SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: APRIL 16, 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:	April 6, 2015
Case No.:	**2014-000348DRP**
Project Address:	**330 Second Avenue**
Permit Application:	2014.04.30.4584
Zoning:	RM-1 (Residential – Mixed, Low Density) 40-X Height and Bulk District
Block/Lot:	1433/062-064
Project Sponsor:	Amber Antracoli Neumann Sloat Blanco 292 Red Hill Ave San Anselmo, CA 94960
Staff Contact:	Alexandra Kirby – (415) 575-9133 alexandra.kirby@sfgov.org
Recommendation:	**Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes to reconfigure the existing exterior egress stair connecting the third and fourth stories at the rear of the four-story, 3-unit building. The proposed addition would be set back 5′ from the north property line and would project 3′ beyond the rear wall of the adjacent property to the north.

Since the stairs proposed to be reconfigured are partially within the required rear yard, a request for a rear yard variance was submitted. Although the Zoning Administrator heard the variance request at the January 28, 2015 public hearing, he will further consider the variance request following the Commission's consideration of the Discretionary Review request.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on Lots 062 - 064 in Assessor's Block 1433 on the east side of Second Avenue between Clement Street and Geary Boulevard in the Inner Richmond neighborhood. The project site contains a three-story over garage three-unit building constructed in 2005 on a 25-foot wide by 120-foot deep lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block-face and opposite block-face, the majority of the buildings are three to four-story, multi-unit buildings with scattered two-story single-family residences constructed circa 1900. The subject block-face is zoned RM-1 (Residential – Mixed, Low Density), with the Inner Clement Neighborhood Commercial District to the north and an NC-3 (Neighborhood Commercial, Moderate Scale) District to the south along the Geary Boulevard commercial corridor.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 Days	January 14, 2015 – February 13, 2015	February 13, 2015	April 16, 2015	62 Days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 27, 2015	March 27, 2015	20 days
Mailed Notice	10 days	March 8, 2015	March 8, 2015	10 days

The proposed project is subject to combined notice for the Variance and Discretionary Review. As such, the notification required 20 days posted notice and 10 days mailed notice.

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	N/A	1	N/A
Other neighbors on the block or directly across the street	N/A	N/A	N/A
Neighborhood groups	N/A	N/A	N/A

DR REQUESTOR

Harry Low, owner and resident of 328 Second Avenue, located to the immediate north of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated February 13, 2015, and supplemental documents.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review,* dated March 23, 2015.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The proposed stair landing provides a 5′ side setback and projects only 3′ from the rear wall of the DR requestor's property with a standard open railing that will allow light into the neighboring windows. The same conditions are present at the lower two floors of the DR requestor's property and do not present an extraordinary or unusual condition within the midblock open space.

- The proposed stair and landing are within the expected tolerance for development within a dense urban environment.

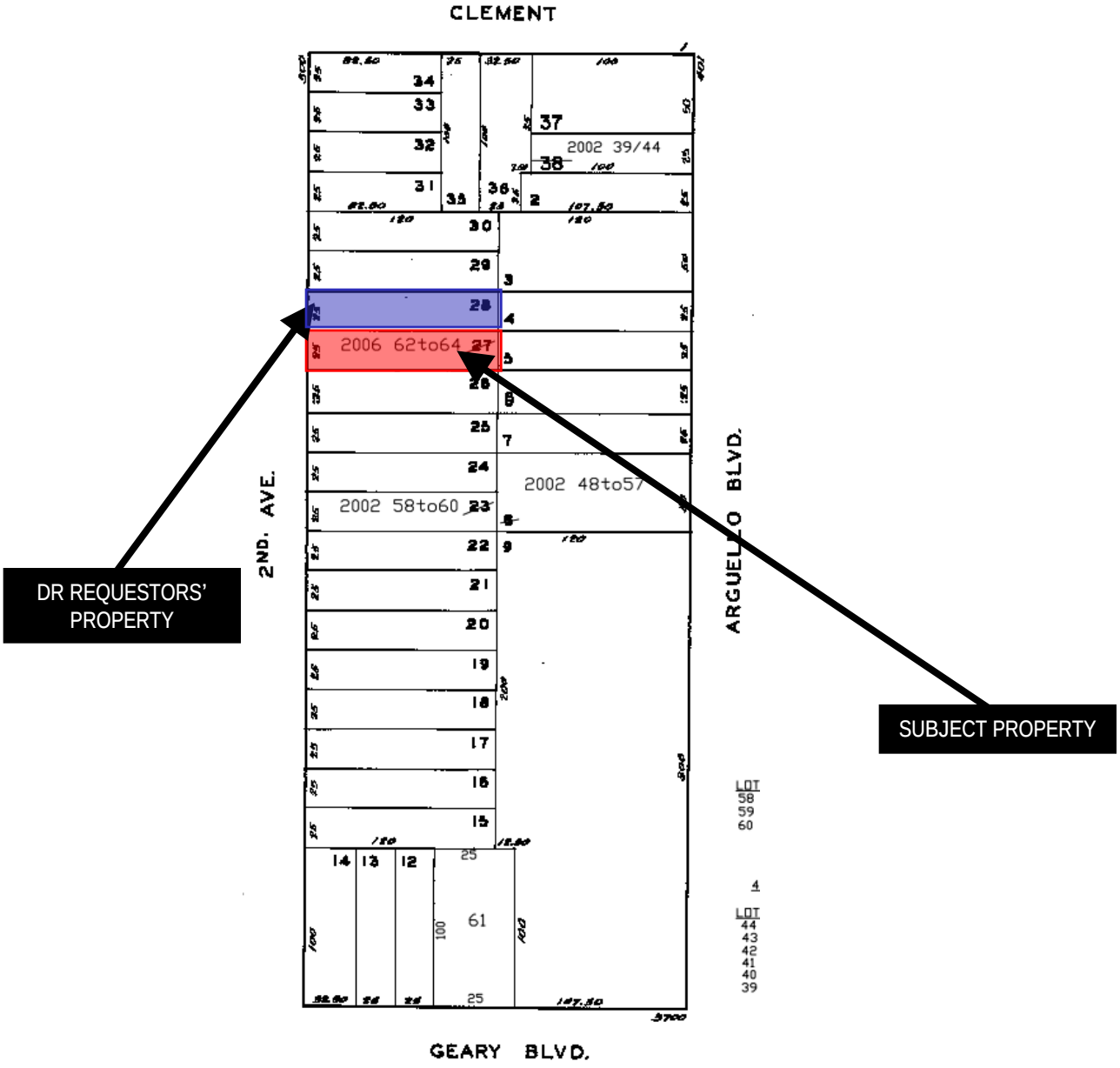
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION:	**Do not take DR and approve project as proposed**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated August 16, 2014
Reduced Plans

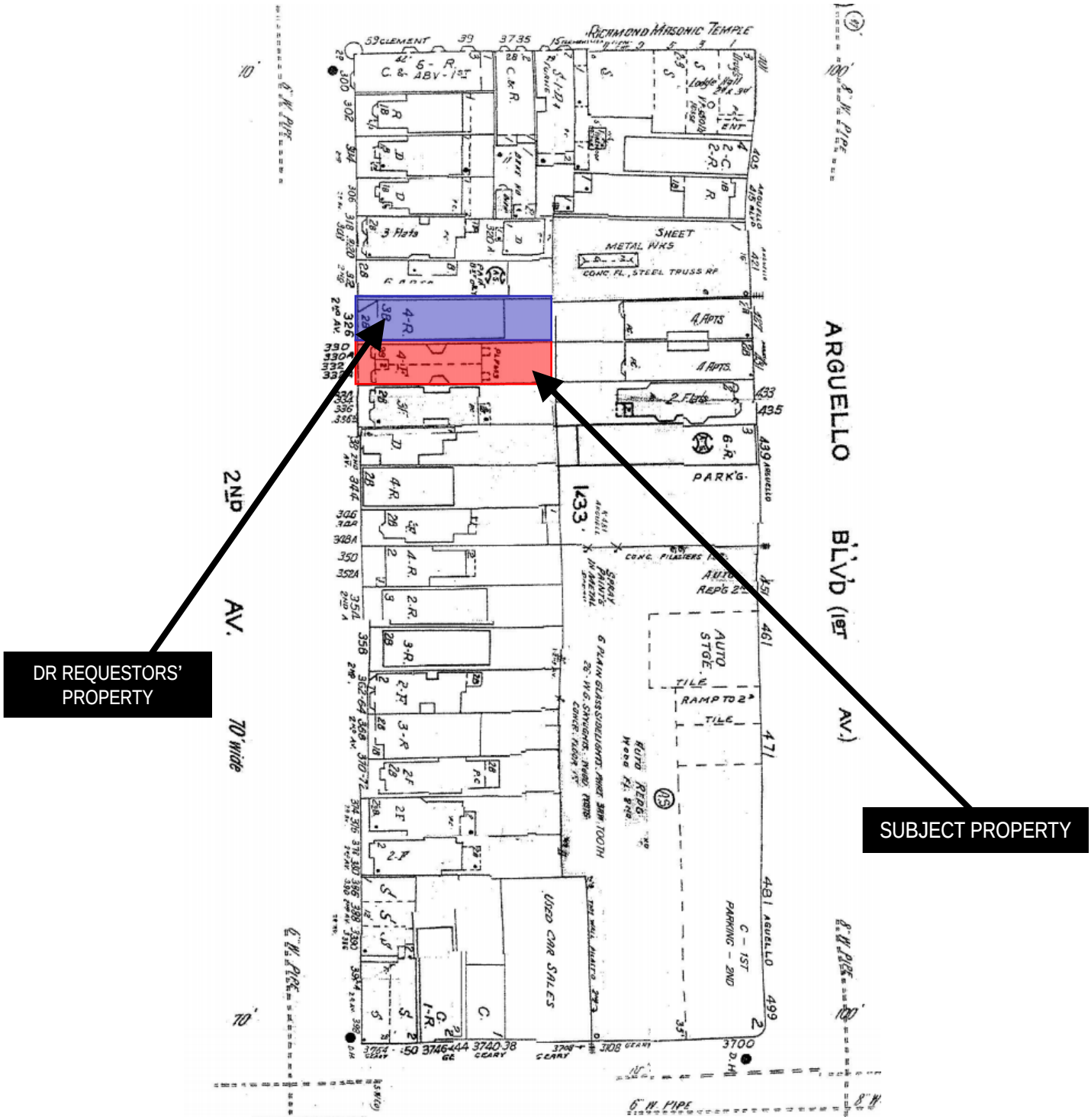
AK: G:\Building Permits\330-2nd\330_2nd Ave DR_Abbreviated Analysis.doc

Parcel Map



Discretionary Review Hearing
Case Number 2014.1418DRP
330 2nd Avenue
Block 1433 Lot 062

Sanborn Map*



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

Discretionary Review Hearing
Case Number 2014.1418DRP
330 2nd Avenue
Block 1433 Lot 062

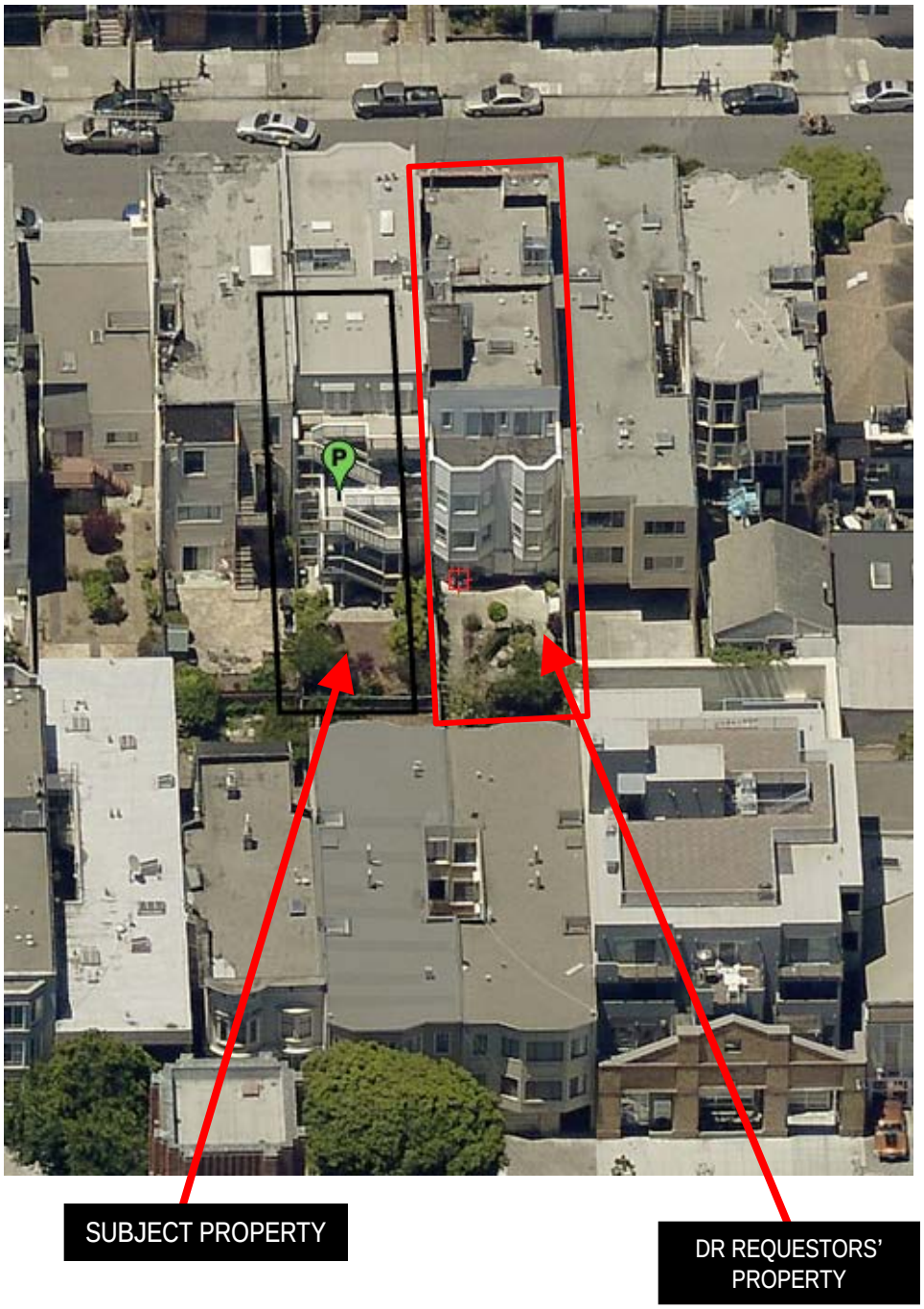
SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

Discretionary Review Hearing
Case Number 2014.1418DRP
330 2nd Avenue
Block 1433 Lot 062

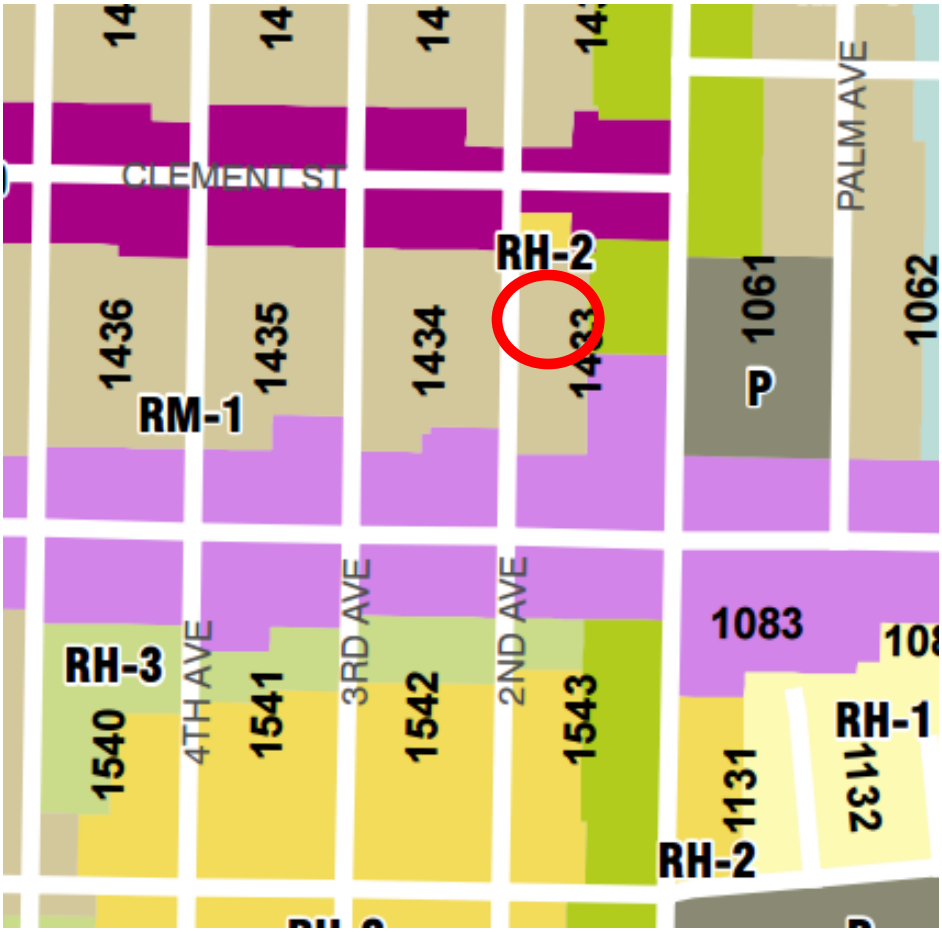
Aerial Photo

View to the west



Discretionary Review Hearing
Case Number 2014.1418DRP
330 2nd Avenue
Block 1433 Lot 062

Zoning Map



Discretionary Review Hearing
Case Number 2014.1418DRP
330 2nd Avenue
Block 1433 Lot 062

SAN FRANCISCO
PLANNING DEPARTMENT

Site Photo

Discretionary Review Hearing
Case Number 2014.1418DRP
330 2nd Avenue
Block 1433 Lot 062

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 30, 2014**, the Applicant named below filed Building Permit Application No. **2014.04.30.4584** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**330 2nd Avenue**	Applicant:	**Amber Antracoli, Architect**
Cross Street(s):	**Clement Street and Geary Blvd.**	Address:	**292 Red Hill Ave**
Block/Lot No.:	**1433/062**	City, State:	**San Anselmo, CA 94960**
Zoning District(s):	**RM-1 / 40-X**	Telephone:	**(415) 578-4800**

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☑ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☑ Front Addition
☑ Rear Addition	☐ Side Addition	☐ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	8'	No Change
Side Setbacks	None	No Change
Building Depth	71'	No Change
Rear Yard	30'	30'
Building Height	40'	No Change
Number of Stories	4	No Change
Number of Dwelling Units	3	No Change
Number of Parking Spaces	2	No Change

PROJECT DESCRIPTION

The proposal is to construct a horizontal expansion of the fourth story rear deck, measuring approximately 12 feet deep, 15 feet wide, and 10 feet in height, to resolve structural issues at the third story of the four-unit residence. No additional work is proposed. See attached plans for details.

The proposed rear addition falls entirely within the required rear yard, necessitating a variance from Section 134 of the Planning Code to be heard on January 28th, 2015.

For more information, please contact Planning Department staff:

Planner: Alexandra Kirby

Telephone: (415) 575-9133

E-mail: alexandra.kirby@sfgov.org

Notice Date: 1/14/2015

Expiration Date: 2/13/2015

中文詢問請電: **(415) 575-9010**

Para información en Español llamar al: **(415) 575-9010**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

RECEIVED

FEB 13 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Application for **Discretionary Review**

CASE NUMBER: 2014.1418DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:
Harry W. Low

DR APPLICANT'S ADDRESS: 328 2nd Avenue #1
ZIP CODE: 94118
TELEPHONE: (415)244-6730

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Ryan McDermott, Chen Jai Yn, Eva Wong, Architect Amber Antracoli

ADDRESS: 330 Second Ave. , #1, 2, 3
ZIP CODE: 94118
TELEPHONE: (415) 578-4800

CONTACT FOR DR APPLICATION:
Same as Above ☒

ADDRESS:
ZIP CODE:
TELEPHONE: ( )

E-MAIL ADDRESS:
harrlow@aol.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 330 2nd Ave.
ZIP CODE: 94118

CROSS STREETS:
Geary Blvd and Clement Street

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1433 /62	25 x 120	3000	RM-1	40x

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☒ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: Residential

Proposed Use: Residential

Building Permit Application No. 2014.04.30.4584V

Date Filed: 2/13/15

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Extension of neighbor's stair will cast shadow on our bay windows from noon on. Project does not meet min. standards of planning code as the new staircase from 4th to 3rd flrs is proposed to be located within the required rear yard (s. 134). It will be within 5 feet of my windows, introducing a violation of my privacy (RDG 17) and additional/unwanted noise. While I understand the project sponsor wants to push their stair away from their windows and increase their deck area, I do not see that as a hardship justifying a variance at my expense.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The Residential Design Guidelines consider some reduction of light and privacy acceptable in the context of construction within the zoning envelope. This proposed new/relocated stair could easily be rebuilt in its current location and the structure reinforced as required for long years of service within the "buildable envelope." The adverse impacts of reduced light and privacy to my property are only possible by granting a rear yard variance, which is unjustified. What hardships preclude a stair within the building envelope?

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

On 2/11/15, an alternative stair layout was proposed that would have kept the stair out of the "rear yard" and not resulted in unacceptable impacts to me. It was rejected by the project sponsor.

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside mediation on this case?	☒	☐

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

On 3/13/14 I met with sponsor and was told the project was only repairs to the deck. I agreed to support the proposal. On 1/16/15 I received the 311 notice plans which were incomplete and different from what had been presented prior; I raised my objections at the 1/28/15 Variance Hearing. This week I and Ms. Antracoli, the project sponsor's architect, met at the community board but no revision to the plans was offered to address my concerns. On 2/11/15 an alternative stair layout I support was presented to Ms. Antracoli, but rejected.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

a: The undersigned is the owner or authorized agent of the owner of this property.

b: The information presented is true and correct to the best of my knowledge.

c: The other information or applications may be required.

Signature: Harry Wing. Low Date: 2-13-2015

Print name, and indicate whether owner, or authorized agent:

Harry Wing. Low

Owner / Authorized Agent (circle one)

Application for **Discretionary Review**

CASE NUMBER
For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	☑
Address labels (original), if applicable	○
Address labels (copy of the above), if applicable	○
Photocopy of this completed application	☑
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	
Check payable to Planning Dept.	☑
Letter of authorization for agent	☒ N/A - signed by applicant
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	

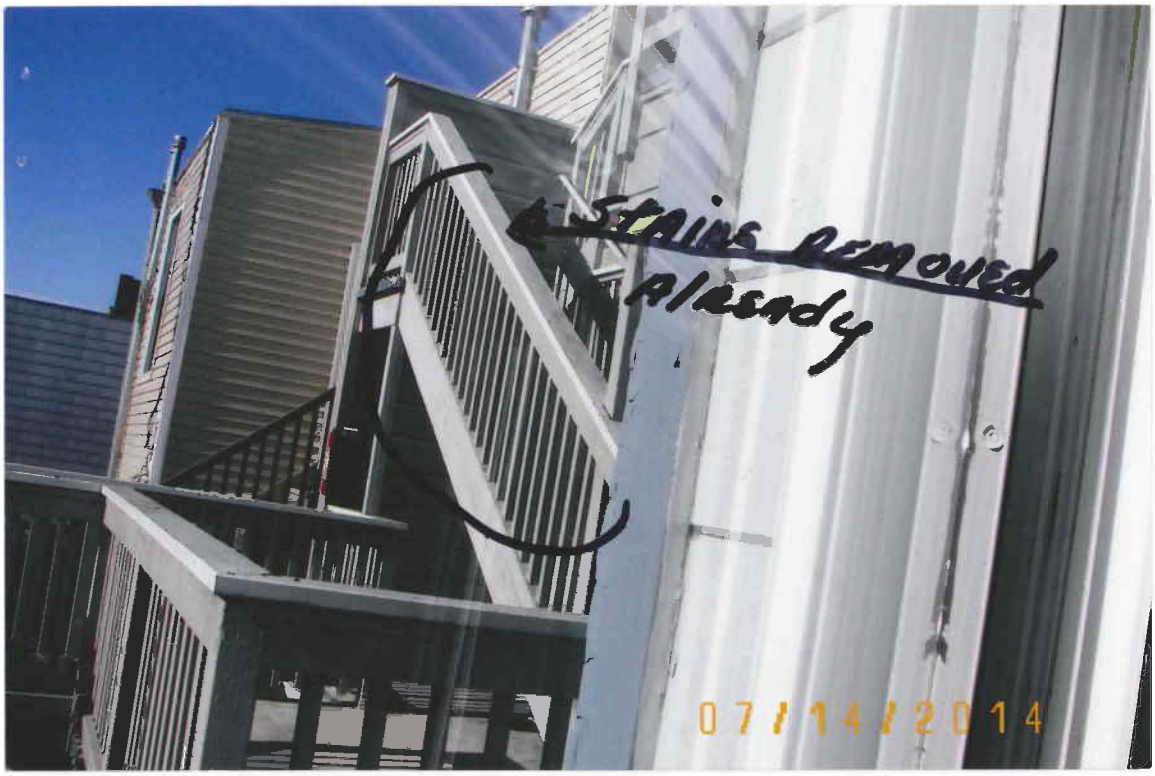
NOTES:
☐ Required Material
Optional Material
○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only
Application received by Planning Department:

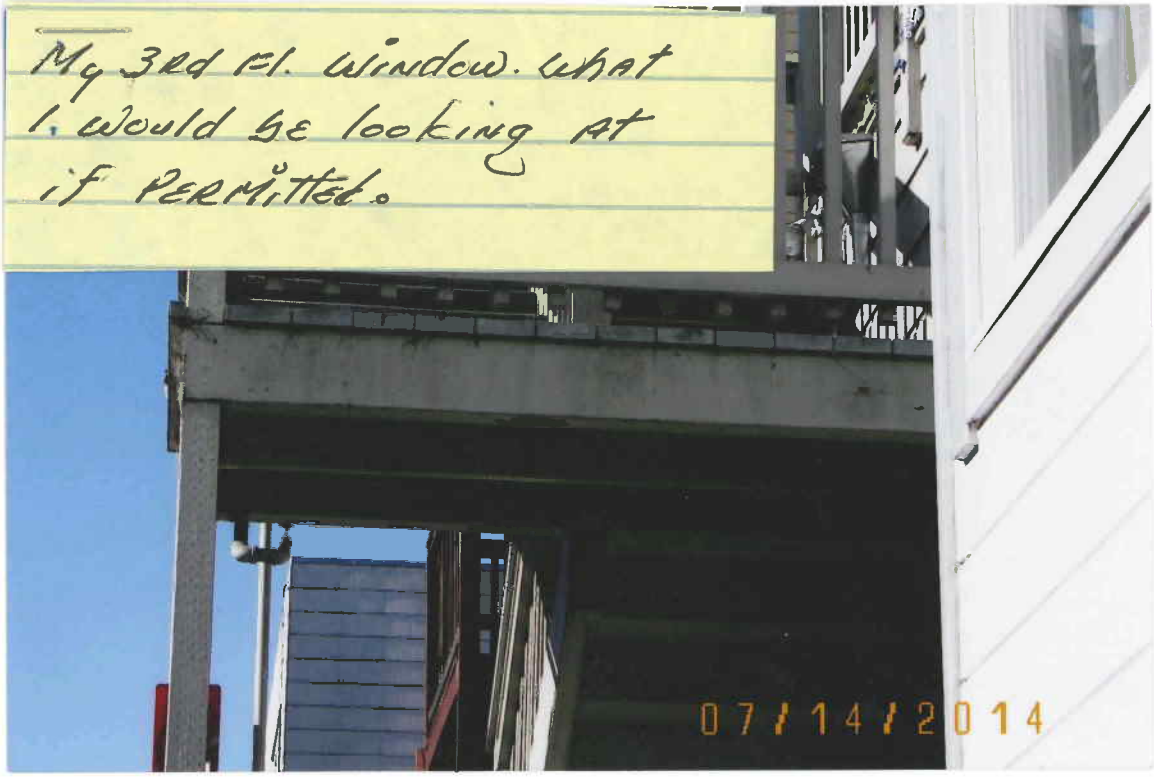
By: Kansai Uchida Date: 2/13/15

2nd Fl window: As shown
Shadow begin at 10:00 AM.
Completely cover by 11:15 AM

View of work that has already progressed with or without permit?



3rd Fl Window shadow at
12:00 (01-30-15)
01/13/2015


My 3rd Fl. window. what
I would be looking at
if permitted.
07/14/2014

Proposed
stair and
Landing
01/12/2015

Proposed Egress from
4TH FLOOR
01/12/2015

25 March 2015 E-MAIL

Alexandra Kirby
San Francisco Planning Department

Re: **330 Second Avenue - case number 2014.1418DRD**
Subj: **Discretionary Review Response**

Alexandra,

Below please find a response the to discretionary review filed by Mr. Henry Low dated February 13th 2015.

Discretionary Review Request Item 1:

"Extension of neighbor's stair will cast shadow on our bay windows from noon on. Project does not meet min. standards of planning code as the new staircase from 4th to 3rd floors is proposed to be located within the required rear yard (s. 134). It will be within 5 feet of my windows, introducing a violation of my privacy (RDG 17) and additional/unwanted noise. While I understand the project sponsor wants to push their stair away from their windows and increase their deck area, I do not see that as a hardship justifying a variance at my expense."

Response to Item 1:

The proposed stair addition is facing East with the neighbor's building North of the subject property. Based on the path of the sun both buildings will be in shadow in the afternoon. NSB has provided sun studies to show the light impact on the neighbors building. See exhibit A. These studies show the proposed project and the neighbor's building on Dec 15th, March 15th, June 15th and September 15th. You can see that a minimal shadow will be cast on the second story windows during the winter when it is darkest.

The proposed stair does not extend past the the neighbors bay window. It is a closed riser stair with the landing height at 14'-5"+/-, approximately 6'-6" above the 3rd floor of the neighbor's building. The proposed stair is set back 5'-0" from the property line.

The proposed stair is the second means of egress for the fourth floor unit. It is not the main path of travel. There is no proposal to increase the occupancy in any way adding additional noise.

The intent of this project is not to increase the deck area. This project does not propose increasing the area of the existing deck. The reason for the redesigned stair is for life safety, privacy and sustainability of the building.

The fourth floor and the third floor are two separate units. The current location of the fourth floor egress stair (Unit 3) discharges at the 3rd floor deck (Unit 2) in front of the egress doors of the master bedroom. This creates a condition where the path of travel for one tenant is through an adjacent tenant space, in contradiction to the CBC section 1014.2.1. The egress doors for the Unit 2's second bedroom are 3'-0" from the stair. This is a life safety issue. Please see Exhibit B for existing path of egress.

The occupants of Unit 2 have to walk across the Unit 3's private deck as a second means of egress. This is a privacy issue for the Unit 2. The proposed stair resolves both the privacy and life safety concerns. Please see Exhibit C for proposed egress path.

In addition the existing building has suffered from moisture intrusion resulting in damage to the structure and the finishes at the third floor deck. Moving the stair to the proposed location eliminates the need for penetrations through the deck membrane at the structural tie in between the stair and the deck. It also allows the decks to be re sloped in a manner that promotes better drainage. It is our belief that moving the stair discharge to line up with the existing egress stair outside the building envelope will improve the lifespan of the building thus making it more sustainable.

Discretionary Review Request Item 2:

"The Residential Design Guidelines consider some reduction of light and privacy acceptable in the context of the construction within the zoning envelope. This proposed new/relocated stair could easily be rebuilt in its current location and the structure reinforced as require for long years of service within the "buildable envelope." The adverse impacts of reduction of light and privacy to my property are only possible by granting a rear yard variance, which is unjustified. What hardships preclude the stair within the building envelope."

Response to Item 2:

Please see response for item 1 outlining the hardships to the existing project that merit a variance and the impact the new project will have the neighboring property.

Discretionary Review Request Item 3:

"On 2/11/15, an alternate stair layout was proposed that would have kept the stair out of the "rear yard" and not resulted in unacceptable impacts to me. It was rejected by the project sponsor."

Response to item 3:

The proposed design did not meet all of the needs of the project and did not take into account the additional impact to the project. It would block non fire rated egress windows and reduce the width of the path of travel from the rear yard through the garage. Please see Exhibit C, diagrams outlining the impact the alternate design would have to the live safety of the project.

Discretionary Review Request Item 5:

"On 3/13/14 I met with the sponsor project and was told the project was only repairs to the deck. I agreed to support the proposal. On 1/16/15 I received the 311 notice plans which were incomplete and different from what had been presented prior; I raised my objections at the 1/28/15 Variance Hearing. This week I and Ms. Antracoli, the project sponsor's architect, met at the community board but no revision to the plans was offered to address my concerns. On 2/11/15 an alternative stair layout I support was presented to Ms. Antracoli, but rejected."

Response to Item 5:

Timeline of Project:

March 3, 2014: Pre application meeting with neighborhood. NSB provided documents for the proposed stair design. This design showed the proposed stair extending out past the face of the building 8'-0" past the building to align with the existing stair. I reviewed this with Mr. Low and he raised concerns about light and privacy. The meeting was at the site and we reviewed the project in relationship to Mr. Low's building with Mr. Low. See Exhibit D.

December 22nd 2014: Meeting at property to review the redesign in relationship to Mr. Low's building. The redesign reviewed at this meeting was submitted to the planning department as part of the 311 Notification package.

During the 311 Notification process NSB spoke with Mr. Low twice which resulted in a meeting on site January 26th to review the daylight studies and the project. At this time Mr. Low did not object to the project. NSB provided Mr. Low with hard copy of the daylight studies so he could review them and contact information if he had any additional concerns.

January 28th 2015: Mr. Low opposed the variance at the variance hearing siting that the daylight studies and elevation did not accurately depict his property. At no time prior to this meeting did Mr. Low raise this concern with the project sponsor.

January 30th 2015: NSB met with Mr. Low on site to take measurements to update the drawings.

February 9th 2015: Community Board Meeting with Mr. Low. Provided updated daylight studies. These studies and elevations were also provided to the planning department.

February 11th 2015: Review Mr. Low's architects proposed solution with architect and discussed why the proposed solution does not meet the projects needs and creates additional concerns for the life safety of the building. See response item 3.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Amber Antracoli, AIA
Senior Project Manager
Neumann Sloat Blanco Architects LLP

enclosures: Exhibits A through D

NEUMANN SLOAT BLANCO ARCHITECTS LLP

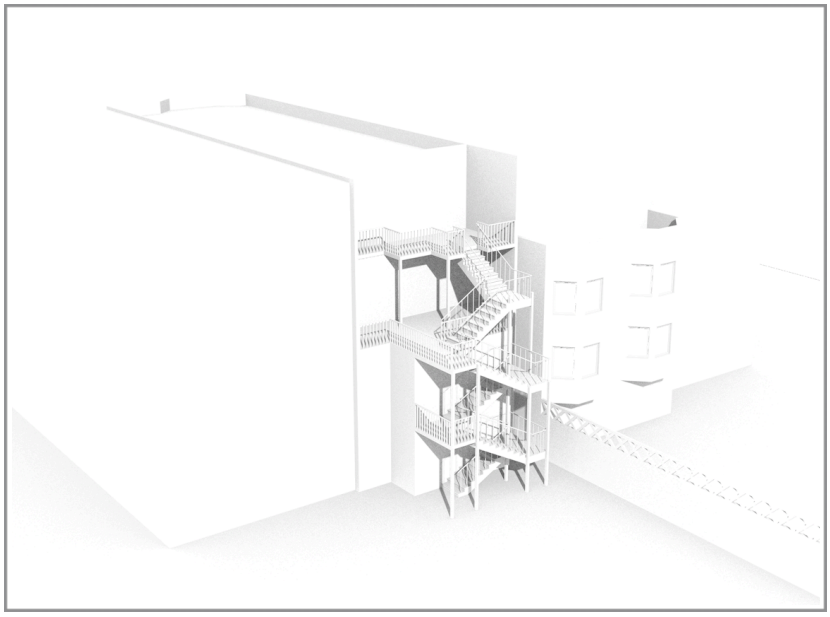
ADVOCATES for the ENVELOPE

330 Second Avenue

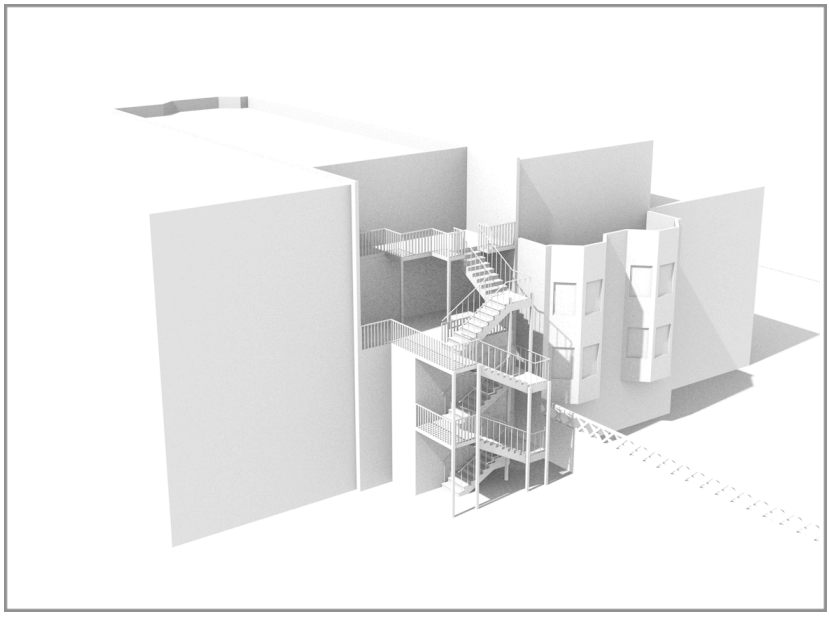
San Francisco, CA 94122

Exhibit A

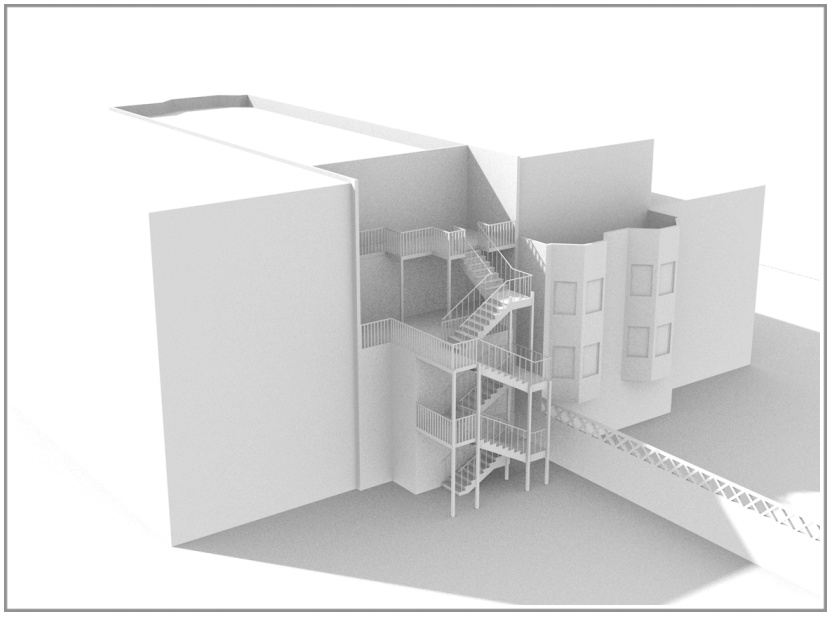
Project No. 13024



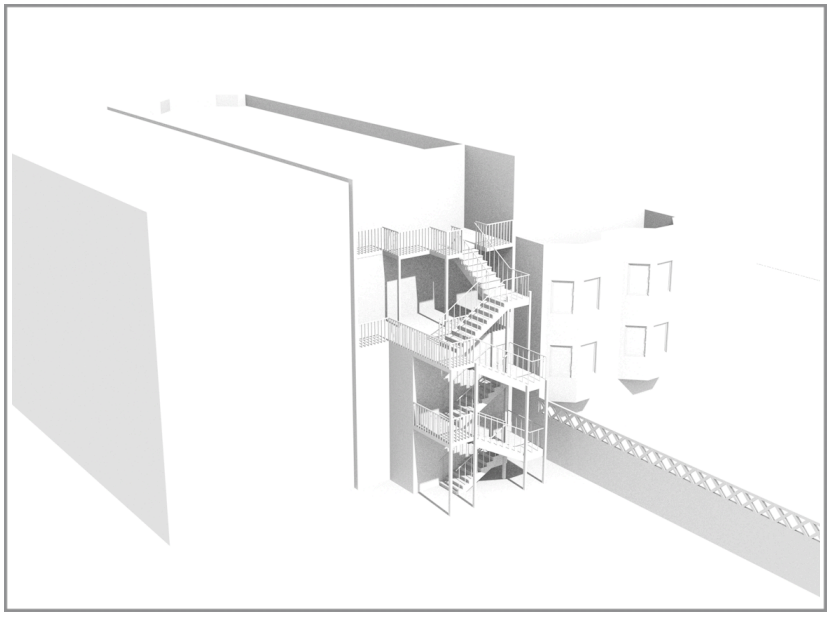
Daylight Study - March 21 9:00 am



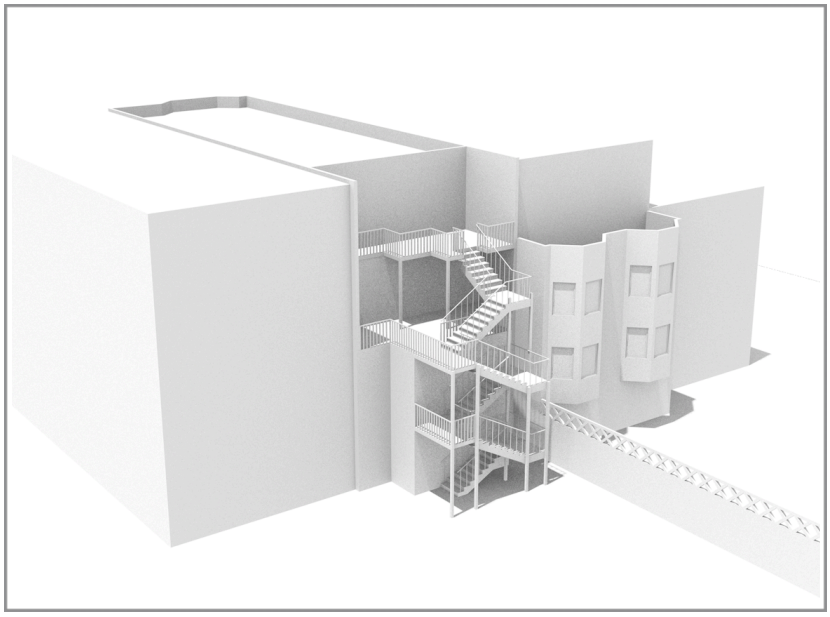
Daylight Study - March 21 12:00 pm



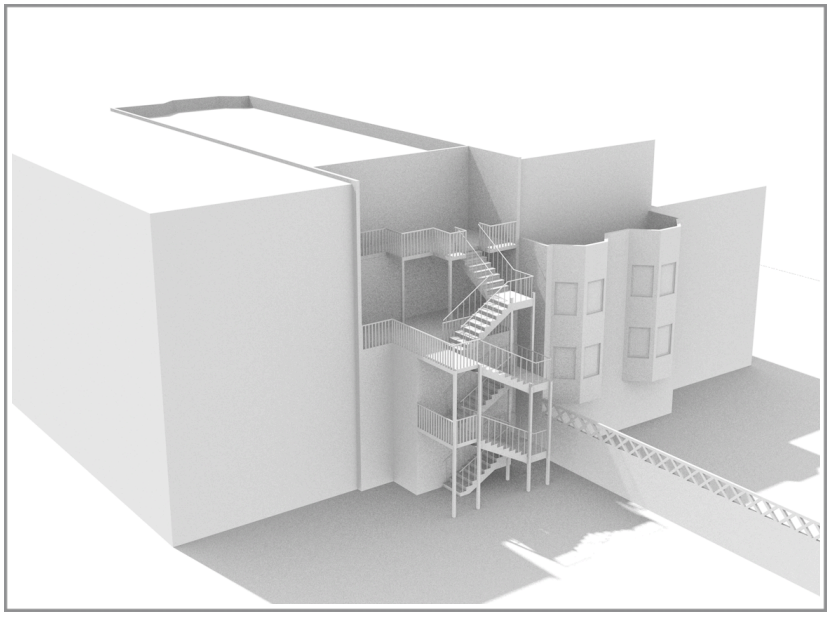
Daylight Study - March 21 3:00 pm



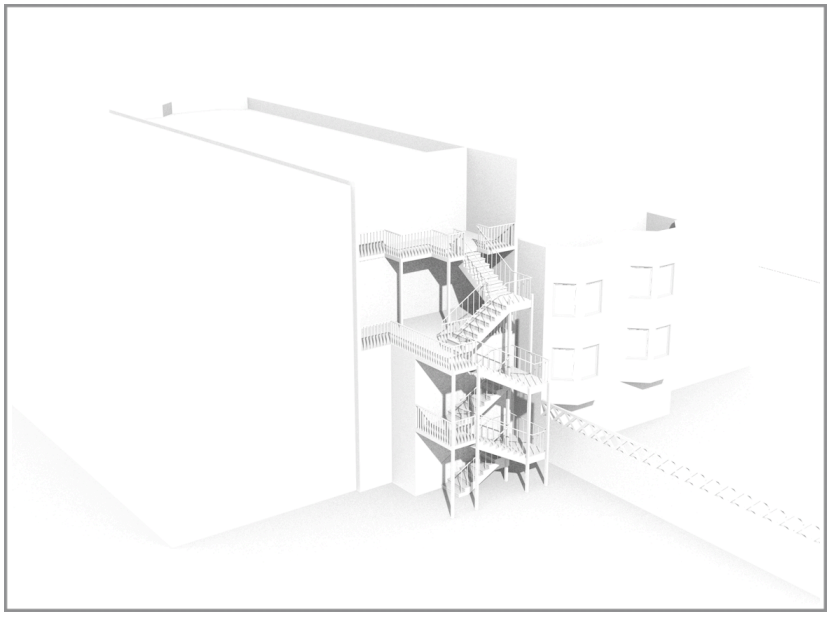
Daylight Study - June 21 9:00 am



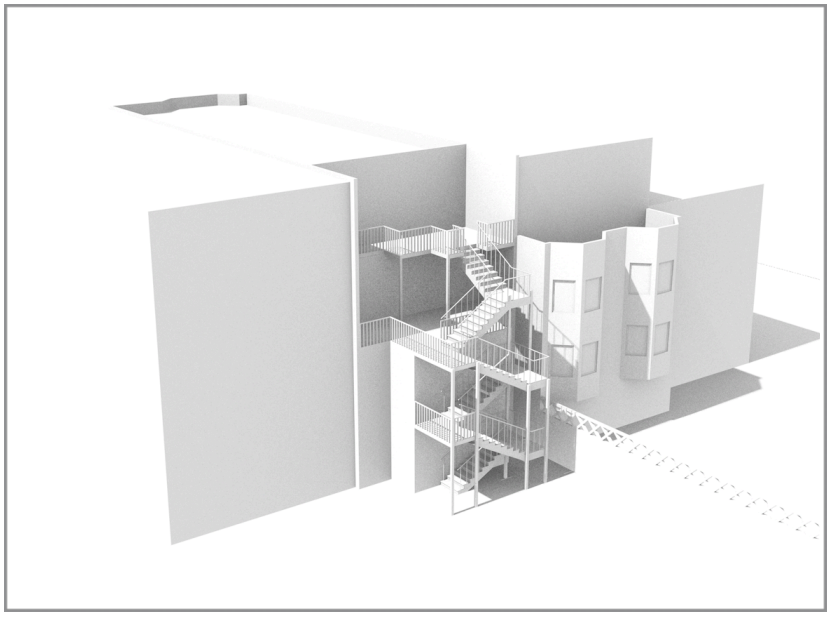
Daylight Study - June 21 12:00 pm



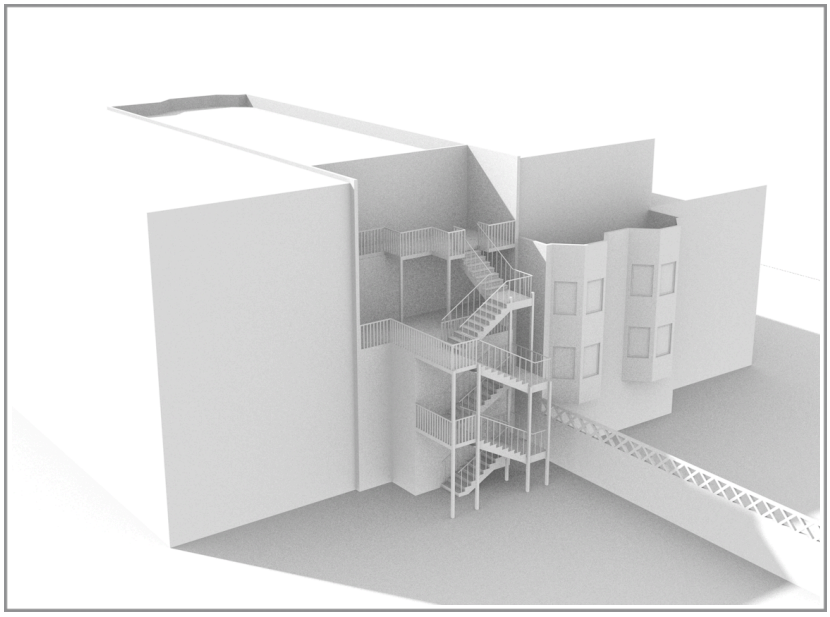
Daylight Study - June 21 3:00 pm



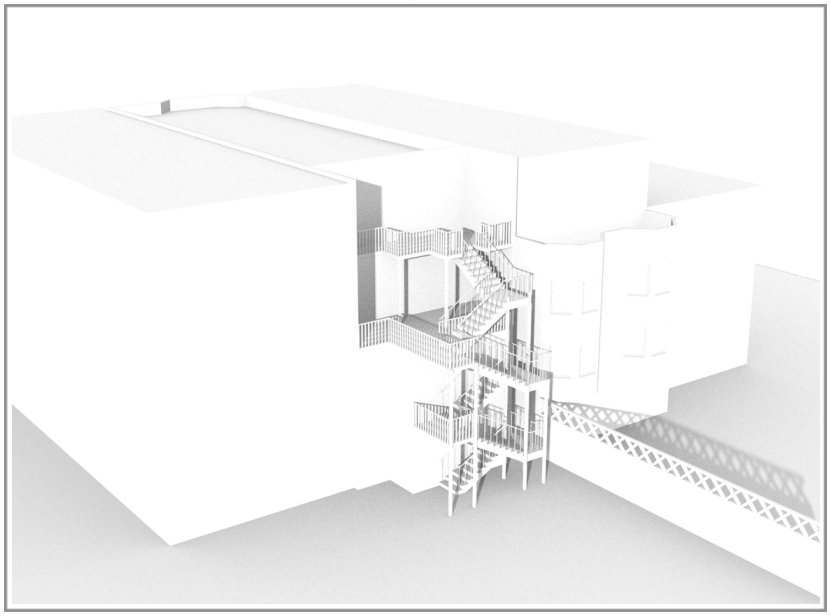
Daylight Study - September 21 9:00 am



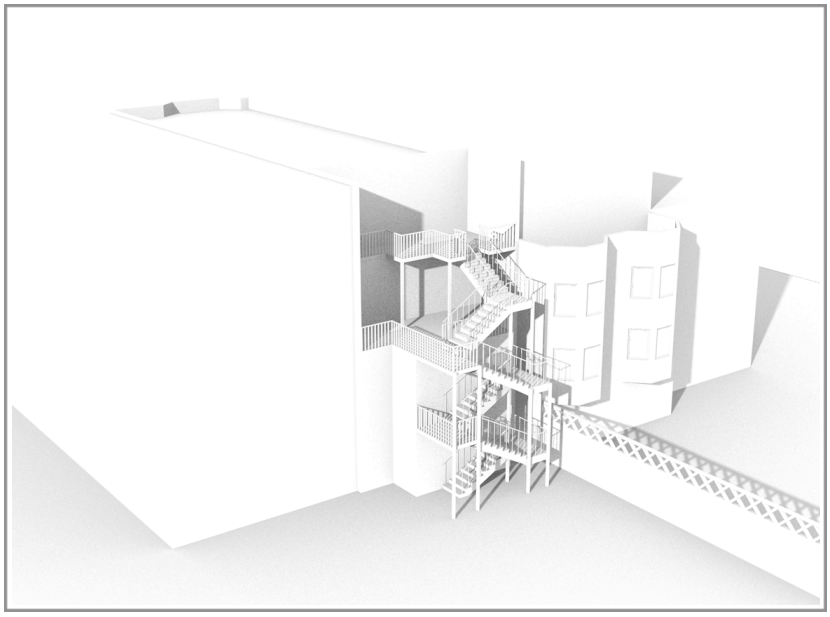
Daylight Study - September 21 12:00 pm



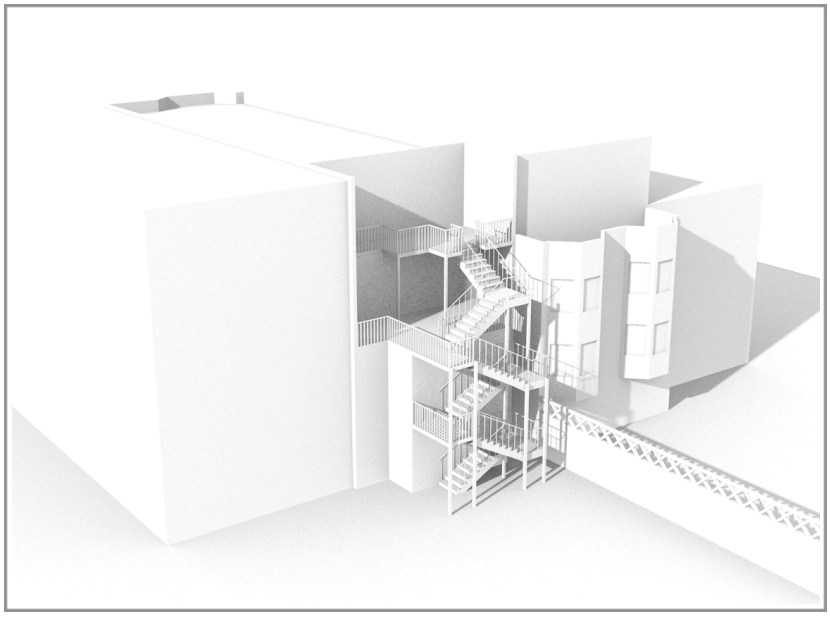
Daylight Study - September 21 3:00 pm



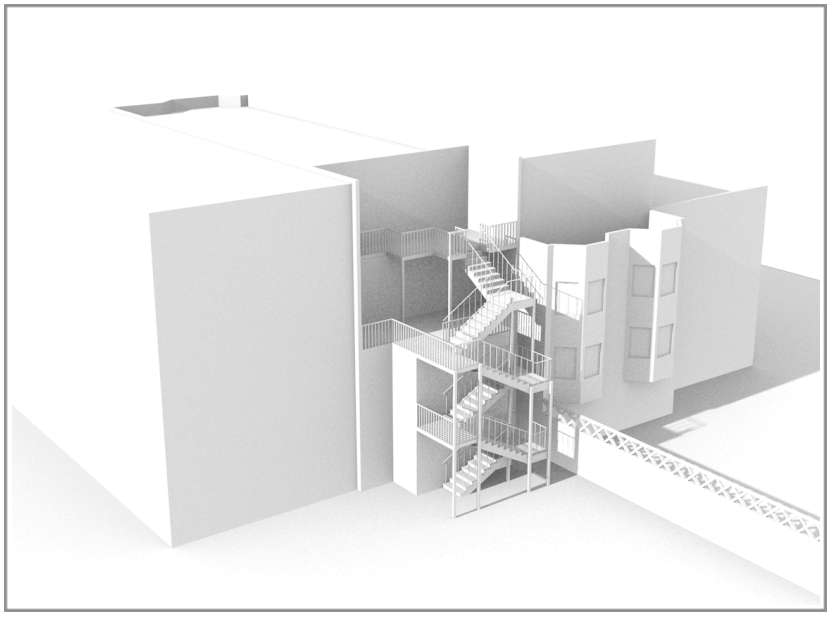
Daylight Study - December 21 9:00 am



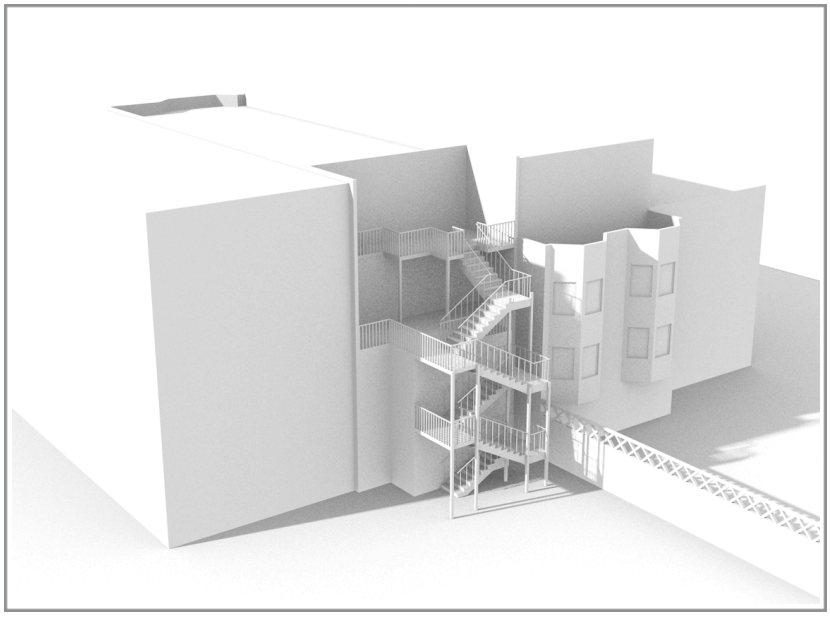
Daylight Study - December 21 10:00 am



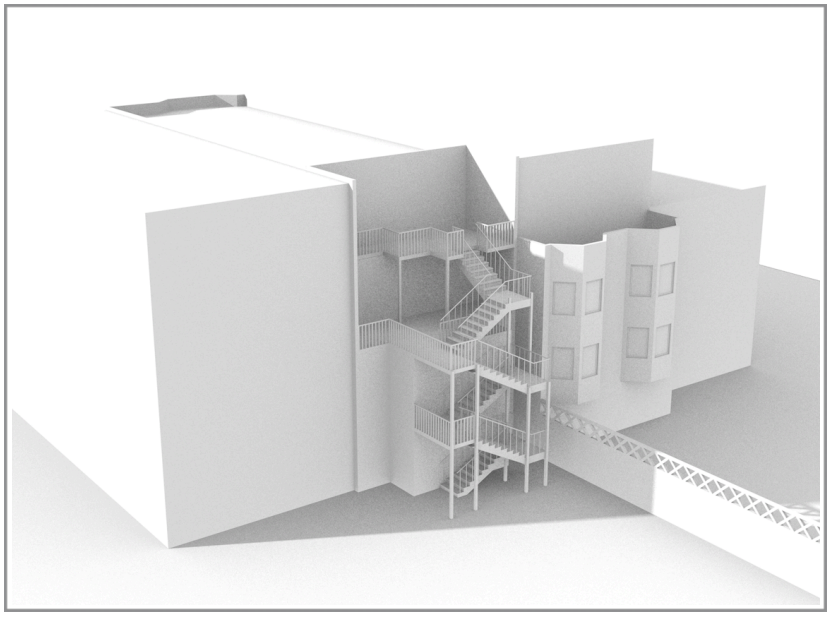
Daylight Study - December 21 11:00 am



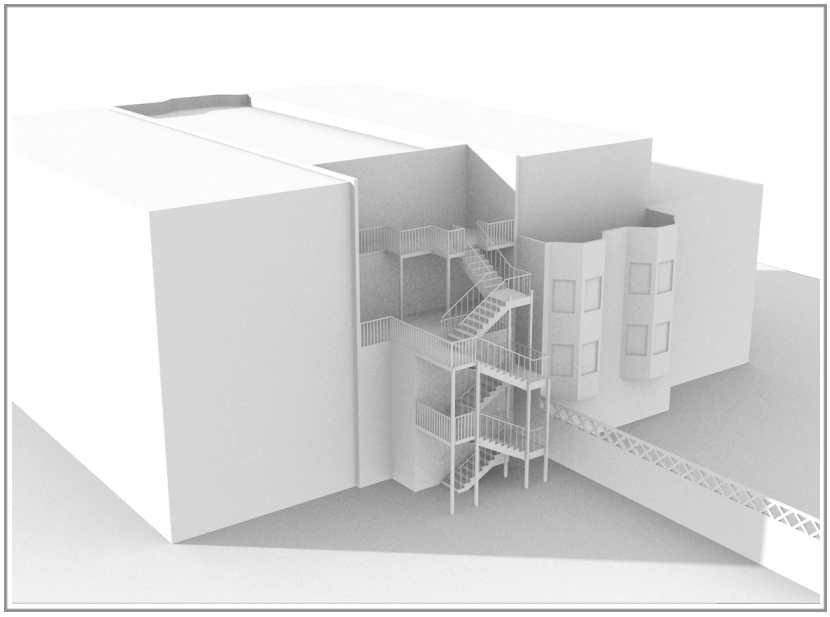
Daylight Study - December 21 12:00 pm



Daylight Study - December 21 1:00 pm



Daylight Study - December 21 2:00 pm



Daylight Study - December 21 3:00 pm

NEUMANN SLOAT BLANCO ARCHITECTS LLP

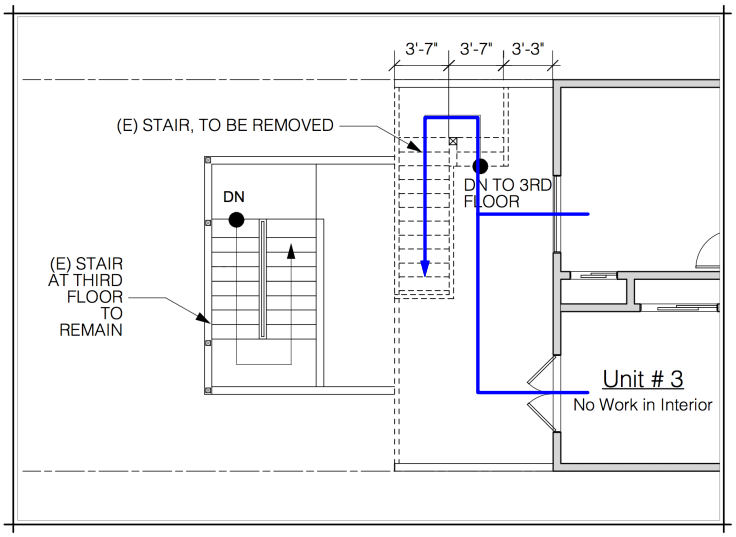
ADVOCATES for the ENVELOPE

330 Second Avenue

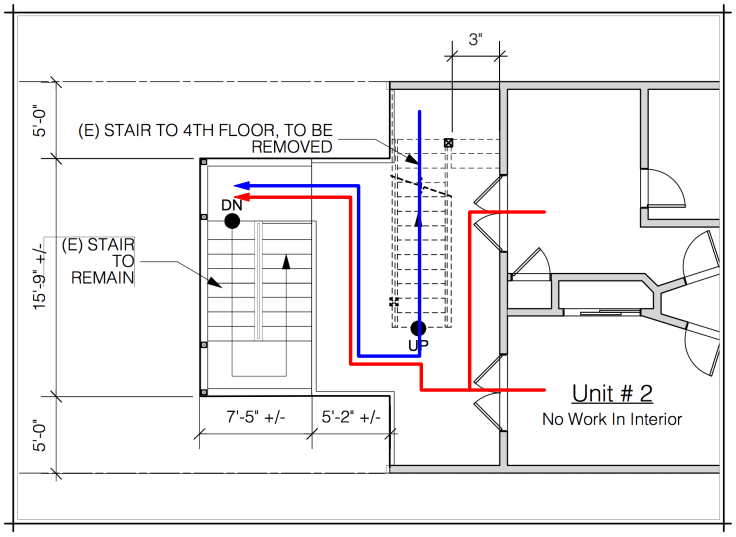
San Francisco, CA 94122

Exhibit B

Project No. 13024



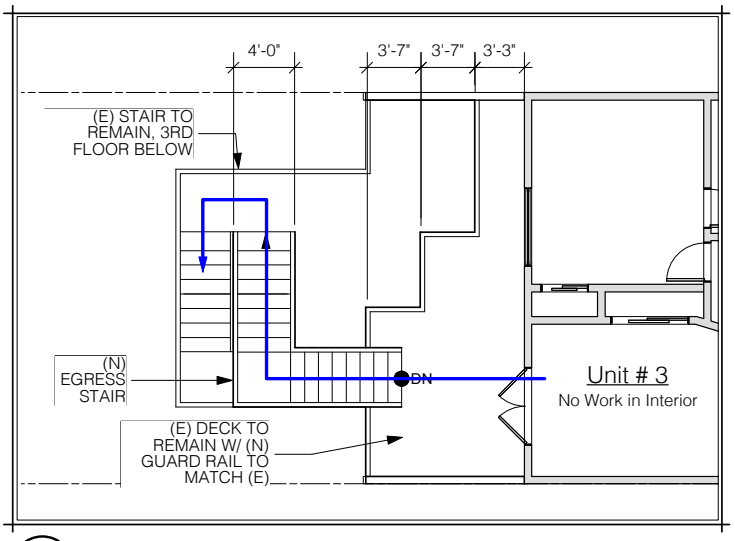
2 Existing Fourth Floor Plan



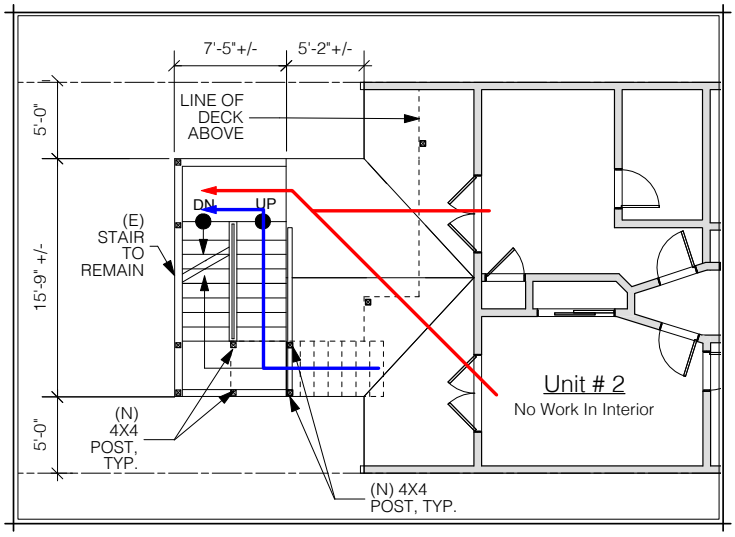
1 Existing Third Floor Plan

Egress Path Diagram - Existing

[Blue: Unit #3 Egress; Red: Unit #2 Egress]



4 Proposed Fourth Floor Plan



3 Proposed Third Floor Plan

Egress Path Diagram - Proposed

[Blue: Unit #3 Egress; Red: Unit #2 Egress]

NEUMANN SLOAT BLANCO ARCHITECTS LLP

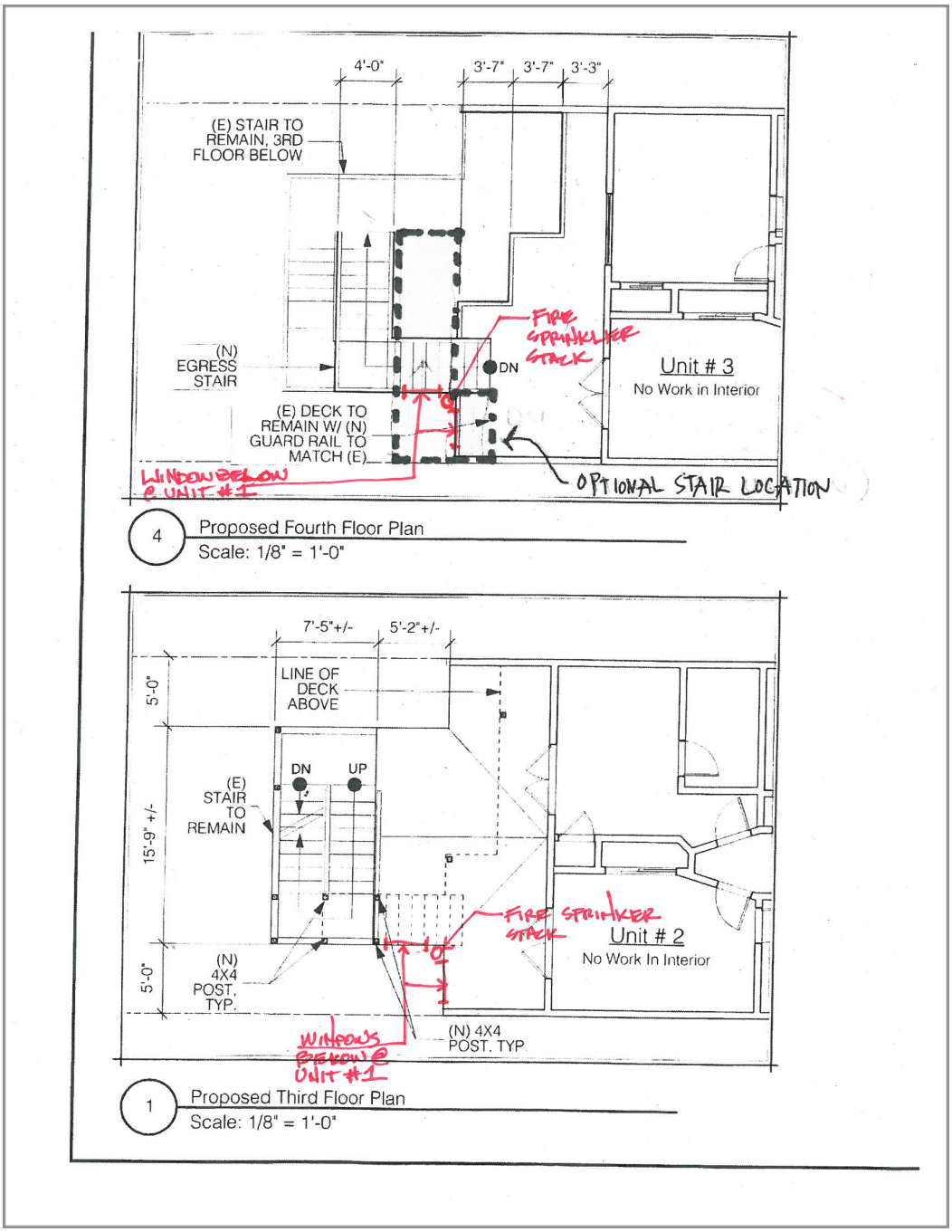
ADVOCATES for the ENVELOPE

330 Second Avenue

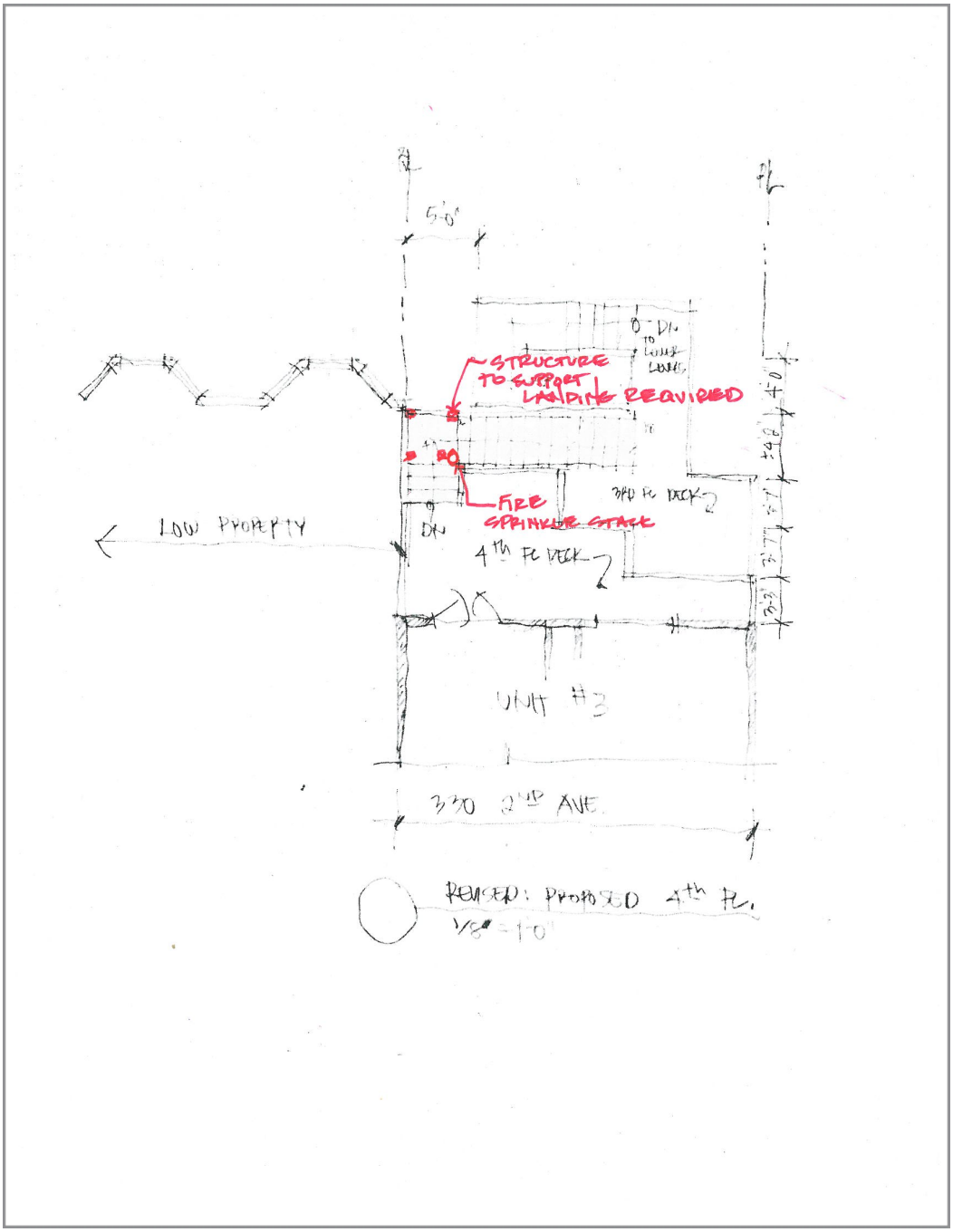
San Francisco, CA 94122

Exhibit C

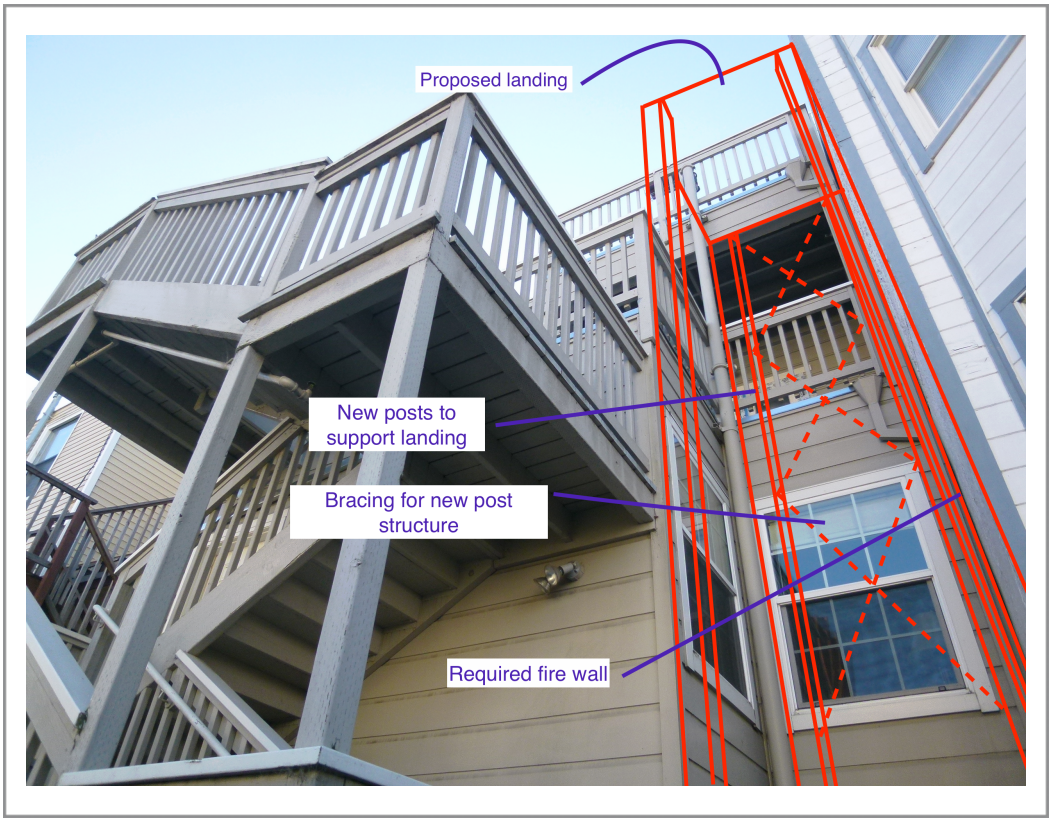
Project No. 13024



Proposed alternate by Mr. Low. NSB notes in red.



Proposed alternate by Mr. Low. NSB notes in red.



Where Mr. Low's proposed stair would be located in relationship to Unit 1's windows and fire sprinkler stack.

NEUMANN SLOAT BLANCO ARCHITECTS LLP

ADVOCATES for the ENVELOPE

330 Second Avenue

San Francisco, CA 94122

Exhibit D

Project No. 13024

330 SECOND AVENUE

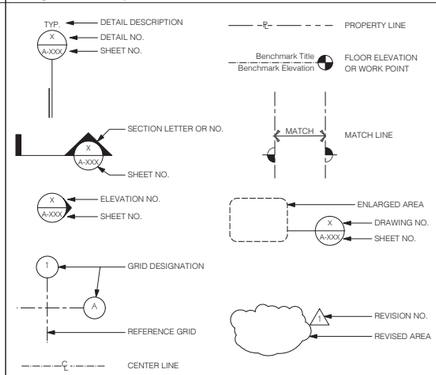
DECK REPAIRS

330 SECOND AVENUE
SAN FRANCISCO, CA 94122

Abbreviations

&	And
@	At
A.B.	Anchor Bolt
A/C	Air-Conditioning
ACOUS.	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
AGGR.	Aggregate
AL.	Aluminum
ALT.	Alternate
ANOD.	Anodized
APPROX.	Approximate
ARCH	Architectural
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
B.F.	Base Flashing
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BLW.	Below
BM.	Beam
BOT.	Bottom
BSMT.	Basement
BTWN.	Between
B.U.R.	Built-Up Roofing
C.B.	Catch Basin
CEM.	Cement
CFL.	Counterflashing
C.I.	Cast Iron
C.I.P.	Cast-In-Place
C.J.	Control Joint
CLG.	Ceiling
CLKG.	Caulking
CLR.	Clear
CMU	Concrete Masonry Unit
CNTR.	Counter
COL.	Column
COMP.	Composition
CONC.	Concrete
CONT.	Continuous
CORR.	Corridor
CTR.	Center
CTSK.	Countersunk
DBL.	Double
DEPT.	Department
DET.	Detail
D.D.	Deck Drain
DFPT	Douglas Fir Pressure Treated
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DN.	Down
DR.	Door
DS.	Downspout
D.S.P.	Dry Standpipe
DTL.	Detail
DWG.	Drawing
E.	East
(E)	Existing
EA.	Each
E.B.	Expansion Bolt
E.F.	Exhaust Fan
E.J.	Expansion Joint
EL.	Elevation
ELAS.	Elastomeric
ELEV.	Elevation
ENCL.	Enclosure
EQ.	Equal
EQPT.	Equipment
EXH.	Exhaust
EXP.	Expansion
EXPO.	Exposed
EXT.	Exterior
F.D.	Floor Drain
FDN.	Foundation
FIN.	Finish
FL.	Floor
FLASH.	Flashing
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Studs
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
GA.	Gauge
GALV.	Galvanized
GL.	Glass
GND.	Ground
GR.	Grade
GSM.	Galvanized Sheet Metal
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
HDG	Hot Dipped Galvanized
HGT.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
H.P.	High Point
HR.	Hour
H.W.	Hot Water
I.D.	Inside Diameter (Dim.)
INT.	Interior
INV.	Invert
JT.	Joint
'L'	Angle
L.B.	Lag Bolt
L.P.	Low Point
LT.	Light
LVR.	Louver
L.W.	Lightweight
MAX.	Maximum
M.B.	Modified Bitumen
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
MTL.	Material
MUL.	Mullion
N.	North
(N)	New
N.I.C.	Not In Contract
NO. or #	Number
NOM.	Nominal
N.T.S.	Not To Scale
O/	Over
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter (Dim.)
O.F.	Overflow
O.F.D.	Overflow Drain
OPNG.	Opening
OPP.	Opposite
OH.	Opposite Hand
P.C.	Photo Cell
P.E.N.	Perimeter Edge Nailing
PL.	Plate
PLAS.	Plaster
PLYWD.	Plywood
PRCST.	Pre-Cast
PT.	Point
P.T.	Pressure Treated
P.T.D.F.	Pressure Treated Douglas Fir
R/R	Remove & Reinstall
(R)	Remove
R.	Riser
R&S	Rod & Sealant
RAD.	Radius
R.D.	Roof Drain
REF.	Reference
REINF.	Reinforced
R.S.P.	Reinforced Steel Pipe
REQ.	Required
RESIL.	Resilient
RGTR.	Register
RM.	Room
R.O.	Rough Opening
R.W.L.	Rain Water Leader
S.	South
S.A.M.	Self Adhered Membrane
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SGD.	Sliding Glass Door
SH.	Shelf
SHT.	Sheet
SHTG.	Sheathing
SIM.	Similar
S.F.	Square Foot
S.S.D.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SYM.	Symmetrical
T.C.	Top of Curb
TEL.	Telephone
T. & G.	Tongue & Groove
THK.	Thick
THRESH.	Threshold
T.P.	Top of Pavement
T.S.	Tube Steel
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
V.S.	Vent Stack
W.	West
W/	With
WD.	Wood
WIN.	Window
W/O	Without
W.O.	Where Occurs
WP.	Waterproof
WT.	Weight
W.W.F.	Welded Wire Fabric

Legends & Symbols



Project General Notes

-The general contractor shall enter into a contract with the Owner at 330 Second Avenue HOA for all the work, as outlined within the documents.

-All work shall conform to:
2010 California Building Code
2010 California Mechanical Code
2010 California Plumbing Code
2010 California Electrical Code
2010 California Fire Code
2010 California Engergy Code (2008 California Building Efficiency Standards)
City of Oakland Department of Building Inspection

-The documents are complementary and what is required by any one shall be required by all. In case of conflict, the more restrictive requirement shall govern.

-Contractor shall verify existing (E) conditions and those shown on the drawings, contractor shall notify architect if conditions that vary from those shown or if hidden conditions exist which would be detrimental to proper installation.

-Drawings do not necessarily reflect as-built conditions. The contractor shall verify all existing field conditions, dimensions and quantities. Exact quantities, locations and measurements are the responsibility of the contractor.

-The contractor shall verify existing conditions of substrates and report to architect any unforeseen conditions not indicated on the drawings.

-During the work, the contractor shall provide all necessary means for access to the work i.e. main lifts, scaffolding, swingstages etc.

-Protection of all hardscape (sidewalks, driveways, etc.) and softscape (landscape, irrigation lines etc.) is required during the work.

-Contractor shall provide barricades and temporary debris barriers, whether shown on the drawings or not, as necessary to protect tenants and owners' equipment, furnishings, operations and areas from damage, unwarranted interruption, unauthorized entry, construction hazards or unnecessary inconvenience during all operations under this contract.

-Contractor shall keep means of egress & driveways clear at all times.

Project Information

The project is located at 330 Second Avenue, San Francisco

Assessors's Parcel Number:	1433/062-064Building
Type of Occupancy:	R2 over S2
Type of Construction:	V
Footprint Area:	1652 SF
Existing Height:	v42'-6"

Project Directory

Owner:

330 Second Avenue HOA

330 Second Avenue
San Francisco, CA

Architect:

Neumann Sloat Blanco Architects LLP

292 Red Hill Avenue
San Anselmo, CA 94960

Project Manager - Amber Antracoli

T 415-578-4800
F 866-591-0614

Scope of Work

Work under this contract will generally include, but not be limited to, the following tasks (refer to Drawings for specific locations):

Decks:
1. Remove all existing deck membrane down to sheathing, field verify condition of sheathing.
2. Remove existing railings at third and fourth floor decks.
3. Remove existing sheet metal flashings, including but not limited to: Base flashing, deck edge flashing, and sheet metal scuppers.
5. Remove 12" minimum of siding up from the top of deck.
6. Install new sloped sheathing a minimum of 1/4" per foot to new gutters as required.
7. Install new cold fluid applied waterproofing mepmbrane with aggregate loaded tack coat, new drainage mat, new mortar bed and tile at second and third floor decks.
8. Install new pressure treated guardrail face mounted to fascia.
9. Install new sheet metal edge flashing.
10. Install new gutters at third and fourth floor egress decks to tie into existing down spouts.
11. Paint all exposed sheet metal flashing to match deck.
12. Remove existing stair from fourth floor to third floor.
13. Egress stair from ground floor to third floor to remain, modify as required to extend up another flight to fourth floor.
14. Extend fourth floor egress balcony to meet up with new egress stair.

Doors and Windows:
1. Remove and salvage all windows (7)
2. Remove, salvage and refurbish existing fire rated single doors (2)
3. Remove and dispose of existing french doors (4)
4. Remove all face mounted head flashings over windows and doors.
5. Remove 12" min. of siding around all windows and doors or as indicated on drawings.
6. Remove all window and door flashings.
7. Install a liquid applied flashing membrane at all window and door openings, wet set a metal angle 1" x 2" at sills of windows and a new fully soldered stainless steel pan flashing at all door thresholds.
8. Re-install salvaged windows and doors in newly flashed openings.
9. Install new 45 minute rated French doors at third floor unit in newly flashed openings. Approximate size of door 5'0" x 6'8".
10. Install new 45 minute rated French door at Master bedroom at fourth floor unit in newly flashed opening. Approximate size of door 5'0" x 6'8".
11. Install new 45 minute rated casement window in existing opening for door. Frame below the window as r equired. Approximate size of window is 5'0" by 4'-0".
12. Install a fully soldered sheet metal head flashing with end caps at all window and door heads.

Building Wall:
1. Remove siding around existing pipe and vent penetrations.
2. Install new sheet metal head flashings over vents.
3. Flash all penetrations as indicated on drawings.

Stair:
1. Remove existing hand rail at stair.
2. Remove decking boards at landings.
3. Install new redwood decking boards and paint.
4. Fill existing holes in decking boards and paint in remaining decking board.
5. Replace the handrail with composite handrail.

Misc:
1. Replace all damaged interior finishes to match existing finishes.

Outline Specifications:

EXTERTOR FRAMING:
Exterior Wood Deck Joists: Douglas Fir "No. 1" grade or better, pressure treated in accordance with Federal Specifications TT-W-550 or TT-W-570 for preservative materials and Federal Specifications TT-W-571 for pressure treating.

1. Cuts on concealed pressure treated wood shall be site treated by dipping the material into a solution of not less than 4% Pentachlorophenol in oil. Preservative solution shall conform with the requirements of Fed. Spec. TT-W-570. This solution shall be delivered ready for use and shall contain a color dye for identification, added by the manufacturer. Accpeta ble products include Penta-Treat "300" as manufacturered by Willard Products, or approved equal.

EXTERIOR TRIM, GUARD RAILS AND DECKING BOARDS:
1. Western Red Cedar WWPA B grade selected tight knot.
2. or Redwood Construction Heart, S4S on guardrails.

EXTERIOR SIDING:
1. Western Red Cedar WWPA B grade selected tight knot.
2. or Redwood Construction Heart, S4S on guardrails.
Siding to match size and profile of existing siding.
Back prime and prime all cuts.
Paint to match existing.

INTERIOR SHEATHING:
5/8" type X gypsum board

SHEET METAL:
24 gage bonderized sheet metal flashings, paint to match.

EXTERIOR DECK COATING:
CIM Industries CIM 800
1. Install CIM 800 at 80 wet mils.
2. Broadcast aggregate in tack coat.
3. Reinforce all joints and material transitions with CIM scrim.
4. Bed flashings in trowel grade CIM 1000
5. Where membrane is exposed broadcast a grey colored aggretate into tack coat.

LIQUID APPLIED FLASHING:
Prococo FastFlash. Install FastFlash at 35 wet mils
Accessories:
Prososco Joint and Seam Filler. Detail all joints and seams less than 1/2" with Joint and Seam Filler
Prosoco Air Dam Sealant. Use Air Dam Sealant in all locations where the sealant is an accessory to the flashing.

SEALANT:
1. Prosoco Air Dam
Location: Window and door flashing

2. Sika SikaFlex 2C
Location: Bedding of flashings post bases at deck.

3. Dow Corning 795
Location: Exterior sealant joints

PAINT:

Vicinity Map

Drawing Index

G-001	Title Sheet
A-001	Site Plan
A-101	Ground Floor & Second Floor Demolition Plans
A-102	Third Floor & Fourth Floor Demolition Plans
A-103	Ground Floor & Second Floor Plans
A-104	Third Floor & Fourth Floor Plan
A-201	Rear Elevations
A-401	Enlarged Plans and Elevations
A-501	Window Details
A-502	Deck Details

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE
DECK REPAIR
330 SECOND AVENUE, SAN FRANCISCO

Title Sheet

ISSUE

No.	DATE	DESCRIPTION
	22-Jul-13	50 % Set
A	10/1/13	95% Client Rev
B	10/11/13	Pricing Set
C	2/18/14	Planning Permit

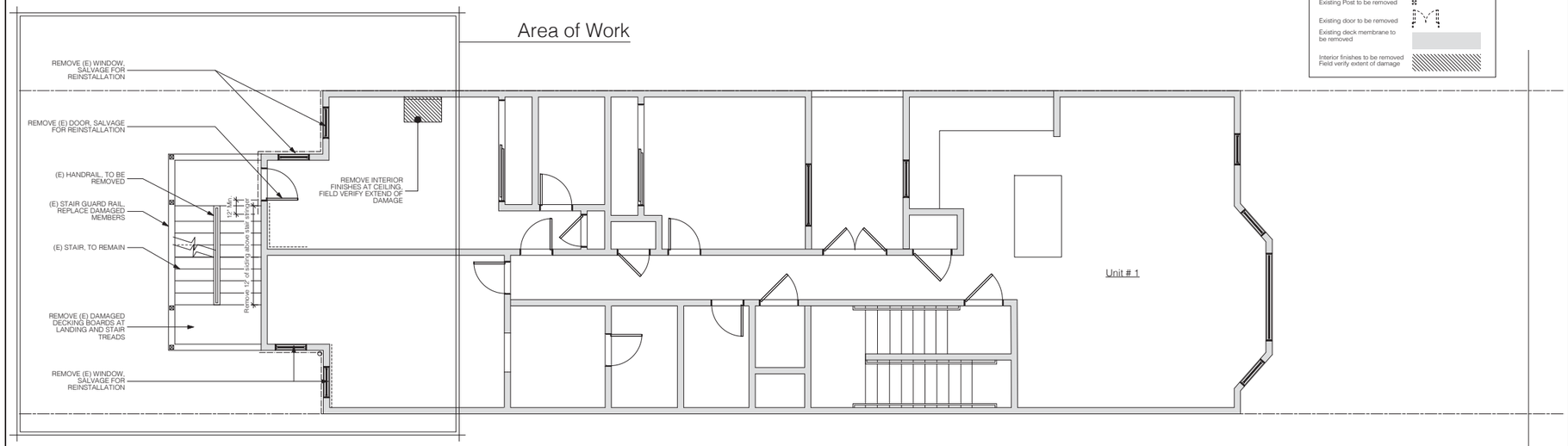
REVISION

MARK	DATE	DESCRIPTION

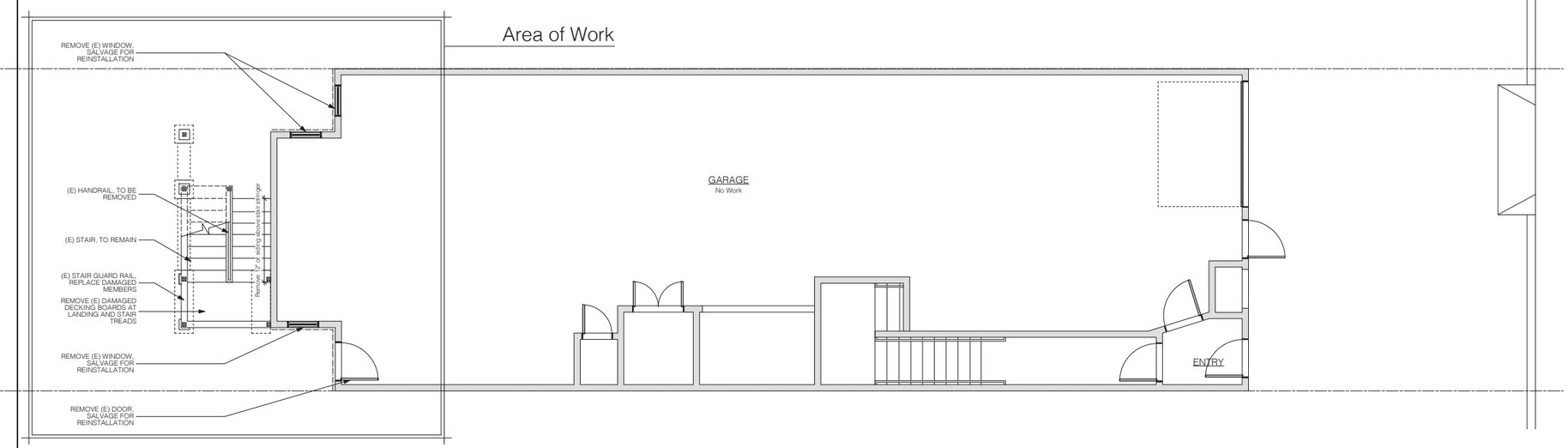
FILE: 13024 - 131011 Plans
BY: AA
PROJ.N°: 13024
SCALE: NTS

G-001

1 OF 11 SHEETS



2 Second Floor Plan
Scale: 1/4" = 1'-0"



1 Ground Floor Plan
Scale: 1/4" = 1'-0"

Demolition Legend:

- Exterior siding and trim to be removed
- Interior finishes to be removed Field verify extent of damage
- Existing Post to remain
- Existing Post to be removed
- Existing door to be removed
- Existing deck membrane to be removed
- Interior finishes to be removed Field verify extent of damage

Neumann Sloat Blanco Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE

DECK REPAIR

330 SECOND AVENUE, SAN FRANCISCO

Ground Floor & Second Floor Demolition Plans

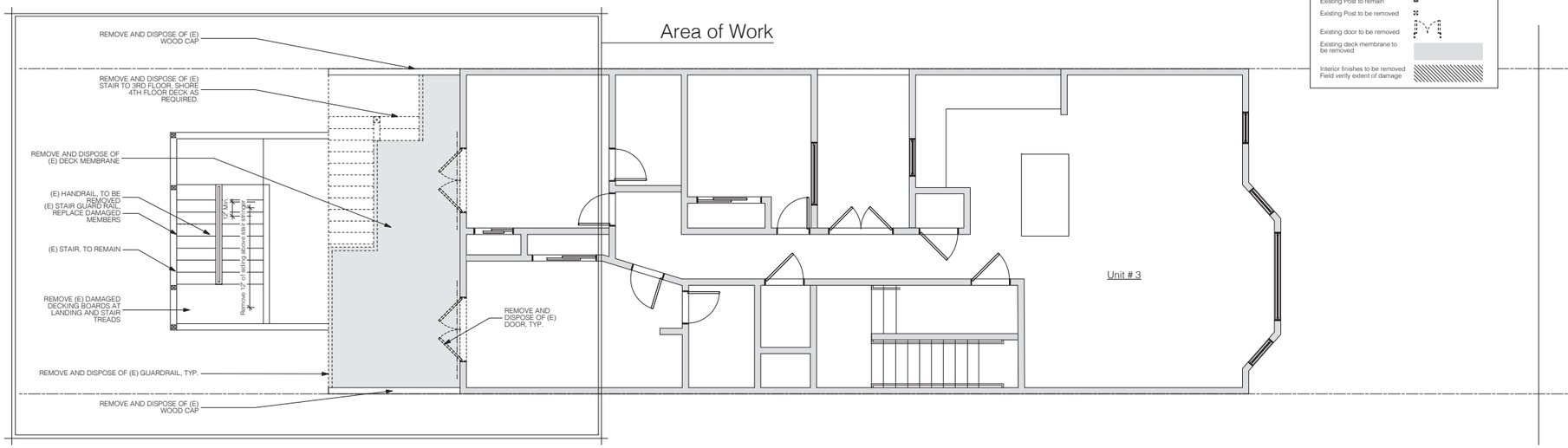
ISSUE		
No.	DATE	DESCRIPTION
	22-Jul-13	50 % set
A	10/1/13	95% Client Rev.
B	10/14/13	Pricing Set
C	2/18/14	Planning Permit

REVISION		
MARK	DATE	DESCRIPTION

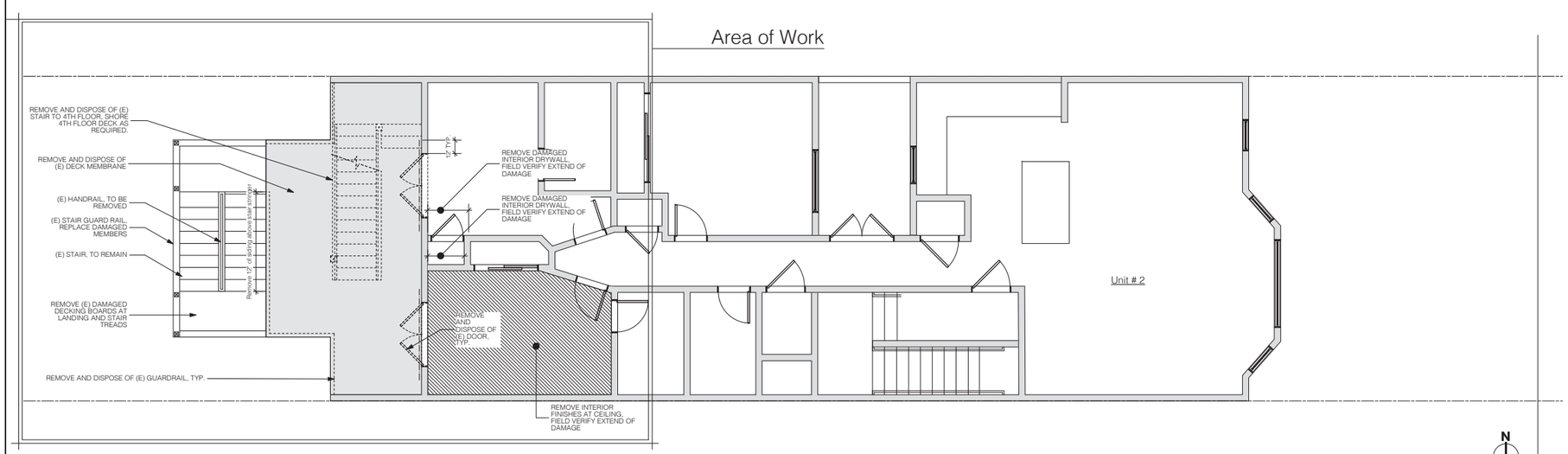
FILE: 13024 - 131011 Plans
BY: AA
PROJ N°: 13024
SCALE: As Noted

A-101

2 OF 11 SHEETS



2 Fourth Floor Plan
Scale: 1/4" = 1'-0"



1 Third Floor Demolition Plan
Scale: 1/4" = 1'-0"

Demolition Legend:

- Exterior siding and trim to be removed
- Interior finishes to be removed Field verify extent of damage
- Existing Post to remain
- Existing Post to be removed
- Existing door to be removed
- Existing deck membrane to be removed
- Interior finishes to be removed Field verify extent of damage

Neumann Sloat Blanco Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE

DECK REPAIR

330 SECOND AVENUE, SAN FRANCISCO

Third Floor & Fourth Floor Demolition Plans

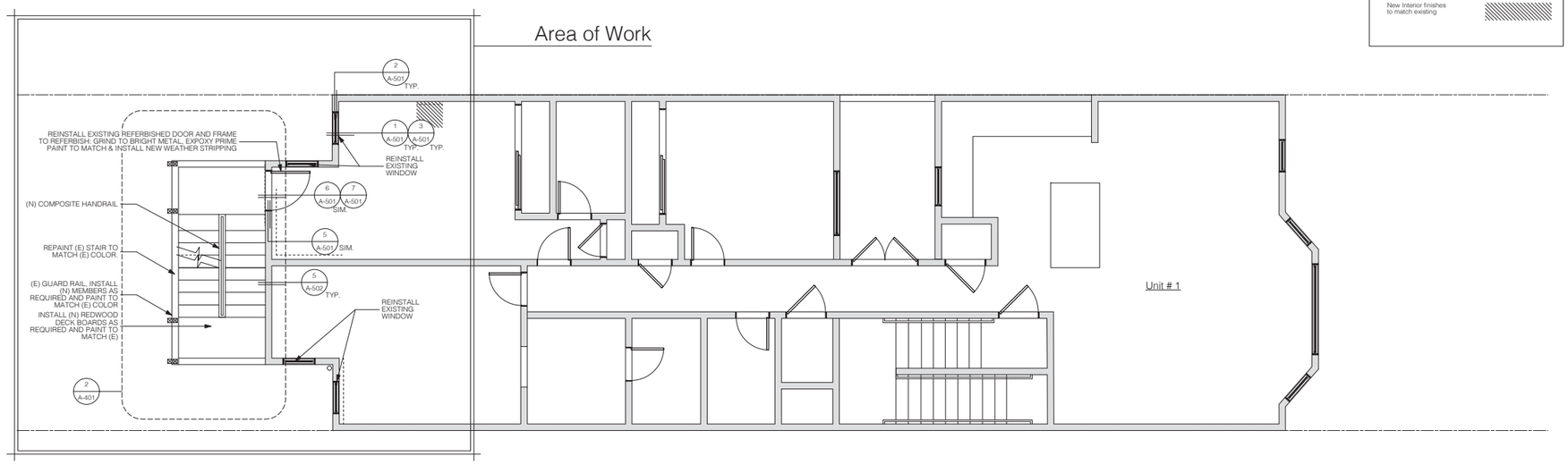
ISSUE		
No.	DATE	DESCRIPTION
	22-Jul-13	50 % Set
A	10/1/13	95% Client Rev.
B	10/14/13	Pricing Set
C	2/18/14	Planning Permit

REVISION		
MARK	DATE	DESCRIPTION

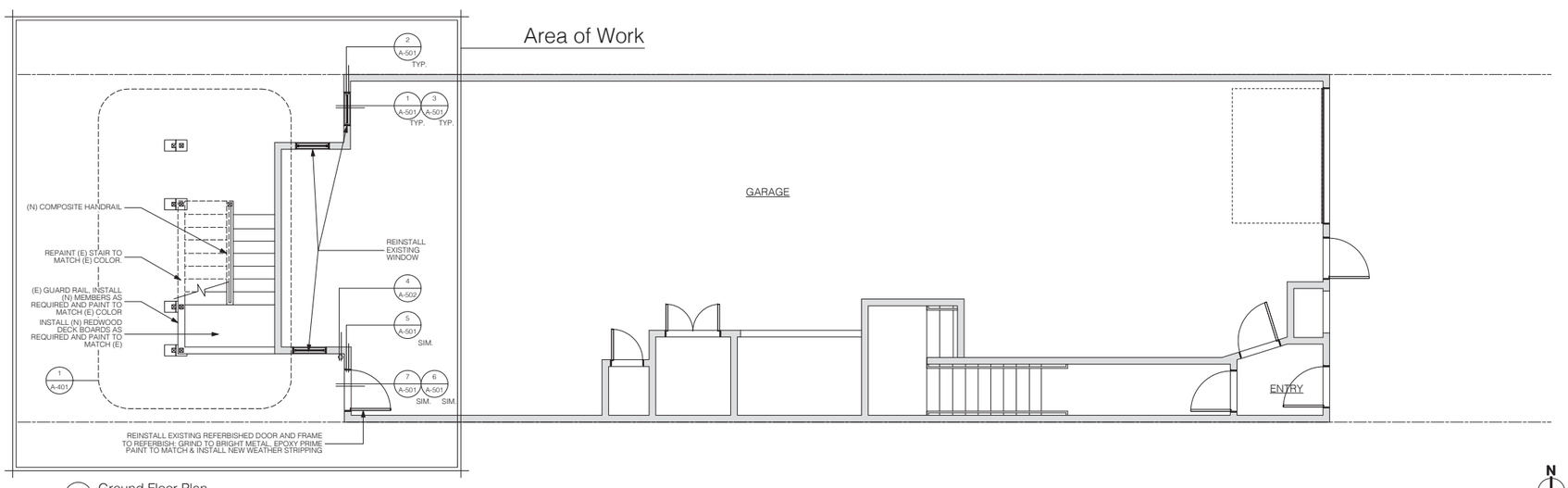
FILE: 13024 - 131011 Plans
BY: Initials
PROJ NO: 13024
SCALE: As Noted

A-102

3 OF 11 SHEETS



2 Second Floor Plan
Scale: 1/4" = 1'-0"



1 Ground Floor Plan
Scale: 1/4" = 1'-0"

Legend:

- Existing Post to remain
- New Post
- New Interior finishes to match existing
- New Interior finishes to match existing

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE

DECK REPAIR

330 SECOND AVENUE, SAN FRANCISCO

Ground Floor & Second Floor

ISSUE

No.	DATE	DESCRIPTION
	22-Jul-13	50 % set
A	10/1/13	95% Client Rev.
B	10/14/13	Pricing Set
C	2/18/14	Planning Permit

REVISION

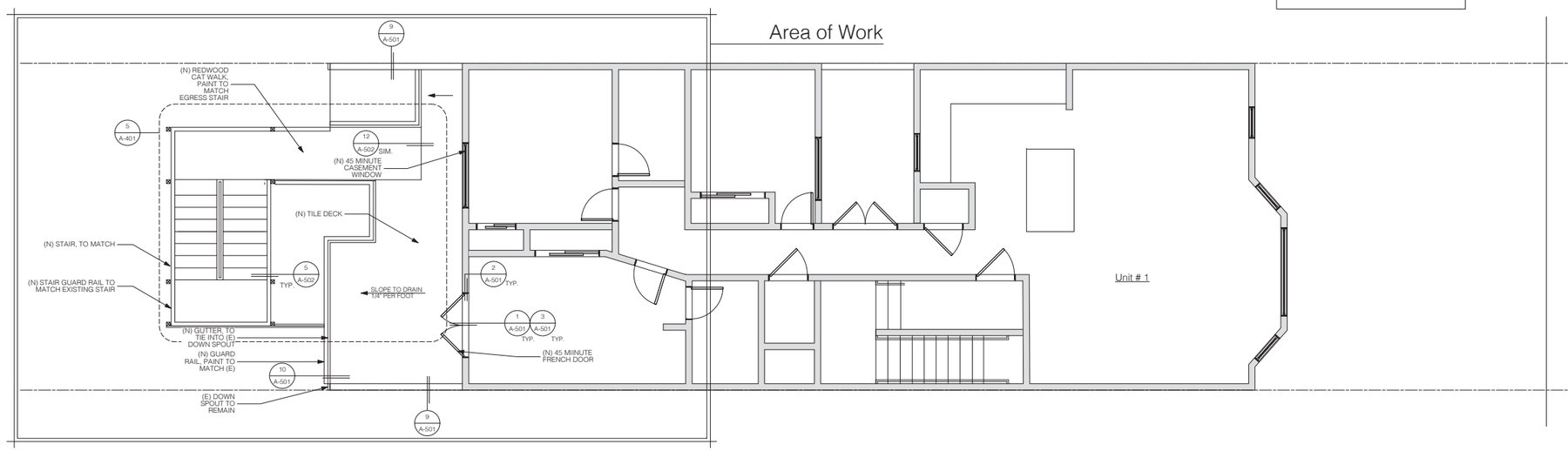
MARK	DATE	DESCRIPTION

FILE: 13024 - 131011 Plans
BY: AA
PROJ NO: 13024
SCALE: As Noted

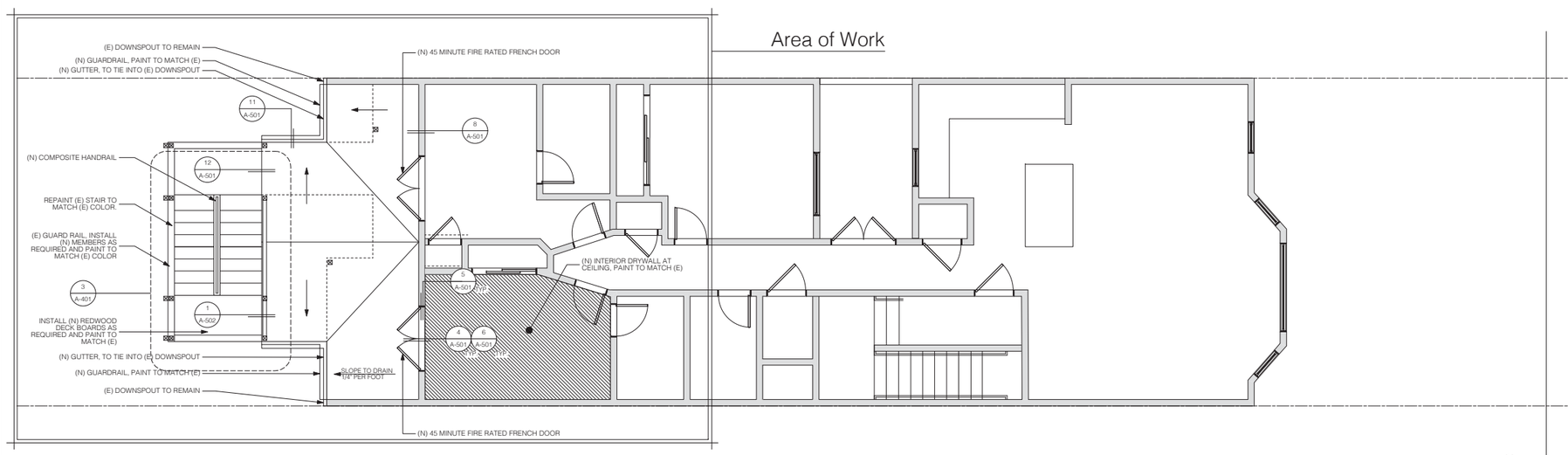
A-103

Legend:

Existing Post to remain	
New Post	
New Interior finishes to match existing	
New Interior finishes to match existing	



2 Fourth Floor Plan
Scale: 1/4" = 1'-0"



1 Third Floor Plan
Scale: 1/4" = 1'-0"

N

Neumann Sloat Blanco Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE

DECK REPAIR

330 SECOND AVENUE, SAN FRANCISCO

Third Floor & Fourth Floor

ISSUE

No.	DATE	DESCRIPTION
	22-Jul-13	50 % Set
A	10/1/13	95% Client Rev.
B	10/14/13	Pricing Set
C	2/18/14	Planning Permit

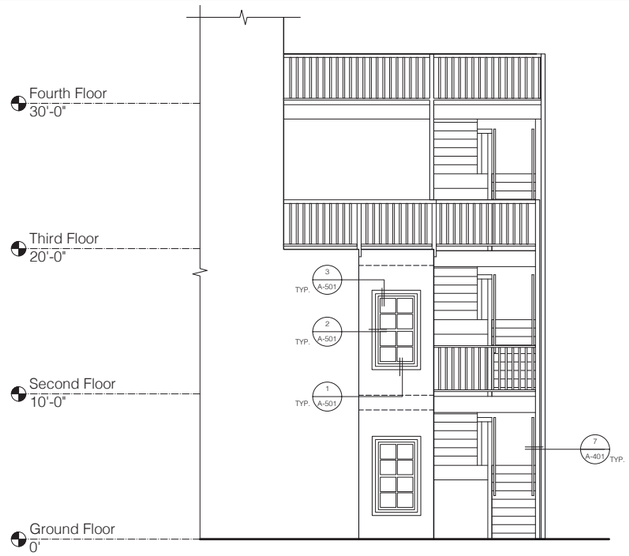
REVISION

MARK	DATE	DESCRIPTION

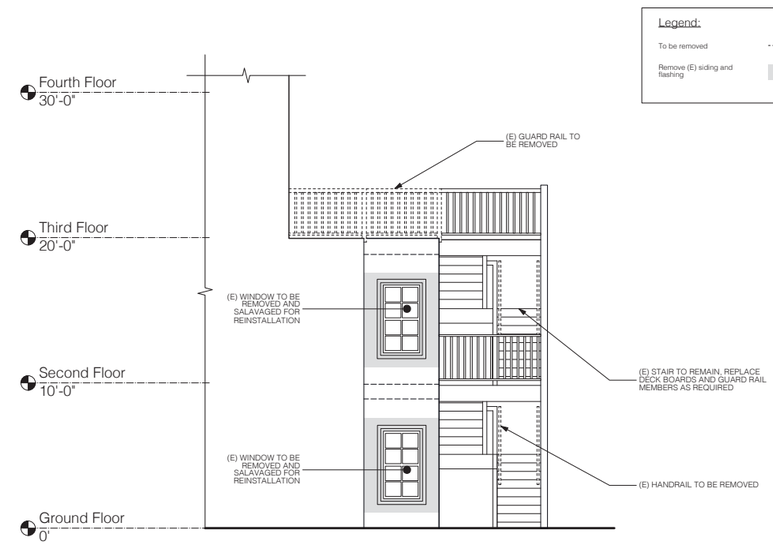
FILE: 13024 - 131011 Plans
BY: Initials
PROJ NO: 13024
SCALE: As Noted

A-104

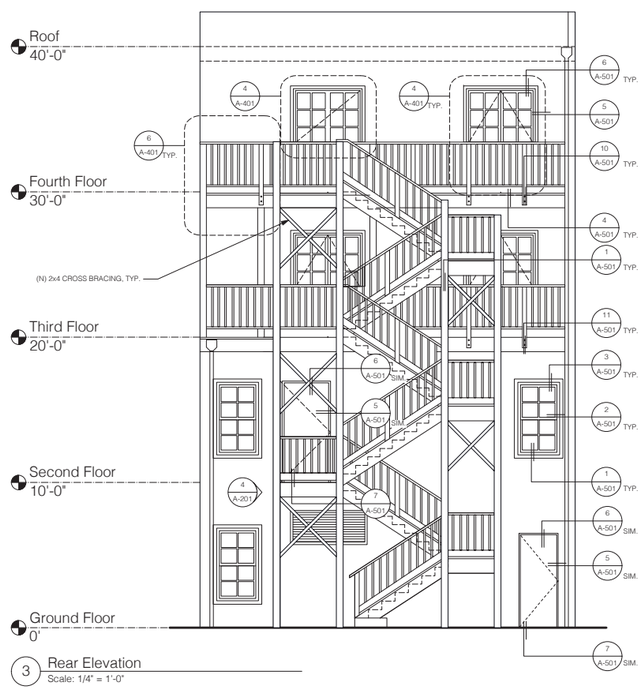
5 OF 11 SHEETS



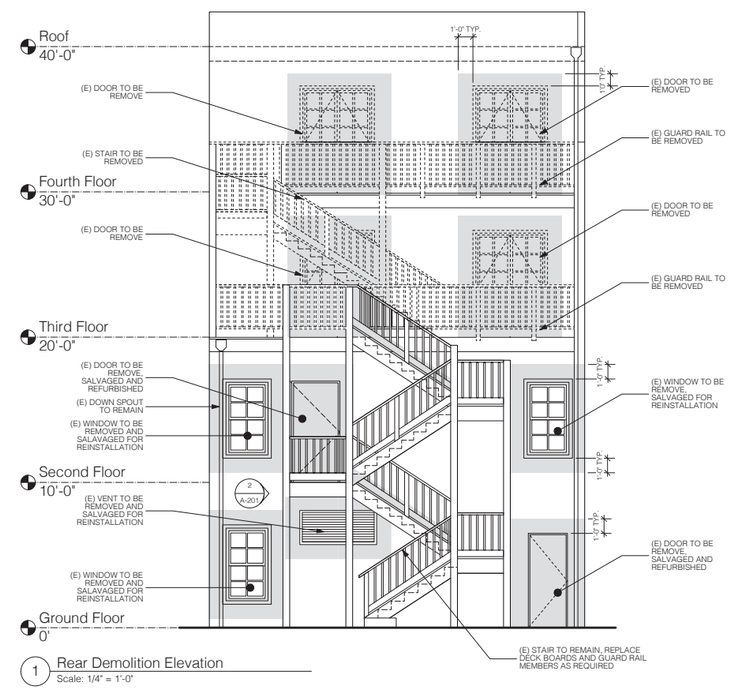
4 Side Stair Elevation
Scale: 1/4" = 1'-0"



2 Side Stair Demolition Elevation
Scale: 1/4" = 1'-0"



3 Rear Elevation
Scale: 1/4" = 1'-0"



1 Rear Demolition Elevation
Scale: 1/4" = 1'-0"

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE
DECK REPAIR
330 SECOND AVENUE, SAN FRANCISCO

Rear Elevation

ISSUE		
No.	DATE	DESCRIPTION
	22-Jul-13	50 % set
A	10/1/13	95% Client Rev.
B	10/14/13	Pricing Set
C	2/18/14	Planning Permit

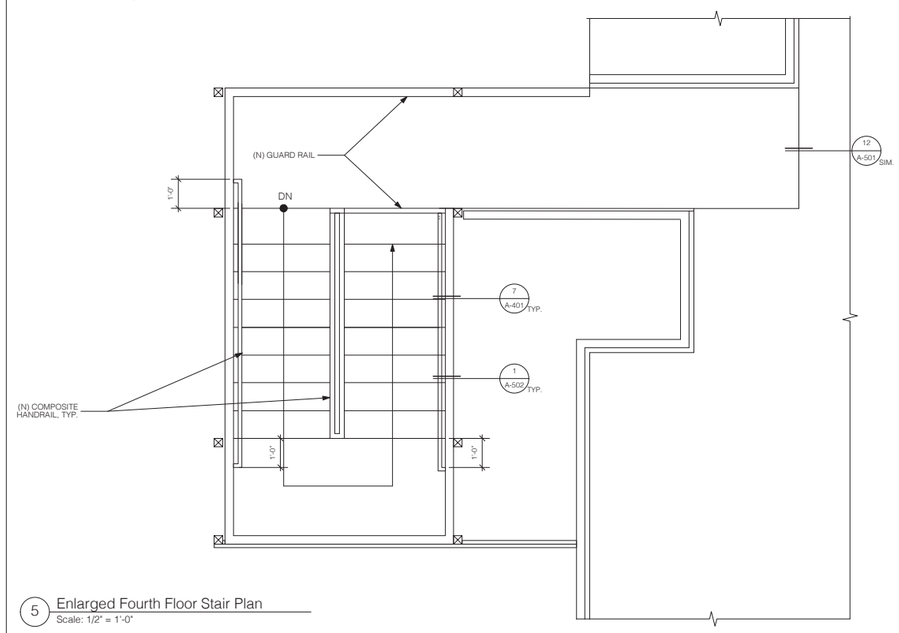
REVISION		
MARK	DATE	DESCRIPTION

FILE: 13024 - 131011 Plans
BY: AA
PROJ №: 13024
SCALE: As Noted

A-201

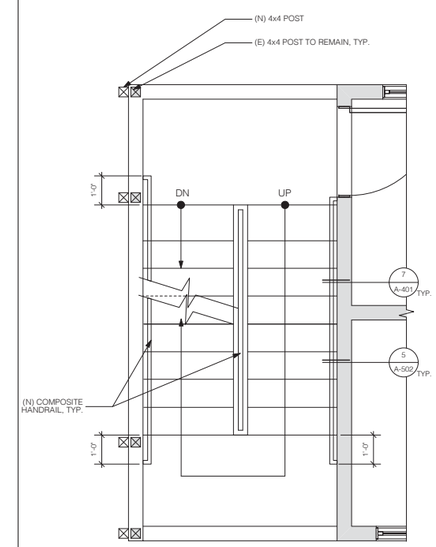
6 OF 11 SHEETS

FOR FRAMING PLAN SEE 5/SE-101

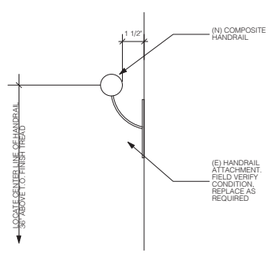


5 Enlarged Fourth Floor Stair Plan
Scale: 1/2" = 1'-0"

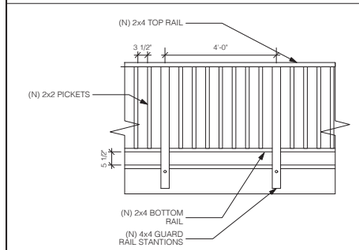
FOR FRAMING PLAN SEE 2/SE-101



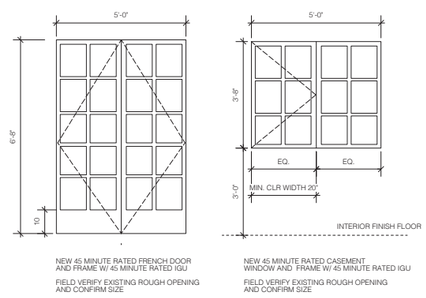
2 Enlarged Second Floor Stair Plan
Scale: 1/2" = 1'-0"



7 New Handrail Section
Scale: 3" = 1'-0"

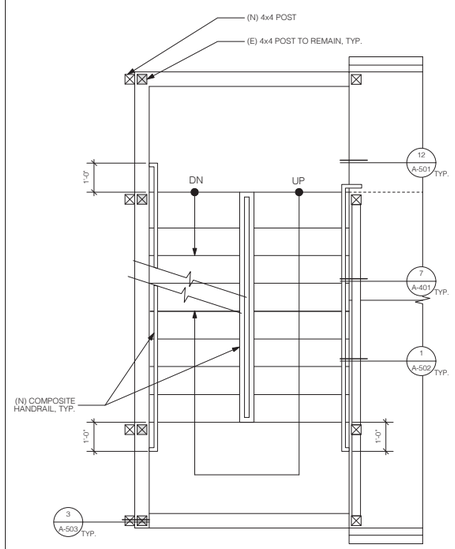


6 Enlarged Gaurd Rail Elevation
Scale: 1/2" = 1'-0"



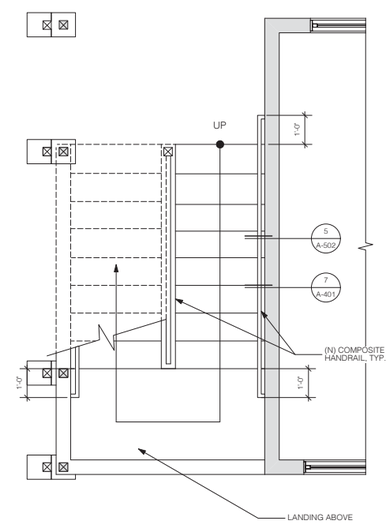
4 Enlarged Window and Door Elevations
Scale: 1/2" = 1'-0"

FOR FRAMING PLAN SEE 3/SE-101



3 Enlarged Third Floor Stair Plan
Scale: 1/2" = 1'-0"

FOR FOUNDATION PLAN SEE 1/SE-101



1 Enlarged Ground Floor Stair Plan
Scale: 1/2" = 1'-0"

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE
DECK REPAIR
330 SECOND AVENUE, SAN FRANCISCO

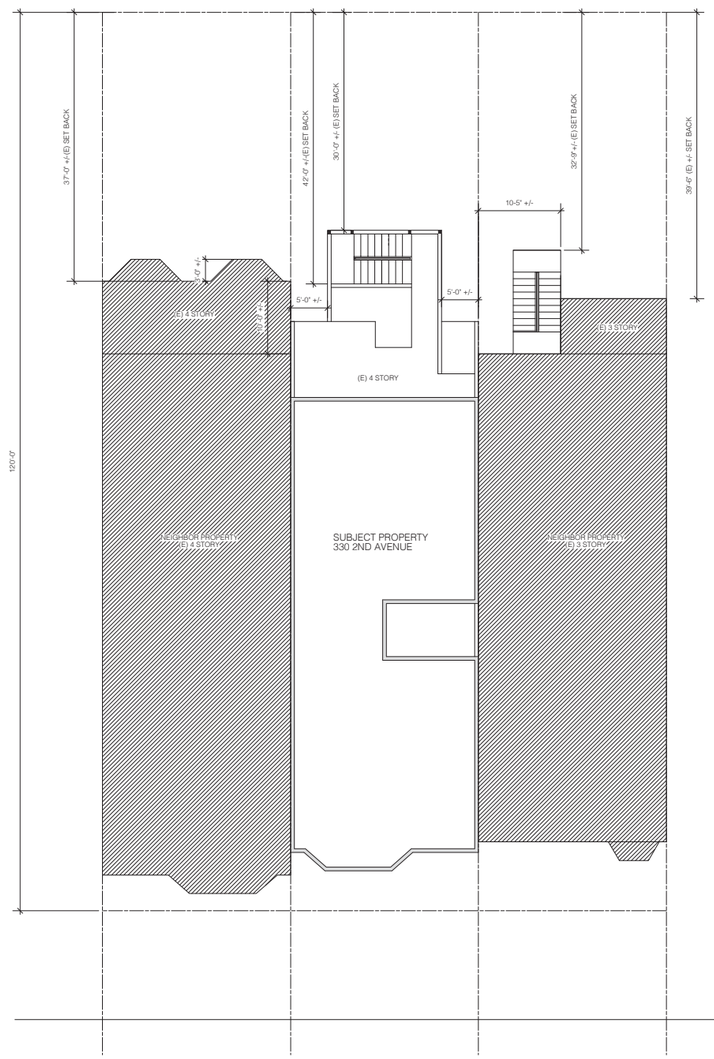
Enlarged Plans and Elevations

ISSUE		
No.	DATE	DESCRIPTION
	22-Jul-13	50 % set
A	2/18/14	Planning Permit

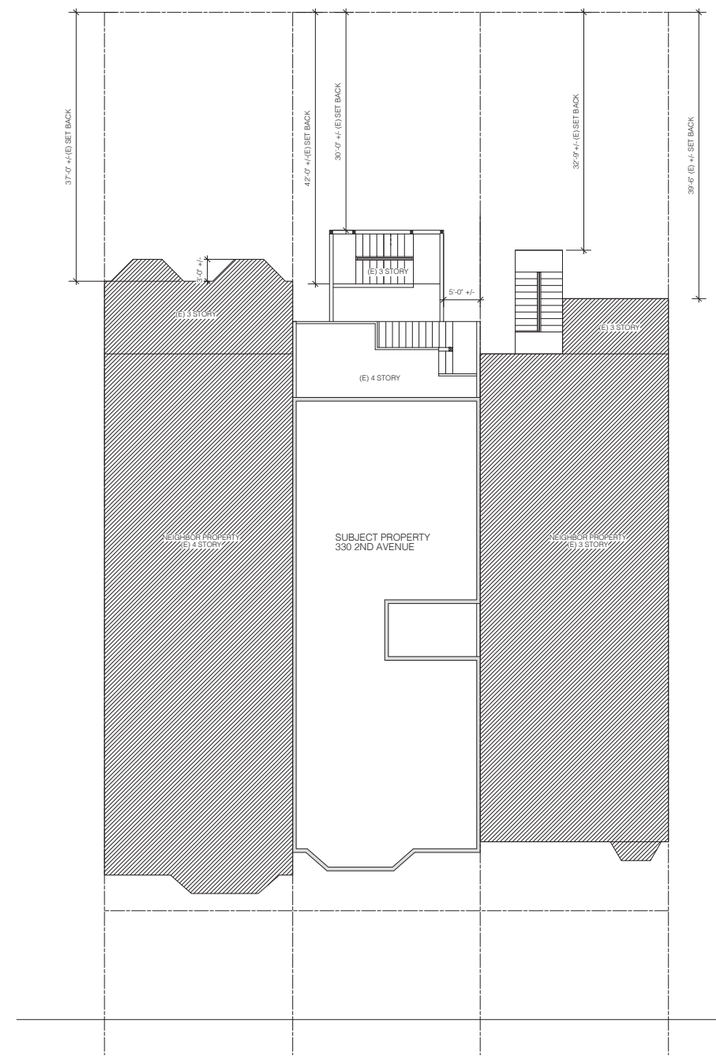
REVISION		
MARK	DATE	DESCRIPTION
1	10/1/13	95% Client Check Set

FILE: 13024 - 131011 Plans
BY: AA
PROJ N°: 13024
SCALE: As Noted

A-401



2 Proposed Site Plan
Scale: 1/8" = 1'-0"



1 Existing Site Plan
Scale: 1/8" = 1'-0"

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill Avenue
San Anselmo, CA 94960
(415) 578 4800
www.nsbllp.com

330 SECOND AVENUE
DECK REPAIR
330 SECOND AVENUE, SAN FRANCISCO

Existing Site Plan

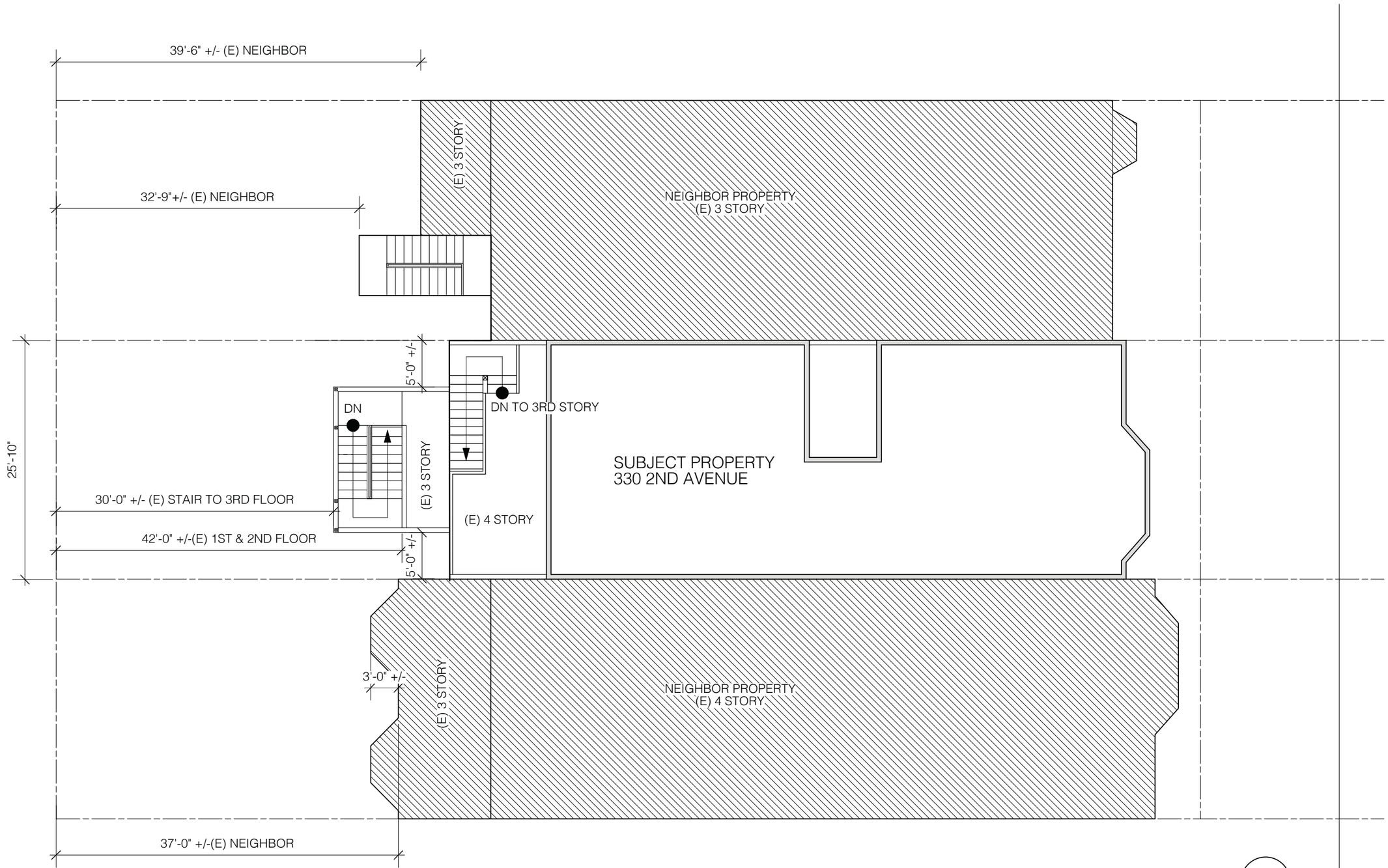
ISSUE		
No.	DATE	DESCRIPTION
	22-Jul-13	50 % Set
A	10/1/13	95% Client Rev.
B	10/11/13	Pricing Set
C	2/18/14	Planning Permit

REVISION		
MARK	DATE	DESCRIPTION

FILE: 13024 - 131011 Plans
BY: AA
PROJ NO: 13024
SCALE: NTS

A - 001

1 OF 11 SHEETS



1 Existing Site Plan
Scale: 3/32" = 1'-0"

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill, San Anselmo, CA 94960
(415) 578 4800 www.nsbllp.com

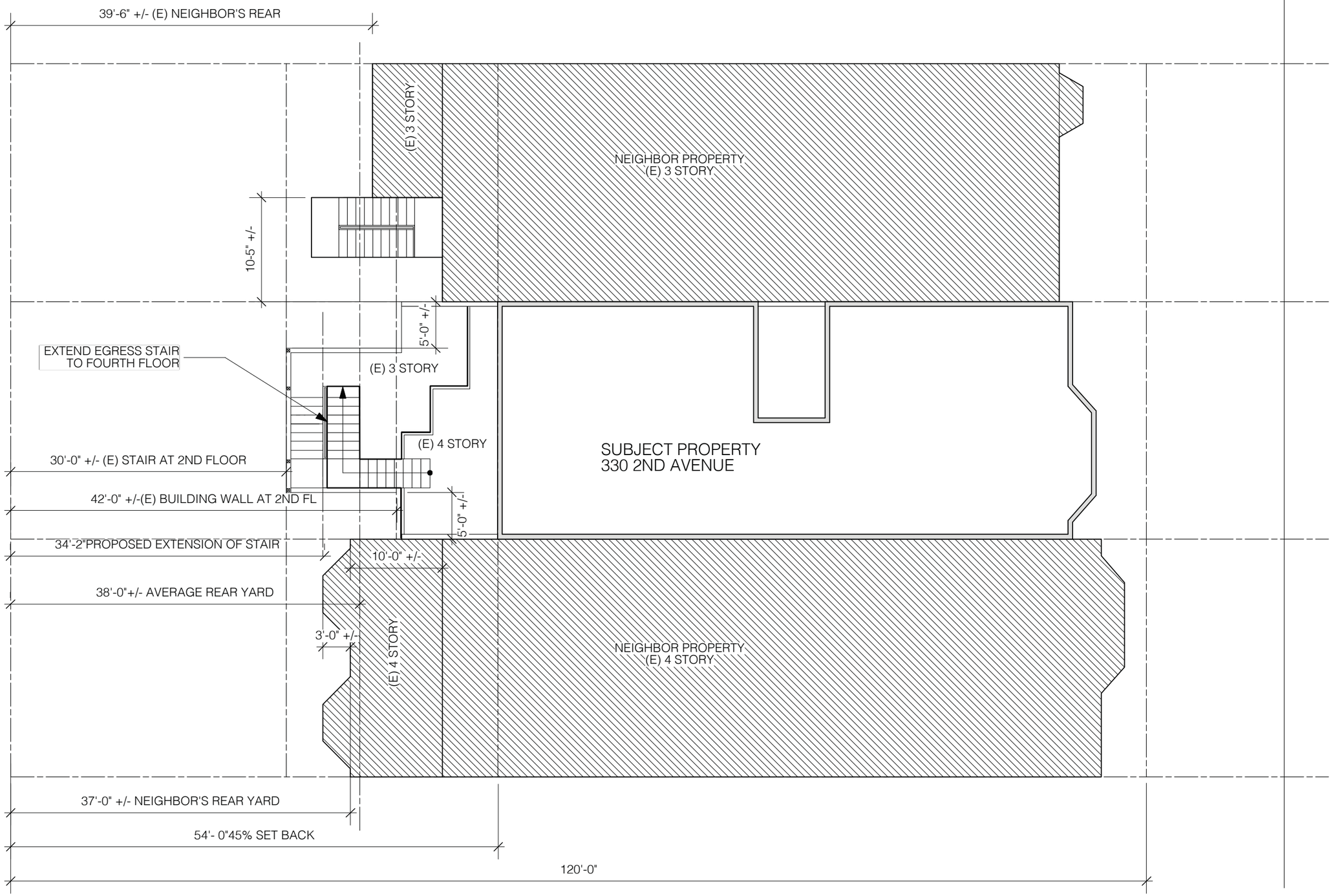
Title: Existing Site Plan

Project: 330 SECOND AVENUE
SAN FRANCISCO, CA

ISSUE		
No.	DATE	DESCRIPTION
	1-Jan-15	311 Notice

FILE: 13024 - 150101 CD
BY: AA
PROJ Nº: 13024
SCALE: As Noted

A-001



2 Proposed Site Plan
Scale: 3/32" = 1'-0"

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill, San Anselmo, CA 94960
(415) 578 4800 www.nsbllp.com

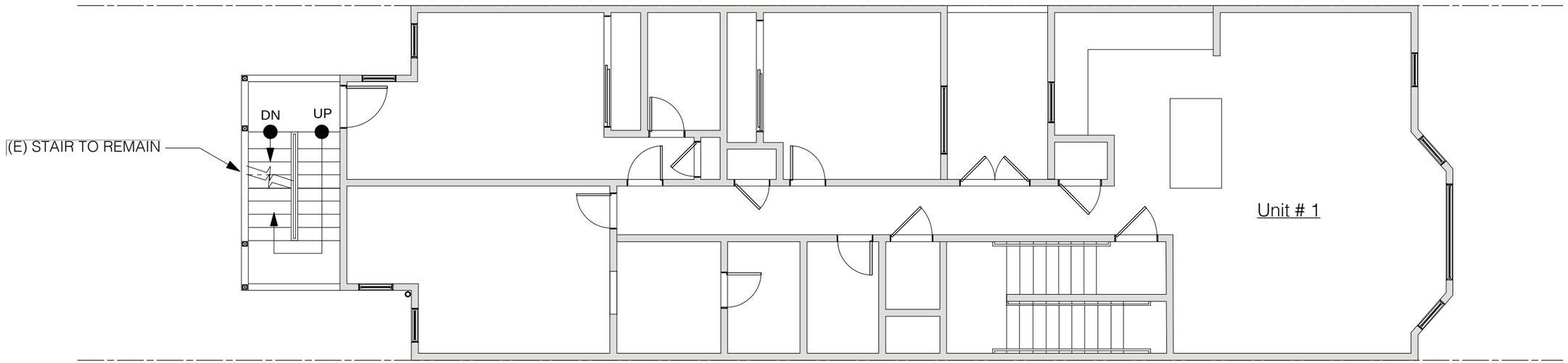
Title: Proposed Site Plan

Project: 330 SECOND AVENUE
SAN FRANCISCO, CA

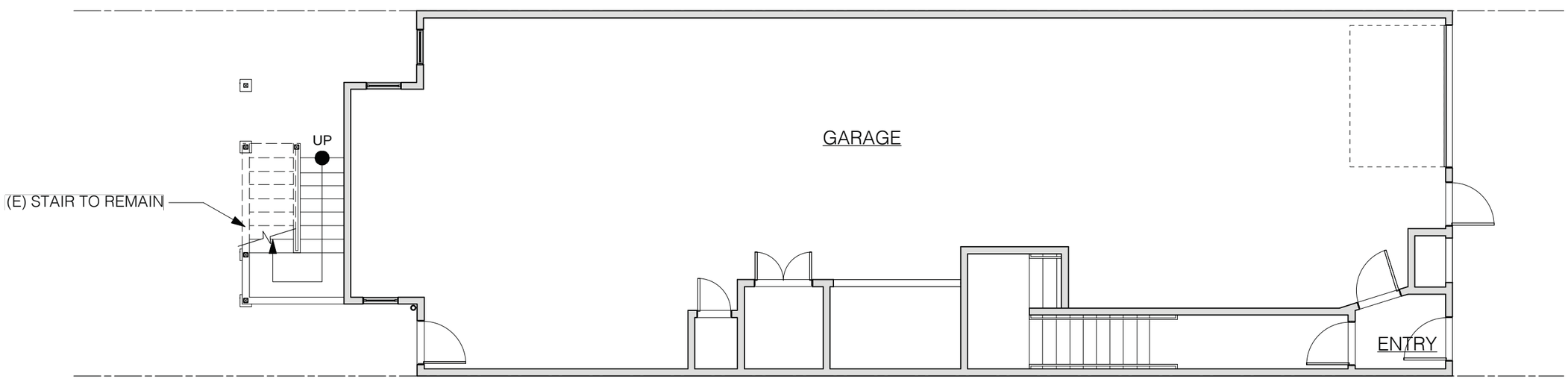
ISSUE		
No.	DATE	DESCRIPTION
	1-Jan-15	311 Notification

FILE: 13024 - 150101 CD
BY: AA
PROJ Nº: 13024
SCALE: As Noted

A-002



2 Existing Second FloorTo Remain - No Work
Scale: 1/8" = 1'-0"



1 Existing Ground Floor To Remain - No Work
Scale: 1/8" = 1'-0"

N

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill, San Anselmo, CA 94960
(415) 578 4800 www.nsbllp.com

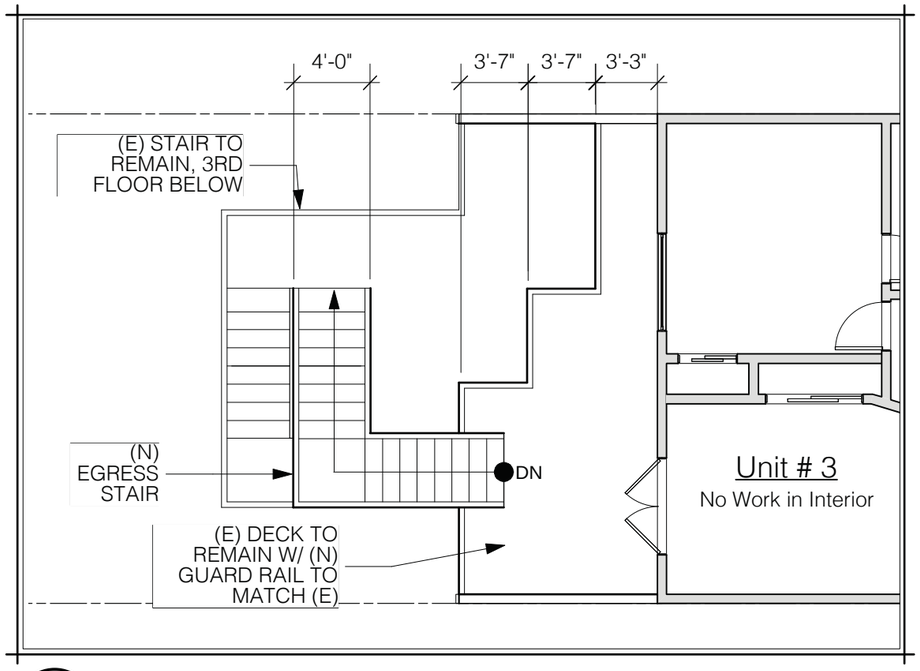
Title: Ground Floor & Second Floor

Project: 330 SECOND AVENUE
SAN FRANCISCO, CA

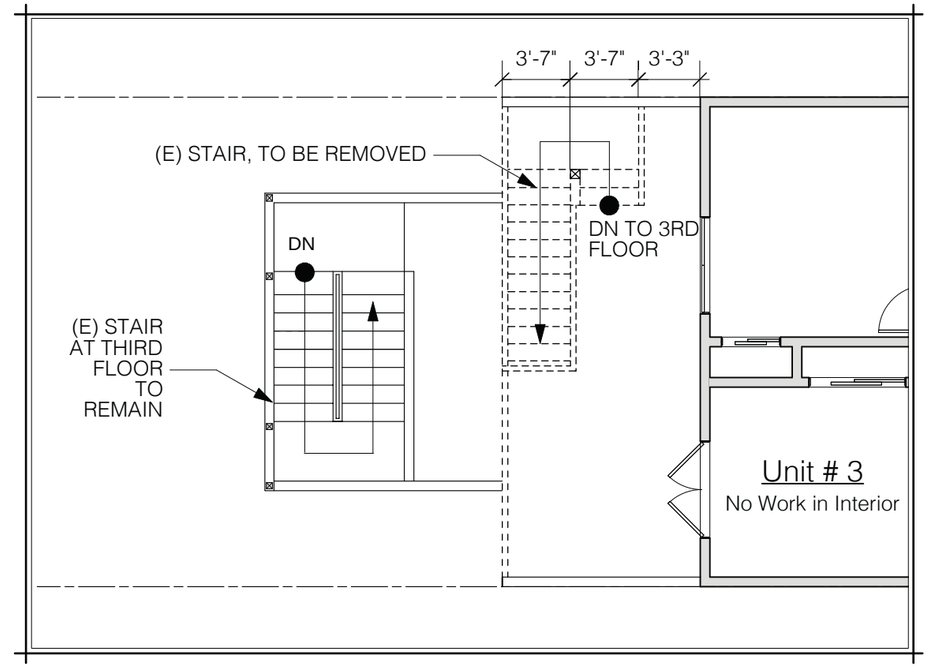
ISSUE No.	DATE	DESCRIPTION
	1-Jan-15	311 Notice

FILE: 13024 - 150101 CD
BY: AA
PROJ Nº: 13024
SCALE: As Noted

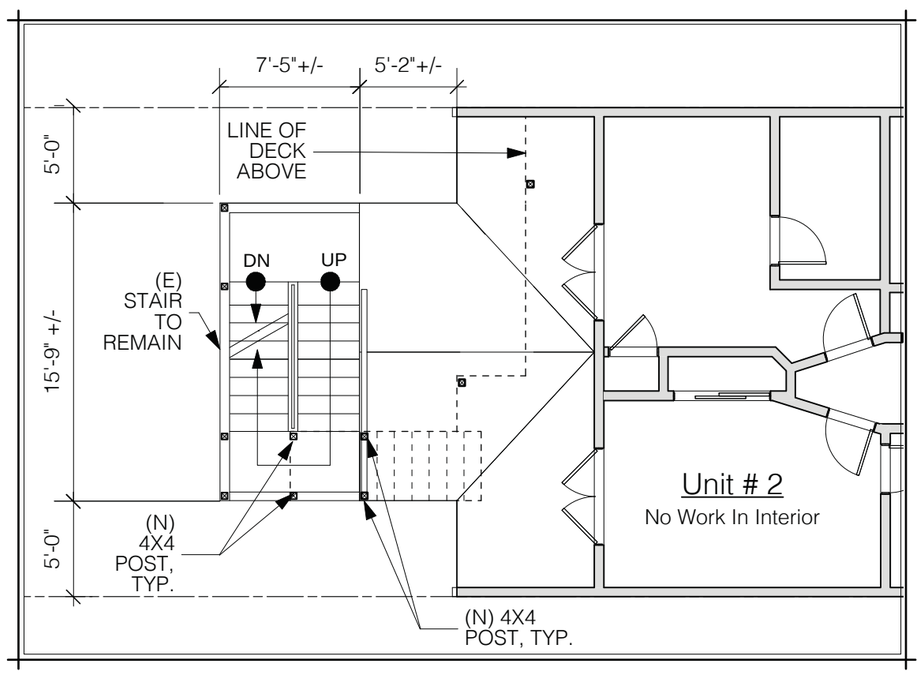
A-101



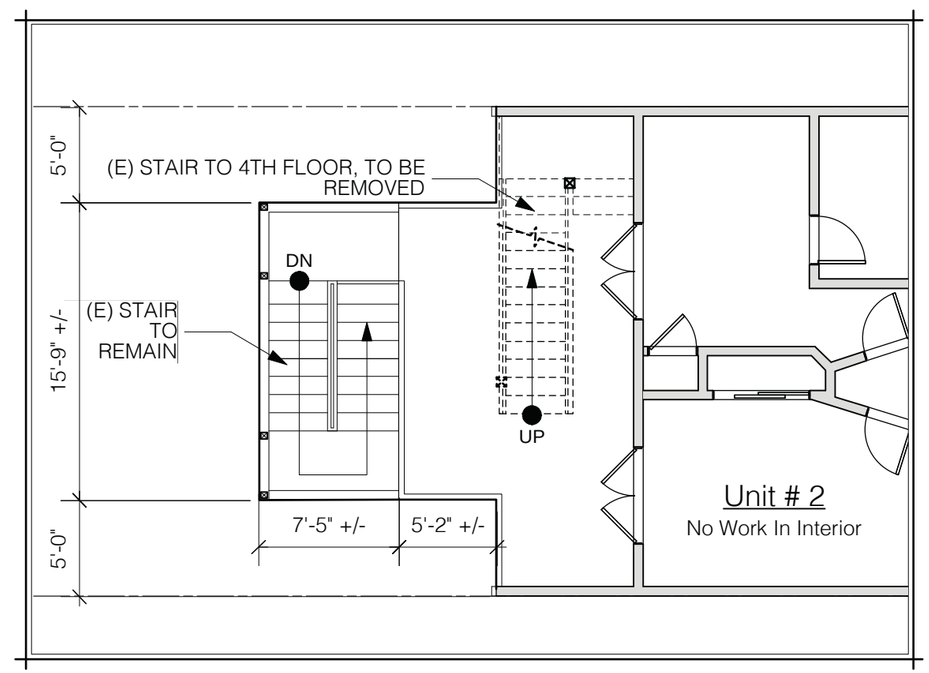
4 Proposed Fourth Floor Plan
Scale: 1/8" = 1'-0"



2 Existing Fourth Floor Plan
Scale: 1/8" = 1'-0"



1 Proposed Third Floor Plan
Scale: 1/8" = 1'-0"



1 Existing Third Floor Plan
Scale: 1/8" = 1'-0"

N

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill, San Anselmo, CA 94960
(415) 578 4800 www.nsbllp.com

Title: Third Floor & Fourth Floor

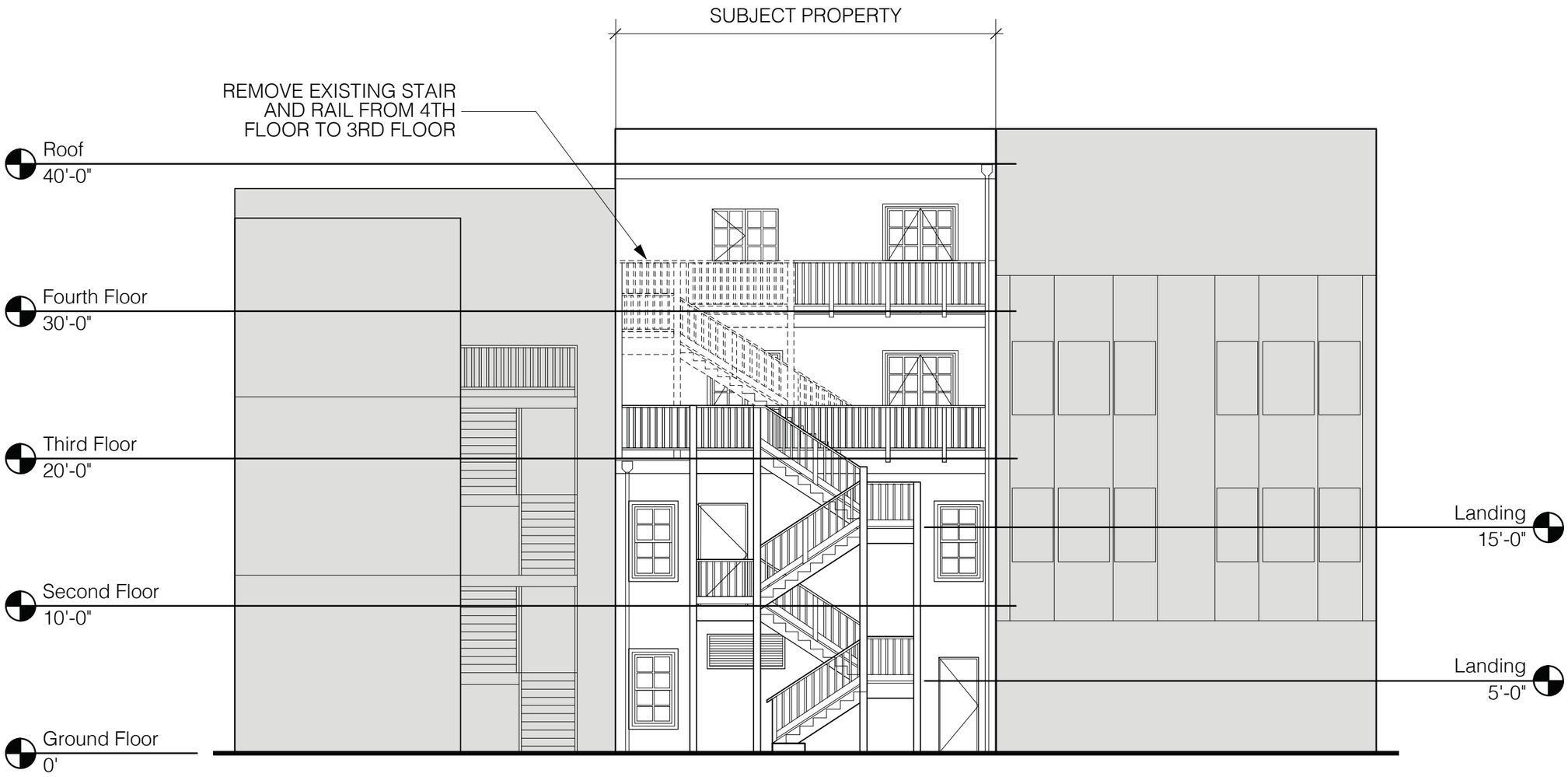
Project: 330 SECOND AVENUE
SAN FRANCISCO, CA

ISSUE

No.	DATE	DESCRIPTION
	1-Jan-15	311 Notice

FILE: 13024 - 150101 CD
BY: AA
PROJ Nº: 13024
SCALE: As Noted

A-102



1 Existing Rear Elevation
Scale: 1/8" = 1'-0"

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill, San Anselmo, CA 94960
(415) 578 4800 www.nsbllp.com

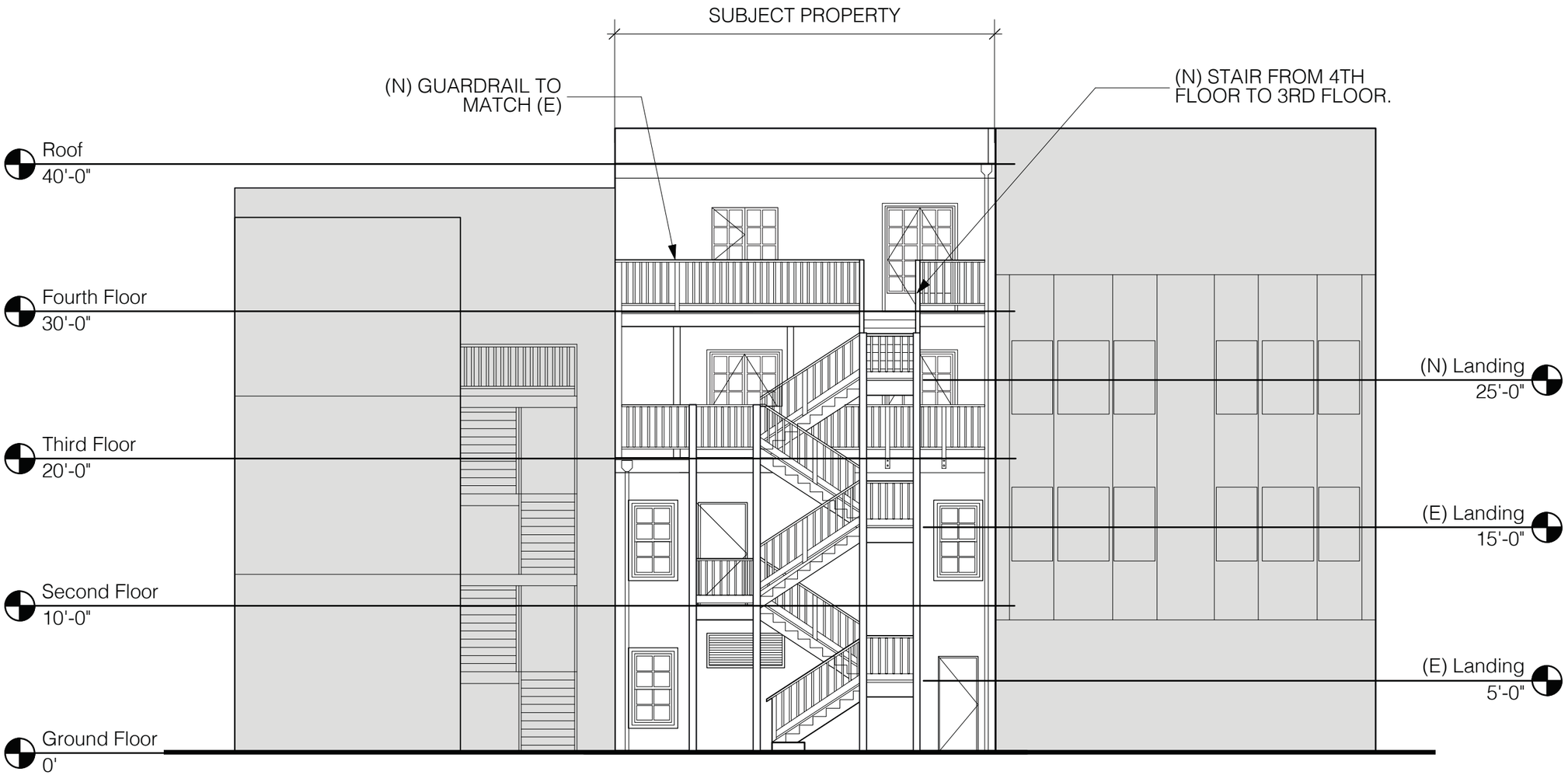
Title: Rear Elevation

Project: 330 SECOND AVENUE
SAN FRANCISCO, CA

ISSUE		
No.	DATE	DESCRIPTION
	1-Jan-15	311 Notice

FILE: 13024 - 150101 CD
BY: AA
PROJ Nº: 13024
SCALE: As Noted

A-201



1 Proposed Rear Elevation
Scale: 1/8" = 1'-0"

Neumann Sloat Blanco
Architects LLP
Building Envelope Consultants
292 Red Hill, San Anselmo, CA 94960
(415) 578 4800 www.nsbllp.com

Title: Rear Elevation

Project: 330 SECOND AVENUE
SAN FRANCISCO, CA

ISSUE No.	DATE	DESCRIPTION
	1-Jan-15	311 Notice

FILE: 13024 - 150101 CD
BY: AA
PROJ Nº: 13024
SCALE: As Noted

A-202