MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

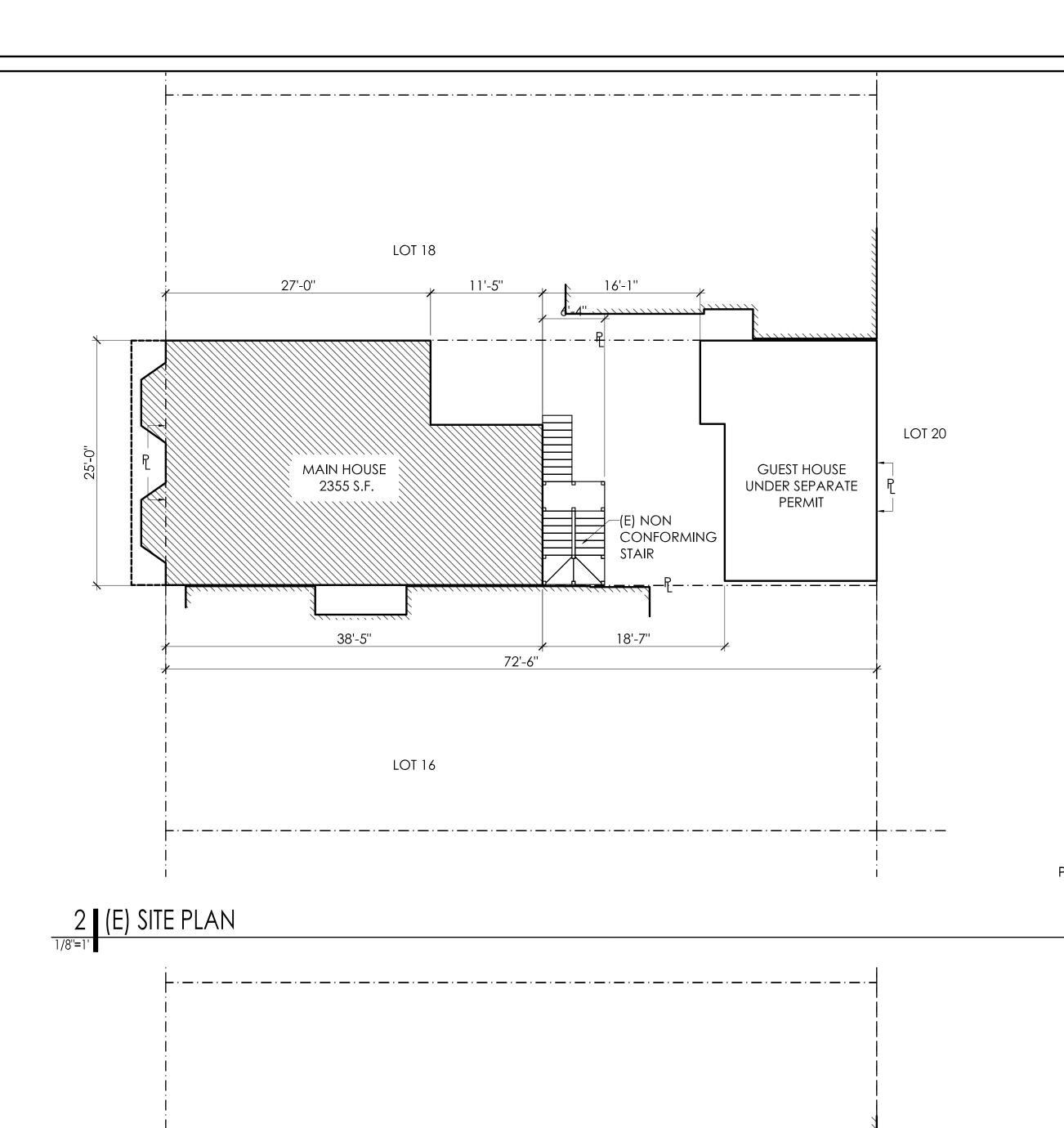
Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377



LOT 18

11'-5"

(N) ADDITION

98 S.F.

CLERESTORY

WINDOW

BELOW

LOT 16

-(E) NON

CONFORMING

STAIR REPLACE

AND REPAIR IN

LOT 20

GUEST HOUSE

UNDER SEPARATE

PERMIT

38'-5"

MAIN HOUSE

2316 S.F.

38'-5"

27'-0''

SKYLIGHT

(N) SITE PLAN

SHEET NOTES

- A. LOT HAS BEEN PROFESSIONALLY SURVEYED.
- ADJACENT BUILDINGS HAVE PARTIALLY BEEN PROFESSIONALLY SURVEYED.
- C. NOT USED
- D. ALL WORK SHALL BE IN CONFORANCE N1 WTH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE AMEDMENTS, AND WITH THE REQUIREMENTS OF ALL OTHER AGENCIES HAVING JURISDITION.
- E. CONTRACTOR SHALL VERIFY AL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS IMMEDITELY. A WORK SHALL NOT PROCEED WITHOUT ARCHITECT'S AUTHORIZATION.
- F. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS, CALL ARCHITECT WHERE CLARIFICATION IS REQUIRED.
- G. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR LOCATIONS AND CONDITIONS.
- H. THESE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
- J. CONTRACTOR IS RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES; NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK RELATED TO SUCH COORDINATION.
- K. ALL PLUMBING, ELEC. AND HVAC WORK WILL BE PERFORMED UNDER SEPERATE DESIGN BUILD PERMITS FILED UNDER THIS APPLICATION.

L. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED PRIOR TO CONSTRUCTION. ANY QUESTIONS THAT ARISE RELATED TO ASBESTOS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL REPORT THE PRESENCE OF ANY MATERIAL OR ASSEMBLY SUSPECTED TO CONTAIN ASBESTOS UPON DISCOVERY. THE WORK SHALL BE CARRIED OUT PER THE CONSULTANTS RECOMMENDATIONS.

PROJECT DIRECTORY & INFORMATION

BLOCK #	4004	<u>ARCHITECT</u>
LOT #	017	GROUP 41 ARCHITECTS INC.
		JOEL KARR
LOCATION:		785 MARKET STREET SUITE 830
ADDRESS:	1530 18TH STREET	SAN FRANCISCO, CA 94103
CITY:	SAN FRANCISCO	415-431-0300
STATE ZIP	CA 94107	EMAIL: JOEL@GROUP41INC.COM

BUILDING DATA OWNER OCCUPANCY: RH3 PHIL AND LISA BAILEY CONSTRUCTION TYPE: VN 1530 18TH STREET SAN FRANCISCO, CA 94107 ZONING: 415-255-7552 HEIGHT LIMIT: 40-X

PROJECT INFORMATION

THIS PROJECT INCLUDES CONVERTING THE FRONT HOUSE (E) 2 UNITS TO ONE UNIT AND RELOCATING THE OTHER UNIT TO THE REAR GUEST HOUSE (E XISTING 3RD UNIT NON-CONFORMING STRUCTURE) THE REMODEL OF THIS FRONT HOUSE WILL RETAIN MORE THAN 50% OF THE EXISTING STRUCTURE. AN ADDITION WILL BE ADDED TO THE REAR (NORTH EAST) CORNER ON THE FIRST FLOOR AND A DECK ABOVE ON THE SECOND FLOOR.

FLOOR AREA CALCULATIONS:

(E) GROUND FLOOR	625 S.F.	(N) GROUND FLOOR	488 S.F.
(E) FIRST FLOOR	839 S.F.	(N) 1ST FLOOR	937 S.F.
(E) SECOND FLOOR	891 S.F.	(N) 2ND FLOOR	891 S.F.
(E) TOTAL S.F.	2,355 S.F.	(N) TOTAL S.F.	2,316 S.F.

- GROUND FLOOR PLANS
- 1ST FLOOR PLANS
- SOUTH AND NORTH ELEVATIONS, FRONT HOUSE
- EAST ELEVATION, FRONT HOUSE
- 8 PHOTO SURVEY

WALL LEGEND:

DESIGNATES (N) WALL



DESIGNATES (E) WALL TO REMAIN





4107

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1530 SAN F

PLANNING SUB.

1/8" = 1'-0"

- PROJECT SITE

PROJECT LOCATION

PROJECT VICINITY

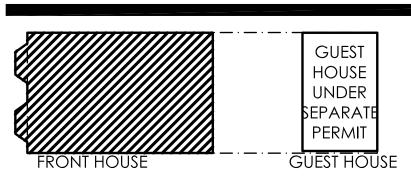
dis 014 027 005 026 006 024 039 024 041 022 011 017 028 018A 011 018 013 022 041 019 014 044 032 016 033 028 011 031 081 081 4068 021 DANIEL WEBSTER SCHOOL (ELEME

- PROJECT SITE

SHEET INDEX

- SITE PLANS AND PROJECT INFORMATION
- 2ND FLOOR PLANS
- WEST ELEVATION, FRONT HOUSE

LEGEND:



SITE PLAN & PROJECT INFO

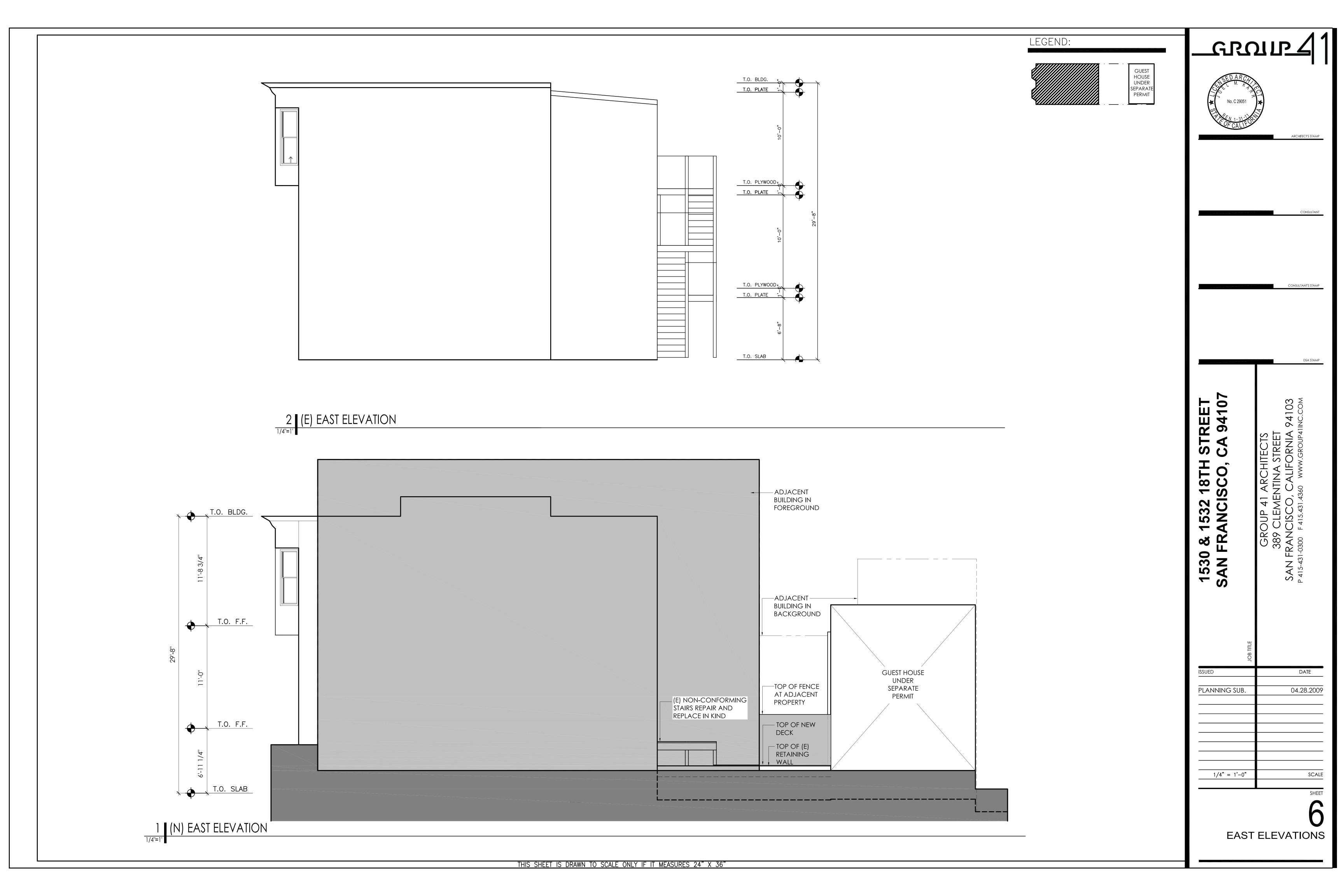
SCALE

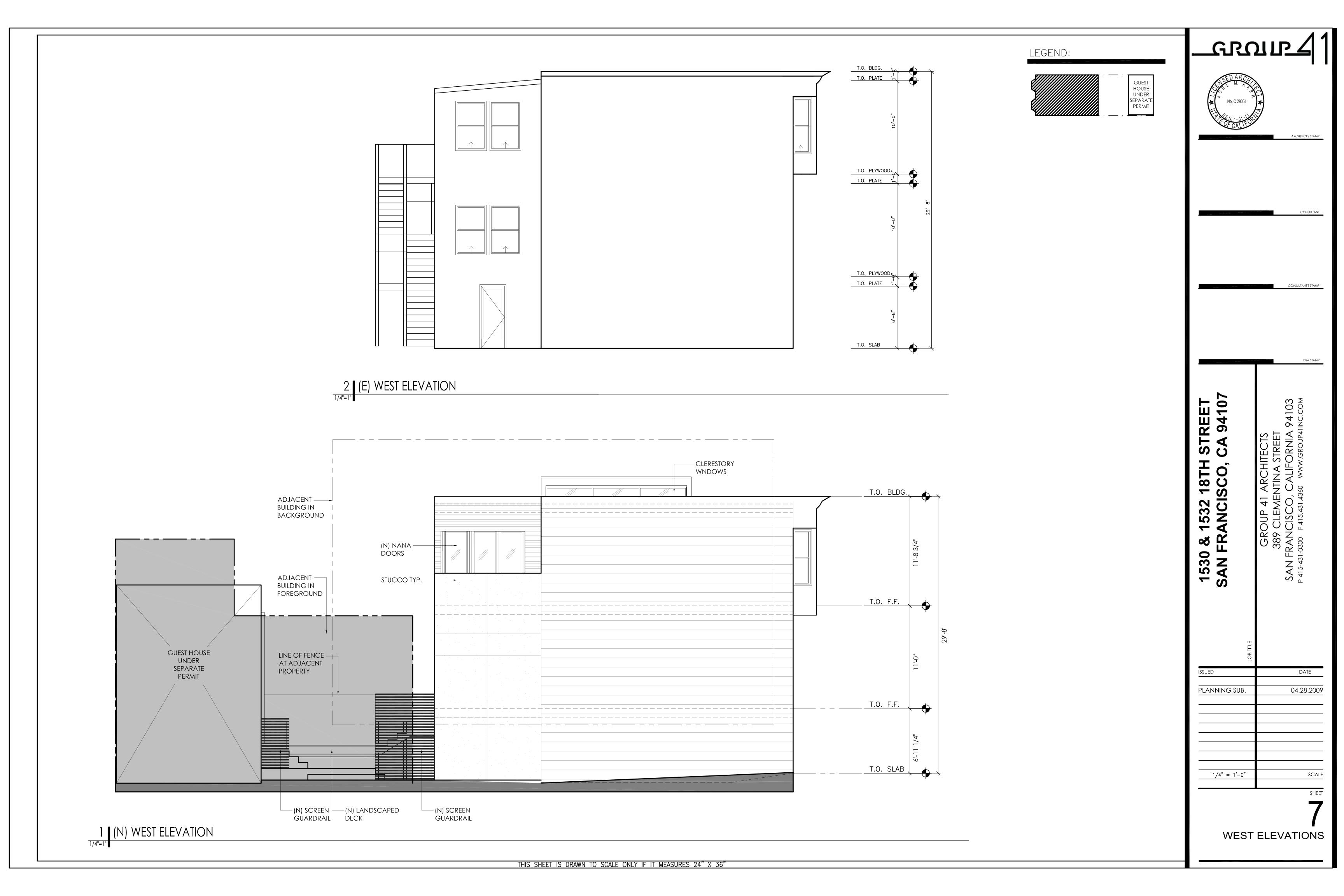
DATE

04.28.2009

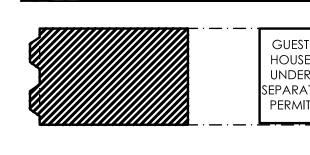
PLAN NORTH

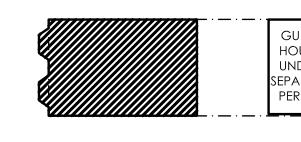






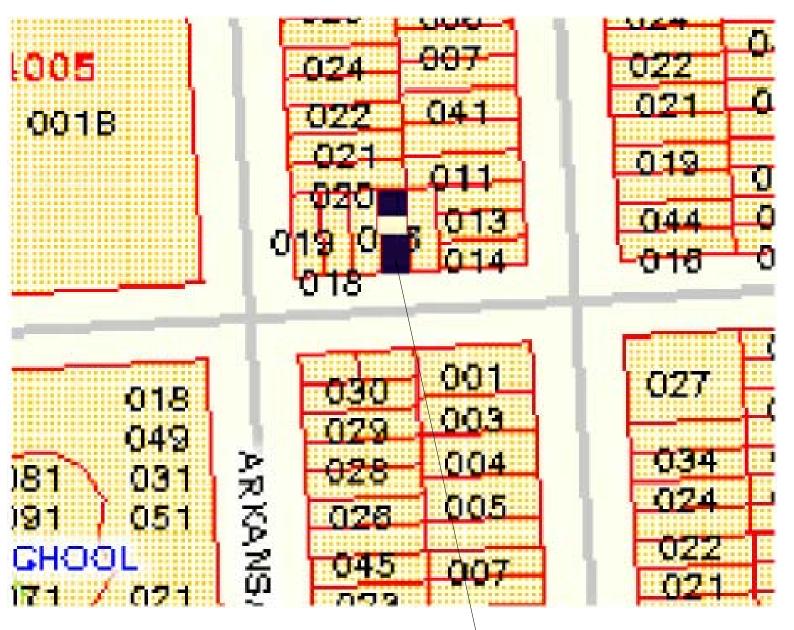
LEGEND: GUEST HOUSE UNDER SEPARATE PERMIT











FRONT OF THE MAIN HOUSE - SUBJECT PROPERTY

2 FRONT FACADE AND ADJACENT PROPERTIES ON 18TH STREET

—SUBJECT PROPERTY



BUILDINGS ON OPOSITE SIDE OF 18TH STREET

94107 1530 & SAN FR DATE 04.28.2009 PLANNING SUB.

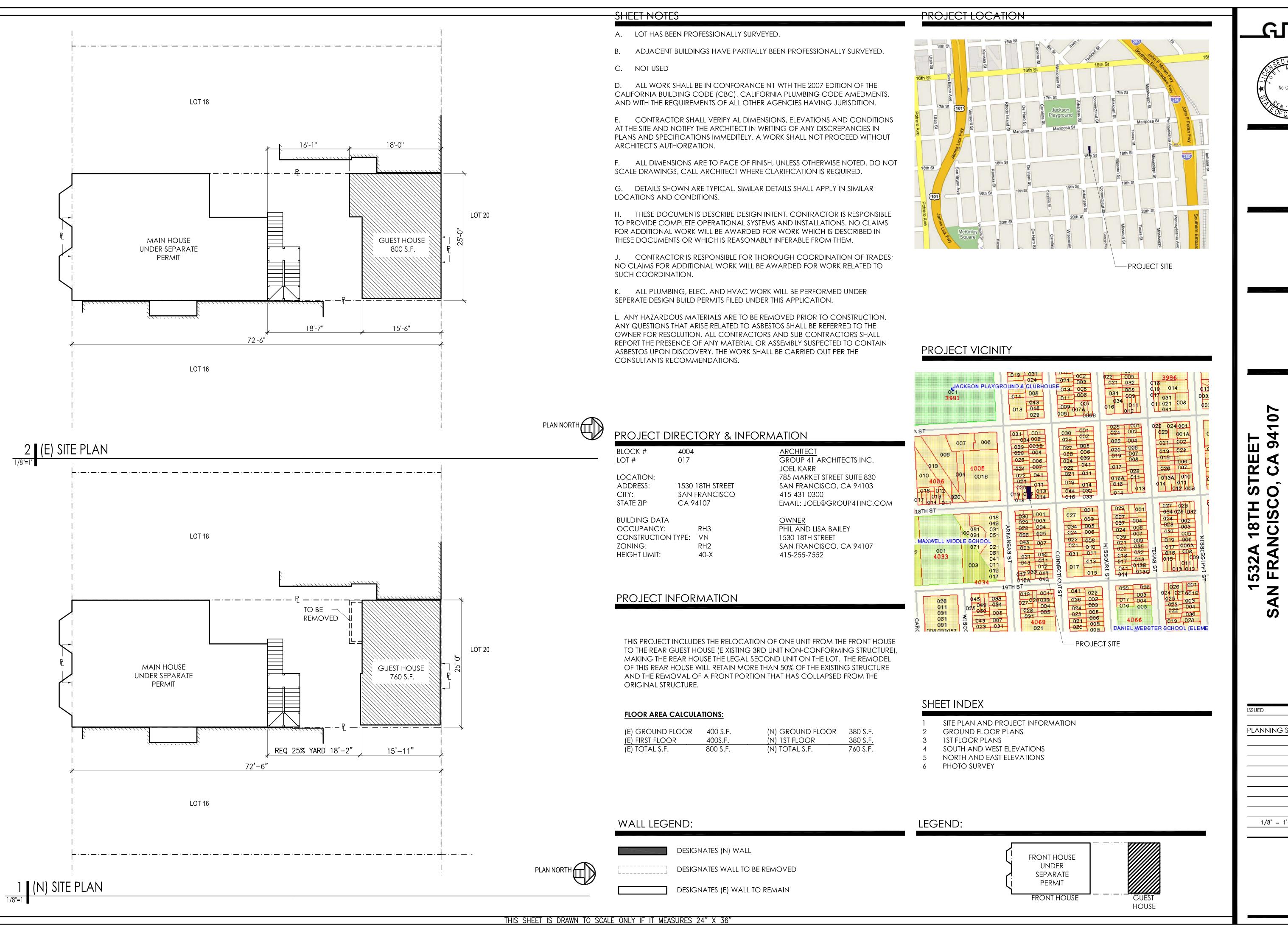
AS NOTED

SCALE

PHOTO SURVEY

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THIS SHEET IS DRAWN TO SCALE ONLY IF IT MEASURES 24" X 36





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1532A 18TH

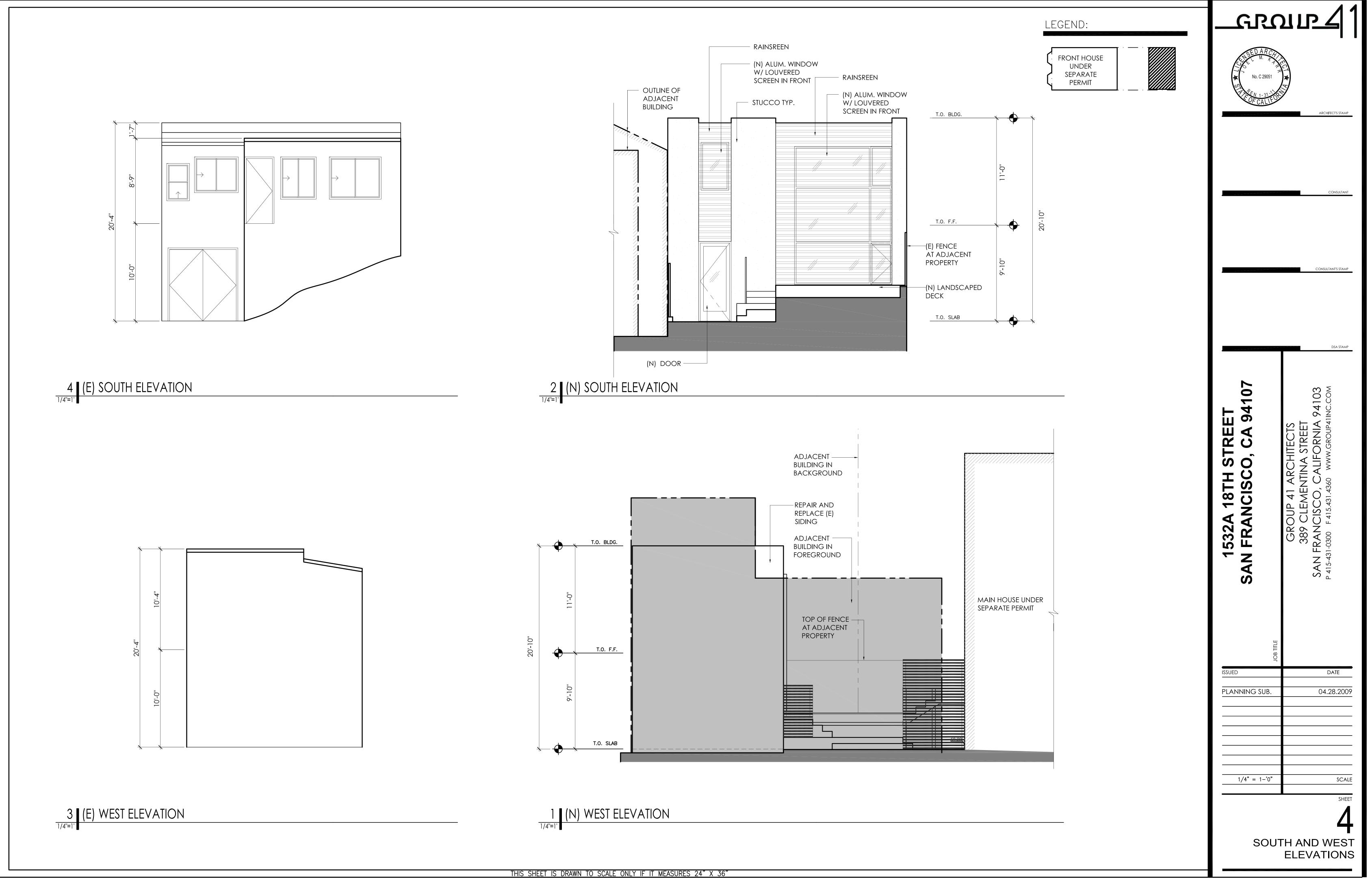
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DATE 04.28.2009 PLANNING SUB.

1/8" = 1'-0"

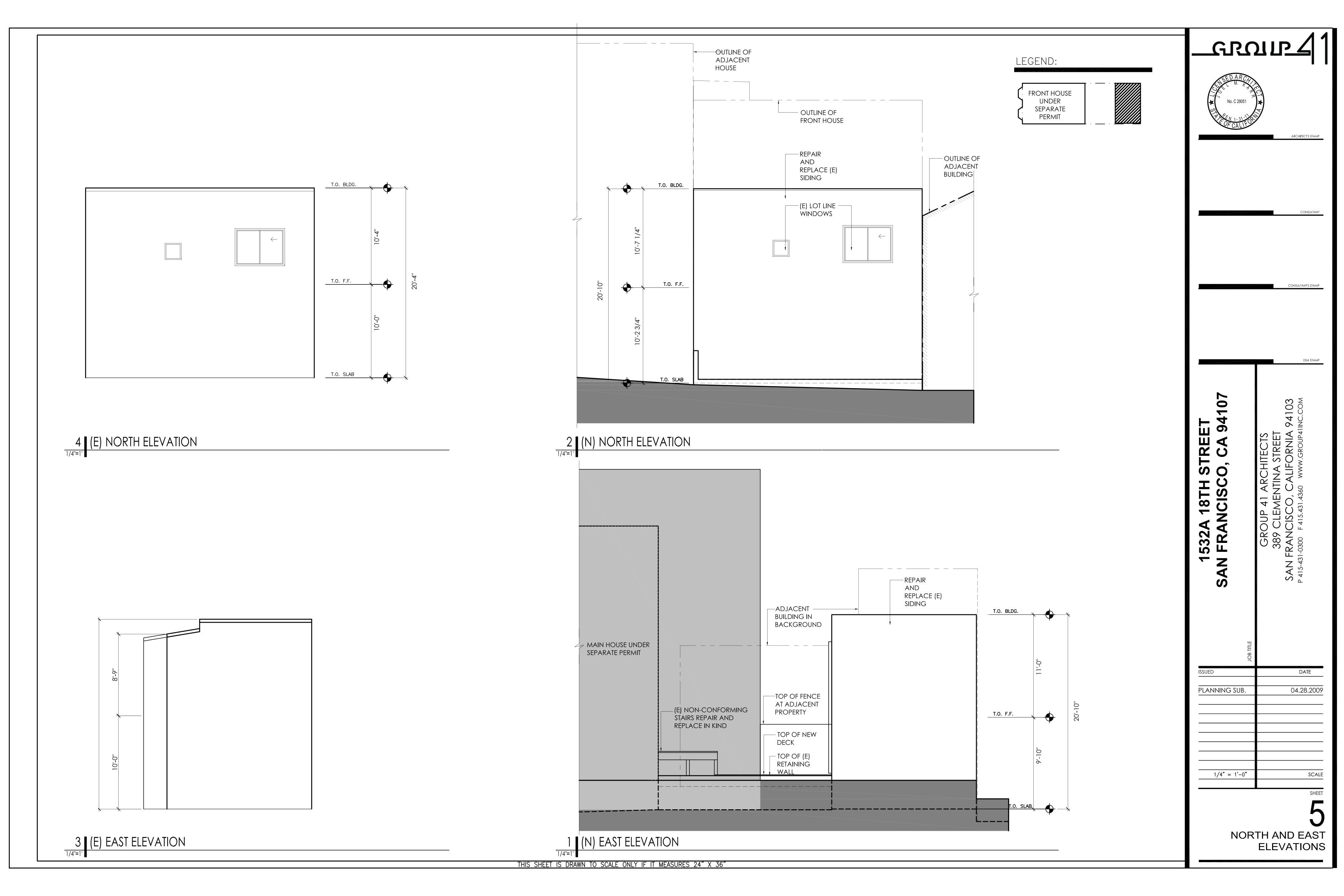
SCALE

SITE PLAN & PROJECT INFO

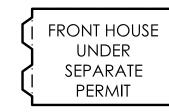


SCALE 1/4" = 1-0"SOUTH AND WEST ELEVATIONS

DATE 04.28.2009 PLANNING SUB.



LEGEND:







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1532A 18TH S SAN FRANCISCO

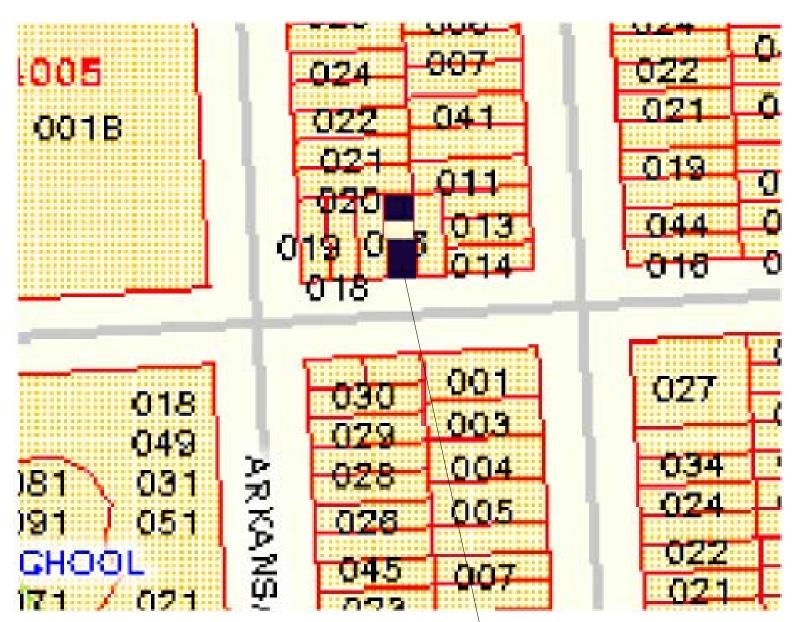
DATE 04.28.2009 PLANNING SUB.

SCALE 1/4" = 1'-0"

PHOTOGRAPHS

-SUBJECT PROPERTY FRONT





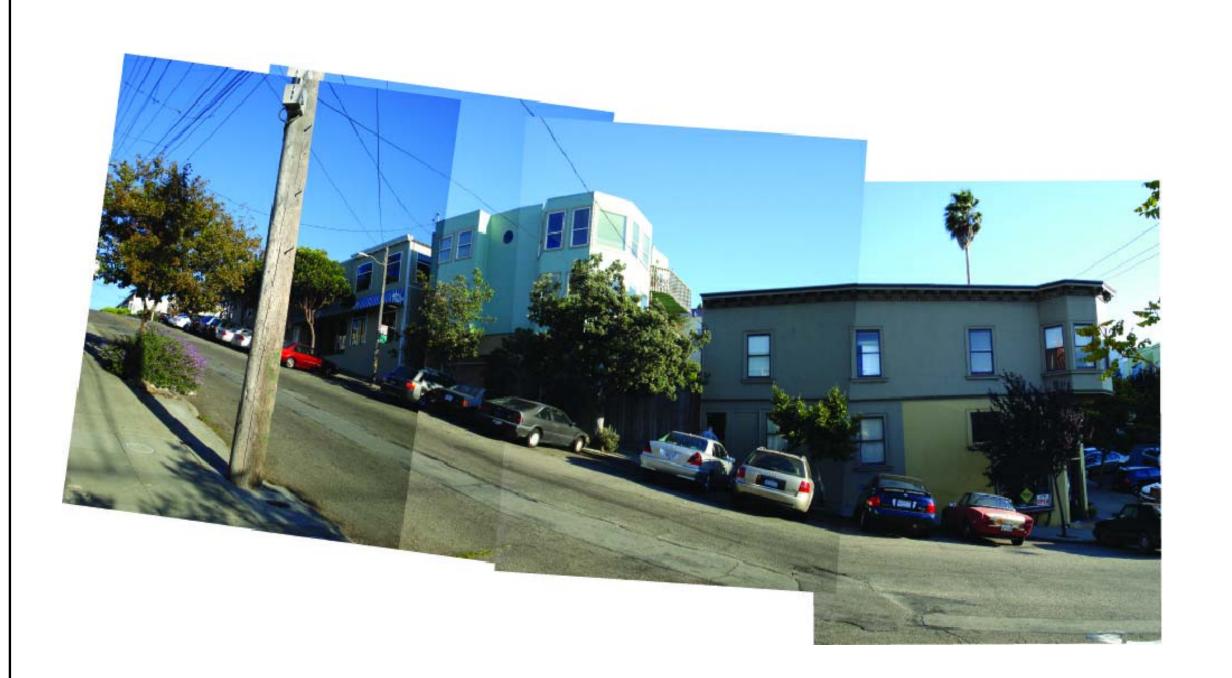
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FRONT OF THE MAIN HOUSE - SUBJECT PROPERTY

REAR GUEST HOUSE

3 FRONT FACADE AND ADJACENT PROPERTIES ON 18TH STREET

—SUBJECT PROPERTY



2 BUILDINGS ON OPOSITE SIDE OF 18TH STREET

1 VIEWS OF GUEST HOUSE LOCATED ON THE BACK OF THE LOT

TOP PORTION OF GUEST HOUSE RECENTLY COLLAPSED

FRONT VIEWS OF GUEST HOUSE