



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: OCTOBER 25, 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: October 12, 2018
Case No.: 2017-001456DRP
Project Address: 1100 Fulton St.
Permit Application: 2017.0126.7999
Zoning: RM-1 [Residential Mixed, Low Density]
40-X Height and Bulk District
Block/Lot: 0777/005
Project Sponsor: Serina Calhoun
Syncoated Architecture
657 Fillmore St.
San Francisco, CA 94117
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 the addition of 3 accessory dwelling units by converting 4 garage spaces at the ground floor, of an existing 4-story category 'A' Historic Resource apartment block within the Alamo Square Historic District.

SITE DESCRIPTION AND PRESENT USE

The site is a 50' x 110' corner lot with an existing 4-story, 14-unit building built in 1924.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Fulton consists of 2- and 3-story wood clad Victorian era buildings punctuated by 4-story corner apartment buildings with soft story garages at the ground floor.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 26, 2018 – July 26, 2018	07.20. 2018	10.25. 2018	100 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 15, 2018	October 15, 2018	10 days
Mailed Notice	10 days	October 15, 2018	October 15, 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

Dr. Amos Brown, pastor of the Third Baptist Church, 1399 McAllister St.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

- 1. Historical Building.** Changes to the building would alter the aesthetics of the historic resource and adversely impact the Historic Third Baptist Church.
- 2. Impacts to existing tenants.** The project would compromise rent control.
- 3. Parking.** Removing garages would impact the available parking in the neighborhood.

See attached *Discretionary Review Application*, dated July 20, 2018.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

The Residential Design Guidelines (RDGs) are not applicable to any of the DR requestor’ issues.

See attached *Response to Discretionary Review*, dated August 8, 2018.

DEPARTMENT DESIGN AND POLICY REVIEW

1. The garages at the base of the building were determined by staff and the Historic Preservation Commission to be not character defining features of either the building or the Alamo Square Historic District.
2. The nexus between adding ADUs and undermining rent control was not made, clear by the DR requestor, however, rent control is not regulated by the Planning Department.
3. The removal of ground level garages and infill of Accessory Dwelling Units fulfills several City and Planning Department goals:
 - a. Adding much needed dwelling units within existing building stock in neighborhoods served by City services;
 - b. Activation of the ground floor;
 - c. Removal of curb cuts and potential conflicts of pedestrians, bicyclists and MUNI service with cars potentially entering and exiting
 - d. Removal of garages and curb cuts that will increase the available on-street parking and result in streetscape improvements, such as additional street trees;
 - e. Seismically strengthening of the soft-story, fulfilling one of the City's 8 priority goals.

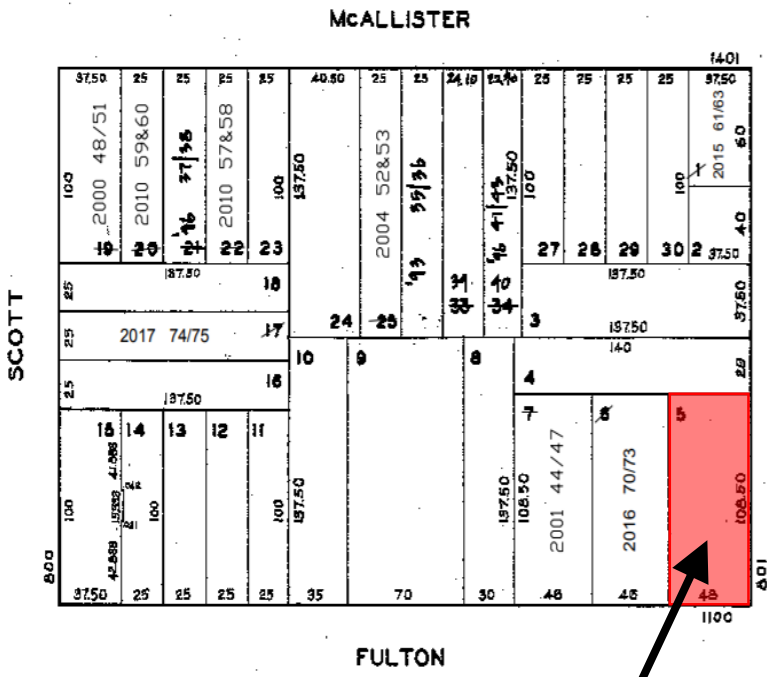
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

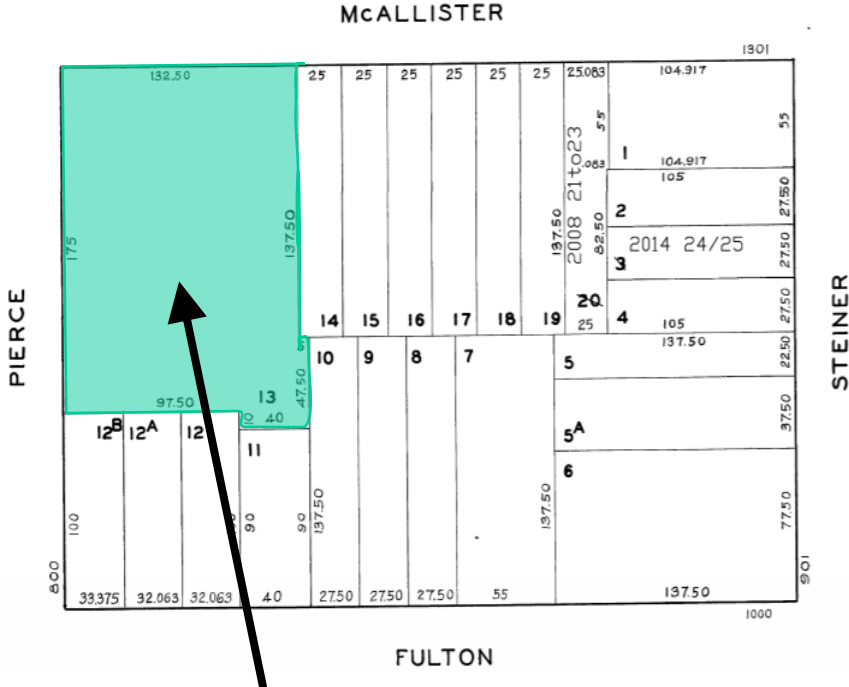
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated August 8, 2018
Reduced Plans

Exhibits

Parcel Map



SUBJECT PROPERTY

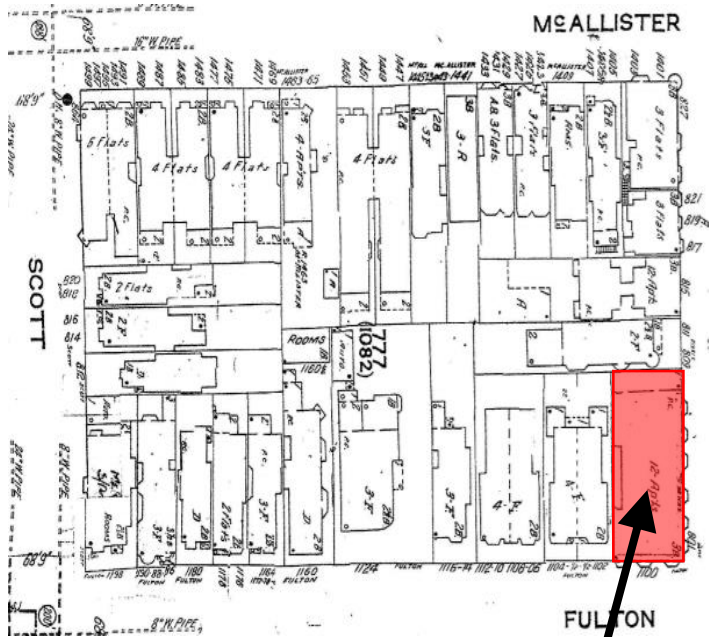


DR REQUESTOR'S PROPERTY

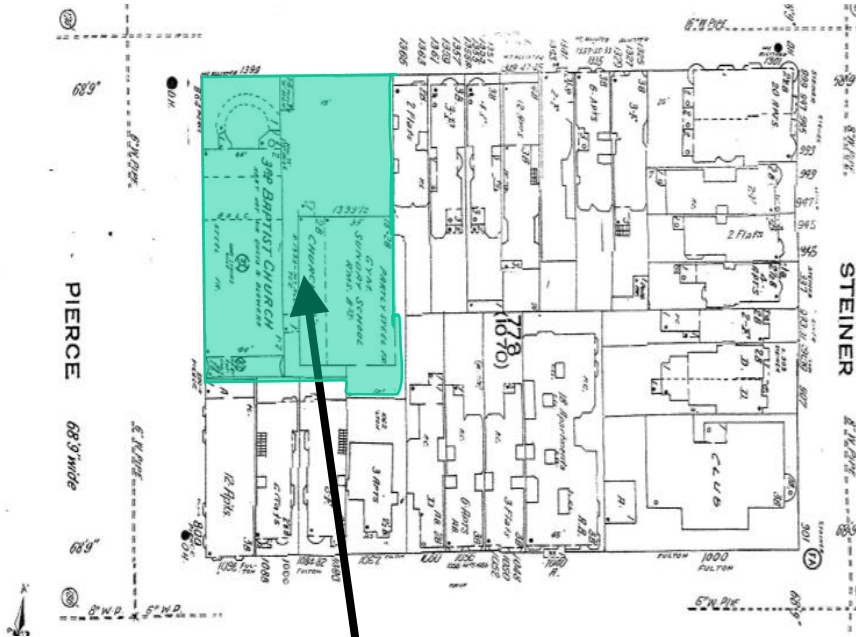


Discretionary Review Hearing
 Case Number 2017-001456DRP
 1100 Fulton Street

Sanborn Map*



SUBJECT PROPERTY



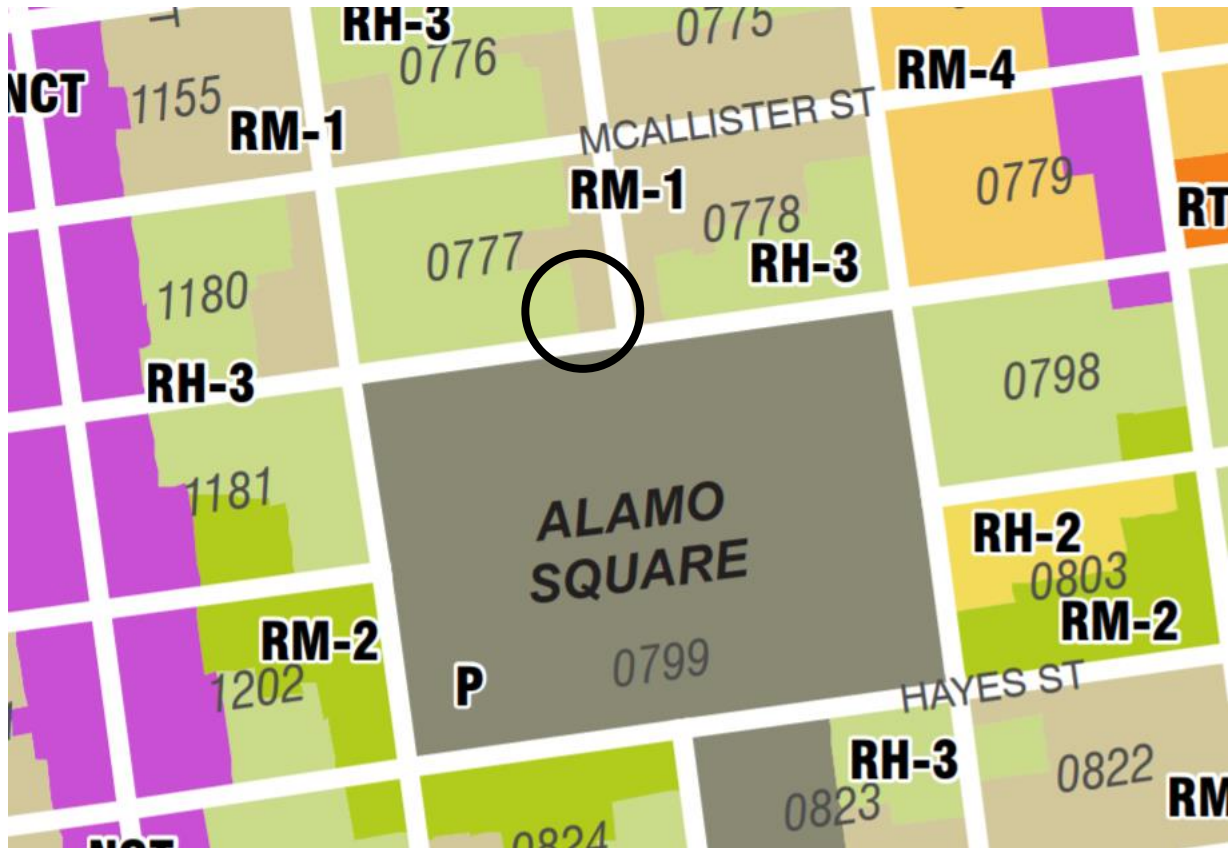
DR REQUESTOR'S PROPERTY

*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 2017-001456DRP
1100 Fulton Street

Zoning Map



Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2017-001456DRP
1100 Fulton Street

Aerial Photo

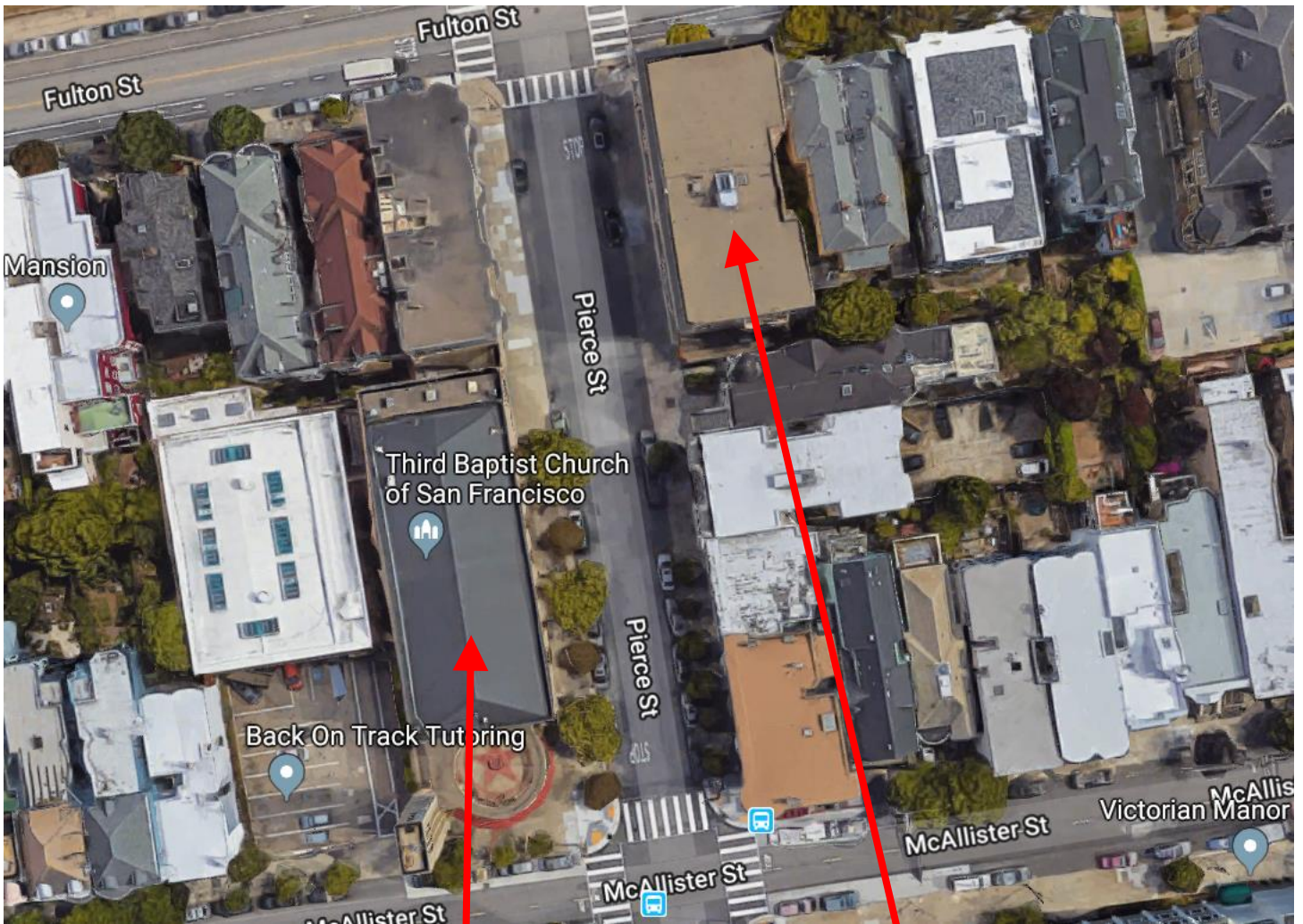


SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Aerial Photo



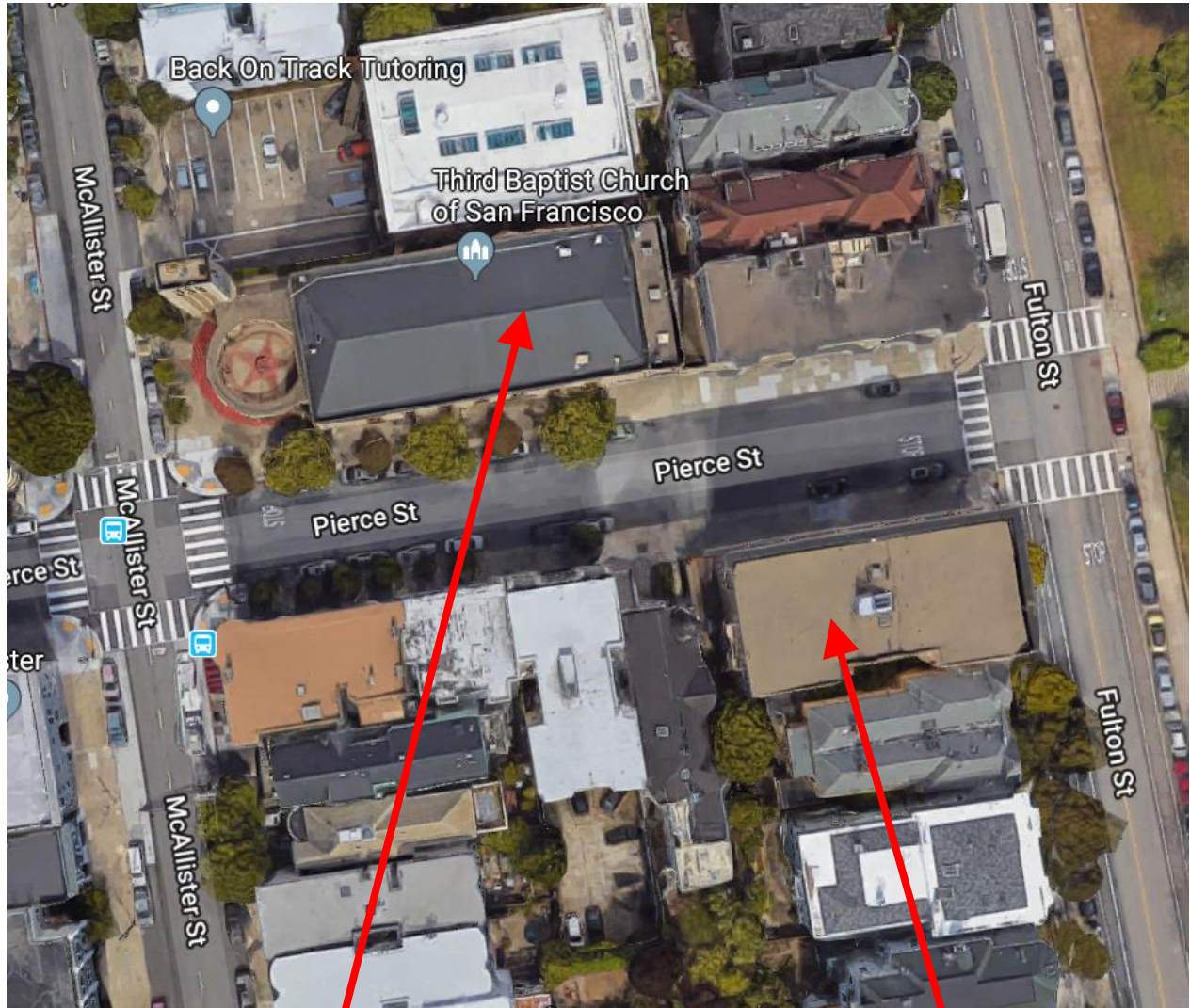
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-001456DRP
1100 Fulton Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-001456DRP
1100 Fulton Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-001456DRP
1100 Fulton Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, June 20, 2018**
 Time: **Not before 12:30 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Certificate of Appropriateness**
 Hearing Body: **Historic Preservation Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1100 Fulton Street	Case No.: 2017-001456COA
Cross Street(s): Pierce Street	Building Permit: 2017.0126.7999
Block /Lot No.: 0777/005	Applicant: Serina Calhoun
Zoning District(s): RM-1 / 40-X	Telephone: (415) 558-9843
Designation: Alamo Square Landmark District	E-Mail: serina@sync-arch.com

PROJECT DESCRIPTION

The proposal is a request for a **Certificate of Appropriateness** to remove existing garage doors and infill the ground floor garage openings with brick, windows, and doors as part of the conversion of ten (10) existing garage and storage spaces at the ground level into six (6) new accessory dwelling units. Note that the current building permit application on file would only allow for three (3) units to be constructed in areas that are not currently leased parking spaces.

1100 Fulton Street is located within the Article 10 Alamo Square Landmark District, which was designated in 1984. The subject property was designed by Edward E. Young and completed in 1924 as a 3-story over basement, 12-unit apartment building with polychromatic brick and stucco cladding.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jonathan Vimr** Telephone: **(415) 575-9109** E-Mail: jonathan.vimr@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that 1) is within 300-feet of the subject property in an Article 10 historic district; or 2) is within 150-feet of the subject property that is an Article 10 individual landmark; or 3) are interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public meeting or hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Historic Preservation Commission at the public hearing.

OTHER APPLICATION INFORMATION

This notice is only for a hearing by the HPC for a Certificate of Appropriateness under Article 10 of the Planning Code.

Pursuant to Planning Code Section 311 or 312, the Building Permit Application associated with this proposal, if any, may also subject to a 30-day notification to property owners and residents within 150-feet of the subject property; and, if applicable, under Planning Code Section 303, a Conditional Use Authorization associated with this proposal may also be subject to a 10 or 20-day notification to owners within 300-feet of the subject property. **The mailings of such notifications, if required, will be performed separately.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Certificate of Appropriateness application** by the Historic Preservation Commission may be made in one of two ways:

- 1) To the **Board of Appeals within 30 calendar days** after the final decision on the Certificate of Appropriateness; or
- 2) To the **Board of Supervisors within 30 calendar days** after the final decision on the Certificate of Appropriateness, if the project requires Board of Supervisors approval and/or, if required, the Conditional Use Authorization is appealed.

Appeals must be submitted in person at the Board of Appeals office at 1650 Mission Street, 3rd Floor, Room 304 or in person at the Board of Supervisors office at 1 Dr. Carlton B. Goodlett Place, City Hall, Room 244. For further information about either appeal processes, including current fees, contact the Board of Appeals at (415) 575-6880, or the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of the associated **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. If a Conditional Use Authorization is appealed to the Board of Supervisors, then the associated building permit application may not be appealed.

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1100 FULTON ST		0777005
Case No.		Permit No.
2017-001456PRJ		201701267999
<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. Per 5/2/2018 revised plans and project description, work under PA#2017.0126.7999 limited to conversion of 5 garage spaces and 1,015 SF of storage into 3 new accessory dwelling units per ordinance No. 162-16. Refer to PA#2017.0113.7203 for soft story retrofit.</p> <p>CONVERT 11 GARAGE SPACES & 1015 SF OF STORAGE INTO 6 NEW ACCESSORY DWELLING UNITS PER ORDINANCE NO# 162-16. REFER TO PA# 2017/01/13/7203 FOR SOFT STORY RETROFIT.</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.
<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; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<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 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): Jonathan Vimr</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 checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY 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 checked="" 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 checked="" 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): Remove four (4) non-historic garage doors and modify the associated garage openings to install new wooden windows and paneled doors, as well as surrounding infill material. This exterior work relates to the conversion interior parking and storage space into three (3) accessory dwelling units.
<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 a. Per HRER dated b. Other (specify): <input type="checkbox"/> Reclassify to Category C (attach HRER)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jonathan Vimr	

**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: Jonathan Vimr
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/15/2018
	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 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)
1100 FULTON ST		0777/005
Case No.	Previous Building Permit No.	New Building Permit No.
2017-001456PRJ	201701267999	
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:	Date:

CASE NUMBER:
For Staff Use only

RECEIVED

JUL 20 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Third Baptist Church of San Francisco		
DR APPLICANT'S ADDRESS: 1399 McAllister Street	ZIP CODE: 94115	TELEPHONE: (415)346-4426

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Kent and Nancy Mar		
ADDRESS:	ZIP CODE:	TELEPHONE: (415) 588-9843

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Dr. Amos C. Brown		
ADDRESS: 1399 McAllister Street	ZIP CODE: 94115	TELEPHONE: (415) 559-2978
E-MAIL ADDRESS: dramoscbrown@thirdbaptist.org		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1100 Fulton Ave.	ZIP CODE: 94115
CROSS STREETS: Pierce Street	

ASSESSORS BLOCK/LOT: 0777/ /005	LOT DIMENSIONS:	LOT AREA (SQ. FT.):	ZONING DISTRICT: RM-1 /40-X	HEIGHT/BULK DISTRICT:
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3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
Garage Space

Present or Previous Use: _____

Proposed Use: Residential Living Space

Building Permit Application No. 2017.0126.7999 Date Filed: _____

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.

- Historical Building - oppose to the changes to that building
 - parking issues
 - property owner's corporation to influence Rent Control

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:

This change would adversely affect traffic and parking. It would affect the congregation of Third Baptist Church whenever there is a service being held in the sanctuary.

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?

Again this project would change Aesthetics of the historical structure and profile to the building on Fulton and have adverse effect to the Historical Third Baptist Church.

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

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: 1100 Fulton Street

Zip Code: 94117

Building Permit Application(s): 2017.0126.7999

Record Number: 2017-001456DRP

Assigned Planner: Jonathan Vimr

Project Sponsor

Name: Serina Calhoun

Phone: (415) 558-9843

Email: serina@sync-arch.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.)

See attached document for response.

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.

See attached document for response.

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.

See attached document for response.

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)	12	18
Occupied Stories (all levels with habitable rooms)	3	4
Basement Levels (may include garage or windowless storage rooms)	1	0
Parking Spaces (Off-Street)	12	1
Bedrooms	12	20
Height	47'-3"	47'-3"
Building Depth	108'-6"	108'-6"
Rental Value (monthly)	unknown	unknown
Property Value	\$8.28M	unknown

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

Signature:	Date: 8/8/18
Printed Name: Serina Calhoun	<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.



Re: ADU Project located at 1100 Fulton Street

Question 1:

Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Our proposed project should be approved because it is in full conformance with the Planning Code, has been duly reviewed/approved by Planning and Preservation staff, and has undergone scrutiny by the Historic Preservation Commission and found to be in conformance.

Our project is contained fully within the existing building envelope; bringing much needed housing to the community much more quickly than with a new construction project. In addition, beautification of the block will be included in this project with the installation of new street trees and sidewalk landscaping to be enjoyed by all.

In addition, we believe that our project actually solves many of the concerns listed in the DR filing. We are modifying the historic structure sensitively, in full conformance with the Secretary of Interior Standards, we are providing more on-street public parking for their parishioners, and we are providing more rent-controlled housing stock. Our project site does not touch their building and will not have any impact on the historic character of their existing building.

The DR requester has noted the following items:

1. They oppose the changes to the historic façade.
 - a. We have worked diligently with Preservation staff regarding the garage door removals. Planning staff found that “garage openings and auto-oriented development patterns are not character-defining features within the District.” They also determined that the proposed project meets the Secretary of Interior’s Standards for Rehabilitation. Please see Historic Preservation Commission Hearing Motion.)
 - b. All work we have shown conforms with preservation staff reviews and was found acceptable by the Historic Preservation Commission at our recent hearing. Preservation staff directed us to match the brick exactly and has required our client to retain a conservator to oversee the installation and to review and approve a mock-up of the brick infill.
2. They are concerned with impacts to street parking.
 - a. Per Planning Code Table 209.3; off-street parking is not required in this District. As such, the removal of our garage spaces conforms to the Planning Code.
 - b. Additionally, our project will be phased due to tenant occupied garage stalls fronting onto both Fulton and Pierce Street frontages.
 - i. Phase 1 will remove (4) off-street parking spaces, however these spaces are currently vacant and not being utilized. The removal of these driveways will reinstate (3) on-street public parking spaces for the surrounding community, including the church and their parishioners.
 - ii. Future phases will include the removal of (6) additional off-street parking spaces and reinstatement of (4) additional on-street parking spaces for use by the surrounding community.



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- c. Additionally, by removing off-street garage parking and driveways, we are providing *more* on-street space for their parishioners to park in without having to block someone's private driveway.
 - d. Finally, the Third Baptist Church has their own dedicated parking lot, fronting onto McAllister Street. We simply don't understand their concerns about parking.
3. They reference the corporate influence to rent control.
 - a. Our project conforms to rent control requirements and regulations as set forth in Planning Code Section 207c.4.G. All units will be subject to rent control in our project.
4. They referenced an adverse effect to their historical Third Baptist Church.
 - a. Our project is located across the street and down the block from the Third Baptist Church. We are not touching their property or structure in any way as part of our project and fail to understand the concern.

Question 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.

1. We are happy to revisit the expression of the removed garage door openings in response to the DR Requesters concerns so long as any revisions conform to Planning/Preservation staff reviews.
2. Related to the street parking, we are, unfortunately, in order for us to maintain more garage spaces, we would be forced to eliminate dwelling units. We are simply not willing to reduce the number of new units included in our project. We believe strongly in providing housing to meet the growing needs of the City. Our client has the same rights as any other property owner in the city; to provide additional housing units within the building envelope, especially when undergoing a soft story renovation to help offset the costs of the soft story work by providing additional income opportunity.
3. Their final 2 items are outside the tenets of the design process. Any proposed changes to the project will not be able to address these concerns as they are not material to the design process.

Question 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.

As noted above, we're happy to work with the DR requester, but simply fail to understand their concerns as it relates to our project. We have already made major changes to the design of this project in response to Planning/Preservation staff reviews, including relocation of the 1 garage space which is to be retained, which required a full redesign of the (3) units at the rear corner of the building. We also made modifications to the exterior window/door designs to be more consistent with the historic character of the area in response to city staff reviews.

Further, we believe our project will have a positive impact on the Third Baptist Church. The new tenants may be potential parishioners of the church as it is so nearby. Additionally, by removing private off-



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street garage parking and driveways, we are providing more public on-street space for their parishioners to park in.

We have provided a project that is in full conformance with SF Planning Code and respectfully request that you uphold the Historic Preservation Commission's decision and allow our project to move forward with Planning approval.

Serina Calhoun
Principal Architect
syncopatedarchitecture

657 Fillmore Street
San Francisco, CA 94117

www.sync-arch.com

415.558.9843

STREET PARKING:

- (1) EXISTING OFF STREET PARKING SPACE
- (11) EXISTING OFF STREET PARKING SPACES

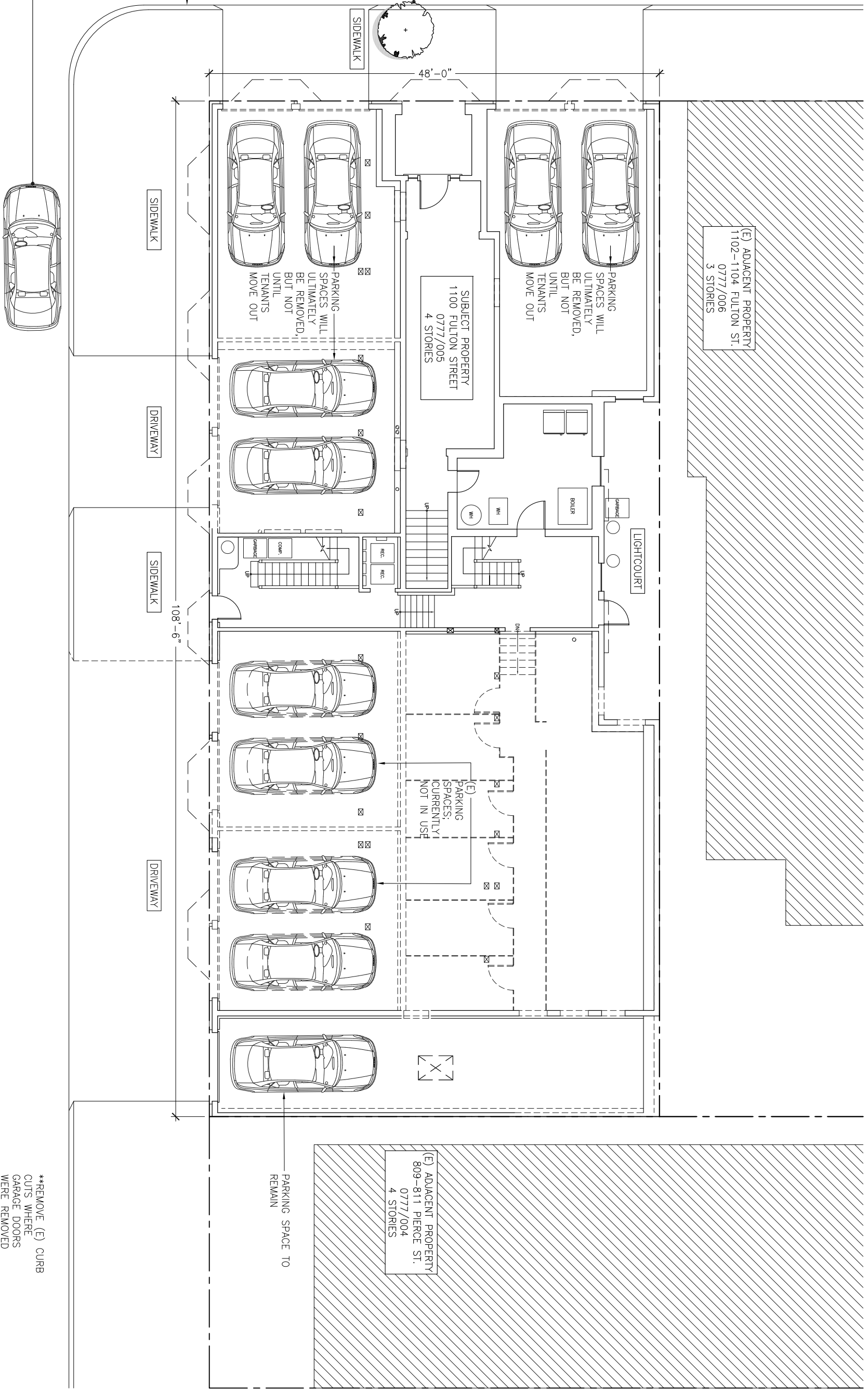
(E) ADJACENT PROPERTY
1102-1104 FULTON ST.
0777/006
3 STORES

(E) ADJACENT PROPERTY
809-811 PIERCE ST.
0777/004
4 STORES

(E) STREET TREE TO REMAIN

CURRENTLY NO ON-STREET PARKING AT THIS FRONTAGE

(1) EXISTING ON-STREET PARKING SPACE TO REMAIN



Project
1100 FULTON STREET

Subject
SITE PLAN - EXISTING

3/32"=1'-0"



Date
08/08/2018

Sheet
1
of
3

- STREET PARKING:**
- (4) EXISTING OFF STREET PARKING SPACE
 - (7) EXISTING OFF STREET PARKING SPACES

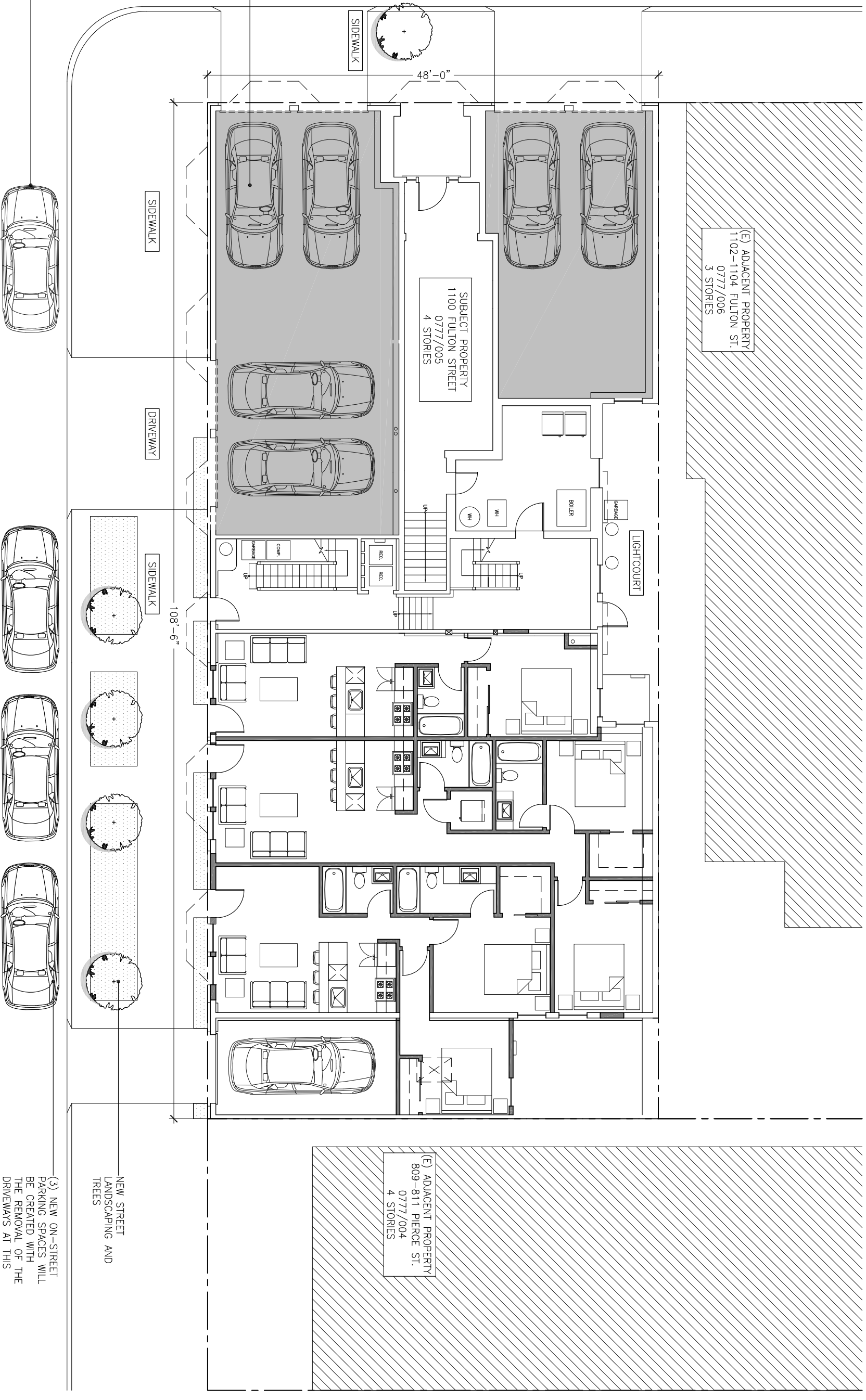
(E) ADJACENT PROPERTY
1102-1104 FULTON ST.
0777/006
3 STORES

(E) ADJACENT PROPERTY
809-811 PIERCE ST.
0777/004
4 STORES

FULTON STREET

FOR PHASE 1, THESE OFF-STREET PARKING SPACES SHALL REMAIN

(1) EXISTING ON-STREET SPACE TO REMAIN



NEW STREET LANDSCAPING AND TREES

(3) NEW ON-STREET PARKING SPACES WILL BE CREATED WITH THE REMOVAL OF THE DRIVEWAYS AT THIS SIDE

Project
1100 FULTON STREET

Subject
SITE PLAN - PROPOSED - PHASE 1

3/32"=1'-0"



- STREET PARKING:
- (8) PROPOSED OFF STREET PARKING SPACES
 - (6) OFF-STREET SPACES TO BE REMOVED

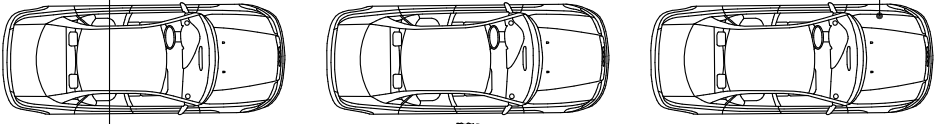
(3) NEW ON-STREET SPACES WILL BE PROVIDED WHEN DRIVEWAYS ARE REMOVED IN FUTURE PHASES

PROPOSED SIDEWALK LANDSCAPING: DPW PERMIT APPLICATION FILED SEPARATELY

(1) NEW ON-STREET SPACE WILL BE PROVIDED WHEN DRIVEWAYS ARE REMOVED IN FUTURE PHASES

(1) EXISTING ON-STREET SPACE TO REMAIN

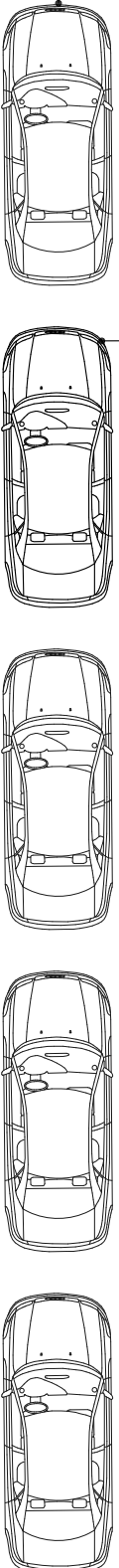
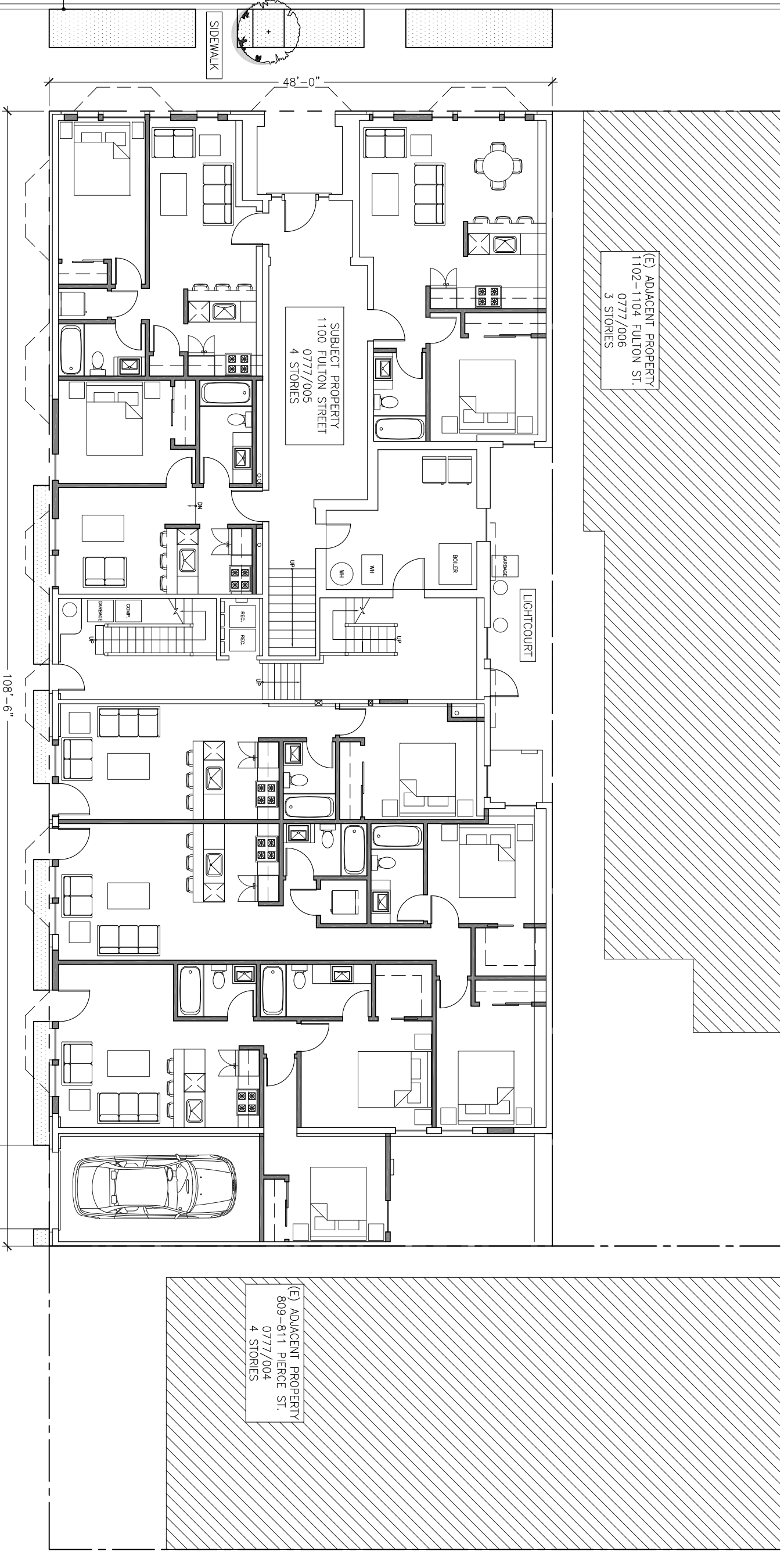
FULTON STREET



(E) ADJACENT PROPERTY
1102-1104 FULTON ST.
0777/006
3 STORES

SUBJECT PROPERTY
1100 FULTON STREET
0777/005
4 STORES

(E) ADJACENT PROPERTY
809-811 PIERCE ST.
0777/004
4 STORES



Project
1100 FULTON STREET

Subject
SITE PLAN - PROPOSED - PHASE II

3/32" = 1'-0"



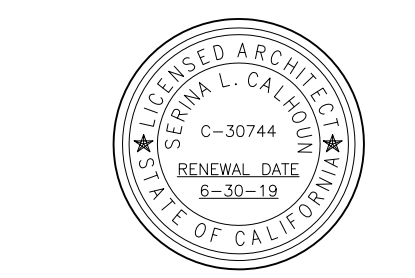
1100 Fulton Street, San Francisco CA, 94117

Installation of (3) New Ground Floor Units



1100 Fulton Street
San Francisco, CA

ABBREVIATIONS	GENERAL NOTES	FRONT FACADE	SCOPE OF WORK	CODE INFORMATION
<p>A/C AIR CONDITIONING ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATELY ARCH. ARCHITECTURAL A.C.T. ACOUSTIC CEILING TILE</p> <p>B.B.D. BUILDING BACK BOARD BLK. BLOCKING BOT. BOTTOM</p> <p>C / CL CENTER LINE CAB. CABINET C.G. CORNER GUARD CHG. CHANGE CLG. CEILING CLS. CLOSET CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CON. CONNECTION CONST. CONSTRUCTION CORR. CORRIDOR C.T. CERAMIC TILE CTR. CENTER</p> <p>DET. DETAIL DIA. Ø DIAMETER DIM. DIMENSION DN. DOWN DWG. DRAWING DS. DOWN SPOUT EA. EACH ELEV. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EQ. EQUIPMENT EXP. EXPANSION EXPOS. EXPOSED EXT. EXTERIOR</p> <p>F.D. FLOOR DRAIN FIN. FINISH FL. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FPRE. FIREPROOF FURR. FURRING</p> <p>GA. GAGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRADE GYP. BOARD GYPSUM BOARD</p> <p>H.B. HOSE BIB HC. HANDICAPPED H.C. HOLLOW CORE HWR. HARDWARE HGT. HEIGHT H.M. HOLLOW METAL HP. HIGH POINT HR. HOUR H.W. HOT WATER INSUL. INSULATION/INSULATED INT. INTERIOR JAN. JANITOR JT. JOINT L.P. LOW POINT MAX. MAXIMUM M.C. MEDICINE CABINET M.D. MOTION DETECTOR MECH. MECHANICAL MIN. MINIMUM MTD. MOUNTED MTL. METAL</p> <p>(N) NEW N.I.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE OFF. OFFICE OPNG. OPENING OPP. OPPOSITE O.T.B. OPEN TO BELOW</p> <p>PR. PAIR P.-LAM. PLASTIC LAMINATE PTD. PAINTED PLYWD. PLYWOOD P.O. PRIVATE OFFICE</p> <p>R. RISER R.D. ROOF DRAIN REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING S.C. SOLID CORE STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL T. TREAD T&G. TONGUE AND GROOVE TEL. TELEPHONE T.O. TOP OF TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED V.I.F. VERIFY IN FIELD W.P. WATERPROOF</p>	<p>GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.</p> <p>EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.</p> <p>PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REBURSABLE TO THE G.C.</p> <p>CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.</p> <p>SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.</p> <p>CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.</p> <p>PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.</p> <p>ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.</p> <p>"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.</p> <p>"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.</p> <p>SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.</p> <p>GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.</p> <p>COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).</p>		<p>• CONVERT (5) GARAGE SPACES AND 1,015 SF OF STORAGE INTO (3) NEW ACCESSORY DWELLING UNITS PER ORDINANCE NO. 162-16, FOR A BUILDING TOTAL OF (15) UNITS UNDER BPA 2017.0126.7999</p> <p>• HISTORICAL REVIEW OF (6) NEW ACCESSORY DWELLING UNITS TO BE COMPLETED; WORK OF ADDITIONAL (3) NEW ACCESSORY DWELLING UNITS TO BE COMPLETED UNDER SEPARATE PERMIT</p> <p>• REFER TO PERMIT #2016.0526.8499 FOR SOFT STORY RETROFIT PER SFBC CHAPTER 34B, 2012 IEBC A-4</p> <p>• AREA OF WORK AND PATH OF EGRESS OF THE PROPOSED UNITS TO BE SPRINKLERED; PER INFORMATION SHEET SF-05. SFFD TO SPECIFY THE DESIGNATED HAZARD CLASSIFICATION NFPA 13R OR NFPA 13. SPRINKLERS UNDER A SEPARATE PERMIT</p> <p>• ENTIRE GROUND FLOOR CEILING ASSEMBLY TO BE UPGRADED TO AN 1-HOUR RATED ASSEMBLY PER INFORMATION SHEET SF-05</p> <p>• MECHANICAL, ELECTRICAL, PLUMBING (MEP) UNDER A DEFERRED SUBMITTAL</p>	<p>ADDRESS: 1100 FULTON STREET SAN FRANCISCO, CA 94117</p> <p>BLOCK #: 0777 LOT #: 005 LOT SIZE: 5,208 SF</p> <p>CODES: 2013 CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA ELECTRICAL CODE (CEC) 2013 CALIFORNIA MECHANICAL CODE (CMC) 2013 CALIFORNIA PLUMBING CODE (CPC) 2013 GREEN BUILDING CODE (GBC) 2013 CALIFORNIA ENERGY CODE W/ ALL 2013 SAN FRANCISCO CODE AMENDMENTS</p> <p>ZONING: RM-1 HEIGHT & BULK: 40-X HISTORIC DESIGNATION: A - HISTORIC RESOURCE PRESENT</p> <p>SETBACKS: SETBACKS ARE EXISTING WITH NO CHANGE (E) FRONT: 0'-0" (E) SIDE: 0'-0" (E) REAR: 0'-0"</p> <p>NUMBER OF STORIES: 4-STORY APARTMENT BUILDING</p> <p>NUMBER OF UNITS: (EXISTING) 12 UNITS - (PROPOSED) 18 UNITS</p> <p>OCCUPANT CLASS: R-2</p> <p>CONSTRUCTION TYPE: V-B</p> <p>SPRINKLERS: (E) GROUND FLOOR STORAGE AREAS SPRINKLERED; ALL OTHER (E) FLOORS NON-SPRINKLERED</p> <p>FLOOR AREA: EXISTING GARAGE/UTILITY: 4,390 SF EXISTING GROUND FLOOR: 328 SF EXISTING SECOND FLOOR: 4,478 SF EXISTING THIRD FLOOR: 4,478 SF EXISTING TOTAL BUILDING SF: 18,152 SF</p> <p>PROPOSED UNDER BPA 2017.0126.7999 PROPOSED UNIT 13: 524 SF PROPOSED UNIT 14: 463 SF PROPOSED UNIT 15: 381 SF</p> <p>PROPOSED FOR HISTORICAL REVIEW PROPOSED UNIT 16: 446 SF PROPOSED UNIT 17: 784 SF PROPOSED UNIT 18: 684 SF</p> <p>OFF STREET PARKING: (EXISTING) 12 SPACES - (PROPOSED) 6 SPACES (UNDER BPA 2017.0126.7999)</p> <p>BICYCLE PARKING: (EXISTING) NONE - (PROPOSED) 1 SPACES</p>
		<p>SITE PLAN</p> <p>1 SITE PLAN 1/8"=1'-0"</p>	<p>LEGEND</p> <p>Ⓝ DETAIL REFERENCE NUMBER SHEET WHERE DETAIL IS LOCATED</p> <p>→ DIRECTION OF SECTION VIEW</p> <p>Ⓧ INTERIOR SECTION IDENTIFICATION/ SHEET WHERE SECTION IS LOCATED</p> <p>Ⓛ SHEET WHERE ELEVATION IS LOCATED ELEVATION REFERENCE NUMBER</p> <p>Ⓜ DOOR SYMBOL</p> <p>Ⓦ WINDOW SYMBOL</p> <p>Ⓢ WALL/FLOOR TYPE SYMBOL</p> <p>Ⓤ ELEVATION DATUM</p> <p>Ⓧ'-Ⓧ' CEILING HEIGHT</p> <p>Ⓡ REVISION SYMBOL</p>	<p>PROJECT DIRECTORY</p> <p>OWNER: KENT MAR 415.828.9327 KMAR@CENTRONMG.COM</p> <p>STRUCTURAL ENGINEER: DWONG ENGINEERING INC. 644 PACIFIC AVENUE #25 SAN FRANCISCO, CA 94133 415.726.8168</p> <p>ARCHITECT: SERINA CALHOUN SYNOCAPED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843</p> <p>CONTRACTOR: TBD</p> <p>DRAWING INDEX</p> <p>A0.0 ARCHITECTURAL COVER SHEET A0.1 ADDITIONAL UNIT(S) SCREENING FORM - ORDINANCE NO. 30-15 A1.0 GROUND-FOURTH FLOOR PLANS - EXISTING & PROPOSED A1.1 GROUND FLOOR PLAN - EGRESS PLAN A2.1N GROUND FLOOR PLAN - DEMOLITION A2.1N GROUND FLOOR PLAN - NEW CONSTRUCTION A3.1 EXTERIOR ELEVATIONS - SOUTH FACADE DEMO & NEW A3.2 EXTERIOR ELEVATIONS - NORTH FACADE DEMO & NEW A3.3N EXTERIOR ELEVATIONS - EAST FACADE DEMOLITION A3.3N EXTERIOR ELEVATIONS - EAST FACADE NEW CONSTRUCTION A8.1 DOOR SCHEDULE A8.2 WINDOW SCHEDULE A9.1 DETAILS</p> <p>AREA MAP</p>



1100 Fulton Street
San Francisco, CA
PROJECT NO. 16-14

DATE	SET ISSUE
07-19-2017	C.O.A APP
11-01-2017	NOPDR #1
12-20-2017	NOPDR #2

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

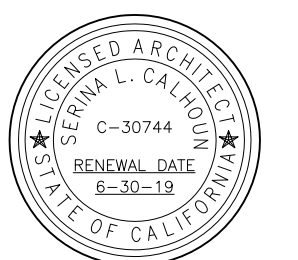
SCALE: AS NOTED

COVER SHEET

A0.0



1100 Fulton Street San Francisco, CA



1100 Fulton Street
San Francisco, CA
PROJECT NO. 16-14

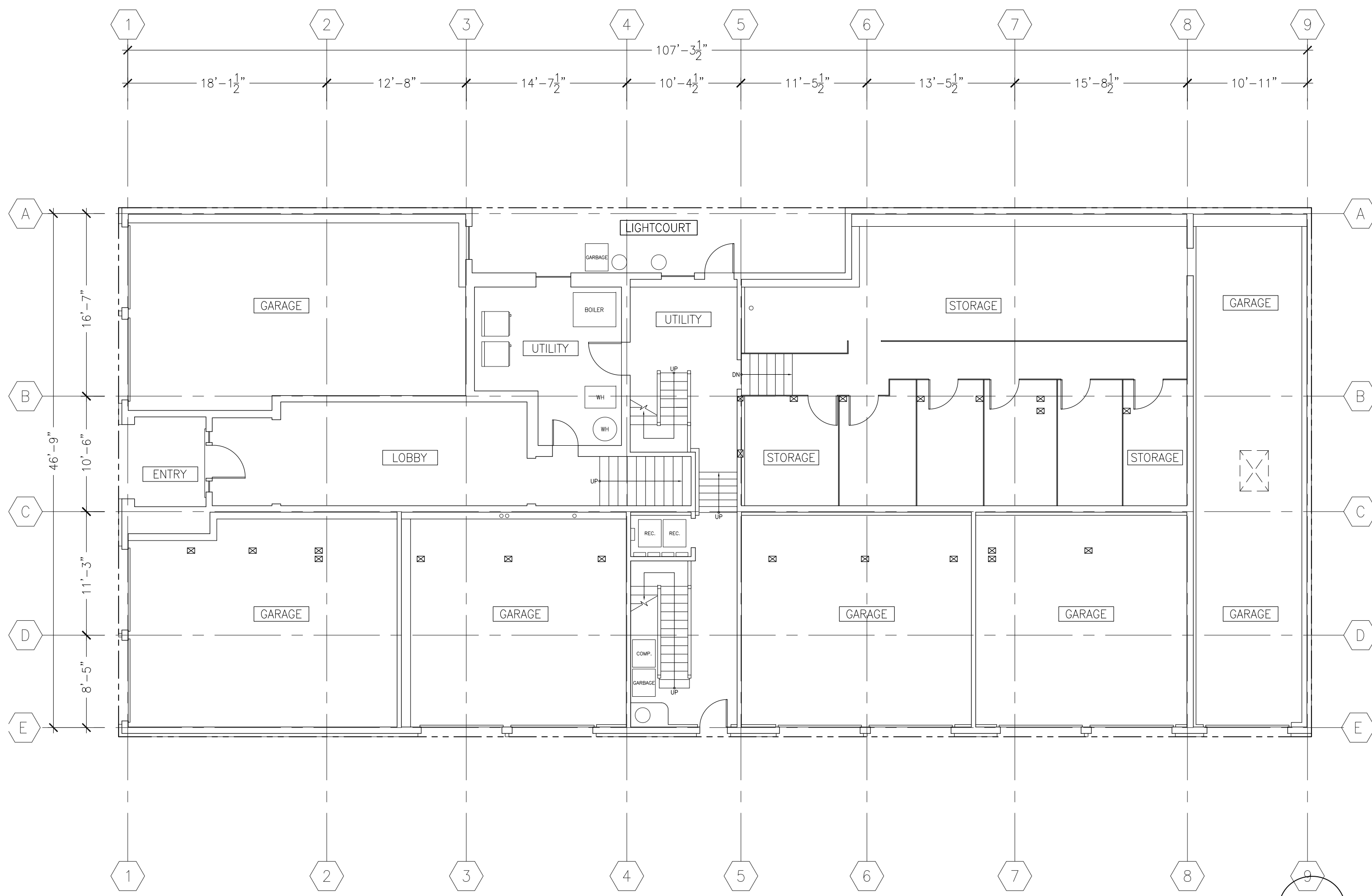
DATE	SET ISSUE
07-19-2017	C.O.A APP
11-01-2017	NOPDR #1
12-20-2017	NOPDR #2

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

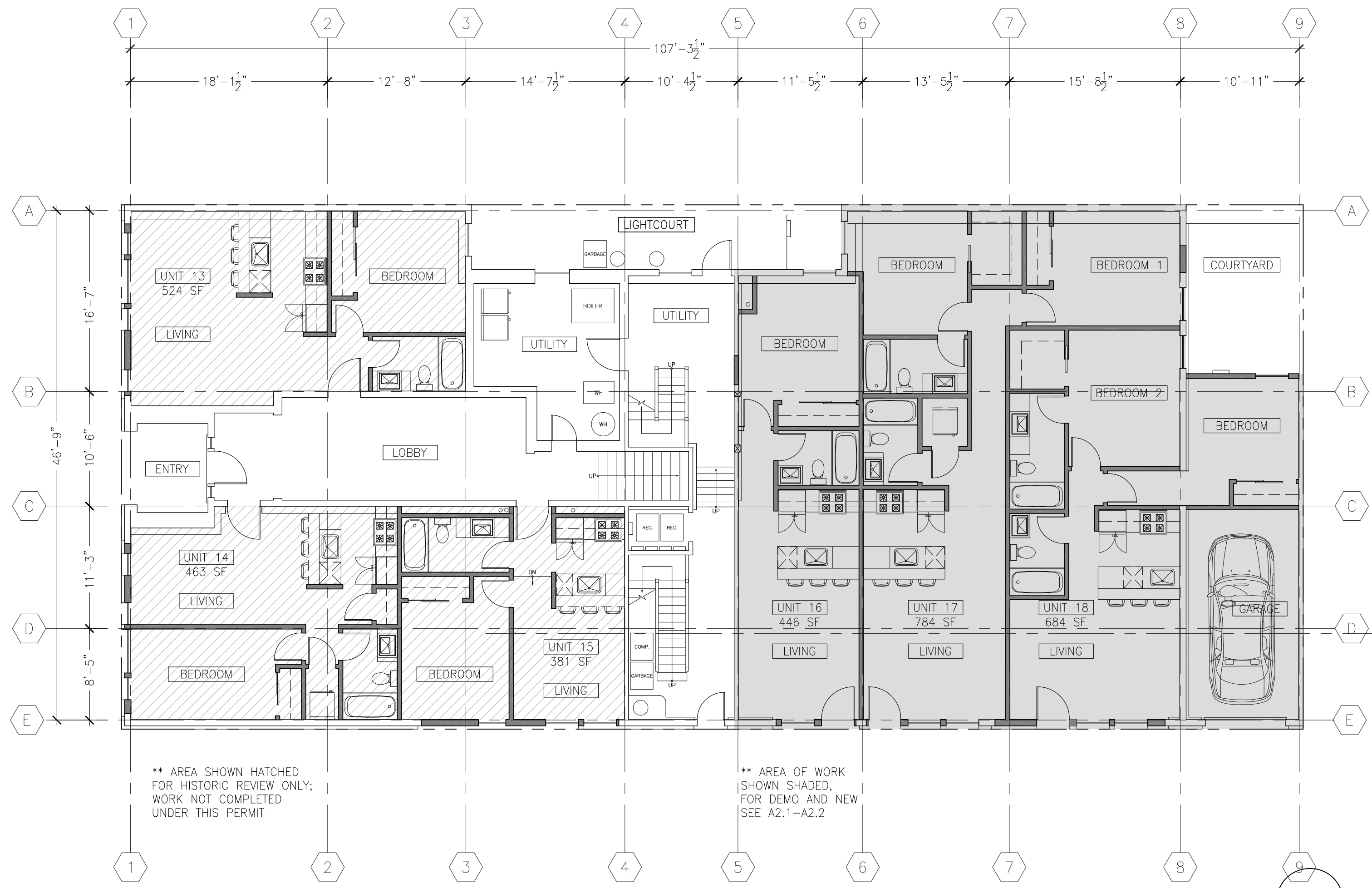
SCALE: AS NOTED

REFERENCE
PLANS

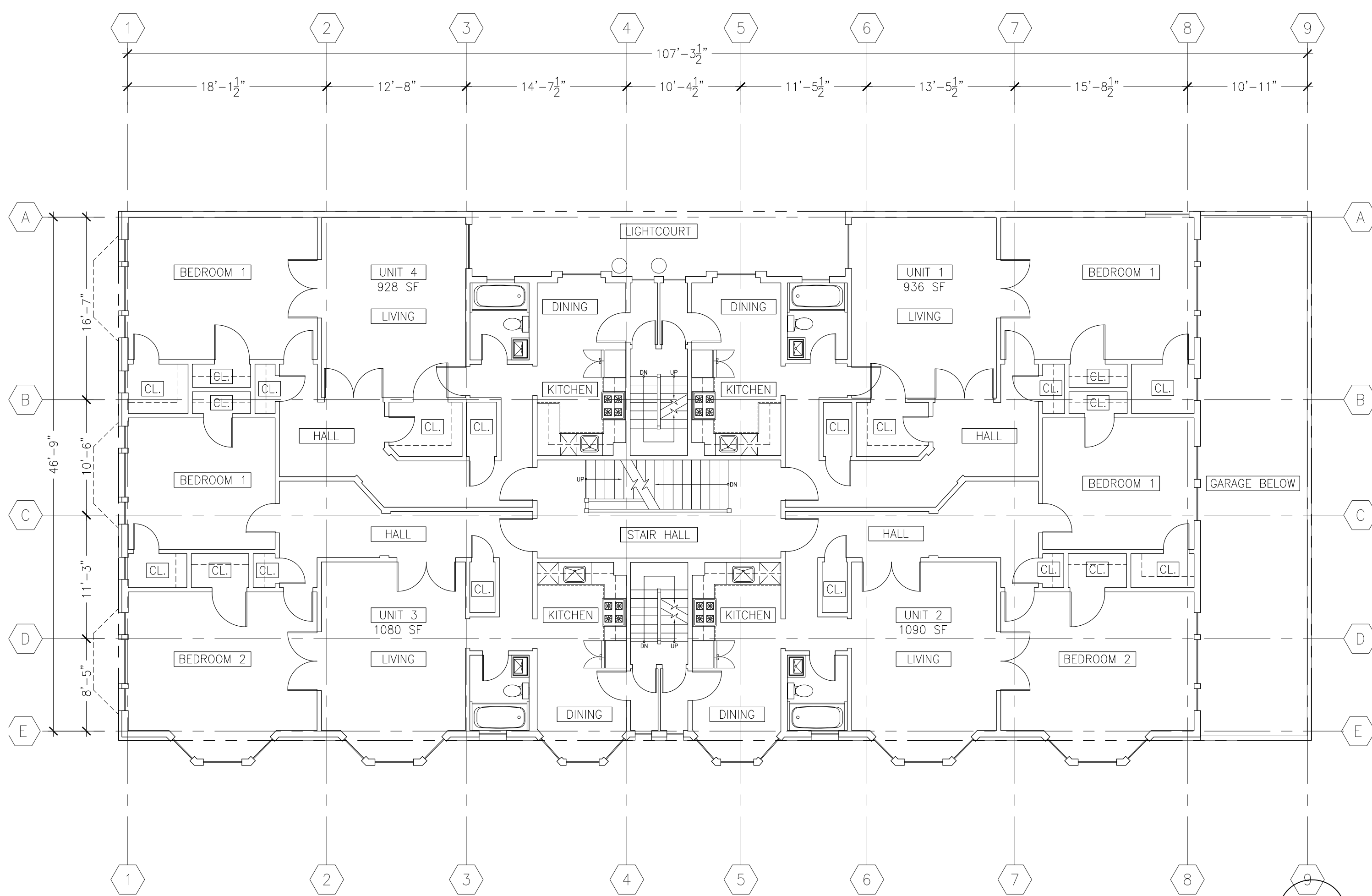
A1.0



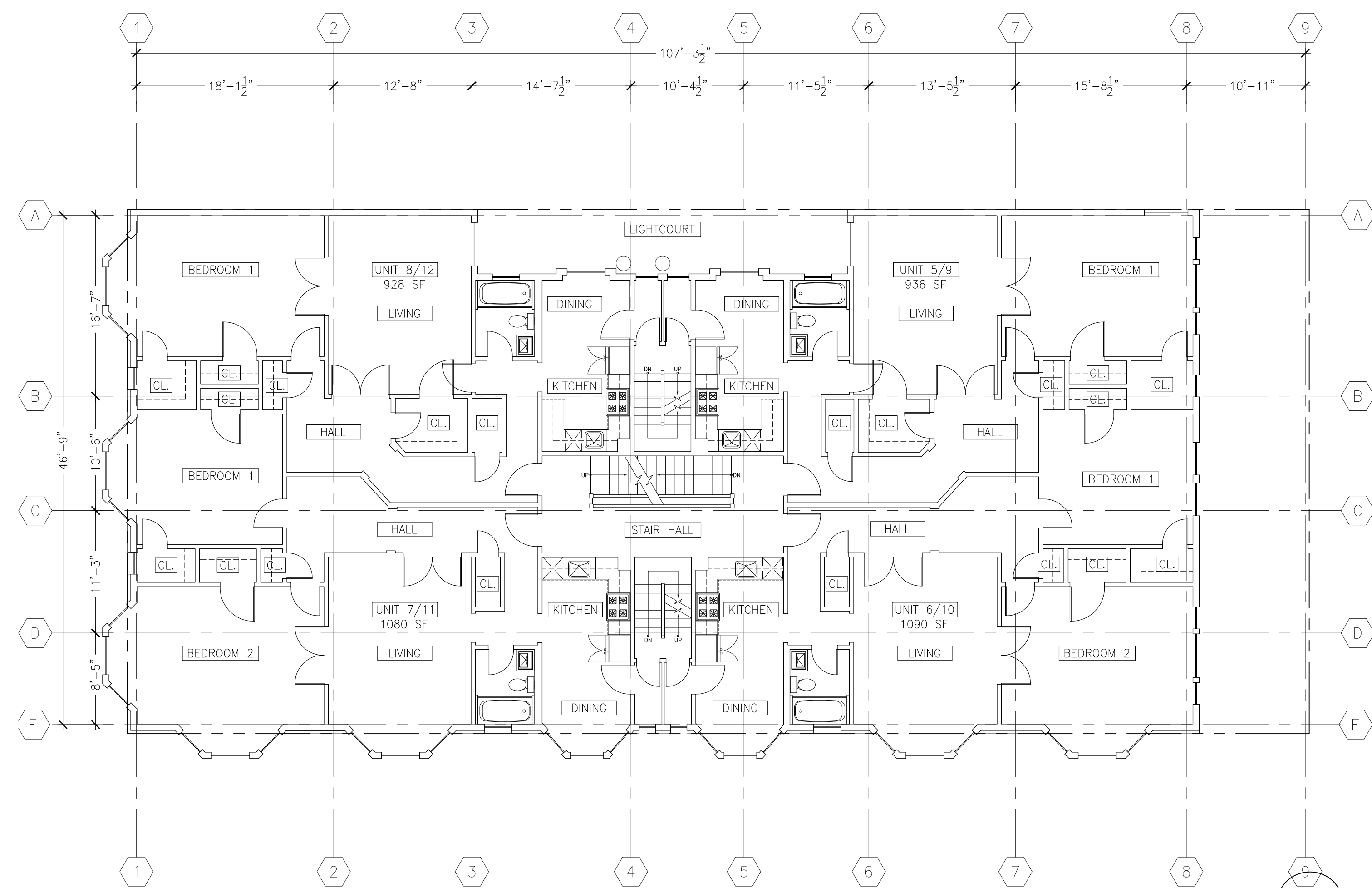
1D GROUND FLOOR: EXISTING
1/8"=1'-0"



1N GROUND FLOOR: PROPOSED
1/8"=1'-0" - WORK COVERED UNDER BPA #2017.0126.7999 LIMITED TO SHADED AREAS



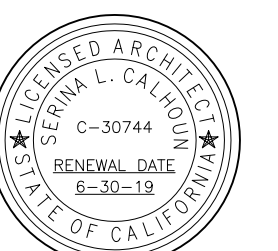
2 SECOND FLOOR: EXISTING (REFERENCE ONLY)
1/8"=1'-0"



3 THIRD FLOOR: EXISTING (REFERENCE ONLY) (4TH FLR. SIMILAR)
1/8"=1'-0"



1100 Fulton Street San Francisco, CA



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San Francisco, CA
PROJECT NO. 16-14

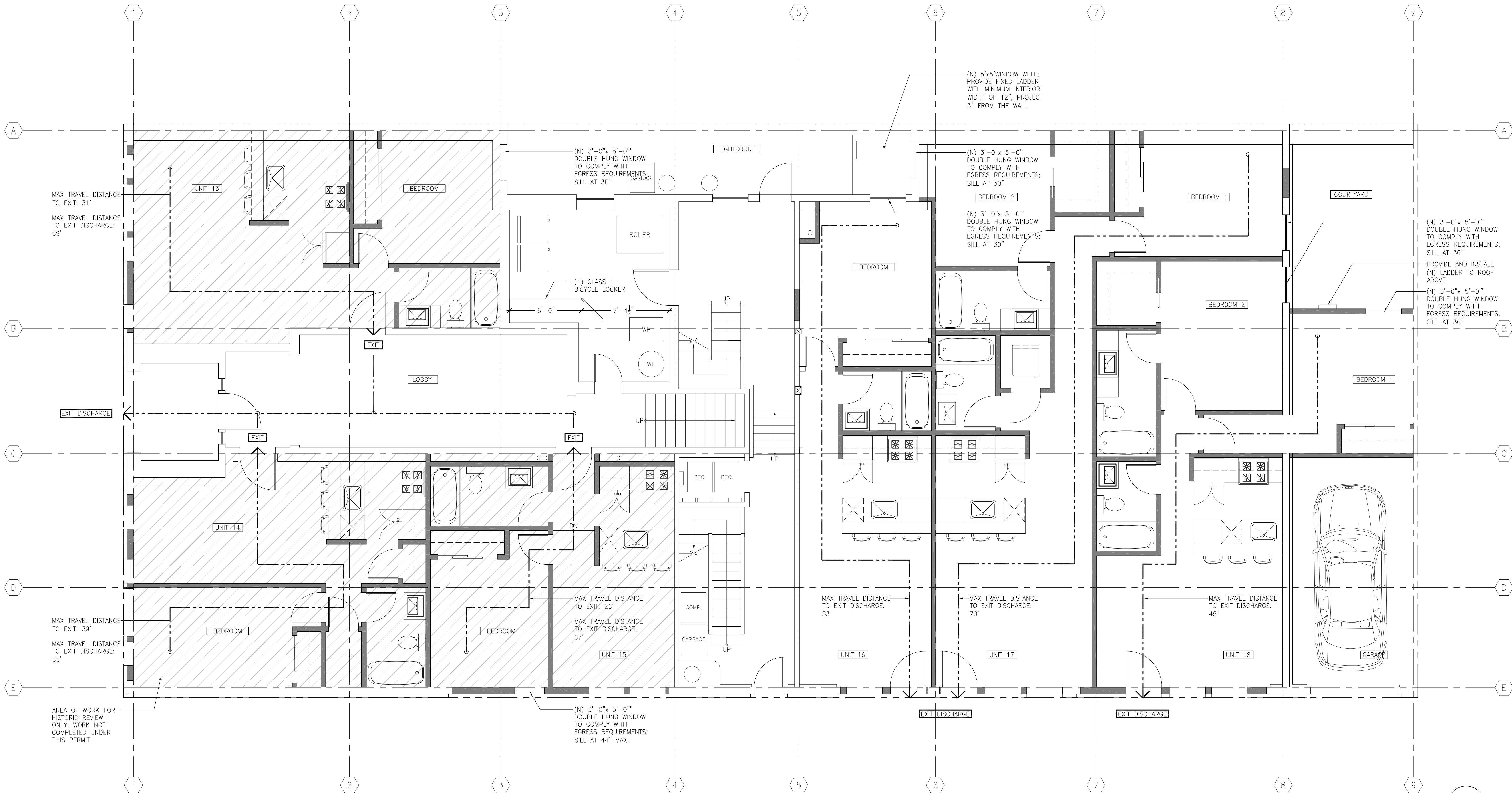
DATE	SET ISSUE
07-19-2017	C.O.A APP
11-01-2017	NOPDR #1
12-20-2017	NOPDR #2

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

**GROUND FLOOR:
EGRESS**

A1.1



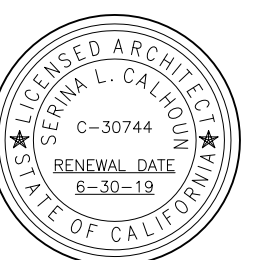
1 GROUND FLOOR: NEW CONSTRUCTION

1/4"=1'-0" - WORK IN HASHED AREAS FOR HISTORIC REVIEW ONLY; BPA #2017.0126.7999 DOES NOT INCLUDE THIS SCOPE

GENERAL	DEMOLITION NOTES	DIMENSION NOTES	GENERAL NOTES	WALL RATING LEGEND
<p>FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS</p> <p>NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.</p> <p>CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.</p> <p>CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.</p> <p>WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT</p> <p>DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS</p>	<p>PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION.</p> <p>OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN</p>	<p>1. DIMENSIONS ARE TO FACE OF STUD U.N.O.</p>	<p>SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM, & STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.</p> <p>WALL ASSEMBLY, SEE A9.1</p> <p>FOR DOOR SCHEDULE, SEE SHEET A8.1</p> <p>FOR WINDOW SCHEDULE, SEE SHEET A8.2</p> <p>PROVIDE 1 HOUR CONSTRUCTION WITH SOUND INSULATION AT CORRIDORS PER CBC 1018.</p>	<p>--- 1-HR. WALL</p> <p>ALL PENETRATIONS INTO SOUND-RATED OR FIRE-RATED PARTITIONS, FLOOR, OR CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT. ELECTRICAL DEVICES, RECESSED CABINETS, ETC., SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN INTEGRITY OF THE ACOUSTICAL ASSEMBLY AND FIRE RATINGS.</p> <p>ALL PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE PROTECTED WITH U.L. / I.C.B.O. APPROVED FIRE STOPPING MATERIAL.</p> <p>PROVIDE PORTABLE FIRE EXTINGUISHERS FOR EVERY 75 FEET OF TRAVEL DISTANCE OR 3000 SQUARE FEET PER CBC 906.3.</p>
	<p>NEW CONSTRUCTION NOTES</p> <p>WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS; PROVIDE R-13 INSULATION MIN.</p> <p>ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES</p> <p>PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.</p> <p>CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY</p> <p>WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS</p>	<p>WALL LEGEND</p> <p>WALL LEGEND</p> <p>--- 1-HR. WALL</p> <p>--- DEMOLITION</p> <p>--- NEW WALL</p>		



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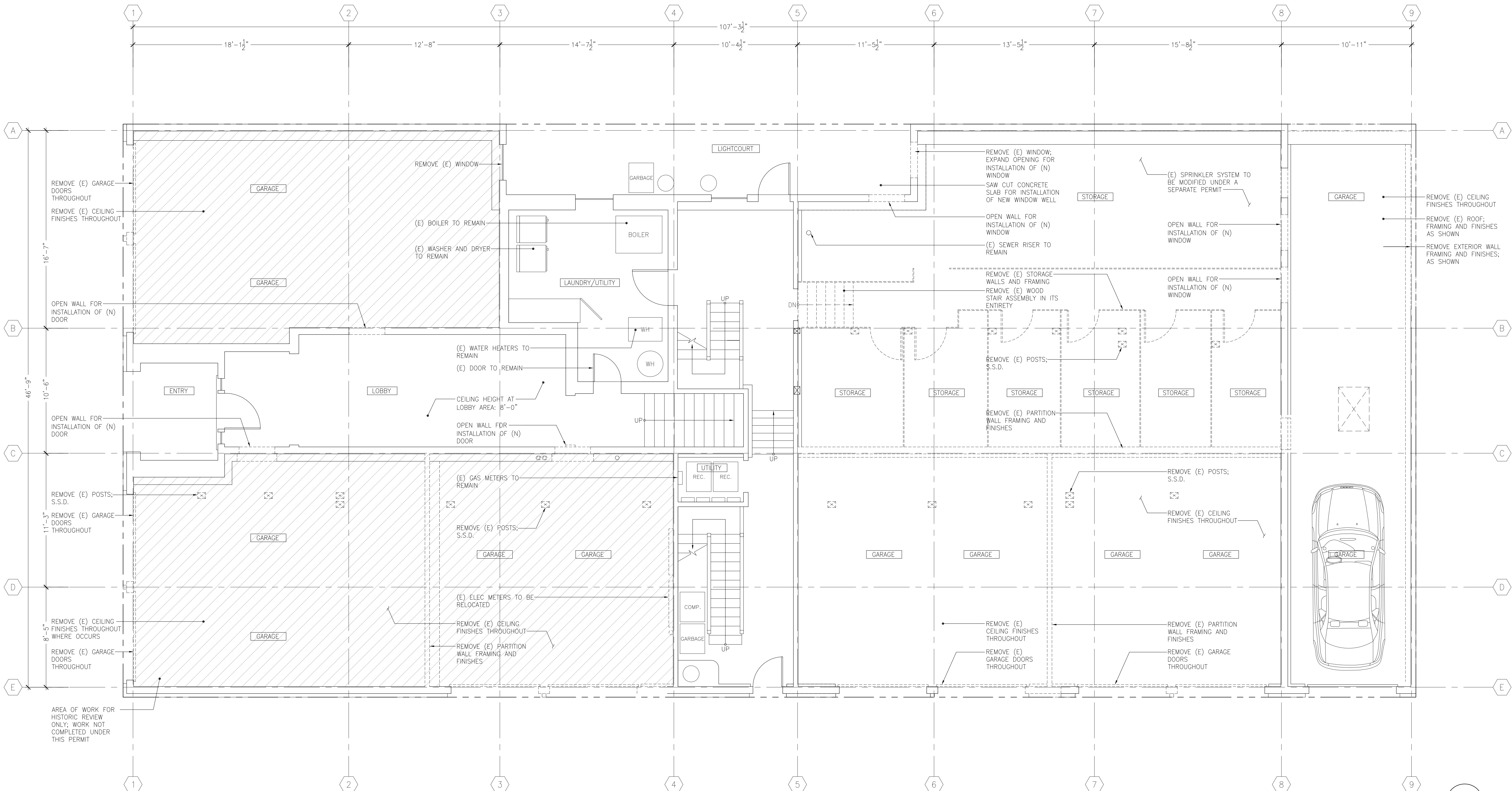
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serina@sync-arch.com

SCALE: AS NOTED

**GROUND FLOOR:
DEMOLITION**

A2.1D



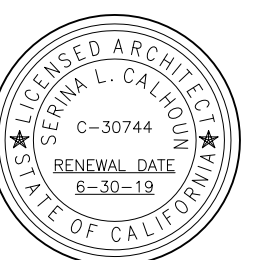
1 GROUND FLOOR: DEMOLITION

1/4"=1'-0" - WORK IN HASHED AREAS FOR HISTORIC REVIEW ONLY; BPA #2017.0126.7999 DOES NOT INCLUDE THIS SCOPE

GENERAL	DEMOLITION NOTES	DIMENSION NOTES	LIGHT/VENT CALCULATIONS																																																																																																																																																																											
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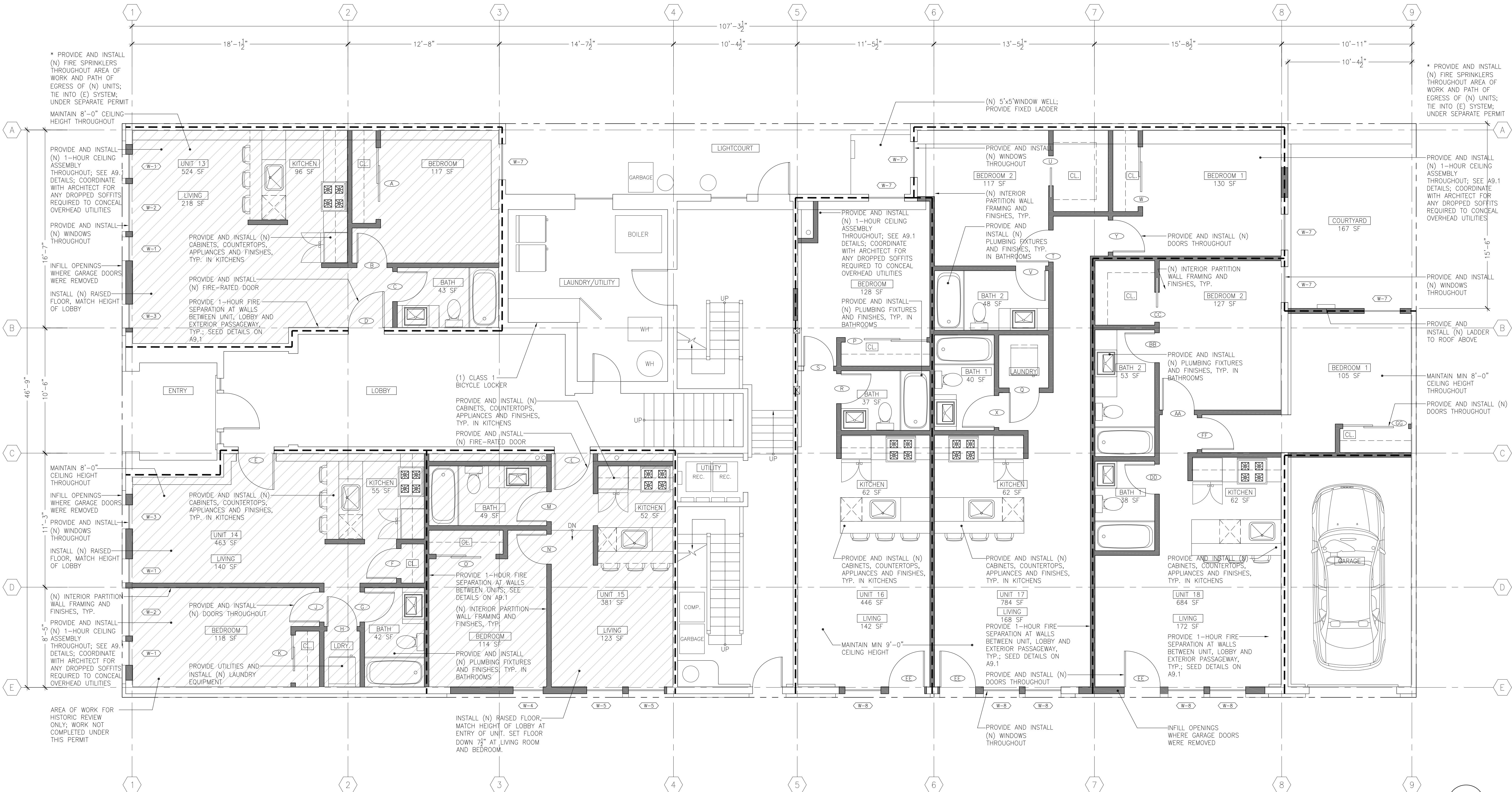
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CONTACT:
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(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

**GROUND FLOOR:
NEW CONSTR.**

A2.1N

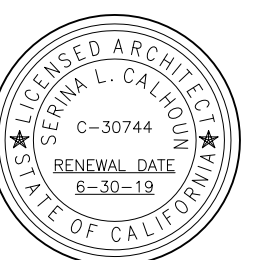


1 GROUND FLOOR: NEW CONSTRUCTION
1/4"=1'-0" - WORK IN HASHED AREAS FOR HISTORIC REVIEW ONLY; BPA #2017.0126.7999 DOES NOT INCLUDE THIS SCOPE

GENERAL	DEMOLITION NOTES	DIMENSION NOTES	LIGHT/VENT CALCULATIONS																
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		NEW CONSTRUCTION NOTES	WALL LEGEND	AREA	SF	REQUIRED: SF*0.08(8%)	PROVIDED (SF)	REQUIRED: SF*0.04(4%)	PROVIDED (SF)	AREA	SF	REQUIRED: SF*0.08(8%)	PROVIDED (SF)	REQUIRED: SF*0.04(4%)	PROVIDED (SF)	AREA	SF	REQUIRED: SF*0.08(8%)	PROVIDED (SF)
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SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

A3.1



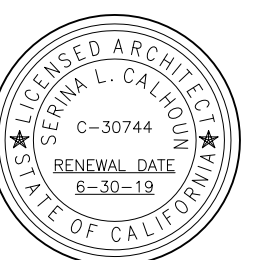
1 SOUTH ELEVATION (FULTON STREET): DEMOLITION
1/4"=1'-0" - ALL ALTERATIONS SHOWN ARE FOR HISTORIC REVIEW ONLY; WORK NOT INCLUDED UNDER BPA #2017.0126.7999



2 SOUTH ELEVATION (FULTON STREET): NEW CONSTRUCTION
1/4"=1'-0" - ALL ALTERATIONS SHOWN ARE FOR HISTORIC REVIEW ONLY; WORK NOT INCLUDED UNDER BPA #2017.0126.7999



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

EXTERIOR
ELEVATIONS

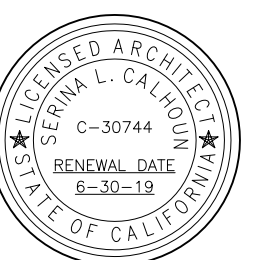
A3.3D



1 EAST ELEVATION (PIERCE STREET): DEMOLITION
1/4"=1'-0" - REFER TO FLOOR PLANS FOR WORK COVERED UNDER BPA #2017.0126.7999



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

EXTERIOR
ELEVATIONS

A3.3N



2 EAST ELEVATION (PIERCE STREET): NEW CONSTRUCTION
1/4"=1'-0" - REFER TO FLOOR PLANS FOR WORK COVERED UNDER BPA #2017.0126.7999

DOOR SCHEDULE

BUILDING DOORS										DETAILS			
DOOR I.D.	SIZE	DOOR TYPE	FRAME TYPE	DOOR MATERIAL	FRAME MATERIAL	FINISH	FIRE RATING(MIN)	HARDWARE	GLAZING	HEAD	JAMB	SILL/THRESHOLD	REMARKS
A	6'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
B	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
C	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
D	3'-0" X 6'-8"	1	WD.	WD.	WD.	PTD.	1HR						
E	3'-0" X 6'-8"	1	WD.	WD.	WD.	PTD.	1HR						
F	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A10S					
G	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
H	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A10S					
J	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
K	4'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
L	3'-0" X 6'-8"	1	WD.	WD.	WD.	PTD.	1HR						
M	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
N	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
O	5'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
P	6'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
Q	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A10S				PROVIDE LOUVERED DOOR	
R	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
S	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
T	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
U	2'-6" X 6'-8"	3	WD.	WD.	WD.	PTD.							
V	2'-6" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
W	5'-0" X 6'-8"	2	WD.	WD.	WD.	PTD.							
X	2'-4" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					

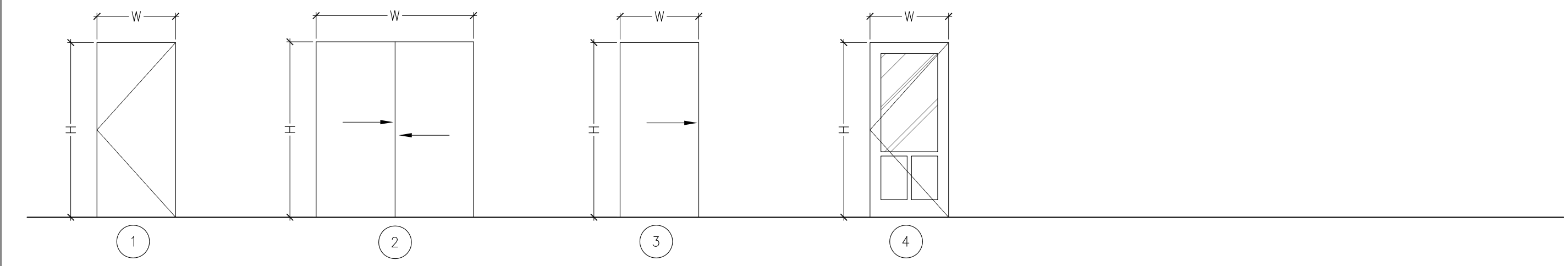
DOOR SCHEDULE

BUILDING DOORS										DETAILS			
DOOR I.D.	SIZE	DOOR TYPE	FRAME TYPE	DOOR MATERIAL	FRAME MATERIAL	FINISH	FIRE RATING(MIN)	HARDWARE	GLAZING	HEAD	JAMB	SILL/THRESHOLD	REMARKS
Y	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
Z	NOT USED												
AA	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
BB	2'-4" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
CC	3'-0" X 6'-8"	3	WD.	WD.	WD.	PTD.							
DD	2'-4" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
EE	3'-0" X 6'-8"	4	WD.	WD.	WD.	PTD.		A53PD					
FF	2'-8" X 6'-8"	1	WD.	WD.	WD.	PTD.		A40S					
GG	5'-6" X 6'-8"	2	WD.	WD.	WD.	PTD.							

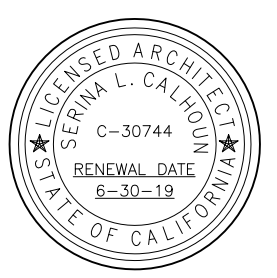
ABBREVIATIONS
 ALUM: ALUMINUM
 HM: HOLLOW METAL
 HCW: HOLLOW CORE WOOD
 SCW: SOLID CORE WOOD
 MFR: PER MANUFACTURER
 PT: PAINT
 SEAL: SEALANT
 STL: STEEL
 T: TEMPERED
 WD: WOOD

DOOR NOTES
 DOOR THRESHOLDS: AT PRIVATE AREAS THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT PER CBC 1120A.2.4 EXCEPTION 3.
 DOOR THRESHOLDS SHALL COMPLY WITH CBC 1133B.2.4.1.
 NEW DOORS SHALL BE TRUSTILE TS1000 OR EQ
 ALL DOOR HARDWARE SHALL RECEIVE SCHLAGE LONGITUDE LEVER 626 FINISH

DOOR TYPES: BUILDING



1100 Fulton Street
San Francisco, CA



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 San Francisco, CA
 PROJECT NO. 16-14

DATE	SET ISSUE
07-19-2017	C.O.A APP
11-01-2017	NOPDR #1
12-20-2017	NOPDR #2

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SCALE: AS NOTED

DOOR
 SCHEDULE

A8.1