ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER
#	NUMBER
(D)	DEMOLISH
(E)	EXISTING
(N)	NEW
(R)	REMOVE
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
ALN.	ALIGN
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECUTRAL
AV.	AUDIO VISUAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
B.U.R.	BUILT UP ROOFING
B/W	BETWEEN
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONC. MASONRY UNIT
C.O.	CENTER OF
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR

F.D.	FLOOR DRAIN
F.F. & E.	FURNITURE, FIXTURES & EQUIP.
F.F.	FINISH FLOOR
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FIXT.	FIXTURE
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FNDN.	FOUNDATION
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GALV.	GALVANIZED
GA.	GAGE
G.F.I.C.	GROUND FAULT INTERCEPTOR CIRCUIT
GL.	GLASS
GR.	GRADE
GRND.	GROUND
GSM.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWR.	HARDWARE
HT.	HEIGHT
HORIZ.	HORIZONTAL
HR.	HOUR
INSUL.	INSULATION
INT.	INTERIOR
LAM.	LAMINATE
LAV.	LAVATORY
L.O.	LINE OF
LT.	LIGHT
MAX.	MAXIMUM
MED. CAB.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MTD.	MOUNTED
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE

P.G.	PAINT GRADE
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PR.	PAIR
PROP.LN.	PROPERTY LINE
P.T.	PRESSURE TREATED
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
RDWD.	REDWOOD
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
R.L.	RAIN LEADER
RM.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SD	SMOKE DETECTOR
SECT.	SECTION
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SL.	SLOPE
S.L.D.	SEE LANDSCAPE DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TREAD
T.B.	TOWEL BAR
TEL.	TELEPHONE
T.&G.	TONGUE AND GROVE
THK.	THICK
TMPR.	TEMPERED
T.O.	TOP OF
T.O.P.	TOP OF PAVEMENT
T.O.W.	TOP OF WALL
T.S.	TUBULAR STEEL
T.V.	TELEVISION
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
WD.	WOOD
W/O	WITHOUT
W.P.	WATERPROOFING
WT.	WEIGHT

SYMBOLS

- DRAWING/DETAIL REFERENCE TAG — DRAWING OR DETAIL — SHEET WHERE DRAWING/DETAIL OCCURS
- SECTION REFERENCE TAG — BUILDING SECTION — SHEET WHERE SECTION OCCURS
- INTERIOR ELEVATION REFERENCE TAG — INTERIOR ELEVATION — SHEET WHERE INTERIOR ELEVATION OCCURS
- ALIGN
- HIDDEN LINE
- STUD WALL (UNLESS NOTED OTHERWISE)
- CONCRETE STRUCTURE, S.S.D.
- INSULATION IN SECTION (BATT)
- INSULATION IN SECTION (RIGID)
- LATH AND PLASTER IN SECTION
- GYPSUM BOARD IN SECTION
- PLYWOOD IN SECTION
- FINISH WOOD IN SECTION
- GLASS IN SECTION
- DOOR TAG
- WINDOW TAG
- PLUMBING FIXTURE TAG / PLUMBING FITTING TAG
- APPLIANCE TAG
- EQUIPMENT TAG
- REVISION TAG
- MATCHLINE
- WORKPOINT OR DATUM
- WALL TYPE TAG
- THRESHOLD

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
3. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
8. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
9. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
12. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
13. THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
14. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
15. WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
17. WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
18. ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM. U.O.N.
19. ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.
20. ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
21. STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
22. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

TEAM

ARCHITECT:
Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
ph 415.674.5554
Fax 415.674.5558

STRUCTURAL:
Yu-Strandberg
98 Jack London Alley
San Francisco, CA 94107
ph 415.778.8726
Fax 510.763.0476

CONTRACTOR:
Scott & Warner Builders, Inc.
P.O. Box 96
Sausalito, CA 94966
ph 415.331.9100
Fax 510.331.9182

GEOTECHNICAL:
Murray Engineers, Inc.
935 Fremont Avenue
Los Altos, CA 94024
ph 650.559.9980
Fax 650.559.9985

SURVEYOR:
True North Surveying, Inc.
123 Tenth Street
San Francisco, CA 94103
ph 415. 401. 7333
Fax 415. 401. 7353

VICINITY MAP

PROJECT DATA

BLOCK:	0803	ZONED:	RH-2
LOT:	017	HEIGHT LIMIT:	40-X
LOT SIZE:	1976.25	OCCUPANCY:	R-3

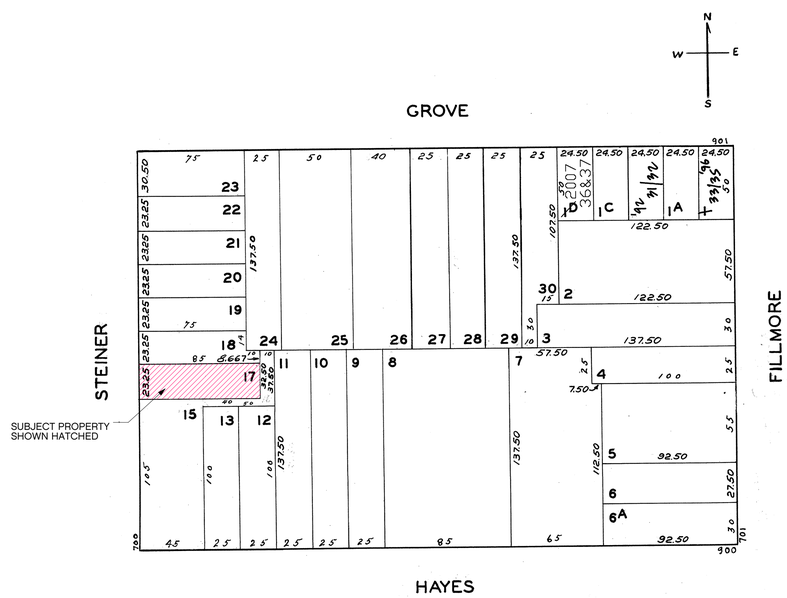
CONDITIONED SPACE:	existing	additional per variance
GROUND FLOOR	403 SQ. FT.	124 SQ. FT.
SECOND FLOOR	1,069 SQ. FT.	63 SQ. FT.
THIRD FLOOR	1,072 SQ. FT.	63 SQ. FT.
FOURTH FLOOR	669 SQ. FT.	- SQ. FT.
TOTAL:	3,213 SQ. FT.	250 SQ. FT.

UNCONDITIONED SPACE:	existing	additional per variance
	662 SQ. FT.	- SQ. FT.

DECK SPACE:	existing	additional per variance
GROUND FLOOR	- SQ. FT.	- SQ. FT.
SECOND FLOOR	317 SQ. FT.	-63 SQ. FT.
THIRD FLOOR	- SQ. FT.	- SQ. FT.
FOURTH FLOOR	65 SQ. FT.	35 SQ. FT.
TOTAL:	382 SQ. FT.	-28 SQ. FT.

2

BLOCK MAP



1 ASSESSOR BLOCK MAP

CODES

2010 CA BLDG. CODE
2010 S.F. BLDG. CODE & AMENDMENTS
2010 CA ENERGY CODE
2010 S.F. ELECTRICAL CODE
2010 S.F. MECHANICAL CODE
2010 S.F. PLUMBING CODE
2010 S.F. FIRE CODE

PROJECT DESCRIPTION

-HORIZONTAL ADDITION LESS THAN 10' AT REAR FACADE; FIRST FLOOR
-HORIZONTAL BAY ADDITION LESS THAN 10' AT REAR FACADE; SECOND AND THIRD FLOORS
-RECONFIGURATION AND SLIGHT ENLARGEMENT OF (E) FOURTH FLOOR DECK

SHEET INDEX

		03.07.2013	03.19.2013
A0.0	TITLE SHEET	☒	☒
A0.1	SITE PLAN / PHOTOGRAPHS	☒	☒
A0.2	PHOTOGRAPHS	☐	☐
A0.3	SURVEY	☐	☐
A1.1	FLOOR PLANS	☒	☒
A1.2	FLOOR PLANS	☒	☒
A3.1	PROPOSED ELEVATIONS - WEST & EAST	☒	☒
A3.2	PROPOSED ELEVATIONS - NORTH	☒	☒
A3.3	PROPOSED ELEVATIONS - SOUTH	☐	☐

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RESTORATION OF 710 STEINER ST. RESIDENCE

710 STEINER, SAN FRANCISCO, CA 94117

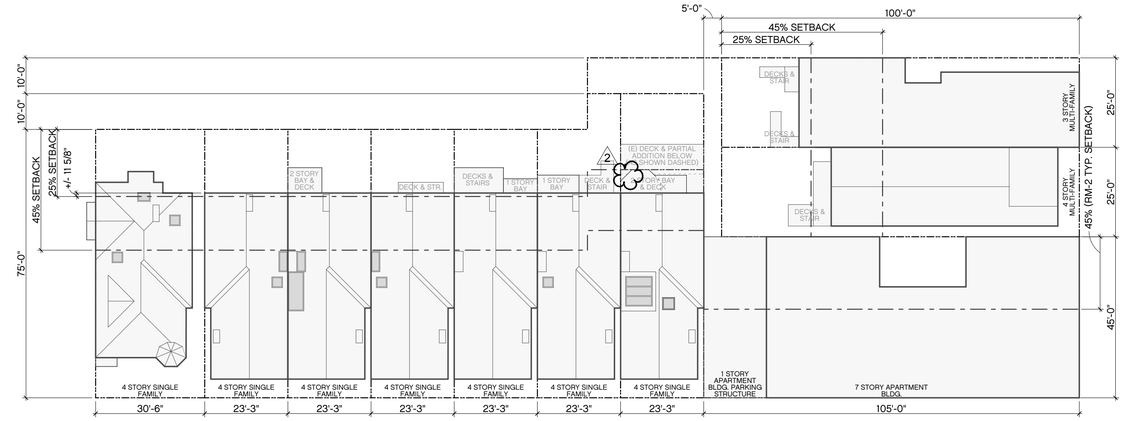
VARIANCE

revisions	by:
NPDR DATED MARCH 1, 2013 (RESPONSE: 03/07/2013)	LW
2 MINOR 4TH FLR. DECK CMNTS. (RESPONSE: 03/19/2013)	LW

job#:	1213
date:	FEB. 22, 2013
drawn:	LW
checked:	RJ
scale:	AS NOTED

TITLE SHEET

A0.0



NOTE:
NEIGHBORING ROOFLINES & MASSINGS ESTABLISHED FROM PHOTOS, ASSESSOR'S BLACK MAP, HISTORIC SANBORN MAPS, & SATELLITE IMAGES. TRUE CONDITIONS MAY VARY SLIGHTLY.

3 SETBACK DIAGRAM
SCALE: 1" = 20'

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- WOOD FLOOR — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- PARQUET FLOOR — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- CARPET — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- TILE — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- EPOXIED CONCRETE

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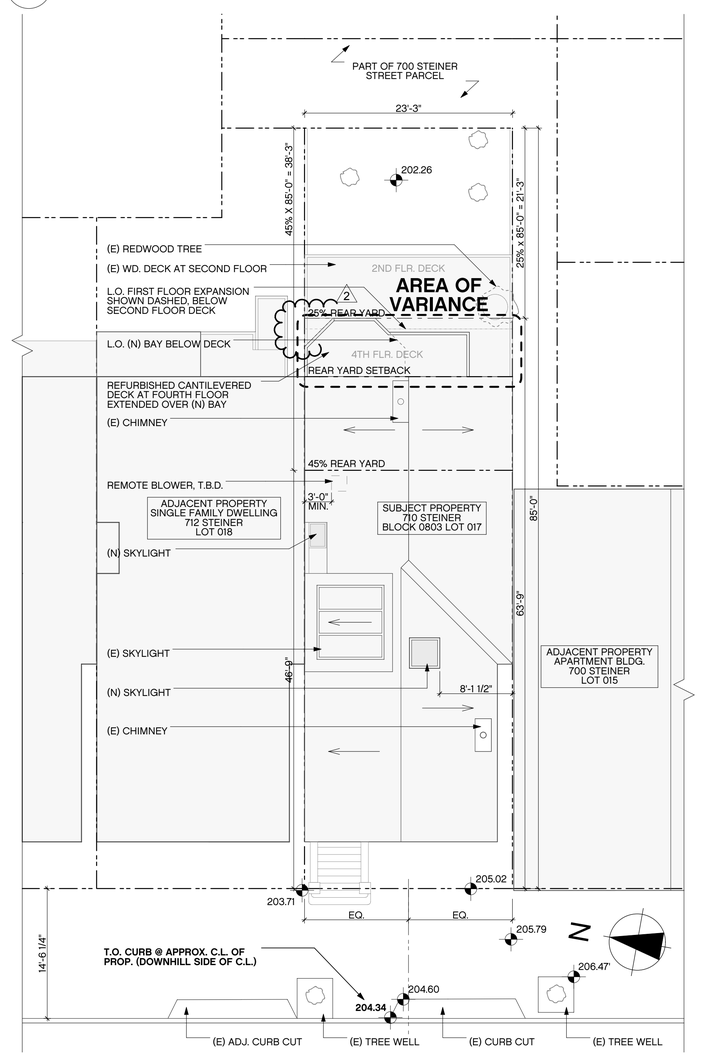
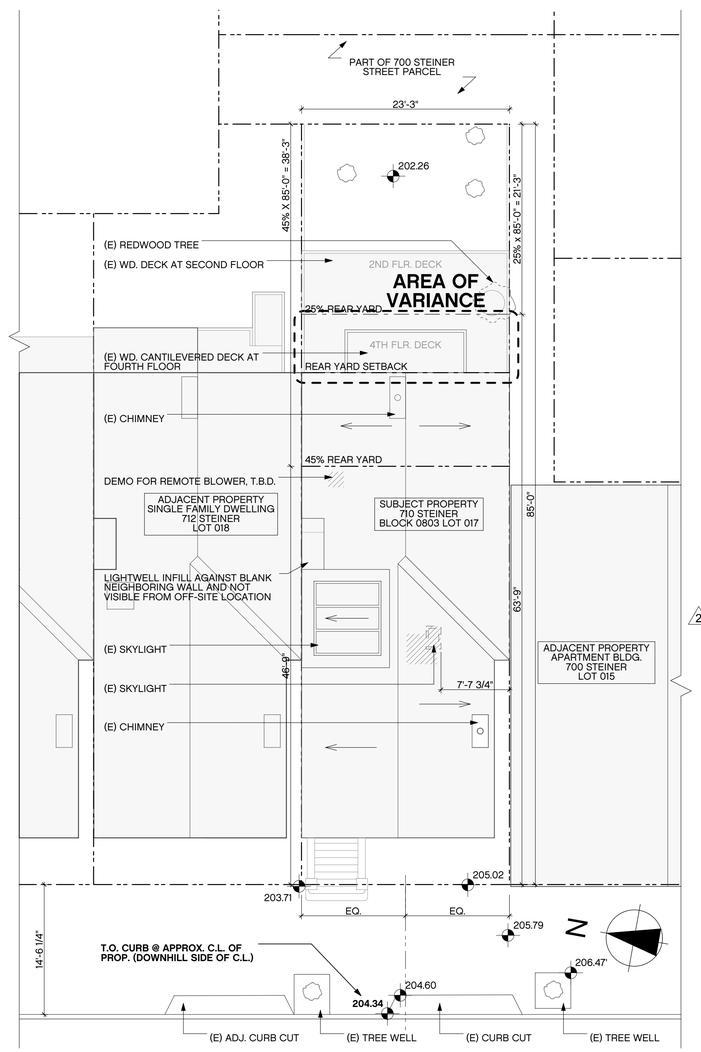
710 STEINER, SAN FRANCISCO, CA 94117

5 PANORAMA TOWARDS FACING PARK

4 PANORAMA OF SUBJECT BLOCK



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

VARIANCE

revisions	by:
NPDR DATED MARCH 1, 2013 (RESPONSE: 03/07/2013)	LW
2 MINOR 4TH FLR. DECK CMNTS. (RESPONSE: 03/19/2013)	LW

job#:	1213
date:	FEB. 22, 2013
drawn:	LW
checked:	RJ
scale:	AS NOTED

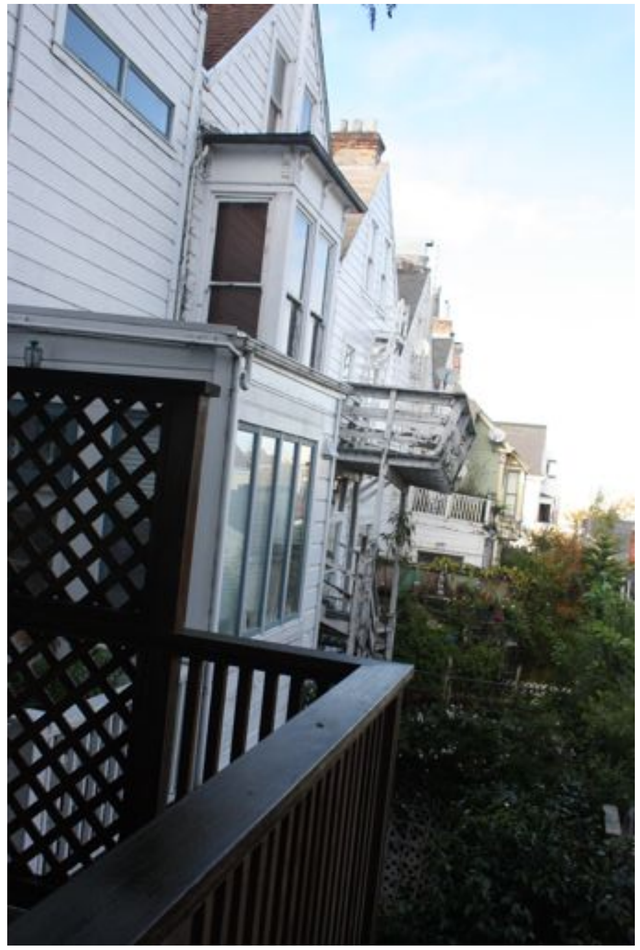
SITE PLANS / PHOTOGRAPHS

A0.1

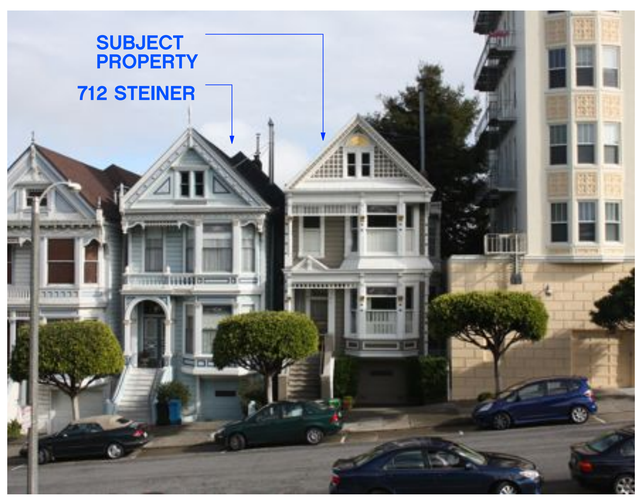
8 REAR FACADE
SCALE: 1:13.66

7 REAR @ 700 STEINER
SCALE: 1:4.99

6 REAR @ 712 STEINER
SCALE: 1:6.96

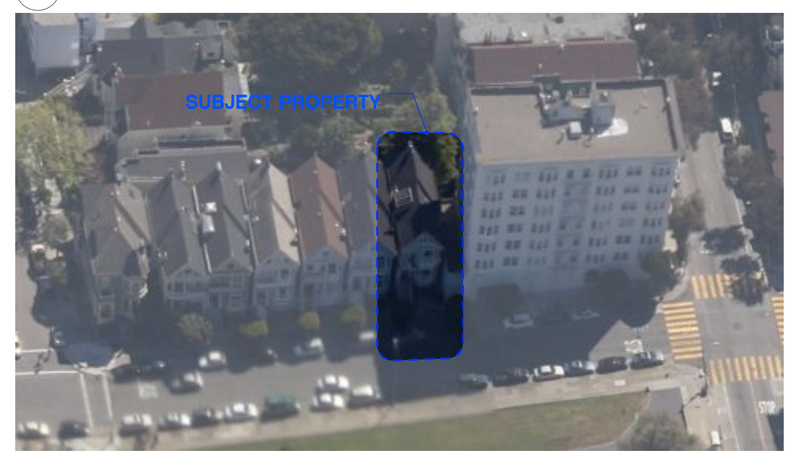


5 ADJACENT REAR FACADES
SCALE: 1:4.51



4 NORTHERN NEIGHBOR

3 SOUTHERN NEIGHBOR



2 BIRD'S EYE LOOKING EAST
Source: "San Francisco." Google Maps. Nov. 28, 2012

1 BIRD'S EYE LOOKING WEST
Source: "San Francisco." Google Maps. Nov. 28, 2012

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VARIANCE

revisions	by:

job#:	1213
date:	FEB. 22, 2013
drawn:	LW
checked:	RJ
scale:	AS NOTED

PHOTOGRAPHS

A0.2

GENERAL NOTES

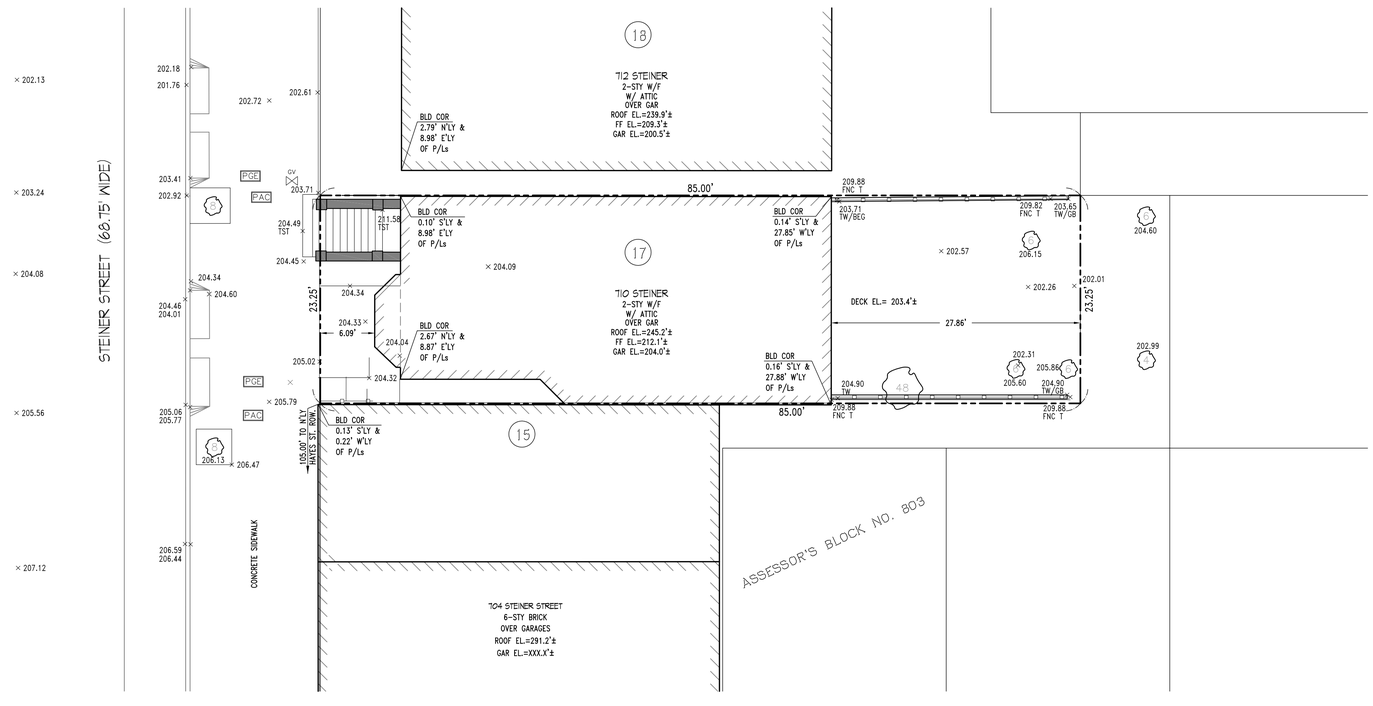
1. ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
3. PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
4. GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
5. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF AND THEIR REPRESENTATIVES, ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
6. ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
7. THIS MAP REPRESENTS CONDITIONS ON THE DATES OF SURVEY; AUGUST 12TH & 15TH, 2012.
8. A RECORD OF SURVEY WILL BE FILED, IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA AND LOCAL ORDINANCE(S).
9. ADDITIONAL BOUNDARY INFORMATION WILL BE SHOWN ON SAID RECORD OF SURVEY THAT WILL BE FILED BY THIS OFFICE.

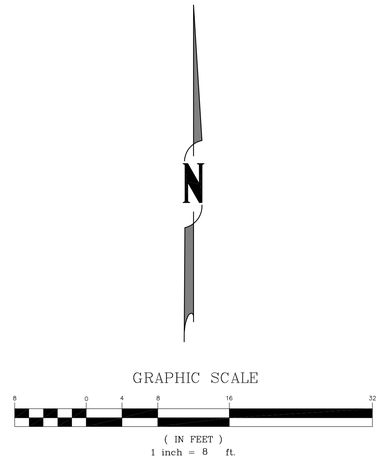
BASIS OF SURVEY

THAT CERTAIN GRANT DEED RECORDED JUNE 6, 2012, IN DOCUMENT NO. 2012-J426171, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF ELEVATIONS

THE BENCHMARK DATA AS LISTED IN THE BSM BENCHMARK DATABASE. TRI CUT AT SIDEWALK. LOCATED IN THE 4' N & W OF THE SE CORNER OF STEINER AND HAYES STREET. EL.= 215.475'. CITY OF SAN FRANCISCO DATUM.





LEGEND:

BLD	BUILDING
BST	BOTTOM STAIR EL.
BW	BOTTOM WALL EL.
FNC	FENCE
NG	NATURAL GROUND
P/L	PROPERTY LINE
STY	STORY
TST	TOP STAIR EL.
TW	TOP OF WALL EL.
WD	WOODEN
W/F	WOOD FRAME

- (4) ASSESSOR'S LOT NUMBER
- DRIVEWAY CURB CUTS
- PGE ELECTRICAL BOX
- × 148.66 ELEVATION
- FENCE LINE
- GV GAS VALVE
- PROPERTY LINE
- PAC TELEPHONE BOX
- TREE W/DIA
- WALL (CONC)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF ON AUGUST 1, 2012 .

PROFESSIONAL LAND SURVEYOR D.M. DE SOUZA EXP: 12/31/13 P.L.S. 7763 STATE OF CALIFORNIA

SIGNED: _____
DONNA DE SOUZA, P.L.S. NO. 7763
REGISTRATION EXPIRES 12/31/13

DATE: 8/20/2012
REVISED: 9/21/2012

SITE SURVEY
OF
710 STEINER STREET

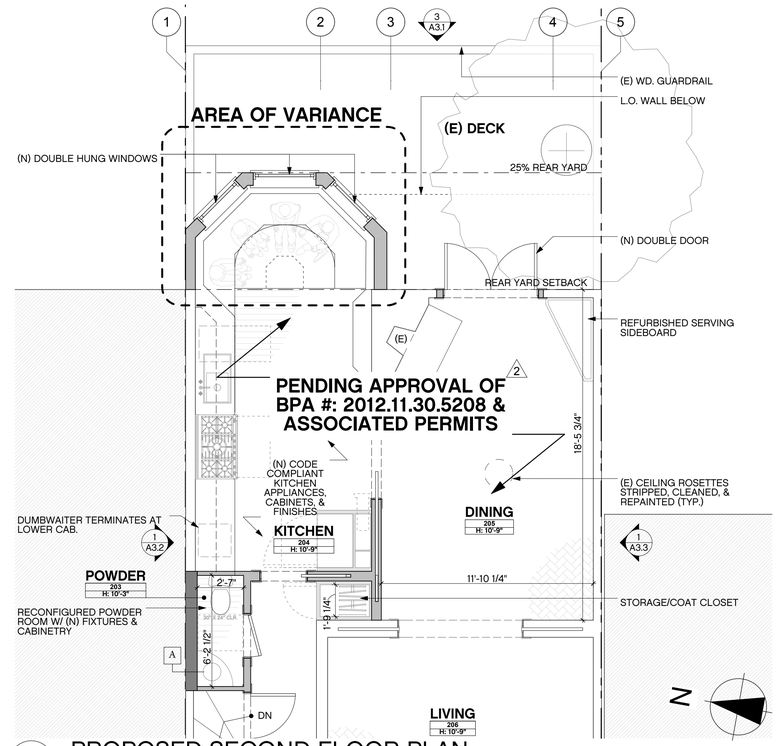
BEING THE LAND DESCRIBED IN THE GRANT DEED RECORDED _____ IN REEL _____ IMAGE _____, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SURVEY ENGINEERS:

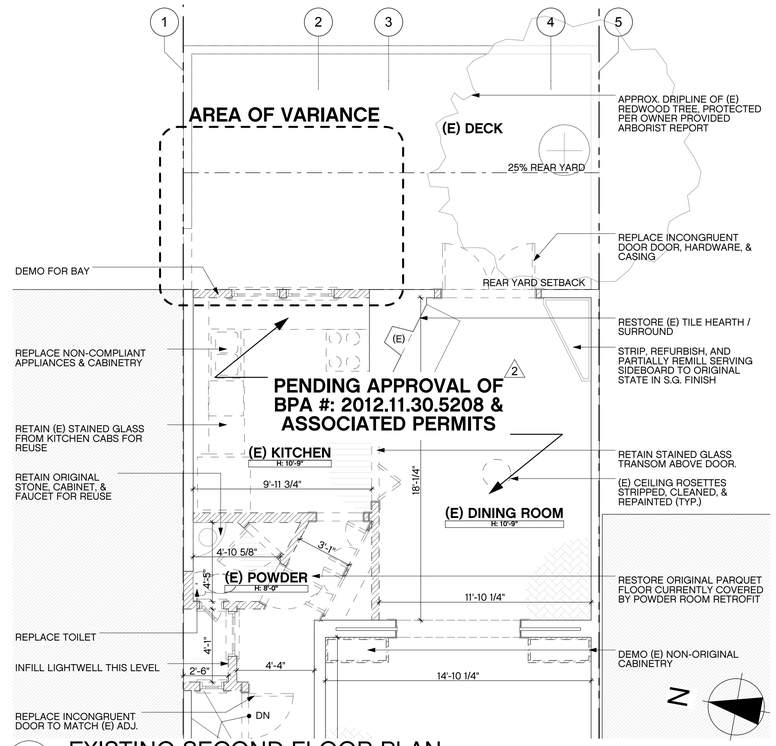
DATED: SEPTEMBER, 2012

TRUE NORTH SURVEYING, INC.
123 TENTH STREET,
SAN FRANCISCO, CALIFORNIA 94103
TEL: (415) 401-7333 FAX: (415) 401-7353

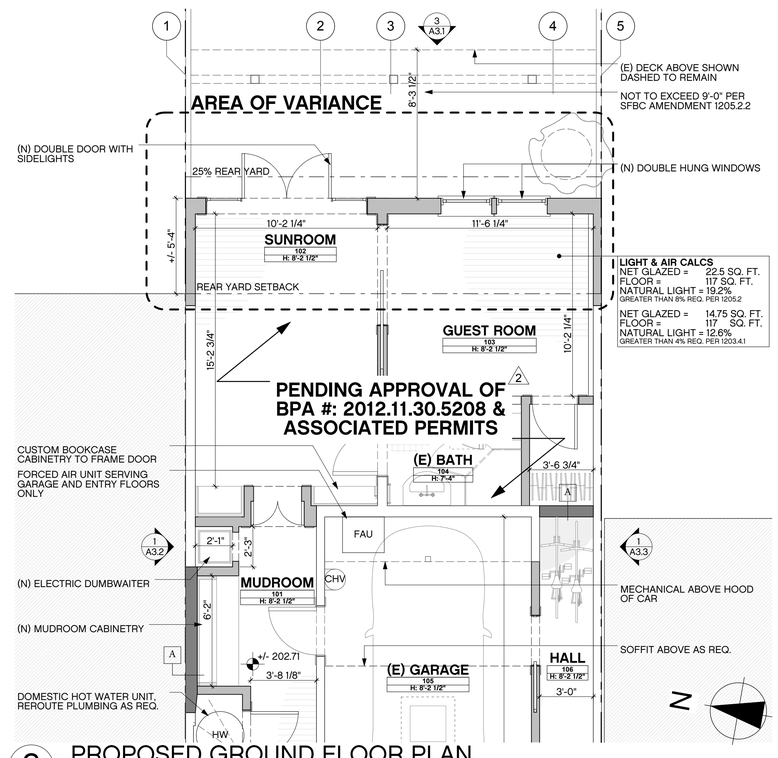
APN NO: 0803-017



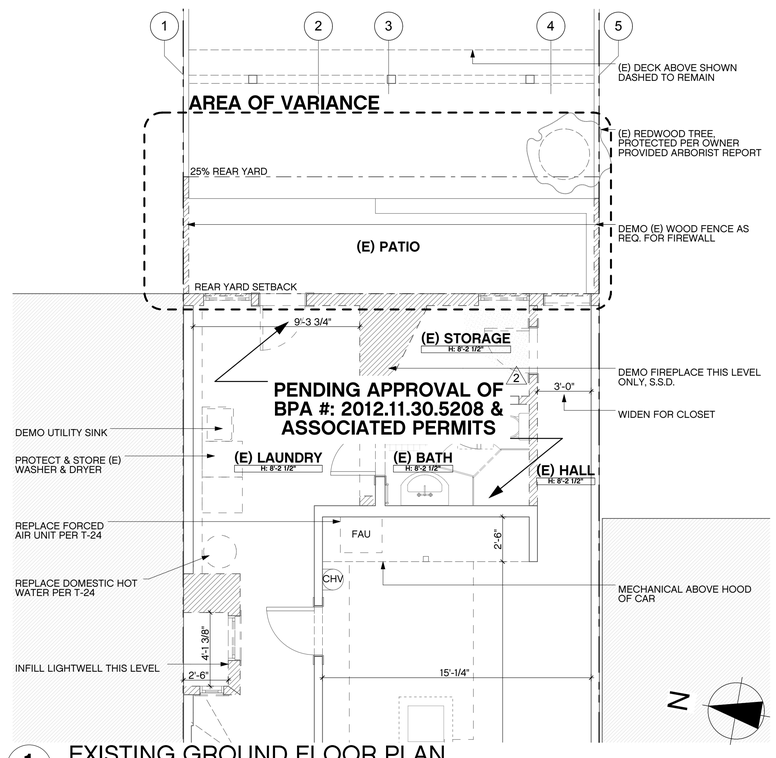
4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- WOOD FLOOR (DOES NOT NECESSARILY CORRESPOND TO PATTERN)
- PARQUET FLOOR (DOES NOT NECESSARILY CORRESPOND TO PATTERN)
- CARPET (DOES NOT NECESSARILY CORRESPOND TO PATTERN)
- TILE (DOES NOT NECESSARILY CORRESPOND TO PATTERN)
- EPOXIED CONCRETE

DEMO NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
8. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
9. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
10. PER SF ORDINANCE, ALL CONSTRUCTION AND DEMOLITION DEBRIS MUST BE TRANSPORTED OFF-SITE BY REGISTERED TRANSPORTER TO A REGISTERED FACILITY THAT DIVERTS A MINIMUM OF 65% OF THE MATERIAL FROM LANDFILL. http://rfenvironment.org/article/con/truction-amp-demolition/about-con/truction-and-demolition-requirement/

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RESTORATION OF 710 STEINER ST. RESIDENCE
710 STEINER, SAN FRANCISCO, CA 94117

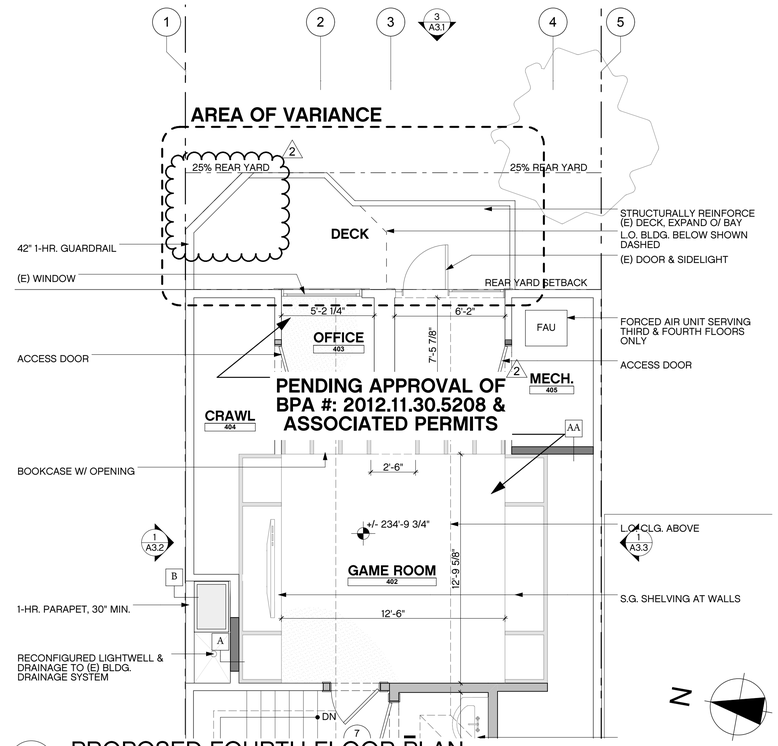
VARIANCE

revisions	by:
NPDR DATED MARCH 1, 2013 (RESPONSE: 03/07/2013)	LW
2 MINOR 4TH FLR. DECK CMNTS. (RESPONSE: 03/19/2013)	LW

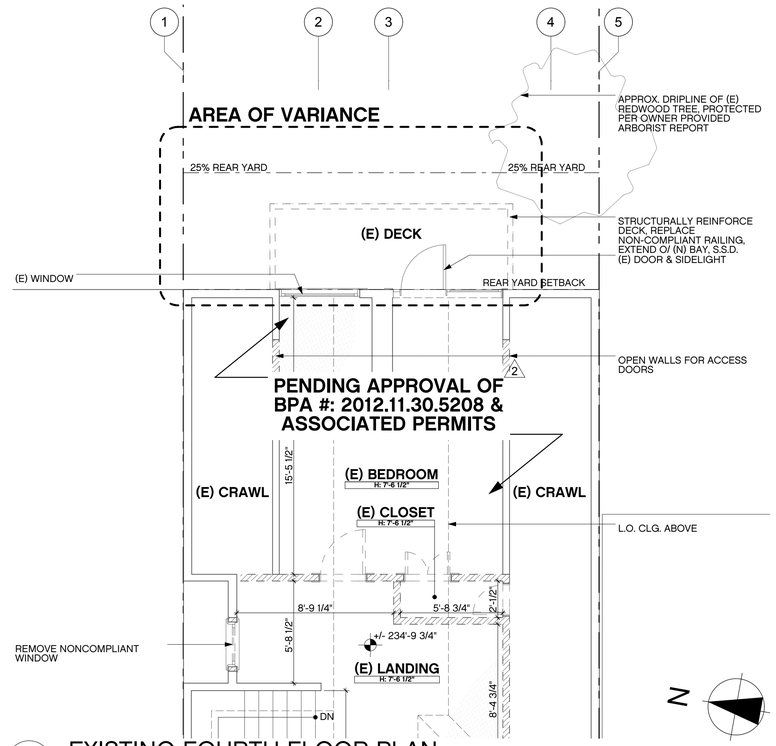
job#:	1213
date:	FEB. 22, 2013
drawn:	LW
checked:	RJ
scale:	AS NOTED

FLOOR PLANS

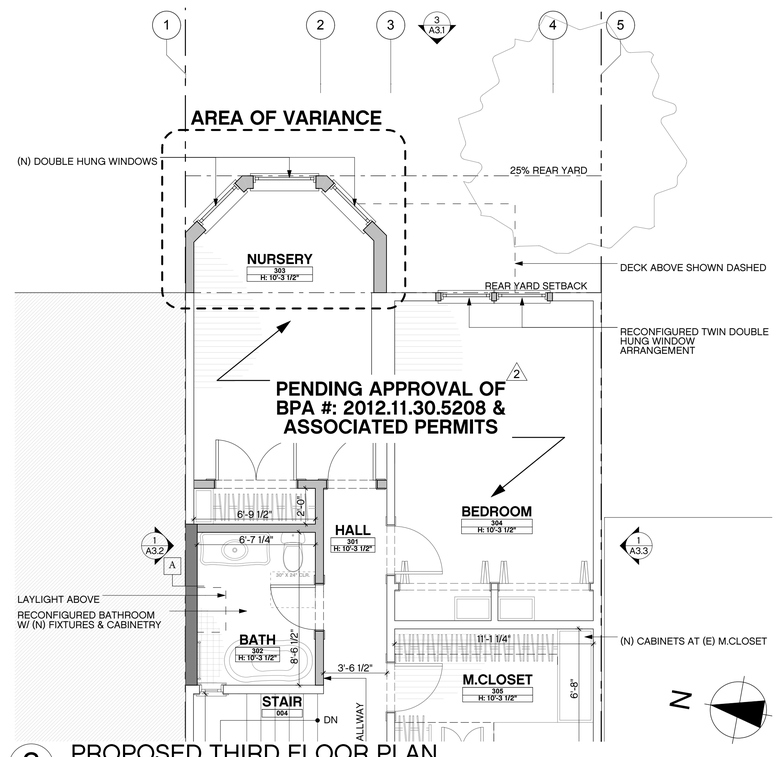
A1.1



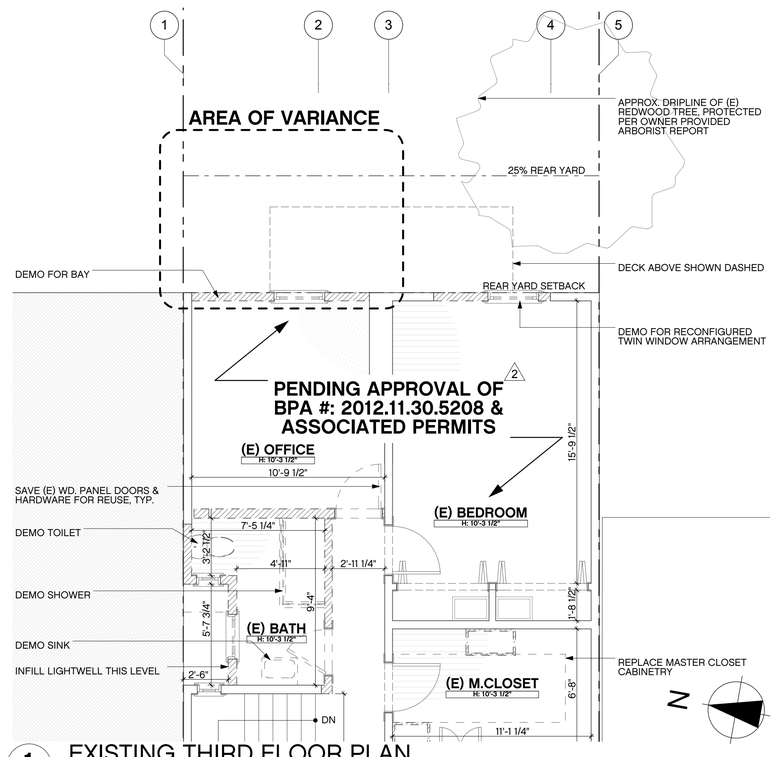
4 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- WOOD FLOOR — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- PARQUET FLOOR — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- CARPET — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- TILE — DOES NOT NECESSARILY CORRESPOND TO PATTERN
- EPOXIED CONCRETE

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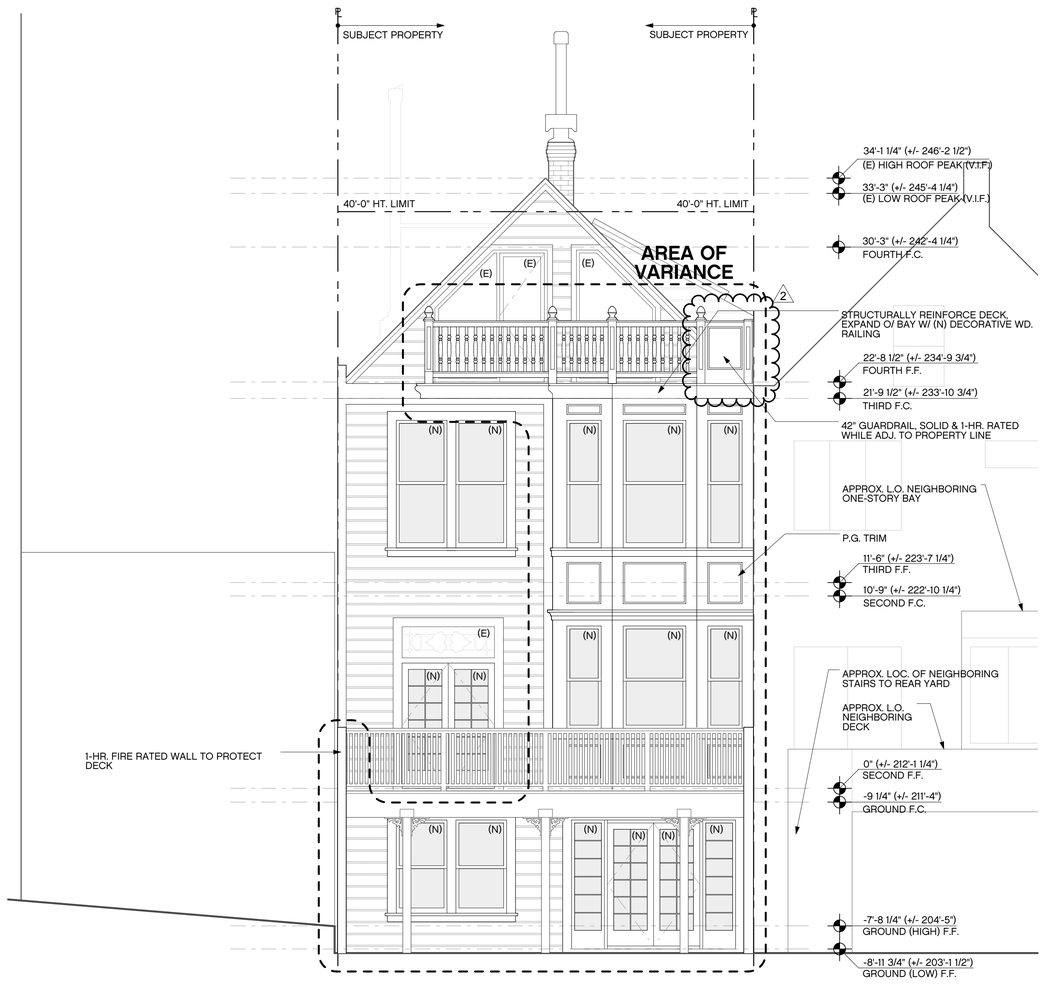
FLOOR PLANS

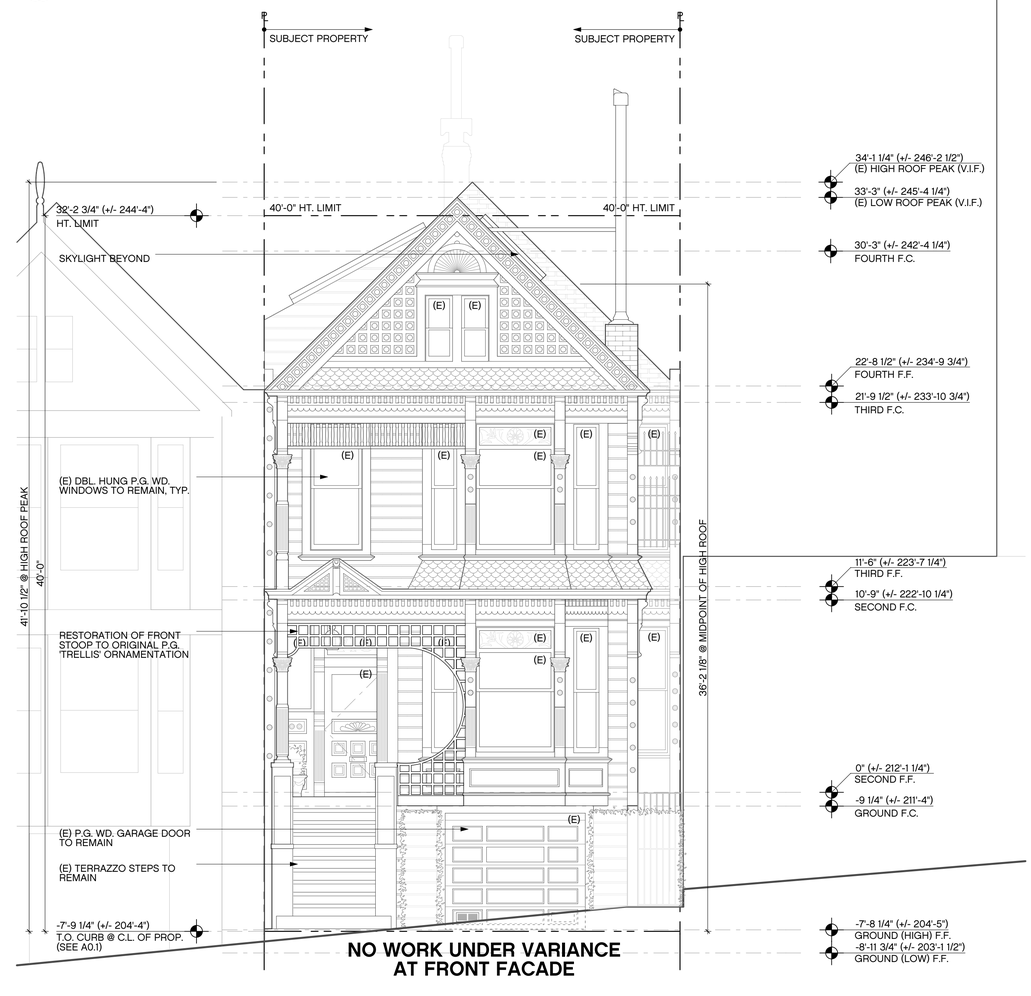
A1.2

4 PROPOSED EAST ELEVATION WITH ADJACENT NEIGHBORS
SCALE: 1/16" = 1'-0"

2 PROPOSED WEST ELEVATION WITH ADJACENT NEIGHBORS
SCALE: 1/16" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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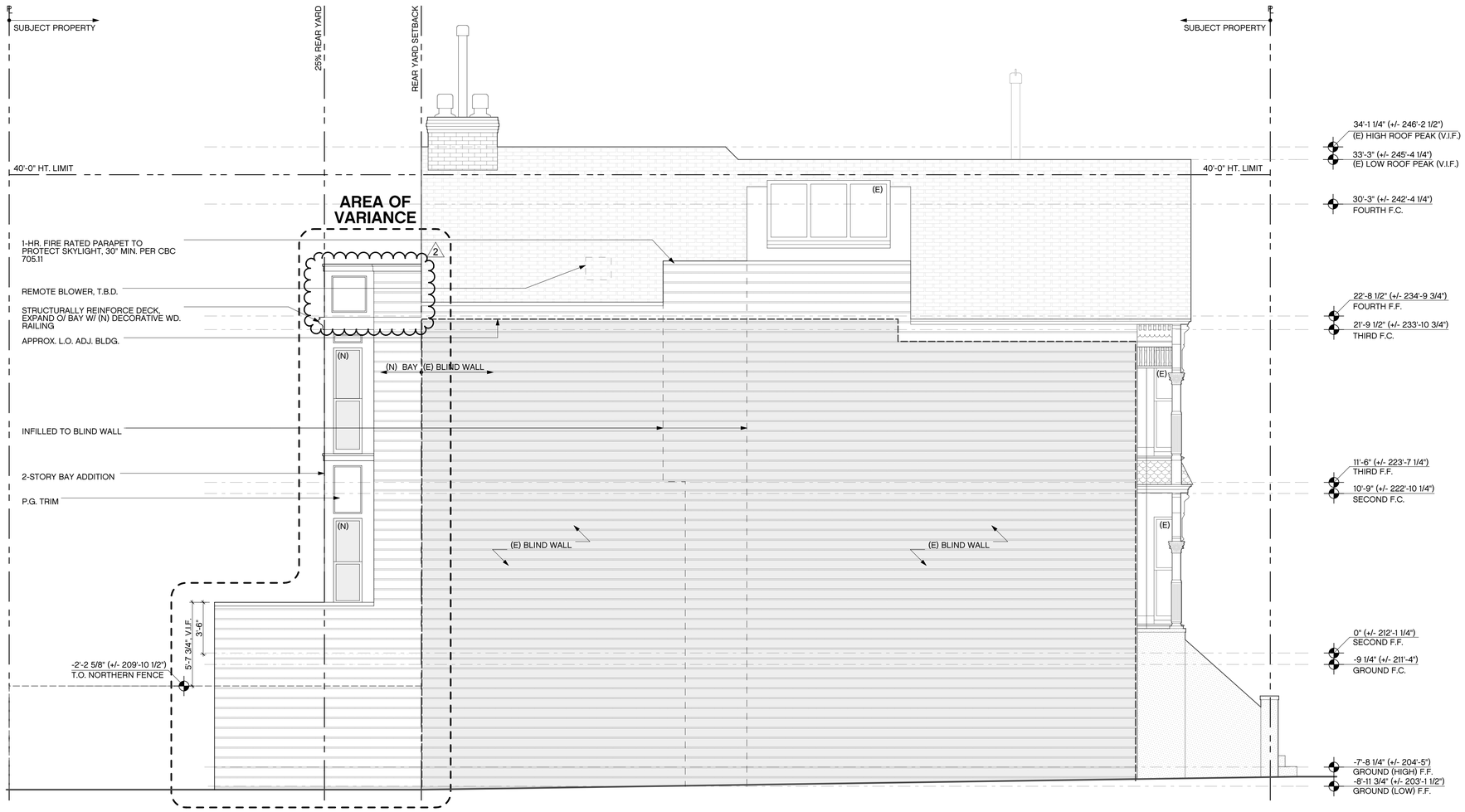
PROPOSED ELEVATIONS

A3.1



1 PROPOSED NORTH ELEVATION

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

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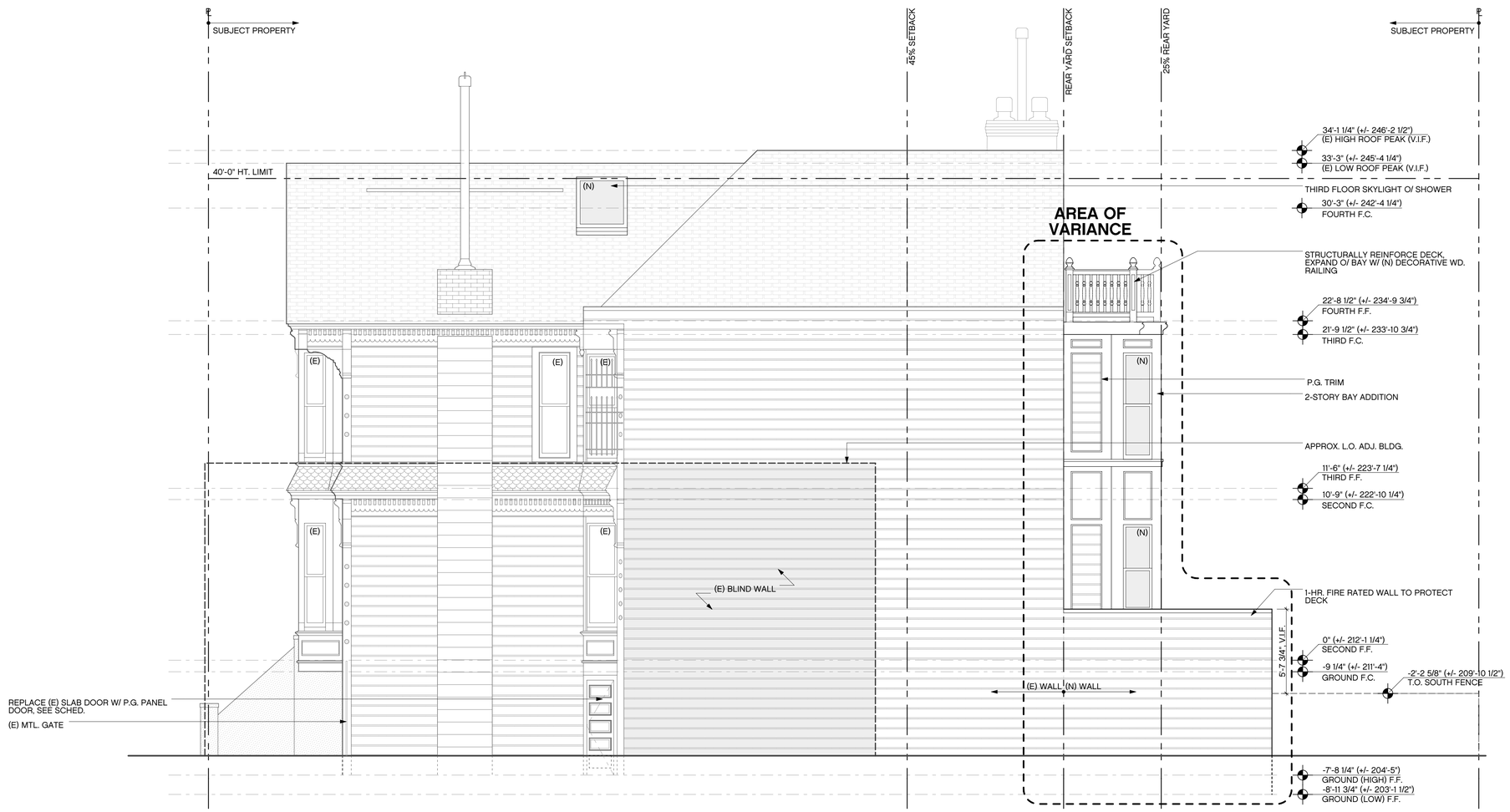
checked:	RJ
scale:	AS NOTED

PROPOSED ELEVATIONS

A3.2



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

A3.3