



# 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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Vicinity Map



Site Map



Site Information

PROJECT SITE:	2538 3rd ST, SAN FRANCISCO		
PROPERTY OWNER:	LEV BEREZNYCKY		
PARCEL NUMBER:	4172-006		
PROPERTY TYPE:	RESIDENTIAL		
LOT AREA:	2,186 sf		
ZONING:	NCT-2		
MAXIMUM HEIGHT:	45-x		
SETBACKS:	FRONT	0 ft	
	REAR	0 ft	
	SIDE	0 ft	

Drawing Index

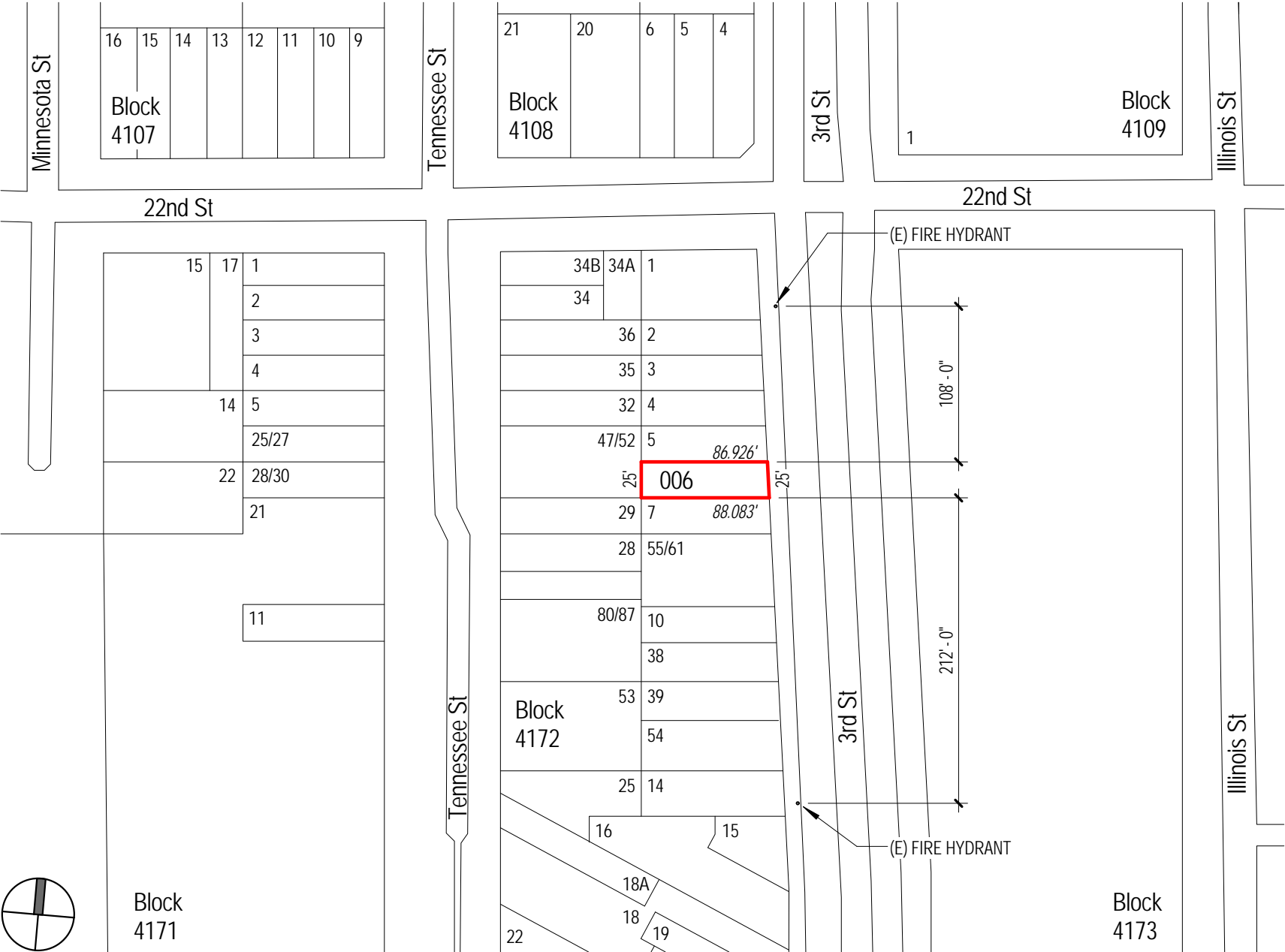
A0.00	Cover Sheet
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SALTBOX  
RESIDENCE

2538 3rd Street, San  
Francisco CA

Plot Plan



Project Information

SCOPE OF WORK:	<ul style="list-style-type: none"><li>- REMOVAL OF UNPERMITTED INTERIOR WORK</li><li>- SEISMIC EVALUATION &amp; STRENGTHENING AS NECESSARY</li><li>- COMPLETE INTERIOR RENOVATION</li><li>- TWO NEW OPENINGS IN ROOF TO CREATE TWO INNER COURTS</li><li>- REPAIR &amp;/OR REPLACE ROOF AS NECESSARY</li></ul>		
USAGE TYPE:	RESIDENTIAL - SINGLE FAMILY DWELLING		
OCCUPANCY:	R-3 / U (SFD)		
CONSTRUCTION TYPE:	V-B (with automatic sprinkler system, NFPA 13R)		
BUILDING HEIGHT:	EXISTING = 22 ft    PROPOSED = 22 ft		
APPLICABLE CODES	<ul style="list-style-type: none"><li>2010 CALIFORNIA BUILDING CODE *</li><li>2010 CALIFORNIA ELECTRICAL CODE *</li><li>2010 CALIFORNIA MECHANICAL CODE *</li><li>2010 CALIFORNIA PLUMBING CODE *</li><li>2010 CALIFORNIA RESIDENTIAL CODE *</li><li>2010 CALIFORNIA ENERGY CODE *</li></ul> <i>* includes all San Francisco Amendments</i>		

BUILDING AREA:	EXISTING	PROPOSED
gross floor area		
BASEMENT	0 sf	0 sf
1st LEVEL	1,988 sf	1,390 sf
2nd LEVEL	unpermitted	1,060 sf
TOTAL	1,988 sf	2,450 sf

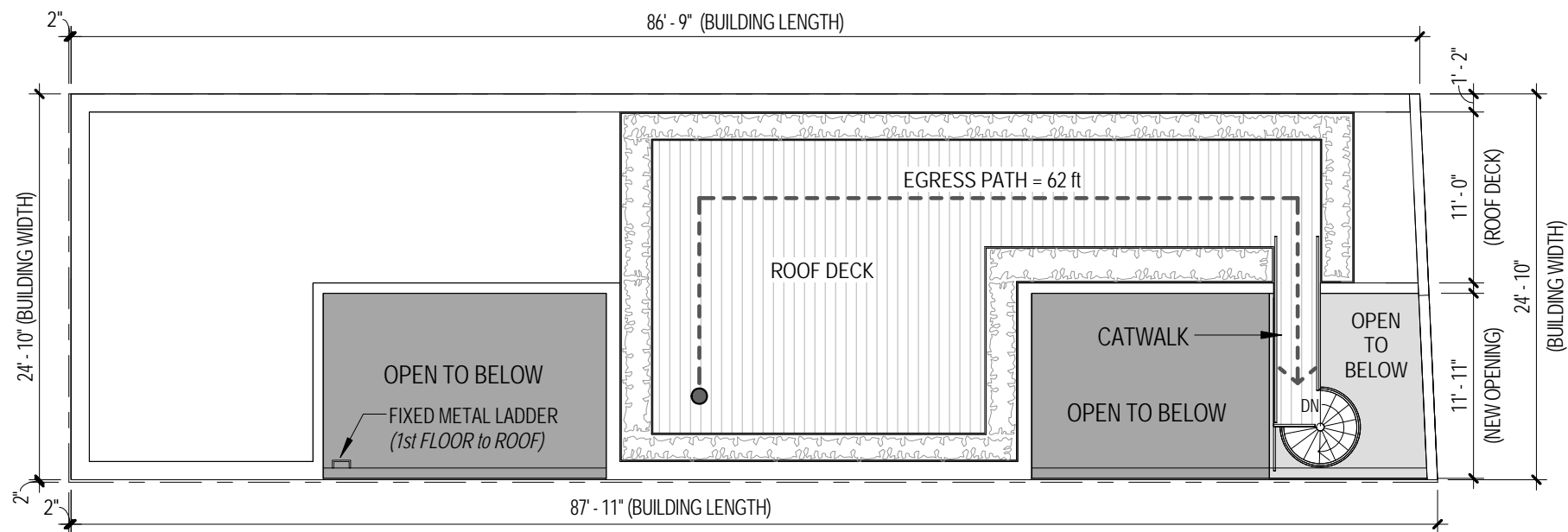
Project Directory

OWNER:	LEV BEREZNYCKY 158 RANDALL ST SAN FRANCISCO, CA 94131	TEL: 415-601-1578 EMAIL: lev@lundbergdesign.com
ARCHITECT:	LUNDBERG DESIGN 2620 3rd ST SAN FRANCISCO, CA 94107	RE: LEV BEREZNYCKY TEL: 415-695-0110 x25 EMAIL: lev@lundbergdesign.com
STRUCTURAL:	STRANDBERG ENGINEERING 560 3rd ST SAN FRANCISCO, CA 94107	RE: DAVID STRANDBERG TEL: 778-8726 x101 EMAIL: david@strandbergeng.com

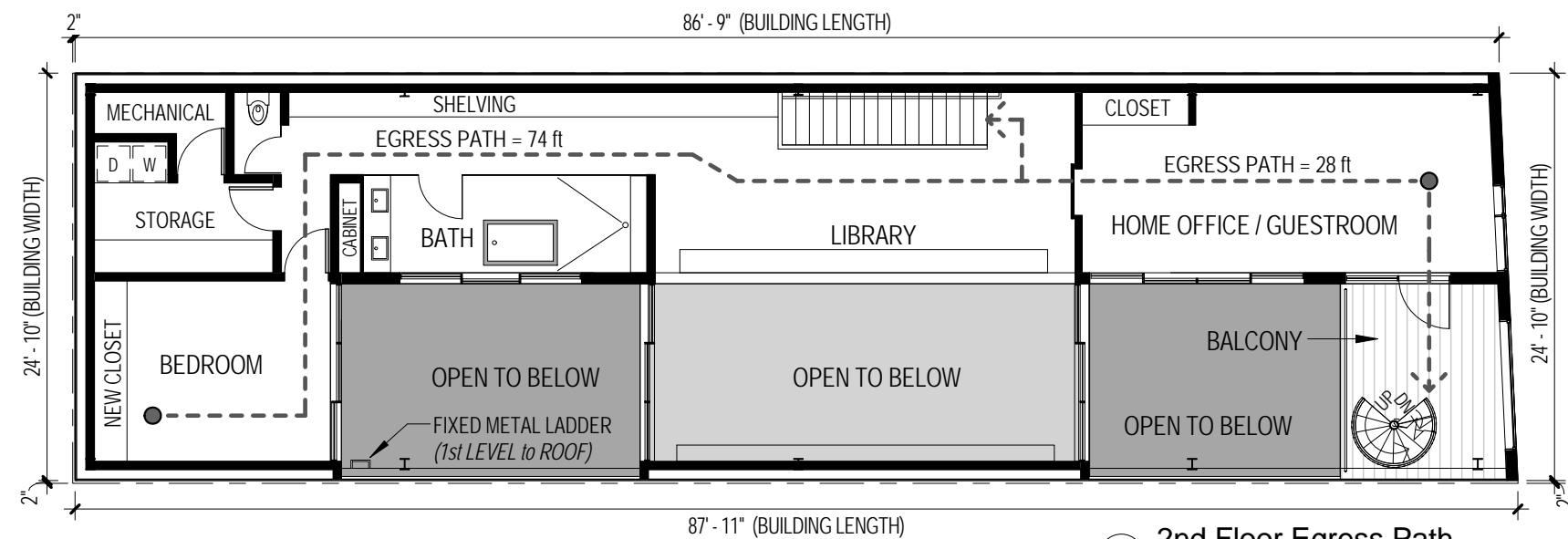
Issues/ Revisions		
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Date: 05/30/2013		
Scale: As indicated		
<small>All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.</small>		

Cover Sheet

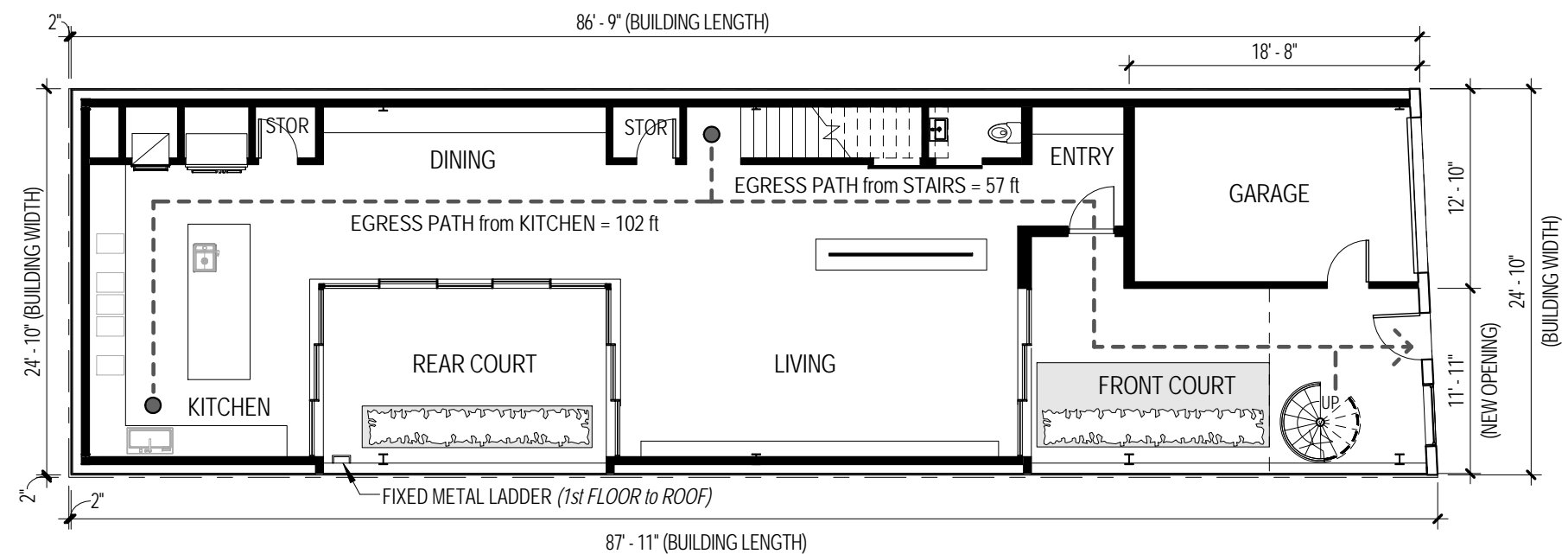
A0.00



③ Roof Egress Path  
3/32" = 1'-0"



② 2nd Floor Egress Path  
3/32" = 1'-0"



① 1st Floor Egress Path  
3/32" = 1'-0"

OCCUPANCY LOAD CALCULATIONS		
1st FLOOR	Dwelling	1,168 sf
	Rear Court	138 sf
2nd FLOOR	Dwelling	1,060 sf
	Balcony	96 sf
ROOF	Deck ( <i>w/o planters</i> )	550 sf
TOTAL AREA		3,012 sf
OCCUPANCY LOAD		16 occ

HABITABLE AREA CALCULATIONS (SFUSD)		
1st FLOOR	ENTRY	46 sf
	LIVING	332 sf
	DINING	138 sf
	KITCHEN	266 sf
	Sub-Total	782 sf
2nd FLOOR	BEDROOM / OFFICE	398 sf
	LIBRARY	106 sf
	Sub-Total	504 sf
TOTAL AREA		1,286 sf

OPEN SPACE AREA CALCULATIONS		
1st FLOOR	FRONT COURT ( <i>open</i> )	182 sf
	FRONT COURT ( <i>covered</i> )	138 sf
	REAR COURT ( <i>open</i> )	216 sf
Inner Courts		536 sf
2nd FLOOR	BALCONY	96 sf
	Balcony	96 sf
ROOF	DECK ( <i>net area</i> )	556 sf
	PLANTERS	258 sf
Roof Deck (gross)		814 sf
TOTAL AREA		1,446 sf

## SALTBOX RESIDENCE

2538 3rd Street, San Francisco CA

### Issues/ Revisions

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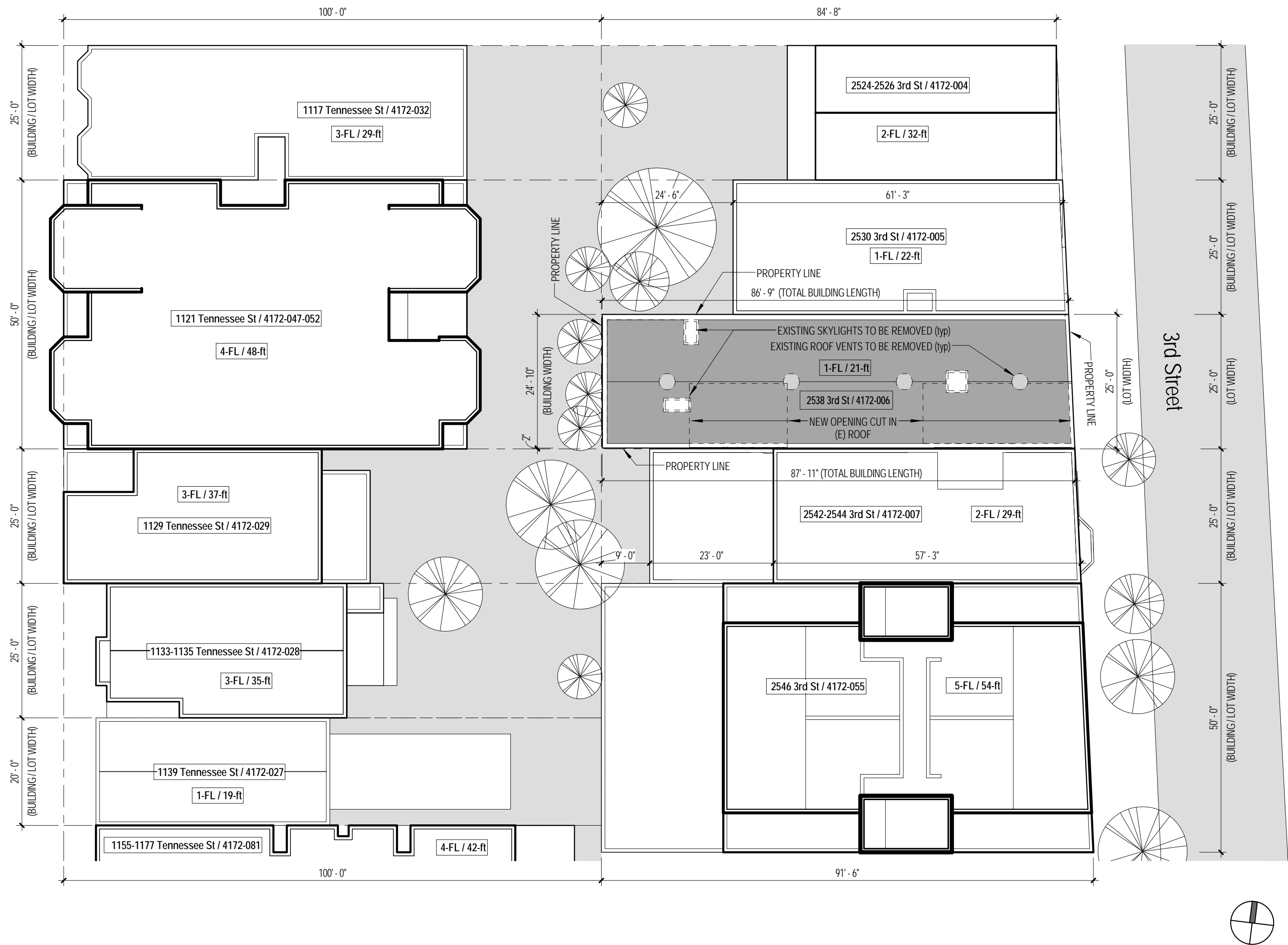
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Scale: 3/32" = 1'-0"

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## Egress Path + Area Calculations

# A0.01



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Scale: 1/16" = 1'-0"

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**Site Plan -  
Existing**

**A1.00**





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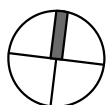
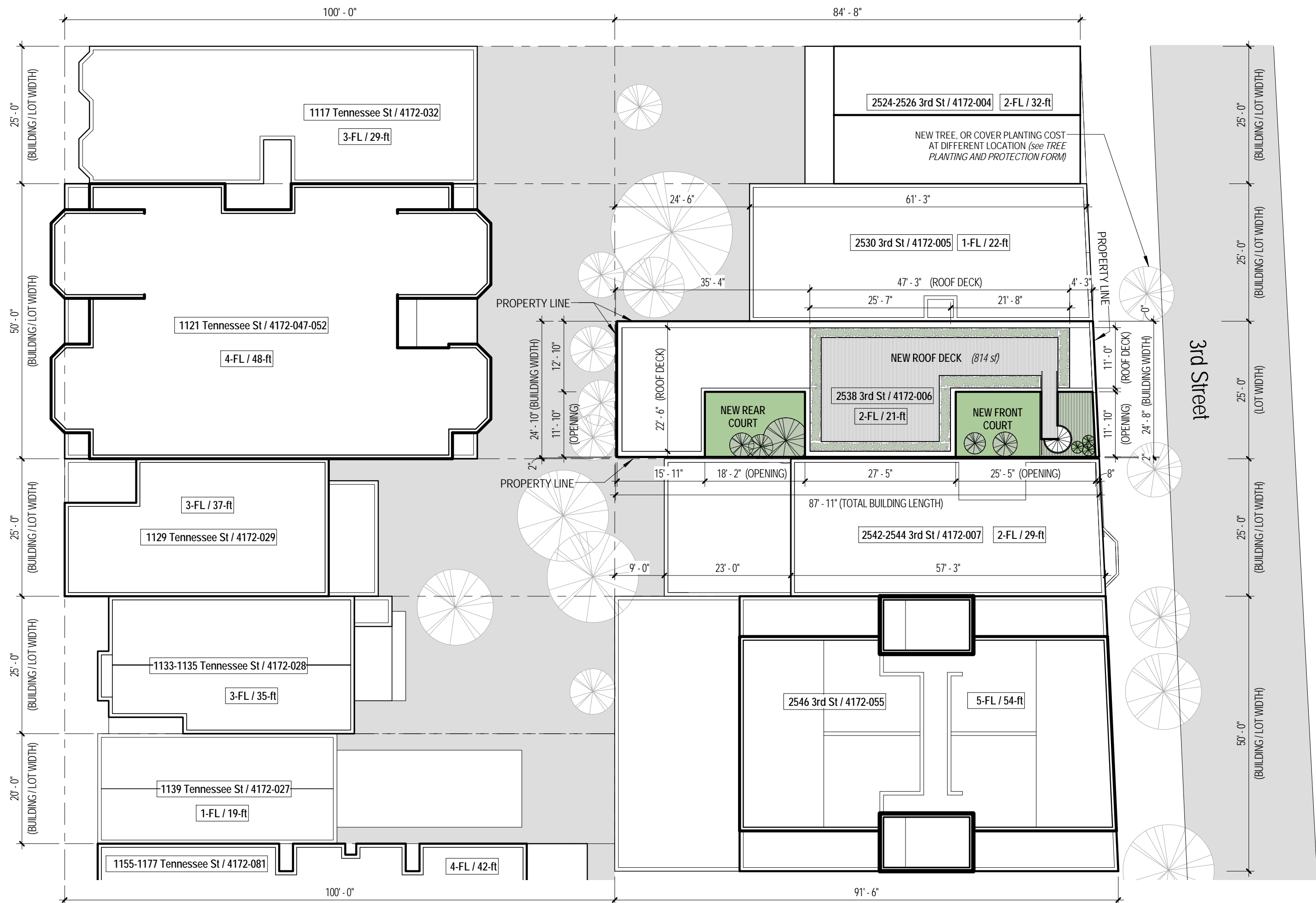
Date: 05/30/2013

Scale:  $1/16" = 1'-0"$

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## Site Plan - Proposed

## A1.01



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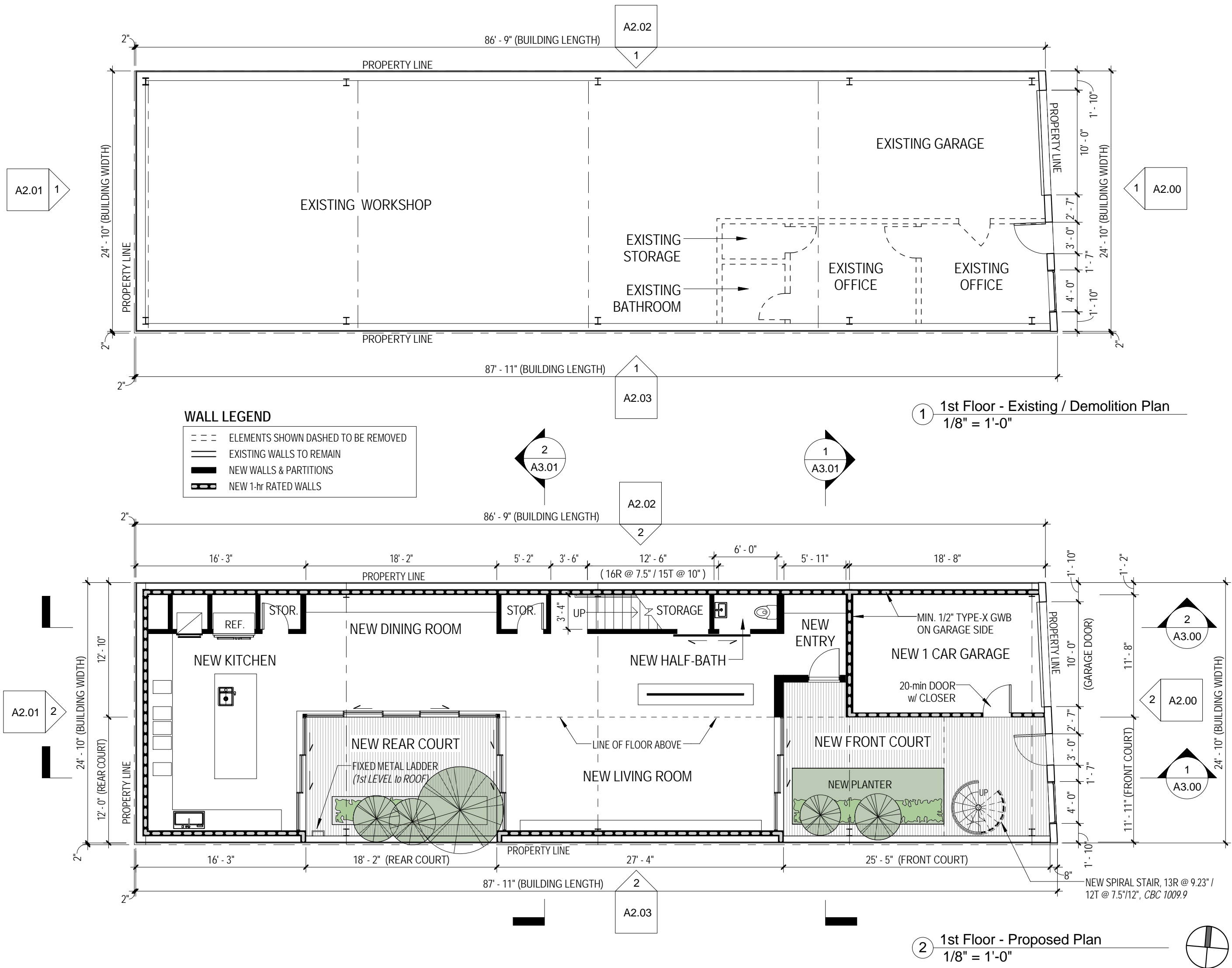
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1st Floor Plans

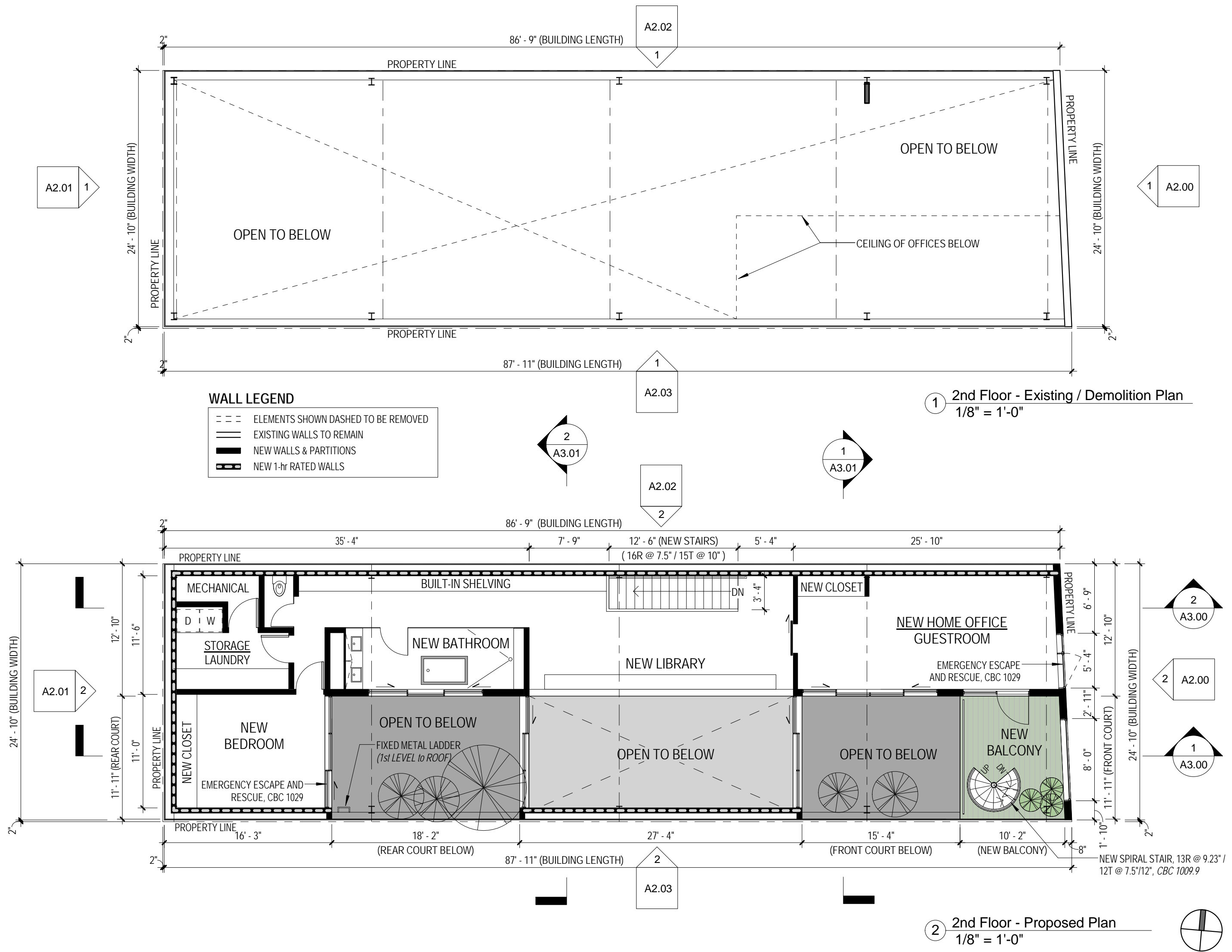
A1.02





## SALTBOX RESIDENCE

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**SALTBOX  
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**WALL LEGEND**

- ELEMENTS SHOWN DASHED TO BE REMOVED
- == EXISTING WALLS TO REMAIN
- NEW WALLS & PARTITIONS
- NEW 1-hr RATED WALLS

**GENERAL NOTES:**

1. ALL EXISTING VENTS TO BE REMOVED
2. ALL EXISTING SKYLIGHTS TO BE REMOVED.
3. CUT ROOF AS SHOWN TO CREATE NEW OPENINGS.
4. PATCH ROOF AS NECESSARY

1 Existing Roof Plan  
1/8" = 1'-0"

**Issues/ Revisions**

#	Description	Date
1	Variance re: Permit #201209048832-S	5.30.13

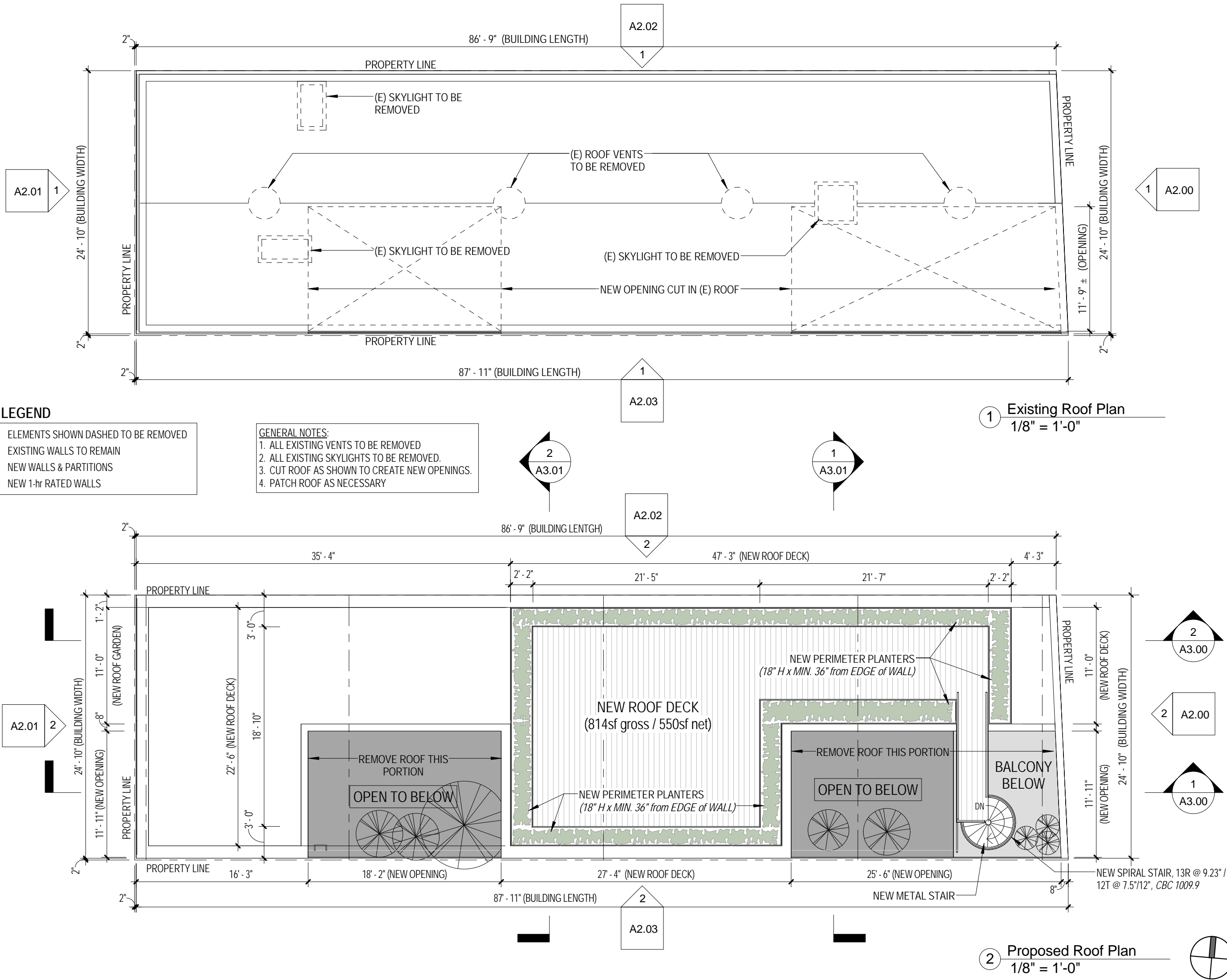
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**Roof Plans**

**A1.04**





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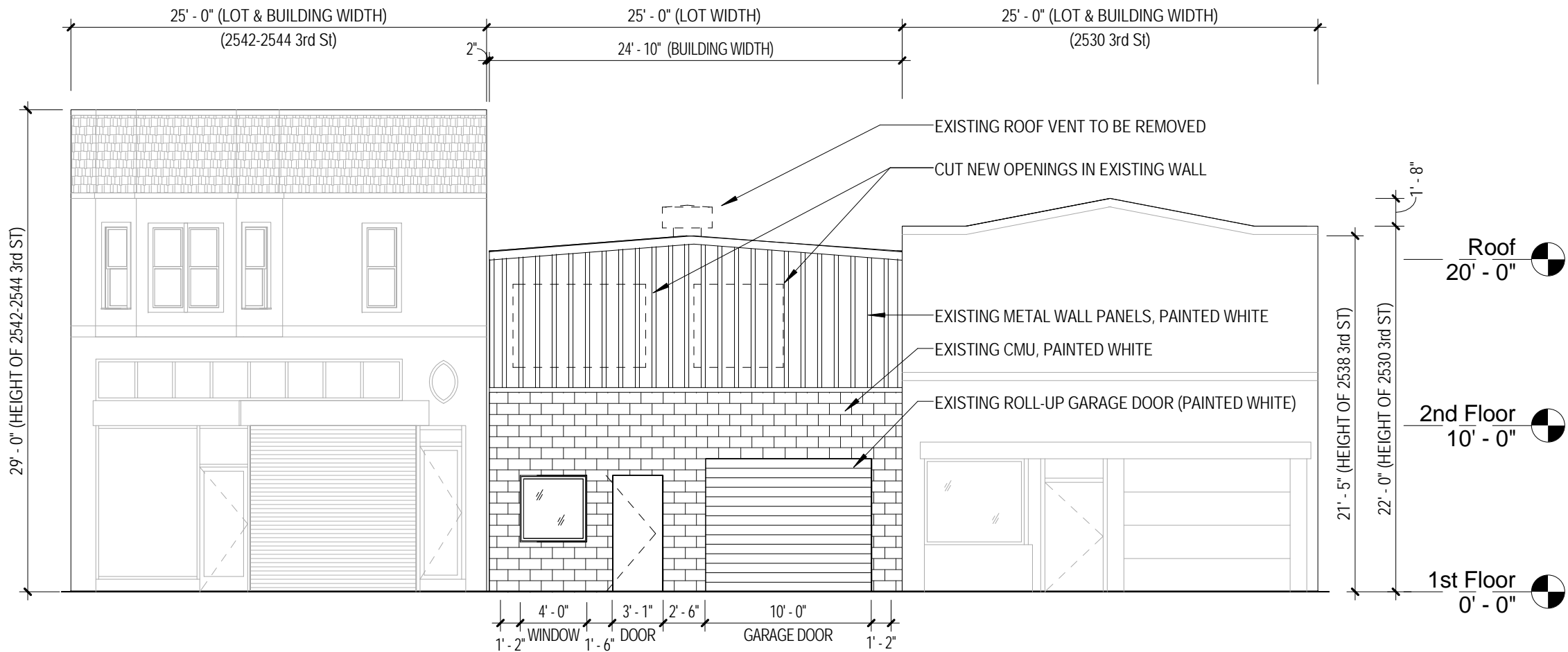
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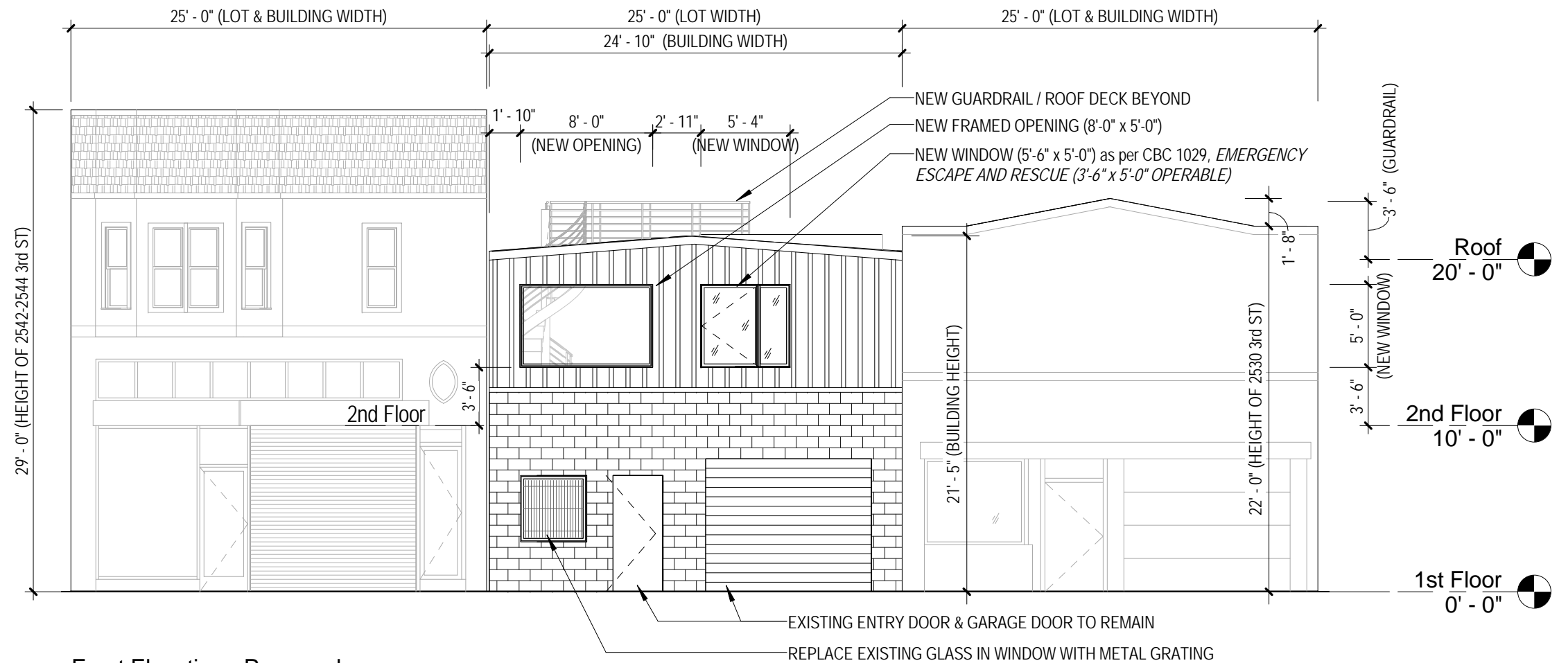
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Front  
Elevations

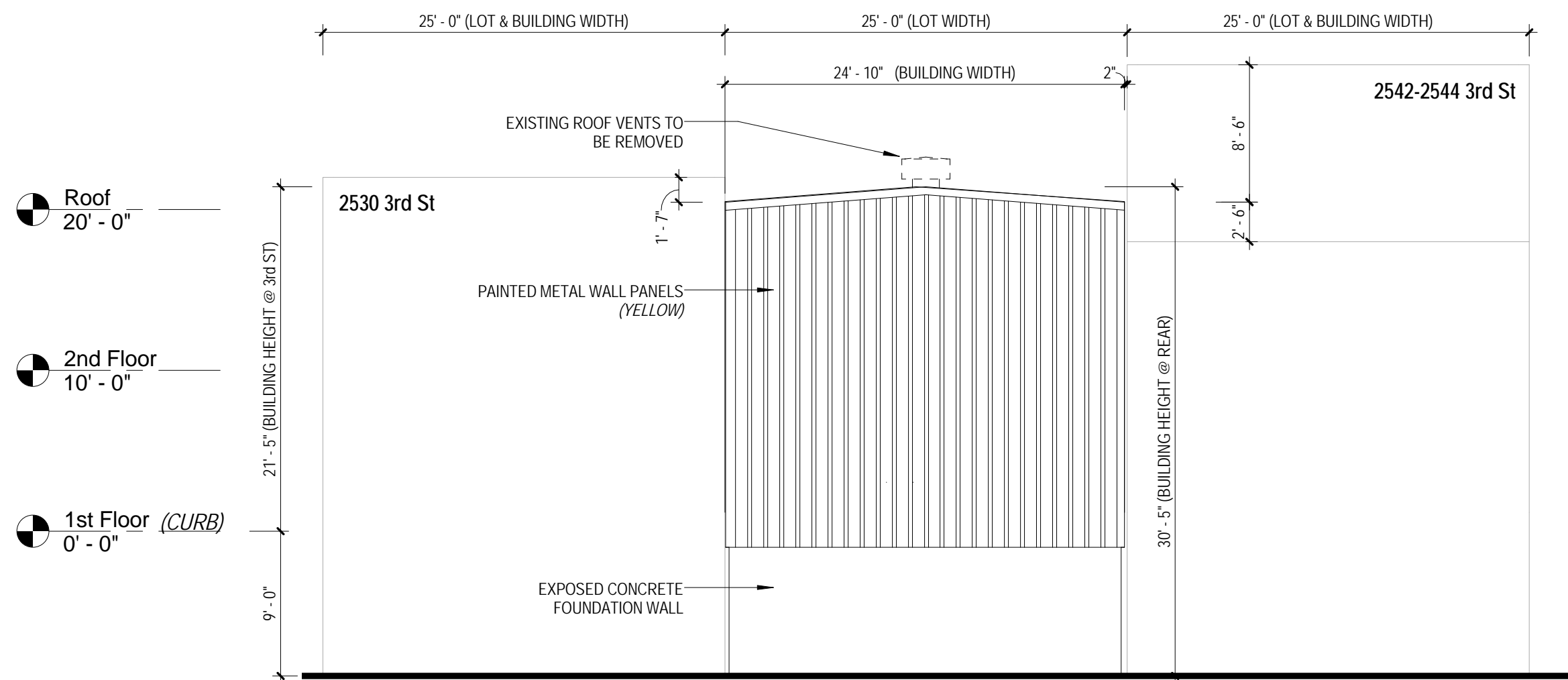
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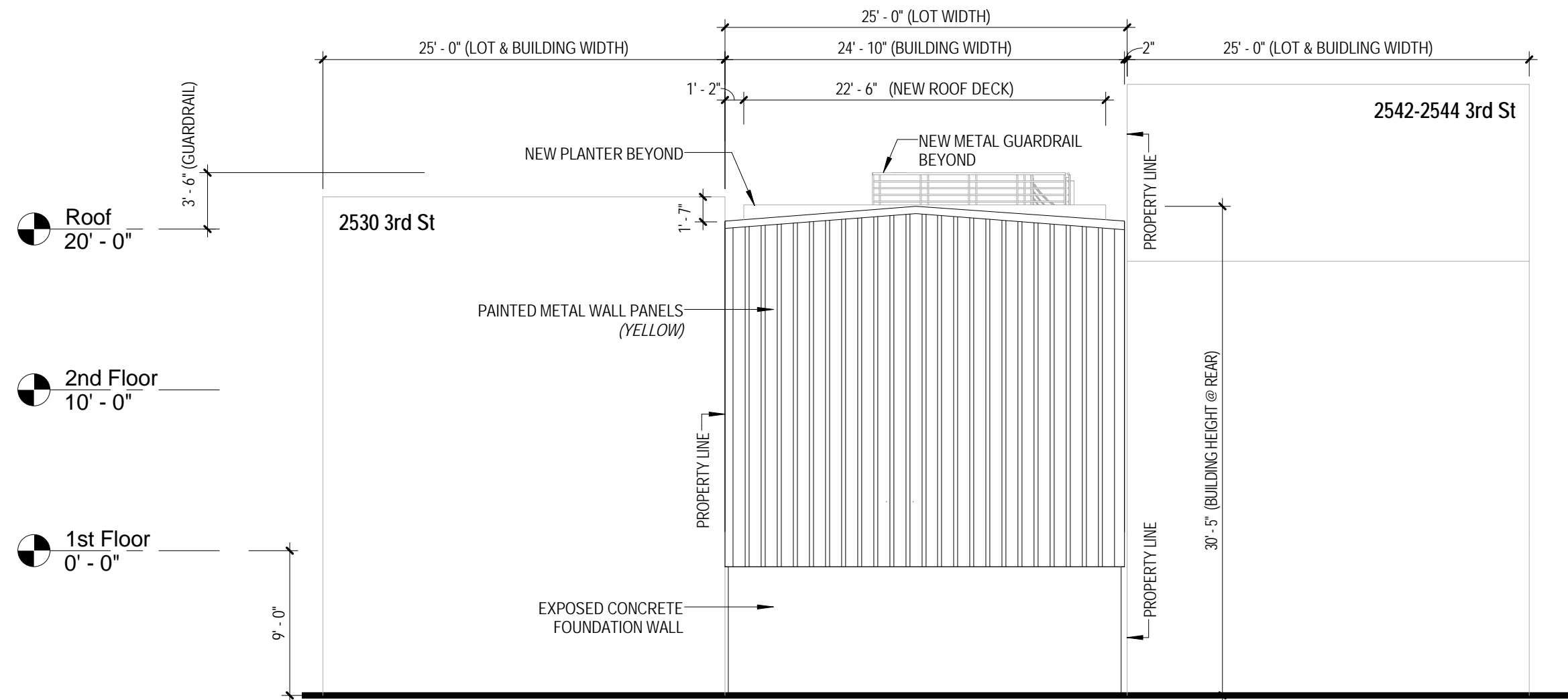
1 Front Elevation - Existing  
1/8" = 1'-0"



2 Front Elevation - Proposed  
1/8" = 1'-0"



① Rear Elevation - Existing  
1/8" = 1'-0"



② Rear Elevation - Proposed  
1/8" = 1'-0"

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**Rear  
Elevations**

**A2.01**

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Issues/ Revisions

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1	Variance re: Permit #201209048832-S	5.30.13

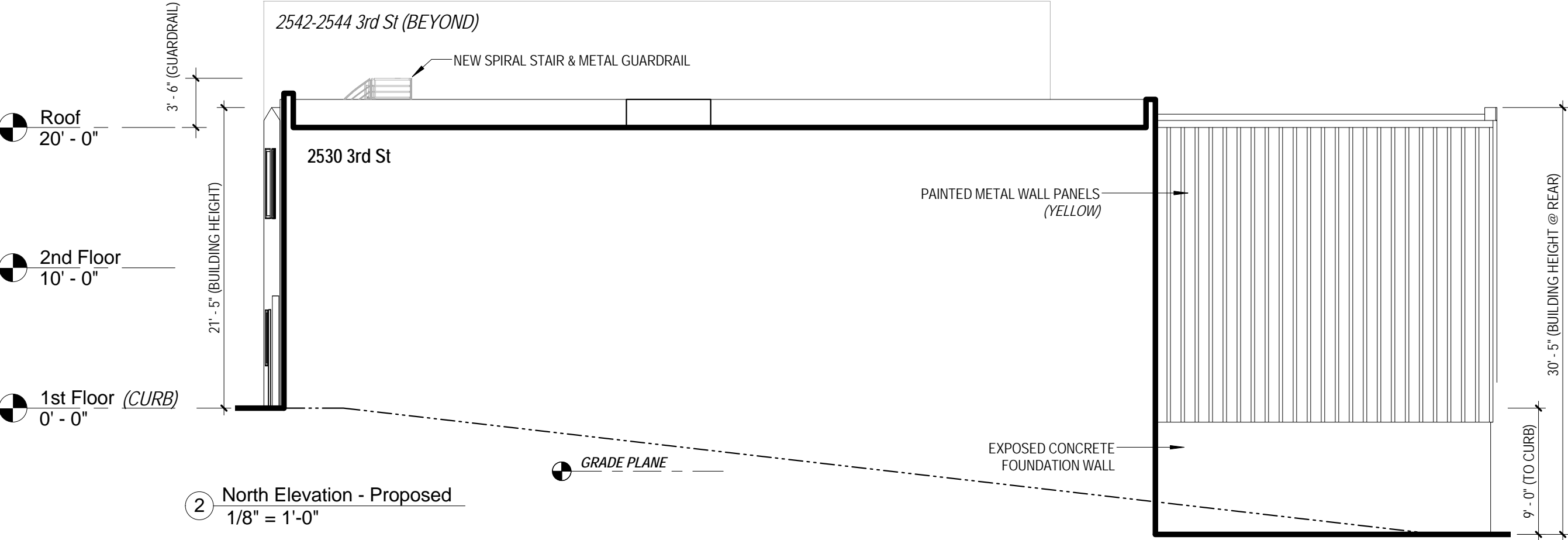
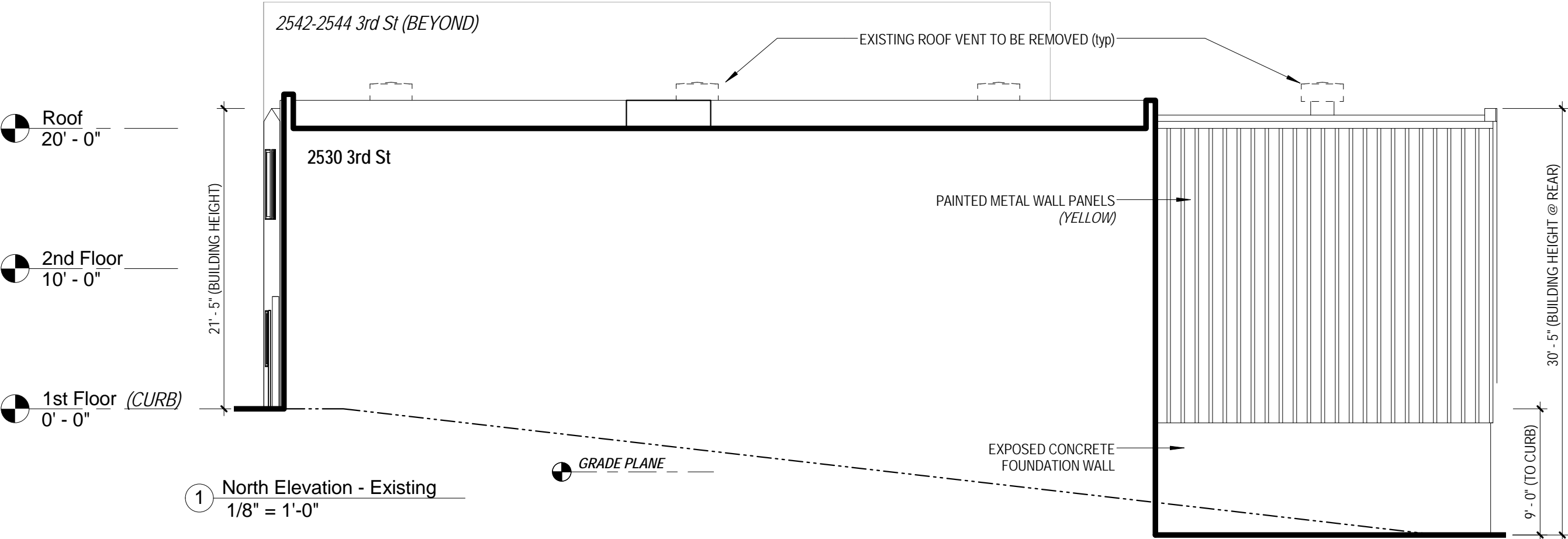
Date: 05/30/2013

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

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Side  
Elevations  
(North)

A2.02



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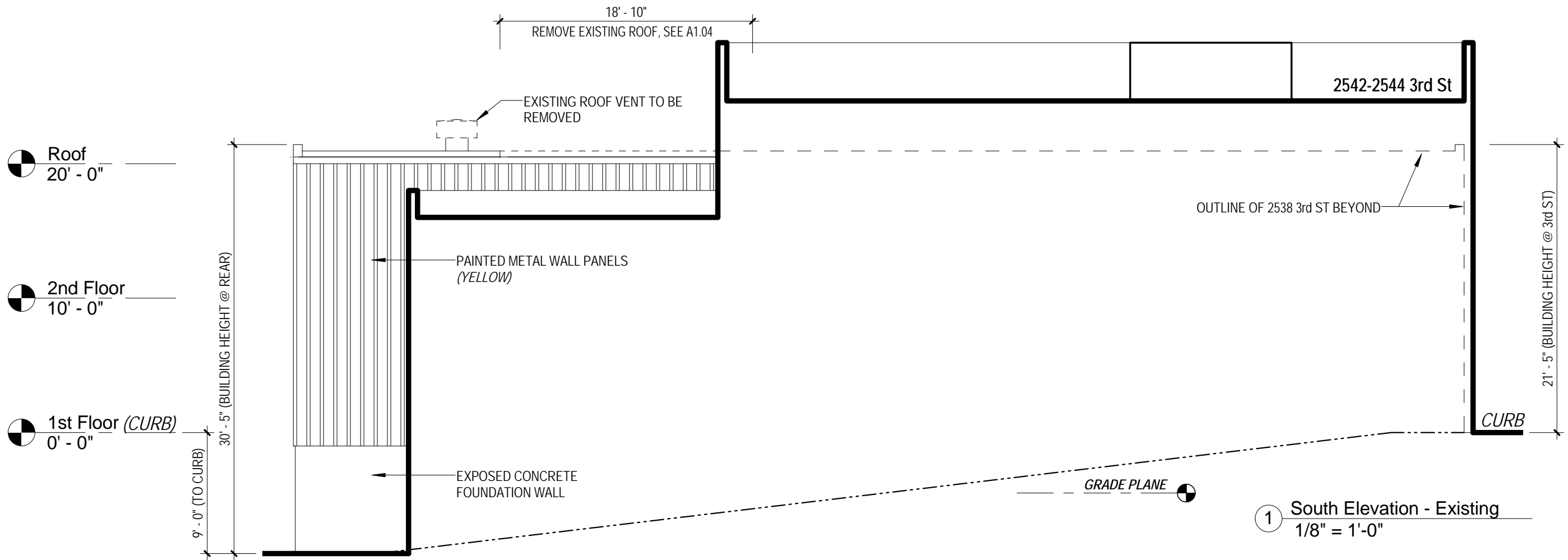
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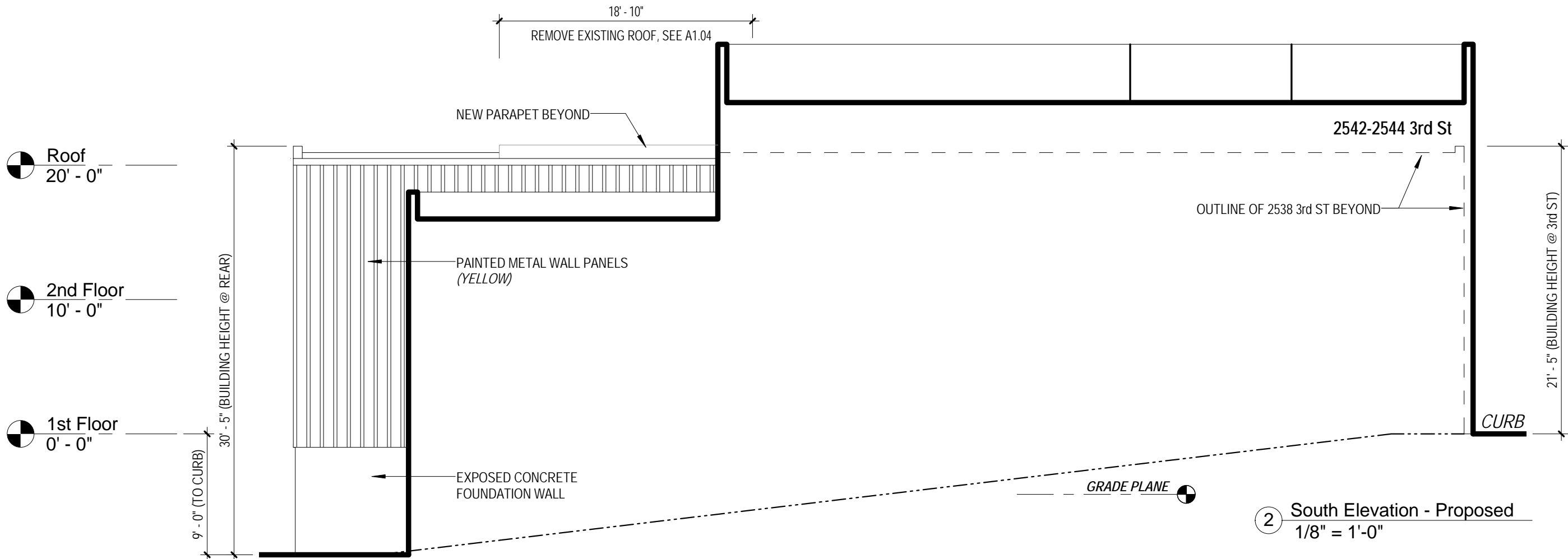
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Side  
Elevations  
(South)

A2.03



1 South Elevation - Existing  
1/8" = 1'-0"



2 South Elevation - Proposed  
1/8" = 1'-0"



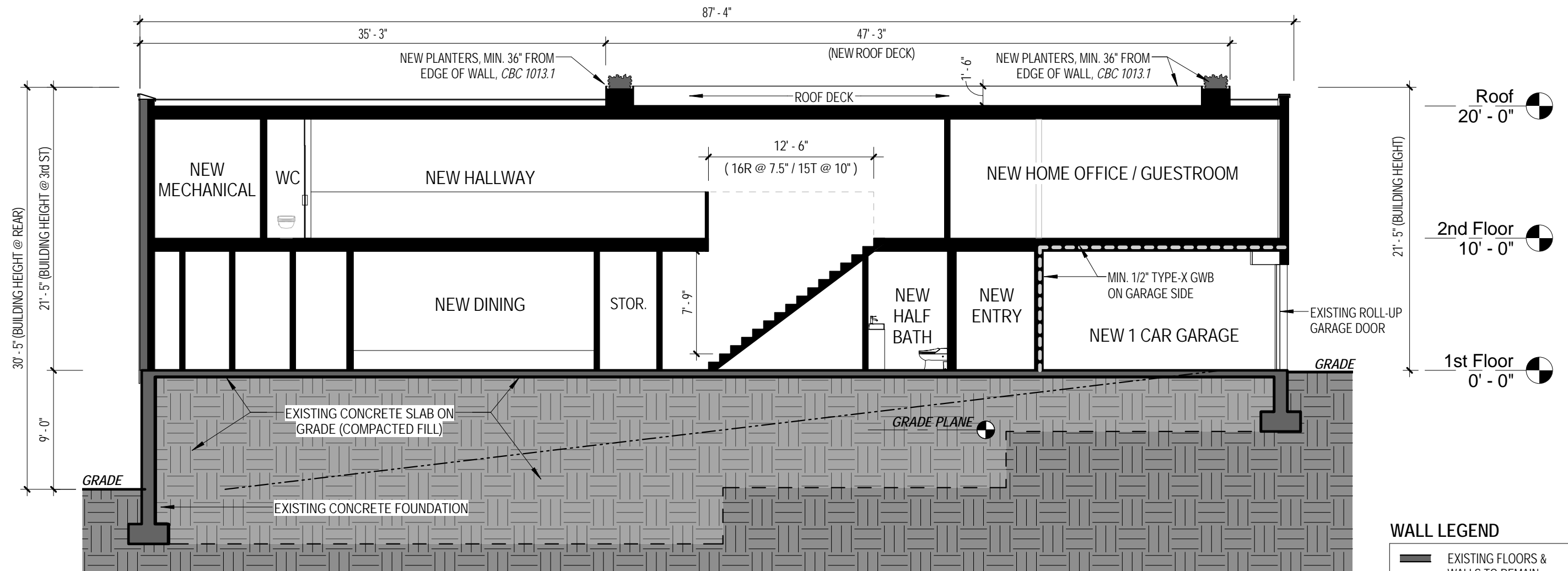
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Building  
Sections

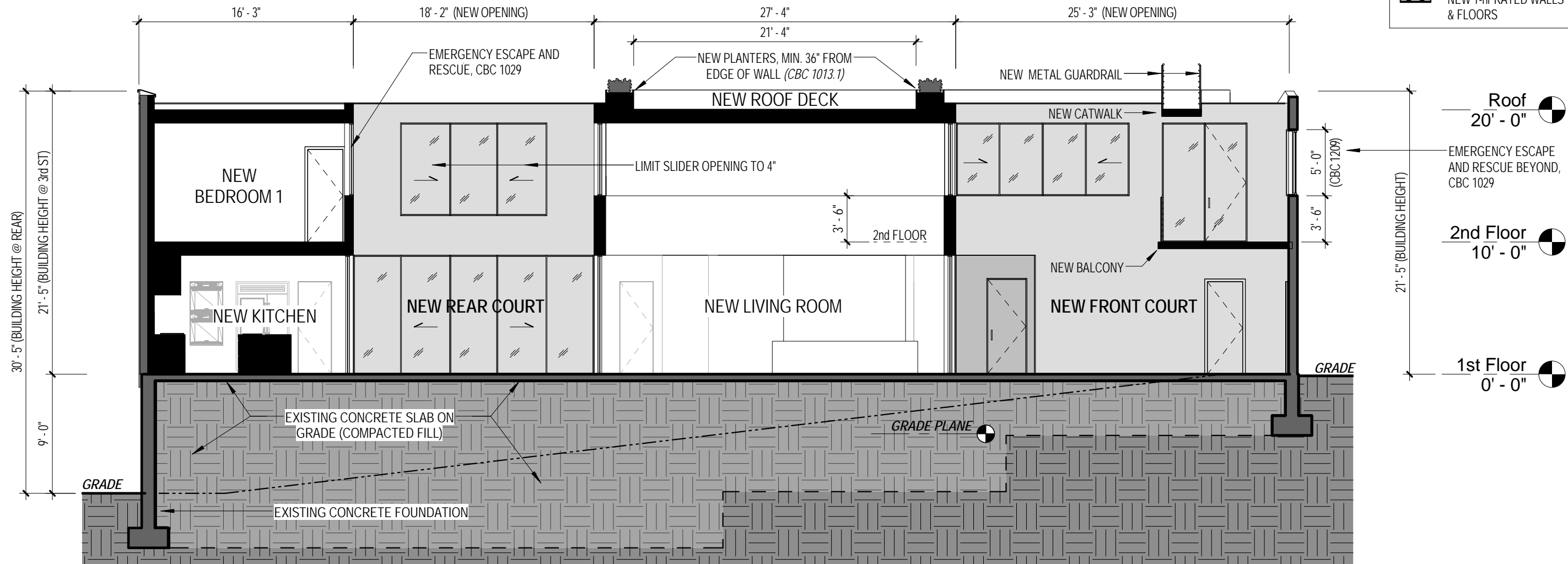
A3.00



② Longitudonal Section @ Garage  
1/8" = 1'-0"

WALL LEGEND

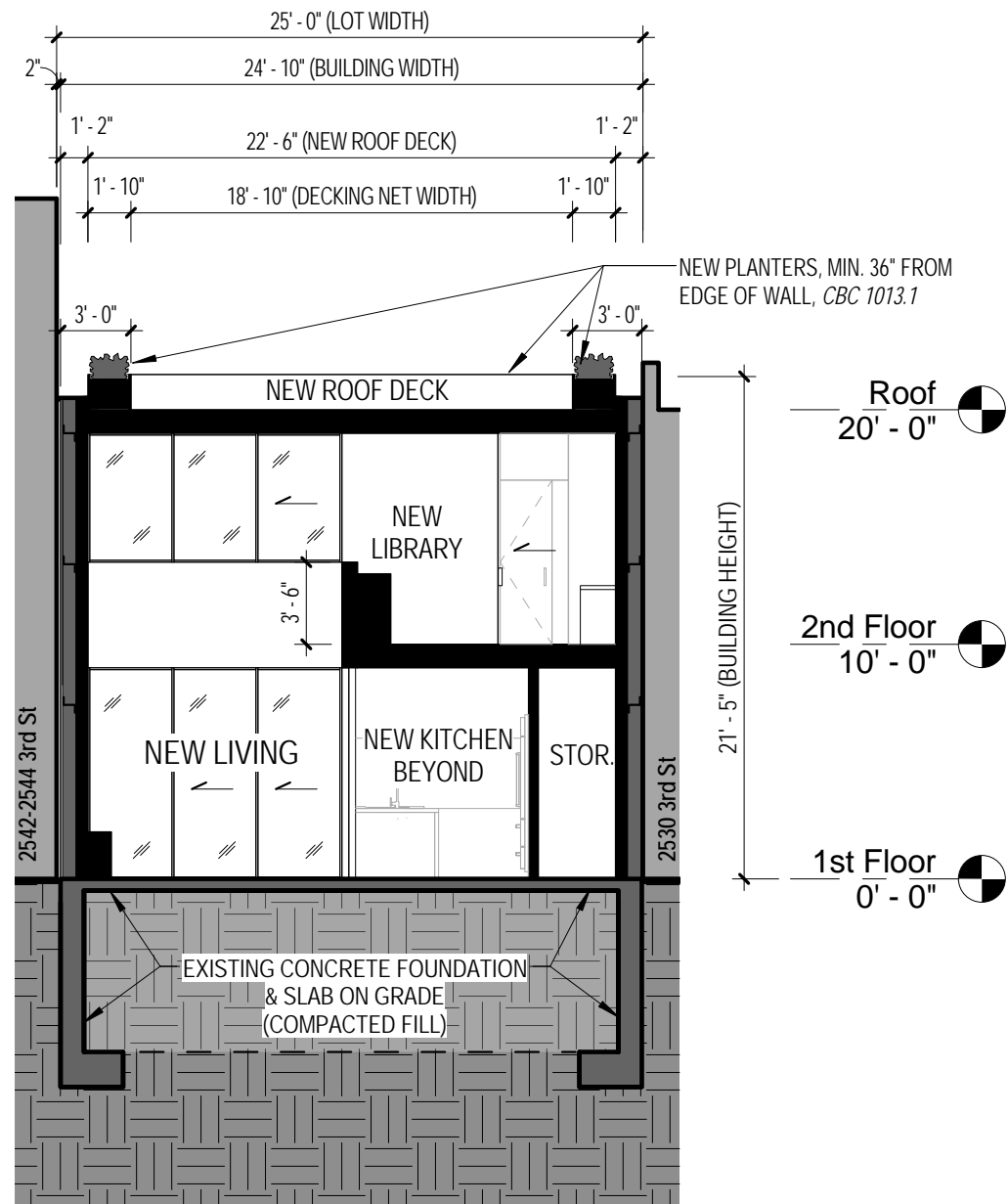
- EXISTING FLOORS & WALLS TO REMAIN
- NEW WALLS, FLOORS & ROOF
- NEW 1-hr RATED WALLS & FLOORS



① Longitudonal Section @ Entry Court  
1/8" = 1'-0"

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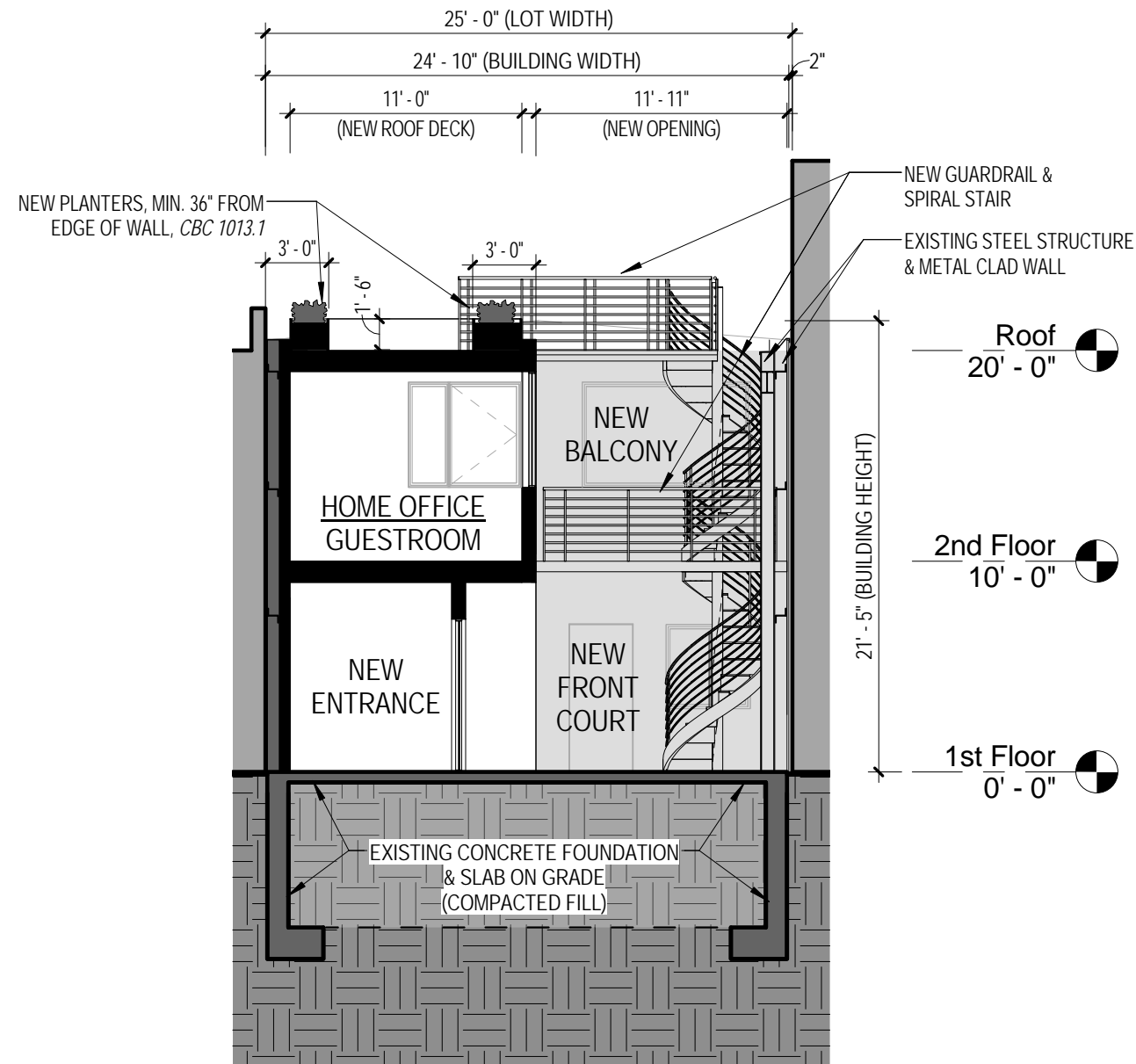
2538 3rd Street, San  
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2 Cross Section - Looking West  
1/8" = 1'-0"

WALL LEGEND

	EXISTING FLOORS & WALLS TO REMAIN
	NEW WALLS, FLOORS & ROOF
	NEW 1-hr RATED WALLS & FLOORS



1 Cross Section - Looking East  
1/8" = 1'-0"

Issues/ Revisions		
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Scale: 1/8" = 1'-0"		

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Building  
Sections

A3.01



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Front Elevation View



3rd Street Elevation

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Date: 05/30/2013

Scale:

Photographs -  
Street

A4.00



Looking towards the Front



Looking South



Looking North



Looking towards the Rear

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Photographs -  
Rooftop



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Scale:

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3D Sketches

A5.00



1 Entry Court



3 Living Room



2 Rear Garden



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3a Rear Aerial View - Existing  
1" = 1'-0"



3b Rear Aerial View - Proposed  
1" = 1'-0"



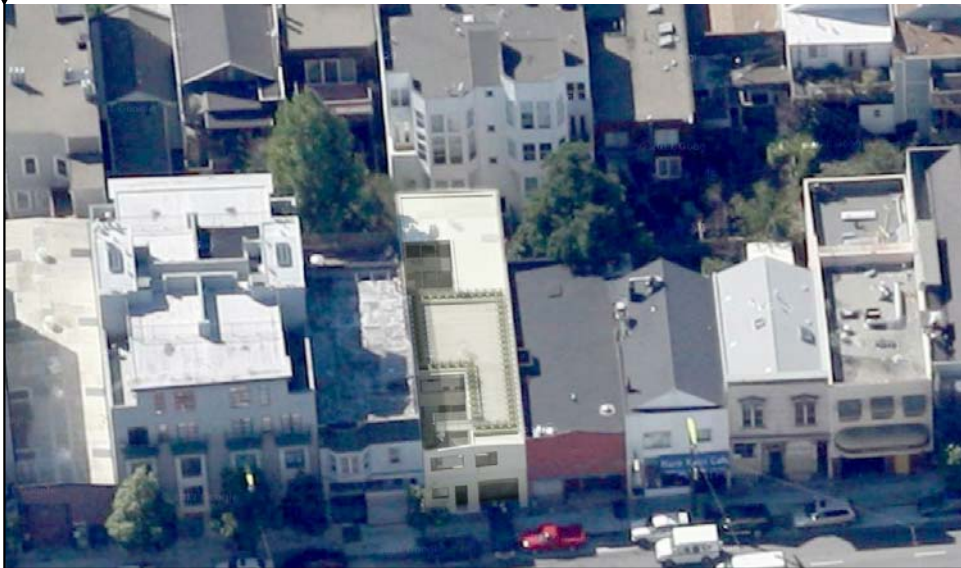
2a North Aerial View - Existing  
1" = 1'-0"



2b North Aerial View - Proposed  
1" = 1'-0"



1a Front Aerial View - Existing  
1" = 1'-0"



1b Front Aerial View - Proposed  
1" = 1'-0"

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Aerial View  
Montage