



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 26, 2012**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variances (Front Setback)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>168-170 Roosevelt Way</b>	Case No.:	<b>2012.0349V</b>
Cross Street(s):	<b>NE corner at Park Hill</b>	Building Permit:	<b>N/A</b>
Block /Lot No.:	<b>2608/031</b>	Applicant/Agent:	<b>George Bradley</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 871.1106</b>
Area Plan:	<b>N/A</b>	E-Mail:	<a href="mailto:gabradley@gabarch.com">gabradley@gabarch.com</a>
PROJECT DESCRIPTION			
<p>The proposal is to enlarge the existing third floor level and alter the building's elevations in a modern vernacular.</p> <p><b>SECTION 132 OF THE PLANNING CODE</b> requires the subject property to maintain a front setback of approximately three feet. The proposed third floor expansion would extend to the front property line, encroaching approximately three feet into the required front setback; therefore, the project requires a variance from the front setback requirements of the Planning Code.</p> <p><b>SECTION 188 OF THE PLANNING CODE</b> prohibits the expansion of a noncomplying structure in a manner that would increase the degree of noncompliance. A portion of the existing building extends to the front property line and encroaches approximately three feet into the required front setback. Therefore, enlarging the existing third floor level across the whole of the front of the property as proposed requires a variance from Section 188 of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Michael Smith</b> Telephone: <b>(415) 558-6322</b> E-Mail: <a href="mailto:michael.e.smith@sfgov.org">michael.e.smith@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2012.0349V.pdf">http://sf-planning.org/ftp/files/notice/2012.0349V.pdf</a></p>			

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



# 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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CA 94103-2479

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Planning  
Information:  
**415.558.6377**

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abbreviations

ACOUS	ACOUSTICAL	LAM	LAMINATE
ACT	ACOUSTICAL TILE	LEV	LEVEL
ADDNL	ADDITIONAL	LOC	LOCATION
ADJ	ADJACENT	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
ALUM	ALUMINUM	MEMB	MEMBRANE
ALT	ALTERNATE	MFR	MANUFACTURER
ANOD	ANODIZED	MIN	MINIMUM
APPRD	APPROVED	MTD	MOUNTED
APPROX	APPROXIMATE	MTL	METAL
@	AT	MOD	MODULE
BD	BOARD	(N)	NEW
BETW	BETWEEN	NIC	NOT IN CONTRACT
BLKG	BLOCKING	NTS	NOT TO SCALE
BM	BEAM	NO	NUMBER
BO	BOTTOM OF	OFF	OFFICE
BRKT	BRACKET	OC	ON CENTER
CAB	CABINET	OPNG	OPENING
CLNG	CEILING	OPP	OPPOSITE
CTR	CENTER	PTD	PAINTED
CL	CENTER LINE	PNL	PANEL
CLR	CLEAR	PTN	PARTITION
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLAS	PLASTER
CONST	CONSTRUCTION	PLT	PLATE
CONT	CONTINUOUS	PLY	PLYWOOD
CJ	CONTROL JOINT	PT	POINT
CORR	CORRIDOR	PL	PROPERTY LINE
CTRTOP	COUNTERTOP	RAD	RADIUS, RADII
(D)	DEMOLISH, DEMOLITION	RE	REFER TO
DBL	DOUBLE	RECEP	RECEPTACLE
DIA	DIAMETER	REFL	REFLECTED
DIM	DIMENSION	R	REMOVE
DN	DOWN	RES	RESISTANT
DN	DOWN	RESIL	RESILIENT
DR	DOOR	RE	RELOCATE
DTL	DETAIL	REQ'D	REQUIRED
DWG	DRAWING	R/A	RETURN AIR
EA	EACH	RD	ROOF DRAIN
EL	ELEVATION	RM	ROOM
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATOR	SAD	SEE ARCH DWGS
EQ	EQUAL / EQUAL TO	SCD	SEE CIVIL DRAWINGS
EQUIP	EQUIPMENT	SLD	SEE LANDSCAPE DWGS
EXP	EXPANSION	SSD	SEE STRUCTURAL DWGS
EXT	EXTERIOR	SMD	SEE MECHANICAL DWGS
(E)	EXISTING	SPD	SEE PLUMBING DWGS
FF	FINISH FLOOR	SED	SEE ELECTRICAL DWGS
FE	FIRE EXTINGUISHER	SC	SOLID CORE
FLR	FLOOR	SCHED	SCHEDULED
FD	FLOOR DRAIN	SECT	SECTION
F-F	FACE TO FACE	SHT	SHEET
FOC	FACE OF CONCRETE	SIM	SIMILAR
FOF	FACE OF FINISH	SQ	SQUARE
FOG	FACE OF GYP BD	SS	STAINLESS STEEL
FOS	FACE OF STUD	STD	STANDARD
FOW	FACE OF WALL	STL	STEEL
FR	FRAME	STRUCT	STRUCTURAL
FT	FOOT, FEET	SUSP	SUSPENDED
FURR	FURRING	TEL	TELEPHONE
GEN	GENERAL	TEMPD	TEMPERED
GL	GLASS OR GLAZED	TEMPD GL	TEMPERED GLASS
GA	GAUGE	THK	THICK
GR	GRADE	THRU	THROUGH
GYP BD	GYPSUM BOARD	TO	TOP OF
HDWR	HARDWARE	TYP	TYPICAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING	UL	UNDERWRITERS LABORATORY
		UON	UNLESS OTHERWISE NOTED
HGT	HEIGHT	VEN	VENEER
HC	HOLLOW CORE	VER	VERIFY
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	VWA	VERIFY WITH ARCHITECT
HR	HOUR	VERT	VERTICAL
HT	HEIGHT	VCT	VINYL COMPOSITION TILE
IN	INCH, INCHES	WH	WATER HEATER
INCAN	INCANDESCENT	W/	WITH
INS	INSULATION	WD	WOOD
INT	INTERIOR		
JT	JOINT		

project team

ARCHITECT:	STRUCTURAL ENGINEER:
gb   architecture + design	ONE Design
380 10th St, #16	2024 Divisadero St.
San Francisco, CA 94103	San Francisco, CA 94140
George Bradley, AIA   Principal	Erevan O'Neill, P.E.
415.871.1106 - mobile	415.828.4412
415.861.6567 - office	
gabradley@gabarch.com	info@onedesignsf.com

project data

PROJECT ADDRESS:	168-170 ROOSEVELT WAY, SAN FRANCISCO CA 94114
ASSESSOR'S BLOCK & LOT:	2808/ 031
HEIGHT LIMIT:	40-X
CONSTRUCTION TYPE:	TYPE V (WOOD FRAMED CONSTRUCTION)
STORIES OF OCCUPANCY:	3
NO. OF BASEMENTS:	2
LEGAL USE:	MULTI-FAMILY RESIDENTIAL (2 UNITS)
OCCUPANCY CLASS:	RH-2
DWELLING UNITS:	2
LOT SIZE:	51'-0"x 81'-0"x 95'-0"; +/-2100 SQ FT (TRIANGULAR LOT)
PROJECT AREAS:	EXISTING: 2355 SQ FT PROPOSED: 3136 SQ FT
BUILDING HEIGHT:	EXISTING: 29'-7 3/4" T.O. ROOF PROPOSED: 31'-10 1/4" T.O. ROOF
SCOPE OF WORK:	EXPAND EXISTING BASEMENT, EXPAND EXISTING THIRD FLOOR, REVISE INTERIOR LAYOUTS, REMOVE (1) EXISTING GARAGE, RECLAD EXTERIOR, INSTALL NEW WINDOWS, UPGRADE MEP AND STRUCTURAL SYSTEMS.

vicinity map



sheet index

	COVER PAGE
	EXISTING SITE SURVEY
D2.01	EXISTING FLOOR PLANS
D2.02	EXISTING FLOOR PLANS
D2.03	EXISTING FLOOR PLANS
D4.01	EXISTING EXTERIOR ELEVATIONS
D4.02	EXISTING EXTERIOR ELEVATIONS
A1.01	PROPOSED SITE PLAN
A2.01	PROPOSED FLOOR PLANS
A2.02	PROPOSED FLOOR PLANS
A2.03	PROPOSED FLOOR PLANS
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A4.01	PROPOSED EXTERIOR ELEVATIONS
A4.01a	PROPOSED ELEVATIONS (W/CONTEXT)
A4.01b	PROPOSED ELEVATIONS (W/ CONTEXT)
A4.02	PROPOSED EXTERIOR ELEVATIONS

# buena vista residence

168 - 170 Roosevelt Way San Francisco, CA 94114



GENERAL NOTES

- (1) ALL DISTANCES (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
  - (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
  - (3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
  - (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
  - (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
  - (6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
  - (7) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF BABA / BRADLEY FAMILY LIVING TRUST. USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
  - (8) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
  - (9) THIS IS A BOUNDARY SURVEY.
  - (10) THE BOUNDARY SHOWN HEREON IS BASED ON THE RECORD OF SURVEY FILED IN BOOK 88 OF MAPS PAGE 136.
  - (11) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
  - (12) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN.
- THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
- ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

BASIS OF ELEVATION

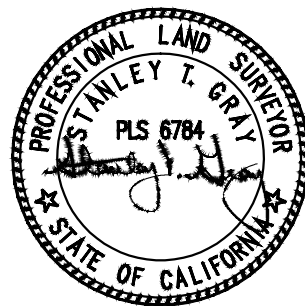
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE FOUND SURVEY MONUMENT AT THE 10 WEST OF THE INTERSECTION OF ROOSEVELT WAY AND PARKHILL AVE. ELEVATION 336.059' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

BASIS OF SURVEY

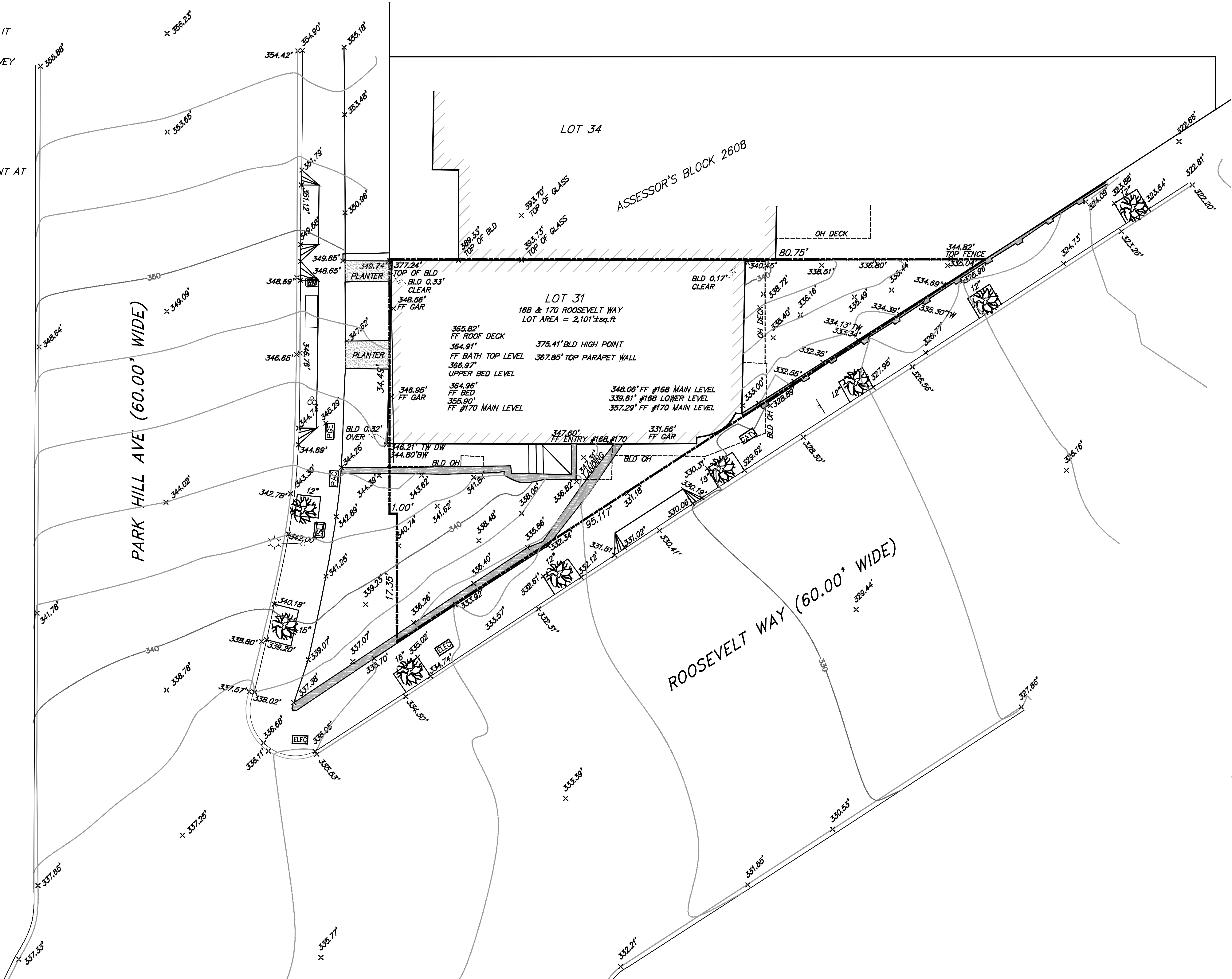
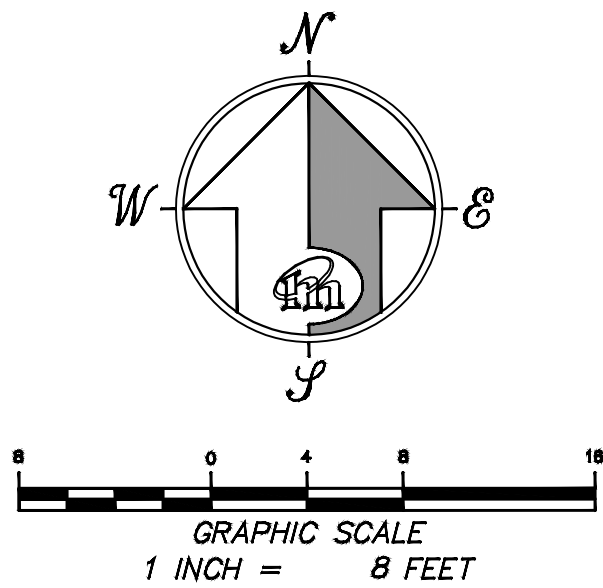
TITLE FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO. 10-1022266-B-MF DATED FEB 23RD 2011

LEGEND

- TW TOP OF WALL
- BW BOTTOM OF WALL
- DW DRIVEWAY
- FF FINISHED FLOOR
- GAR GARAGE
- CATV CABLE TV
- WM WATER METER
- PAC PAC BELL BOX
- PGE PACIFIC GAS AND ELECTRIC
- PROPERTY LINE
- - - BUILDING OVERHANG
- ☼ TREE (DIAMETER IN INCHES)
- ☼ STREET LIGHT



2-28-12



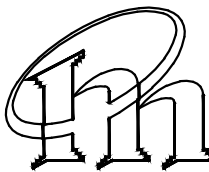
SITE SURVEY

OF

168 AND 170 ROOSEVELT AVE

SAN FRANCISCO  
FEBRUARY

CALIFORNIA  
2012

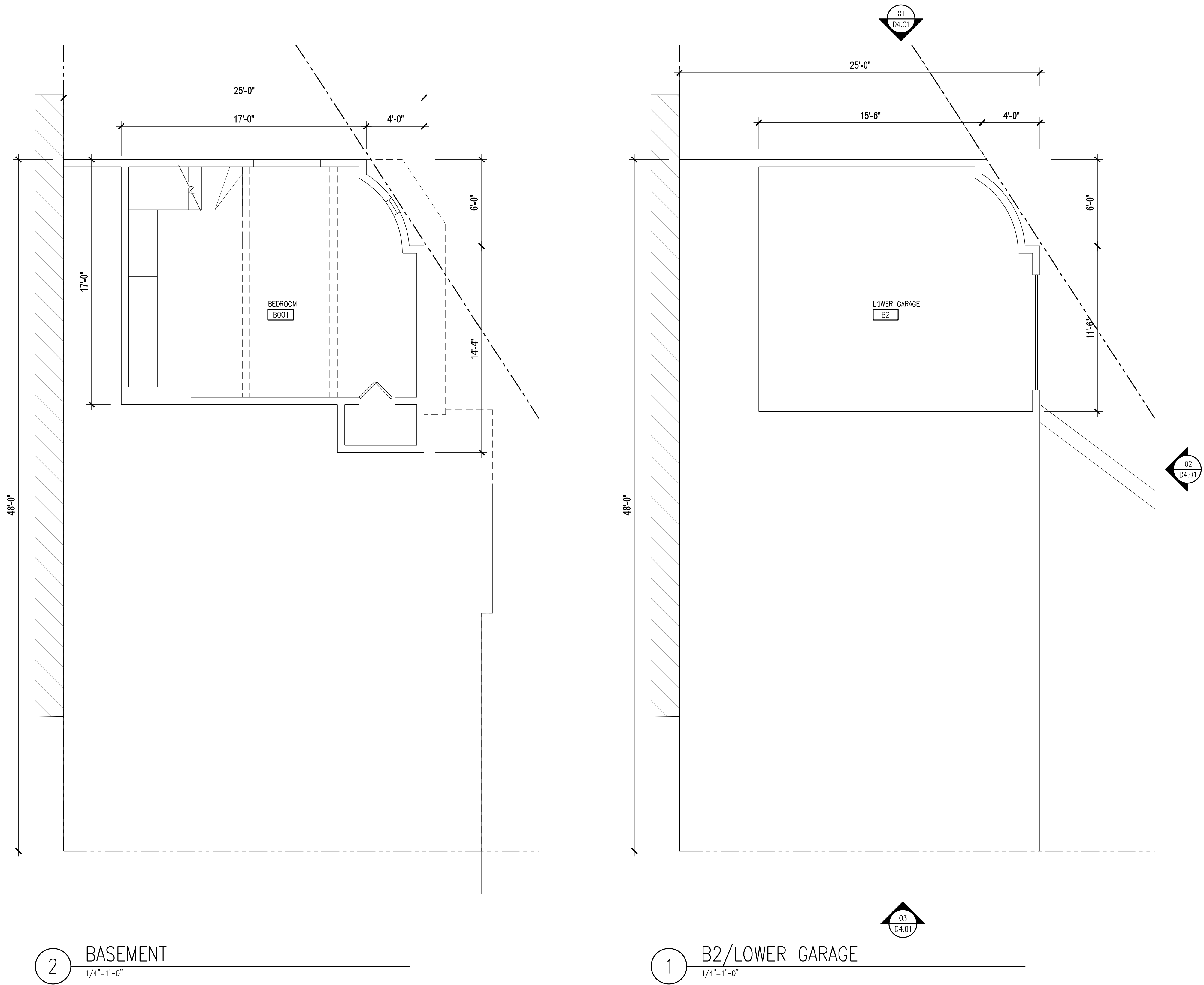


MERIDIAN SURVEYING ENGINEERING, INC.  
1812 UNION STREET 777 GRAND AVENUE, #202  
SAN FRANCISCO 94123 SAN RAFAEL, CA 94901  
(415) 440-4131 (415) 456-5450

SURVEYED BY	GT	REVISION DATED	
APPROVED BY	GT	APPROVAL DATED	12007
FILE NUMBER	12007	SHEET	1 OF 1
SURVEY DATED			

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client: Baba/Bradley Living Trust  
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consultants: Structural Engineer:  
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415.828.4412  
info@onedesignsf.com

buena vista residence  
168 - 170 Roosevelt Way San Francisco, CA 94114

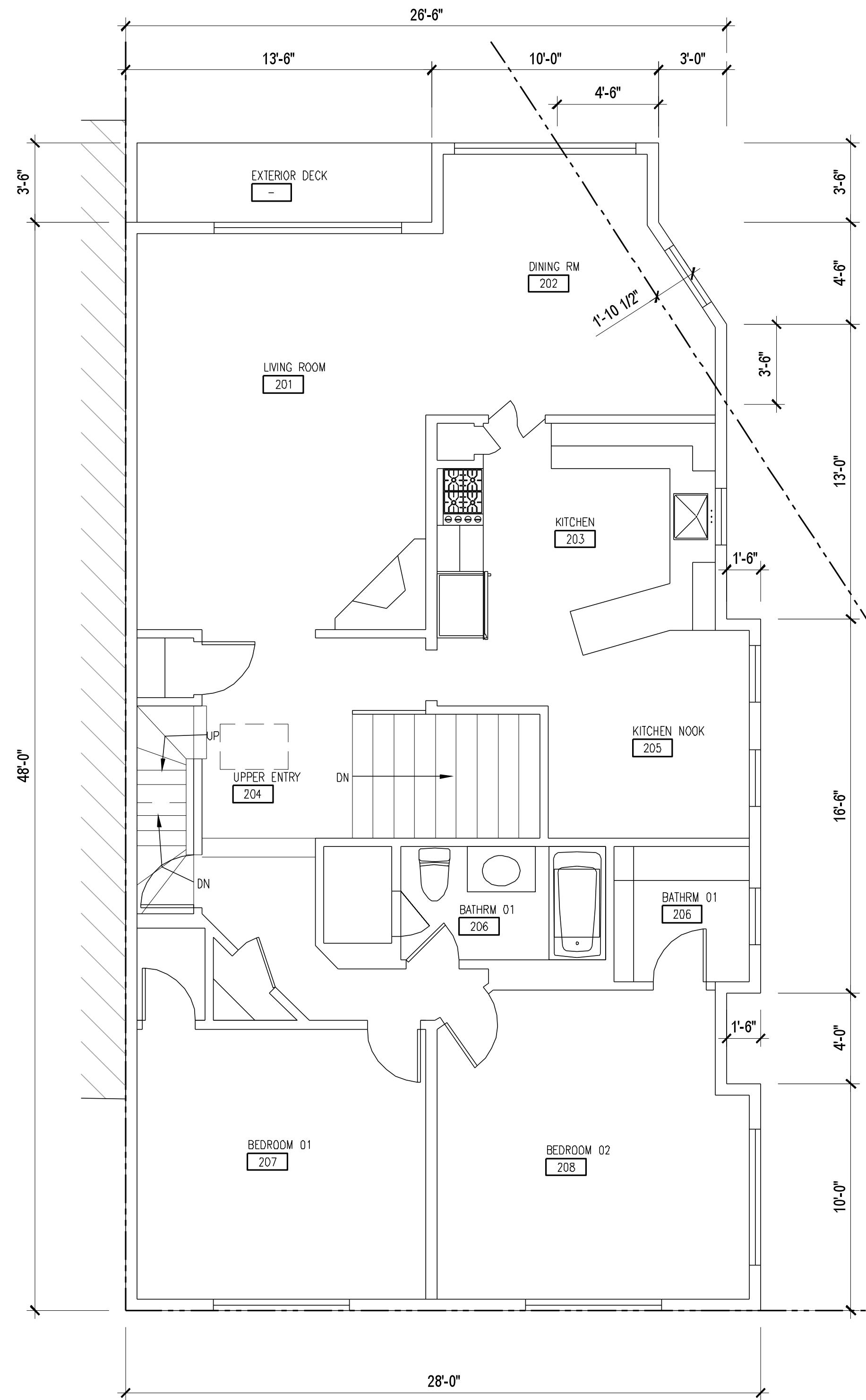
gb|architecture+design  
380 10th Street, #16 San Francisco, CA 94103

no: 01  
date:  
issue: permit drawings

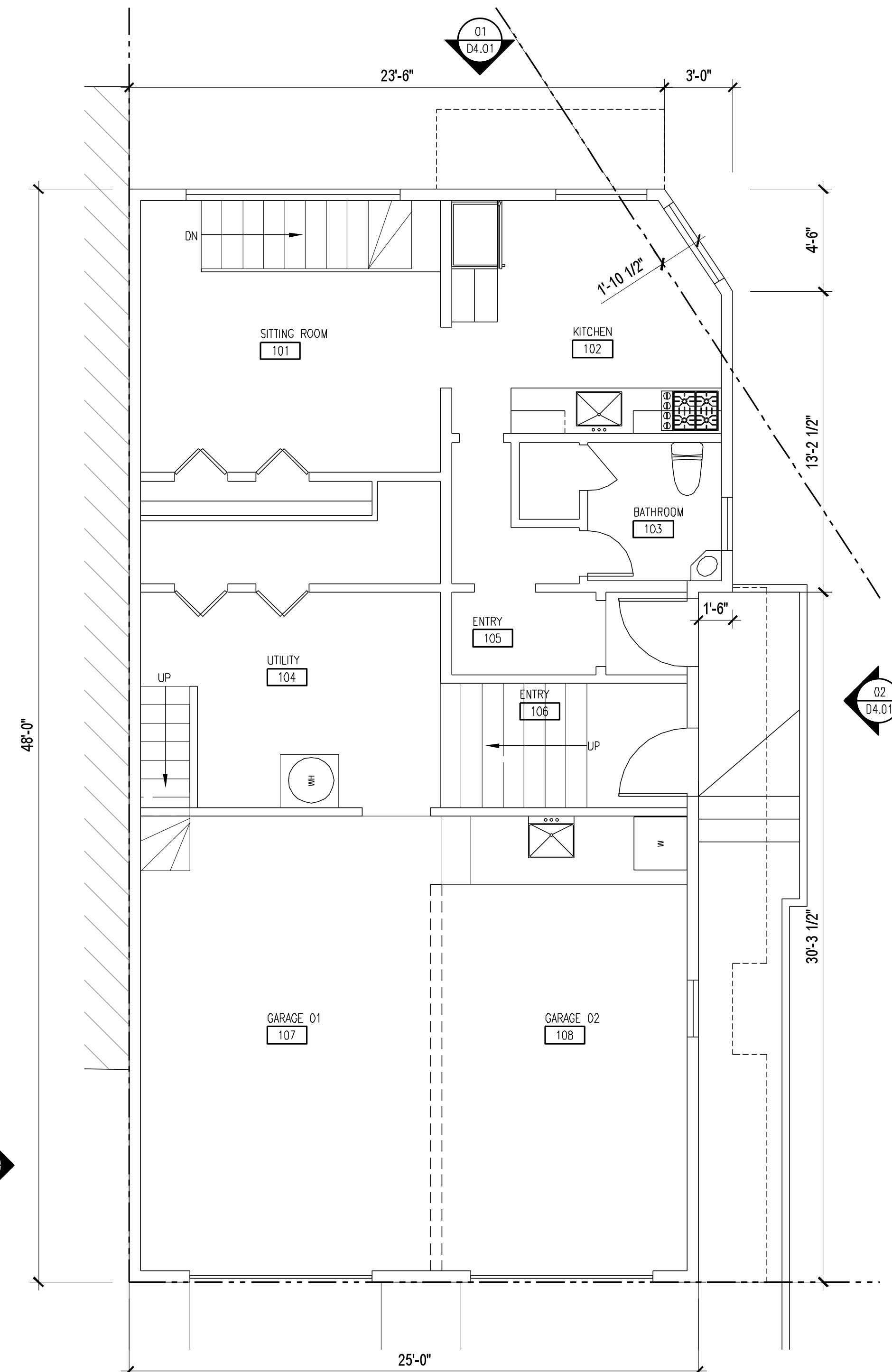
D2.01  
EXISTING FLOOR PLANS

scale: 1/4" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101

All drawings and related material submitted hereto constitute a contract and shall not be altered, added, or deleted without written consent of the architect.



2 FLOOR 02  
1/4"=1'-0"



1 FLOOR 01  
1/4"=1'-0"

client: Baba/Bradley Living Trust  
380 10th Street, #16  
San Francisco, CA 94114  
415.871.1106  
415.225.9319

consultants: Strucutral Engineer:  
ONE Design  
2024 Divisadero Street  
San Francisco, CA 94140  
415.828.4412  
info@onedesignsf.com

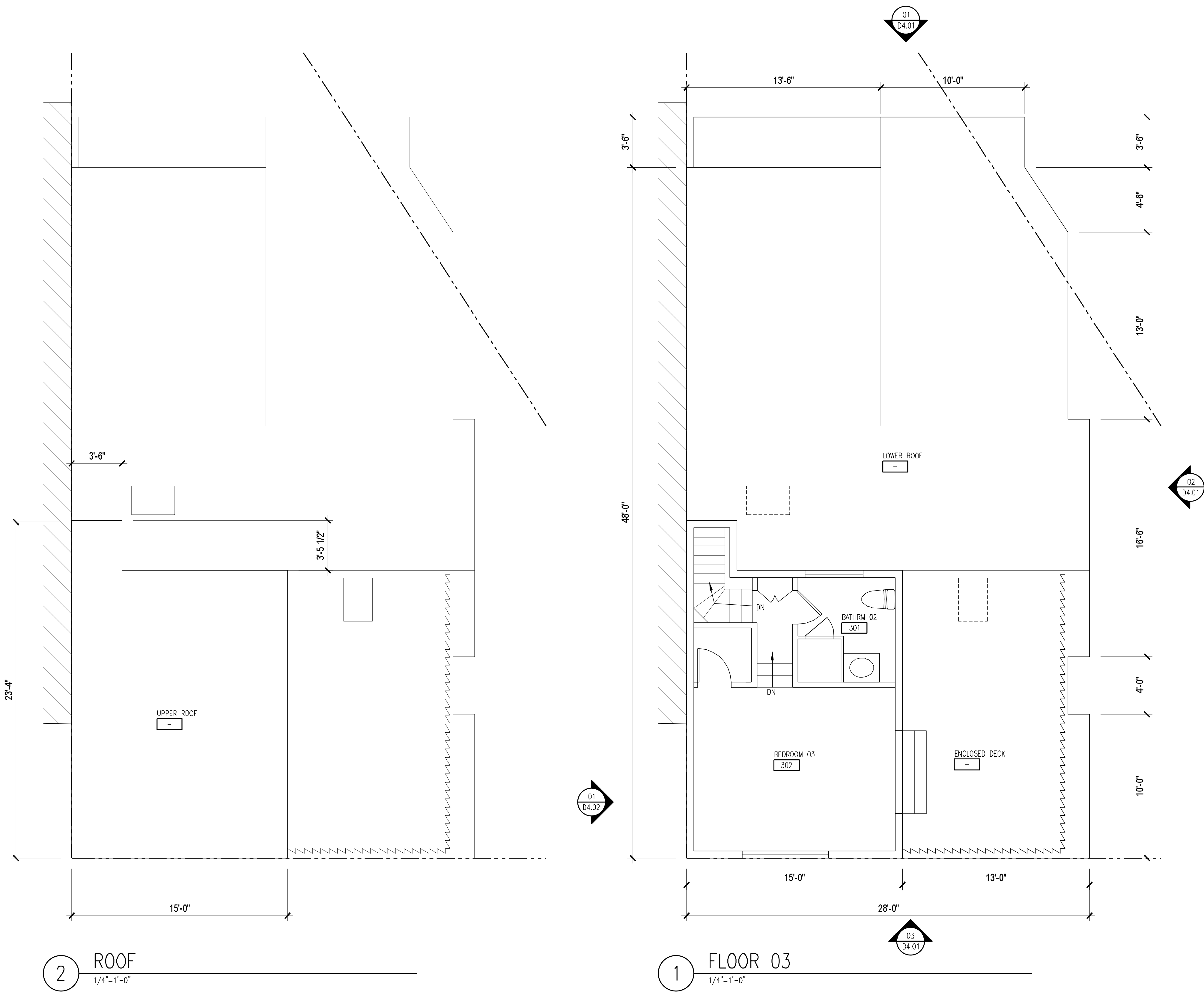
buena vista residence  
168 - 170 Roosevelt Way San Francisco, CA 94114  
gb|architecture+design  
380 10th Street, #16 San Francisco, CA 94103

no: 01  
date:  
issue: permit drawings

D2.02  
EXISTING FLOOR PLANS

scale: 1/4" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101

All drawings and related material submitted hereto shall be used for the project and shall not be used for any other purpose without the written consent of the architect.



client: Baba/Bradley Living Trust  
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consultants: Strucutral Engineer:  
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buena vista residence  
168 - 170 Roosevelt Way San Francisco, CA 94114

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380 10th Street, #16 San Francisco, CA 94103

no: 01  
date:  
issue: permit drawings

D2.03  
EXISTING FLOOR PLANS

scale: 1/4" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101





03 WEST ELEVATION: PARK HILL AVE.  
1/4"=1'-0"

02 SOUTH ELEVATION: ROOSEVELT WAY  
1/4"=1'-0"

01 EAST ELEVATION  
1/4"=1'-0"

finish keynotes

- 1.1 PAINTED STUCCO
- 1.2 PAINTED WOOD SIDING & TRIM
- 1.3 ALUMINUM WINDOWS

client: Baba/Bradley Living Trust  
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consultants: Strucutral Engineer:  
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no: 01 date: issue: permit drawings

D4.01  
EXISTING ELEVATIONS

scale: 1/4" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101



02 SOUTH ELEVATION: ROOSEVELT WAY  
1/4" = 1'-0"

client: Baba/Bradley Living Trust  
380 10th Street, #16  
San Francisco, CA 94114  
415.871.1106  
415.225.9319

consultants: Strucutral Engineer:  
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no: 01 date: issue: permit drawings

**D4.01a**  
EXISTING SOUTH ELEVATION

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

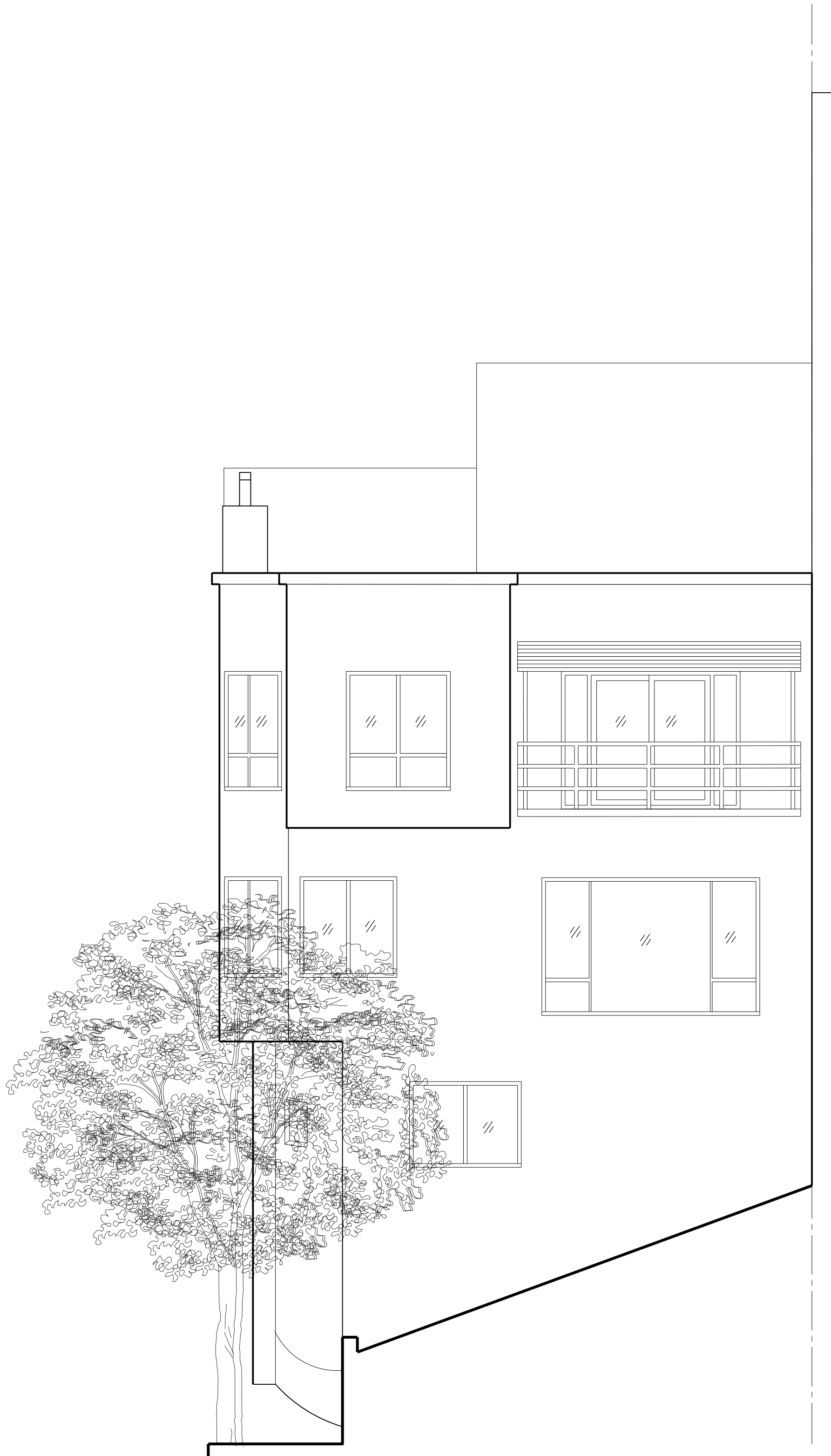
project name: Buena Vista Residence  
project number: 1101



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02 WEST ELEVATION: PARK HILL AVE  
1/4"=1'-0"



01 EAST ELEVATION  
1/4"=1'-0"

client: Baba/Bradley Living Trust  
380 10th Street, #16  
San Francisco, CA 94114  
415.871.1106  
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consultants: Structural Engineer:  
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buena vista residence  
168 - 170 Roosevelt Way San Francisco, CA 94114

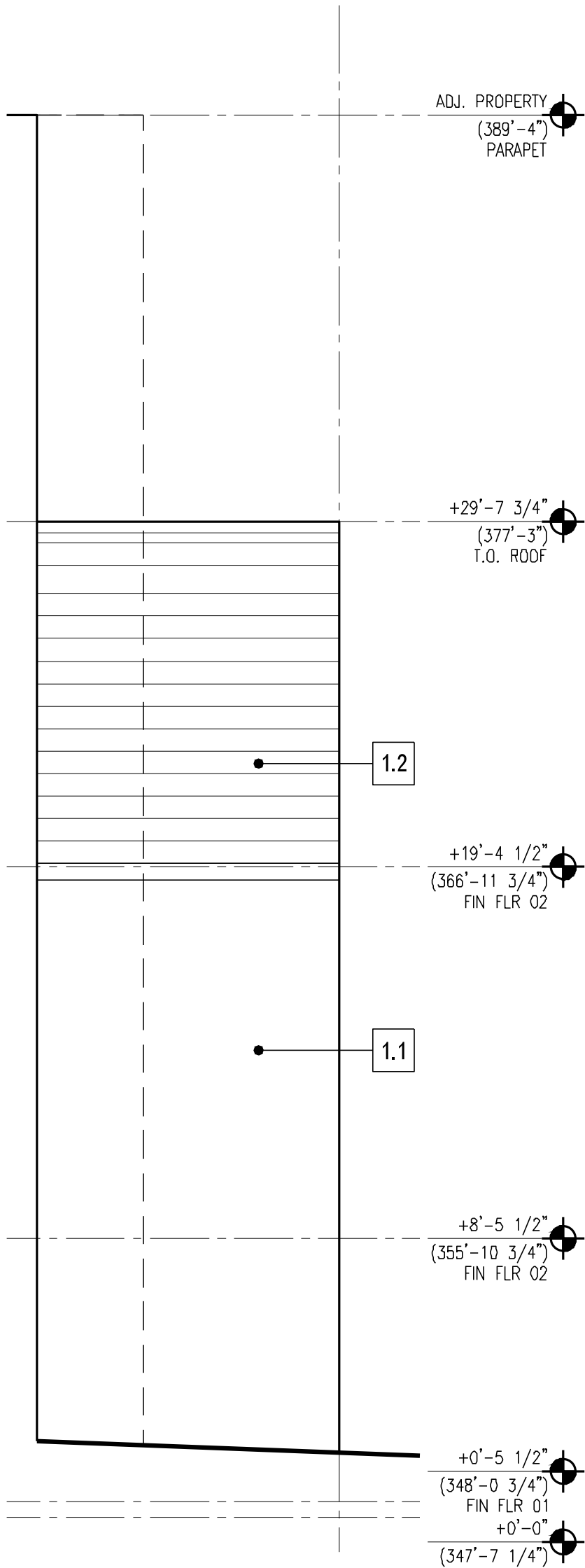
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380 10th Street, #16 San Francisco, CA 94103

no: 01 date: issue: permit drawings

**D4.01b**  
EXISTING EAST & WEST  
ELEVATIONS

scale: 1/4" = 1'-0"  
project name: Buena Vista Residence  
project number: 1101

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01 NORTH ELEVATION

1/4"=1'-0"

finish keynotes

- |     |                            |
|-----|----------------------------|
| 1.1 | PAINTED STUCCO             |
| 1.2 | PAINTED WOOD SIDING & TRIM |

client: Baba/Bradley Living Trust  
380 10th Street, #16  
San Francisco, CA 94114  
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415.225.9319

consultants: Strucutral Engineer:  
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buena vista residence  
168 - 170 Roosevelt Way San Francisco, CA 94114

gb|architecture+design  
380 10th Street, #16 San Francisco, CA 94103

no: 01  
date:  
issue: permit drawings

D4.02  
EXISTING ELEVATIONS

scale: 1/4" = 1'-0"  
project name: Buena Vista Residence  
project number: 1101

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client: Baba/Bradley Living Trust  
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consultants: Strucutral Engineer:  
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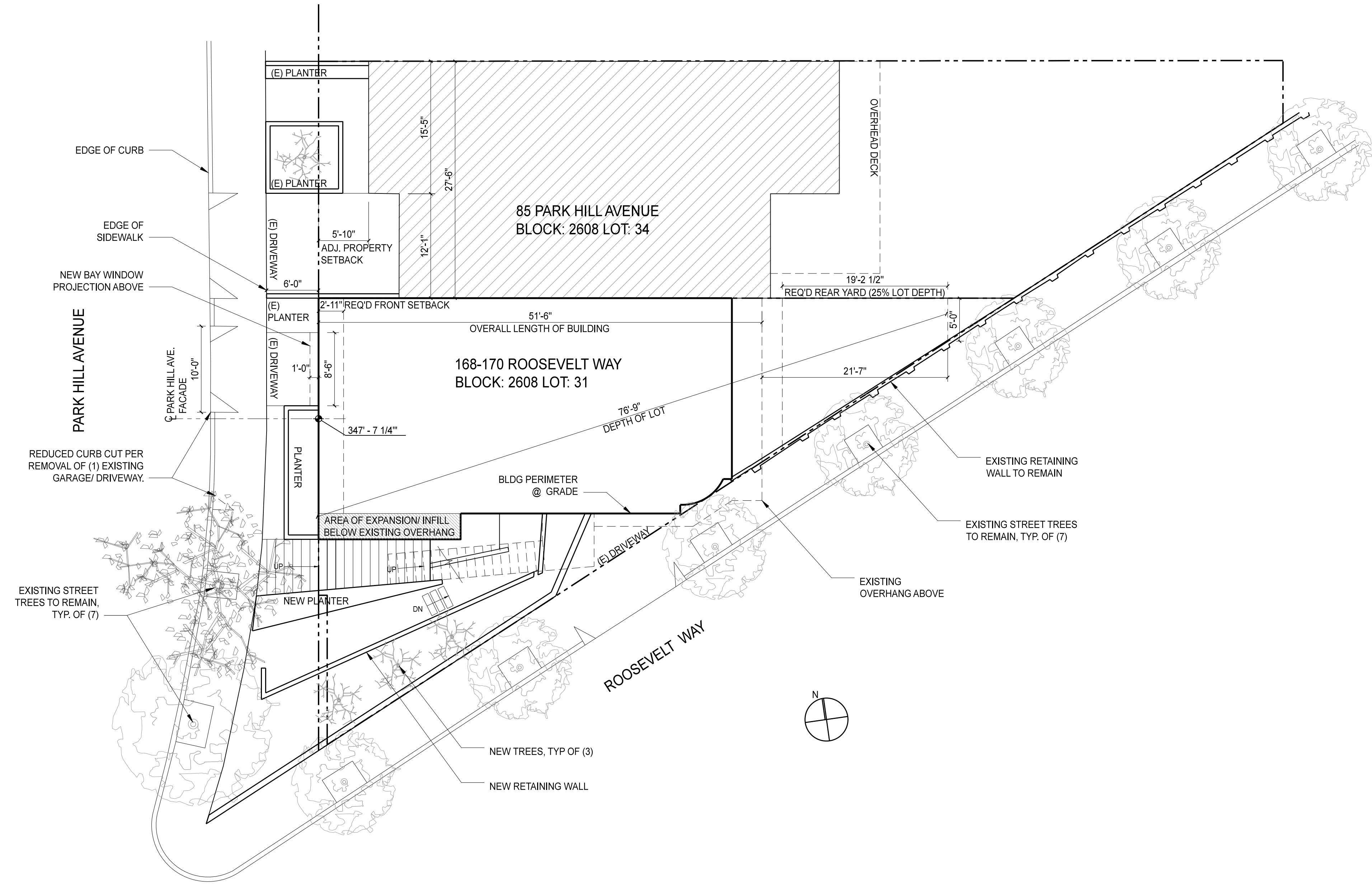
buena vista residence  
168 - 170 Roosevelt Way San Francisco, CA 94114

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380 10th Street, #16 San Francisco, CA 94103

no: 01  
date:  
issue: permit drawings

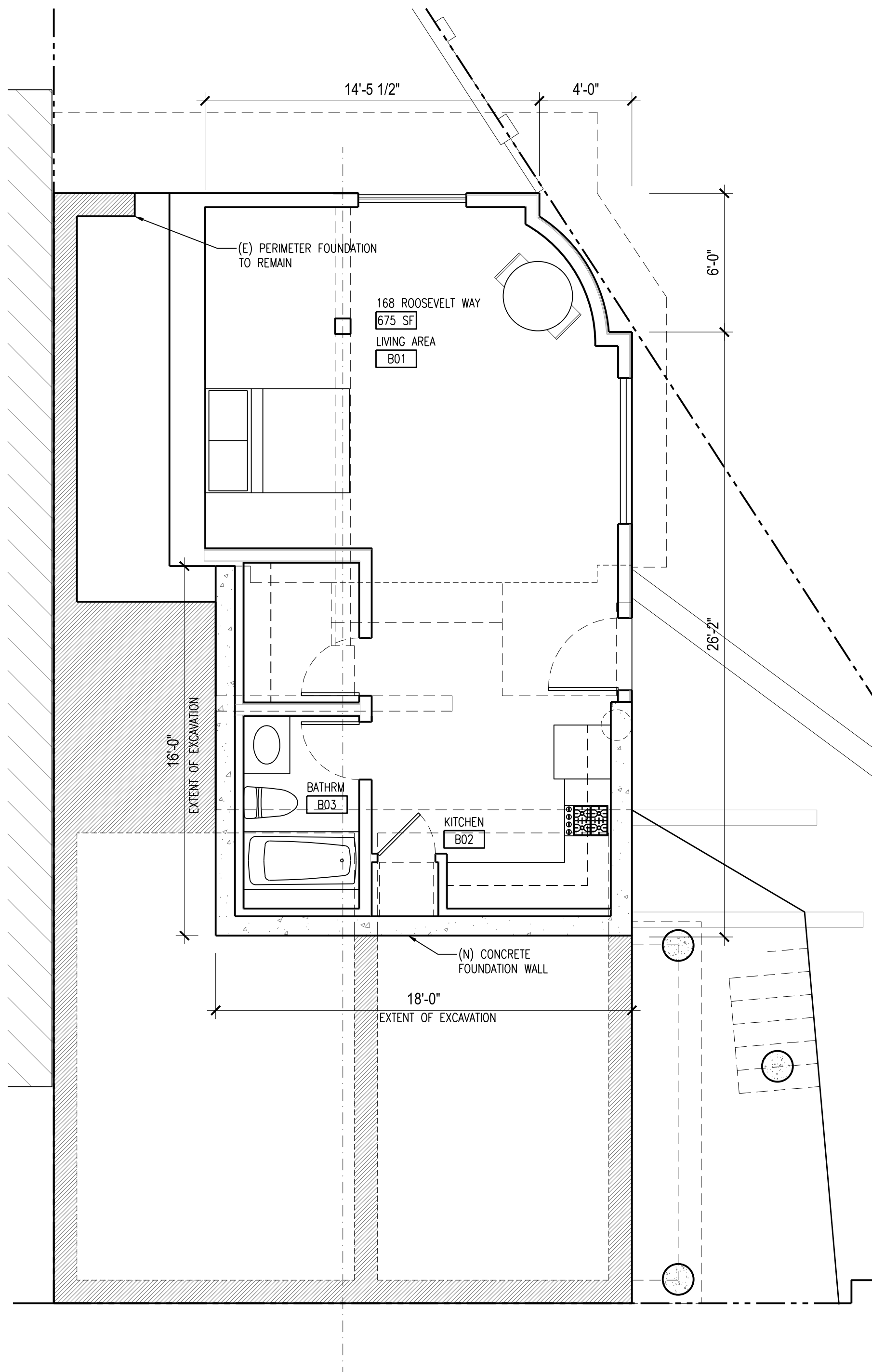
**A1.01**  
**PROPOSED SITE PLAN**

scale: 1/8" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101

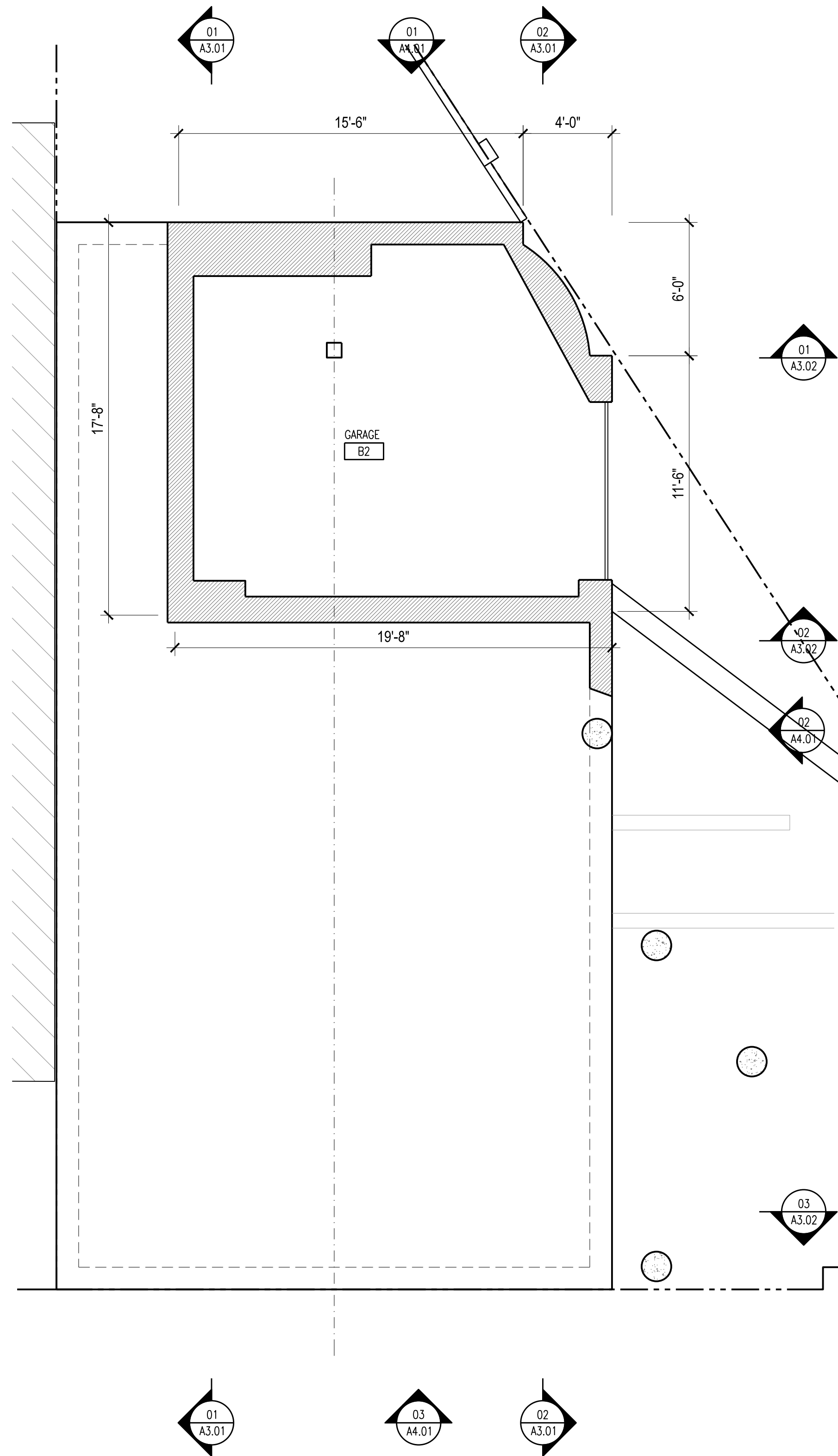




All drawings are either initial property owner consultation or conceptual work of the architect and may not be updated, used, or disclosed without written consent of the architect.



2 BASEMENT (168 ROOSEVELT)  
1/4"=1'-0"



1 B2/LOWER GARAGE  
1/4"=1'-0"

client: Baba/Bradley Living Trust  
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consultants: Strucutral Engineer:  
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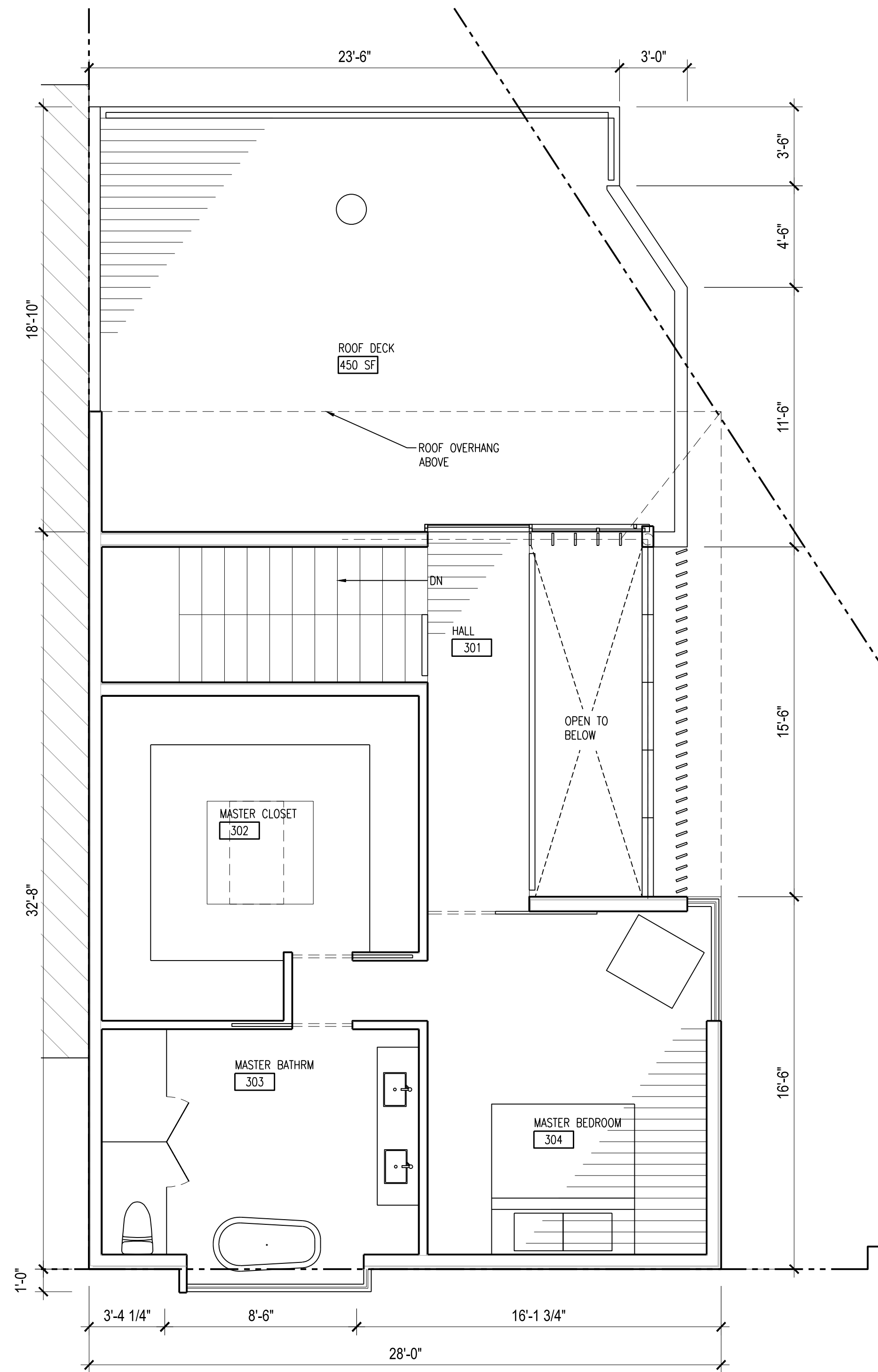
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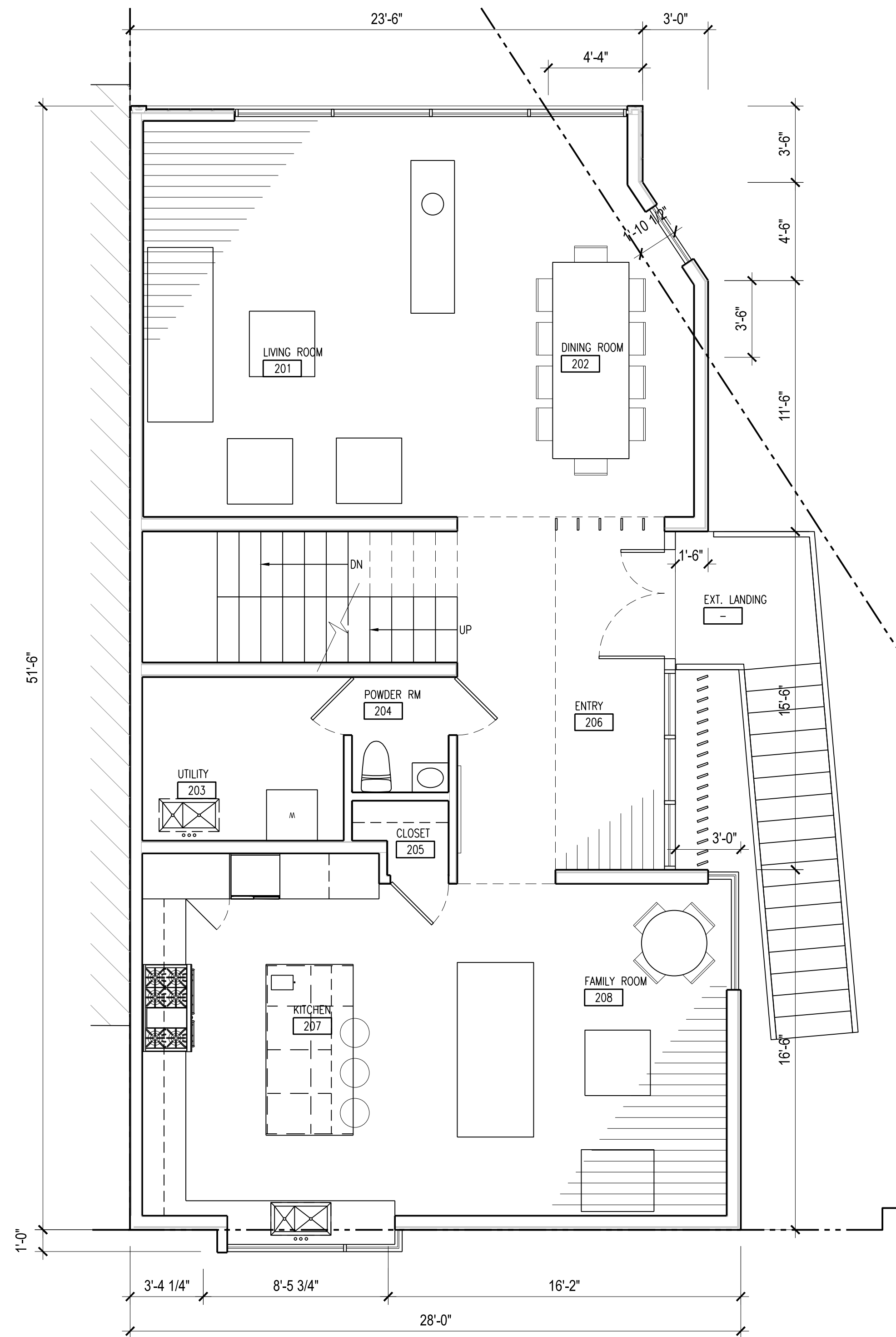
A2.01  
PROPOSED FLOOR PLANS

scale: 1/4" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101

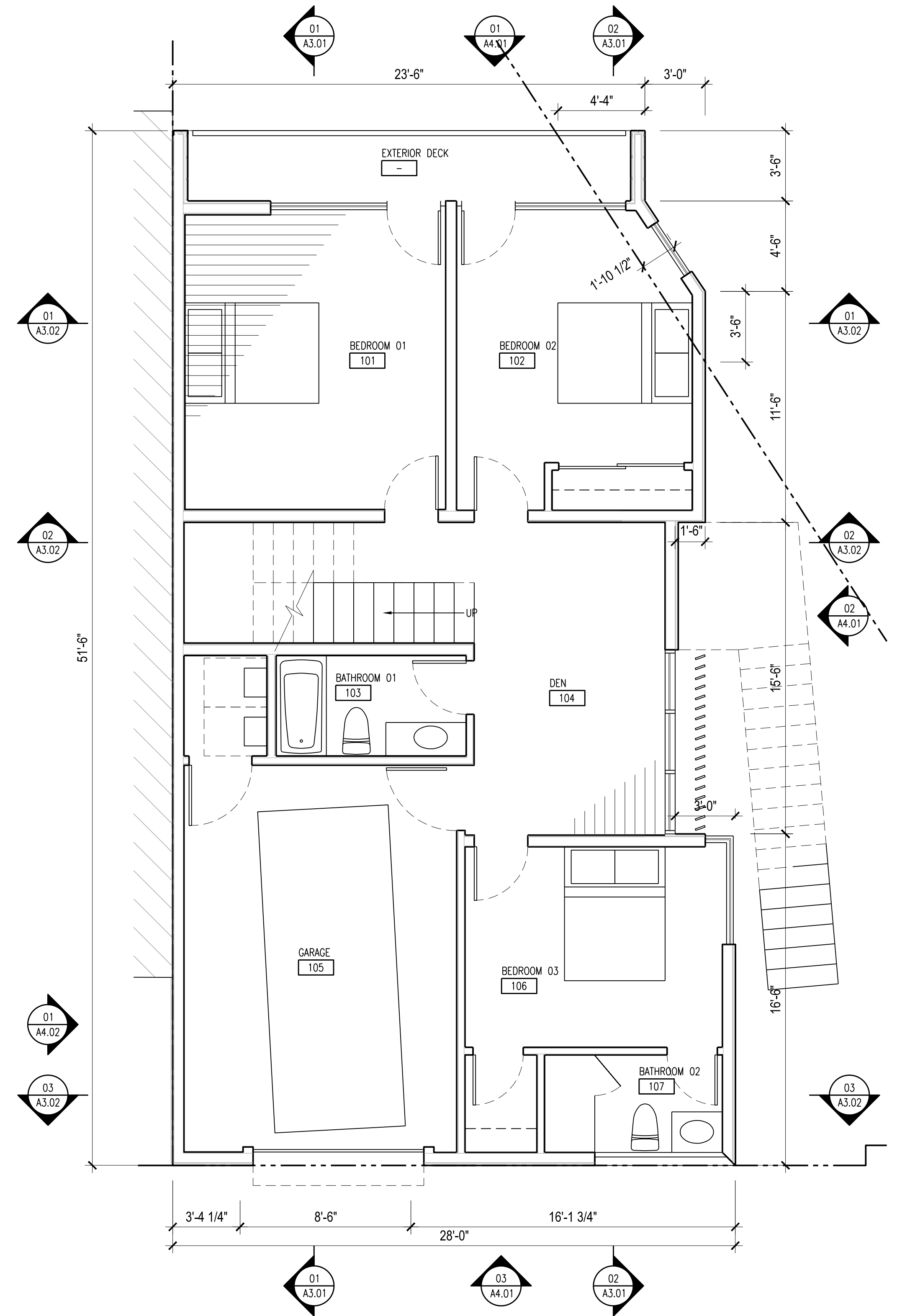
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3 FLOOR 03  
1/4"=1'-0"



2 FLOOR 02  
1/4"=1'-0"



1 FLOOR 01  
1/4"=1'-0"

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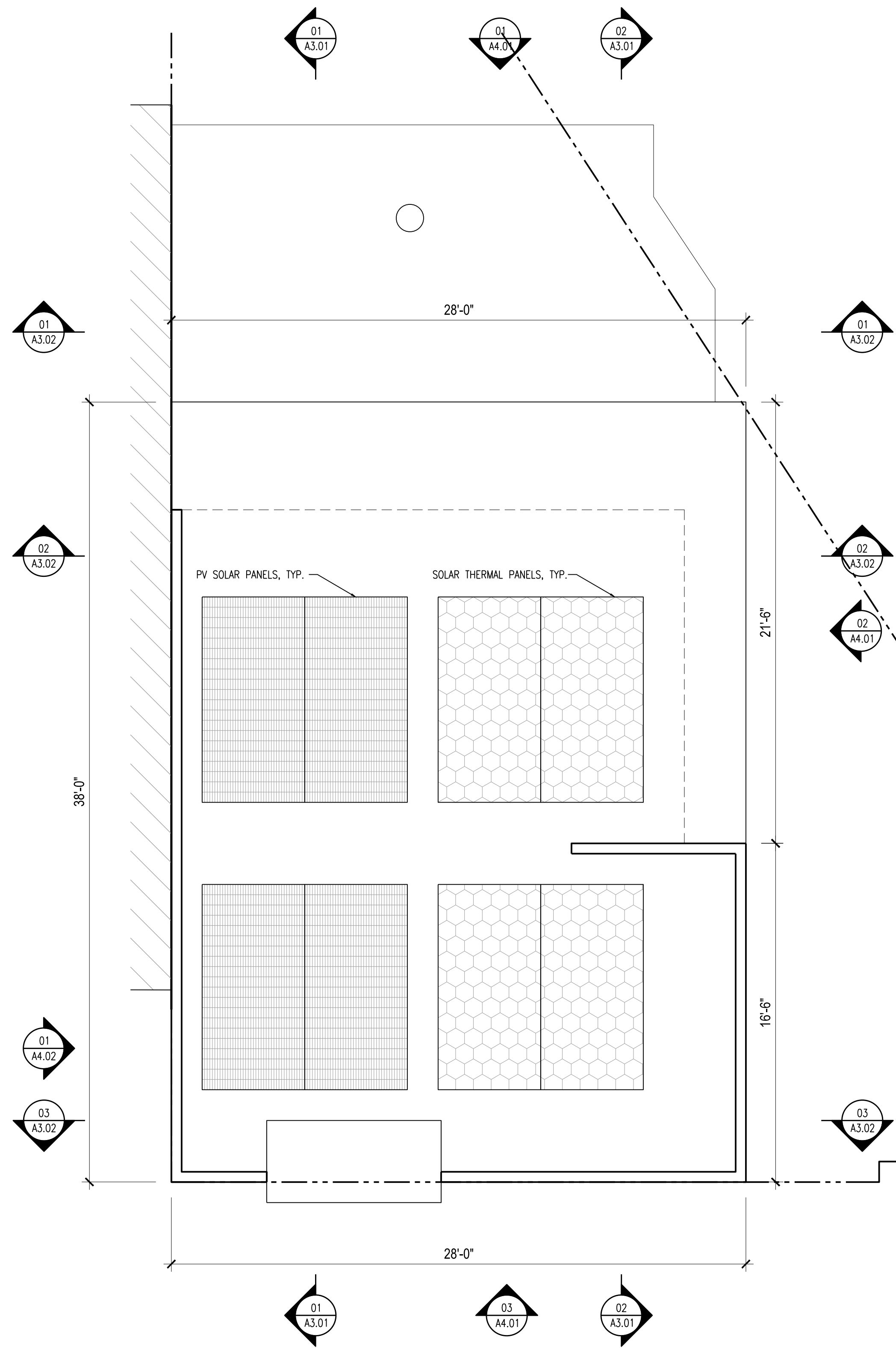
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A2.02  
PROPOSED FLOOR PLANS

scale: 1/4" = 1'-0"  
project name: Buena Vista Residence  
project number: 1101

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1 ROOF  
1/4"=1'-0"

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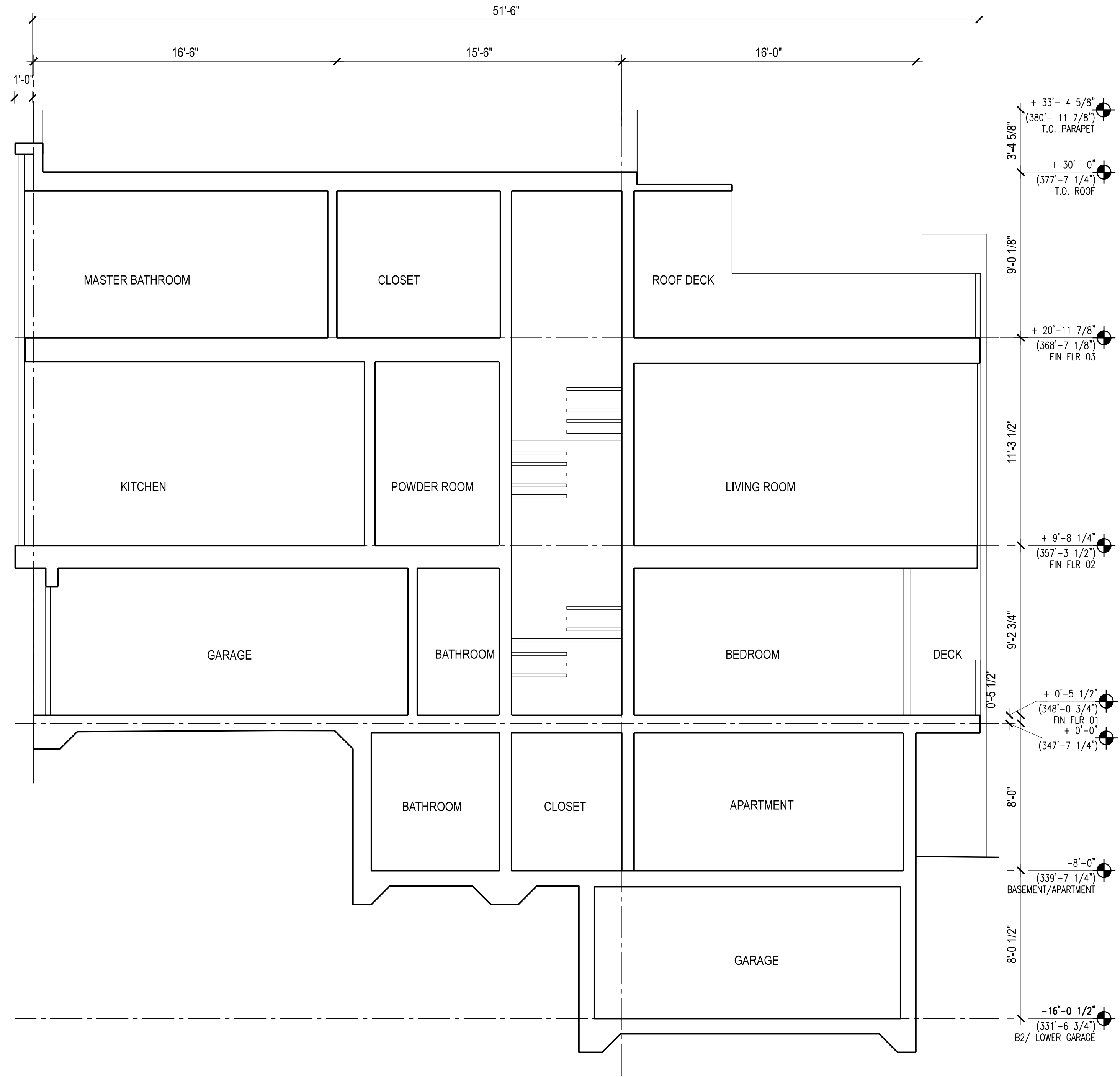
A2.03  
ROOF PLAN

scale: 1/4" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101

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02 LONG SECTION 02  
1/4"=1'-0"



01 LONG SECTION 01  
1/4"=1'-0"

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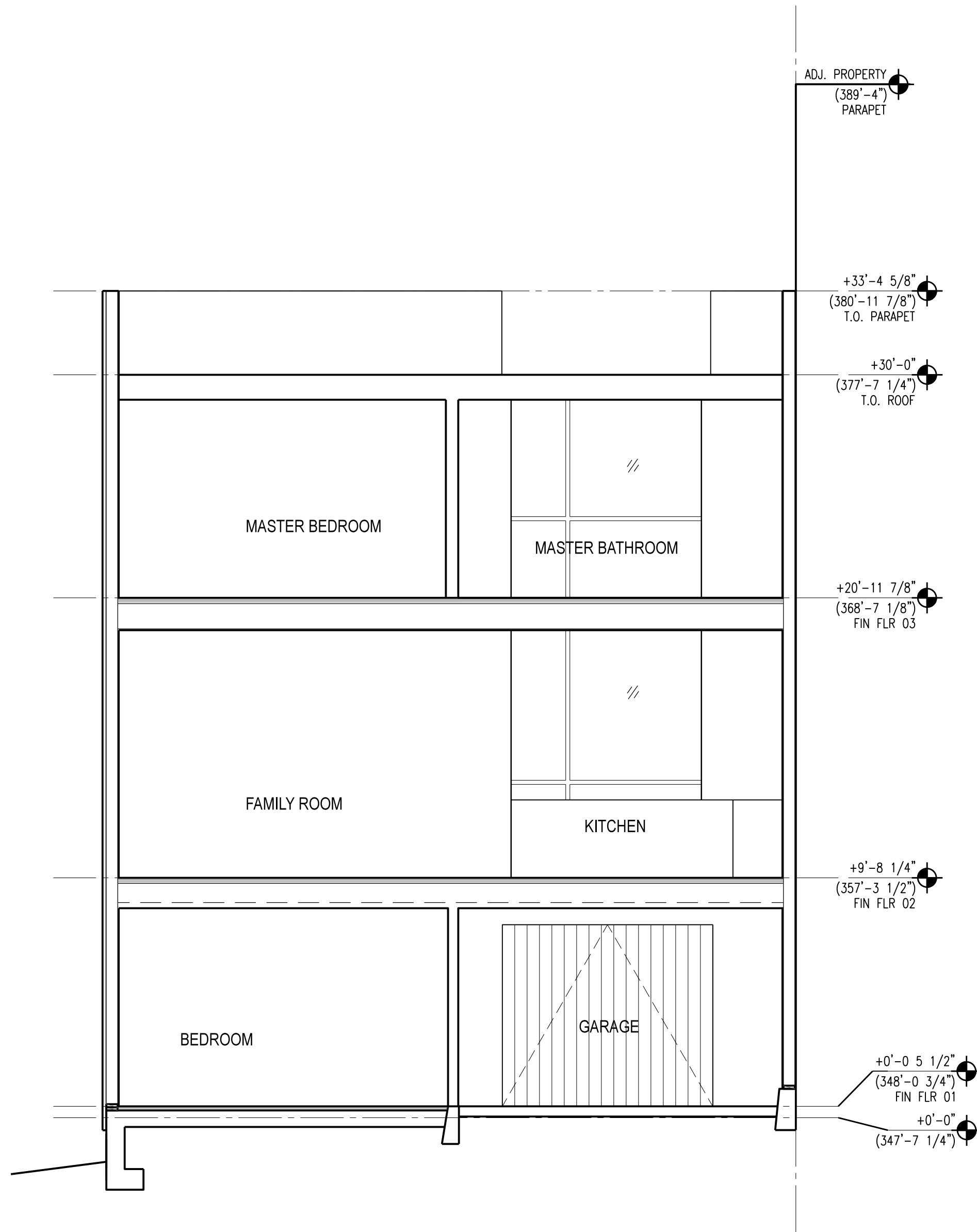
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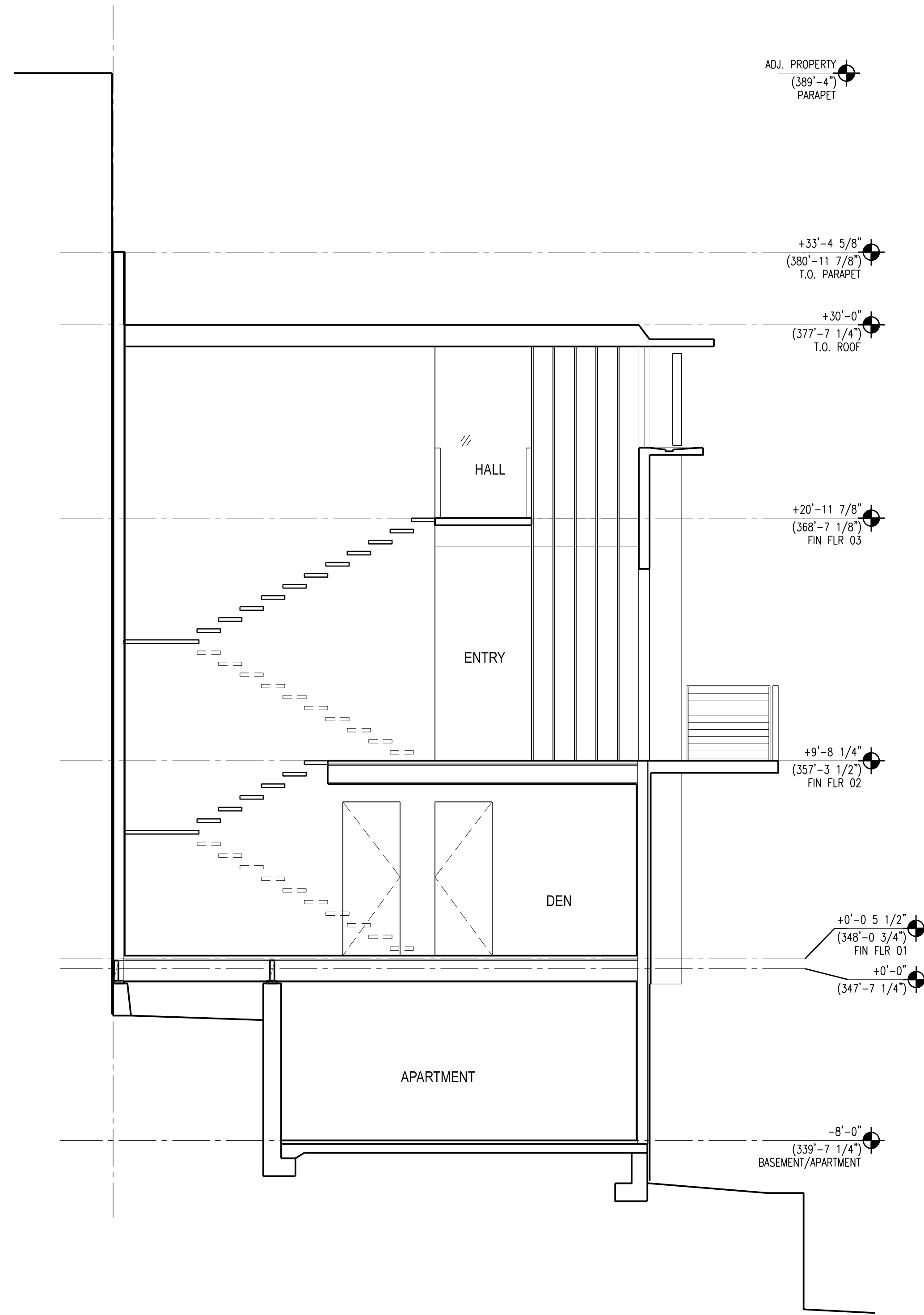
A3.01  
BUILDING SECTIONS

scale: 1/4" = 1'-0"  
project name: Bueana Vista Residence  
project number: 1101

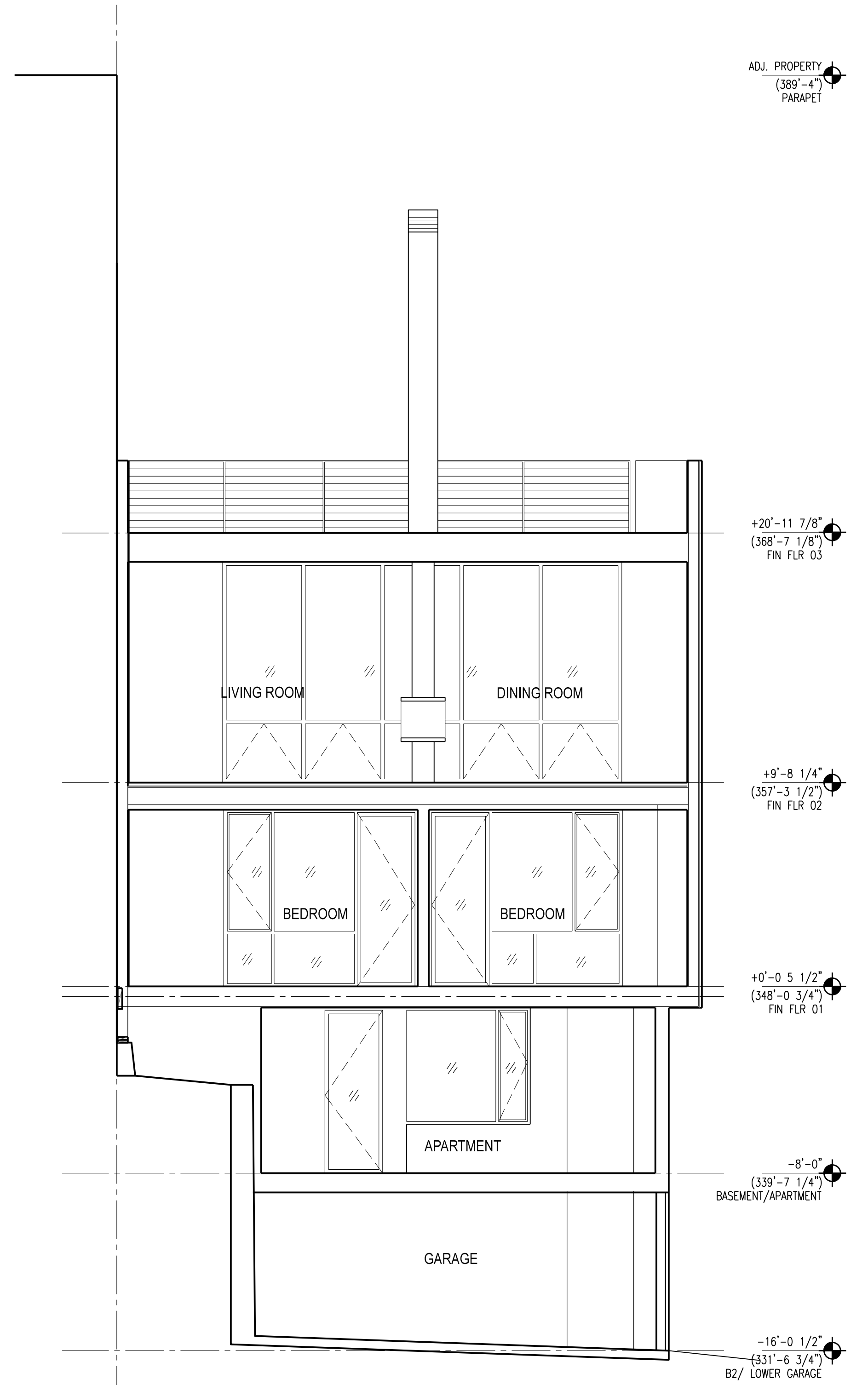
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03 CROSS SECTION 03  
1/4"=1'-0"



02 CROSS SECTION 02  
1/4"=1'-0"



01 CROSS SECTION 01  
1/4"=1'-0"

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A3.02  
BUILDING SECTIONS

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

project name: Bueana Vista Residence  
project number: 1101





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01		permit drawings

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

project name: Bueana Vista Residence

project number: 1101



02 SOUTH ELEVATION: ROOSEVELT WAY  
1/4" = 1'-0"

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**A4.01a**  
PROPOSED ELEVATION  
W/ CONTEXT

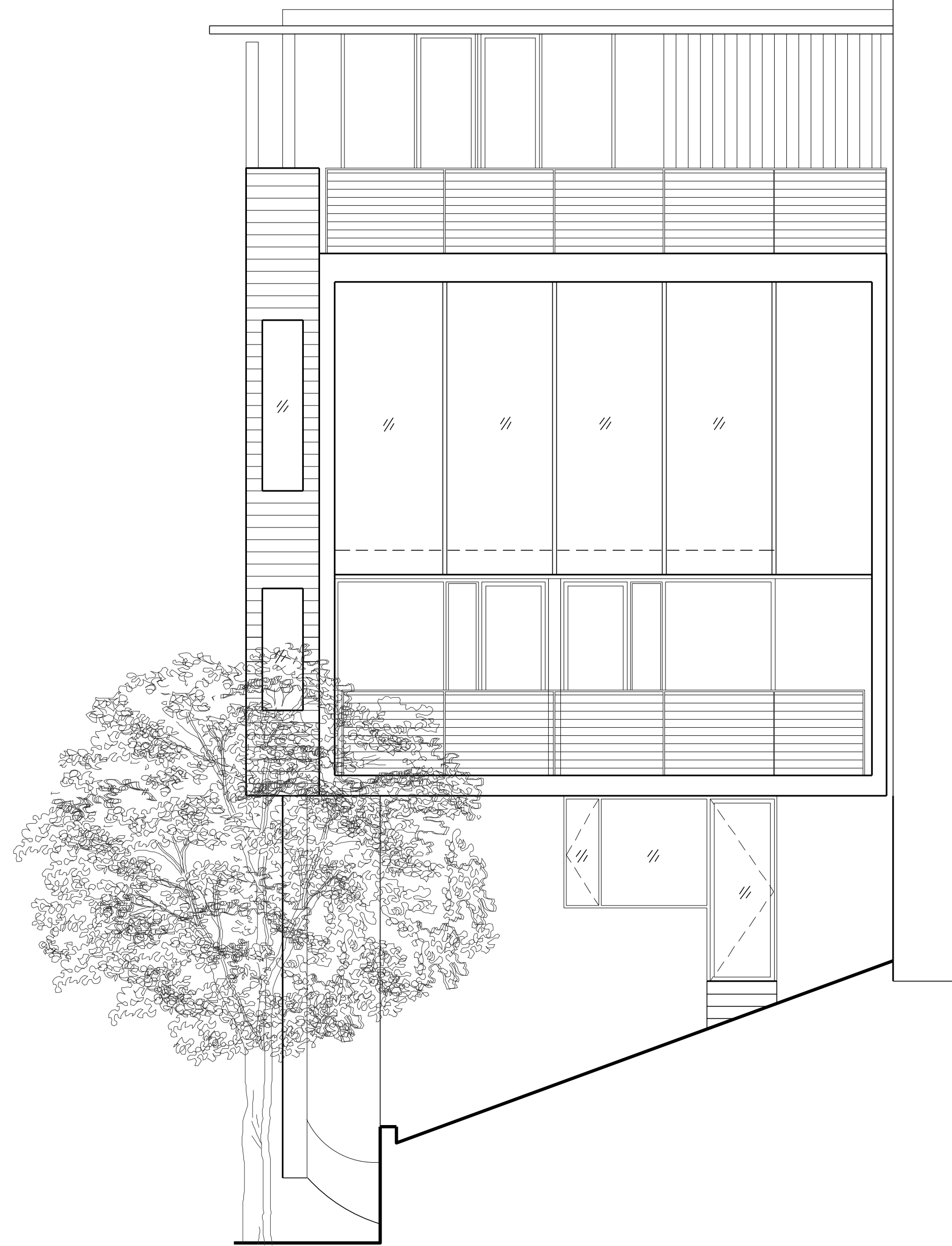
scale: 1/4" = 1'-0"  
project name: Buena Vista Residence  
project number: 1101



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02 WEST ELEVATION: PARK HILL AVE  
1/4"=1'-0"



01 EAST ELEVATION  
1/4"=1'-0"

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**A4.01b**  
PROPOSED ELEVATIONS  
W/ CONTEXT

scale: 1/4" = 1'-0"  
project name: Buena Vista Residence  
project number: 1101

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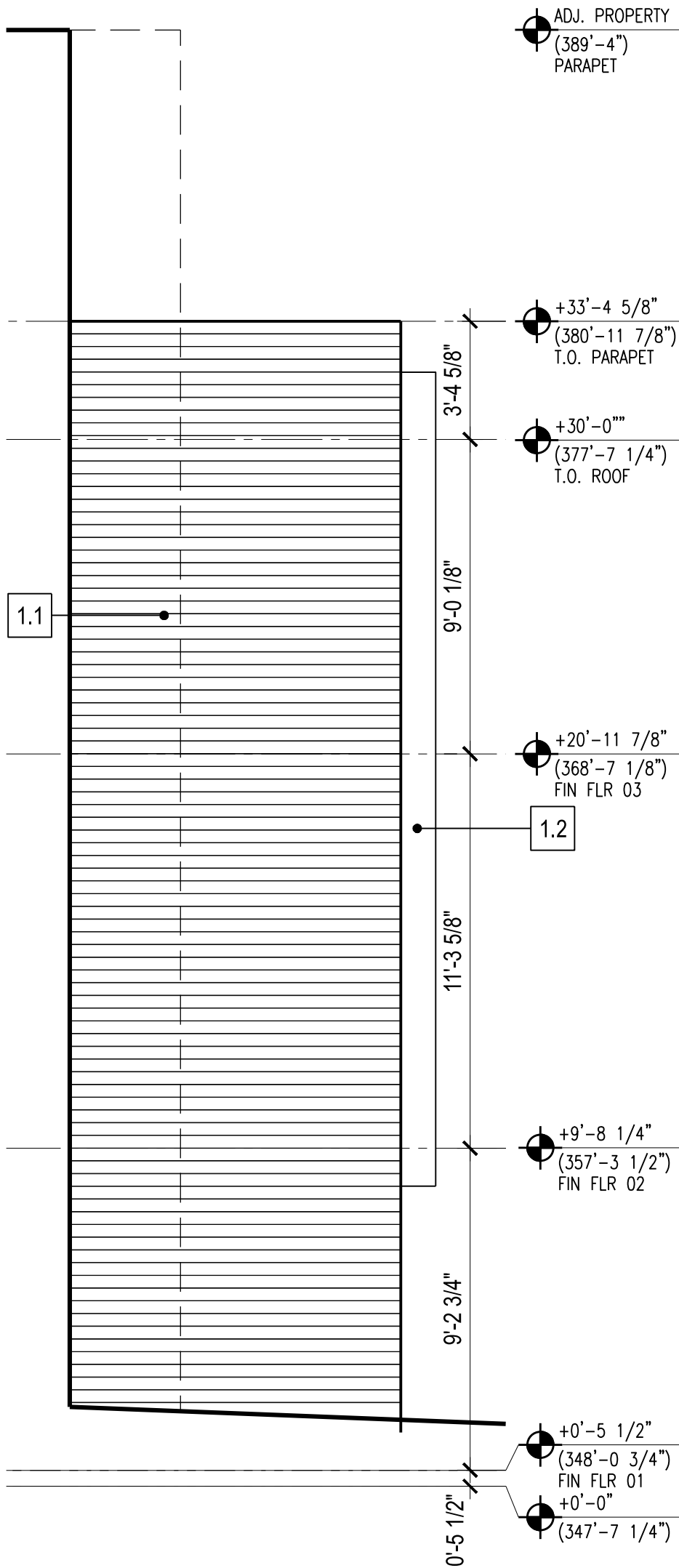
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A4.02  
PROPOSED ELEVATIONS

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

project name: Bueana Vista Residence  
project number: 1101



finish keynotes

- 1.1 RECLAIMED REDWOOD SIDING
- 1.2 METAL PANELS

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