



# 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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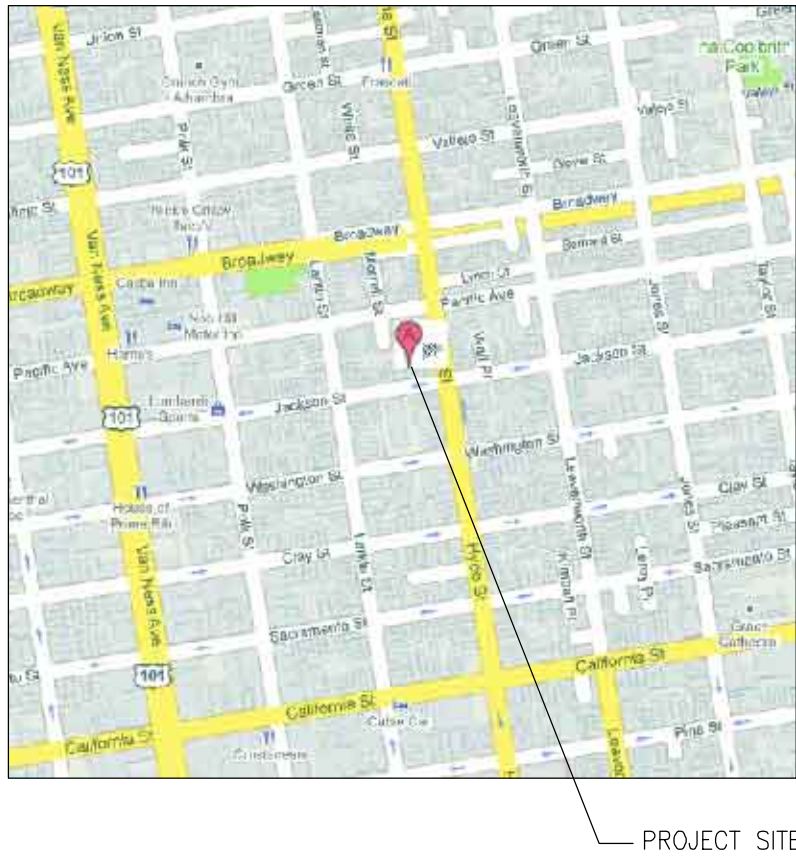
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Information:  
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SYMBOLS/ABBREVIATIONS:

ABV. ABOVE  
A.F.F. ABOVE FINISHED FLOOR  
ALUM. ALUMINUM  
BTWN. BETWEEN  
(E) EXISTING  
FIN. FLR. FINISH FLOOR  
GYP. BD. GYPSUM BOARD  
MAX. MAXIMUM  
(N) NEW  
P. PROPERTY LINE  
PTD. PAINTED  
S.S.D. SEE STRUCTURAL DRAWINGS  
T. TEMPERED  
T.O. TOP OF  
TYP. TYPICAL  
U.O.N. UNLESS OTHERWISE NOTED  
W/ WITH

LOCATION MAP:



DRAWING LIST

- ARCHITECTURAL
- A1.0 PROJECT INFORMATION, PLOT PLAN
  - A1.1 FIRST & SECOND FLOOR DEMO PLANS
  - A1.2 THIRD AND FOURTH FLOOR DEMO PLANS
  - A2.1 FIRST & SECOND FLOOR PROPOSED PLANS
  - A2.2 THIRD & FOURTH FLOOR PROPOSED PLANS
  - A3.1 EXTERIOR ELEVATION – REAR YARD
  - A3.2 EXTERIOR ELEVATION – WEST ELEVATION
  - A3.3 EXTERIOR ELEVATION – EAST ELEVATION

PROJECT DESCRIPTION

ADD A TOTAL OF 3 IDENTICAL NEW BALCONIES AT THE REAR YARD OF AN EXISTING THREE UNIT RESIDENTIAL BUILDING, ONE EACH AT LEVEL TWO, THREE, AND FOUR. ADD A TOTAL OF 3 NEW DOORS, ONE AT EACH NEW BALCONY, REPLACING A TOTAL OF 3 EXISTING WINDOWS.

NO WORK UNDER THIS PERMIT IS VISIBLE FROM THE STREET. NO TREES ARE REMOVED UNDER THIS PERMIT.

cumby  
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PROJECT/CLIENT:  
1426-30 Jackson Street  
  
Paul Kraaijvanger  
45 Walnut Ave  
Mill Valley CA 94941  
tel 415-298-0339

CONSULTANTS:

PROJECT INFORMATION:

BLOCK/LOT: 0185/010  
OCCUPANCY: R-2  
ZONING: RM-1  
LOT AREA: 3,127 SF  
EXISTING GROSS BUILDING AREA:  
LEVEL ONE: 1,780 SF (470 SF LIVING/1,310 SF PARKING AND STORAGE)  
LEVEL TWO: 1,820 SF  
LEVEL THREE: 1,970 SF  
LEVEL FOUR: 2,040 SF  
TOTAL (E) GROSS AREA: 7,610 SF (INCLUDES 1,310 PARKING AND STORAGE)  
CONSTRUCTION TYPE  
TYPE V-A AT LEVEL ONE W/ EXISTING AUTOMATIC FIRE SPRINKLER TO REMAIN  
TYPE V-B AT LEVEL 2, 3, & 4.

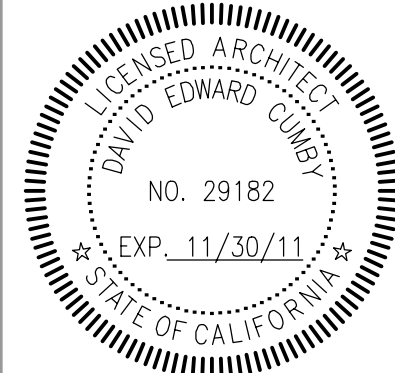
PROPOSED BALCONY AREA:  
LEVEL ONE: NO BALCONY  
LEVEL TWO: 38 SF BALCONY  
LEVEL THREE: 38 SF BALCONY  
LEVEL FOUR: 38 SF BALCONY

LEGEND

- PHOTO REFERENCE LOCATION
- ELEVATION REFERENCE

variance

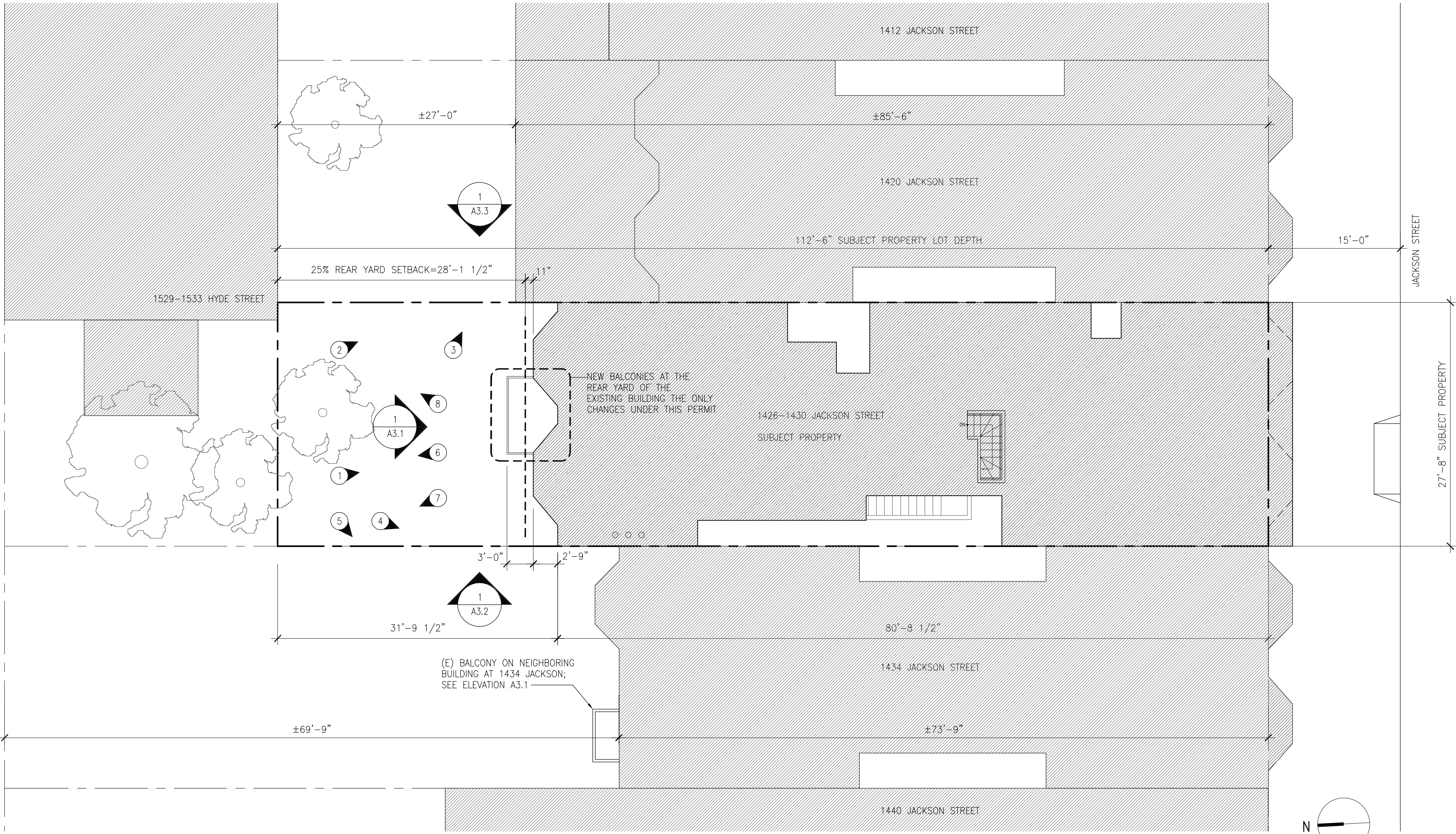
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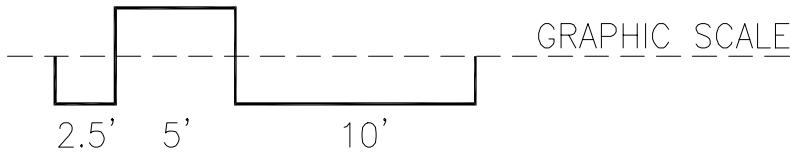
SCALE:  
TITLE:  
SHEET:

TITLE SHEET,  
PROJECT INFO,  
PLOT PLAN

A1.0



1 EXISTING AND PROPOSED PLOT PLAN  
1/8"=1'-0"



GENERAL NOTES:

1. (N) BALCONIES AT THE REAR YARD ARE THE ONLY CHANGE UNDER THIS PERMIT

KEYNOTES:

- 1 (N) WOOD BALCONY WITH 42" HIGH WOOD GUARDRAIL WITH VERTICAL PICKETS AT MAX. 4" CLEAR SPACING BETWEEN PICKETS
- 2 (N) WOOD DOOR
- 3 (E) BUILDING AT 1420 JACKSON STREET
- 4 (E) BUILDING AT 1434 JACKSON STREET
- 5 (E) BALCONY AT 1434 JACKSON STREET
- 6 (E) WOOD SIDING TO REMAIN, TYP.
- 7 (E) WINDOW TO REMAIN, TYP. U.O.N.
- 8 DASHED LINE INDICATES (E) WINDOW AT SIDE OF NEIGHBORING BUILDING AT 1420 JACKSON

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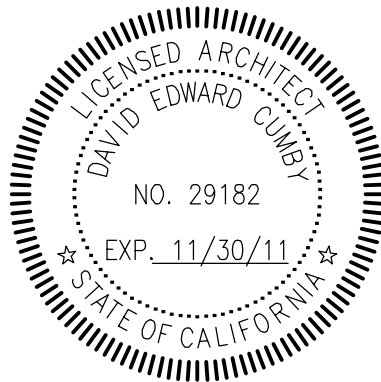
CONSULTANTS:

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variance application 3-24-2010

variance

APPROVAL:



SCALE:

1/4"=1'-0"

TITLE:

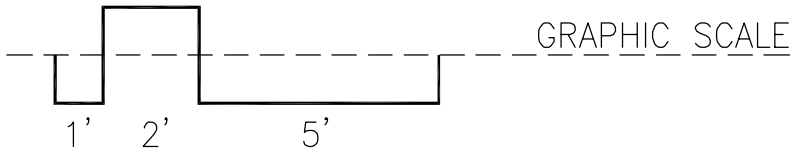
PROPOSED NORTH  
(REAR YARD) ELEVATION

SHEET:

A3.1



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



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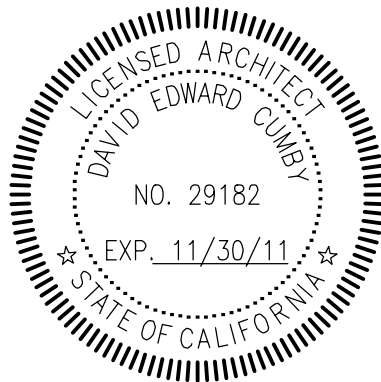
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APPROVAL:



SCALE:

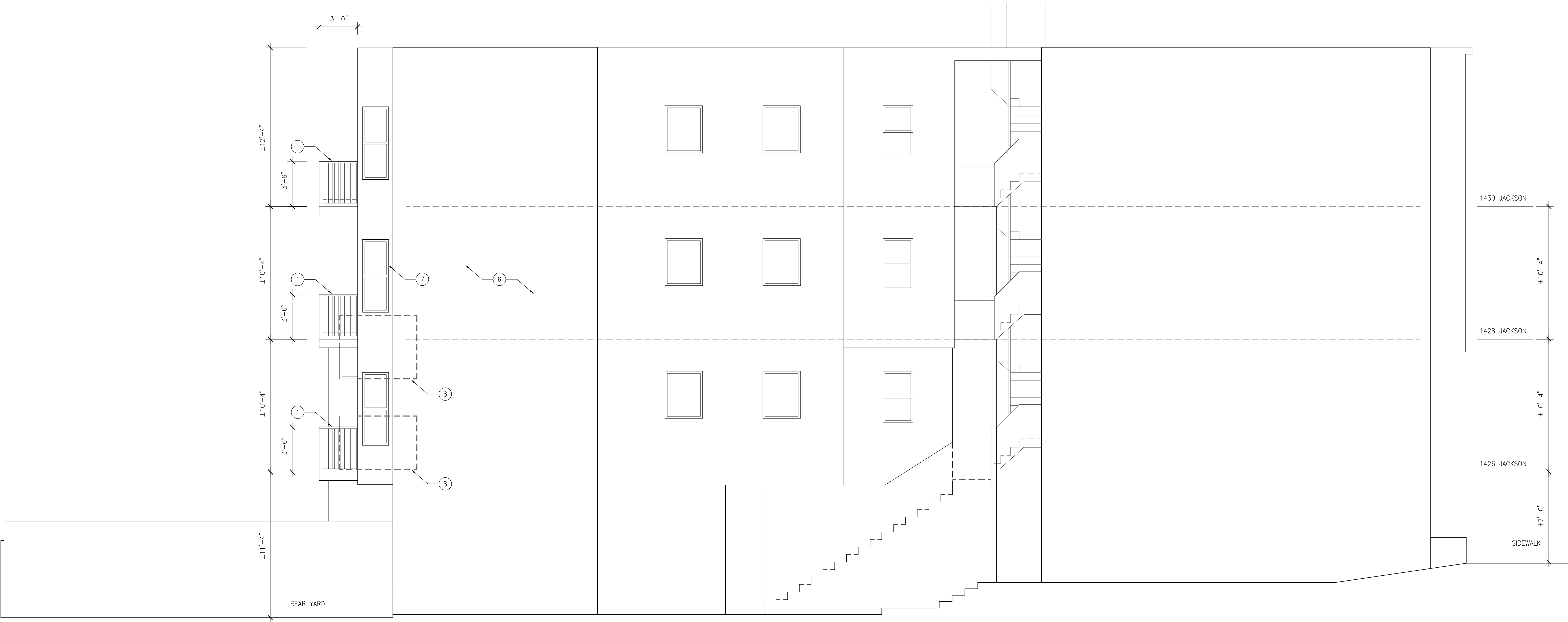
1/4"=1'-0"

TITLE:

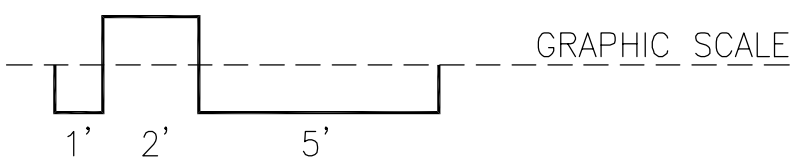
PROPOSED WEST (SIDE)  
ELEVATION

SHEET:

A3.2



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





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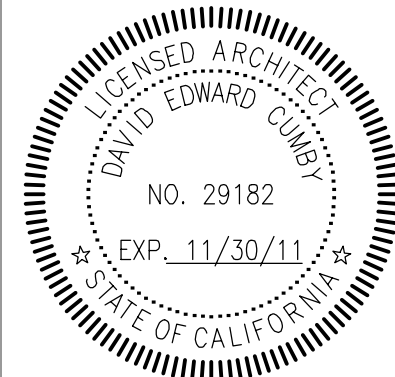
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ISSUE/DATE:

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variance

APPROVAL:



SCALE:

1/4"=1'-0"

TITLE:

PROPOSED EAST (SIDE)  
ELEVATION

SHEET:

A3.3



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

