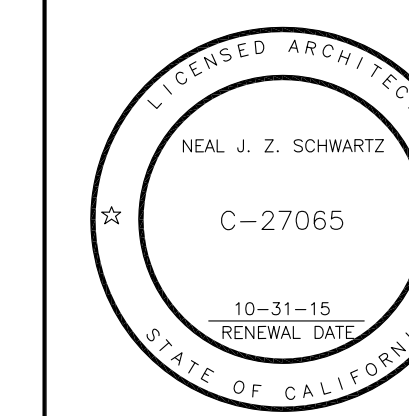


587 29TH STREET

PLOT PLANS & EXISTING CONDITIONS

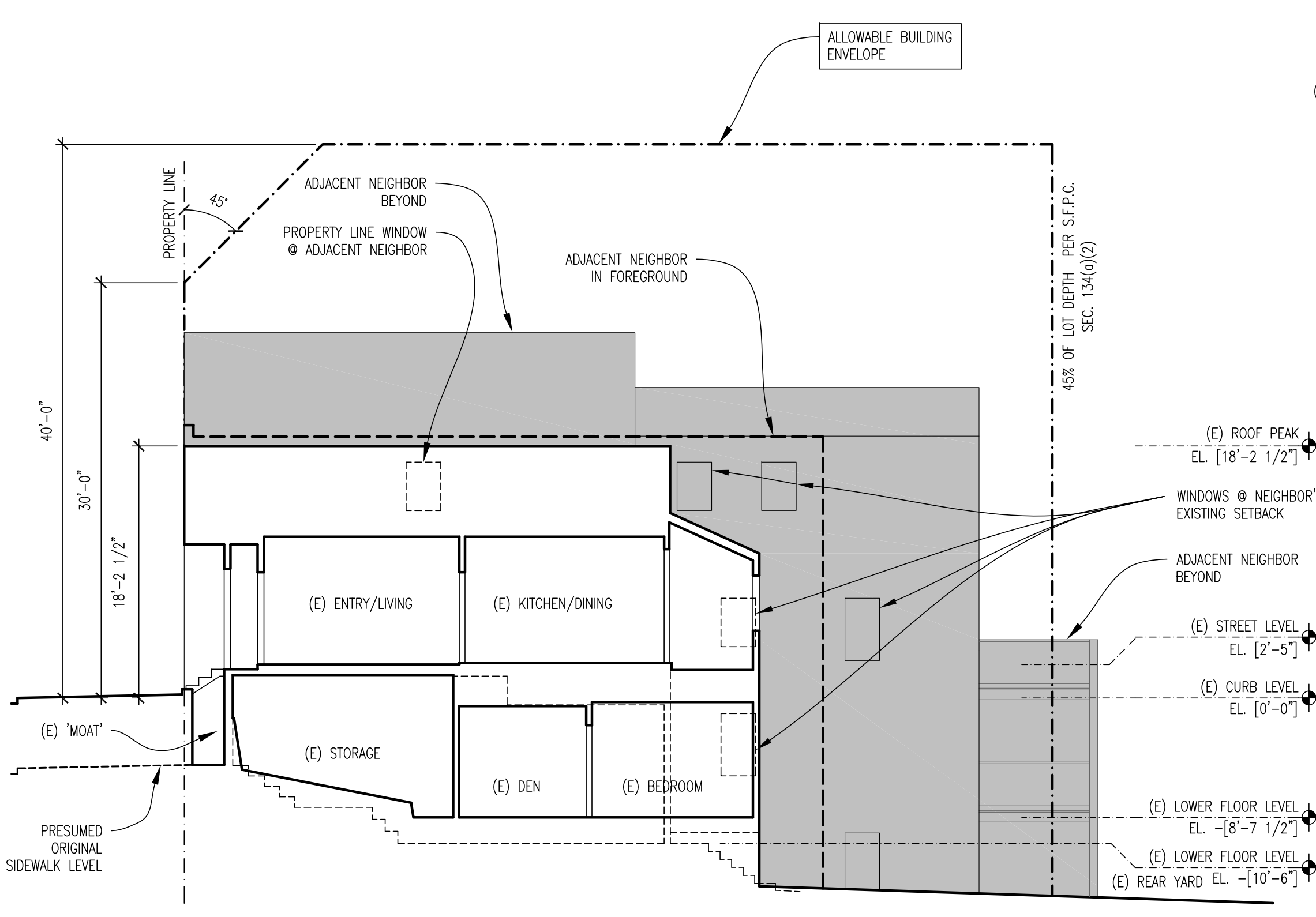


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05FEB14	SITE PERMIT - REV01
17FEB14	SITE PERMIT - REV02

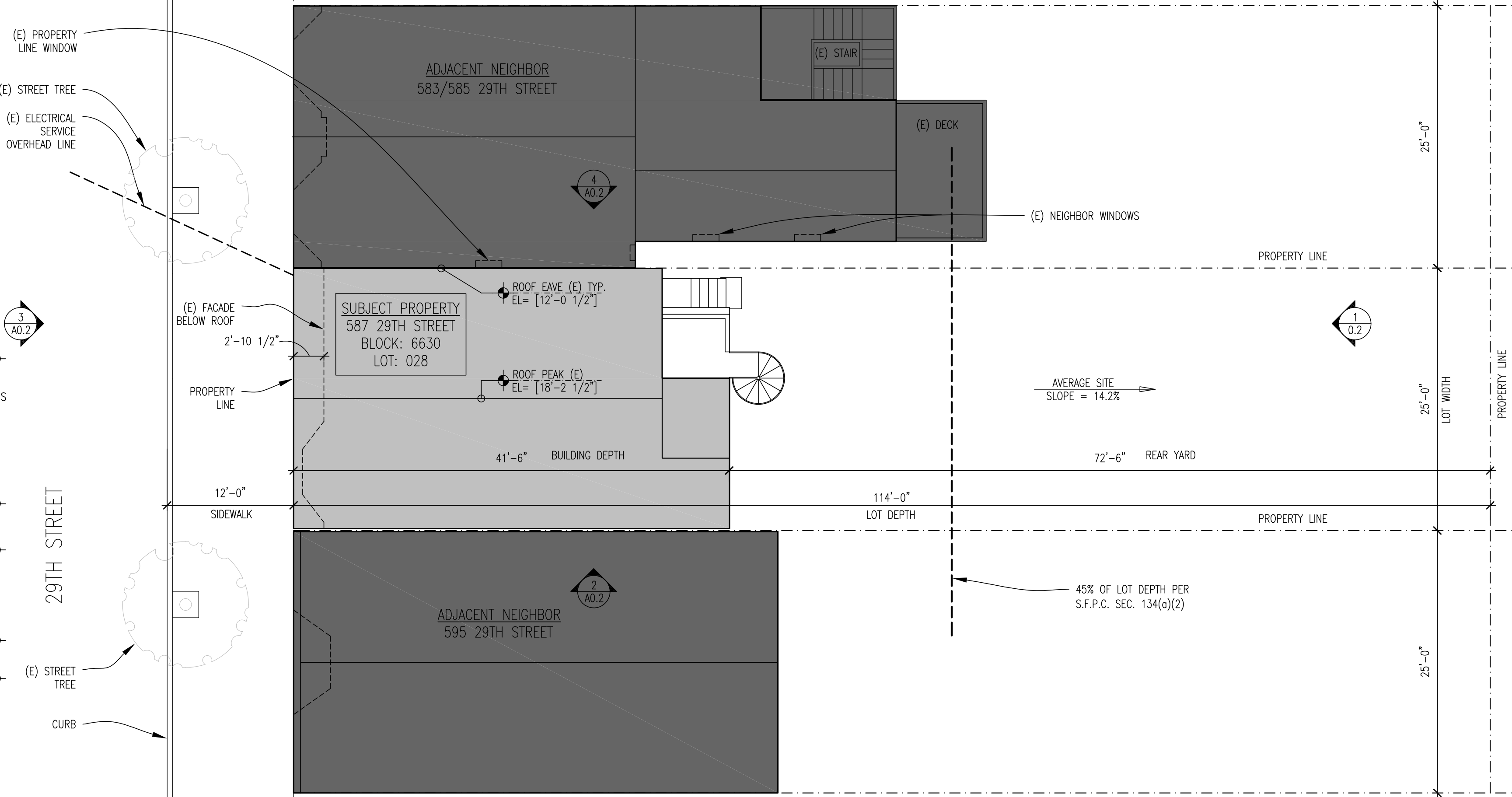
PROJECT: SCHUMANN-ROBERTS RESIDENCE
587 29TH STREET
SAN FRANCISCO, CA 94131

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PRINT DATE:	17 FEBRUARY 2014		
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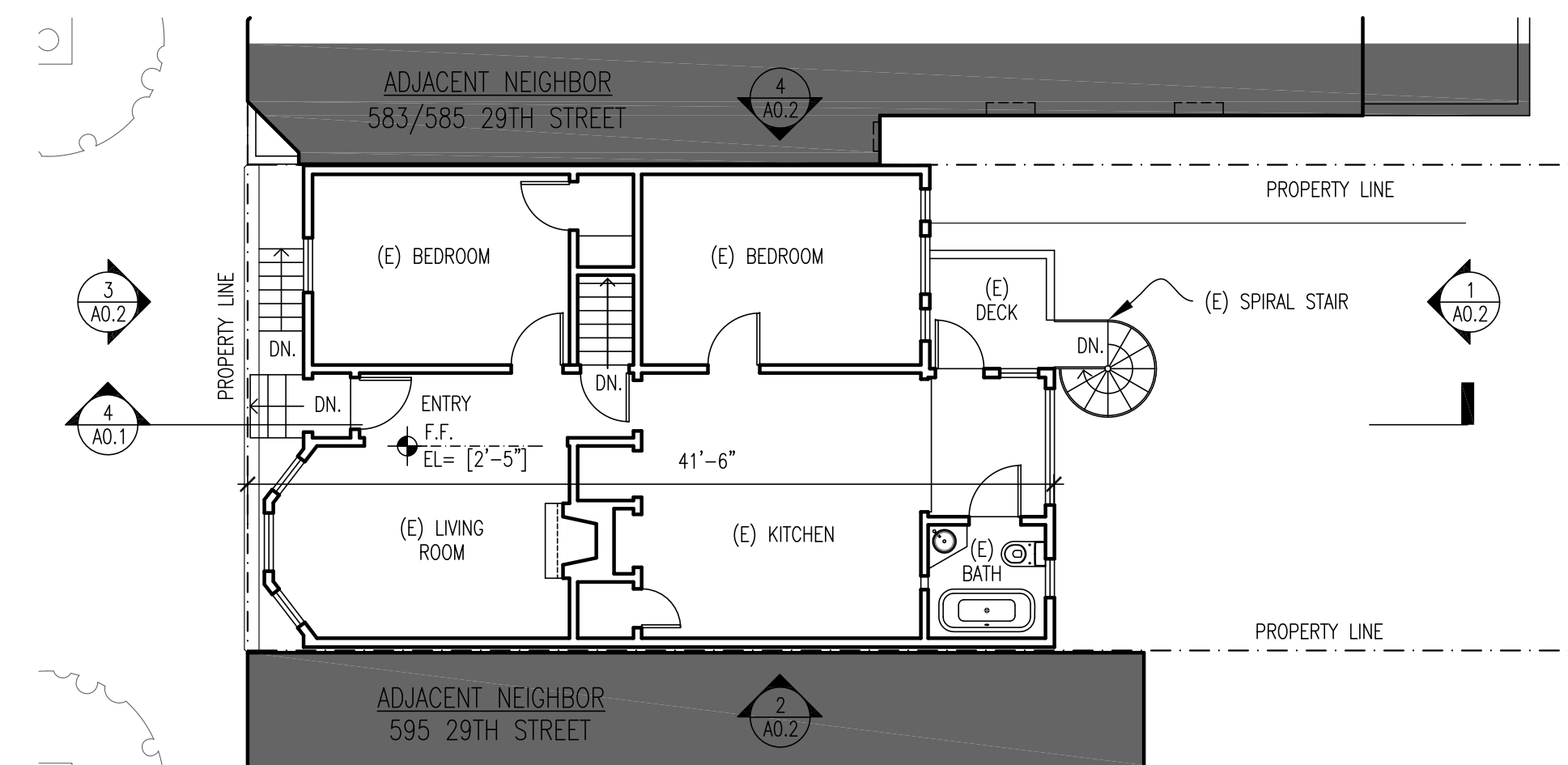
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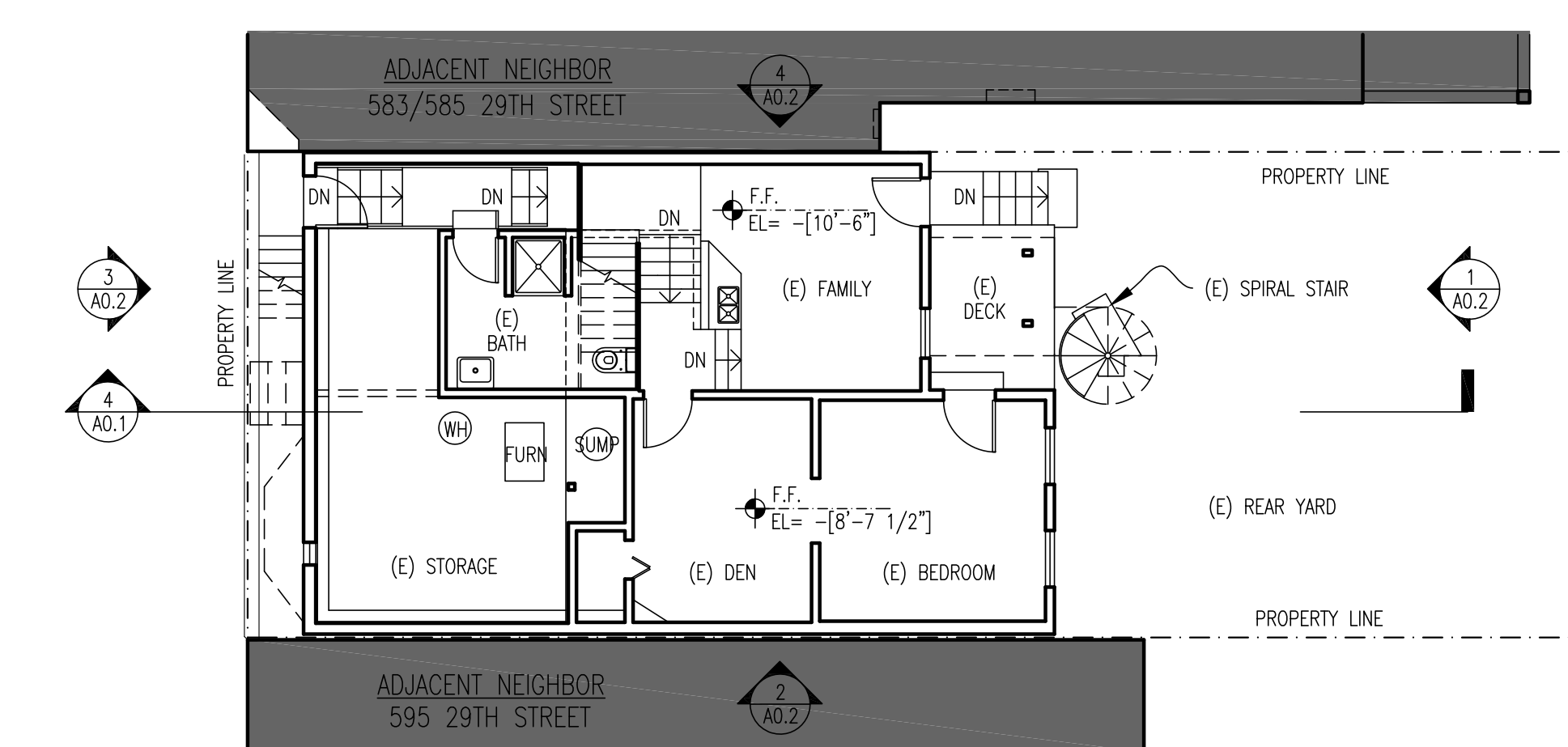
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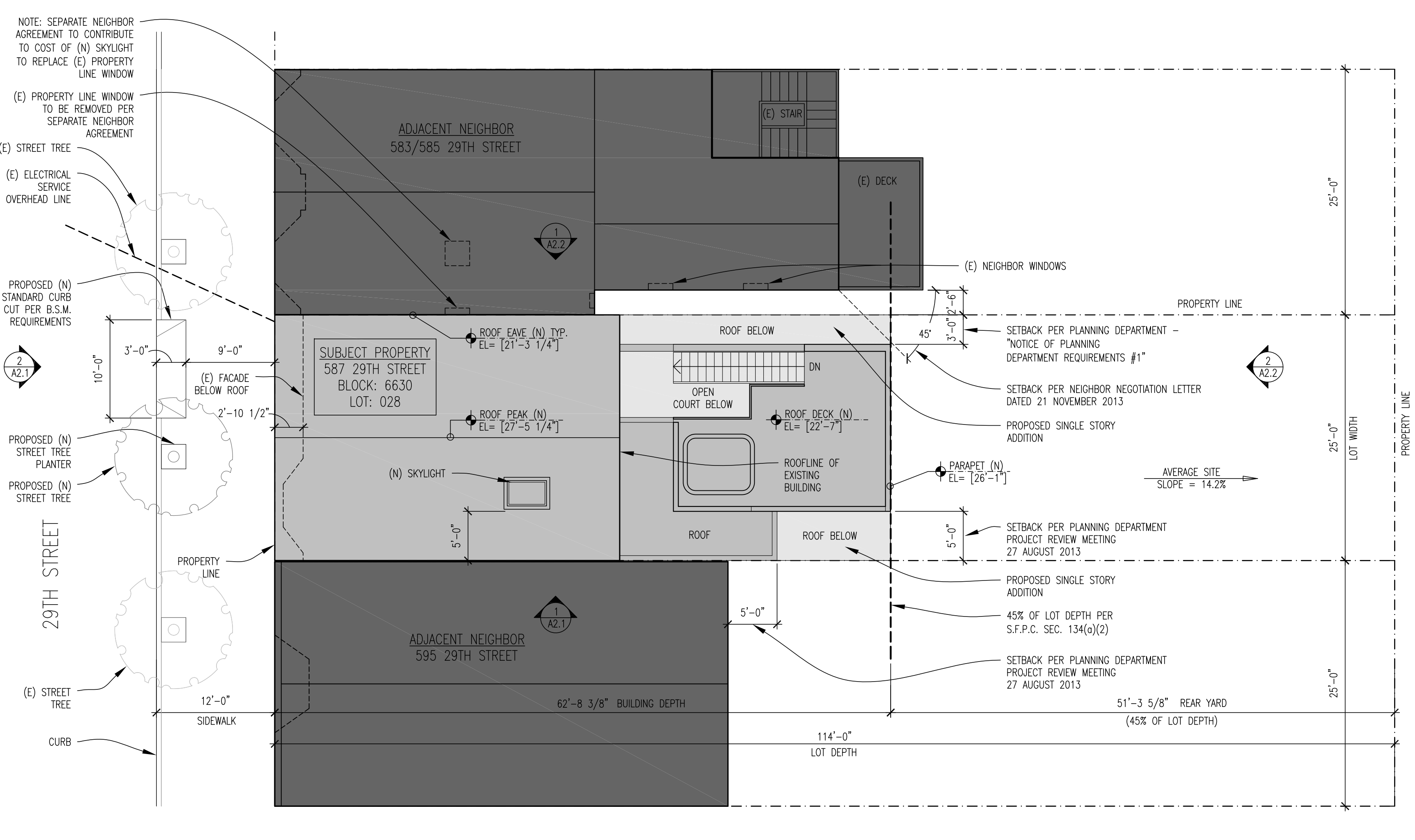
2 PLOT PLAN - EXISTING CONDITIONS
SCALE 1/8"=1'-0"



5 EXISTING PLAN: STREET LEVEL
SCALE 1/8"=1'-0"



6 EXISTING PLAN: LOWER LEVEL
SCALE 1/8"=1'-0"

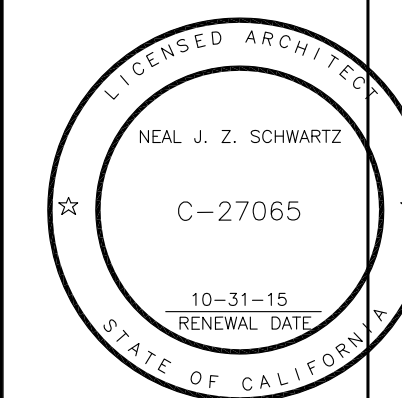


1 PLOT PLAN - PROPOSED
SCALE 1/8"=1'-0"

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587 29TH STREET

EXISTING CONDITIONS - ELEVATIONS



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SCALE: AS NOTED
TITLE: EXISTING CONDITIONS - ELEVATIONS

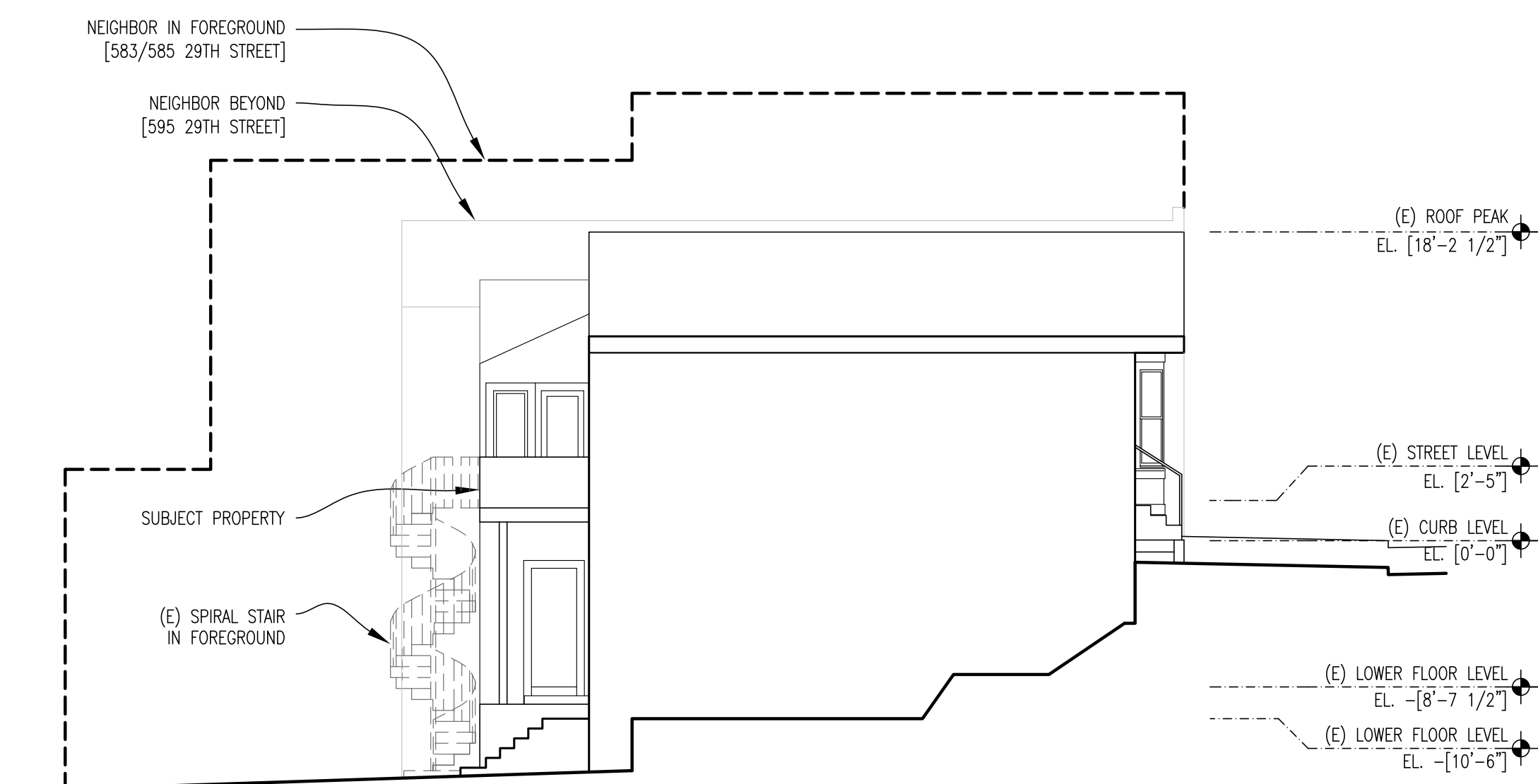
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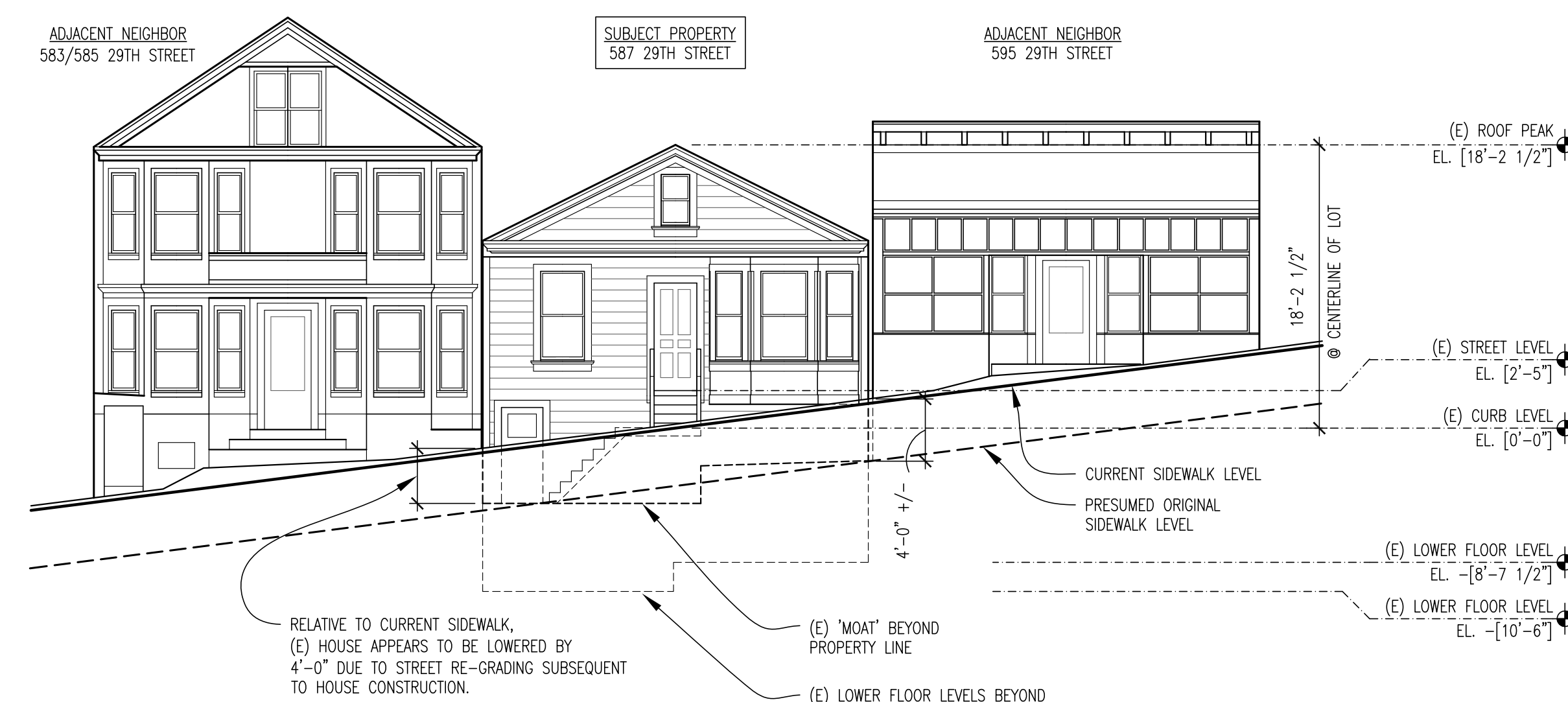
6 29TH STREET - SOUTH SIDE
SCALE N.T.S.



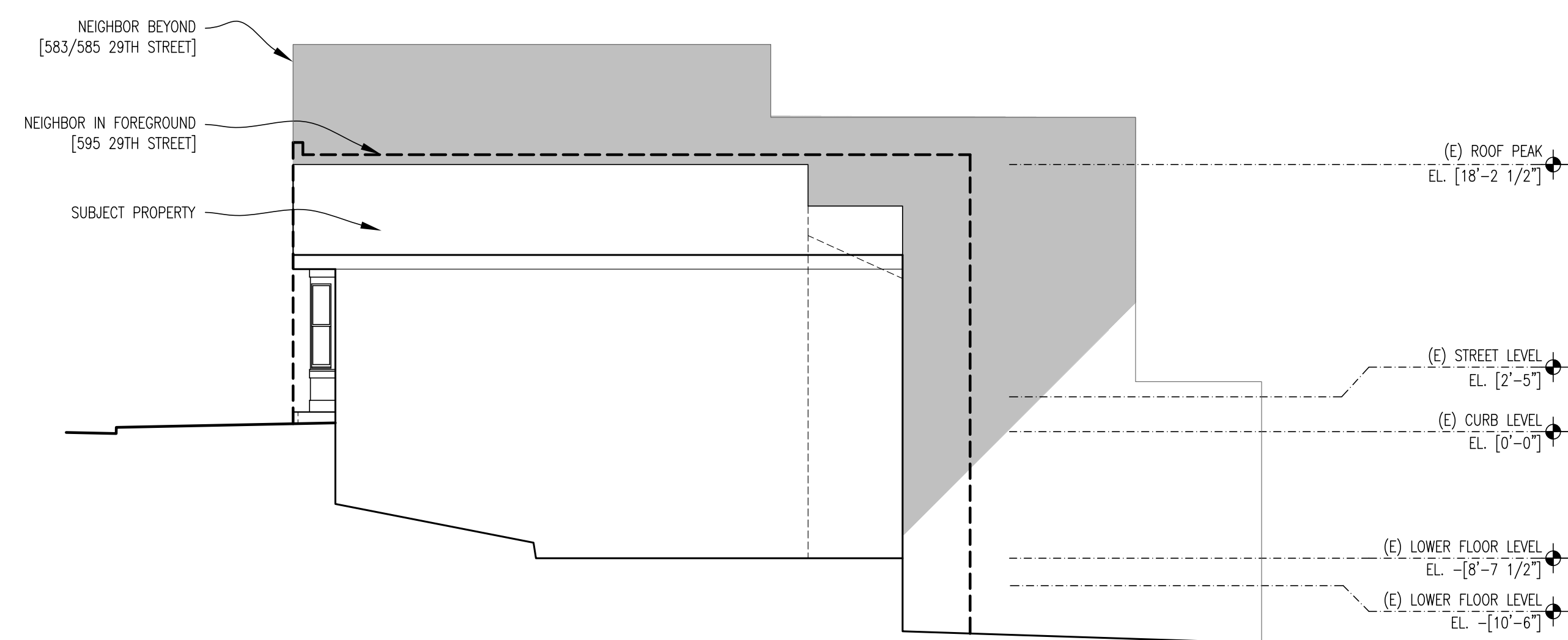
5 29TH STREET - NORTH SIDE
SCALE N.T.S.



4 EXISTING EAST ELEVATION
SCALE 1/8"=1'-0"



3 EXISTING NORTH (FRONT) ELEVATION
SCALE 1/8"=1'-0"



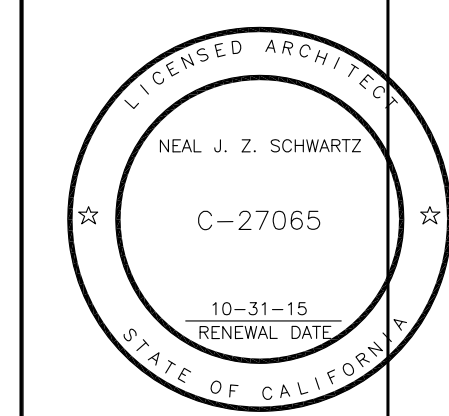
2 EXISTING WEST ELEVATION
SCALE 1/8"=1'-0"



1 EXISTING SOUTH (REAR) ELEVATION
SCALE 1/8"=1'-0"

587 29TH STREET

PLANS - LOWER LEVEL, STREET LEVEL



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05JAN14 SITE PERMIT - REV01

SCHUMANN-ROBERTS RESIDENCE
587 29TH STREET
SAN FRANCISCO, CA 94131

DRAWN BY: NO CHKD. BY: NJZS
PRINT DATE: 22 NOVEMBER 2013
SCALE: AS NOTED

TITLE: PLANS - LOWER LEVEL, STREET LEVEL

SHEET NUMBER: **A1.2**

WALL TYPE				
WALL ABOVE	WALL BELOW	WALL TO DEMO	(N) 1-HR WALL	(E) WALL

SHEET NOTES

[01] GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD

[02] REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

[03] REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DI.

[04] GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH CBC [1607.7].

GUARDRAIL NOTES

[01] PROVIDE HANDRAIL ON AT LEAST ONE SIDE AT EACH STAIR CASE WITH AT LEAST 4 RISERS.

[02] HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.

[03] HANDRAILS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH CBC [1607.7].

[04] HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSINGS SHALL BE BETWEEN 34" & 38".

[05] HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" INCH.

HANDRAIL NOTES

[01] VERIFY STAIR LAYOUT & RISER/ TREAD SIZES IN THE FIELD PRIOR TO INSTALLATION.

[02] STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

[03] THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

[04] THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

[05] THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

[06] PROVIDE NON-SLIP FINISH AT ALL EXTERIOR WALKING SURFACES, PAVING & STAIRS.

[07] THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE, FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGS. FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE.

[08] THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

STAIR NOTES

[01] VERIFY STAIR LAYOUT & RISER/ TREAD SIZES IN THE FIELD PRIOR TO INSTALLATION.

[02] STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

[03] THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

[04] THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

[05] THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

[06] PROVIDE NON-SLIP FINISH AT ALL EXTERIOR WALKING SURFACES, PAVING & STAIRS.

[07] THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE, FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGS. FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE.

[08] THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

CRAWL SPACE NOTES

UNDER FLOOR CLEARANCE

[01] FOR WOOD FLOORS, PROVIDE CLEARANCE AS SPECIFIED IN CBC. THERE SHALL BE A CLEARANCE OF AT LEAST 18 INCHES BETWEEN UNDERSIDE OF WOOD FLOOR JOISTS AND THE FINISHED SURFACE OF THE GROUND, AND AT LEAST 12 INCHES BETWEEN THE UNDERSIDE OF ANY OTHER WOOD HORIZONTAL FRAMING MEMBER AND THE FINISHED SURFACE OF THE GROUND.

UNDER FLOOR ACCESS

[01] ACCESSIBLE UNDER-FLOOR AREAS SHALL BE PROVIDED WITH AN 18-INCH X 24-INCH ACCESS CRAWL HOLE. PIPES, DUCTS AND OTHER NON-STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY OR WITHIN THE UNDER FLOOR AREAS.

GLAZING NOTES

GLAZING NOTES:

[01] GLAZING LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE OF TEMPERED OR LAMINATED TYPE/SHATTER PROOF SAFETY GLASS.

[02] USE SAFETY GLASS AT DOORS, GLAZING ADJACENT TO DOORS WITHIN 24" OF THE VERTICAL EDGES OF THE DOOR.

[03] USE SAFETY GLASS IN GLAZING THAT LIES WITHIN 5 FT. FROM THE TOP & BOTTOM OF STAIRS.

[04] USE SAFETY GLASS IN GLAZING THAT LIES LESS THAN 18" ABOVE FLOOR LEVEL.

[05] USE SAFETY GLASS IN DOORS & ENCLOSURES OF TUBS & SHOWERS, & GLAZING IN WARDROBE DOORS

[06] HINGED SHOWER DOORS SHALL BE MIN. 24" WIDE & SHALL OPEN

[07] OPER. SKYLIGHT HINGE IS @ UPPER SIDE OF SKYLIGHT

DIMENSIONING CONVENTIONS

[01] DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN.

[02] DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. LARGE SCALE PLANS & DETAILS SHALL GOVERN OVER SMALL SCALE.

[03] IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.

[04] ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR U.O.N.

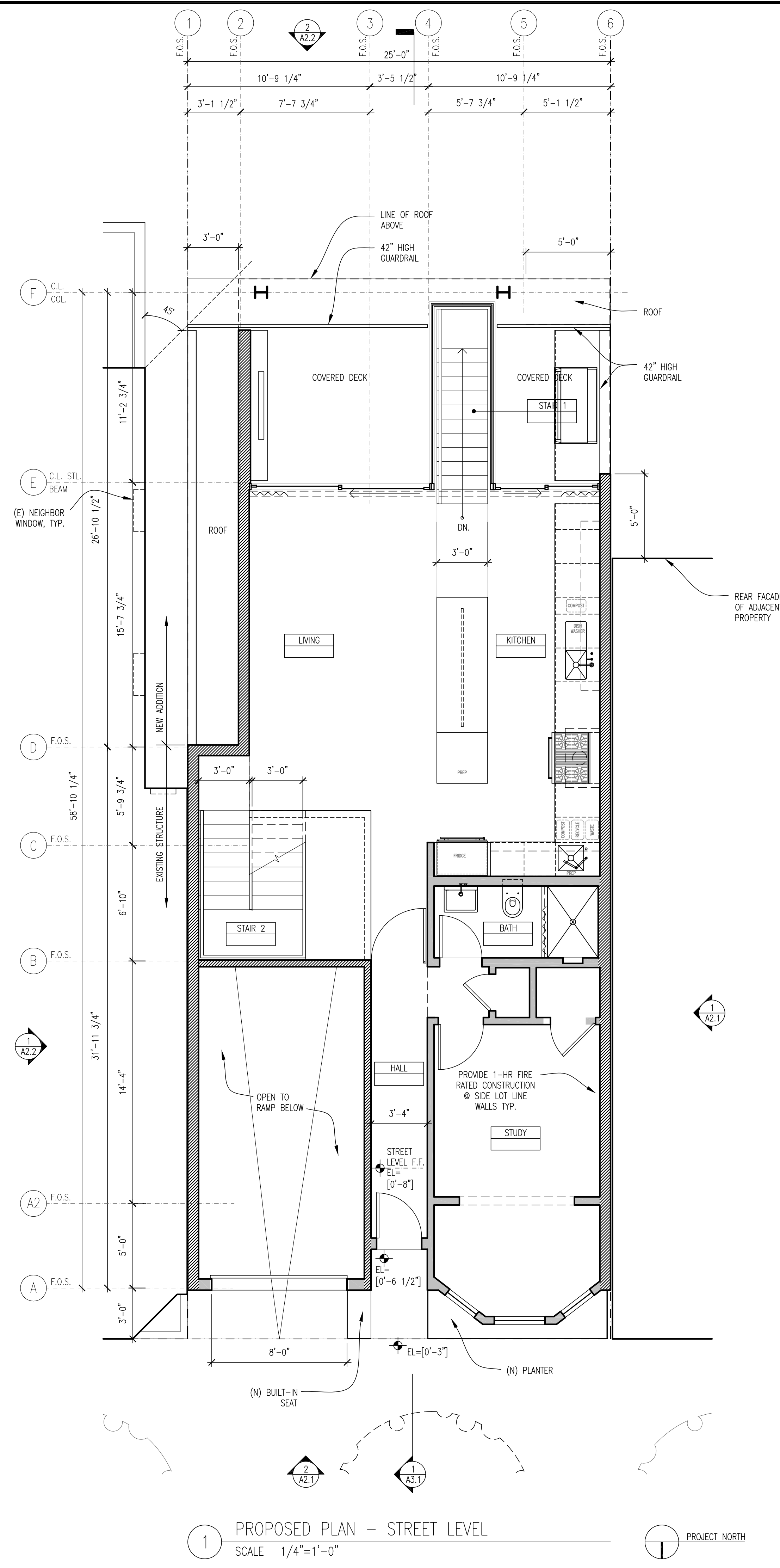
[05] DIMENSIONS ARE NOT ADJUSTABLE, UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

[06] EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:

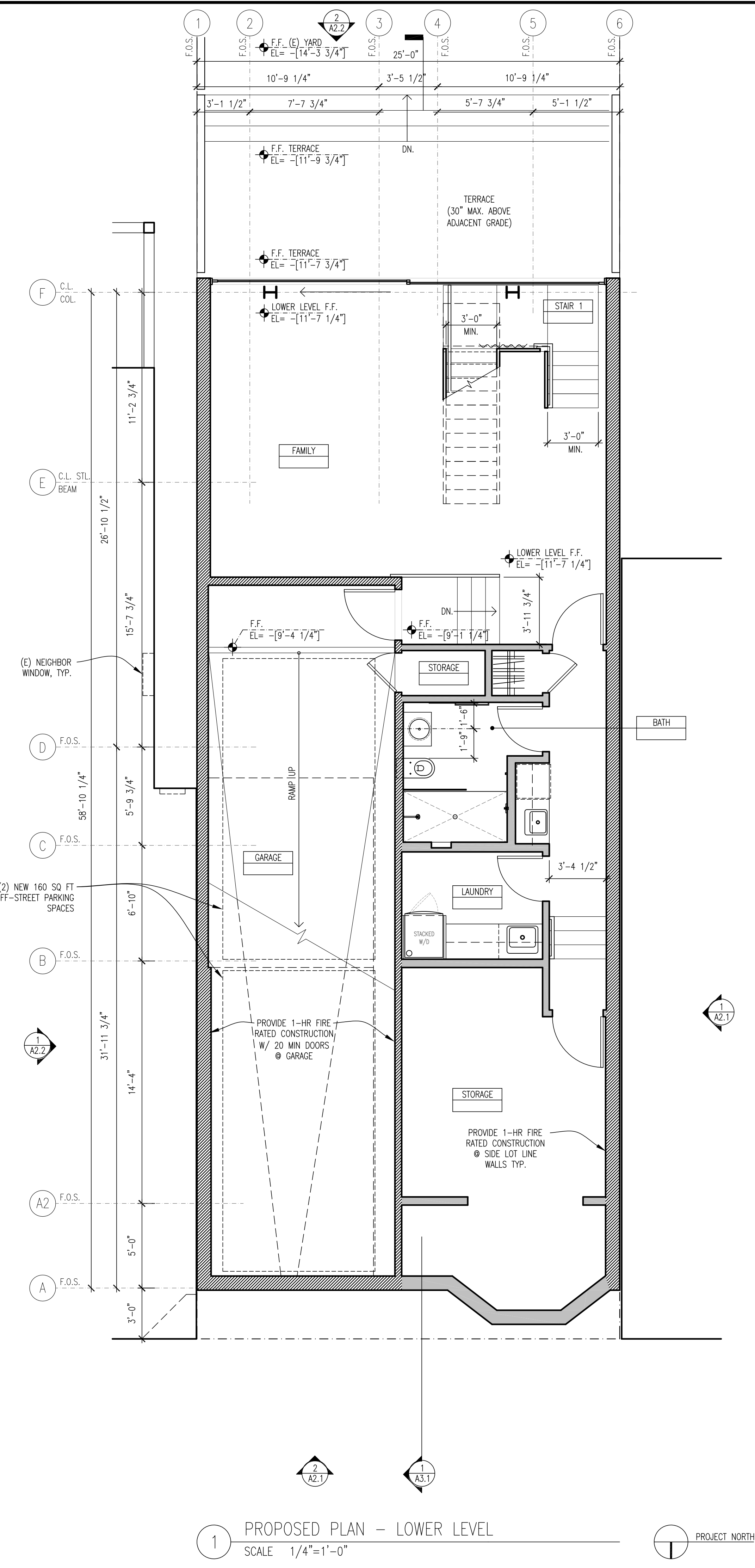
(A) STRUCTURAL & CONSTRUCTION GRID LINES ARE MEASURED TO THE FACE OF FRAMING MEMBERS.

(B) ALL OTHER DIMENSIONS ARE TYPICALLY TO THE FACE OF FINISH U.O.N.

(C) WHERE WALLS &/OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES U.O.N.



1 PROPOSED PLAN - STREET LEVEL
SCALE 1/4"=1'-0" PROJECT NORTH

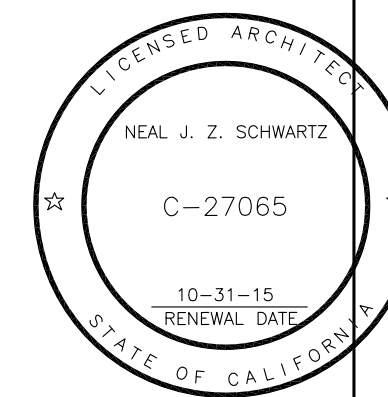


1 PROPOSED PLAN - LOWER LEVEL
SCALE 1/4"=1'-0" PROJECT NORTH

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587 29TH STREET

PLANS - UPPER LEVEL & ROOF



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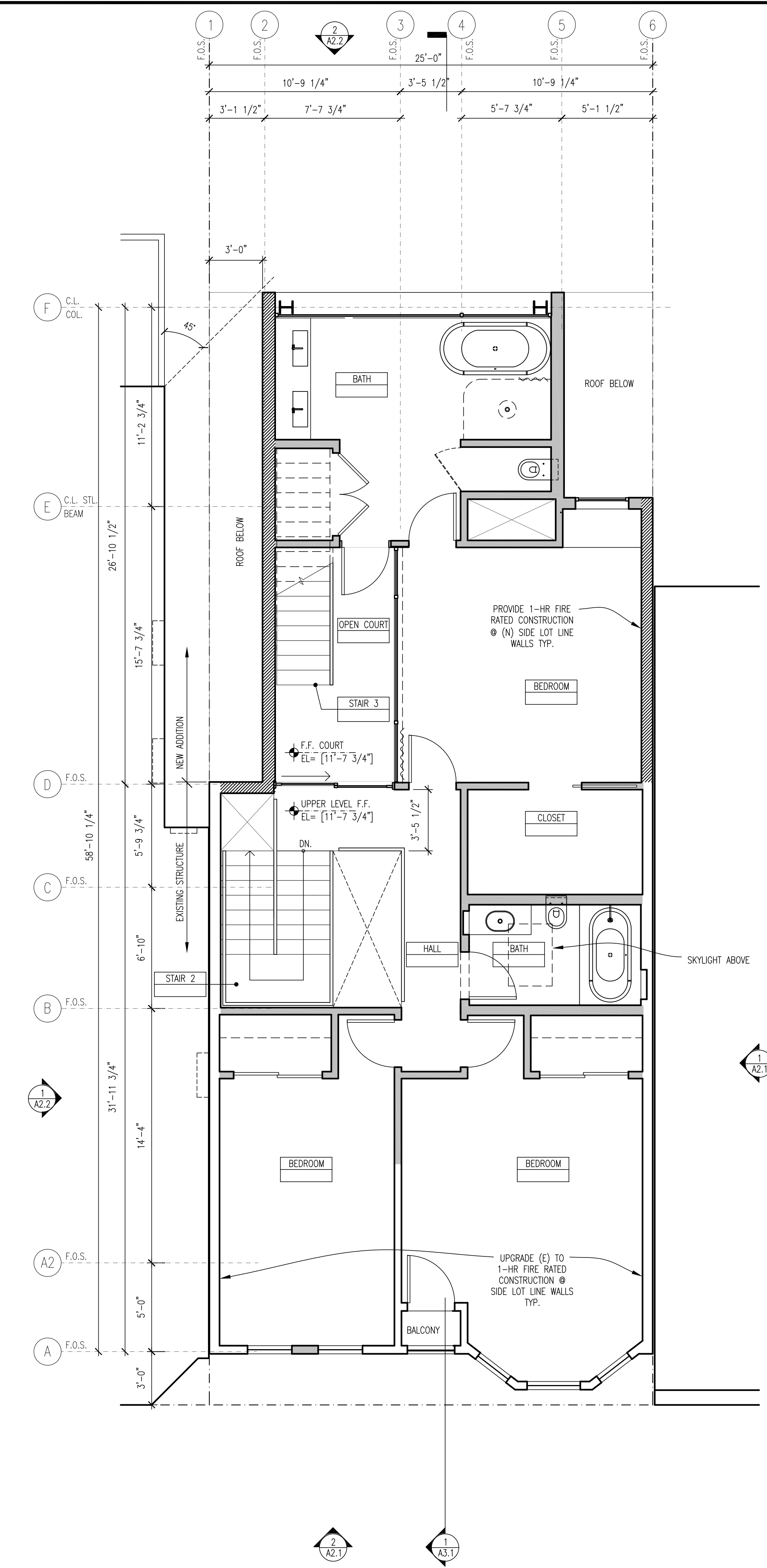
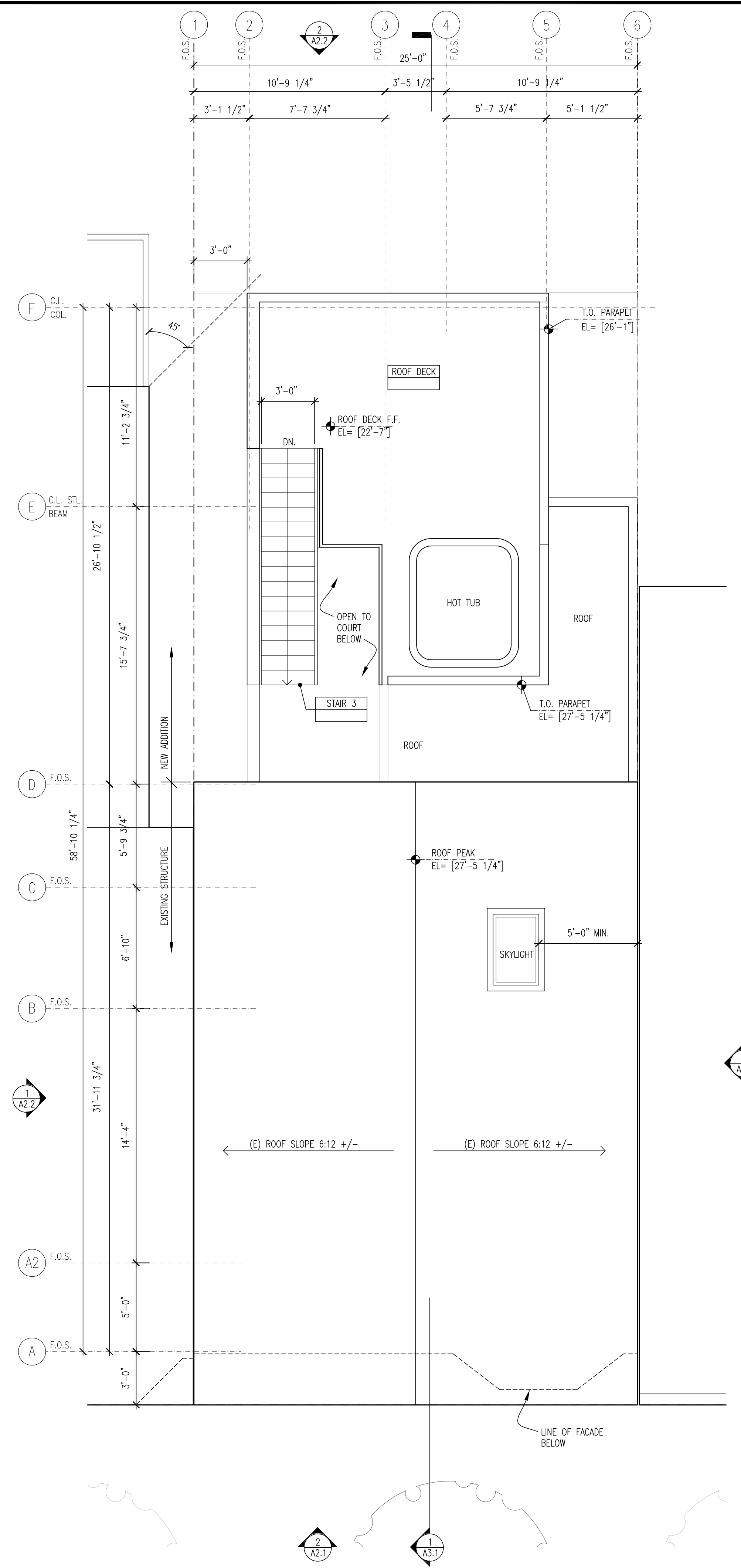
PROJECT
SCHUMANN-ROBERTS RESIDENCE
587 29TH STREET
SAN FRANCISCO, CA 94131

DRAWING
DRAWN BY: NO | CHKD. BY: NJZS
PRINT DATE: 22 NOVEMBER 2013
SCALE: AS NOTED
TITLE: PLANS - UPPER LEVEL & ROOF

SHEET NUMBER: **A1.3**

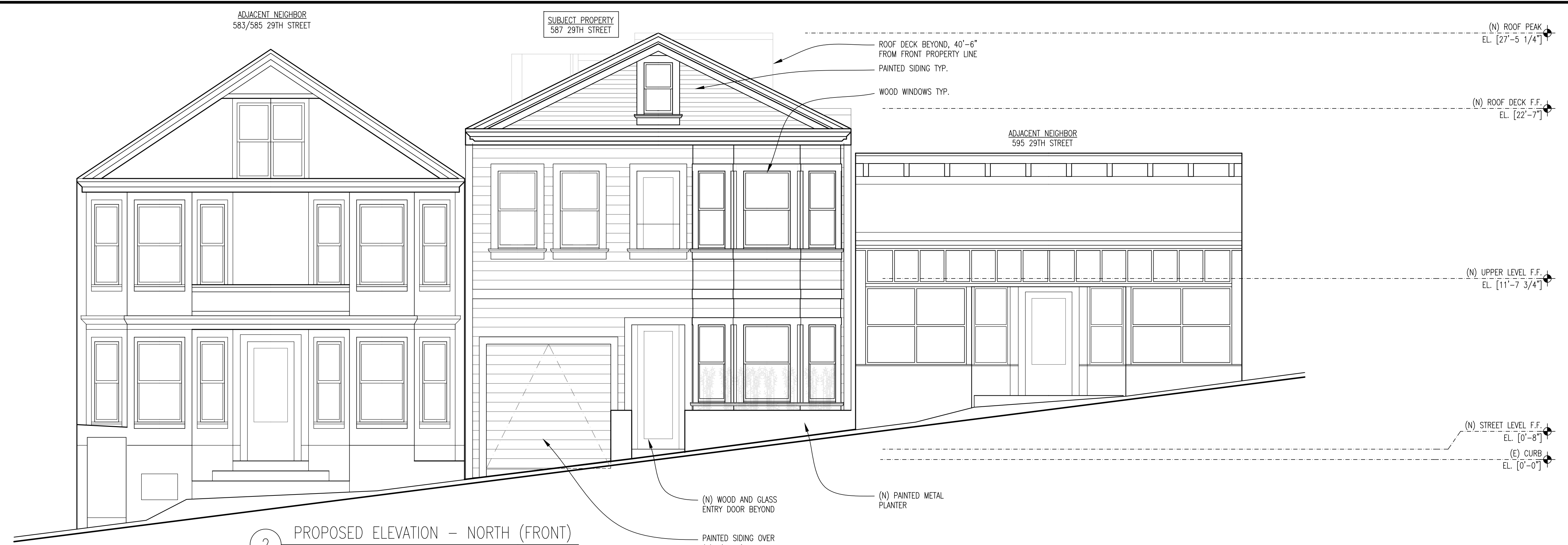
WALL TYPE					
WALL ABOVE	WALL BELOW	WALL TO DEMO	(N) 1-HR WALL	(N) WALL	(E) WALL

- SHEET NOTES**
- ROOF PLAN NOTES:**
- [01] ALL ROOF DRAINAGE TO BE DIRECTED AWAY FROM BUILDING.
 - [02] GUTTERS SIZED IN ACCORDANCE WITH SECTION 1101.11, 2010 CPC.
 - [03] GUTTERS LEAD TO DOWNSPOUTS DISCHARGING TO A GRAVEL DRAIN/PERCOLATION AREA WITH POSITIVE FLOW AWAY FROM ALL BUILDING EDGES.
 - [04] ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER.
 - [05] ROOF PROFILES SHALL BE CONSTRUCTED TO ALLOW NO SPACES BETWEEN THE ROOF COVERING & ROOF DECKING.
 - [06] VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, SHALL BE FULLY COVERED WITH NONCOMBUSTIBLE AND CORROSION RESISTANT METAL WIRE MESH WITH OPENINGS 1/6" MIN TO 1/8" MAX.

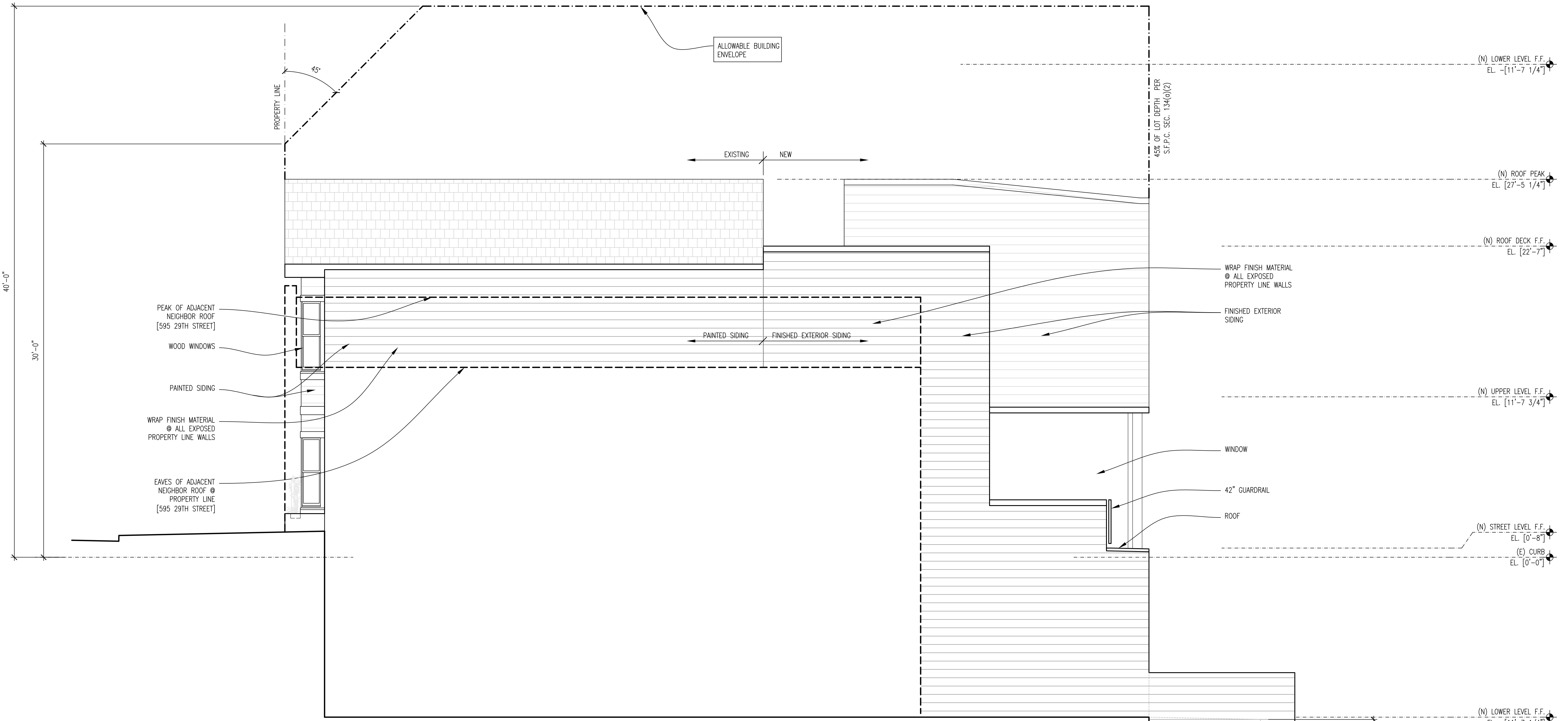


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2 PROPOSED ELEVATION - NORTH (FRONT)
SCALE 1/4"=1'-0"

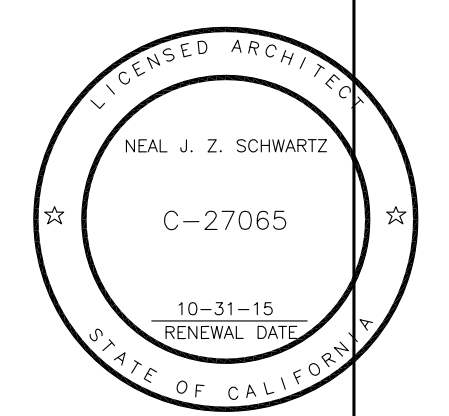


1 PROPOSED ELEVATION - WEST
SCALE 1/4"=1'-0"

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587 29TH STREET

ELEVATIONS - FRONT & WEST



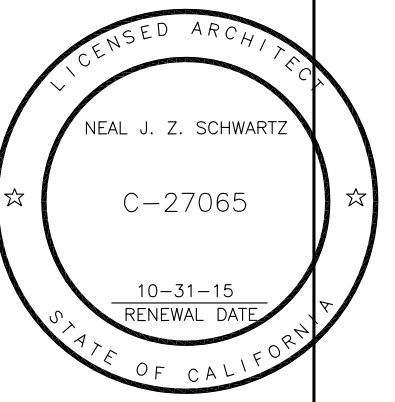
22NOV13 SITE PERMIT
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SCALE: AS NOTED
TITLE: ELEVATIONS - FRONT & WEST

SHEET NUMBER: **A2.1**

587 29TH STREET
 ELEVATIONS - SOUTH & EAST



22NOV13	SITE PERMIT
05JAN14	SITE PERMIT - REV01

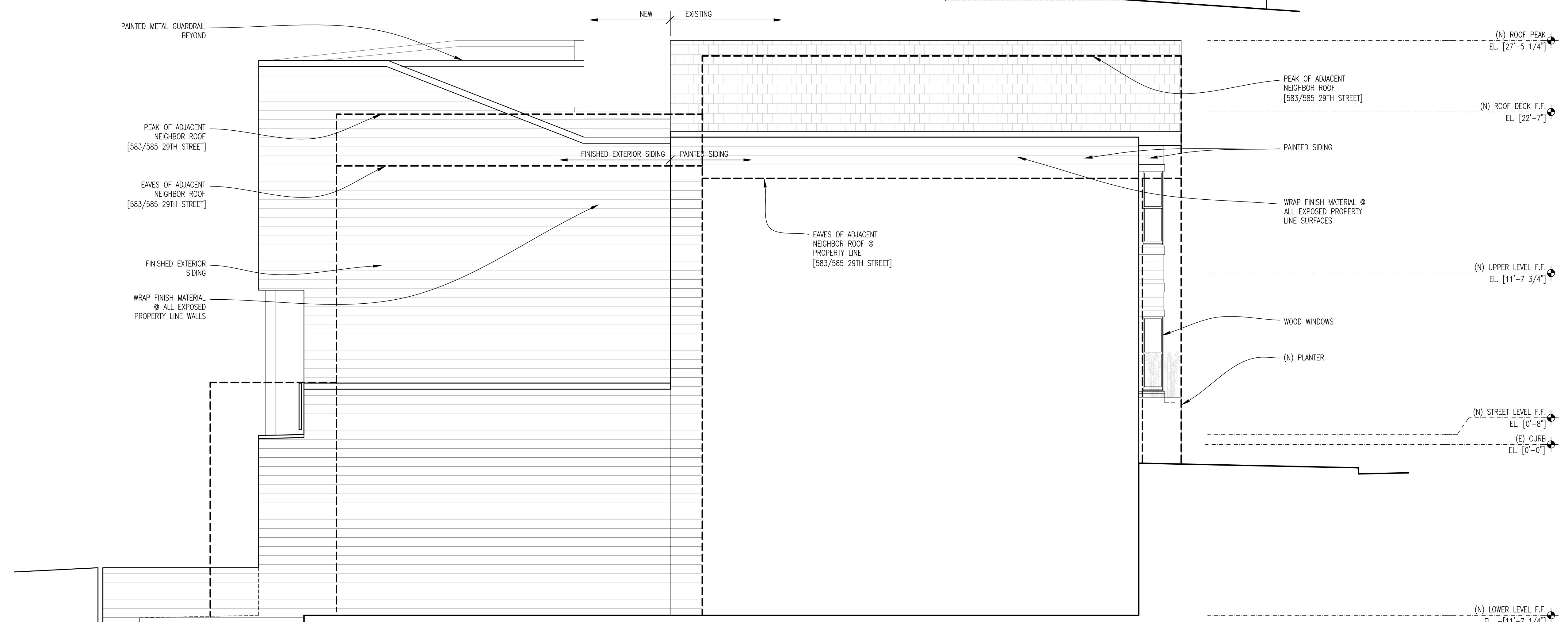
PROJECT	SCHUMANN-ROBERTS RESIDENCE 587 29TH STREET SAN FRANCISCO, CA 94131
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PRINT DATE:	22 NOVEMBER 2013		
SCALE:	AS NOTED		
TITLE:	ELEVATIONS - SOUTH & EAST		

SHEET NUMBER:	A2.2
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2 PROPOSED ELEVATION - SOUTH (REAR)
 SCALE 1/4"=1'-0"



1 PROPOSED ELEVATION - EAST
 SCALE 1/4"=1'-0"

Appendix 1: Email Communication

On Wednesday, July 30, 2014 at 11:15 AM, ornakonig . wrote:

Hi Joerg,
Thank you for your detailed email.
As you know we were out of the country therefore our late response.
As a friendly heads-up we are starting an appeal process with the city and you would get notification about it soon.
Regards,
Orna & Yochai

On Fri, Jun 27, 2014 at 8:45 AM, Joerg Schumann <joerg@joergschumann.com> wrote:

Hi Orna & Yochai,

Thanks for taking the time to talk to me on the phone on Thursday 6/19 & Friday 6/20 as well as meeting with me in person last Saturday. I appreciate you giving me a better understanding of what your concerns are.

Just to summarize what I have heard: the view from your living room window at 2312 Castro Street is being impacted by our project. More specifically, you currently have a 'sliver' of a bay view which will be partially impacted by our project.

As you mentioned a couple of times, you understand that views are not protected; however, you still wanted to see if there is a way for us to change our project to fit your needs. It seems you were also aware that our site permit was issued at the end May.

I discussed your concern with my wife and our architects, but we are not able to make changes to the design at this stage of the project.

We have gone through great lengths to accommodate neighbor concerns at every stage of our planning for our project. In fact, we have always had the support of our neighbors not only because we are ensuring that the house stays within the context of the block and the neighborhood but also because we are staying well within the allowable building height of 40 feet - we'll be at 27 feet. And while we recognize that we can't possibly accommodate the individual desires of all those who can view our home, we are confident that the project is fully supported by the Planning department and all adjacent neighbors.

Per the plans I showed you on Saturday, our house will be barely higher than the 4-unit building next door down the hill from us. You will continue to have sweeping views over Noe Valley, even after we have completed our project, as we are staying almost 13 feet below the allowable building height.

We hope you understand our position.

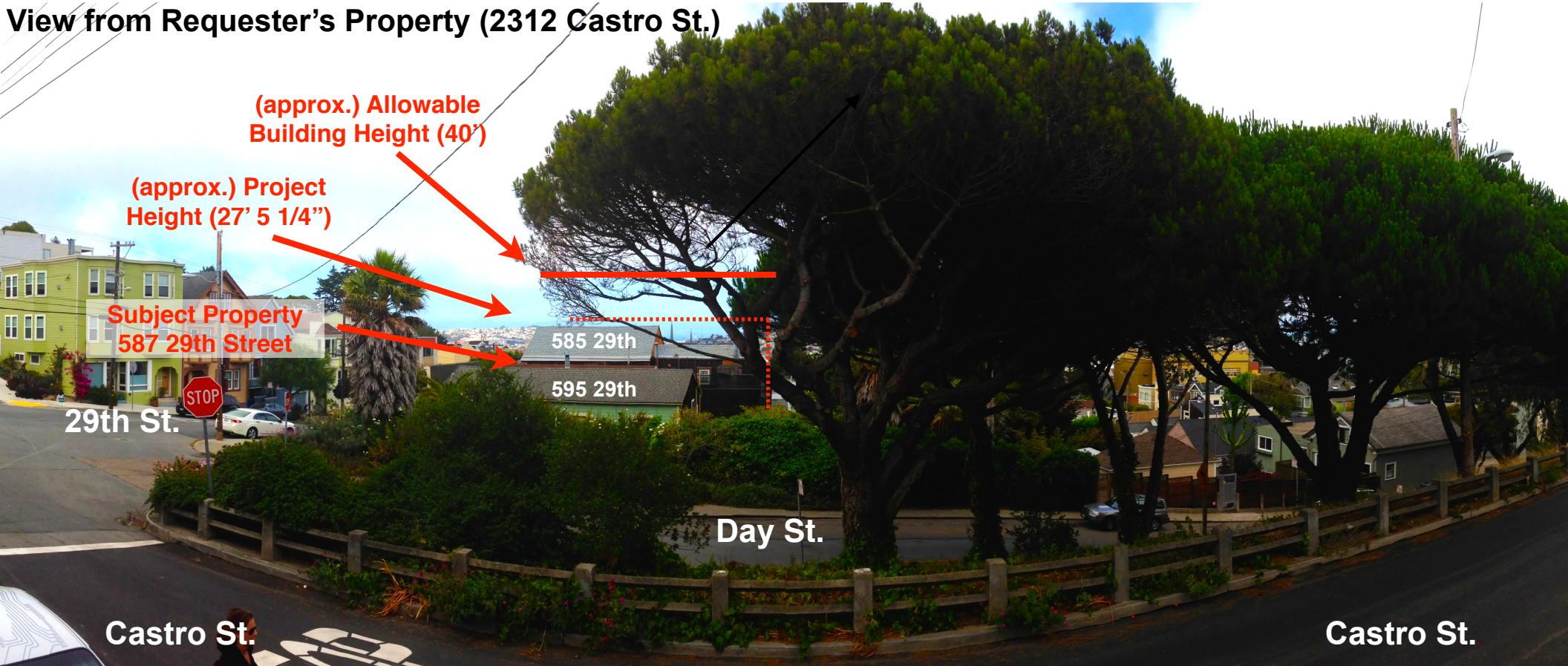
Regards,

Joerg Schumann + Sara Roberts

Appendix 2: View from 2312 Castro St. (Requester's Property)

1. Views from private property are not protected (SF Residential Design Guidelines p. 18).
2. Project impact on requester's views is marginal (project will barely be higher than 4-Unit Building located to the East (585 29th St.).
3. 'Mid-block Open Space' concept only applies to one's own block (and not block across two streets) - as per SF Residential Design Guidelines p. 25 & 26.
4. Open space access is not impacted by the project but rather by the large trees between Castro Street & Day Street (see right-hand side of the picture below).
5. Project height is at 27' thus well below the allowable neighborhood height of 40'.

View from Requester's Property (2312 Castro St.)



Appendix 3: Subject Property (587 29th) in Context of the Block

----- approx. Allowable Building Height (40')

Project Height (27' 5 1/4")

