SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Executive Summary
Conditional Use / Residential Demolition
HEARING DATE: FEBRUARY 16, 2017

Date:	February 9, 2017
Case No.:	**2015-006510CUA/VAR**
Project Address:	**953 Treat Avenue**
Zoning:	UMU (Urban Mixed Use) Zoning District 40-X Height and Bulk District
Block/Lot:	3639/027 and 028
Project Sponsor:	Geoff Gibson, Winder Gibson Architects 1898 Mission Street San Francisco, CA 94103
Staff Contact:	Esmeralda Jardines – (415) 575-9144 esmeralda.jardines@sfgov.org
Recommendation:	Approval with Conditions

PROJECT DESCRIPTION

The project proposes demolition of an existing one-story single-family residence, and construction of two new four-story, 40-foot tall, residential buildings with three dwelling units each for a total of six dwelling units on the project site. The new buildings would contain one off-street automobile parking space each for a total of two off-street parking spaces, and six Class 1 bicycle parking spaces.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2015-006510CUA	New Building Case Number	2015-006510CUA
Recommendation	Approve with Conditions	Recommendation	Approve with Conditions
Demolition Application Number	201511041757	New Building Application Number	201511041768; 201511041763
Number Of Existing Units	1	Number Of New Units	6
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	2	Number Of New Bedrooms	16
Existing Building Area	±937 Sq. Ft.	New Building Area	±10,578 Sq. Ft.
312 Expiration Date	02/16/17	Date Time & Materials Fees Paid	N/A

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Treat Avenue between 22nd and 23rd Streets on Lots 027 and 028 in Assessor's Block 3639. Lot 027 is a triangular lot measuring 19.5 feet along Treat Avenue and 24 feet as its deepest length, approximately measuring 139 square feet. Lot 28 is a trapezoidal lot measuring 75 feet along Treat Avenue, the parallel property lines each measure 24 feet at its narrowest length and extends 90 feet at its deepest length, approximately measuring 3,750 square feet. As part of the proposed project, the Project Sponsor is seeking a Lot Line Adjustment (See Case No. 2016-003112LLA) that would remove the property line separating Lots 027 and 028 to create one triangular lot. Currently, the subject parcel contains a one-story single-family residence measuring approximately 937 square feet in size and approximately 17 feet-7 inches feet in height. The existing residence has been vacant since 2015. The project site is located in the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in a varied neighborhood within the Mission Area Plan within close proximity to several Residential Zoning Districts, including: RH-2 (Residential, House-Two-Family), RH-3 (Residential, House-Three-Family), and RM-1 (Residential-Mixed, Low Density), as well as near NC-3 (Moderate-Scale Neighborhood Commercial), and P (Public) Zoning Districts. The immediate context is mixed in character with a variety of uses including: commercial, residential and public uses in the vicinity. Along Treat Avenue on either side of the subject property is a two-story industrial building to the north and south; across Treat Avenue to the west is a row of two- to-three-story residences, as well as a school (approximately one block north), and the Southern Pacific Railroad to the east. On the east side of the vacant railroad parcel are several four-story residential buildings. Diagonally across from the project site at the corner of 23nd Street and Treat Avenue is Parque Niños Unidos, a park under the jurisdiction of the San Francisco Recreation and Parks Department.

ENVIRONMENTAL REVIEW

On March 25, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 15301 and 15303 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 27, 2017	January 27, 2017	20 days
Mailed Notice	20 days	January 27, 2017	January 27, 2017	20 days

The proposal requires a Section 312 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

The Department has received four comments in opposition to the proposal; more specifically, opposition to the historic determination of the existing building and the demolition of said building. The Department has also received a list of neighbors support the project. All public correspondence has been submitted in the Planning Commission packets.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The project requires Conditional Use Authorization pursuant to Planning Code Sections 303, 317 and 843.27 to demolish an existing single-family residence.
- Variances: The project is requesting a variance from the Zoning Administrator to address the Planning Code requirements for permitted obstructions (Planning Code Section 136) and street frontage (Planning Code Section 145.1).

  Planning Code Section 136 outlines the requirements for features, which may be permitted over street, alleys, setbacks, yards or useable open space. The minimum horizontal separation between bay windows shall be two feet at the line establishing the required open area. Currently, the Project includes two bay windows along the Treat Avenue façade for the South Building. Although these bay windows satisfy the maximum permitted bay window projection and dimensional requirements, the aforementioned bay windows are only separated nine inches where a two-foot separation is required. Therefore, the Project is seeking a variance of the permitted obstruction requirements from the Zoning Administrator.

  Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor. The Project meets most of the requirements of Planning Code Section 145.1; however, at grade, the bicycle parking is proposed along the Treat Avenue frontage; more specifically, along the front most property line. Bicycle parking is not considered an active use if within the first 25 feet from the street. Therefore, the Project does not meet the requirements for active uses as required in Planning Code Section 145.1 and is seeking a variance of the street frontage requirements from the Zoning Administrator.
- Family-Sized Units: All six new dwelling units are appropriately-sized for families, with four two-bedroom units and two four-bedroom units, which range in size from 1,015 square feet to 2,653 square feet.
- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Eastern Neighborhoods Impact Fee (9,176 gsf– New Residential, Tier 1)	423 (@ $10.70)	$98,183.2
Eastern Neighborhoods Impact Fee (937 gsf– Change in Use from Residential to Residential, Tier 1)	423 (@ $0)	$0
Residential Child-Care Impact Fee (10,578 gsf – 9 Units or Less) (with EN Credit)	414A (@ $.26)	$2,750.28
	TOTAL	**$100,933.48**

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

MISSION ACTION PLAN 2020

The project site falls within the area of the ongoing Mission Action Plan 2020 (MAP2020). MAP 2020 is collaboration, initiated by the community, between community organizations and the City of San Francisco, to create and preserve affordable housing and bring economic stability to the Mission. The goal is to remain and attract low to moderate income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic and cultural diversity of the Mission neighborhood.

Community organizations initiated the plan given the loss and displacement trends of low to moderate income residents, community-serving businesses, artists, and nonprofits affecting the neighborhood due to the affordability crisis. Some of the concerns community representatives involved in MAP2020 and other community organizing efforts, such as the proposed moratoriums earlier this year, have articulated relate to the role market-rate projects could play in exacerbating the direct or indirect displacement and gentrification of this historically working-class neighborhood. Community advocates would like more scrutiny and examination of what these potential effects are, and for market-rate projects to contribute to the solutions, to neighborhood stabilization, and to minimize any potential displacement.

These community concerns gave rise, to the Mission Interim Zoning Controls, while permanent solutions and controls are drafted. Interim zoning controls are intended to provide the Commission with additional information to consider in its deliberation related to a project's contribution to the goals of neighborhood stabilization and whether they are addressing any potential negative effects such as direct displacement of residents or businesses.

On January 26, 2017, the Department published a draft of the Mission Action Plan 2020, which is available for public comment. In the meantime, the interim controls are in effect to help inform the

Commissioners in their decision-making process. For more information on neighborhood trends and the MAP2020 process, please go to:

http://sf-planning.org/mission-action-plan-2020

MISSION 2016 INTERIM ZONING CONTROLS

Planning Commission Resolution No. 19548 requires that any residential or mixed use Project that is a "Medium Project" between 25,000 and 75,000 gross square feet of non-residential use or between 25 and 75 dwelling units shall require a Large Project Authorization under Planning Code Section 329, and provide additional information that shall be considered by the Planning Commission in its deliberation of the application.

953 Treat Avenue is a residential project proposing six dwelling units with a total of 10,578 square feet of residential use. Because the project is proposing less than 25,000 square feet of non-residential uses and less than 25 dwelling units, the project is not considered a "Medium Project" per the aforementioned thresholds; consequently, the Project is not subject to the Mission 2016 Interim Zoning Controls.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the demolition of a single-family residence within the UMU Zoning District, pursuant to Planning Code Sections 303, 317 and 843.27.

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of five dwelling-units.
- The Project will create six new family-sized dwelling-units, four with two bedrooms and two with four bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The UMU Zoning District has no density limits for residential uses. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development,
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	**Approval with Conditions.**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photographs
Site Photographs
Environmental Evaluation / Historic Resources Information
Reduced Plans
Color Renderings
Context Photos
Project Sponsor Submittal: Page & Turnbull Letter; 953 Treat Avenue Opposition Clarification
Opposition: Katherine Petrin Letter; Luke Dechanu, Ernest Heinzer, Veronica Erickson Emails
Public Correspondence Emails

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Environmental Determination
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Context Photos
- ☒ Site Photos
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Project sponsor submittal

  Drawings: Existing Conditions
  - ☒ Check for legibility

  Drawings: Proposed Project
  - ☒ Check for legibility

  3-D Renderings (new construction or significant addition)
  - ☒ Check for legibility
- ☐ Health Dept. review of RF levels
- ☐ RF Report
- ☐ Community Meeting Notice
- ☒ Environmental Determination

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

Planner's Initials

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)
☐ Jobs Housing Linkage Program (Sec. 413)
☐ Downtown Park Fee (Sec. 412)
☐ First Source Hiring (Admin. Code)
■ Child Care Requirement (Sec. 414)
■ Other (EN Impact Fee, Sec. 423)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: FEBRUARY 16, 2017

Case No.:	**2015-006510CUA**
Project Address:	**953 TREAT AVENUE**
Zoning:	UMU (Urban Mixed Use) Zoning District 40-X Height and Bulk District
Block/Lot:	3639/027 and 028
Project Sponsor:	Geoff Gibson, Winder Gibson Architects 1898 Mission Street San Francisco, CA 94103
Staff Contact:	Esmeralda Jardines – (415) 575-9144 esmeralda.jardines@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 317 AND 843.27 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT TWO, FOUR-STORY, 40-FOOT TALL, RESIDENTIAL BUILDINGS WITH A TOTAL OF SIX DWELLING UNITS, ON ASSESSOR'S BLOCK 3639, LOTS 027 AND 028 WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 24, 2016, Geoff Gibson of Winder Gibson Architects (Project Architect) for Shadi AbouKhater (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 317 and 843.27 to demolish an existing single-family residence and construct two four-story, 40-foot tall, residential buildings with three dwelling units each at 953 Treat Avenue within an UMU (Urban Mixed Use) District and a 40-X Height and Bulk District.

On March 25, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 15301 and 15303 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On February 16, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-006510CUA.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2015-006510CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-006510CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use.** The subject property is located on the east side of Treat Avenue between 22nd and 23rd Streets on Lots 027 and 028 in Assessor's Block 3639. Lot 027 is a triangular lot measuring 19.5 feet along Treat Avenue and 24 feet as its deepest length, approximately measuring 139 square feet. Lot 28 is a trapezoidal lot measuring 75 feet along Treat Avenue, the parallel property lines each measure 24 feet at its narrowest length and extends 90 feet at its deepest length, approximately measuring 3,750 square feet. As part of the proposed project, the Project Sponsor is seeking a Lot Line Adjustment (See Case No. 2016-003112LLA) that would remove the property line separating Lots 027 and 028 to create one triangular lot. Currently, the subject parcel contains a one-story single-family residence measuring approximately 937 square feet in size and approximately 17 feet-7 inches feet in height. The existing residence has been vacant since 2015. The project site is located in the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District.

3. **Surrounding Properties and Neighborhood.** The project site is located in a varied neighborhood within the Mission Area Plan within close proximity to several Residential Zoning Districts, including: RH-2 (Residential, House-Two-Family), RH-3 (Residential, House-Three-Family), and RM-1 (Residential-Mixed, Low Density), as well as near NC-3 (Moderate-Scale Neighborhood Commercial), and P (Public) Zoning Districts. The immediate context is mixed in character with a variety of uses including: commercial, residential and public uses in the vicinity. Along Treat Avenue on either side of the subject property is a two-story industrial building to the north and south; across Treat Avenue to the west is a row of two- to-three-story residences, as well as a school (approximately one block north), and the Southern Pacific Railroad to the east. On the east side of the vacant railroad parcel are several four-story residential buildings. Diagonally across from the project site at the corner of 23nd Street and Treat Avenue is Parque Niños Unidos, a park under the jurisdiction of the San Francisco Recreation and Parks Department.

4. **Project Description.** The project proposes demolition of an existing one-story single-family residence, and construction of two new four-story, 40-foot tall, residential buildings with three dwelling units each for a total of six dwelling units on the project site. The new buildings would contain one off-street automobile parking space each for a total of two off-street parking spaces, and six Class 1 bicycle parking spaces.

5. **Public Comment**. The Department has received four comments in opposition to the proposal; more specifically, opposition to the historic determination of the existing building and the demolition of said building. The Department has also received a list of neighbors support the project. All public correspondence has been submitted in the Planning Commission packets.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

   As the project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings in this Motion.

   B. **Permitted Uses in UMU Zoning Districts.** Planning Code Sections 843.20 states that residential uses are principally permitted uses within the UMU Zoning District.

   The Project would construct two new residential buildings with three dwelling units each, for a total of six dwelling units on the project site, within the UMU Zoning District; therefore, the proposed project complies with Planning Code Section 843.20.

   C. **Lot Area and Width.** Per Planning Code Section 121, the minimum lot width shall be 25 feet and the minimum lot area shall be 2,500 square feet.

   Lot 027 is a triangular lot measuring 19.5 feet along Treat Avenue and 24 feet as it's deepest length, approximately measuring 139 square feet. Lot 28 is a trapezoidal lot measuring 75 feet along Treat Avenue, the parallel property lines each measure 24 feet at its narrowest length and extends 90 feet at its deepest length, approximately measuring 3,750 square feet. As part of the proposed project, the Project Sponsor is seeking a Lot Line Adjustment that would remove the property line separating Lots 027 and 028 to create one triangular lot. Thus, the proposed Lot Line Adjustment would bring the Project Site into greater conformance with the Planning Code requirements as outlined in Section 121.

   D. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback shall be based on the average of adjacent properties or a Legislated Setback.

The adjacent building to the north does not have a front setback and the nearest building to the south is facing 23rd Street, both of which are warehouses; therefore, there is no front setback requirement for the proposed building. The Project proposes no front setback, thus complying with Planning Code Section 132.

E. **Rear Yard Requirement.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at every residential level. The Project is on an irregular shaped lot. In using the triangular lot method of measurement, where the side lot lines converge to a point, a line five feet long within the lot parallel to and at a maximum distance from the front lot line shall be deemed to be the rear lot line for the purposes of determining the depth of the rear yard. Per Planning Code Sections 130, 134 and 843.04, the required rear yard is 18'-7 5/16"; which is 25% of 74'-5 1/4", for a lot measuring 93'-6 7/16" along Treat Avenue, 78'-1 5/16" to the south property line, and 121'-11" along the Old Southern Railroad Right-of-Way (or 3,889 square feet).

Currently, the single-family residence covers the south edge of Lot 028. Because the subject lot is a trapezoidal lot, the rearmost lot line utilized to measure the require rear yard is the property line abutting the Southern Pacific Railroad which measures 121'-11". The depth of the trapezoidal lot is 78'-1 5/16". Thus, the required rear yard for Lot 028 is 25% of the lot depth or approximately 19'-6 3/10". However, a portion of the existing single-family residence is within the entirety of the require rear yard. Therefore, the existing rear yard is not a code-complying rear yard.

With the proposed Lot Line Adjustment, the new proposed lot becomes a triangular lot. The new proposed lot depth is 74'-5 1/4"; further, the new proposed rear yard is 18'-7 5/16", which satisfies the 25% requirement. Therefore, new proposed rear yard is code-complying.

The subject block does not possess an established pattern of mid-block open space, nor does the subject lot provide an existing rear yard since the majority of the project site is currently occupied by an industrial building. The Project maintains the street wall along the Southern Pacific Railroad frontage.

The Project does not impede access to light and air for the adjacent properties. Many of the abutting residential properties have narrow rear yards or no rear yards. Almost 3/4 of the lots on block 3639 do not provide code-complying rear yards, some of which have full lot coverage. The Project is setback from the neighboring properties to the esat as it is separated by the Southern Pacific Railroad parcel, which functions as a de-facto mid-block open space for that block face.

F. **Useable Open Space.** Planning Code Section 135 requires a minimum of 80 square feet of open space per dwelling unit, if not publically accessible, or 54 square feet of open space per dwelling unit, if publically accessible. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontaldimension and shall be a minimum area of 300 square feet.

For the proposed six dwelling units, the Project is required to provide 480 square feet of useable open space. Overall, the Project exceeds the open space requirements for two dwelling units through two individual private roof decks, which measure 1,320 square feet (North Building) and 845 square feet (South Building). Further, the remaining four additional units also provide their own private open space via four private decks and rear yards, which cumulatively measure 760 square feet, for four of the six dwelling units. The private decks are of varying depths and widths but all of which meet the dimensional requirements for private usable open space of Planning Code Section 135. Therefore, the Project complies with Planning Code Section 135.

G. **Permitted Obstructions.** Planning Code Section 136 outlines the requirements for features, which may be permitted over street, alleys, setbacks, yards or useable open space. The minimum horizontal separation between bay windows shall be two feet at the line establishing the required open area, and shall be increased in proportion to the distance from such line by means of 135-degree angles drawn outward from the ends of such two-foot dimension, reaching a minimum of eight feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

Currently, the Project includes two bay windows along the Treat Avenue façade for the South Building. These bay windows satisfy the maximum permitted bay window projection and dimensional requirements; however, these bay windows are only separated 9" from each other, where the Planning Code requires a two-foot separation. Therefore, the Project is seeking a variance of the permitted obstruction requirements from the Zoning Administrator (See Case No. 2015-006510VAR).

H. **Bird-Safe Glazing.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge. The Project meets the requirements of feature-related standards; therefore, the Project complies with Planning Code Section 139.

I. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, code-complying rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public alley and side yard must be at least 25 feet in width, or an open area (either an inner court or a space between separate buildings on the same lot) must be no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located, a public street is by definition at least 30 feet in width.

All six dwelling units have direct exposure onto either the street, Treat Avenue, some also have exposure to the code-complying required rear yard. Three dwelling units (South Building) face both Treat Avenue the code-complying rear yard of 18'- 7 5/16" inches, and the remaining three dwelling units (North Building) face Treat Avenue. Therefore, the Project provides code-complying exposure for all dwelling units.

J. **Street Frontage.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor.

The Project meets most of the requirements of Planning Code Section 145.1; however, at grade, the bicycle parking is proposed along the Treat Avenue frontage; more specifically, along the frontmost property line. Bicycle parking is not considered an active use if within the first 25 feet from the street. Therefore, the Project does not meet the requirements for active uses as required in Planning Code Section 145.1 and is seeking a variance of the street frontage requirements from the Zoning Administrator (See Case No. 2015-006510VAR).

K. **Off-Street Parking**. In the UMU Zoning District, Planning Code Section 151.1 principally permits up to .75 cars for each dwelling unit. Further, dwelling units with at least 2 bedrooms and at least 1,000 square feet of occupied floor area are permitted up to one car for each dwelling unit.

For the six dwelling units: six of which are two-bedrooms over 1,000 square feet, the Project is principally permitted six off-street parking spaces.

Currently, the Project provides two off-street parking spaces with a garage entrance within each building. However, in an effort to reduce the potential conflict and collisions with cyclists and to maximize the on-street parking curb space, the two buildings will be sharing one curb cut. Therefore, the Project complies with Planning Code Section 151.1.

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

The Project includes six dwelling units; therefore, the Project is required to provide 6 Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces for the residential use.

The Project will provide six Class 1 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2.

M. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

For the six dwelling units, the Project is required to provide at least two, two-bedroom units or two three-bedroom units. The Project provides four two-bedroom units and two four-bedroom units. Therefore, the Project meets the requirements for dwelling unit mix.

N. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

The project proposes the demolition of the existing single-story, single-family residence measuring 17'-7" and construction of two new residential buildings measuring 40 feet in height in the 40-X Height and Bulk District. Therefore, the Project meets the requirements for height.

O. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Though diagonally across the street from Parque Niños Unidos, the proposed project is not in exceess of 40 feet and therefore, does not require a shadow application. Further, based upon a preliminary shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission even at 40 feet.

P. **Child Care Requirements for Residential Projects**. Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes 10,578 gross square feet of new residential use associated with the new construction of six dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

Q. **Eastern Neighborhood Infrastructure Impact Fee**. Planning Code Section 423 is applicable to any development project within the UMU Zoning District that results in new construction of residential use and the addition of gross square feet of non-residential space.

The Project includes the demolition of an approximately 937 square-foot single-family residence and the new construction of 10,578 square feet amongst two residential buildings and 465 square feet of garage space. Excluding the square footage dedicated to the garage and subtracting the 937 square feet of residential to residential replacement square footage per table 423.3B, the remaining 9,176 square feet of residential use are subject to Eastern NeighborhoodInfrastructure Impact Fees, as outlined in Planning Code Section 423.

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

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

The use and size of the proposed project is compatible with the immediate neighborhood. While the Project proposes demolition of an existing single-family residence, the proposed Project increases the permitted residential density. The proposed units are all family-sized with two- to four-bedrooms. The replacement buildings are also designed to be in keeping with the existing development pattern and respond to the mixed neighborhood character. Therefore, the project is considered to be necessary and desirable given the quality and design of the new residences and the amount of new residential units.

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

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

The four-story massing at the Treat Avenue street frontage is appropriate given the two-to-three-story context of the neighborhood. The proposed building will be two stories higher than the adjacent warehouse to the north but it remains compatible with the neighborhood's numerous four-story structures to the east. The project would demolish a noncomplying structure, a portion of the single-family residence is within the required required rear yard on Lot 028. The replacement buildings would provide a code-complying 18'-7 5/16" deep rear yard; thus, would contribute landscaped area to the mid-block open space.

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

The Planning Code does not require off-street parking in an UMU Zoning District, limits are set forth in 151.1. The proposed two off-street parking spaces are within said limits for the six new dwelling units. The project is also proposing the required six new Class 1 bicycle parking sapces to accommodate alternative means of transit. There are two existing curb cuts. As part of the proposed project, both curb cuts would be restored and one new curb cut would be introduced; the proposed curb cut would be shared by the two buildings.

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

As the proposed Project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

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

The proposed Project treatments, materials and streetscape improvemeents have been appropriately selected to be harmonious and complimentary to the existing surrounding neighborhood. The Project provides new street trees along Treat Avenue and will undertake public realm improvements including: curb restoration, curb cut reconfiguration and street frontage landscaping. The Project will consolidate its curb cuts such that both buildings share one curb cut along Treat Avenue. Code-complying usable open space is provided for all six units within both buildings via: rear yards, balconies, and roof decks. The Commission finds that these improvements would improve the public realm in this neighborhood.

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

The Project complies with most of the relevant requirements and standards of the Planning Code and is seeking a variance from the Zoning Administrator to address the Planning Code requirements permitted obstructions over the street and street frontages. Further, the Project is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of the UMU District. The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the upper floors of multiple story buildings. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in this Section and in the General Plan. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of the Planning Code.

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

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

   A review of the Department of Building Inspection and the Planning Department databases showed no active enforcement cases or notices of violation for the subject property.

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

The existing structure appears to have been maintained in a decent, safe and sanitary condition.

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

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the existing structure at 953 Treat Avenue is not a historical resource (See Case No. 2015-006510ENV)

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

Not applicable. The existing building at 953 Treat Avenue is not a historical resource.

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

The existing single-family residence is currently a vacant abandoned rental unit. The proposed dwelling units may be rental or sold as ownership units, which will be determined at a later date.

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

The existing single family dwelling is currently vacant. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. After contacting the Rent Stabilization and Arbitration Board, they confirmed that there were no related eviction notices that were filed at the Rent Board after December 10, 2013. Further, there are no other Rent Board records evidencing an eviction after December 10, 2013. The Department can confirm that there are no tenants currently living in the dwelling. No database records were identified relating to an unauthorized unit at 953 Treat Avenue.

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

Although the Project proposes the demolition of an existing single-family residence, the new construction Project propses two new buildings with three dwelling units each that will result in an additional five dwelling units, for a total of six new dwelling units on the project site.

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

The replacement buildings conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of units with multiple bedrooms (some up to four), which provide family-sized housing. The project would conserve the existing residential use by providing five additional dwelling units, for a total of six dwelling units, to the City's housing stock.

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

The Project removes an older single-family residence, which is generally considered more affordable than a more recently constructed unit. However, the project also adds five new dwelling units to the City's housing stock, further increasing the supply of housing.

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

The Project is not subject to the provisions of Planning Code Section 415, as the project opnly proposes six dwelling units.

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

The Project has been designed to be in keeping with the scale and development pattern of the mixed neighborhood character. Although the proposed buildings are two stories taller than the directly adjacent warehouse, the proposed residential buildings are characteristic of other existing residential buildings located along Harrison Street, parallel to Treat Avenue and within the same block face, that also abut the Southern Pacific Railroad.

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

The Project proposes six new opportunities for family-sized housing. Two four-bedroom dwelling units are proposed, one in each building, and two, two-bedroom units are proposed within each building for a total of six units with two-bedrooms or more.

xiii. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

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

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design.

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

The Project will increase the number of on-site units from one dwelling unit to six dwelling units.

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

The existing building contains a total of two bedrooms. The Project will contain a total of 16 bedrooms across six dwelling units.

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

Per Planning Code Section 843.24, there is no maximum residential density in the UMU District as the aforementioned is determined by height and bulk requirements. The Project proposes the demolition of the existing single-family residence and new construction of a two, three-unit buildings for a total of six units, increasing the existing site density from one to six.

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

The existing single family dwelling is currently vacant. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. After contacting the Rent Stabilization and Arbitration Board, they confirmed that there were no related eviction notices that were filed at the Rent Board after December 10, 2013. Further, there are no other Rent Board records evidencing an eviction after December 10, 2013. The Department can confirm that there are no tenants currently living in the dwelling. No database records were identified relating to an unauthorized unit at 953 Treat Avenue.

Regarding unit size and count, the existing dwelling unit has 937 square feet of habitable area and two bedrooms. The proposed building contains six units; two with four bedrooms and four with two bedrooms with a cumulative residential square footage of 10,578 square feet. The new units provide more than the existing square footage and bedroom count.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project is a medium-density residential development on an underutilized site in a transitioning industrial and residential area. The Project site is an ideal infill site that currently contains a vacant single-family home. The project site was rezoned to UMU as part of the Eastern Neighborhoods Area Plan, which recognized the importance of mixed residential and industrial areas. The surrounding neighborhood features a wide variety of zoning, which is consistent with the Project's residential and industrial character.

OBJECTIVE 2:
RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:
Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The Project proposes demolition of an existing residential structure containing a two-bedroom single-family residence. However, the new construction proposal will result in six family-sized units, and thereby contribute to the general housing stock of the city.

OBJECTIVE 3:
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:
Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:
Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:
Preserve "naturally affordable" housing types, such as smaller and older ownership units.

While the project will demolish an existing vacant dwelling, the new construction project will result in an increase in the density of the property and contributes five net new dwelling units, for a total of six, and a net addition of 14 bedrooms, for a total of 16, to the existing housing stock.

OBJECTIVE 4
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

Policy 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.5
Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The Project will provide family-sized dwelling units ranging in size from 1,015 square feet to 2,653 square feet; thus, further diversifying the housing stock. This encourages diversity among residents within the neighborhood and the larger City. In addition, the Project provides meets the requirements for dwelling unit mix.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:
Ensure implementation of accepted design standards in project approvals.

Policy 11.3:
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5:
Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed new construction is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in density on the site while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:
Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project proposes demolition of an existing residential building with noncomplying features. Similar to other existing structures on the block-face, both proposed buildings contain a garage at the ground floor that is to be constructed to the front lot line. The existing street pattern is a mix of predominately two- and three-story buildings. Four-story buildings can be found within the subject block but are predominantly fronting Harrison Street, parallel to Treat Avenue, on the east side of the Southern Pacific Railroad. The Project proposes new construction that will reinforce the existing pattern at the 3639 block face as the building scale is appropriate for the subject block's street frontage; the topography is flat on-site.

Policy 1.3:
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed buildings are of a similar massing, width and height to the existing structures in the neighborhood. The proposed varied materials (i.e hardiboard siding, wood, stucco, equitone siding, and vertical boardform concrete) are compatible with the adjacent neighbors and neighborhood.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1
IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1
Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.3
In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

Policy 1.2.4
Identify portions of the Mission where it would be appropriate to increase maximum heights for residential development.

The proposed new construction Project proposes a permitted height, residential density and dwelling unit mix.

Housing

OBJECTIVE 2.3
ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES

Policy 2.3.3
Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.5
Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6
Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

Of the proposed six dwelling units, four units are two-bedroom units and two are four bedroom units; thus, 100% of dwelling unit mix is provided with at least two bedrooms, where only 40% is required. The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee as well as the Residential Child Care Fee both of which will provide funds for community and neighborhood improvements.

Built Form

OBJECTIVE 3.1
PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.8
New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

OBJECTIVE 3.2
PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.1
Require high quality design of street-facing building exteriors.

Policy 3.2.3
Minimize the visual impact of parking.

Policy 3.2.4
Strengthen the relationship between a building and its fronting sidewalk.

Policy 3.2.6
Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

In an effort to strengthen the relationship between the building and its fronting sidewalk, the Project incorporates walkups which provide a transition between the private and public realm. The proposed landscaping, curb cut consolidation and streetscape improvements further enhance the public realm.

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

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

    Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. The proposed residential buildings would increase would house more individuals to patronize the existing neighborhood-serving retail uses.

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

    The project is compatible with the existing housing and and mixed-use neighborhood character of the immediate neighborhood. The project proposes a height and scale compatible with the adjacent neighbors, and the project proposes adding five additional units, for a total of six, which is compatible with the existing density in other buildings Treat Avenue and the surrounding block faces.

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

    The existing single family dwelling is currently vacant, and is not designated as an inclusionary affordable housing unit.

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

The Project is not anticipated to impede transit service or overburden our streets with neighborhood parking. The project includes required amount of bicycle parking and off-street parking below the principally-permitted amount, thus supporting the City's transit first policies.

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

The Project does not include commercial office development and would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site. The existing building is not a historic resource.

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

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-006510CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth**.**

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion XXXXX on February 16, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: February 16, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to allow the demolition of a single-family residence and construction of two four-story, 40-foot tall, residential buildings (measuring approximately 5,562 (North Building) and 5,016 (South Building) square feet), with three dwelling units each (for a total of six dwelling units), 2,925 square feet of private usable open space between both buildings, two off-street parking spaces and six bicycle parking spaces on Assessor's Block 3639, Lots 027 & 028, located at 953 Treat Aveune, pursuant to Planning Code Sections 303, 317 and 843.27 within the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated February 3, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-006510CUA and subject to conditions of approval reviewed and approved by the Commission on February 16, 2017 under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 16, 2017 under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Additional Project Authorization.** The Project Sponsor must obtain a variance from the Zoning Administrator to address the Planning Code requirements for permitted obstructions and street frontage (Planning Code Sections 136 and 145) and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
    a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
    b. On-site, in a driveway, underground;
    c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;

d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sfdpw.org

11. **Bicycle Parking.** The Project shall provide no fewer than **six** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than **two (2)** off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

14. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

15. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

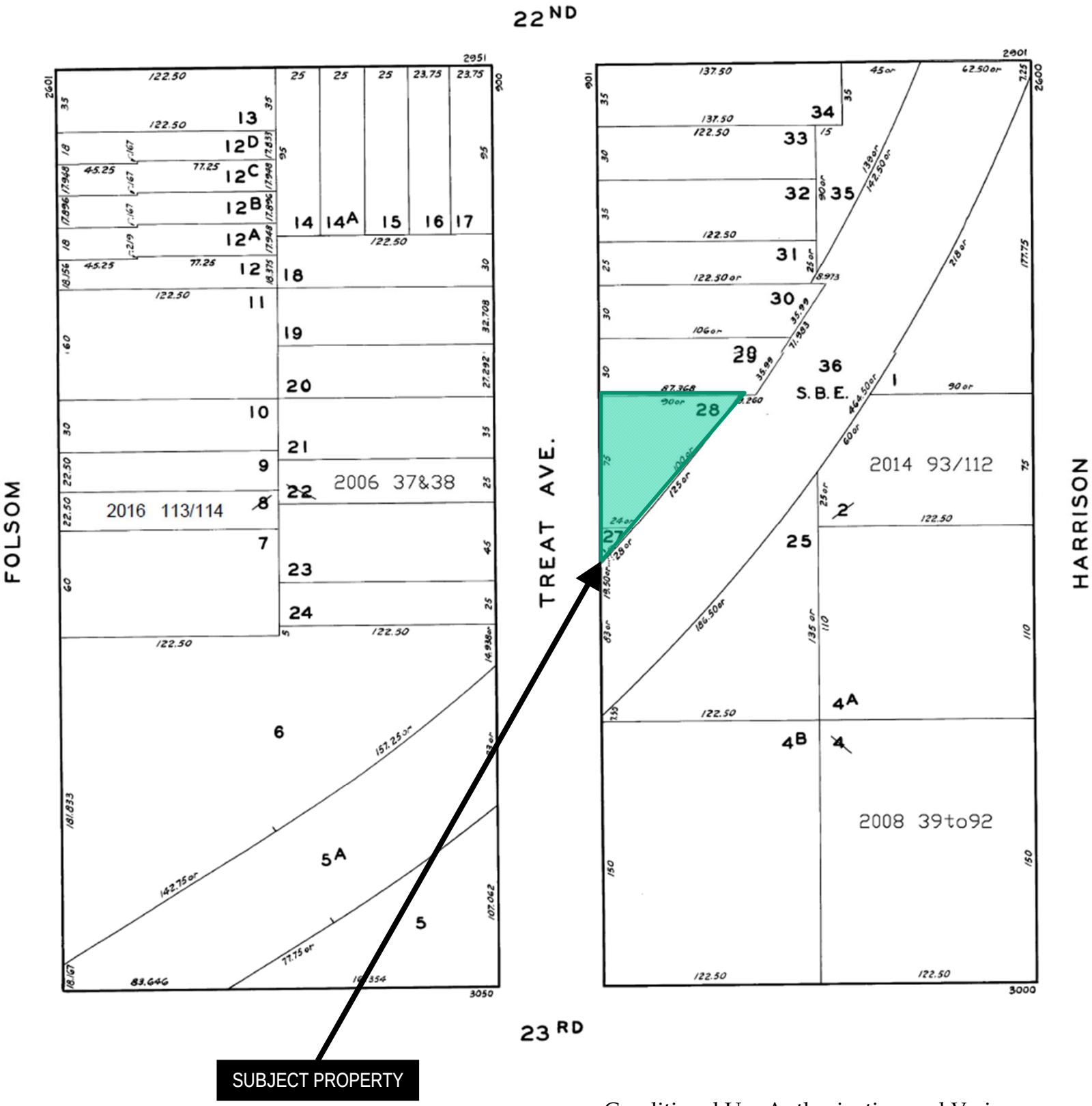
17. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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

19. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

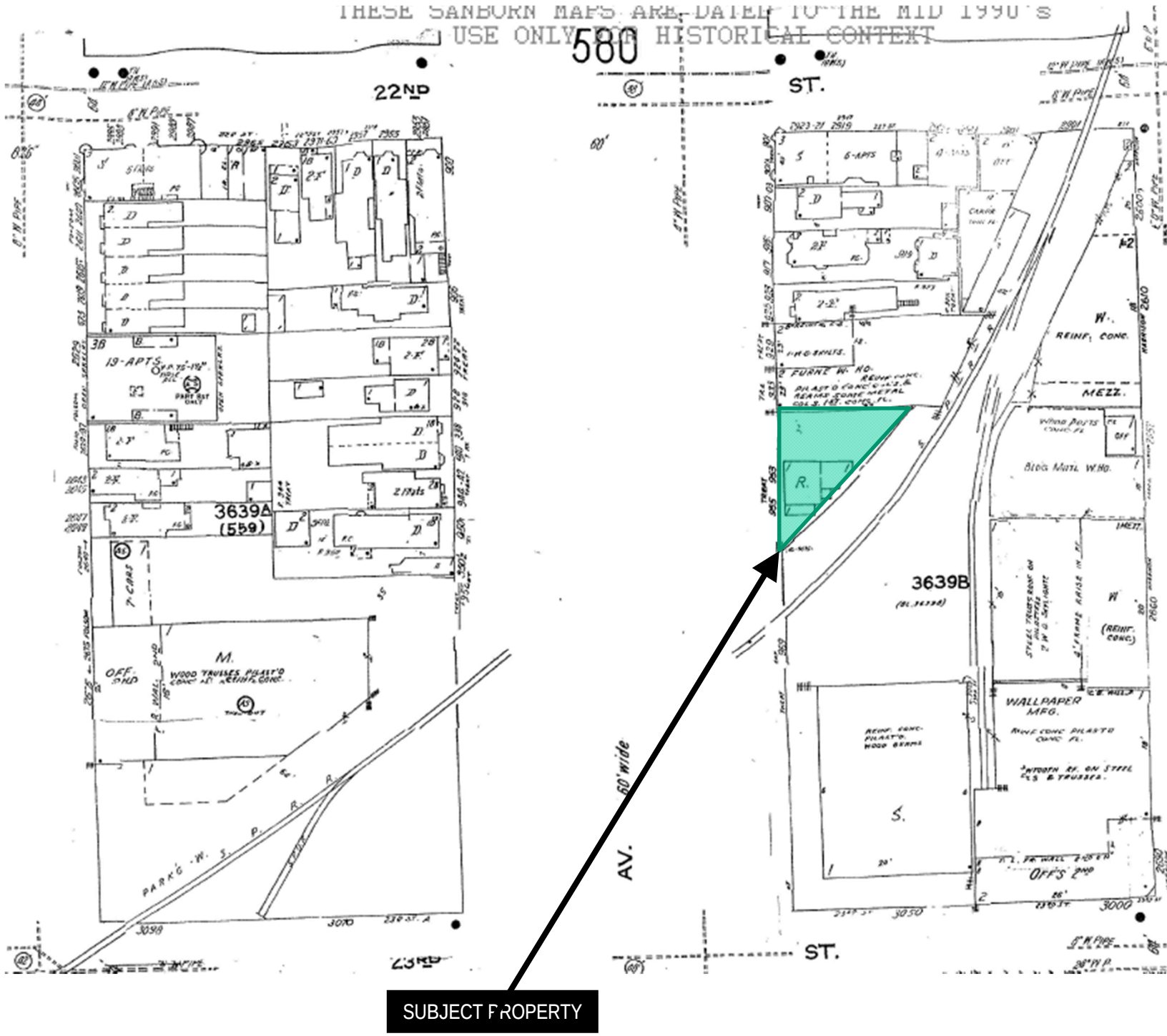
Parcel Map



Conditional Use Authorization and Variance Hearing
Case Number 2015-006510CUAVAR
953 Treat Avenue
Block 3639 Lot 027 and 028

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

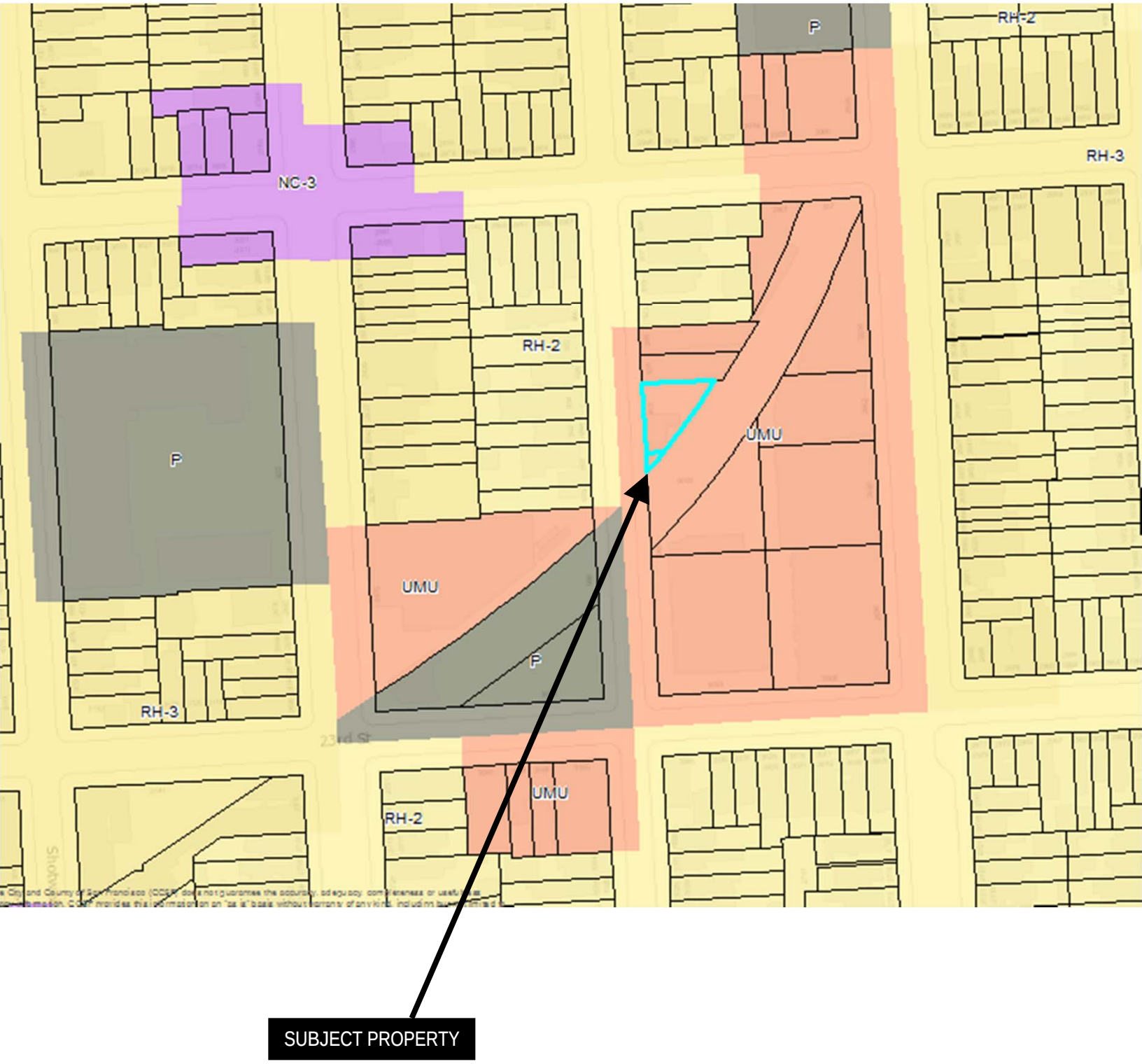


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization and Variance Hearing
Case Number 2015-006510CUAVAR
953 Treat Avenue
Block 3639 Lot 027 and 028

SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map

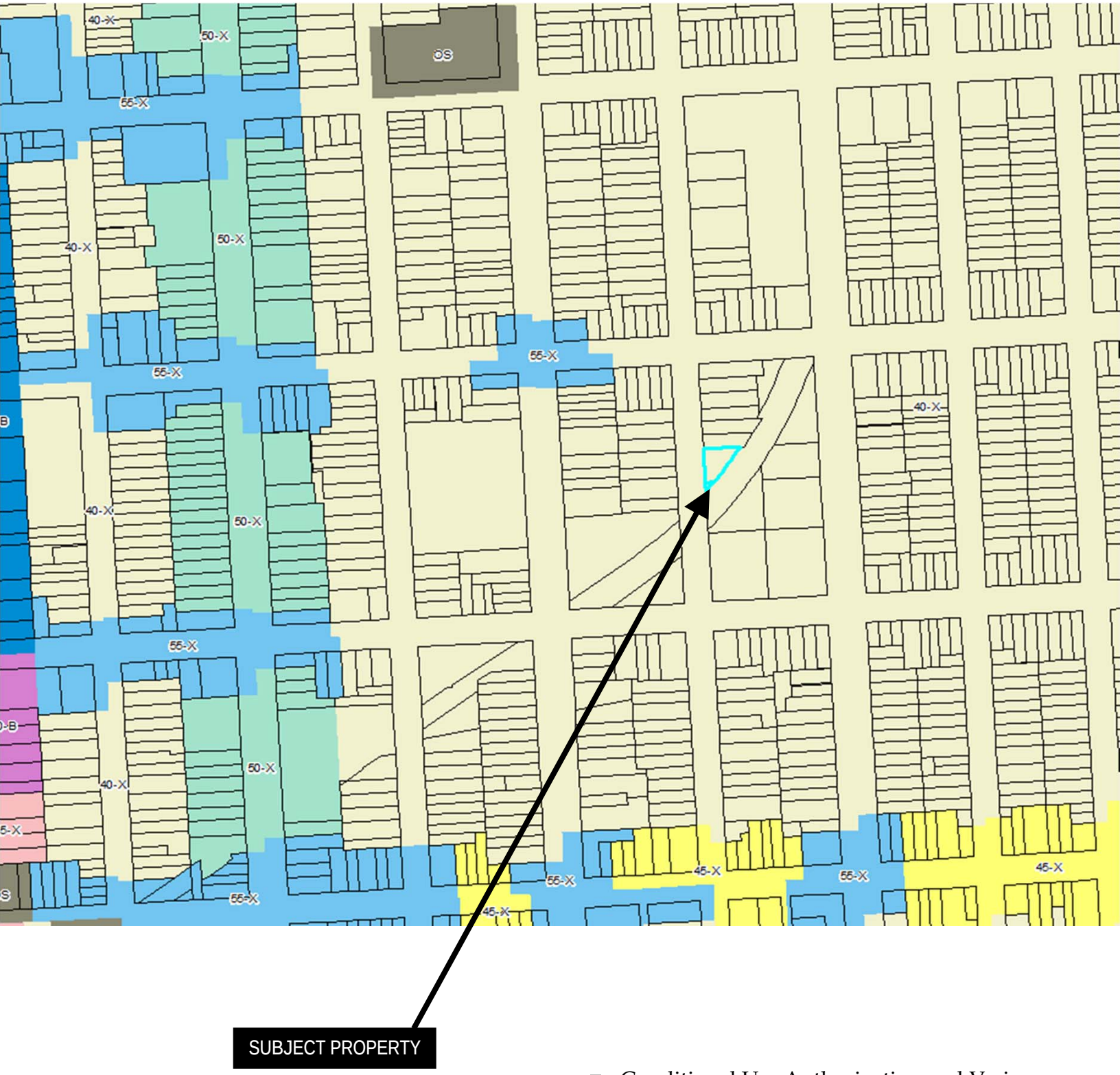


SUBJECT PROPERTY

Conditional Use Authorization and Variance Hearing
Case Number 2015-006510CUAVAR
953 Treat Avenue
Block 3639 Lot 027 and 028

SAN FRANCISCO
PLANNING DEPARTMENT

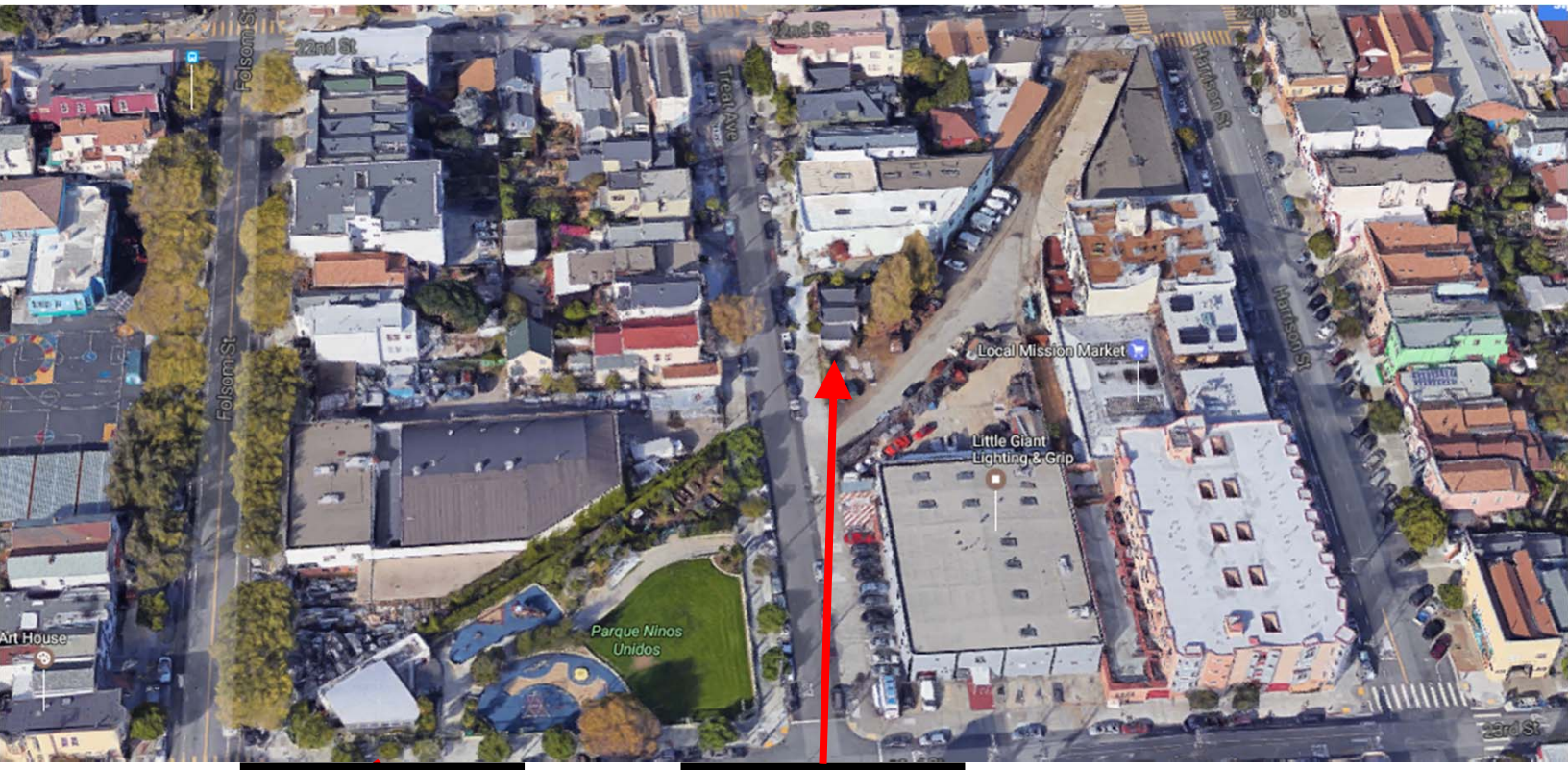
Height and Bulk District



Conditional Use Authorization and Variance Hearing
Case Number 2015-006510CUAVAR
953 Treat Avenue
Block 3639 Lot 027 and 028

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photos



SUBJECT PROPERTY

SUBJECT PROPERTY

Conditional Use Authorization and Variance Hearing

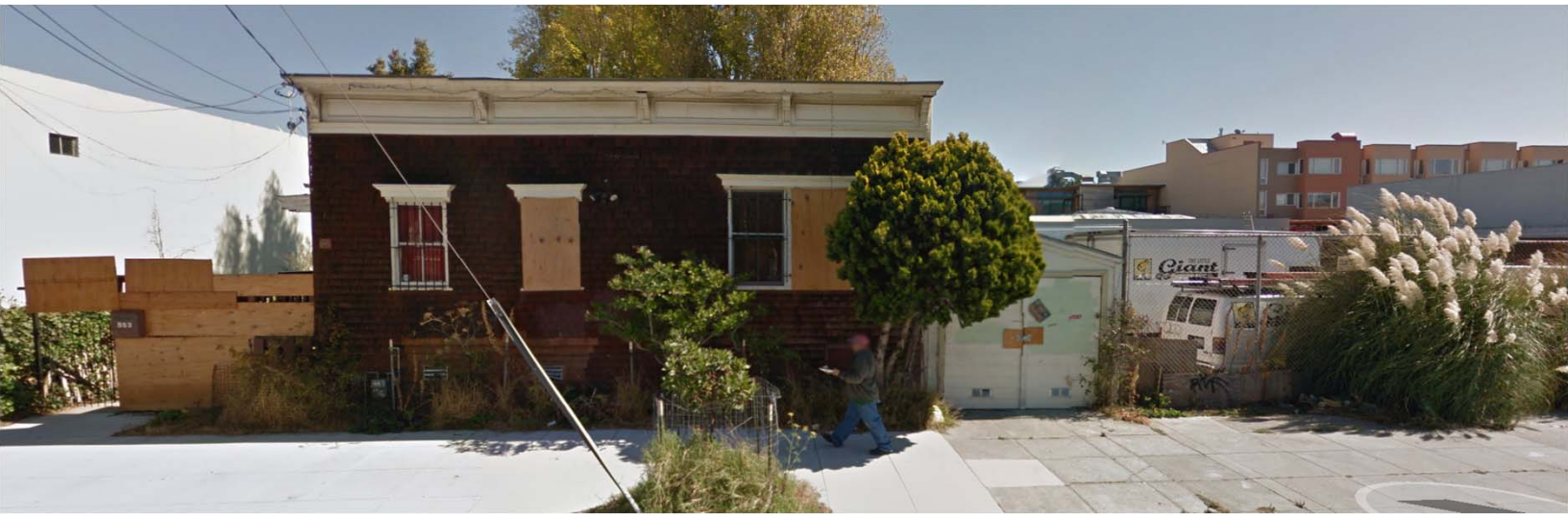
Case Number 2015-006510CUAVAR

953 Treat Avenue

Block 3639 Lot 027 and 028

SAN FRANCISCO
PLANNING DEPARTMENT

Site Photos



Conditional Use Authorization and Variance Hearing

Case Number 2015-006510CUAVAR

953 Treat Avenue

Block 3639 Lot 027 and 028

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
953 Treat Avenue		3639/028	
Case No.	Permit No.	Plans Dated	
2015-006510ENV	20151104-1757/-1763/-1768	11/10/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Proposed demolition of (E) SFH to construct two (N) buildings containing two residential units each and two parking spaces. Totaling four residential united with four parking spaces.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

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

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 3/25/2016
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2016.03.28 10:19:36 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/24/2016

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	953 Treat Avenue	
Block/Lot:	Cross Streets:	
3639/028	22nd and 23rd streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-00651ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
◉ CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	◉ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/28/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

Submitted: Historic Resource Evaluation prepared by Page & Turnbull (dated April 27, 2015)

Proposed Project: Demolition of (e) single family house. Construction of two new two-unit residential condominium buildings with roof terrace and off-street parking.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	◉ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment:	○ Yes	◉ No	
Needs More Information:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	◉ Yes	○ No	

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

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Page & Turnbull (dated April 27, 2015) and information found in the Planning Department files, the subject property at 953 Treat Avenue contains a single-family one-story over basement flat-front Italianate residence constructed in 1887 (source: water tap record). Permitted exterior alterations to the property include: reroofing (1978), and bringing the rear porch up to code (1988). Visual inspection and Sanborn maps indicate the original property has seen substantial additions including doubling the volume of the building sometime between 1887 and 1900, and construction of a number of different rear and side additions to the property, some of which are still extant.

The subject property was previously surveyed as part of the South Mission Historic Resource Survey in 2010 and was given a status code of 7R, meaning, "not determined: requires intensive research."

No known historic events occurred at the subject property (Criterion 1). The property sits on an irregularly shaped parcel next to what was once the San Francisco & San Jose Railroad, however there is no indication of a link between the railroad and the early occupants or owners of the property. With a construction date of 1887 the subject property is not representative of the earliest development of the Mission District. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although 953 Treat Avenue has features that call it out as a simple Italianate structure, with an irregular bay pattern and unusual side entrance, the building is not representative of the architectural style as it appears in the Mission district and many other flat-front Italianate buildings better reflect this mid-19th century style.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Mission district neighborhood in an area that was previously surveyed. There are a number of California Register-eligible historic districts in the vicinity identified as part of the survey including the "Alabama Street Pioneers" historic district that consists of a high concentration of 1860s and 1870s flat-front Italianate buildings. While the South Mission Historic Resource Survey identified some properties along this section of Treat Avenue that are individually eligible, a historic district on this block was not identified.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Ina Ow	3/25/2016

953 Treat Ave

953 TREAT AVENUE

BUILDING #1 AND #2

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS.
IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS 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 QUESTIONS 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 GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

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 UNIFORM 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 NFPA 72 (FIRE 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 INSTALLATION.

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 THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW 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 BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.

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, LABOR 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, SEQUENCES, 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 EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY 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 LETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN 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 UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH 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 JOB 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 TEMPORARY 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.

10. 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 LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

11. 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 CURRENT 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 VERIFY 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 PROCUREMENT 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 PERFORMANCE 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 BEFORE 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 OBTAIN AND WHICH PERMITS AND APPLICATION FEES 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 MEETINGS.

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.

21. 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 AT THAT TIME.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ALUM.	ALUMINUM		
		MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM		
B.O.	BOTTOM OF	(N)	NEW
		N.I.C.	NOT IN CONTRACT
CLG.	CEILING		
CLR.	CLEAR	O.C.	ON CENTER
CONC.	CONCRETE		
		PL.	PLASTIC
DTL.	DETAIL	PLY.	PLYWOOD
DWG.	DRAWING		
		REQ'D.	REQUIRED
(E)	EXISTING		
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATION	SHTG.	SHEATHING
EQ.	EQUAL	S.S.D.	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	STL.	STEEL
F.F.	FINISH FLOOR	T.B.D.	TO BE DETERMINED
		T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
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.	WATERPROOF

DRAWING INDEX

A0.00 COVER SHEET
A0.01 PLANNING CODE NOTES
A0.02 GREEN BUILDING CHECKLIST (NORTH BUILDING)
A0.03 GREEN BUILDING CHECKLIST (SOUTH BUILDING)
A0.50 EXISTING BLOCK SITE PLAN
A0.51 PROPOSED BLOCK SITE PLAN

A1.00 EXISTING/DEMO SITE PLAN
A1.01 EXISTING/DEMO FIRST FLOOR PLAN
A1.02 EXISTING/DEMO ELEVATIONS

A2.00 PROPOSED SITE PLAN
A2.01 PROPOSED FIRST FLOOR PLAN
A2.02 PROPOSED SECOND FLOOR PLAN
A2.03 PROPOSED THIRD FLOOR PLAN
A2.04 PROPOSED FOURTH FLOOR PLAN
A2.05 PROPOSED ROOF FLOOR PLAN

A3.01 PROPOSED FRONT ELEVATION (WEST)
A3.02 PROPOSED SIDE ELEVATION (SOUTH)
A3.03 PROPOSED SIDE ELEVATION (SOUTHEAST)
A3.04 PROPOSED REAR ELEVATION (EAST)
A3.05 PROPOSED SIDE ELEVATION (NORTH)
A3.06 PROPOSED ELEVATIONS WITH NEIGHBOR

A3.50 PROPOSED SECTION
A3.51 PROPOSED SECTION
A3.52 PROPOSED SECTION

A9.00 RENDERS
A9.50 EXISTING PHOTOS
A9.51 EXISTING PHOTOS
A9.52 EXISTING PHOTOS
A9.53 EXISTING PHOTOS

SURVEY

RENDERS

PROJECT DESCRIPTION

FULL DEMOLITION OF EXISTING SINGLE FAMILY HOME AND GARAGE. CONSTRUCT TWO NEW BUILDINGS, EACH WITH 3 RESIDENTIAL UNITS AND 1 OFF-STREET PARKING PLACE FOR A TOTAL OF 6 NEW RESIDENTIAL UNITS AND 2 OFF-STREET PARKING PLACES.

NORTH BUILDING PER BPA #2015-1104-1763
SOUTH BUILDING PER BPA #2015-1104-1768
DEMOLITION PER BPA #2015-1104-1757
CONDITIONAL USE AUTHORIZATION 2015-006510CUA FOR RESIDENTIAL UNIT DEMOLITION
VARIANCE 2015-006510VAR FOR SEC 145.1 ACTIVE STREET FRONTAGE
LOT LINE ADJUSTMENT 2016-003112LLA FOR MERGER OF LOTS 027, 028
EEA 2015-006510ENV FOR HRER FOR DEMOLITION. CATEX CLEARANCE ISSUED 4/6/2016. EXISTING BUILDING DETERMINED NOT TO BE A HISTORIC RESOURCE.

PROJECT DIRECTORY

ARCHITECT

Winder Gibson Architects
351 Ninth Street, Suite 301
San Francisco, CA, 94103

CONTACT:

Geoff Gibson
T: 415. 318. 8634 x 4003
Email: gibson@archsf.com

CLIENT

953 Treat Avenue LLP
170 Corte Anita
Greenbrae, CA 94904

CONTACT:

Shadi Aboukhater
T: 415. 823.1110
Email: shadi@sakdesignbuild.com

VICINITY MAP

PROJECT DATA (BOTH BUILDINGS)

PARCEL:	953 TREAT AVENUE
BLOCK:	3639
LOT:	027 and 028
ZONING:	UMU
INTERSECTIONS:	TREAT AVENUE AND 22ND STREET
LOT SIZE:	94.5" WIDE x 78.11' DEEP
LOT AREA:	3889 S.F.
OCCUPANCY TYPE:	R-3, 2@ 3-UNIT RESIDENTIAL
CONSTRUCTION TYPE:	TYPE V-B
CODE USED:	2013 CALIFORNIA BUILDING CODE & JULY 2015 SUPPLEMENT 2013 CALIFORNIA MECHANICAL CODE & JULY 2015 SUPPLEMENT 2013 CALIFORNIA PLUMBING CODE & JULY 2015 SUPPLEMENT 2013 CALIFORNIA ELECTRICAL CODE & JULY 2015 SUPPLEMENT 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA FIRE CODE & JULY 2015 SUPPLEMENT

	EXISTING	ALLOWABLE	PROPOSED NORTH BUILDING #1	PROPOSED SOUTH BUILDING #2	BOTH BUIDINGS TOTAL
CONSTRUCTION TYPE:	V-A	V-B	V-B	V-B	V-B
OCCUPANCY TYPE:	N/A	N/A	R-3	R-3	R-3
BUILDING HEIGHT:	17'-7"	40'-0"	40'-0"	40'-0"	40'-0"
GROSS FLOOR AREA:	937 S.F.	UL	5562 S.F	5016 S.F.	10,578 S.F.
HABITABLE SF:	937 S.F.	UL	5341 S.F.	4772 S.F.	10,113 S.F.
NON-HABITABLE SF (garage)	N/A	UL	221 S.F.	244 S.F.	465 S.F.
STORIES/BASEMENTS:	1/0	4/1	4/0	4/0	4/0
# OF UNITS	1	9	3	3	6
PARKING	2	6	1	1	2
BIKE PARKING	0	UL	3	3	6
FIRE SPRINKLERS	N0	N/A	YES	YES	YES
SEISMIC UPGRADE	N0	N/A	YES	YES	YES

FLOOR AREAS BY TYPE	EXISTING	CHANGE	PROPOSED NORTH BUILDING #1	PROPOSED SOUTH BUILDING #2	BOTH BUIDINGS TOTAL
RESIDENTIAL	937 S.F.	9804 S.F.	5562 S.F	5016 S.F.	10,578 S.F.
COMMERCIAL / RETAIL	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
OFFICE	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
INDUSTRIAL PDR	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
PARKING	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
USABLE OPEN SPACE	2952	-27 S.F.	1831 S.F.	1094 S.F.	2925 S.F.
HABITABLE	937 S.F.	UL	5341 S.F.	4772 S.F.	10,113 S.F.
NON-HABITABLE SF (GARAGE)	N/A	UL	221 S.F.	244 S.F.	465 S.F.
GROSS FLOOR AREA	937 S.F.	9804 S.F.	5562 S.F	5016 S.F.	10,578 S.F.

FLOOR AREAS	EXISTING	CHANGE	PROPOSED NORTH BUILDING #1	PROPOSED SOUTH BUILDING #2	BOTH BUIDINGS TOTAL
FIRST FLOOR	937 S.F.	+ 1857 S.F.	1535 S.F.	1259 S.F.	2794 S.F.
SECOND FLOOR	0 S.F.	+ 2825 S.F.	1374 S.F.	1451 S.F.	2825 S.F.
THIRD FLOOR	0 S.F.	+ 2692 S.F.	1441 S.F.	1251 S.F.	2692 S.F.
FOURTH FLOOR	0 S.F.	+ 2267 S.F.	1212 S.F.	1055 S.F.	2267 S.F.
TOTAL:	937 S.F.	+ 9641 S.F.	5562 S.F.	5016 S.F.	10,578 S.F.
% INCREASE	100%	146%	594%	535%	1129%

NORTH BUILDING #1	FLOOR	GROSS AREA	BEDROOMS	BATHROOMS	USABLE OPEN SPACE
101N UNIT	FIRST	1314 S.F.	2	2	422
201N UNIT	SECOND	1253 S.F.	2	2	89
301N UNIT	THIRD/ FOURTH	2653 S.F.	4	4	1320

SOUTH BUILDING #1	FLOOR	GROSS AREA	BEDROOMS	BATHROOMS	USABLE OPEN SPACE
101S UNIT	FIRST	1015 S.F.	2	2	154
201S UNIT	SECOND	1139 S.F.	2	2	95
301S UNIT	THIRD/ FOURTH	2306 S.F.	4	3	845

NORTH BUILDING TOTAL = 2 @2-BEDROOM 1@ 4-BEDROOM SOUTH BUILDING TOTAL = 2@ 2-BEDROOM 1@ 4-BEDROOM

WINDER GIBSON
architects
interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

COVER SHEET, PROJECT DATA

A 0.00

DATE	02/03/17
SCALE	
DRAWN	GG, DP, DM

1509

PLANNING DEPARTMENT CODE COMPLIANCE NOTES

PROJECT LOCATION: 953 TREAT AVE, BLOCK 3639, LOTS 027,028
ZONING DISTRICT: UMU (URBAN MIXED USE)
BUILDING HEIGHT LIMIT: 40-X
HEIGHT LIMIT: 40 FEET MAXIMUM. 40'-0" PROPOSED.

EXISTING BUILDING USE: VACANT SINGLE FAMILY HOME, 2 BEDROOMS, WITH 1-CAR OFF-STREET PARKING GARAGE AND CURBCUT FOR MULTIPLE-CAR UNCOVERED OFF-STREET PARKING. ALL STRUCTURES AND IMPROVEMENTS TO BE DEMOLISHED. DETERMINED NOT TO BE A HISTORIC RESOURCE.
PROPOSED BUILDING USE: TWO NEW BUILDINGS EACH WITH THREE RESIDENTIAL UNITS AND ONE OFF-STREET PARKING PLACE FOR A TOTAL OF 6 NEW RESIDENTIAL UNITS AND TWO OFF-STREET PARKING SPACES ON THE PROPERTY.
LOT AREA (PER ASSESSOR):
LOT 027 = 139 SF
LOT 028 = 3750 SF
TOTAL COMBINED LOT AREA = 3889 SF
LLA FILED WITH DPW TO MERGE LOTS.

ARTICLE 1.2: DIMENSIONS, AREAS AND OPEN SPACE

SEC 121 MINIMUM LOT WIDTH AND AREA
a. FRONTAGE – MINIMUM = 16'. PROVIDED = 93'-6"
b. SUBDIVISIONS – N/A
c. MEASUREMENT – N/A
d. MINIMUM LOT WIDTH – MINIMUM = 25'. PROVIDED = 93'-6"
e. MINIMUM LOT AREA – MINIMUM = 2500 SF, PROVIDED = 3889 SF

SEC 132 FRONT SETBACKS
NONE REQUIRED FOR UMU ZONING.

SEC 134 REAR YARDS
(A)(1) UMU MINIMUM REAR YARD = 25% OF LOT DEPTH OR 15', WHICHEVER IS GREATER.
PER PLANNING INTERPRETATION, TRIANGULAR LOT DEPTH IS MEASURED AS FOLLOWS: DRAW A LINE 5' LONG PARALLEL TO THE FRONT PROPERTY LINE. PLACE THIS LINE AT THE REAR CORNER OF THE TRIANGULAR LOT, TOUCHING TWO PROPERTY LINES. THE RESULTANT DISTANCE FROM THAT LINE TO THE FRONT PROPERTY LINE IS THE EFFECTIVE LOT DEPTH AND REAR YARDS ARE ESTABLISHED FROM THAT LINE.
SUBJECT PROPERTY LOT DEPTH (FROM 5' LINE AS SHOWN ON SITE PLAN) IS 74'-5". REQUIRED REAR YARD IS 18'-7". PROVIDED REAR YARD 20'-11".

SEC 135 USABLE OPEN SPACE
TABLE 135-B: UMU: A MINIMUM OF 80 SF OF PRIVATE USABLE SPACE/UNIT.
ALL 6 UNITS HAVE PRIVATE OPEN SPACE EQUAL TO OR GREATER THAN 80 SF AS SHOWN AND NOTED ON FLOOR PLANS. MINIMUM DIMENSIONS FOR AT-GRADE USABLE OPEN SPACES = 10' AND MINIMUM AREA = 100SF. MINIMUM DIMENSION FOR DECK, BALCONY AND ROOF USABLE OPEN SPACES = 6' AND MINIMUM AREA = 36 SF.

SEC 136 OBSTRUCTIONS OVER STREETS AND ALLEYS
(A) (2) BAY WINDOWS – AT BOTH BUILDINGS WHERE FACING TREAT AVE. OUTLINES OF MAXIMUM PERMITTED OBSTRUCTIONS ARE INDICATED ON FLOOR PLANS.
(A) MIN HEADROOM = 7.5'. PROVIDED = 9'.
(B) MAX PROJECTION = 3' WHERE SIDEWALK IS GREATER THAN 9'. PROJECT PROJECTION = 3' PROJECT SIDEWALK = 15'.
(C) GLASS AREA – COMPLIANT. REQUIRED GLAZING ON ALL SIDES AND FACES OF ALL PROJECTIONS.
(D) MAXIMUM LENGTH – COMPLIANT PER DASHED OUTLINES SHOWN ON PLANS.
VARIANCE REQUIRED FOR PERMITTED OBSTRUCTION CONDITION AT SECOND FLOOR ONLY OF SOUTH BUILDING. DISTANCE BETWEEN PERMITTED OBSTRUCTIONS IS REQUIRED TO BE 2'-0". DISTANCE PROVIDED IS 9 5/16". ALL OTHER PERMITTED OBSTRUCTIONS COMPLY

SEC 139 BIRD SAFE BUILDINGS
BUILDING TO COMPLY WITH BIRD SAFE STANDARDS PER "STANDARDS FOR BIRD SAFE BUILDINGS" PUBLISHED BY SF PLANNING DEPT. PROPERTY DOES NOT QUALITY FOR LOCATION-RELATED STANDARDS AND IS NOT LOCATED NEAR AN URBAN BIRD REFUGE. MAX AREA OF UNBROKEN GLAZED SEGMENTS SHALL BE 24 SF PER SECTION 139. THEREFORE, BIRD-SAFE GLAZING NOT REQUIRED PER FEATURE-RELATED STANDARDS.

SEC 140 ALL DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN AREA
ALL 6 DWELLING UNITS WITHIN THIS DEVELOPMENT FACE TREAT AVE.

SEC 145.1 STREET FRONTAGES IN MIXED USE DISTRICTS
(B) (2) ACTIVE USES – ACTIVE USES ARE PROVIDED AT THE GROUND FLOOR WITH RESIDENTIAL ENTRYWAYS AND RESIDENTIAL UNITS. A VARIANCE IS SOUGHT FOR THE INCLUSION OF THE REQUIRED BICYCLE PARKING AT THE GROUND FLOOR ALONG THE STREET FAÇADE, POSITIONED THERE DUE TO THE TRIANGULAR SHAPE OF THE LOT.
(C) (1) ABOVE-GROUND PARKING – ONE PARKING PLACE PER BUILDING IS PROVIDED. PER (A), EACH PARKING PLACE MUST BE WITHIN THE FIRST 25' OF THE BUILDING. EACH IS LOCATED IMMEDIATELY AT THE SIDEWALK, FOLLOWING THE DOMINANT PATTERN ON THE BLOCK.

ARTICLE 1.5: OFF-STREET PARKING AND LOADING

SEC 151 PARKING REQUIREMENTS PER SEC 843.08
UMU: RESIDENTIAL: NONE REQUIRED.

TABLE 151.1 SCHEDULE OF PERMITTED OFF-STREET PARKING
PER TABLE 151.1 IN UMU DISTRICTS, 1 PARKING SPACE IS ALLOWED PER EACH 2 BEDROOM UNIT OVER 1,000 SF. ALL PROPOSED UNITS QUALIFY. 6 X 1.0 = 6 PARKING SPACES PERMITTED. PROJECT PROPOSES 2 OFF-STREET PARKING SPACES. PROJECT COMPLIES AS OF RIGHT (NO CU).

SEC 155.2 BICYCLE PARKING REQUIREMENTS
RESIDENTIAL USES: ONE CLASS 1 SPACE FOR EVERY DWELLING UNIT (6) DWELLING UNITS = (6) BICYCLE PARKING PLACES REQUIRED. BICYCLE PARKING PROVIDED IN BICYCLE PARKING ROOMS AND GARAGES FOR A TOTAL OF (6) CLASS 1 BICYCLE PARKING PLACES WITHIN THE PROJECT.

ARTICLE 2.5: HEIGHT AND BULK DISTRICTS
SEC 207.5 / 843.24 DENSITY OF DWELLING UNITS IN MIXED USE DISTRICTS
(E) THERE SHALL BE NO DENSITY LIMIT FOR ANY RESIDENTIAL USE IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

SEC 207.6 REQUIRED MINIMUM DWELLING UNIT MIX IN EASTERN NEIGHBORHOOD MIXED USE DISTRICTS
(C)(1) 40% OR MORE OF THE DWELLING UNITS ARE TO BE 2-BEDROOMS. ALL 6 PROPOSED DWELLING UNITS ARE 2-BEDROOMS OR MORE.

SEC 260 HEIGHT LIMITS: MEASUREMENT
BUILDING HEIGHT IS MEASURED PER SEC 260(A) FROM THE CURB AT THE MIDPOINT OF THE PROPERTY. HEIGHT LIMIT = 40'-0". PROPOSED BUILDING HEIGHT = 40'-0", MEASURED TO THE SURFACE OF THE LOW-SLOPE ROOF / ROOF TERRACE.
(B) EXEMPTIONS, (1) (B) – ELEVATOR, STAIR AND MECHANICAL PENTHOUSES MAY EXCEED THE HEIGHT LIMIT BY A MAXIMUM OF 10'. PROPOSED STAIR PENTHOUSE ROOF HEIGHT = 50'-0".

ARTICLE 3: ZONING PROCEDURES

SEC 303 CONDITIONAL USE
PROJECT REQUIRES A CONDITIONAL USE AUTHORIZATION PER THE PROCEDURES AND PROCESS OUTLINED IN SECTION 303 DUE TO THE DEMOLITION OF THE EXISTING DWELLING UNIT WITHIN THE EXISTING SINGLE FAMILY HOME.

SEC 305 VARIANCES
PROJECT REQUIRES A VARIANCE PER THE PROCEDURES AND PROCESS OUTLINED IN SECTION 305 DUE TO THE FOLLOWING TWO CONDITIONS:
VARIANCE REQUIRED FOR PERMITTED OBSTRUCTION CONDITION AT SECOND FLOOR ONLY OF SOUTH BUILDING PER SEC 136. DISTANCE BETWEEN PERMITTED OBSTRUCTIONS IS REQUIRED TO BE 2'-0". DISTANCE PROVIDED IS 9 5/16".
VARIANCE REQUIRED FOR THE INCLUSION OF THE REQUIRED BICYCLE PARKING AT THE GROUND FLOOR ALONG THE STREET FAÇADE AT BOTH BUILDINGS PER SEC 145.1.

SEC 312 NEIGHBORHOOD NOTIFICATION
PROJECT IS SUBJECT TO 20 DAY NEIGHBORHOOD NOTICE PER SECTION 312 WHEN COMBINED WITH A CUA.

SEC 317 LOSS OF RESIDENTIAL UNIT THROUGH DEMOLITION
PROJECT PROPOSES THE LOSS OF A SINGLE RESIDENTIAL UNIT THROUGH THE DEMOLITION OF THE EXISTING SINGLE FAMILY HOME. SECTION 317 FINDINGS HAVE BEEN PROVIDED TO THE PLANNING DEPARTMENT. 6 NEW RESIDENTIAL UNITS ARE PROPOSED.

ARTICLE 4: DEVELOPMENT IMPACT FEES

SEC 414A CHILD CARE REQUIREMENTS FOR RESIDENTIAL PROJECTS
THE PROJECT WILL BE SUBJECT TO THE IMPACT FEES AND REQUIREMENTS OF SECTION 414A FOR CHILD CARE REQUIREMENTS FOR RESIDENTIAL PROJECTS.

SEC 419 AFFORDABLE HOUSING
DOES NOT APPLY AS DEVELOPMENT IS UNDER 10 RESIDENTIAL UNITS.

SEC 423 EASTERN NEIGHBORHOODS IMPACT FEES
THE PROJECT WILL BE SUBJECT TO THE IMPACT FEES AND REQUIREMENTS OF SECTION 423 EASTERN NEIGHBORHOODS IMPACT FEES. PER SEC 423.2 (A) (1) (C) THE RESIDENTIAL PORTIONS OF ALL PROJECTS WITHIN THE UMU ZONING ARE TIER 1.

ARTICLE 4: DEVELOPMENT IMPACT FEES

SEC 414A CHILD CARE REQUIREMENTS FOR RESIDENTIAL PROJECTS
THE PROJECT WILL BE SUBJECT TO THE IMPACT FEES AND REQUIREMENTS OF SECTION 414A FOR CHILD CARE REQUIREMENTS FOR RESIDENTIAL PROJECTS.

SEC 419 AFFORDABLE HOUSING
DOES NOT APPLY AS DEVELOPMENT IS UNDER 10 RESIDENTIAL UNITS.

SEC 423 EASTERN NEIGHBORHOODS IMPACT FEES
THE PROJECT WILL BE SUBJECT TO THE IMPACT FEES AND REQUIREMENTS OF SECTION 423 EASTERN NEIGHBORHOODS IMPACT FEES. PER SEC 423.2 (A) (1) (C) THE RESIDENTIAL PORTIONS OF ALL PROJECTS WITHIN THE UMU ZONING ARE TIER 1.

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

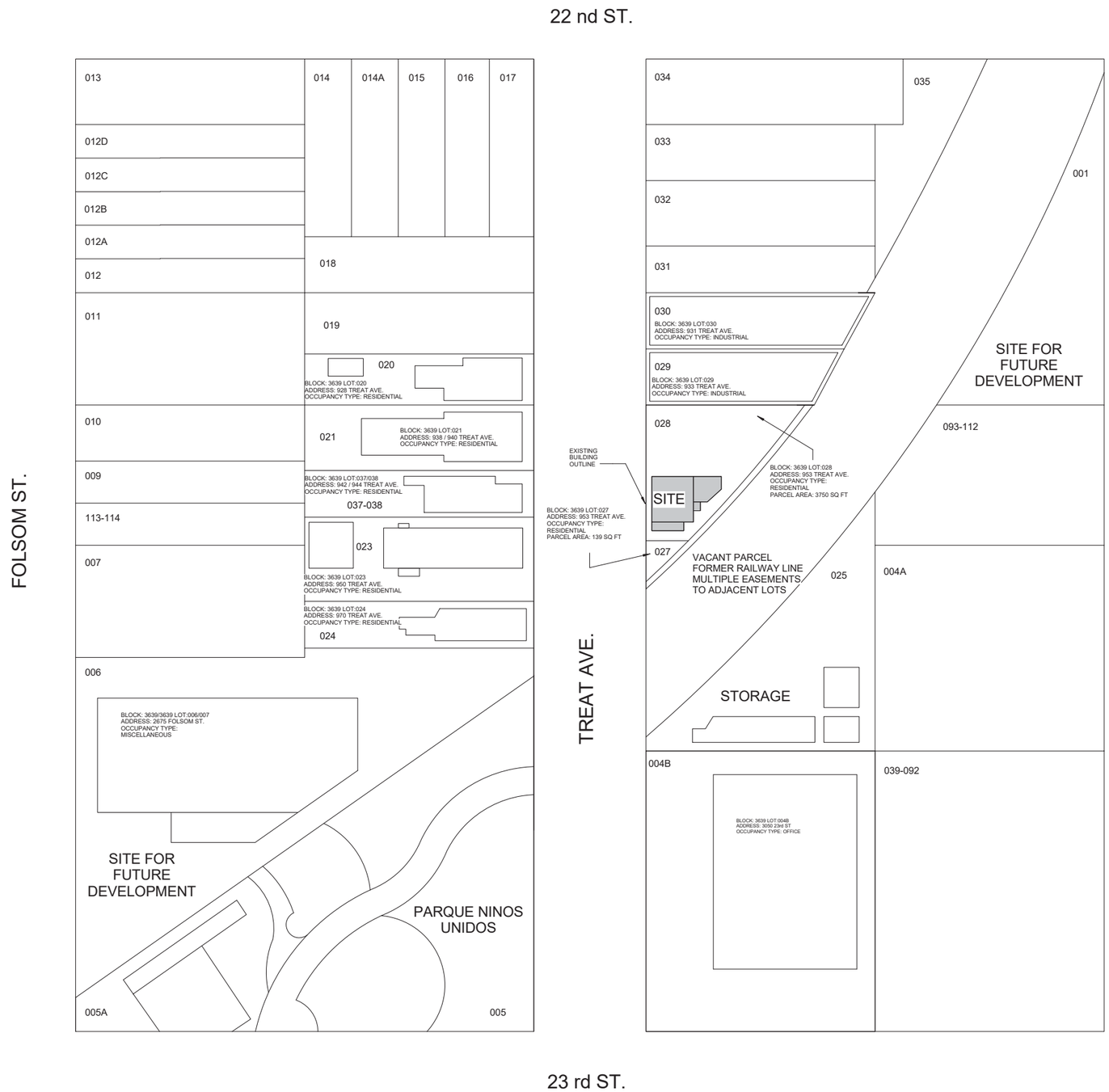
953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

PLANNING CODE NOTES

A 0.01

DATE	02/03/17
SCALE	
DRAWN	DP,GG
	1509



1 PARCEL MAP (BLOCK 3639) - EXISTING
1" = 30'-0"

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

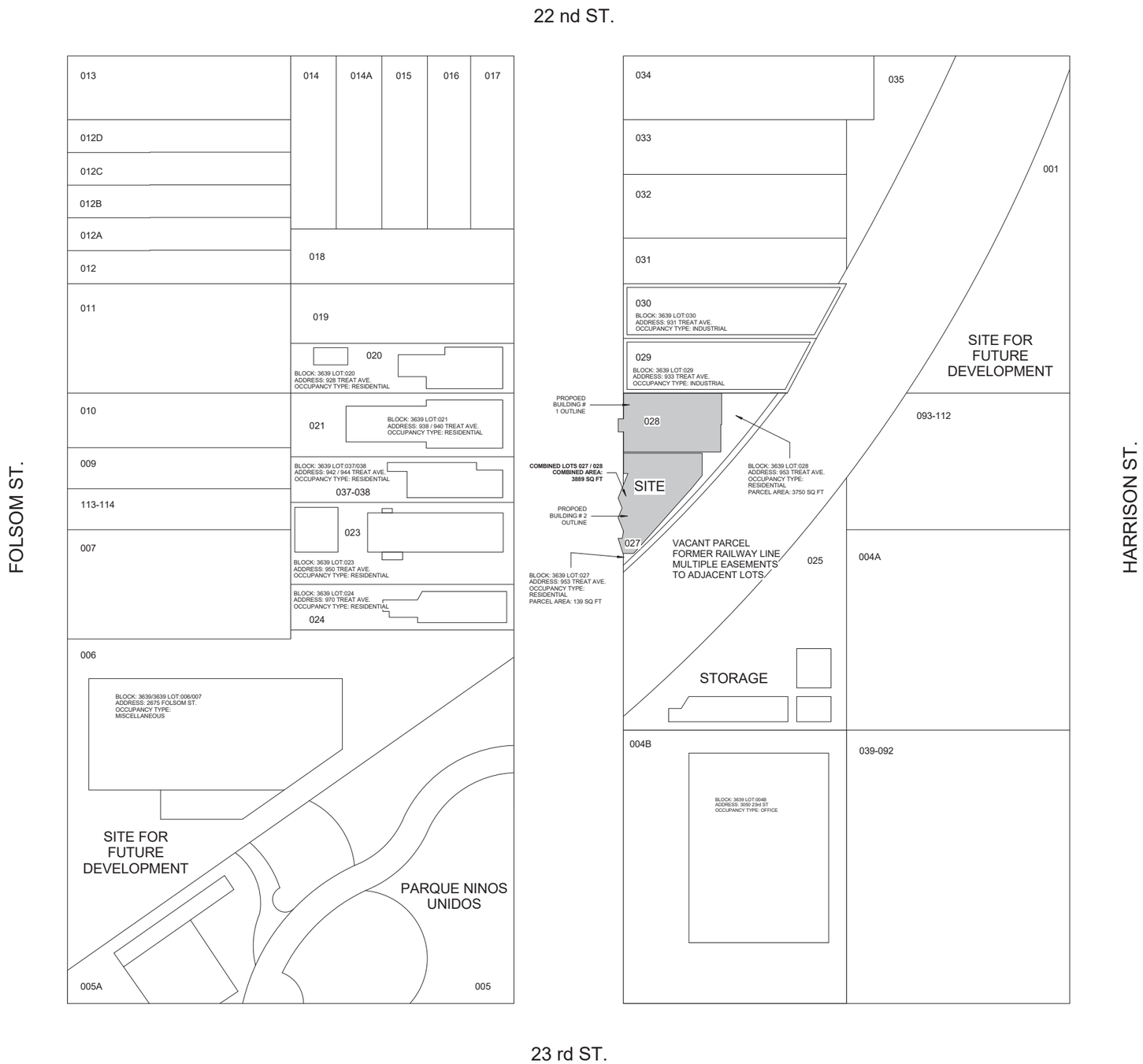
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

FULL PARCEL SITE PLAN OF
BLOCK 3639

A 0.50

DATE	02/03/17
SCALE	1" = 30'-0"
DRAWN	DM
	1509



1 PARCEL MAP (BLOCK 3639) - PROPOSED
1" = 30'-0"

WINDER
GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

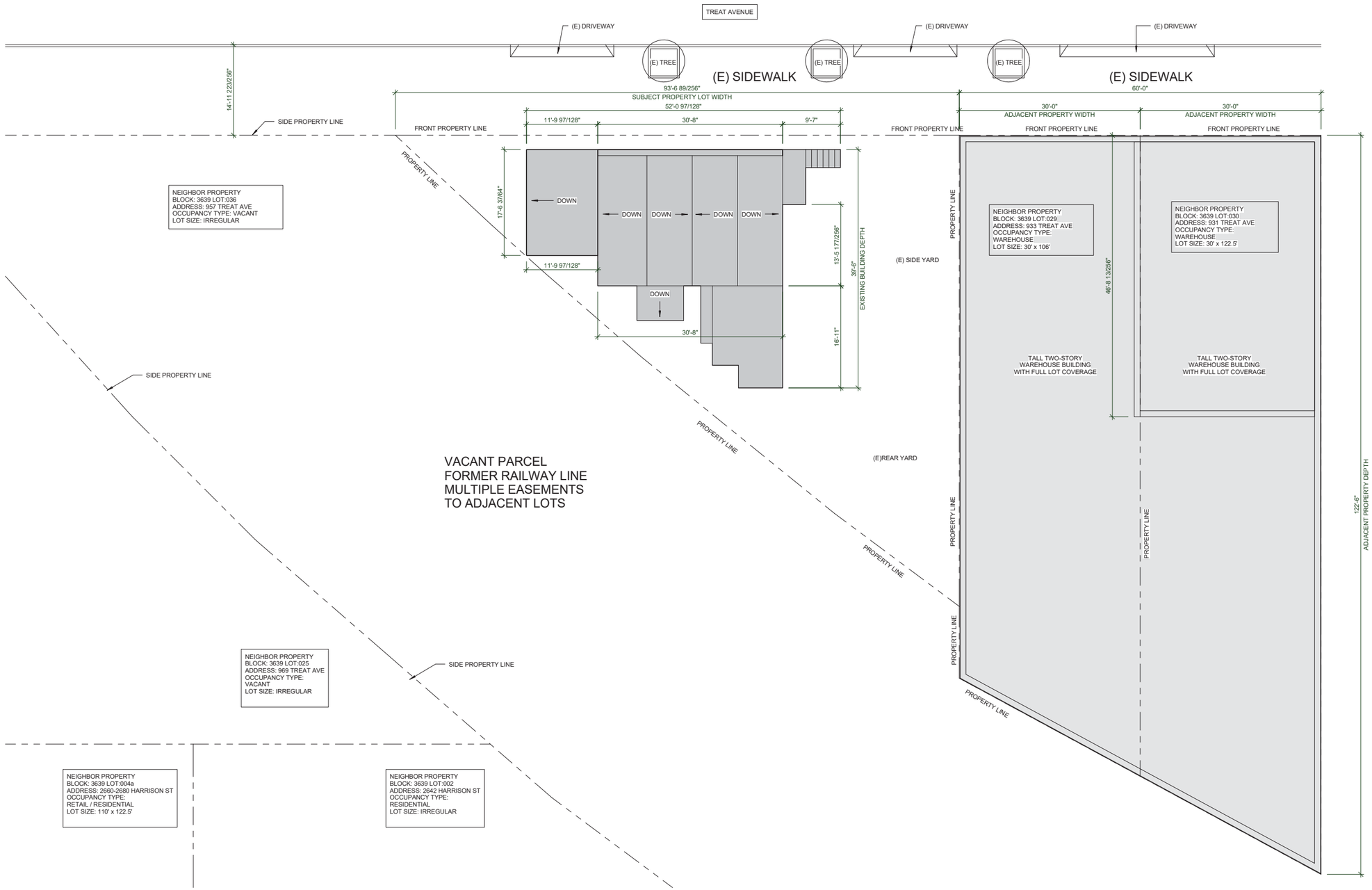
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

FULL PARCEL SITE PLAN OF
BLOCK 3639

A 0.51

DATE	02/03/17
SCALE	1" = 30'-0"
DRAWN	DM
	1509



ENTIRE BUIDING AND ALL SITE WORK TO BE REMOVED

1 EXISTING SITEPLAN
1/8" = 1'-0"

WINDER GIBSON
architects
interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

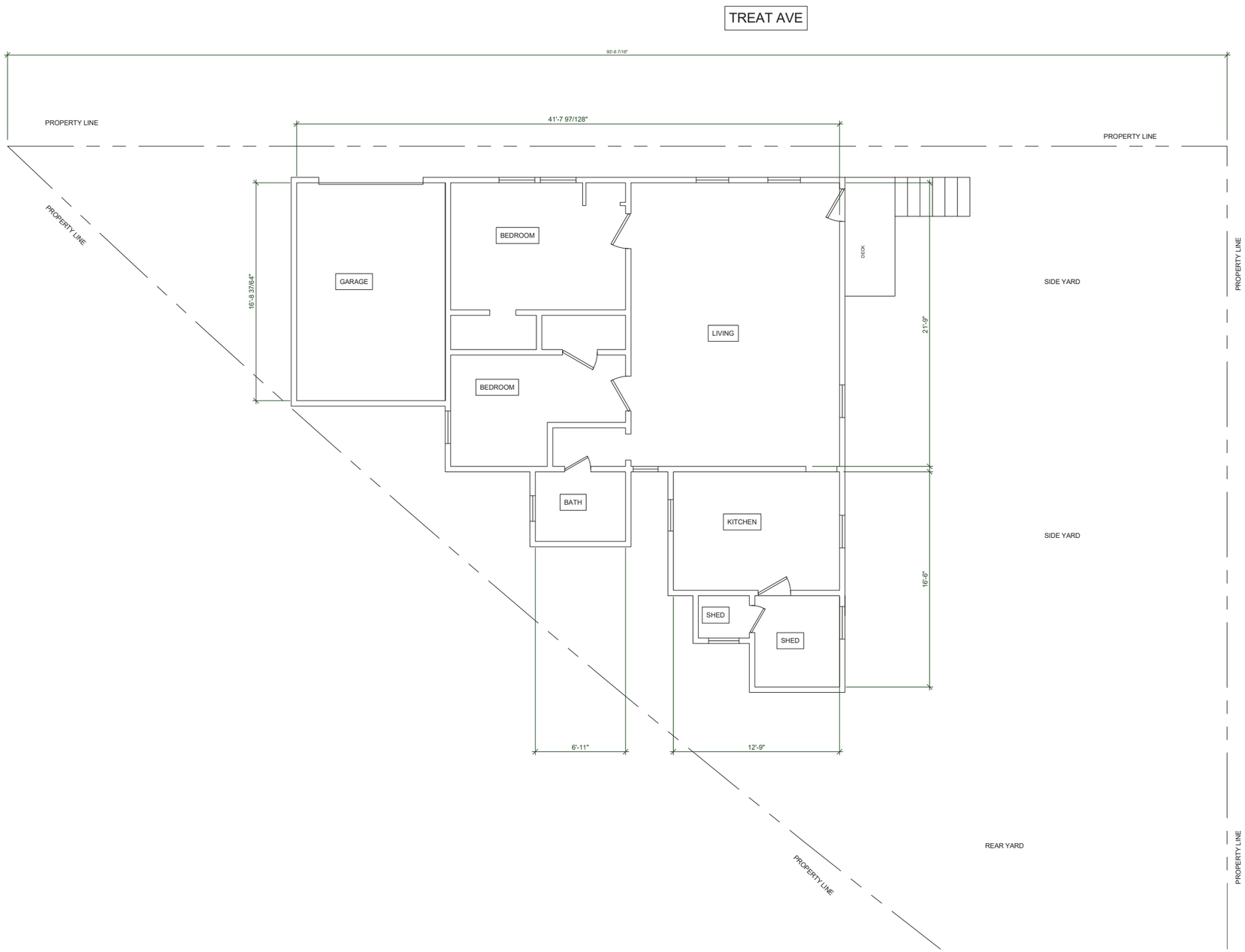
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

EXISTING/DEMO SITE PLAN

A 1.00

DATE	02/03/17
SCALE	1/8" = 1'-0"
DRAWN	DM
	1509



ENTIRE BUIDING AND ALL SITE WORK TO BE REMOVED

1 EXISTING FIRST FLOORPLAN
1/4" = 1'-0"

WINDER GIBSON
architects
interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

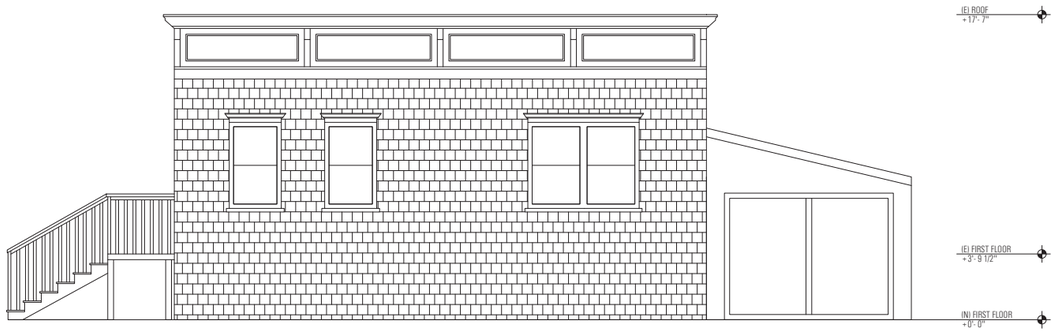
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

EXISTING/DEMO FIRST FLOOR PLAN

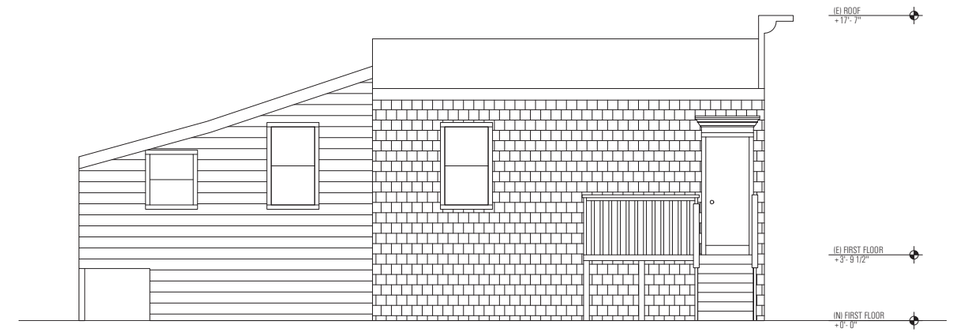
A 1.01

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DM
	1509



ENTIRE BUIDING AND ALL SITE WORK TO BE REMOVED

1 EXISTING ELEVATION WEST
1/4" = 1'-0"



ENTIRE BUIDING AND ALL SITE WORK TO BE REMOVED

2 EXISTING ELEVATION SOUTH
1/4" = 1'-0"

ENTIRE BUIDING AND ALL SITE WORK TO BE REMOVED

3 EXISTING ELEVATION NORTH
1/4" = 1'-0"

ENTIRE BUIDING AND ALL SITE WORK TO BE REMOVED

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

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

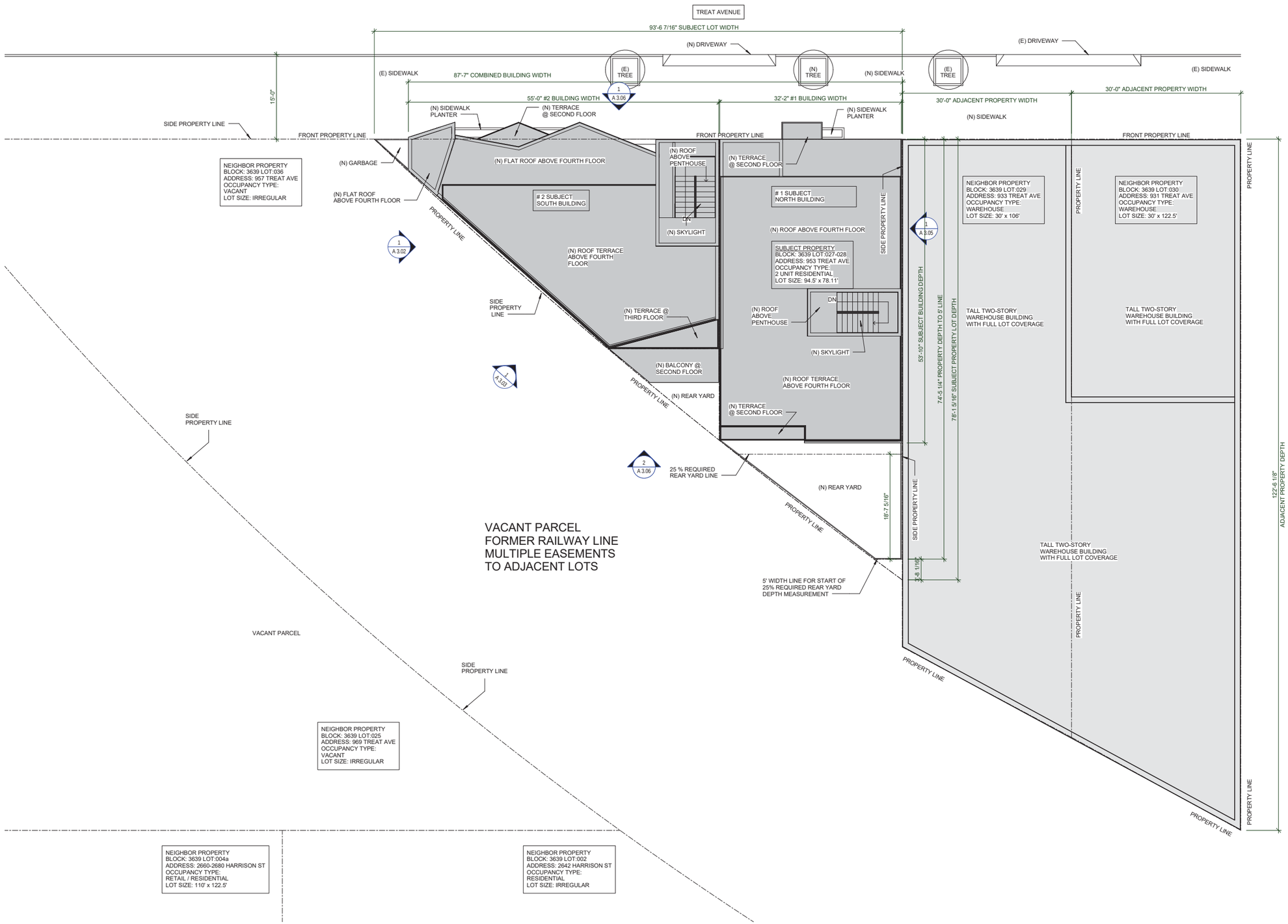
953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

EXISTING/DEMO ELEVATION
DEMOLITIONS

A 1.02

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DM
	1509



1 SITE PLAN
1/8" = 1'-0"

WINDER GIBSON
architects
interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

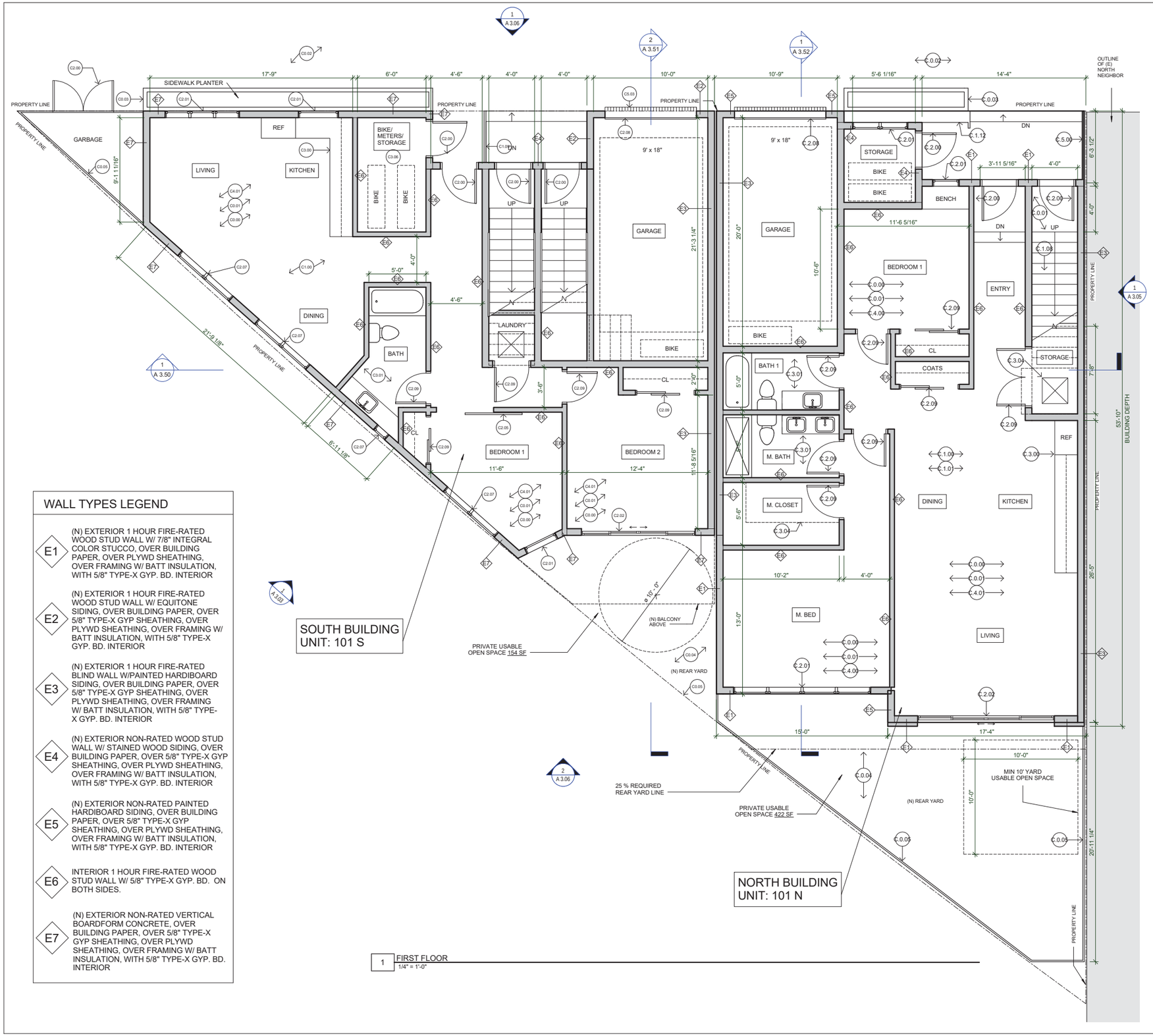
SITE PERMIT

SITE PLAN

NORTH

A 2.00

DATE	02/03/17
SCALE	1/8" = 1'-0"
DRAWN	GG, DP, JD
	1509



1 FIRST FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND

E1	(N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E2	(N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ EQUITONE SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E3	(N) EXTERIOR 1 HOUR FIRE-RATED BLIND WALL W/PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E4	(N) EXTERIOR NON-RATED WOOD STUD WALL W/ STAINED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E5	(N) EXTERIOR NON-RATED PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E6	INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
E7	(N) EXTERIOR NON-RATED VERTICAL BOARDFORM CONCRETE, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

CONSTRUCTION SHEET NOTES

NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

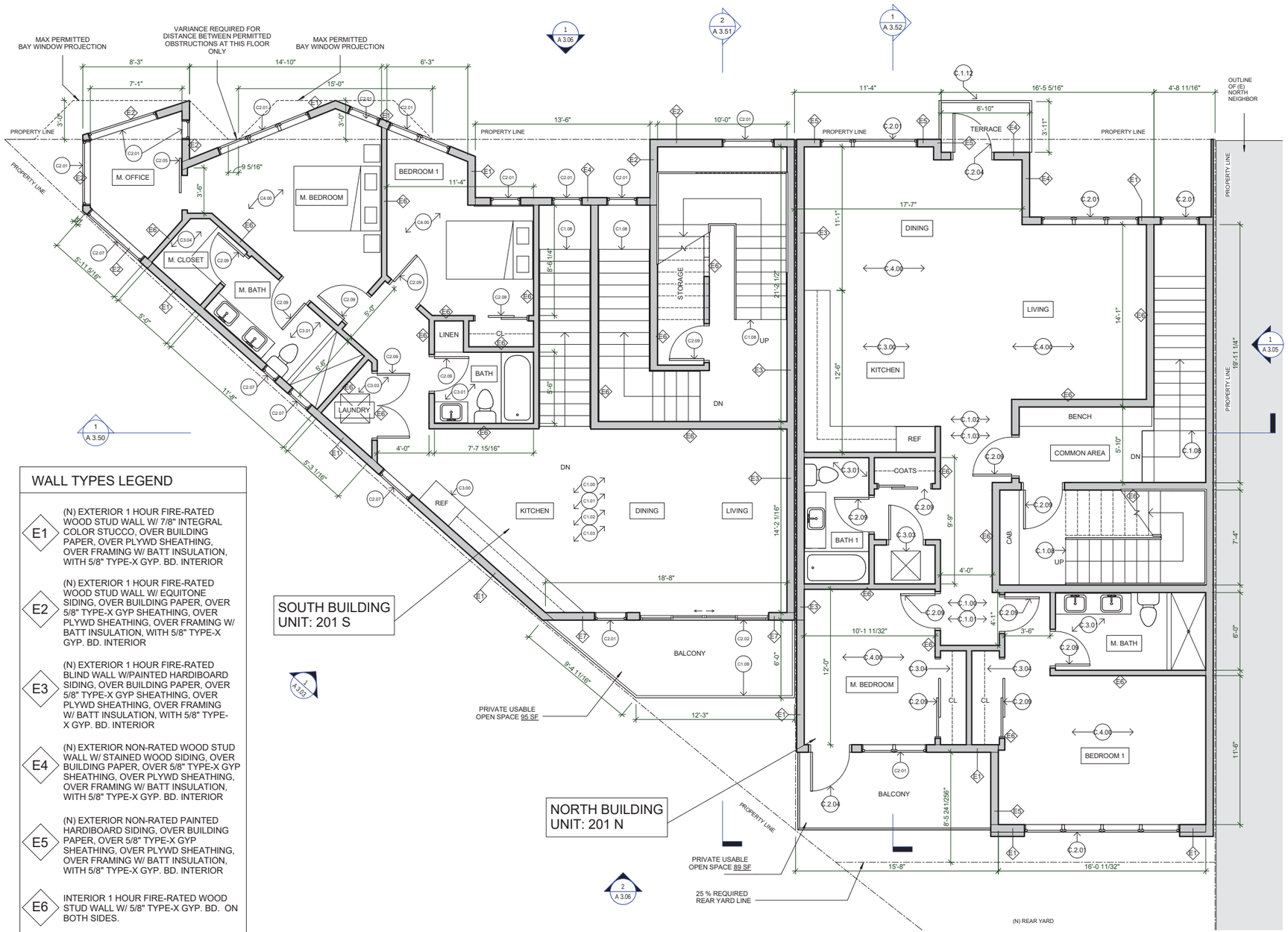
FIRST FLOOR PLAN

NORTH

A 2.01

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	GG, DP

1509



1 SECOND FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND

- **E1** (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E2** (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ EQUITONE SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E3** (N) EXTERIOR 1 HOUR FIRE-RATED BLIND WALL W/PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E4** (N) EXTERIOR NON-RATED WOOD STUD WALL W/ STAINED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E5** (N) EXTERIOR NON-RATED PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E6** INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
- **E7** (N) EXTERIOR NON-RATED VERTICAL BOARDFORM CONCRETE, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

CONSTRUCTION SHEET NOTES

NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

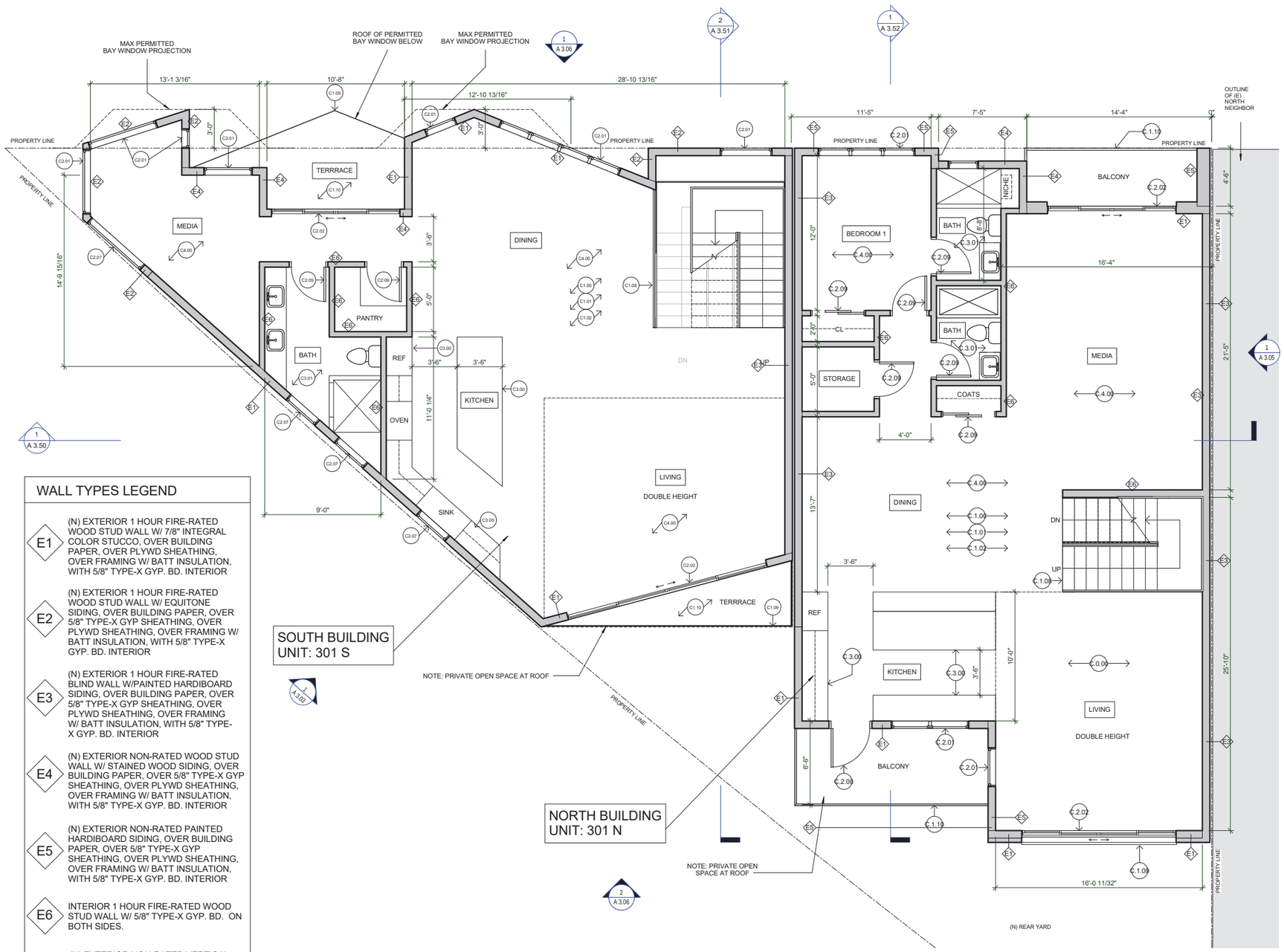
SITE PERMIT

SECOND FLOOR PLAN

NORTH

A 2.02

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP,GG
	1509



WALL TYPES LEGEND

- **E1** — (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E2** — (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ EQUITONE SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E3** — (N) EXTERIOR 1 HOUR FIRE-RATED BLIND WALL W/PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E4** — (N) EXTERIOR NON-RATED WOOD STUD WALL W/ STAINED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E5** — (N) EXTERIOR NON-RATED PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E6** — INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
- **E7** — (N) EXTERIOR NON-RATED VERTICAL BOARDFORM CONCRETE, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

CONSTRUCTION SHEET NOTES

NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

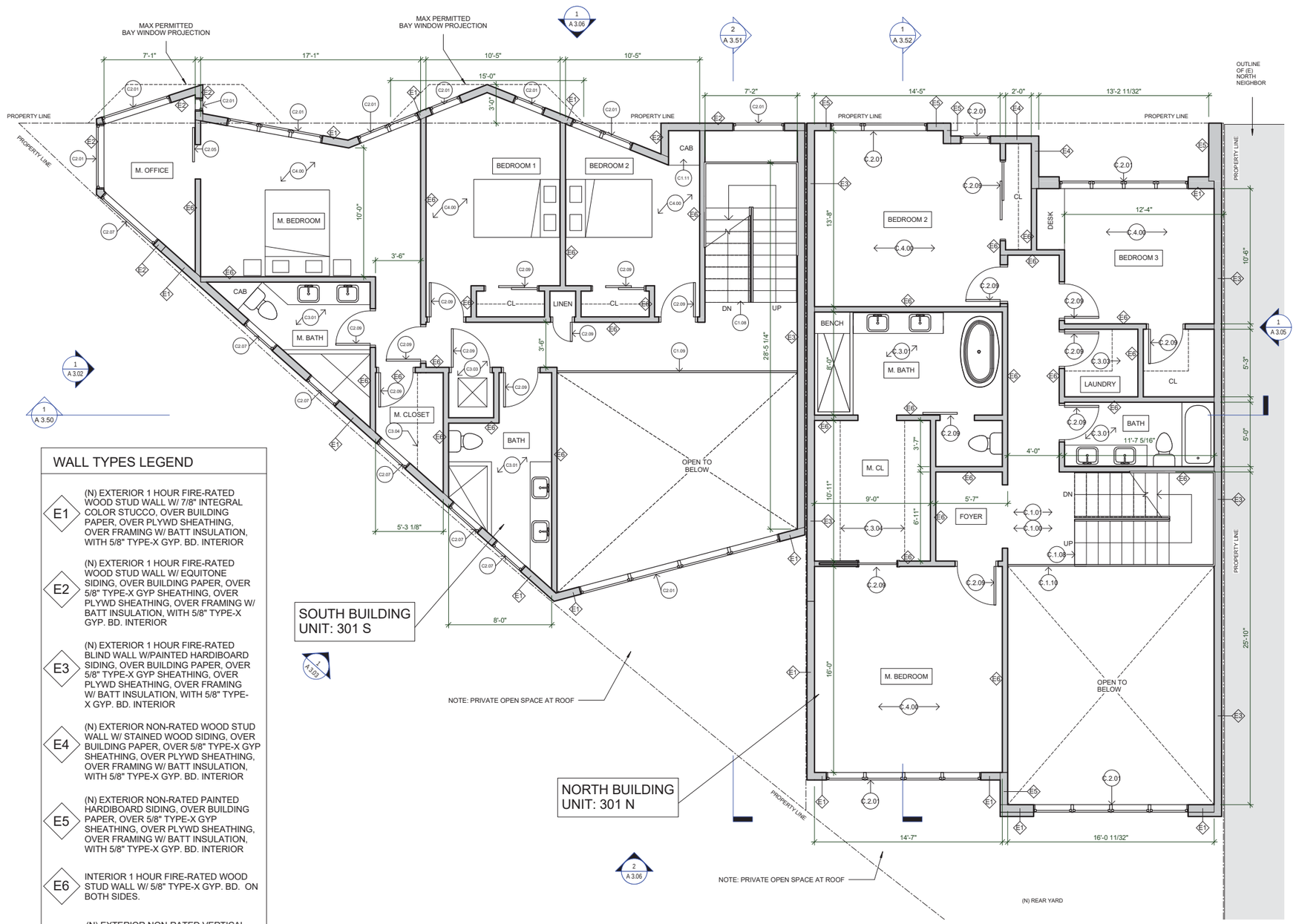
THIRD FLOOR PLAN

NORTH

A 2.03

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP,GG

1509



1 FOURTH FLOOR
1/4" = 1'-0"

WALL TYPES LEGEND

E1	(N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E2	(N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ EQUITONE SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E3	(N) EXTERIOR 1 HOUR FIRE-RATED BLIND WALL W/PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E4	(N) EXTERIOR NON-RATED WOOD STUD WALL W/ STAINED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E5	(N) EXTERIOR NON-RATED PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
E6	INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
E7	(N) EXTERIOR NON-RATED VERTICAL BOARDFORM CONCRETE, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

CONSTRUCTION SHEET NOTES

NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

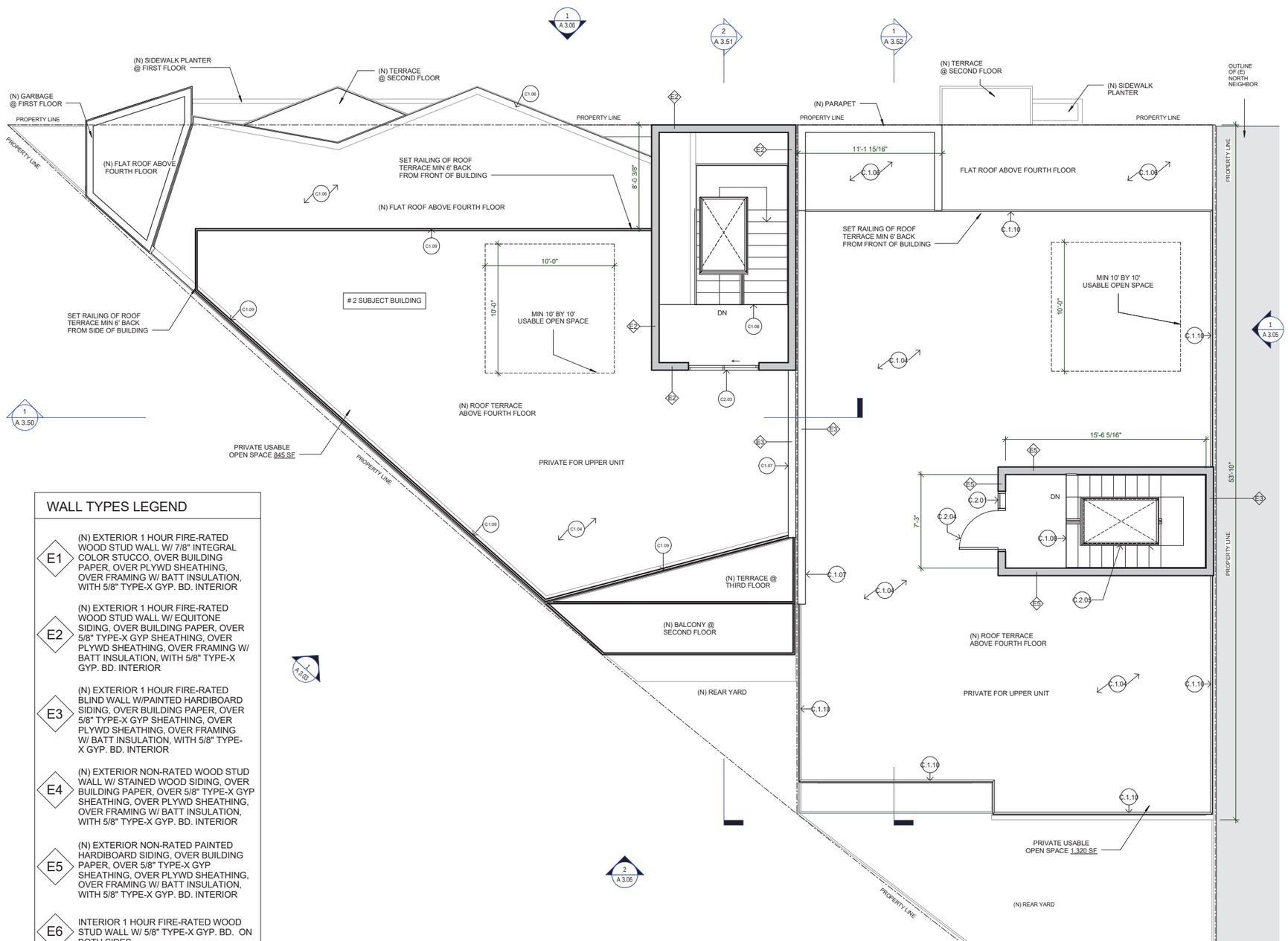
SITE PERMIT

FOURTH FLOOR PLAN

NORTH

A 2.04

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP,GG
	1509



1 ROOF TERRACE
1/4" = 1'-0"

WALL TYPES LEGEND

- **E1** (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E2** (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ EQUITONE SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E3** (N) EXTERIOR 1 HOUR FIRE-RATED BLIND WALL W/PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E4** (N) EXTERIOR NON-RATED WOOD STUD WALL W/ STAINED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E5** (N) EXTERIOR NON-RATED PAINTED HARDIBOARD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- **E6** INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
- **E7** (N) EXTERIOR NON-RATED VERTICAL BOARDFORM CONCRETE, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

CONSTRUCTION SHEET NOTES

NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT JOHN S. WINDER No. C 13305 REN. STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

ROOF PLAN

NORTH

A 2.05

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP,GG

1509

1 FRONT ELEVATION (WEST)
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES	
NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

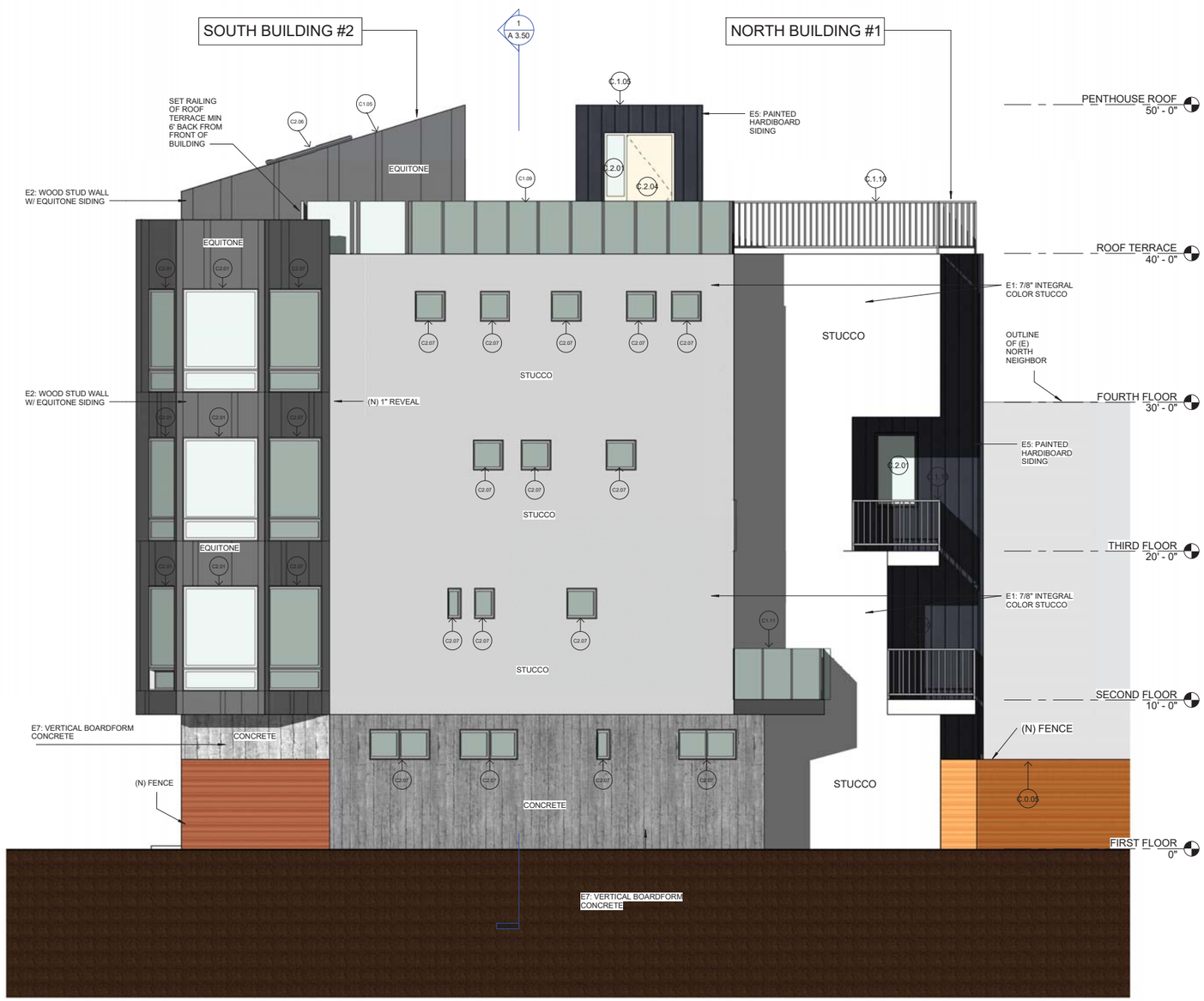
953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

FRONT ELEVATION (WEST)

A 3.01

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP
	1509



1 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES	
NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

SIDE ELEVATION (SOUTH)

A 3.02

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP
	1509

1 SIDE ELEVATION (SOUTHEAST)
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES

NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT JOHN S. WINDER No. C 13305 REN. STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

SIDE ELEVATION (SOUTHEAST)

A 3.03

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DM
	1509

1 REAR ELEVATION (EAST)
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES	
NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

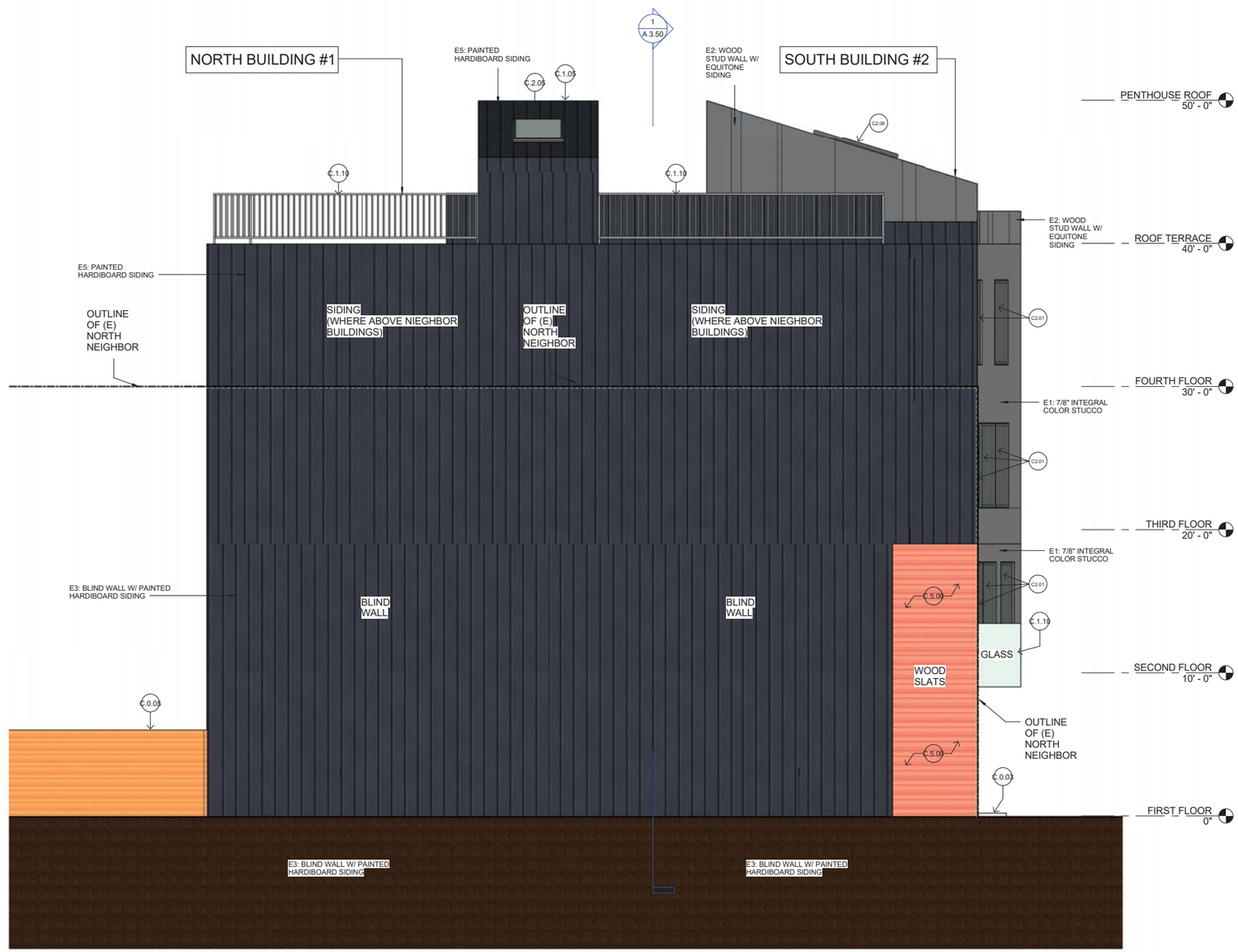
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

REAR ELEVATION (EAST)

A 3.04

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP
	1509



1 SIDE ELEVATION (NORTH)
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES	
NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

SIDE ELEVATION (NORTH)

A 3.05

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP
	1509

1 FRONT ELEVATION (WEST) AND NEIGHBOR
1/8" = 1'-0"

2 REAR ELEVATION (EAST) AND NEIGHBOR
1/8" = 1'-0"

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

ELEVATIONS AND NEIGHBOR

A 3.06

DATE	02/03/17
SCALE	1/8" = 1'-0"
DRAWN	DP

1509

1 NORTH - SOUTH SECTION
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES	
NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

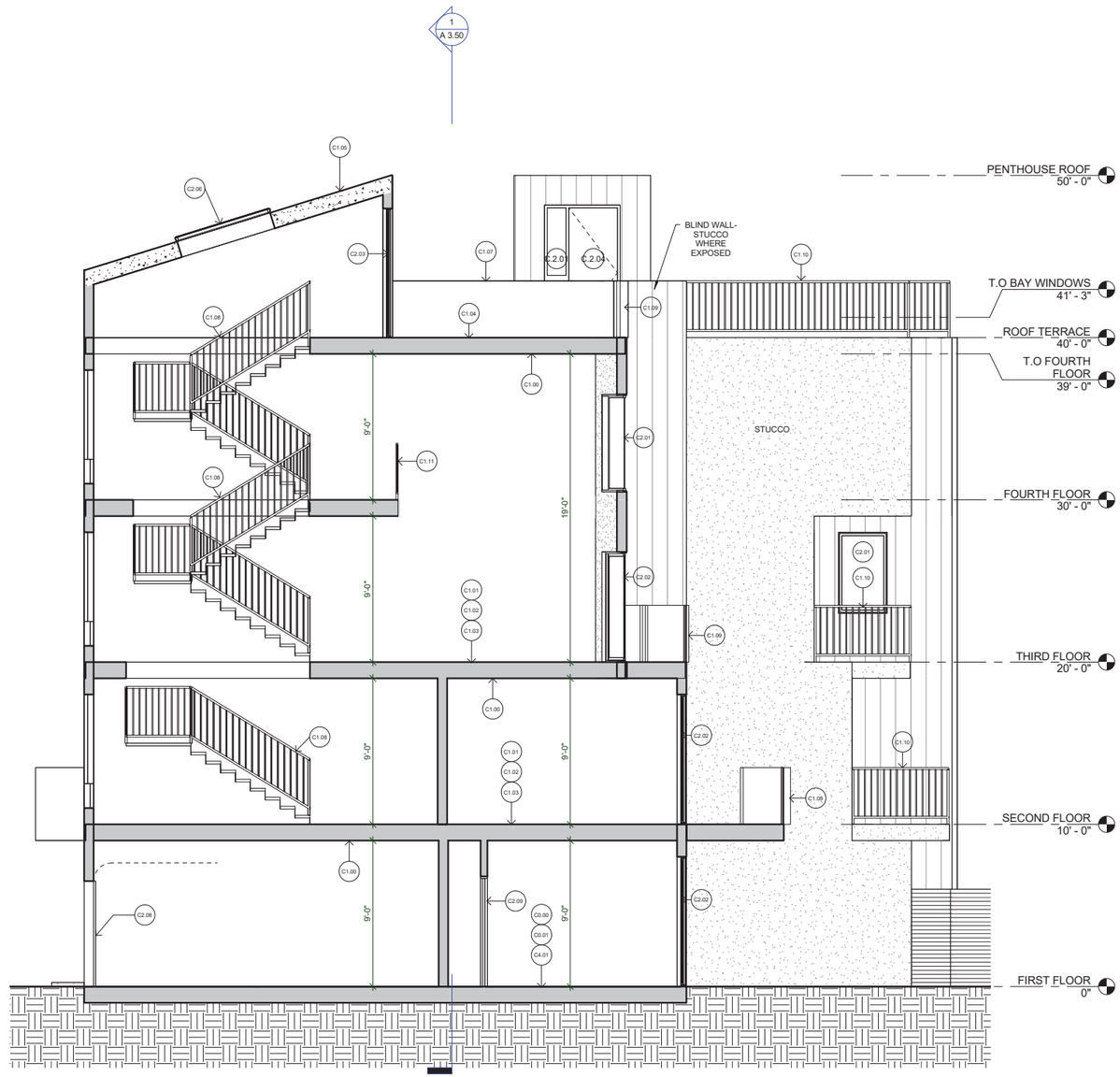
953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

SECTION

A 3.50

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP
	1509



2 EAST - WEST SECTION THROUGH SOUTH BUILDING
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES	
NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

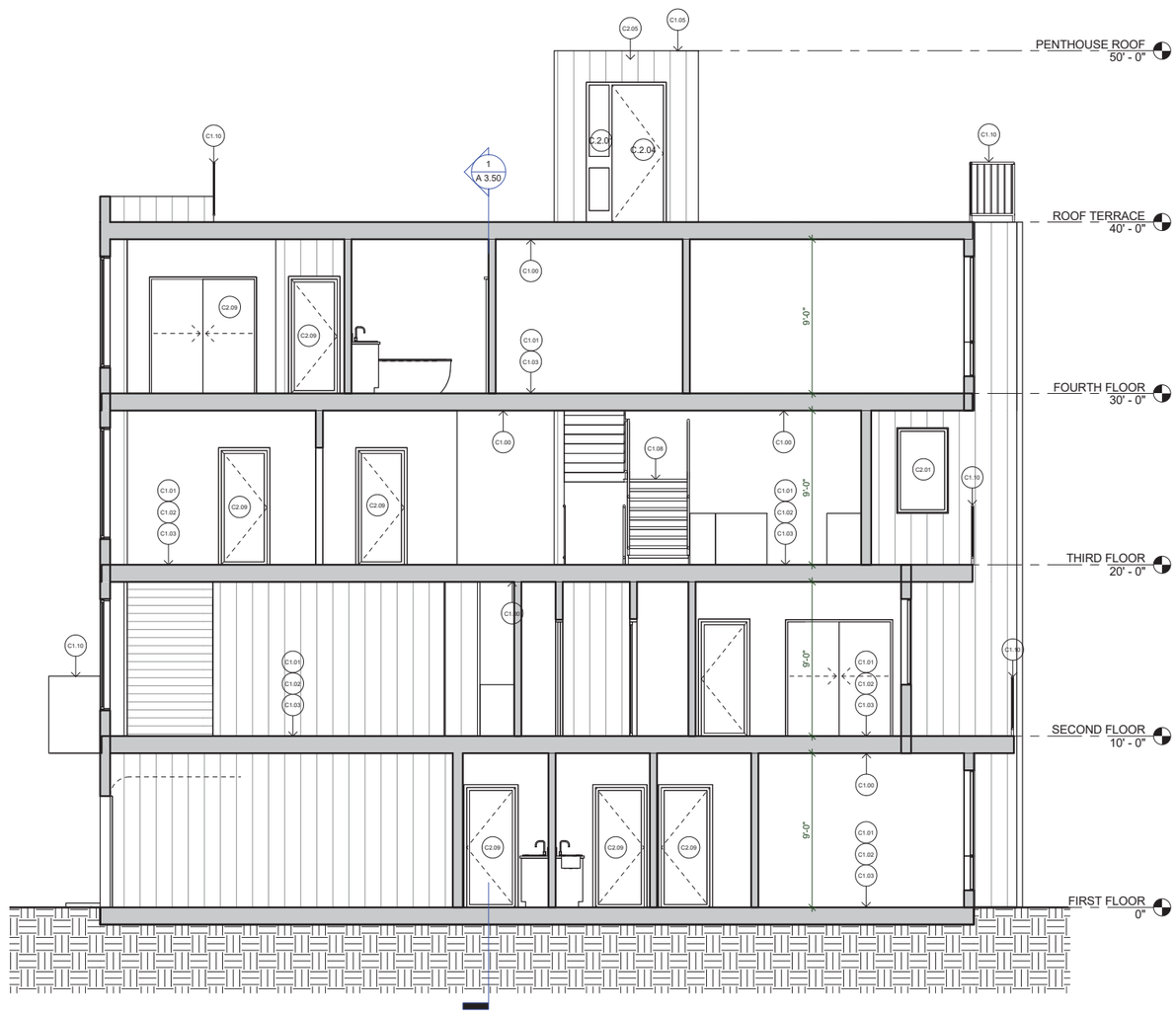
953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

SECTION

A 3.51

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	DP
	1509



1 EAST - WEST SECTION THROUGH NORTH BUILDING
1/4" = 1'-0"

CONSTRUCTION SHEET NOTES	
NOTE NO.	COMMENT
C0.00	NEW CONCRETE FOUNDATIONS S.S.D.
C0.01	NEW CONCRETE SLAB
C0.02	NEW CONCRETE SIDEWALK AND CURB CUT
C0.03	NEW SIDEWALK PLANTER
C0.04	LANDSCAPING AT REAR YARD TO BE DETERMINED
C0.05	NEW WOOD FENCE, 6' TALL
C1.00	NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
C1.01	NEW FLOOR FRAMING
C1.02	ONE-HOUR FIRE-RATED FLOOR ASSEMBLY BETWEEN RESIDENTIAL UNITS AND BETWEEN GARAGE AND RESIDENTIAL UNITS. 5/8" TY[E-X SHEETROCK OVER rc CHANNELS BELOW. 3/4" PLYWOOD SUBFLOOR AND 3/4" HARDWOOD FLOORING ABOVE. R-19 BATT INSULATION. MINIMUM STC 50 (45 FIELD TES
C1.03	NEW ONE-HOUR FIRE-RATED ASSEMBLY W/MIN 50 STC AND 50 IIC BETWEEN UNITS
C1.04	NEW ONE-HOUR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH TILE SURFACE OVER MORTAR BED OVER BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.05	NEW ONE-HOUR FIRE-RATED SLOPED UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/8" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER.
C1.06	NEW NON-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C1.07	NEW ONE-HOUR FIRE-RATED 42" HIGH PARAPET WALL WITH INTEGRAL COLOR STUCCO OVER 5/8" TYPE-X GYPSUM SHEATHING ON BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING
C1.08	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
C1.09	NEW 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL WITH METAL CAP
C1.10	NEW 42" HIGH FRAMELESS METAL GUARDRAIL POSTS WITH MAX 4 INCH GAP. FRONT OF BUILDING WITH SOLID GUARDRAIL WITH SIDING AND TEMPERED GLASS AT THE ENDS
C1.11	NEW BUILT-IN CABINETS / SHELVES
C1.12	NEW 42" HIGH SOLID GUARDRAILS WITH SIDING AND TEMPERED GLASS AT THE ENDS
C2.00	NEW EXTERIOR STAINED WOOD DOUBLE-GLAZED ENTRY DOOR IN NEW OPENING
C2.01	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED WINDOW IN NEW OPENING
C2.02	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR IN NEW OPENING
C2.03	NEW EXTERIOR POWDER COATED ALUMINUM DOUBLE-GLAZED SLIDING DOOR IN NEW OPENING
C2.04	NEW EXTERIOR POWDER COATED ALUMINUM DOUBL-GLAZED SWING DOOR UNIT IN NEW OPENING
C2.05	NEW INTERIOR BARN DOOR
C2.06	NEW DOUBLE-GLAZED, TEMPERED, FIXED, ALUMINIUM CURB-MOUNTED SKYLIGHT
C2.07	NEW 45 MINUTE FIRE-RATED EXTERIOR STEEL DOUBLE-GLAZED WINDOW WITH FIRELITE GLASS AT PROPERTY LINE
C2.08	NEW EXTERIOR SOLID-CORE PAINTED WOOD UPWARD-ACTING GARAGE DOOR WITH AUTOMATIC GARAGE DOOR OPENER AND MIN 200 SQ.IN VENTILATION
C2.09	NEW INTERIOR DOOR
C3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
C3.03	NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED.
C3.04	NEW CLOSET SYSTEM
C3.06	NEW BIKE STORAGE
C4.00	NEW HARDWOOD FLOORING
C4.01	NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
C5.00	NEW WOOD SLATED WALL
C5.03	NEW TRENCH DRAIN AT GARAGE DOOR

WINDER GIBSON
architects
interiors
planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

SECTION

A 3.52

DATE	02/03/17
SCALE	1/4" = 1'-0"
DRAWN	Author
	1509

PROPOSED FRONT FACADE VIEW- LOOKING SOUTHEAST

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

RENDERS

A 9.01

DATE	02/03/17
SCALE	
DRAWN	JD
	1509

PROPOSED FRONT FACADE VIEW- LOOKING EAST

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

RENDERS

A 9.02

DATE	02/03/17
SCALE	
DRAWN	JD
	1509

PROPOSED FRONT FACADE VIEW- LOOKING NORTHEAST

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

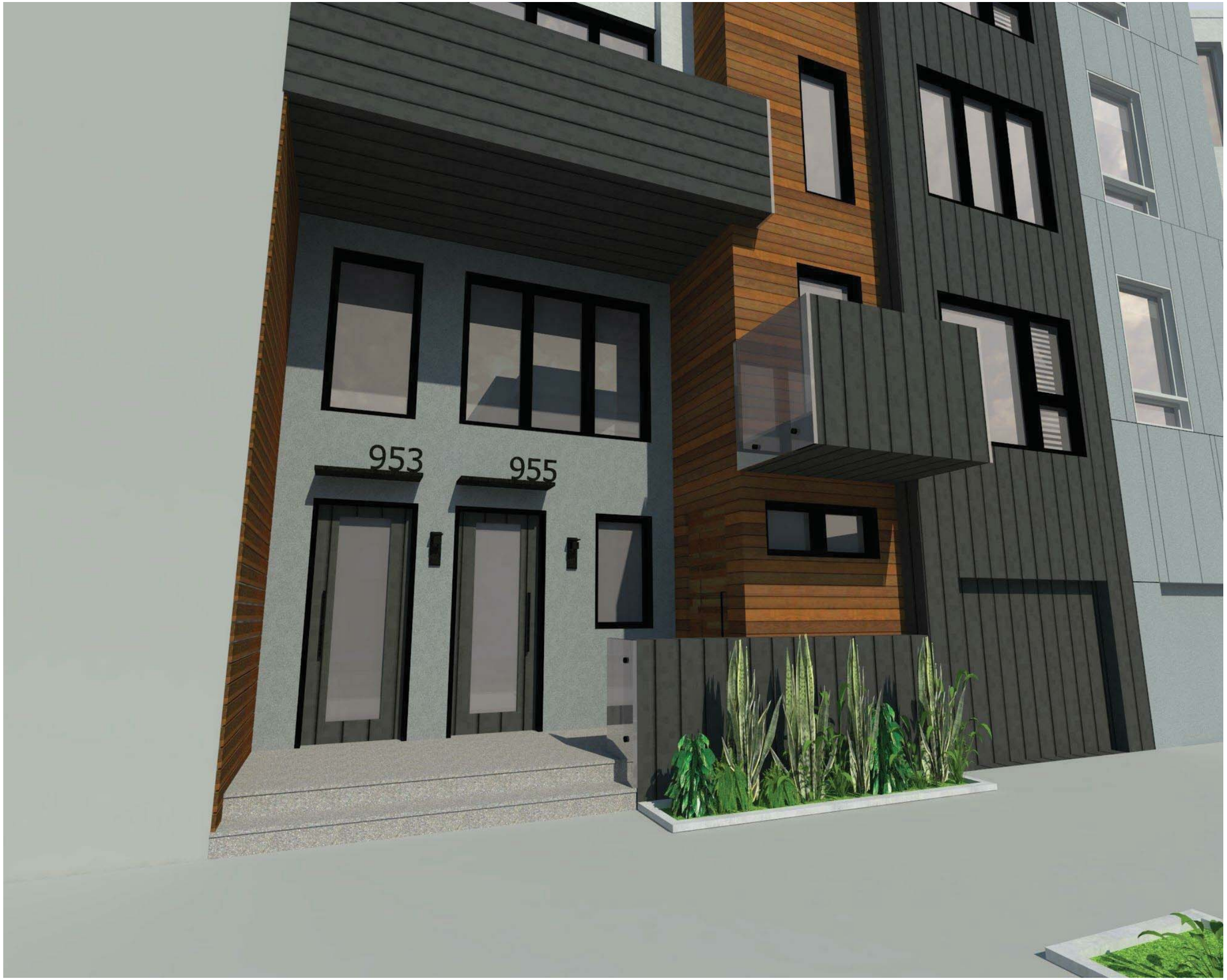
953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

RENDERS

A 9.03

DATE	02/03/17
SCALE	
DRAWN	JD
	1509



PROPOSED NORTH BUILDING ENTRY- VIEW LOOKING SOUTHEAST

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

RENDERS

A 9.04

DATE	02/03/17
SCALE	
DRAWN	JD
	1509

PROPOSED SOUTH BUILDING ENTRY- LOOKING NORTHEAST

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

RENDERS

A 9.05

DATE	02/03/17
SCALE	
DRAWN	JD
	1509

PROPOSED SIDE FACADE VIEW- LOOKING NORTH

WINDER GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE

NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

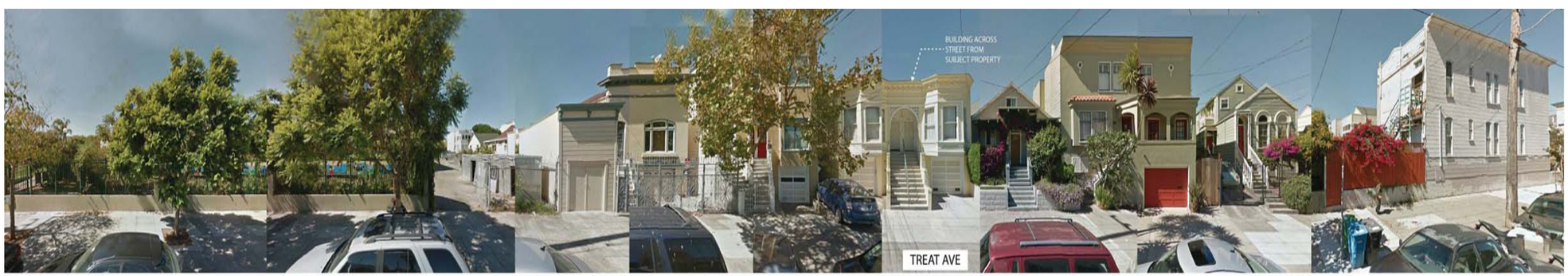
SITE PERMIT

RENDERS

A 9.06

DATE	02/03/17
SCALE	
DRAWN	JD
	1509

SUBJECT PROPERTY AND ADJACENT BUILDINGS (LOOKING SOUTH)



BUILDINGS ACROSS THE STREET FROM S UBJECT PROPERTY (LOOKING NORTH)

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

EXISTING PHOTOS

A 9.50

DATE	02/03/17
SCALE	
DRAWN	JD
	1509

EXISTING BUILDING- LOOKING NORTHEAST

EXISTING BUILDING- LOOKING EAST

TREAT STREET- LOOKING SOUTHEAST

TREAT STREET- LOOKING NORTHEAST

TREAT STREET- LOOKING SOUTHEAST

WINDER
GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

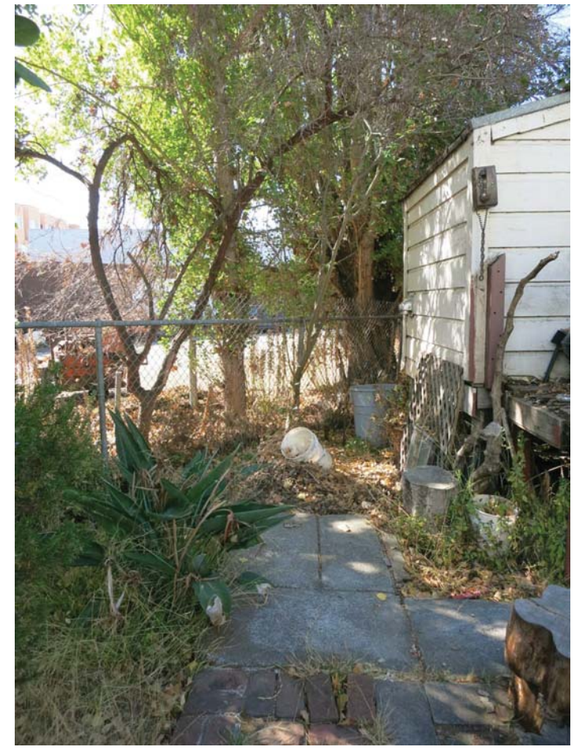
SITE PERMIT

EXISTING PHOTOS

A 9.51

DATE	02/03/17
SCALE	
DRAWN	JD
	1509

EXISTING BUILDING- LOOKING SOUTHWEST



EXISTING BUILDING- LOOKING WEST

EXISTING BUILDING- LOOKING SOUTH

EXISTING BUILDING- LOOKING NORTHEAST

WINDER GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

EXISTING PHOTOS

A 9.52

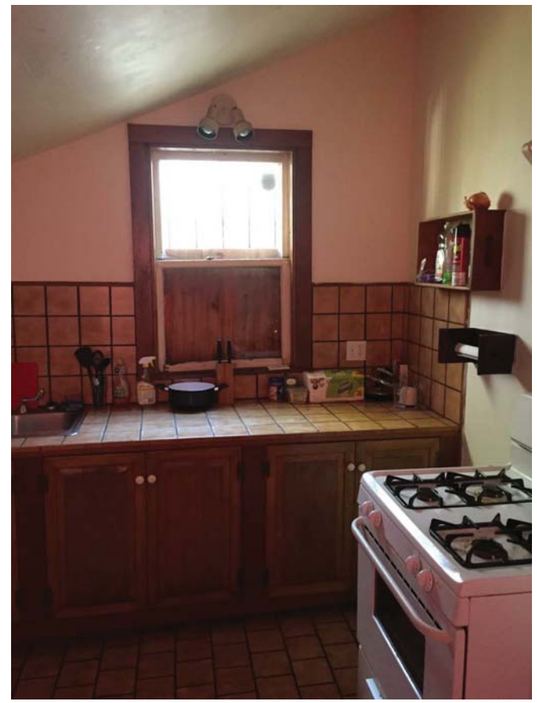
DATE	02/03/17
SCALE	
DRAWN	JD
	1509

EXISTING BUILDING- LIVING ROOM

EXISTING BUILDING- BEDROOM

EXISTING BUILDING- BEDROOM

EXISTING BUILDING- BATHROOM



EXISTING BUILDING- KITCHEN

EXISTING BUILDING- LAUNDRY ROOM

WINDER GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

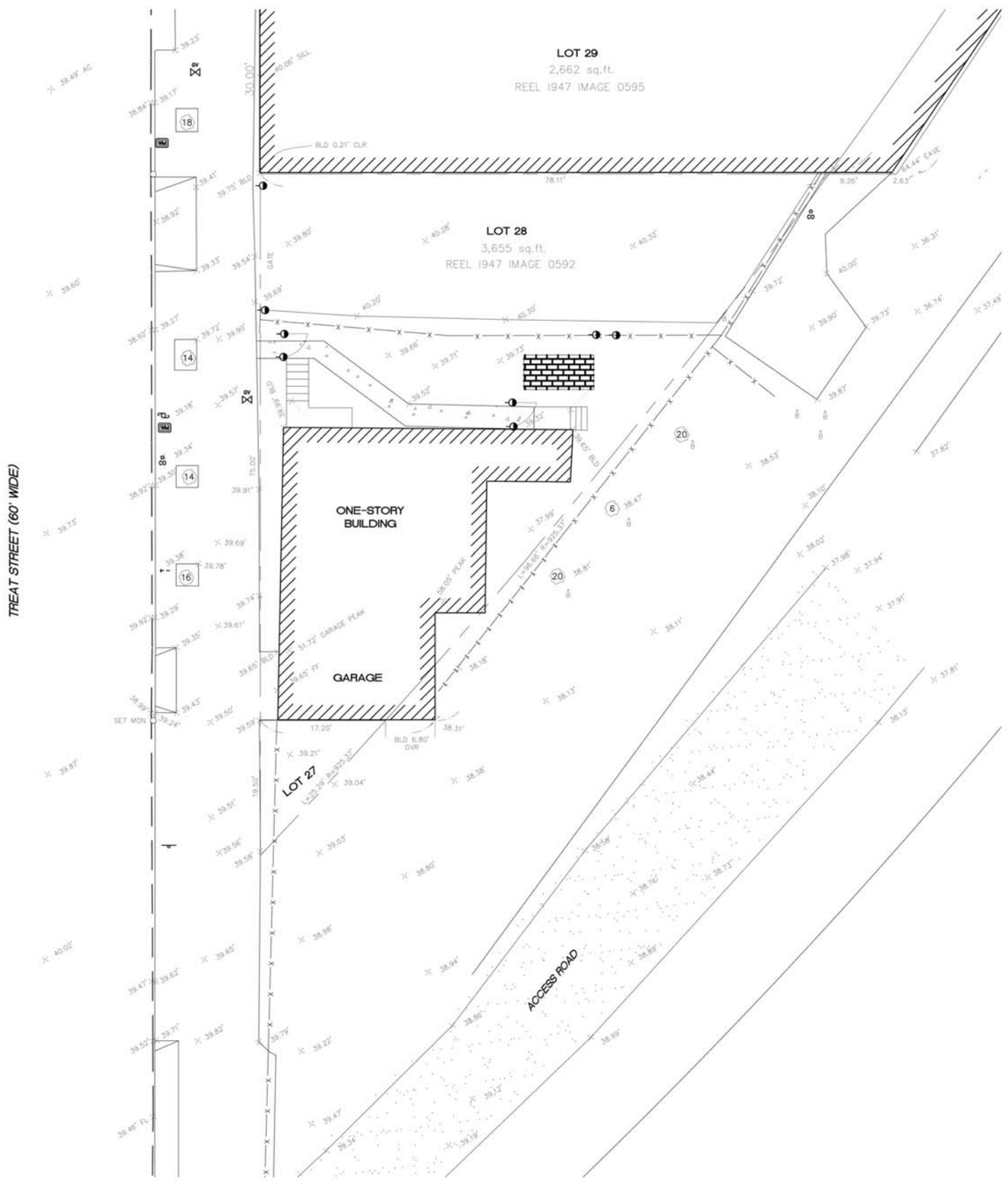
953 TREAT AVENUE
NORTH & SOUTH BUILDING
SAN FRANCISCO, CA 94110

SITE PERMIT

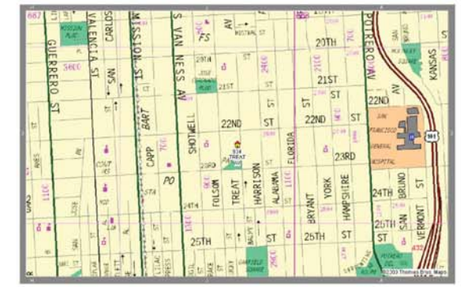
EXISTING PHOTOS

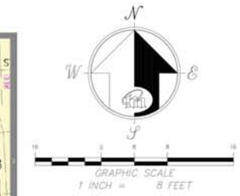
A 9.53

DATE	02/03/17
SCALE	
DRAWN	JD
	1509



VICINITY MAP N.T.S.





BASIS OF SURVEY

CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. FWPN-3551401623-JJ, 2150 JOHN GLENN DRIVE, SUITE 400, CONCORD, CA 94520 DATED NOVEMBER 21, 2015. (TEL: 415-788-0871, FAX: 415-896-9427)

BASIS OF ELEVATION

ELEVATION IS BASED OF A FOUND CITY BENCHMARK, LOCATED ON THE SOUTH EAST CORNER OF FOLSOM AND 23RD STREET, WITH AN ELEVATION OF 43.166'

GENERAL NOTES

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
(3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
(6) CONSULTANT IS NOT RESPONSIBLE FOR AREAS MARKED AS "HEAVY BRUSH."
(7) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
(8) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JAMES HEINZER & THEIR ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
(9) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
(10) THIS IS A BOUNDARY SURVEY.
(11) A RECORD OF SURVEY IS BEING FILED FOR THE CLIENT, IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA AND LOCAL ORDINANCE(S).
(12) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. EXACT LOCATION OF TREES SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY DESIGN WORK. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

LEGEND

BKC	BACK OF CURB
BLD	BUILDING CORNER
CONC	CONCRETE
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
N.T.S.	NOT TO SCALE
THRESH	THRESHOLD
	GAS VALVE
	CLEAN OUT
14	TREE
WM	WATER METER
	BOLLARD
	GATE POST
	SET REBAR AND CAP L.S. 6784
	SET LEAD PLUG AND TAG L.S. 6784
	PROPERTY LINE
	FLOWLINE
	FENCE

PROFESSIONAL LAND SURVEYOR
STANLEY E. CERVICK
EXP. 9/30/06
P.L.S. 6784
STATE OF CALIFORNIA

SITE SURVEY

LANDS OF HEINZER

953 TREAT AVE

PREPARED AT THE REQUEST OF JAMES HEINZER

SAN FRANCISCO — CALIFORNIA
APRIL — 2015

MERIDIAN SURVEYING ENGINEERING, INC.
2958 VAN NESS AVE. SAN FRANCISCO 94109 (415) 440-4131
777 GRAND AVENUE, #202 SAN RAFAEL, CA 94901 (415) 456-5450

COPYRIGHT © 2015

SURVEY BY:	KAS/JSW	REVISION DATE:	6-14-06
DRAWN:	KAS	PROJ. NO.:	05095
APPROVED:	STC	SHEET	1 OF 1
FILE NAME:	05095		
SURVEY DATE:	06/23/05		

PROJECT SPONSOR SUBMITTAL

February 2, 2017

Shadi AbouKhater
953 Treat Avenue, LP
shadi@SAKDesignBuilding.com
415.823.1110

RE: 953 Treat Avenue

Mr. AbouKhater,

Page & Turnbull prepared a Historic Resource Evaluation (HRE) for the property at 953 Treat Avenue, which was finalized on April 27, 2015. The conclusion of the report was that the cottage, originally constructed in 1887 with additions and expansions made before 1915, is not associated to important events, people, or architectural design, and therefore is not eligible for listing in the California Register of Historical Resources (California Register). As a result, the HRE found that the building does not qualify as a historic resource for the purposes of the California Environmental Quality Act (CEQA). This was the second HRE to make that conclusion; the first was prepared by James Heinzer in 2005. The San Francisco Planning Department concurred on Page & Turnbull's HRE findings in its CEQA Categorical Exemption Determination, dated November 10, 2015.

We understand that architectural historian Katherine Petrin has submitted a letter to the Planning Department on January 27, 2017. Ms. Petrin's letter is incorrect in stating that the 2010 South Mission Historic Resource Survey produced two status codes: 3CS ("appears eligible or the California Register as an individual property through survey evaluation") and 7N ("needs to be reevaluated"). Only the 7N status code was attributed to the parcel on the San Francisco Planning Department Property Information Map (PIM) or any survey materials. A copy of the PIM data is attached to this letter. As the HRE states,

- The map of *Complete Survey Findings* shows the parcel as a "Non-Resource property identified by survey"[1];

[1] "Complete Survey Findings," updated 11/09/2010. http://www.sf-planning.org/ftp/files/Preservation/South_Mission/Map_of_Historic_Resource_Survey_Findings.pdf

- The map of *Individually Eligible Historic Resources and Potential Historic Districts* and the interactive *South Mission Historic Resource Survey Map* show the parcel as a "Potential Historic Resource identified by survey - requires further research"[2];
- Matrix of all surveyed properties assigns a CHRSC of 7R to 953 Treat Avenue, noting that its resource eligibility was "not determined: requires intensive research."[3]

Ms. Petrin's letter notes that former property owner John Center/the John Center Company was a major landowner who installed a water supply system that prevented destruction of a portion of the Mission District from the fires that were caused by the April 18, 1906 earthquake. While John Center may have been locally significant for this feat, Ms. Petrin's letter does not demonstrate that the cottage at 953 Treat Avenue is individually significant in direct association with this act. Indeed, according to Ms. Petrin's letter, "The fire was halted at 20th Street just a few blocks north of 953 Treat."[4] The fire was not stopped *at the subject street or property*, nor did Center live at the property during the time that he and his company owned it. According to the 2005 HRE, he was "the largest landowner in the Mission District from the 1860s to his death at age 92 in 1908. […] His holdings were so extensive that one newspaper in 1908 stated that hardly a parcel in the Mission District did not have in its chain of title the John Center Company."[5] His water system prevented 953 Treat Avenue from being destroyed by fire, but also presumably saved all of the other buildings in the immediate vicinity. Ms. Petrin's letter corroborates this by stating that John Center contributed to "saving hundreds of buildings in the Mission District from the post-earthquake fires."[6]

While the building survived the 1906 earthquake, this does not automatically warrant individual significance or eligibility for listing in the California Register. According to the evaluation process that is outlined in National Register Bulletin 15, which is the basis of the California Register criteria evaluation process, to be considered for listing under National Register Criterion A (California Register Criterion 1), a property must be associated with one or more events important in the defined historic context. Criterion A/1 recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, *the property must have*

---

[2] "Individually Eligible Historic Resources and Potential Historic Districts," updated 11/09/2010, http://www.sf-planning.org/ftp/files/Preservation/South_Mission/Map_of_Individual_Historic_Resources.pdf; South Mission Historic Resource Survey Map, http://sf-planning.org/south-mission-historic-resource-survey-map
[3] "List of Surveyed Properties," 8/31/2010, http://www.sf-planning.org/ftp/files/Preservation/South_Mission/Indiv_address.pdf
[4] Katherine Petrin, "Re: 953 Treat Avenue (APN 3639/028)," (January 27, 2017): 3.
[5] James Heinzer, Historic Resource Evaluation for 953 Treat Avenue (April 28, 2005): 4.
[6] Petrin, "Re: 953 Treat Avenue," 3.

*an important association with the event or historic trends, and it must retain historic integrity (*italics added for emphasis by author).[7] Ms. Petrin has not demonstrated that 953 Treat Avenue has a direct and important association that represents its surrounding neighborhood's survival of the 1906 earthquake and fires that rises above most other properties in the immediate area. Page & Turnbull retains the stance described in the 2015 HRE that the property is not significant under California Register Criterion 1.

Furthermore, according to the evaluation process that is outlined in National Register Bulletin 15, a finding of significance under National Register Criterion B (or California Register Criterion 2) involves several steps. First, the person associated with the property must be identified as individually significant within a historic context. They cannot simply be a member of an identifiable profession, class, or social or ethnic group. The person must have gained importance within his or her profession or group. Second, a property eligible under Criterion B/2 must be associated with the person's productive life, reflecting the time period when he or she achieved significance. Among all places associated with the person, the subject building must best represent his or her contribution.[8] Ms. Petrin has not demonstrated that the cottage at 953 Treat Avenue best represents John Center's significance such that the building would be individually significant in association, when John Center and the John Center Company owned a large expanse of land with a number of buildings on it, and John Center's water system apparently saved hundreds of buildings. Page & Turnbull retains the stance described in the 2015 HRE that the property is not significant under California Register Criterion 2.

In conclusion, Page & Turnbull does not believe that Ms. Petrin's letter demonstrates that the building at 953 Treat Avenue is individually significant and eligible for listing in the California Register. We continue to support our finding from the HRE that the building is not eligible and should not be considered a historic resource for the purposes of CEQA.

[7] U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm
[8] Ibid.

SAN FRANCISCO
PLANNING DEPARTMENT

Report for: 953 TREAT

Property Report: 953 TREAT

General information related to properties at this location.

PARCELS (Block/Lot):

3639/028

PARCEL HISTORY:

None

ADDRESSES:

953 TREAT AVE, SAN FRANCISCO, CA 94110

NEIGHBORHOOD:

Mission

CURRENT PLANNING TEAM:

SE Team

PLANNING DISTRICT:

District 8: Mission

SUPERVISOR DISTRICT:

District 9 (Hillary Ronen)

CENSUS TRACTS:

2010 Census Tract 022803

TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone:	170

RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder.

CITY PROPERTIES:

None

PORT FACILITIES:

None

ASSESSOR'S REPORT:

Address:	953 TREAT AV
Parcel:	3639028
Assessed Values:	
Land:	$25,284.00
Structure:	$75,942.00
Fixtures:	-
Personal Property:	-
Last Sale:	3/26/2015
Last Sale Price:	$1,900,000.00
Year Built:	1891
Building Area:	738 sq ft
Parcel Area:	3,750 sq ft
Parcel Shape:	Other
Parcel Frontage:	-
Parcel Depth:	-
Construction Type:	Wood or steel frame
Use Type:	Dwelling
Units:	1
Stories:	1
Rooms:	5
Bedrooms:	-
Bathrooms:	1
Basement:	-

Historic Preservation Report: 953 TREAT

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: pic@sfgov.org

HISTORIC EVALUATION:

Parcel:	3639028
Building Name:	
Address:	953 TREAT AV
Planning Dept. Historic Resource Status:	C - No Historic Resource Present / Not Age Eligible

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Planning App. No.:	2015-006510ENV
Date:	3/25/2016
Decision:	No Historic Resource Present
Indvidual or District:	Both
Further Information:	View
Planning App. No.:	2005.0429E
Date:	10/14/2005
Decision:	No Historic Resource Present
Indvidual or District:	
Further Information:	View View

HISTORIC SURVEYS:

Parcel:	3639028
Survey Name:	South Mission Historic Resource Survey
Evaluation Date:	11/30/2010
Survey Rating:	7N
Rating Description:	Needs to be reevaluated (Formerly NR Status Code 4)

View DPR Survey Form for Parcel 3639028

SOUTH MISSION HISTORIC RESOURCE SURVEY:

Parcel:	3639/028
Address:	953 TREAT AV
Resource Attribute 1:	HP2. Single Family Property
Resource Attribute 2:	
Year Built:	1891
Year Built Source:	SF Assessor
Architectural Style:	Italianate
CHRSC:	7N
Resource Type:	Individual (potential)
Resource Eligibility:	not determined: requires intensive research

Historic District:

Survey Form/Photo: Click to view Form

View South Mission Historic Resource Survey Website

HISTORIC CONTEXT STATEMENTS:

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

The Disclaimer: The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an 'as is' basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

953 TREAT AVE OPPOSITION CLARIFICATION

1. Letter from planned sponsor shedding light on real person driving opposition.
2. Signed Support Letter from Residential Neighbor Don DeMartini who has lived in the area for decades and knows Earnest Heinzer well.
3. Signed Support Letter from other Residential Neighbors
4. E-mail from Jan 5th 2016 showing Ernest and Katherine working together with their names highlighted.
5. The 2005 HRE classifying 953 Treat as non-historical for a project to demo the structure. Earnest R. Heinzer is highlighted as the project sponsor.

February 3rd, 2017

Dear Planning Commission,

As the project sponsor of 953 Treat Ave, I have put a lot of time and effort in neighborhood outreach. It is rare to have such strong neighborhood support for a development project in San Francisco. As you can see with the attachments I have signed letters of support for the project. The lot currently has a very small single family home in very poor shape. We are looking to replace it with a multi-unit building that can house more families. I think it is important to understand this is a good project supported by the neighbors (who are residents and not commercial tenants) and the Planning Department, bringing more housing to San Francisco and replacing a dilapidated small home that attracts crime.

I would like to shed some light on the motivation for Katherine Petrin's opposition to 953 Treat Ave historic findings. The person who is really driving this opposition is Ernest Heinzer. Ernest and his brother Jim Heinzer owned 953 Treat Ave and the next door commercial building together. Back in 2005 Ernest and Jim were the sponsors to demo 953 Treat Ave. It was found to be non-historical and the demo was approved, file attached. (On the bottom of Page 3 you can see that Ernest is listed as one of the project sponsors). They subsequently did not go through with the project. Fast forward to 2014 Jim and Ernest split up their assets which gave Jim 953 Treat Ave, with Earnest keeping 933 Treat Ave next door. Jim then sold it to us included with the historic findings and previous plans to demo the property in the disclosures.

Jim and Ernest had a falling out and no longer really speak with each other. From speaking with all the residents in the area Ernest is a very difficult person. He has yelled at neighbors' children, scared his tenants, etc. I have spoken to many of his current commercial tenants and they are in fear of losing their lease if they don't show some type of support on this opposition. Ernest does not like change and has grown some type of personal attachment to the 953 Treat Ave and also may feel like this is a way to get back his brother. We may unfortunately be in the middle of some kind of a brother feud.

Ernest engaged Katherine Petrin last year in order to find a way to preserve the building, as evidenced by the attached email dated January 5, 2016 to Justin, including Katherine in the To list (Notably, Luke Dechanu is not even included in this email). Ernest and Katherine have held several meetings with Ernest's tenants and even tried to gather some actual residents that live in the area. None of the residents will support Ernest and I actually have a letter from the residents supporting our project. As I had mentioned before the only reason any of Ernest's tenants may support him is from the fear of losing their commercial lease. Luke Dechanu is one of these commercial tenants. I reached out to Luke last year and never heard back from him. He had no interest in speaking with me. I also reached out to Katherine last year and she was coy with me and said she was just an interested party. Luke and Katherine will tell you they are acting on their own at this point as Ernest knows he has a conflict of interest. But, as Justin knows he reached out to him with Katherine on the e-mail on January 5, 2016, a copy attached. I was told by one of the tenants that in the last meeting Katherine had to say she was working on her own due to Ernest's conflict of interest. We are also a bit concerned about the misrepresentations in Katherine's document stating that the "Friends of 953 Treat" is a group comprised of neighbors. The document was not signed by any neighbors as my letters attached are. We don't believe there are any actual "Friends of 953 Treat" and the representation of this as a neighborhood group is false and misleading. This group appears to solely consist of couple people, (Luke Dechanu) acting on behalf of Ernest in order to keep him in the shadows.

This project has undergone two historical reviews, once in 2005 and once in 2015, both of which were found to be NON-Historical by third parties and the Planning Department. We have now also had Page & Turnbull review Ms. Patrin's claims to which Page & Turnbull has refuted and holds the designation that 953 Treat Ave is NON-Historical. As you can imagine this is very frustrating. We have gained true neighborhood support for this project and worked hard to design a building that works with the neighborhood and the Planning Department could support. We are now faced with one man who does not like change that is disguising this opposition as a historical debate. This must be frustrating for you as well as it is a poor use of Planning Departments resources.

Respectfully,

Shadi AbouKhater
Project Sponsor

953 Treat Ave

Dear Justin and Tina,

We are writing you to express our support of the proposed project at 953 Treat Ave. The structure currently on the property is in extremely poor condition. It has no foundation, and windows, walls and roof are falling apart. The building attracts homeless and undesirables to the area. Many of us have young children and use the park down the street. The demo of the building and construction of 4 family oriented condos would be a welcome and needed change to the property and the Treat neighborhood. We know and see no reason this building should be preserved.

Ernie Heinzer has approached us to gain support in keeping the building. As you can see from this letter his views are not supported. We also find it a bit disingenuous of him since he looked to gain support for demo of the building in 2005 when it suited his needs. We hope that he is not slowing down the process to make the proposed project at 953 Treat Ave a reality. We sincerely appreciate your consideration in this matter.

X Donald L. DeMartini

NAME:

X Janet L. DeMartini

NAME:

953 Treat Ave

Thursday, March 24, 2016

Dear Justin and Tina,

We are writing you to express our support of the proposed project at 953 Treat Ave. The structure currently on the property is in extremely poor condition. It has no foundation, and windows, walls and roof are falling apart. The building attracts homeless and undesirables to the area. Many of us have young children and use the park down the street. The demo of the building and construction of 4 family oriented condos would be a welcome and needed change to the property and the Treat neighborhood. We know and see no reason this building should be preserved. We hope that there is nothing slowing down the process to make the proposed project at 953 Treat Ave a reality. We sincerely appreciate your consideration in this matter.

X Lauren Segal

NAME: Lauren Segal

X Zachary Segal

NAME: Zachary Segal

X Bryan Jamay

NAME: BRYAN JAMAY

X Elvia Marta

NAME: ELVIA MARTA

X

NAME: Carmela Zavaleta

X

NAME: Oscar Zavaleta

923-925 Treat

Ernie Heinzer

From: "Ernest Heinzer" <erheinzer@mindspring.com>
To: "Ernest Robert Heinzer" <ernest@eaheinzer.com>; "Mike Buhler" <MBuhler@sfheritage.org>; "Kathrine Petrin" <petrinkatherine@gmail.com>
Sent: Tuesday, January 05, 2016 10:55 AM
Attach: ATT00049.png; ATT00050.png; ATT00051.png; ATT00052.png; ATT00053.png
Subject: Fwd: RE: 953 Treat Ave.

-------- Forwarded Message --------
Subject: RE: 953 Treat Ave.
Date: Tue, 5 Jan 2016 16:58:17 +0000
From: Greving, Justin (CPC) <justin.greving@sfgov.org>
To: Ernest Heinzer <erheinzer@mindspring.com>

Ernest,

I have not begun my review of the project. It is 4th in my queue so I will likely not get to it until the end of January.

*Justin Greving
Preservation Planner*

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
*Direct: *415-575-9169 *Fax: *415-558-6409
*Email: *_justin.greving@sfgov.org <mailto:justin.greving@sfgov.org>_
*Web: *www.sfplanning.org <http://www.sfplanning.org/>

facebook-logo-square <https://www.facebook.com/sfplanning>flickr <http://www.flickr.com/photos/sfplanning>twitter-logo-square <https://twitter.com/sfplanning>you-tube1 <http://www.youtube.com/sfplanning>mail <http://signup.sfplanning.org/>

*Planning Information Center (PIC):*415-558-6377 or pic@sfgov.org <mailto:pic@sfgov.org>

*Property Information Map (PIM):*http://propertymap.sfplanning.org

-----Original Message-----
From: Hilyard, Gretchen (CPC)
Sent: Tuesday, December 29, 2015 10:09 AM
To: Ernest Heinzer
Cc: Greving, Justin (CPC)
Subject: RE: 953 Treat Ave.

Hi Ernest,

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378 | DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426 | ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409 | PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991 | COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 953 Treat Avenue
Block: 3639, Lot: 028
Case No.: 2005.0429E
Date of Review: 9-15-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: James W. Heinzer
Company: n/a
Address: 933 Treat Ave., SF, CA
Phone: 824-1237
Fax: 824-1285
Email: jim@eaheinzer.com

Owner
Name: same as Preparer
Company:
Address:
Phone:
Fax:
Email:

PROPOSED PROJECT
X Demolition
☐ Alteration

Project description:
To demolish the existing single-family dwelling.

Pre-Existing Historic Rating / Survey
None. Constructed pre-1913.

Historic District / Neighborhood Context
This residence is located in a mixed-use residential, commercial and industrial area within the Mission neighborhood.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons**: or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This simple, shingled flat-front Italianate cottage is not significant architecturally, nor does it appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

not

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
X Category B
☐ Category C

Notes:

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes **X** No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 10-14-05
Mark Luellen, Preservation Coordinator

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0429E: 953 Treat Avenue, Demolition of Single-Family Dwelling
Location: East side of Treat Avenue, between 22nd and 23rd streets; Assessor's Block/Lot: 3639/028
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is to demolish a one-story, approximately 1,130-square-foot single-family dwelling on an approximately 4,274-square-foot, triangle-shaped parcel. The dwelling appears to be in relatively poor physical condition. The original building (which was built on wood piers) was constructed around 1891. In the intervening years, a variety of building additions/improvements have been made.

The house is on the south portion of the parcel, and a parking area and a loading area are on the north portion of the parcel for the use of the adjoining parcel, which has a heavy commercial/light industrial use and which parcel and business are owned by the project sponsors. The existing loading and parking areas would be retained for the adjacent use. On the south and east sides of the subject project site is a defunct Southern Pacific Railroad right-of-way that is currently used as parking, storage and access for surrounding and nearby businesses. The subject project site is within a C-M (Heavy Commercial) District and a 40-X Height and Bulk District, in the Mission District.

At this time, the project proposal is only to demolish the single-family house. Any future construction proposal for the subject project site would require an environmental application with the Planning Department.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
James W. Heinzer, Barbara G. Heinzer, and Ernest R. Heinzer, property owners, (415) 824-1237

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301(l)(1); Class Number: 1].

REMARKS: (See second page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
November 8, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: James W. Heinzer, Barbara G. Heinzer, and Ernest R. Heinzer, Project Sponsors
Winslow Hastie, Historic Preservation Technical Specialist/Planner, Southeast Neighborhood Planning Team
Julian Banales, Senior Planner, Southeast Neighborhood Planning Team
Historic Resources Mailing List
L. Fernandez/M.D.F. Exemption/Exclusion File

Remarks

The existing single-family building and its history have been evaluated by the Planning Department Historic Preservation staff in order to determine if the building is an historical architectural resource as defined under the California Register of Historical Resources criteria and the California Environmental Quality Act (CEQA). The Planning Department has determined that the building is not an historical architectural resource based on the criteria for listing on the California Register of Historical Resources (see attached Memorandum: Historic Resource Evaluation Response, dated September 15, 2005, prepared by Winslow Hastie, Planner/Historic Preservation Technical Specialist). Research on the building found that the building is not associated with a significant historic event, person, or architecture. Additionally, the building has not retained or lacks historic architectural integrity. Thus, the existing building is not considered an historical architectural resource according to the California Register criteria and CEQA. Furthermore, the Planning Department's archeological resources technical specialist/planner has determined that the demolition project is not expected to affect any CEQA-significant archeological resources (see attached Memorandum, dated August 15, 2005, prepared by Randall Dean). Therefore, the proposed demolition of the building would not have a significant, adverse impact on an historical resource.

CEQA State Guidelines Section 15301(l)(1) provides exemptions from environmental review those projects that involve demolition of up to three single-family residences in urbanized areas. The proposed project would be demolition of a single-family dwelling in a C-M (Heavy Commercial) District in the Mission District, which is a highly urbanized area. Hence, the proposed single-family house demolition project is appropriately exempt from environmental review under Section 15301(l) as a Class 1 project.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review.

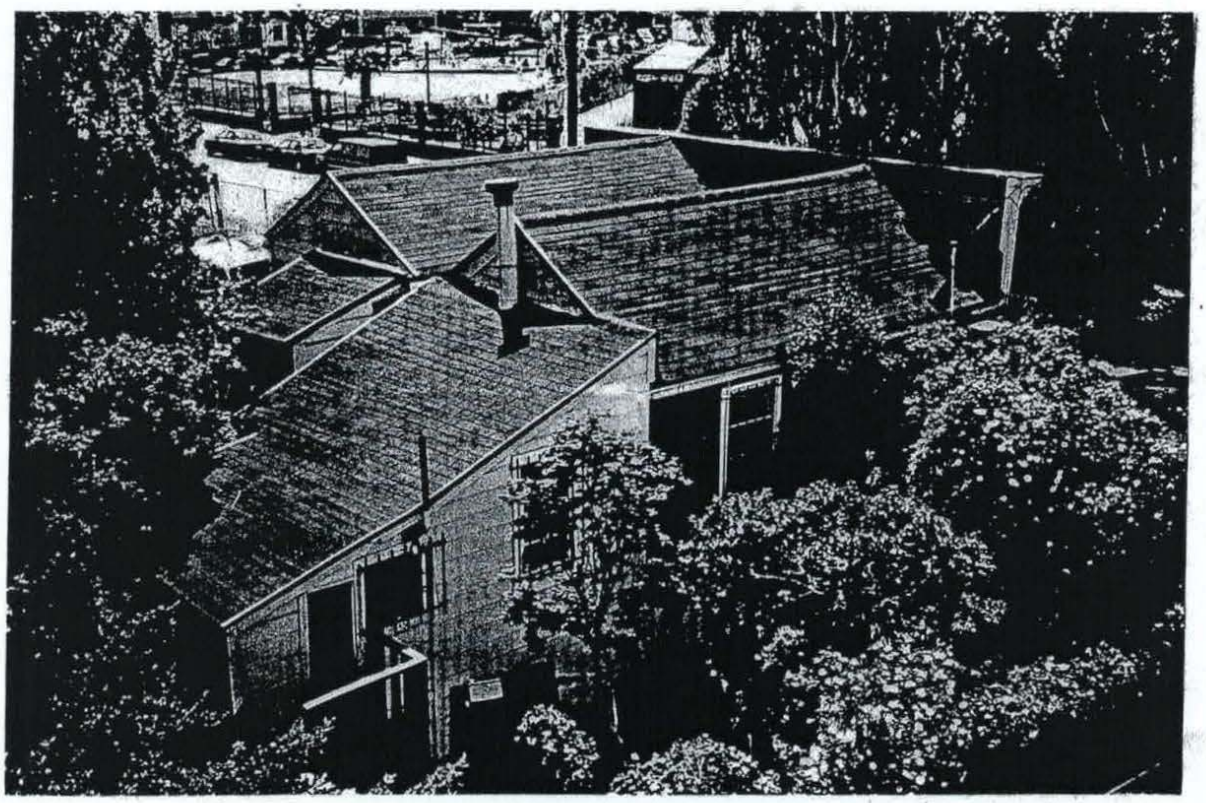
The proposed project involves only the demolition of the single-family house, and this Categorical Exemption Certificate of Determination is issued only for the proposed demolition project. Any future construction proposal would need an environmental application and be required to be reviewed by the Planning Department for potential environmental effects.

3639/028

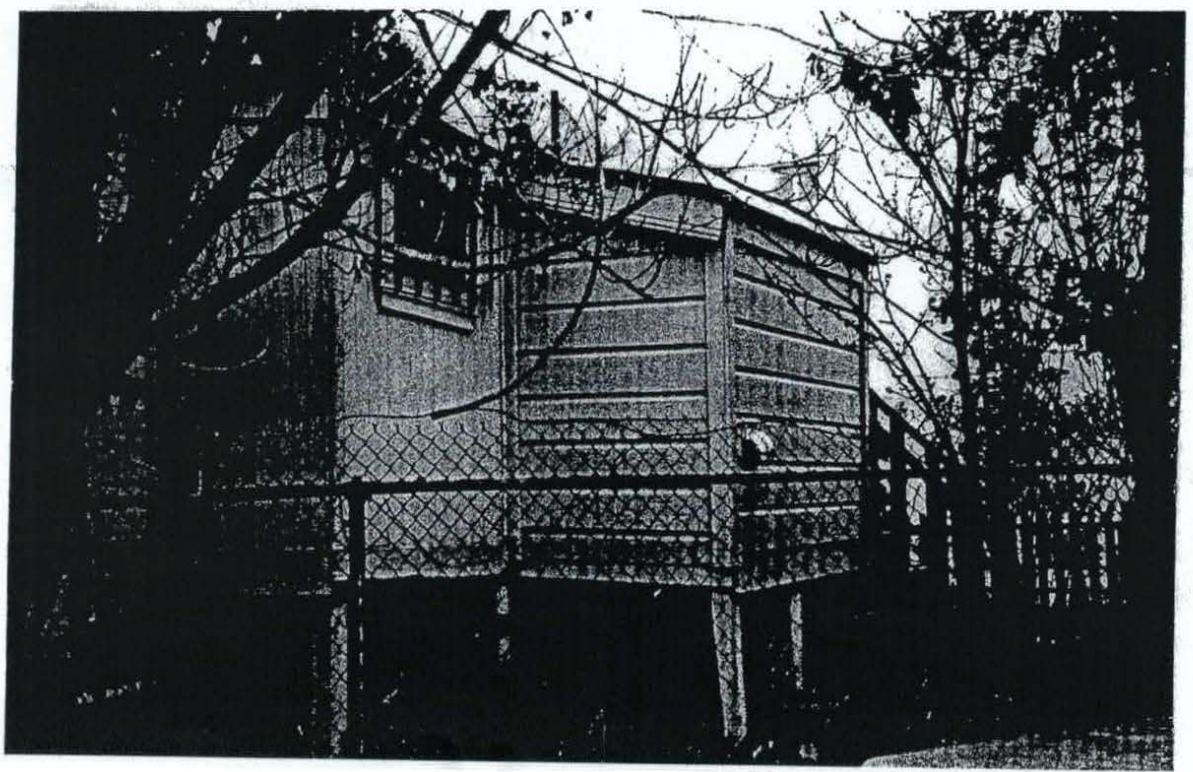
RIGHT

LEFT

TOP



BACK



MEMORANDUM

Date: 15 August 2005

To: Irene Nishimura

From: Randall Dean

Topic: Archeological sensitivity 953 Treat Avenue (2005.0429E)

Project: Proposed project is the demolition of a one-story single family dwelling with the intention of eventual new construction but no current plans for a replacement structure. The existing dwelling was constructed c. 1891. The dwelling has no basement and is supported on wood piers. This date is supported by the 1886-93 Sanborn map. It appears that the first water connection was on/after 1906. Nothing is known of former residences. Abutting on the project site to the east is the former Southern Pacific RR ROW that had train service from 1864 until the 1990s.

Archeological/historical context: No prehistoric resources have been recorded in the project vicinity. An examination of U.S. Coast Survey maps for the period 1852-1869 did not reveal in structures on the project site during this period. It is possible that an artifact-filled privy or well or trash pit is present on the project site and that such archeological deposits would have an adequate number of data sets and clear association with distinct household(s) with characteristics significant to current historical/archeological research issues.

Project Site: (APN 3639/28) Nothing is known about the formation of the project site in tems of previous fill or site alteration. It does appear that little prior soils disturbance has occurred since the existing dwelling rests on wood piers.

Potential project impacts: The demolition project is not expected to affect any CEQA-significant archeological resources. However, when project plans for new construction are submitted, the impacts of the new construction on CEQA-significant archeological resources will require reevaluation.

Recommendation: No archeological mitigation measure required for the project as demolition only.

Follow-Up (*this applies only to those applications subject to environmental evaluation*)

PLEASE let me review the text of the environmental evaluation document (Neg. Dec., EIR, Addendum, etc) including archeological mitigation measure before publication. Preferably two weeks before.

This also goes for the draft Mitigation Monitoring & Reporting Plan (MMRP) once it is completed.

Lastly, if you let me know when your documents are finalized, I can keep a copy of the archeology mitigation measures and MMRP on file to follow-up on the implementation of their archeology requirements.

OPPOSITION

Jardines, Esmeralda (CPC)

From: Katherine Petrin <petrin.katherine@gmail.com>
Sent: Friday, January 27, 2017 4:14 PM
To: Jardines, Esmeralda (CPC); Ronen, Hillary; Frye, Tim (CPC); Susan Brandt Hawley; Mike Buhler; Joe Butler
Cc: Luke Dechanu
Subject: 953 Treat Avenue (APN 3639/028)
Attachments: Petrin Letter Re 953 Treat 2017 0127.pdf

Ms. Jardines,

Attached please find my letter submitted on behalf of Friends of 953 Treat, a group of neighbors, stating opposition to the proposed demolition of the residence at 953 Treat Avenue, constructed in 1887.

We believe the 1887 residence qualifies for individual listing in the California Register of Historical Resources at the local level. The 130-year old structure is a good example of vernacular, worker housing in the Italianate style and is significant for its association with John Center, pioneer, builder and businessman. Center owned the building at 953 Treat during the 1906 earthquake and fires. He constructed the water system that saved this building and hundreds of others in the area from the post-earthquake fires. These events and the significance of John Center and the John Center Water Works are documented in *City Within a City: a Historic Context Statement for San Francisco's Mission District*, prepared by the Planning Department in 2007.

Friends of 953 Treat seek a preservation alternative in which the historic house be retained and incorporated into the proposed project.

We would be pleased to discuss this matter at your convenience.

Thank you,
Katherine Petrin

Katherine Petrin Consulting
Architectural History and Preservation Planning
Maybeck Building
1736 Stockton Street, Suite 2A
San Francisco, California 94133
415.333.0342

www.linkedin.com/pub/katherine-petrin/5/77/530/

27 January 2017

Ms. Esmeralda Jardines, Planner
City of San Francisco Planning Department
1650 Mission Street, #400
San Francisco, California 94103

Re: 953 Treat Avenue (APN 3639/028)

Ms. Jardines:

On behalf of Friends of 953 Treat, a group of neighbors, I am writing to oppose the proposed demolition of the residence at 953 Treat Avenue, constructed in the Italianate style in 1887. Since 2000 I have practiced in San Francisco as an Architectural Historian and Preservation Planner and I regularly apply the National Register and California Register criteria to evaluate historic buildings. I utilize local, state, and national preservation regulations and regularly prepare historic significance assessments for environmental review documents. I meet the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in History and Architectural History.

Based on my background and experience, it is my professional opinion that the 1887 residence qualifies for individual listing in the California Register of Historical Resources at the local level. The 130-year old structure is a good example of vernacular, worker housing in the Italianate style and is significant for its association with John Center, pioneer, builder and businessman. Center owned the building at 953 Treat during the 1906 earthquake and fires. He constructed the water system that saved this building and hundreds of others in the area from the post-earthquake fires. These events and the significance of John Center and the John Center Water Works are documented in *City Within a City: a Historic Context Statement for San Francisco's Mission District*, prepared by the Planning Department.[1]

Friends of 953 Treat urge retention of the historic residence and suggest that it be incorporated into the currently-proposed project to built two new two-unit residential condominiums on the site.

Previous Evaluations

2005

Prior evaluations of the historic qualifications of 953 Treat Avenue reached conflicting conclusions. In April 2005 a Historic Resource Evaluation prepared by former owner

[1] *City Within a City: a Historic Context Statement for San Francisco's Mission District*, prepared by the City and County of San Francisco Planning Department, dated November 2007. pps. 47, 59.

James W. Heinzer concluded that the property was not historically significant. In response, a memo issued by the San Francisco Planning Department on 15 September 2005 classified the property as a Category B historic resource warranting further consultation and review. In November 2005, the Planning Department appears to have issued a Categorical Exemption. However, the building was not demolished.

2010

In 2010, as part of the South Mission Historic Resources Survey, 953 Treat was identified and evaluated. It received two status codes: 3CS [appears eligible for the California Register as an individual property through survey evaluation] and 7N [needs to be reevaluated]. (See San Francisco Planning Department Property Information Map/Database for the 3CS code assigned 30 November 2010.)

2015-16

In 2015, new owners retained the firm Page & Turnbull as preservation consultant to assess the property's historic significance and complete a Historic Resource Evaluation. The firm provided an opinion that the residence does not qualify as a historic resource for purposes of the California Environmental Quality Act (CEQA).[2] The Planning Department concurred and issued a CEQA Categorical Exemption Determination dated 25 March 2016, finding that no resource is present either as an individual resource or as a contributor to a district.

We disagree with the final determination.

Description of the Historic Building

Located on the east side of Treat Avenue, between 22nd and 23rd Streets, 953 Treat Avenue sits on an irregular-shaped lot that measures 4,275 square feet. Built in 1887 as a wood framed, single-family residence in the Italianate style, it is a 1-story over raised basement structure. Clad in wood shingles on the primary facade and channel drop wood siding on the secondary facades, is capped by a gable roof. The primary facade faces west and includes 3 structural bays. There is a garage addition to the south with a shed roof, and another addition to the rear of the building with a shed roof. Typical fenestration consists of double-hung wood-sash windows with hoods. The primary entrance is located on the north facade and features a paneled wood door with a bracketed hood, accessed by a flight of wood stairs. Character-defining features include a wood porch, a bracketed cornice, sash windows with hoods, primary entrance door below a bracketed door hood, and a high false-front parapet at the roofline.[3]

---

[2] *Historic Resource Evaluation, 953 Treat Avenue, San Francisco, California* by Page & Turnbull, dated 27 April 2015.
[3] Primary Record, 953 Treat Avenue, dated 17 March 2008.

Katherine T. Petrin | Architectural Historian & Preservation Planner
1736 Stockton Street, Suite 2A, San Francisco, California 94133

Historic Significance

Water records indicate the building was constructed in 1887. The original architect and builder are not identified.

The building is associated with John Center (1816-1908), a pioneering figure "who was later dubbed the 'father of the Mission'". Center was instrumental in the construction of the plank road and streetcar lines. He was a major landowner and subdivided large expanses of land to facilitate new streets and housing.[4] More importantly, though not noted in the Page & Turnbull *Historic Resource Evaluation*, he designed and built the John Center Water Works, a fact that is directly relevant to the survival of the subject building in 1906.

John Center Corporation owned 953 Treat from 1894-1924, during which time the building survived the 1906 earthquake and the fire that destroyed much of the northern Mission district. The post-earthquake fire destroyed much of the South of Market District before moving into the northeast Mission. The fire was halted at 20th Street just a few blocks north of 953 Treat.[5] The fire was extinguished because of the Center's supply of water. A few months after the disaster, an article in the *San Francisco Chronicle* titled, "Owe their Homes to One Man's Foresight, Hundreds of Buildings in the Mission Saved from Fire by John Center's Private Water System," stated:[6]

> John Center now in his 90th year, came to San Francisco in 1849 and settled on the land which he and his many houses occupy… He constructed his own water system as early as 1851 and improved the original system as time advanced and the demand increased. It includes artesian wells, a large subterranean reservoir, two frame tanks with a capacity of 80,000 gallons each, fire hydrants and connections…. [After 27 hours of fighting the fire] Center saved every house he owns, not a shingle of one of his houses burned while the damage from the earthquake was trifling… This saved all the property east of Howard (now South Van Ness) and south of 14th Street.[7]

John Center died in 1908. His obituary reiterated his contribution in saving hundreds of buildings in the Mission District from the post-earthquake fires, stating:

> One of Center's most important acts was the boring of wells on his property at Sixteenth and Shotwell streets in 1881. Cut off from the supply of the Spring Water Company, the Mission was absolutely without fire

[4] Page & Turnbull HRE, dated 27 April 2015, p. 22.
[5] Page & Turnbull HRE, dated 27 April 2015, p. 23.
[6] "Owe Their Homes to One Man's Foresight, Hundreds of Buildings in the Mission Saved from Fire by John Center's Private Water System" in the *San Francisco Chronicle*, 5 July 1906, p. 12.
[7] Ibid.

Katherine T. Petrin | Architectural Historian & Preservation Planner
1736 Stockton Street, Suite 2A, San Francisco, California 94133

protection and Center prepared for the fire which he feared would come, although it was not until 25 years later that his foresight was proved correct and the wells he had dug proved of inestimable benefit not alone in saving his property but also of those around him.[8]

Integrity

As was typical for modest 19th century vernacular residences, 953 Treat was subject to alterations, most unrecorded and unpermitted. After initial construction in 1887, the building incurred a series of small projecting volumes. No permits are extant. By 1914 the structure was fully built out. 953 Treat retains a high degree of original material in addition to the character-defining architectural features listed above, and retains its overall characteristics of the Italianate style.

The Primary Record (DPR form) completed in 2008 for the South Mission Historic Resources Survey, noted that the residence remained in good condition. 953 Treat retains a sufficient degree of integrity, which as defined by the standards of the National Register of Historic Places, allows a property to convey its significance and authenticity.

Eligibility for California Register of Historical Resources

The California Register of Historical Resources is a listing of resources of architectural, historical, archeological and cultural significance. From California Code of Regulations, Title 14, Section 4852:

(b) Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

(1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

(2) It is associated with the lives of persons important to local, California, or national history;

(3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.'

[8] "Father of Mission, John Center, Dies" in the *San Francisco Call*, 20 July 1908, Vol. 104, p.1.

Katherine T. Petrin | Architectural Historian & Preservation Planner
1736 Stockton Street, Suite 2A, San Francisco, California 94133

Significant as a survivor of the 1906 earthquake and due to its association with John Center and the John Center Water Works, 953 Treat qualifies for listing, as an individual resource, on the California Register of Historical Resources at the local level under Criteria 1 and 2. This is my professional opinion.

The proposed demolition of this important San Francisco resource requires environmental review under CEQA, unless feasible adaptive reuse of the structure is designed into the new construction project. Friends of 953 Treat advocate just such a solution.

I would be pleased to further discuss this matter. Thank you.

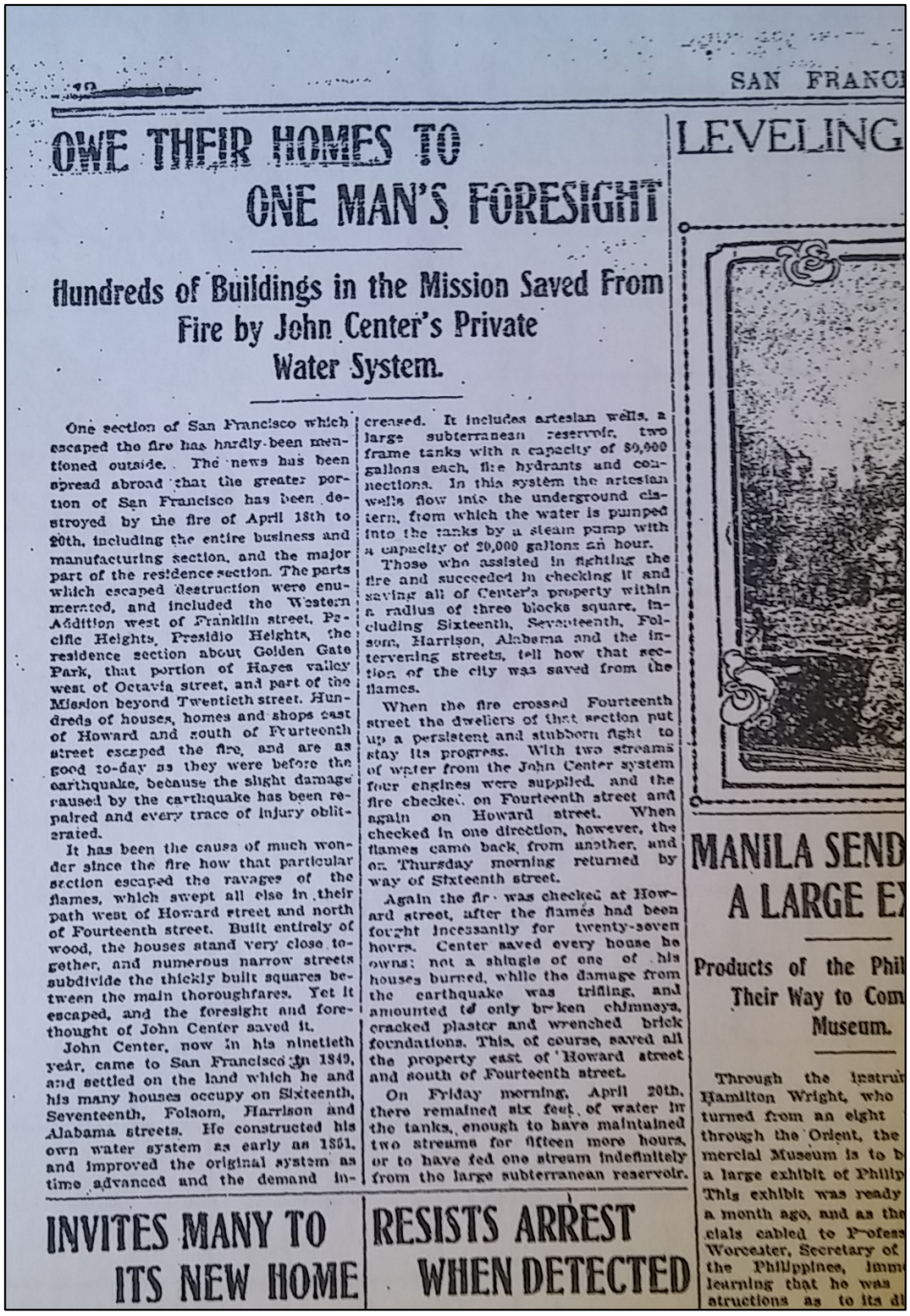
Sincerely,

Katherine T. Petrin
Architectural Historian

CC: Office of District Supervisor Hillary Ronen
Susan Brandt-Hawley, Brandt-Hawley Law Group
Mike Buhler, San Francisco Heritage
F. Joseph Butler, AIA
Tim Frye, Historic Preservation Officer, San Francisco Planning Department

Katherine T. Petrin | Architectural Historian & Preservation Planner
1736 Stockton Street, Suite 2A, San Francisco, California 94133

Attachment 1



12 SAN FRANCI

OWE THEIR HOMES TO ONE MAN'S FORESIGHT

Hundreds of Buildings in the Mission Saved From Fire by John Center's Private Water System.

One section of San Francisco which escaped the fire has hardly been mentioned outside. The news has been spread abroad that the greater portion of San Francisco has been destroyed by the fire of April 18th to 20th, including the entire business and manufacturing section, and the major part of the residence section. The parts which escaped destruction were enumerated, and included the Western Addition west of Franklin street, Pacific Heights, Presidio Heights, the residence section about Golden Gate Park, that portion of Hayes valley west of Octavia street, and part of the Mission beyond Twentieth street. Hundreds of houses, homes and shops east of Howard and south of Fourteenth street escaped the fire, and are as good to-day as they were before the earthquake, because the slight damage raused by the earthquake has been repaired and every trace of injury obliterated.

It has been the cause of much wonder since the fire how that particular section escaped the ravages of the flames, which swept all else in their path west of Howard street and north of Fourteenth street. Built entirely of wood, the houses stand very close together, and numerous narrow streets subdivide the thickly built squares between the main thoroughfares. Yet it escaped, and the foresight and forethought of John Center saved it.

John Center, now in his ninetieth year, came to San Francisco in 1849, and settled on the land which he and his many houses occupy on Sixteenth, Seventeenth, Folsom, Harrison and Alabama streets. He constructed his own water system as early as 1851, and improved the original system as time advanced and the demand increased. It includes artesian wells, a large subterranean reservoir, two frame tanks with a capacity of 80,000 gallons each, fire hydrants and connections. In this system the artesian wells flow into the underground cistern, from which the water is pumped into the tanks by a steam pump with a capacity of 20,000 gallons an hour.

Those who assisted in fighting the fire and succeeded in checking it and saving all of Center's property within a radius of three blocks square, including Sixteenth, Seventeenth, Folsom, Harrison, Alabama and the intervening streets, tell how that section of the city was saved from the flames.

When the fire crossed Fourteenth street the dwellers of that section put up a persistent and stubborn fight to stay its progress. With two streams of water from the John Center system four engines were supplied, and the fire checked on Fourteenth street and again on Howard street. When checked in one direction, however, the flames came back from another, and on Thursday morning returned by way of Sixteenth street.

Again the fire was checked at Howard street, after the flames had been fought incessantly for twenty-seven hours. Center saved every house he owns; not a shingle of one of his houses burned, while the damage from the earthquake was trifling, and amounted to only broken chimneys, cracked plaster and wrenched brick foundations. This, of course, saved all the property east of Howard street and south of Fourteenth street.

On Friday morning, April 20th, there remained six feet of water in the tanks, enough to have maintained two streams for fifteen more hours, or to have fed one stream indefinitely from the large subterranean reservoir.

INVITES MANY TO ITS NEW HOME

RESISTS ARREST WHEN DETECTED

LEVELING

MANILA SEND A LARGE E

Products of the Phil Their Way to Com Museum.

Through the instru Hamilton Wright, who turned from an eight through the Orient, the mercial Museum is to b a large exhibit of Philip This exhibit was ready a month ago, and as the cials cabled to Profess Worcester, Secretary of the Philippines, imm learning that he was structions as to its di

"Owe Their Homes to One Man's Foresight, Hundreds of Buildings in the Mission Saved from Fire by John Center's Private Water System" in the *San Francisco Chronicle*, 5 July 1906, p. 12.

Katherine T. Petrin | Architectural Historian & Preservation Planner
1736 Stockton Street, Suite 2A, San Francisco, California 94133

Jardines, Esmeralda (CPC)

From: Luke Dechanu <hello.luke.dee@gmail.com>
Sent: Wednesday, November 30, 2016 7:50 AM
To: Jardines, Esmeralda (CPC)
Subject: 953 Treat Avenue, San Francisco 94110

Dear Esmeralda,

Can you please tell the Director's Office and the Planning Commission that many people are concern and opposed to the demolition of a historic resource, the existing cottage on the site.

Thank you,
- Luke Dechanu

Jardines, Esmeralda (CPC)

From: Luke Dechanu <hello.luke.dee@gmail.com>
Sent: Monday, June 06, 2016 2:13 PM
To: Jardines, Esmeralda (CPC)
Subject: 953 Treat Avenue, San Francisco 94110 2015-006510DRM, 2015-006510PRJ, 2015-006510ENV, 2015-006510PPA, 2016-003112LLA, 2016-002708GEN and all other related cases

Dear Ms. Jardines:

I am interested in the project at 953 Treat and Planning Department and Planning Commission actions on the pending applications.

So that I and those listed below will be informed of all proceedings on these application and can timely participate in the decision process, I request that I and those listed below be placed on the public notification list and be notified by the Planning Department in advance of all actions and hearings:

Luis Pinto
dadeluis@gmail.com

Adam Feibelman
adam5100@hotmail.com

Ethel Brennan
ethelbrennan@gmail.com

Christine Wolheim
christine@wolheimstyle.com

Paul Mullowney
pmullowney@gmail.com

Mansur Nurullah
mansurnurullah@gmail.com

Chris Reardon
simpleslider@yahoo.com

Graham French
glasscoatphotobooth@gmail.com

Erik Otto
helloerikotto@gmail.com

Chad Hasegawa
itsmewalls@gmail.com

Joe Butler
fjoseph1butler@gmail.com

Katherine Petrin
petrin.katherine@gmail.com

John Morrison
john@jwmorrison.net

Luke Dechanu
hello.luke.dee@gmail.com

Veronica Erickson
veronicaerickson01@me.com

Please send written notices to me at the street address above and email notices to me and the others at the email addresses provided. I would also appreciate acknowledgement of your receipt of this request at your earliest convenience. Thank you.

Sincerely,
Luke Dechanu

Jardines, Esmeralda (CPC)

From: Ernest Heinzer <erheinzer@mindspring.com>
Sent: Tuesday, February 07, 2017 10:04 AM
To: Jardines, Esmeralda (CPC)
Subject: 953 Treat Ave. 2015 0065 10cuavar

Dear Ms Jardines:

I am sending this a mail to you to urge you not to let the little cottage at 953 Ave. be torn down. It is one of few pre 1906 buildings in the area and the only one on 900 block that is largely in an original state. We must preserve the few remaining buildings that are left. The
953 cottage has connections to John Center a well known early San Franciscan.
There were plans to save the cottage and build 4 condominiums around the little house. Please do not let the developer take this San Francisco historic building away.

Sincerely

Ernest Robert Heinzer
269 Randall Street '
San Francisco Ca 94131

Jardines, Esmeralda (CPC)

From: Veronica Erickson <veronicaerickson01@me.com>
Sent: Wednesday, February 08, 2017 5:13 PM
To: Jardines, Esmeralda (CPC)
Subject: 953 treat avenue

Thank you for keeping me updated. I am opposed to having the house 953 Treat Avenue torn down.

Thank you.

Sent from my iPad

Jardines, Esmeralda (CPC)

From: christinewolheim@gmail.com on behalf of Christine Wolheim <christine@wolheimstyle.com>
Sent: Wednesday, February 08, 2017 6:33 PM
To: Jardines, Esmeralda (CPC)
Subject: Re: 953 Treat Avenue, San Francisco 94110 2015-006510DRM, 2015-006510PRJ, 2015-006510ENV, 2015-006510PPA, 2016-003112LLA, 2016-002708GEN and all other related cases

Hello Esmerelda,

My name is Christine Wolheim.
I am a tenant at 933 Treat Ave, (next door to the proposed building site).

My studio Mate Ethel Brennan and I attended a meeting about the proposed building site in order to be informed about its nature and the nature and history of the Structure slated to be torn down.

We do not oppose the project. We are neutral parties.
Please remove our names from the list of opponents.

We're happy to continue to be included in discussions of relevance.

Thank you for your time and including us.

Kindly,
Christine Wolheim

On Fri, Feb 3, 2017 at 4:07 PM, Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org> wrote:

Hello Luke, et al.,

Attached please find the most current plans for 953 Treat Avenue. Please let the 953 Treat Avenue team or I know if you have any questions or if we can provide further information. Also attached is the notification poster for case no. 2015-006510CUAVAR.

The published Planning Commission packet should be available next Friday, February 10, 2017; the public hearing is scheduled for February 16, 2017.

Please let me know if I can be of assistance in the interim.

Jardines, Esmeralda (CPC)

From: Paul Mullowney <pmullowney@gmail.com>
Sent: Monday, February 06, 2017 1:58 PM
To: Jardines, Esmeralda (CPC)
Subject: Re: 953 Treat Avenue, San Francisco 94110 2015-006510DRM, 2015-006510PRJ, 2015-006510ENV, 2015-006510PPA, 2016-003112LLA, 2016-002708GEN and all other related cases

Dear Esmeralda,

Please take me off this list. I don't want to receive emails and I do not oppose the demolition of the property nor do I oppose the new building.

Thank you very much,

Paul Mullowney

On Fri, Feb 3, 2017 at 4:07 PM, Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org> wrote:

Hello Luke, et al.,

Attached please find the most current plans for 953 Treat Avenue. Please let the 953 Treat Avenue team or I know if you have any questions or if we can provide further information. Also attached is the notification poster for case no. 2015-006510CUAVAR.

The published Planning Commission packet should be available next Friday, February 10, 2017; the public hearing is scheduled for February 16, 2017.

Please let me know if I can be of assistance in the interim.

Thank you,

Esmeralda Jardines

Planner, Current Planning, SE Quadrant

SAN FRANCISCO

Jardines, Esmeralda (CPC)

From: podrido66 . <dadeluis@gmail.com>
Sent: Tuesday, February 07, 2017 4:32 PM
To: John Morrison
Cc: Jardines, Esmeralda (CPC); hello.luke.dee@gmail.com; adam5100@hotmail.com; ethelbrennan@gmail.com; christine@wolheimstyle.com; pmullowney@gmail.com; mansurnurullah@gmail.com; simpleslider@yahoo.com; glasscoatphotobooth@gmail.com; helloerikotto@gmail.com; itsmewalls@gmail.com; fjoseph1butler@gmail.com; petrin.katherine@gmail.com; veronicaerickson01@me.com; Geoff Gibson (Gibson@archsf.com); David Phan (phan@archsf.com)
Subject: Re: 953 Treat Avenue, San Francisco 94110 2015-006510DRM, 2015-006510PRJ, 2015-006510ENV, 2015-006510PPA, 2016-003112LLA, 2016-002708GEN and all other related cases

I am also not at treat anymore.

Thank you

On Fri, Feb 3, 2017 at 4:45 PM, John Morrison <john@jwmorrison.net> wrote:
Hello,

Thanks a bunch guys. No need to keep me on this list. I'm not at treat anymore.

John

Sent from my iPhone

On Feb 3, 2017, at 16:07, Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org> wrote:

> Hello Luke, et al.,
>
> Attached please find the most current plans for 953 Treat Avenue. Please let the 953 Treat Avenue team or I know if you have any questions or if we can provide further information. Also attached is the notification poster for case no. 2015-006510CUAVAR.
>
> The published Planning Commission packet should be available next Friday, February 10, 2017; the public hearing is scheduled for February 16, 2017.
>
> Please let me know if I can be of assistance in the interim.
>
> Thank you,