



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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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

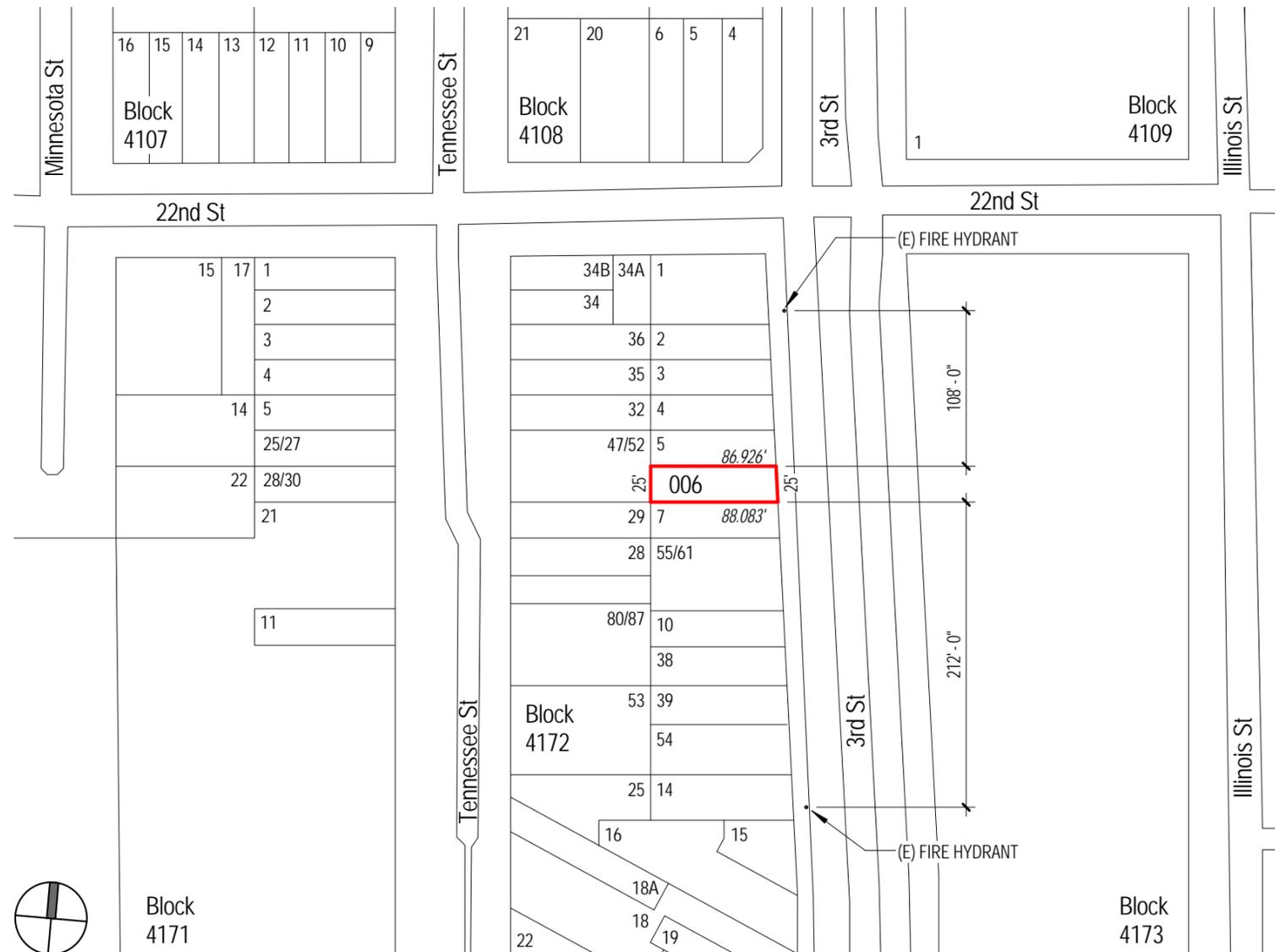
- A0.00 Cover Sheet
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SALTBOX RESIDENCE

2538 3rd Street, San Francisco CA

Plot Plan



Project Information

SCOPE OF WORK:

- REMOVAL OF UNPERMITTED INTERIOR WORK
- SEISMIC EVALUATION & STRENGTHENING AS NECESSARY
- COMPLETE INTERIOR RENOVATION
- TWO NEW OPENINGS IN ROOF TO CREATE TWO INNER COURTS
- REPAIR &/OR REPLACE ROOF AS NECESSARY

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:

- 2010 CALIFORNIA BUILDING CODE *
- 2010 CALIFORNIA ELECTRICAL CODE *
- 2010 CALIFORNIA MECHANICAL CODE *
- 2010 CALIFORNIA PLUMBING CODE *
- 2010 CALIFORNIA RESIDENTIAL CODE *
- 2010 CALIFORNIA ENERGY CODE *
- * includes all San Francisco Amendments

| 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

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 158 RANDALL ST
 SAN FRANCISCO, CA 94131
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 RE: DAVID STRANDBERG
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 EMAIL: david@strandbergeng.com

Issues/ Revisions

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

Date: 05/30/2013

Scale: As indicated

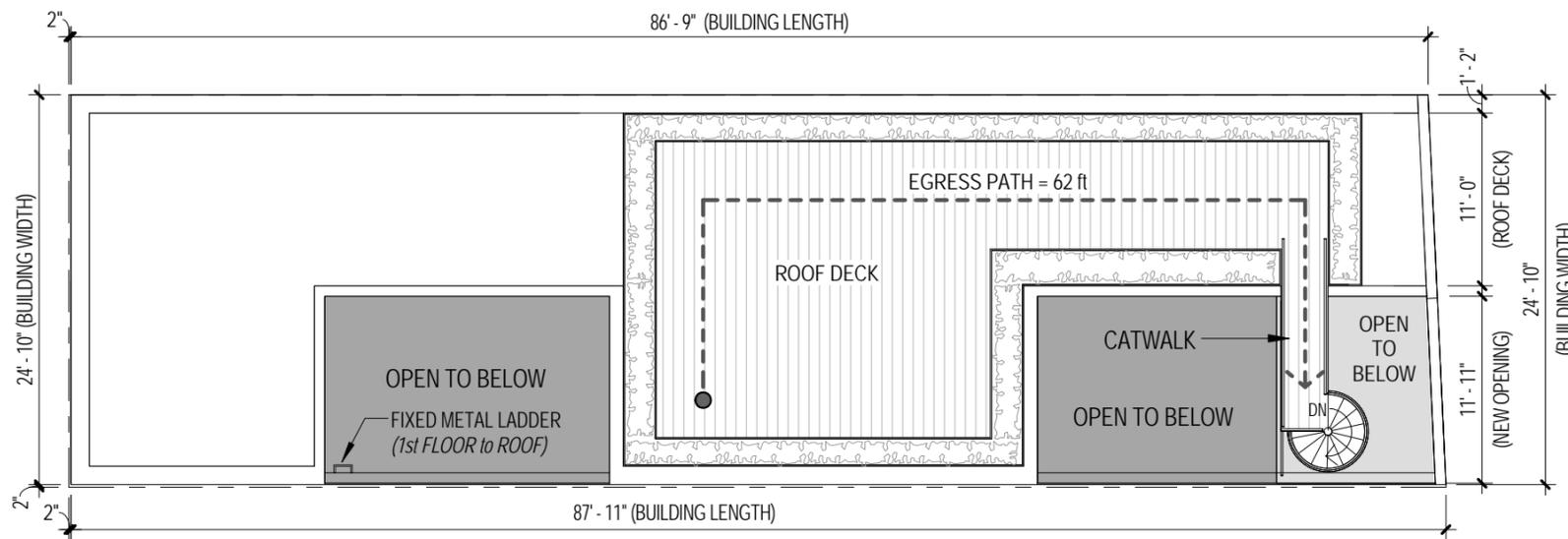
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Cover Sheet

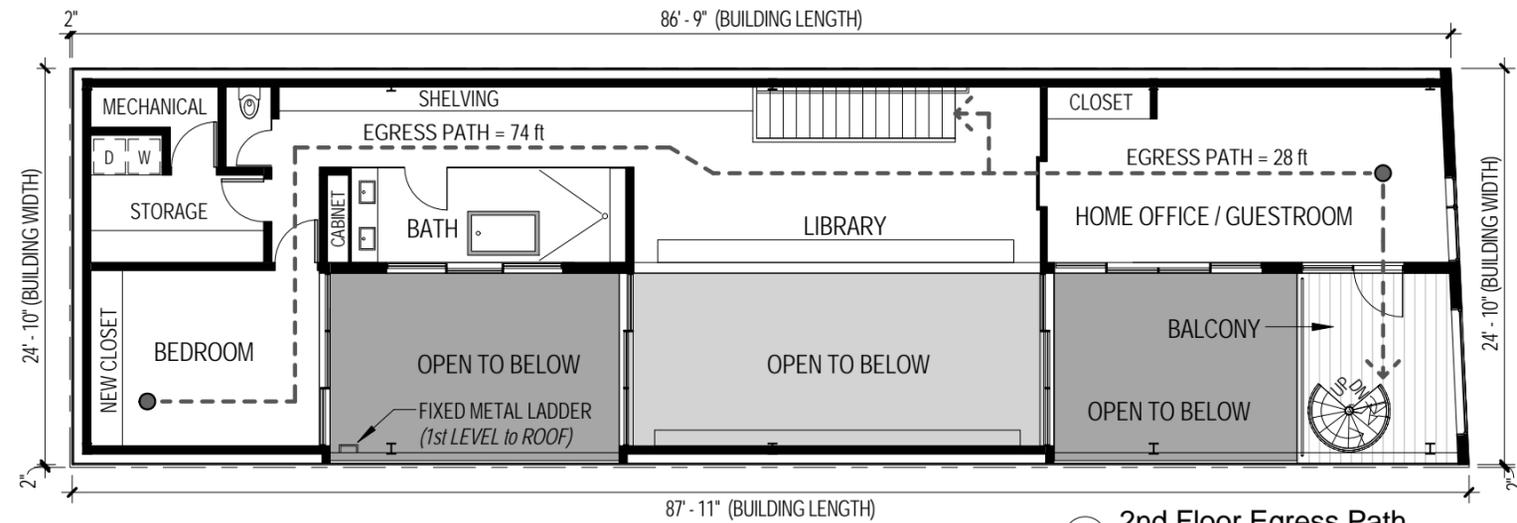
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SALTBOX RESIDENCE

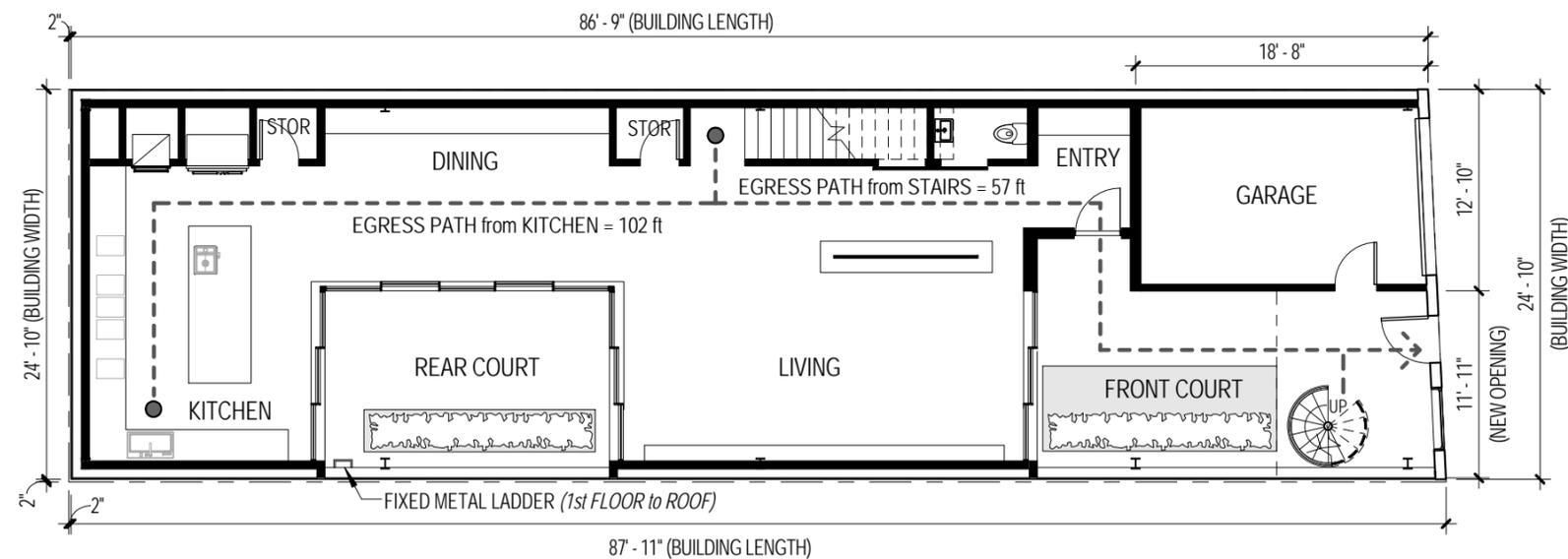
2538 3rd Street, San Francisco CA



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 (w/o planters) | 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 (open) | 182 sf |
| | FRONT COURT (covered) | 138 sf |
| | REAR COURT (open) | 216 sf |
| Inner Courts | | 536 sf |
| 2nd FLOOR | BALCONY | 96 sf |
| Balcony | | 96 sf |
| ROOF | DECK (net area) | 556 sf |
| | PLANTERS | 258 sf |
| Roof Deck (gross) | | 814 sf |
| TOTAL AREA | | 1,446 sf |

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

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Egress Path + Area Calculations

A0.01



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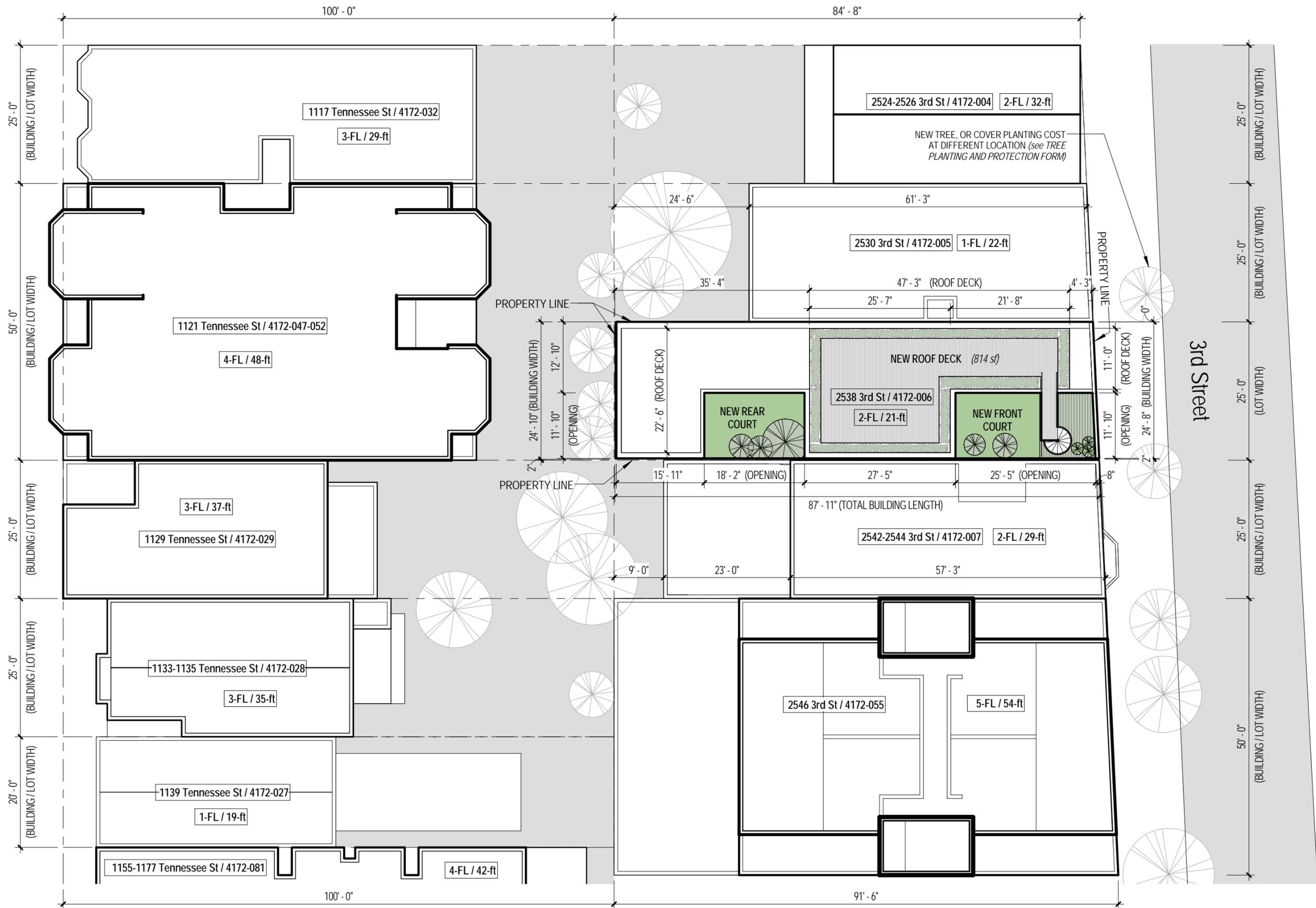
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Scale: 1/16" = 1'-0"

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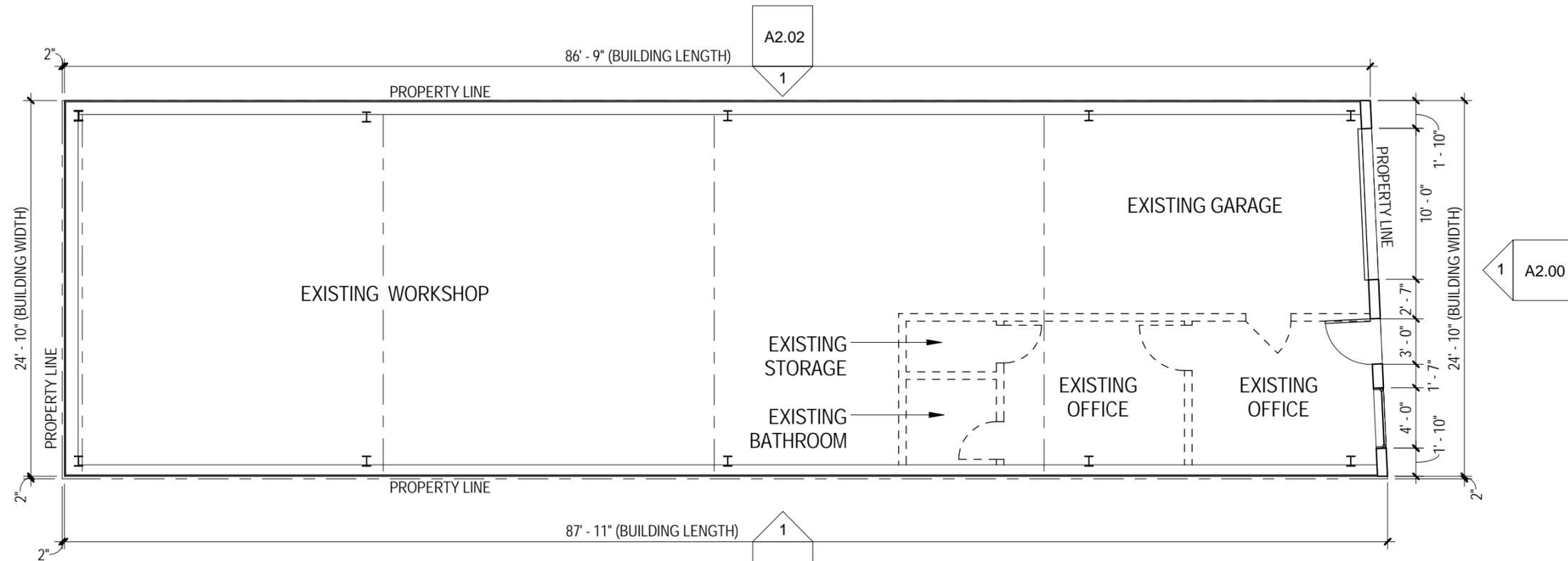
Site Plan - Proposed

A1.01



SALTBOX RESIDENCE

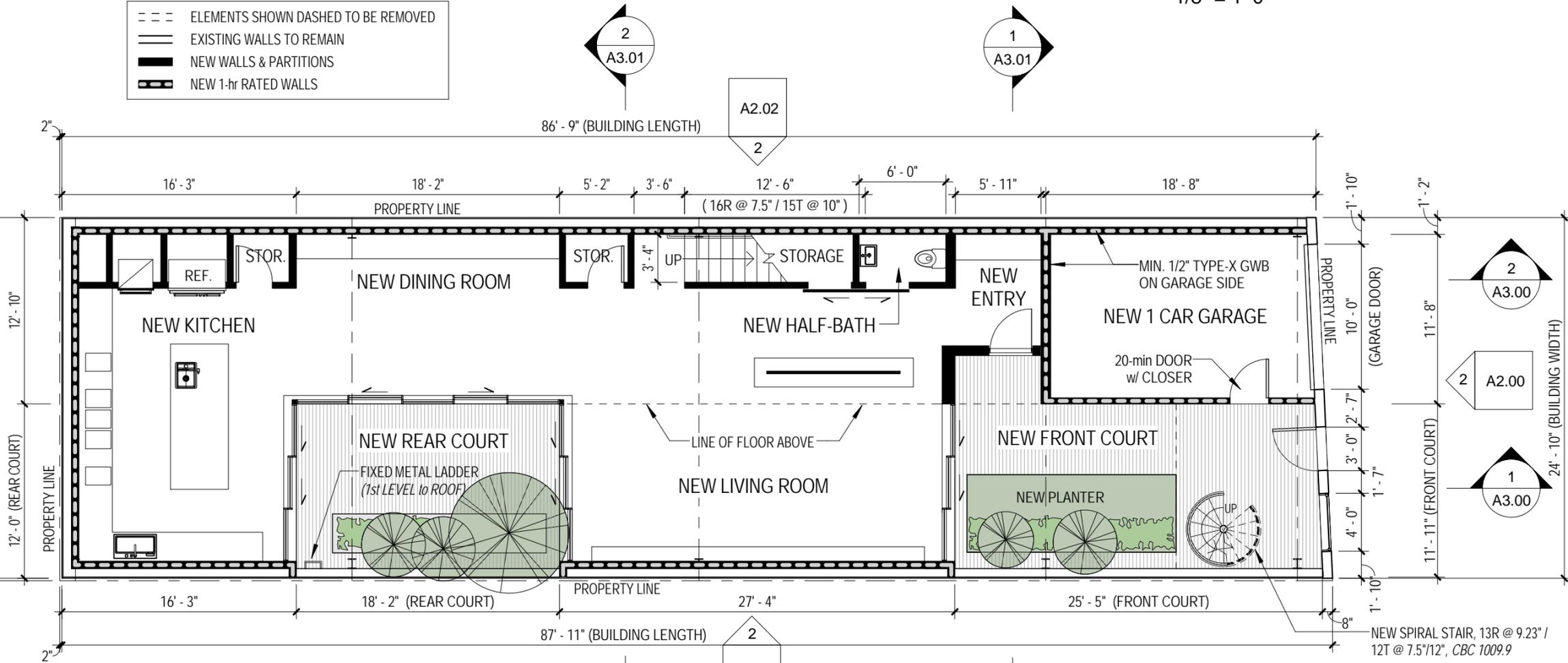
2538 3rd Street, San Francisco CA



1 1st Floor - Existing / Demolition Plan
 1/8" = 1'-0"

WALL LEGEND

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



2 1st Floor - Proposed Plan
 1/8" = 1'-0"

Issues/ Revisions

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|---|-------------------------------------|---------|
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Date: 05/30/2013

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

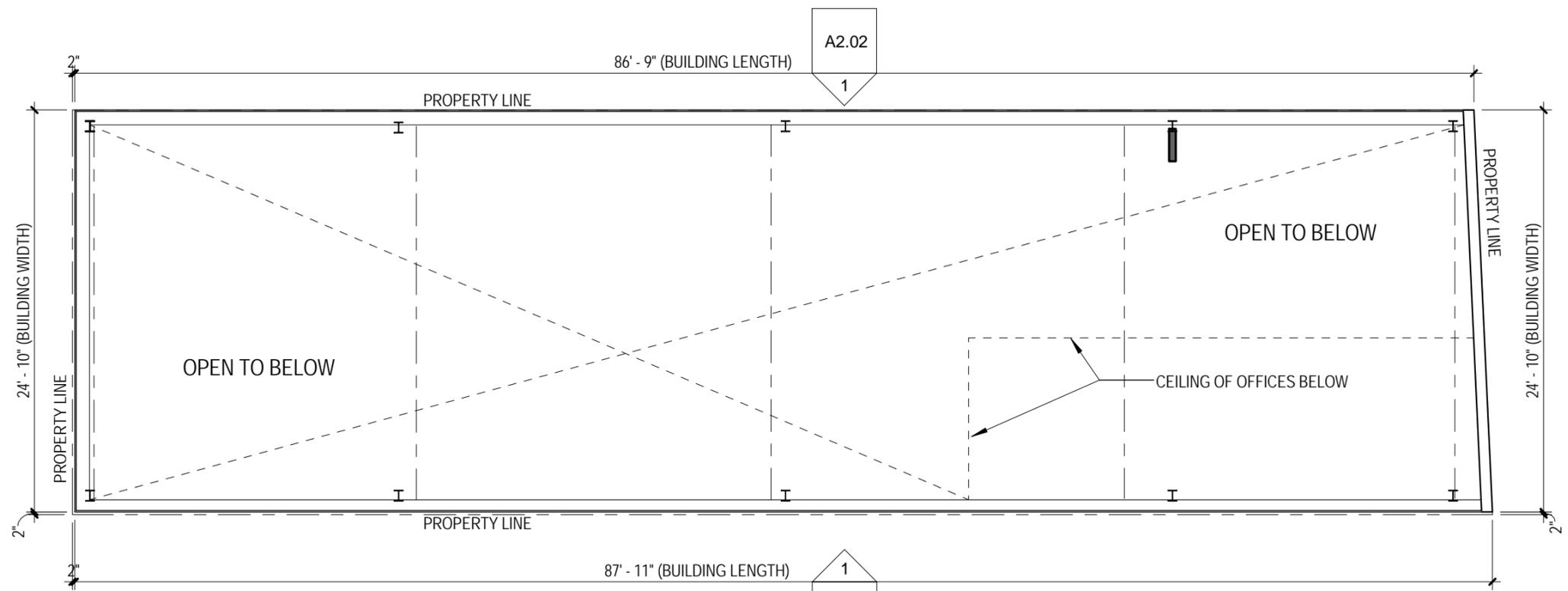
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1st Floor Plans

A1.02

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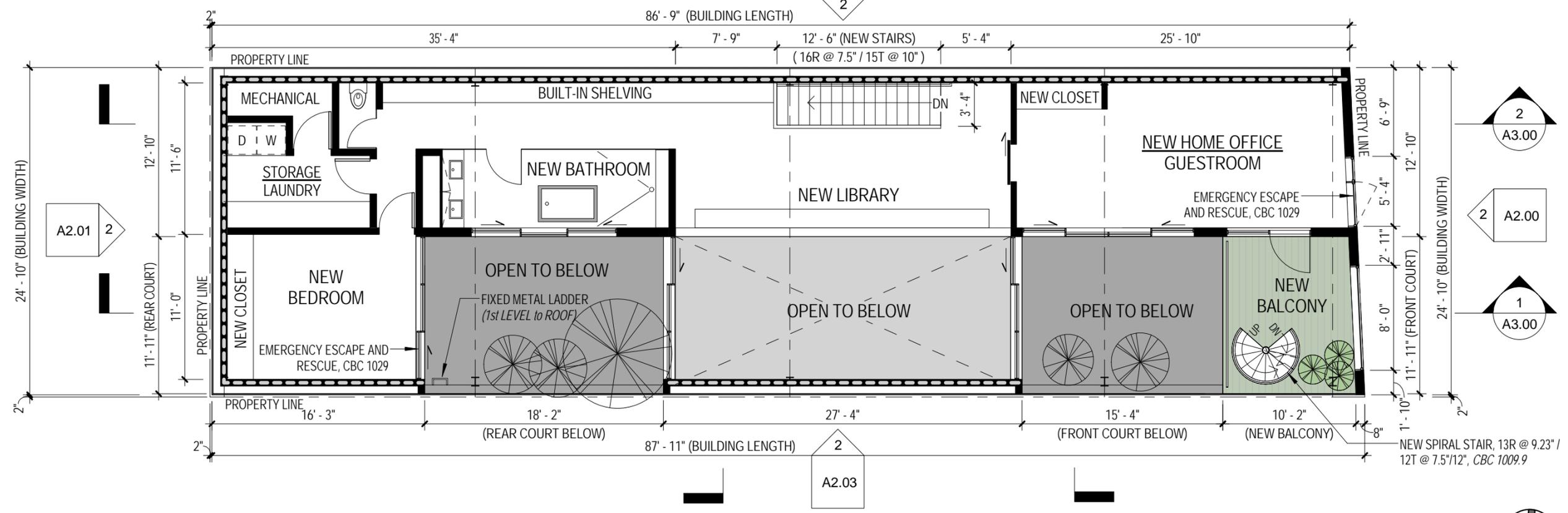
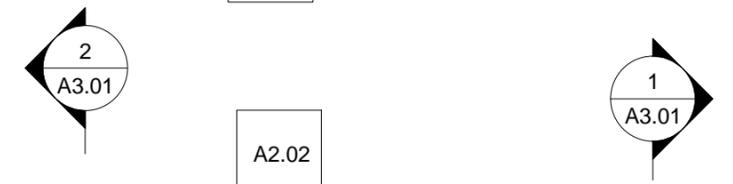
2538 3rd Street, San Francisco CA



1 2nd Floor - Existing / Demolition Plan
 1/8" = 1'-0"

WALL LEGEND

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



2 2nd Floor - Proposed Plan
 1/8" = 1'-0"

Issues/ Revisions

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

Date: 05/30/2013
 Scale: 1/8" = 1'-0"

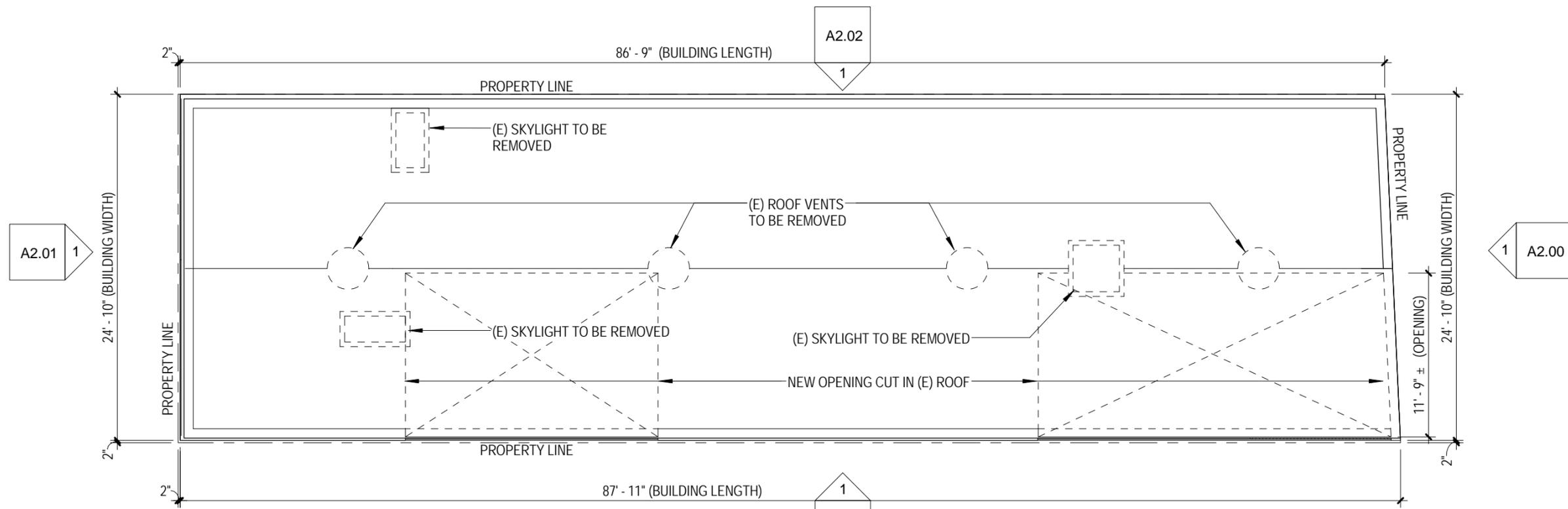
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2nd Floor Plans

A1.03

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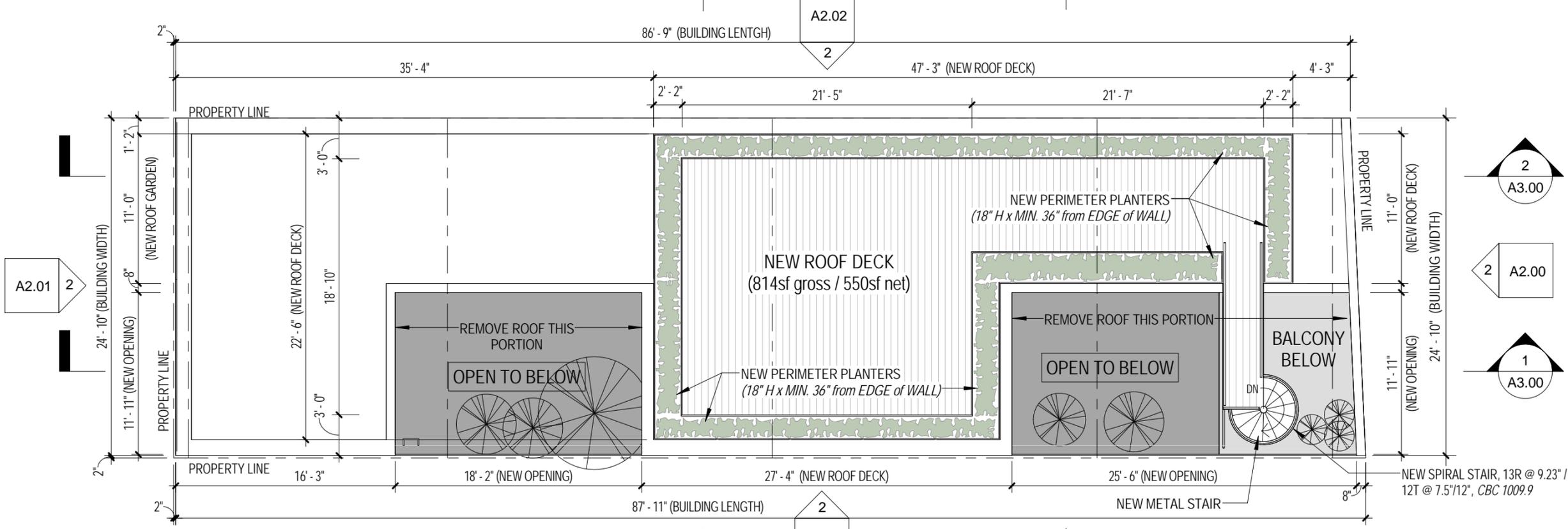


1 Existing Roof Plan
 1/8" = 1'-0"

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



2 Proposed Roof Plan
 1/8" = 1'-0"

Issues/ Revisions

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

Date: 05/30/2013
 Scale: 1/8" = 1'-0"

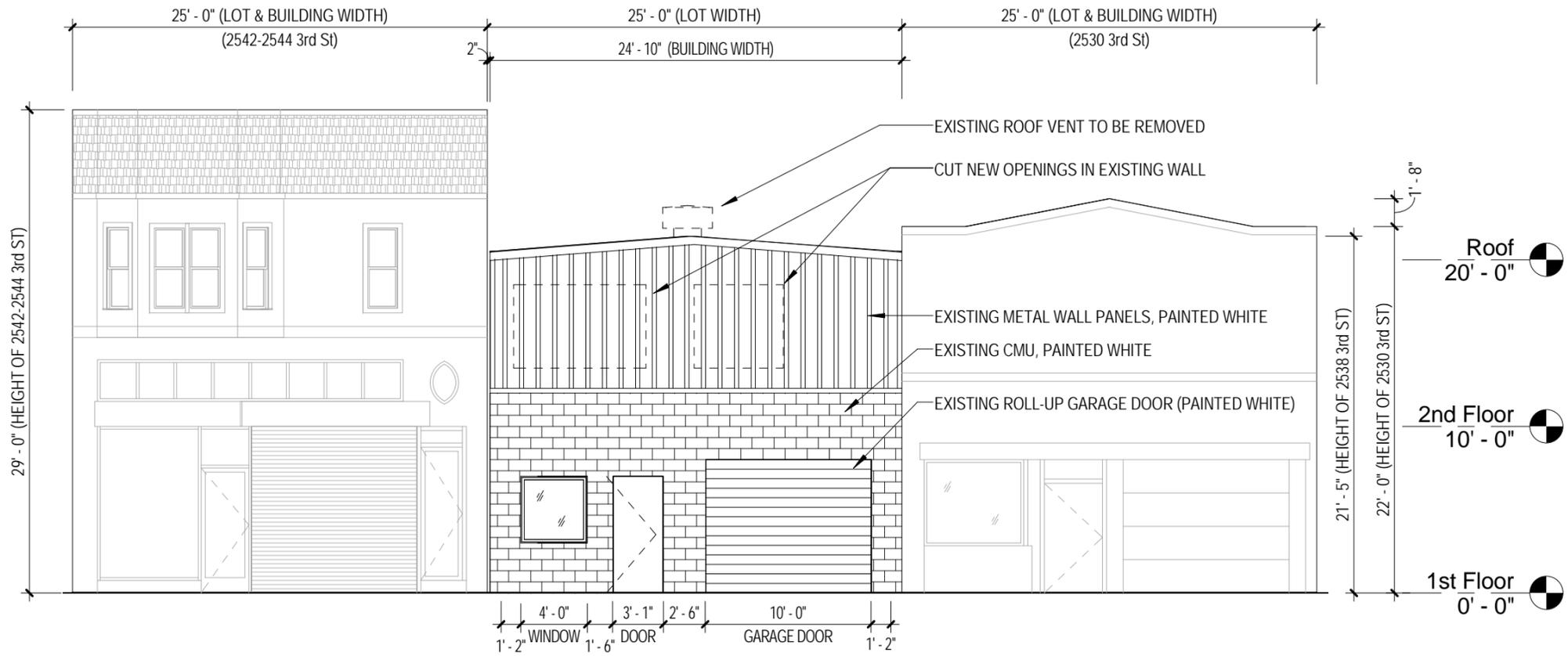
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Roof Plans

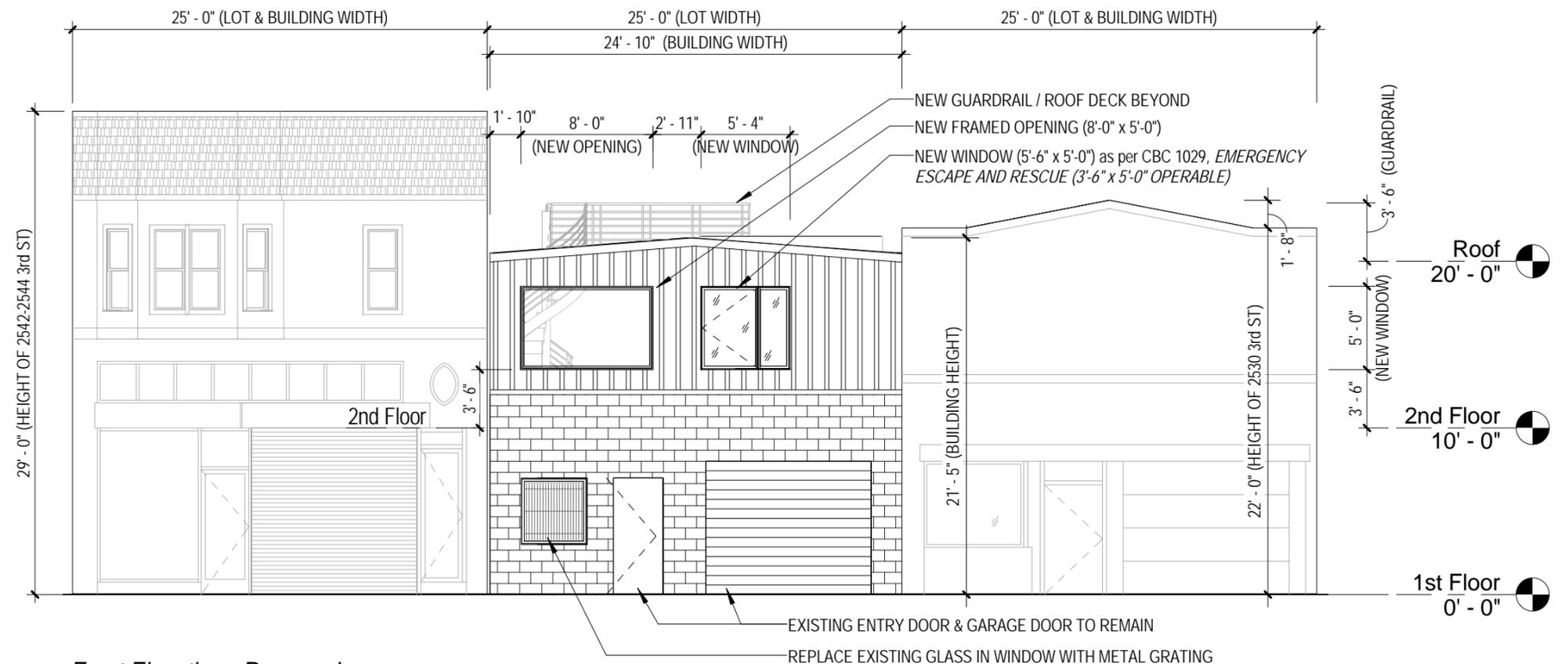
A1.04

**SALTBOX
RESIDENCE**

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



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

Issues/ Revisions

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Date: 05/30/2013

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

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**Front
Elevations**

A2.00

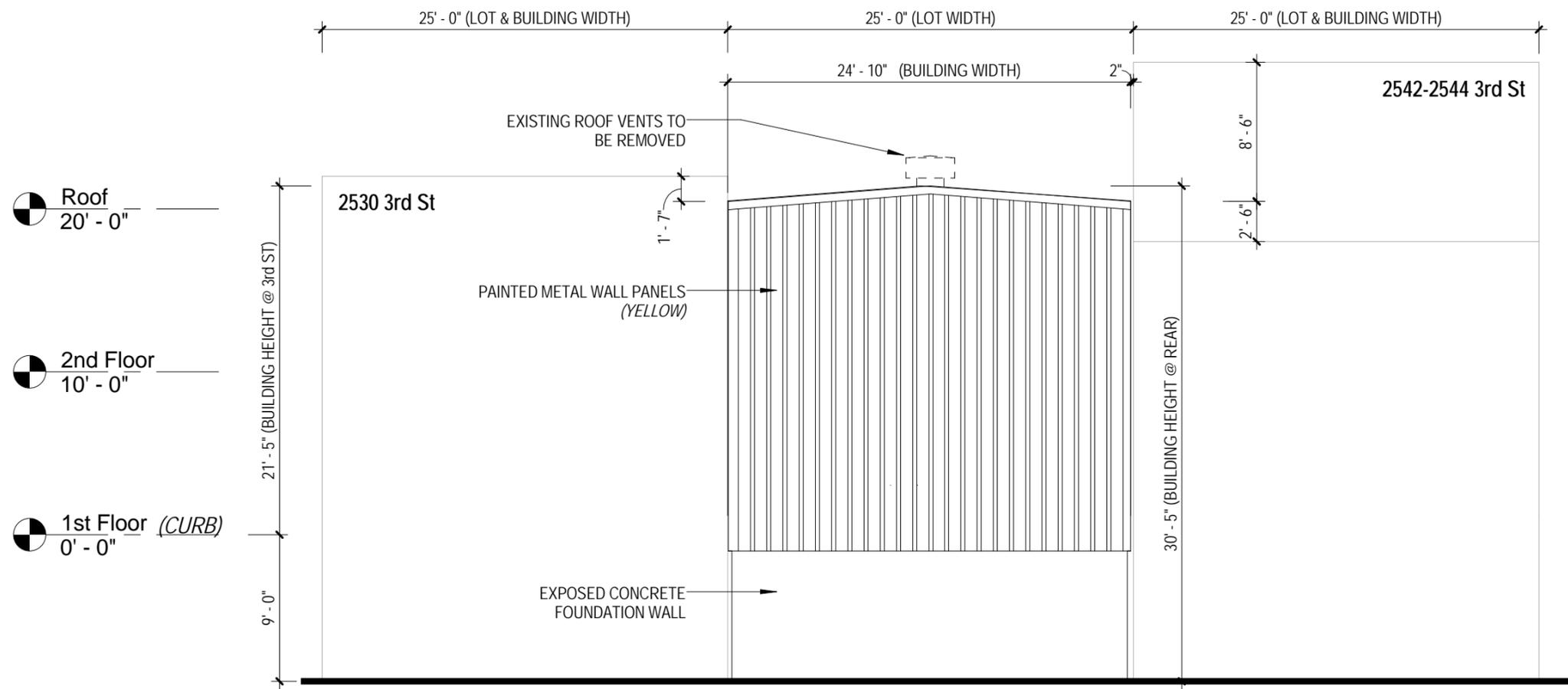


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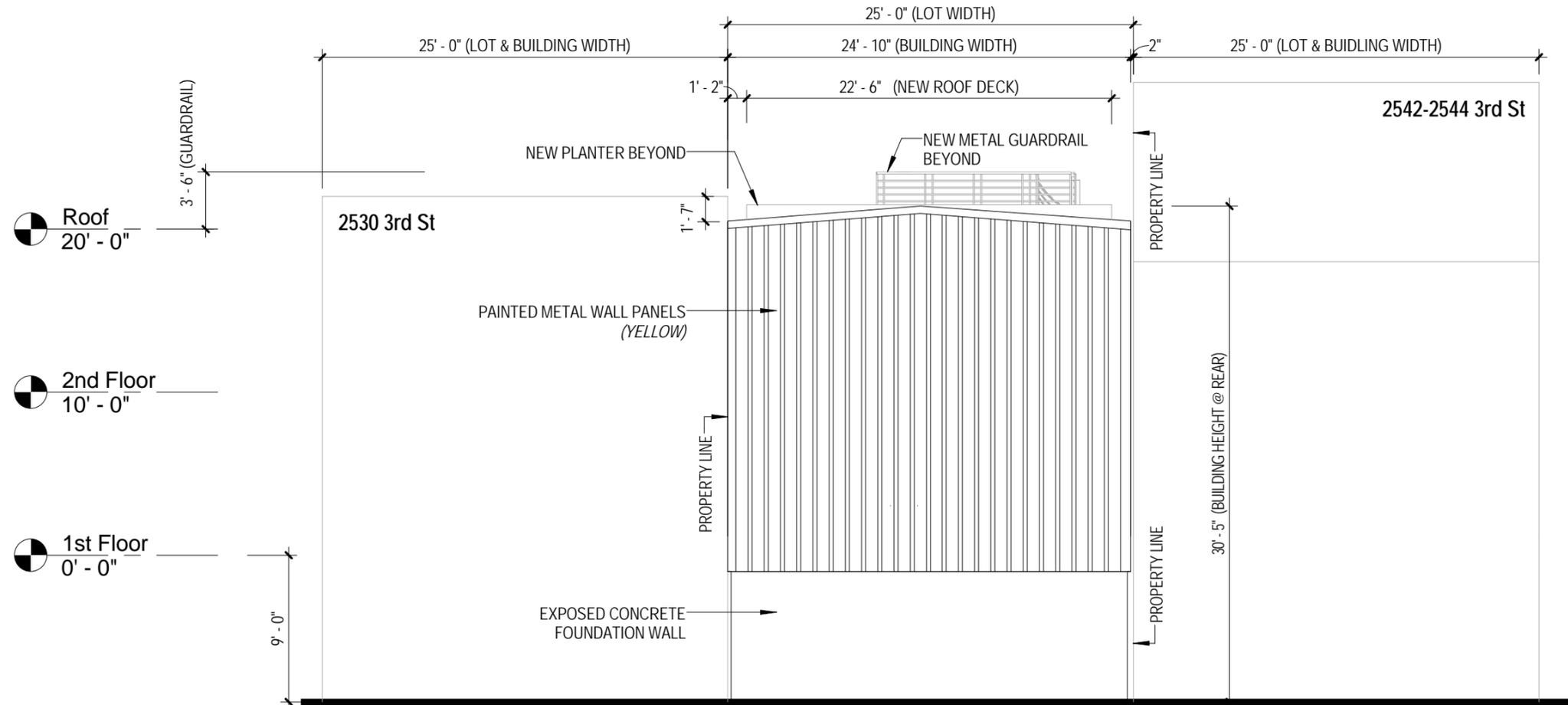
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**SALTBOX
RESIDENCE**

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



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

| Issues/ Revisions | | |
|-------------------|-------------------------------------|---------|
| # | Description | Date |
| 1 | Variance re: Permit #201209048832-S | 5.30.13 |

Date: 05/30/2013

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

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**Rear
Elevations**

A2.01

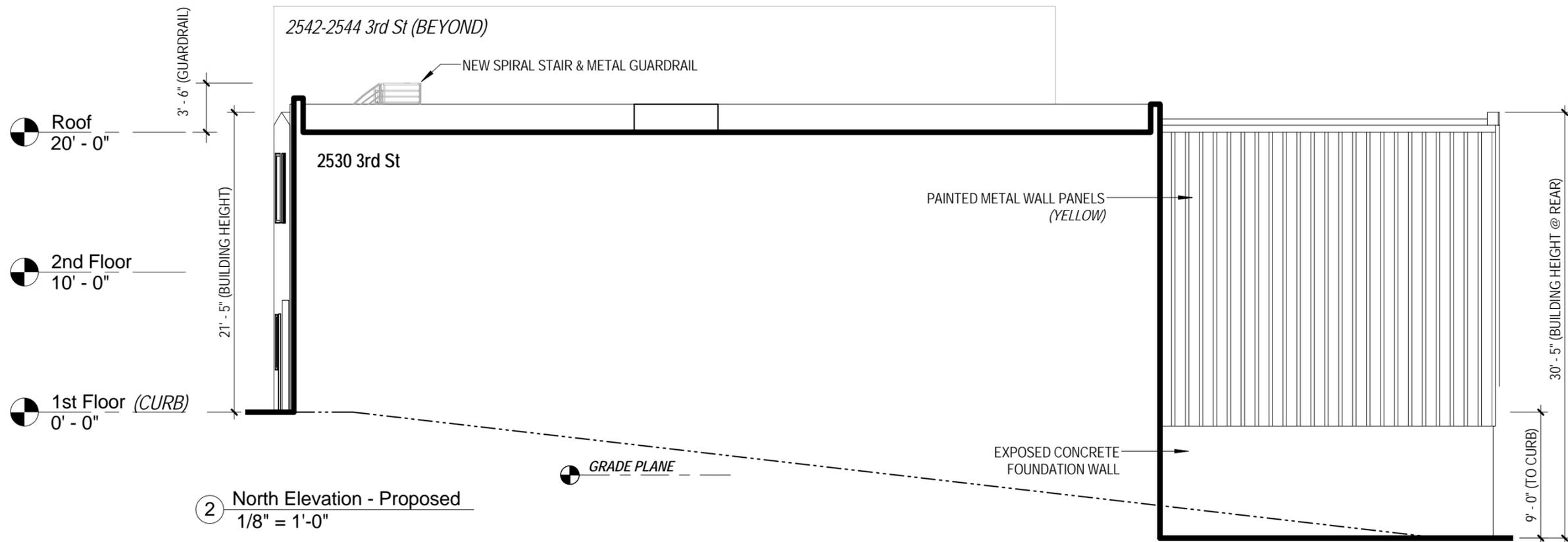
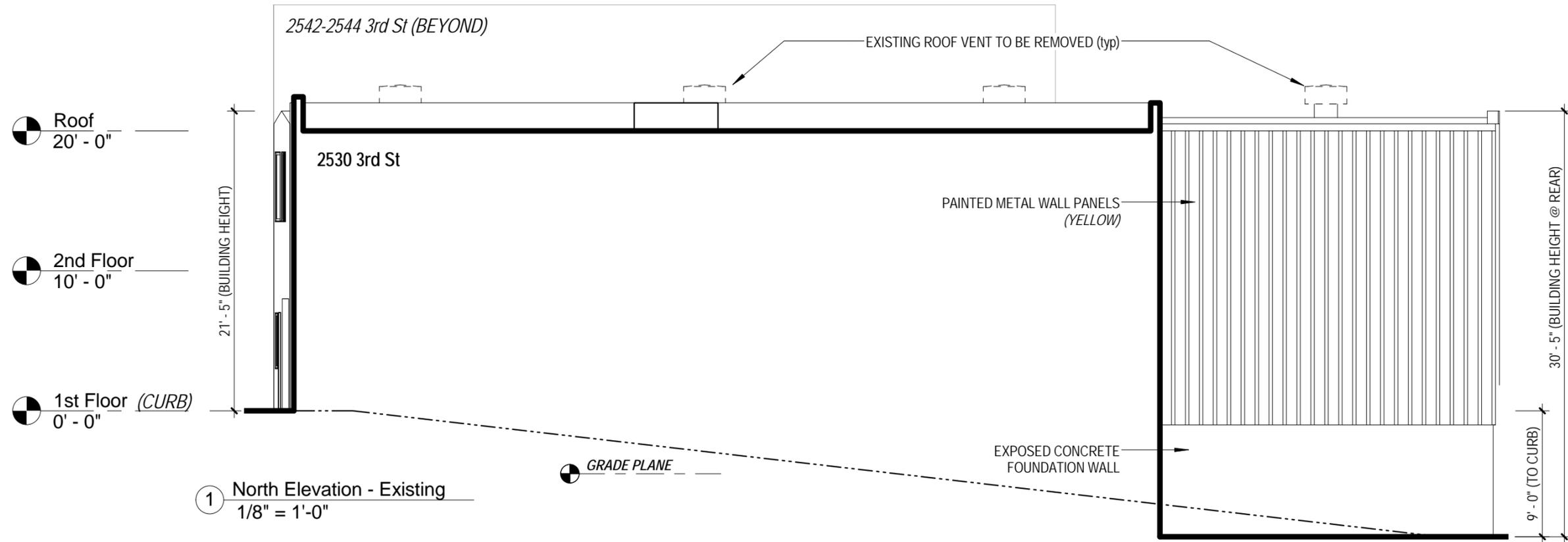


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**SALTBOX
RESIDENCE**

2538 3rd Street, San
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Issues/ Revisions

| # | Description | Date |
|---|-------------------------------------|---------|
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Date: 05/30/2013

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

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**Side
Elevations
(North)**

A2.02

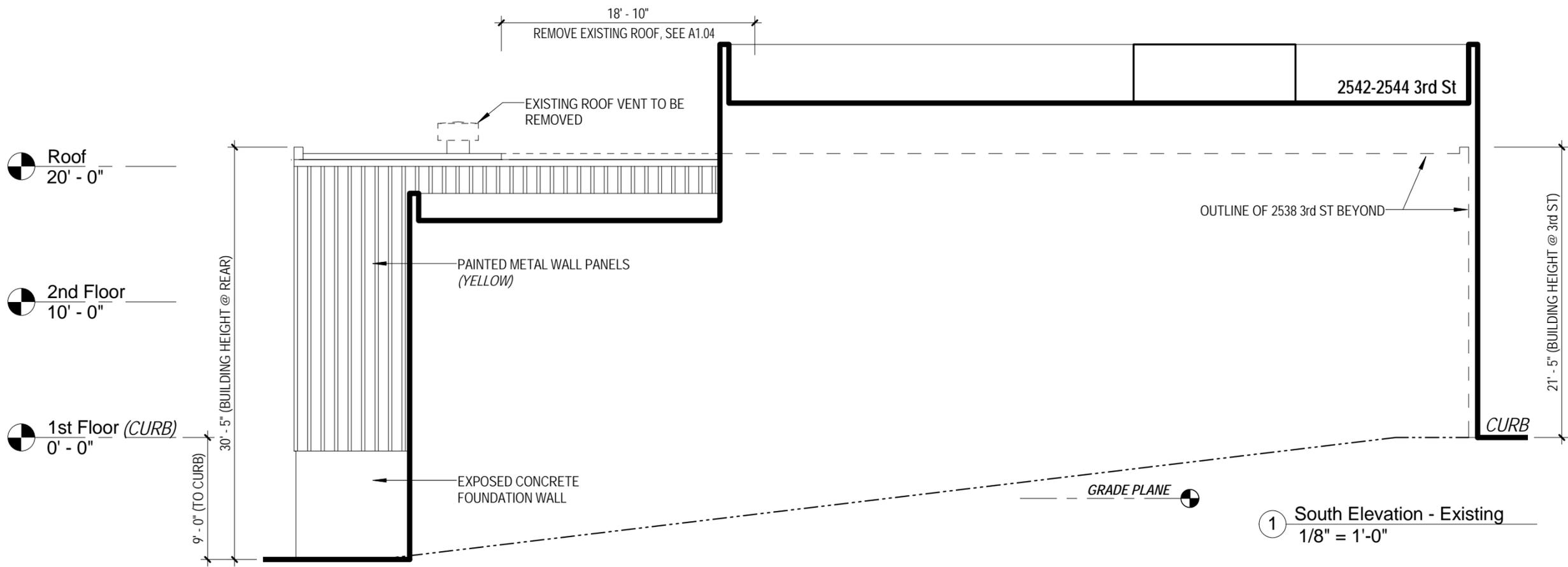


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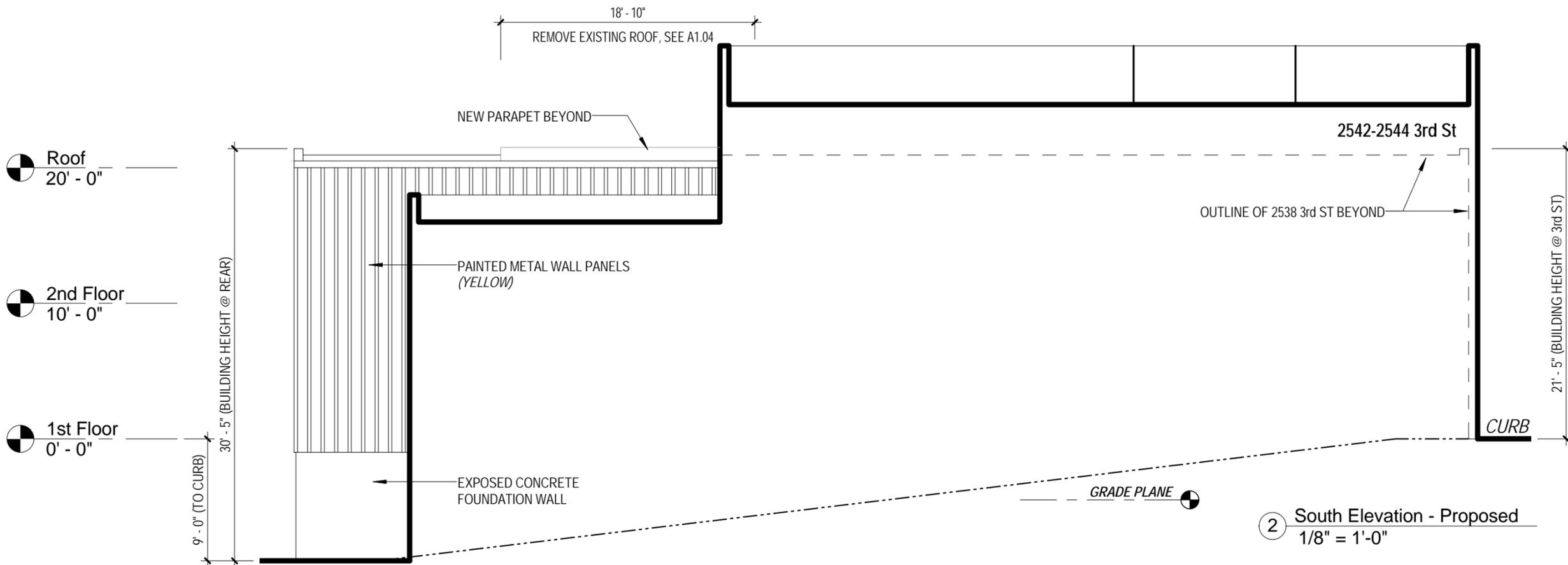
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**SALTBOX
RESIDENCE**

2538 3rd Street, San
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① South Elevation - Existing
1/8" = 1'-0"



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

Issues/ Revisions

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

Date: 05/30/2013

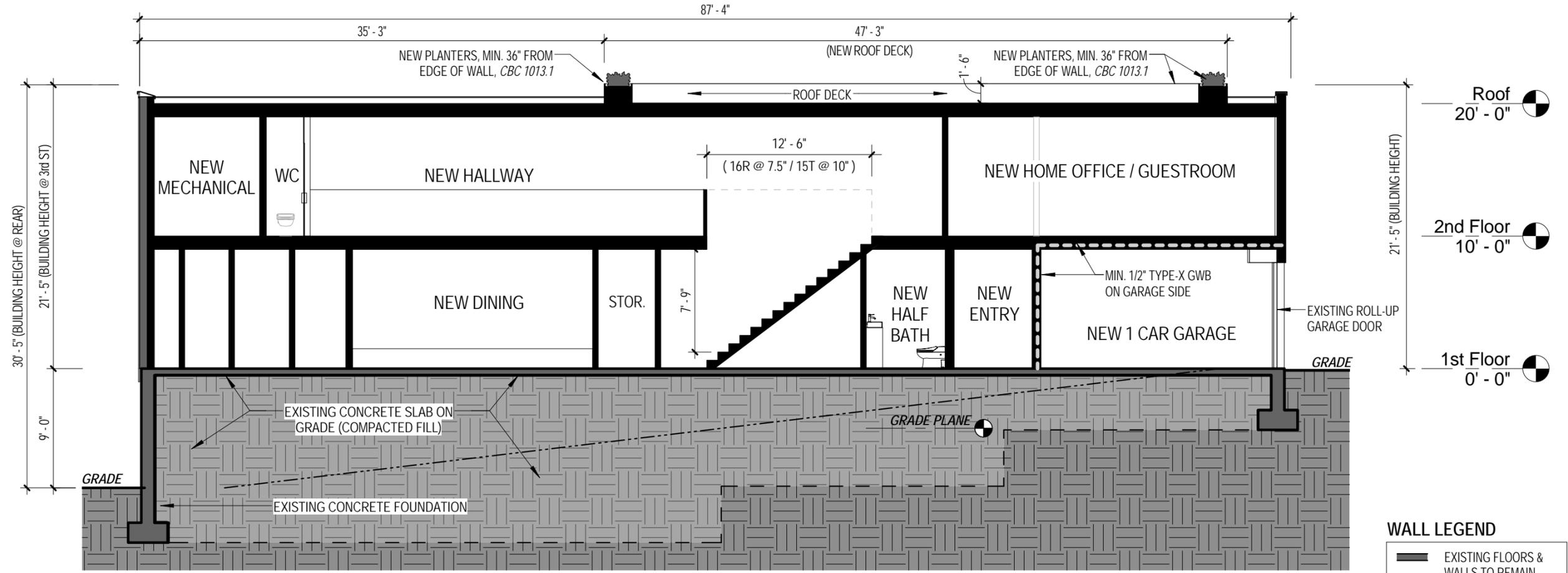
Scale: 1/8" = 1'-0"

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**Side
Elevations
(South)**

A2.03

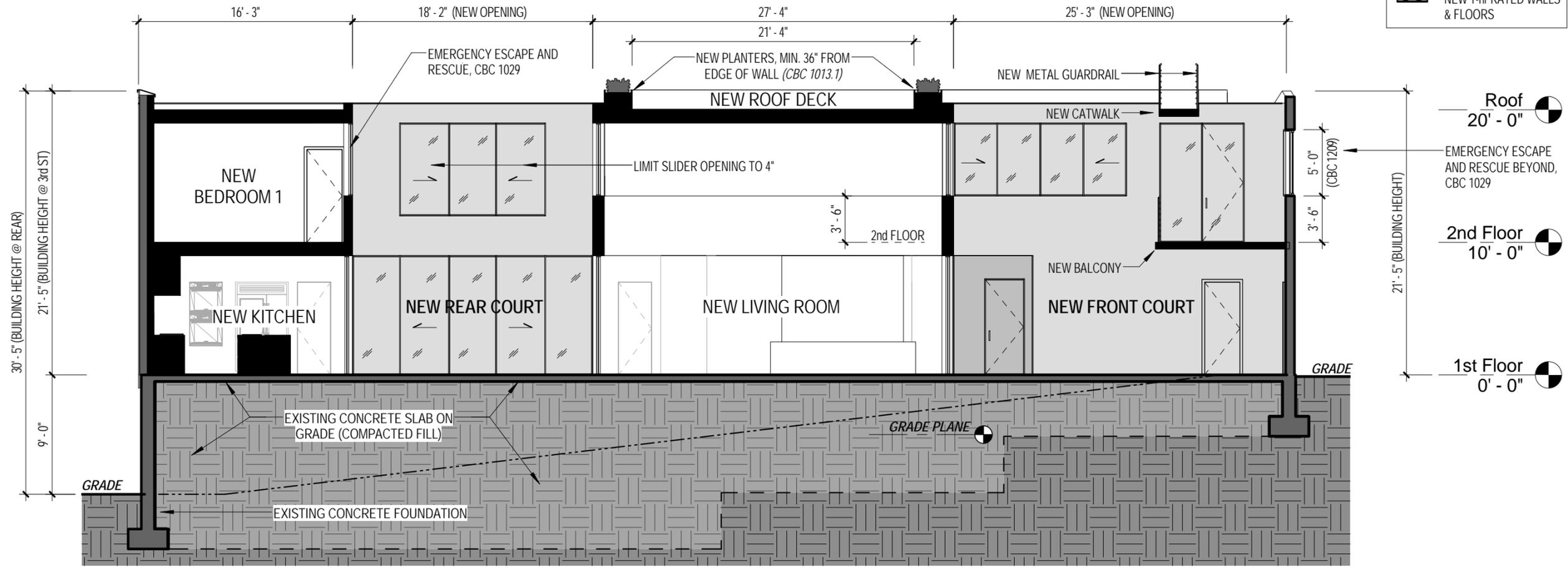
SALTBOX RESIDENCE
2538 3rd Street, San Francisco CA



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

WALL LEGEND

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



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

Issues/ Revisions

| # | Description | Date |
|---|-------------------------------------|---------|
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Date: 05/30/2013
Scale: 1/8" = 1'-0"

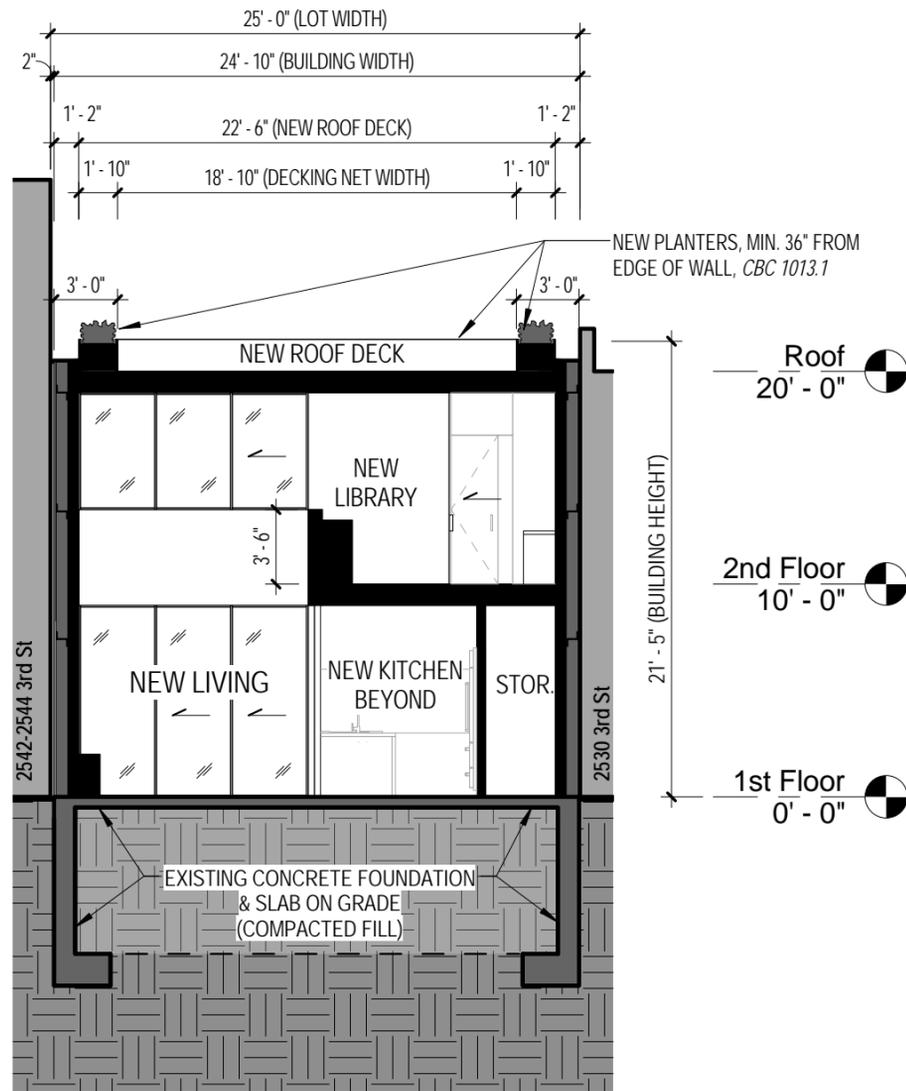
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Building Sections

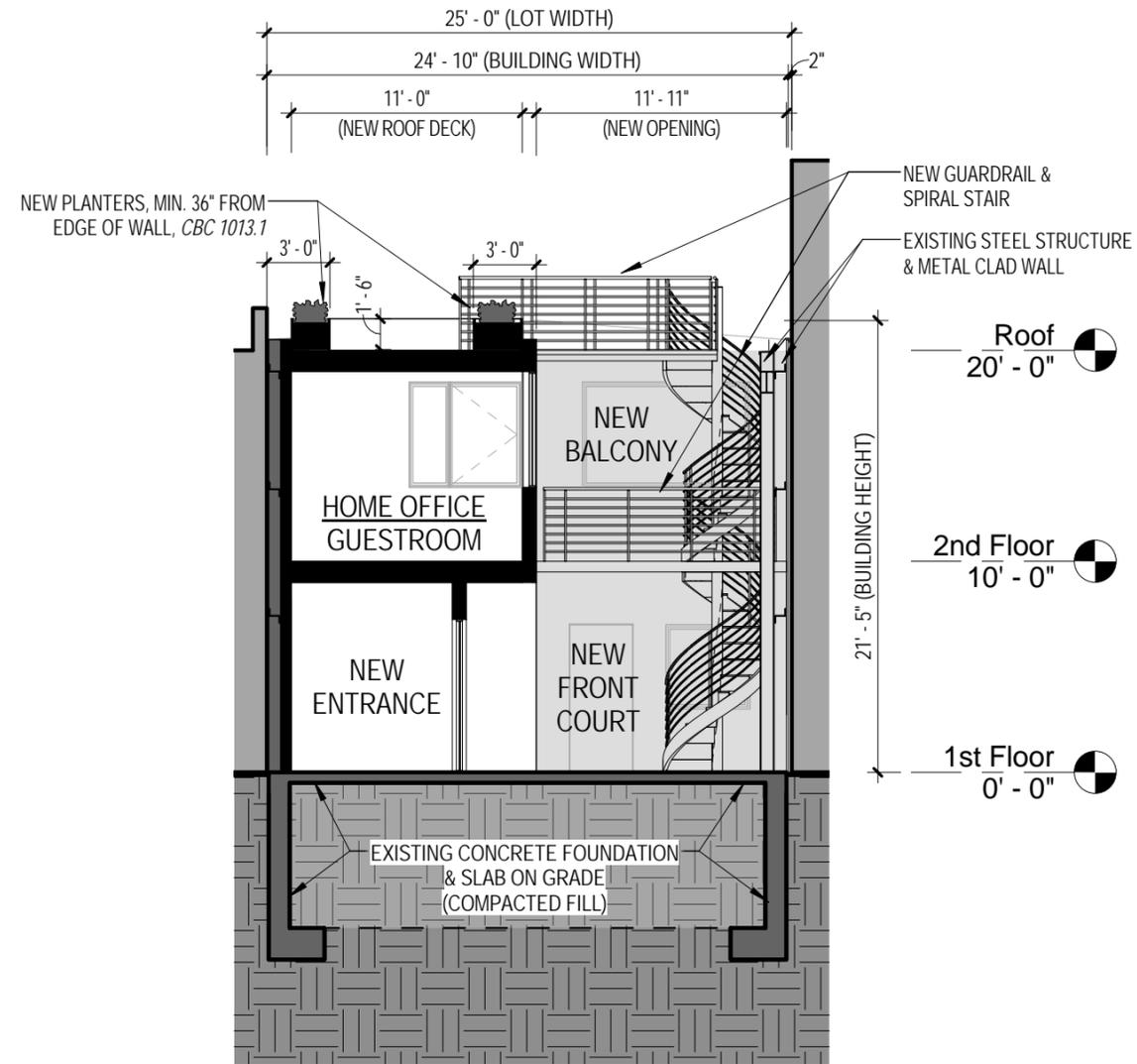
A3.00

**SALTBOX
RESIDENCE**

2538 3rd Street, San
Francisco CA



② Cross Section - Looking West
1/8" = 1'-0"



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

WALL LEGEND

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

Issues/ Revisions

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**Building
Sections**

A3.01



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Front Elevation View

Issues/ Revisions

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Date: 05/30/2013

Scale:

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**Photographs -
Street**



3rd Street Elevation

A4.00

Looking towards the Front



**SALTBOX
 RESIDENCE**

2538 3rd Street, San
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Looking South



Looking North



Looking towards the Rear

Issues/ Revisions

| # | Description | Date |
|---|-------------------------------------|---------|
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Date: 05/30/2013

Scale:

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**Photographs -
 Rooftop**

A4.01



① Entry Court



③ Living Room



② Rear Garden

**SALTBOX
 RESIDENCE**

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Issues/ Revisions

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Scale:

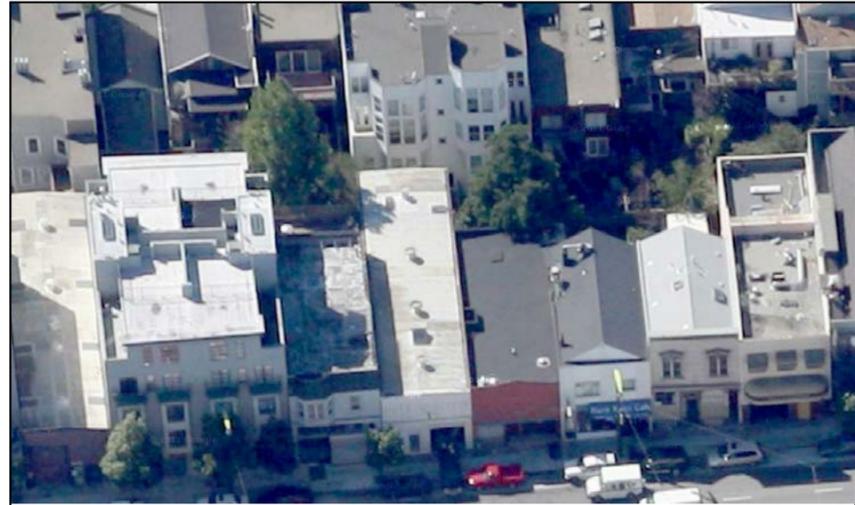
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3D Sketches

A5.00

**SALTBOX
 RESIDENCE**

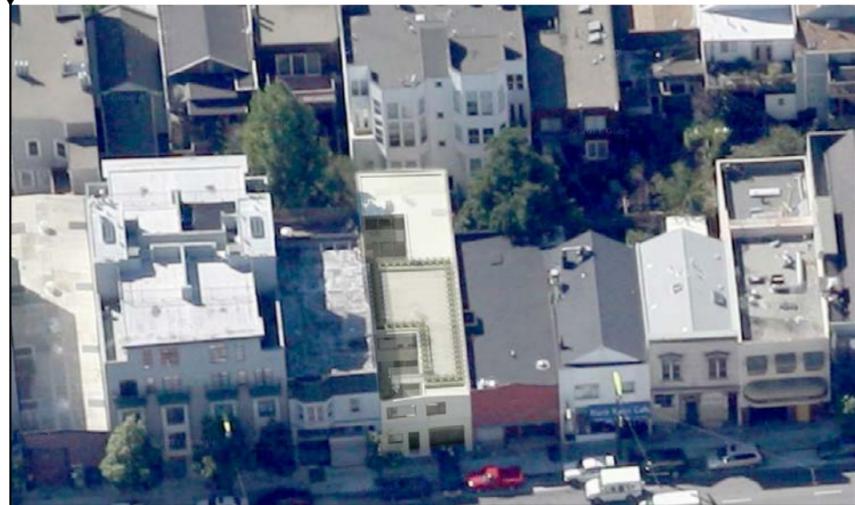
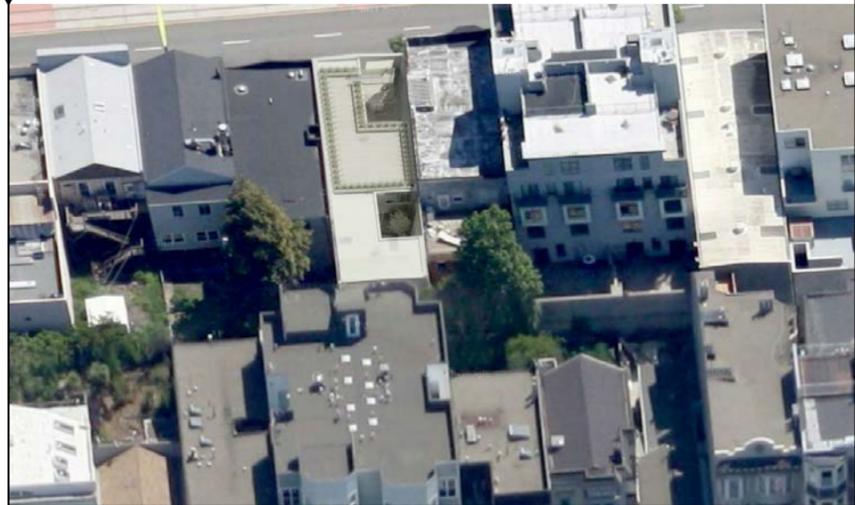
2538 3rd Street, San
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3a Rear Aerial View - Existing
 1" = 1'-0"

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

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



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

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

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

Issues/ Revisions

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Scale: 1" = 1'-0"

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**Aerial View
 Montage**

A5.01