



# 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.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

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Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, October 23, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Parking)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>333 Elsie Street</b>	Case No.:	<b>2013.0864V</b>
Cross Street(s):	<b>Cortland Ave &amp; Holly Park Cir</b>	Building Permit:	<b>TBD</b>
Block / Lot No.:	<b>5676/027</b>	Applicant/Agent:	<b>Benjamin McGriff</b>
Zoning District(s):	<b>RH-2 / 40-X / Bernal Heights SUD</b>	Telephone:	<b>415-425-0928</b>
Area Plan:	<b>Click here to enter text.</b>	E-Mail:	<b>benjamin@mcgriffarchitects.com</b>

### PROJECT DESCRIPTION

The proposal includes construction of a two-story, rear horizontal addition (measuring approx. 19-ft 10-in by 20-ft 2-in) to a one-story single-family residence, thus adding approximately 524 square feet of useable floor area.

**PER SECTION 242(e)(4) OF THE PLANNING CODE**, the subject property is required to provide one parking space, since the proposal would add 524 square feet of useable floor area. Currently, the project site does not possess any off-street parking spaces, and the proposal does not include adding any off-street parking spaces. Therefore, the project requires a variance from the parking requirement (Section 242(e)(4)) of the Planning Code.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Richard Sucre** Telephone: **415-575-9108** Mail: **[Richard.Sucre@sfgov.org](mailto:Richard.Sucre@sfgov.org)**

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: **<http://sf-planning.org/ftp/files/notice/2013.0864V.pdf>**

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

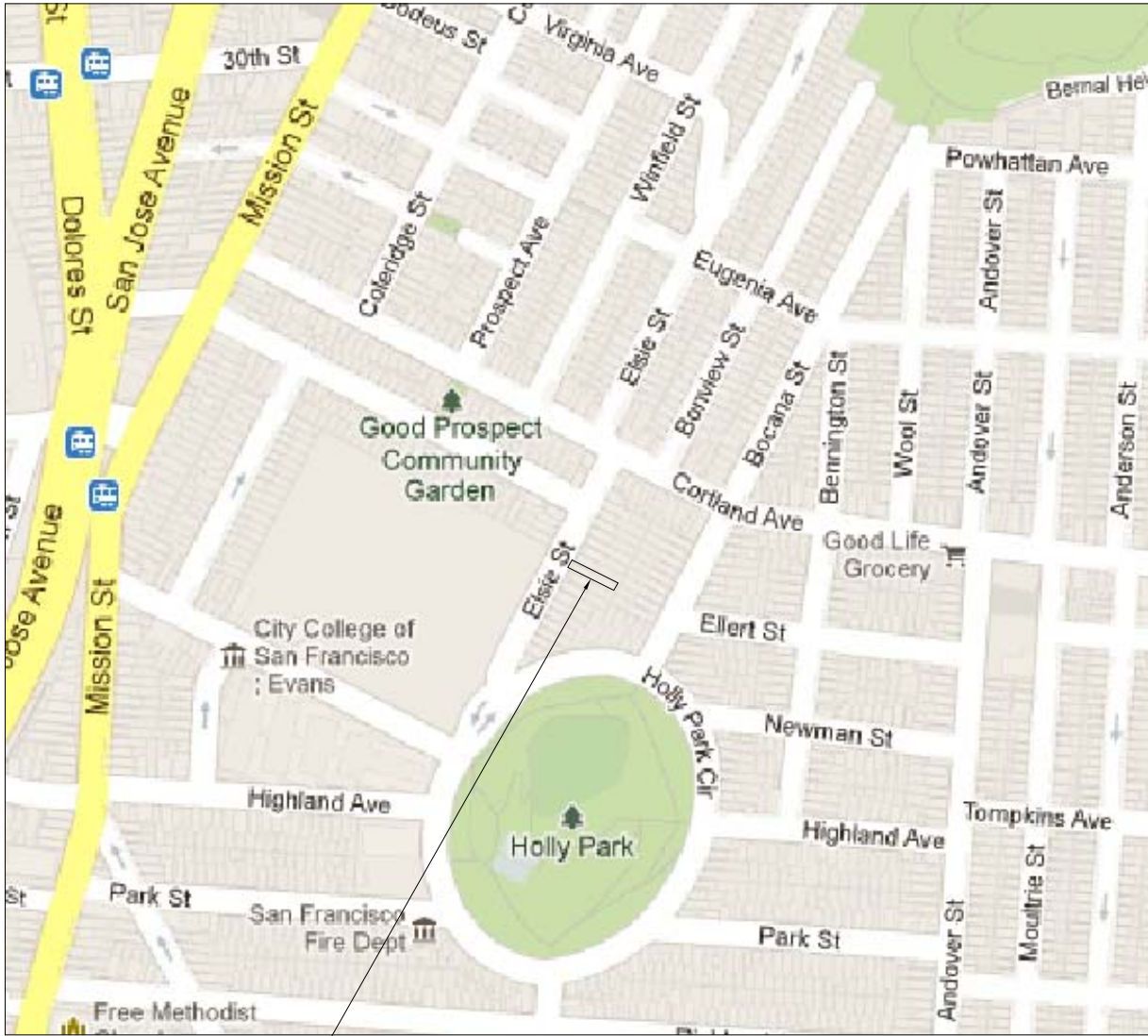
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378





PROJECT SITE

VICINITY MAP  
SAN FRANCISCO, CA

SYMBOLS

	REVISION		SWITCHES: OCCUPANCY SENSOR,
	(E) WALL TO REMAIN		MOTION SENSOR, PHOTOCONTROL
	(E) WALL TO BE REMOVED		DUPLEX OUTLET
	ABOVE OR BELOW		QUAD OUTLET
	(N) WALL		WATERPROOF OUTLET
	DETAIL KEY		GROUND FAULT INTERRUPT OUTLET
	SECTION KEY		HOSE BIBB
	INTERIOR ELEVATION KEY		GAS LINE
	WINDOW & EXTERIOR DOOR KEY		TELEPHONE, CABLE, DSL
	INTERIOR DOOR KEY		THERMOSTAT
	CEILING LIGHT		(N) NEW
	WALL SCONCE		(E) EXISTING
	UNDER CABINET FLUORESCENT LIGHT		(R) RELOCATE
	LOW VOLTAGE LIGHT		EXHAUST, RETURN OR OUTSIDE AIR DUCT SECTION
	SMOKE DETECTOR		SUPPLY DUCT-SECTION
	CARBON MONOXIDE DETECTOR		WALL REGISTER
	SMOKE & CARBON MONOXIDE DETECTOR		W REGISTER
	FAN OR FANLIGHT		BATH CEILING FAN
	SWITCH, DIMMER SWITCH, 3-WAY SWITCH		

ABBREVIATIONS

∠	ANGLE	H.W.	HOT WATER
@	AT	IN	INCHES
⏟	CENTERLINE	INCL	INCLUDING
∅	DIAMETER	L	LONG
ℙ	PROPERTY LINE	MAX	MAXIMUM
ABV.	ABOVE	MECH	MECHANICAL
ADD'L	ADDITIONAL	MFR	MANUFACTURERE
ADJ.	ADJUSTABLE	MIN	MINIMUM
A.F.F.	ABOVE FINISH FLOOR	MTL	METAL
ALLOW	ALLOWABLE	(N)	NEW
ALT	ALTERNATE	N.A.	NOT APPLICABLE
ALUM	ALLUMINUM	N.I.C.	NOT IN CONTRACT
AWN	AWNING	NO	NUMBER
BD	BOARD	N.T.S.	NOT TO SCALE
BEL	BELOW	OC	ON CENTER
B.F.F.	BELOW FINISH FLOOR	OPG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	PC	PIECE
BOT	BOTTOM	PERF	PERFORATED
B.O.	BOTTOM OF	PERP	PERPENDICULAR
BTW	BETWEEN	PL	PLATE
CAB	CABINET	PLMG	PLUMBING
CLO	CLOSET	PR	PAIR
CLG	CEILING	PRS	PAIRS
COL	COLUMN	P.T.	PRESSURE TREATED
CONC	CONCRETE	PTD	PAINTED
CONT	CONTINUOUS	PWD	PLYWOOD
CLR	CLEAR	R	RISER
CAB	CASMENT	R&S	ROD & SHELF
CVR	COVER	R.O.	ROUGH OPENING
d	PENNY	RAD	RADIUS
D	DEEP	REF	REFERENCE
DBL	DOUBLE	REFR	REFRIGERATOR
DET	DETAIL	REMD	REMOVED
D.H.	DOUBLE HUNG	REQ'D	REQUIRED
DIA	DIAMETER	RET'G	RETAINING
DIAG	DIAGONAL	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIM	DIMENSION	SCH	SCHEDULE
DN	DOWN	S.E.D.	SEE ELECTRICAL DRAWINGS
DS	DOWNSPOUT	SF	SQUARE FEET
DW	DISHWASHER	SHLV	SHELF
(E)	EXISTING	SHR	SHOWER
ELEC	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SHT MTL	SHEET METAL
E.N.	EDGE NAIL	SI	SQUARE INCHES
EQ	EQUAL	SIM	SIMILAR
EQ A	EQUAL-MATCH	S.L.D.	SEE LANDSCAPE DRAWINGS
	DIMS W/ SAME LETTER	S.M.D.	SEE MECHANICAL DRAWINGS
EQUIP	EQUIPMENT	SQ	SQUARE
E.S.	EACH SIDE	S.S.	STAINLESS STEEL
EXT	EXTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FIN	FINISH	STD	STANDARD
FLR	FLOOR	S.W.	SHEAR WALL
FLR'G	FLOORING	T	TREAD
FNDN	FOUNDATION	T&B	TOP & BOTTOM
FT	FEET	T&G	TONGUE & GROOVE
FTG	FOOTING	T.B.	TOWEL BAR
GAL	GALLON	T.O.	TOP OF
GALV.	GALVANIZED	TOT	TOTAL
G.B.	GRAB BAR	T.P.	TOILET PAPER
GYP	GYSUM	TYP	TYPICAL
H	HIGH	UNFIN	UNFINISHED
H.B.	HOSE BIBB	U.O.N.	UNLESS OTHERWISE NOTED
HD	HOLDDOWN	VERT	VERTICAL
HDWR	HARDWARE	V.I.F.	VERIFY IN FIELD
HORZ	HORIZONTAL	W	WIDE
HR	HOUR	W/	WITH
HT	HEIGHT	W/D	WASHER/DRYER
		WD	WOOD
		WH	WATER HEATER
		W.O.	WHERE OCCURS
		WP	WATERPROOF
		W.W.F.	WELDED WIRE FABRIC

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CBC 2010, AND OTHER GOVERNING CODES, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
  - ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTIONDOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.
  - WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS
  - DIMENSIONS ARE TO THE FACE OF STUD OR CONCRETE IN PLAN UNLESS OTHERWISE NOTED OR INDICATED.
  - DIMENSIONS ARE TO TOP OF PLATE OR TOP OF SUBFLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED OR INDICATED.
  - VERIFY ALL EXISTING CONDITIONS AT JOB SITE.
  - ALL MATERIALS, APPLIANCES, AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
  - DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
  - VERIFY BOTH EXISTING AND FINISH GRADE WITH SITE PLAN.
  - VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OR WORK.
  - COORDINATE ALL DETAILS WITH THE SHEAR WALLS AND ENCASE STRUCTURAL POSTS AS REQUIRED BY THE STRUCTURAL DRAWINGS.
  - WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS, REFER TO MANUFACTURER FOR ACTUAL AND ROUGH OPENING SIZES AND ACTUAL UNIT SIZES.
  - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALLS AS INDICATED ON THE DRAWINGS.
  - ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR AND FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWING.
  - ALL ATTIC, RAFTER, CRAWL SPACES, ETC. SHALL BE FULLY VENTILATED.
  - VERIFY THE BUILDING LOCATION, PAD ELEVATIONS AND SUBFLOOR ELEVATIONS WITH A REGISTERED CIVIL ENGINEER BEFORE PROCEEDING WITH THE WORK, PROVIDE CERTIFICATION TO THE DESIGNER.
  - DOORS, WINDOWS, KEYING, LIGHTING, LOCK DEVICES, EXIT DEVICES, AND NUMBERING SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES.
  - PROVIDE WOOD BACKING FOR TOWEL BARS, HAND RAILS, CABINETS, EQUIPMENT, ETC.
  - INSTALL INSULATION BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS AND INSULATION AT EXTERIOR CEILINGS. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
    - A. ROOF/CEILING INSULATION-MINIMUM R-19 BATT INSULATION
    - B. WALL INSULATION-MINIMUM R-13 BATT INSULATION
    - C. SLAB INSULATION-R-5-TYPE 1 EPS INSULATION
    - D. INFILTRATION CONTROL:
      - DOOR AND WINDOWS WEATHERSTRIPPED
      - EXHAUST SYSTEMS DAMPERED
      - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED
      - E. DUCTS CONSTRUCTED AND INSTALLED PER UMC.
      - F. SETBACK THERMOSTAT REQUIRED ON ALL HEATING AND COOLING SYSTEMS.
      - G. WATER HEATER BLANKET INSULATION R-12 MINIMUM, INSULATE ALL HOT WATER PIPES.
      - H. HVAC EQUIPMENT, WATER HEATER, SHOWER HEADS, AND FAUCETS MUST BE CEC CERTIFIED.
      - I. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTICLE SWITCHES OR ELECTRICAL PLATES ON EXTERIOR WALLS
  - SEE TITLE 24 FOR DETAILED REQUIREMENTS.
- PROVIDE CEMENT BOARD OR MORTAR BED, UNDER TUB AND SHOWER ENCLOSURE MATERIAL TO 80" ABOVE DRAIN OUTLET MIN.
  - PROVIDE TYVEK HOUSE WRAP UNDER EXTERIOR SIDING TYP.

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK UNDER THIS CONTRACT IS DESIGN/BUILD BY THE CONTRACTOR.
- VERIFY ALL ELECTRICAL/TELEPHONE/CATV/STEREO/INTERCOM AND COMPUTER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK
- .
- ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES.
- INSTALL ELECTRICAL, TELEPHONE, AND TELEVISION WALL OUTLETS AT 12" FROM THE CETERLINE OF COVER PLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS INSTALL OUTLETS HORIZONTAL 40" A.F.F. TO CENERLINE OF COVER PLATE TO U.O.N.
- INSTALL SWITCHES AND DIMMERS AT 36" A.F.F. TO CENTERLINE OF PLATE, EXCEPT ABOVE COUNTER AREA INSTALL 40" A.F.F. TO CENTERLINE OF COVER PLATE AT HORIZONTAL.
- INSTALL THERMOSTAT AT 42" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR AND ABOVE SWITCHES. MECHANICAL SUBCONTRACTOR TO VERIFY LOCATIONS AND THEIR ACCEPTABILITY WITH THE BUILDING DEPARTMENT BEFORE INSTALLATION.
- INSTALL ALL SMOKE DETECTORS AS PER LOCATION ON THE PLANS. VERIFY ACCEPTABILITY WITH FIRE MARSHALL BEFORE INSTALLATION.
- SEE ITEM 20 OF GENERAL NOTES ON COVER SHEET FOR ENERGY CONSERVATION REQUIREMENTS.

GENERAL MECHANICAL NOTES

- ALL MECHANICAL WORK UNDER THIS CONTRACT IS DESIGN/BUILD BY THE CONTRACTOR.
- VERIFY ALL EQUIPMENT SIZES BEFORE ORDERING OR BEGINNING WORK. SEE ITEM 20 OF GENERAL NOTES ON COVER SHEET FOR ENERGY CONSERVATION REQUIREMENTS.
- VERIFY GAS/WATER/ELECTRICAL STUB-OUTS AT ALL WATER HEATERS, AND ALL APPLIANCES OR SIMILAR EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS.
- ALL WATER HEATERS SHALL BE SEISMICALLY BRACED.
- ALL FAUCETS SHALL HAVE AIR CHAMBERS.
- HVAC EQUIPMENT SHALL BE SIZED ACCORDING TO THE CAC TITLE 24 ENERGY REPORT.
- LOCATE PLUMBING CLEAN OUTS WITHIN 20' OF UNDER FLR. ACCESS.
- COORDINATE ALL VISIBLE PENETRATIONS THRU ROOF OR WALLS WITH ARCHITECT PRIOR TO INSTALL. GANG FLUES WHERE POSSIBLE.
- PLUMBING CONTRACTOR TO PROVIDE PROPER GAS SERVICE TO ALL APPLIANCES.

SCOPE OF WORK

A FIRST FLOOR ADDITION ALLOWS FOR A NEW DINING AREA, STAIR AND CLOSETS. THE NEW STAIR CONNECTS TO A NEW SECOND STORY AT THE REAR OF THE RESIDENCE. THE SECOND STORY ADDITION ACCOMMODATES A NEW MASTER BEDROOM, BATH AND MULTI-PURPOSE ROOM.

PROJECT DATA

NUMBER OF STORIES:	EXISTING: 1 NEW: 1
BUILDING CODE:	2010 CALIFORNIA RESIDENTIAL, BUILDING, ENERGY, MECHANICAL, ELECTRICAL AND PLUMBING CODES
ZONING:	SINGLE FAMILY RH-2
EXISTING HOUSE PER CITY RECORDS:	800 SQ. FT.
EXISTING HOUSE PER SURVEY:	707 SQ. FT.
EXISTING GROSS USABLE AREA:	707 SQ. FT.
PROPOSED 1ST FLOOR ADDITION:	112 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	337 SQ. FT.
PROPOSED 2ND FLOOR DECK:	75 SQ. FT.
PROPOSED HOUSE W/ ADDITION:	1,156 SQ. FT.
PROPOSED HOUSE W/ ADDITION AND DECK:	1,231 SQ. FT.
PROPOSED GROSS USABLE AREA:	1,231 SQ. FT.
LOT AREA PER SURVEY:	3,218.75 SQ. FT.
EXISTING LOT COVERAGE:	21.9%
PROPOSED LOT COVERAGE:	25.4%
AVERAGE CROSS SLOPE:	1%

PROJECT DIRECTORY

DESIGNER:	CLIENT:
MCGRIFF ARCHITECTS CONTACT: BENJAMIN MCGRIFF 1475 15TH STREET SAN FRANCISCO, CA 94103 (415) 286-5946 ph INFO@MAGNOLIACURVE.COM	JOSEPH MIOTA & WILLOW HAGGE 333 ELSIE STREET SAN FRANCISCO, CA 94110 (718) 801-0748 ph JOEMIOTA@ME.COM
	SURVEYOR:
	MERIDIAN SURVEYING ENGINEERING, INC. 777 GRAND AVENUE, SUITE 202 SAN RAFAEL, CA 94901 (415) 456-5450ph
	CONTRACTOR:
	TBD

DRAWING INDEX

DESIGN:
T-1 COVER SHEET: PROJECT INFO, INDEX TO DRAWINGS, GENERAL NOTES, LEGEND, SITE PLAN
A-0.1 EXISTING & PROPOSED SITE PLANS
A-0.2 PROPOSED SITE SECTION
A-2.0 EXISTING & PROPOSED NORTHWEST ELEVATIONS
A-2.1 EXISTING & PROPOSED SOUTHWEST ELEVATIONS
A-2.2 EXISTING & PROPOSED SOUTHEAST ELEVATIONS
A-2.3 EXISTING & PROPOSED NORTHEAST ELEVATIONS
A-3.0 PROPOSED SECTIONS
A-6.0 PHOTOGRAPHS
SITE SURVEY

REVISIONS

01	Variance Application Clarifications
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DESIGNER

MCGRIFF ARCHITECTS  
1475 15TH STREET  
SAN FRANCISCO, CA 94103

CLIENT

MIOTA-HAGGE FAMILY ADDITION

PROJECT ADDRESS

333 ELSIE STREET  
BLOCK 5676, LOT 027  
SAN FRANCISCO, CA 94110

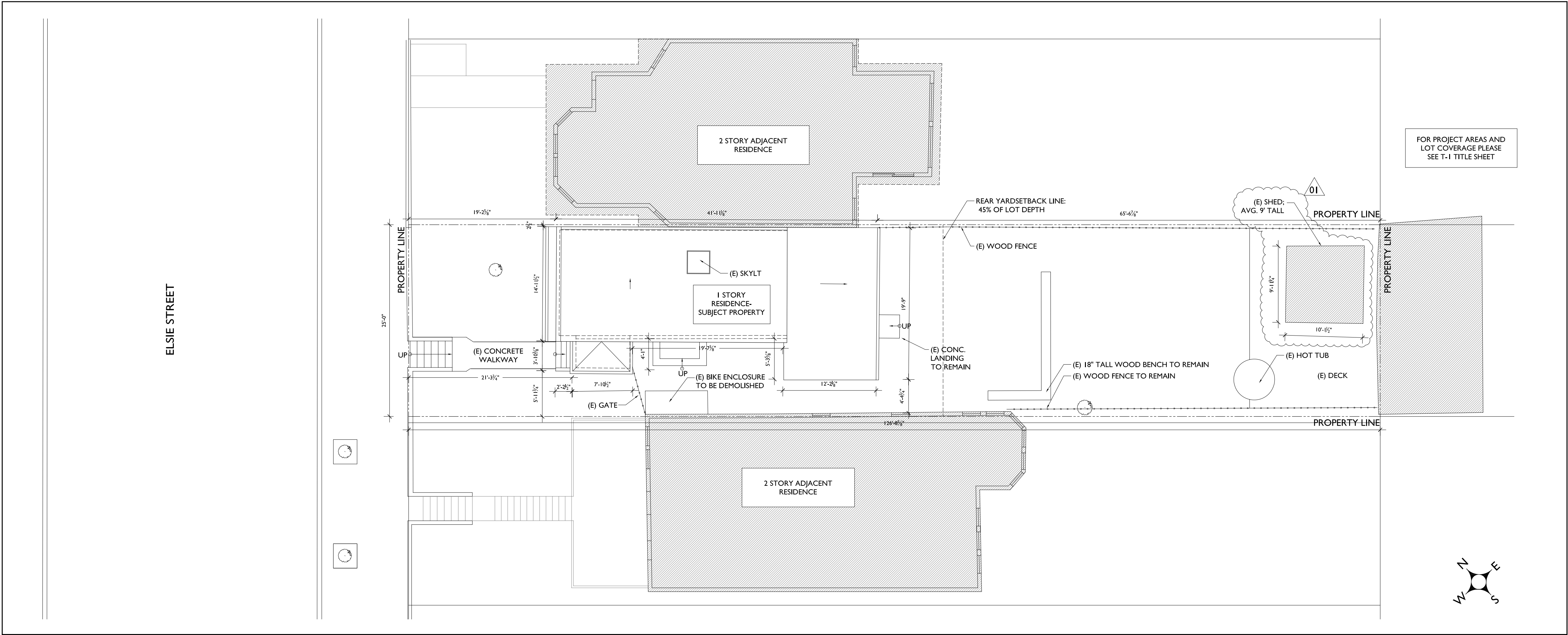
PROJECT INFO, SITE, AND SHEET  
INDEX

DATE: 09/23/13

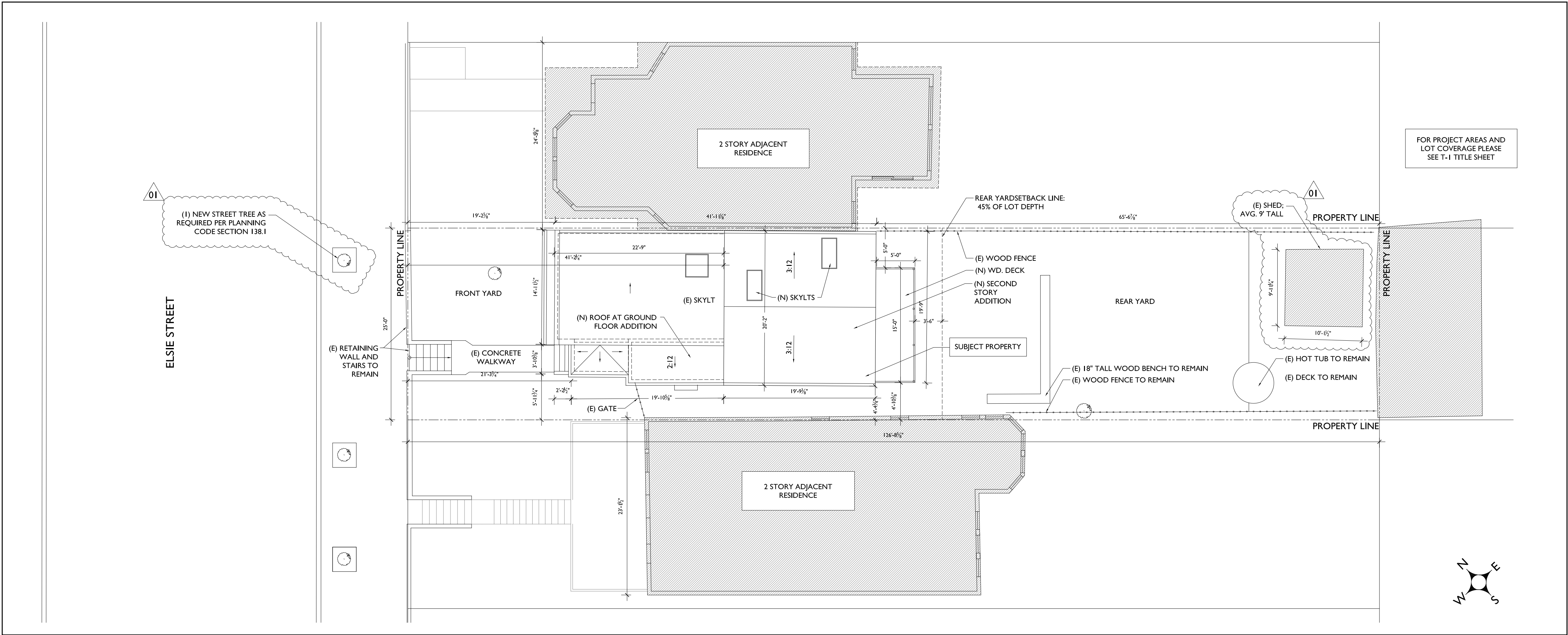
SHEET

T-1



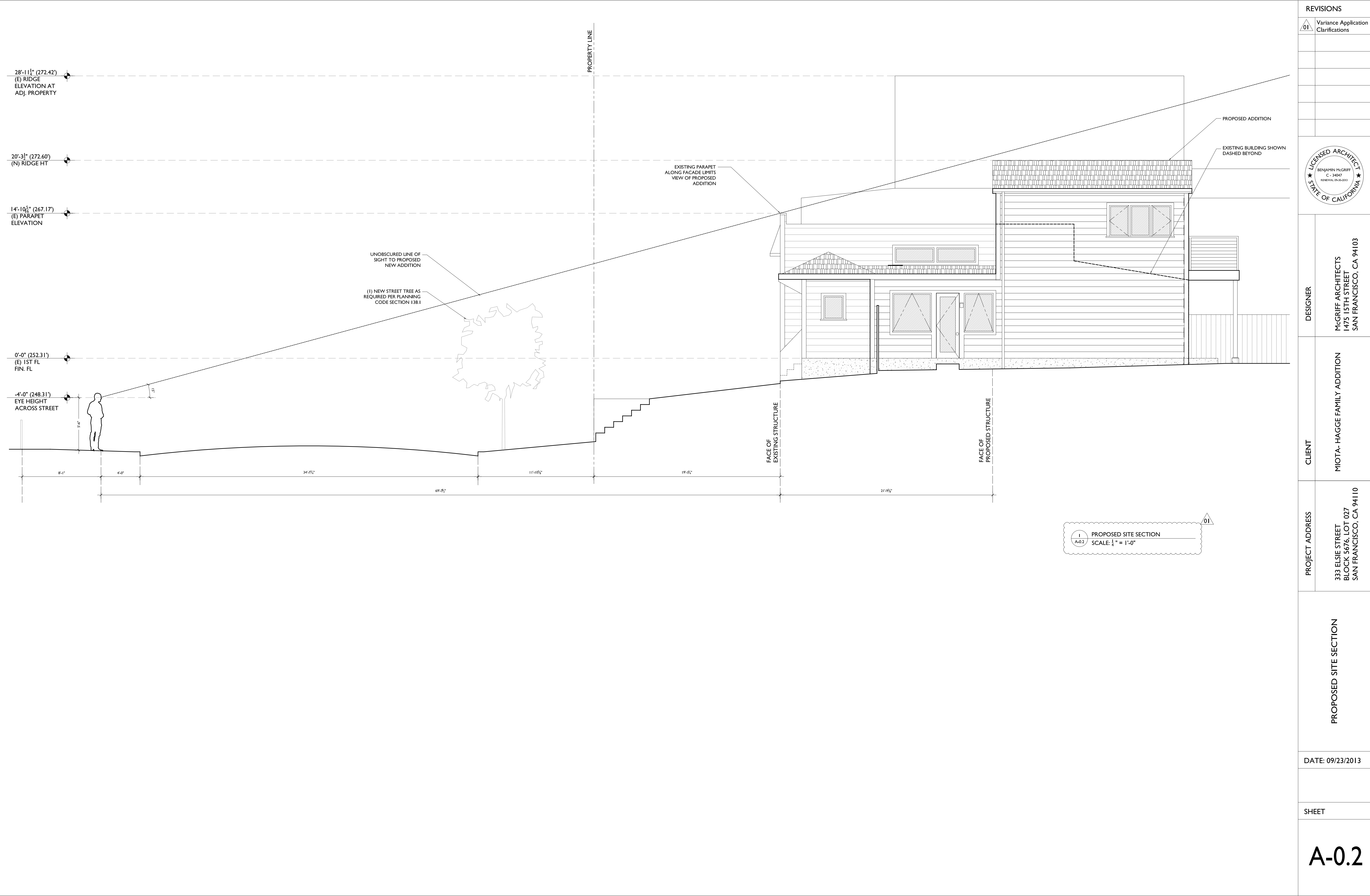


1  
A-0.1  
EXISTING SITE PLAN  
SCALE:  $\frac{1}{8}$ " = 1'-0"

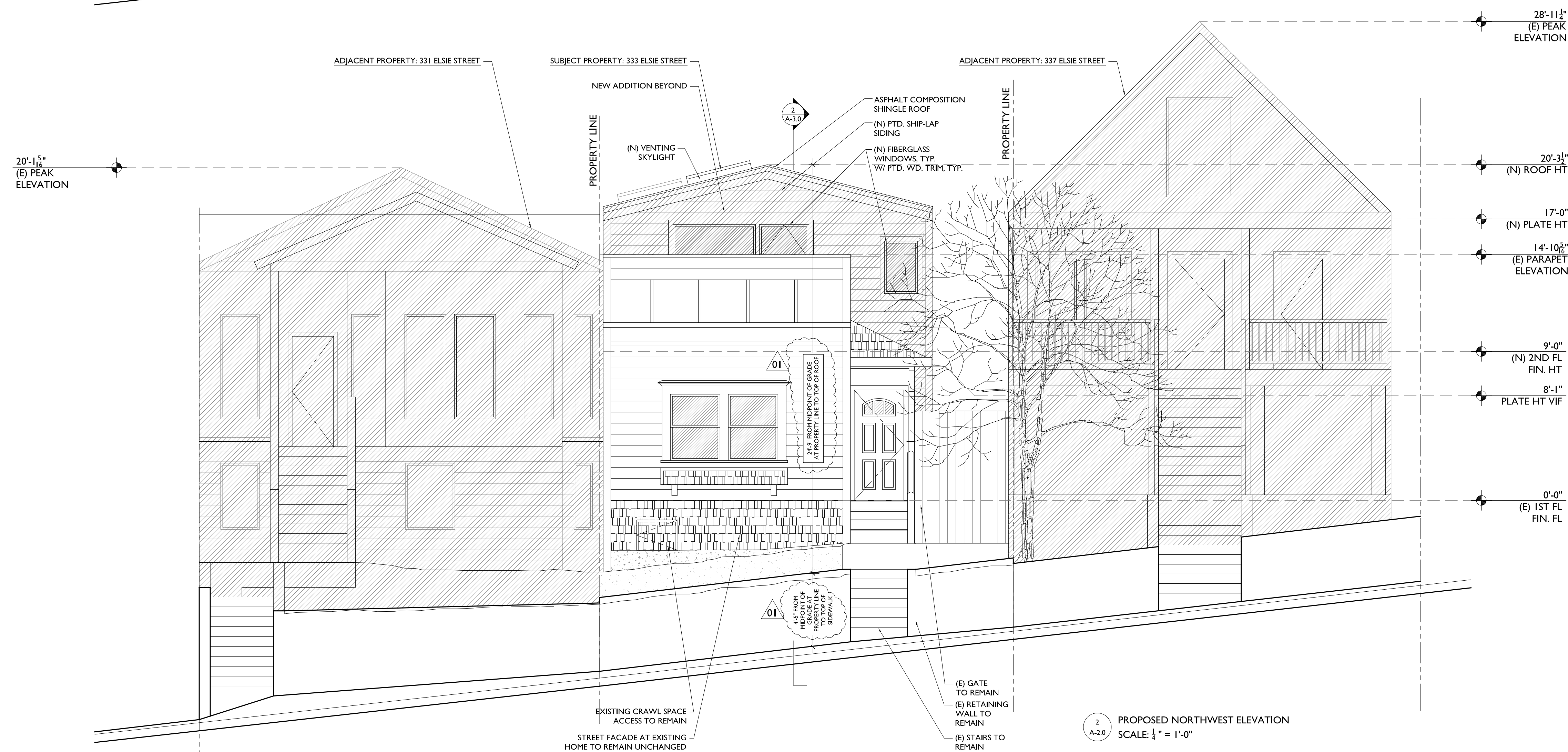
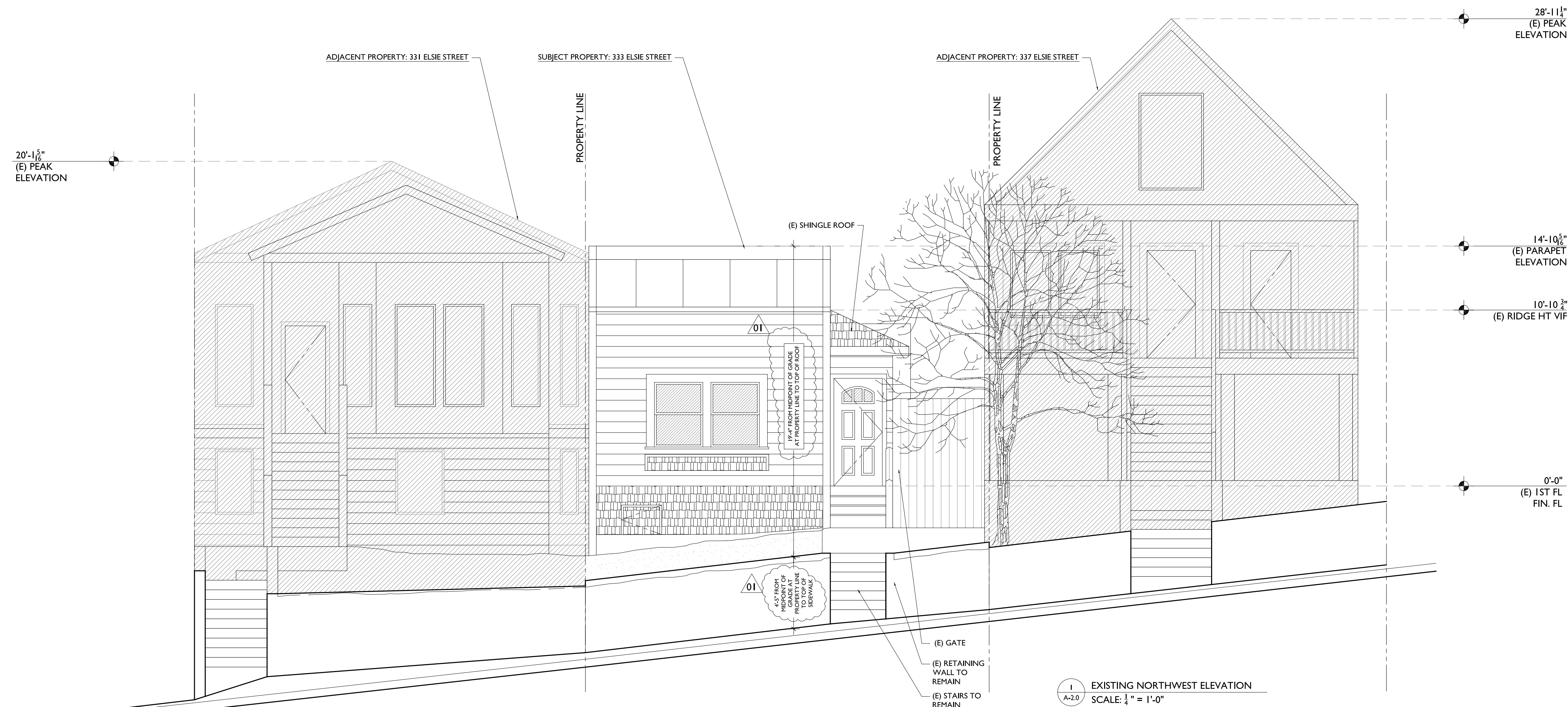


2  
A-0.1  
PROPOSED SITE PLAN  
SCALE:  $\frac{1}{8}$ " = 1'-0"

REVISIONS	
01	Variance Application Clarifications
<div><div>LICENSED ARCHITECT</div><div>BENJAMIN MCGRUFF</div><div>C - 34047</div><div>RENEWAL 09-30-2013</div><div>STATE OF CALIFORNIA</div></div>	
DESIGNER	MCGRUFF ARCHITECTS 1475 15TH STREET SAN FRANCISCO, CA 94103
CLIENT	MIOTA-HAGGE FAMILY ADDITION
PROJECT ADDRESS	333 ELSIE STREET BLOCK 5676, LOT 027 SAN FRANCISCO, CA 94110
EXISTING & PROPOSED SITE PLANS	
DATE: 09/23/13	
SHEET	
A-0.1	



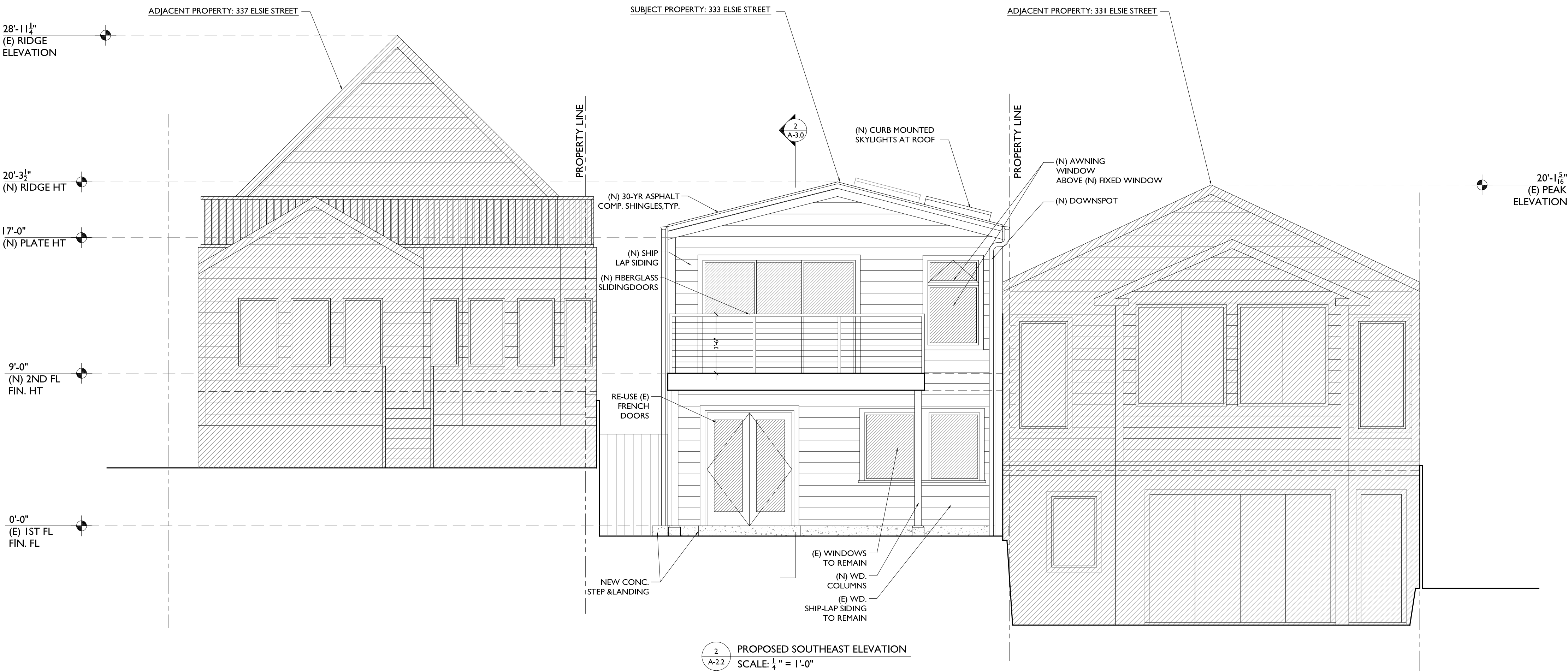
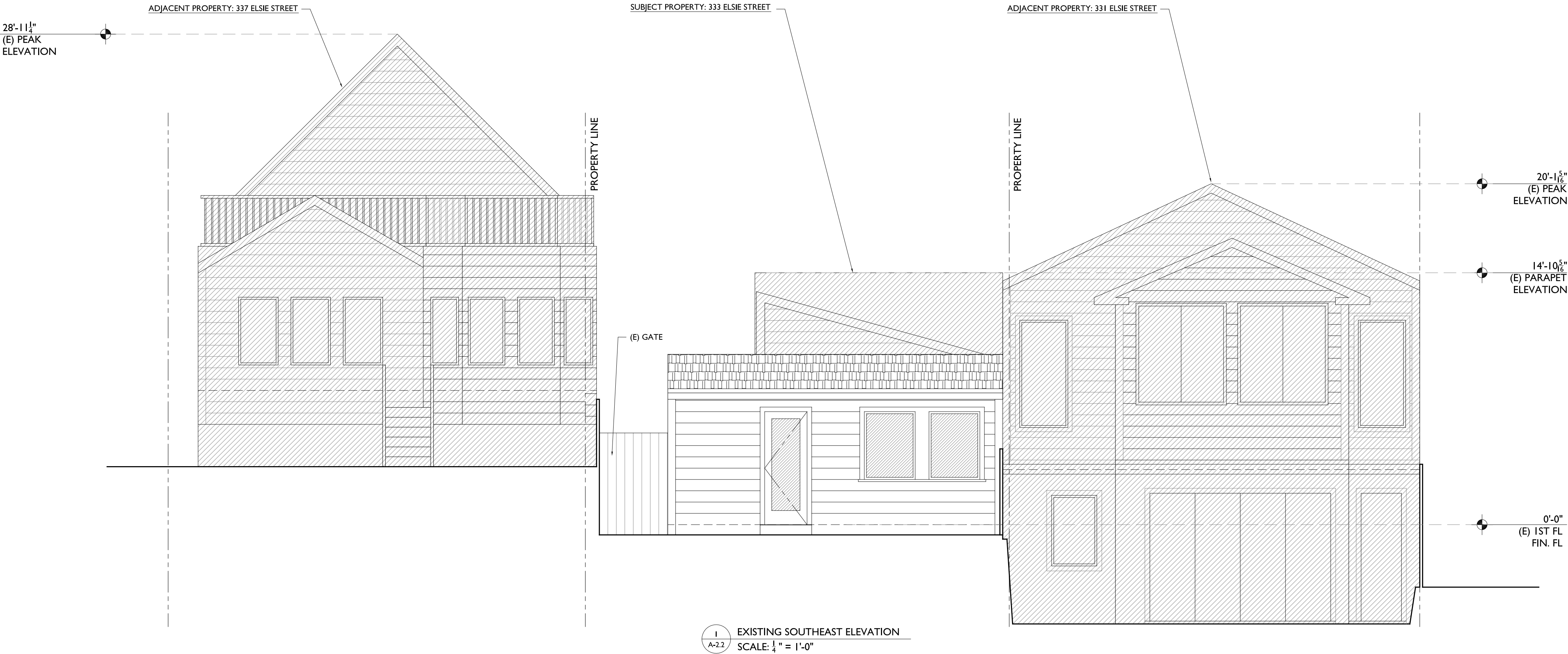
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DESIGNER	MCGRIFF ARCHITECTS 1475 15TH STREET SAN FRANCISCO, CA 94103
CLIENT	MIOTA - HAGGE FAMILY ADDITION
PROJECT ADDRESS	333 ELSE STREET BLOCK 5676, LOT 027 SAN FRANCISCO, CA 94110
PROPOSED SITE SECTION	
DATE: 09/23/2013	
SHEET	
A-0.2	



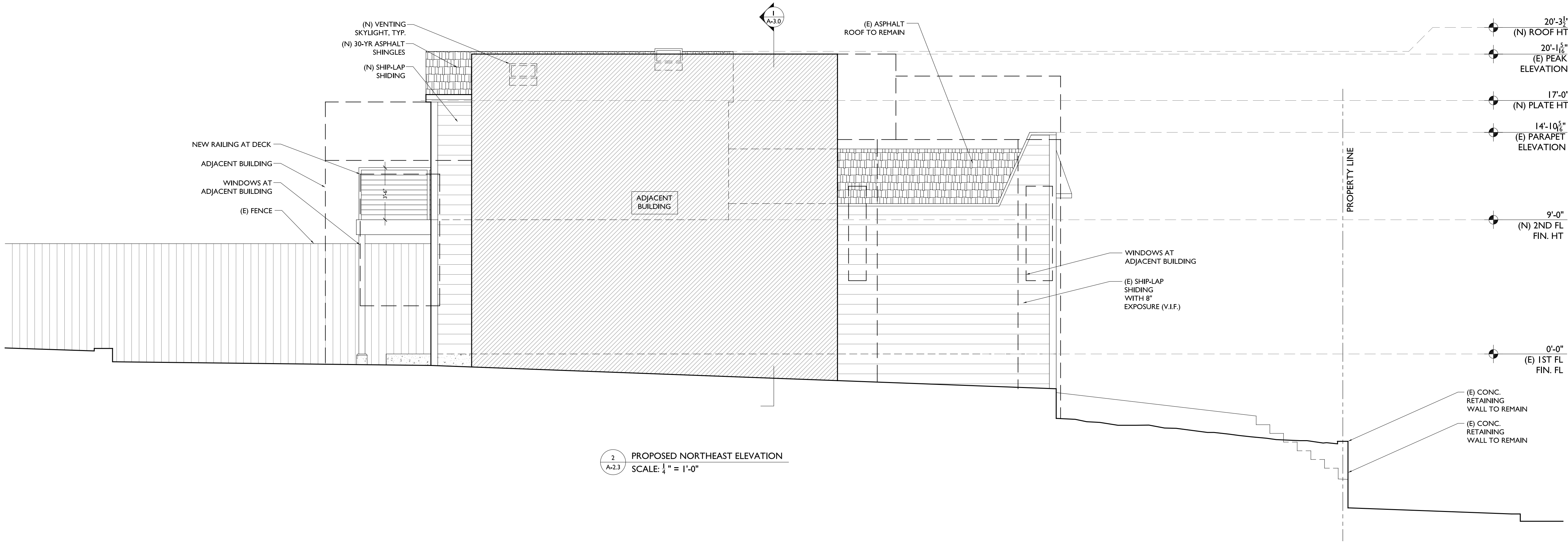
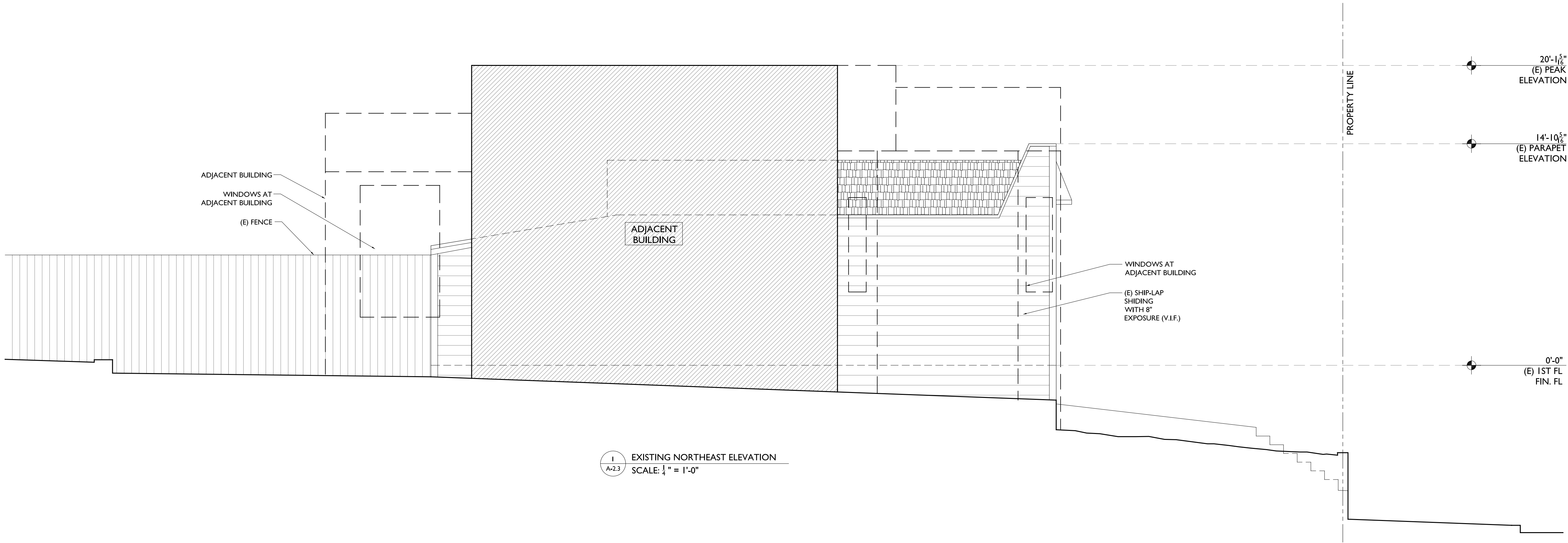
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DESIGNER	MCGRIFF ARCHITECTS 1475 15TH STREET SAN FRANCISCO, CA 94103
CLIENT	MOTA - HAGGE FAMILY ADDITION
PROJECT ADDRESS	333 ELSIE STREET BLOCK 5676, LOT 027 SAN FRANCISCO, CA 94110
EXISTING & PROPOSED NORTHWEST EXTERIOR ELEVATIONS	
DATE: 09/23/2013	
SHEET	
A-2.0	



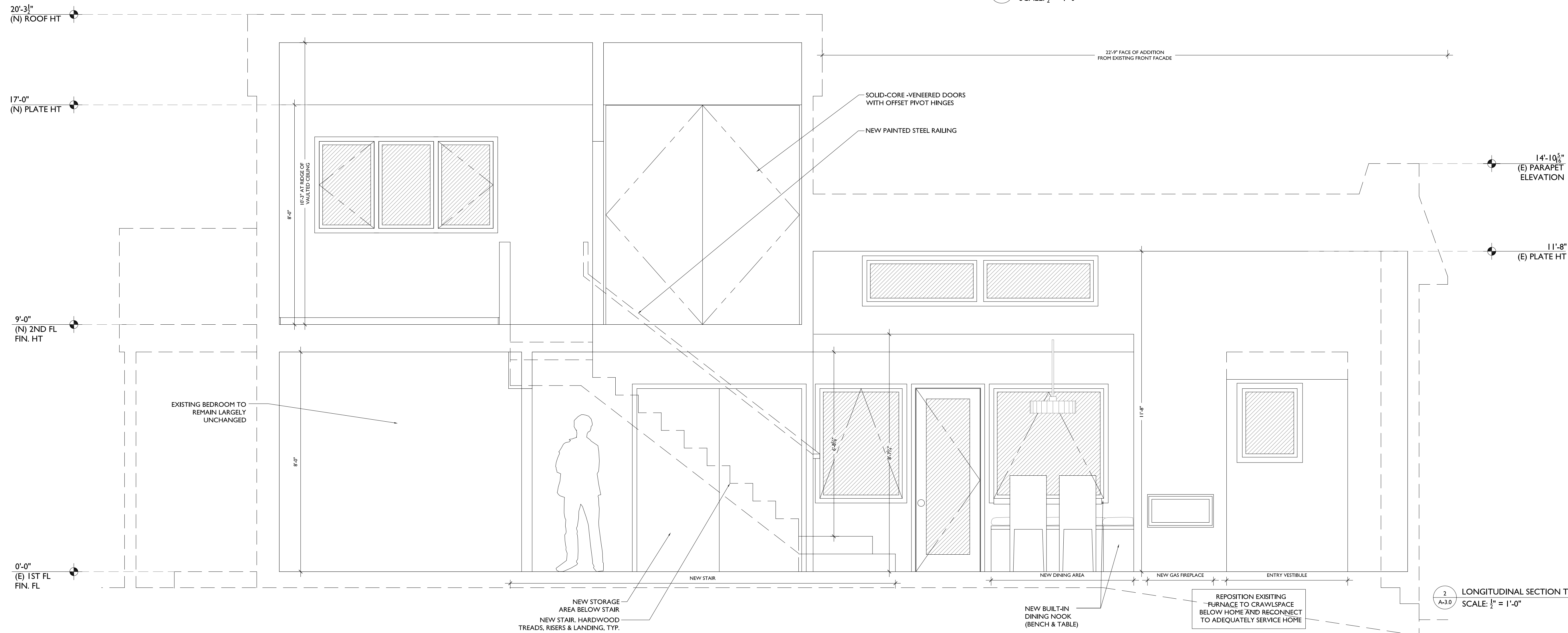




REVISIONS		<div><div><div>LICENSED ARCHITECT</div><div>BENJAMIN MCGRIFF</div><div>C - 34047</div><div>RENEWAL 09-30-2011</div></div><div>STATE OF CALIFORNIA</div></div>	DESIGNER	CLIENT	PROJECT ADDRESS	EXISTING & PROPOSED SOUTHEAST ELEVATIONS
DATE: 06/26/13		McGRIFF ARCHITECTS 1475 15TH STREET SAN FRANCISCO, CA 94103	MIOTA- HAGGE FAMILY ADDITION	333 ELSIE STREET BLOCK 5676, LOT 027 SAN FRANCISCO, CA 94110		
SHEET						
A-2.2						



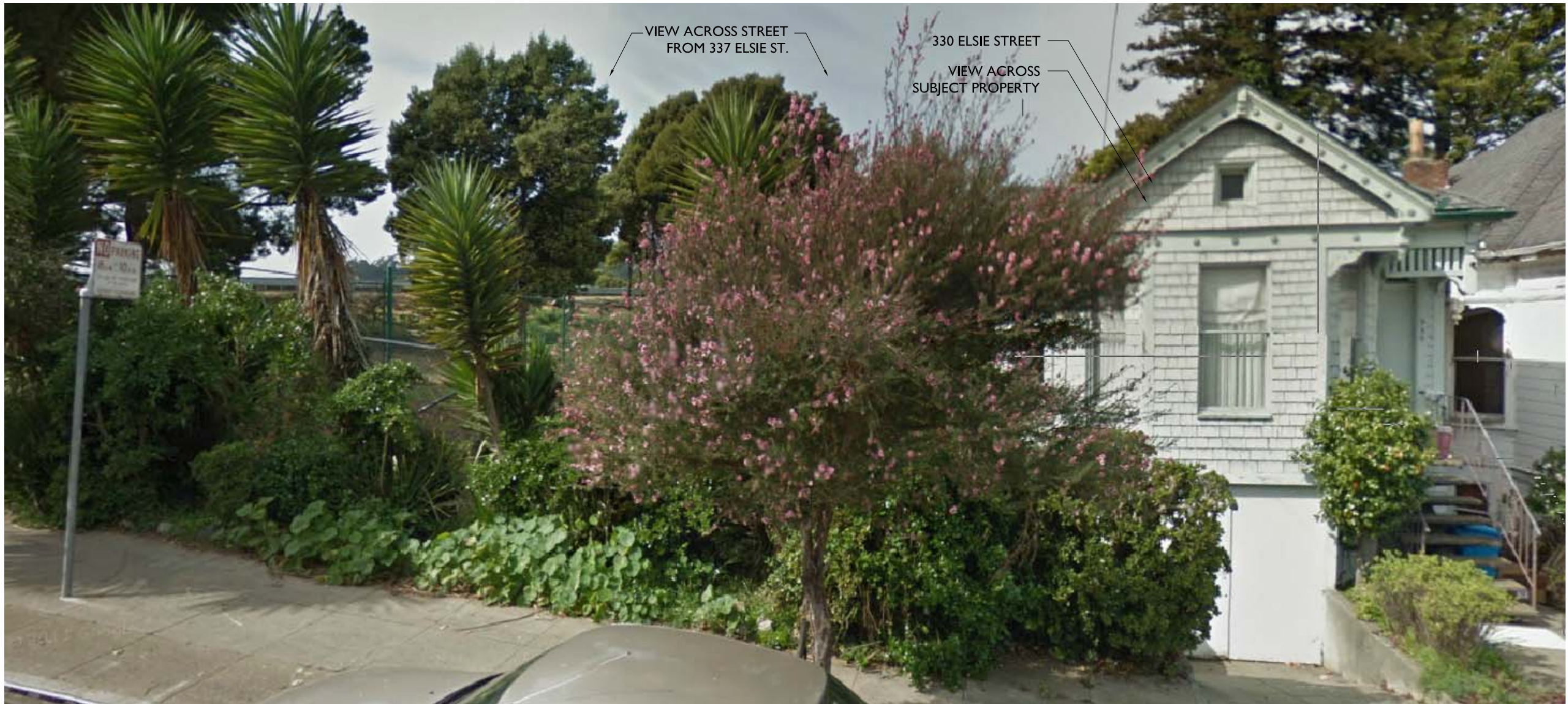
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CLIENT	MIOTA-HAGGE FAMILY ADDITION
PROJECT ADDRESS	333 ELSE STREET BLOCK 5676, LOT 027 SAN FRANCISCO, CA 94110
EXISTING & PROPOSED NORTHEAST ELEVATIONS	
DATE: 05/28/13	
SHEET	
A-2.3	

[illegible]





STREET ELEVATIONS  
FROM ELSIE STREET  
LOOKING SOUTH EAST



STREET ELEVATIONS  
FROM ELSIE STREET  
LOOKING NORTHWEST



REAR ELEVATION-337 ELSIE



REAR ELEVATION-SUBJECT PROPERTY-333 ELSIE



REAR ELEVATION-331 ELSIE

REVISIONS

ARCHITECT

MCGRUFF ARCHITECTS  
1475 15TH STREET  
SAN FRANCISCO, CA 94103

CLIENT

MIOTA-HAGGE FAMILY ADDITION

PROJECT ADDRESS

333 ELSIE STREET  
BLOCK 5676, LOT 027  
SAN FRANCISCO, CA 94110

PHOTOGRAPHS

DATE: 06/26/13

SHEET

A-6.0



BASIS OF SURVEY

TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NUMBER  
13-36516693-RM AS OF MARCH 25, 2013 (415) 252-2757; FAX (415)  
865-2696

BASIS OF ELEVATION

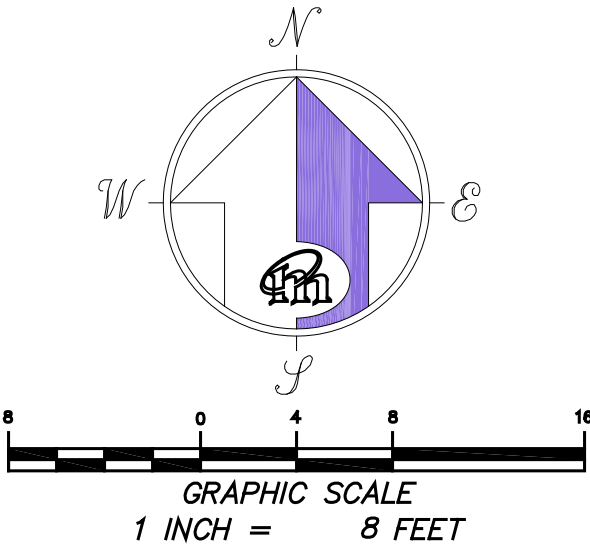
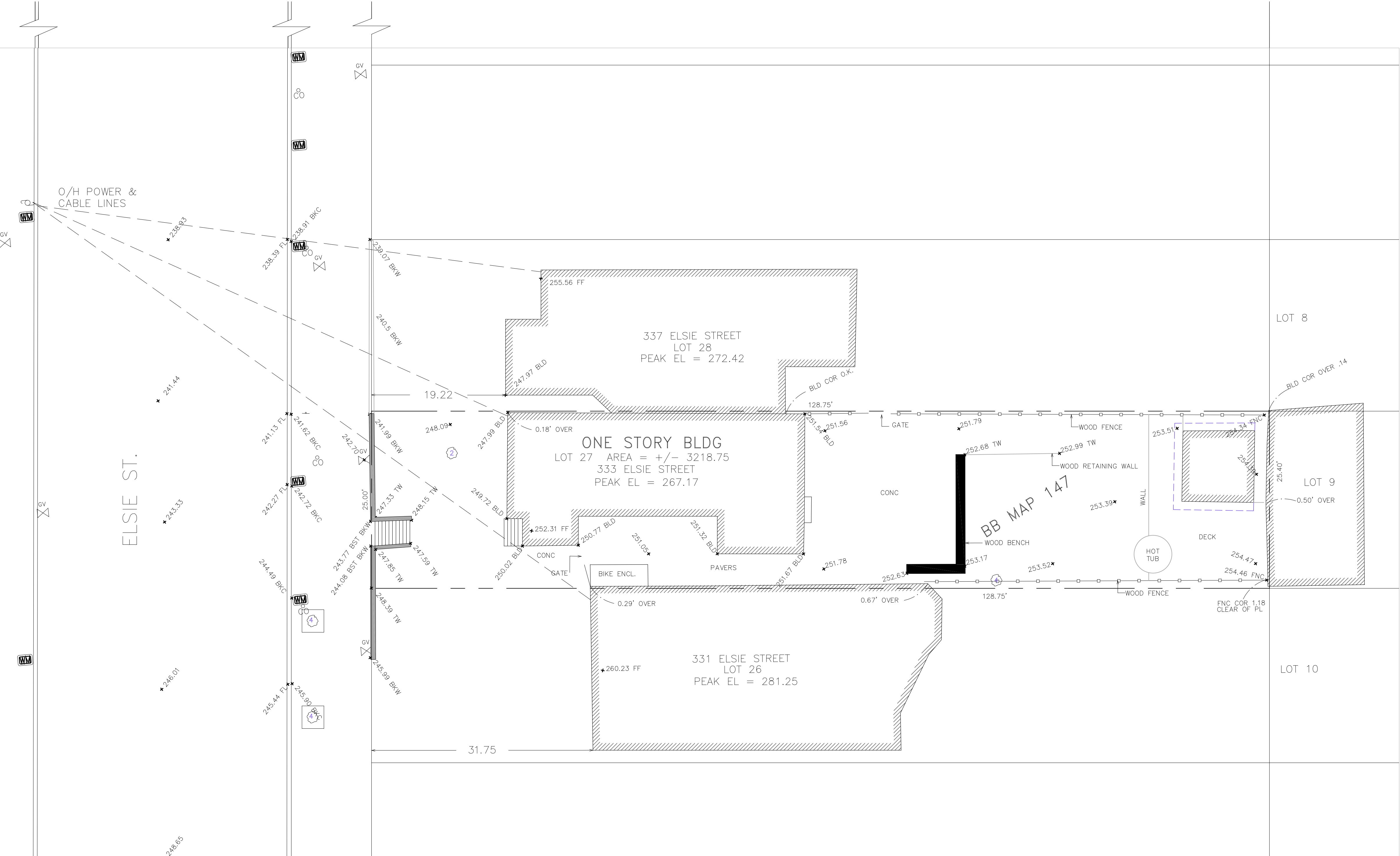
FOUND + CUT IN CONCRETE CURB BLIND AT THE NORTH EAST  
CORNER OF CORTLAND AVE AND ELSIE ST. ELEVATION 216.191  
CITY OF SAN FRANCISCO DATUM.

MAP REFERENCES

[A] MONUMENT MAPS 254 ON FILE AT THE CITY ENGINEERS OFFICE.

[B] LOT 9 BLOCK NO. 5 of FAIR'S SUBDIVISION OF HOLLY PARK  
TRACT NOVEMBER 14, 1893 IN BOOK "E" AND "F" OF MAPS, PAGE  
136 AND 137,CITY AND COUNTY OF SAN FRANCISCO OFFICIAL  
RECORDS.

VICINITY MAP N.T.S.



LEGEND

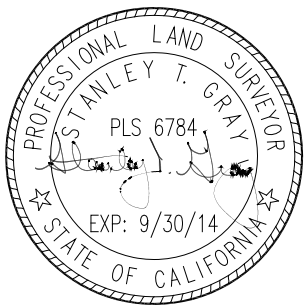
- |      |                  |
|------|------------------|
| CONC | CONCRETE         |
| FNC  | FENCE            |
| COR  | CORNER           |
| PL   | PROPERTY LINE    |
| BKW  | BACK OF WALK     |
| BKC  | BACK OF CURB     |
| FL   | FLOW LINE        |
| TST  | TOP OF STAIRS    |
| BST  | BOTTOM OF STAIRS |
| TW   | TOP OF WALL      |
| BW   | BOTTOM OF WALL   |
| BLD  | BUILDING         |
| FF   | FINISH FLOOR     |
| DI   | DROP INLET       |
| CO   | CLEAN OUT        |
| DW   | DRIVEWAY         |
| WH   | WATER HYDRANT    |
| EC   | EDGE OF CONCRETE |
| DK   | DECK             |
|      | WATER METER      |
|      | TREE WITH DIA.   |
|      | WALLS            |
|      | PROPERTY LINE    |
|      | FENCE            |
|      | GAS VALVE        |

GENERAL NOTES

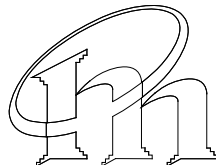
- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING 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 JOSEPH MIOTA & HIS 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) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. EXACT LOCATION OF TREES SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY DESIGN WORK. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (8) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

SITE SURVEY

OF  
LOT 27 OF ASSESSOR'S BLOCK 5676  
OFFICIAL RECORDS OF SAN FRANCISCO COUNTY  
CITY OF SAN FRANCISCO  
PREPARED AT THE REQUEST OF  
JOSEPH MIOTA



SAN FRANCISCO COUNTY MAY CALIFORNIA 2013



MERIDIAN SURVEYING ENGINEERING, INC.  
2958 VAN NESS AVE. 777 GRAND AVE, #202  
SAN FRANCISCO 94109 SAN RAFAEL, CA 94901  
(415) 440-4131 (415) 456-5450

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SURVEY: 04095	SURVEY DATE: 2004/2013
DRAWN: GTI	PRG. NO.: 04095A
APPROVED: STG	SHEET 1 OF 1
FILE NAME: 04095_TOMA	
REVISION NO.: TWO	