



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 27, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 13, 2018
Case No.: 2017-003314DRP
Project Address: 180 Vienna
Permit Application: 2016.0114.7155
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 5958/016
Project Sponsor: Derek Vinh
ICE Design
South Spruce Avenue Ste K
South San Francisco, CA 94080
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of a 1,246 s.f. horizontal rear addition to an existing 1,010 s.f. 1-story single-family house. (2-stories plus basement at the rear)

SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 100' down sloping lot with an existing 1-story, single family house built in 1904.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Vienna Street consists of 1- and 2- wood and stucco clad houses.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 7, 2018 – June 6, 2018	06.4. 2018	09.27. 2018	115 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 17, 2018	September 17, 2018	10 days
Mailed Notice	10 days	September 17, 2018	September 17, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

ENVIRONMENTAL REVIEW

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

DR REQUESTOR

Frank Tool, of 170 Vienna, the adjacent neighbor to the North of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. **Impacts to light.** The project would block light to the DR requestor's home and rear yard.
2. **Scale at mid-block open space.** The project does not fit with immediate scale or context of the adjacent neighboring buildings or the broader mid-block pattern.
3. Parking demand due to an influx of new tenants.

See attached *Discretionary Review Application*, dated June 4, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guidelines (RDGs) enumerated below, in relation to the DR requestor's issues related to light and privacy, and scale of the building at the mid-block open space.

See attached *Response to Discretionary Review*, dated June 27, 2018.

RESIDENTIAL DESIGN TEAM REVIEW

1. Regarding the Residential Design Guideline "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), the extension and height combined with

the setback masses the building in a way that ameliorates impacts to light and air to both the adjacent neighboring properties, and complies with the intent of the guideline.

2. Regarding the Residential Design Guideline “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. “ The addition extends 17’ from the DR requestor’s existing rear wall and is set back 5’ from the adjacent (DR requestor’s) property to the North, and complies with the intent of the guideline.
3. Future parking demand based is speculative and not an Residential Design issue.

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

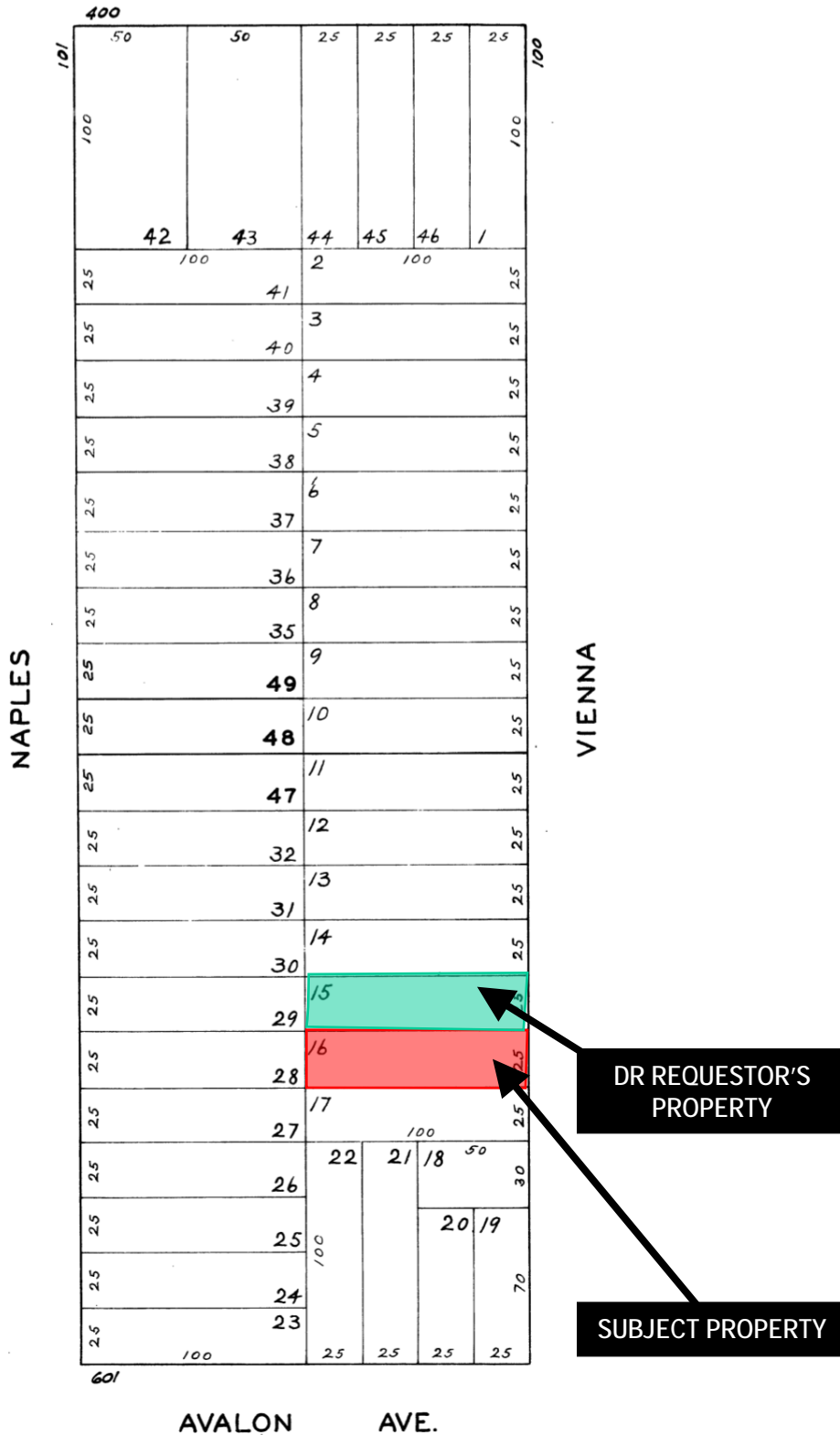
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application dated June 27, 2018
- Reduced Plans
- 3-D representations

Exhibits

Discretionary Review Hearing
Case Number 2016-003314DRP
180 Vienna Street

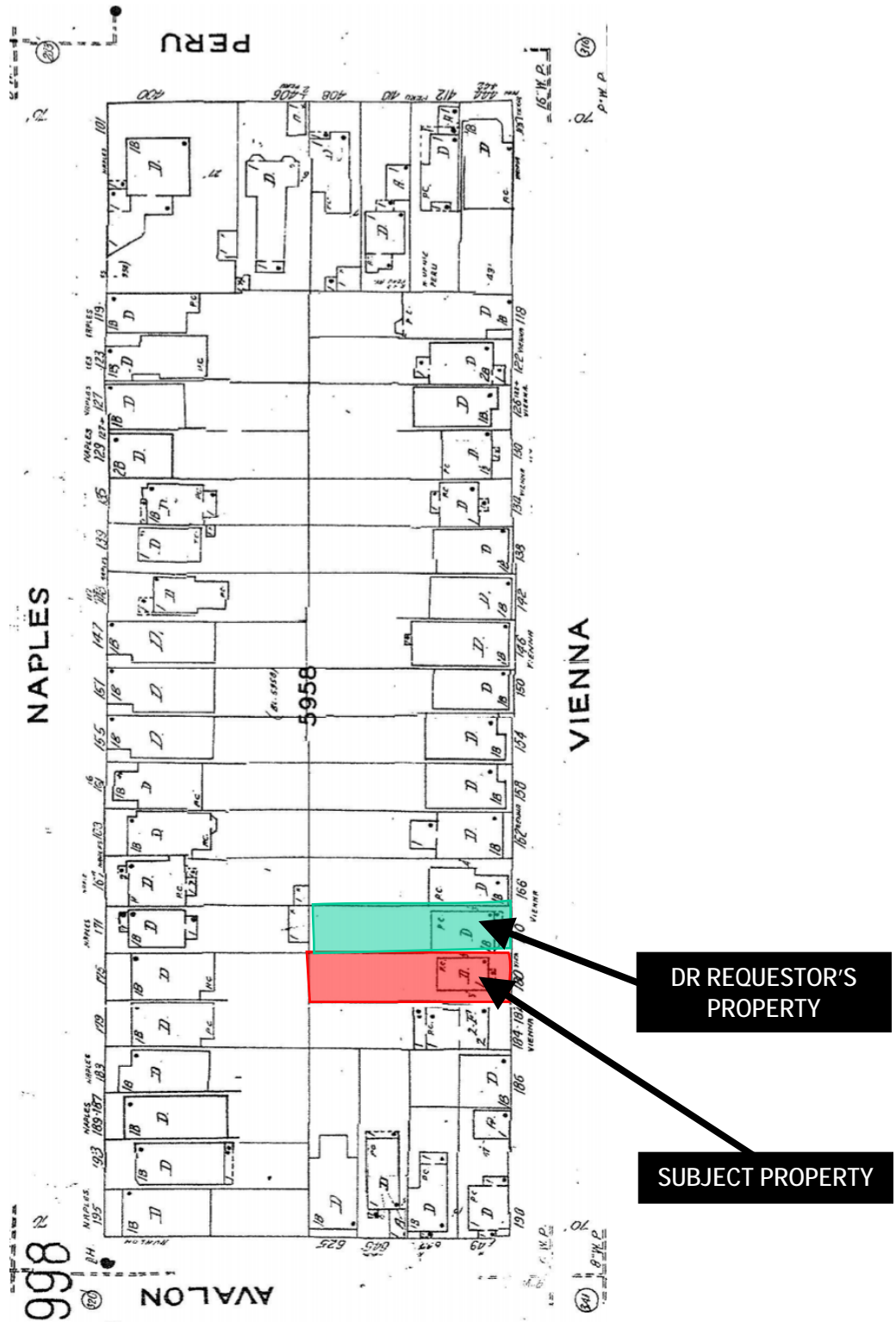
Parcel Map

PERU AVE.



Discretionary Review Hearing
 Case Number 2016-003314DRP
 180 Vienna Street

Sanborn Map*

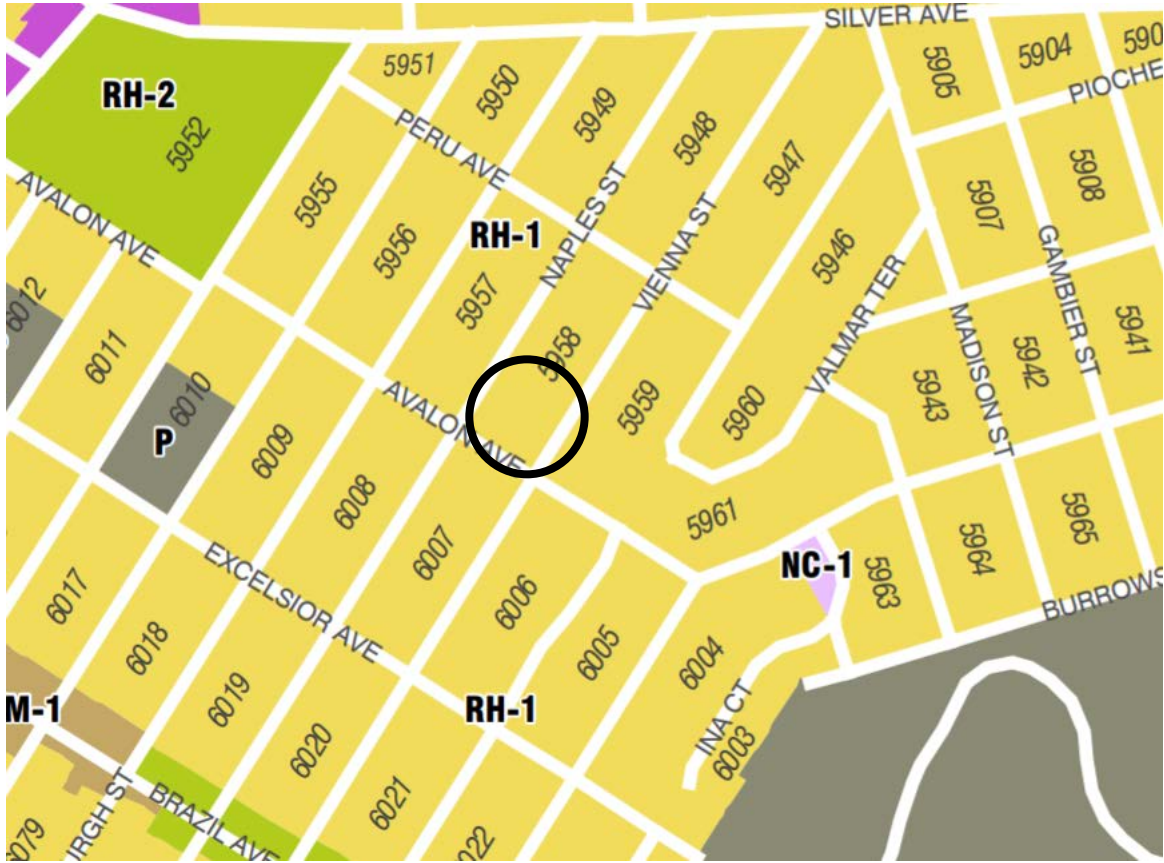


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

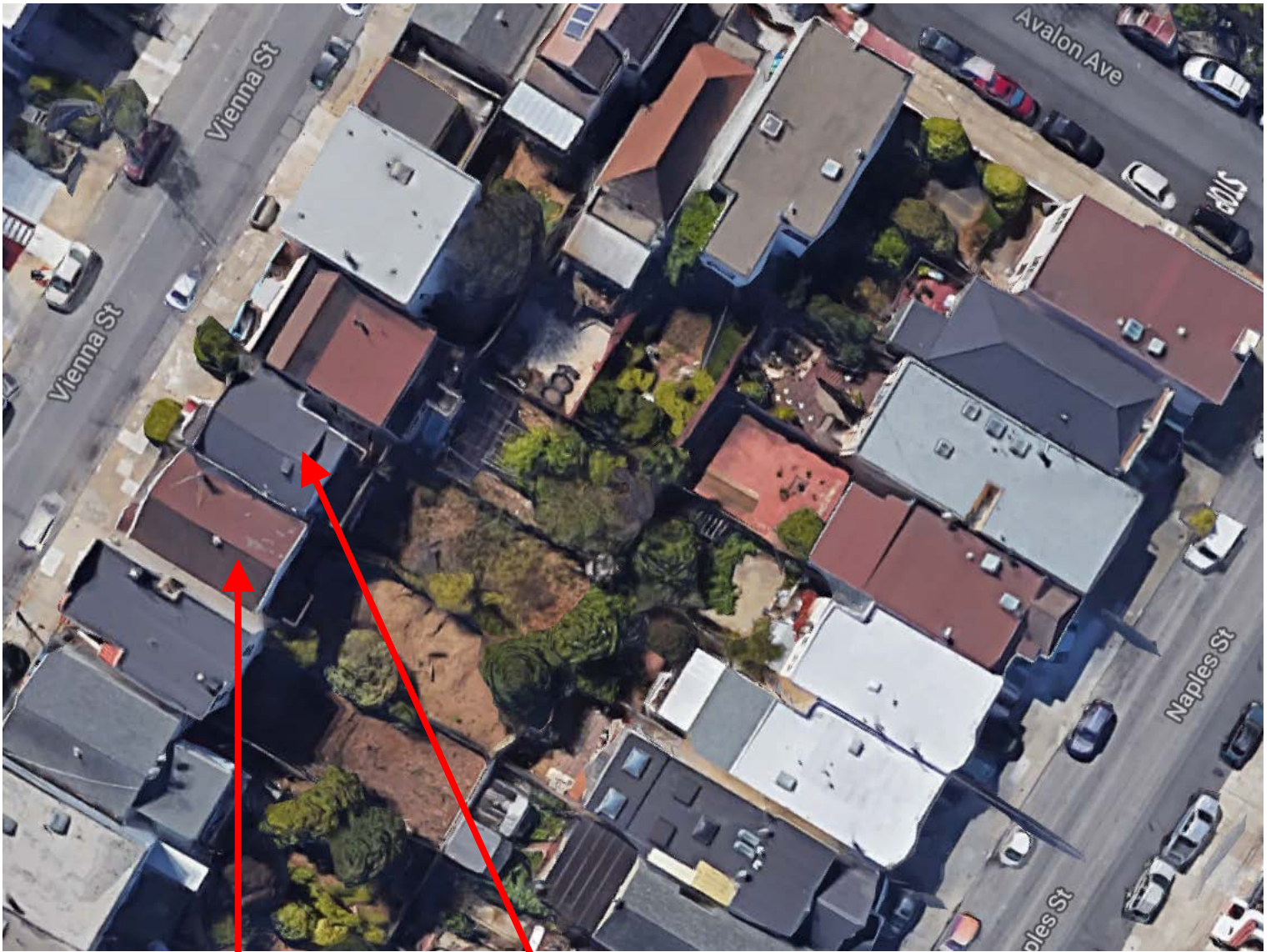


Discretionary Review Hearing
Case Number 2016-003314DRP
180 Vienna Street

Zoning Map



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



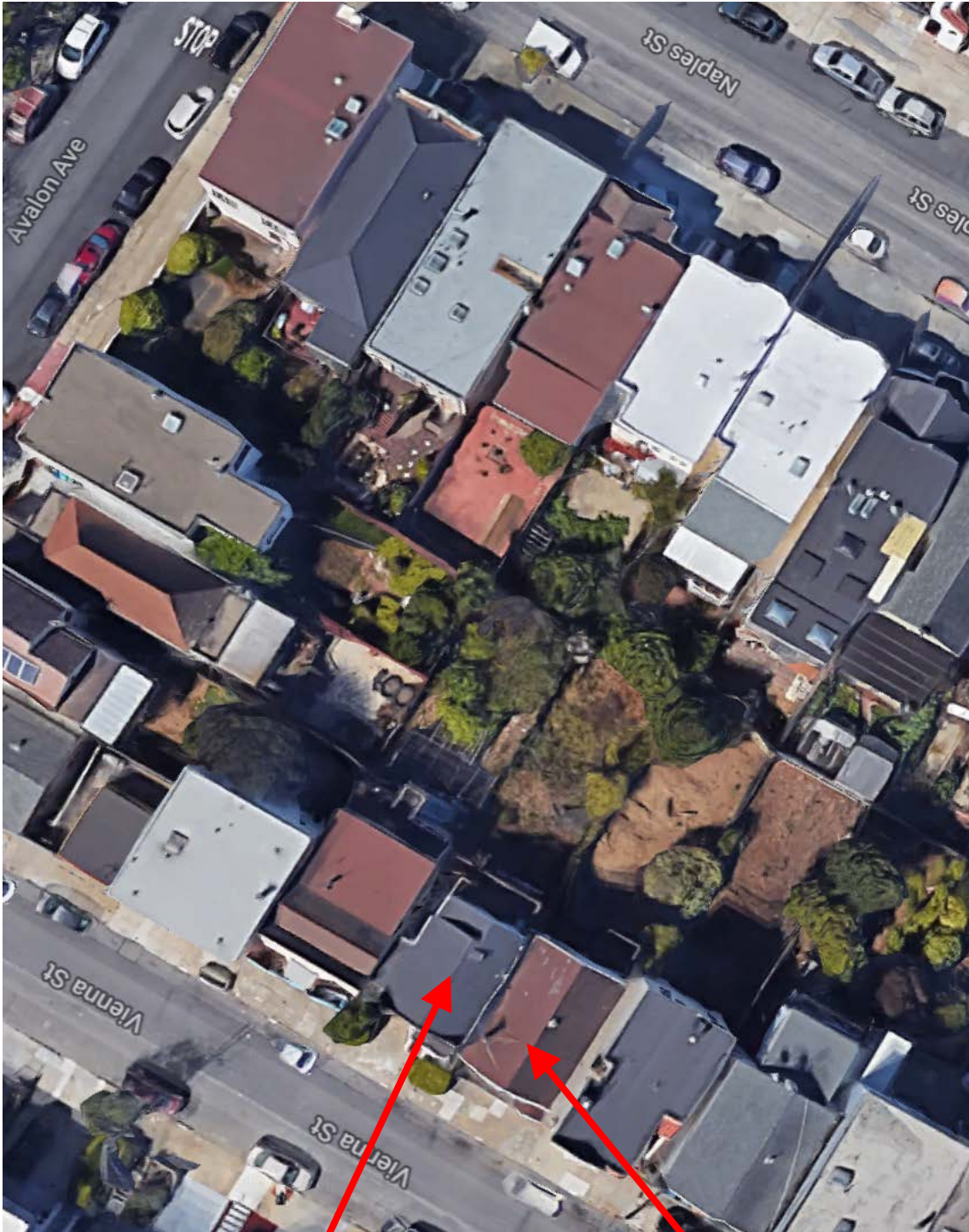
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2016-003314DRP
180 Vienna Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2016-003314DRP
180 Vienna Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-003314DRP
180 Vienna Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2016-003314DRP
180 Vienna Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 14, 2016**, the Applicant named below filed Building Permit Application No. **2016.01.14.7155** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	180 Vienna Street	Applicant:	Derek Vinh, ICE Design
Cross Street(s):	Avalon & Peru Avenues	Address:	90 South Spruce Avenue, Ste K
Block/Lot No.:	5958/016	City, State:	South San Francisco, CA 94080
Zoning District(s):	RH-1 / 40-X	Telephone:	(650) 741-6968
Record No.:	2016-003314PRJ	Email:	info@icedesigninc.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	8 feet – 2 inches	No Change
Side Setbacks	8 inches / 1 foot – 6 inches	No Change
Building Depth	35 feet (to rear stairs/deck)	62 feet – 7 inches
Rear Yard	56 feet – 10 inches	29 feet – 3 inches
Building Height	20 feet – 0 ½ inches (midpoint of sloped roof)	No Change
Number of Stories	2	2 + basement
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The project proposes to construct a side/rear addition which includes basement level excavation for additional habitable space and interior remodeling to an existing 2-story single-family dwelling. No façade changes are proposed. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Nancy Tran
 Telephone: (415) 575-9174
 E-mail: nancy.h.tran@sfgov.org

Notice Date: 5/7/18
 Expiration Date: 6/6/18



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
180 VIENNA ST		5958/016
Case No.		Permit No.
2016-003314ENV		201601147155
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Horizontal addition at the rear of property. Excavation to create a new basement. Total addition will be approximately 2,752 square feet.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. ; change of use under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>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?</p>
<input checked="" type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>Archeo Review, no effects</p>	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Laura Lynch
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/20/2018
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
180 VIENNA ST		5958/016
Case No.	Previous Building Permit No.	New Building Permit No.
2016-003314PRJ	201601147155	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



**San Francisco
Planning**

RECEIVED

JUN 04 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Frank Tool
Address: 170 Vienna St, San Francisco CA, 94112
Email Address: frankdtool@gmail.com
Telephone: 415 573 7428

Applicant Information (if applicable)

Name: Derek Vinh Same as above
Company/Organization: ICE Design
Address: 90 South Spruce Ave, Ste K, South San Francisco, CA 94080
Email Address: info@icedesigninc.com
Telephone: 650 741 6968

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: Frank Tool Email: frankdtool@gmail.com Phone: 415 573 7428

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 180 Vienna St Block/Lot(s): 5958/016
Plan Area:

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please state which section(s) of the Planning Code from which you are requesting a variance. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

"side/rear addition which includes basement level excavation ... to an existing 2 story single-family dwelling"

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: _____

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 2016.01.14.7155

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	/	
Did you discuss the project with the Planning Department permit review planner?	/	
Did you participate in outside mediation on this case? (including Community Boards)	/	

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

I contacted Community Boards, discussed tentative mediation dates, then twice called and spoke with the applicant and requested the applicant to participate in mediation. I never received a call back from the applicant, thus was unable to set up mediation.

DISCRETIONARY REVIEW REQUEST

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

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

1. The project would block light from entering my home, as well as shading my entire backyard, contravening Planning Code Section 101, and RDG Section III., Site Design.
2. The project does not fit in with either the immediate context nor the broader neighborhood context, nor the block pattern, as neighboring house all have significantly shorter building depth, RDG Section II., Neighborhood Character.
3. Despite the projects application stating residential use, the property has been vacant for at least the last 2 years, and many neighbors are also concerned that our already limited parking situation will further deteriorate with a likely influx of tenants.

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

Please see above. My property, light, and the neighborhood character would all be affected. I have discussed the project with several neighbors and I believe that the owners of at least the following properties all have concerns regarding the project: 175 Naples St, 166 Vienna St, 171 Vienna St, 179 Vienna St, and myself at 170 Vienna St.

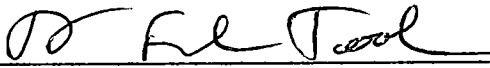
-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Any renovation that did not violate the block pattern, block sunlight to my own home or yard, or lend itself to further parking difficulties. For instance, renovating on the existing footprint of the property.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

neighbor

Relationship to Project
(i.e. Owner, Architect, etc.)

415 573 7428

Phone

Frank Tool

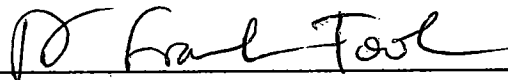
Name (Printed)

frankdtool@gmail.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

6/3/18

Date

Frank Tool

Name (Printed)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 180 VIENNA STREET

Zip Code: 94112

Building Permit Application(s): 2016.01.14.7155

Record Number:

Assigned Planner:

Project Sponsor

Name: DEREK VINH

Phone: (650) 741-6968

Email: INFO@ICEDESIGNINC.COM

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

THE PROJECT IS CURRENTLY IN COMPLIANCE WITH PLANNING CODE SECTION 260(a)(2) TO DETERMINE THE ALLOWABLE HEIGHT. THE BUILDING DEPTH AT THE 1ST AND 2ND FLOORS IS NO GREATER THAN 12 FEET BEYOND THE AVERAGE OF ADJACENT PROPERTIES WHILE MAINTAINING THE PROPOSED 5 FEET SET BACKS. WHICH IS CONSISTENT WITH RDG PAGES 25-27.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

CHANGES ARE MADE THROUGHOUT THE REVIEWING PROCESS. PROJECT IS CONSISTENT WITH PLANNING CODE AND THE RDG.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.


PROJECT DESIGN WITH NEIGHBORING RESIDENCES IN MIND. BOTH SIDE SET BACKS ARE TO ALLOW NATURAL SUNLIGHTS TO ADJACENT RESIDENCES. PROPERTY OWNER NEED SPACE TO RAISE HIS YOUNG CHILDREN.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	2
Basement Levels (may include garage or windowless storage rooms)	0	1
Parking Spaces (Off-Street)	1	1
Bedrooms	1	5
Height	22'8"	22'8"
Building Depth	35'	62'7"
Rental Value (monthly)	N/A	N/A
Property Value	N/A	N/A

I attest that the above information is true to the best of my knowledge.

Signature: 	Date: 6/27/18
Printed Name: DEREK VINH	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

ABBREVIATIONS

ABV.	ABOVE	PERF.	PERFORATED
A.D.	AREA DRAIN	P.G.	PAINT GRADE
ADJ.	ADJUSTABLE	PL.	PLATE
A.F.F.	ABOVE FINISH FLOOR	PLYWD.	PLYWOOD
BD.	BOARD	PR.	PAIR
BEL.	BELOW	PT.	POINT
BLK.	BLOCK	R.	RADIUS
BLKG.	BLOCKING	REF.	REFRIGERATOR
BM.	BEAM	REINF.	REINFORCED
B.O.	BY OTHERS	R.D.	ROOF DRAIN
BOT.	BOTTOM	REQ'D.	REQUIRED
BSMT.	BASEMENT	RESIL.	RESILIENT
CAB.	CABINET	RET.	RETAINING
C.B.	CATCH BASIN	RM.	ROOM
CEM.	CEMENT	R.O.	ROUGH OPENING
C.I.	CAST IRON	S.	SINK
CLG.	CEILING	SCHED.	SCHEDULE
CLO.	CLOSET	SHWR.	SHOWER
CLR.	CLEAR	SHT.	SHEET
CONC.	CONCRETE	SHTH.	SHEATHING
CONT.	CONTINUOUS	SIM.	SIMILAR
CNTR.	COUNTER	S.D.	SMOKE DETECTOR
CTR.	CENTER	SPEC.	SPECIFICATION
D.	DRYER	SQ.	SQUARE
DBL.	DOUBLE	S.L.D	SEE LANDSCAPE DRAWINGS
DET.	DETAIL	S.S.	STAINLESS STEEL
DIA.	DIAMETER	S.S.D.	SEE STRUCTURAL DRAWINGS
DIM.	DIMENSION	STD.	STANDARD
DISP.	DISPOSAL	STL.	STEEL
D.W.	DISH WASHER	STOR.	STORAGE
DR.	DOOR	SYM.	SYMMETRICAL
D.S.	DOWN SPOUT	T.	TREAD
DWG.	DRAWING	TBD.	TO BE DESIGNED
DRWR.	DRAWER	TEL.	TELEPHONE
'E' OR (E)	EXISTING	T&G	TONGUE AND GROOVE
EA.	EACH	TYP.	TYPICAL
EL.	ELEVATION	T.O.	TOP OF
ELEC.	DLECTRICAL	T.O.S.	TOP OF SLAB
EQ.	EQUAL	U.O.N.	UNLESS OTHERWISE NOTED
EXP.	EXPANSION	VERT.	VERTICAL
F.	FURNACE	VEST.	VESTIBULE
F.D.	FLOOR DRAIN	V.I.F.	VERIFY IN FIELD
FDN.	FOUNDATION	W.	WASHER
FIN.	FINISH	W/	WITH
F.F.E.	FINISH FLOOR ELEVATION	W.H.	WATER HEATER
F.F.C.	FINISH CEILING ELEVATION	W.C.	WATER CLOSET
FLR.	FLOOR	WD.	WOOD
F.O.C.	FACE OF CONCRETE	W.I.	WROUGHT IRON
FT.	FOOT OR FEET	W.I.C.	WALK-IN CLOSET
FTG.	FOOTING	W/O	WITHOUT
FURR.	FURRING	W.O.	WHERE OCCURS
G.B.	GRAB BAR	WP.	WATERPROOF
GL.	GLASS	WT.	WEIGHT
GRND.	GROUND	<	ANGLE
GRD.	GRADE	@	AT
GYP.	GYPNUM	Ø	DIAMETER
H.B.	HOSE BIB	#	POUND OF NUMBER
HDWD.	HARDWOOD		
HORIZ.	HORIZONTAL		
HGT.	HEIGHT		
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR		
JT.	JOINT		
KIT.	KITCHEN		
LAM.	LAMINATE		
LAV.	LAVATORY		
LT.	LIGHT		
MAX.	MAXIMUM		
M.C.	MEDICINE CABINET		
MECH.	MECHANICAL		
MIN.	MINIMUM		
MIR.	MIRROR		
MISC.	MISCELLANEOUS		
MTL.	METAL		
MDF	MEDIUM DENSITY FIBERBOARD		
'N' OR (N)	NEW		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
O.D.	OUTSIDE DIAMETER		
O.D.	OVERFLOW DRAIN		
OPNG.	OPENING		
OPP.	OPPOSITE		

GENERAL NOTES

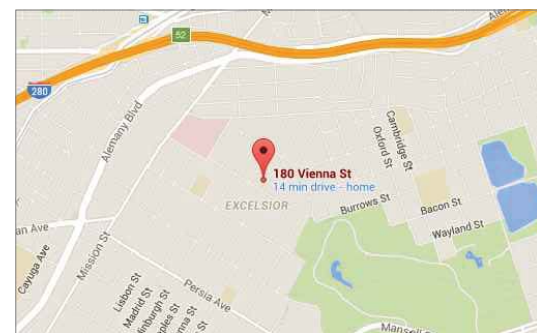
- ALL CONSTRUCTION TO CONFORM TO 2013 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.
- CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.
- ALL DIMENSIONS ARE TO THE FACE OF OF STUD, FACE OF CONCRETE, OR FACE OR FRAMING UNLESS NOTES OTHERWISE.
- COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.
- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.
- ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.
- ALL WOOD, INCLUDING POSTS WITHIN 6" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETED OR MASONRY FOUNDATIONS PER C.B.C. 2306.4
- VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.
- MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- ELECTRICAL WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- PLUMBING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.
- AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGNED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION, AND INSTALLED R-VALUE.
- THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F., TYPICAL.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.

DRAWING LEGEND:

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH R13 INSULATION
	KEY NOTES

SYMBOLS

	SECTION NO.
	SHEET NO.
	DETAIL
	SHEET NO.
	KEY NOTES NO.



VICINITY MAP



PROJECT DATA

OWNER: RUO NENG CHEN
 ADDRESS: 180 VIENNA STREET,
 SAN FRANCISCO, CA 94112

LOT/BLOCK: 016/5958
 ZONING DISTRICT: RH-1
 OCCUPANCY: R-3
 CONSTRUCTION TYPE: TYPE V NON-RATED
 SPRINKLERED: NOT REQUIRED
 LOT AREA: 2,495 SQ. FT.
 CAR PARKING SPACE: (E)1, (N)1
 BICYCLE PARKING SPACE: (E)0,(N)1
 SCOPE OF WORK: HORIZONTAL ADDITION

FLOOR AREA:	EXISTING	ADDITION	PROPOSED
BASEMENT	0 S.F.	457 S.F.	457 S.F.
1ST FLOOR(GARAGE INCLUDED)	485 S.F.	413 S.F.	898 S.F.
2ND FLOOR	525 S.F.	375 S.F.	900 S.F.
TOTALS	1,010 S.F.	1,245 S.F.	2,255 S.F.

GOVERNING CODES

- 2013 CALIFORNIA BUILDING CODE (W/ SAN FRANCISCO AMENDMENT)
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2013 CALIFORNIA ENERGY CODE

WATER CONSERVATION REQUIREMENT

- WATER CLOSET WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF.
- SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 2.0 GPM SHOWER HEAD.
- LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.5 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

WALLS ENCLOSING CONDITIONED SPACE

R-VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM. VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORMS)
 R-13 IN 2x4 STUDS
 R-19 IN 2x6 STUDS
 R-22 IN 2x8 STUDS
 R-30 IN 2x10 STUDS
 R-38 IN 2x12 STUDS
 OR SPECIFY THE R-VALUE ON THE COMPUTER GENERATED CF-1R FORM (PERFORMANCE METHOD) (CNC STD 151 (f) 1 & TABLES 151-B, C OR D AND REFERENCE APPENDICES TABLE 4.3.1).

CEILINGS BETWEEN GARAGE AND ROOMS ABOVE, AND AT FLOORS WITH CRAWL SPACES

R-VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM. VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORMS)
 R-13 IN 2x4 JOISTS
 R-19 IN 2x6 JOISTS
 R-22 IN 2x8 JOISTS
 R-30 IN 2x10 JOISTS
 R-38 IN 2x12 JOISTS
 OR SPECIFY THE R-VALUE ON THE COMPUTER GENERATED CF-1R FORM (PERFORMANCE METHOD) (CNC STD 151 (f) 1 & TABLES 151-B, C OR D AND REFERENCE APPENDICES TABLE 4.3.1).

SHEET INDEX

A0.0 PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

ARCHITECTURAL

- A1.0 SITE PLANS & PHOTOGRAPHS
- A2.0 FLOOR PLANS
- A2.1 FLOOR PLANS
- A2.2 ROOF PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A4.0 SECTIONS
- A4.1 SECTIONS
- A5.0 SCHEDULE

APPLICANT:
 RUO NENG CHEN
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112

SHEET TITLE:

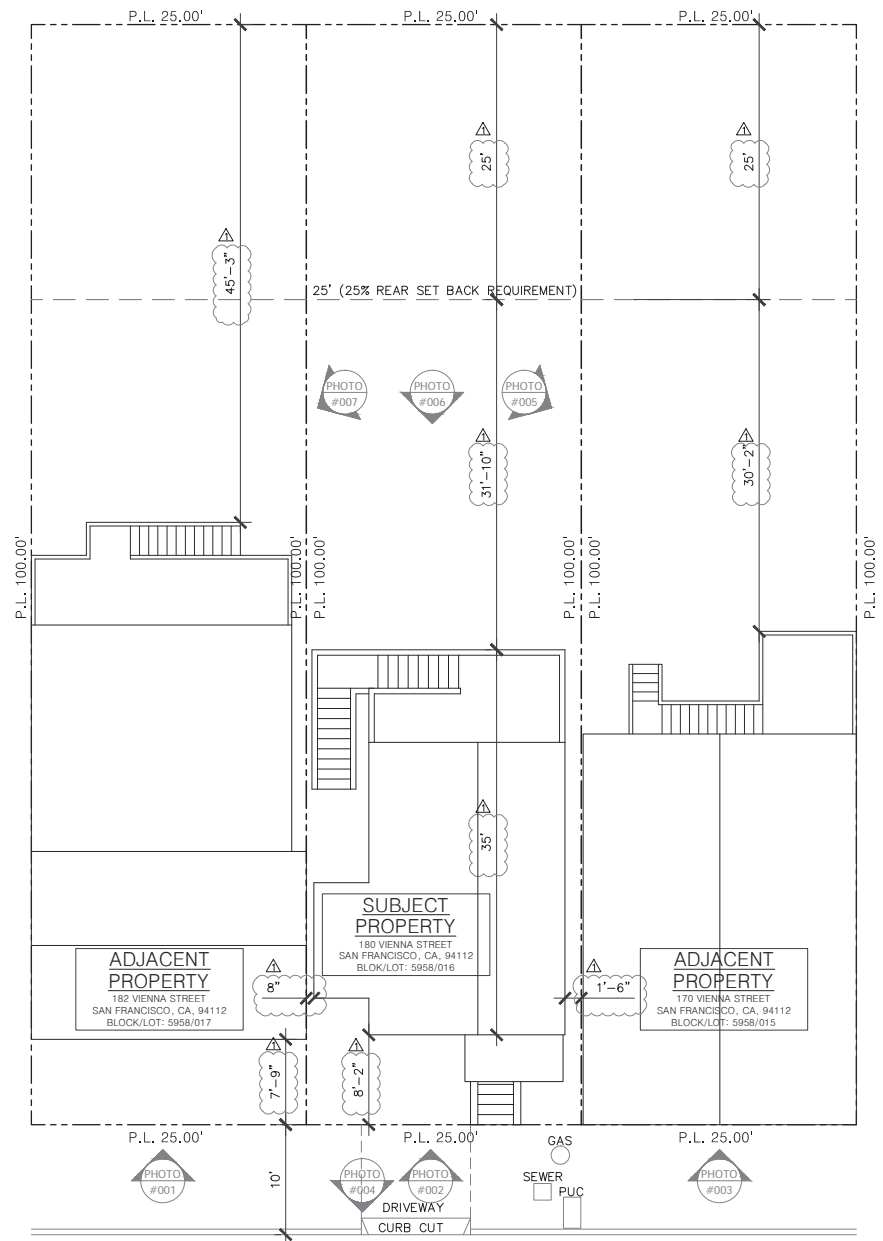
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 DRAWING INDEX,
 DRAWING
 ABBREVIATIONS,
 SYMBOLS AND
 GENERAL NOTES**

PROJECT ADDRESS:
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112
 BLOCK/LOT: 5958/016

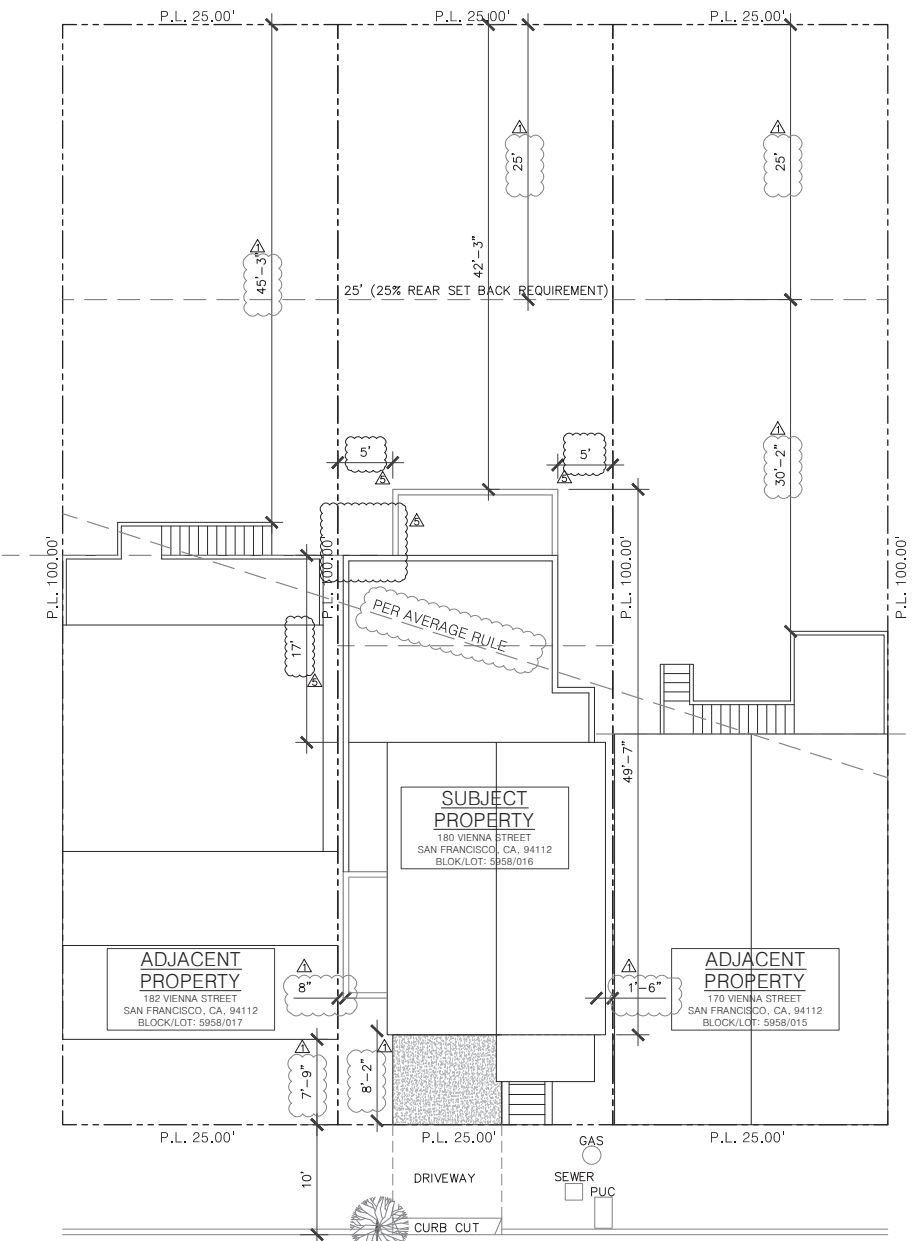
NOTES	BY
NOFDR#2 171013	T.Y.
COMMENT 171013	T.Y.
COMMENT 180330	T.Y.
COMMENT 180728	T.Y.

DATE 08/15/2014
 SCALE AS NOTED
 DRAWN J.C.
 JOB 140314
 SHEET

A0.0
 OF SHEETS



(E) SITE PLAN
 1/8" = 1'-0"



(N) SITE PLAN
 1/8" = 1'-0"



PHOTO #005



PHOTO #006



PHOTO #007

APPLICANT:
 RUO NENG CHEN
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112

SHEET TITLE:

**SITE PLANS &
 PHOTOGRAPHS**

PROJECT ADDRESS:
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112
 BLOCK/LOT: 5958/016

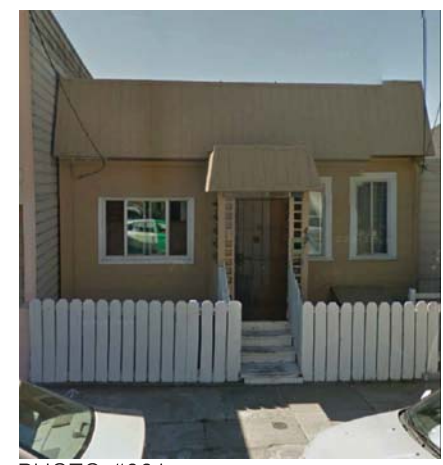


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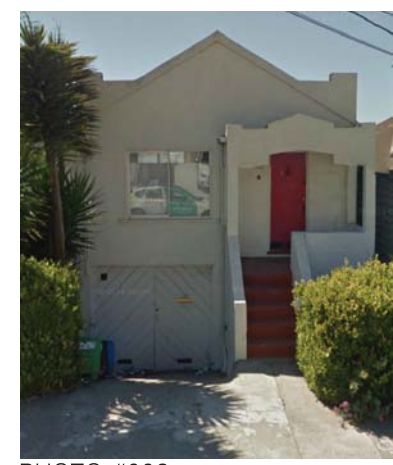


PHOTO #002



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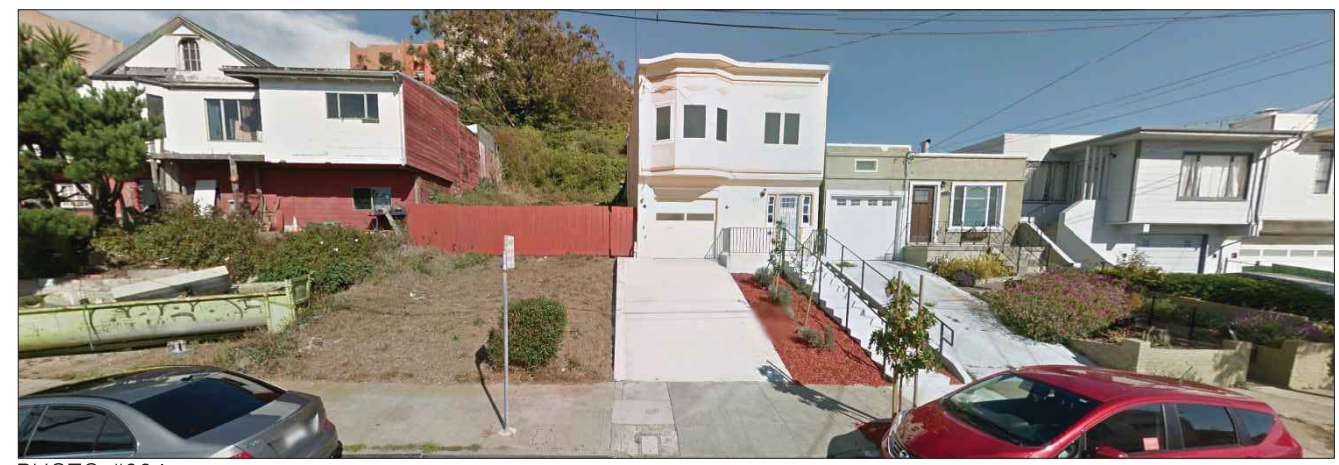


PHOTO #004

NOTES	BY
△ NOPDR#2 171013	T.Y.
△ COMMENT 171013	T.Y.
△ COMMENT 180330	T.Y.
△ COMMENT 180728	T.Y.
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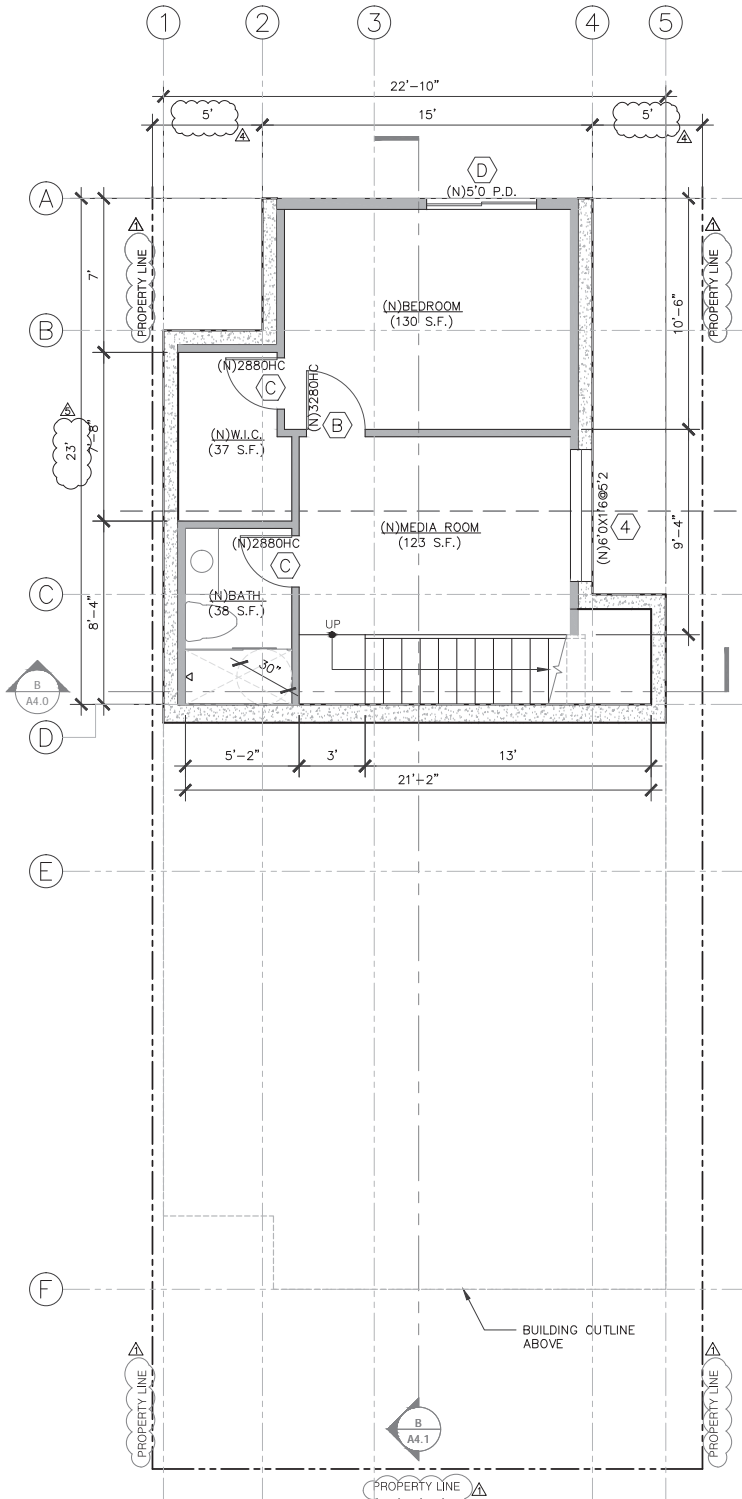
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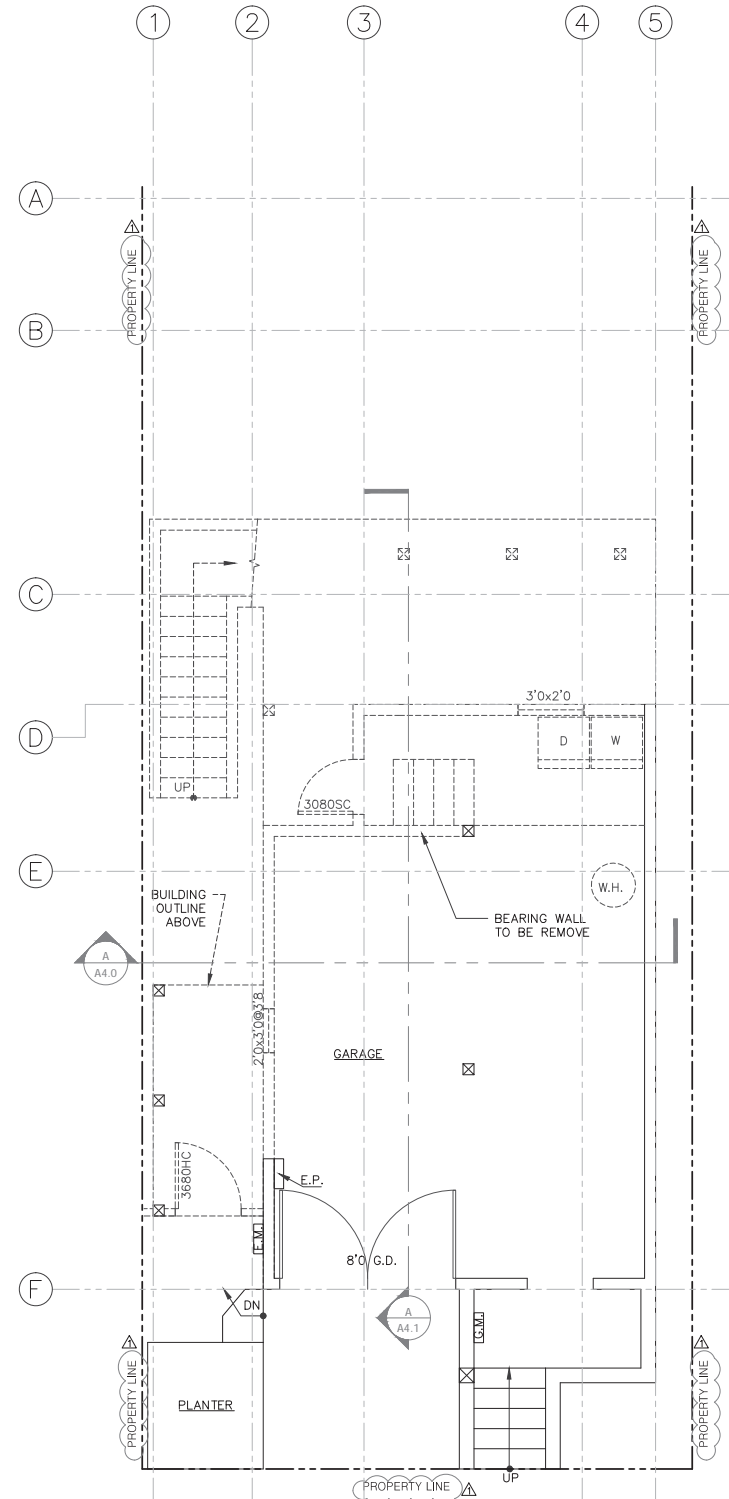
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FLOOR PLANS

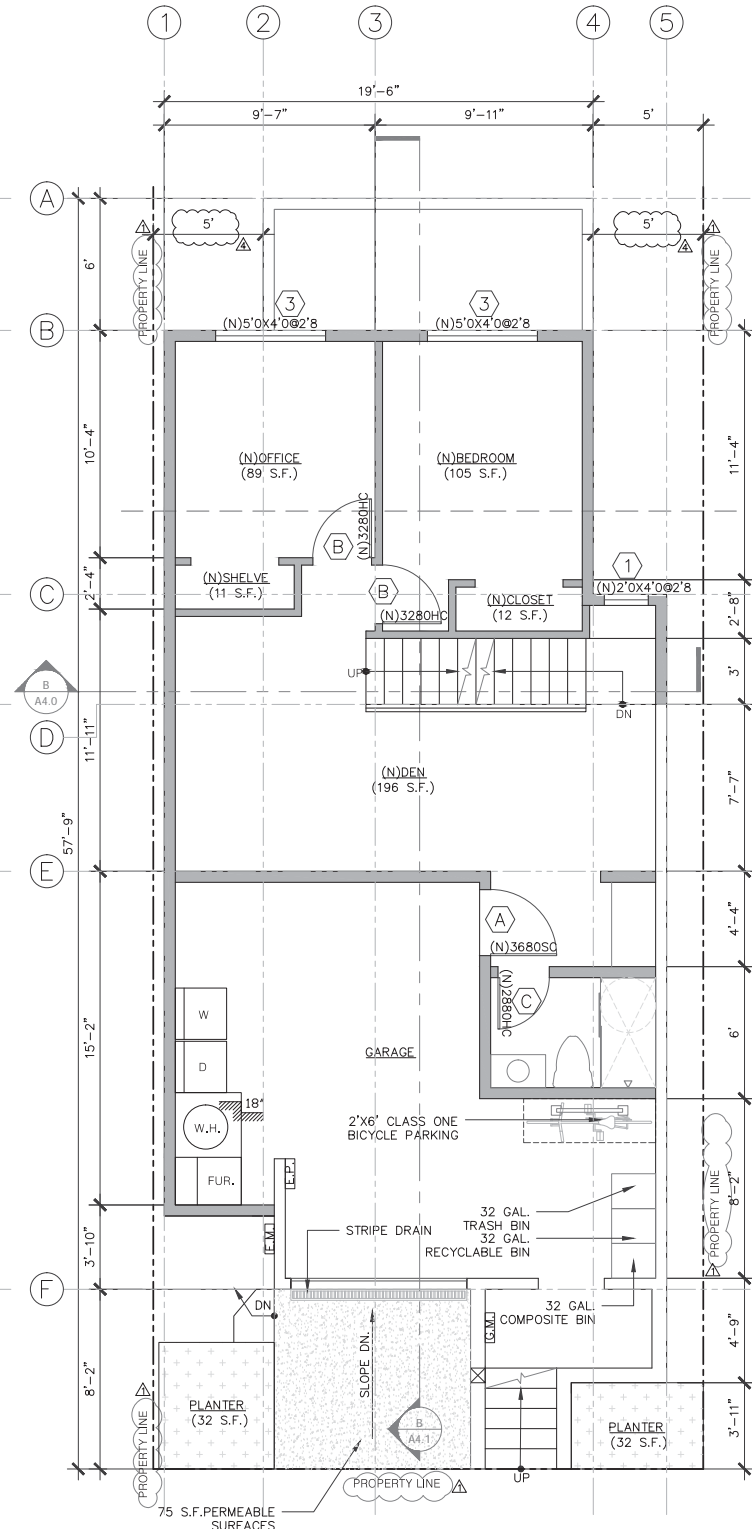
PROJECT ADDRESS:
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112
 BLOCK/LOT: 5958/016



PROPOSED BASEMENT FLOOR PLAN
 1/4" = 1'-0" 180 VIENNA STREET



EXISTING 1ST FLOOR PLAN
 1/4" = 1'-0" 180 VIENNA STREET



PROPOSED 1ST FLOOR PLAN
 1/4" = 1'-0" 180 VIENNA STREET

NOTES	BY
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A2.0
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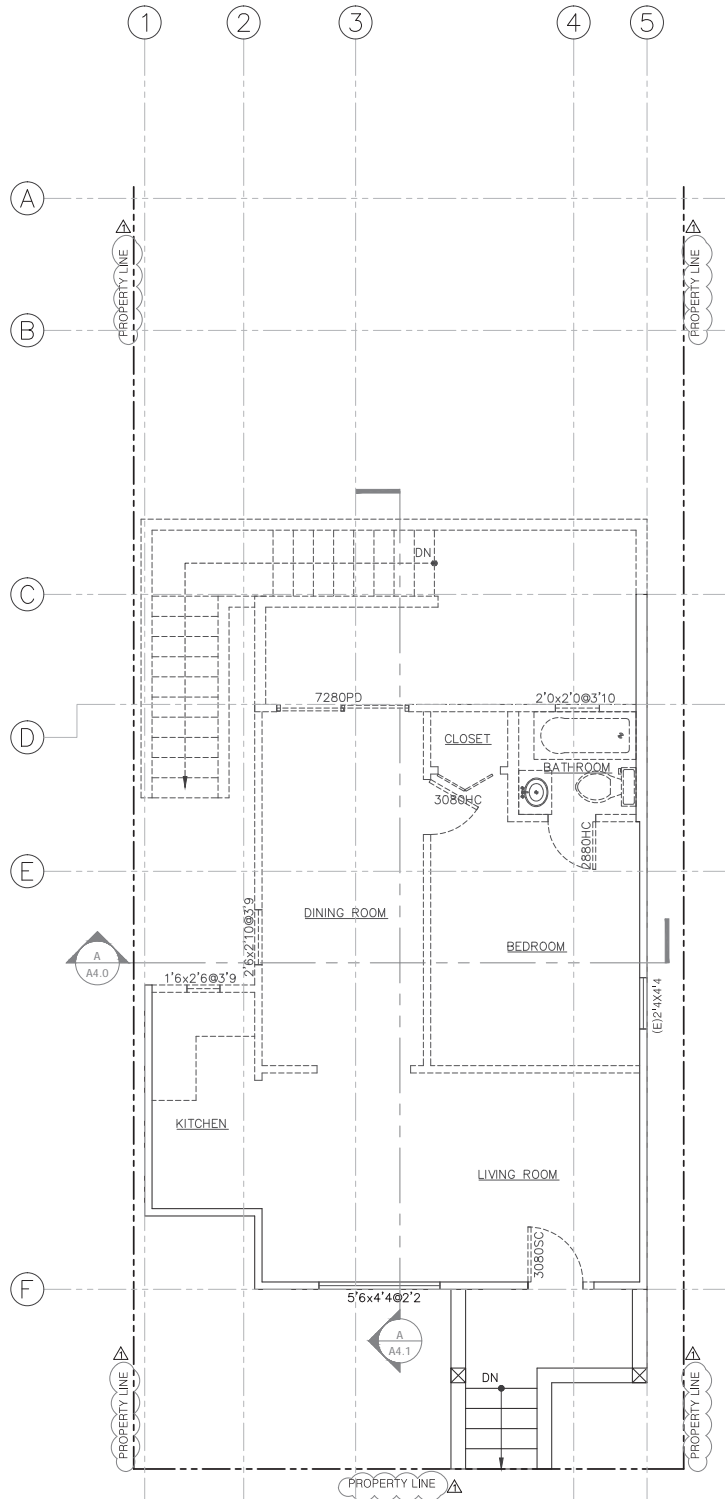
APPLICANT:
 RUO NENG CHEN
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112

SHEET TITLE:

FLOOR PLANS

PROJECT ADDRESS:

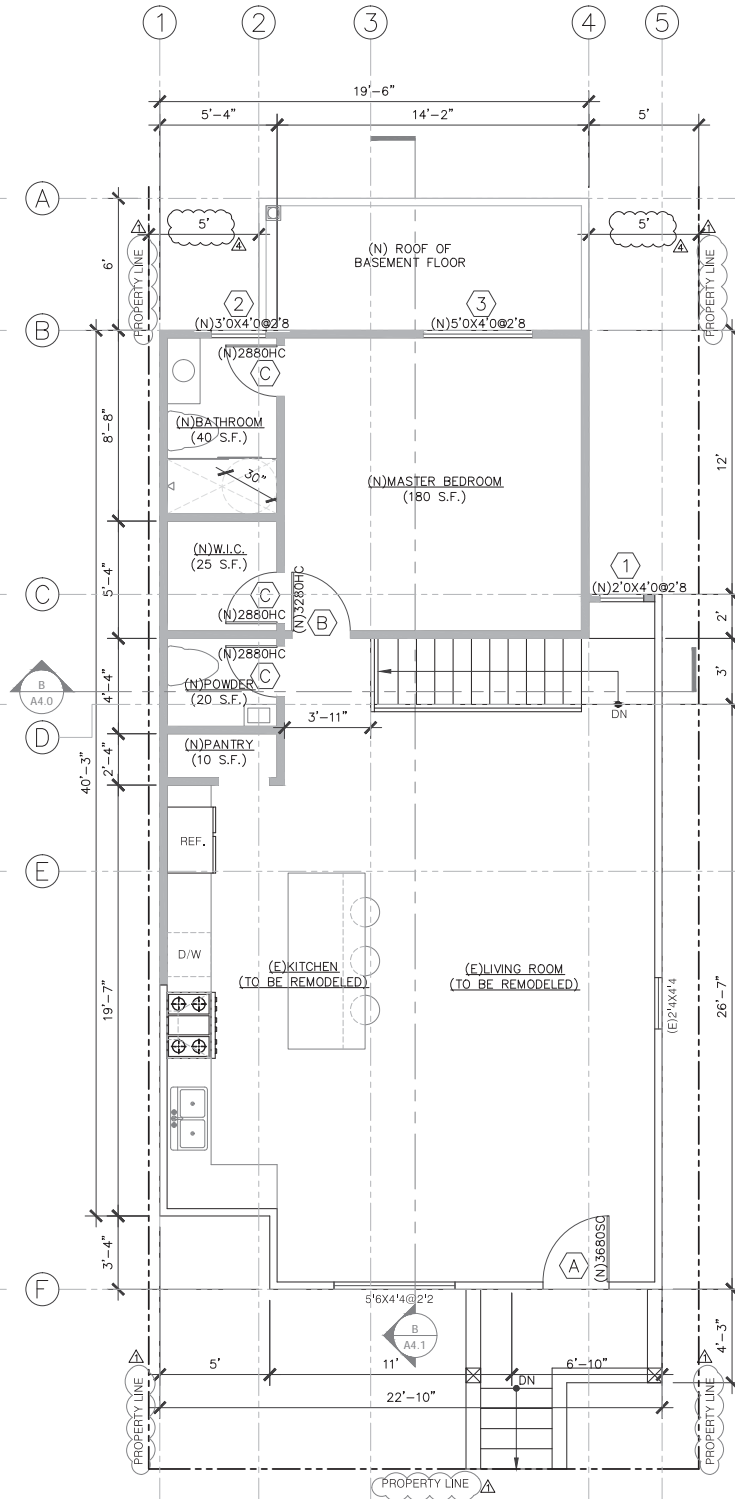
180 VIENNA STREET
 SAN FRANCISCO, CA 94112
 BLOCK/LOT: 5958/016



EXISTING 2ND FLOOR PLAN

1/4" = 1'-0"

180 VIENNA STREET



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

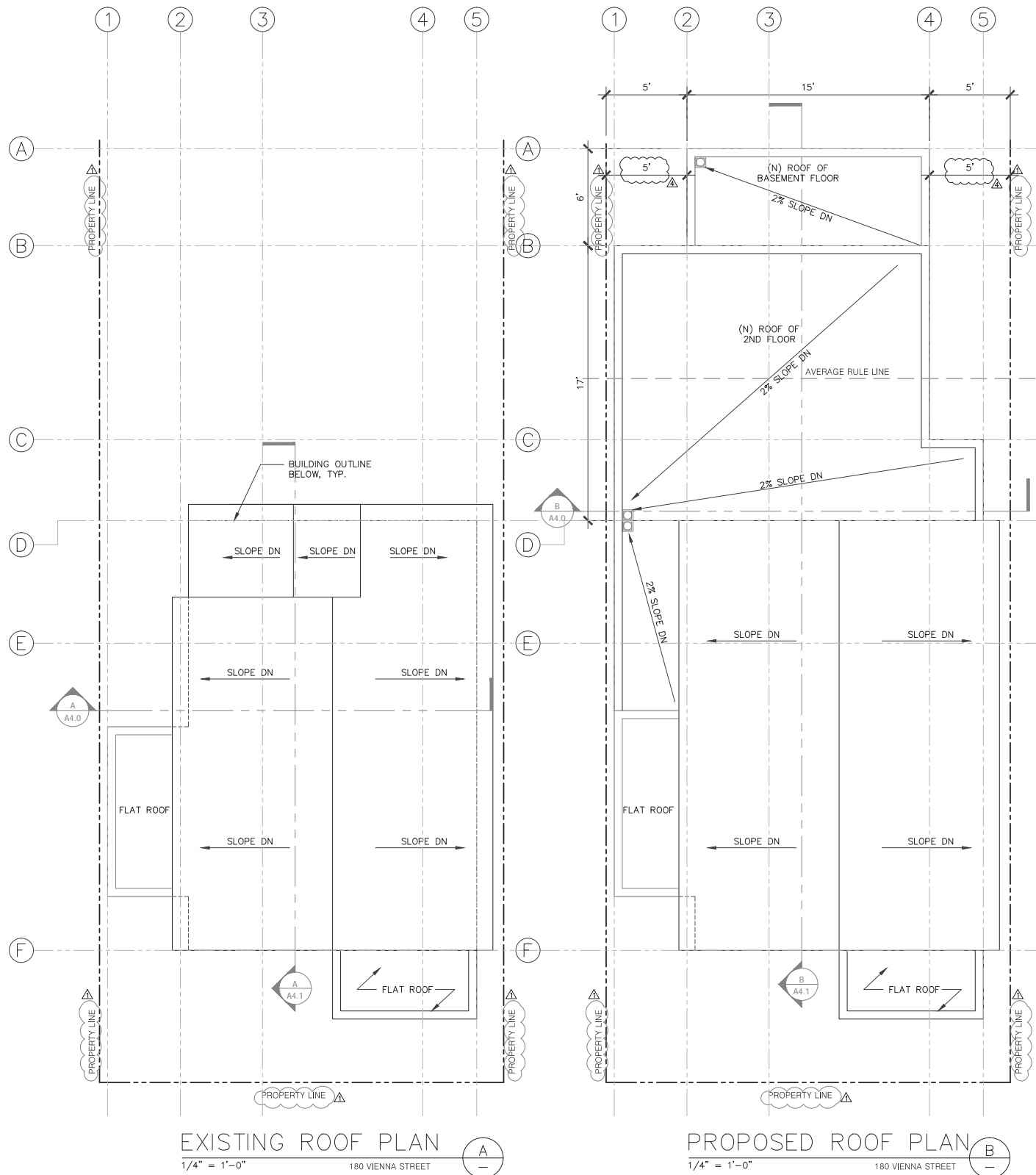
180 VIENNA STREET



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A2.1
 OF SHEETS



APPLICANT:
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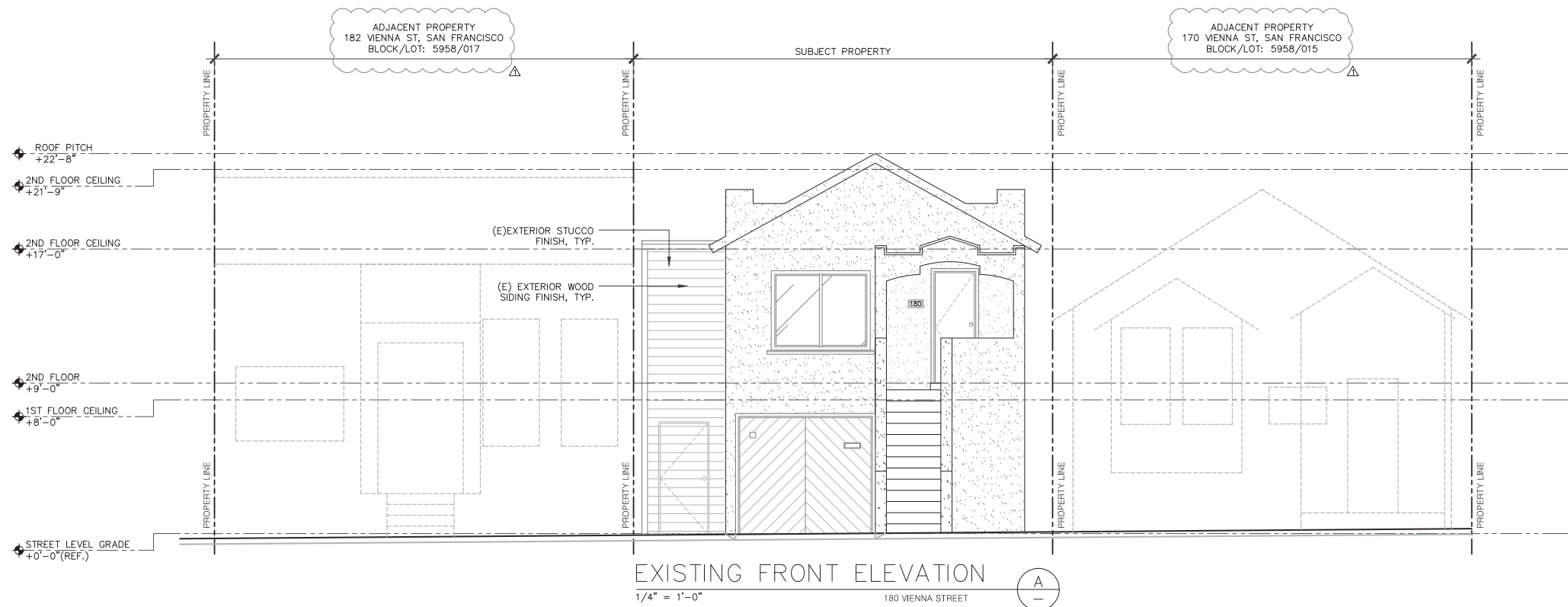
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ROOF PLANS

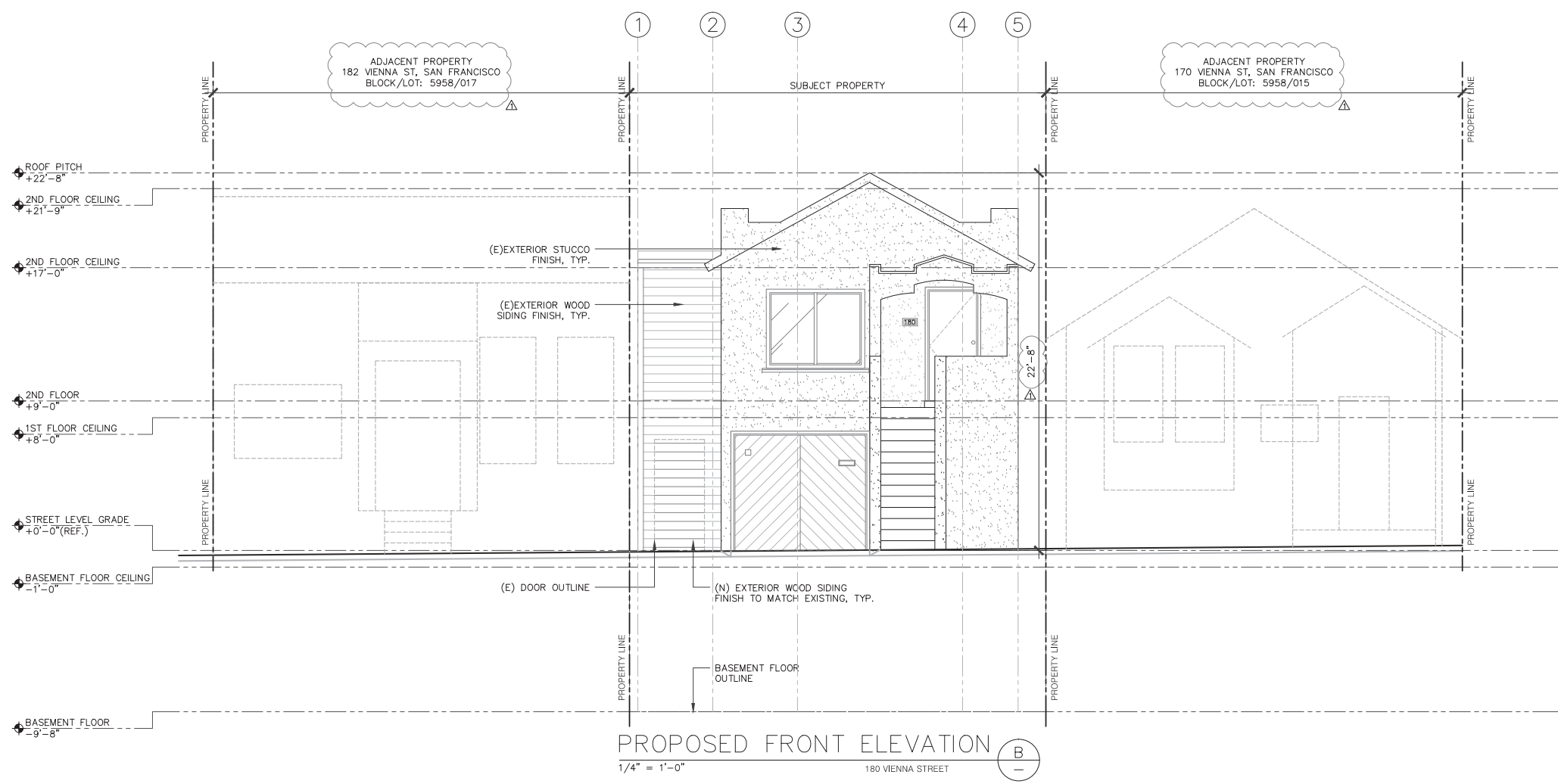
PROJECT ADDRESS:
180 VIENNA STREET
SAN FRANCISCO, CA 94112
BLOCK/LOT: 5958/016

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DRAWN J.C.
JOB 140314
SHEET



EXISTING FRONT ELEVATION
1/4" = 1'-0" 180 VIENNA STREET



PROPOSED FRONT ELEVATION
1/4" = 1'-0" 180 VIENNA STREET

APPLICANT:
RUO NENG CHEN
180 VIENNA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

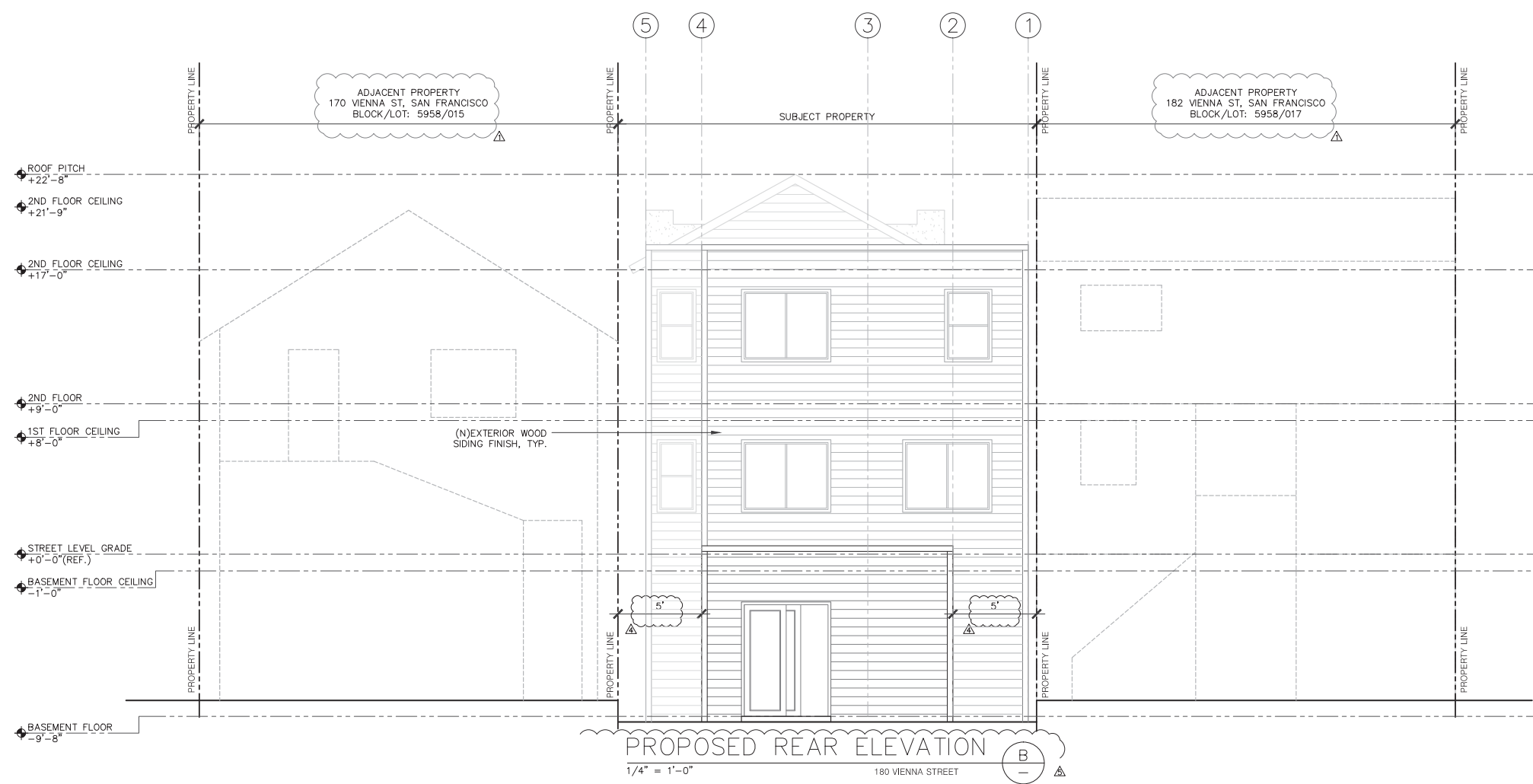
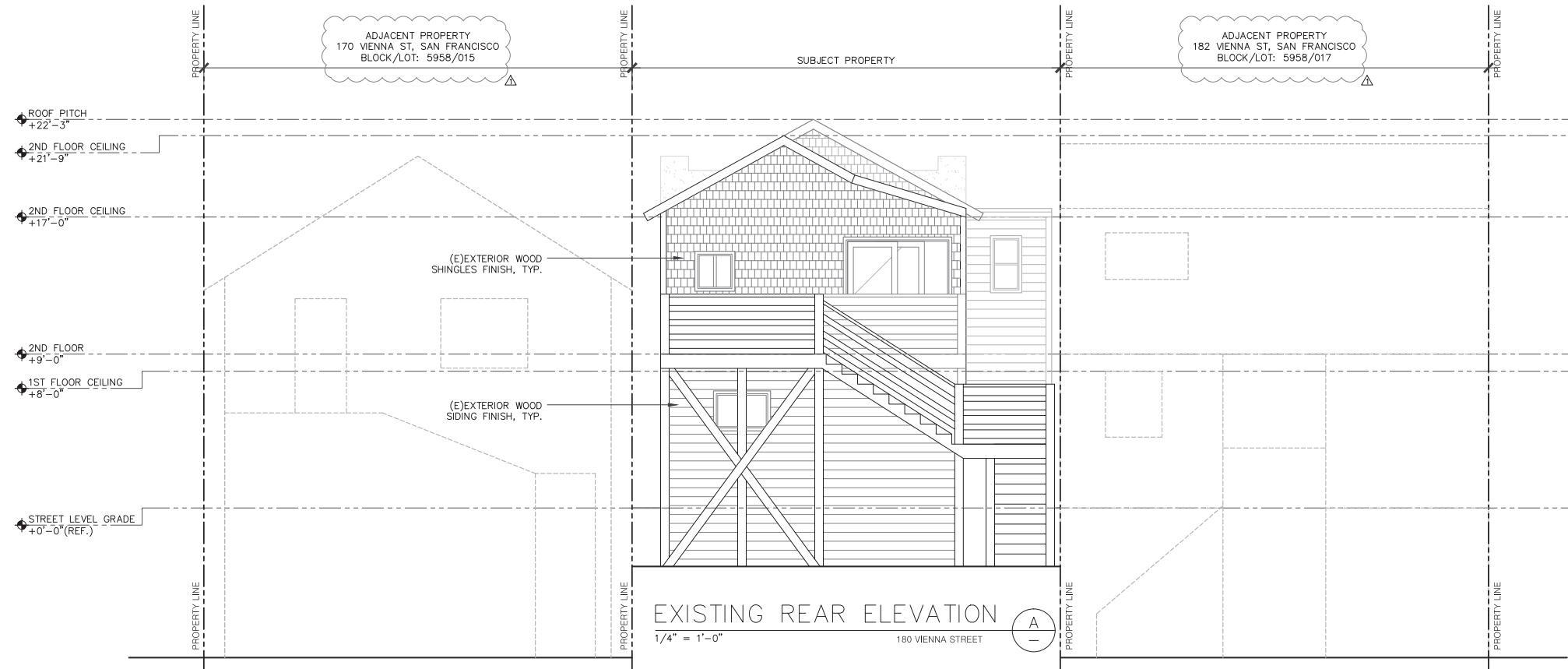
ELEVATIONS

PROJECT ADDRESS:
180 VIENNA STREET
SAN FRANCISCO, CA 94112
BLOCK/LOT: 5958/016

NOTES	BY
△ NOPDR#2 171013	T.Y.
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A3.0
OF SHEETS



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 180 VIENNA STREET
 SAN FRANCISCO, CA 94112

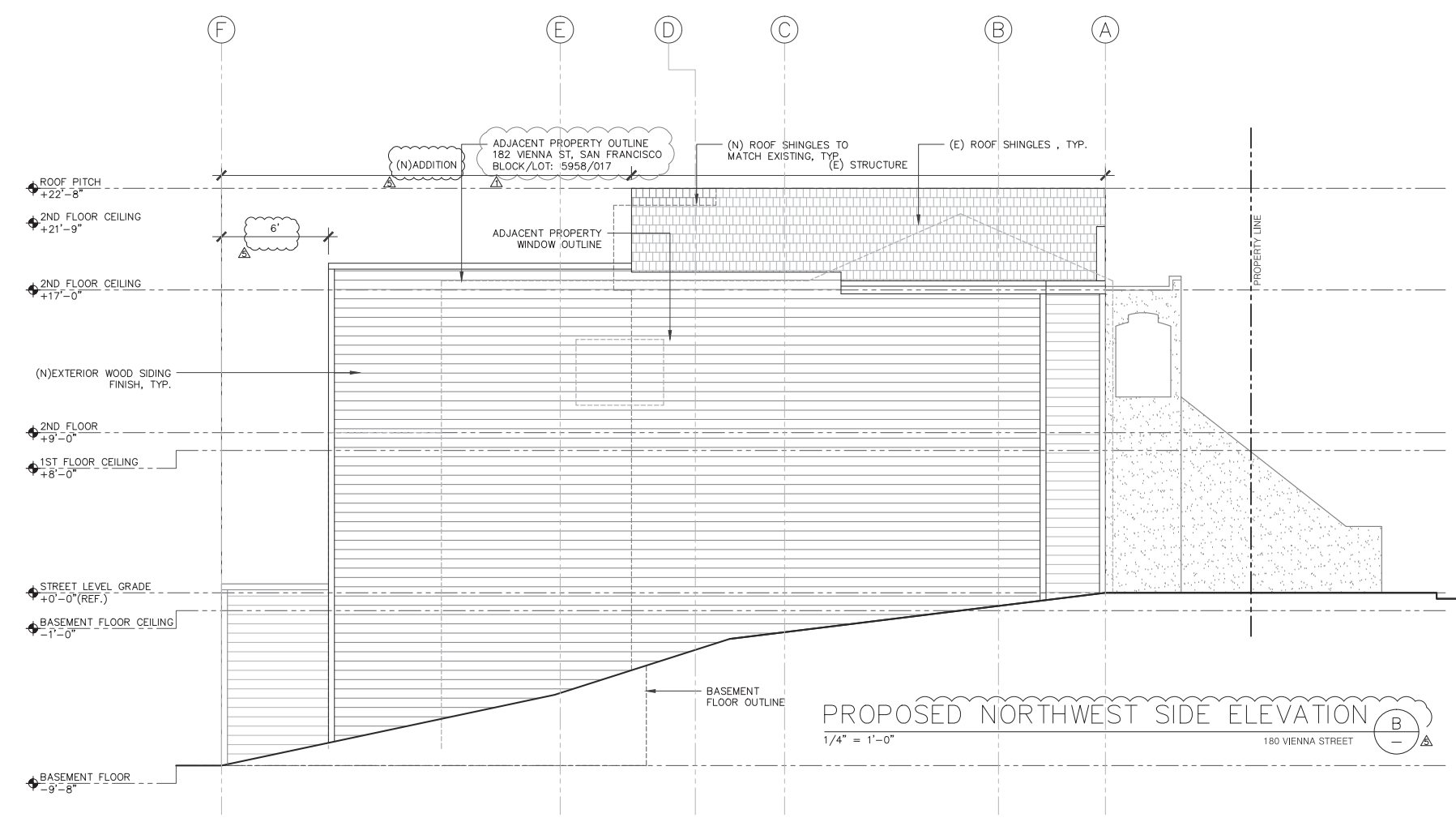
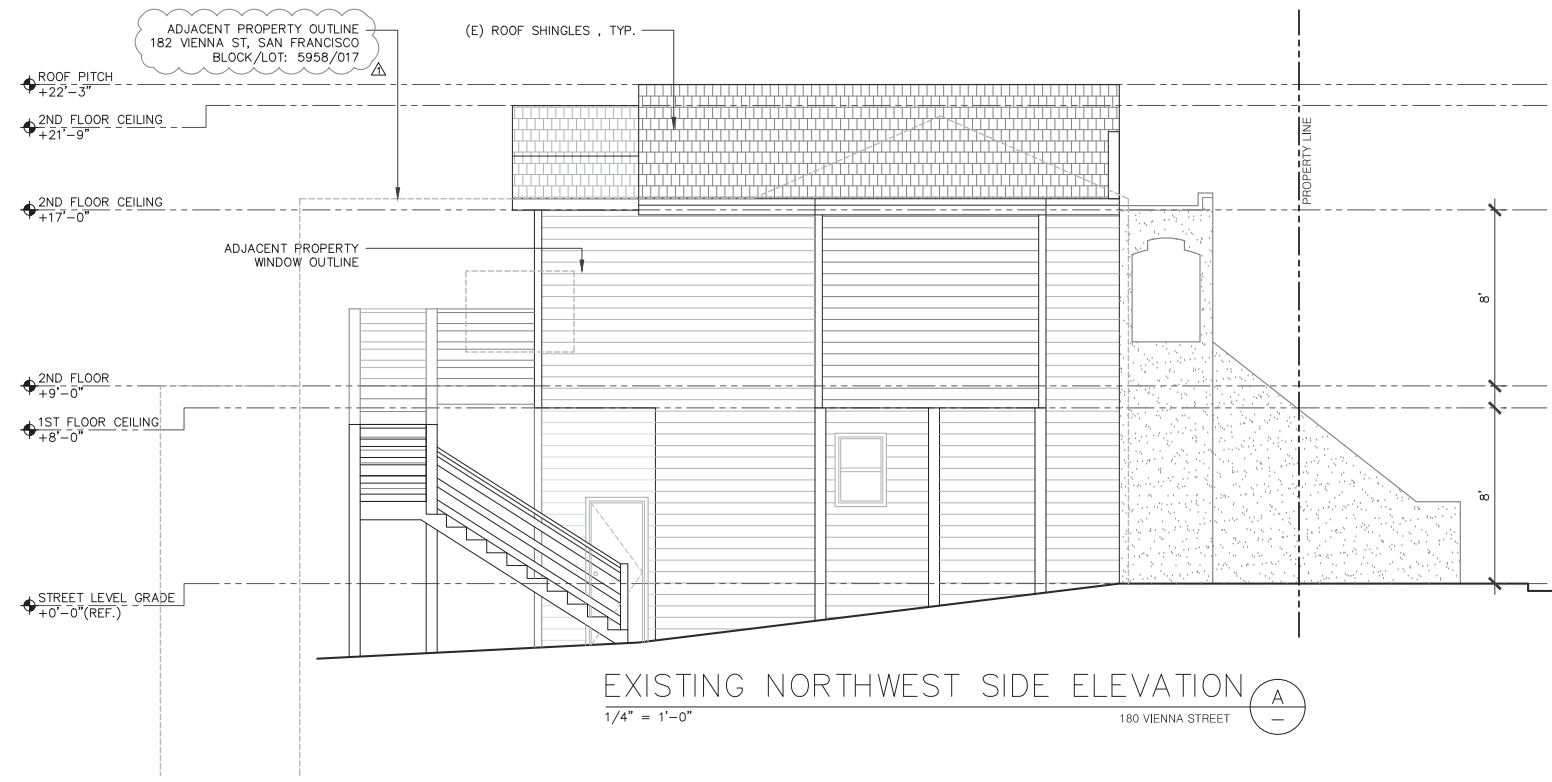
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ELEVATIONS

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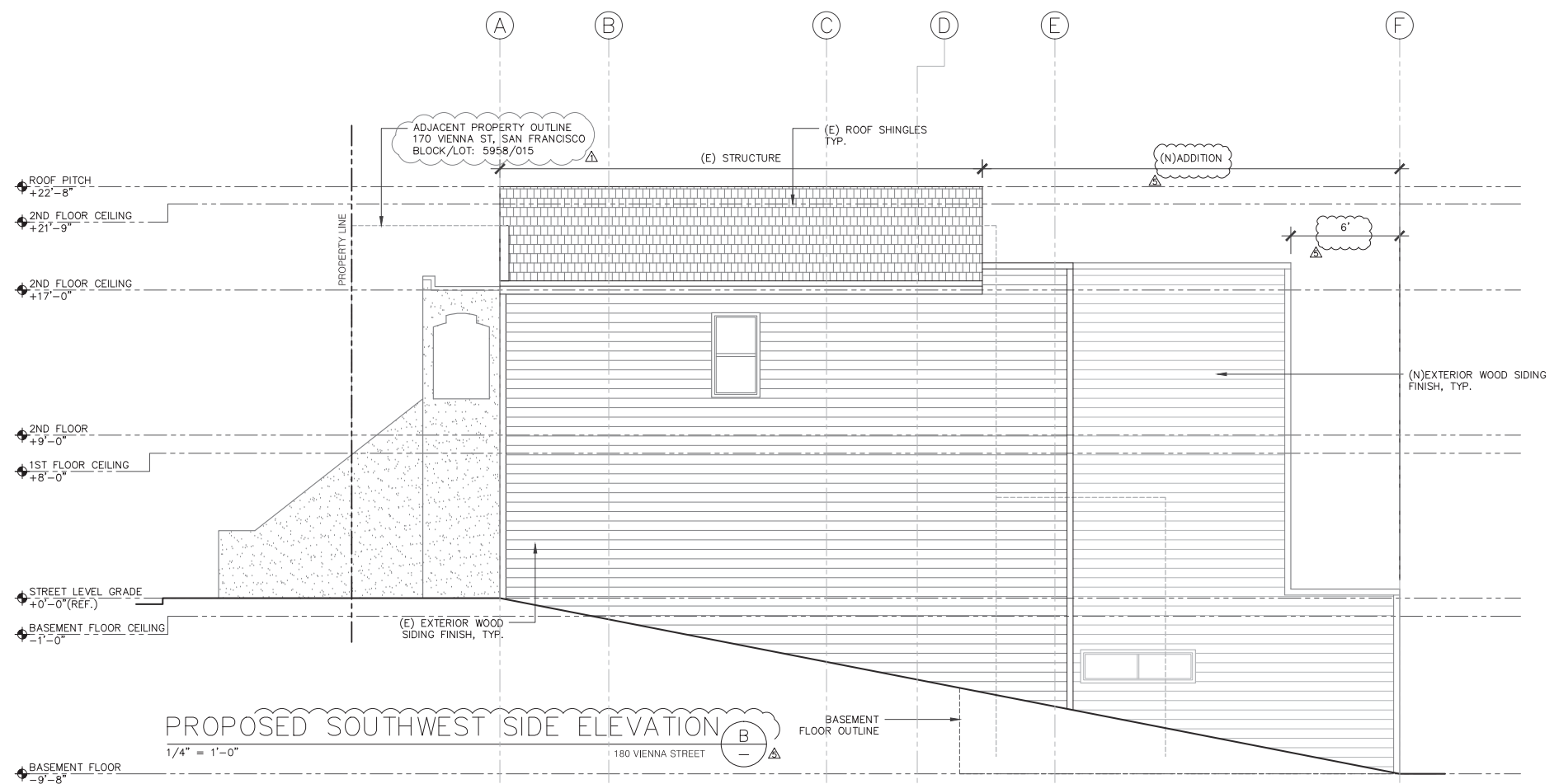
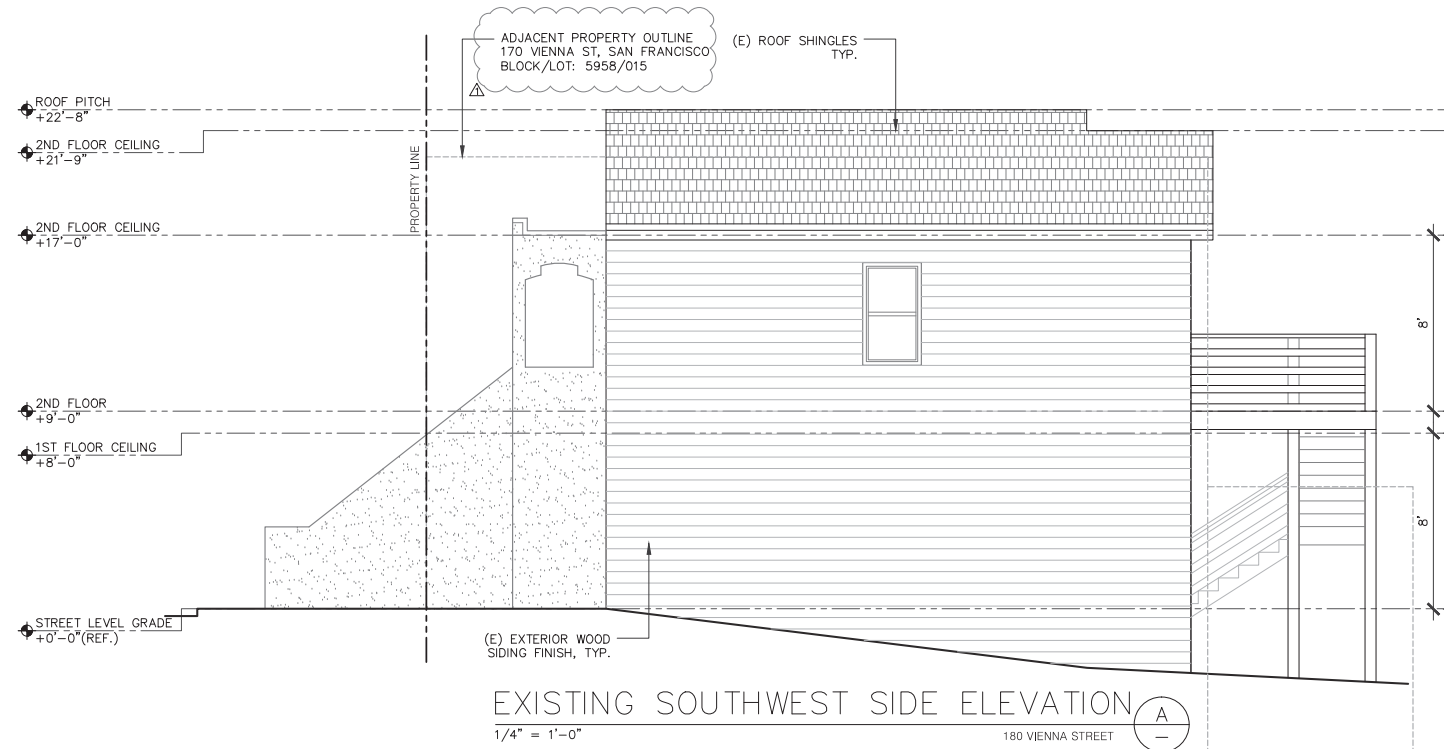
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ELEVATIONS

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 180 VIENNA STREET
 SAN FRANCISCO, CA 94112

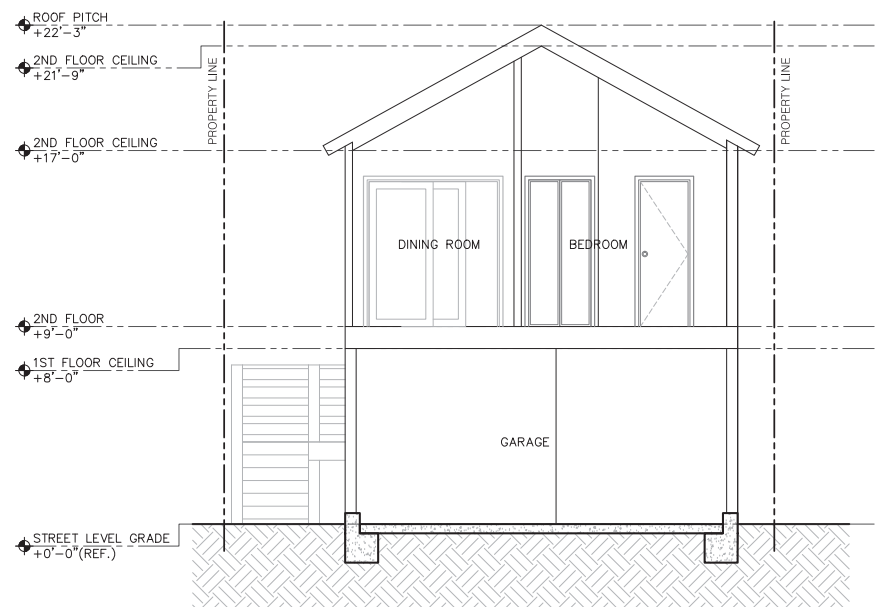
SHEET TITLE:

ELEVATIONS

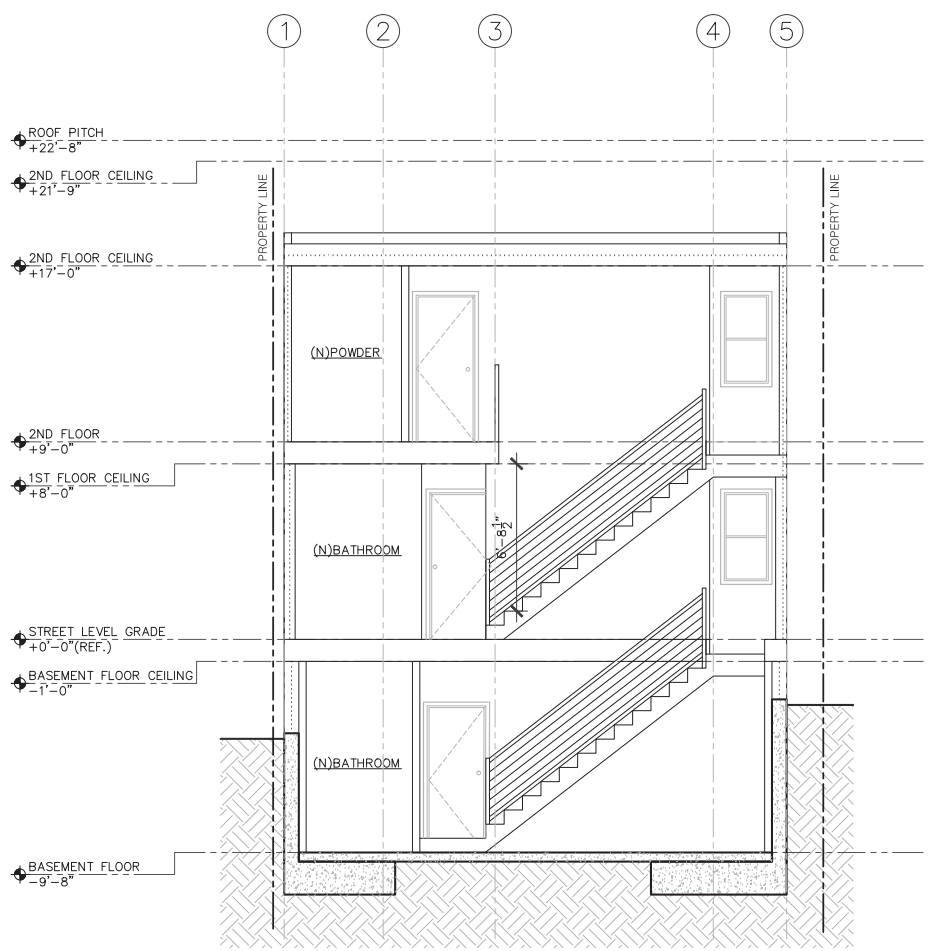
PROJECT ADDRESS:
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112
 BLOCK/LOT: 5958/016

NOTES	BY
△ NOPDR#2 171013	T.Y.
△ COMMENT 171013	T.Y.
△ COMMENT 180330	T.Y.
△ COMMENT 180728	T.Y.
△	
△	

DATE 08/15/2014
 SCALE AS NOTED
 DRAWN J.C.
 JOB 140314
 SHEET



EXISTING LATITUDINAL SECTION (A)
 1/4" = 1'-0" 180 VIENNA STREET



PROPOSED LATITUDINAL SECTION (B)
 1/4" = 1'-0" 180 VIENNA STREET

APPLICANT:
 RUO NENG CHEN
 180 VIENNA STREET
 SAN FRANCISCO, CA 94112

SHEET TITLE:

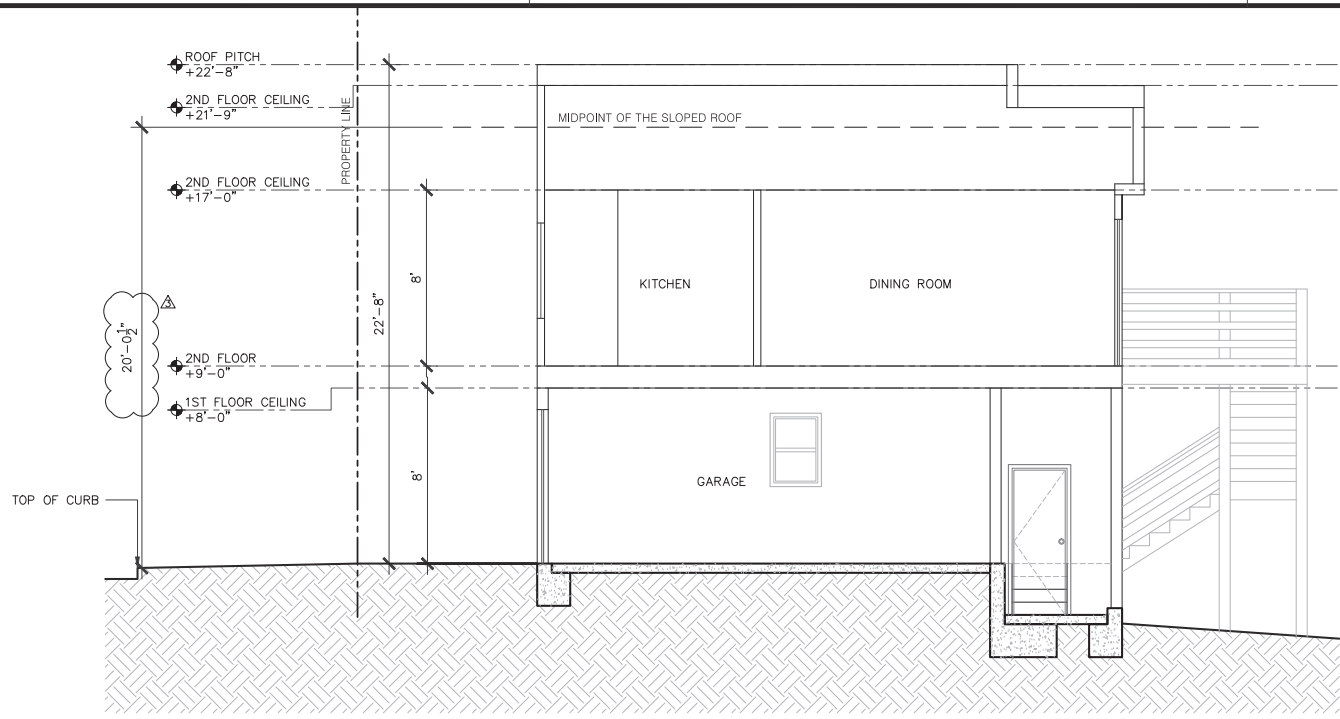
SECTIONS

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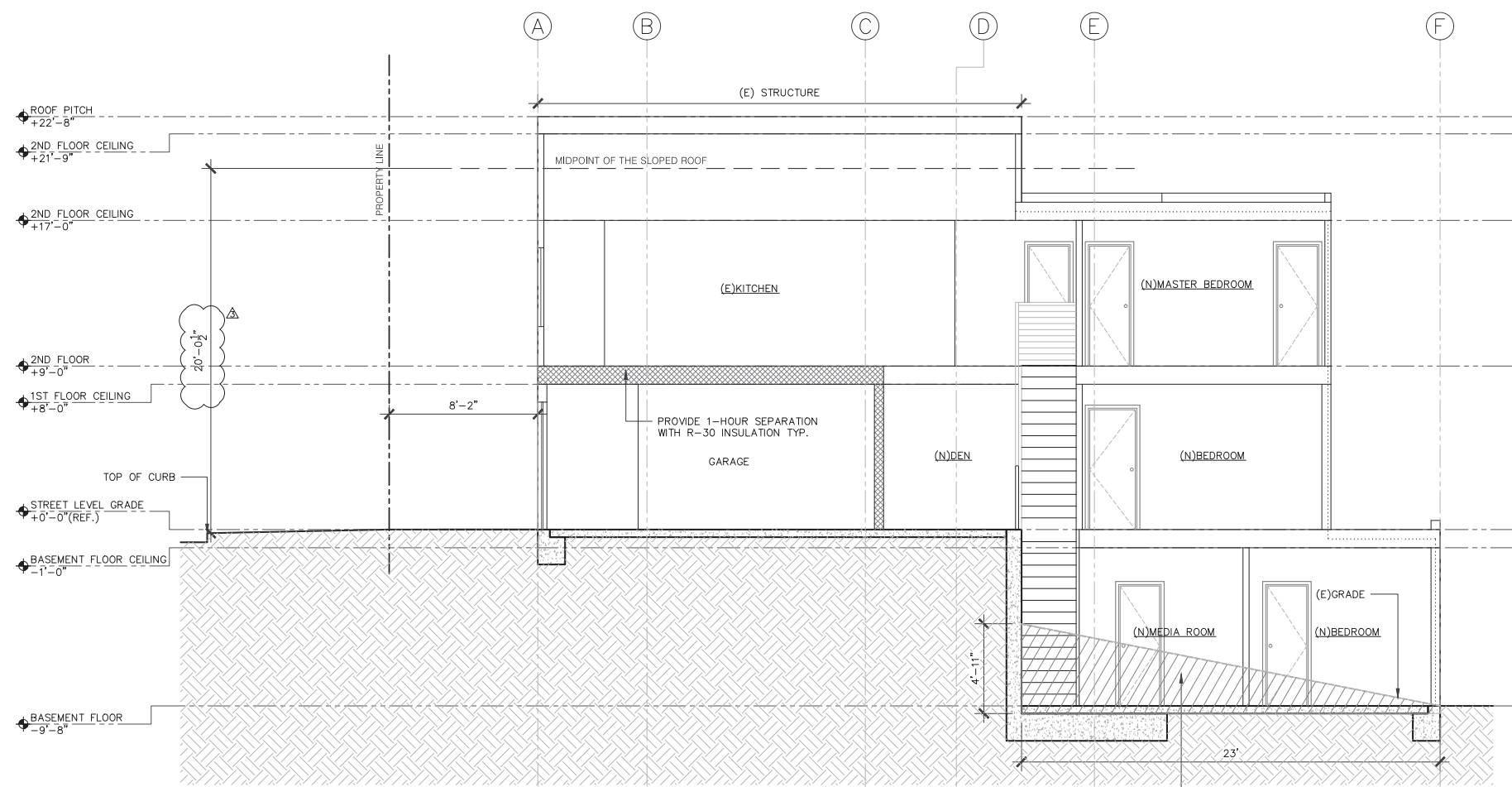
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A4.0
 OF SHEETS



EXISTING LONGITUDINAL SECTION A
 1/4" = 1'-0" 180 VIENNA STREET



PROPOSED LONGITUDINAL SECTION B
 1/4" = 1'-0" 180 VIENNA STREET

EXCAVATE CALCULATION

AREA A:
 WIDTH = 22'-10"
 LENGTH = 23'-0"
 HEIGHT = 4'-11"
 $(22.83 \times 23' \times 4.92') / 2 = 1291.72 \text{ S.F.}$
 $1291.72 / 27 = 47.84 \text{ C.Y.}$

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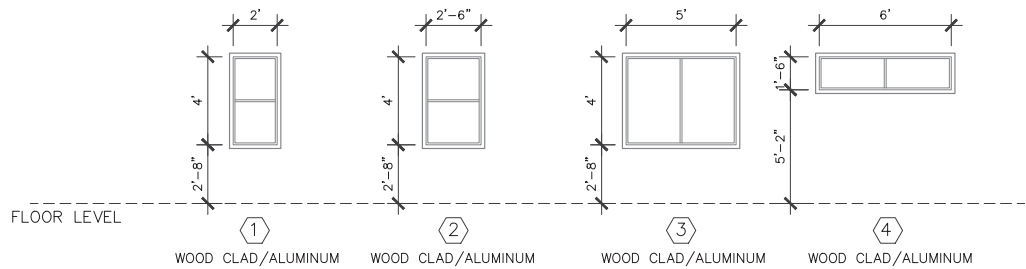
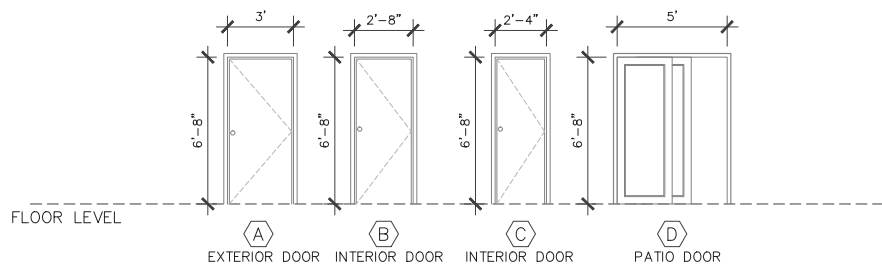
SHEET TITLE:

SECTIONS

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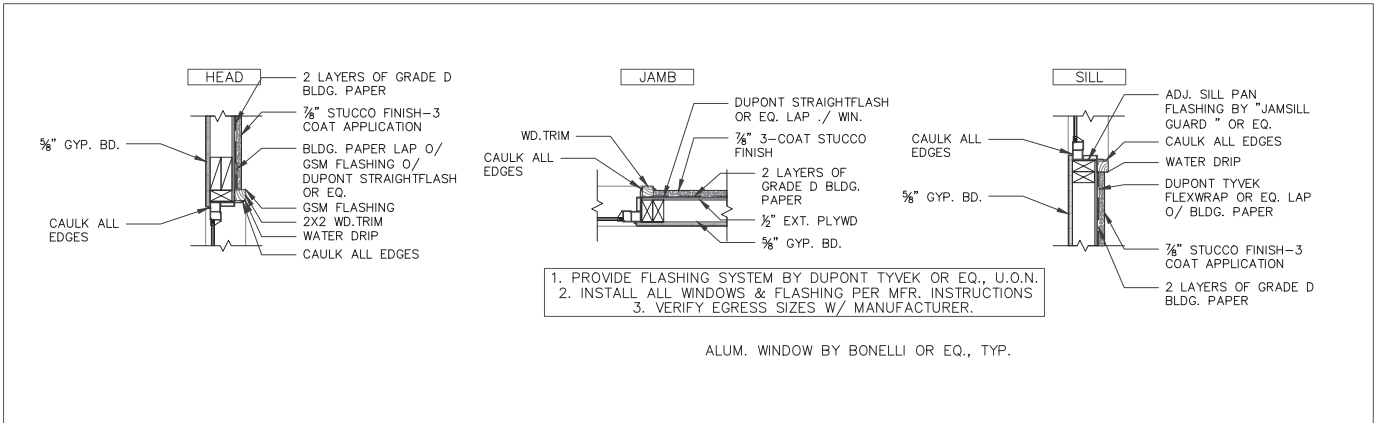
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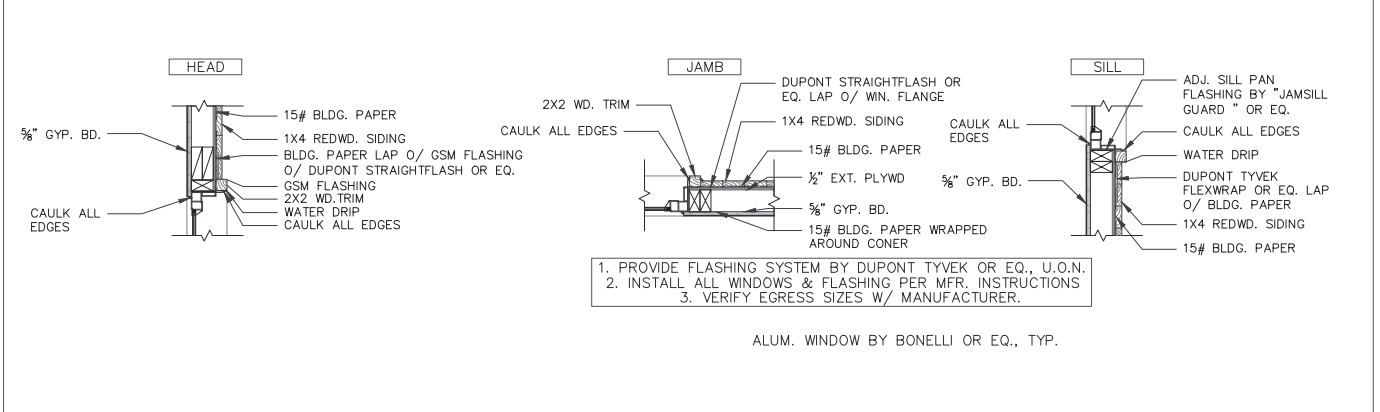


DOOR SCHEDULE																		
NO	FLOOR	LOCATION	TYPE	SIZE	FRAME		RATING	FACE				HARDWARE			FRAME FINISH		DR FINISH	REMARKS
					ALUMINUM	WOOD		WOOD W/ VISION PANEL	METAL W/ VISION PANEL	METAL	WEATHERSTRIPPING	THRESHOLD	CLOSER	SIGNAGE	LOCKSET	SMOKE & DRAFT CONTROL ASSEMBLY		
1	BM	BATHROOM	C	28" X 80"														
2		BEDROOM	B	32" X 80"														
3		BEDROOM-EXT.	D	60" X 80"														
4	1ST	GARAGE - INT.	A	32" X 80"														
5		BATHROOM	C	28" X 80"														
6		BEDROOM	B	32" X 80"														
7		OFFICE	B	32" X 80"														
8	2ND	LIVING ROOM - EXT.	A	32" X 80"														
9		BATHROOM	C	28" X 80"														
10		MASTER BEDROOM	B	32" X 80"														
11		POWDER	C	28" X 80"														
12																		
13																		

- THRESHOLD AT DOORWAYS SHALL NOT EXCEED 0.75 INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5 INCH FOR OTHER DOORS.
- THRESHOLD HEIGHT SHALL BE LIMITED TO 7.75 INCHES (RESIDENTIAL) WHEN THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS; THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP.
- ALL EXTERIOR DOOR TO BE INSTALLED WITH WOOD TRIM, U.O.N



WINDOW DETAIL - STUCCO SCALE 3/4" = 1'-0" 1



WINDOW DETAIL - SIDING SCALE 3/4" = 1'-0" 2

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SCHEDULE

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