



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JUNE 23, 2016

Date: June 16, 2016
Case No.: **2014.1007CUA**
Project Address: **2178 Pine Street**
Zoning: RH-2 (Residential, House, Two-Family) District
 40-X Height and Bulk District
Block/Lot: 0652/016
Project Sponsor: 2178 Pine Street, LLC
 c/o Raffi Nazarian
 1970 Sacramento Street, #101
 San Francisco, CA 94109
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: Approve with Conditions

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project is to allow the de facto demolition of a two-story-over-basement, approximately 4,100 square-foot single-family house and its reconstruction and expansion as a three-story-over-garage, approximately 5,100 square-foot single-family house. The new building contains two tandem off-street parking spaces and one Class 1 bicycle parking space. The project is not seeking any exceptions or variances from the Planning Code.

The project requires Conditional Use Authorization pursuant to Planning Code Section 317 for the removal of a dwelling unit. This report includes findings for a Conditional Use Authorization in addition to the Demolition Criteria established in Planning Code Section 317.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	0	New Parking	2 tandem spaces
Number Of Existing Bedrooms	4	Number Of New Bedrooms	5
Existing Building Area	±4,155 square feet	New Building Area	±5,105 square feet

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of Pine Street, between Webster and Buchanan Streets, near the intersection of Webster Street, Lot 016 in Assessor's Block 0652 in the Western Addition neighborhood. The project site is within an RH-2 (Residential, House, Two-Family) Zoning District, and an 40-X Height and Bulk district. The subject lot is 25 feet wide and 112.5 feet deep, with an area of approximately 2,809 square feet, and slopes upward from the front of the property to the rear.

The property previously contained a two-story-over-basement, single-family house, constructed in 1882. In 2013, a majority of the building was illegally demolished, and the sloped front yard and retaining wall were removed to add a garage and insert an additional level. Currently, the primary façade and a portion of the front of the building are still remaining. On December 13, 2013, the Planning Department requested that the Department of Building Inspection suspend four building permits under which the scope of work was exceeded (2013.06.05.8758, 2013.08.07.3701, 2013.08.26.5192 and 2013.09.06.6134). In response, the project sponsor filed Building Permit Application 2014.05.19.6122 that included the entire scope of work, as requested in the Planning Department's suspension request letter.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Although the project site is within the RH-2 Zoning District, the subject block also contains RM-1 and RM-2 Zoning Districts that are north of the project site. Properties on the north side of Pine Street slope fairly steeply upwards, resulting in buildings that are set back from and elevated above the street and accessed by prominent stairs. The subject block is comprised primarily of single-family homes, flats, and multi-unit residential buildings. A nursing home, constructed in 1968, stands midblock on the south side of Pine Street. The surrounding area was developed primarily with Victorian-style, single-family homes during the late 19th century. Following the 1906 earthquake and fire, many homes were subdivided and new multi-unit buildings were constructed in the area to create much needed housing. This area was identified in 2009 as the Japantown Community & Cultural Historic District. While the subject building is within the Japantown Cultural Heritage boundary, it is not considered a contributory building to the historic district.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 1, 2016	June 1, 2016	22 days
Posted Notice	20 days	June 3, 2016	June 3, 2016	20 days
Mailed Notice	20 days	June 3, 2016	June 3, 2016	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

As of June 16, 2016, the Department has received six letters in support of the proposed project and none in opposition to the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The project is to allow the de facto demolition of a two-story-over-basement, approximately 4,100 square-foot single-family house and its reconstruction and expansion as a three-story-over-garage, approximately 5,100 square-foot single-family house.
- In 2013, a majority of the building was illegally demolished, and the sloped front yard and retaining wall were removed to add a garage and insert an additional level. Currently, the primary façade and a portion of the front of the building are still remaining.
- On December 13, 2013, the Planning Department requested that the Department of Building Inspection suspend four building permits under which the scope of work was exceeded (2013.06.05.8758, 2013.08.07.3701, 2013.08.26.5192 and 2013.09.06.6134). In response, the project sponsor filed Building Permit Application 2014.05.19.6122 that included the entire scope of work, as requested in the Planning Department's suspension request letter.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the de facto demolition and reconstruction and expansion of a dwelling unit within an RH-2 Zoning District, pursuant to Planning Code Section 317.

BASIS FOR RECOMMENDATION

- The project will replace a dwelling unit that was illegally demolished.
- The reconstructed building will provide a code compliant rear yard as opposed to the previous structure, which encroached approximately four feet into the required rear yard setback.
- The proposed project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approve with Conditions.
--

Attachments:

Draft Motion
Parcel/Zoning Map
Sanborn Map
Zoning Map
Site Photo
3-D Aerial Photo Looking South
CEQA Categorical Exemption Determination/Historic Resource Information
12/13/2013 Suspension Request to DBI
Reduced Plans
Site Context Photos

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Parcel/Zoning Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Site Photo | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> 3-D Aerial Photo | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> CEQA Categorical Exemption | <input checked="" type="checkbox"/> Site Context Photos |
| <input checked="" type="checkbox"/> 12/13/2013 Suspension Request | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> |

Exhibits above marked with an "X" are included in this packet

MW
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414A)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: JUNE 23, 2016

Date: June 16, 2016
Case No.: **2014.1007CUA**
Project Address: **2178 Pine Street**
Zoning: RH-2 (Residential, House, Two-Family) District
 40-X Height and Bulk District
Block/Lot: 0652/016
Project Sponsor: 2178 Pine Street, LLC
 c/o Raffi Nazarian
 1970 Sacramento Street, #101
 San Francisco, CA 94109
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF A RESIDENTIAL UNIT.

PREAMBLE

On May 9, 2016, Raffi Nazarian of 2178 Pine Street, LLC (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to allow the de facto demolition of a two-story-over-basement, approximately 4,100 square-foot single-family house and its reconstruction and expansion as a three-story-over-garage, approximately 5,100 square-foot single-family house at **2178 Pine Street** within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On June 23, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1007CUA.

On November 23, 2015, the project was determined by the Department to be categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 categorical exemption under Case No. 2014.1007E. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.1007CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposed project is to allow the de facto demolition of a two-story-over-basement, approximately 4,100 square-foot single-family house and its reconstruction and expansion as a three-story-over-garage, approximately 5,100 square-foot single-family house.
3. **Site Description and Present Use.** The subject property is located on the north side of Pine Street, between Webster and Buchanan Streets, near the intersection of Webster Street, Lot 016 in Assessor's Block 0652 in the Western Addition neighborhood. The project site is within an RH-2 (Residential, House, Two-Family) Zoning District, and an 40-X Height and Bulk district. The subject lot is 25 feet wide and 112.5 feet deep, with an area of approximately 2,809 square feet, and slopes upward from the front of the property to the rear.

The property previously contained a two-story-over-basement, single-family house, constructed in 1882. In 2013, a majority of the building was illegally demolished, and the sloped front yard and retaining wall were removed to add a garage and insert an additional level. Currently, the primary façade and a portion of the front of the building are still remaining. On December 13, 2013, the Planning Department requested that the Department of Building Inspection suspend four building permits under which the scope of work was exceeded (2013.06.05.8758, 2013.08.07.3701, 2013.08.26.5192 and 2013.09.06.6134). In response, the project sponsor filed Building Permit Application 2014.05.19.6122 that included the entire scope of work, as requested in the Planning Department's suspension request letter.

4. **Surrounding Properties and Neighborhood.** Although the project site is within the RH-2 Zoning District, the subject block also contains RM-1 and RM-2 Zoning Districts that are north of the project site. Properties on the north side of Pine Street slope fairly steeply upwards, resulting in buildings that are set back from and elevated above the street and accessed by prominent stairs. The subject block is comprised primarily of single-family homes, flats, and multi-unit residential buildings. A nursing home, constructed in 1968, stands midblock on the south side of Pine Street. The surrounding area was developed primarily with Victorian-style, single-family homes during the late 19th century. Following the 1906 earthquake and fire, many homes were subdivided and new multi-unit buildings were constructed in the area to create much needed housing. This area

was identified in 2009 as the Japantown Community & Cultural Historic District. While the subject building is within the Japantown Cultural Heritage boundary, it is not considered a contributory building to the historic district.

5. **Public Comment.** As of June 16, 2016, the Department has received six letters in support of the proposed project and none in opposition to the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit in an RH-2 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8 “Additional Findings pursuant to Planning Code Section 317” below.

- B. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback shall be based on the average of adjacent properties.

The subject building is between Webster and Buchanan Streets, near the intersection of Webster Street. The adjacent building to the west fronts on Webster Street, resulting in only one adjacent building to the east being used for front setback averaging. The front setback for the adjacent building to the east is approximately 21 feet; therefore, the front setback requirement for the subject building would be approximately 10.5 feet. The project complies with the front setback requirement.

- C. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard at grade and above, for properties containing dwelling units in RH-2 Zoning Districts. The required rear yard is 45 percent of the total depth, or a distance equal to the average depths of the rear building walls of the two adjacent buildings. However, the required rear yard cannot be less than 25 percent of the lot depth or 15 feet, whichever is greater. Further, when applying the average alternative, the last 10 feet of the proposed building depth is limited to a height of 30 feet above curb.

The subject property is approximately 112 feet deep. The 45 percent and 25 percent rear yard setback requirements would be approximately 50 feet and 28 feet, respectively. The adjacent three-story building to the east extends beyond the 25 percent setback. Therefore, based on averaging, the required rear yard for the subject building would be 28 feet or 25 percent of the lot depth. Additionally, the rearmost 10 feet of the proposed building is limited to 30 feet in height. The project complies with the rear yard setback requirement.

- D. **Usable Open Space.** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private or 166 square feet per unit if common usable open space is provided.

The project proposes an approximately 28-foot deep rear yard, resulting in an open space area of approximately 700 square feet.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley, at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

The reconstructed building would have frontage on Pine Street, which is approximately 69 feet in width.

- F. **Street Frontages.** Planning Code Section 144 requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width. Additionally, street-facing garage structures and garage doors may not extend closer to the street than a primary building facade unless the lot has an upward or downward slope from the front lot line to the forward edge of the required rear yard, along the centerline of the building, of more than 20 percent.

The project proposes a code-complying garage door width of 10 feet. Based on a site survey submitted by the project sponsor, the previously existing natural grade had an upward slope of 21.56 percent from the front lot line to the forward edge of the required rear yard.

- G. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit and a maximum of three spaces where one is required.

The project proposes two tandem off-street parking spaces.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The project proposes one Class 1 bicycle parking space in the parking garage and no Class 2 bicycle parking spaces.

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in RH-2 Zoning Districts, height is measured at the center of the building starting from curb to a point of 40 at the front setback.

The project proposes a three-story over garage, single-family house that is 40 feet tall.

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The floor area of the proposed building will increase from 4,155 gross square feet to 4,817 gross square feet, as defined by Planning Code Section 401. With an addition of 662 gross square feet, the project is, therefore, not subject to the Residential Child Care Impact Fee.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed project is compatible with the immediate neighborhood. The proposed project is to allow the reconstruction and expansion of the previously existing single-family house. The property previously contained a two-story-over-basement, single-family house, constructed in 1882. In 2013, a majority of the building was illegally demolished, and the sloped front yard and retaining wall were removed to add a garage and insert an additional level. Currently, the primary façade and a portion of the front of the building are still remaining.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed single-family house is comparable to the previously existing structure. The project would preserve and restore the asymmetrical façade featuring a two-story angled bay and recessed entry porch, as well as massing and landscape setbacks compatible with the surrounding buildings. The previous building encroached into the required rear yard setback by approximately four feet. The replacement building would provide a conforming 28-foot deep rear yard, thus contributing to the overall expanse of the mid-block open space.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

While the Planning Code requires one off-street parking space for the replacement building, the garage is designed to accommodate two tandem spaces, which will improve availability of on-street parking in the neighborhood. In addition, one Class 1 bicycle parking space is provided in the garage.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed project incorporates landscaping on the roof of the new garage, increased open space in the rear yard, a landscaped front yard, and the addition of a permeable driveway.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The proposed project is consistent with the stated purpose of the RH-2 District.

- 8. **Additional Findings pursuant to Planning Code Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. On balance, the project does comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing code violations;

Prior to the Notice of Violation (NOV) related to the 2013 illegal demolition, the property did not show any code violations. When a NOV was issued in December 2013 for exceeding the scope of work on approved permits, the Project Sponsor worked with Department staff to remedy the situation by undergoing environmental review and making modifications to the plans to address preservation issues. The proposed project would restore and replace the previously existing structure in similar size and scale, conform to neighborhood design guidelines, and comply with current Planning Code provisions, such as the rear yard setback requirement.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

According to the Project Sponsor, the single-family building was purchased "as is" in 2013 and was not in a decent nor safe condition. The structure was leaning significantly towards the west, interior floors were severely sloping, and the entry concrete steps were broken and separated from what remained of the foundation.

- iii. Whether the property is an "historical resource" under CEQA;

Although the previous structure was more than 50 years old, the Planning Department determined that the subject property is a non-contributor to the Japantown Community and Cultural Historic District.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The criterion does not apply, as the property is not a historical resource under CEQA.

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

No rent controlled units will be removed. The single-family house was not a rental unit. It was owner-occupied prior to the project sponsor's purchase in 2013.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

No rent-controlled units will be removed. As a single-family dwelling, it is not subject to rent control.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

The project proposes to replace a single-family house that was illegally demolished in 2013.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The proposed single-family house is comparable to the previously existing structure. The project would preserve and restore the asymmetrical façade featuring a two-story angled bay and recessed entry porch, as well as massing and landscape setbacks compatible with the surrounding buildings. The previous building encroached into the required rear yard setback by approximately four feet. The replacement building would provide a conforming 28-foot deep rear yard, thus contributing to the overall expanse of the mid-block open space.

- ix. Whether the Project protects the relative affordability of existing housing;

The project removed an older dwelling unit, which is generally considered more affordable than a more recently constructed unit.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The project is not subject to the provisions of Planning Code Section 415, as the project proposes fewer than 10 units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The proposed single-family house is comparable to the previously existing structure. It has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

- xii. Whether the project increases the number of family-sized units on-site;

The project would maintain the single-family use at the site.

- xiii. Whether the Project creates new supportive housing;

The project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall massing, design, and materials of the replacement building are consistent with the block-face and compliment the neighborhood character. The project proposes to maintain and restore the original façade of the previous structure.

- xv. Whether the Project increases the number of on-site dwelling units;

The project would maintain the single-family use at the site.

- xvi. Whether the Project increases the number of on-site bedrooms.

The project would increase the bedroom count from four to five.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and,

The maximum density for the subject property is two units. The project would maintain the single-family use at the site.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The existing single-family dwelling is not subject to rent control. However, the former residence contained 2,765 square feet of habitable area and four bedrooms. The replacement building will contain 4,130 square feet of habitable area with five bedrooms.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The proposed replacement building conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. The proposal would be in general compliance with the requirements of the Planning Code.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The proposed project would reinforce the existing street pattern as the building massing is appropriate for the neighborhood. The proposed replacement building contains a garage at the ground level that is set back

approximately 10 feet from the front lot line. The building façade is set back an additional 10 feet with an elevated and recessed front entry.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed project would be compatible with the existing neighborhood character and development pattern, particularly because the replacement building is of a similar massing, width and height to the previously existing building as well as existing structures along the block-face.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses/spaces.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project proposes to replace the single-family house that was illegally demolished. The proposed replacement building would be of a similar massing, width and height to the previously existing building.

C. That the City's supply of affordable housing be preserved and enhanced,

The subject property does not contain any existing affordable housing or rent controlled units. The project proposes to replace the single-family house that was illegally demolished.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project meets the off-street parking and bicycle parking requirements of the Planning Code and is therefore not anticipated to impede transit service or overburden the streets or neighborhood parking.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project is a residential project in an RH-2 District; therefore the project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The replacement structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative effect on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 - Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.1007CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. _____. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 23, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: June 23, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the de facto demolition of a two-story-over-basement, approximately 4,100 square-foot single-family house and its reconstruction and expansion as a three-story-over-garage, approximately 5,100 square-foot single-family house, located at 2178 Pine Street, Lot 016 in Assessor's Block 0652, pursuant to Planning Code Sections 303 and 317 within an RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated June 23, 2016, and labeled "EXHIBIT B" included in the docket for Case No. 2014.1007CUA and subject to conditions of approval reviewed and approved by the Commission on June 23, 2016 under Motion No. _____. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 23, 2016, under Motion No. _____.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. _____ shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING AND TRAFFIC

7. **Bicycle Parking.** The Project shall provide one (1) Class 1 bicycle parking space as required by Planning Code Sections 155.1 and 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide one (1) independently accessible off-street parking space.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

9. **Child Care Fee - Residential.** The Project is not subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

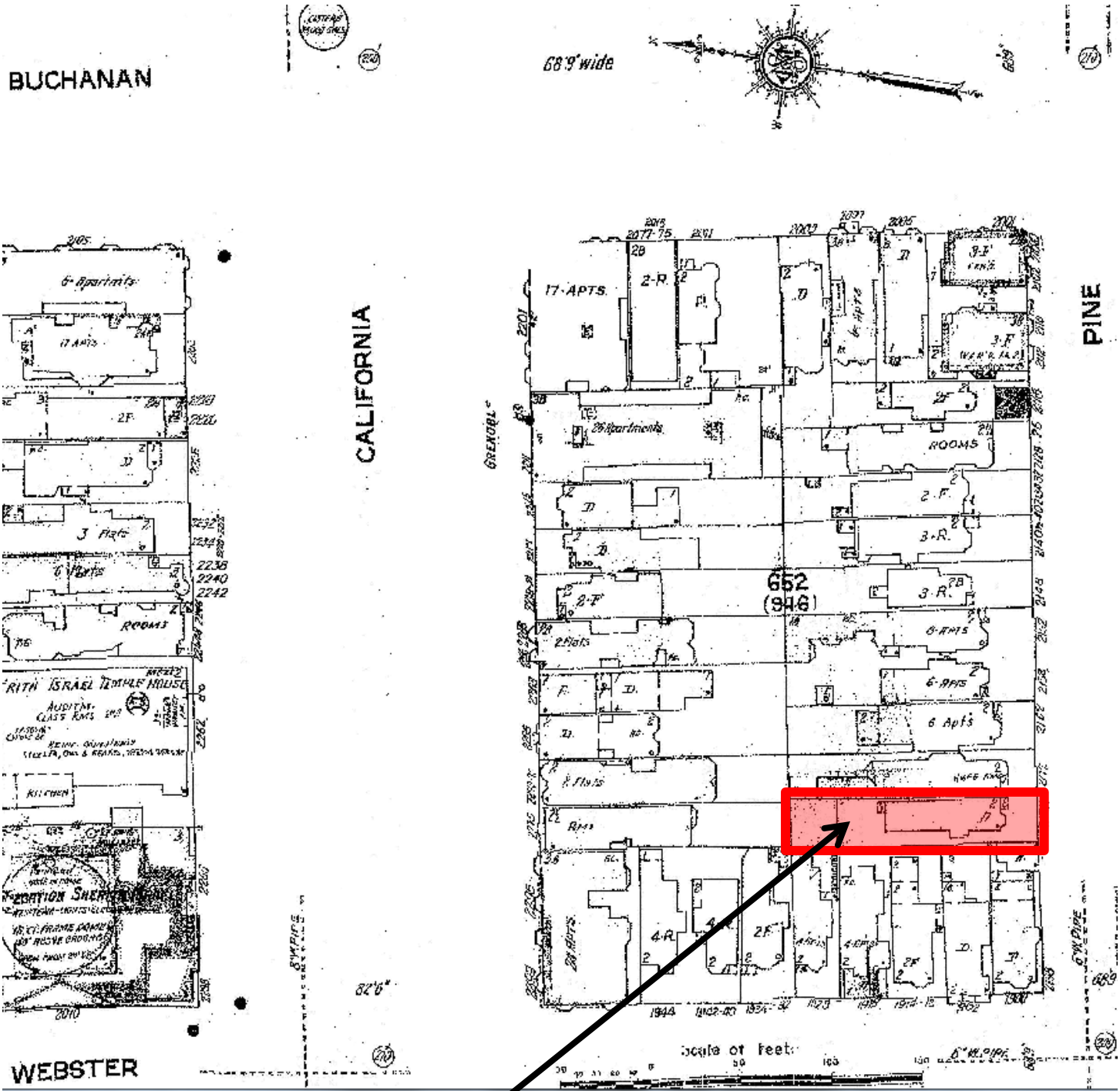
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

Sanborn Map*

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

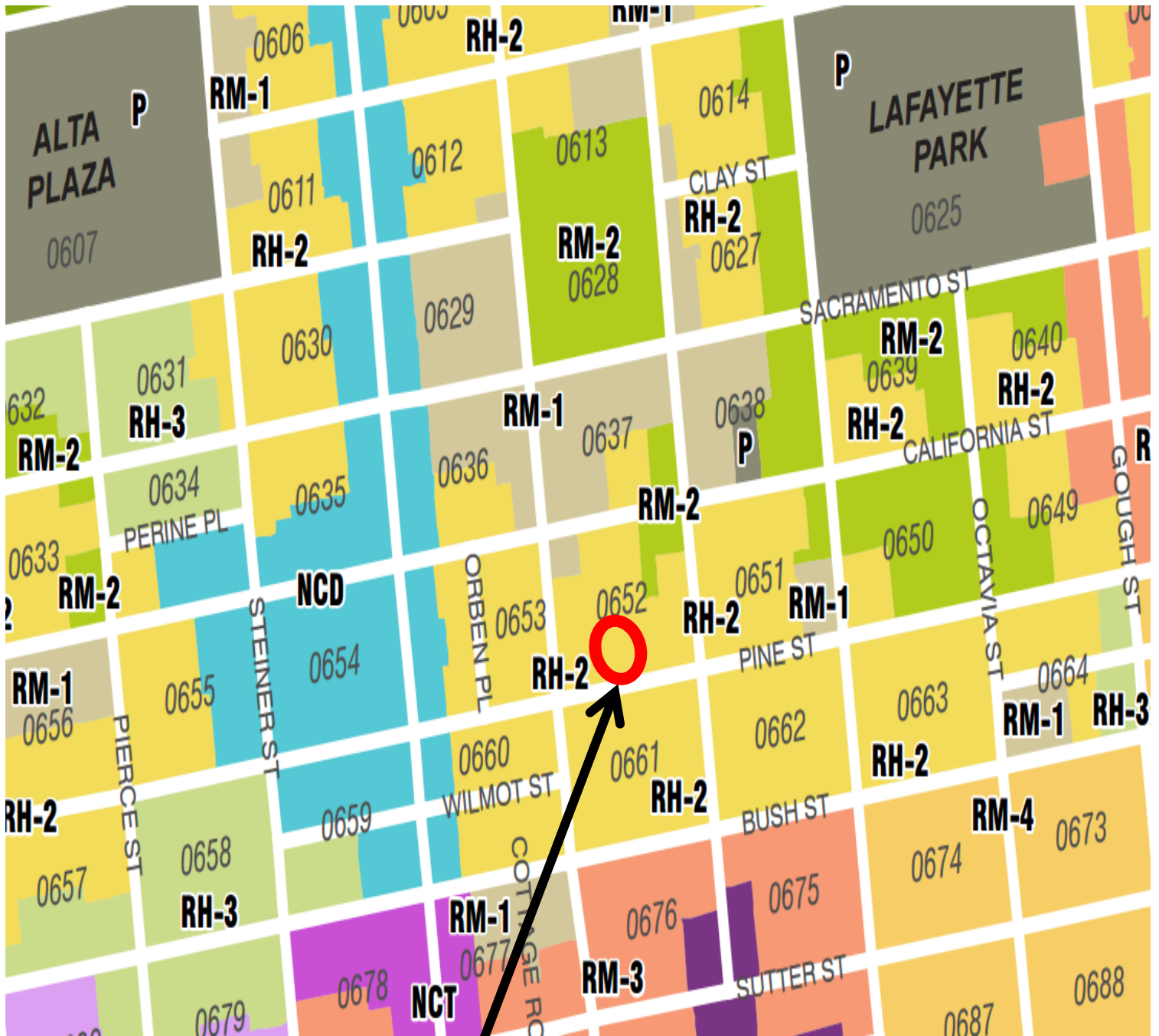


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.1007CUA
2178 Pine Street

Zoning Map



PROJECT SITE



Conditional Use Hearing
Case Number 2014.1007CUA
2178 Pine Street

Site Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2014.1007CUA
2178 Pine Street

3-D Aerial Photo Looking South



ONLY THE FRONT FAÇADE REMAINS



Conditional Use Hearing
Case Number 2014.1007CUA
2178 Pine Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2178 Pine St.		0652/016	
Case No.	Permit No.	Plans Dated	
2014.1007E		11/19/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construct a new four-story single-family residence that retains and reconfigures the facade of the demolished building that was previously on site. Add a garage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input checked="" type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <small>Digitally signed by Jean Poling, DN: cn=Jean Poling, o=City and County of San Francisco, ou=City and County of San Francisco, email=jean.poling@sfgov.org, c=US</small>	
Project will follow recommendations of 11/13/15 Papadimos Group acoustical study.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): Per PTR form signed by Senior Preservation Planner Tina Tam dated 10/19/2015 (see attached). (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Property determined to be a non-contributor to an eligible historic district per HRER Part I dated 02/20/2015 (see attached).	
Preservation Planner Signature: Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=City Planning, ou=City Planning, email=avanders@sf.gov Date: 2015.11.23 13:23:13 -0800</small>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name:	Signature:
	Project Approval Action: Mandatory Discr. Review If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Jean Poling <small>Digitally signed by Jean Poling DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jeanie.poling@sfgov.org Date: 2015.11.23 14:03:54 -0800</small>
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

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

Date February 20, 2015
Case No.: 2014.1007E
Project Address: 2178 Pine Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0652/016
Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property stands on the north side of Pine Street near the intersection of Webster Street. Properties on the north side of Pine Street slope fairly steeply northwards, resulting in buildings that are setback from and elevated above the street and accessed by prominent stairs. The subject property was a two-story, gable roof with false-front parapet, residential building constructed in the Italianate style by local builder Henry Hinkel in 1882. The subject building is setback from and above Pine Street. Based on the Historic Resource Evaluation (HRE) report for the subject property prepared by Left Coast History (September 5, 2014), Hinkel built the property for Walter G. Landers, a mine assayer. The property had multiple owners during the late 19th and into the mid-20th century, who either rented out the property or who resided at the property and also took lodgers. One of the longest owners during this period was the O'Leary family, who operated a livery stable. In 1945, the house was purchased by an African-American family, Reverend Clem and Willie King, who clad the front with stucco in 1945, but did not live there. In 1947, the Kings sold the house to Masao and Toshiko Iwawaki, who continued to live there until they sold the home in 1965.

In 2013, the majority of the building was illegally demolished and the sloped front yard and retaining wall were removed to add a garage and additional level. The primary façade and a portion of the front of the building are still extant.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state, or national registries. The subject building is within the Japantown Cultural Heritage boundary (JCHESS Figure 1.1) and was included in the 2009 Japantown Historic Resources Survey but the subject property was not evaluated. Therefore, the building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1882).

Neighborhood Context and Description

The subject property is located in the Western Addition neighborhood and the surrounding area was primarily developed with Victorian-style, single-family homes during the late 19th century. In response to the 1906 Earthquake and Fire, many homes were subdivided and new multi-unit buildings were constructed in the area to create much needed housing. The area was always ethnically diverse, however, after 1906 Japanese-Americans became prominent in the area and portions of the neighborhood became known as Japantown. During World War II, when Japanese-American residents were forcibly removed to internment camps, African-Americans moved into the neighborhood. After World War II some Japanese-Americans returned to the neighborhood, resulting in reestablishing the Western Addition Japantown. However, mid-century urban renewal programs targeted the Western Addition, which displaced residents and businesses during the 1950s and 1960s, altering the location and character of Japantown.

The subject block of Pine Street between Buchanan and Webster streets is comprised primarily of single-family homes, flats, and multi-unit residential buildings constructed between the 1870 and 1920s, with the majority constructed in the 1890s. While a number are in the Italianate style, some have undergone alterations, including recladding and insertion of garages. A nursing home constructed in 1968 stands midblock on the south side of Pine Street.

The Japantown Community & Cultural Historic District was identified in 2009 during the Japantown Historic Resources Survey.¹ The historic district is a physical record of Japantown's social and cultural development in San Francisco and is significant under Criterion 1. The period of significance for the Historic District is approximately 1906, when Japanese-American residents first began to settle in the Japantown neighborhood, to 1960, which includes the post-World War II resettlement and the beginning of the period of federally funded urban renewal projects in the neighborhood. As currently identified, the generally boundary of the Historic District is a three block area bounded by Pine Street to the north, Bush and Austin Streets to the south, Gough Street to the east, and Buchanan Street to the west. However, the nomination clearly states that these boundaries are tentative and that the extent of the district may be expanded as warranted by further research. As argued below, additional research by Department staff indicates that the Historic District should be extended one block to the west to include both side of Pine Street between Buchanan and Webster streets.

¹ Caitlin Harvey and Matt Weintraub. *Japantown Community & Cultural Historic District DPR 523D*, May 2009. On file at the San Francisco Planning Department.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
<p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: n/a</p>	<p>Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: 1906-1960</p> <p><input type="checkbox"/> Contributor <input checked="" type="checkbox"/> Non-Contributor</p>

Based on the information provided in the HRE report prepared for the subject property, information found in Planning Department records including the previously identified Japantown Community & Cultural Historic District, and additional research by Planning staff, the Department finds that the subject building is not individually eligible for inclusion on the California Register and is within but does not contribute to the proposed extension of an identified historic district, the Japantown Community & Cultural Historic District, due to lack of integrity.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1882, the subject property is generally associated with the late 19th century development of the neighborhood but it did not make a significant contribution to the founding or the development pattern of the neighborhood or to late 19th century local history generally. As discussed above, Masao and Toshiko Iwawaki purchased the subject property from Reverend Clem and Willie King in 1947 and continued to live there until they sold the home in 1965. The purchase of the property by a Japanese-American couple from an African-American couple during the post-internment period is generally associated with reestablishment of Japantown in the Western Addition neighborhood. As discussed below the subject property is within a proposed expansion of an indentified Historic District, which is significant for its association with the cultural heritage of California. However, the role of the subject property as a single-family home in the development of Japantown does not appear to make it individually significant under this criterion. Therefore, Staff finds that the subject property is not individually eligible for inclusion on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based on the information provided in the HRE report of the subject property, the original property owner was Walter G. Landers, a mine assayer. The property then had multiple owners during the late 19th and

into the mid-20th century, one of the longest owners during this period was the O'Leary family, who operated a livery stable. As mentioned above, the Iwawaki family owned and resided at the property from 1947 to 1965. None of these owners or any of the residents appears to be important to our local, regional or national past. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1882, the subject property was originally a two-story, gable roof with false-front parapet, residential building constructed in the Italianate style by local builder Henry Hinkel. The building's façade was stripped and stuccoed in 1945. In 2013, the majority of the building was illegally demolished and the sloped front yard and retaining wall were removed. The primary façade and a portion of the front of the building are still extant. Due to this drastic alteration and the previous alteration to the primary façade, the subject building is not a distinctive example of a type, period, region, method of construction, or style. Similarly, the building is not a significant example of the work of prolific local builder Henry Hinkel.

The buildings on this block are primarily residential and were constructed between 1870 and the 1920s, with the majority built during the 1890s. While there are several notable examples of late 19th century Italianate-style architect on this block, several buildings have undergone drastic alterations. Generally, the subject block lacks cohesion, due to the variety of styles, massing, residential building types and landscape setbacks noted, and does not appear to be an eligible historic district for late 19th century residential architecture. Therefore, the subject building is not eligible under Criterion 3 (Architecture).

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

The subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

Japantown Community & Cultural Historic District Expansion

As mentioned above, the Japantown Community & Cultural Historic District was identified in 2009 with a period of significance of c. 1906-1960. The historic district is a physical record of Japantown's social and cultural development in San Francisco and is significant under Criterion 1. The significance of the Historic District is summarized as follows:

The historic presence of the Japanese ethnic community in the Japantown neighborhood provides the basis for determining the significance of the Historic District. Evaluative criteria adopted at local, state, and national levels establish the importance of physical properties that are associated with notable historic events, including events related to the development of historic and influential ethnic communities such as exists in Japantown. The Japantown neighborhood of San Francisco has been home to the city's historic Japanese ethnic community for over a century, and is one of only three remaining historic "Japantown" communities in California – the others are located in San Jose and Los Angeles. As such, San Francisco's Japantown is a historic homeland for *Nikkei*, people of Japanese ancestry, located in the region, throughout California, and nationwide.

As identified in 2009, the Historic District boundaries contain a concentration of properties associated with the historical development of the Japanese culture and community in the Japantown neighborhood. The Historic District is comprised of 87 contributing properties consisting of five civic and community

properties, two mixed-use residential and commercial properties, and the remaining are residential properties. However, it was understood and recommended by the district authors that additional research and analysis that succeeded in documenting Japanese occupancy and ownership of properties within Japantown would expand the Historic District boundaries.

Additional cursory census and city directory research by Department staff indicates that over half of the 22 buildings along Pine Street between Buchanan and Webster Streets had Japanese-American occupants during the Historic District's period of significance, primarily in the 1930s and 1950s. As with the previously identified Historic District, most of these properties are individual or multi-unit residential properties. Of note is the Catholic Japanese Home, dating to the 1910s, located at 2158 Pine Street; 2132 Pine Street was the residence of the Abiko family, who operated the Japanese American News, during the early 1940s; 2191 Pine Street was the location of Dr. Rober Kiyasu and Dr. K. Kiyasu, Ishizawa Yokyoku Instructor, both before and after WWII; and the apartment buildings at 2189 and 2191 Pine Street that housed multiple Japanese-American residents. Based upon this research, it appears appropriate to expand the identified historic district one block to the west to include the subject block. However, as discussed below, the subject building would not contribute to this expanded Historic District due to lack of integrity.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks			

2178 Pine Street does not retain its historic integrity. In 2013, the majority of the building was demolished leaving just the façade and a small portion of the front of the building intact. Additionally, the sloped incline was excavated for a garage, which results in adding two stories to the height of the building and drastically altering the general massing and scale of the building. This work has impacted the association, design, workmanship, feeling, and materials, and has partially altered the setting of the building. Due to these changes, the building only retains integrity of location. Therefore, the subject building would not contribute to the proposed extension of the Japantown Community & Cultural Historic District.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character defining features of the Historic District include the following:

- Asymmetrical primary façade with recessed entry porch, access by steep stairs on north side of Pine and Bush Streets,
- Two- to three- stories in height with long rectangular plans capped by gable and flat roofs,
- Wood frame construction and clad in wood or stucco siding,
- Late 19th century and early 20th century architectural styles, especially in the form of Stick and Italianate row houses
- Bay windows and facades organized into multiple bays.

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 2-20-2015



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/19/2015	Date of Form Completion	10/19/2015
--	------------	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	2178 Pine Street	
Block/Lot:	Cross Streets:	
0652/016	Webster and Buchanan Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.1007E

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:		
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/25/2015
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>In 2013, the majority of this single-family residential building was illegally demolished and the sloped front yard and retaining wall were removed to add a garage and additional level. The primary façade and a portion of the front of the building are still extant. The proposed project is to rebuild the demolished portions of the building, to add a garage, and to retain facade architectural details. An HRER Part I, dated 2/20/2015, found the property to be a non-contributor to an eligible historic district.</p>	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input checked="" type="radio"/> Yes	<input type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	1906-1960	
		<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>The subject property is a non-contributor to the Japantown Community & Cultural Historic District. As outline in the HRER Part I, this district was identified in 2009 as a physical record of Japantown's social and cultural development in San Francisco and is significant under Criterion 1. The period of significance for the Historic District is approximately 1906, when Japanese-American residents first began to settle in the Japantown neighborhood, to 1960, which includes the post-World War II resettlement and the beginning of the period of federally funded urban renewal projects in the neighborhood. As identified in 2009, the generally boundary of the Historic District was a three block area bounded by Pine Street to the north, Bush and Austin Streets to the south, Gough Street to the east, and Buchanan Street to the west. However, the nomination clearly states that these boundaries are tentative and that the extent of the district may be expanded as warranted by further research. The HRER Part I for this project extended the district boundaries one block to the west to include both side of Pine Street between Buchanan and Webster streets.</p> <p>Character defining features of the Historic District include the following:</p> <ul style="list-style-type: none"> • Asymmetrical primary façade with recessed entry porch, access by steep stairs on north side of Pine and Bush Streets, • Two- to three- stories in height with long rectangular plans capped by gable and flat roofs, • Wood frame construction and clad in wood or stucco siding, • Late 19th century and early 20th century architectural styles, especially in the form of Stick and Italianate row houses • Bay windows and facades organized into multiple bays. <p>The proposed project retains the remaining Italianate-style architectural details on the primary facade, including the bracketed cornice; the arched double-hung wood windows; stucco and horizontal wood board cladding; and the recessed front entry featuring pilasters, paneled frieze, and molded door hood. The property retains an asymmetrical facade that features a two-story angled bay and recessed entry porch accessed by steep stairs from the street. The property retains massing and landscape setbacks that are compatible with the surrounding district. Therefore, the proposed project is compatible with the surrounding Historic District.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Ima In</i>	10-26-2015

IMAGE



Source: Google, December 2013.



SAN FRANCISCO PLANNING DEPARTMENT

Suspension Request

December 13, 2013

Tom Hui, CBO
Director
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

Building Application No.: 2013.06.05.8758, 2013.08.07.3701, 2013.08.26.5192, and
2013.09.06.6134
Property Address: 2178 Pine Street
Block and Lot 0652/016
Zoning District: RH-2/40-X
Staff Contact: Kevin Brusatori - (415) 558-6290
kevin.brusatori@sfgov.org

Dear Mr. Hui,

This letter is to request that the Department of Building Inspection (DBI) suspend **Building Permit Application Numbers 2013.06.05.8758, 2013.08.07.3701, 2013.08.26.5192 and 2013.09.06.6134** for the entire scope of work for the property at 2178 Pine Street.

Building Permit Application Numbers **2013.06.05.8758** and **2013.08.07.3701** were approved over-the-counter by the Planning Department and it appears the applicant has exceeded the scope of work stated on both permits. Building Permit Application Numbers **2013.08.26.5192** and **2013.09.06.6134** have been issued as structural revisions that did not require Planning Department review.

It has come to the Department's attention that the applicant has removed almost the entire structure, leaving only the front façade. This increased scope of work to the building may trigger the thresholds for a demolition of a dwelling unit under Planning Code Section 317 and may require a Planning Commission hearing. Additionally, this increased scope of work will require further environmental review due to the fact that the building is classified as a potential historic resource. In light of this, the Planning Department is requesting that all of the above mentioned permits be suspended and that the applicant be required to submit one consolidated Building Permit and plans for the entire scope of work.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, or call 575-6880.

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

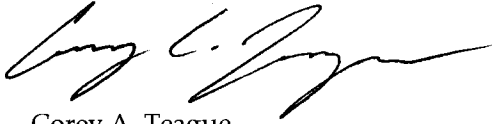
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Tom Hui, Director DBI
Suspension Request
2178 Pine Street
December 13, 2013

Sincerely,

A handwritten signature in black ink, appearing to read "Corey A. Teague". The signature is fluid and cursive, with a long horizontal stroke at the end.

Corey A. Teague
Acting Zoning Administrator

CC: 2178 Pine Street LLC, 1970 Sacramento Street, San Francisco, CA, 94109
Daniel Lowrey, Acting Deputy Director, Department of Building Inspection
Kevin Brusatori, Planning Department
David Lindsay, Planning Department

GENERAL CONSTRUCTION NOTES:

- PROVIDE SMOKE DETECTORS AT BEDROOMS AND HALLWAYS PER CALIFORNIA BUILDING CODE.
- AT ALL HABITABLE AREAS, RECEPTACLE OUTLETS ARE TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - AT 12" O.C. MAXIMUM AND WITHIN 6 FEET FROM END OF WALLS.
 - ANY WALL SPACE 2 OR MORE FEET WIDE.
 - AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", AND LOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTACLE.
 - IN ANY HALLWAY MORE THAN 10' IN LENGTH.
 - ADJACENT TO EACH BATHROOM BASIN LOCATION.
- GROUND FAULT CIRCUIT INTERRUPT (GFCI) OUTLETS SHALL BE INSTALLED IN REMODELED AREAS AT THE FOLLOWING LOCATIONS:
 - GARAGE
 - BATHROOMS
 - ALL KITCHEN COUNTERTOPS
 - ALL EXTERIOR RECEPTICLES
 - ALL UNFINISHED BASEMENT AREAS
 - WITHIN 6 FEET OF WET BAR SINKS
- KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE 20 AMPERE SMALL APPLIANCE CIRCUITS.
- LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE CIRCUIT FOR LAUNDRY APPLIANCES.
- BATHROOM RECEPTICLE OUTLETS SHALL BE ON A DEDICATED 20 AMPERE CIRCUIT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.
- PROVIDE A MINIMUM 100 SQ. IN. MAKE-UP AIR GRILL TO SERVE DRYER.
- WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL BE CERAMIC TILE TO A HEIGHT OF +70", OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.
- ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARE TO BE MOISTURE RESISTANT.
- GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II, WITH ALL DOORS TO SHOWER SWINGING OUTWARD.
- NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. CIRCLE.
- ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS.
- ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING DEVICES.
- ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE FOLLOWING:
 - A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS WITH 4 OR MORE RISERS.
 - THE TOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS.
 - INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA. CANNOT PASS THROUGH.
 - HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
 - HANDGRIP SURFACE SHALL BE 1-1/4" TO 1-1/2" IN CROSS SECTION OR A SHAPE THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE.
 - HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL SURFACE.
- A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 42" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. OPENINGS BETWEEN BALUSTERS SHALL BE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
- IN BATHROOMS OR KITCHENS: HIGH EFFICACY LAMPS SHALL HAVE LAMP EFFICACY AS FOLLOWS:
 - < 15 W = MIN. 40 LM/W
 - 15-40 W = MIN. 50 LM/W
 - >40 W = 60 LM/W
- PROVIDE ATTIC VENTILATION AT PROPOSED WORK AS PER C.B.C..
- PROVIDE ATTIC ACCESS WITH A MIN. OPENING AREA OF 22" X 30" WHERE ATTIC HEIGHT 30" OR GREATER, AS PER C.B.C..
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A RESCUE WINDOW THAT COMPLIES WITH C.B.C.. EACH RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQUARE FEET, WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - GLAZING IN EGRESS OR EGRESS DOORS
 - GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, AND SHOWERS.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
 - GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS LESS THAN 36" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES
 - WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SCOPE OF WORK:

REPLACEMENT STRUCTURE FOR ILLEGALLY DEMOLISHED SINGLE-FAMILY RESIDENCE. NEW ROOF DECK UNDER 500 SQ.FT.

PROJECT DATA:

BLOCK / LOT: 0652 / 016
 NEIGHBORHOOD: WESTERN ADDITION
 ZONING: RH-2
 ZONING HEIGHT LIMIT: 40'-X
 (E) & (P) HEIGHT: 40'
 LOT SIZE: 2,809 SQ. FT.
 LOT DIMENSIONS: 25' X 112.50'
 EXISTING USE: R-3 (ONE-UNIT)
 PROPOSED USE: R-3 (ONE-UNIT) / U (GARAGE)
 EXISTING CONSTRUCTION: V-B
 PROPOSED CONSTRUCTION: V-B, FULLY SPRINKLERED PER CBC SECTION 903.3.1.2

PROJECT CALCS:

PREVIOUSLY EXISTING:	PLANNING GROSS
(E) BASEMENT (UNCONDITIONED/STORAGE):	1,390 SQ.FT.
(E) FIRST FLOOR:	1,390 SQ.FT.
(E) SECOND FLOOR:	1,375 SQ.FT.
TOTAL FLOOR AREA:	4,155 SQ.FT.

PROPOSED:	
(P) GARAGE:	975 SQ.FT.
(P) FIRST FLOOR:	1,430 SQ.FT.
(P) SECOND FLOOR:	1,375 SQ.FT.
(P) THIRD FLOOR:	1,325 SQ.FT.
TOTAL CONDITIONED FLOOR AREA:	4,130 SQ.FT.

TOTAL CONSTRUCTION: 5,105 SQ.FT.

SHEET INDEX:

ARCHITECTURAL:

- A0.1 COVER, INDEX, DESCRIPTION, PHOTOS
- A0.2 ABBREVIATIONS AND DRAWINGS SYMBOLS
- A0.3 GENERAL NOTES

- A1.1 EXISTING SITE PLAN
- A1.2 PROPOSED SITE PLAN
- EC2.1 EXISTING FLOOR PLANS AND ELEVATIONS

- A2.1 PROPOSED GARAGE FLOOR PLAN
- A2.2 PROPOSED FIRST FLOOR PLAN
- A2.3 PROPOSED SECOND FLOOR PLAN
- A2.4 PROPOSED THIRD FLOOR PLAN
- A2.5 PROPOSED ROOF DECK PLAN

- A3.0 PROPOSED PERSPECTIVES
- A3.1 PROPOSED SOUTH (FRONT) ELEVATION
- A3.2 PROPOSED NORTH (REAR) ELEVATION
- A3.3 PROPOSED WEST (SIDE) ELEVATION
- A3.4 PROPOSED EAST (SIDE) ELEVATION
- A3.5 PROPOSED SOUTH-NORTH SECTION

PROJECT DIRECTORY:

OWNER:
 2178 PINE STREET, LLC
 1970 SACRAMENTO STREET #101
 SAN FRANCISCO, CALIFORNIA 94117
 nazarian@gmail.com

PROJECT CONTACT:
 SANTOS & URRUTIA STRUCTURAL ENGINEERS
 2451 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA 94110
 PHONE: (415) 642-7722
 FAX: (415) 642-7590

ENGINEER:
 SANTOS & URRUTIA STRUCTURAL ENGINEERS
 2451 HARRISON STREET
 SAN FRANCISCO, CALIFORNIA 94110
 PHONE: (415) 642-7722
 FAX: (415) 642-7590

ARCHITECT:
 YA STUDIO
 777 FLORIDA STREET, SUITE 301
 SAN FRANCISCO, CALIFORNIA 94110
 PHONE: (415) 920-1839

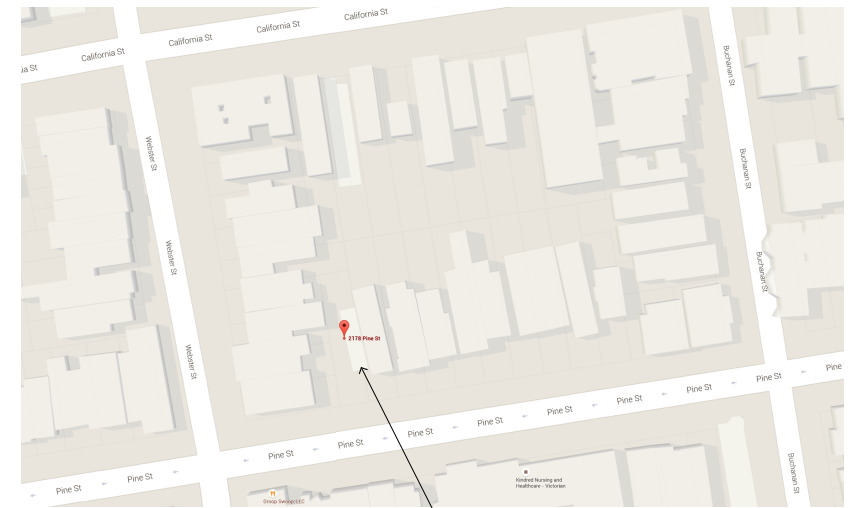
APPLICABLE CODES:

- 2013 SAN FRANCISCO BUILDING CODE
- 2013 SAN FRANCISCO FIRE CODE
- 2013 SAN FRANCISCO PLUMBING CODE
- 2013 SAN FRANCISCO ELECTRICAL
- 2013 SAN FRANCISCO MECHANICAL CODE
- 2013 CALIFORNIA ENERGY CODE

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

DEFERRED SUBMITTALS:

MECHANICAL, ELECTRICAL, PLUMBING



3 LOCATION MAP —2178 PINE STREET



2 AERIAL VIEW —2178 PINE STREET



5 FACING STREET VIEW



4 STREET VIEW- PANORAMIC —2178 PINE STREET

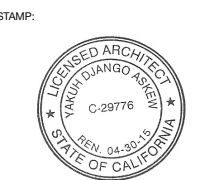


1 STREET VIEW —2178 PINE STREET

YA Y.A. studio

777 Florida Street Suite #301, San Francisco, CA 94110
 office 415.920.1839 fax 415.920.1840
 www.ya-studio.com

PROJECT
 2178 - PINE STREET
 SAN FRANCISCO, CA
 BLOCK/LOT: 0652/016



TITLE:
 DATA SHEET

REV: PRINTING: DATE:
 PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:

EXHIBIT B A0.1

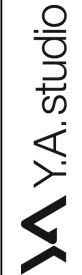
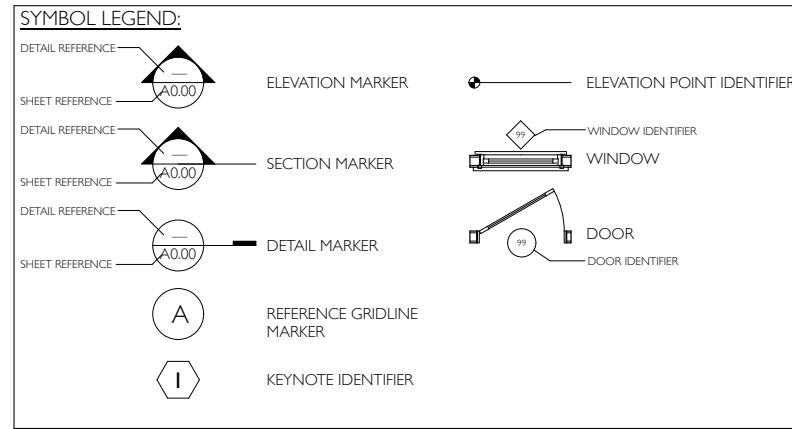
ABBREVIATIONS:

AB.	ANCHOR BOLT
ABV	ABOVE
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
A.T.	ACOUSTICAL TILE
A.C.P.	ACOUSTICAL CEILING PANEL
A.D.	AREA DRAIN
ADJ	ADJUSTABLE / ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR / ANCHORAGE
ARCH	ARCHITECTURAL
AVG	AVERAGE
AWN	AWNING
BD	BOARD
B.F.	BOTH FACES
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.P.	BUILDING PAPER
BDRM	BEDROOM
BLV	BELOW
BRG	BEARING
BRKT	BRACKET
BRZ	BRONZE
BTM	BOTTOM
BTN	BATTEN
BTR	BETTER
BTWN	BETWEEN
B.U.R.	BUILT UP ROOFING
BVL	BEVELED
B.W.	BOTH WAYS
C.B.	CATCH BASIN
CAB	CABINET
C.A.R.	COLD AIR
C.C.	CENTER TO CENTER
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.I.P.	CAST IRON PIPE
C.I.P.C.	CAST-IN-PLACE CONCRETE
C.J.	CONTROL JOINT
CLKG	CAULK / CAULKING
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.M.P.	CORRUGATED METAL PIPE
CNTR	COUNTER
C.O.	CLEAN OUT
C.O.T.G.	CLEAN OUT TO GRADE
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPT	CARPET
CRS	COURSE / COURSES
CSK.S.	COUNTERSUNK SCREW
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
DBL	DOUBLE
D.H.	DOUBLE HUNG
DEPT	DEPARTMENT
DET	DETAIL
D.F.	DOUGLAS FIR
D.I.B.	DRILL IN BOLT
DIA.	DIAMETER
DIAG	DIAGRAM
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION / DIVIDER
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
DRWG	DRAWING
DR.FNT.	FOUNTAIN
DW	DISHWASHER
E	EAST
(E)	EXISTING
EA	EACH
E.B.	EXPANSION BOLT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
E.N.	EDGE NAILING
ENCL	ENCLOSURE
E.O.S.	EDGE OF SLAB
EP	ELECTRIC PANEL
EQUIP	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR

FA.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.C.C.	FIRE CONTROL CENTER
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FF.	FINISHED FLOOR
F.F.B.	FINISHED FLOOR BREAK
F.G.	FIXED GLASS
F.H.	FIRE HYDRANT
F.G.C.	FIRE HOSE CABINET
F.H.V.	FIRE HOSE VALVE
FIN	FINISH
FL	FLOW LINE
FJ.	FLUSH JOINT
FLSH'G	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FP	FIREPLACE
FR	FIREPROOF
FRM	FRAMING
FRMG	FRAMING
FR.P.	FIBER REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
FUR	FURRED / FURRING
G	GAS
GALV	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL	GLASS
G.I.	GALVANIZED IRON
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRDR	GIRDER
G.S.	GYPSTUM SHEATHING
G.W.B.	GYPSTUM WALL BOARDED
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLD DOWN
HDR	HEADER
HDWR	HARDWARE
HGR	HANGER
H.M.	HOLLOW METAL
HORZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOOR
HT	HEIGHT
HTG	HEATING
H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING
H.W.	HOT WATER
I.B.	INFILTRATION BARRIER
I.D.	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INSUL	INSULATION / INSULATED
INT	INTERIOR
INTER	INTERMEDIATE
INV	INVERT
JAN	JANITOR
JST	JOIST
JT	JOINT
K.P.	KICK PLATE
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
L.B.	LAG BOLT
LB	POUND
L.F.	LINEAR FOOT
LL	LIVE LOAD
LT	LIGHT
LTL	LINTEL
LKR	LOCKER
L.P.	LOW POINT
LVR	LOUVER
L.V.L.	LAMINATED VENEER LUMBER
LACQ	LACQUER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MICRO	MICROWAVE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
M.R.O.	MASONRY ROUGH OPENING
MOD	MODULAR
MOV	MOVABLE
MTD	MOUNTED
MTL	METAL
MUL	MULLION

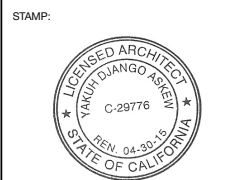
N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.A.	NOT APPLICABLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
O.S.B.	ORIENTED STRAND BOARD
PART	PARTITION
P.C.	PRE-CAST CONCRETE
P.C.F.	POUNDS PER CUBIC FOOT
PFB	PREFABRICATED
PL	PLATE
P.D.F.	POWDER DRIVEN FASTENER
PLF.	POUNDS PER LINEAL FOOT
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.H.	PAPER HOLDER
PNT	PAINT
PRJ	PROJECT / PROJECTED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PT	POINT
PTD.	PAPER TOWEL DISPENSER
PTD. / R.	PAPER TOWEL DISPENSER & RECEPTACLE
PTR.	PAPER TOWEL RECEPTACLE
P.V.C.P.	POLYVINYL CHLORIDE PIPE
P.VMT	PAVEMENT
Q.T.	QUARRY TILE
R	RISER
R.A.	RETURN AIR
RAD	RADIUS
R.B.	RUBBER BASE
RUB	RUBBER
R/C	REINFORCED CONCRETE
R.D.	ROOF DRAIN
RDWD	REDWOOD
REINF. Or	REINFORCING STEEL BARS
RE-BAR	RE-BAR
REF	REFERENCE
REFR	REFRIGERATOR / REFRIGERATION
REG	REGISTER
REQ'D	REQUIRED
RET	RETAIN / RETAINING
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
R/S	REINFORCING STEEL
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
S.D.R.	STORM DRAIN
SECT	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT
S.F.B.	SPIT FACE BLOCK
S.F.S.D.	SEE FOOD SERVICE DRAWINGS
S.G.D.	SLIDING GLASS DOOR
SHEET	SHEET
SHT'G	SHEATHING
SHVLS	SHELVES / SHELVING
SHWR	SHOWER
SIM	SIMILAR
SLR	SEALER
SLDR	SLIDER
S.M.D.	SEE MECHANICAL DRAWINGS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATIONS
S.P.D.	SEE PLUMBING DRAWINGS
SPL.BLK	SPLASH BLOCK
SQ	SQUARE
S&R	SHELF AND ROD
S.S.	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.K.	SERVICE SINK
S.S.T.	STAINLESS STEEL
STA	STATION
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STN	STAIN
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPENDED
S.W.	SHEAR WALL
S.T.	SQUARE YARD
SYS	SYSTEM

T	TREAD
T.B.	TOWEL BAR
T.C.	TRASH COMPACTOR
TEL	TELEPHONE
TEMP	TEMPERED
T.O.C.	TOP OF CURB
T&G.	TONGUE AND GROOVE
THK	THICK (NESS)
THR	THRESHOLD
T.O.B.	TOP OF BEAM
T.O.BLK	TOP OF BLOCK
T.O.G.	TOP OF GRATE
T.O.PL	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.STL	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
TXT	TEXTURE
TYP	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
VAR	VARIES
VB.	VINYL BASE
VBR.	VAPOR BARRIER
V.C.P.	VITRIFIED CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VENT	VENTILATOR / VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
VIN	VINYL
VNR	VENEER
V.T.	VINYL TILE
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/D	WASHER / DRYER
W.G.	WIRED GLASS
W.H.	WATER HEATER
W.H.Y.D.	WALL HYDRANT
WINDW	WINDOW
W.I.C.	WALK IN CLOSET
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
WW.F.	WELDED WIRE FABRIC
YD	YARD



777 Florida Street Suite #301, San Francisco, CA 94110
office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT
**2178 - PINE STREET
SAN FRANCISCO, CA**
BLOCK/LOT: 0652/016



TITLE:
**ABBREVIATIONS
AND DRAWING
SYMBOLS**

REV:	PRINTING:	DATE:
—	PLANNING COMM.	06.23.16
—		
—		
—		
—		
—		
—		
—		
—		
—		

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:

A0.2
SHEET 2 OF 18 © Y.A. studio 2016

GENERAL NOTES:

- THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF AND BIND THEM TO ITS CONDITIONS.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE PROGRAM MANAGER AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE AS TO COMPARE THEM WITH THE DRAWINGS AND SATISFY HIMSELF AS TO THE CONDITIONS OF THE EXISTING CONSTRUCTION AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE IN BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COST OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT SPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY AND QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOBSITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, AND ERRORS OF THE SUBCONTRACTOR AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
- THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY. DIMENSIONS ARE NOT BE SCALED OFF.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILD-ABLE AS SHOWN.
- WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
- DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN OF THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO NOTIFY OWNER PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED BETWEEN THE HOURS OF 6:00 PM TO 8:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER OWNER HAS BEEN GIVEN NOTICE ONE DAY IN ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY PROJECT NAME.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- DO NOT ALTER BUILDING STRUCTURE UNLESS SPECIFICALLY DIRECTED TO DO SO BY ARCHITECT OR STRUCTURAL ENGINEER.
- UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
- MAINTAIN FIRE RATING OF ALL EXISTING RATED CONDITIONS.
- DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY, NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OF PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.
- WEATHER-STRIP ALL DOORS LEADING FROM UNHEATED TO HEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOORS MUST BE WEATHER-STRIPPED, INCLUDING THE THRESHOLDS.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER PREVENT AIR INFILTRATION.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTION WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND/ OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- WORK AND/ OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/ OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/ OR EQUIPMENT.
- ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TRATED WHERE REQUIRED BY LOCAL BUILDING AND LANDLORDS REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE BACK FLOW DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
- THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE LENGTH OF HIS CONTRACT, EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND/ OR LANDLORD REQUIREMENTS.

STANDARDS AND CODES:

- GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/ OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
- IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
- CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
- WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.
- REPAIR AND PATCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.

CONSTRUCTION STANDARDS:

- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTIONS.
- ALL WOOD FRAMING TO BE EXECUTED IN ACCORDANCE WITH SEC. 2320. CONVENTIONAL LIGHT-FRAME CONSTRUCTION DESIGN PROVISIONS.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND COORDINATE WITH NEW DIMENSIONS FOR FIT.
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
- ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
- REFER TO SPECIFICATIONS - PROJECT MANUAL FOR EXACT PRODUCT TO BE UTILIZED IN ALL DIVISIONS.
- PROVIDE SOLID BLOCKING AT ALL BATH ROOM ACCESSORIES (TOWEL BARS, SOAP DISHER, etc.)
- PROVIDE WOOD BACKING IN ALL TUB & SHOWER WALLS AT 34" A.F.F. (FUTURE GRAB BARS)
- GLASS BATH & SHOWER ENCLOSURES TO BE TEMPERED.
- ALL SHOWERS TO HAVE TILE WALL PROTECTION TO A MINIMUM 84" ABOVE FLOOR-MOUNT FULL MORTAR BED.
- ALL KITCHEN AND BATHROOM FIXTURE, TILE FINISHES, MILLWORK SPECIFICATIONS TO BE COORDINATED WITH OWNER.
- ALL WATER CLOSET TO BE MAXIMUM 1.6 GALLONS PER FLUSH.
- ALL TUB & SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE PER U.P.C. 420.0.
- CAST IRON DRAINAGE LINES TO BE USED TO MITIGATE NOISE (VERTICAL & HORIZONTAL)
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO BUILDING (i.e. DRYERS, BATH AND UTILITY FANS, etc.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENINGS, SKYLIGHTS OR ATTIC VENTS) ORE UMC 504.6.
- LOCATIONS FOR HVAC EQUIPMENT CLEARANCES, CHASES & VENTING TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- PERAIR AND PREARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
- CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
- ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
- THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
- REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.
- REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS.
- ALL WOOD FRAMING TO BE DOUGLAS FIR #2. MIN 51 050 PSI. TJI - TRUSS JOIST AS SPECIFIED
- LVL - TRUSS JOIST MICRO LAM LVL 1.8 E. MULTIPLE MEMBERS NAILED.
- LSL - TRUSS JOIST TIMBER STRAND RIM JOIST AND HEADERS.
- INSULATION: CEILING BATT INSULATION (ALL GUIDELINES AND/ OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.)
- ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED, FLOOR LEVEL AND SHOWER DOORS TO BE TEMPERED GLASS.
- TUB AND SHOWER ENCLOSURES TO HAVE 5/8" WATER RESISTANT DRYWALL OR WATER RESISTANT DRYWALL WITH MORTAR & TILE WITH FIXTURE PENETRATIONS SEALED.

PARTITION NOTES:

- PARTITIONS ARE DIMENSIONED FROM FINISH MATERIAL TO FINISH MATERIAL, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.
- DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - TO FACE OF STUD
 - TO CENTER OF DOORS AND OTHER OPENINGS
 - TO TOP OF FINISHED FLOORS
 - TO BOTTOM OF FINISHED CEILINGS
 - TO OUTSIDE FACE OF FINISHED MILLWORK
- DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY PROJECT MANAGER AND ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
- FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES AND FILES, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 1/4" IN 2'-0" (NON-CUMULATIVE). NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.

ELECTRICAL NOTES:

- ALL NEW ELECTRICAL ITEMS TO BE UL RATED.
- FIXTURE SPECIFICATIONS TO BE COORDINATED W/ OWNER.
- ELECTRICAL SPECIFICATIONS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS AND PROPER POWER LEVELS SHALL BE PROVIDED.
- ALL NEW ELECTRICIAN EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO NOTIFY OWNER PRIOR TO SETTING BOXES FOR RECESSED AND SURFACE MOUNT FIXTURES SWITCHES, OUTLETS, DATA AND CABLE OUTLETS. ALL LOCATIONS SHALL BE VERIFIED AND DETERMINED IN FIELD BY A "WALK-THROUGH" WITH OWNER & ARCHITECT.
- USE HEAT PROTECTED FLOOR FIXTURES IN CLOSETS PER N.E.C. SECTION 410-1.
- USE LOW-VOLTAGE LIGHTS IN GLASS CABINETS AS APPLICABLE.
- OUTLETS IN KITCHENS & BATHROOMS, IN GARAGE OUTDOORS, SHALL HAVE GROUND FAULT INTERCEPTORS; OUTDOOR OUTLETS TO BE WEATHER PROTECTED.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS.
- INFORMATION REGARDING SIZING OF ELECTRICAL PANELS, LOCATIONS OF SUBPANELS AND GROUNDING INFORMATION WILL BE SUBMITTED TO THE BUILDING INSPECTOR AND COPIED TO THE OWNER AND ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- STYLE OF SWITCHES TO BE COORDINATED WITH OWNER.
- ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
- MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED IN DRAWINGS.
- TELEVISION CABLE JACK, VERTICALLY 12" TO CENTERLINE FROM FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN.
- MOUNT ALL SWITCHES AND OUTLETS VERTICALLY AT +44" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN
- OUTLETS DESIGNATED FOR APPLIANCES TO BE MOUNTED AT NECESSARY HEIGHT PRE REQUIREMENTS.
- GENERAL LIGHTING (FIRST SWITCHED) IN KITCHEN & BATHROOM SHALL PROVIDE A MINIMUM OF 40 LUMEN PRE WATT FLUORESCENT.

PLUMBING NOTES:

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS AND PROPER ENGINEERING OF PLUMBING INSTALLATION.
- ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE AN R-6 INSULATION JACKET AT ALL WATER HEATERS, PRESSURE RELIEF VALVES MUST BE PROVIDED PRIOR TO INSTALLATION OF JACKET. THE FIRST 4'-0" OF THE HOT WATER LINE MUST BE INSULATED TO A MINIMUM R-4 VALUE.

SOUND TRANSMISSION:

- APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT SEALANT. SURFACE MATERIALS (INCLUDING CARPETS) ARE PART OF THE FLOOR-CEILING AND MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
- ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24"; BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.)
- METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLY SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIST WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED.)
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT. WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL.
- SPECIAL ATTENTION AT THE THEATER WALL ASSEMBLY AND PERFORMANCE.

DEMOLITION NOTES:

- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/ OR LANDSCAPE TO REMAIN.
- PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREAS TO REMAIN AGAINST DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION.
- ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND RELATED HARDWARE U.O.N.
- AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
- DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING, DUCTWORK, VENTING BACK TO SOURCE.
- PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc.)
- CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
- COORDINATE EXACT EXENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON CONSTRUCTION PLANS.
- PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
- DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH.
- REFER TO SPECIFICATION FOR WASTE MANAGEMENT PLAN.

FIREPLACE/CHIMNEY:

- GAS FIREPLACE TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.

CONTRACTOR USE OF PREMISES:

- CONSTRUCTION OPERATIONS LIMITED TO AREAS NOTED ON DRAWINGS.
- TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER.
- CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLU (UPON APPROVAL OF THE OWNER)
- UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH OWNER.
- AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
- ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.
- PREFORM DEMOLITION WORK AND SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY OWER.
- COORDINATE USE OF PREMISES FOR WORK WITH THE OWNER.
- LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.

CONTRACTOR USE OF PREMISES:

- PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE OUTLINING SPECIFICATION.

- OWNER'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:

SUPPLY CONTRACTOR WITH OWNER REVIEWED PRODUT LITERATURE, PRODUCT DATA AND SAMPLES. PAY FOR PRODUCT DELIVERY TO SITE. REVIEW DAMAGED PRODUCTS PROMPTLY WITH CONTRACTOR. SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE DAMAGED, DEFECTIVE OR DEFICIENT ITEMS. ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.

- CONTRACTOR'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS: REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELF WITH THE SCOPE IF WORK.

REVIEW THE ORDER SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE. INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANGER AND OWNER.

INSTALL AND FINISH PRODUCTS.

REPLACE ANY ITEMS DAMAGES AFTER RECEIPT.

STAMP:



TITLE:
GENERAL NOTES

REV: PRINTING: DATE:
___ PLANNING COMM. 06.23.16

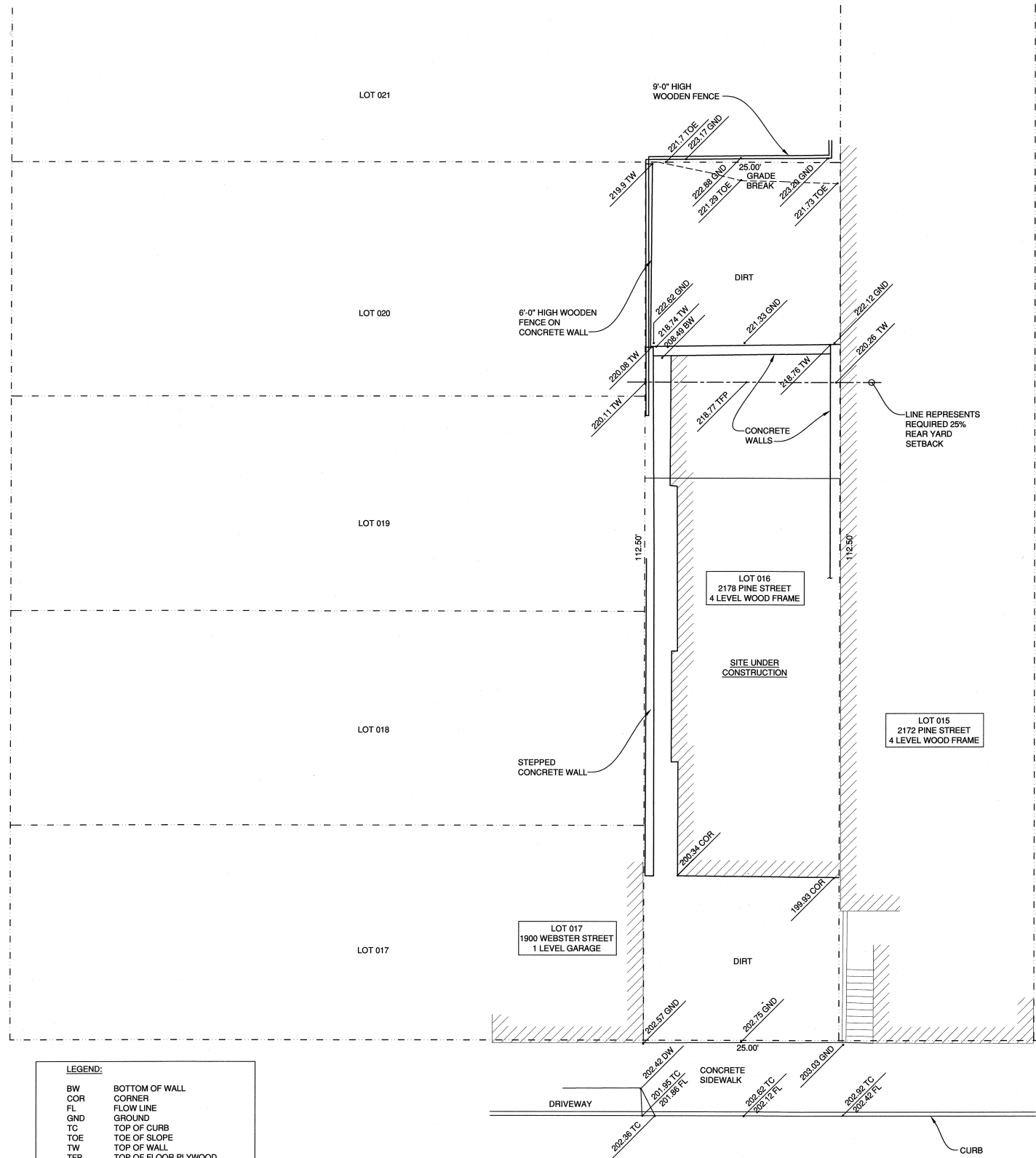
JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:

A0.3

NOTE TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR THE STRICT CONFORMANCE WITH OUR CLIENTS OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO TRUE NORTH SURVEYING, INC. FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY FOR THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED BY A PROFESSIONAL INSTRUMENT OF SERVICE FOR SANTOS & URRUTIA STRUCTURAL ENGINEERS AND THAT IT REMAINS THE PROPERTY OF TRUE NORTH SURVEYING, INC. WHETHER THE PROJECT (IN ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRUE NORTH SURVEYING, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: ELEVATION ANALYSIS. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP PURPOSES, INTENT AND CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE TRUE NORTH SURVEYING, INC. DISAVOWS ANY AND ALL RESPONSIBILITY.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJUSTED SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 2 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATES IN ITEM NO. 4 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTOR ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO TRUE NORTH SURVEYING, INC. UNLESS OTHERWISE AGREED TO.
8. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO OUR CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

WEBSTER STREET
68.75' WIDE



LEGEND:

BW	BOTTOM OF WALL
COR	CORNER
FL	FLOW LINE
GND	GROUND
TC	TOP OF CURB
TOE	TOE OF SLOPE
TW	TOP OF WALL
TFP	TOP OF FLOOR PLYWOOD
- - -	APPROXIMATE BOUNDARY LINE FOR PLANNING PURPOSES ONLY
ELEV DESC.	SPOT ELEVATION

BOUNDARY NOTES:
PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.


ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.


DATE OF FIELD SURVEY:
TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY TRUE NORTH SURVEYING, INC.

SURVEY REFERENCE:
BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

PROJECT BENCHMARK - DESCRIPTION:
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF PINE AND WEBSTER STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. S.E. CORNER S3° EAST, + CUT W SIDE LOWER CON STEP. ELEVATION = 202.063'

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

BY:  DATE: 12/18/15
DONNA DE SOUZA, P.L.S. 7763

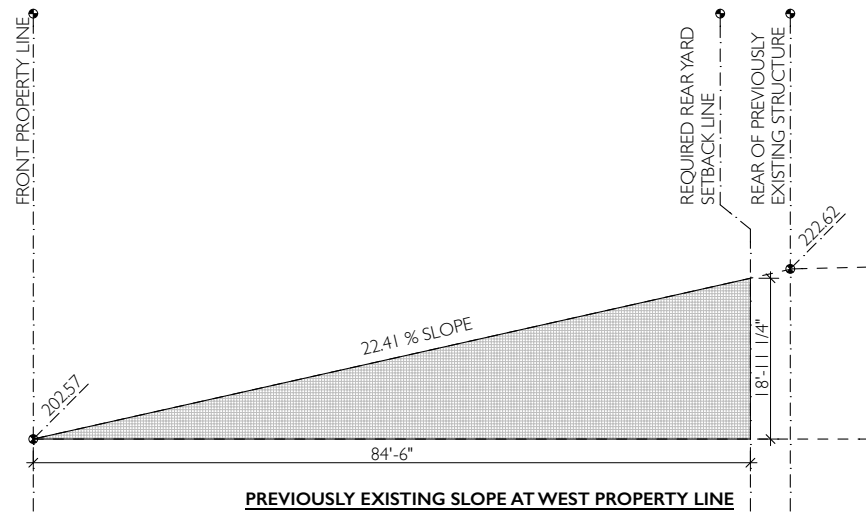
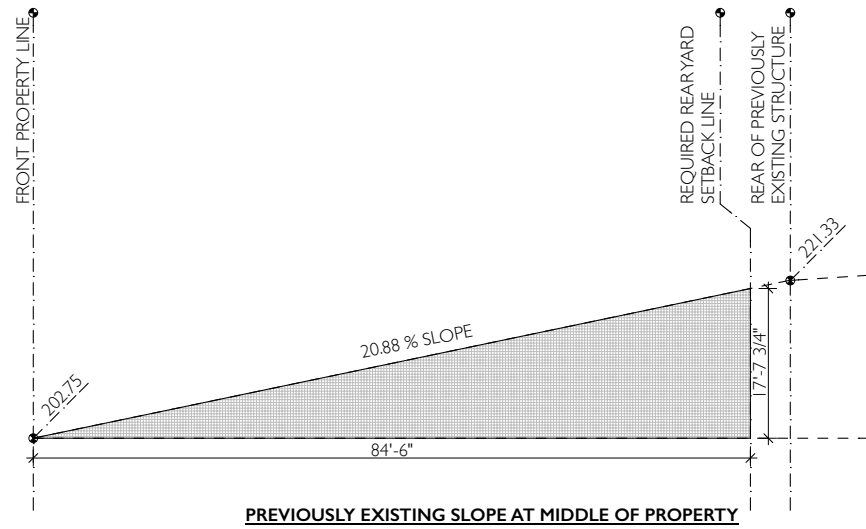
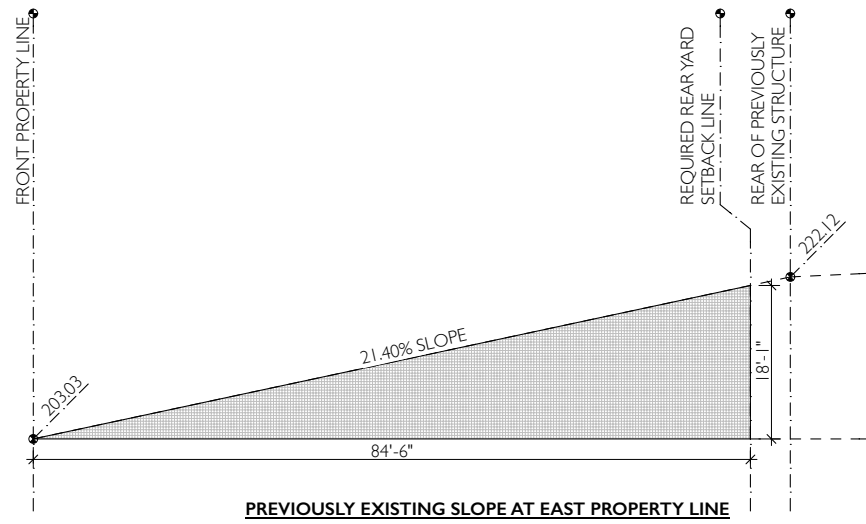


ELEVATION SURVEY
ASSESSOR'S MAP BLOCK 0652, LOT 016
2178 PINE STREET, SAN FRANCISCO, CA 94115

ELEVATION SURVEY PLAN

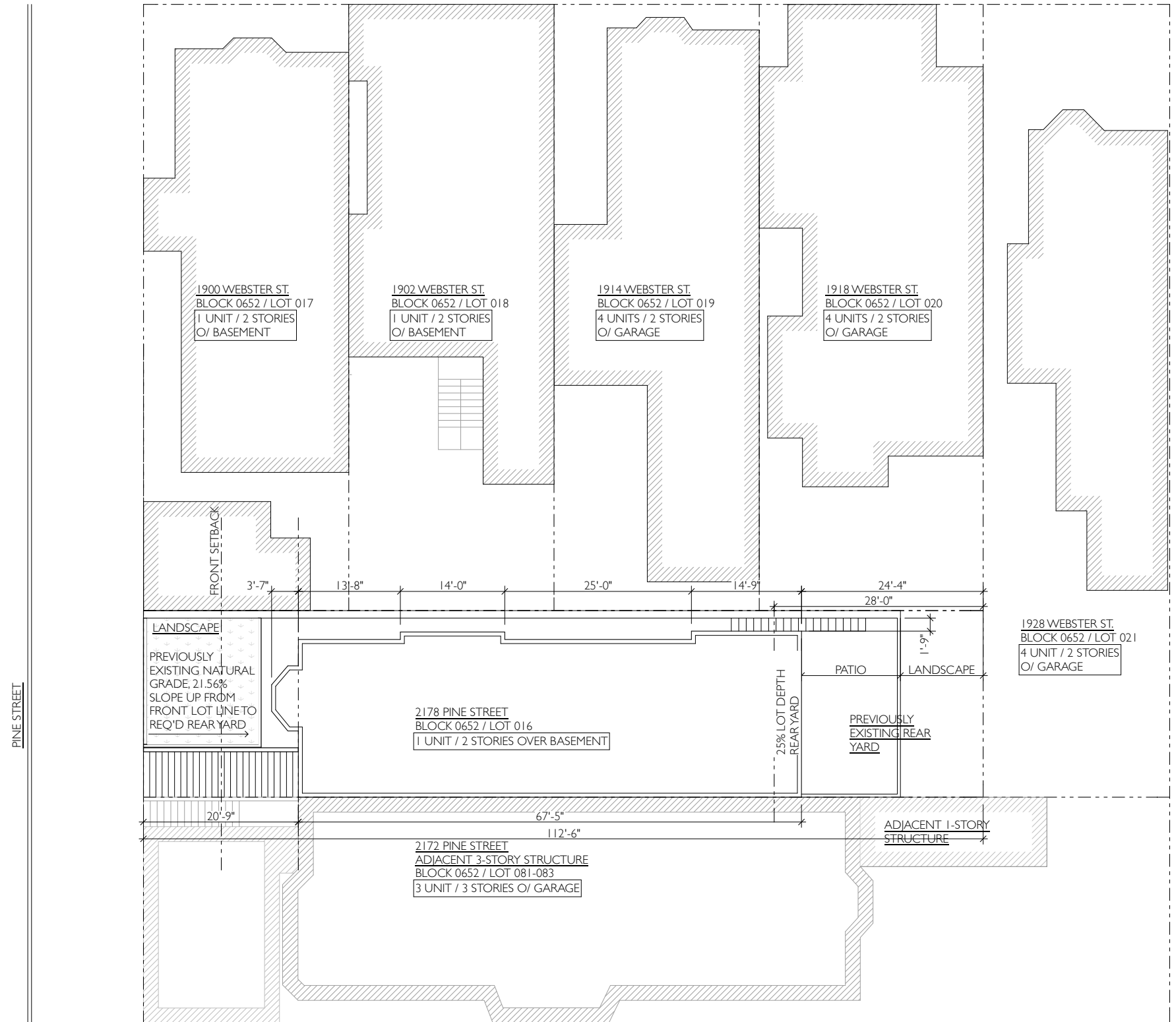
SCALE: 1/8"=1'-0"





AVERAGE SLOPE CALCULATION:
 $[21.40\% + 20.88\% + 22.41\%] / 3 = 21.56\%$

2 PREVIOUSLY EXISTING SLOPE CALCULATIONS
 SCALE: 3/32" = 1'-0"



1 PREVIOUSLY EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

PROJECT
2178 - PINE STREET
SAN FRANCISCO, CA
BLOCK/LOT: 0652/016

STAMP:



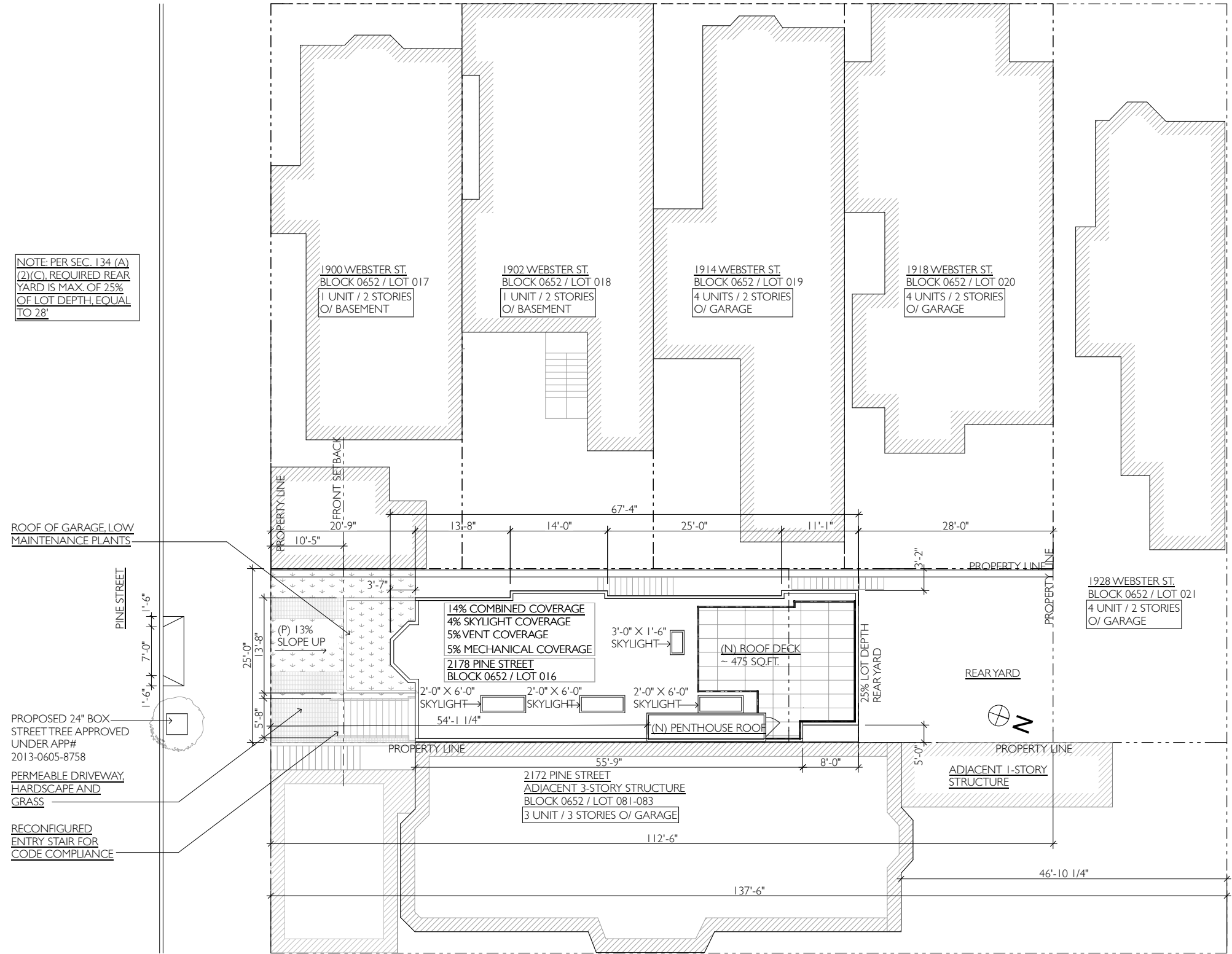
TITLE:
PREVIOUSLY EXISTING SITE PLAN

REV: PRINTING: DATE:
 PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
 DRAWN BY: G.B.
 CHECKED BY: Y.A.
 PRINTED: 6/10/16
 SHEET:

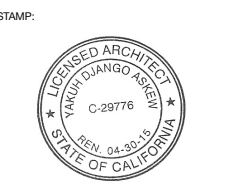
A1.1

NOTE: PER SEC. 134 (A) (2)(C), REQUIRED REAR YARD IS MAX. OF 25% OF LOT DEPTH, EQUAL TO 28'



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT
2178 - PINE STREET
SAN FRANCISCO, CA
BLOCK/LOT: 0652/016



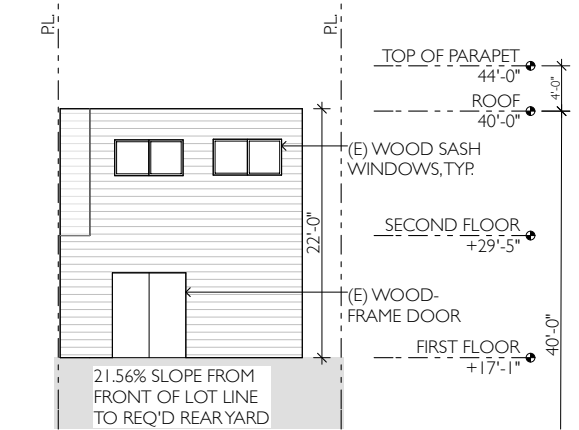
TITLE:
PROPOSED SITE PLAN

REV: PRINTING: DATE:
PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:

NOTE:
SEE SHEET A1.1 FOR PREVIOUSLY EXISTING
SLOPE CALCULATION

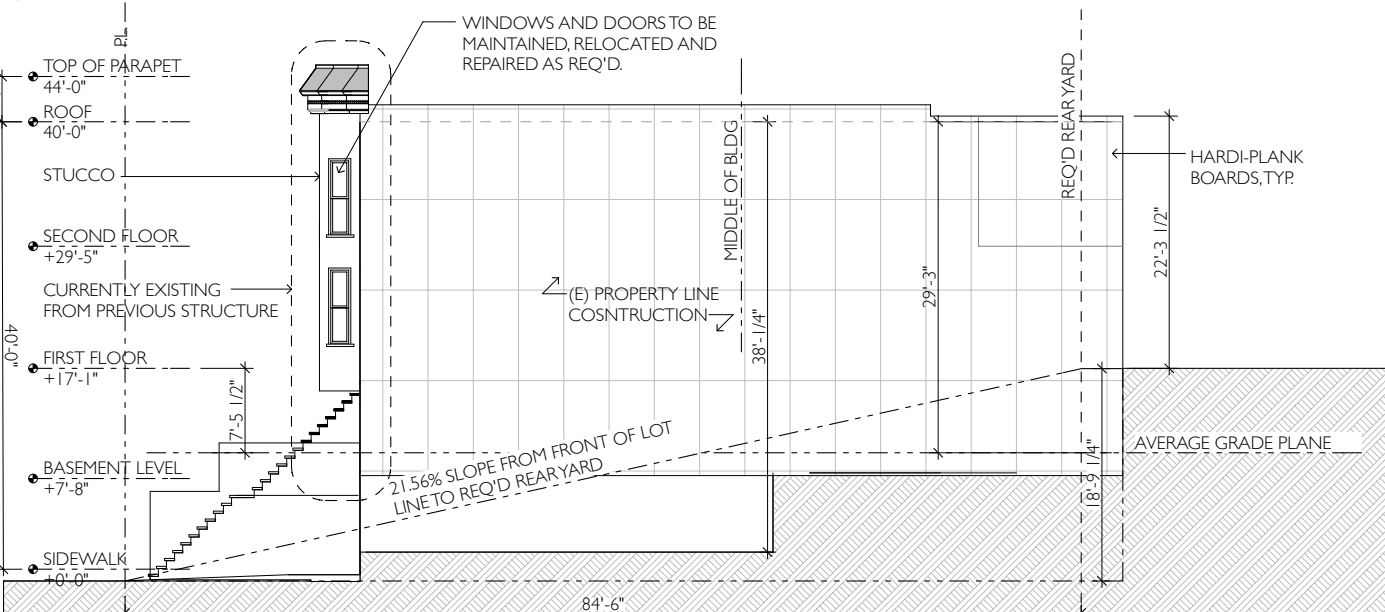
*ASSUMED PREVIOUSLY EXISTING DRAWINGS
PROVIDED BY CONSULTANT



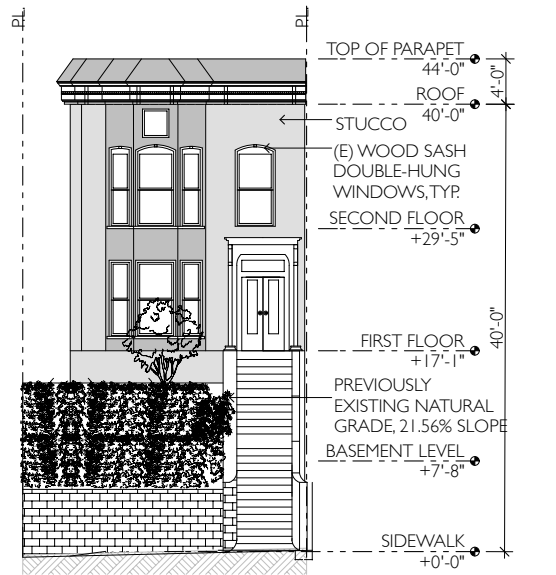
8 PREVIOUSLY EXISTING NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



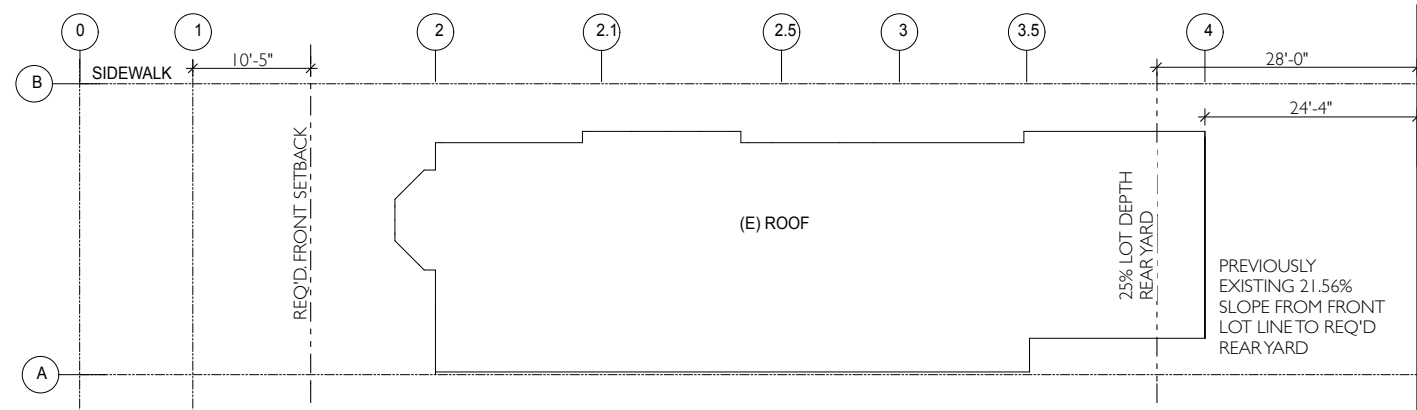
6 PREVIOUSLY EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



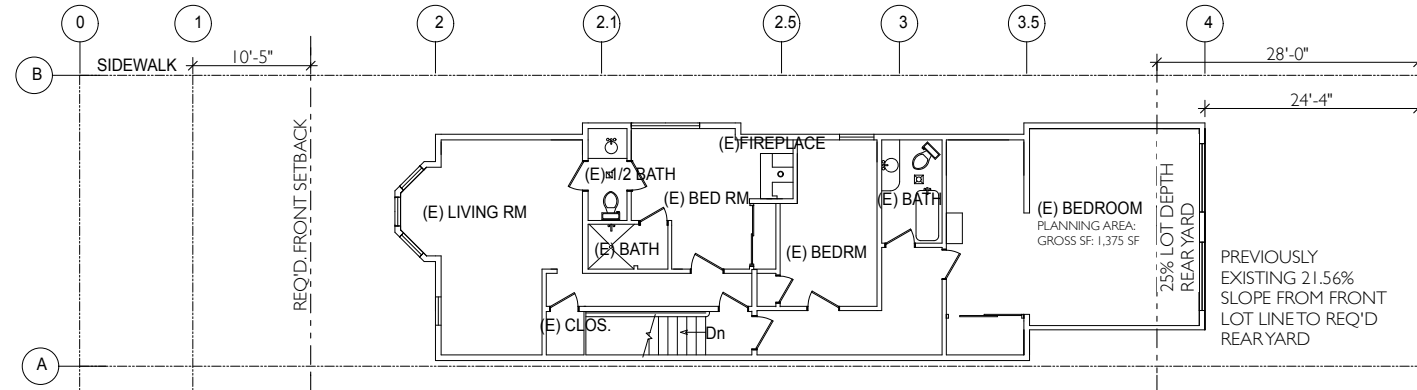
5 PREVIOUSLY EXISTING EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



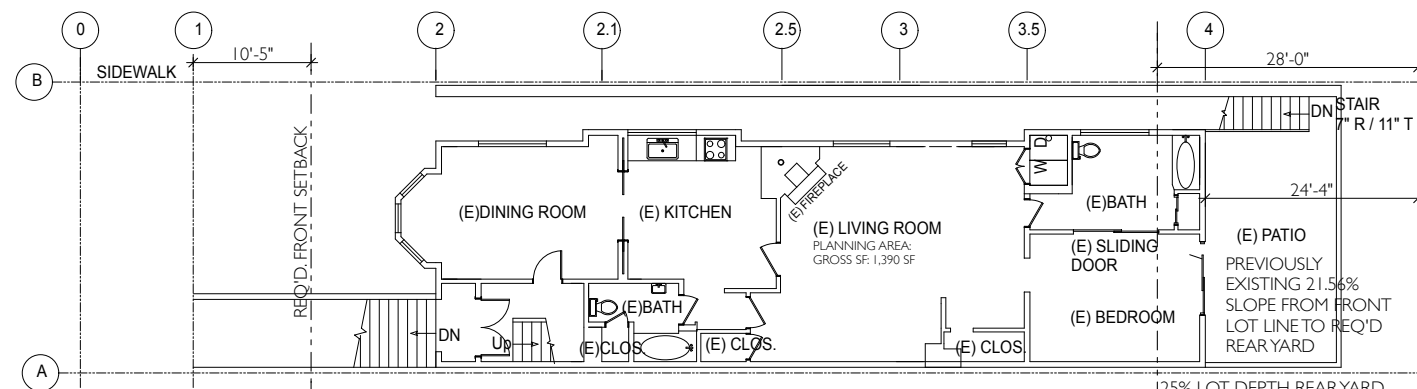
7 PREVIOUSLY EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



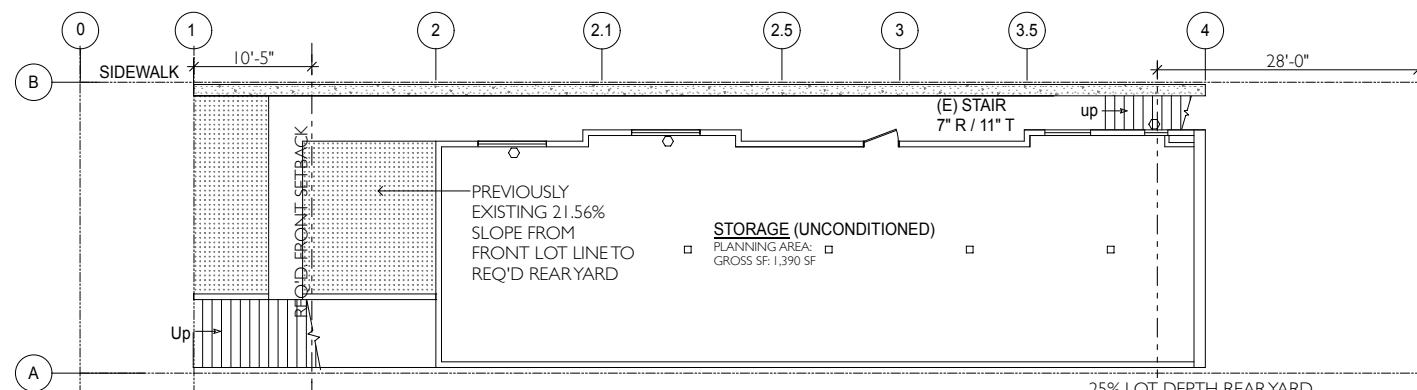
4 PREVIOUSLY EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



3 PREVIOUSLY EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

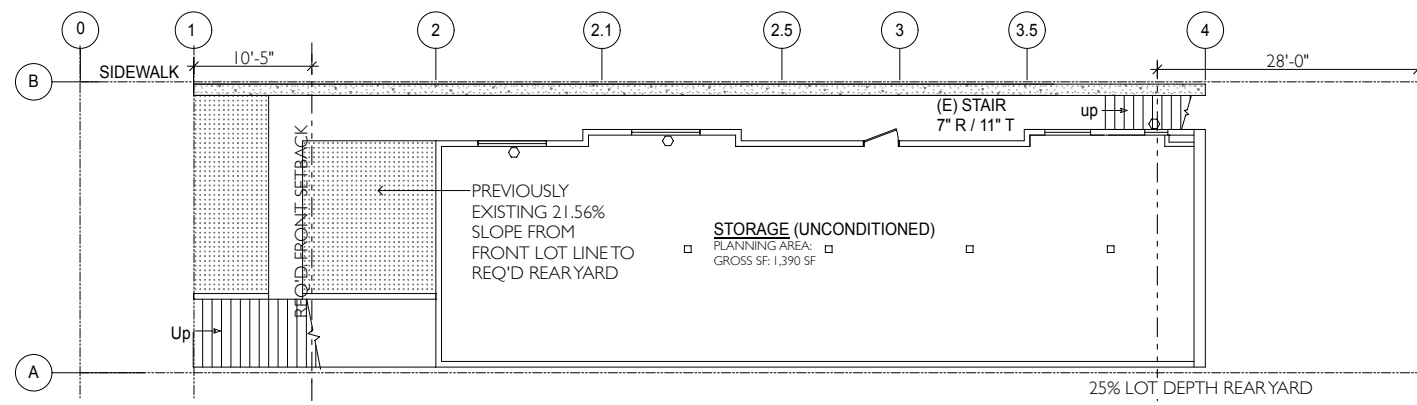


2 PREVIOUSLY EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

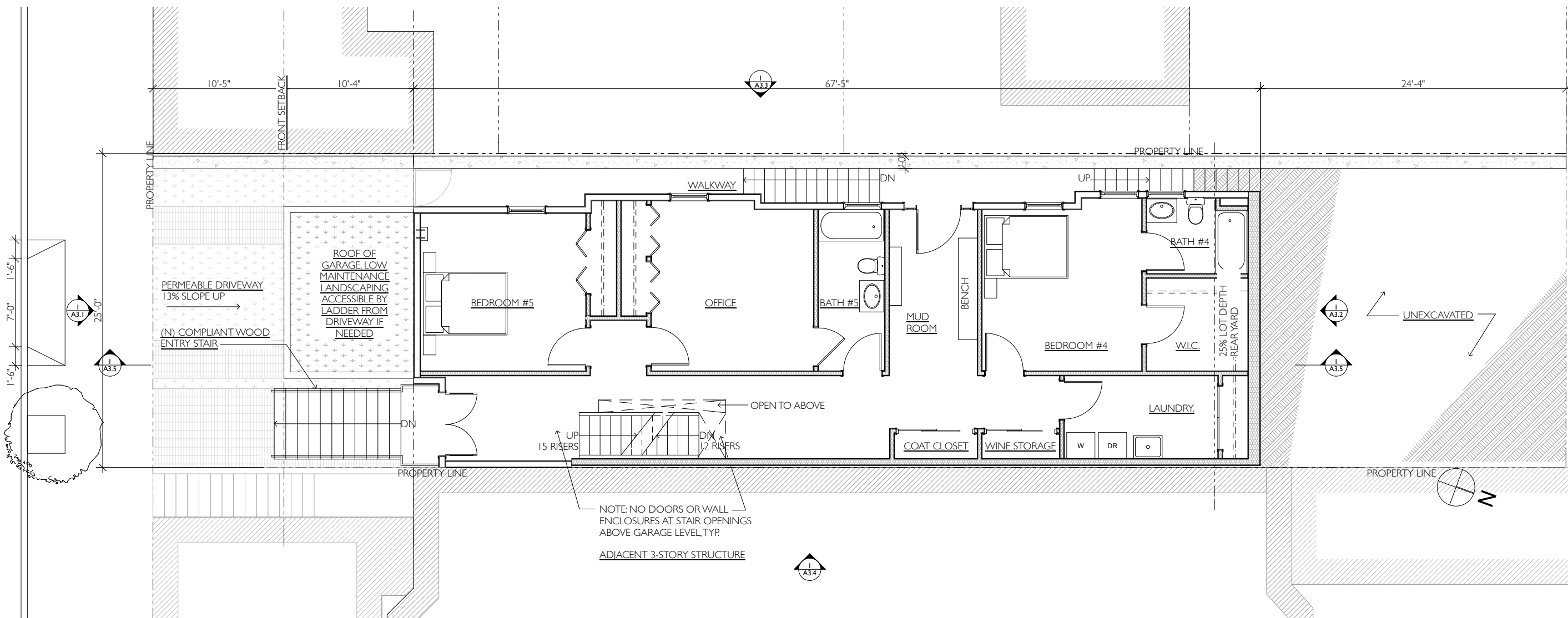


1 PREVIOUSLY EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



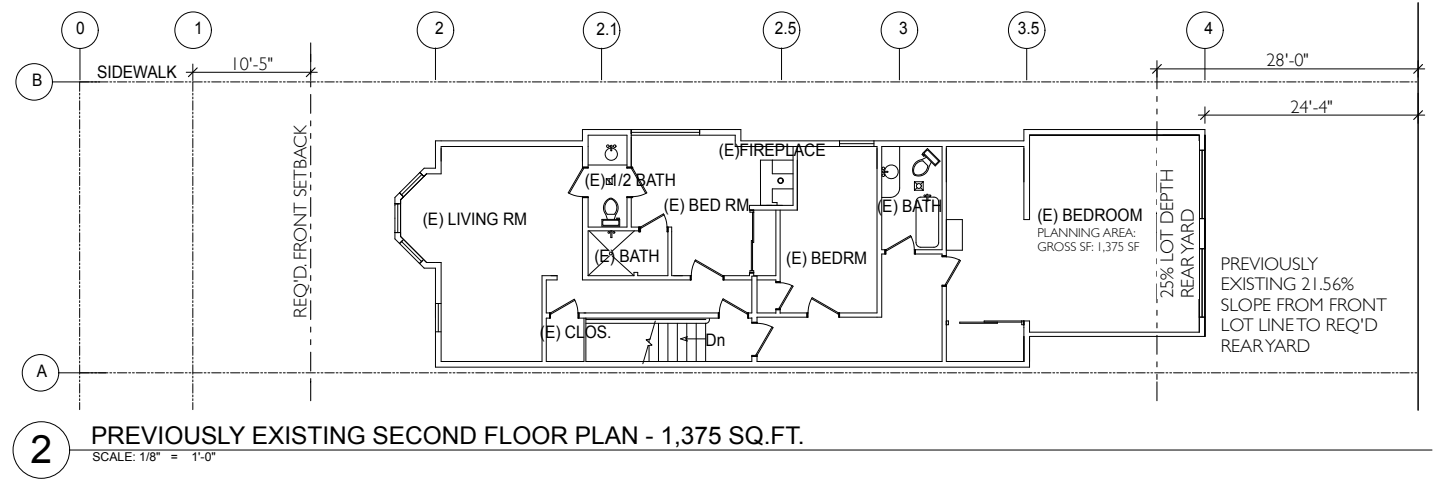


2 PREVIOUSLY EXISTING BASEMENT PLAN - 1,390 SQ.FT.
SCALE: 1/8" = 1'-0"



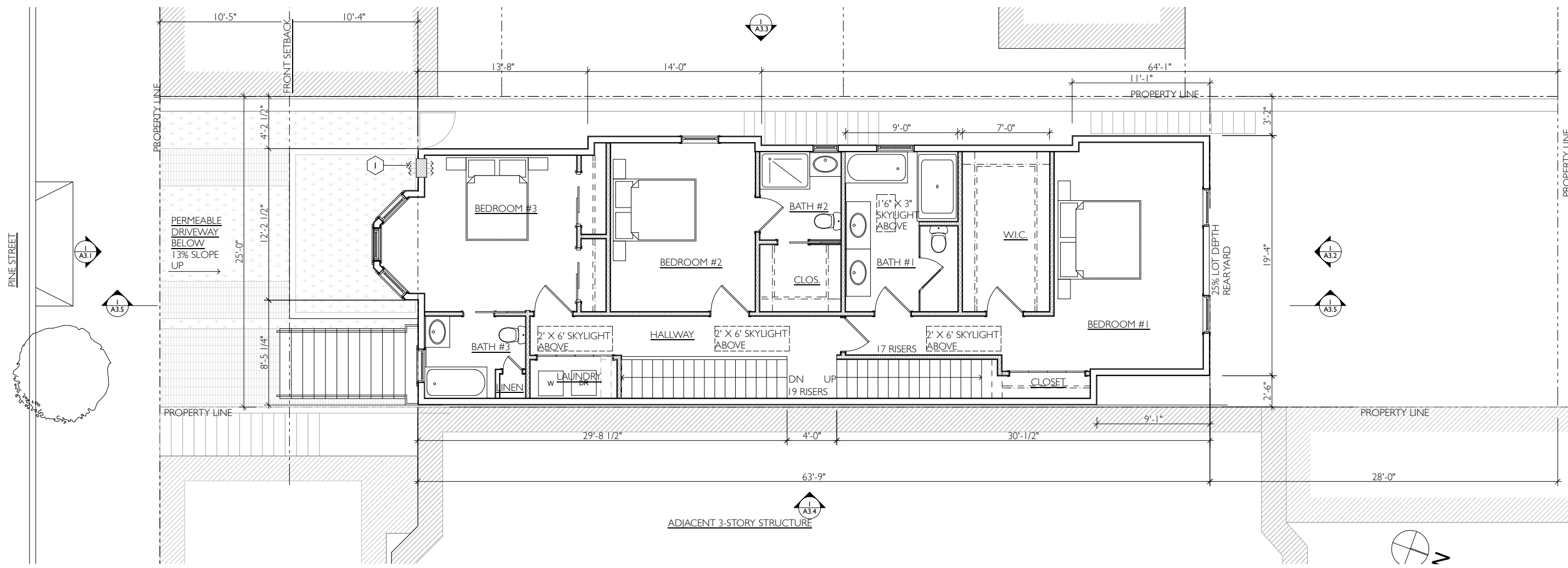
1 PROPOSED FIRST FLOOR PLAN - 1,430 SQ.FT.
SCALE: 1/4" = 1'-0"



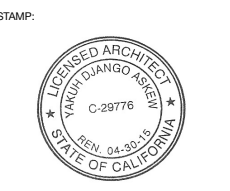


2 PREVIOUSLY EXISTING SECOND FLOOR PLAN - 1,375 SQ.FT.
SCALE: 1/8" = 1'-0"

① Z-DUCT LOCATION: PROVIDE 5'-0" MIN. LENGTH LINED WITH 1/2" OR 1" ACOUSTICAL LINER. VERIFY PRODUCT WITH ACOUSTIC CONSULTANT RECOMMENDATIONS



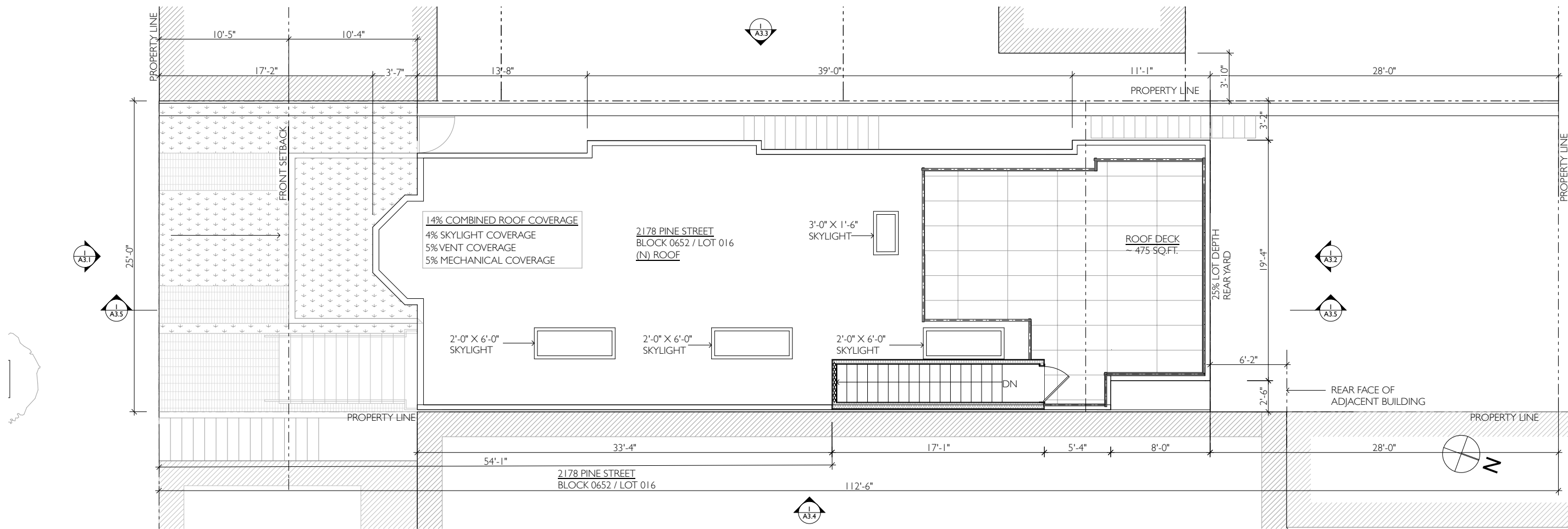
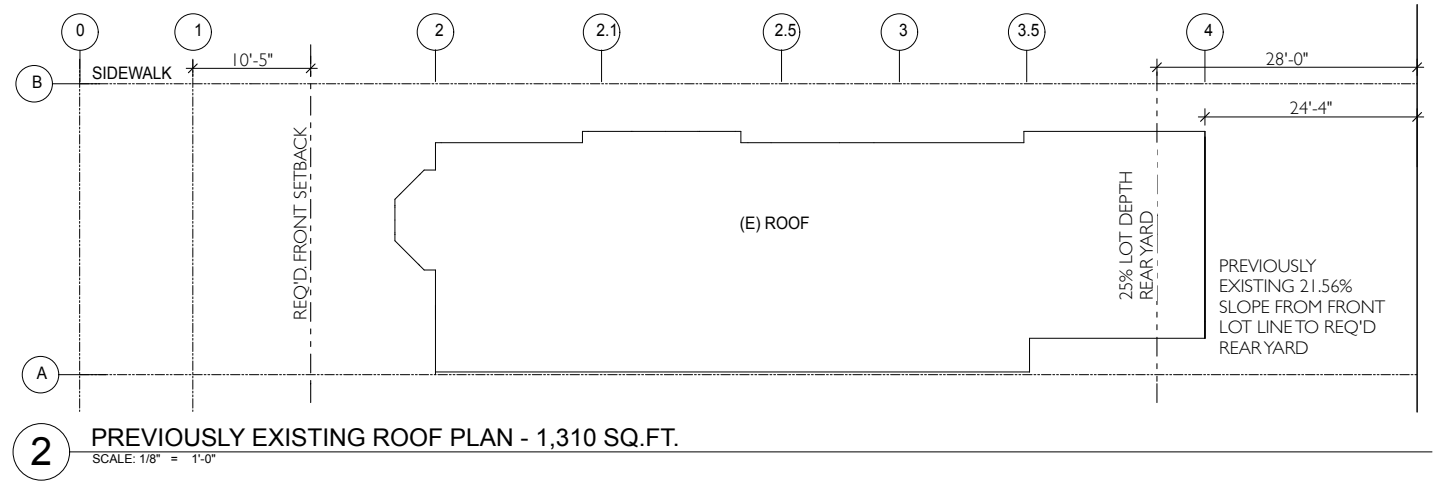
1 PROPOSED THIRD FLOOR PLAN - 1,325 SQ.FT.
SCALE: 1/4" = 1'-0"



TITLE:
**PROPOSED THIRD
FLOOR PLAN**

REV: PRINTING: DATE:
PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:



TITLE:
PROPOSED ROOF PLAN

REV: PRINTING: DATE:
PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:

NOTE:
ARCHITECTURAL TRIMS AND DETAILS OF
CORNICE AND FRAMED ENTRY TO REPLICATE
PREVIOUSLY EXISTING, NOT SHOWN
ACCURATELY DETAILED WITHIN RENDERING



PERMEABLE DRIVEWAY, TO BE A MIX
OF HARDSCAPE AND GRASS;
PROPOSED 1.3% SLOPE

2 PINE STREET PERSPECTIVE



4 PINE STREET PERSPECTIVE



3 PINE STREET PERSPECTIVE



KEEP ALL EXISTING WINDOWS AND
REPAIR ORIGINAL WINDOWS AND
TRIM DETAILS, TYP.

PATCH, REPAIR AND RELOCATE
HISTORIC ENTRANCE AND
ARCHITECTURAL DETAILS

RELOCATED ENTRY WOOD AND
GLASS DOOR

WOOD RAILING TO MATCH
PREVIOUSLY HISTORIC WOOD
RAILING

1 PINE STREET PERSPECTIVE

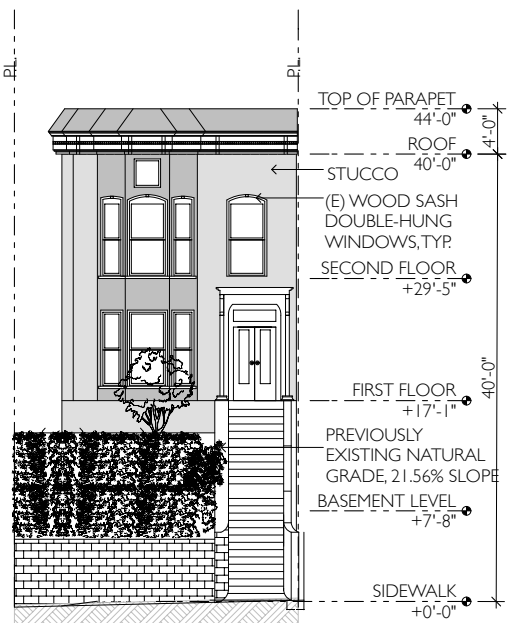
STAMP:



TITLE:
PERSPECTIVE FOR
REPLACEMENT
STRUCTURE

REV: PRINTING: DATE:
PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:



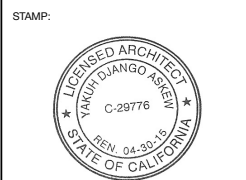
2 PREVIOUSLY EXISTING FRONT ELEVATION

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



1 PROPOSED SOUTH (FRONT) ELEVATION

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

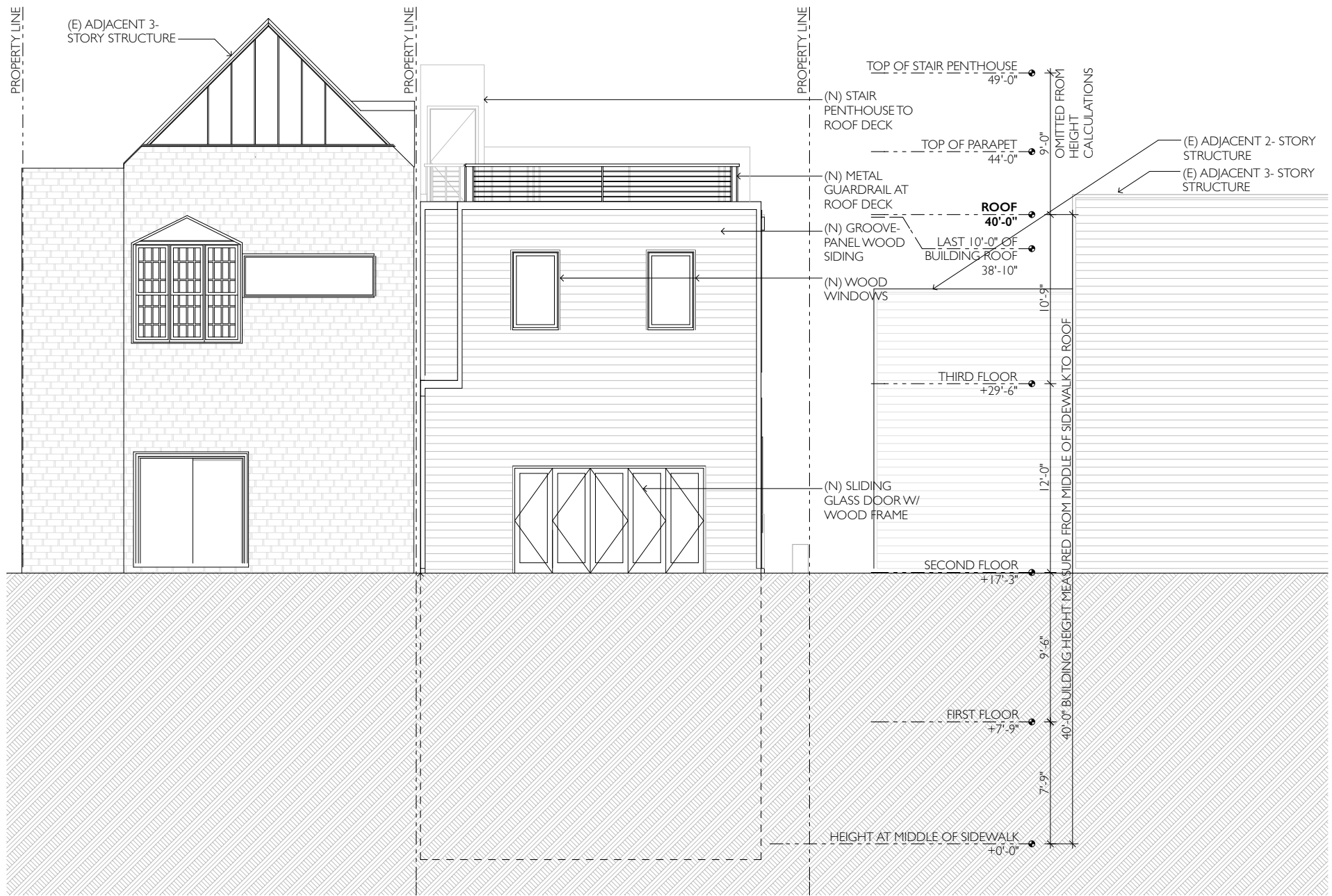


TITLE:
PROPOSE SOUTH (FRONT) ELEVATION

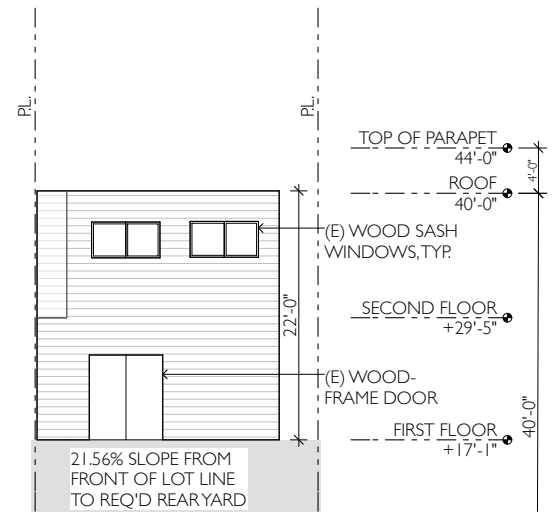
REV: PRINTING: DATE:
PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:

A3.1

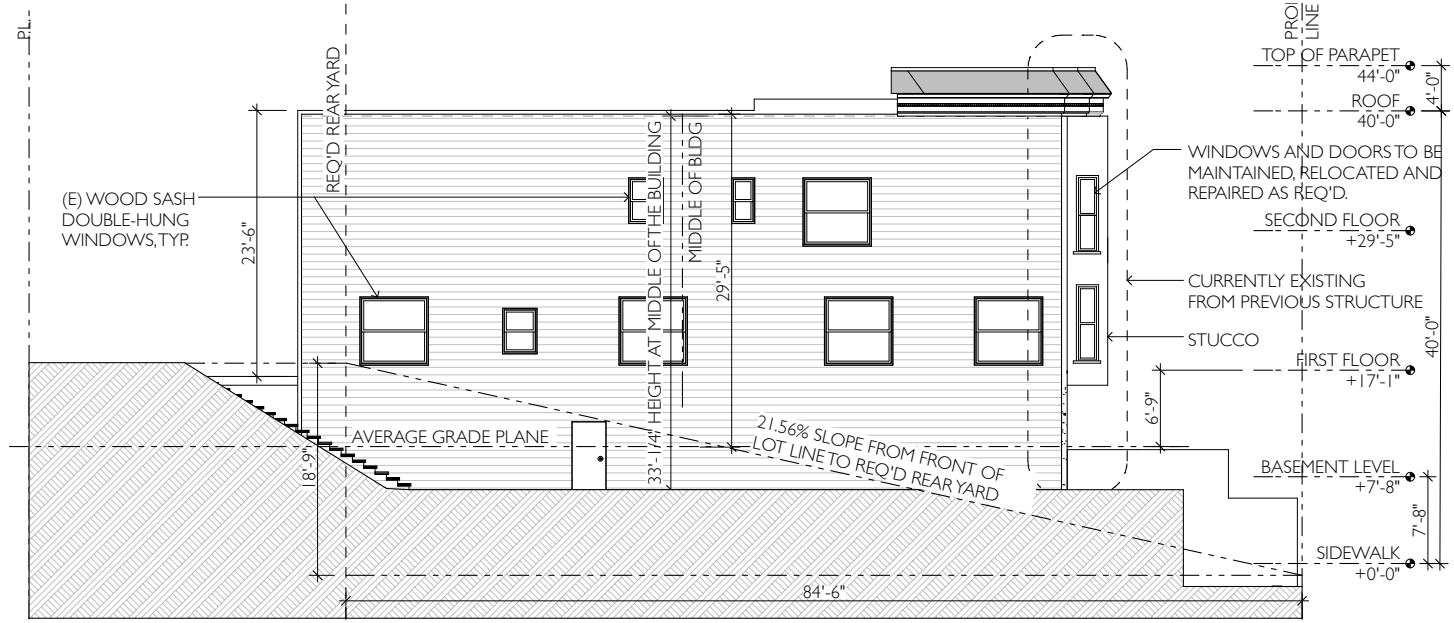


1 PROPOSED NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



2 PREVIOUSLY EXISTING NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"





2 PREVIOUSLY EXISTING WEST ELEVATION

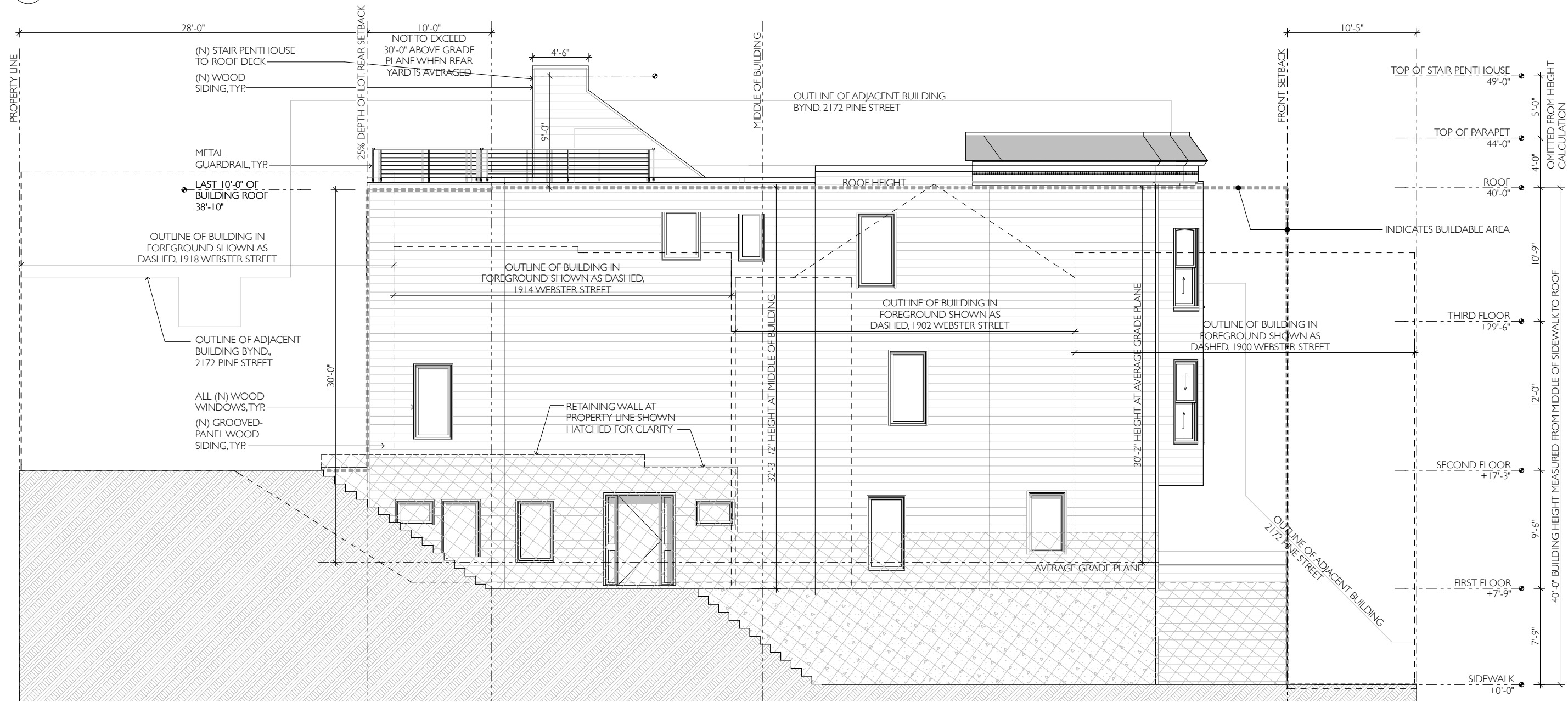
SCALE: 1/8" = 1'-0"

AVERAGE GRADE PLANE CALCULATIONS
 (ALL POINTS TAKEN FROM SITE SURVEY)

202.75' = PROJECT 0'-0" = CENTERLINE OF PROPERTY AT BACK OF SIDEWALK

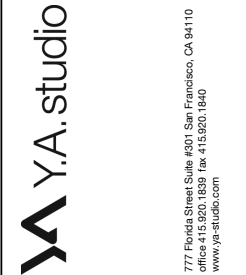
SOUTHWEST CORNER OF BUILDING = 202.57'
 SOUTHEAST CORNER OF BUILDING = 203.03'
 NORTHWEST CORNER OF BUILDING = 222.62'
 NORTHEAST CORNER OF BUILDING = 222.12'

AVERAGE GRADE PLANE = $850.34' / 4 = 212.59' = 9'-10"$ FROM PROJECT ZERO
 AVERAGE GRADE PLANE = 9'-10"



1 PROPOSED WEST (SIDE) ELEVATION

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



777 Florida Street Suite #301, San Francisco, CA 94110
 office 415.920.1839 fax 415.920.1840
 www.ya-studio.com

PROJECT
2178 - PINE STREET
SAN FRANCISCO, CA
BLOCK/LOT: 0652/016



TITLE:
PROPOSED WEST (SIDE) ELEVATION

REV: PRINTING: DATE:
 PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
 DRAWN BY: G.B.
 CHECKED BY: Y.A.
 PRINTED: 6/10/16
 SHEET:

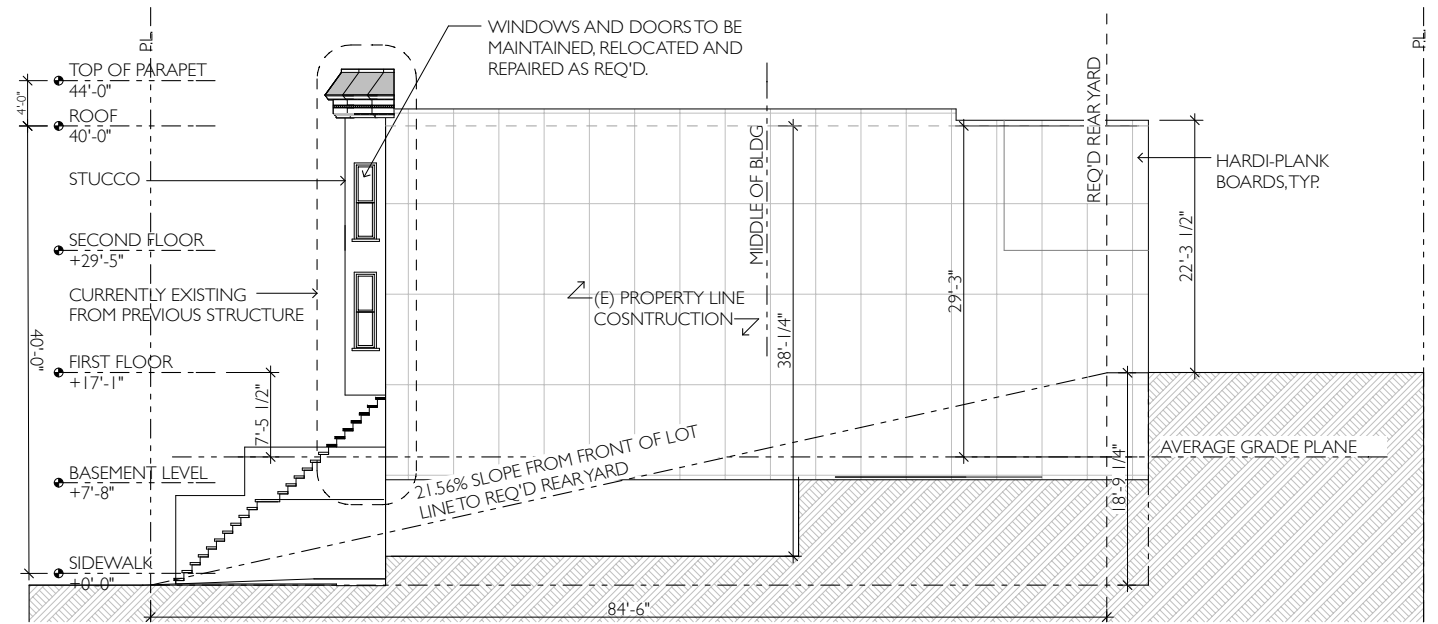
A3.3
 SHEET 15 OF 18 © Y.A. studio 2016

AVERAGE GRADE PLANE CALCULATIONS
(ALL POINTS TAKEN FROM SITE SURVEY)

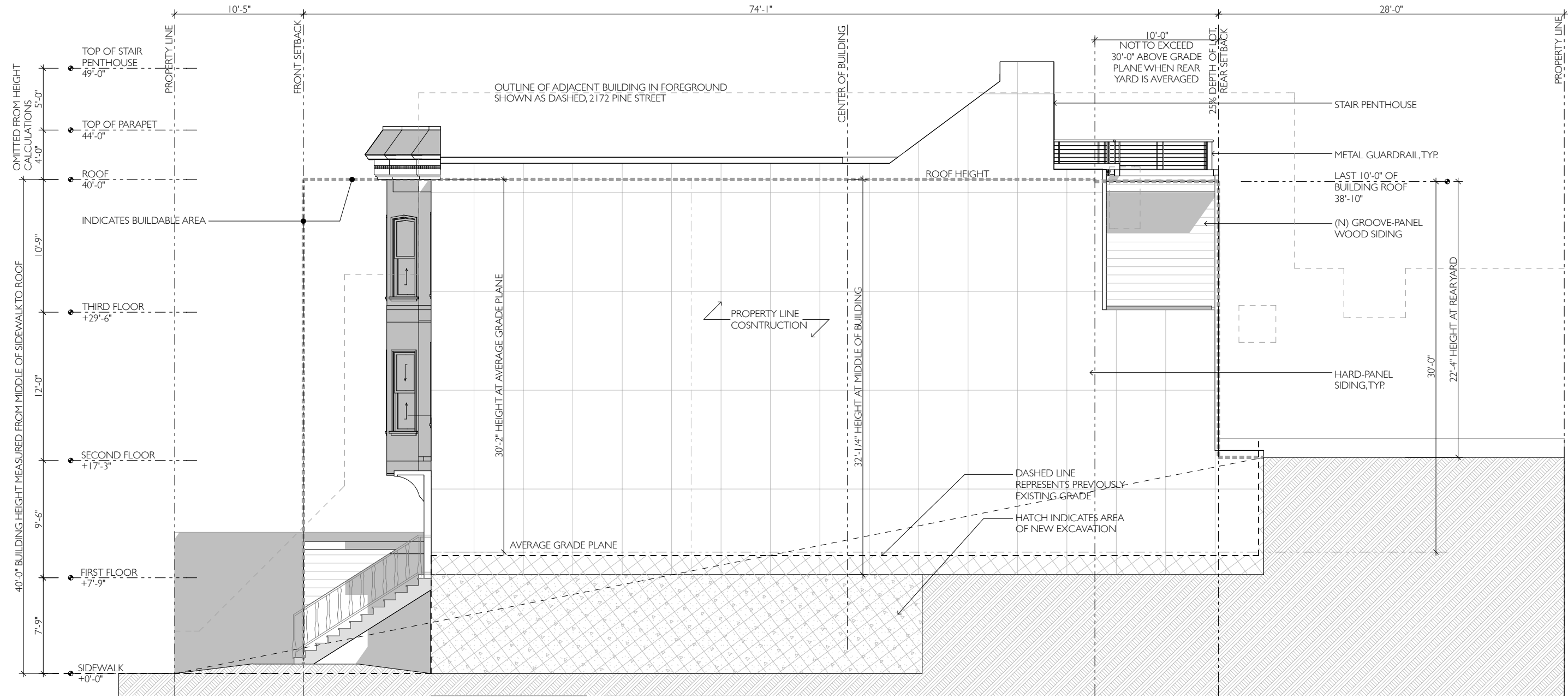
202.75' = PROJECT 0'-0" = CENTERLINE OF PROPERTY AT BACK OF SIDEWALK

SOUTHWEST CORNER OF BUILDING = 202.57'
SOUTHEAST CORNER OF BUILDING = 203.03'
NORTHWEST CORNER OF BUILDING = 222.62'
NORTHEAST CORNER OF BUILDING = 222.12'

AVERAGE GRADE PLANE = $850.34' / 4 = 212.59' = 9'-10"$ FROM PROJECT ZERO
AVERAGE GRADE PLANE = 9'-10"



2 PREVIOUSLY EXISTING EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



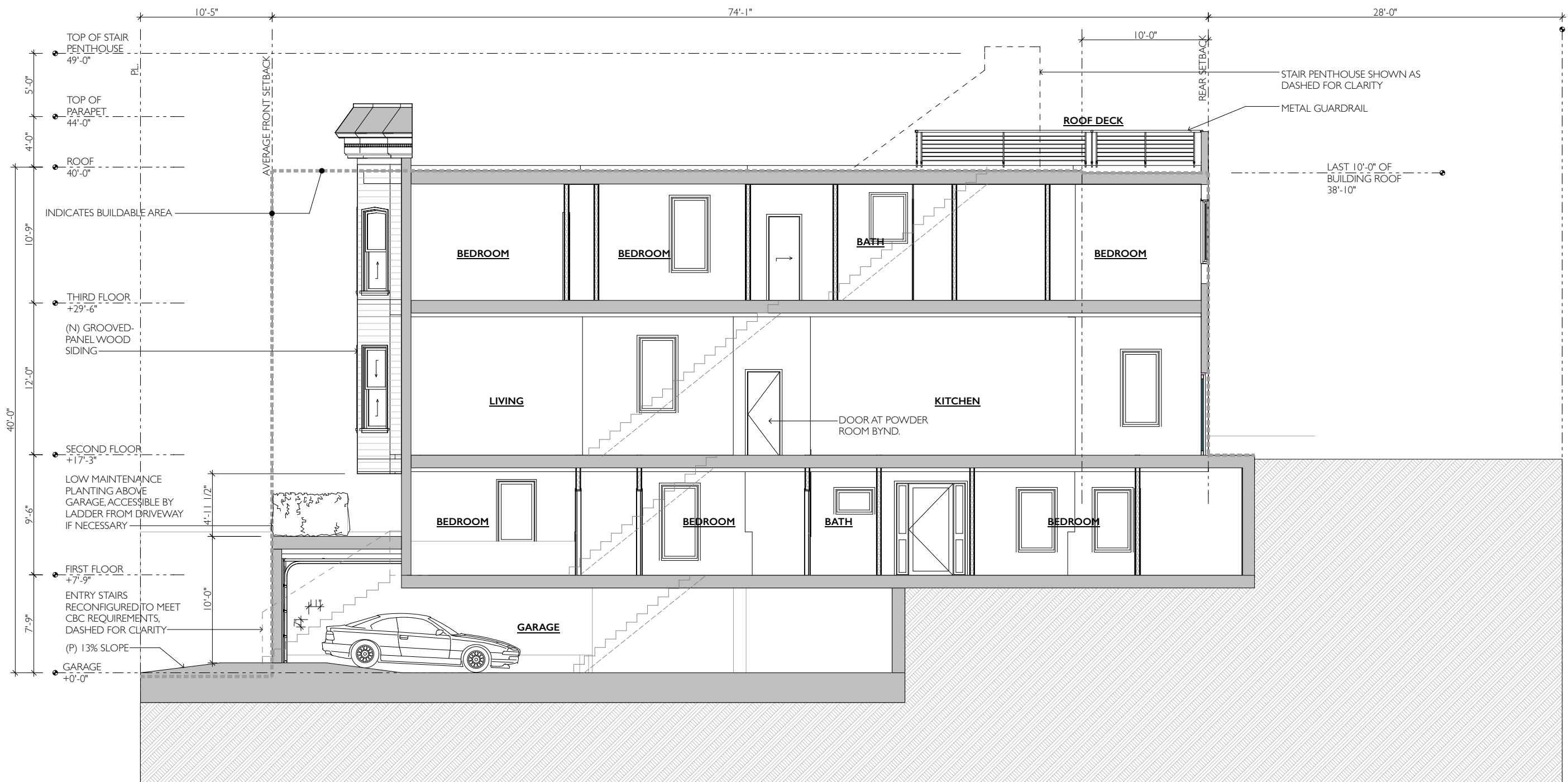
1 PROPOSED EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



TITLE:
PROPOSED EAST (SIDE) ELEVATION

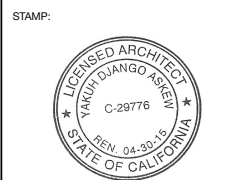
REV: PRINTING: DATE:
PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:



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

PROJECT
2178 - PINE STREET
SAN FRANCISCO, CA
BLOCK/LOT: 0652/016



TITLE:
PROPOSED
BUILDING SECTION

REV: PRINTING: DATE:
PLANNING COMM. 06.23.16

JOB NO: 14001 - 2178 PINE ST.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 6/10/16
SHEET:

A3.5
SHEET 17 OF 18 © Y.A. studio 2016



1962 BUCHANAN 2 STORIES BUCHANAN STREET 2101 PINE 2 STORIES 2103 PINE 2 STORIES OVER GARAGE 2105 PINE 3 STORIES OVER GARAGE 2107-2109 PINE 2 STORIES OVER GARAGE 2121 PINE 1 STORY 2127-2131 PINE 3 STORIES 2133-2137 PINE 2 STORIES OVER GARAGE 2139-2143 PINE 3 STORIES OVER GARAGE 2189 PINE 3 STORIES 2191 PINE 4 STORIES WEBSTER STREET 2201 PINE 3 STORIES

PINE STREET FACING SOUTH

SUBJECT PROPERTY
 2178 PINE
 EXISTING 2 STORY SINGLE
 FAMILY BUILDING
 OVER BASEMENT



1901-1911 WEBSTER 3 STORIES WEBSTER STREET 1900 WEBSTER 2 STORIES 2172 PINE 3 STORIES OVER GARAGE 2162 PINE 3 STORIES 2158 PINE 2 STORIES 2152 PINE 2 STORIES 2152 PINE 3 STORIES OVER GARAGE 2140 PINE 3 STORIES 2132 PINE 3 STORIES 2126-2128 PINE 4 STORIES 2118-2120 PINE 2 STORIES OVER GARAGE 2112 PINE 4 STORIES OVER GARAGE 2100 PINE 3 STORIES BUCHANAN STREET 2096-98 PINE 4 STORIES

PINE STREET FACING NORTH

2178 PINE STREET