

O'KEY RESIDENCE

43-45 NOE ST.
SAN FRANCISCO CA 94114

DATE	ISSUE
8/7/12	BUI NOTICE

EXISTING
SITE PLAN

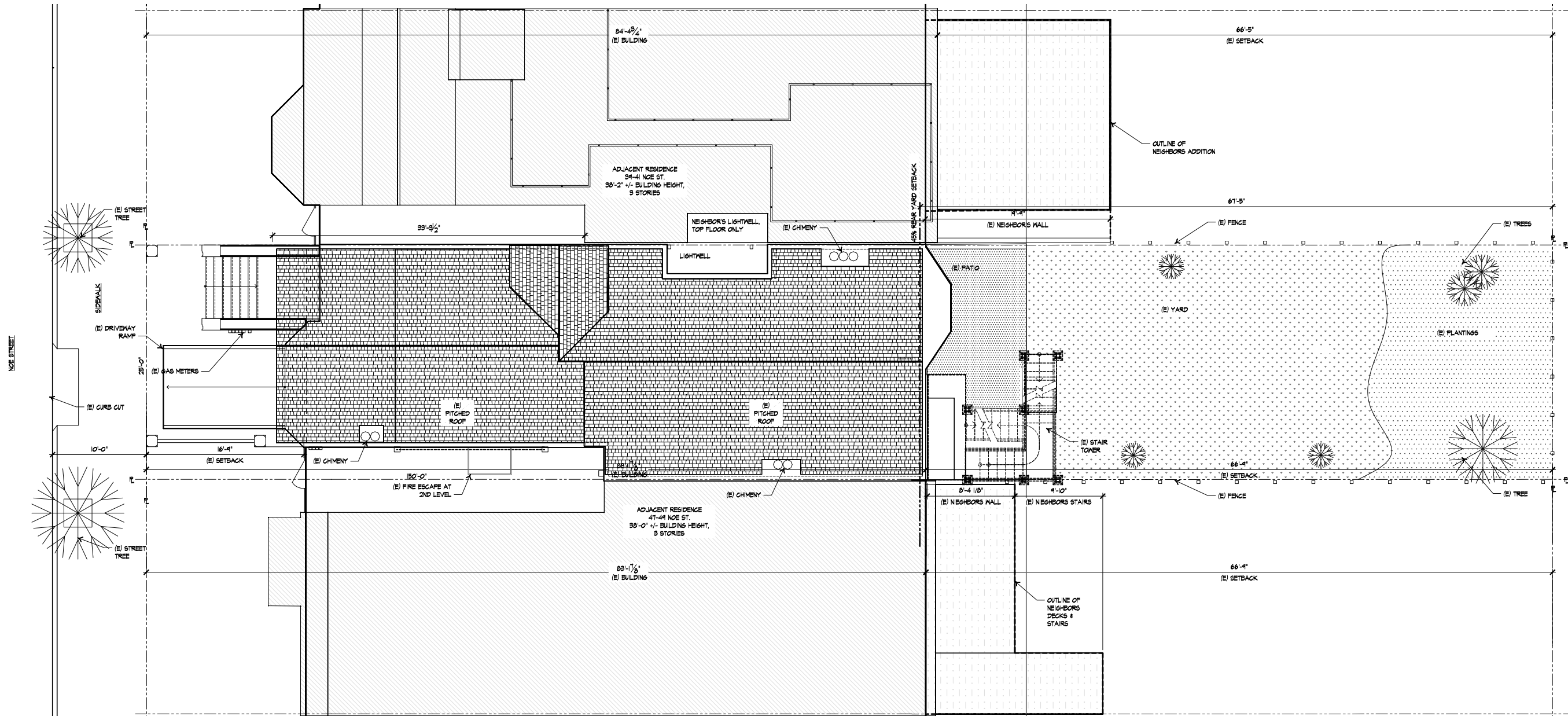
SCALE
0' 0" 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

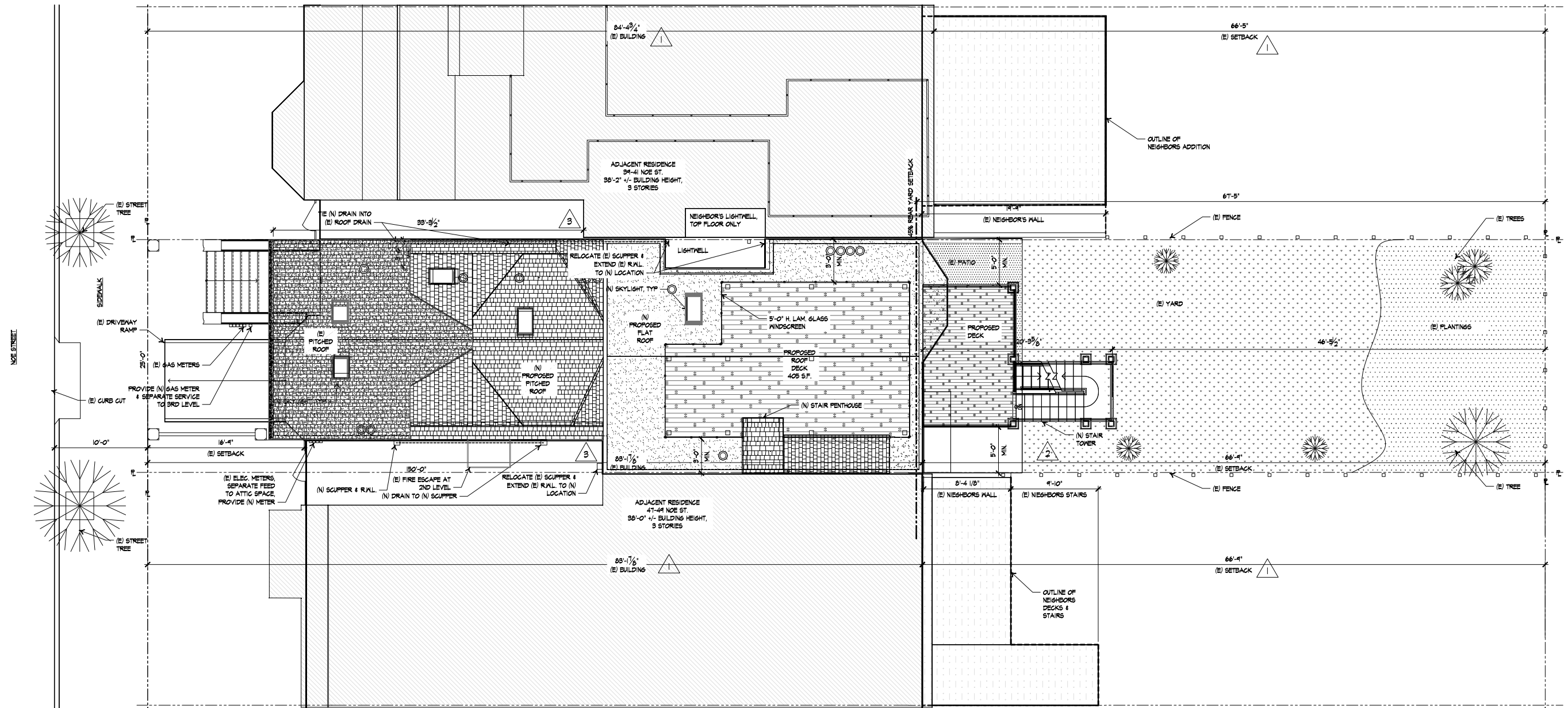


ANO.6

LEGEND

- N.I.C. AREA
- (E) GRASS AREA
- (E) PLANTED AREA
- (E) ROOF TO REMAIN

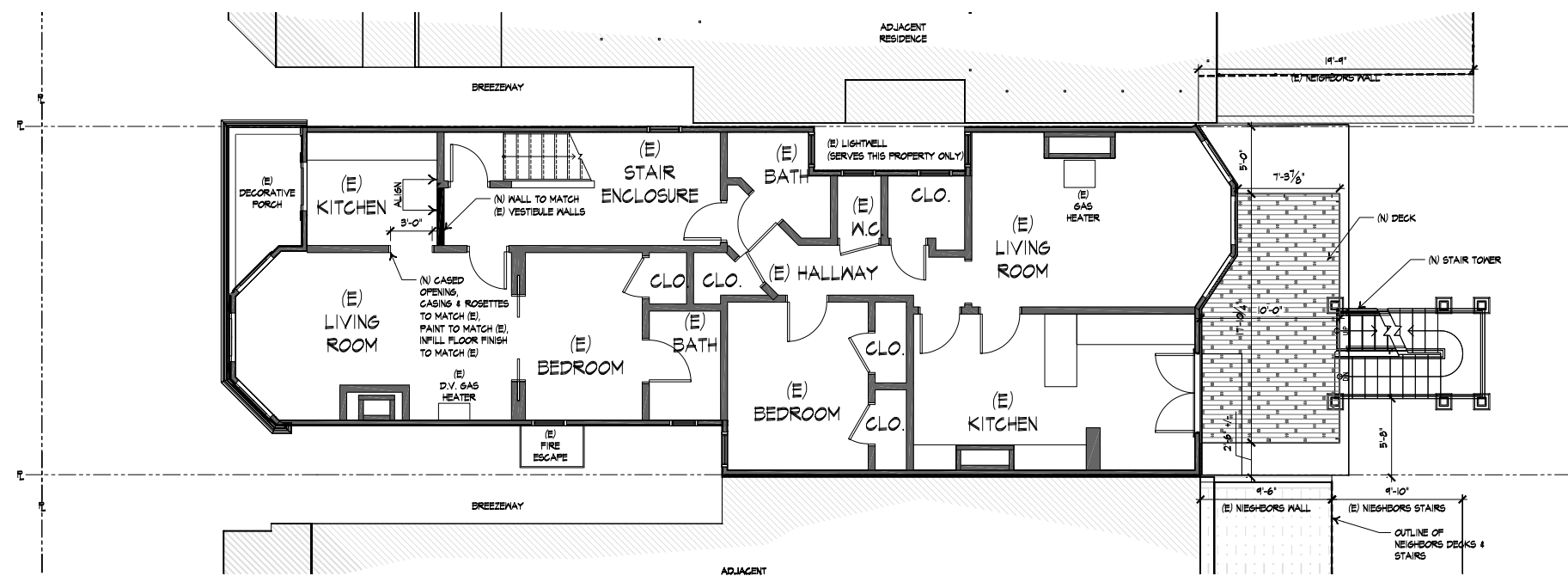
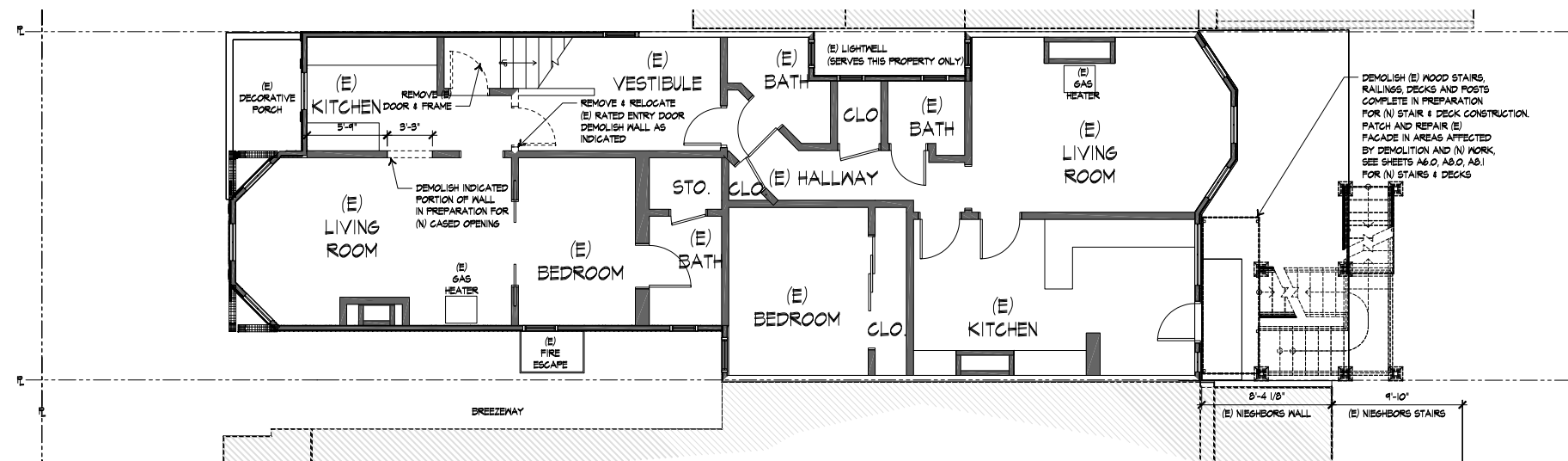
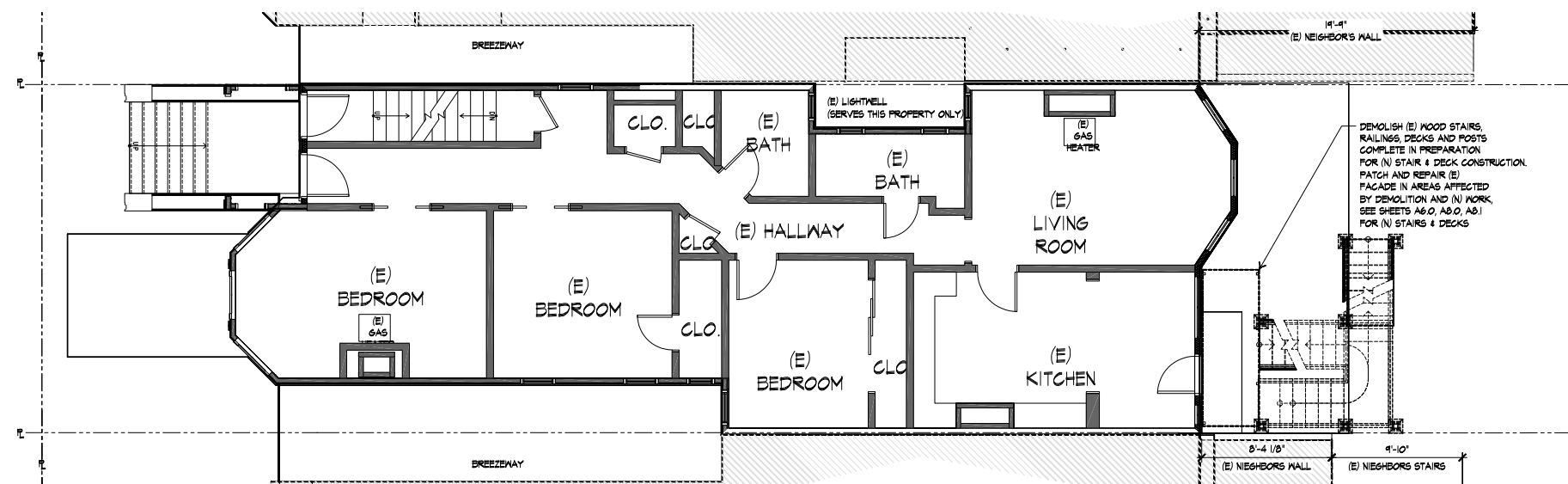




1	2		<u>OPEN SPACE CALCULATION</u>		
			DWELLING	COMMON OPEN SPACE PROVIDED - REAR YARD	PRIVATE OPEN SPACE PROVIDED - DECKS
			UNIT #1 - BASEMENT	155 S.F. MIN.	
			UNIT #2 - FIRST FLOOR	155 S.F. MIN.	180 S.F.
			UNIT #3 - SECOND FLOOR, FRONT	155 S.F. MIN.	
			UNIT #4 - SECOND FLOOR, REAR	155 S.F. MIN.	180 S.F.
			UNIT #5 - THIRD FLOOR	155 S.F. MIN.	165 S.F. + 405 S.F. =570 S.F.

LEGEND

	N.I.C. AREA		(N) PITCHED ROOF
	(E) GRASS AREA		(N) FLAT ROOF
	(E) PLANTED AREA		(N) WOOD DECK
	(E) ROOF TO REMAIN		



LEGEND

NEW WALL

EXISTING WALL

WALL TO BE DEMOLISHED

PARTIAL HEIGHT WALL

N.I.C. AREA

STUDIO TWENTYTWO

7400 GEARY BLVD.
SAN FRANCISCO, CA 94121
TEL: 415.342.8897
E-MAIL: info@st22.com

O'KEY RESIDENCE

43-45 NICE ST.
SAN FRANCISCO CA 94114

DATE: 8/17/12

ISSUE: 011 NOTICE

FLOOR
PLANS
FLOORS 1 &
2

SCALE

000000"

A.I.O.

3 EXISTING FLOOR PLAN - 3RD FLOOR
3/16" = 1'-0"

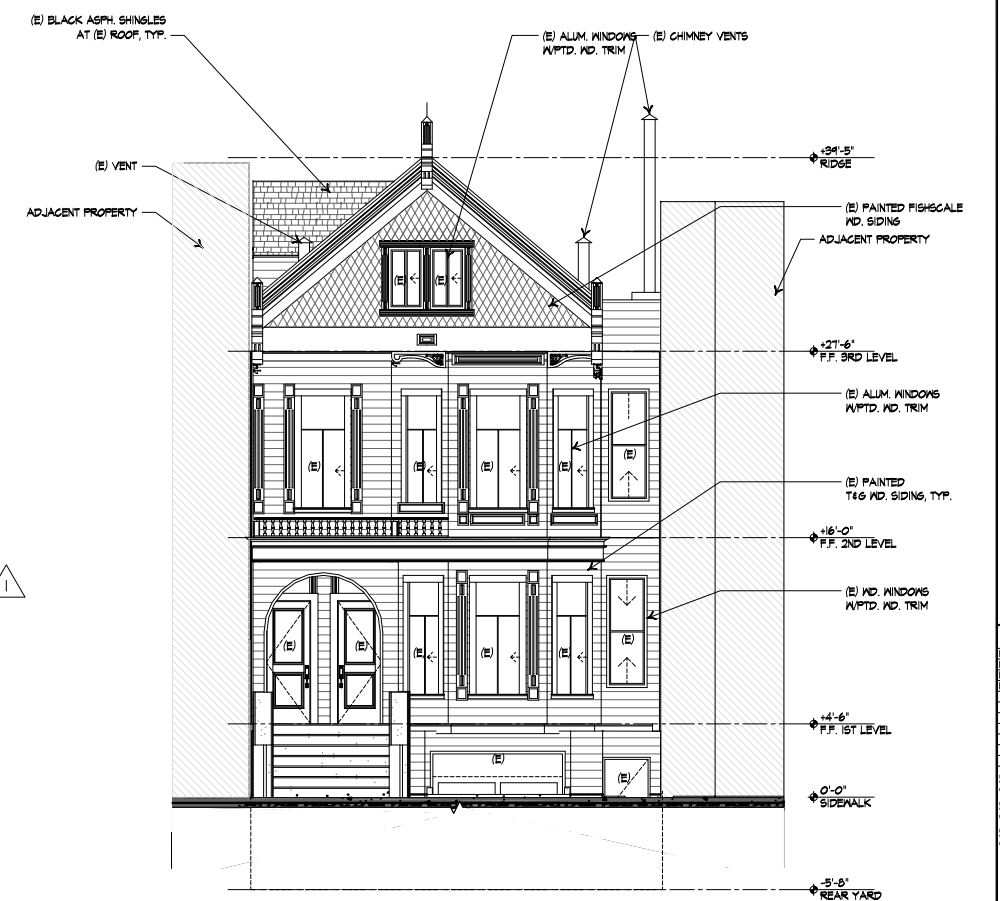
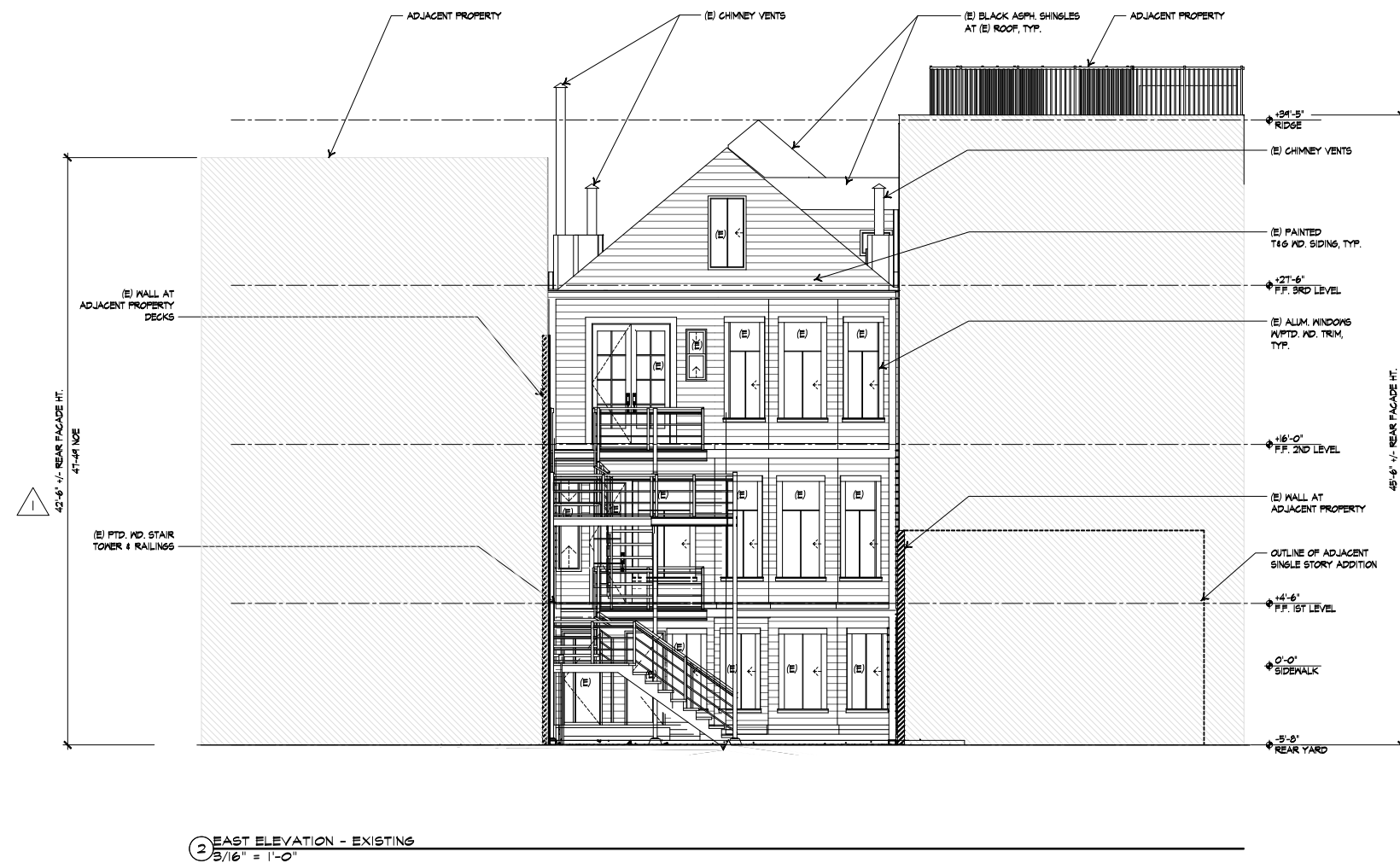
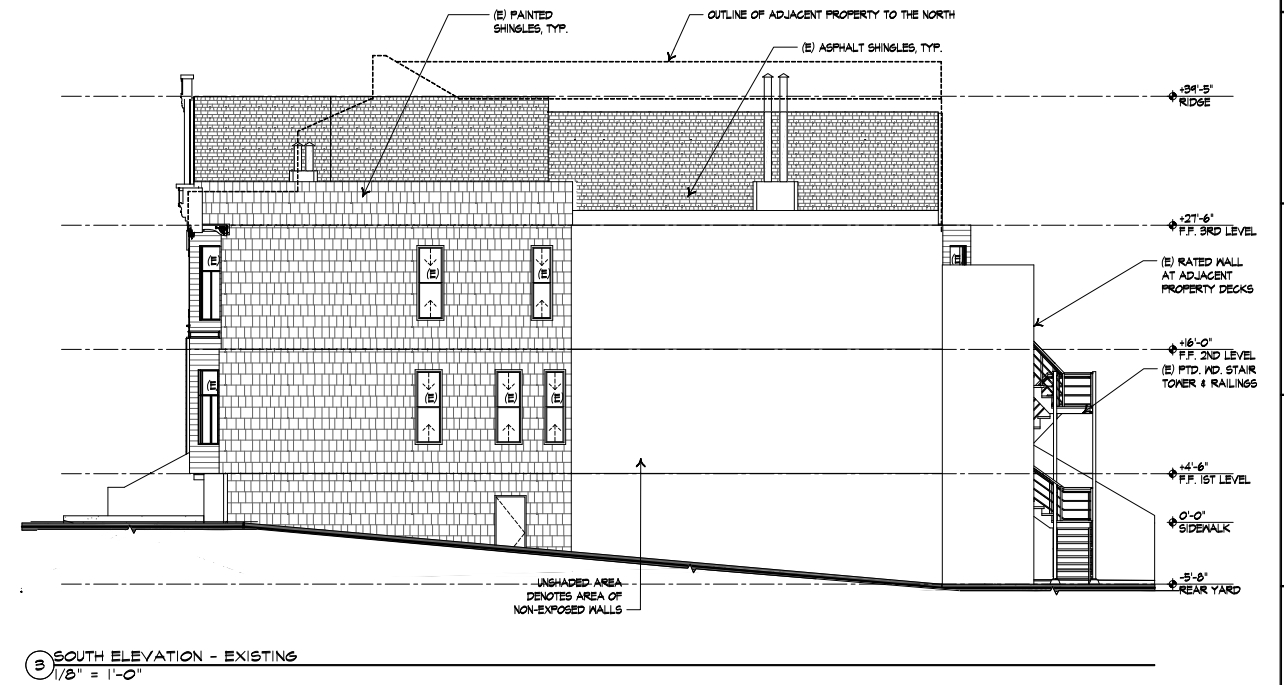
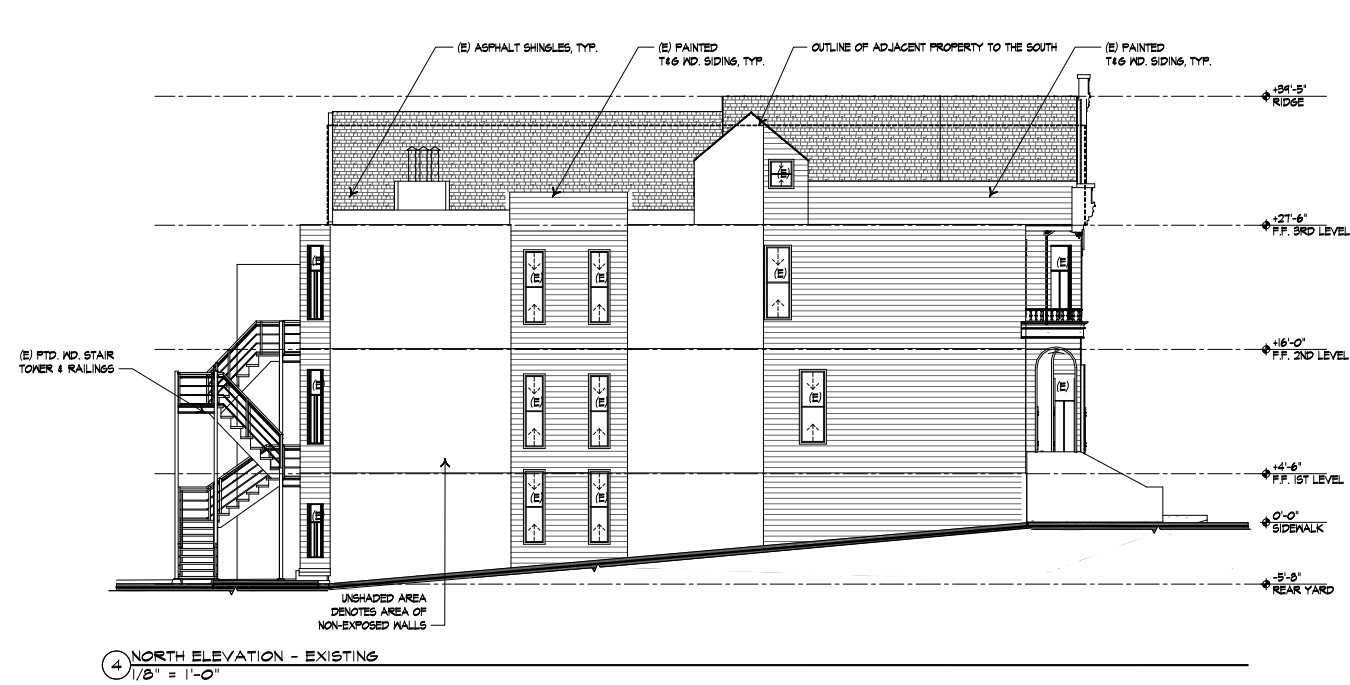
② PROPOSED FLOOR PLAN - 3RD FLOOR
3/16" = 1'-0"

1 EXISTING FLOOR PLAN - BASEMENT (SCOPE OF WORK LIMITED TO REMOVAL OF EXTERIOR DECK AND STAIRS)
3/16" = 1'-0"

LEGEND

-  NEW WALL
 EXISTING WALL
 WALL TO BE DEMOLISHED
 PARTIAL HEIGHT WALL
 N.I.C. AREA





STUDIO TWENTYTWO

7400 GEARY BLVD.
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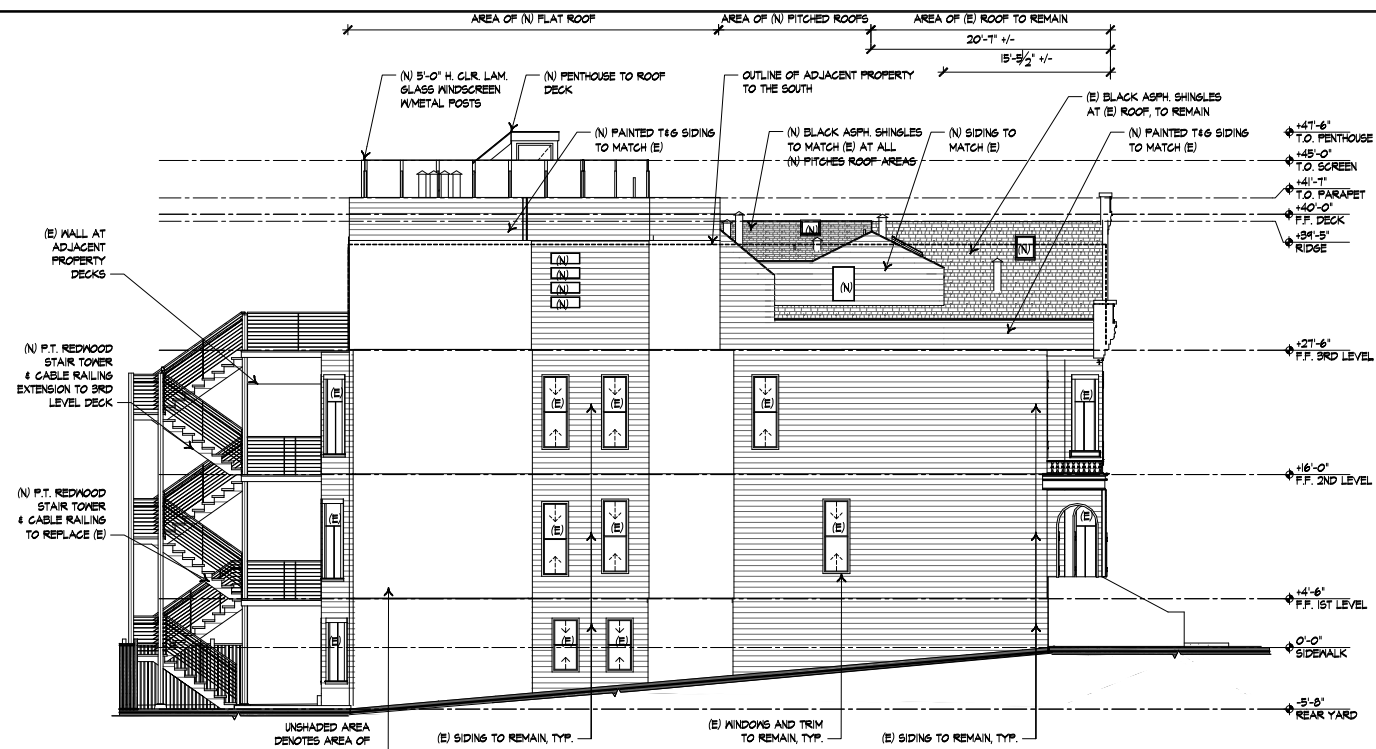
O'EY RESIDENCE
48-48 NOE ST.
SAN FRANCISCO CA 94114

DATE	ISSUE
10/28/11	PRE-APP MEETING
11/11	PLANNING REVIEW
11/11	REAR STAIR VAR.
12/02	PLANNING REV.
01/12	IN NOTICE

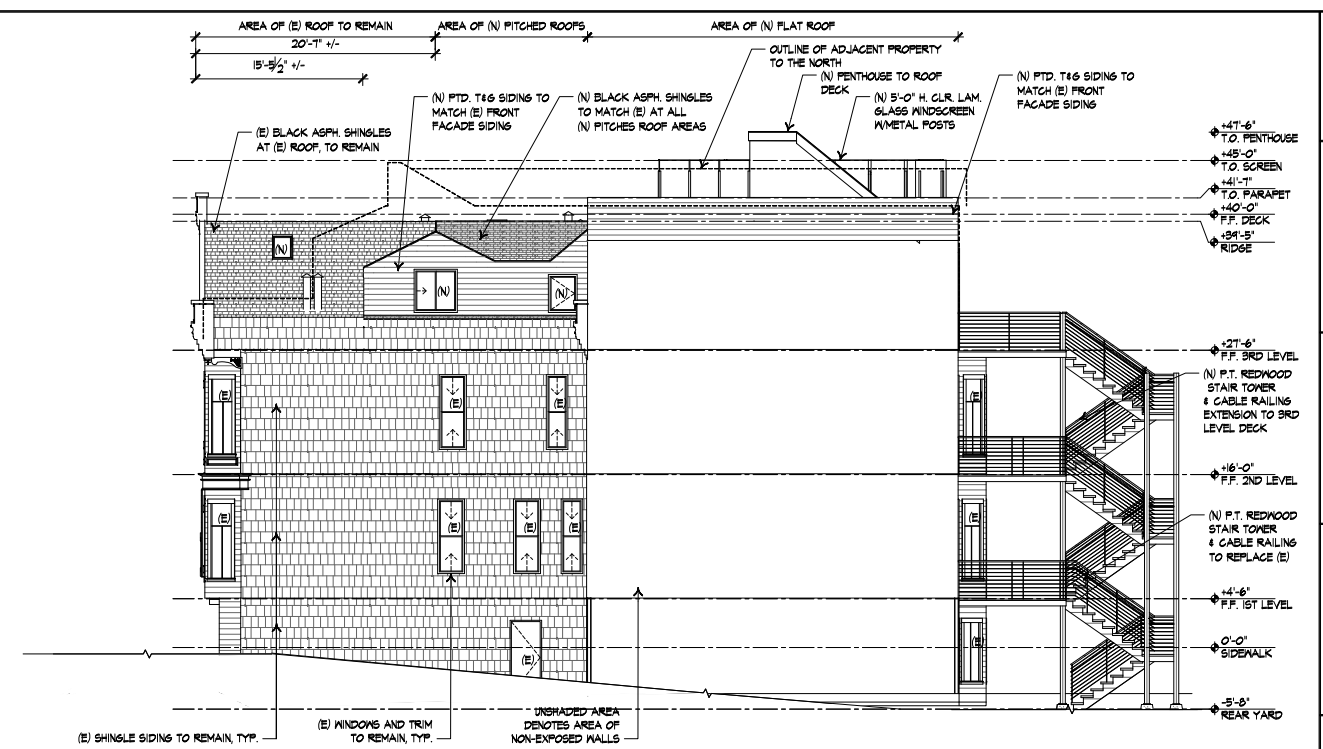
EXISTING
EXTERIOR
ELEVATIONS

AS NOTED
0000004

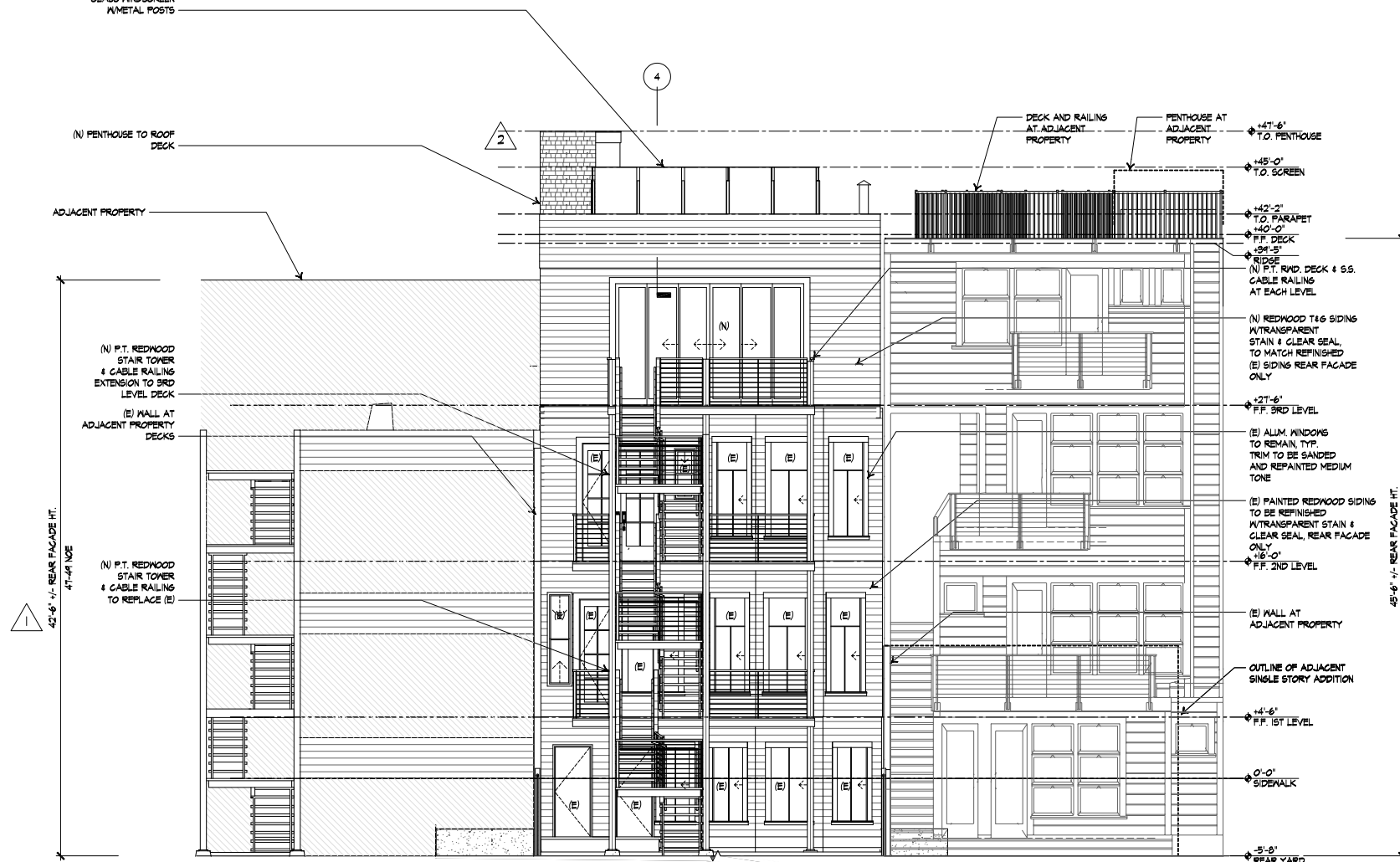
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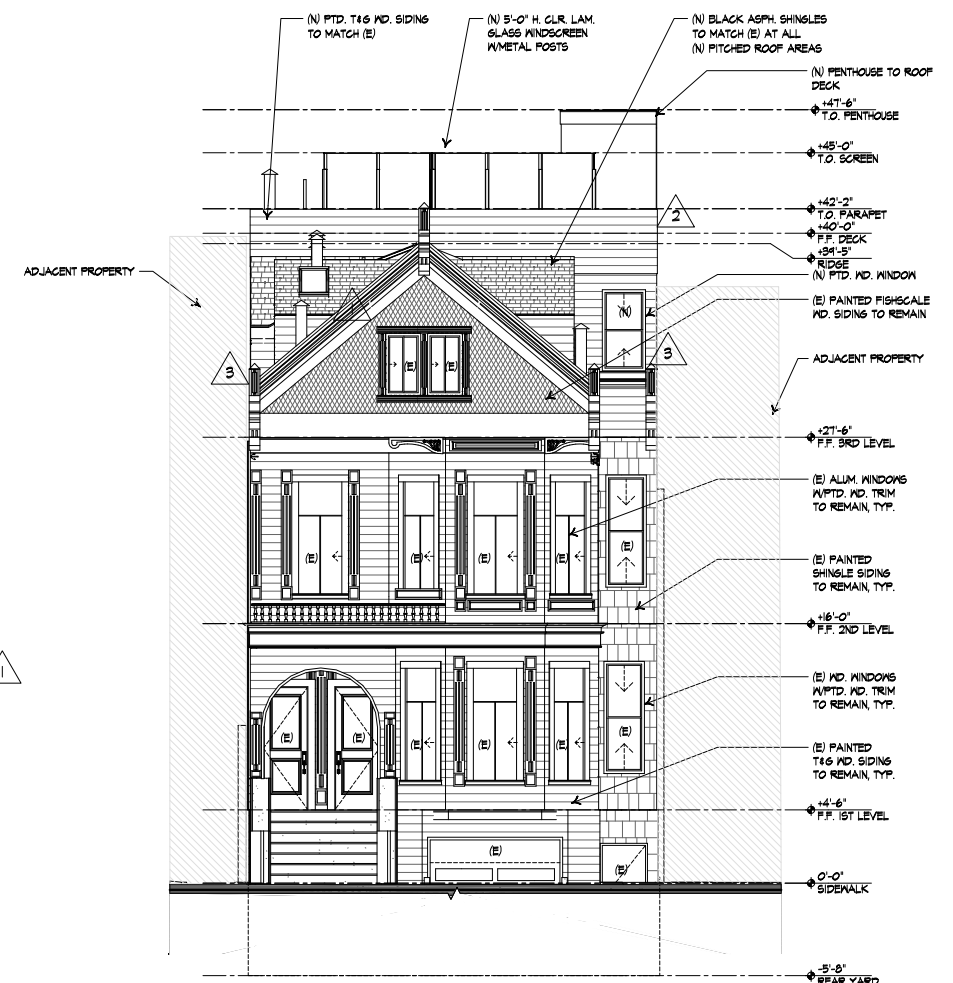
4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

OEY RESIDENCE
43-45 NCE ST.
SAN FRANCISCO CA 94114

DATE	ISSUE
10/28/11	PRE-APP MEETING
11/11	PLANNING REVIEW
11/11	REAR STAIR VAR.
12/01/11	PLANNING REVIEW
01/03/12	PLANNING REVIEW
01/12/12	PLANNING REVIEW
01/12/12	PLANNING REVIEW
01/12/12	PLANNING REVIEW
01/12/12	PLANNING REVIEW

PROPOSED
EXTERIOR
ELEVATIONS

AS NOTED

0000004

A8.3