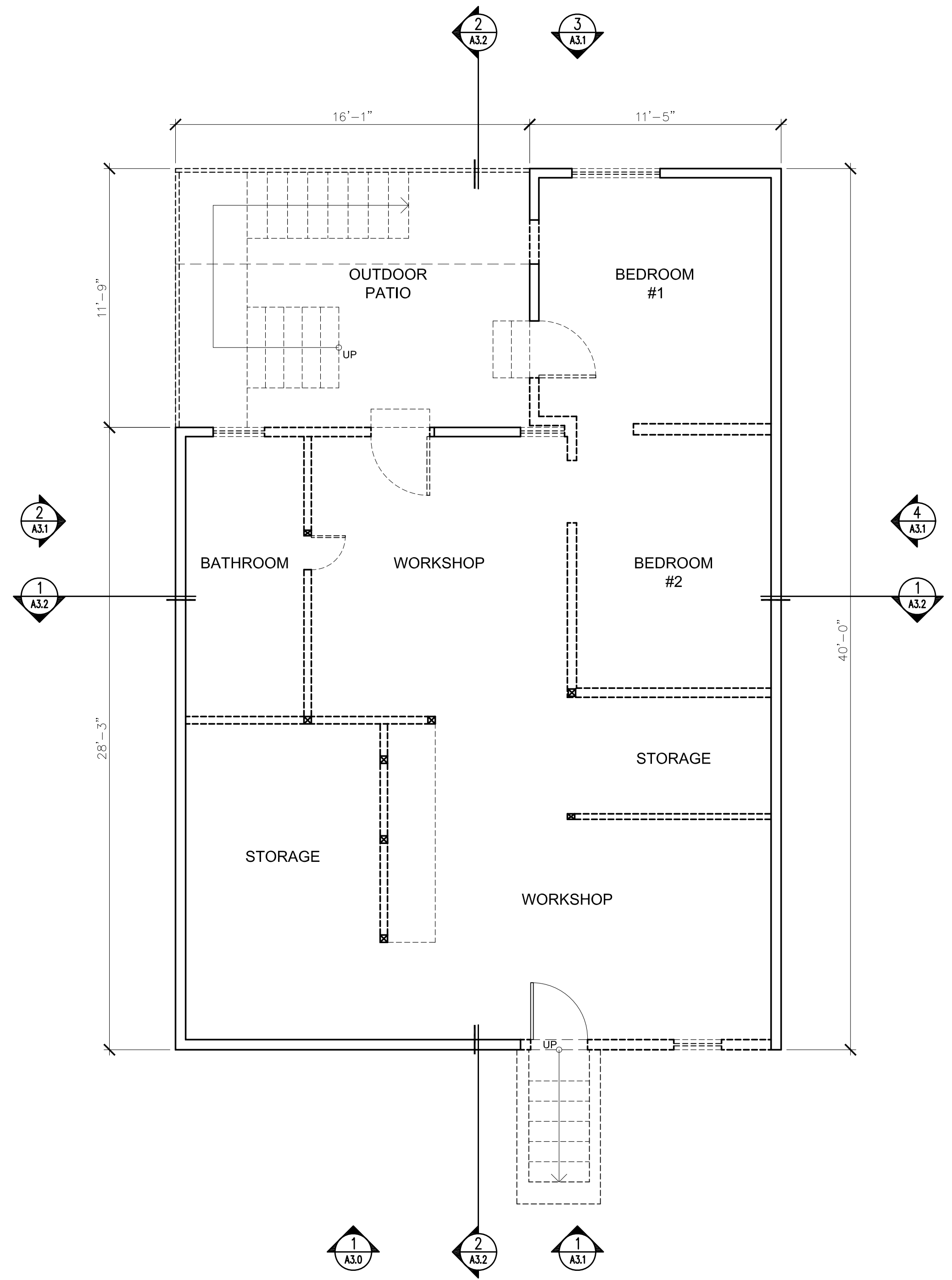
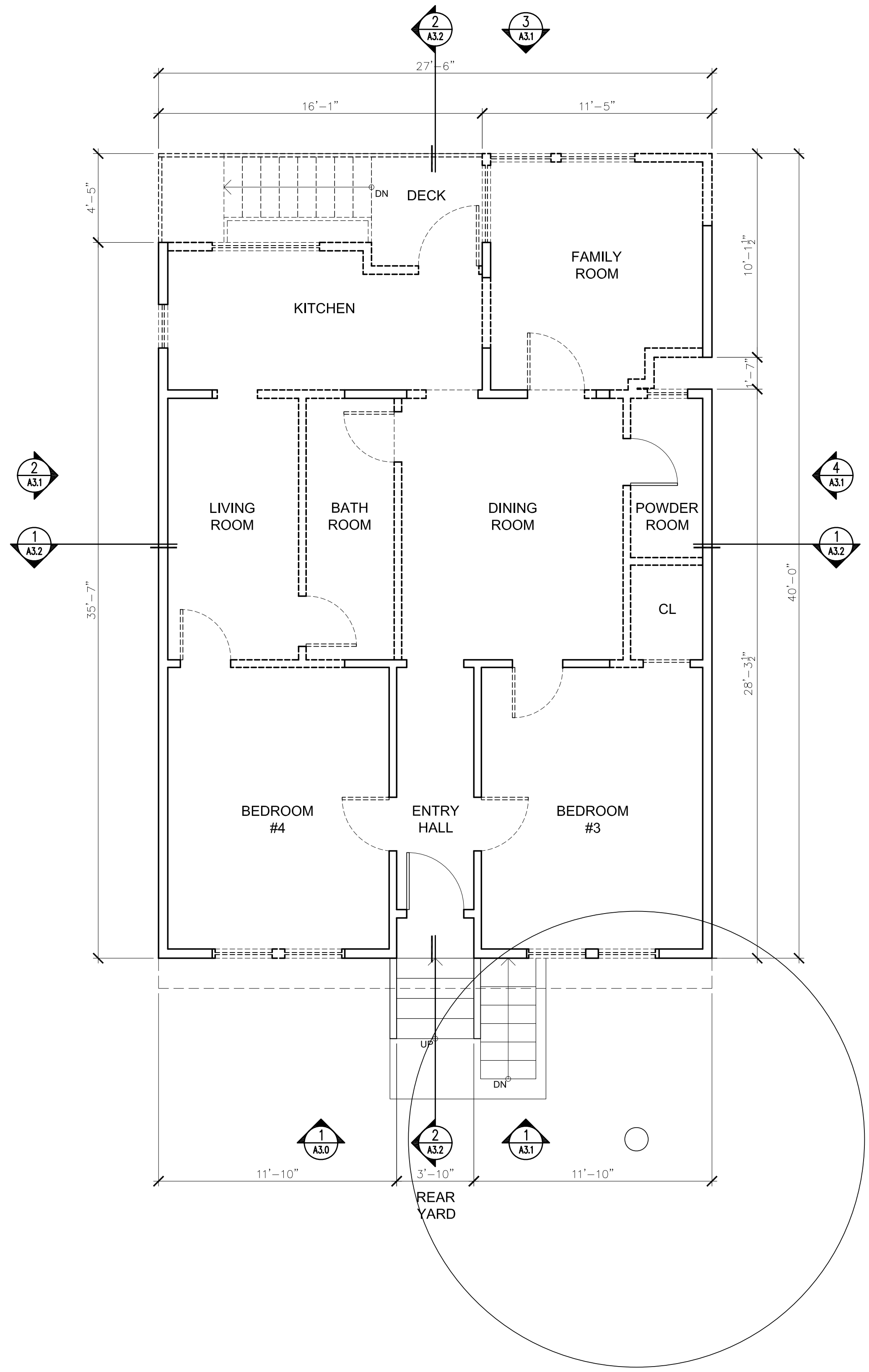
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 CHECKED: MLD

A0.3



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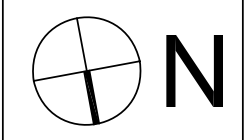


GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0" 2

BASEMENT PLAN

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



LEGEND

	DEMOLITION
	PROPOSED
	EXISTING TO REMAIN
	LINE OF CABINETS ABOVE
	LINE OF SOFFIT ABOVE
	LINE OF FLOOR ABOVE
	BELOW COUNTER

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FLOOR PLANS EXISTING/DEMO

DATE: 09/25/2013
 SCALE: NOTED
 DRAWN: MLD
 CHECKED: MLD

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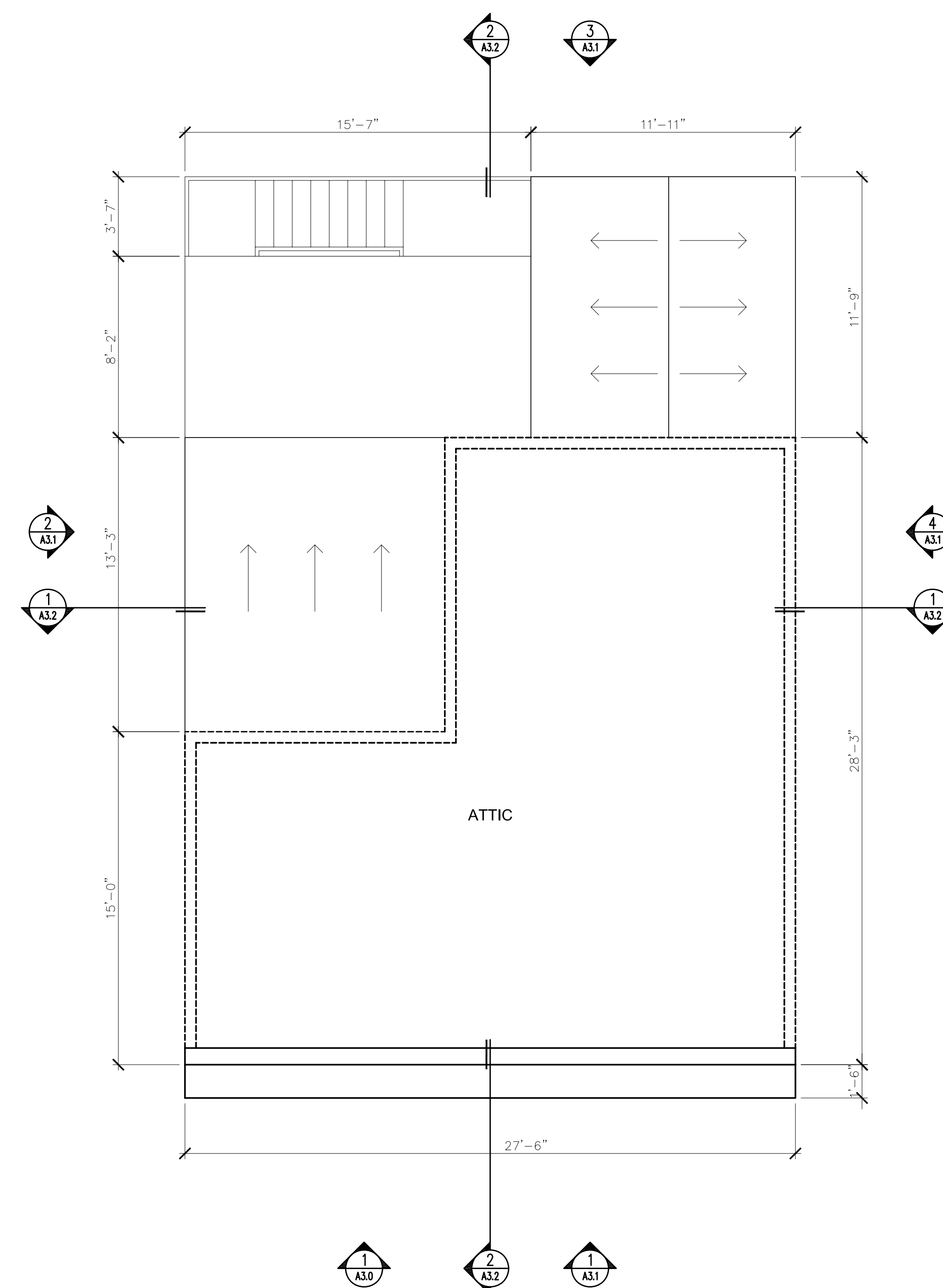
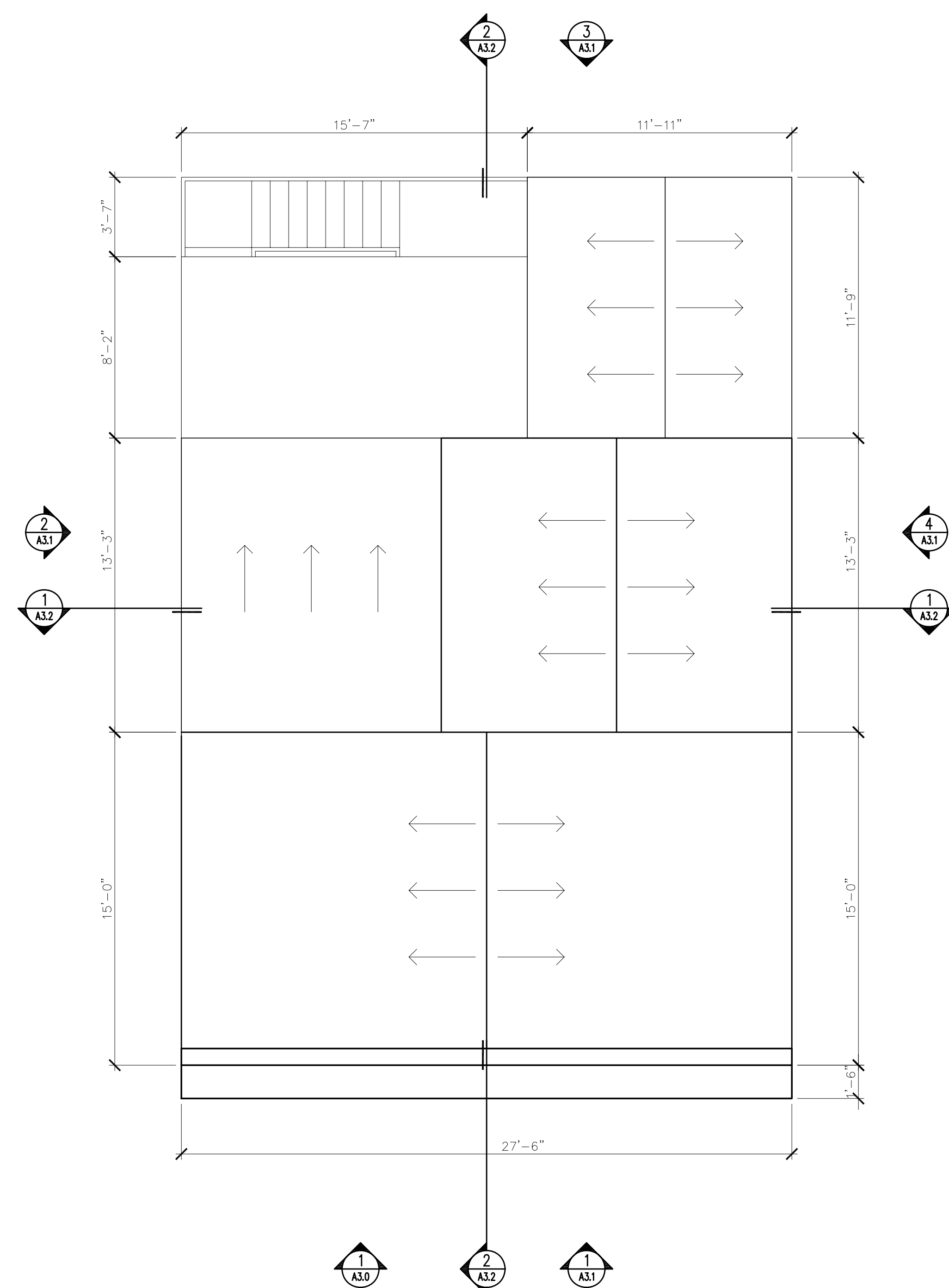
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FLOOR PLANS EXISTING/DEMO

DATE: 09/25/2013
SCALE: NOTED
DRAWN: MLD
CHECKED: MLD

A1.2



ROOF PLAN

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

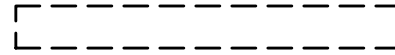
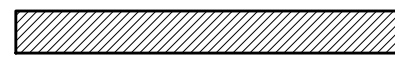
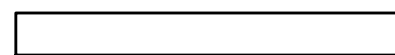

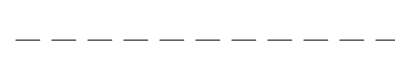


2

ATTIC PLAN

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

1

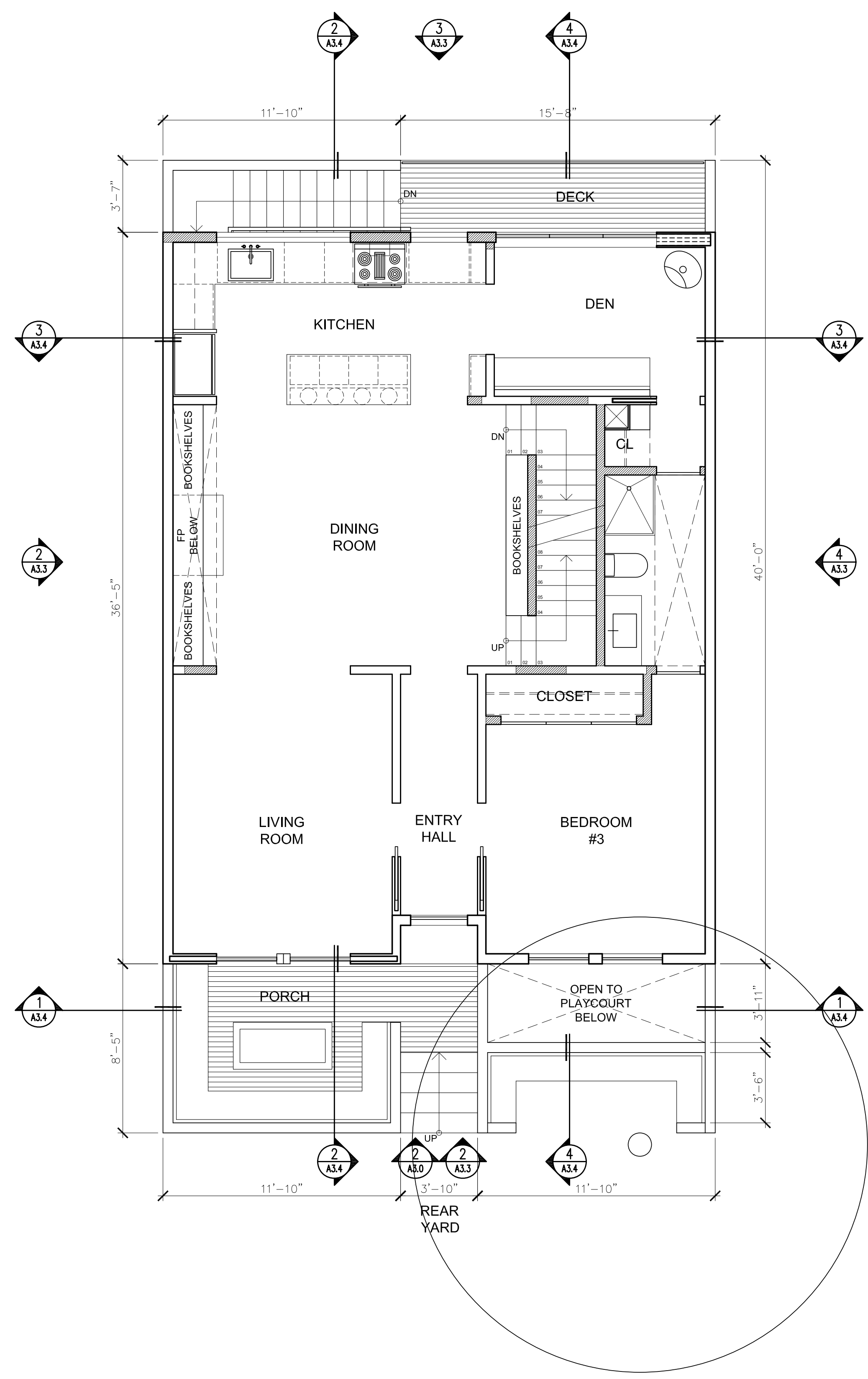
LEGEND

-  DEMOLITION
-  PROPOSED
-  EXISTING TO REMAIN
-  LINE OF CABINETS ABOVE
-  LINE OF SOFFIT ABOVE
-  LINE OF FLOOR ABOVE
-  BELOW COUNTER



NOTES

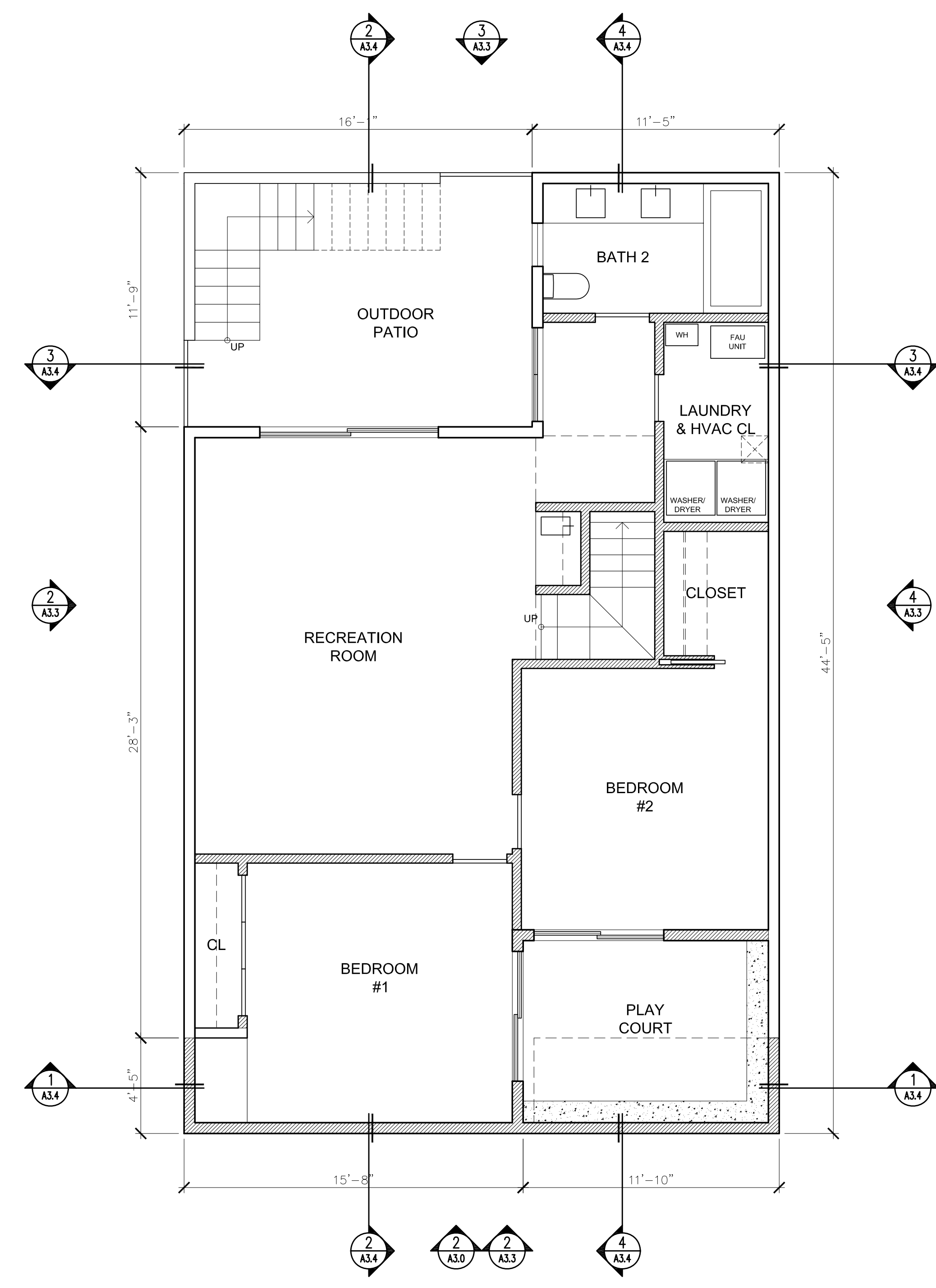
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GROUND FLOOR PLAN

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

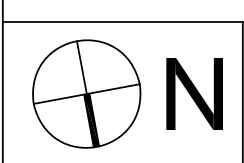
2



BASEMENT PLAN

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

1



LEGEND

	DEMOLITION
	PROPOSED
	EXISTING TO REMAIN
	LINE OF CABINETS ABOVE
	LINE OF SOFFIT ABOVE
	LINE OF FLOOR ABOVE
	BELOW COUNTER

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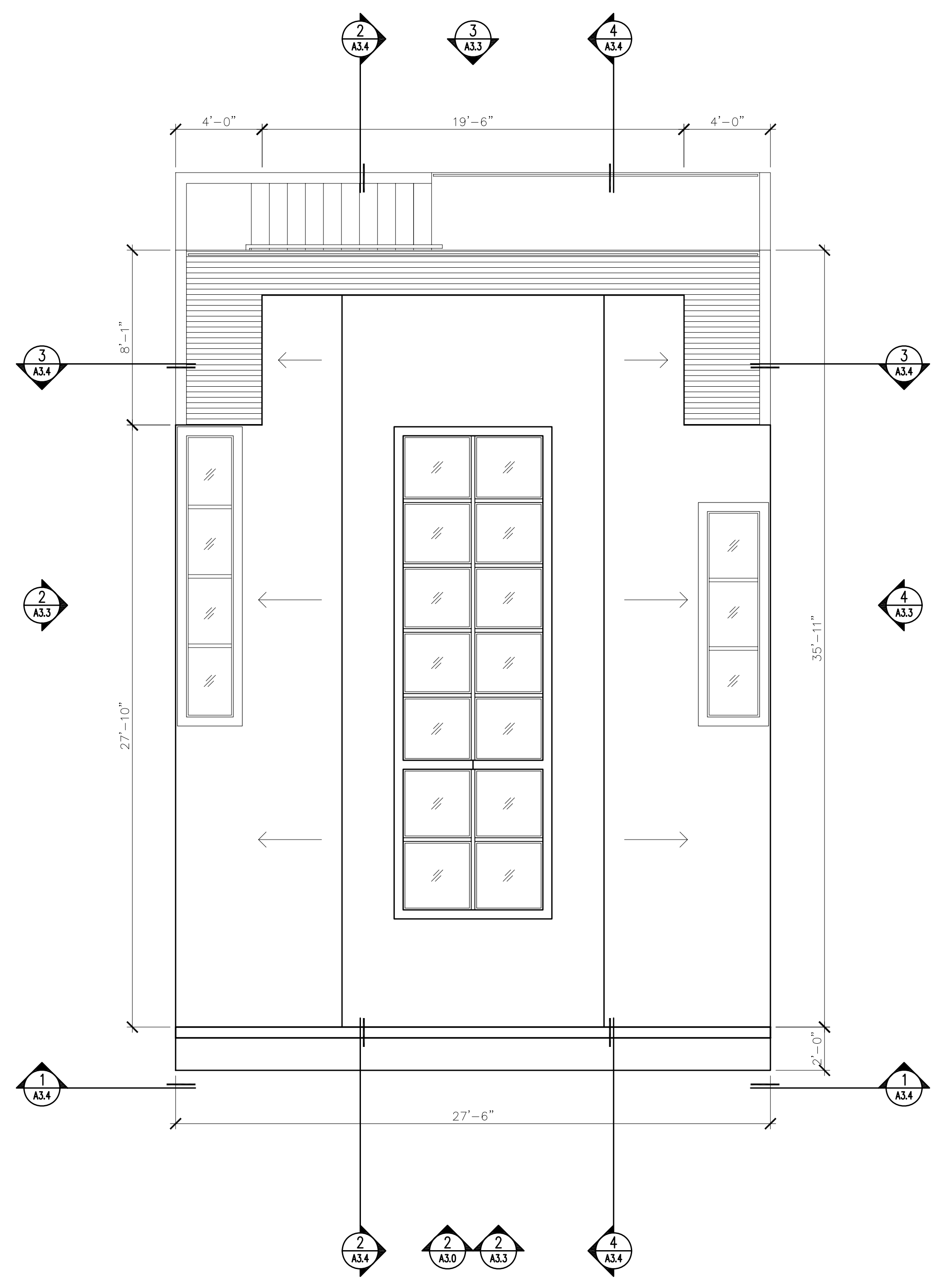
FLOOR PLANS PROPOSED

DATE: 09/25/2013
 SCALE: 1/4" = 1'-0"
 DRAWN: MLD
 CHECKED: MLD

A2.1

NOTES

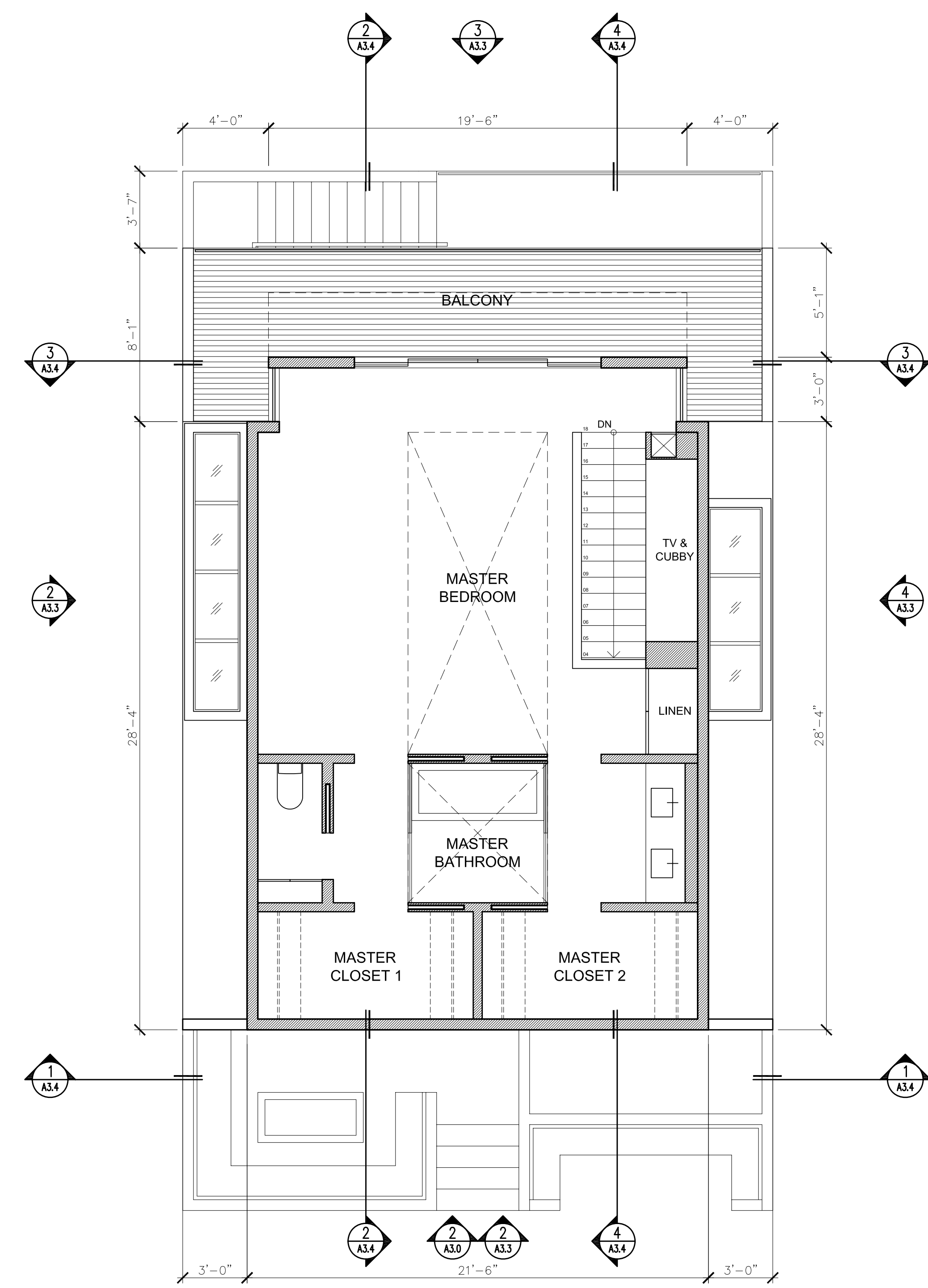
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ROOF PLAN

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

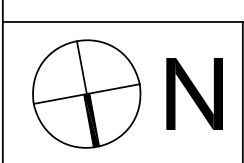
2



ATTIC PLAN

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

1



LEGEND

	DEMOLITION
	PROPOSED
	EXISTING TO REMAIN
	LINE OF CABINETS ABOVE
	LINE OF SOFFIT ABOVE
	LINE OF FLOOR ABOVE
	BELOW COUNTER

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FLOOR PLANS PROPOSED

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 DRAWN: MLD
 CHECKED: MLD

A2.2

DESIGNER

ML|DESIGN

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E mattldiamond@hotmail.com

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ROOF RIDGE
24'-5"

ROOF EDGE
19'-3"



HEIGHT LIMIT
40'-0"
ROOF RIDGE
38'-8"

ROOF EDGE
35'-2"

773 OAK PARAPET
19'-11"

773 OAK ROOF EDGE
14'-8"

STREET CURB
0'-0"

GRADE AT YARD
-3'-1"

NORTH ELEVATION - PROPOSED

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

2

ROOF
21'-10"

ROOF EDGE
19'-3"



HEIGHT LIMIT
40'-0"
ROOF RIDGE
38'-8"

ROOF EDGE
35'-2"

773 OAK PARAPET
19'-11"

STREET CURB
0'-0"

GRADE AT YARD
-3'-1"

NORTH ELEVATION - EXISTING

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

1

773 OAK STREET RESIDENCE

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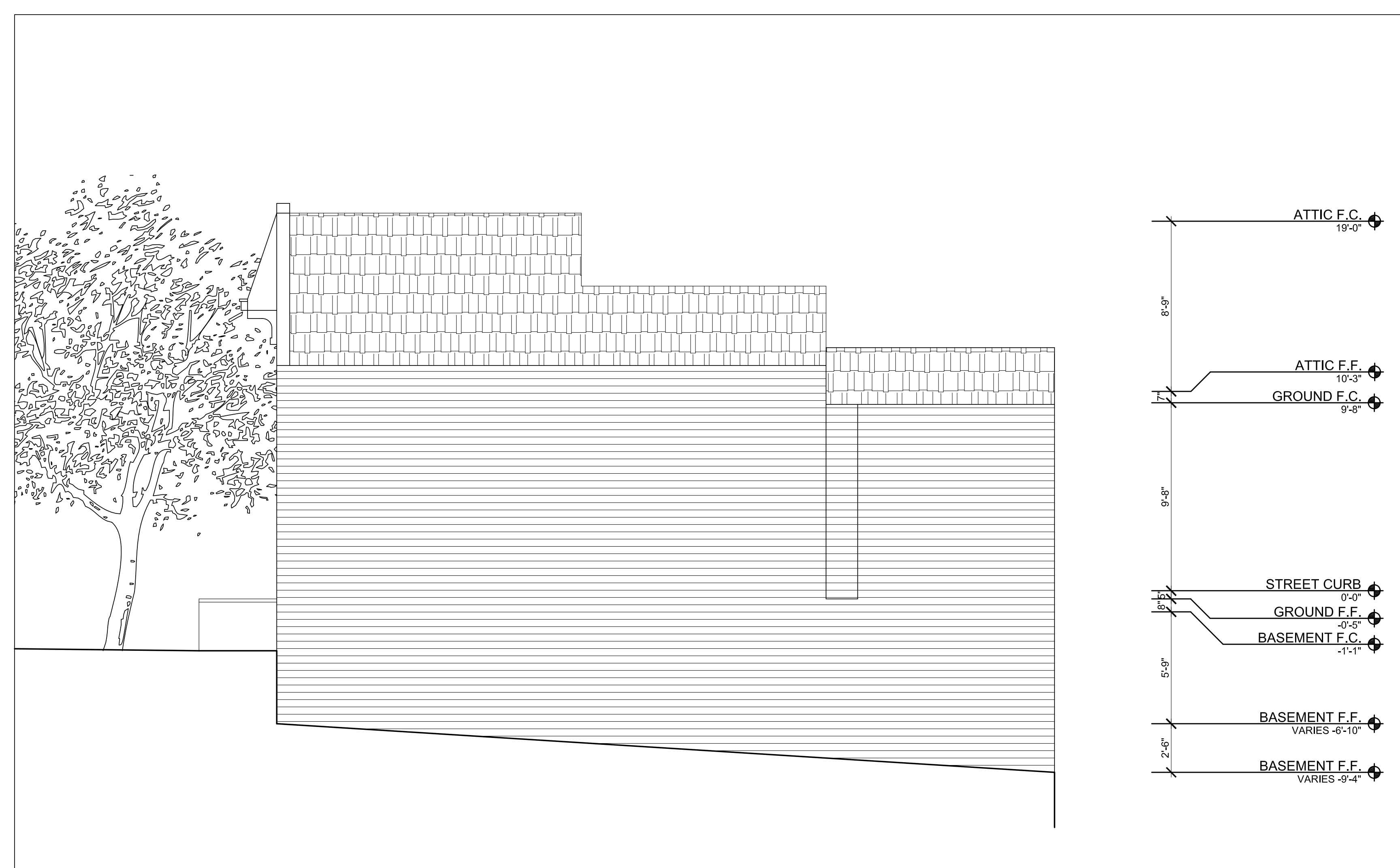
CONTEXTUAL ELEVATIONS

DATE: 09/25/2013
SCALE: 1/4" = 1'-0"
DRAWN: MLD
CHECKED: MLD

A3.0

NOTES

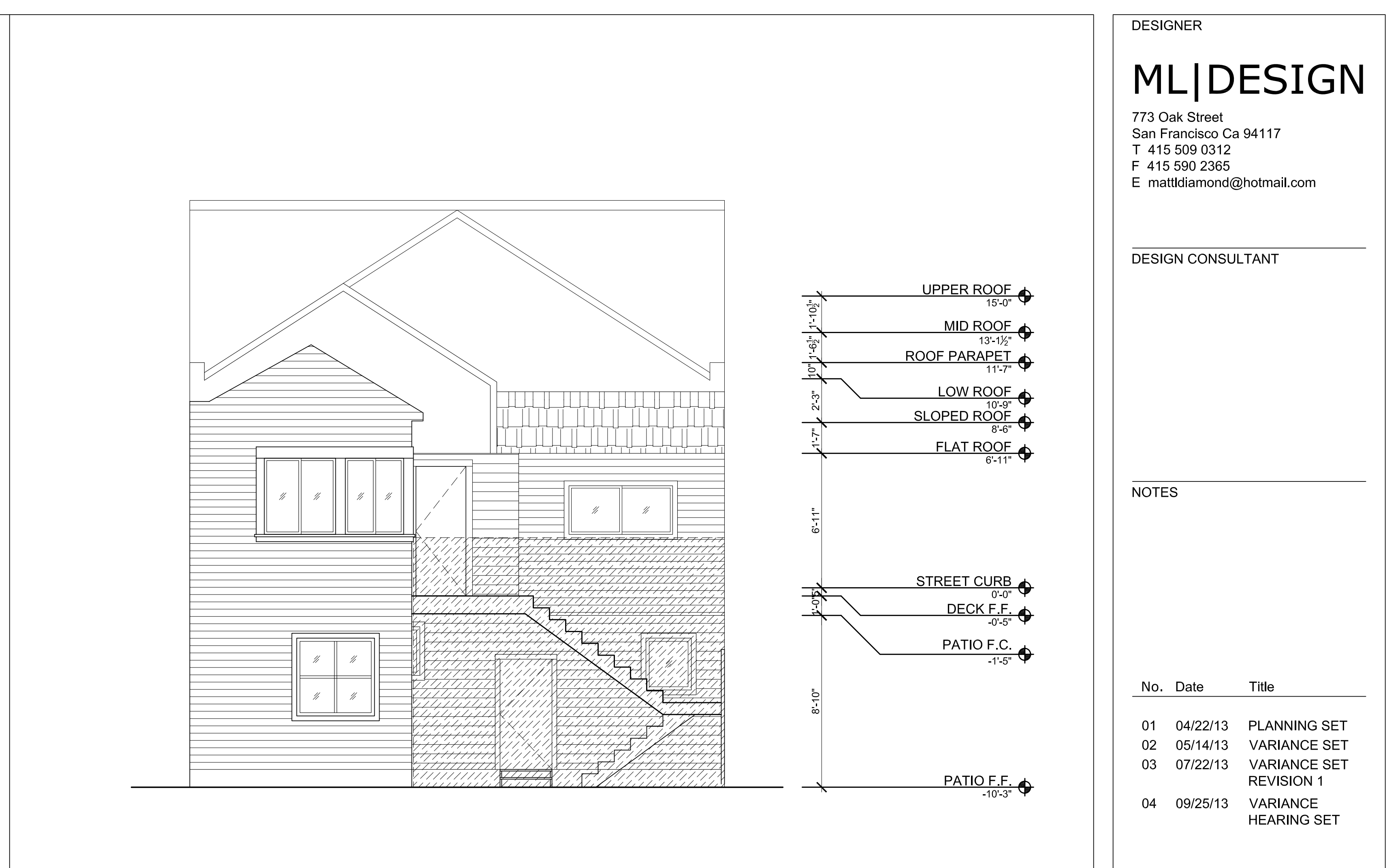
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WEST ELEVATION

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

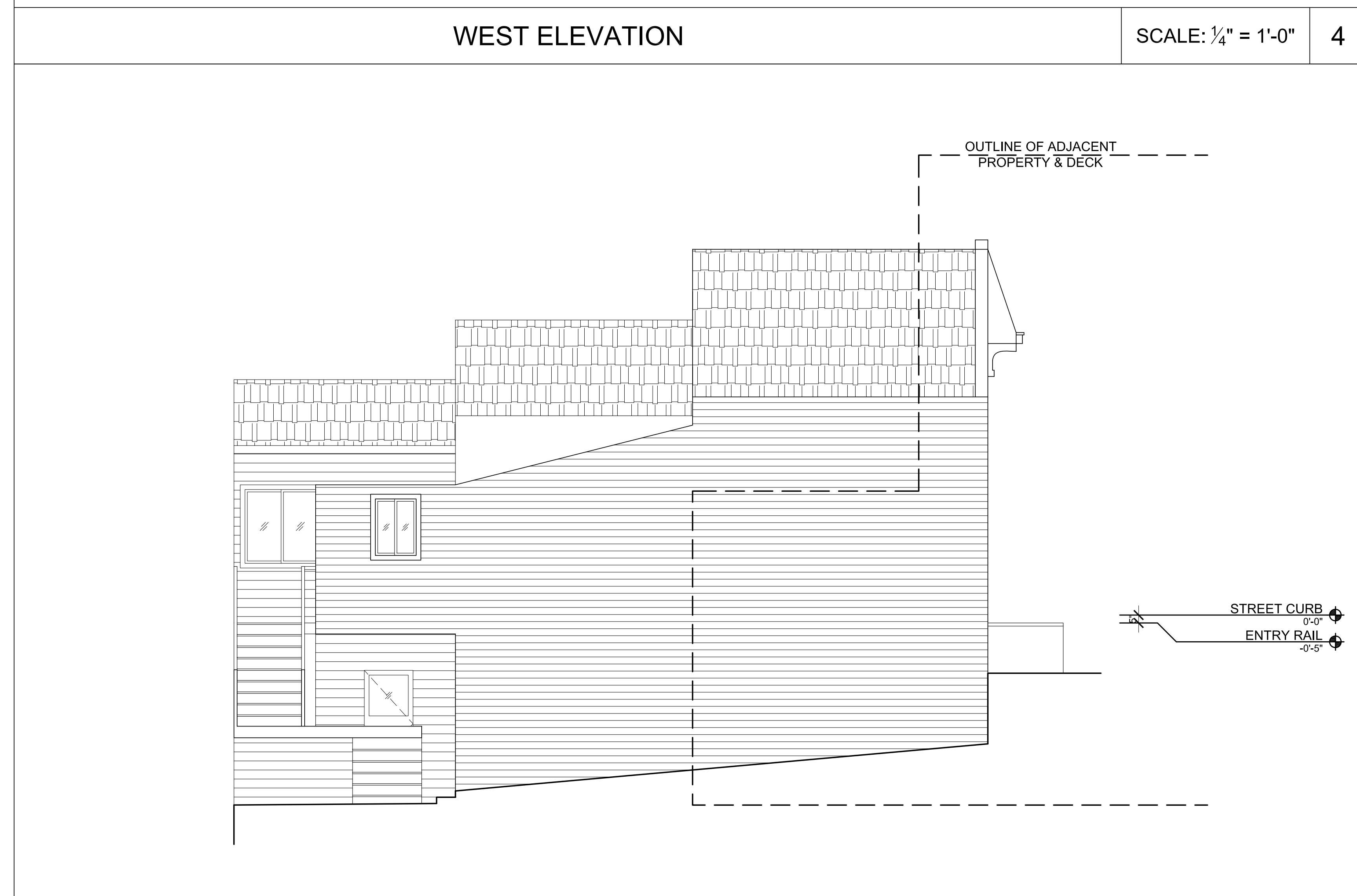
4



SOUTH ELEVATION

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

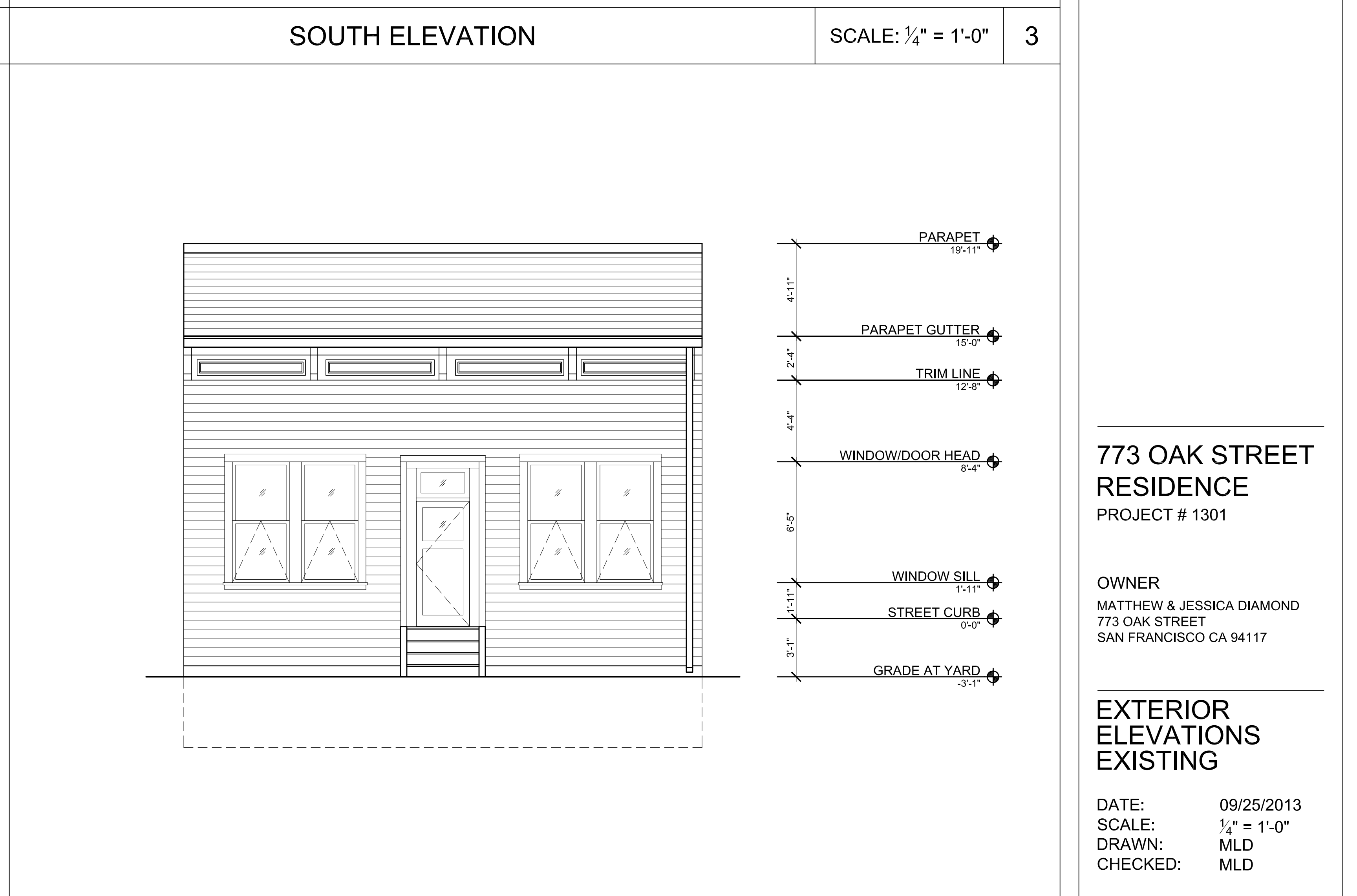
3



EAST ELEVATION

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

2



NORTH ELEVATION

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

1

773 OAK STREET RESIDENCE
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EXTERIOR ELEVATIONS EXISTING

DATE: 09/25/2013
 SCALE: 1/4" = 1'-0"
 DRAWN: MLD
 CHECKED: MLD

DESIGNER

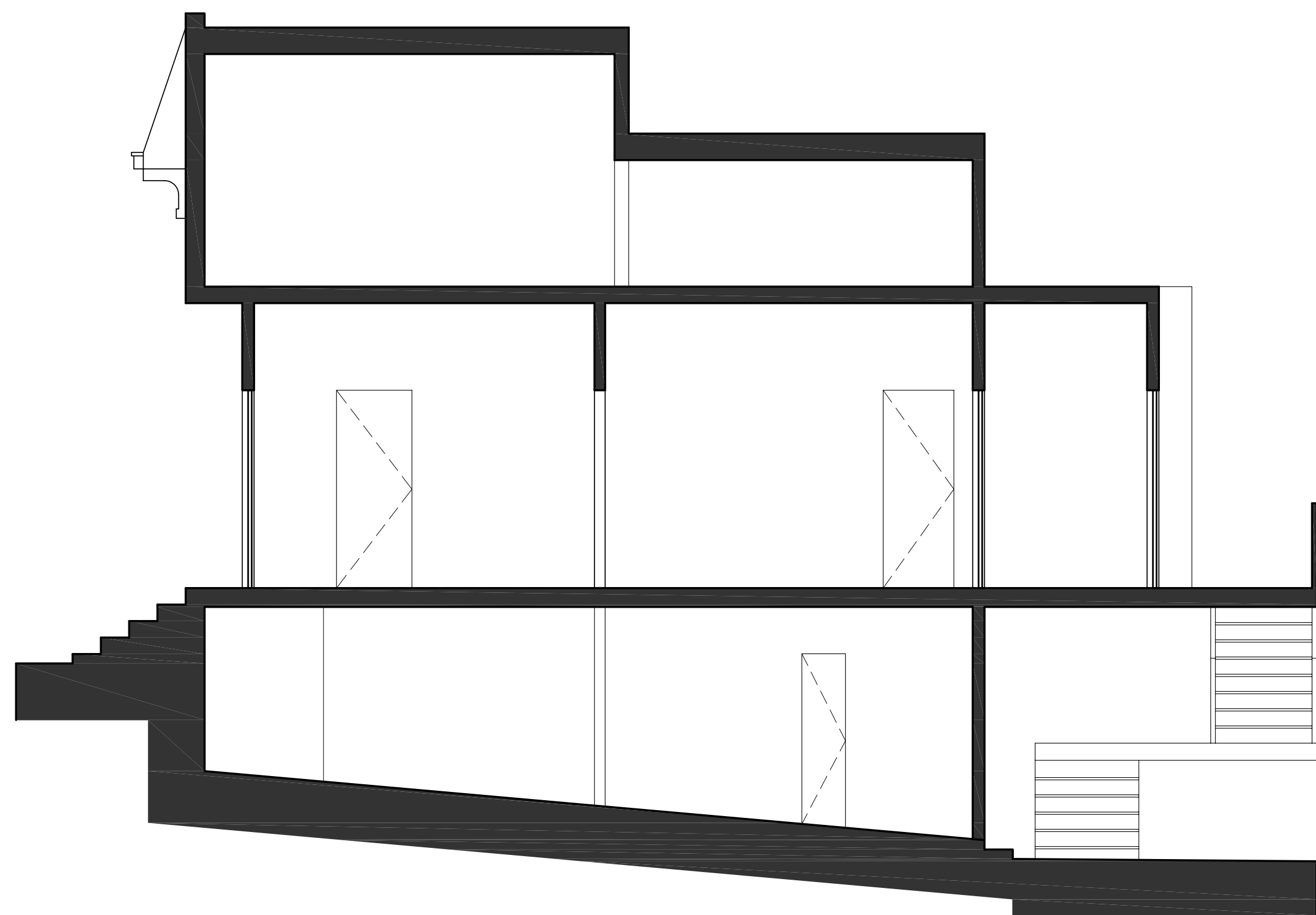
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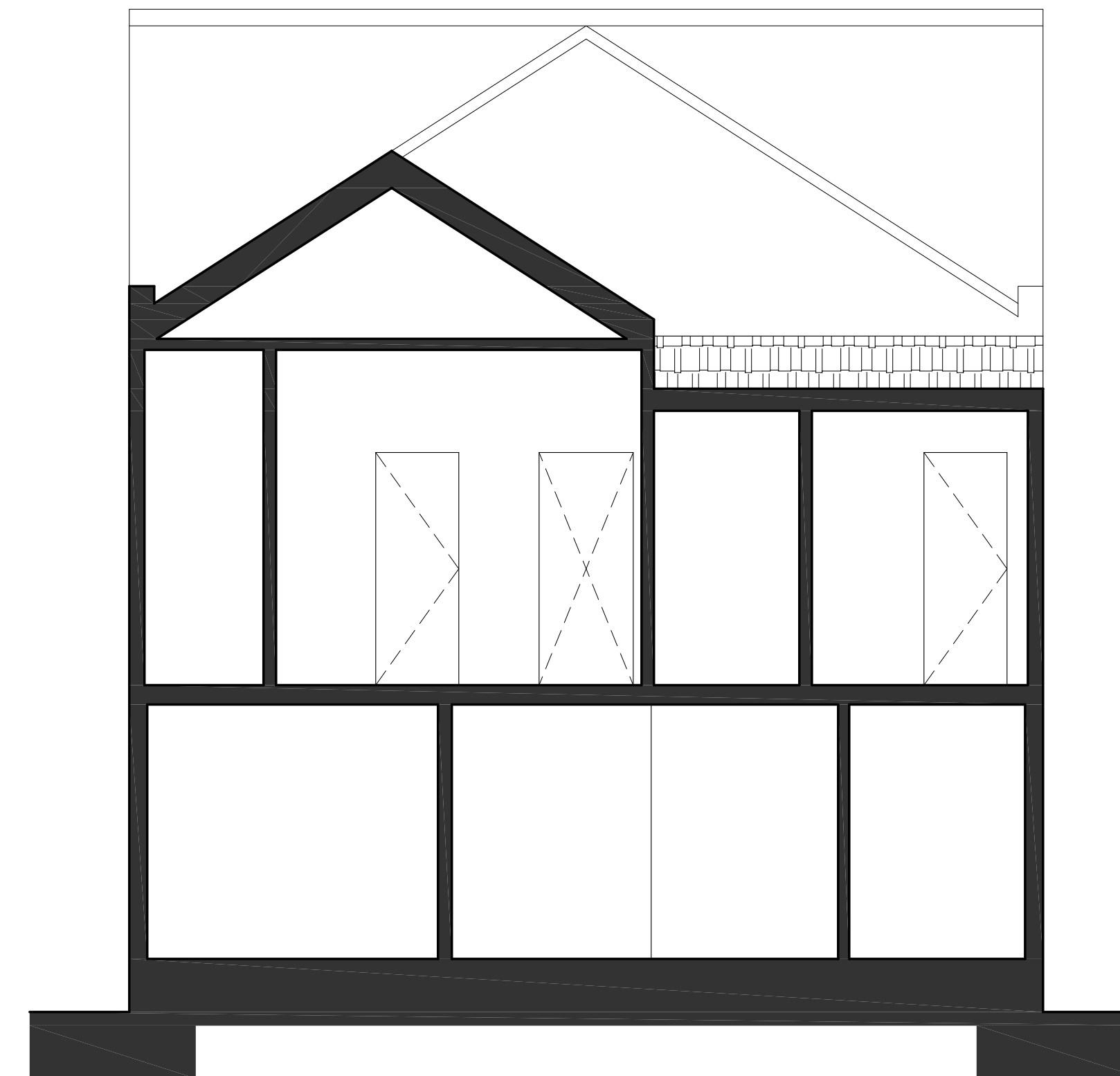
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STREET CURB
0'-0"

LONGITUDINAL SECTION 1

SCALE: 1/4" = 1'-0" 2



STREET CURB
0'-0"

TRANSVERSE SECTION 1

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

773 OAK STREET RESIDENCE PROJECT # 1301

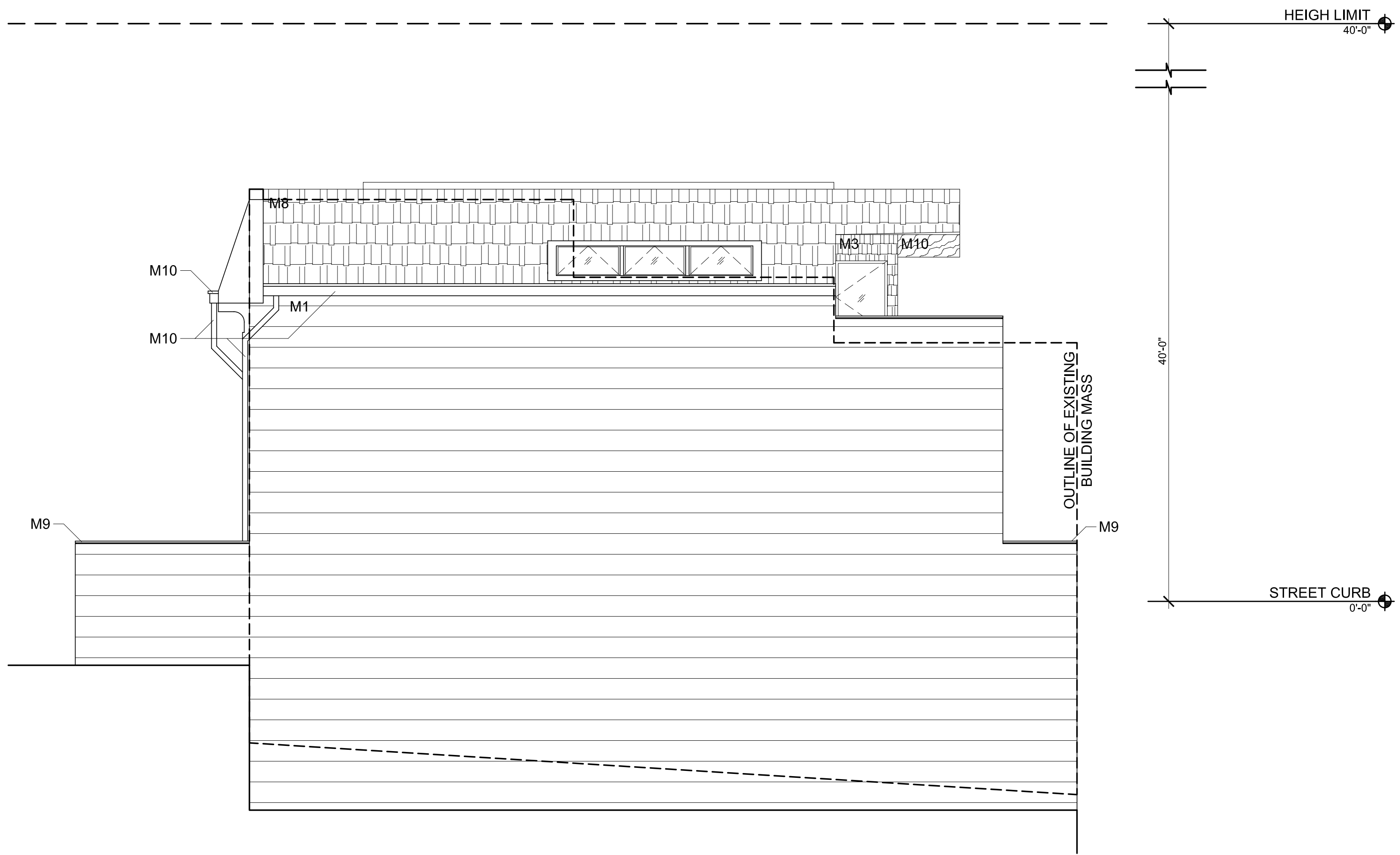
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SECTIONS EXISTING

DATE: 09/25/2013
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DRAWN: MLD
CHECKED: MLD

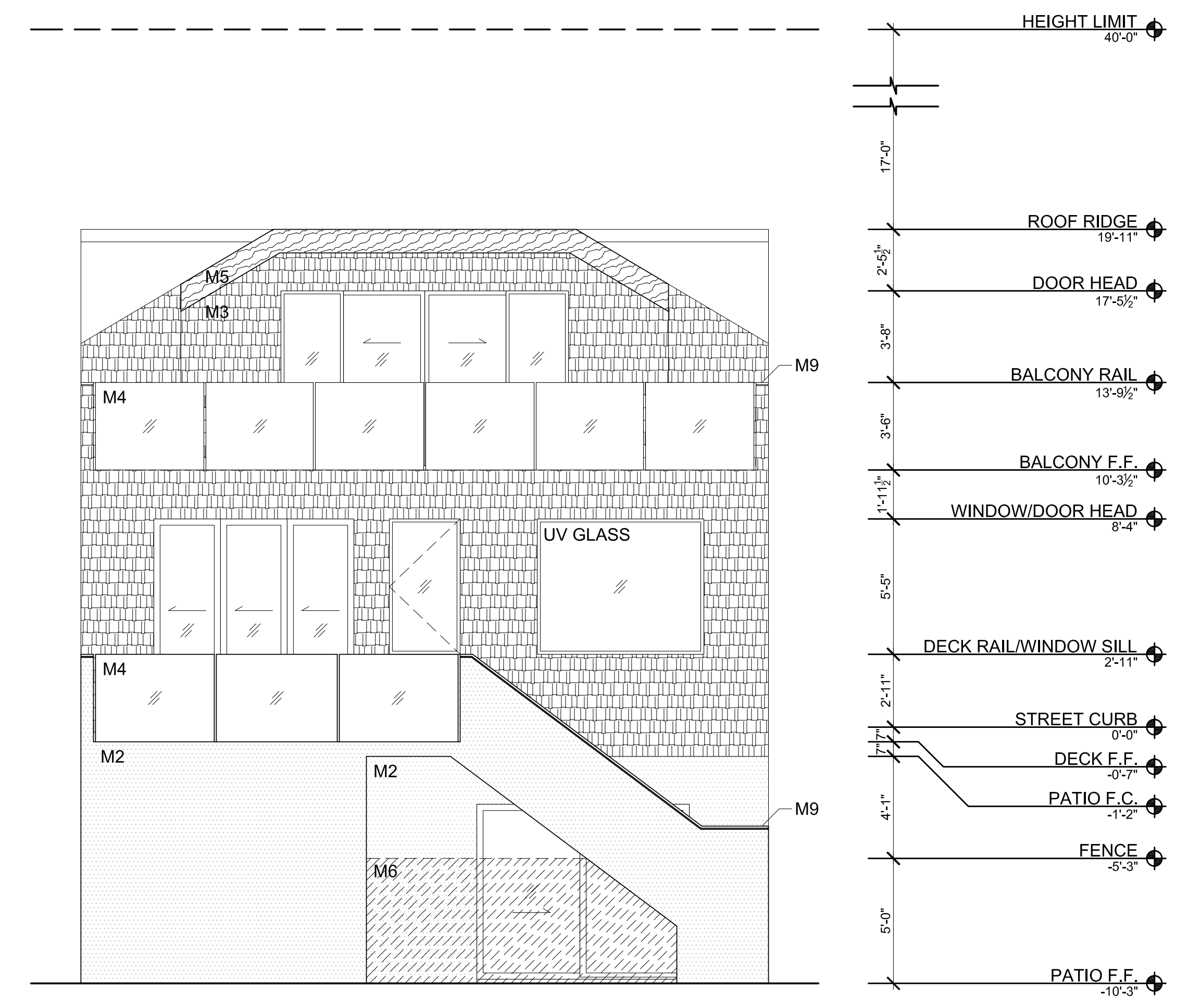
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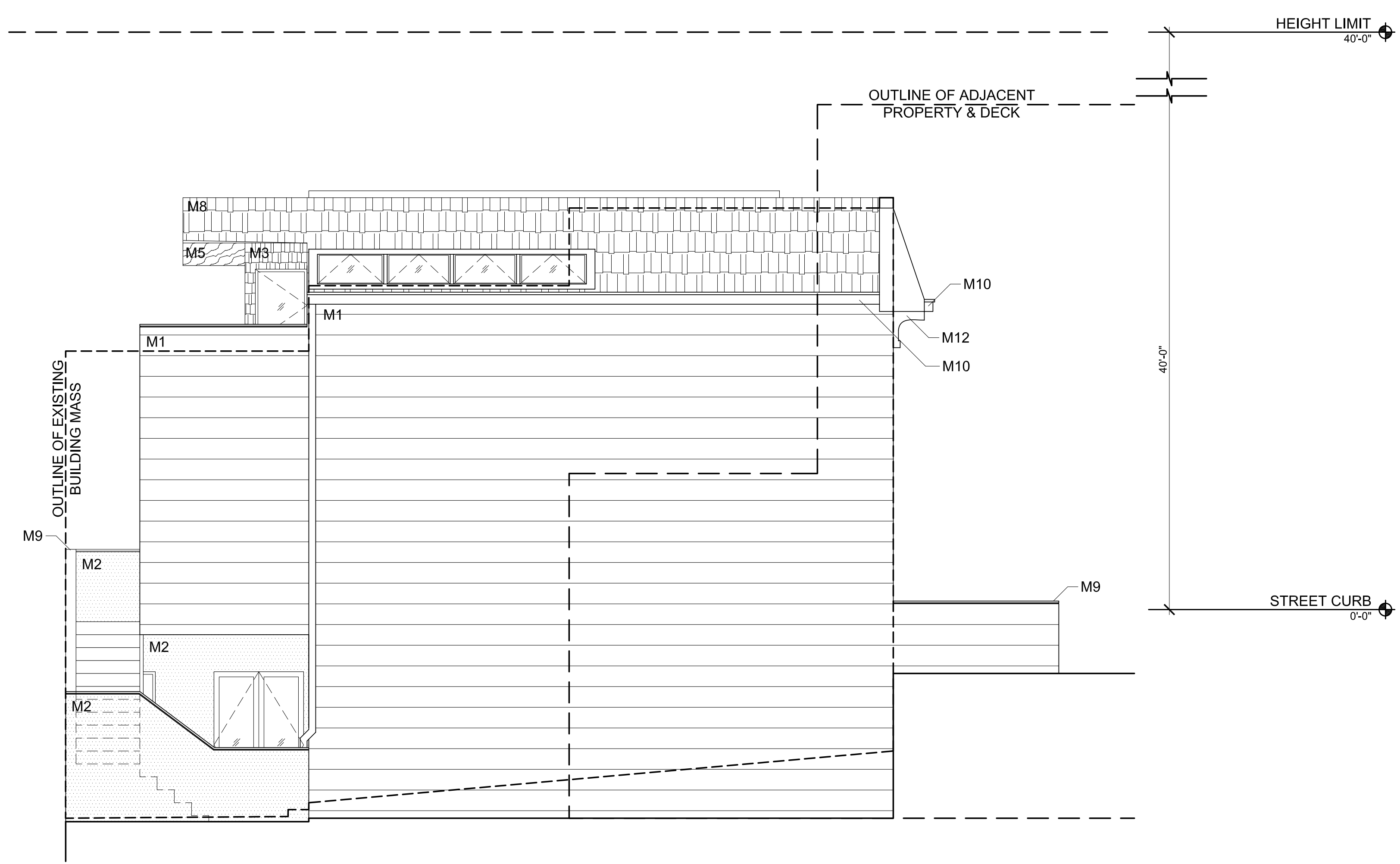
WEST ELEVATION

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



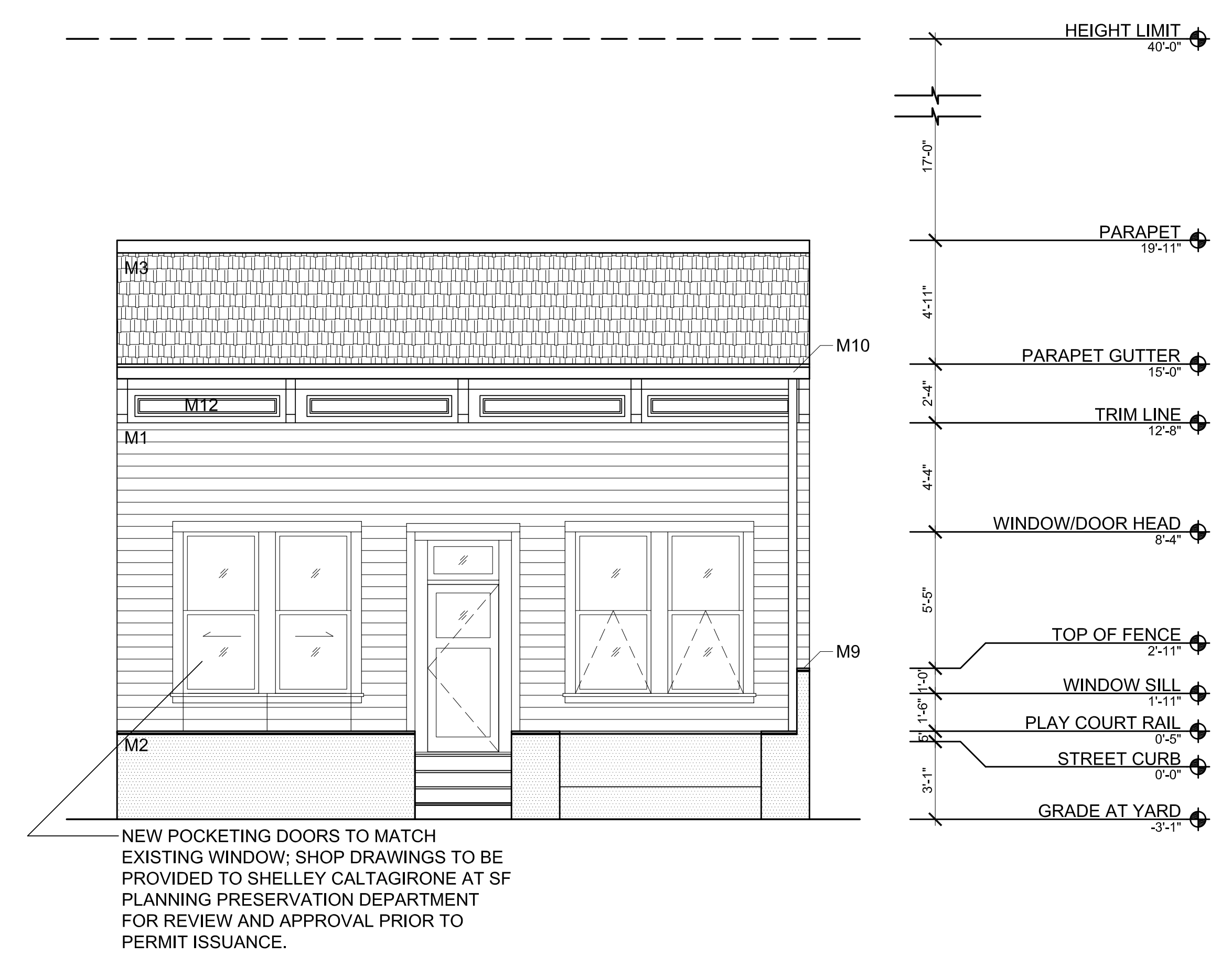
SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 3



EAST ELEVATION

SCALE: 1/4" = 1'-0" 2



NORTH ELEVATION

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

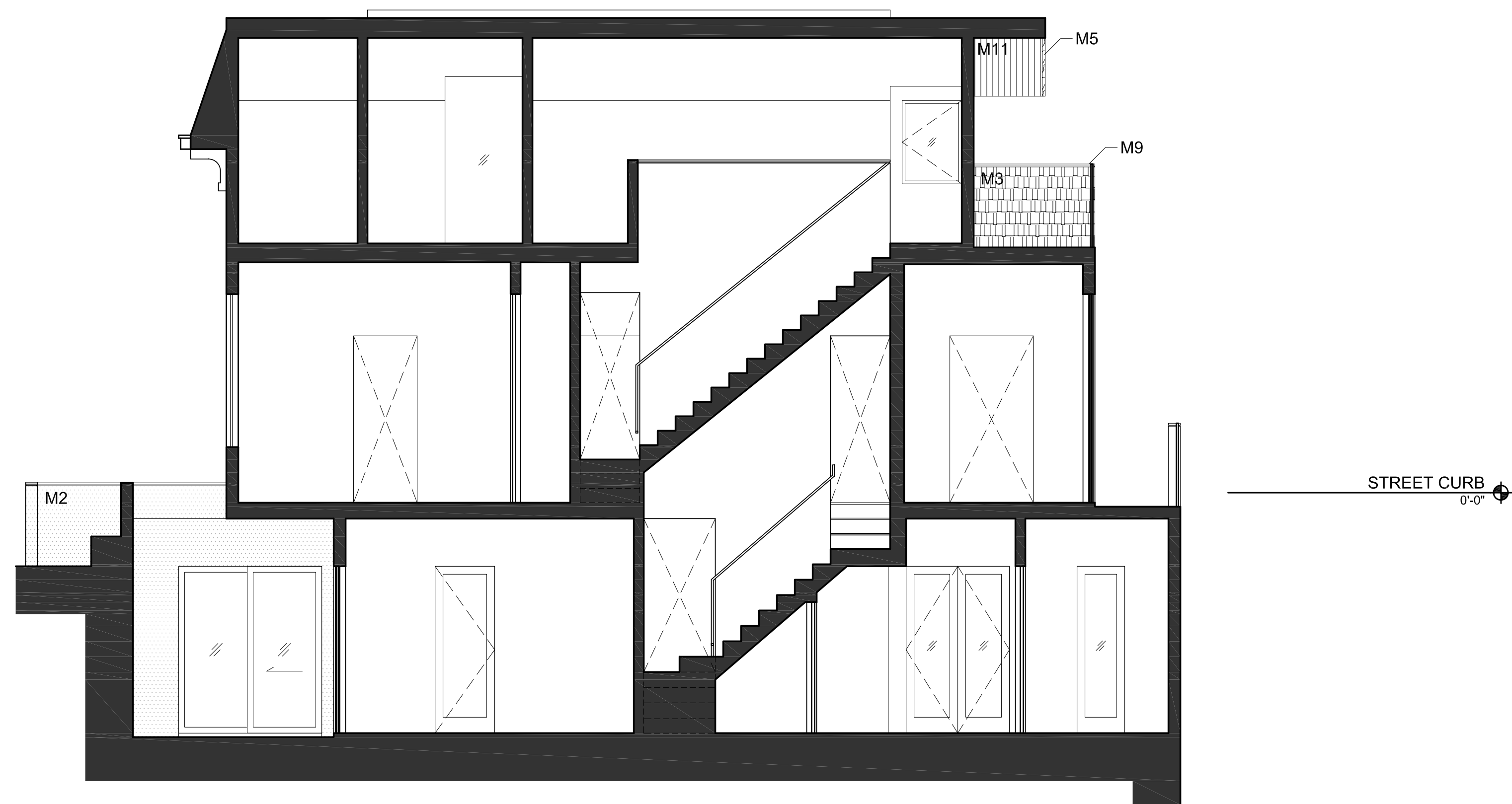
NEW POCKETING DOORS TO MATCH EXISTING WINDOW; SHOP DRAWINGS TO BE PROVIDED TO SHELLEY CALTAGIRONE AT SF PLANNING PRESERVATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE.

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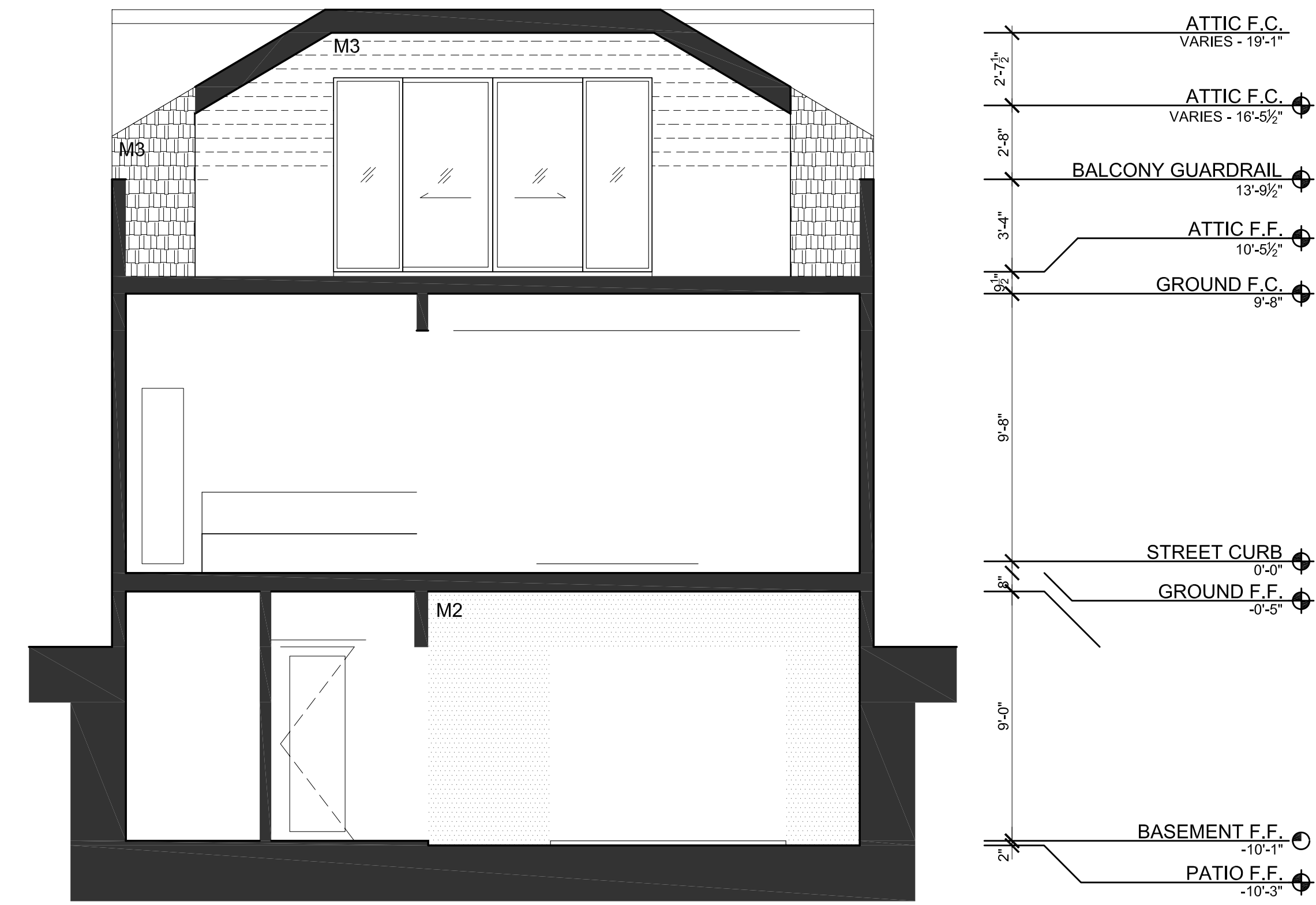
EXTERIOR ELEVATIONS PROPOSED

DATE: 09/25/2013
 SCALE: 1/4" = 1'-0"
 DRAWN: MLD
 CHECKED: MLD



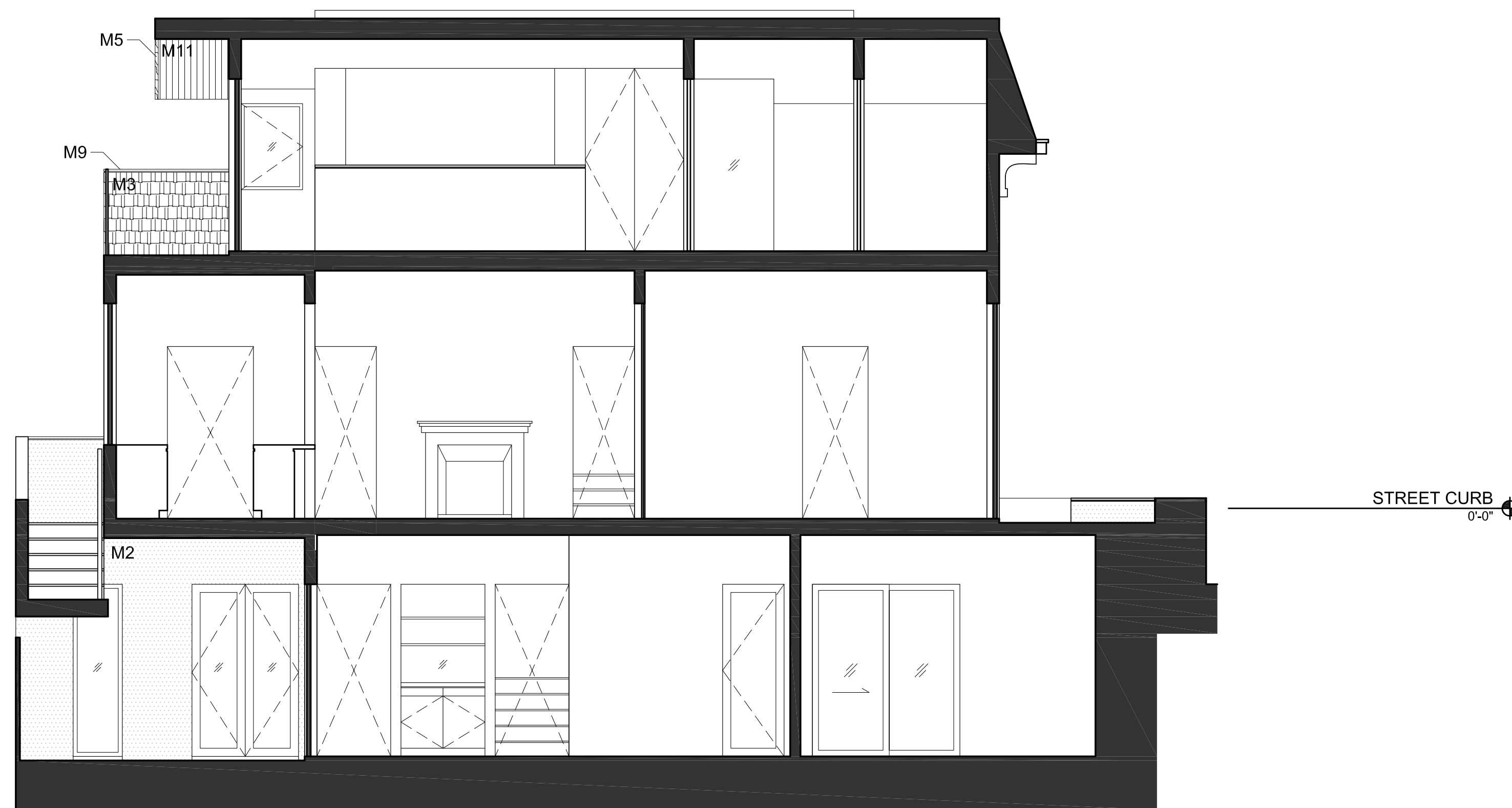
LONGITUDINAL SECTION 2

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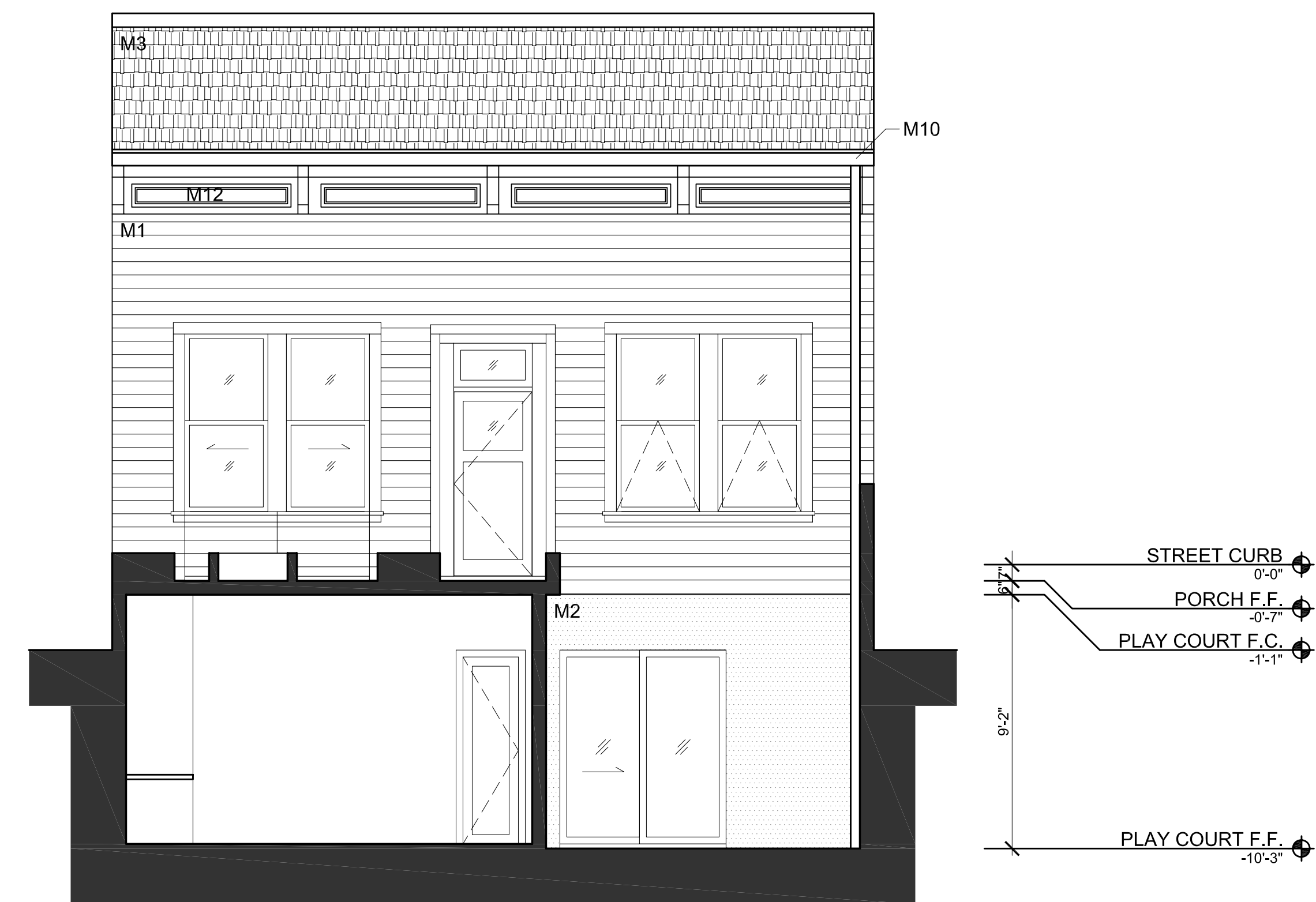
TRANSVERSE SECTION 2

SCALE: 1/4" = 1'-0" 3



LONGITUDINAL SECTION 1

SCALE: 1/4" = 1'-0" 2



TRANSVERSE SECTION 1

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

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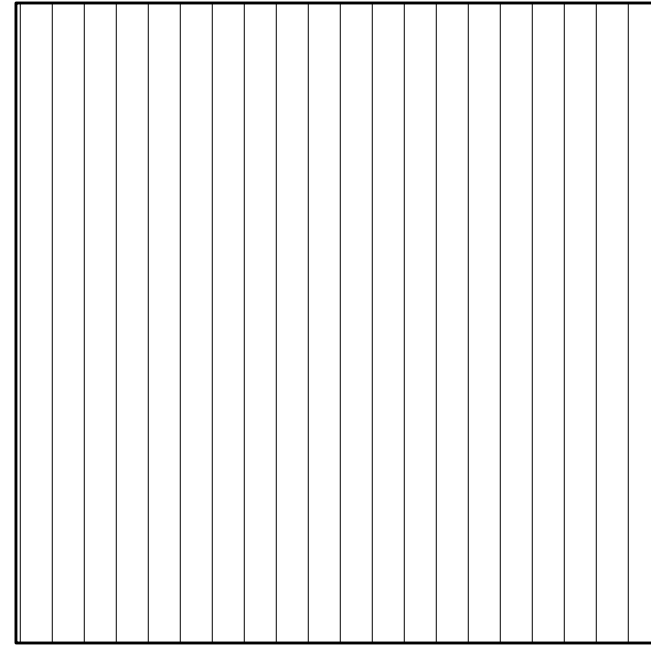
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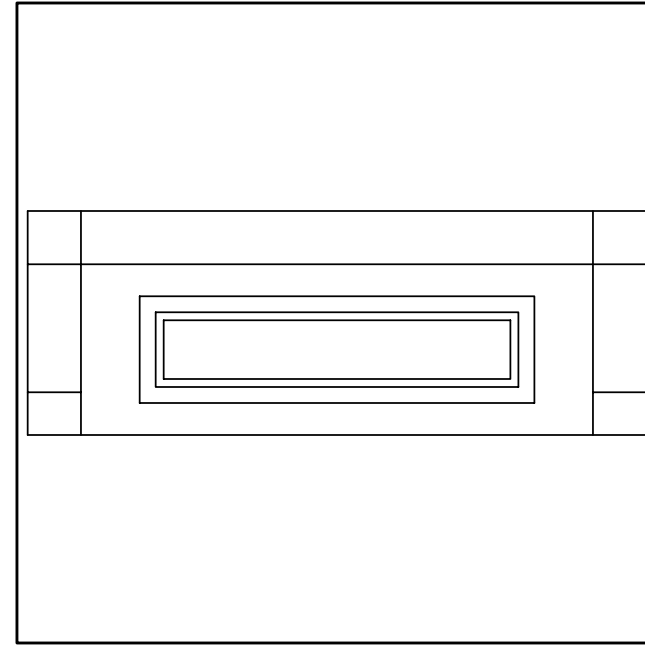
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M11



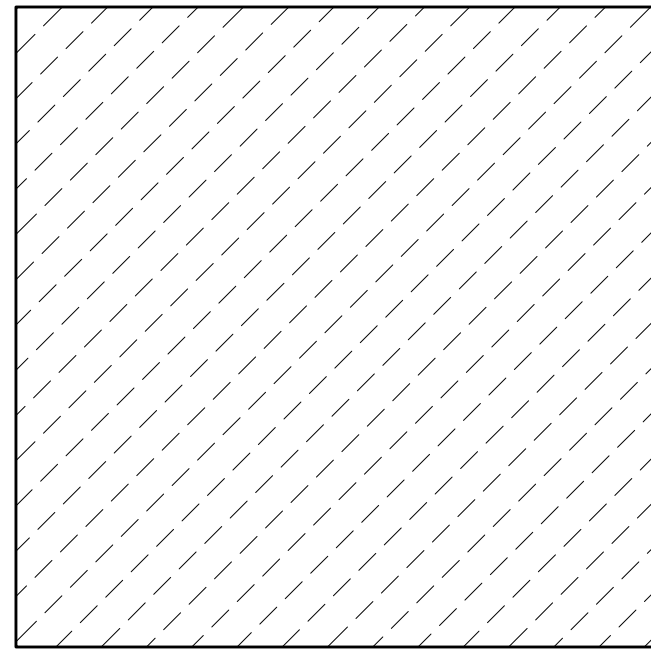
T&G CEILING PANELING

M12



TRIM FASCIA TO BE REFINISHED OR REPLACED AS REQ'D

M6



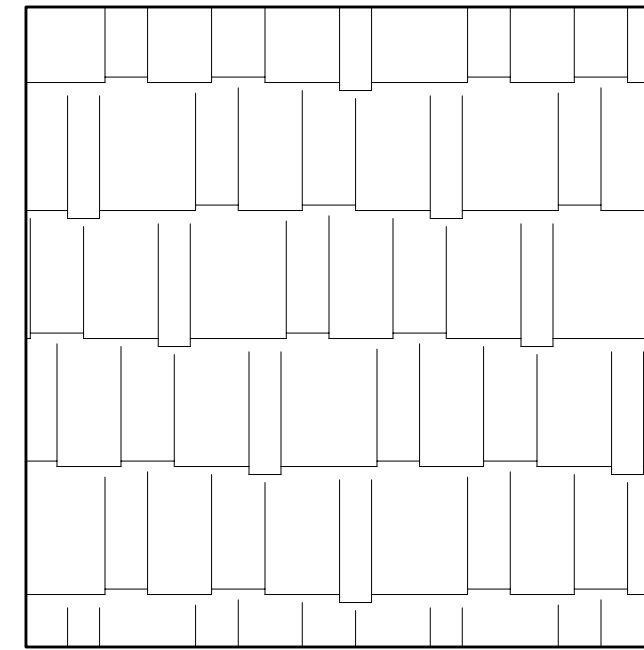
WOOD FENCE - TBD

M7



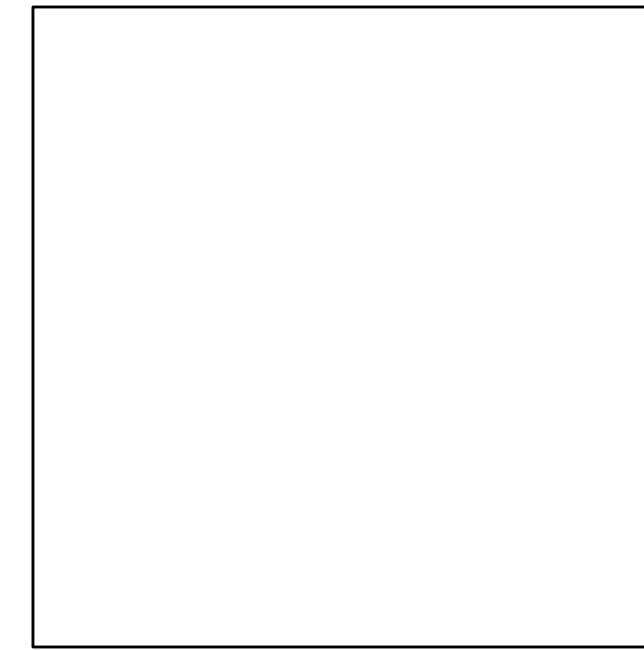
CEMENT OR FIBER BOARD SIDING

M8



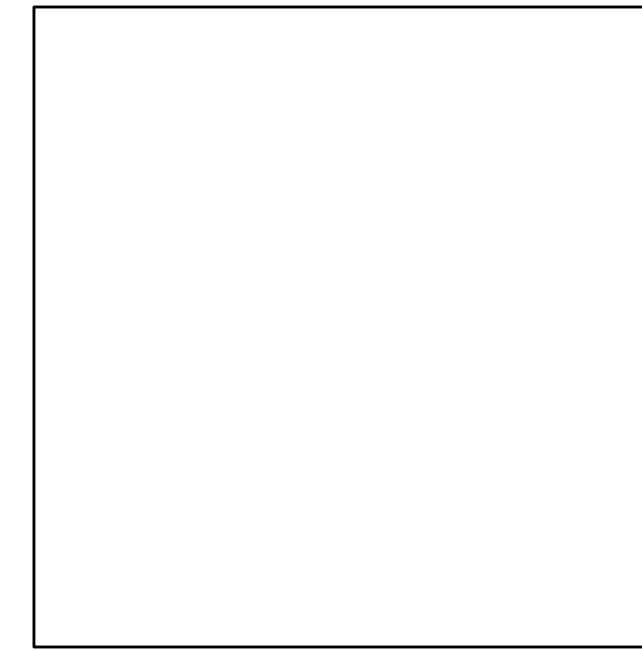
COMPOSITE SHINGLE ROOFING

M9



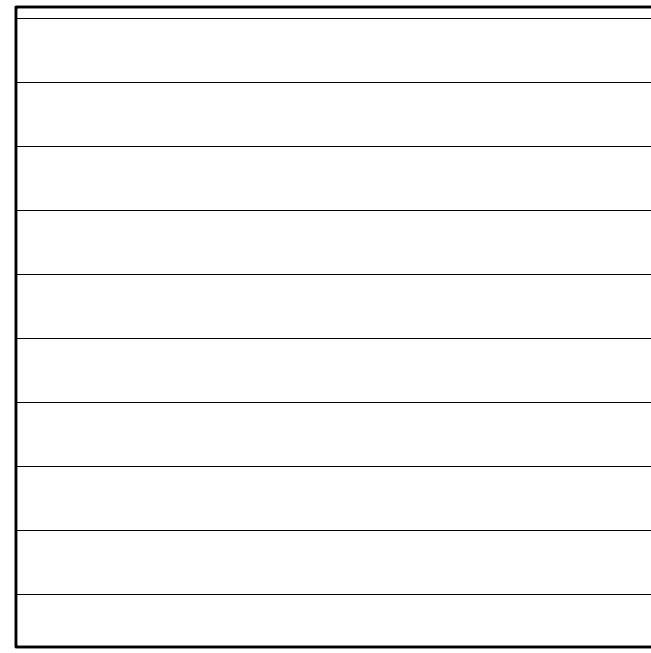
TEAK WOOD RAILING

M10



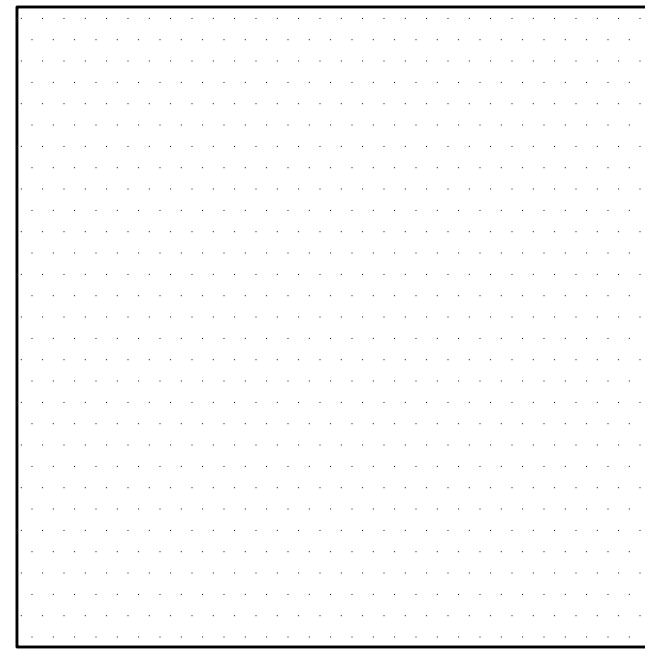
METAL GUTTER & DOWNSPOUTS - TBD

M1



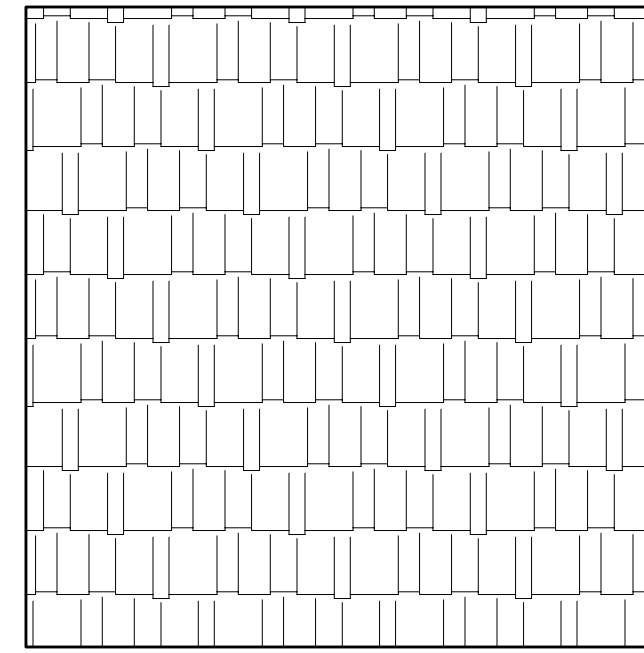
WOOD BOARD SIDING TO MATCH EXISTING - PAINTED

M2



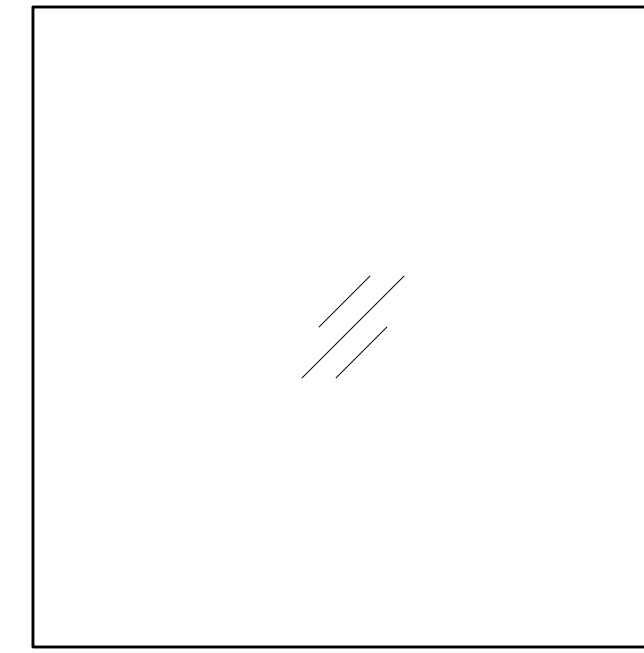
STUCCO OR BOARD FORMED CONCRETE

M3



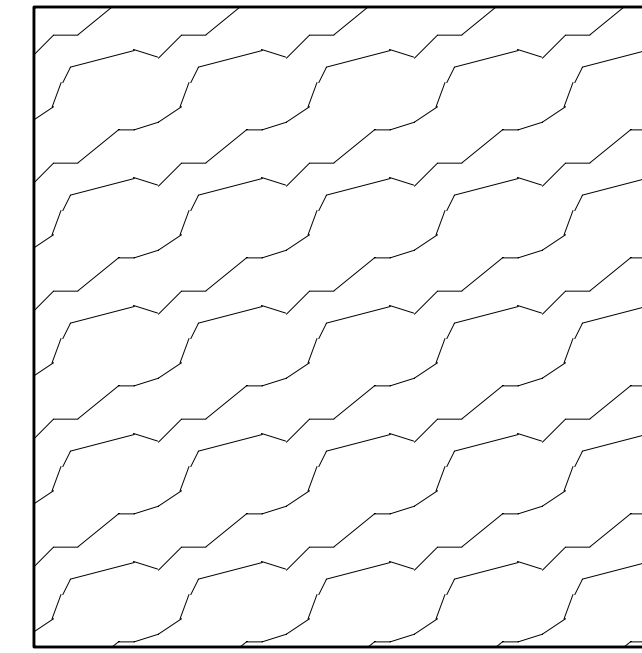
WOOD SHINGLES

M4



CLEAR TEMPERED GLASS WITH BIRD SAFE NETTING OR EXTERNAL SCREENS

M5



WOOD FASCIA - PAINTED

DESIGNER

ML|DESIGN

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E mattldiamond@hotmail.com

DESIGN CONSULTANT

NOTES

No.	Date	Title
01	04/22/13	PLANNING SET
02	05/14/13	VARIANCE SET
03	07/22/13	VARIANCE SET REVISION 1
04	09/25/13	VARIANCE HEARING SET

773 OAK STREET
RESIDENCE
PROJECT # 1301

OWNER
MATTHEW & JESSICA DIAMOND
773 OAK STREET
SAN FRANCISCO CA 94117

EXTERIOR
MATERIAL
SCHEDULE

DATE: 09/25/2013
SCALE: N/A
DRAWN: MLD
CHECKED: MLD

A10.1



438-440 STEINER STREET (REAR NEIGHBOR)

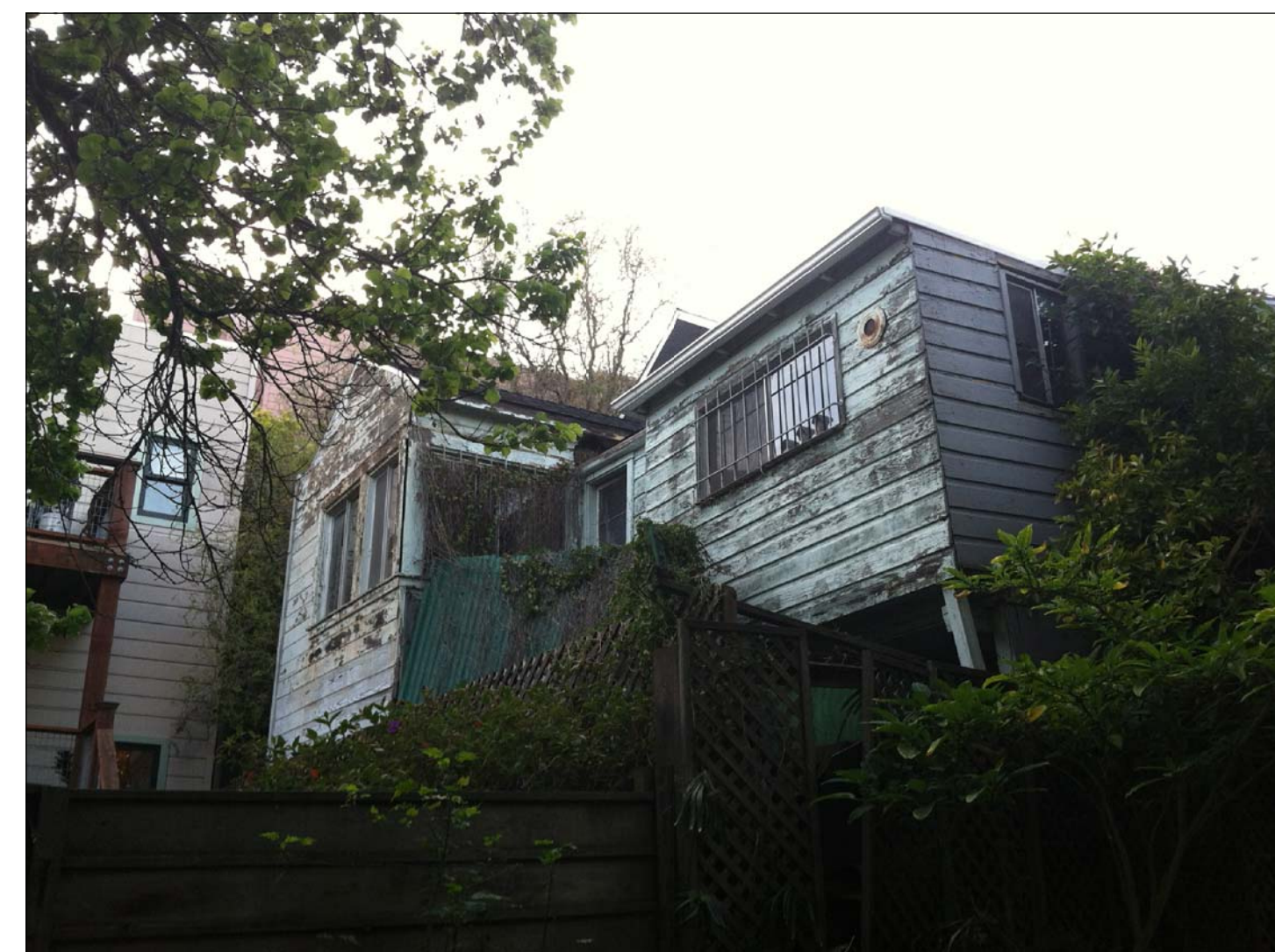
7

779-781 OAK STREET (WEST NEIGHBOR)

6

767 OAK STREET (EAST NEIGHBOR)

5



773 OAK STREET (SUBJECT PROPERTY)

4

773 OAK STREET (SUBJECT PROPERTY)

3

773 OAK STREET (SUBJECT PROPERTY)

2

773 OAK STREET (SUBJECT PROPERTY)

1

DESIGNER

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DESIGN CONSULTANT

NOTES

No.	Date	Title
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**773 OAK STREET
 RESIDENCE**
 PROJECT # 1301

OWNER
 MATTHEW & JESSICA DIAMOND
 773 OAK STREET
 SAN FRANCISCO CA 94117

**PROPERTY
 PHOTOS**

DATE: 09/25/2013
 SCALE: N/A
 DRAWN: MLD
 CHECKED: MLD

A10.2