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**DIRECTORY**

**OWNER:** Matt Wright and Kristen Espinosa  
1550 45th Avenue  
San Francisco, CA 94122

**ARCHITECT:** Katherine Fontaine  
Actually Design Build  
1429 46TH Avenue  
San Francisco, CA 94122  
KF@ActuallyDesignBuild.com

**STRUCTURAL ENGINEER:** TBD

**LOCATION:** 1550 45th AVENUE  
SAN FRANCISCO, CA 94122

**BLOCK/LOT:** 1890028  
**ZONING:** RH-1  
**HEIGHT AND BULK:** 40-X  
**BUILDING TYPE:** VB, NON-RATED  
**USE:** SINGLE FAMILY  
**STORIES:** 1 STORY  
**YEAR BUILT:** 1906

**EXISTING BUILDING FOOTPRINT WITH GARAGE:** 1065 SF  
**PROPOSED BUILDING FOOTPRINT WITH GARAGE:** 1015 SF

**EXISTING CONDITIONED AREA:** 820 SF  
**NEW CONDITIONED AREA:** 1680 SF

**PARCEL AREA:** 3000 SF

**SCOPE OF WORK**

RECONFIGURE FIRST FLOOR - RELOCATE KITCHEN, RELOCATE AND BATHROOM, ADD OFFICE, ADD STAIRCASE.  
ADD SECOND STORY WITH THREE BEDROOMS AND TWO BATHROOMS.  
REPLACE ALL WINDOWS AND DOORS.  
STUCCO AND WOOD SIDING AT NEW ADDITION..

**APPLICABLE BUILDING CODES**

- 2016 CALIFORNIA CODES AND AMENDMENTS
- 2016 CALIFORNIA BUILDING CODE
- 2016 ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE

# ESPINOSA + WRIGHT REMODEL

1550 45th AVENUE  
SAN FRANCISCO, CA 94122

**LOCATION MAP**



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NO.	DESCRIPTION	DATE

## Espinosa Wright Remodel

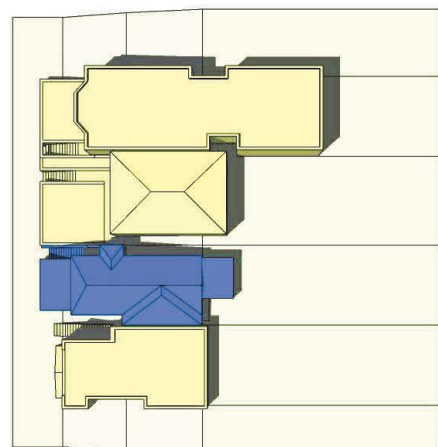
1550 45th Avenue  
SAN FRANCISCO, CALIFORNIA

SHEET TITLE  
COVER SHEET

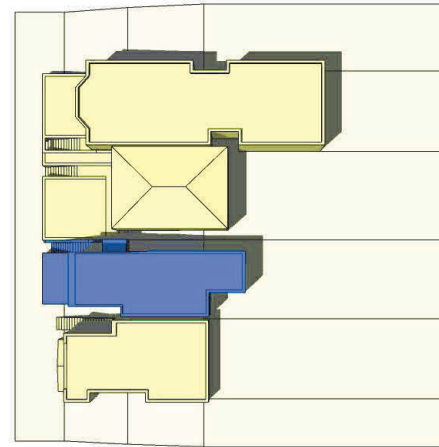
ISSUANCE  
SITE PERMIT SET SUBMITTAL  
DATE  
SEPTEMBER 3, 2020

PROJ. NO.  
201905  
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DRAWING NO.  
**T1.0**



**PERSPECTIVE - EXISTING**



**PERSPECTIVE - PROPOSED**



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SHEET TITLE

EXISTING SITE PLAN

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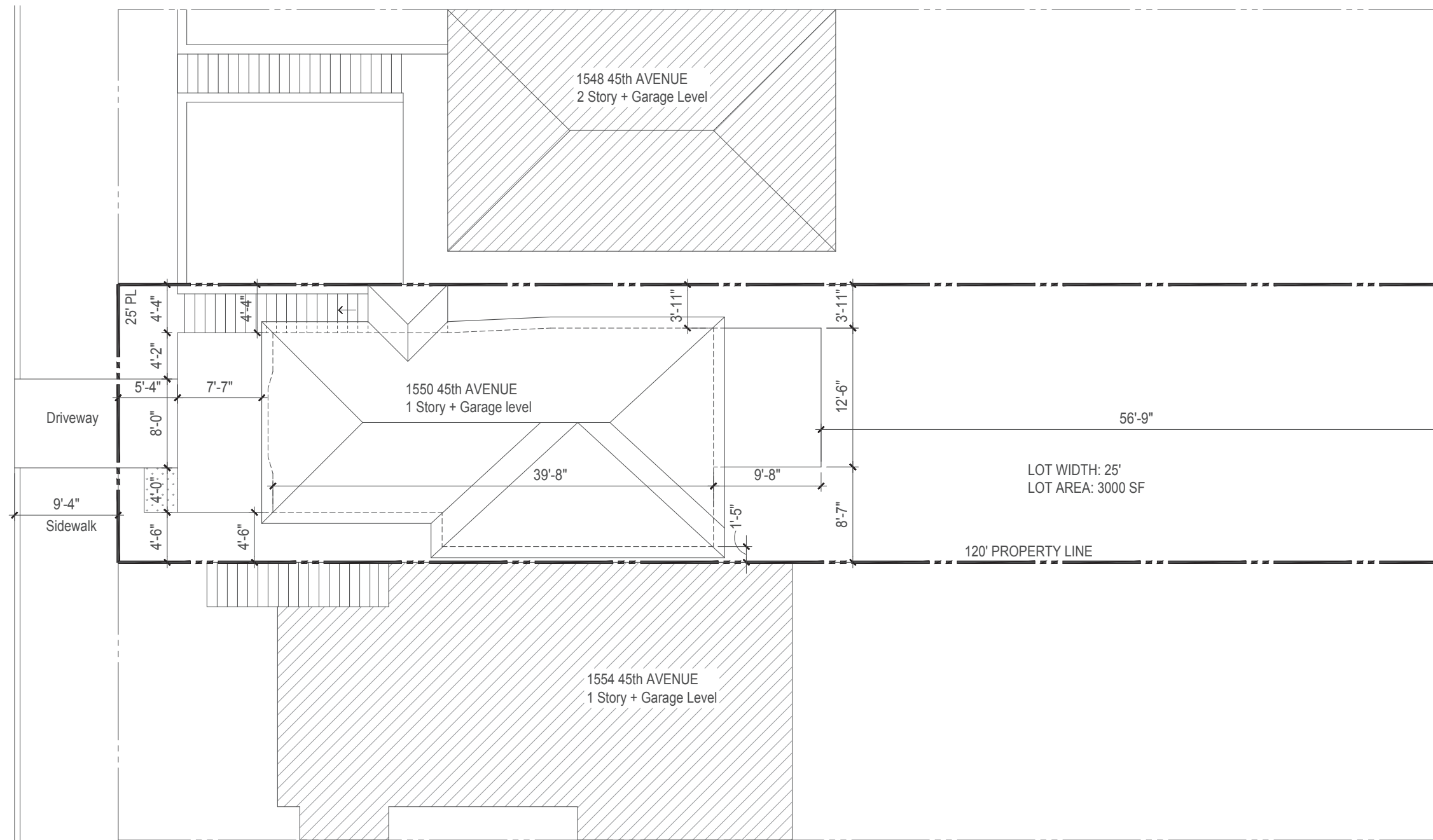
DRAWN

CHECKED  
KAF

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**A1.0**

TO LAWTON ST ← 45TH AVENUE → TO KIRKHAM ST



**01** EXISTING SITE PLAN  
SCALE: 3/16" = 1'-0"



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PROPOSED SITE PLAN

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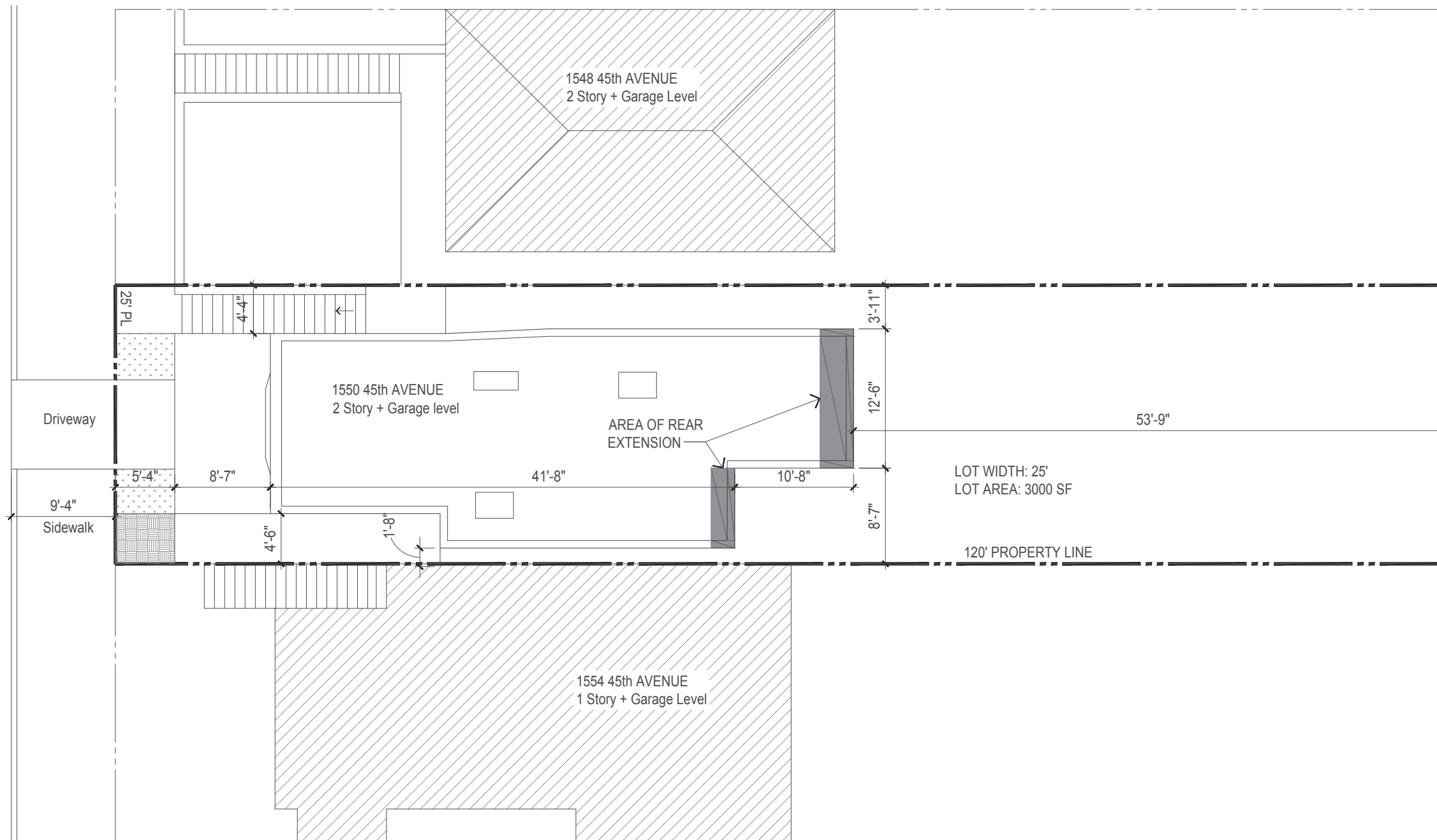
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KAF

DRAWING NO.

**A1.0a**

TO LAWTON ST ← 45TH AVENUE → TO KIRKHAM ST



**01** PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"



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SHEET TITLE

EXISTING/DEMOLITION FLOOR PLANS

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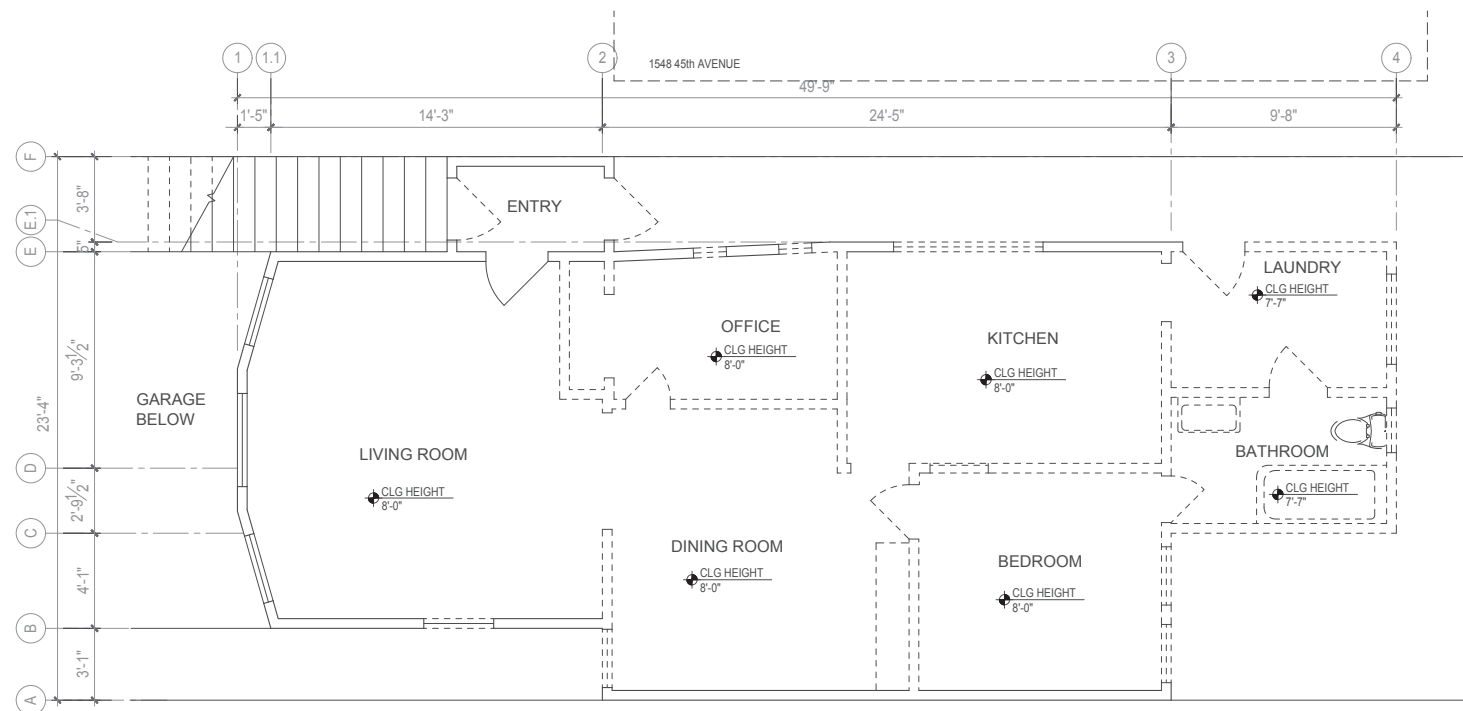
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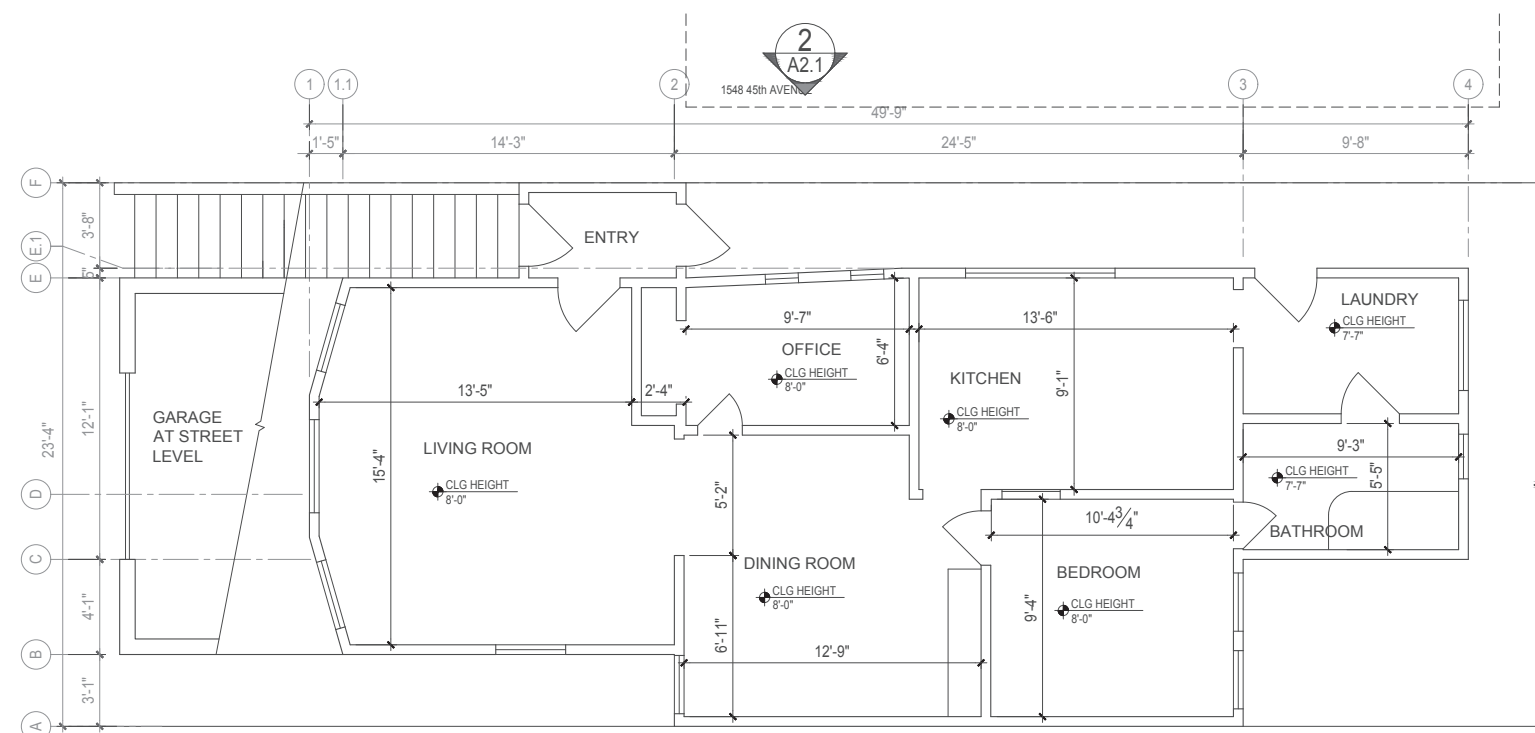
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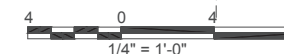
**A1.1**



**01** DEMOLITION FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**01** EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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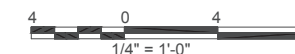
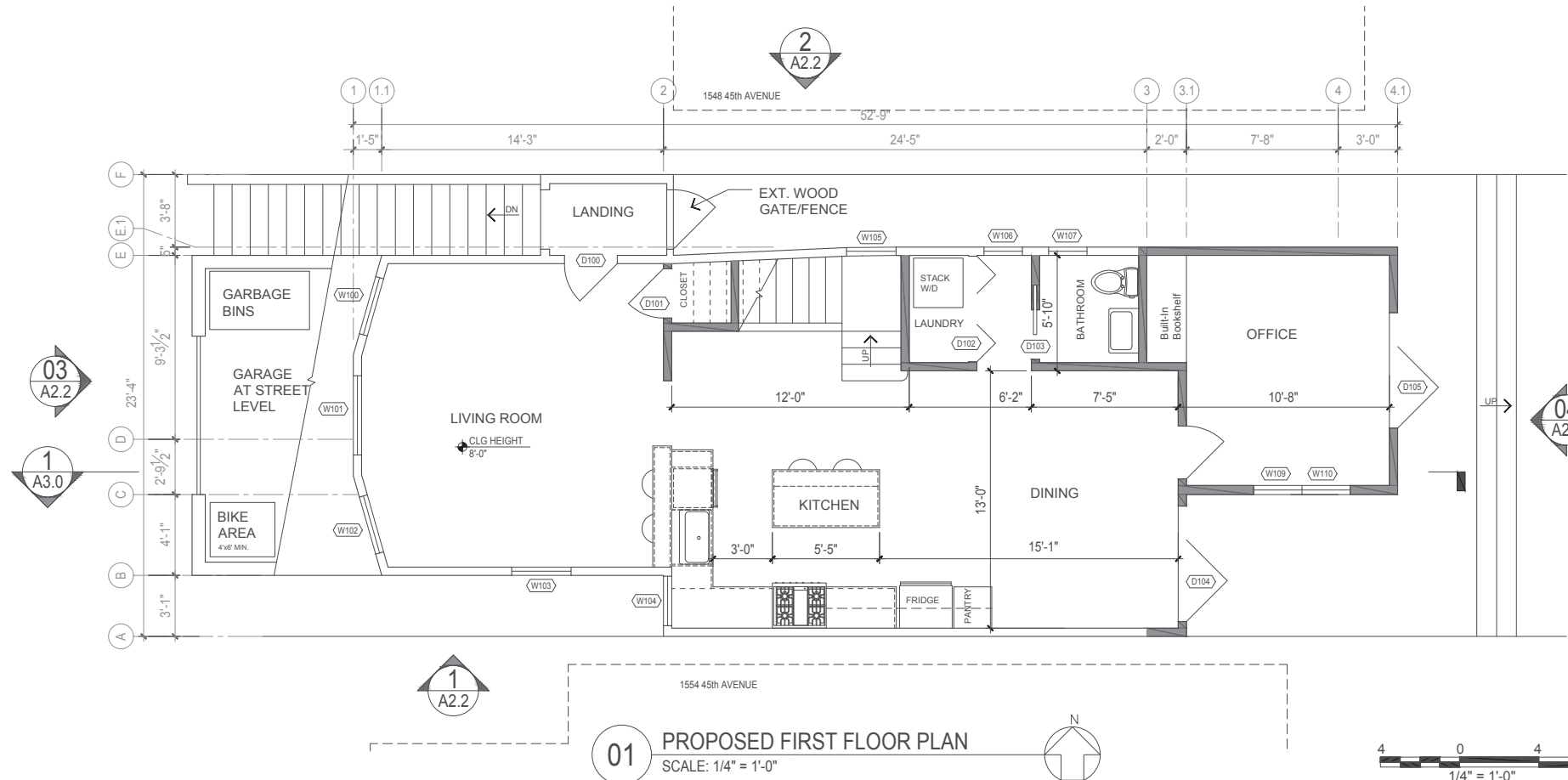
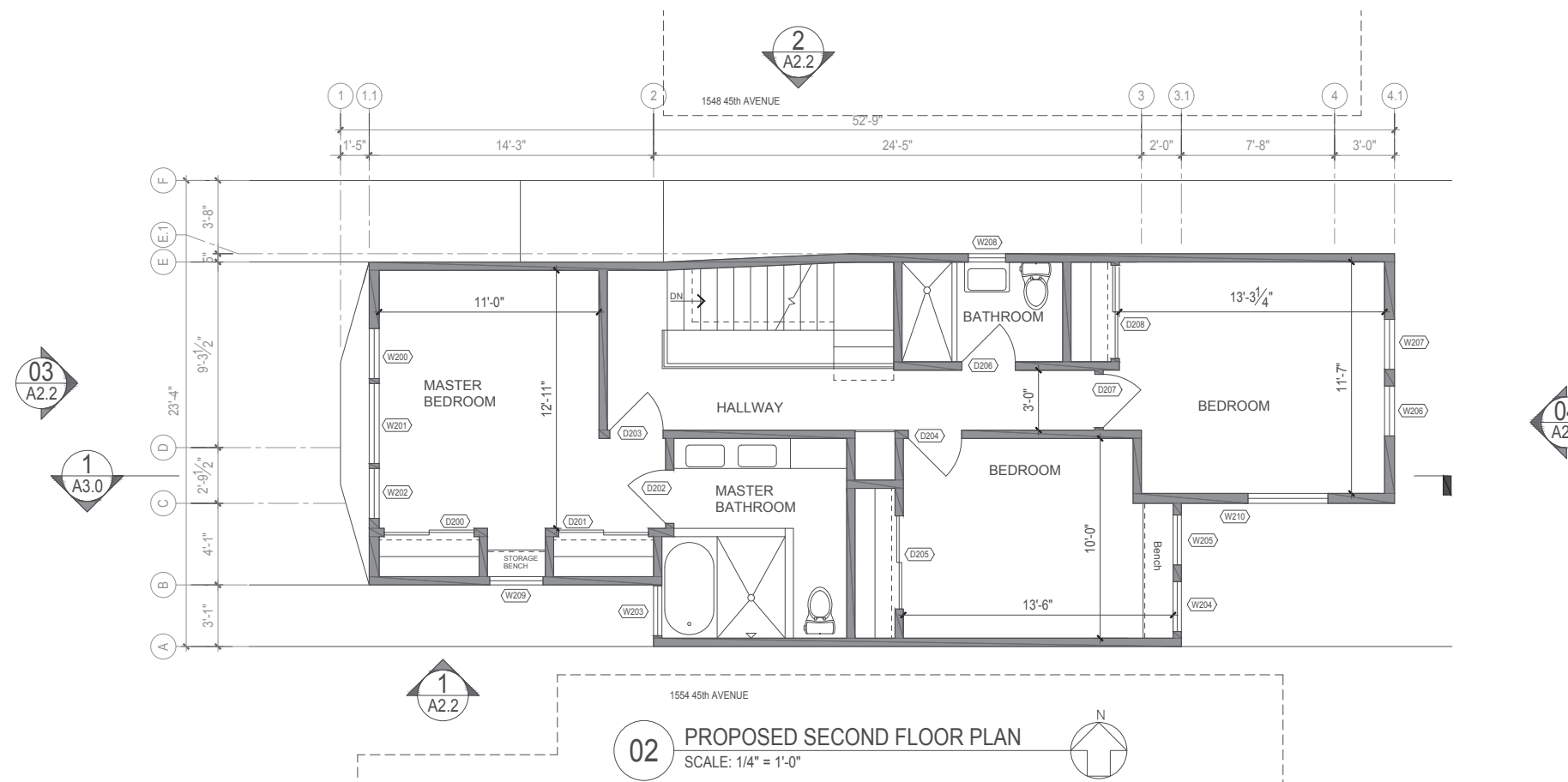
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PROPOSED FLOOR PLANS

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**A1.2**



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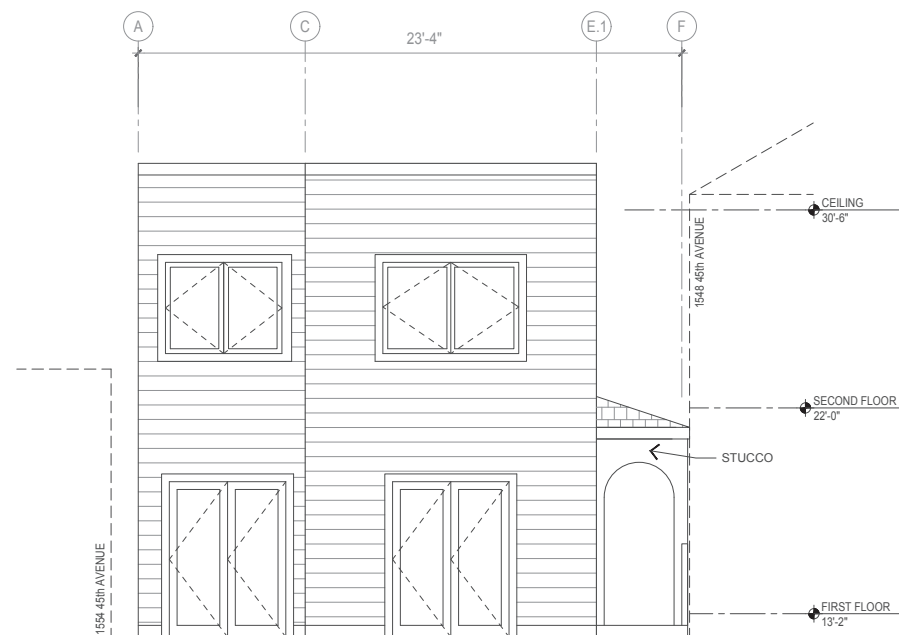
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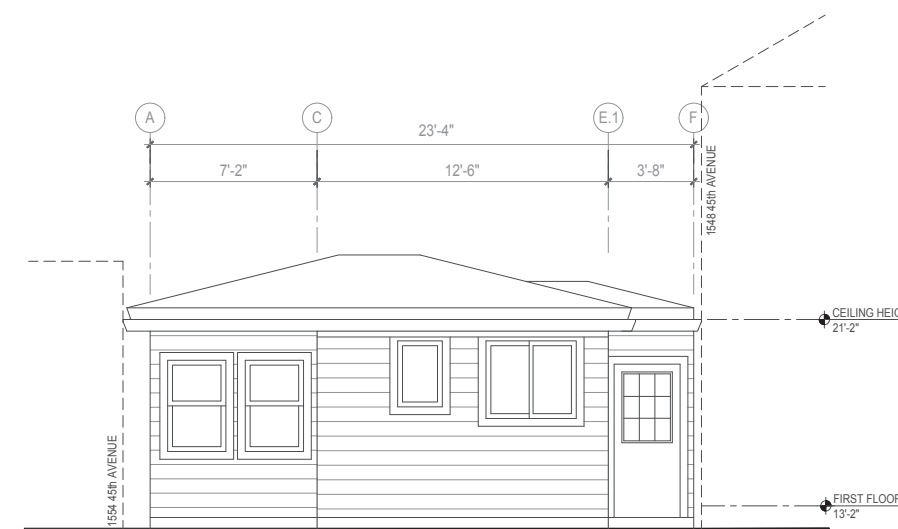
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DRAWING NO.

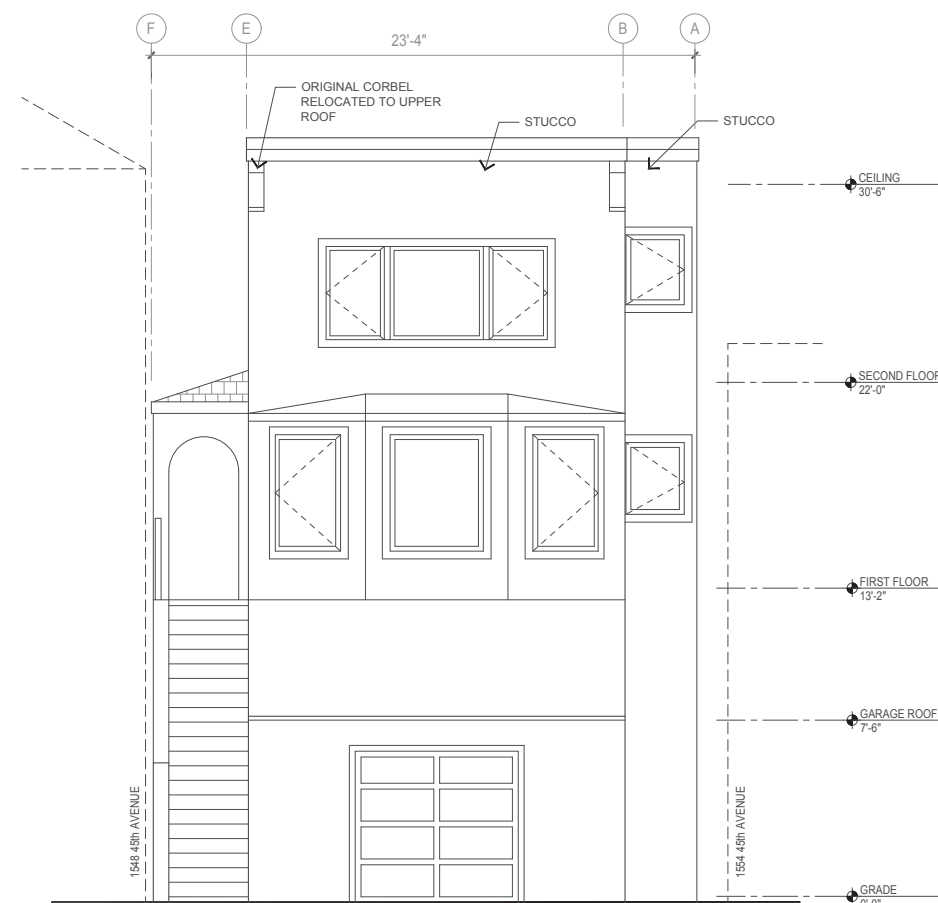
**A2.0**



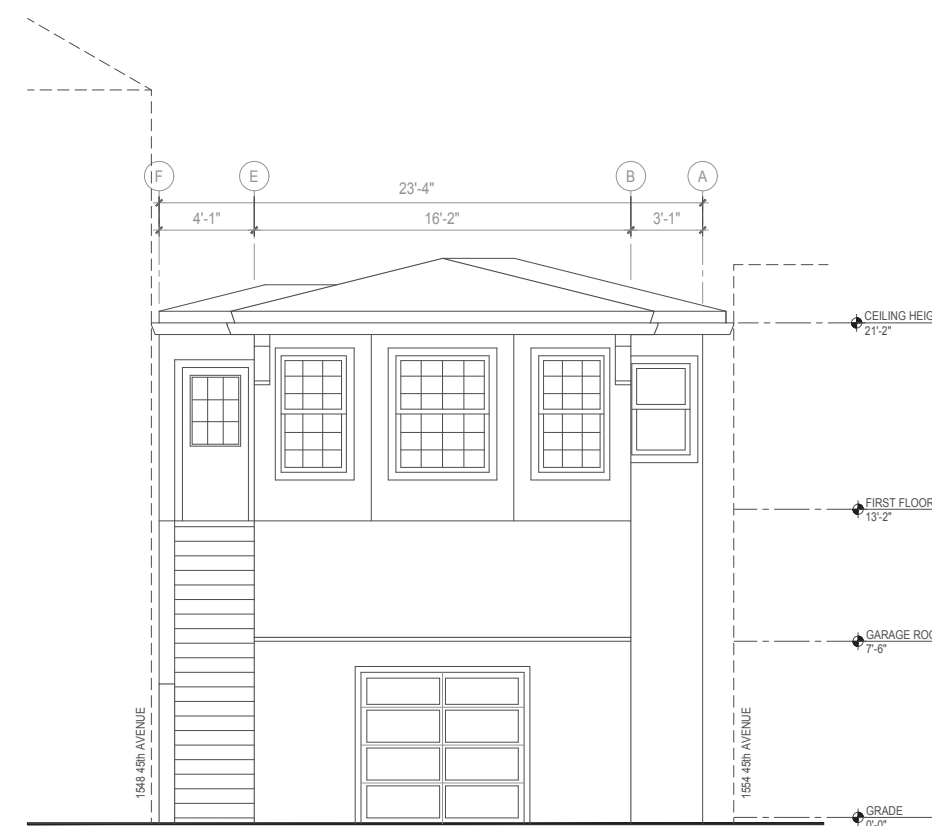
**04** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



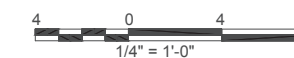
**02** EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

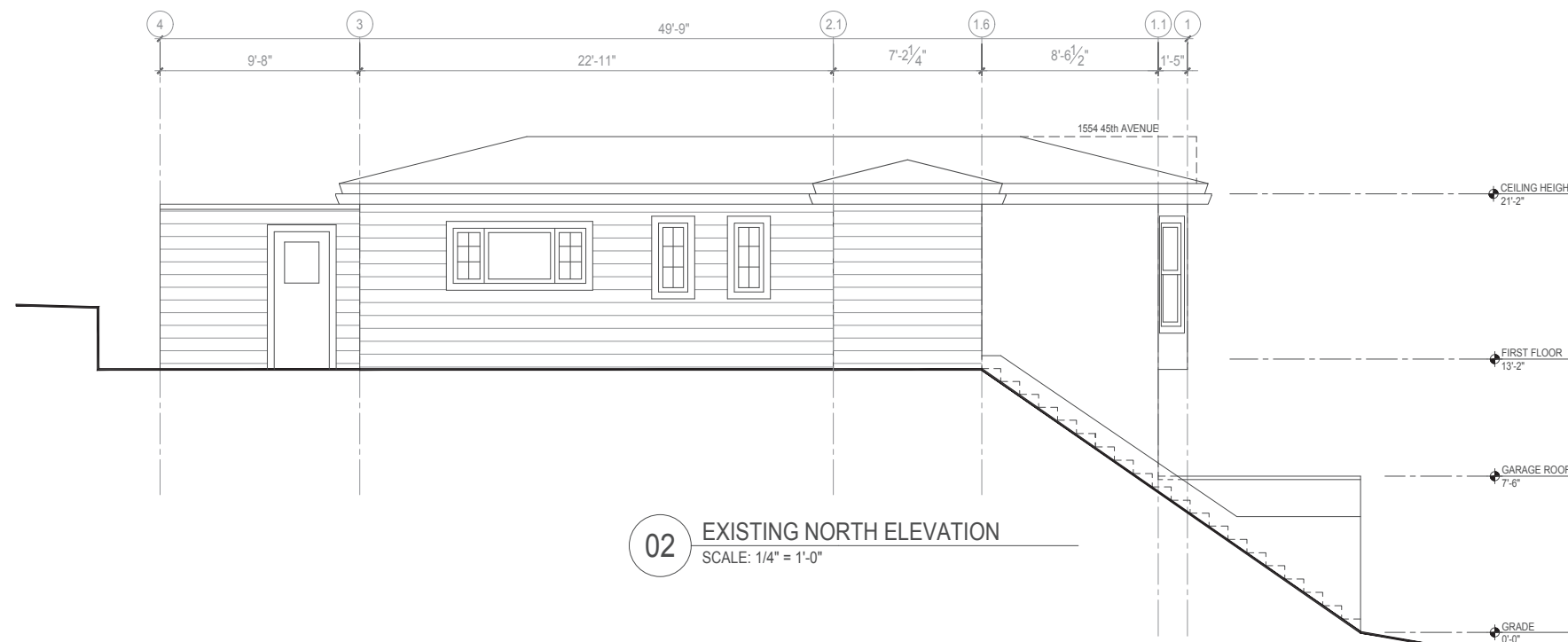


**03** PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

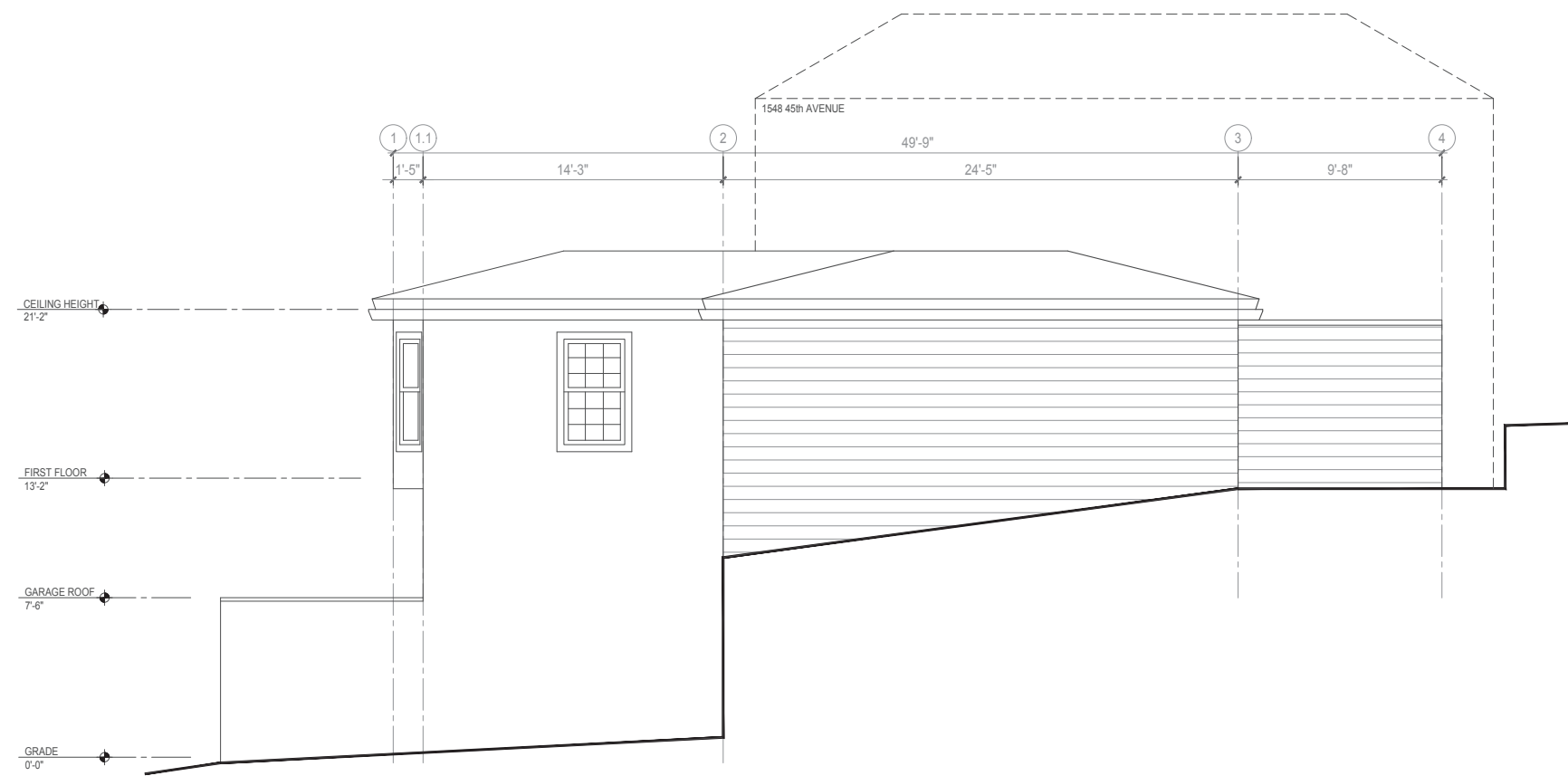


**01** EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

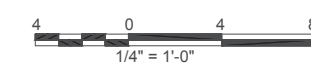




**02** EXISTING NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



**01** EXISTING SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



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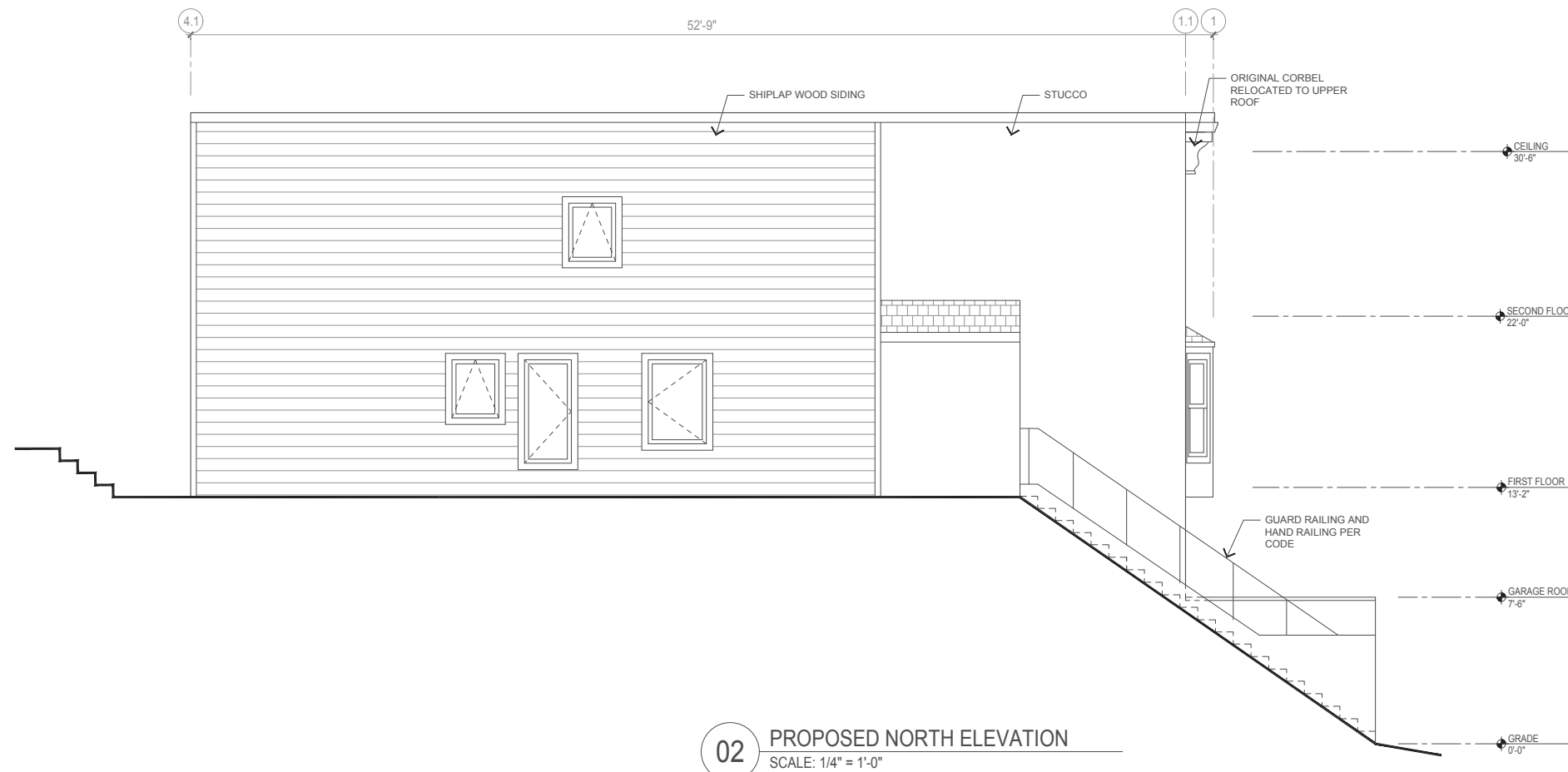
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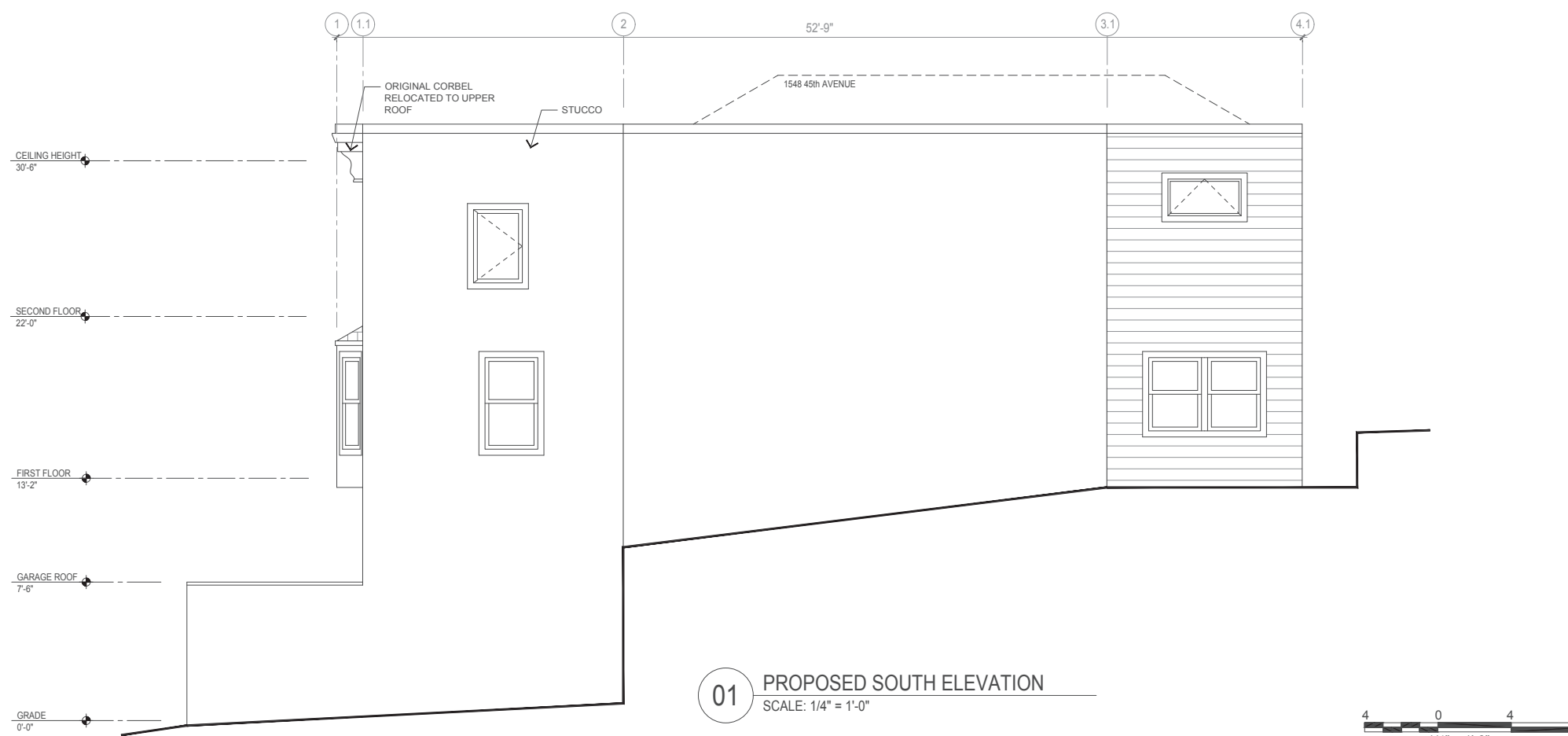
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# A2.2



**02** PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



**01** PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

