



SAN FRANCISCO PLANNING DEPARTMENT

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.

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PROJECT DATA

DRAWINGS AND ALL WORK SHALL COMPLY WITH:
2007 CALIFORNIA BUILDING CODE WITH 2007 CITY OF SAN FRANCISCO BUILDING CODE AMMENDMANTS.

PROJECT ADDRESS: 1345 MASONIC AVE, SAN FRANCISCO

LOT NO. : 007

BLOCK NO. : 1255

ZONING: RH3, 40-X

OCCUPANCY: R3

BUILDING TYPE: V-B,

NUMBER OF STORIES: 3 STORIES WITH EXPOSED BASEMENT

EXISTING SQUARE FOOTAGE: 2,970 SQ. FT. LIVING 926 SQ. FT. GARAGE & STORAGE

NEW SQUARE FOOTAGE: 70 SQ. FT. LIVING 84 SQ. FT. STORAGE

TOTAL REVISED SQUARE FOOTAGE 3,040 SQ. FT. LIVING 1,010 SQ. FT. GARAGE & STORAGE

DESCRIPTION OF PROJECT:
STRUCTURALLY UPGRADE AND STRENGTHEN AN EXISTING DILAPIDATED 3 STORY SUNROOM AT THE REAR OF AN EXISTING SINGLE FAMILY HOUSE, ADDING A FOUNDATION, AND ENCLOSING THE SPACE UNDER THE EXISTING STRUCTURE TO CREATE STORAGE AND INCREASE SHEAR VALUE. RECONFIGURE TOP FLOOR OF EXISTING SUNROOM, INCREASING THE SQUARE FOOTAGE BY 70 SQUARE FEET. THE EXISTING BUILDING FOOTPRINT DOES NOT CHANGE. ADD A ROOF DECK ATOP THE EXISTING SUNROOM

OWNER CONTACT:
ANTHONY GEORGE AND TOM HAZUKA
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SHEET INDEX

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IMPROVEMENTS FOR THE RESIDENCE OF:

THOMAS HAZUKA &
ANTHONY GEORGE
1345 MASONIC AVE.
SAN FRANCISCO, CA.

SHEET TITLE:

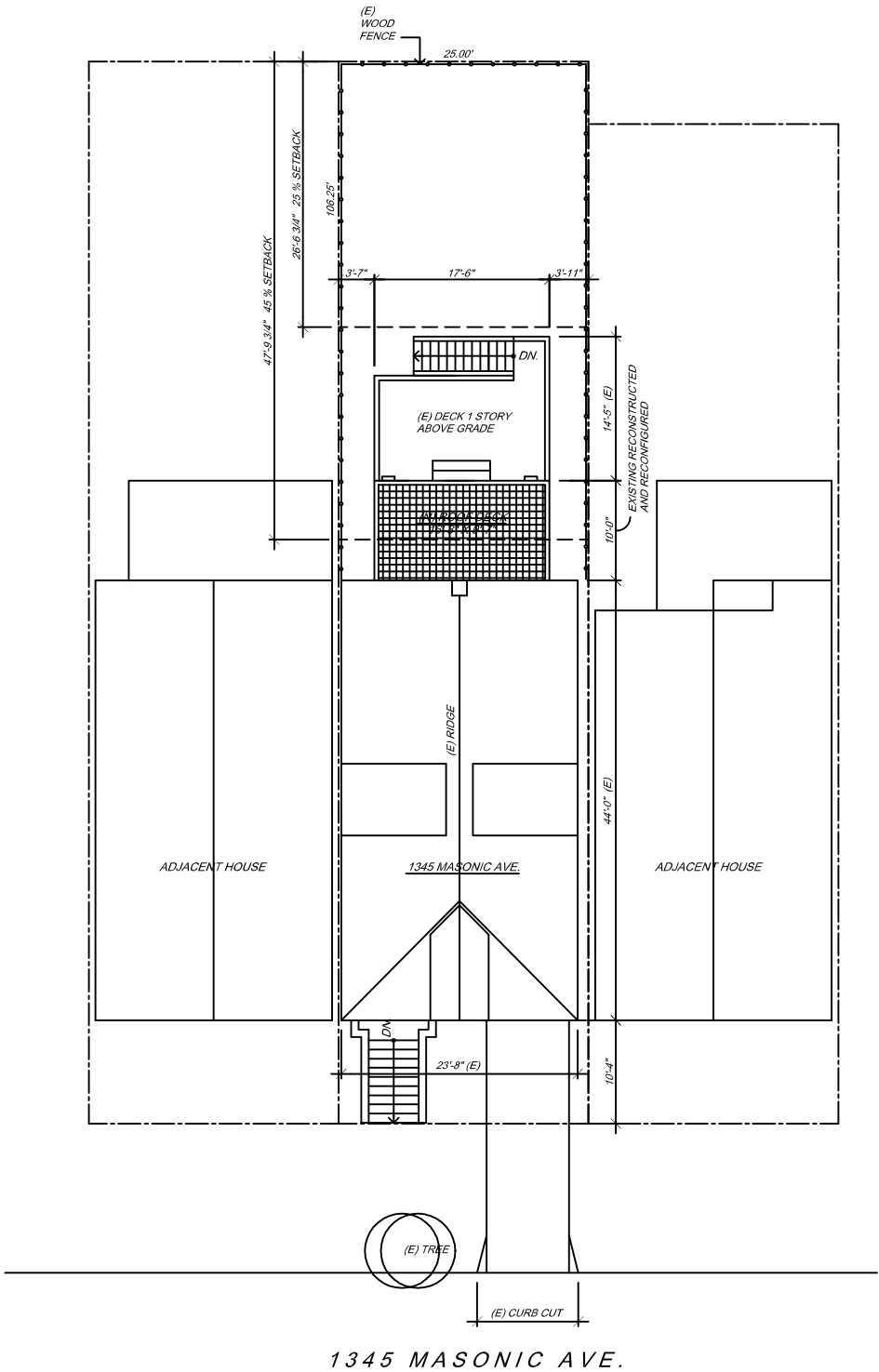
REVISED SITE PLAN

DATE : 9.29.09

ISSUANCE: VARIANCE & 311 SUBMITTAL

SHEET NUMBER:

A-1



REVISED SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT NORTH

IMPROVEMENTS FOR THE RESIDENCE OF:

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SHEET TITLE:

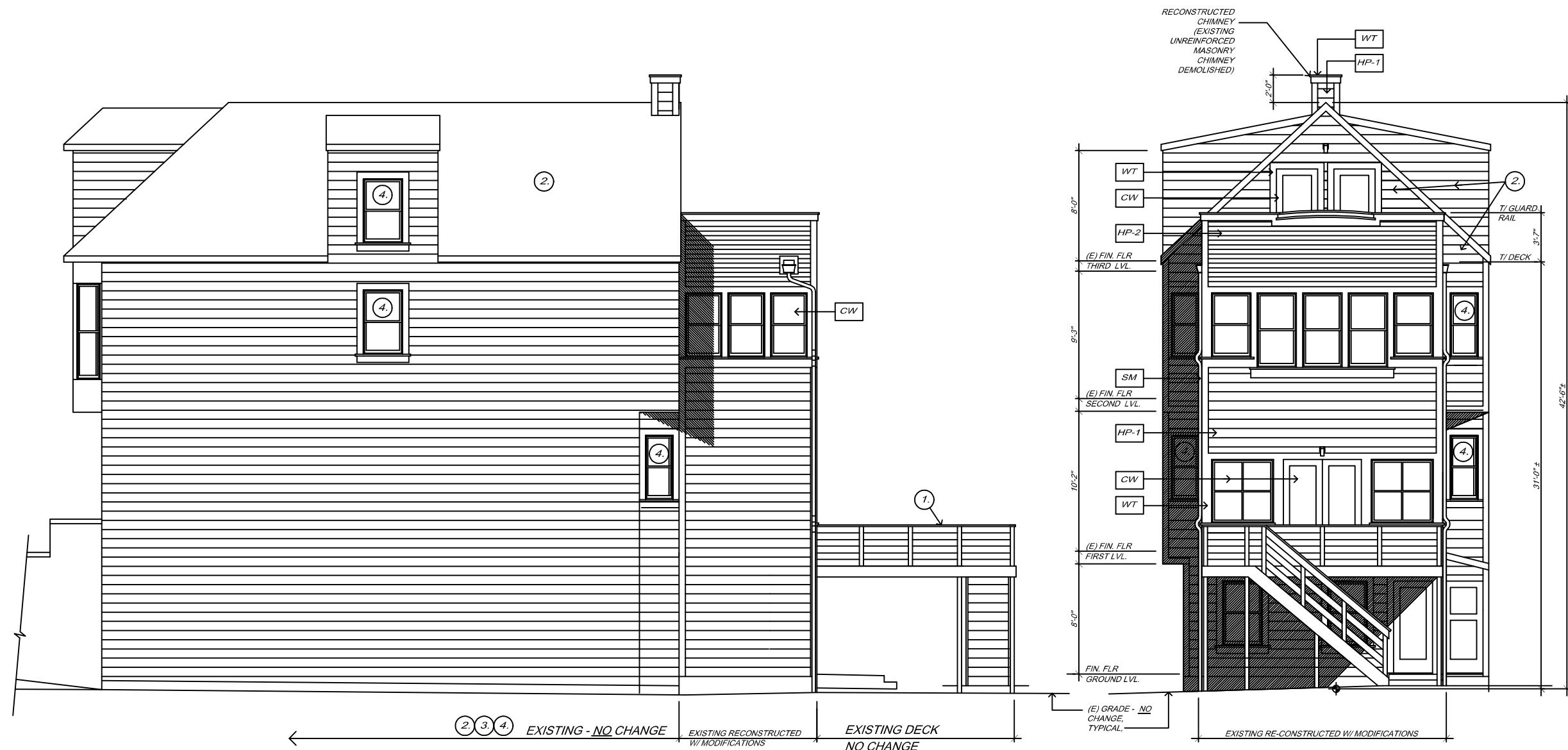
REVISED
EXTERIOR ELEVATIONS

DATE :
9.29.09

ISSUANCE:
VARIANCE & 311 SUBMITTAL

SHEET NUMBER:

A-3.1



RIGHT SIDE ELEVATION - FACING NORTH

REFER TO ADJACENT REAR ELEVATION FOR SIMILAR AND ADDITIONAL NOTES

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

REAR ELEVATION - FACING WEST

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

EXISTING MATERIAL SCHEDULE

- 1. EXISTING DECK TO REMAIN - NO CHANGE
- 2. EXISTING SIDING
- 3. EXISTING ROOF
- 4. EXISTING WINDOW

MATERIAL SCHEDULE

(N) & RECONSTRUCTED

- CW CLAD WOOD WINDOW AND FRENCH DOOR W/ DOUBLE INSULATING GLASS
- HP-1 HARDI PLANK HORIZONTAL LAP SIDING, 4" EXPOSURE
- HP-2 HARDI PLANK HORIZONTAL LAP SIDING, EXPOSURE TO MATCH EXISTING SIDING.
- SM PAINTED BONDERIZED SHEET METAL DOWNSPOUT AND SCUPPER
- WT 2x WOOD TRIM

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SHEET TITLE:

REVISED
EXTERIOR ELEVATIONS

DATE :
9.29.09

ISSUANCE:
VARIANCE & 311 SUBMITTAL



LEFT SIDE ELEVATION - FACING SOUTH
REFER TO SHT. A-3.1 FOR SIMILAR AND ADDITIONAL NOTES

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

SHEET NUMBER:

A-3.2

IMPROVEMENTS FOR THE RESIDENCE OF:

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SHEET TITLE:

REVISED & EXISTING
EXTERIOR ELEVATIONS
W/ ADJACENT BUILDINGS

DATE : 9.29.09 ISSUANCE: VARIANCE & 311 SUBMITTAL

SHEET NUMBER:

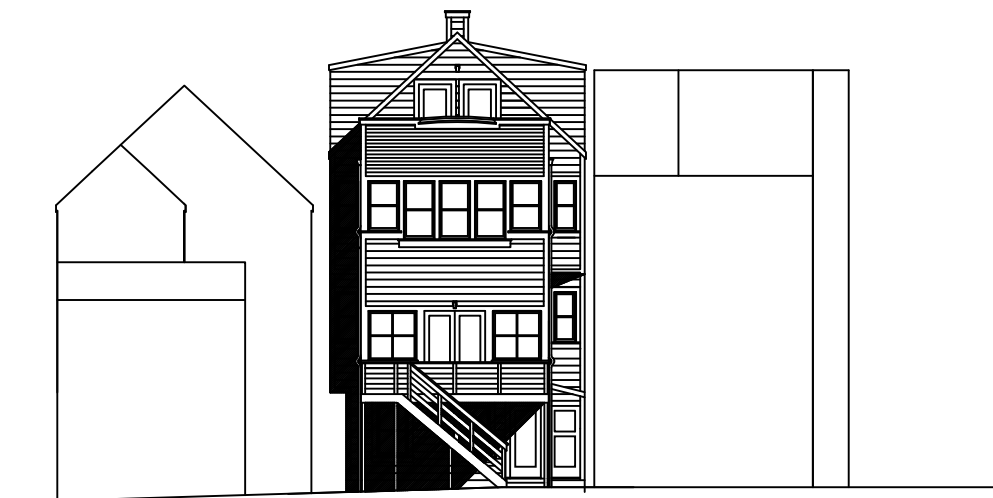
A-3.3



ADJACENT HOUSE 1345 MASONIC ADJACENT HOUSE

EXISTING REAR ELEVATION - FACING WEST

SCALE: 1/8" = 1'-0"



ADJACENT HOUSE 1345 MASONIC ADJACENT HOUSE

REVISED REAR ELEVATION - FACING WEST

SCALE: 1/8" = 1'-0"

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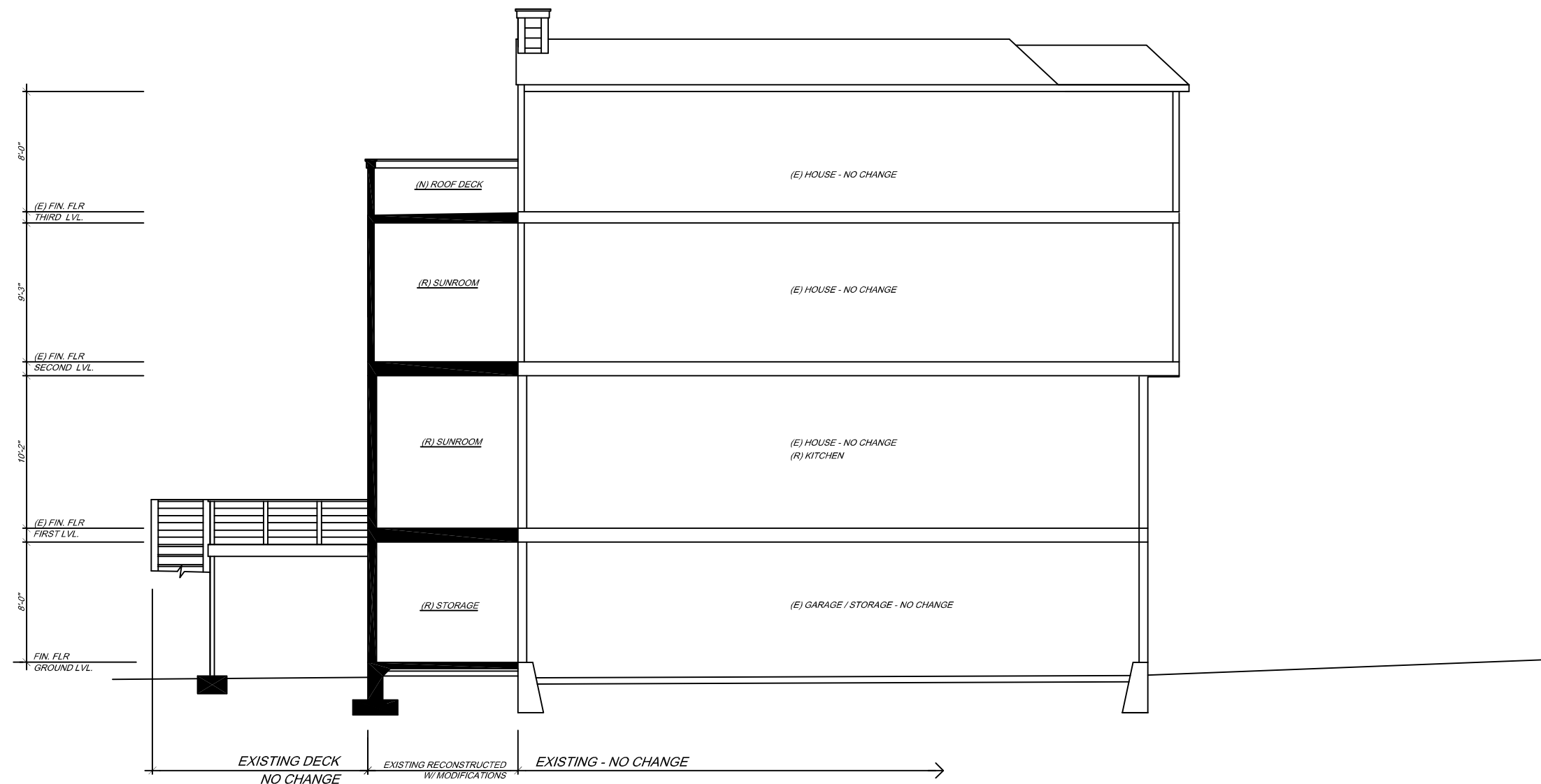
CROSS SECTION

DATE :
9.29.09

ISSUANCE:
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A-4



TYPICAL BUILDING SECTION

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

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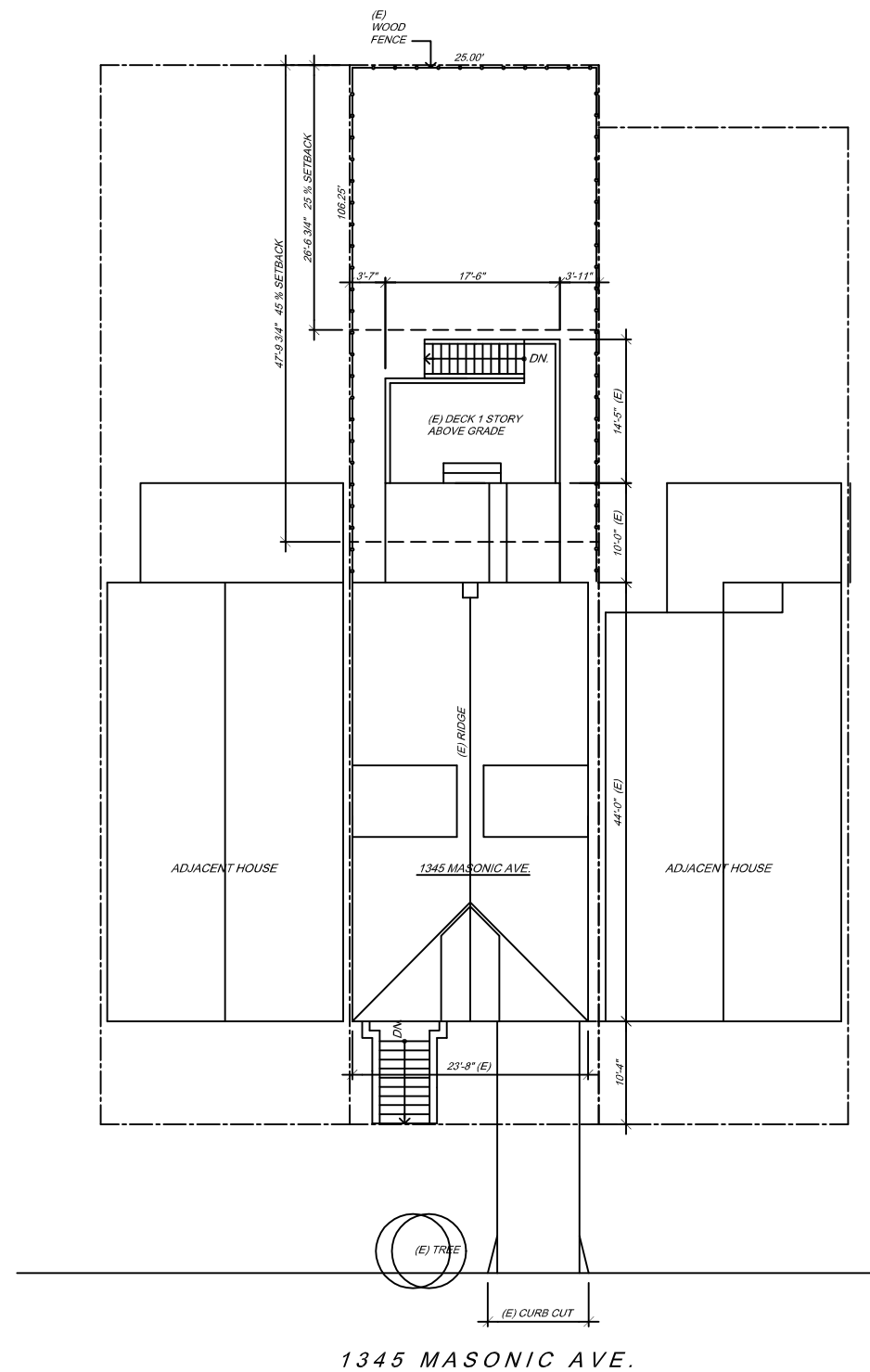
SHEET TITLE:

EXISTING SITE PLAN

DATE : 9.29.09 ISSUANCE: VARIANCE & 311 SUBMITTAL

SHEET NUMBER:

A-5



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT NORTH

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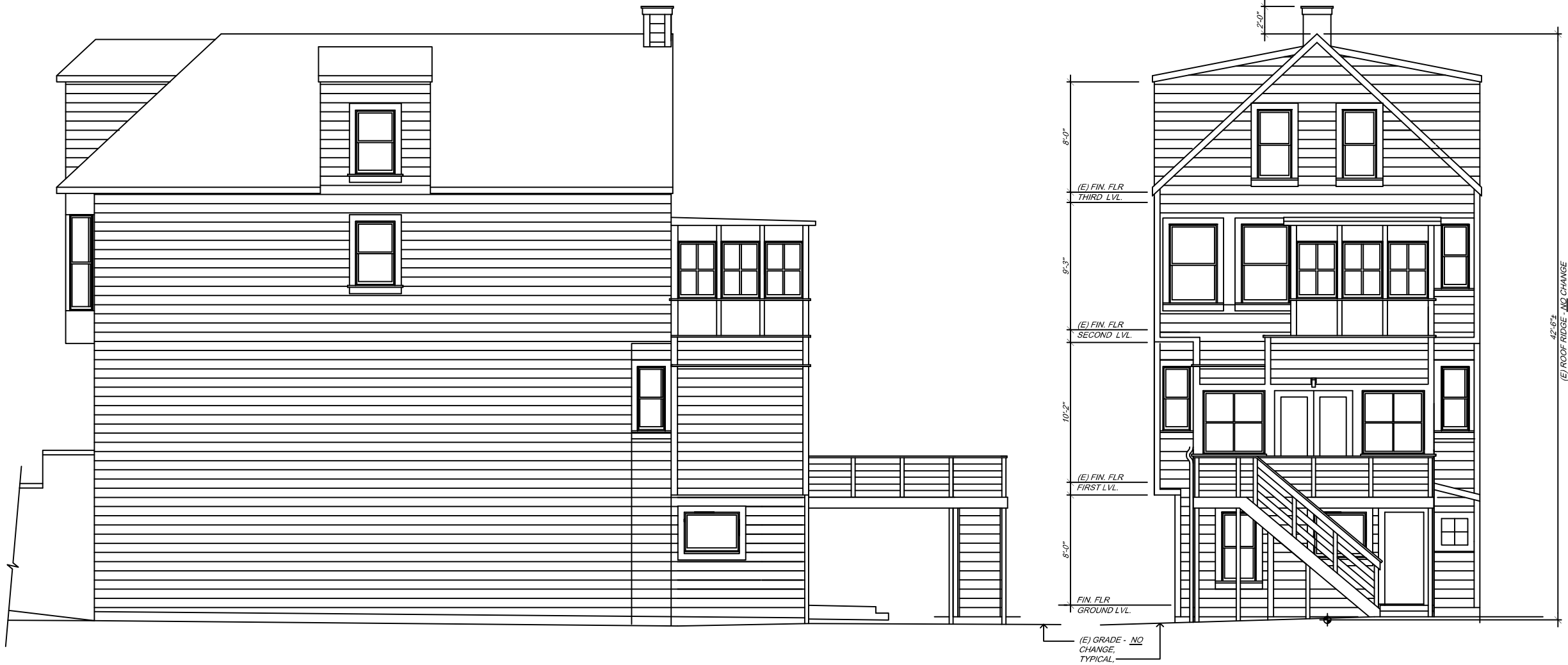
EXISTING
EXTERIOR ELEVATIONS

DATE :
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SHEET NUMBER:

A-6.1



EXISTING RIGHT SIDE ELEVATION - FACING NORTH

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

EXISTING REAR ELEVATION - FACING WEST

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

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EXTERIOR ELEVATIONS

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ISSUANCE:
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EXISTING LEFT SIDE ELEVATION - FACING SOUTH

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

SHEET NUMBER:

A-6.2