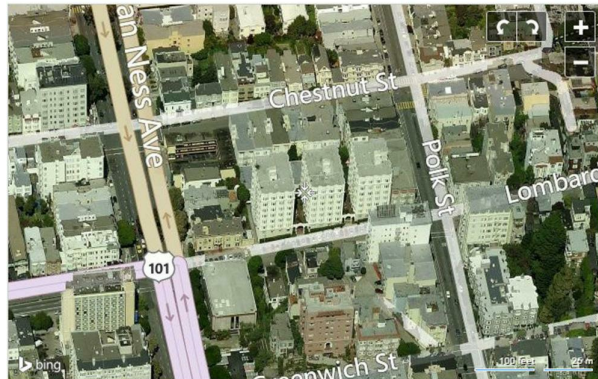
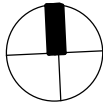

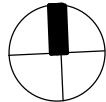


1320-1340-1360 LOMBARD STREET, SF 94109



PROJECT DESCRIPTION								ARIAL VIEW:		VICINITY MAP:	
<p>THE PROPOSED PROJECT WILL ADD 16 NEW STUDIOS AND 2 ONE-BEDROOM UNITS WITHIN THE EXISTING, UNDERUTILIZED GROUND FLOOR SPACE OF THE THREE-BUILDING COMPLEX. THE AREA OF ALTERATION IS CURRENTLY USED FOR STORAGE. NO ALTERATIONS ARE PROPOSED TO EXISTING UNITS UNDER THIS APPLICATION. AS THE SITE IS LARGER THAN ONE-HALF ACRE, IT IS ELIGIBLE FOR A PUD, AND THE PUD IS NECESSARY FOR THE PROPOSED RESIDENTIAL DENSITY.</p> <p>1320 ASSESSORS BLOCK/ LOT: #0499/ # 002B:</p> <p>THE PROPOSED SCOPE OF WORK CONSISTS OF REDUCTION OF STORAGE AREAS AT GROUND FLOOR LEVEL OF THE BUILDING INTO 4 RESIDENTIAL STUDIO UNITS & 1 ONE BEDRROM UNIT. THERE IS NO WORK AT OTHER LEVELS IN THE BUIDLING. TOTAL 5 NEW UNITS ARE ADDED TO GROUND FLOOR</p> <p>EXTERIOR ALTERATIONS: IN ORDER TO ACCOMODATE A NEW STUDIO UNIT, THE (E) LIGHTWELL ON GROUND FLOOR LEVEL IS MODIFIEDAND A NEW DOOR TO METER ROOM & A NEW WIINDOW ARE ADDED TO THE EAST (REAR) ELEVATION. ALL OTHER WINDOWS & OPENING TO REMAIN. NEW & REPLACEMENT WINDOWS WILL MATCH WINDOWS PREVIOUSLY REPLACED @ FRONT & UPPER LEVELS OF BUILDING. SEE PHOTOS</p> <p>INTERIOR ALTERATIONS: DEMO WALLS IN THE STORAGE AREAS ON THE NORTH (LEFT) SIDE & WEST (FRONT) END OF THE BUILDING AS INDICATED ON PLANS TO PROVIDE FOR THE PROPOSED 5 UNITS. BOILER UNITS ARE TO REMAIN BUT DUCTING AT CEILING ON SOUTHEAST CORNER OF ROOM MODIFIED TO ACCOMODATE FOR THE CLOSET AREA IN STUDIO ABOVE AT GROUND LEVEL. SEE SHEET A2.1</p> <p>1340 -1360 ASSESSORS BLOCK/ LOT: #0499/ #002D:</p> <p>1340: THE PROPOSED SCOPE OF WORK ON GROUND FLOOR INCLUDES REDUCTION OF STORAGE AREA, RELOCATION & MODIFICATION OF LAUNDRY ROOM ; TOTAL 6 NEW UNITS ADDED TO GROUND FLOOR LEVEL. THERE IS NO WORK AT OTHER LEVELS IN THE BUIDLING.</p> <p>1360: THE PROPOSED SCOPE OF WORK ON GROUND FLOOR INCLUDES REDUCTION OF STORAGE AREA; LOWERING CEILING OF EXISITNG BOILER ROOM AT LOWER LEVEL TO ACCOMODATE RESIDENTIAL UNITS ON GROUND FLOOR LEVEL. TOTAL 7 NEW UNITS ARE ADDED TO GROUND FLOOR LEVEL. THERE IS NO WORK AT OTHER LEVELS IN THE BUILDING.</p> <p>EXTERIOR ALTERATIONS: 2 NEW WINDOWS AT GROUND FLOOR LEVEL (1340) & 4 NEW WINDOWS AT GROUND FLOOR LEVEL OF THE BUILDING (1360). NEW & REPLACEMENT WINDOWS WILL MATCH PREVIOUS WINDOWS REPLACED @ FRONT & UPPER LEVELS OF THE BUILDINGS. SEE PHOTOS</p> <p>INTERIOR ALTERATIONS: DEMO WALLS IN THE STORAGE AREAS TO PROVIDE FOR THE PROPOSED UNITS. RECONFIGURE PLUMBING AS REQUIRED FOR BATHROOMS, LAUNDRY ROOM AND BOILER; BOILER UNITS TO REMAIN; UNDERPINNING OF EXISITNG INTERIOR COLUMNS AND NEW RETAINING WALLS AS REQUIRED.</p>								 		 	
AREA TABULATIONS								DRAWING INDEX:		PROJECT DIRECTORY	
LEVEL	EXISITNG USE	TOTAL UNITS EXISTING	STUDIO UNITS		1-BEDROOM UNITS		TOTAL UNITS	TOTAL AREA	<div>SD-A0.0 COVER SHEET</div> <div>SD-A0.1 PROJECT DESCRIPTION</div> <div>SD-A1.0 SITE PLAN & PROJECT DATA</div> <div>SD-A2.1 1320 GROUND FLR - EXISTING & PROPOSED PLANS</div> <div>SD-A2.1a 1320 PROPOSED GROUND FLOOR PLAN</div> <div>SD-A2.1b 1320 1ST - 6TH FLOORS EXISITNG PLANS</div> <div>SD-A2.2 1340 GROUND FLR- EXISTING & PROPOSED PLANS</div> <div>SD-A2.2a 1340 PROPOSED GROUND FLOOR PLAN</div> <div>SD-A2.3 1360 GROUND FLR- EXISTING & PROPOSED PLANS</div> <div>SD-A2.3a 1360 PROPOSED GROUND FLOOR PLAN</div> <div>SD-A2.4 1340-1360 1ST-6TH FLOORS EXISTING PLANS</div> <div>SD-A3.1a 1320 WEST & SOUTH ELEVATIONS</div> <div>SD-A3.1b 1320 NORTH & EAST ELEVATIONS</div> <div>SD-A3.2a 1340 WEST & SOUTH ELEVATIONS</div> <div>SD-A3.2b 1340 NORTH & EAST ELEVATIONS</div> <div>SD-A3.3a 1360 EAST & NORTH ELEVATIONS</div> <div>SD-A3.3b 1360 WEST & SOUTH ELEVATIONS</div> <div>SD-A4.1 1360 BUILDING SECTIONS</div> <div>SD-A6.0 1320-1360 SITE PHOTOS/ PLAN</div> <div>SD-A6.1 1320 EXISTING PHOTOS</div> <div>SD-A6.1a 1320 EXISTING PHOTOS</div> <div>SD-A6.2 1340 EXISTING PHOTOS</div> <div>SD-A6.3 1360 EXISTING PHOTOS</div>	<div>CLIENT:</div> <div>VERITAS INVESTMENTS, INC</div> <div>500 WASHINGTON STREET</div> <div>SAN FRANCISCO, CA 94111</div> <div>TEL: (415) 578-7610</div> <div>FAX: (415) 373-4688</div> <div>JONATHAN WINSLOW, CLIENT CONTACT</div> <div>CONSTRUCTION MANAGER/OWNER'S REP:</div> <div>TBD</div> <div>XXXX</div> <div>TEL: (XXX) X</div> <div>FAX: (XXX) X</div> <div>XXXXXX</div> <div>ARCHITECT:</div> <div>FME ARCHITECTURE + DESIGN</div> <div>500 MONTGOMERY ST.</div> <div>SAN FRANCISCO, CA 94111</div> <div>TEL: (415) 434-0320</div> <div>FAX: (415) 434-2409</div> <div>GREG SHEPPARD, PROJECT ARCHITECT</div>	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED						
GROUND FLOOR	RESIDENT UNITS,MISC	2	0	4	2	1	7	4,663 SF (E)+ 118 SF (P) = 4,781 SF (P)			
1ST FLOOR	RESIDENT UNITS	5	1	0	4	0	5	4,746 SF (E)			
2ND FLOOR	RESIDENT UNITS	5	1	0	4	0	5	4,746 SF (E)			
3RD FLOOR	RESIDENT UNITS	5	1	0	4	0	5	4,746 SF (E)			
4TH FLOOR	RESIDENT UNITS	5	1	0	4	0	5	4,746 SF (E)			
5TH FLOOR	RESIDENT UNITS	5	1	0	4	0	5	4,746 SF (E)			
6TH FLOOR	RESIDENT UNITS	5	1	0	4	0	5	4,746 SF (E)			
1340 LOMBARD LEVELS	EXISTING USE	TOTAL UNITS EXISTING	STUDIO UNITS		1-BEDROOM UNITS		TOTAL UNITS	TOTAL AREA			
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED						
GROUND FLOOR	RESIDENTIUNITS,MISC	2	0	6	2	0	8	5,247 SF (E)			
1ST FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
2ND FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
3RD FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
4TH FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
5TH FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
6TH FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
1360 LOMBARD LEVELS	EXISTING USE	TOTAL UNITS EXISTING	STUDIO UNITS		1-BEDROOM UNITS		TOTAL UNITS	TOTAL AREA			
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED						
GROUND FLOOR	RESIDENT UNITS, MISC	2	0	6	2	1	9	5,247 SF (E)			
1ST FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
2ND FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
3RD FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
4TH FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
5TH FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			
6TH FLOOR	RESIDENT UNITS	6	2	0	4	0	6	5,498 SF (E)			

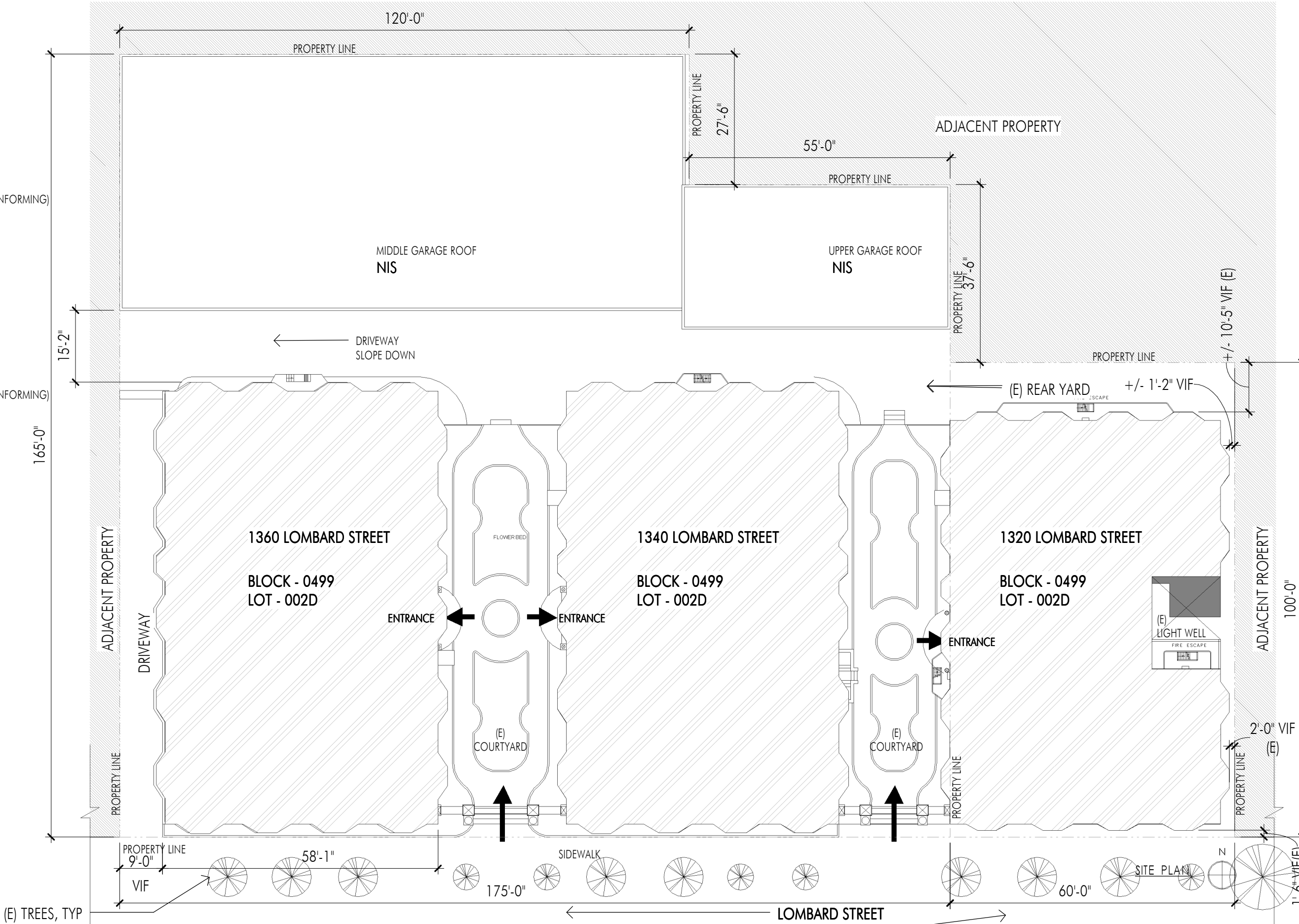
SITE AND PROJECT DATA

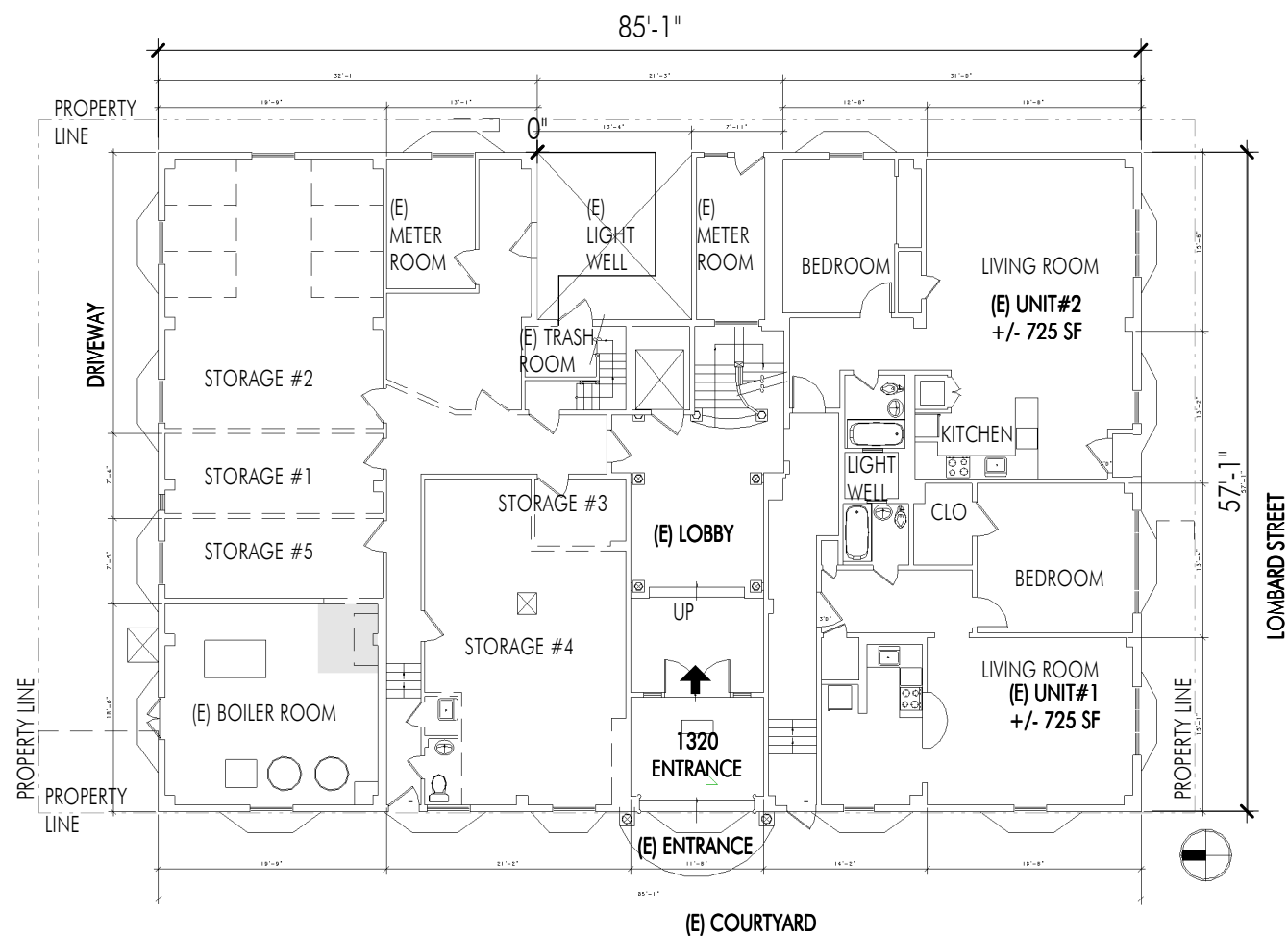
1320 LOMBARD STREET:

ASSESSOR'S BLOCK:	#0499
ASSESSOR'S LOT:	#002B
LOT AREA:	6,000 SF
BLDG AREA:	25,800 SF
PROPOSED ADDITION:	150 SF
CONSTRUCTION TYPE:	TYPE IIIA (NON-CONFORMING)
ZONING DISTRICT:	RM-3
HEIGHT AND BULK DISTRICT:	65-A
YEAR BUILT:	1927
HISTORIC RESOURCE STATUS:	B

1340 -1360 LOMBARD STREET:

ASSESSOR'S BLOCK:	#0499
ASSESSOR'S LOT:	#002D
LOT AREA:	27,363 SF
BLDG AREA:	64,980 SF
PROPOSED ADDITION:	150 SF
CONSTRUCTION TYPE:	TYPE IIIA (NON-CONFORMING)
ZONING DISTRICT:	RM-3
HEIGHT AND BULK DISTRICT:	65-A
YEAR BUILT:	1927
HISTORIC RESOURCE STATUS:	B

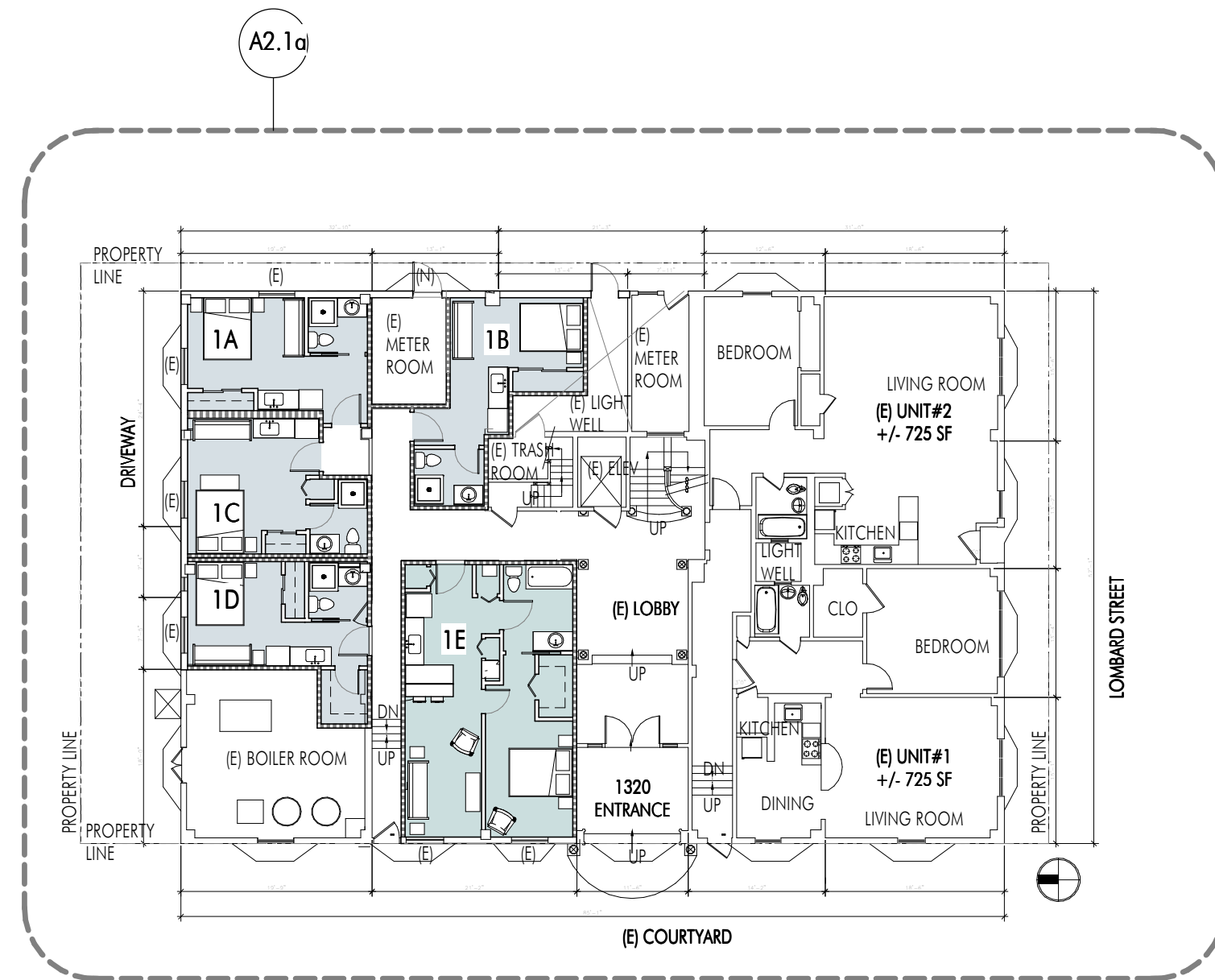




(E) GROUND FLOOR PLAN

TOTAL AREA= +/- 4,663 SF; UNIT # 1 & 2

1/16" = 1'-0"



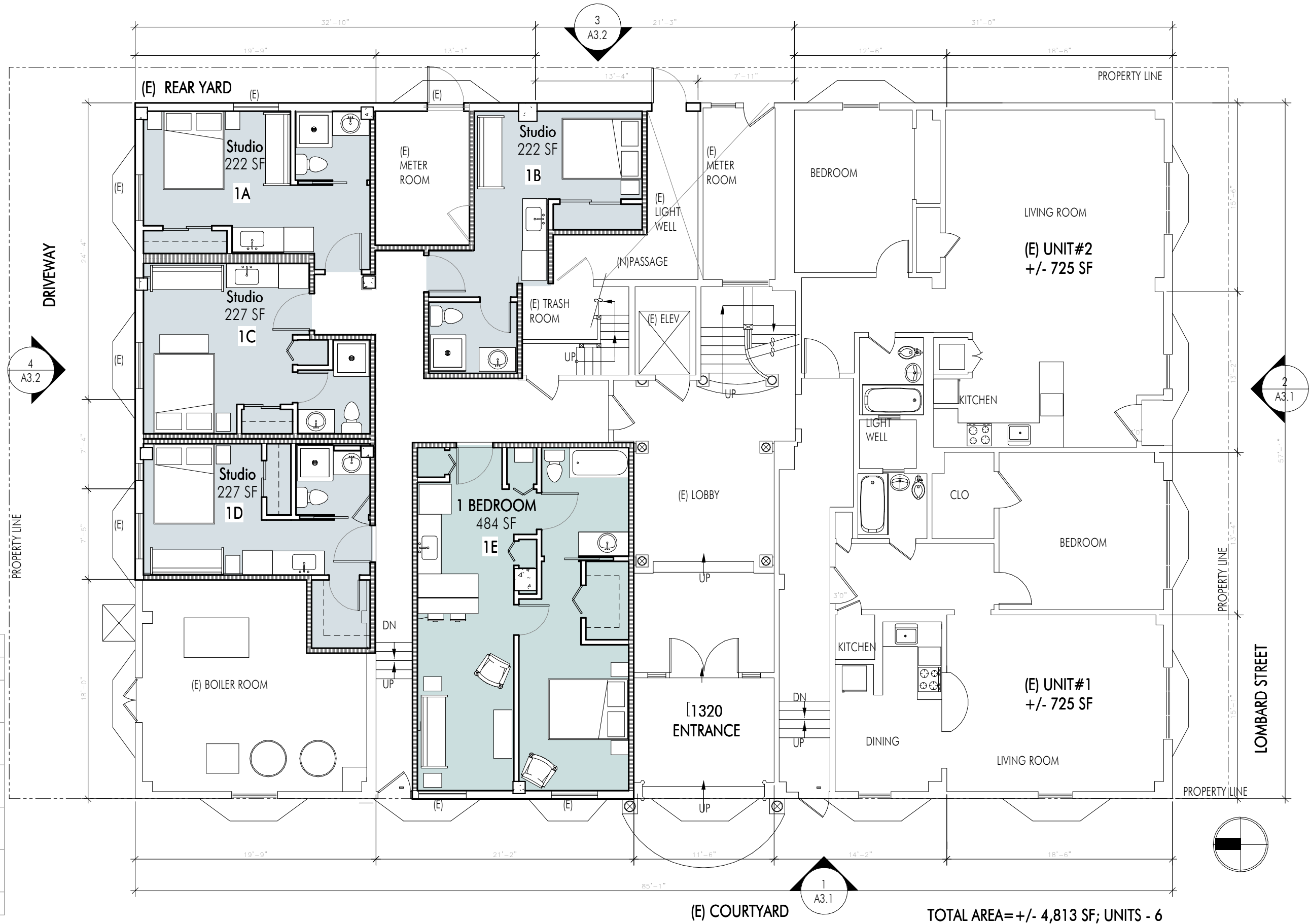
1320 GROUND FLOOR - PLANNING PLAN

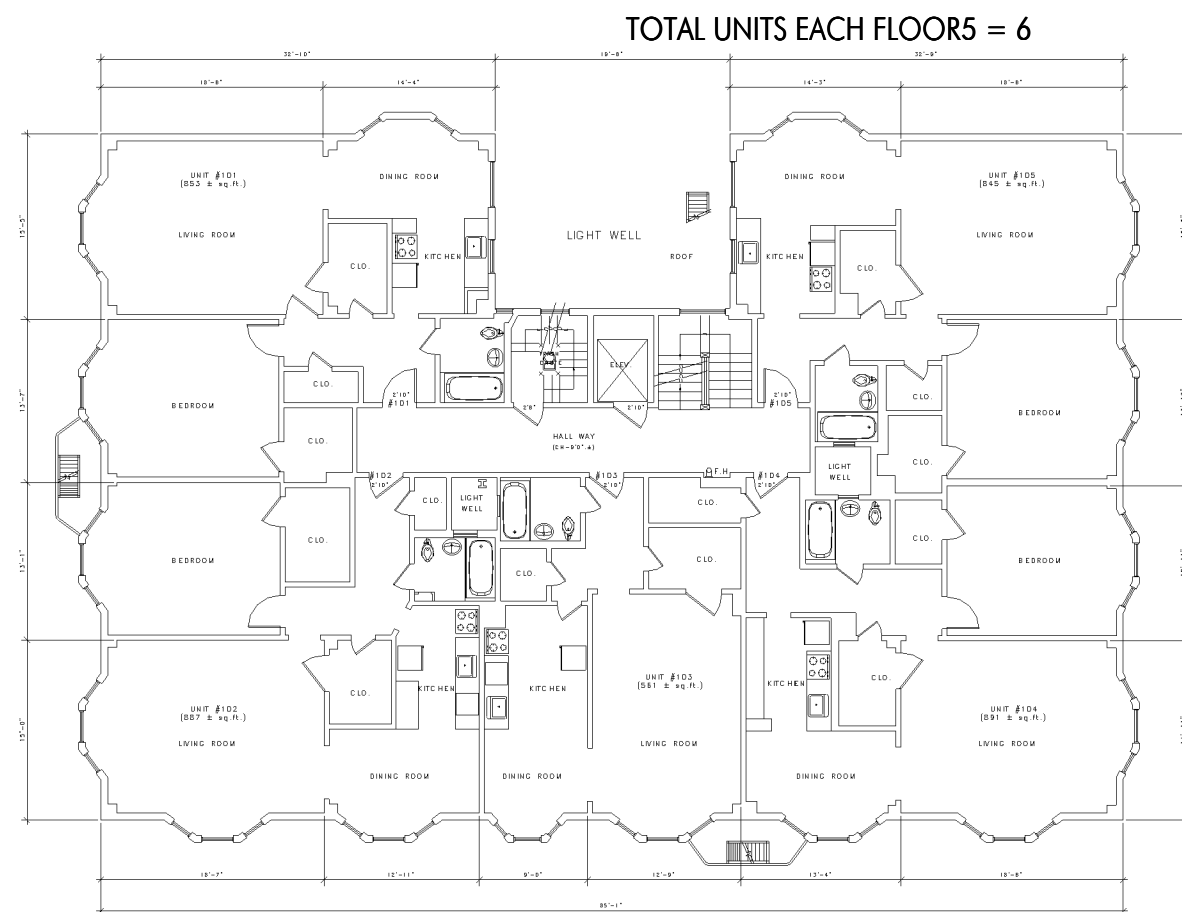
TOTAL AREA= +/- 4,813 SF; UNITS - 7

1/16" = 1'-0"

- PARTIAL INFILL OF LIGHTWELL AT GROUND FLOOR LEVEL
- REDUCTION OF STORAGE AREA
- RELOCATION OF LIMITED BOILER ROOM PIPING REQUIRED IN AREA AT NEW CLOSET
- ELECTRICAL METER ROOM DOOR RELOCATED TO EXTERIOR WALL IN EXISTING WINDOW OPENING
- NEW WINDOWS

Building 1320 - Proposed-1		
Unit Type	Net Area	Level
Studio 1A	222 SF	GROUND FLOOR
Studio 1B	222 SF	GROUND FLOOR
Studio 1C	227 SF	GROUND FLOOR
Studio 1D	227 SF	GROUND FLOOR
1 BEDROOM 1E	484 SF	GROUND FLOOR
5	1383 SF	



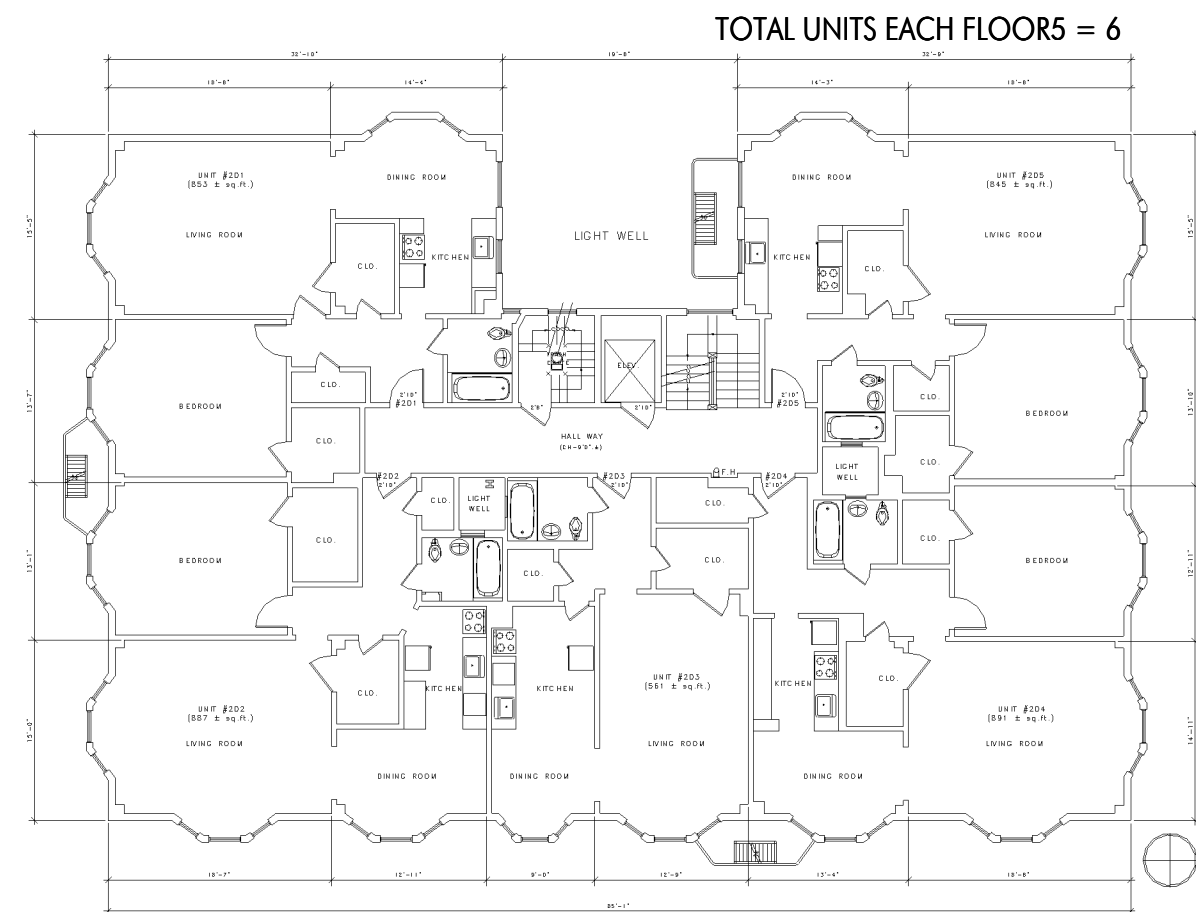


(E) 1ST FLOOR PLAN

TOTAL AREA=/- 4,746 SF; UNIT # 101 TO 105

$$1/16'' = 1'-0''$$

(E) 3RD, 4TH, 5TH, 6TH FLOOR PLANS, SIM

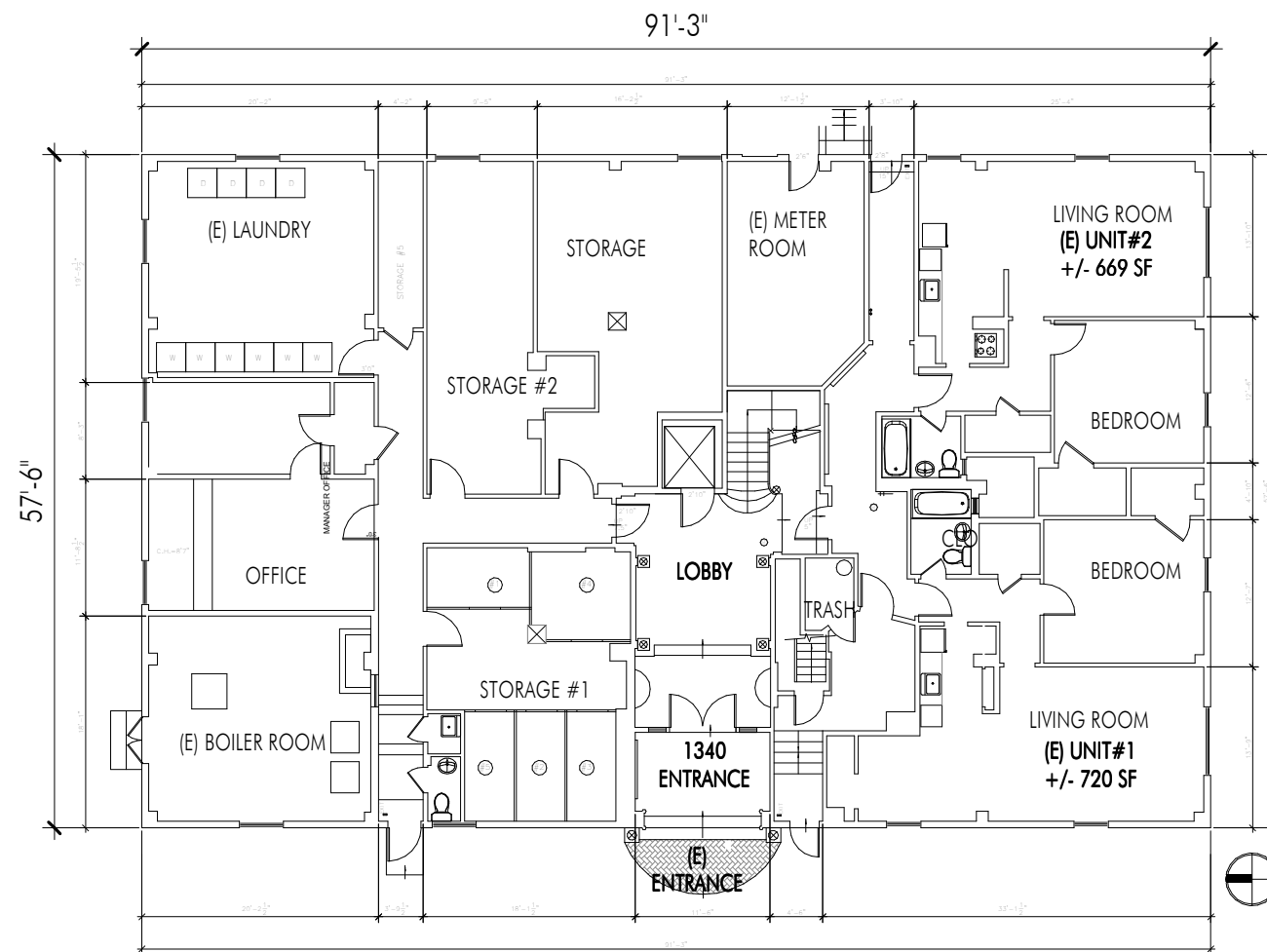


(E) 2ND FLOOR PLAN

TOTAL AREA=/- 4,746 SF; UNIT # 201 TO 205

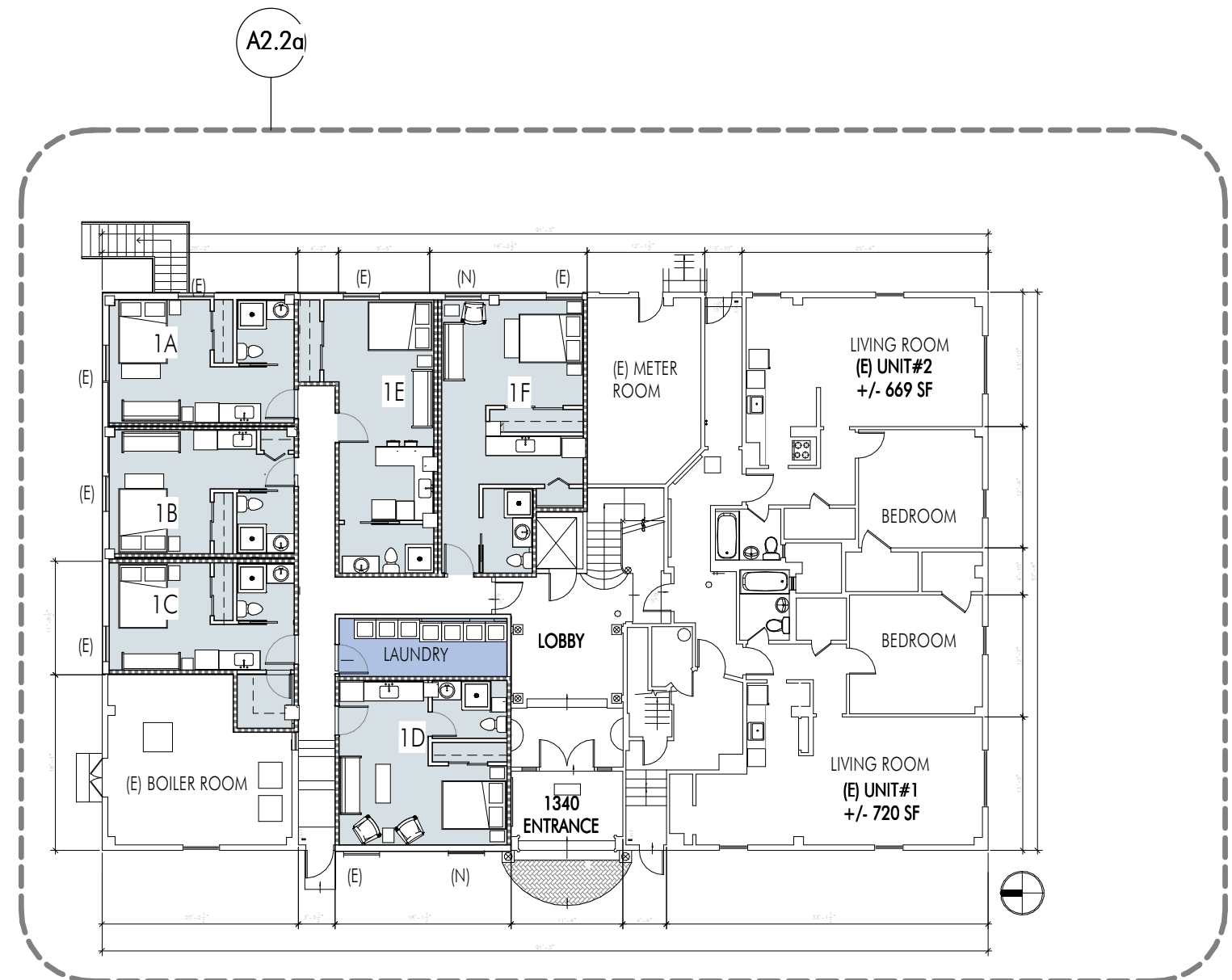
$$1/16'' = 1'-0''$$

(E) 3RD, 4TH, 5TH, 6TH FLOOR PLANS, SIM



1340 GROUND FLOOR- EXISTING PLAN

1/16" = 1'-0"



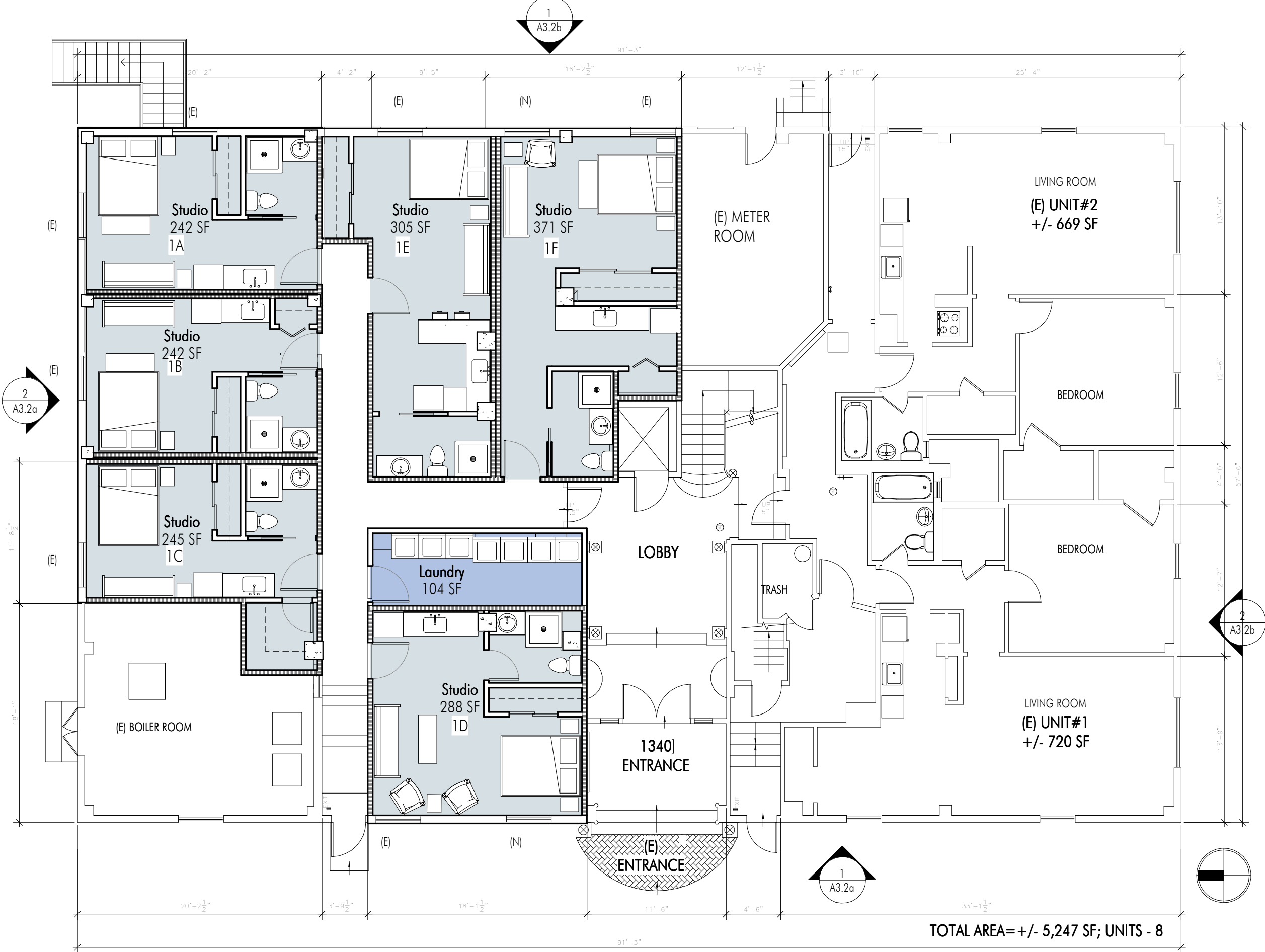
1340 GROUND FLOOR- PROPOSED PLAN

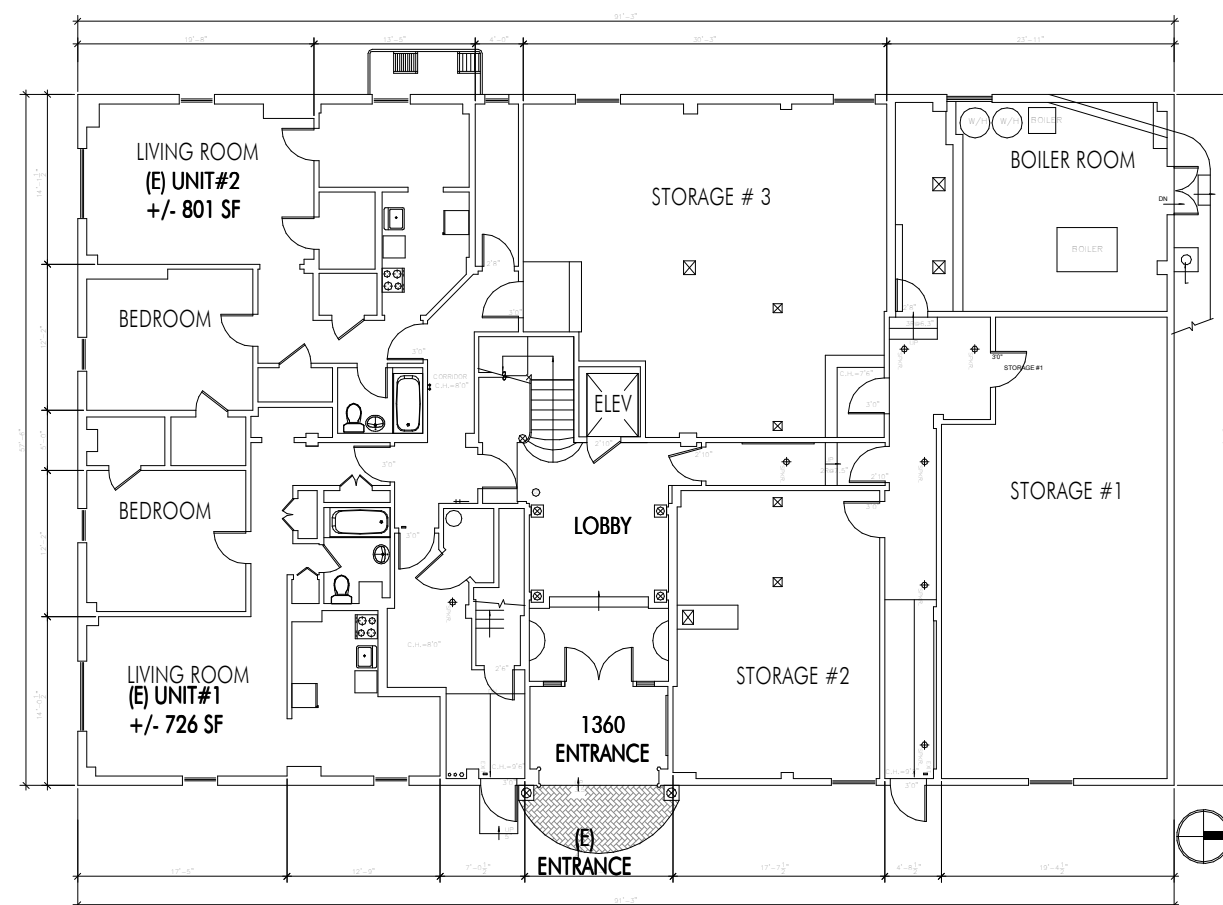
1/16" = 1'-0"

REQUIREMENTS/ASSUMPTIONS

- RELOCATION AND MODIFICATION OF LAUNDRY ROOM
- REDUCTION OF STORAGE AREA
- RELOCATION OF LIMITED BOILER ROOM PIPING REQUIRED IN AREA AT NEW CLOSET
- NEW WINDOWS AS NOTED

Building 1340 - PLANNING SUBMITTAL		
Unit Type	Net Area	Level
Laundry	104 SF	GROUND FLOOR
Studio 1A	242 SF	GROUND FLOOR
Studio 1B	242 SF	GROUND FLOOR
Studio 1C	245 SF	GROUND FLOOR
Studio 1D	288 SF	GROUND FLOOR
Studio 1E	305 SF	GROUND FLOOR
Studio 1F	371 SF	GROUND FLOOR
7	1796 SF	





1360 GROUND FLOOR- EXISITNG PLAN

1/16" = 1'-0"



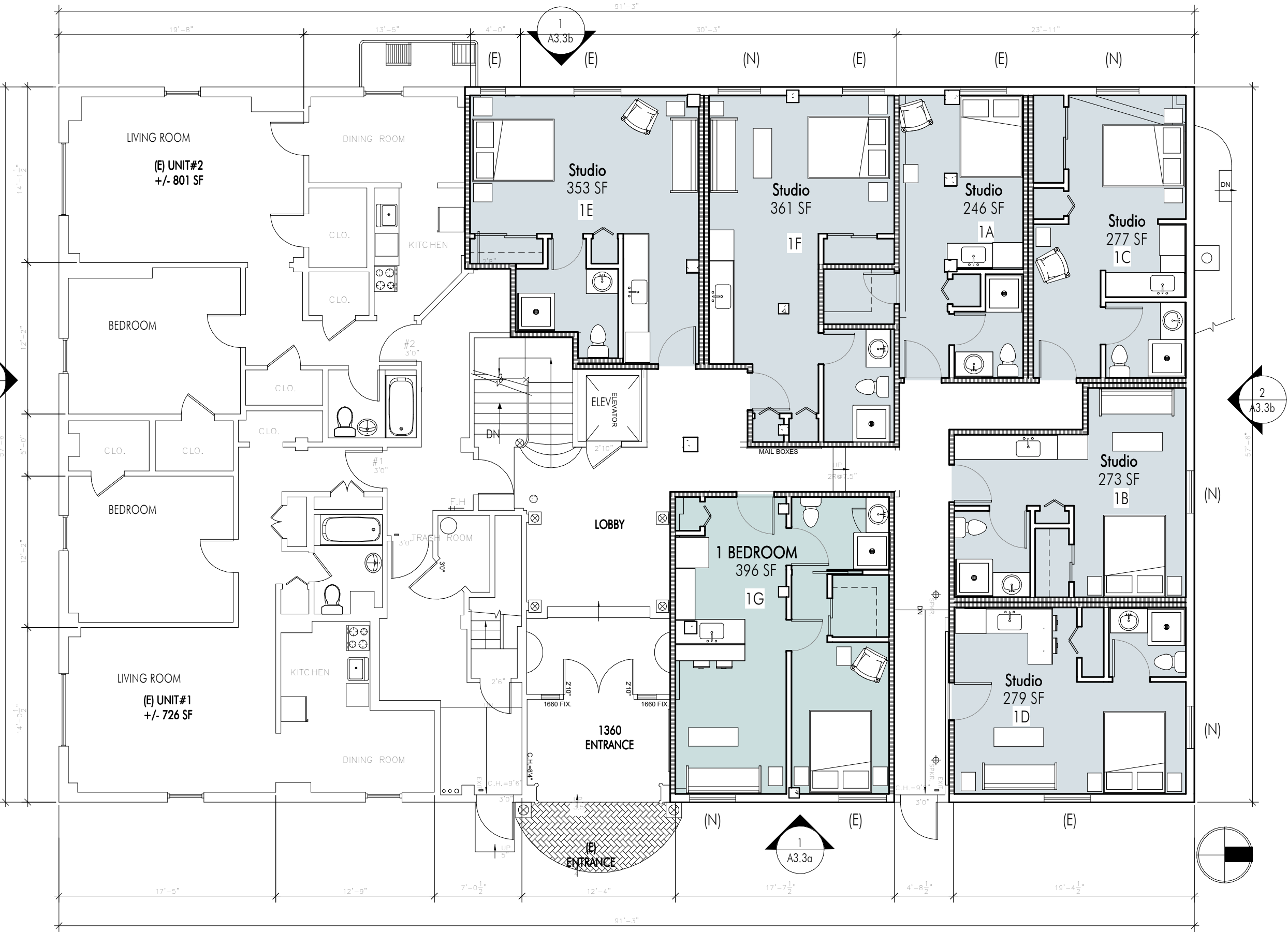
1360 GROUND FLOOR -PROPOSED PLAN

1/16" = 1'-0"

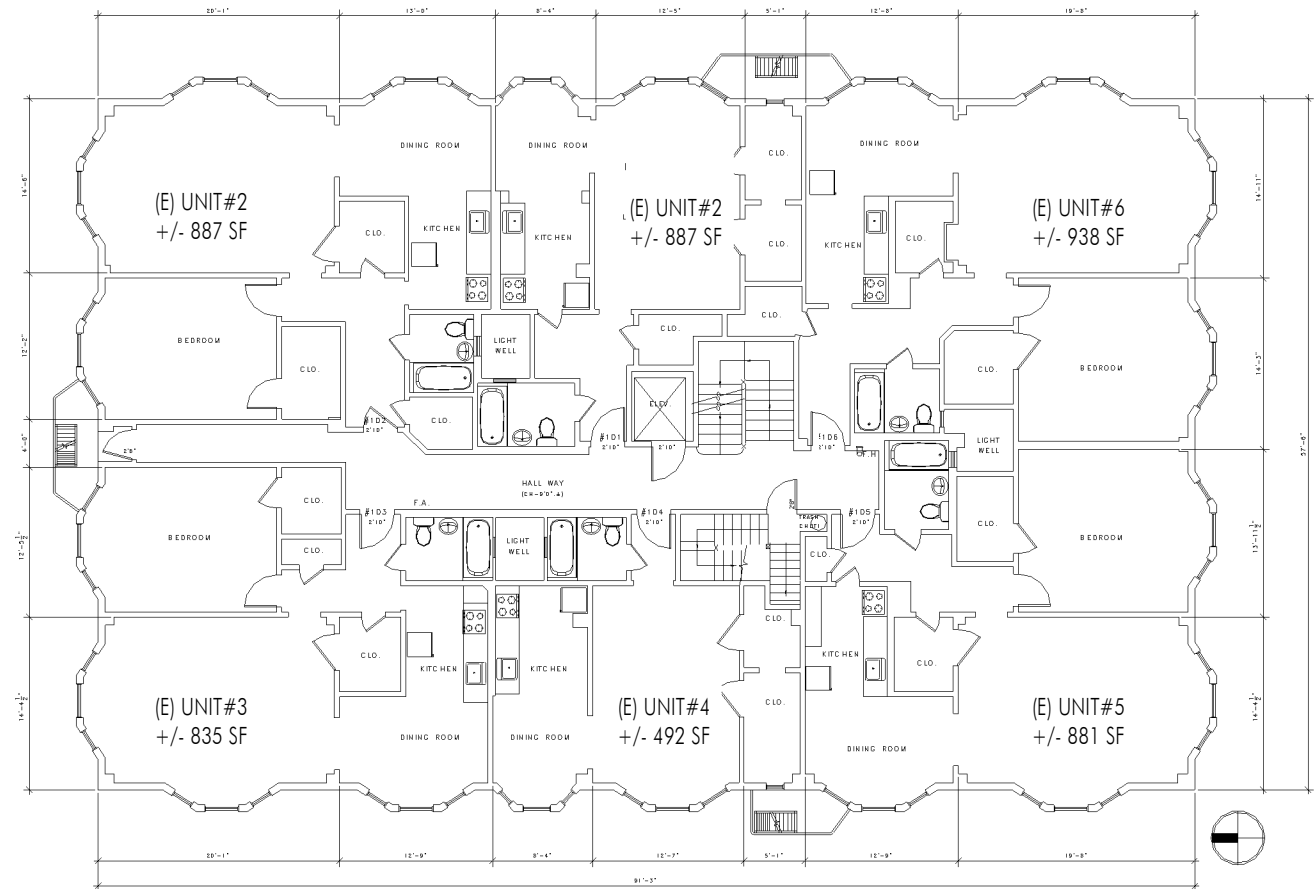
REQUIREMENTS/ASSUMPTIONS

- LOWER CEILING OF EXISTING BOILER ROOM AT LOWER LEVEL
- 2 BEDROOM UNIT HAS OPTION OF DEPRESSED FLOOR/APPROX 9' CEILING HEIGHT.
- REDUCTION OF STORAGE
- NEW WINDOWS AS NOTED

Building 1360 - GroundFlr-PLANNING SUBMITTAL		
Unit Type	Net Area	Level
Studio 1A	246 SF	GROUND FLOOR
Studio 1B	273 SF	GROUND FLOOR
Studio 1C	277 SF	GROUND FLOOR
Studio 1D	279 SF	GROUND FLOOR
Studio 1E	353 SF	GROUND FLOOR
Studio 1F	361 SF	GROUND FLOOR
1 BEDROOM 1G	396 SF	GROUND FLOOR
7	2185 SF	



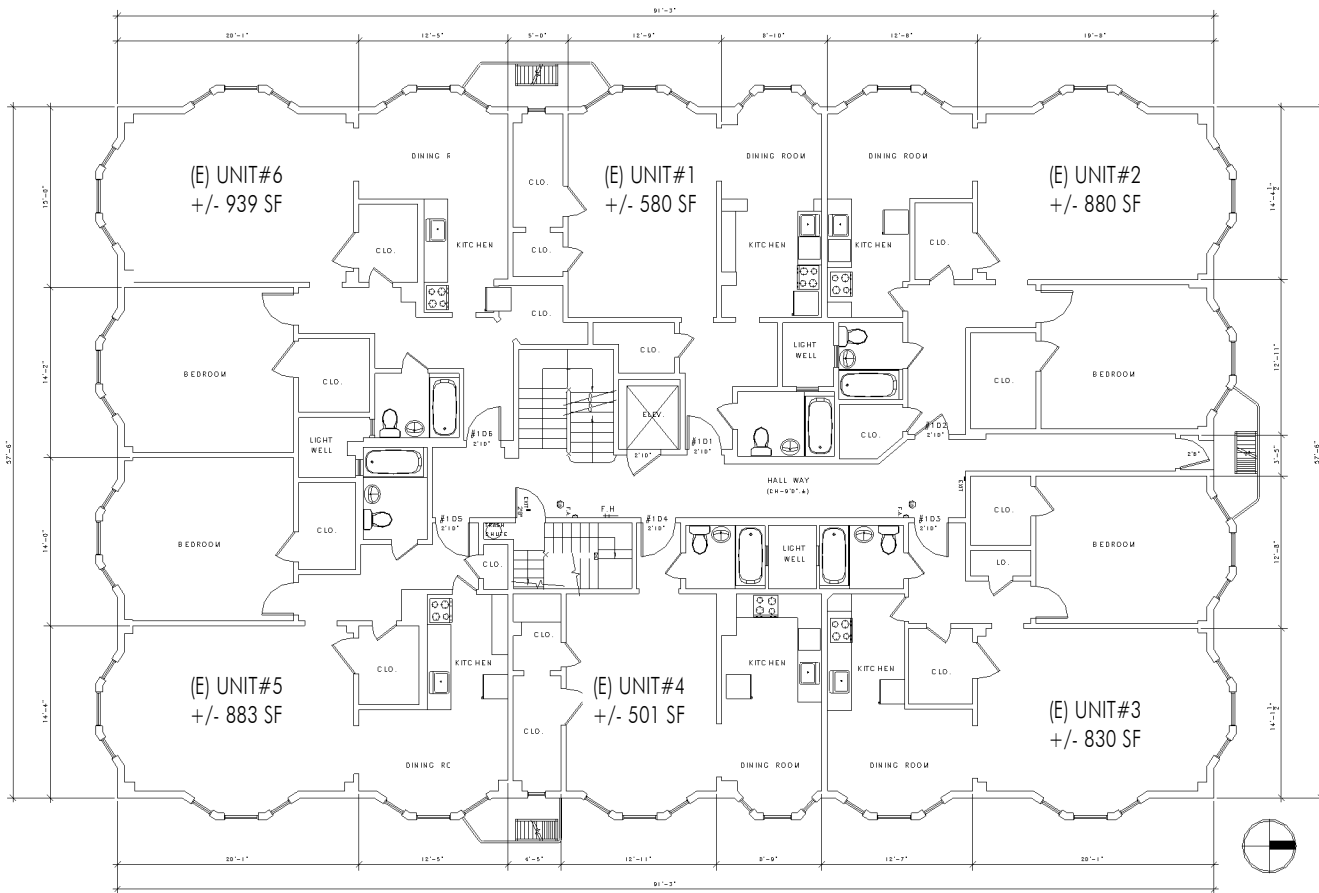
TOTAL UNITS ON EACH FLOOR = 6



1340 (E) 1ST FLOOR PLAN
2ND, 3RD, 4TH, 5TH, 6TH FLR PLANS SIMILAR W/ 6 UNITS EACH

TOTAL AREA=/- 5,498 SF; UNIT #101 TO # 106

TOTAL UNITS ON EACH FLOOR = 6



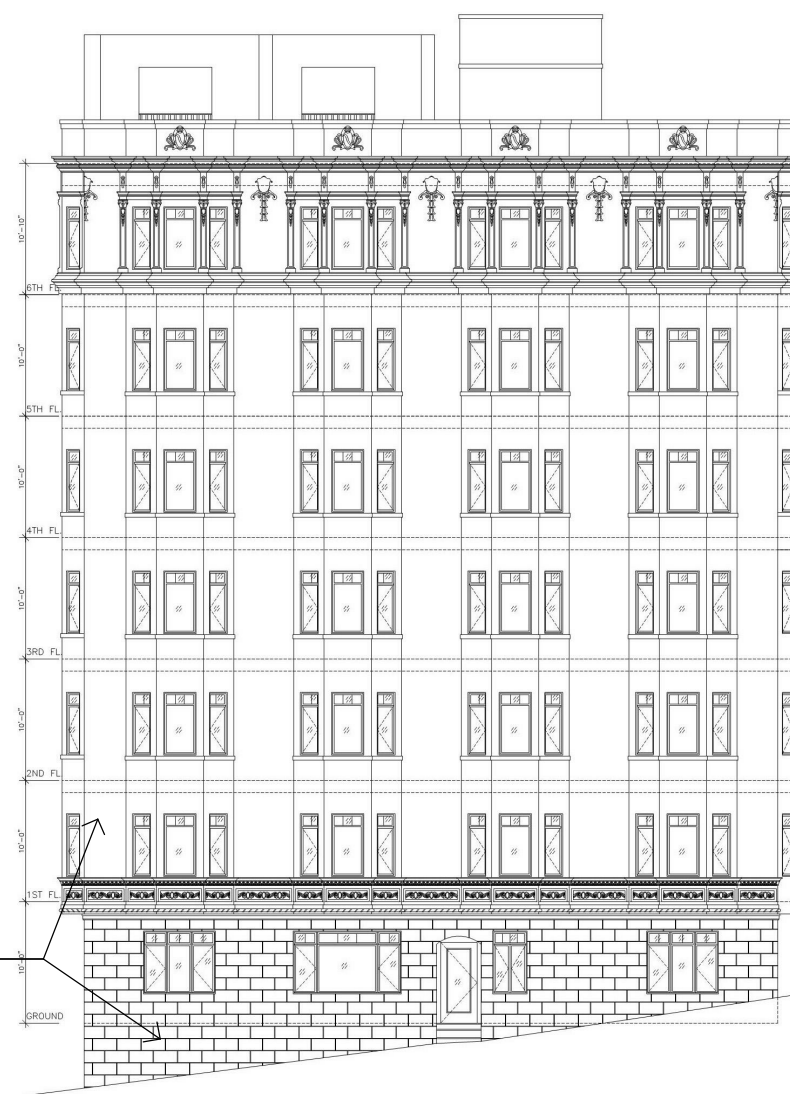
1360 (E) 1ST FLOOR PLAN
2ND, 3RD, 4TH, 5TH, 6TH FLR PLANS SIMILAR W/ 6 UNITS EACH

TOTAL AREA=/- 5,498 SF; UNIT #101 TO #106



1320 WEST (FRONT) ELEVATION

1/16" = 1'-0"



1320 SOUTH (LOMBARD ST) ELEVATION

1/16" = 1'-0"

PAINTED STUCCO &
CONCRETE BLOCKS TYP,
VIF

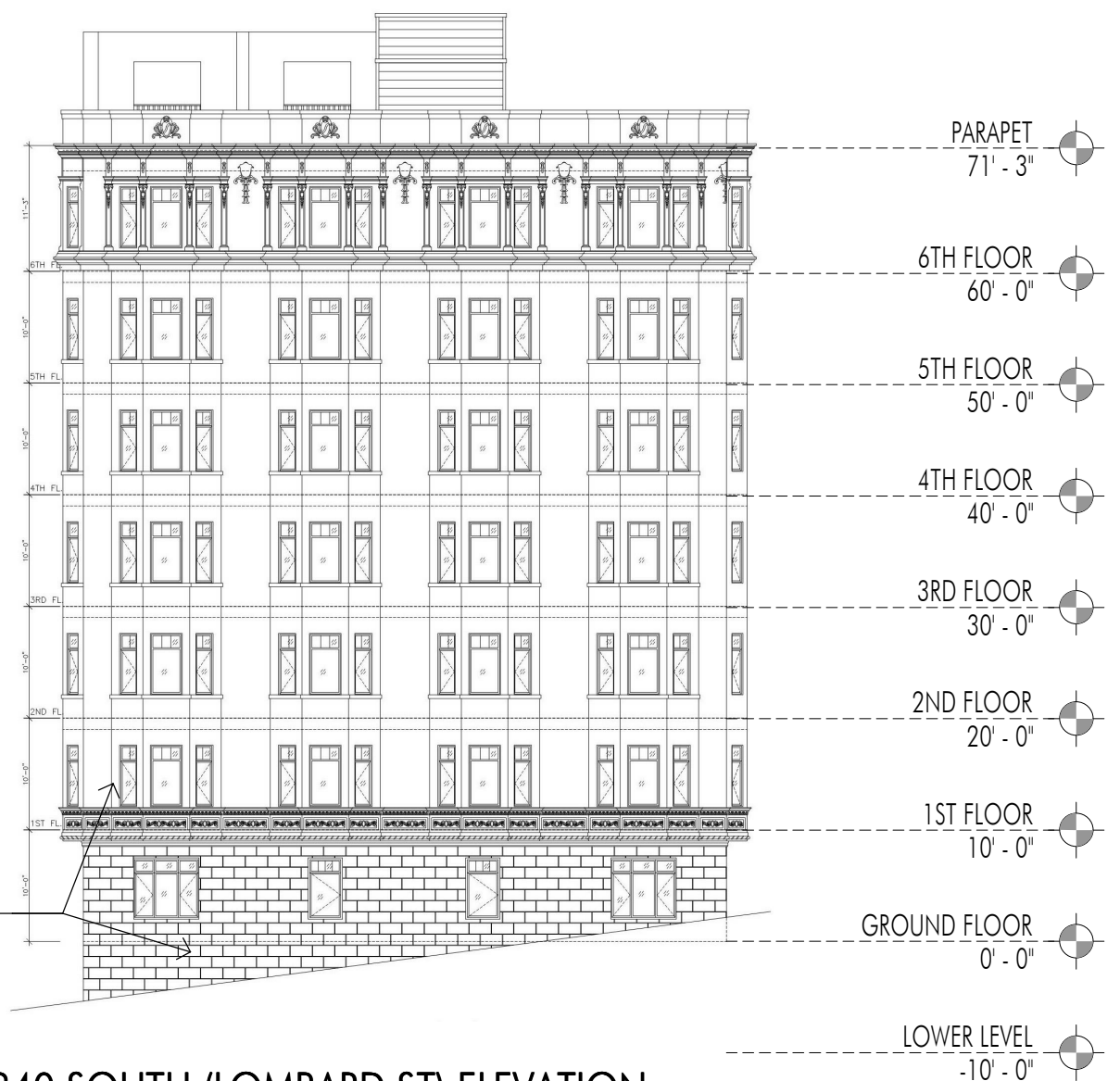
PARAPET	71' - 3"
6TH FLOOR	60' - 0"
5TH FLOOR	50' - 0"
4TH FLOOR	40' - 0"
3RD FLOOR	30' - 0"
2ND FLOOR	20' - 0"
1ST FLOOR	10' - 0"
GROUND FLOOR	0' - 0"
LOWER LEVEL	-10' - 0"





1340 WEST (FRONT) ELEVATION

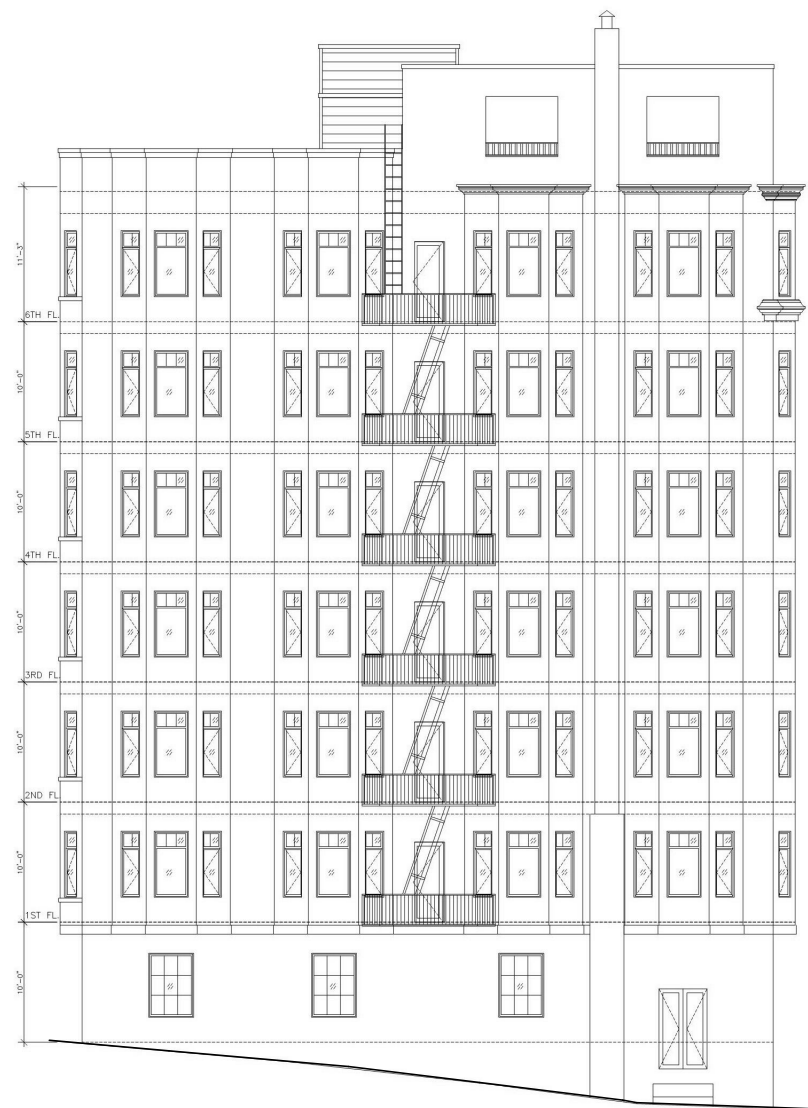
1/16" = 1'-0"



1340 SOUTH (LOMBARD ST) ELEVATION

1/16" = 1'-0"

PAINTED STUCCO &
CONCRETE BLOCKS TYP,
VIF



1340 NORTH (LEFT) ELEVATION

1/16" = 1'-0"



1340 EAST (REAR) ELEVATION

1/16" = 1'-0"

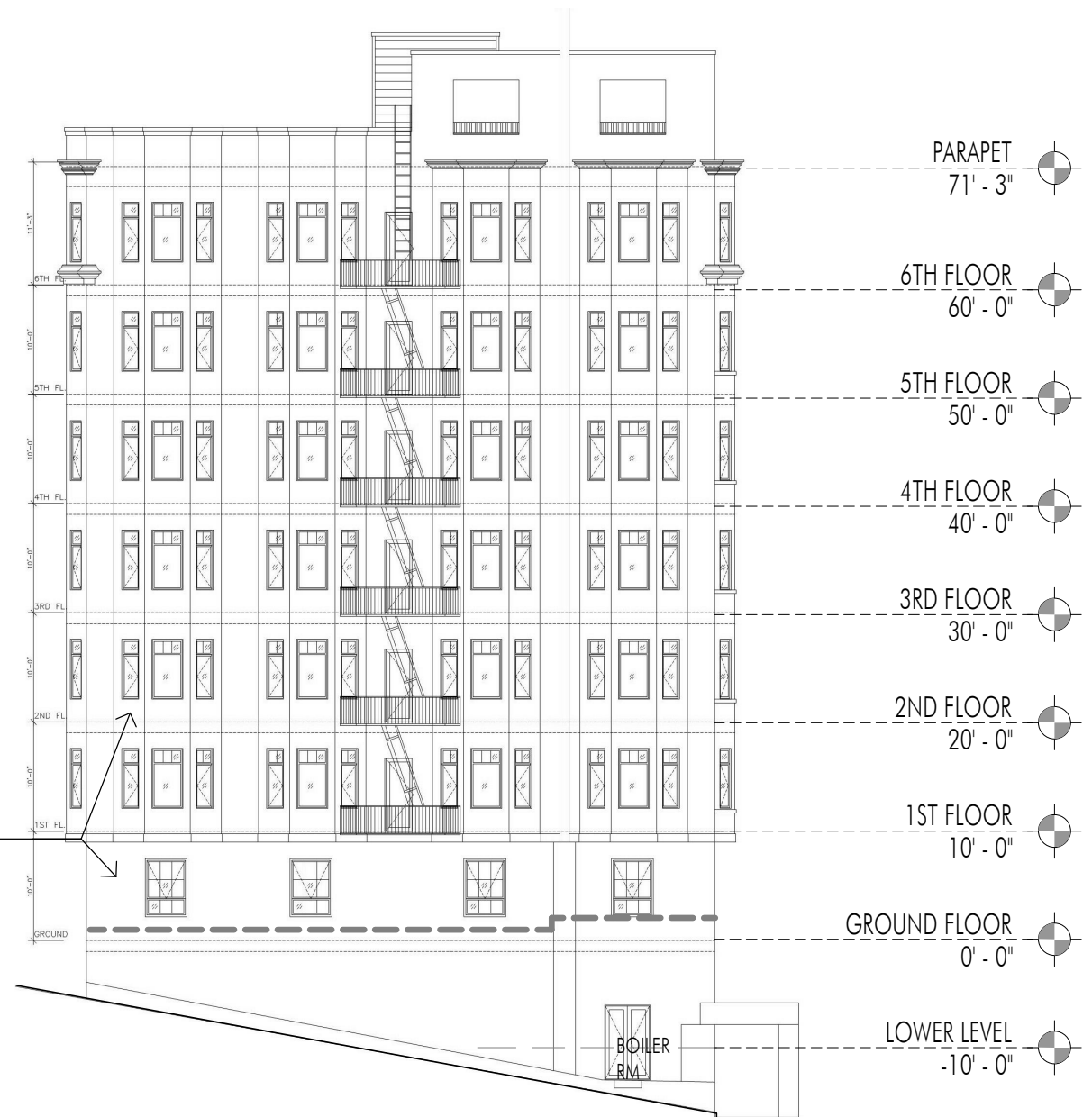


PAINTED STUCCO &
CONCRETE BLOCKS TYP,
VIF

REPLACE (E) WINDOW S TO
MATCH CASEMENT
WINDOWS IN BLDG

1360 EAST (FRONT) ELEVATION

1/16" = 1'-0"



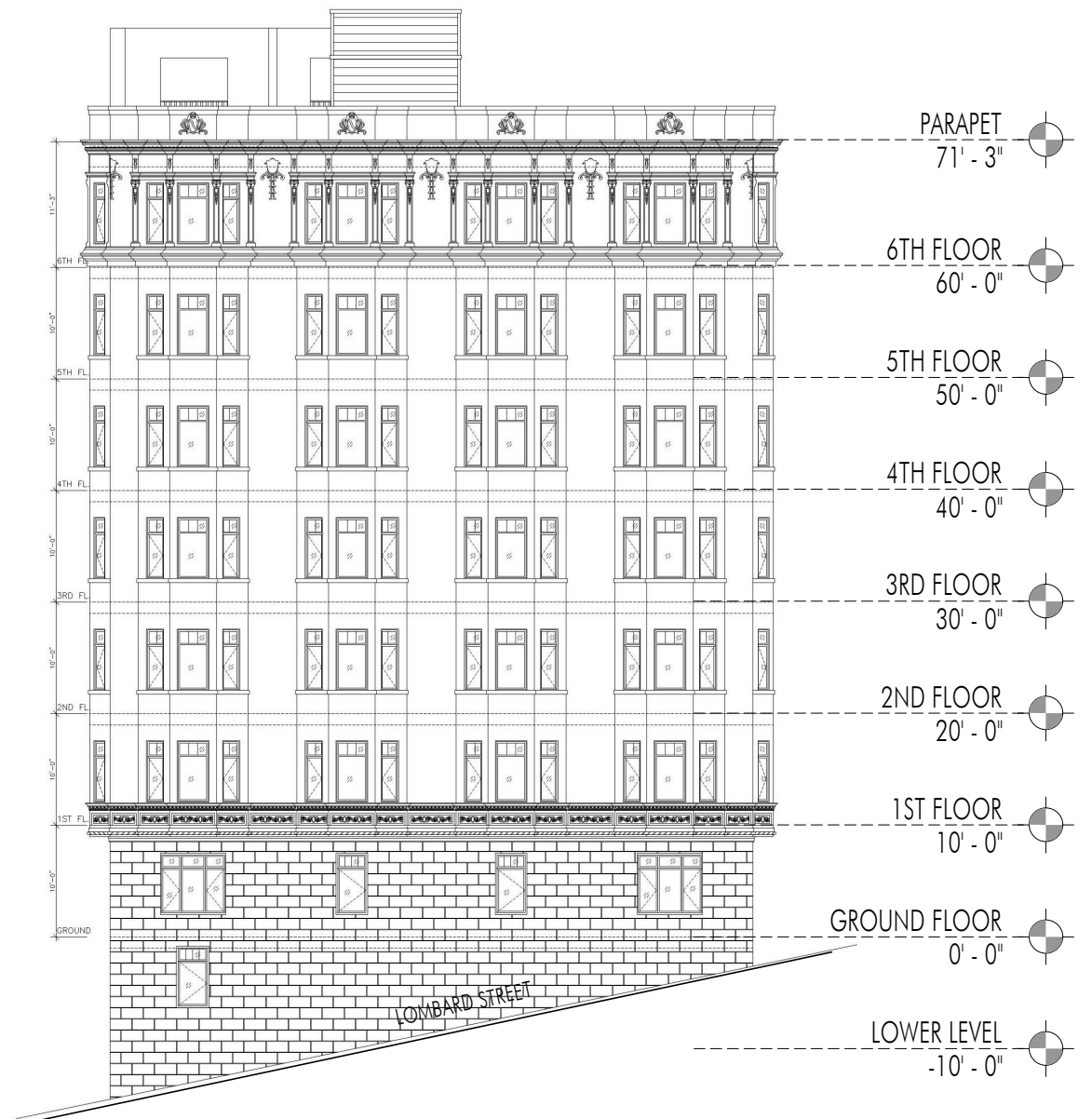
1360 NORTH (RIGHT) ELEVATION

1/16" = 1'-0"



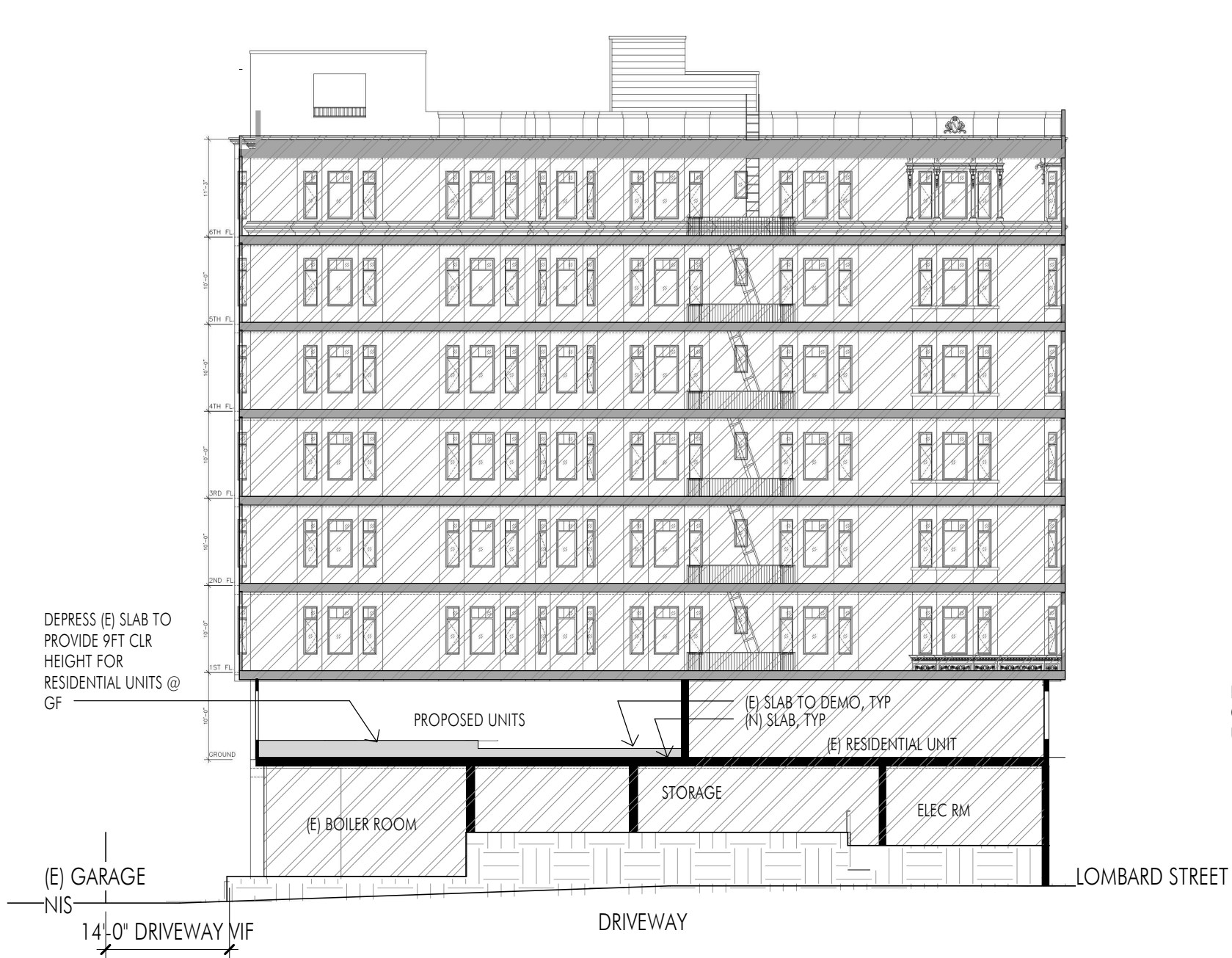
1360 WEST (REAR) ELEVATION

1/16" = 1'-0"



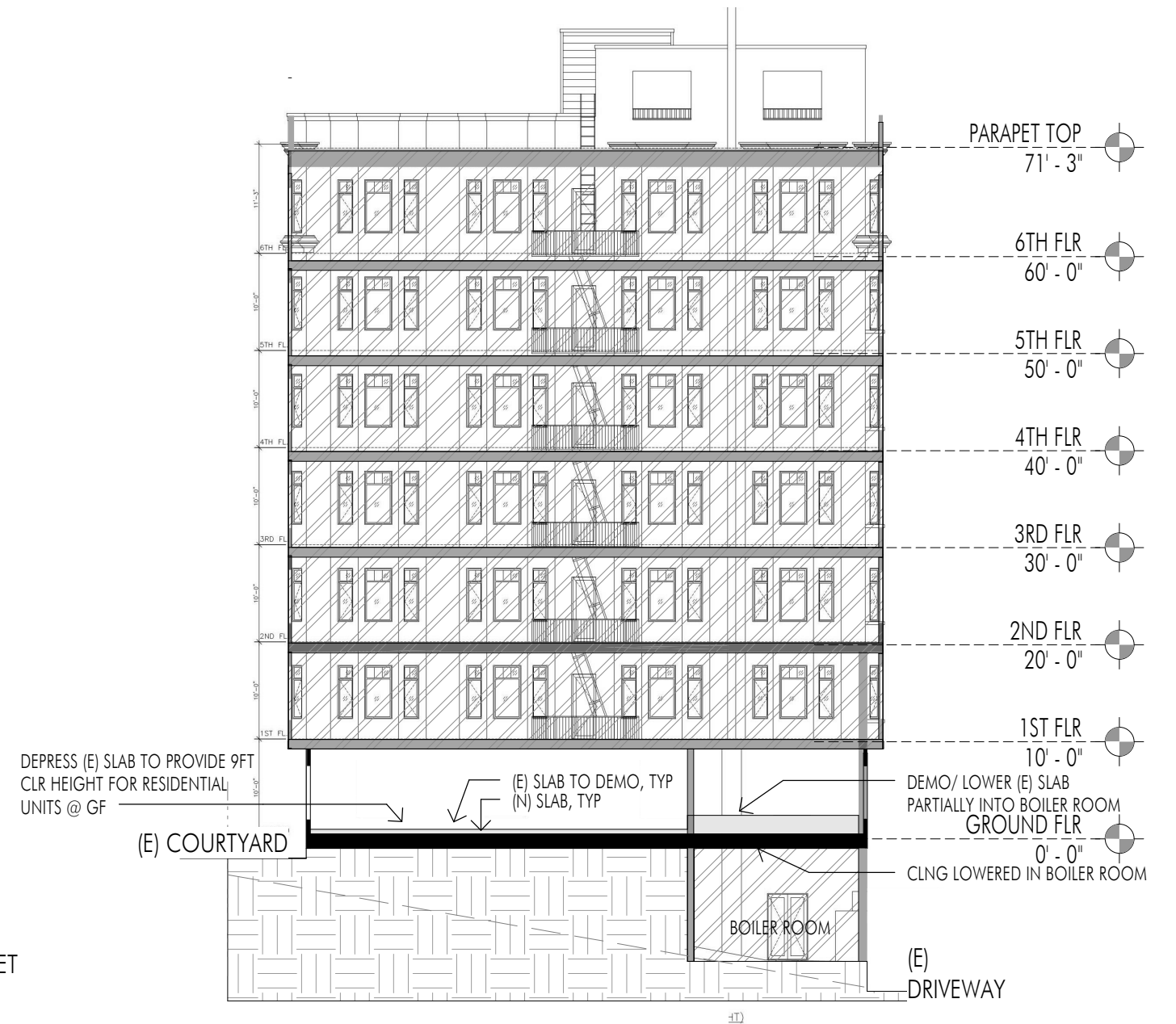
1360 SOUTH (LOMBARD ST) ELEVATION

1/16" = 1'-0"



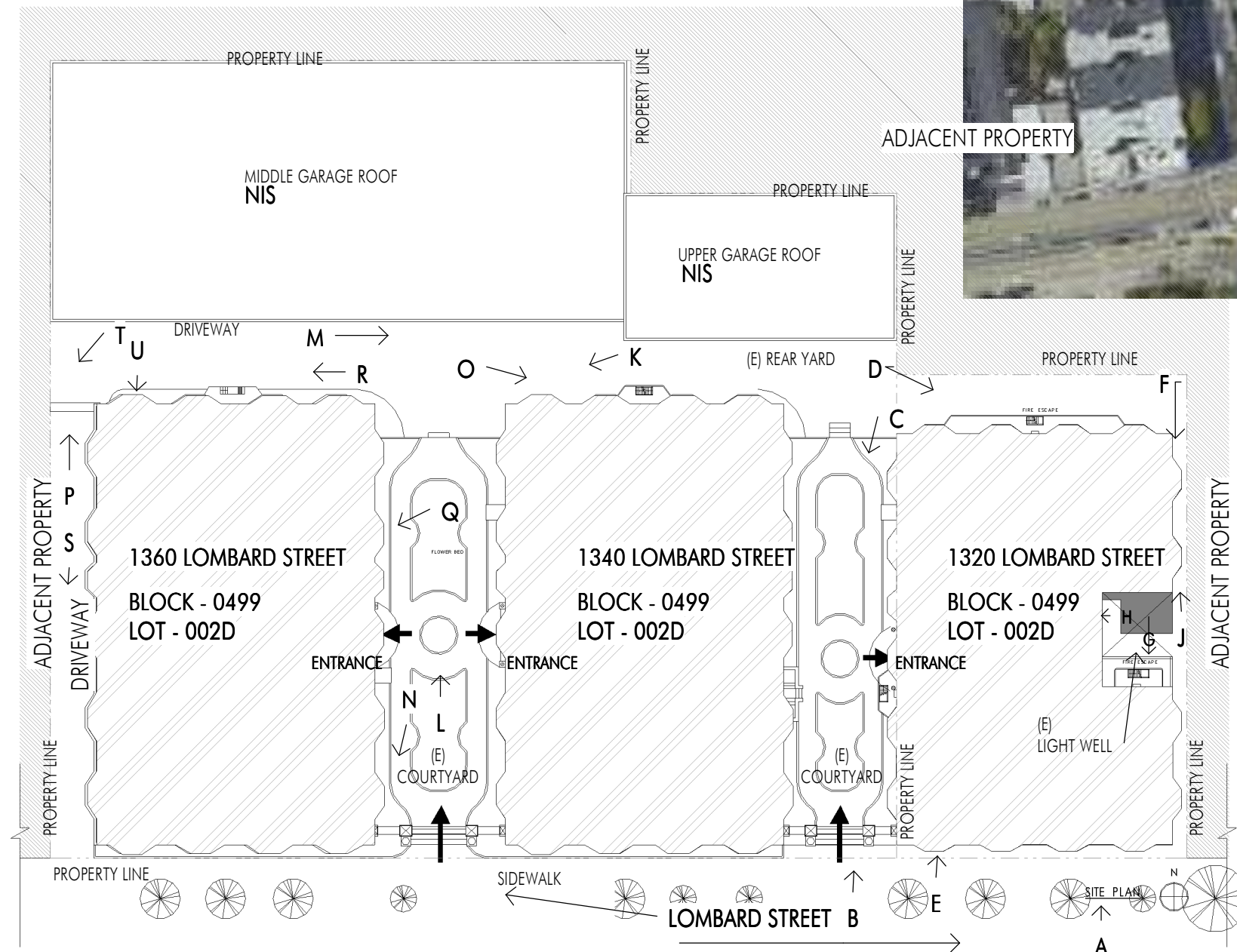
1360- SECTION NORTH-SOUTH

1/16" = 1'-0"



1360 -Section EAST-WEST

1/16" = 1'-0"





VIEW FROM ACROSS STREET WITH STREET TREES



C. FROM REAR DRIVEWAY (NORTH) TO FRONT (EAST) COURTYARD



B. 1320 COURTYARD ENTRANCE FROM LOMBARD STREET



A. 1320 SOUTH ELEVATION FACING LOMBARD STREET



J. ALLEY (EAST -REAR-ELEVATION) TO LOMBARD STREET



H. LIGHT WELL LOOKING AT DOOR TO TRASH CHUTE



G. LIGHT WELL

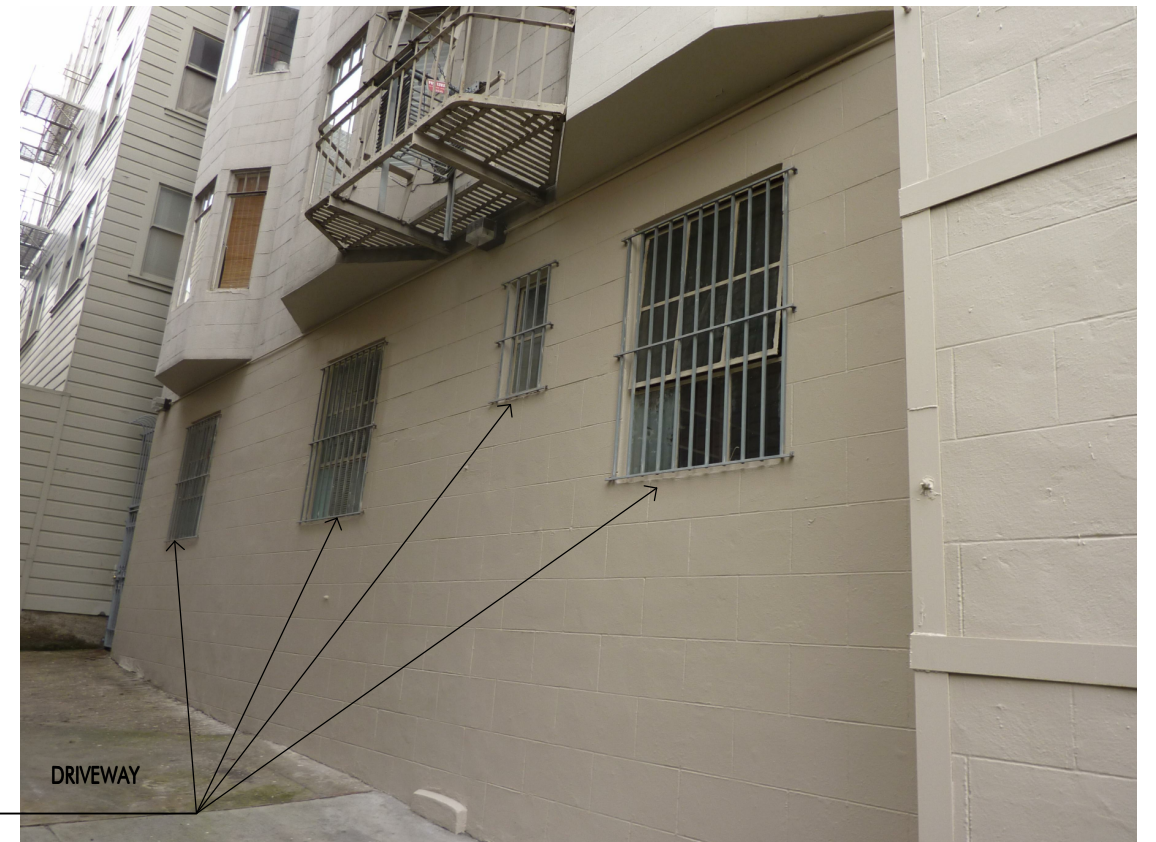


F. ALLEY (EAST -REAR-ELEVATION) TO DRIVEWAY



E. CASEMENT WINDOW (E)

REMOVE (E) WINDOWS & WINDOW GRILLS TO REPLACE & MATCH WITH (E) WINDOWS CASEMENT WINDOWS IN BUILDING, SEE ABOVE



D. PARTIAL NORTH ELEVATION



O.



N.



M.

DRIVEWAY LOOKING EAST FROM 1340



L.

REMOVE
SECURITY
GRILLS FROM
WINDOWS &
REPLACE
WINDOWS
TO MATCH (E)
CASEMENT
WINDOWS



K.



U.



T.



S.

DRIVEWAY TO LOMBARD STREET



R.



Q.



P.

DRIVEWAY FROM GARAGE