



# 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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San Francisco,  
CA 94103-2479

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# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, July 23, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>2430 Hyde Street</b>	Case No.:	<b>2014.0308V</b>
Cross Street(s):	<b>Chestnut &amp; Bay Streets</b>	Building Permit:	<b>201402219060</b>
Block / Lot No.:	<b>0048/009C</b>	Applicant/Agent:	<b>John Oliver</b>
Zoning District(s):	<b>RH-1(D) / 40-X</b>	Telephone:	<b>415-885-2946</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>joliver@gastarch.com</b>

### PROJECT DESCRIPTION

The subject two-story-over-garage, single-family dwelling is constructed to its rear property line. The proposal is an approximately 14-foot by 15-foot horizontal addition to the south side of the existing structure within the required rear yard at the subterranean garage level, first floor and second floor. The addition includes expansion of the building and a trellis.

**Section 134 of the Planning Code** requires a minimum rear yard depth of 17'-6" measured from the rear property line. The proposed addition extends approximately 14' into the required rear yard.

### ADDITIONAL INFORMATION

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

Planner: **Kanishka Burns** Telephone: **415-575-9112** Mail: [kanishka.burns@sfgov.org](mailto:kanishka.burns@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/2014.0308V.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.



PLAN CHECK SUMMARY

BLOCK: 0048 LOT: 009C  
LOT SIZE: 47.5'X70.0' = 3,325 SQ. FT.  
ZONING: RH-1 (D)  
REAR YARD: 25% = 17.5'  
HEIGHT LIMIT: 40'  
EXISTING OCCUPANCY: SINGLE FAMILY DWELLING  
PROPOSED OCCUPANCY: SINGLE FAMILY DWELLING  
CONSTRUCTION TYPE: V-B

SCOPE OF WORK

HORIZONTAL ADDITION AT REAR YARD.  
ADDITION OF WOOD GARDEN STRUCTURE IN REAR YARD.  
INTERIOR REMODEL.  
UPGRADED MECHANICAL SYSTEMS THROUGHOUT.

SYMBOLS

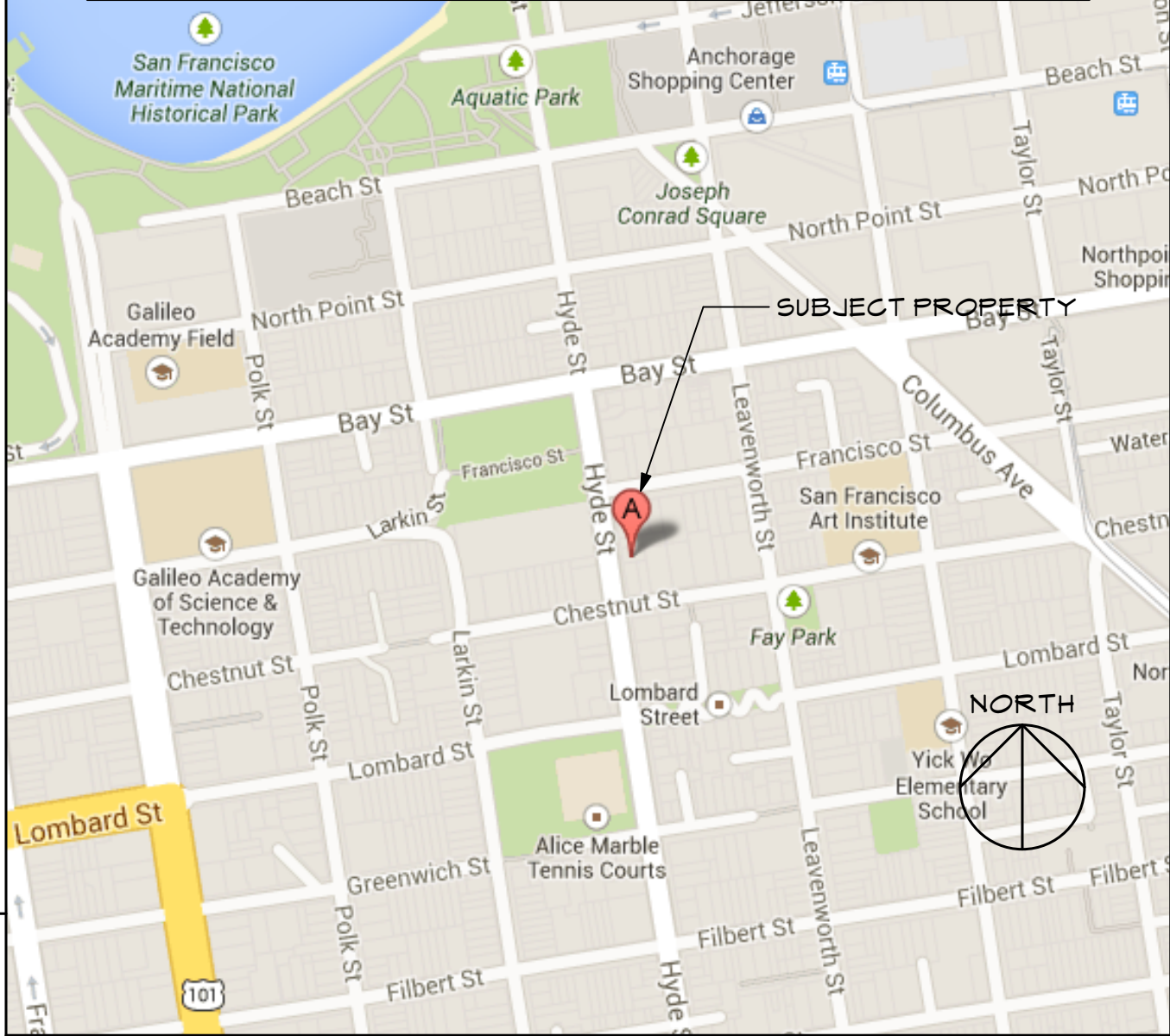
REFERENCE SYMBOLS

	DEMO WALL
	EXISTING WALL
	NEW WALL
	HIDDEN EDGE, ABOVE OR BEYOND
	HIDDEN EDGE, BELOW OR BEHIND
	DOOR SYMBOL
	WINDOW SYMBOL
	SKYLIGHT SYMBOL
	WALL TYPE
	GRID OR REFERENCE LINE
	BUILDING OR WALL SECTION NO. OVER SHEET NO.
	DETAIL NO. OVER SHEET NO.
	ELEVATION NO. OVER SHEET NO.
	ROOM NO. OVER SHEET NO.
	LEVEL LINE OR DATUM
	SPOT ELEVATION (N)
	PROPERTY LINE
	NEW OR FINISHED CONTOURS
	EXISTING CONTOURS

ELECTRICAL/MECHANICAL SYMBOLS

	SURFACE CEILING LIGHT FIXTURE
	RECESSED DIRECTIONAL LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
	RECESSED WALL LIGHT FIXTURE
	EXPOSED STRIP LIGHT FIXTURE
	CONCEALED STRIP LIGHT FIXTURE
	TRACK AND STRIP LIGHT FIXTURES
	ELECTRICAL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PULL SWITCH
	MANUAL-ON OCCUPANCY SENSOR SWITCH
	DUPLEX OUTLET
	FOURPLEX OUTLET
	ELECTRICAL OUTLET, HALF-SWITCHED
	ELECTRICAL OUTLET, FULLY SWITCHED
	240V ELECTRICAL OUTLET
	FLUSH FLOOR MOUNTED OUTLET
	GROUND FAULT CIRCUIT INTERRUPT
	ARC FAULT CIRCUIT INTERRUPT
	JUNCTION BOX
	SMOKE DETECTOR
	MULTI-FUNCTION SMOKE & CO DETECTOR
	HEAT DETECTOR
	(1) R66 QUAD
	(1) 24/4 PAIR CAT-6
	(2) CAT-6 & (2) R66 QUAD
	(1) CAT-6 & (1) R66 QUAD
	HDMI
	(1) 24/4 PAIR CAT-3
	DOOR BELL BUTTON
	DOOR CHIME
	GARAGE DOOR OPENER SWITCH
	INTERCOM STATION
	ALARM KEYPAD
	MOTION DETECTOR
	SPEAKER OUTLET
	SCENE CONTROL MASTER UNIT
	SCENE CONTROL REMOTE WALL STATION
	STEAM UNIT CONTROL PANEL
	PLUG MOLD
	COLD WATER CONNECTION
	HOT WATER CONNECTION
	CENTRAL VACUUM
	GAS OUTLET
	HOSE BIB
	FLOOR DRAIN
	DOWNSPOUT
	THERMOSTAT
	SUPPLY AIR REGISTER AT WALL OR TOE SPACE
	SUPPLY AIR REGISTER AT FLOOR
	SUPPLY AIR REGISTER AT CEILING
	RETURN AIR GRILL AT WALL
	RETURN AIR GRILL AT FLOOR
	RETURN AIR GRILL AT CEILING
	EXHAUST FAN
	EXHAUST FAN/ LIGHT UNIT
	CEILING FAN

VICINITY MAP



ABBREVIATIONS

	AT		NEW
	CENTERLINE DIAMETER		NOT IN CONTRACT NUMBER
	ABOVE		NOMINAL
	AREA DRAIN ADJUSTABLE		NOT TO SCALE
	ABOVE FINISH FLOOR		ON CENTER
	APPROXIMATE		OVERHANG
	ARCHITECTURAL		OPENING
	ASPHALT		OPPOSITE
	BUILDING		OVER
	BLOCKING		PROPERTY LINE
	BUILT-UP ROOFING		PLATE
	CONTROL JOINT		PLASTIC LAMINATE
	CLEAR		PLYWOOD
	CONTINUOUS		PRESSURE TREATED
	CENTER		PAINTED
	DRYER		RELOCATED
	DOUBLE		RISE, RISER
	DETAIL		RETURN AIR
	DOUGLAS FIR		REFRIGERATOR
	DIAMETER		REGISTER
	DIMENSION		REINFORCED
	DISPOSER		REQUIRED
	DOWN		ROOM
	DOWN SPOUT		ROUGH OPENING
	DISHWASHER		REDWOOD
	DRAWING		SOUTH
	DRAWER		SOLID CORE
			SMOKE DETECTOR
	EAST		SECTION
	EXISTING		SHEET
	EACH		SHEATHING
	ELEVATION		SIMILAR
	ELECTRICAL		SPECIFICATION
	EQUAL		SQUARE
	EXTERIOR		SEE STRUCT. DWGS.
	FLOOR DRAIN		STANDARD
	FOUNDATION		STEEL
	FINISH		STORAGE
	FLOOR		STRUCTURAL
	FACE OF		SUSPENDED
	FACE OF FINISH		SYMBOL
	FACE OF STUD		TREAD
	FLEXIBLE SHEET		TOWEL BAR
	FEET		TONGUE AND GROOVE
	FOOTING		TOP OF
	GAUGE		TOP OF CURB
	GALVANIZED		TOP OF PLATE
	GYPSON BOARD		TOP OF WALL
	HIGH		TOILET PAPER HOLDER
	HOSE BIB		TRANSOM
	HEADER		TELEVISION
	HARDWARE		TYPICAL
	HORIZONTAL		UNLESS OTHERWISE NOTED
	HEIGHT		VENT
	INSIDE DIAMETER		VERTICAL
	INSULATED GLASS		VERIFY IN FIELD
	INSULATION		VERTICAL GRAIN
	INTERIOR		WEST
	JOINT		WASHING MACHINE
	LAVATORY		WITH
	LIGHT		WATER CLOSET(TOILET)
	MASTER		WOOD
	MAXIMUM		WATER HEATER
	MECHANICAL		WITHOUT
	MANUFACTURER		WATERPROOF, WORK
	MINIMUM		YARD
	MISCELLANEOUS		

DIRECTORY

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John Oliver, AIA, Project Architect

Email: DGast@GastArchitects.com  
Email: JOliver@GastArchitects.com

STRUCTURAL

TBD

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Fax:  
Email:

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San Ramon, CA 94583

Phone: (929) 820-4953

Mike Burton

mikeburton@youngandburton.com

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF FINISH OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO FINISH FLOOR UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL,  
PLANNING AND PLUMBING CODE AMENDMENTS

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COVER SHEET

GROSS SQUARE FOOTAGE CALCULATIONS PER SF PLANNING CODE SECTION 102.9:

FLOOR	EXISTING	PROPOSED
GROUND FLOOR	288 S.F.	528 S.F.
FIRST FLOOR	1554 S.F.	1823 S.F.
SECOND FLOOR	1601 S.F.	1819 S.F.
TOTAL	3443 S.F.	4168 S.F.
21% INCREASE TO EXISTING SQUARE FOOTAGE		

USABLE OUTDOOR SPACE SQUARE FOOTAGE CALCULATIONS:

EXISTING	PROPOSED	PERCENT DECREASE
1354 S.F.	845 S.F.	37.6%

(N) ARBOR AREA CALCULATION: 192 S.F.

REVISIONS	BY
AS-BUILT 12/16/13	
SCHEMATIC DESIGN 12/20/13	
PLANNING REVIEW 1/8/14	
SITE PERMIT REV. 1 6/13/14	
SITE PERMIT REV. 2 6/20/14	

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GARDEN



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GARDEN CLOSE



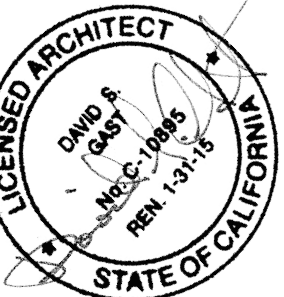
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ARBOR W/ CUT



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EXTERIOR  
PERSPECTIVES

REVISIONS	BY
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PLANNING REVIEW 1/8/13	
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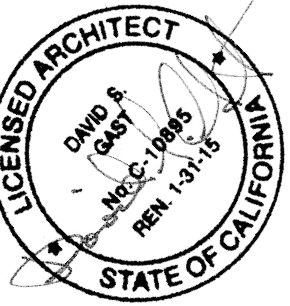
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PLANNING  
PERSPECTIVES

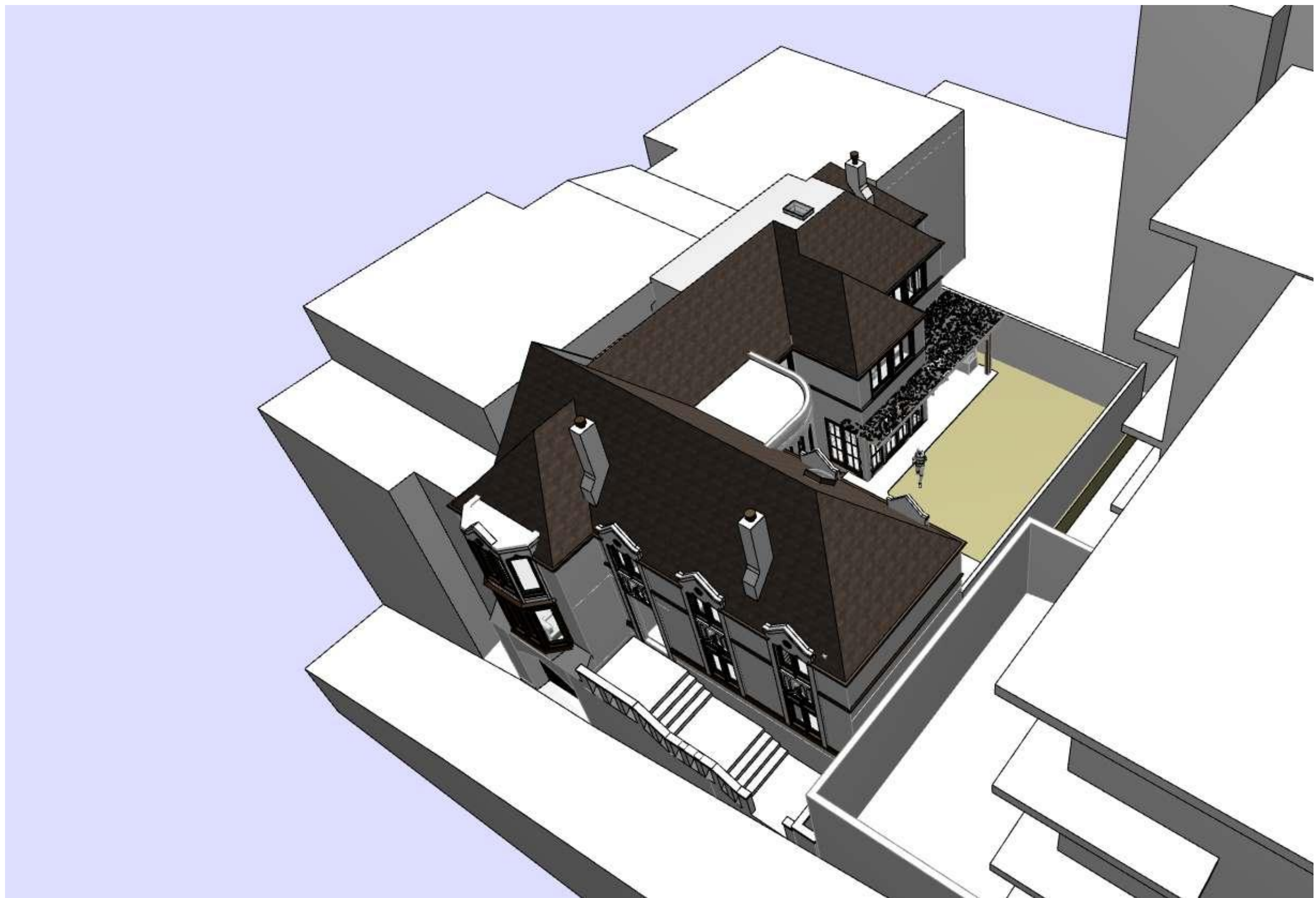
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AS-BUILT 12/18/13	
SCHEMATIC DESIGN 12/8/13	
PLANNING REVIEW 1/8/13	
SITE PERMIT REV. 1 8/13/14	
SITE PERMIT REV. 2 8/20/14	

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A0.3 HYDE ST.



A0.3 AERIAL VIEW INTO GARDEN



A0.3 GARDEN WITH PLANNING INFO



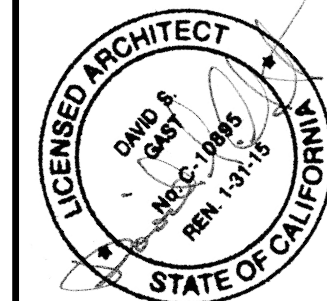
A0.3 GARDEN 2 WITH PLANNING INFO





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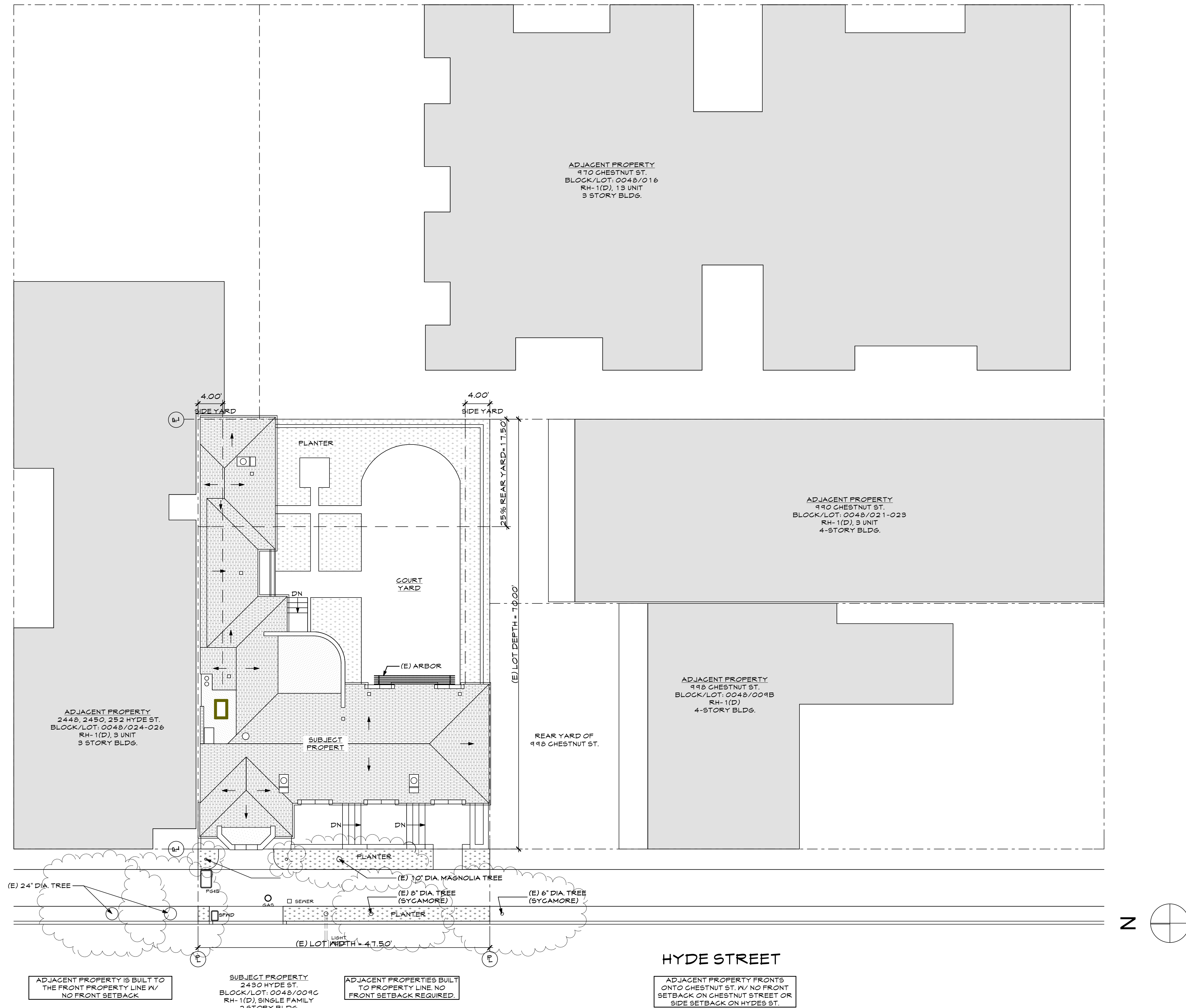
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EXISTING SITE PLAN

REVISIONS	BY
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SCHEMATIC DESIGN 12/8/13	
PLANNING REVIEW 1/8/13	
SITE PERMIT REV. 1 8/13/14	
SITE PERMIT REV. 2 8/20/14	

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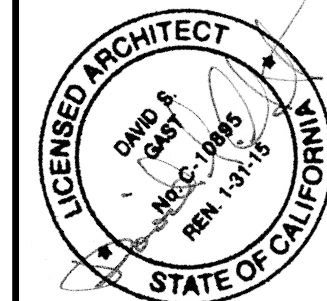
EXISTING SITE PLAN

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



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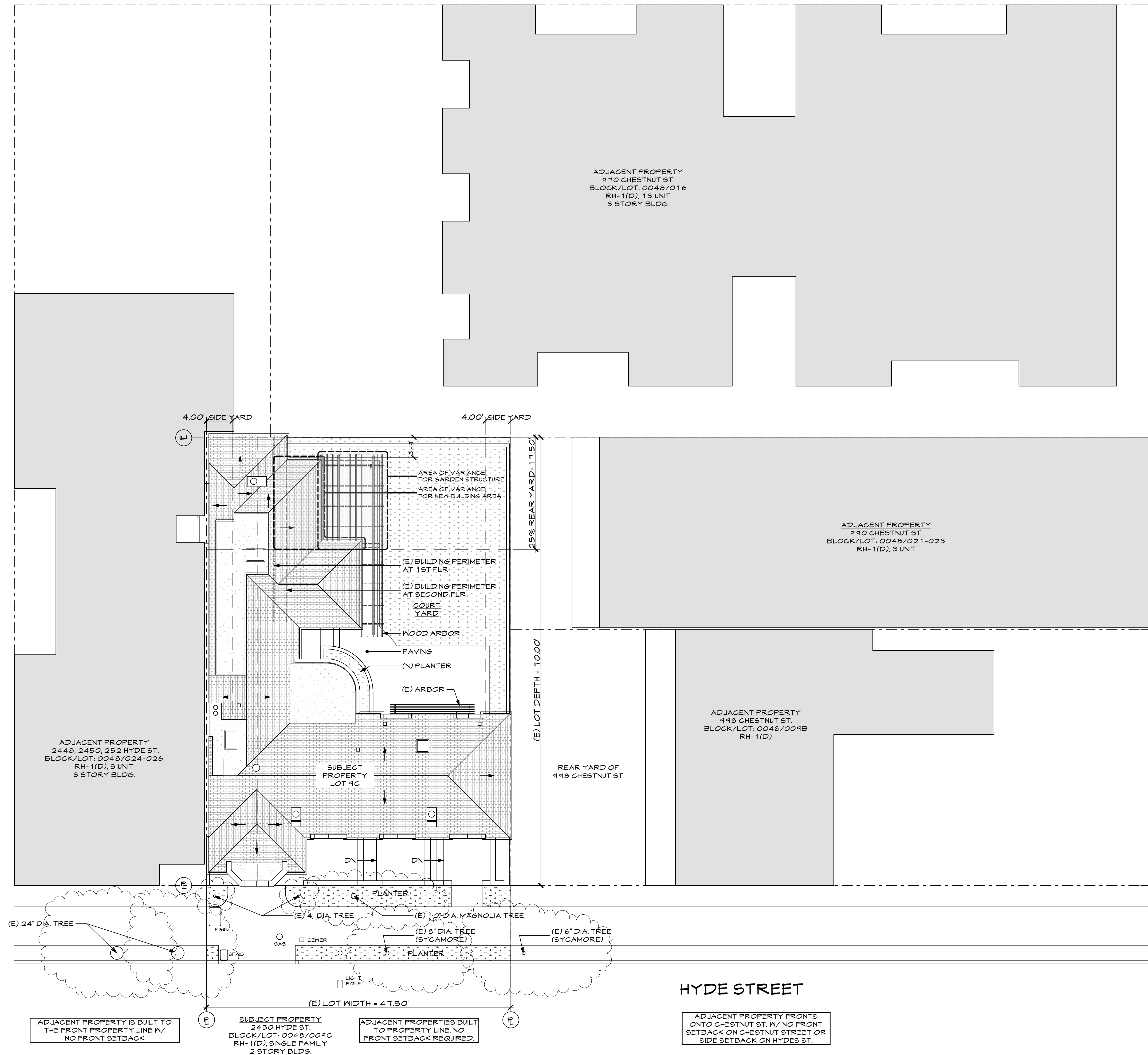
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PROPOSED SITE PLAN

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SCHEMATIC DESIGN 12/8/13	
PLANNING REVIEW 1/8/13	
SITE PERMIT REV. 1 8/13/14	
SITE PERMIT REV. 2 8/20/14	

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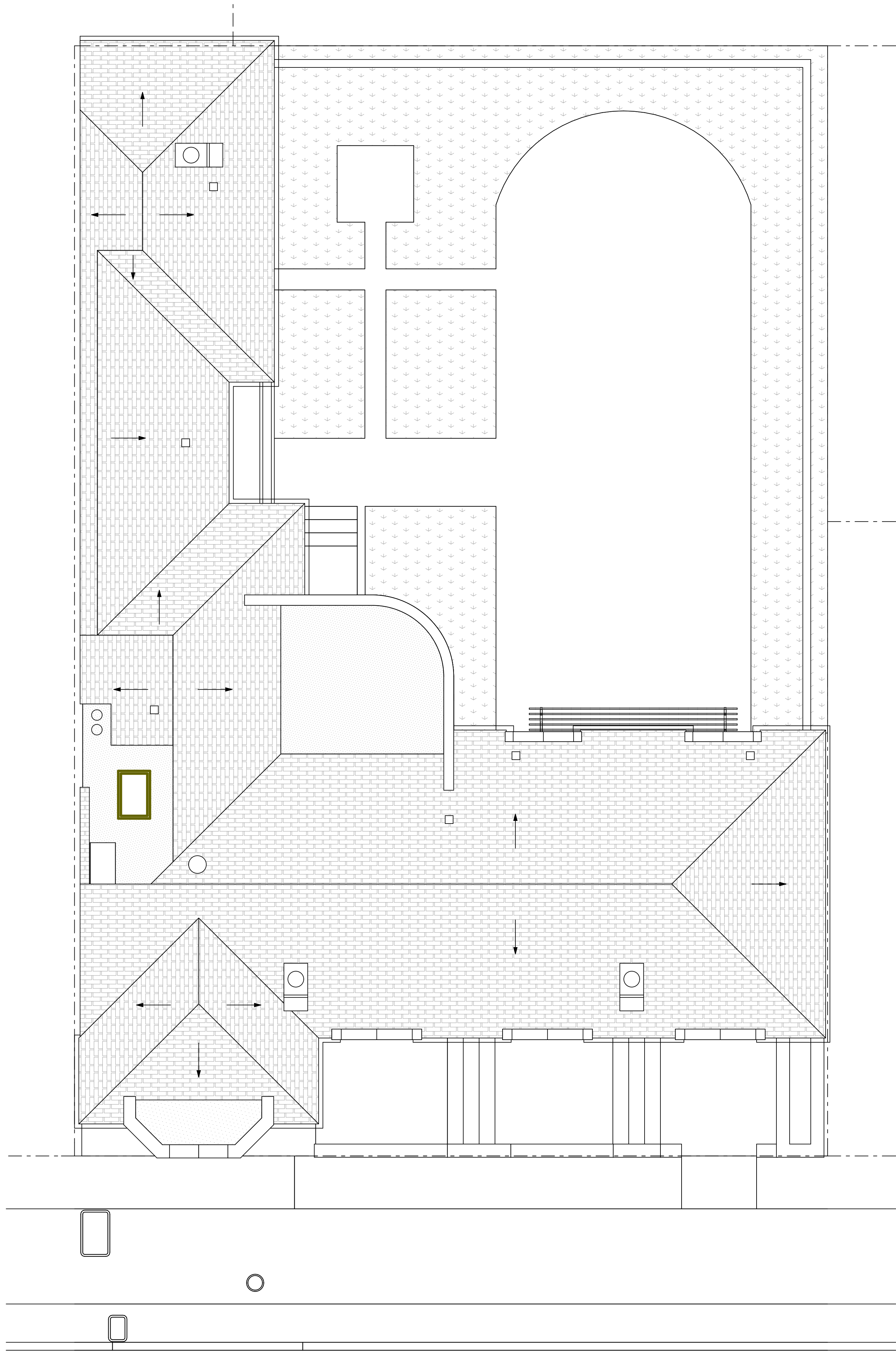


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**PROPOSED SITE PLAN**

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



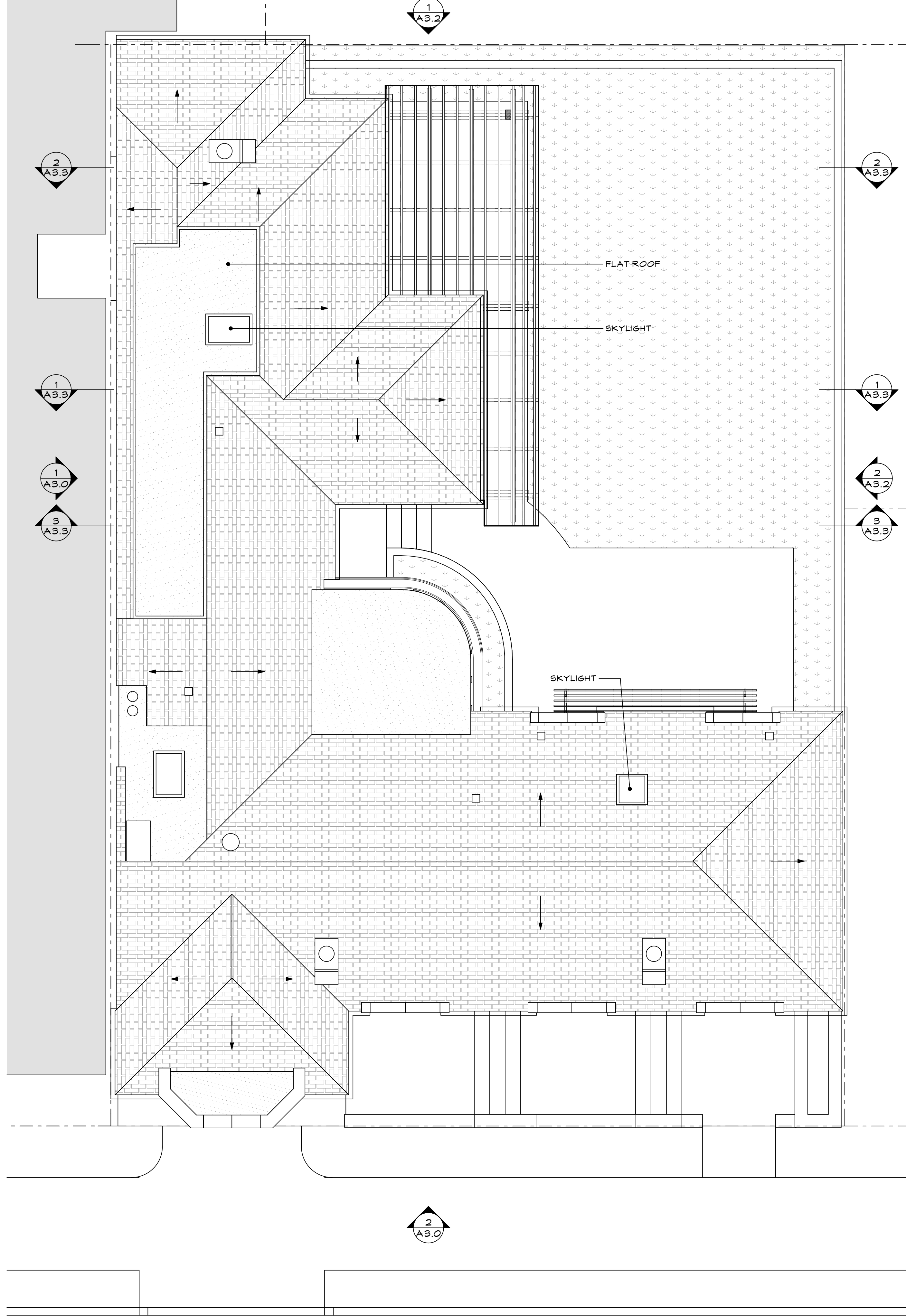
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A2.3

## EXISTING ROOF PLAN

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



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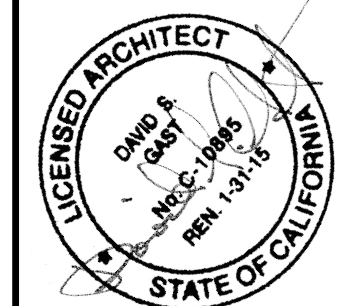
## PROPOSED ROOF PLAN

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



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## ROOF PLANS

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PLANNING REVIEW 1/8/13	
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SITE PERMIT REV. 2 8/20/14	

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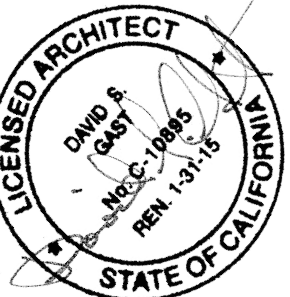
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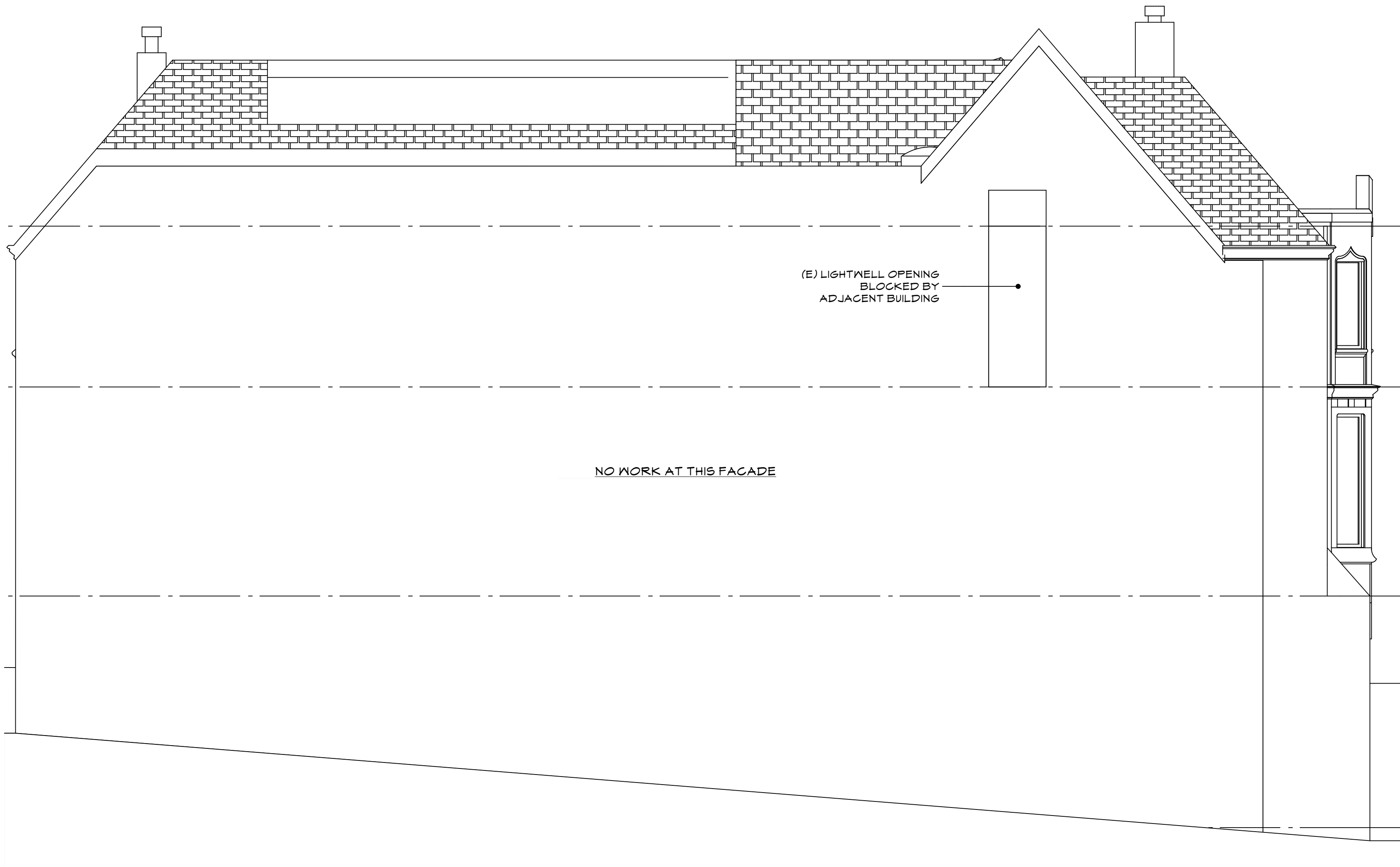
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SAN FRANCISCO, CA 94110

EXISTING EXTERIOR  
ELEVATIONS

REVISIONS	BY
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**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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

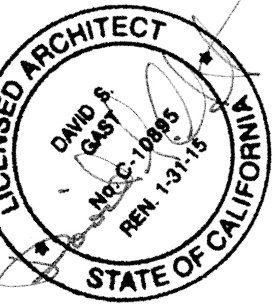
NOTE: NO WORK AT NORTH & WEST FACADES





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EXISTING EXTERIOR  
ELEVATIONS

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SITE PERMIT REV. 2 8/20/14	

Date	6/20/2014
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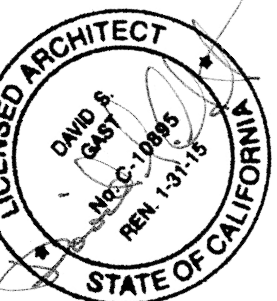






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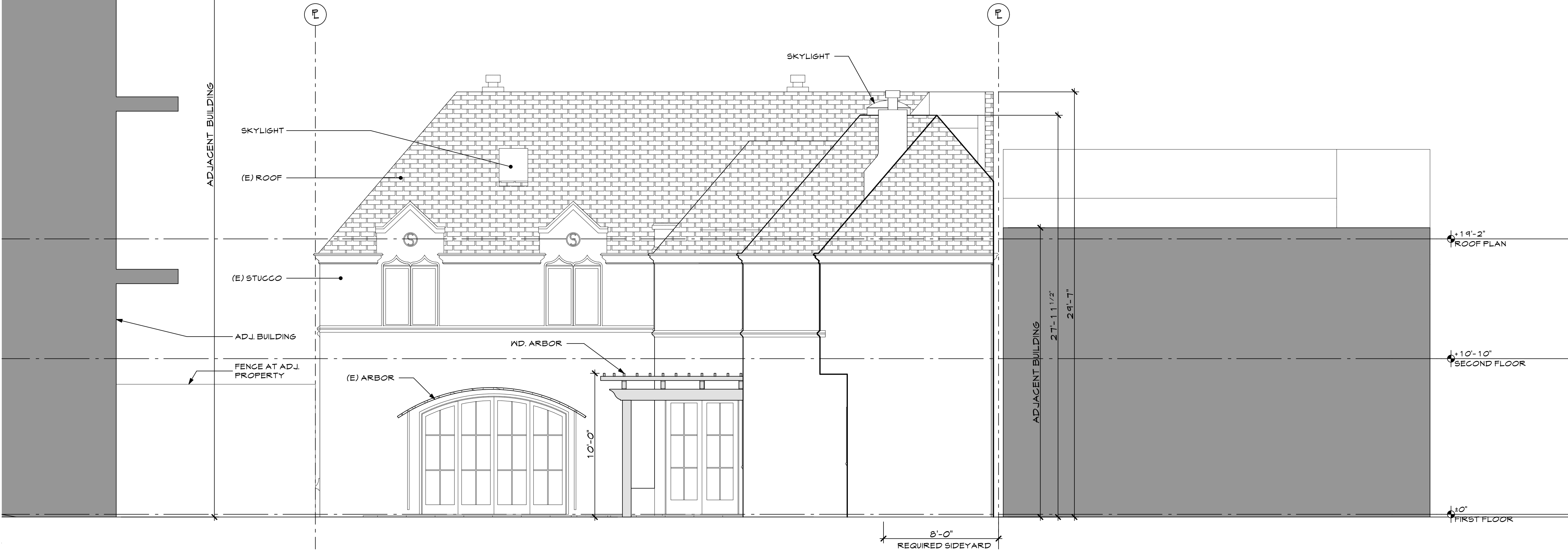
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PROPOSED EXTERIOR  
ELEVATIONS

REVISIONS	BY
AS-BUILT 12/16/13	
SCHEMATIC DESIGN 12/5/13	
PLANNING REVIEW 1/5/13	
SITE PERMIT REV. 1 8/13/14	
SITE PERMIT REV. 2 8/20/14	

Date	6/20/2014
Scale	AS SHOWN
Drawn	PD, JS, CD
Job	1326

Sheet	A3.2
Of	Sheets

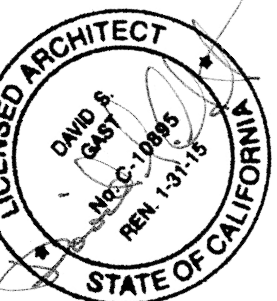






GAST ARCHITECTS

355 11th Street, Suite 300  
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CA 94103  
Tel 415.885.2946  
Fax 415.885.2808



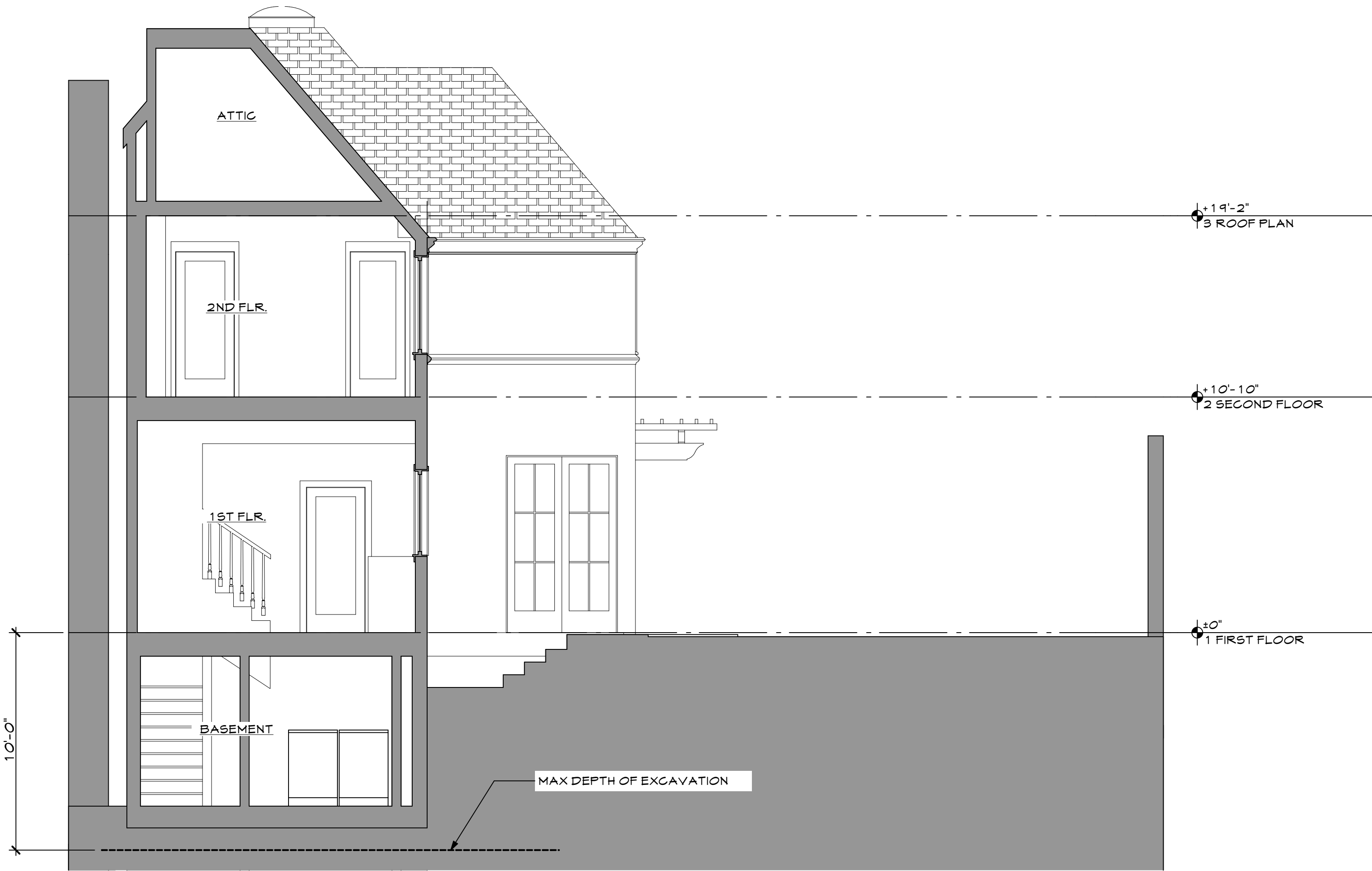
CHESSE RESIDENCE  
2430 HYDE STREET  
SAN FRANCISCO, CA 94109

BUILDING SECTIONS

REVISIONS	BY
AS-BUILT 12/18/13	
SCHEMATIC DESIGN 12/8/13	
PLANNING REVIEW 1/8/13	
SITE PERMIT REV. 1 8/13/14	
SITE PERMIT REV. 2 8/20/14	

Date 6/20/2014  
Scale AS SHOWN  
Drawn PD, JS, CD  
Job 1928

Sheet  
**A3.3**  
Of Sheets



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

EXCAVATION CALCULATION:  
240 S.F. OF AREA TO BE EXCAVATED X 10' DEEP = 2400 C.F. OF EXCAVATION  
2400 C.F. / 27 CU FT PER YARD = 89 CUBIC YARDS OF EXCAVATION



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"