## Memo to the Planning Commission

**HEARING DATE: DECEMBER 10, 2015** 

Previous Planning Commission Hearing: September 10, 2015

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

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

Date: December 3, 2015

Case No.: 2014.1079D, DRP, -02, -03/2014.1080D

Project Address: 1783 Noe Street

Zoning: RH-1 (Residential House, One-Family)

40-X Height and Bulk District

Block/Lot: 6652/016A

Project Sponsor: Geoff Gibson, WinderGibson Architects

351 9<sup>th</sup> Street, Ste. 301

San Francisco, CA 94103

*Staff Contact:* Tina Chang – (415) 575-9197

tina.chang@sfgov.org

Recommendation: Do Not Take DR and Approve Project with Modifications as Proposed

#### **BACKGROUND**

The Project Sponsor proposes to demolish an existing two-story single-family dwelling, containing 4 bedrooms, one bathroom and a one-car garage, and construct a new three-story, single-family dwelling containing 4 bedrooms, 4.5 bathrooms and a two-car garage under building permit number 2014.0711.1074. The demolition of the existing structure is filed under building permit number 2014.0711.1073. The Property is located in an RH-1 (Residential House, One-Family) Zoning District, and a 40-X Height and Bulk District.

The proposed Project was heard before the Planning Commission on September 10, 2015. After public testimony in opposition to the Project the Planning Commission continued the item to December 10, 2015. At the September 10<sup>th</sup> hearing, the Commission requested that the project be redesigned to be more compatible with the neighborhood.

#### **CURRENT PROPOSAL**

The following changes have been made in response to the Commission's concerns:

- **Height.** The building height has been reduced from 35-feet to 32-feet, which matches the height (averaging) diagram provided by the Discretionary Review requestors.
- **Roof Terrace.** The roof terrace was eliminated from the project, including the glass railing, planters and access stair.
- **Solar Panels.** The Project Sponsors have agreed to use flat-mount solar panels so the panels would not significantly add to the apparent height of the building.

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- **Rear Setbacks and Façade.** The rear façade has been sculpted on all three floors to fit the context, and respect the view corridors of neighbors.
  - o **First Floor, Southeast Corner:** The rear setback has increased from 25-feet to 29-feet, 9 inches.
  - o **Second Floor, Southeast Corner.** The setback has increased from 28-feet to 36-feet, 4.5-inches. The flat roof of this area is now unoccupied and not used as a roof terrace.
  - Second Floor, Northeast Corner. The setback has increased from 28-feet to 29-feet, 9 inches.
  - o **Third Floor, Southeast Corner.** The setback has increased from 36-feet, 1.5-inches to 46-feet, 6-inches. The flat roof of this area is now unoccupied and not used as a roof terrace.
  - o **Third Floor, Northeast Corner.** The setback has increased from 38-feet, 1.5 inches to 39-feet, 10.5-inches.
- **South Side Setbacks.** Setbacks on the south side of the building have been increased to provide light and air to the non-conforming cottage to the southeast, and neighbor to the south.
  - o **First Floor:** The setback has increased from 3-feet to 5-feet from the elevator west to the rear yard.
  - Second Floor: The setback has increased from 3-feet to 7-feet from the elevator west to the rear yard.
  - o **Third Floor:** The setback has increased from 3-feet to 7-feet from the elevator west to the rear yard.

#### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must decide whether or not to take Discretionary Review and approve demolition of the existing structure at new construction of a three-story single-family structure at 1783 Noe Street located within an RH-1 Zoning, and 40-X Height and Bulk District.

#### BASIS FOR RECOMMENDATION

- The Project Sponsor has responded to the Commission's request
- The Project Sponsor has relayed these changes to the neighbors.
- The scale and mass of the proposed dwelling-unit is contextual and compatible with the surrounding neighborhood character.
- The Project is consistent with adopted City policies and General Plan.
- The Project is Code-complying and meets all other applicable requirements of the Planning Department.

#### RECOMMENDATION: Approve with Conditions

#### **Attachments:**

Revised Plans for 1783 Noe Street 3D Perspective Renderings Project Sponsor's Submittal: Project Sponsor Letter Neighborhood Response Plans

SAN FRANCISCO
PLANNING DEPARTMENT

CASE NO. 2014.1079D, DRP, -02, -03/ 2014.1080D 1783 Noe Street

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Requested Terms Email from DR Requestor (Sean Harrington on behalf of other DR Requestors)
Proposed plans from one DR Requestor (Dave Rizzoli)
Average Height Diagram
Revised Renderings
Revised Plans

\*If Commissioners need copies of the previous staff report, please contact staff ASAP.

tel: 415.318.8634 fax: 415.318.8638 www.archsf.com

351 ninth street, suite 301 san francisco ca 94110

PROJECT: 1783 Noe Street

TO: San Francisco Planning Commission

VIA:

DATE: 12.01.15

FROM: Geoff Gibson

Dear Commissioners,

We last came before Commission on Sept 10, 2015. At that time, we were directed to work closely with the neighbors to address their concerns, making significant changes to the project. We took these comments to heart and have spent the last three months meeting with the neighbors and working towards a compromise that all parties can be happy with. We met in person with the neighbors at least 5-6 times, including all the DR filers as well as other interested parties. We have exchanged numerous emails and phonecalls and have had a good working relationship with the neighbors. We are very close to reaching complete agreement with them. As you will see from the attached print of a recent email with one of the DR filers, they are in agreement about every aspect of the revised design with the exception of a difference on the south side setback at the second and third floors.

Here is a narrative list of the changes that were made while dealing with the neighbors. All of these changes are expressed in relation to the original 311 mailing, since that was the frame of reference with the neighbors.

#### Height:

Building height reduced from 35' to 32'. (35' is permitted by code and was allowed by RDT.) 32' matches the height diagram (averaging neighbors) provided by the DR filers in their DR filings and also included on the top of the petition which they used to gather neighborhood signatures.

#### Roof Terrace:

Roof terrace was eliminated from the project, including the glass railing and planters and access stair. (Roof terrace was permitted by code and was allowed by the RDT.)

#### Solar Panels:

We have agreed to use flat-mount solar panels in order to not have them significantly add to the apparent height of the building.

Front Setback and Facade: unchanged, except for the reduction of height.

Notching and Entry Stair at NorthWest corner: unchanged. All setbacks retained per original design.

Rear Setbacks and Facade: many changes. 25' rear setback required by code at all floors.

**First Floor, Southeast corner**: increase rear setback from 25' to 29'-9". (29' requested by DR filer Rizzoli in this area, now exceeded.)

**Second Floor, Southeast corner:** increase rear setback from 28' to 36'-4 ½". Flat roof in this area is now unoccupied and not used as a roof terrace.

Second Floor, Northeast corner: increase rear setback from 28' to 29'-9"

**Third Floor, Southeast corner:** increase rear setback from 36'-1 ½" to 46'-6". Flat roof in this area is now unoccupied and not used as a roof terrace.

Third Floor, Northeast corner: increase rear setback from 38'- 1 ½" to 39'-10 ½".

**South Side Setbacks:** Original design had no side setback at south side but did include partial lightwell at second and third floors. No side setback required by code. 3' side setback recommended by RDT. 3' side setback requested by DR filer Rizzoli in his DR diagrams, now exceeded.

**First Floor:** 5'-0" side setback now provided from elevator at the west all the way through the rear yard, exceeding request in DR by Rizzoli.

**Second Floor:** 7'-0" side setback now provided from elevator at the west all the way through the rear yard.

**Third Floor:** 7'-0" side setback now provided from elevator at the west all the way through the rear yard.

Of all these dimensions, the only one the neighbors have not yet agreed to is the 7' side setback on the south side at the second and third floors. We would like 5'-0" at these floors (since this exceeds the 3' requested by the RDT and Rizzoli's DR filing). The neighbors would like 10'-0". We are willing to compromise at 7'-0". The revised plans you are receiving show this 7'-0" side setback.

To accompany the drawings, we are providing you with several other diagrams and renderings:

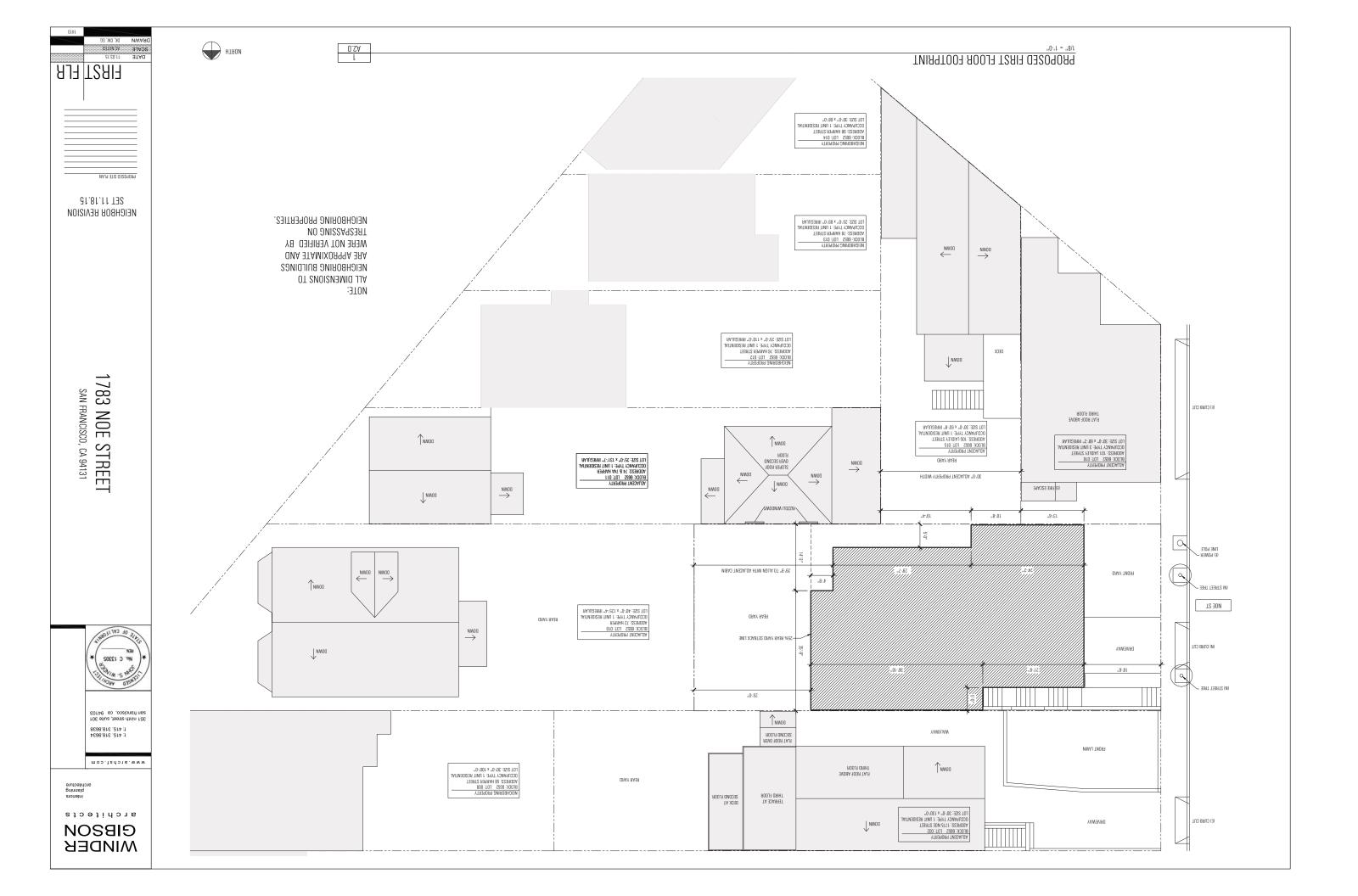
- **Rizzoli DR proposed plans:** This is a copy of the plans that Rizzoli submitted with his DR, outlining his request for changes to our project in that DR. He requests a 3' side setback at the south side as well as a 3' notch at the southeast corner of our building at the first floor only. Our revised proposal dramatically exceeds this request, with a 5' side setback at the first floor and 7' at the floors above, as well as a much larger notch at the southeast corner at all levels. We are exceeding the DR Filer's request.
- **Average Height Diagram:** As part of their DR filing, the DR Filers gathered signatures on a petition. That petition shows an 'expected transitional height'. We reproduced that diagram and determined that it represented a 32' height for the building. We have reduced the height of the building to 32'. We have eliminated the roof terrace and have opted to use flat-mount solar panels. We are complying with the DR Filers request.
- View from Laidley: In the original DR filing, the DR Filer provided a photo with a hand-drawn dashed black outline of their supposition of the outline of our proposed project. This outline was dramatically exaggerated. We inserted our original 311 design into this photo. We then inserted a simple massing model of the revised design before you to show the contrast. As you can see, the new massing tucks into the context easily, keeping in scale with the adjacent buildings. This view is essentially the view from DR Filer Tansev's home and we have worked to reduce the impact of the project on his view.

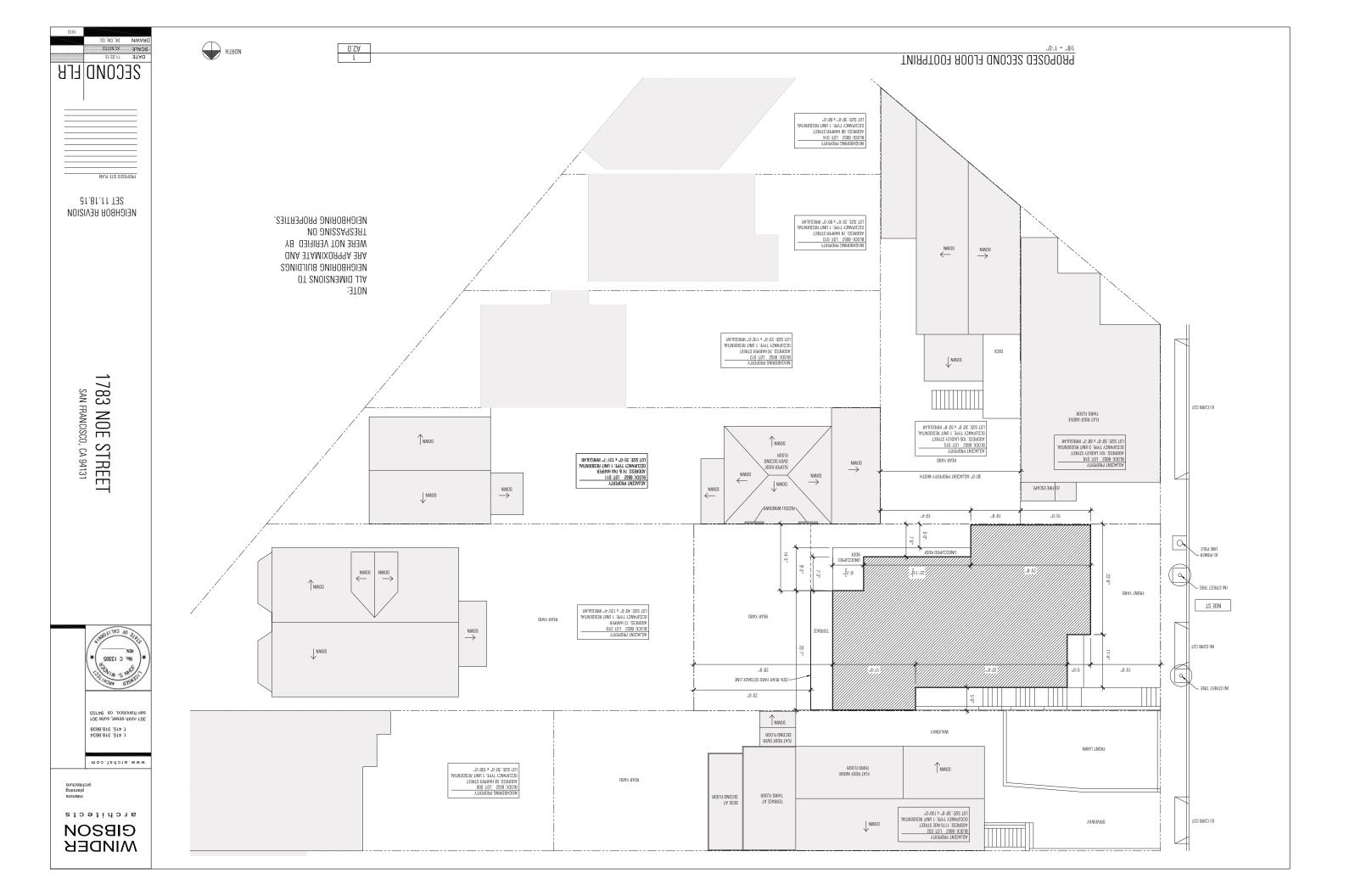
View from Harrington property: We have produced a series of renderings from the point of view of the rear windows at DR Filer Harrington's property at 105 Laidley Street. These views include the original 311 notification design as well as the massing of the revised design. For the revised design, we have shown this view with 5', 7' and 10' side setbacks at the Second and Third Floors. As explained above, the only dimension remaining undecided is this side setback. These renderings demonstrate that the change in perception of the building from Harrington's viewpoint between the 5', 7' and 10' setbacks is nominal. I would like to note that the Planning Code requires no side setback and the RDT requested only a 3' side setback. A setback of even 5' is unusual. A setback of 7' or 10' is unprecedented and punitive.

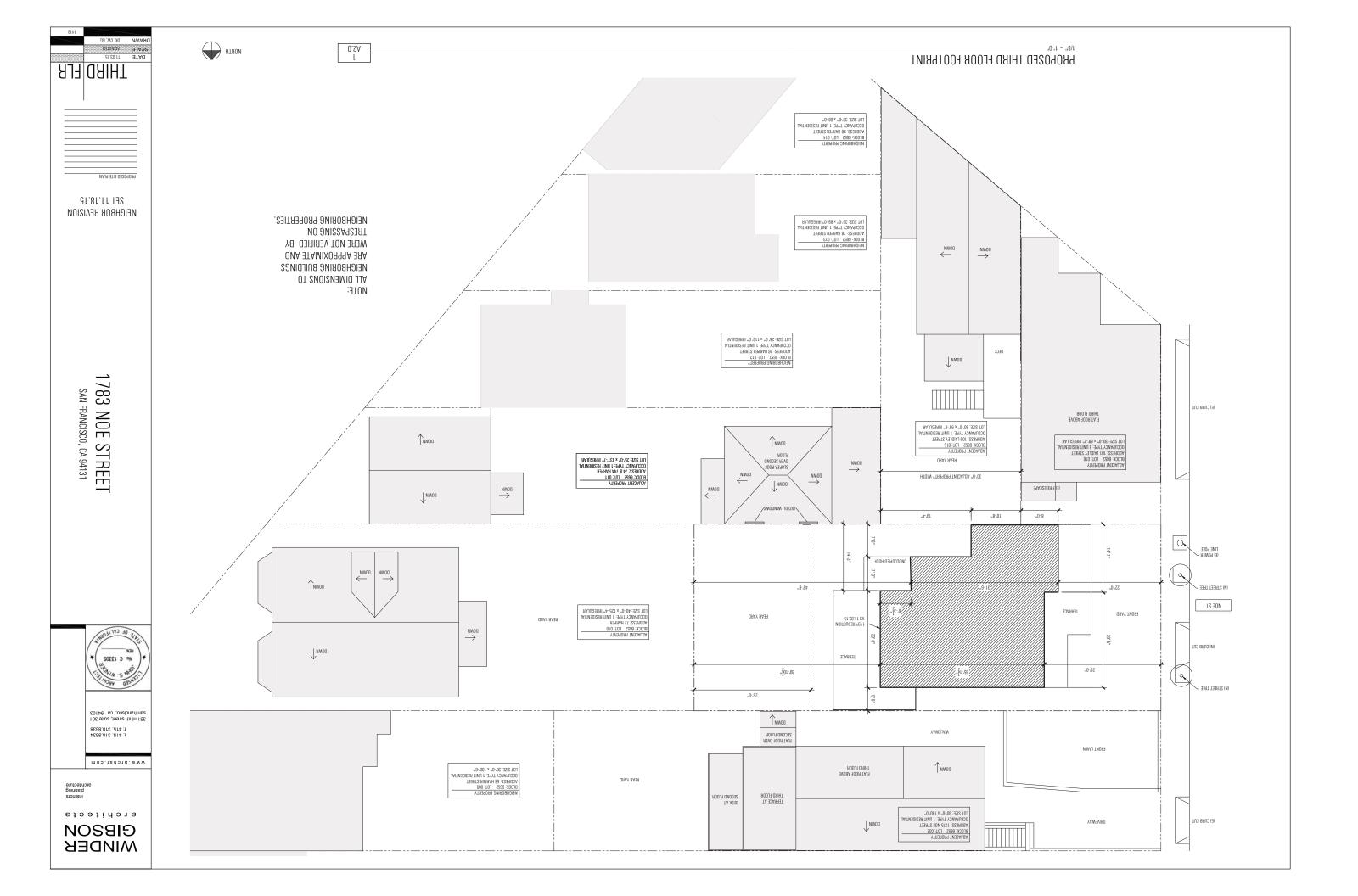
As you can see, substantial changes have been made to the mass, bulk, height and specific setbacks of the building, benefiting the DR filers as well as reducing the impact of the project on the neighborhood. The buildings is sensitively sculpted to fit into the context, respecting the view corridors of the neighbors as they have requested.

We look forward to presenting this revised design to you on December 10.

Sincerely, Geoff Gibson Winder Gibson Architects







#### **Geoff Gibson**

From:Sean Harrington <sh640@aol.com>Sent:Monday, November 16, 2015 10:59 AM

To: Michael Morell

**Cc:** Ed Tansev; Dave Rizzoli; Geoff Gibson

**Subject:** Re: 1783 Noe Updated revisions and Follow on meeting

Mike,

After many reviews, discussions and consultations with all involved, Dave, Ed and myself have agreed to present our final offer of a project at 1783 Noe that we could support, as we go back to the Planning Commission on 12/10/2015. If you could incorporate these final revisions into the plans and renderings you sent us on 11/12/2015, we will support your plan submission to Planning Commission having them take DR on the project and finding that you and the neighbors have an agreed upon plan being submitted, as a workable building at 1783 Noe. These final revisions to plans submitted to us on 11/12/2015 are:

- 1) Height of the building not to exceed 30' at the midpoint of building from sidewalk; no roof deck; and solar panels fitted flat on roof.

  32' agreed at in-person meeting on 11.16.15
- 2) 10' set back on second and third floor on south property line past the elevator/light well.

7' provided.

3) Eliminate concrete terrace between building and south property line or agree in writing to replace Dave Rizzoli's north foundation on cottage.

and

eliminated

4) Rear set back on first floor to be 30' from east property line.

29'-9" provided to align with adjacent cottage

We believe that these are reasonable requests and that you would still be left with a massive home of some 4500 sq ft. To put our requests into perspective, our revisions are only a few hundred square feet less than you current proposal but mean a lot to us. Moreover, that such a home whether your live in it or sell it, would be a very marketable and valuable property that could be worth over 5 million dollars in todays market.

Finally, accepting these final revisions could avoid further debate and delays of your project, which we assume is quite expensive for you. If agreeable, we ask that you complete proper plan submission drawings and renderings to scale for our final review and submission to Planning Commission. We ask that you present us with these plans no later than 12/1/2015 for our review prior to the meeting on 12/10/2015.

We look forward to our meeting tonight and hope that you can agree to our proposal.

Thanks

Sean Harrington et al. 105 Laidley Street

Sent from my iPad

On Nov 13, 2015, at 1:22 PM, Michael Morell < michael@rivierapartners.com > wrote:

I will meet the three of you at the property on Monday at 5pm
Unfortunately Geoff will not be able to make it, but I'd rather not delay in hearing your thoughts
See you on Monday
MM

From: Sean Harrington [mailto:sh640@aol.com]
Sent: Friday, November 13, 2015 12:40 PM

To: Michael Morell

**Cc:** Ed Tansev; Dave Rizzoli; Geoff Gibson (gibson@archsf.com) **Subject:** Re: 1783 Noe Updated revisions and Follow on meeting

Mike,

We can meet Monday 11/16/15 at 4:30 or 5. Important to have some daylight to be able to possibly stand on site to get visuals. With Holidays coming up this may be last opportunity to meet before DR on 12/10/15. We really need elevations added to you last drawings. I would hope you can have before meeting and send to us ASAP. Hopefully we can identity the common ground and possible solution that can go back to Planning Commission. We'll see.

Thanks

Sean Harrington 105 Laidley Street

PEACE, LOVE and RUGBY!!!!

On Nov 12, 2015, at 10:37 AM, Michael Morell <michael@rivierapartners.com> wrote:

Sean/Ed/Dave,

Please find attached an additional revisions of 1783 Noe project, taking into consideration the things we discussed a couple weeks ago

These include revisions to mass, setback and provide updated renderings from Sean and Ed's POV

We have lowered the home by 3 ft to 32 ft

We have set back the 2<sup>nd</sup> and 3<sup>rd</sup> floor back an additional 1' 9"

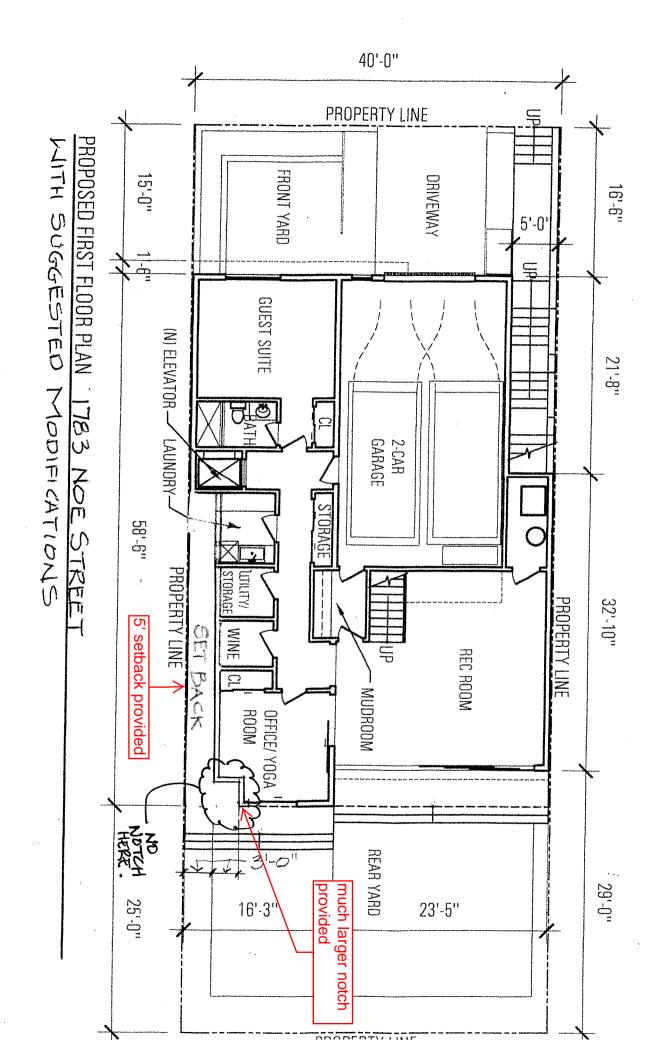
We have adjusted the terrace layout of the 2<sup>nd</sup> and 3<sup>rd</sup>, the roof area's nearest to Sean and Dave's property are now "unoccupied" to address the privacy concern.

Geoff and I will make ourselves available to meet with the 3 of you ASAP to answer any questions

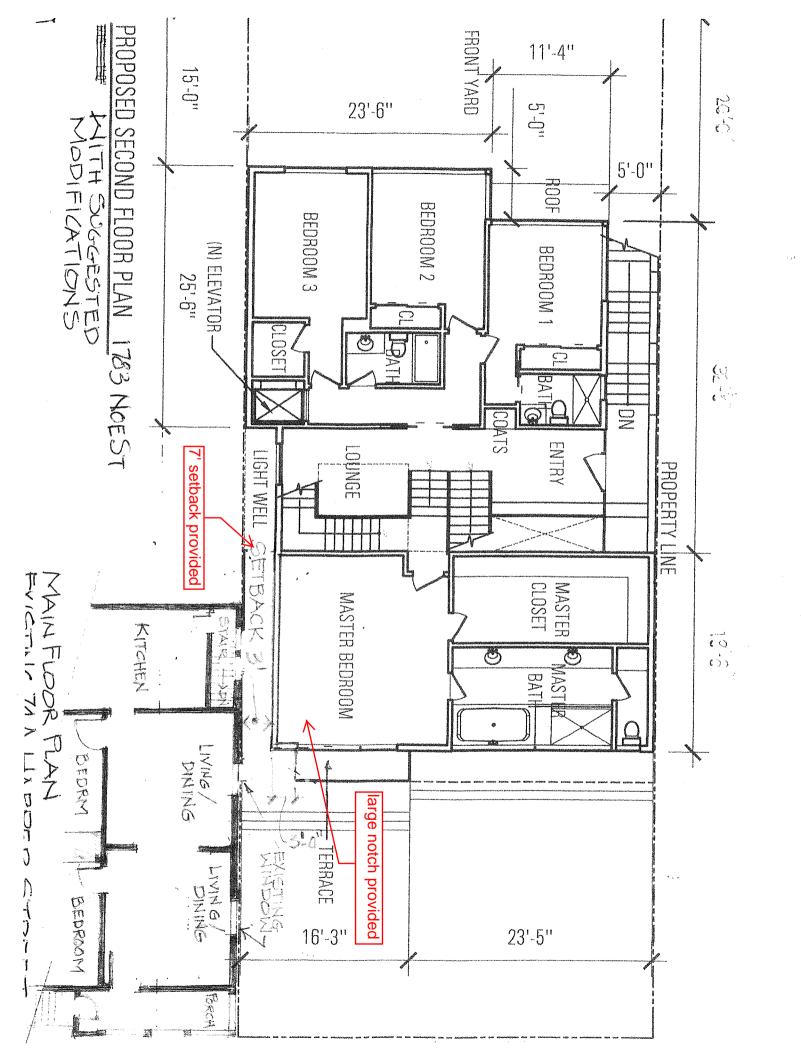
Please let me know as soon as possible when you are free to meet at the property

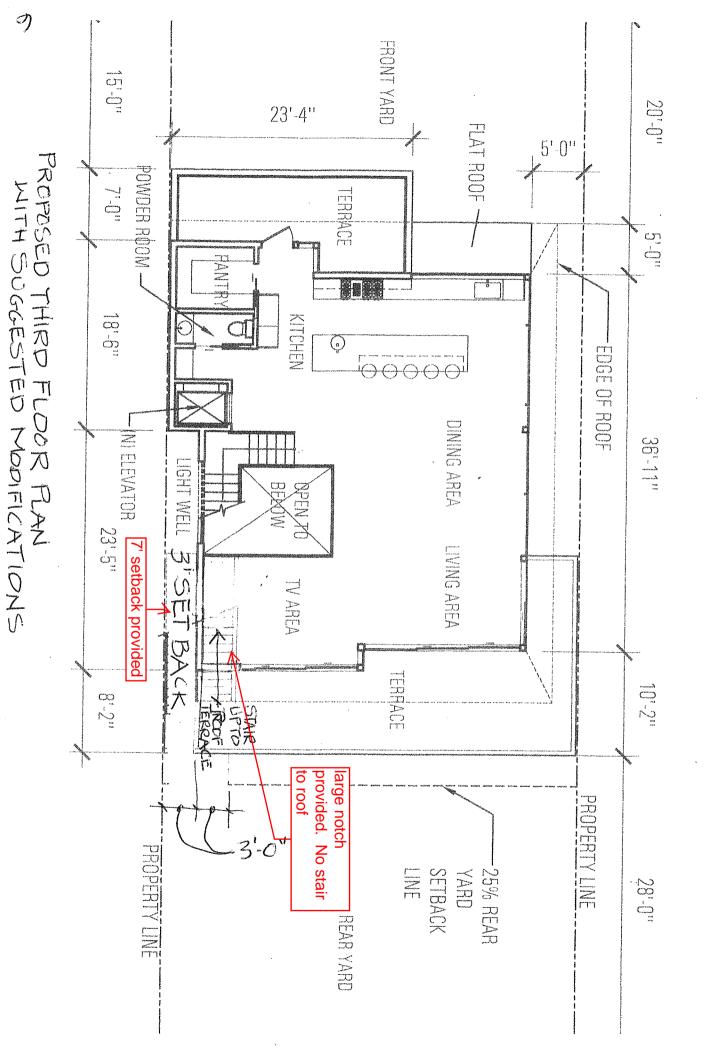
Mike

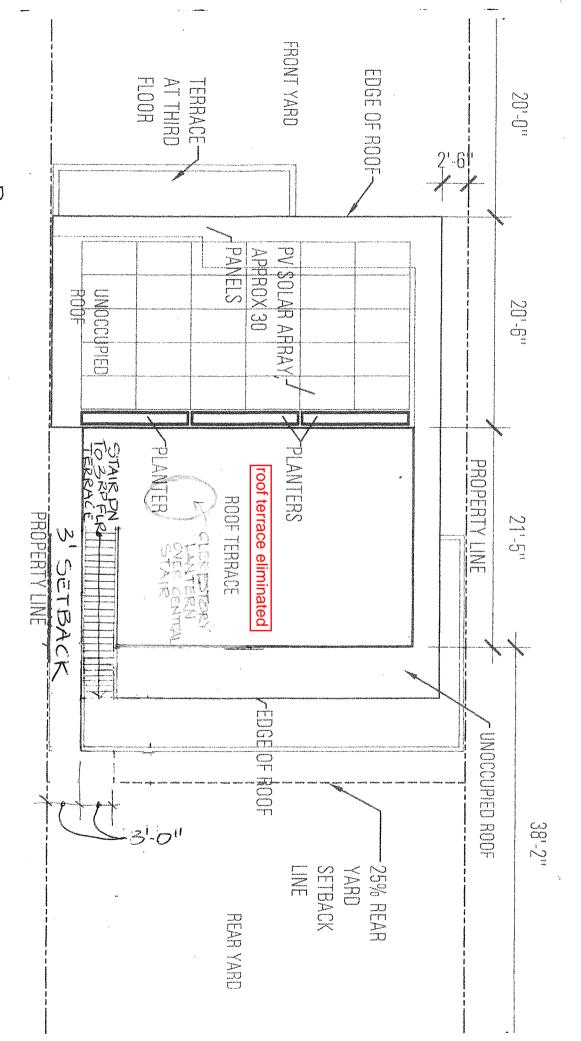
- <Revision Harrington view 11.10.15.pdf>
- <Revision Laidley view 11.10.15.pdf>
- <1783 Noe revision 11.10.2015 mass renders.pdf>
- <neighbor response plans 111015.pdf>



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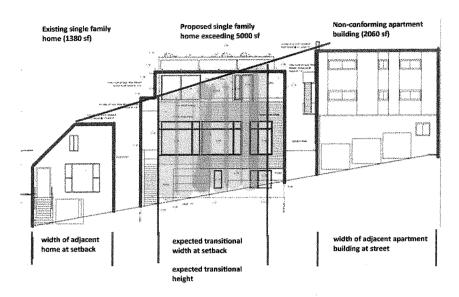






WITH SUGGESTED MODIFICATIONS PROPOSED ROOF DECK PLAN 1783 NOE ST

# EXHIBIT C - PAGE 1/8



The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a 1 garage, about 300 percent larger than the average home in the immediate neighborho (even twice as large as the multi-unit apartment building at the corner of Laidley). It is a wider and larger than every other building and is replacing an affordable neighborhooc home that could be remodeled for a modest addition. We support the Discretionary Re Applications filed on the demolition and new construction permits by our neighbors and the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

| Printed name         | Signature     | Address       | Email                             |
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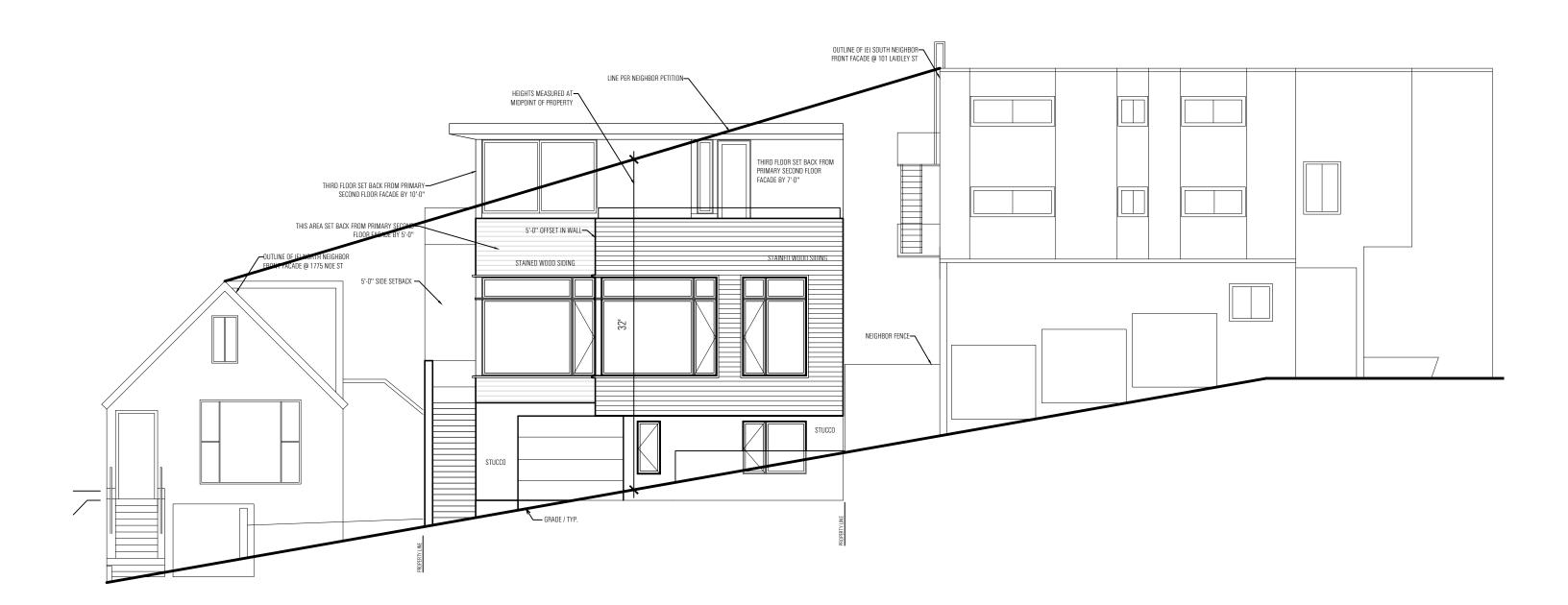
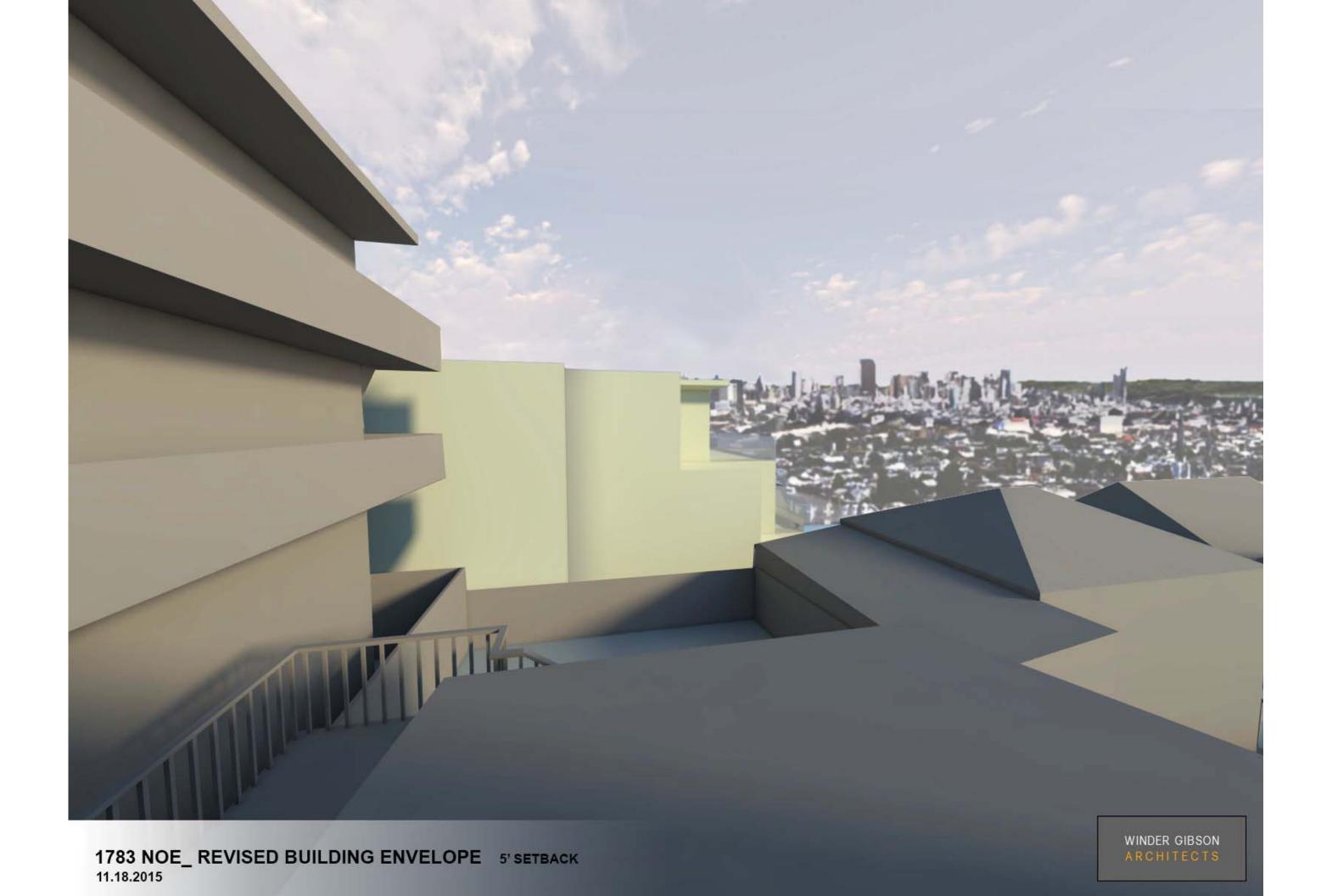
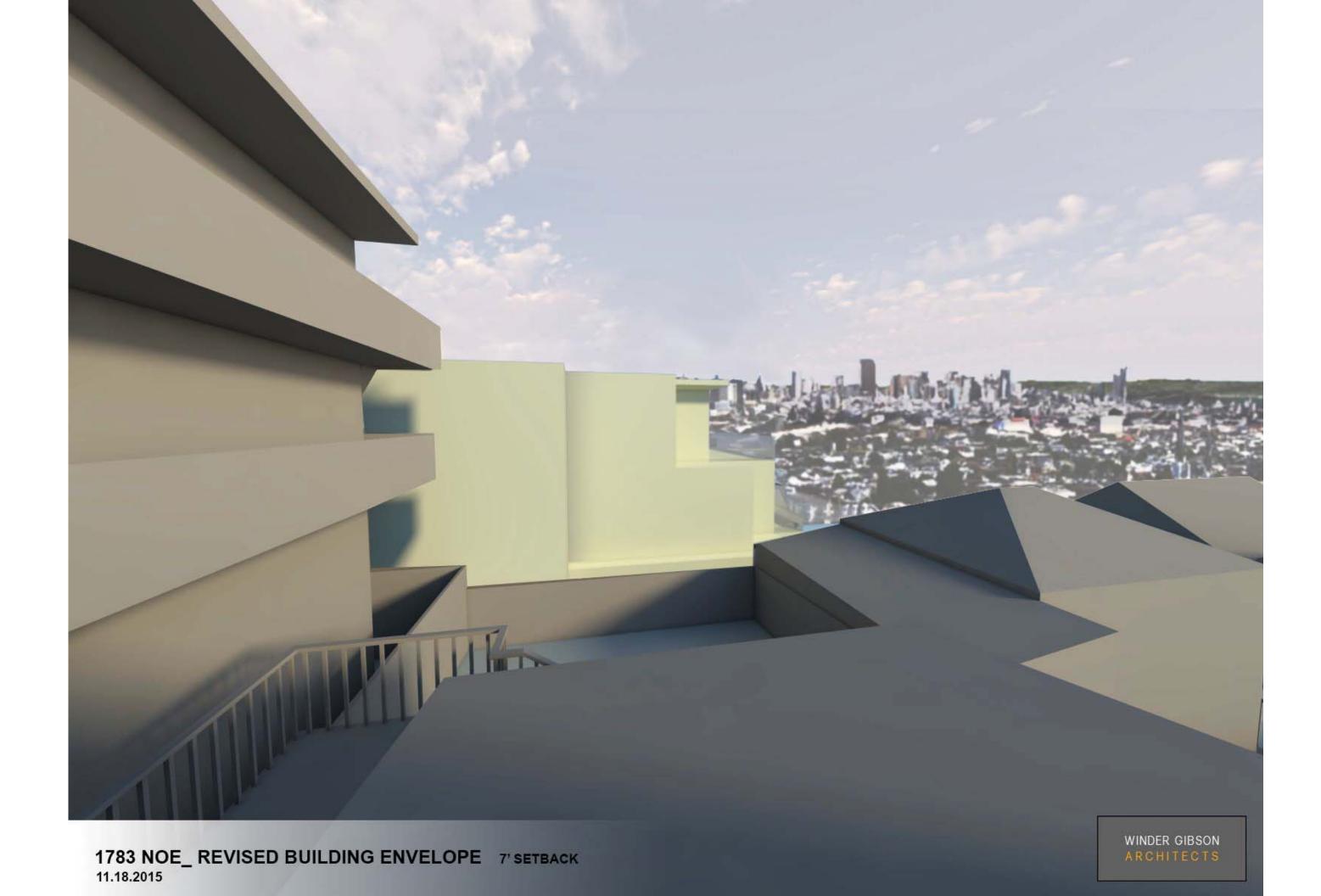


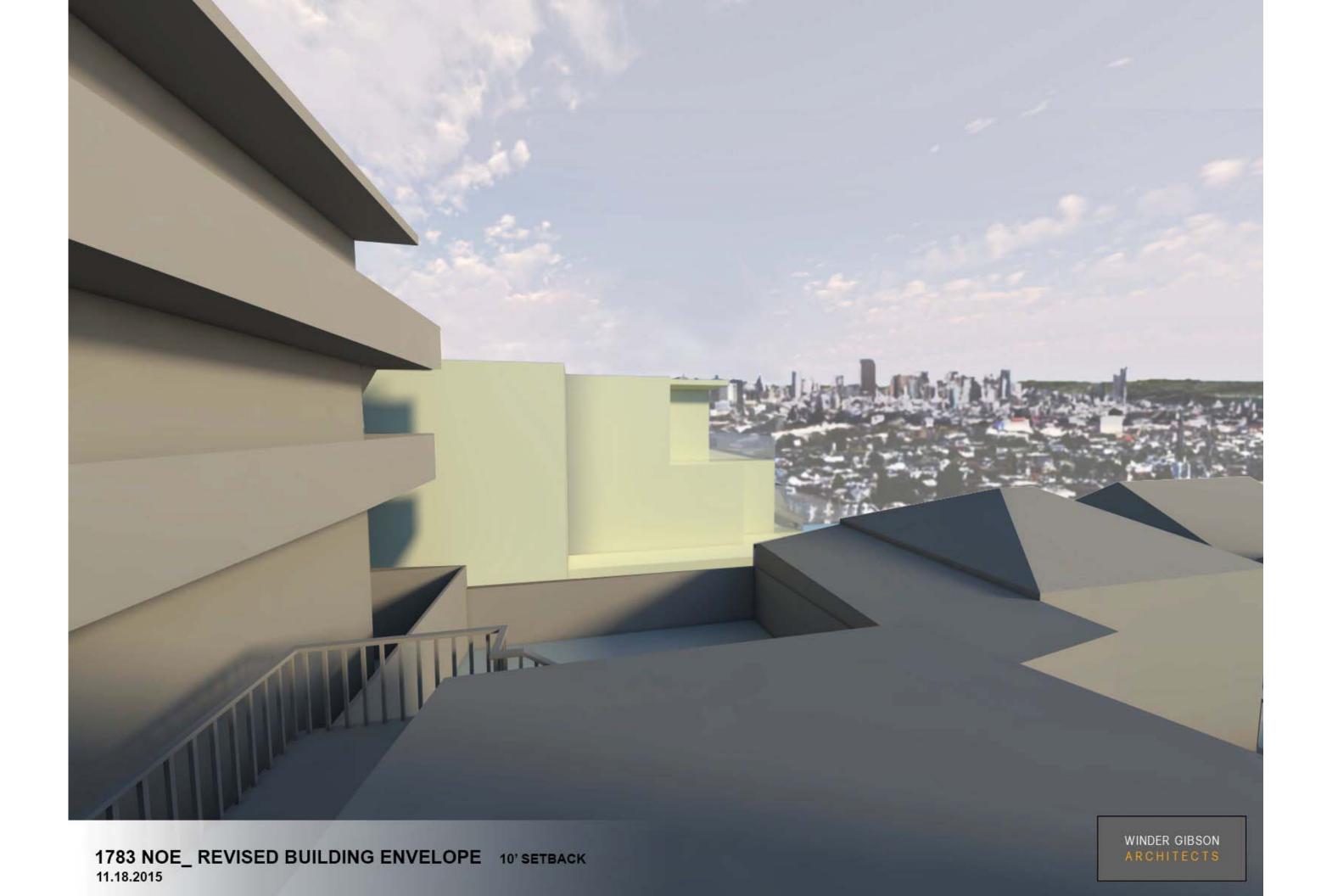
PHOTO FROM LAIDLEY STREET

EXISTING COTTAGE VS. PROPOSED HOUSE PHOTO FROM LAIDLEY STREET





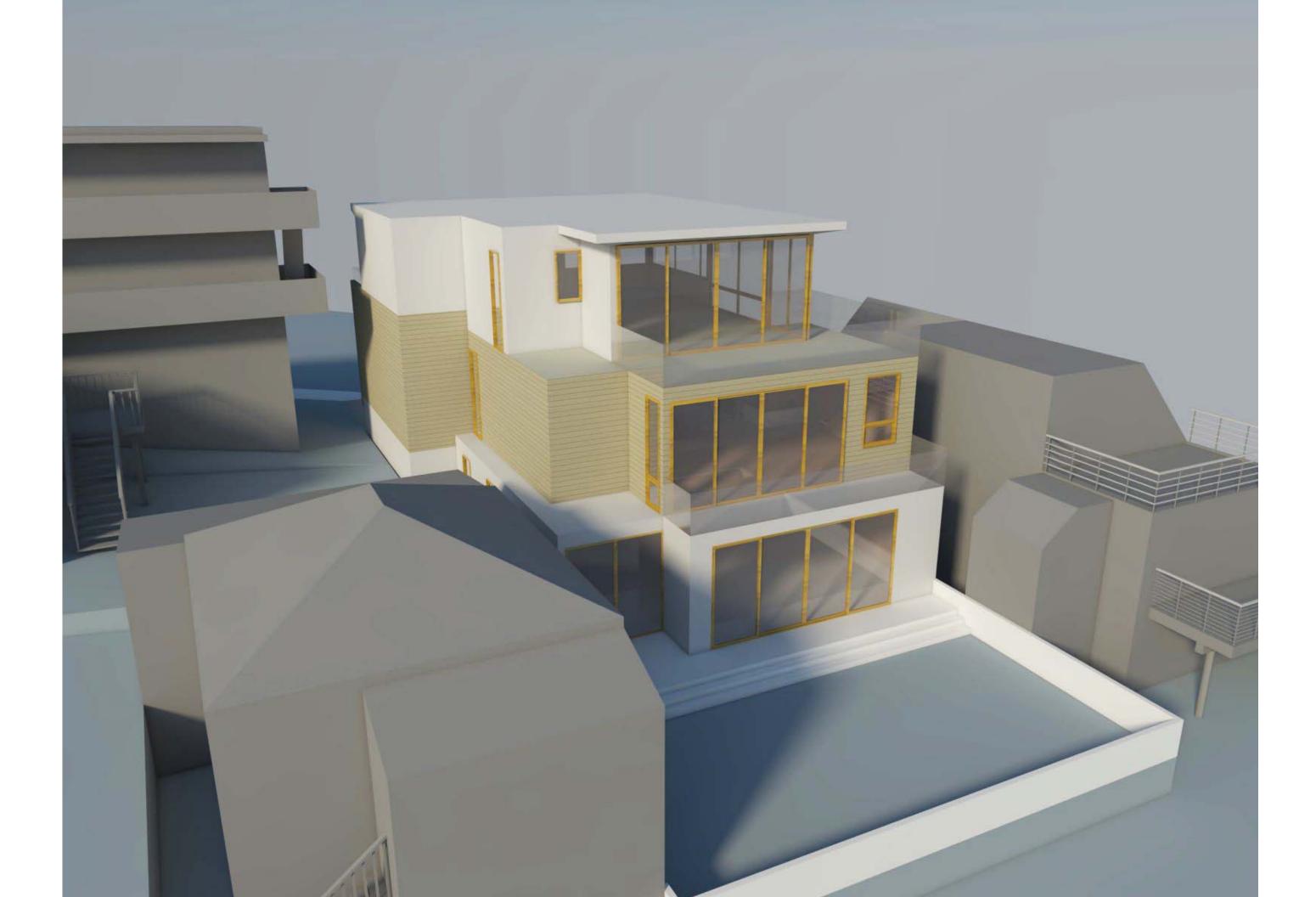


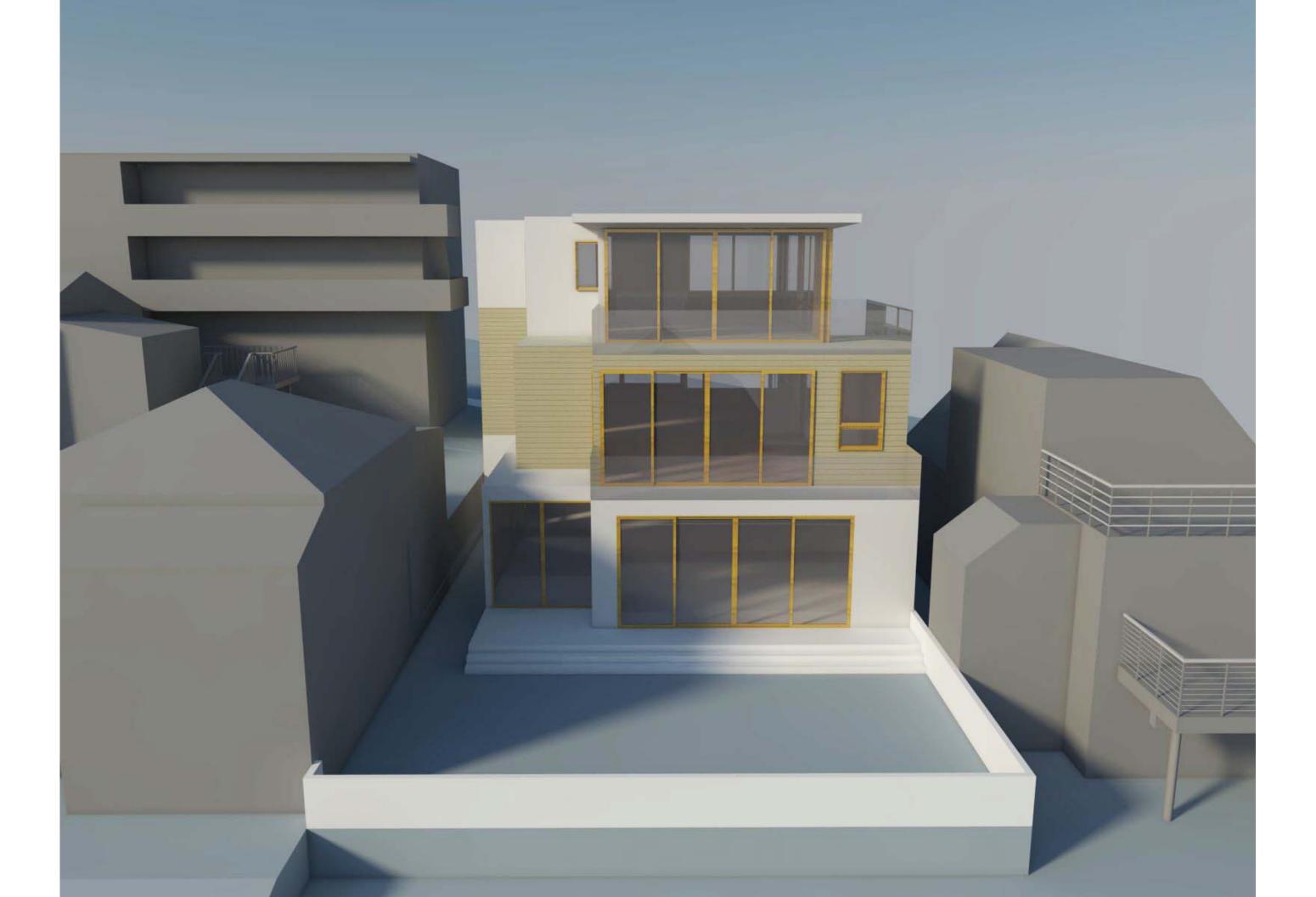


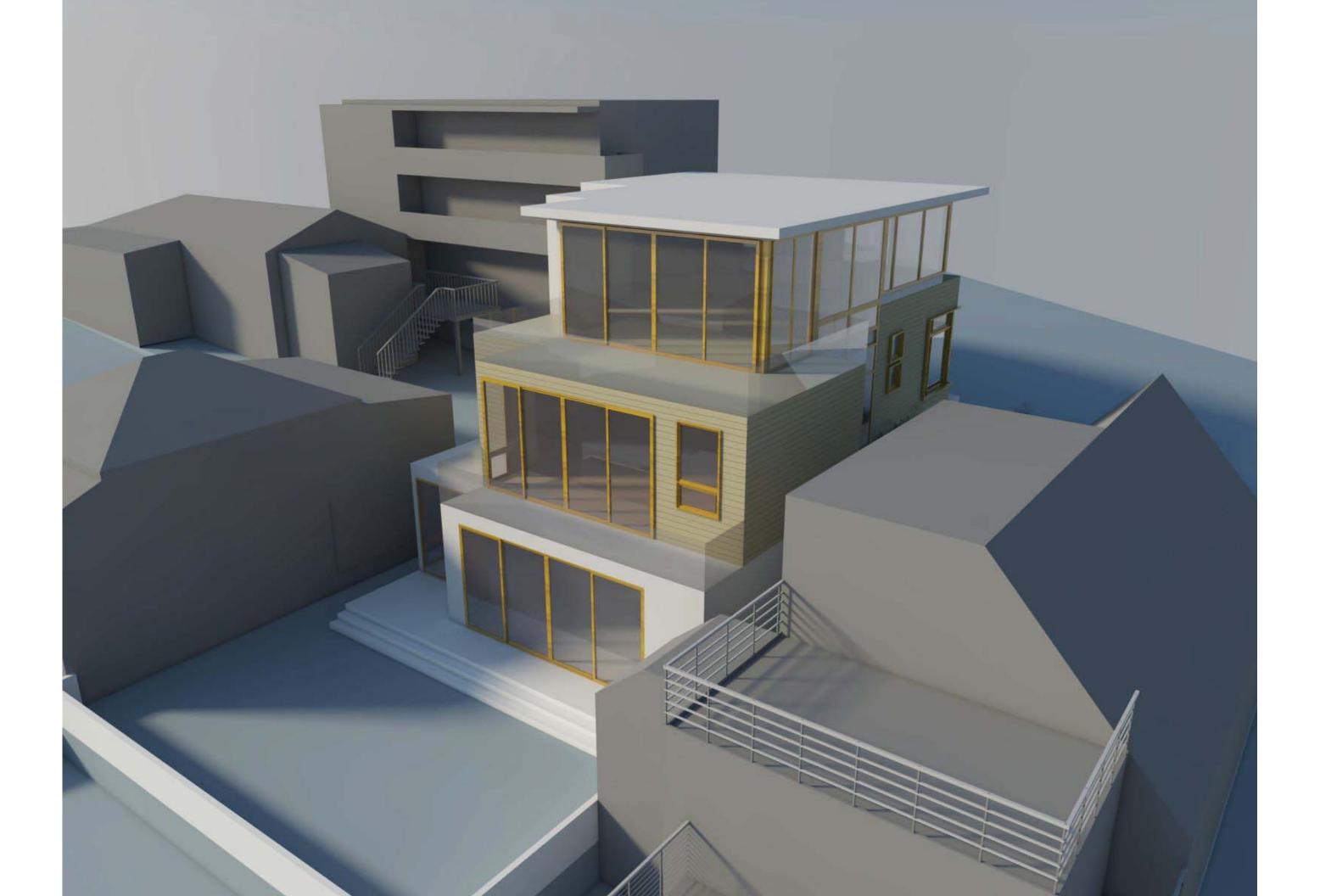












#### **GENERAL NOTES**

THE CONTRACTOR SHALL VISIT THE SITE AND REFULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS.

IF ANY ASPESTOS, KNOWN MATERIALS CONTAINING ASPESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK

THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY OLIESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS. AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING AS PER THE GLIDELINES BY ALL GOVERNING ALITHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24: THE 2013 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE LINIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT: THE 2013 CALIFORNIA FIRE CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2013. THE 2013 NEPA 72 IEIRE ALARMS) AND THE 2013 NFPA 13/13R (SPRINKLERS). THIS PROJECT WILL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

NOTE: IF THE PLANNING COMMISSION HAS NOT APPROVED THE PROJECT PRIOR TO 5:00 PM ON DECEMBER 31, 2013 THEN THIS PROJECT MUST COMPLY WITH THE 2013CALIFORNIA BUILDING CODES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED. FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUE BY LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS. AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND WOLLDS CHICKS SOTABLE THE THE CHEET AND SWOLD PRICED BY DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT. WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ARCHITECT REFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS. LARGE AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SECULENCES FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS AS WELL AS ANY MATERIAL PRODUCT OR FOLLIPMENT SURSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIEY AND COORDINATE ALL LITHLITY CONNECTIONS. UTILITY COMPANIES' REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING ETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT RETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER: THE LOCAL ELECTRICITY PROVIDER: THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY INNAMED LITILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SLICH AGREEMENTS TO THE ARCHITECT AND OWNER. IF REQUIRED OR REQUESTED.

8. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS. REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS. WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE.

THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OH THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOR SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED

STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORAR ENCLOSURES OR PROTECTION AS NEEDED TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

IO. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS: UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT: OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LARGE REQUIRED TO CORRECT SLICH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN

1. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CLIRRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTURER'S REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION: ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION: AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION. THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION: AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIEY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCLIREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERENRMANCE OF THE INSTALLATION.

16. IF THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OBJECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES. THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WRITING REFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR

17. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID. WHICH PERMITS HE EXPECTS TO ORTAIN AND WHICH PERMITS AND APPLICATION EFFS HE EXPECTS THE OWNER TO PROVIDE.

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION. THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER, THE ARCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELLED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT. INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED. INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED. THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER.

1. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS. WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE

#### **ABBREVIATIONS**

| ALUM.         ALUMINUM         MAX.         MAXIMA           BD.         BOARD         MECH.         MEGHA           BLOG.         BUILDING         MIN.         MINIM           BLKG.         BLOCKING         MTL.         METAL           MB.         BEABM         MIL.         MOTO           B.O.         BOTTOM OF         NL.         NOTO | NICAL             |
|--|-------------------|
| BD.         BOARD         MECH.         MECHAB           BLG.         BULDING         MIN.         MINIM.           BLK.         BLOCKING         MTL.         METAL           BM.         BEAM         METAL         METAL           B.O.         BOTTOM OF         INI         NEW   | NICAL<br>JM       |
| BLDG.   BUILDING   MIN.   MINIMI<br>  BLKG.   BLOCKING   MTL.   METAL<br>  BM.   BEAM  <br>  B.O.   BOTTOM OF   IN   NEW   | JM                |
| BLKG.         BLOCKING         MTL.         METAL           BM.         BEAM         B.O.         BOTTOM OF         IN)         NEW  |                   |
| BM. BEAM<br>B.O. BOTTOM OF (N) NEW   | CONTRACT          |
| B.O. BOTTOM OF (N) NEW   | CONTRACT          |
|  | CONTRACT          |
| N I C NOT IN   | CONTRACT          |
|  |                   |
| CLG. CEILING.  |                   |
| CLR. CLEAR O.C. ON CEN   | ITER              |
| CONC. CONCRETE   |                   |
| PL. PLASTIC  | 0                 |
| DTL. DETAIL PLY. PLYWO   | OD .              |
| DWG. DRAWING   |                   |
| REQ'D. REQUIR  | ED                |
| (E) EXISTING   |                   |
| ELEC. ELECTRICAL SIM. SIMILAR  | R                 |
| ELEV. ELEVATION SHTG. SHEATH   | HING              |
| EO. EQUAL S.S.D. SEE STF   | RUCTURAL DRAWINGS |
| EXT. EXTERIOR STL. STEEL   |                   |
|  |                   |
| E.F. FINISH FLOOR T.B.D. TO BE D   | DETERMINED        |
| T.O. TOP OF  |                   |
| GA. GAUGE TYP. TYPICA  | L                 |
| GSM. GALVANIZED SHEET METAL  |                   |
| GYP. GYPSUM U.O.N. UNLESS  | OTHERWISE NOTED   |
| HDR. HEADER V.I.F. VERIFY  | IN FIELD          |
| HVAC HEATING, VENTILATING, AND   |                   |
| AIR CONDITIONING W/ WITH   |                   |
| H/W HOT WATER HEATER W/C WATER   | CLOSET            |
| WD. WOOD   |                   |
| INT. INTERIOR WP. WATER  | PROOF             |

#### DRAWING INDEX

AO.O COVER SHEET

A1.0 EXISTING SITE PLAN

PROPOSED SITE

PROPOSED FIRST PLAN

PROPOSED SECOND FLOOR PLAN

PROPOSED THIRD FLOOR PLAN

PROPOSED ELEVATIONS

PROPOSED ELEVATIONS

PROPOSED ELEVATIONS

PROPOSED FLEVATIONS A3.3

A3.4 PROPOSED SECTION

### **1783 NOE STREET**

Mission Education Center

-

La Ciccia (\*

**GIBSON** 

**WINDER** 

www.archsf.com 351 ninth street, suite 30

#### PROJECT DESCRIPTION

VICINITY MAP

Haas Playground

DEMOLITION OF TWO STORY EXISTING HOUSE. CONSTRUCTION OF NEW HOUSE WITH

DESIGN/BUILD SPRINKLER SYSTEM LINDER SEPARATE PERMIT PER NEPA 13R

| PARCEL:            | 1783 NOE                    |
|--------------------|-----------------------------|
| BLOCK:             | 6652                        |
| LOT:               | 016A                        |
| ZONING:            | RH-1                        |
| INTERSECTIONS:     | NOE AND LAIDLEY             |
| LOT SIZE:          | 40'-0" WIDE x 100'- 0" DEEP |
| OCCUPANCY TYPE:    | R-3, 1-UNIT RESIDENTIAL     |
| CONSTRUCTION TYPE: | TYPE V-B                    |

PROJECT DATA

STORIES/BASEMENTS:

FIRE SPRINKLERS

SEISMIC UPGRADE

2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE

### PROJECT DIRECTORY

ARCHITECT

Winder Gibson Architects 1783 Nne LLC 351 Ninth Street, Suite 301 1783 Noe Street San Francisco, CA, 94103 San Francisco, CA 94131

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2013 CALIFORNIA RUII DING COD

2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA FIRE CODE CONSTRUCTION TYPE: V-B DCCUPANCY TYPE: BUILDING HEIGHT GROSS FLOOR AREA: HABITABLE SE NON-HABITABLE SF (garage) 215 S.F.

| FLOOR AREAS                | EXISTING  | CHANGE      | NET PROPOSED |
|----------------------------|-----------|-------------|--------------|
| FIRST FLOOR (incl. garage) | 828 S.F.  | + 1178 S.F. | 2006 S.F.    |
| SECOND FLOOR               | 822 S.F.  | + 881 S.F.  | 1703 S.F.    |
| THIRD FLOOR                | NONE      | + 1083 S.F. | 1083 S.F.    |
| TOTAL:                     | 1650 S.F. | + 3142 S.F. | 4792 S.F.    |
| % INCREASE                 | 100%      | 190.42%     |              |

| BUILDING DEPTH | EXISTING | CHANGE   | NET PROPOSED          |
|----------------|----------|----------|-----------------------|
|                | 34'-6"   | + 25'-6" | 60'-0" AT FIRST FLOOR |

STREET CA 94131 NOE 83

DR HEARING SET 12.01.15

SCALE AS NOTED

