



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

INFORMATIONAL ITEM

ORIGINAL HEARING DATE: FEBRUARY 26, 2015

Date: December 3, 2015
Case No.: **2014.1204C**
Project Address: **115 – 117 PLYMOUTH AVENUE**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Block/Lot: 7138/001
Project Sponsor: David Madfes
1400 Portola Drive
San Francisco, CA 94127
Staff Contact: Andrew Perry – (415) 575-9017
Andrew.Perry@sfgov.org
Recommendation: **No Action – Administrative Approval of Project as Modified**

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BACKGROUND

On August 14, 2014, David Madfes, (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 710.37 to demolish an existing two-family dwelling and construct in its place a three-story, mixed-use building. The subject property is located within a NC-1 (Small-Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.

On February 26, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1204C. At that hearing, the Commission authorized the Conditional Use requested in Application No. 2014.1204C, subject to the conditions of approval contained in Motion No. 19326, to demolish the remnants of an existing two-story, two-family dwelling, and construct in its place a three-story mixed use building with four dwelling units and a ground floor commercial space.

CURRENT PROPOSAL

During review by the Department of Building Inspection, it was determined that the lowest floor of residential occupancy would need to meet all accessibility requirements. In order to achieve this, the Project Sponsor would have needed to install an elevator, which by their calculations would have made the project financially infeasible. As an alternative, the project is now proposing to move one residential dwelling unit to the ground floor, which will result in the elimination of the previously proposed ground floor commercial space. The project will still provide four residential dwelling units – two will be the

same at 1,120 square feet, one will now be slightly smaller at the ground floor with 970 square feet, and one will be larger at the third floor with 2,240 square feet.

The new ground floor dwelling unit will be a walk-up unit, which provides direct, separate pedestrian access to the sidewalk from the unit, pursuant to the requirements of Planning Code Section 145.1. Additionally, this same section of the Code requires frontages with active uses to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at ground level. With approximately 39' of frontage devoted to active uses, the project is proposing 23'-6" of fenestrated frontage, which is exactly 60 percent of the active use frontage.

Other project details are remaining the same as previously proposed, and the Project is, on balance, compliant with the Planning Code as detailed in the previous Commission staff report and Motion No. 19326. The revised project has been reviewed by staff and the Department supports the changes that have been made, and the final proposed design. Given the location and extent of this particular Neighborhood Commercial District, and the difficulty the Project Sponsor has had in securing a tenant for the previous commercial space, the Department is choosing to support the project, despite the loss of the commercial unit. The project will still be subject to the Conditions of Approval previously contained in Motion No. 19326.

REQUIRED COMMISSION ACTION

There is no required Commission action in order for this project to proceed; the changes that have been made to the project may be approved administratively by the Zoning Administrator. Please let staff know if you believe this project warrants further review by the Commission at a public hearing.

Attachments:

Planning Commission Motion No. 19326
Commission-approved plans from 2/26/15 hearing
Revised Plans Dated 10/19/15



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Motion No. 19326

HEARING DATE: FEBRUARY 26, 2015

Date: February 19, 2015
Case No.: **2014.1204C**
Project Address: **115 – 117 Plymouth Avenue**
Zoning: NC-1 (Small-Scale, Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 7138/001
Project Sponsor: David Madfes
1400 Portola Drive
San Francisco, CA 94127
Staff Contact: Michael Smith – (415) 558-6322
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 710.37 OF THE PLANNING CODE TO DEMOLISH THE REMNANTS OF THE EXISTING TWO-FAMILY DWELLING AND CONSTRUCT IN ITS PLACE A THREE-STORY, MIXED-USE BUILDING. THE PROPOSED BUILDING WOULD HAVE FOUR DWELLINGS, TWO OFF-STREET PARKING SPACES, AND GROUND FLOOR COMMERCIAL SPACE. THE SUBJECT PROPERTY IS LOCATED WITHIN A NC-1 (SMALL-SCALE, NEIGHBORHOOD COMMERCIAL) DISTRICT AND 40-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

On August 14, 2014, David Madfes, (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 710.37 to demolish an existing two-family dwelling and construct in its place a three-story, mixed-use building. The subject property is located within a NC-1 (Small-Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.

On February 26, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1204C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption;

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.1204C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Plymouth Avenue, between Sagamore and Sadowa Streets, Block 7138, Lot 000. The subject property is located within a NC-1 (Small-Scale, Neighborhood Commercial District) and 40-X Height and Bulk Districts. The property contains the remnants of a two story, two-family dwelling that was constructed in 1905. The building is vacant and is uninhabitable due to neglect and the actions of a prior owner. City records are inconclusive but indicate that the building is authorized as a two family dwelling with two bedrooms and two bathrooms within 900 square-feet of habitable area.
3. **Surrounding Properties and Neighborhood.** The subject property is located within the Oceanview neighborhood in a cluster of low scale, low intensity, commercial development in an otherwise residential neighborhood. The adjacent property to the north is a church and the adjacent property to the south is a two family residence. Most of the nearby buildings measure two floors in height. Taller, mixed use buildings tend to be located on or near the corners.
4. **Project Description.** The project sponsor proposes to demolish the remnants of the existing two-family dwelling and construct in its place a three-story, mixed-use building. The proposed building will have four dwellings, two off-street parking spaces, and measure 35 feet in depth with a 15 foot rear yard. The ground floor commercial tenants are to be determined. The project requires conditional use authorization pursuant to Planning Code Section 710.37 to demolish a dwelling unit at the second floor.
5. **Public Comment.** The Department has not received any comments from the public regarding this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard.** Planning Code Section 134 requires a rear yard that is equal to 25% of the lot depth at grade level and at each succeeding level or story of the building but in no case shall the required rear yard be less than 15 feet.

The subject lot measures 50 feet in depth and therefore must maintain a rear yard of 15 feet in depth. The project would maintain a 15 foot rear yard in compliance with the Code.

- B. **Open Space.** Planning Code Section 710.93 requires 100 square feet of usable open space per unit if private and 133 square-feet of usable open space per unit if common.

To meet the usable open space requirement the project is required to provide either 400 square-feet of private usable open space or 532 square-feet of common usable open space. The project would provide 1,050 square-feet of common usable open space within the required rear yard which is accessible to all dwellings via the ground floor.

- C. **Dwelling Unit Exposure.** All dwellings are required to have at least one room that faces directly on an open area for exposure pursuant to Section 140 of the Code.

All of the dwelling units would have windows that face the street and the Code complying rear yard to meet the dwelling unit exposure requirements.

- D. **Dwelling Unit Density.** Planning Code Section 710.91 permits one dwelling unit per every 800 square feet of lot area.

The subject property measures 3,500 square-feet in lot area and is therefore permitted to have four dwelling units when rounded to the nearest whole number.

- E. **Off-Street Parking.** Section 151 of the Planning Code requires one off-street parking for each dwelling unit, however, Section 150(e) permits the number of required automobile parking spaces to be substituted with Class 1 bicycle parking.

The project would provide two off-street parking spaces and a ground floor storage room for eight bicycles.

- F. **Bicycle Parking.** Section 155.2 of the Planning Code requires one Class 1 bicycle parking space for each dwelling.

The project would provide a minimum of one Class 1 bicycle parking space per dwelling unit within a secure bicycle storage room located at the ground floor.

- G. **Street Trees.** Section 138.1 of the Code requires one street tree be planted for every 20 feet of lot frontage.

The subject property has 70 feet of frontage and is therefore required to plant four new street trees.

- H. **Transparency and Fenestration.** Section 145.1 of the Code requires frontages with active uses to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

The project has approximately 38' of frontage devoted to active uses and thus requires approximately 23' of transparent windows. The project would have approximately 28' of fenestrated frontage, which is 74% of the active use frontage.

- I. **Parking and Loading Entrances.** No more than one-third of the width or 20 feet, whichever is less, of any given street frontage shall be devoted to parking and loading ingress or egress.

With 70' of frontage on Plymouth Avenue, the subject property is permitted to have a maximum of 23' devoted to parking ingress and egress. The proposed building would have 10' devoted to the garage entrance.

7. **Demolition.** The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

- a. whether the property is free of a history of serious, continuing Code violations;

The subject property has five DBI complaints within the past decade. The complaints focused on an unsafe building, an abandoned building, and failure to comply with the City's abandoned building ordinance.

- b. whether the housing has been maintained in a decent, safe, and sanitary condition;

The existing building is uninhabitable and has not been maintained in a decent, safe, and sanitary condition.

- c. whether the property is an "historical resource" under CEQA;

The Department determined that the building is not a historical resource pursuant to CEQA.

- d. whether the removal of the resource will have a substantial adverse impact under CEQA;

The existing building is not a resource.

- e. whether the project converts rental housing to other forms of tenure or occupancy;

The existing has not been occupied for more than a decade. It is unknown whether the building was formerly rental housing.

- f. whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

The subject building was constructed in 1905; therefore, the two legal dwellings within the building are subject to the City's rent stabilization ordinance.

- g. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
The project would remove existing housing units.
- h. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
The project would not conserve neighborhood character because it would result in the loss of an existing building.
- i. whether the project protects the relative affordability of existing housing;
The subject property was purchased for \$550,000 in April 2014 and is currently uninhabitable. It would take hundreds of thousands of dollars to make the building habitable again which would be tantamount to new construction. The proposed project would also cost hundreds of thousands of dollars to construct but would provide four family-sized dwelling units. Thus the project protects the relative affordability of existing housing on the site.
- j. whether the project increases the number of permanently affordable units as governed by Section [415](#);
The project would not increase the City's supply of permanently affordable units.
- k. whether the project locates in-fill housing on appropriate sites in established neighborhoods;
The project would locate infill housing within the established Oceanview neighborhood.
- l. whether the project increases the number of family-sized units on-site;
City records indicate that the existing building on the site has two dwellings within 900 square-feet of habitable area. The proposed project would create four dwellings each with three bedrooms and two bathrooms within 1,000 square-feet, thus increasing the number of family sized dwellings on the property.
- m. whether the project creates new supportive housing;
The proposed project would not create new supportive housing.
- n. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
It is the Department's opinion that the project is well designed and would enhance neighborhood character.
- o. whether the project increases the number of on-site dwelling units;
The proposed project would increase the number of on-site dwellings units from two to four dwellings.
- p. whether the project increases the number of on-site bedrooms.
The floor plans for the existing building are unknown; however, it is safe to assume that with the increase in the number of dwellings units that project would also increase the number of on-site bedrooms.

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

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

The proposed building is necessary and desirable for the neighborhood because it would provide four family-sized infill dwellings within an existing family oriented neighborhood. The project would also offer the possibility of two new small commercial spaces that are ideal for smaller neighborhood serving type uses. The project would also remove a blighted structure that has been a nuisance within the neighborhood.

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

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

The height of the proposed building would make it one of the tallest buildings within the immediate area. However, the building would be minimally taller than the adjacent building to the south and there are other three-story buildings on the same street within two blocks of the subject property.

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

The project would provide three off-street parking spaces. The trips generated from these spaces would have a negligible impact on traffic in the neighborhood. Furthermore, the commercial spaces are very small and thus likely to house neighborhood serving uses that do not generate traffic.

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

It is not anticipated that the proposed project would generate noxious or offensive emissions such as noise, glare, dust and odor. Construction and demolition will be performed in accordance with DBI requirements to prevent dust.

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

The Department shall review all lighting and landscaping for compliance with the above objective.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purposes of the NC-1 (Small-Scale, Neighborhood Commercial) District in that it would create a low-intensity, neighborhood serving development which is compatible with the existing residential scale and character of the neighborhood.

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

HOUSING Objectives and Policies

OBJECTIVE 1:

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

Policy 1.8:

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

The project would provide four dwelling units within a mixed-use development; however, the dwellings would not be permanently affordable.

OBJECTIVE 4:

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

Policy 4.1:

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

Policy 4.4:

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

The project would provide four, three bedroom and two bathroom dwelling units that measure approximately 1,000 square-feet each. The proposed sizes and number of bedrooms make the dwellings suitable for families with children. The sponsor also proposes to rent the units thus increasing rental opportunities with the neighborhood.

OBJECTIVE 11:

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

Policy 11.3:

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

Policy 11.5:

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

The proposed building would be similar in height to other three-story buildings within the neighborhood and minimally taller than the adjacent building thus maintaining neighborhood character in terms of building scale. Dwelling unit density for the development would be four dwellings on a 3,500 square-foot lot. Though the neighborhood is primarily defined by single-family dwellings, it is interrupted in areas with multi-family dwellings located on larger parcels. The proposed density is consistent with these multi-family properties.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The proposed development would provide off-street parking at a ratio of less than 1:1, thus encouraging its occupants to rely more upon transit and other forms of transportation other than a private automobile. More than the required amount of bicycle parking is being provided for the building's residential occupants.

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

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

The proposal would provide a future opportunity for resident employment and business ownership by creating two smaller retail spaces where none exists at present.

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

The project would replace a dilapidated building that has been a neighborhood nuisance. The proposed size and density of the building are consistent with neighborhood character.

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

No affordable units housing would be removed for this Project.

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

The proposed project is low-intensity by nature and the project site is not located on a street that is served by transit.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

Currently, the subject building is stabilized with steel beams. The proposed building would be designed according to current seismic requirements that are safer than the make shift stabilization that currently exists on the site.

- G. That landmarks and historic buildings be preserved.

The remnants of the existing building were determined not to represent a historic resource.

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

The project will have no negative impact on existing public parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.1204C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 25, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19326. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on February 26, 2015.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Fong, Wu, Antonini, Hillis, Johnson, Moore, and Richards

NAYS: none

ABSENT: none

ADOPTED: February 26, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to demolish the remnants of the existing two-family dwelling and construct in its place a three-story, mixed-use building. The subject property is located at 115 – 117 Plymouth Avenue, Block 7138, and 001] pursuant to Planning Code Section(s) **303 and 710.37** within a NC-1 (Small-Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District; in general conformance with plans, dated **November 25, 2014**, and stamped “EXHIBIT B” included in the docket for Case No. **2014.1204C** and subject to conditions of approval reviewed and approved by the Commission on **February 26, 2015** under Motion No **19326**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 26, 2015 under Motion No **19326**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **19326** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of

Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

2. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

3. **Reduction and Replacement of Off-Street Parking Spaces.** Pursuant to Section 150(e) of the Planning Code, Class 1 bicycle parking is permitted to replace required off-street parking space at a ratio of 1:1. The garage that is indicated on the plans on file with the application, dated November 25, 2014, and stamped "EXHIBIT B", in the Commission's opinion, would not accommodate three off-street parking spaces as originally shown. Therefore, the garage must be reduced to accommodate two independently accessible off-street parking spaces, the size of the bicycle storage area shall be increased, and the two additional off street parking spaces that would otherwise be required shall be replaced with additional bicycle parking based on standards provided in Section 155.1(d) of this Code. Once bicycle parking spaces replace an automobile parking space, such bicycle parking shall not be reduced or eliminated. The reduction in off-street parking will also provide greater residential access to the rear yard from the ground floor.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

5. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
6. **Lighting Plan.** All Project lighting shall be directed onto the Project site, shall be the minimum necessary to ensure safety, and shall be designed and managed so as not to be a nuisance to adjacent properties. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.*
7. **Community Liaison.** The Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

12. The Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over **Job cleaning** to prevent any dirt, debris or dust from affecting in any way, finished areas in or outside the job site.

13. The **construction documents** are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.

14. **Details** shown are typical. Similar details apply in similar conditions.

15. All **electrical, mechanical, and plumbing** work and materials shall be in full accordance with the latest rules and regulations of the National Board of Fire Underwriters, the State Fire Marshall, The Safety Orders of the Division of Industrial Safety, and any applicable state or local laws and ordinance. Nothing on these drawings is to be construed to permit work not conforming to these codes. Any questions regarding installations shall be brought to the Architect for clarification.

16. Install batt **insulation** between studs and joists at all exterior walls, ceilings, and floors where exposed, except where shown on the drawings.

17. **Window sizes and door head heights** are nominal dimensions. Refer to manufacturer for actual rough opening sizes.

18. Where **locations of windows and doors** are not dimensioned they shall be centered on the wall or placed two stud widths from adjacent wall as indicated on the drawings.

19. All **changes in floor materials** occur at centerline of door or framed opening unless otherwise indicated on the drawings.

20. **Sealant, caulking, and flashing, etc.**, locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.

21. All attics, rafter spaces, soffits, crawl spaces, etc., shall be fully **ventilated**.

22. Provide **wood blocking** for all towel bars, etc.

23. All work shall be **guaranteed** against defects in design, installation and material for a minimum period of one year from date of completion.

24. All **materials** for use on a project shall be stored within the project site.

25. Contractor shall personally **supervise** and direct the work or shall keep a competent employee, authorized to receive instructions and act on the Contractor's behalf, continuously on site during working hours.

26. All **questions** regarding project either during bidding phase or during construction shall be directed to the Architect.

27. PROJECT CLOSEOUT:

A. Contractor shall **review project** with Architect and/or Owner to ensure that all requirements of the contract documents have been followed.

B. Contractor shall obtain all required **certificates and notices**.

C. All work performed shall be **clean and ready for use**.

D. Upon completion, the Architect shall, at the Owner's request, compile a **project punch list** noting any corrections or omissions. Architect's acceptance will be cause for final payment, unless specifically determined otherwise by Owner.

1. **Examination of the site** and portions thereof which will affect this work shall be made immediately by the Contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work. No allowance shall be made for any extra expense to which he may be due because of failure or neglect on his part to make such examinations. Any conflicts or omissions, etc., shall be reported to the Designer before proceeding with any work.

2. Any **errors, omissions or conflicts** found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner before proceeding with the work.

3. Where referenced in notes, Architect shall be Sandy Chan

4. Contractor shall provide Designer and Owner with a complete cost breakdown and **schedule of construction** for this project prior to commencement of work.

5. Contractor shall **protect new materials** and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public as required during the period of construction. Damage to new materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with Architect and / or Owner prior to commencement of work.

6. All construction work, architectural, mechanical, plumbing, electrical, etc., shall conform to the latest Edition of the **Uniform Building Code** and the latest edition of all governing codes and regulations as adopted by the county in which the project occurs. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.

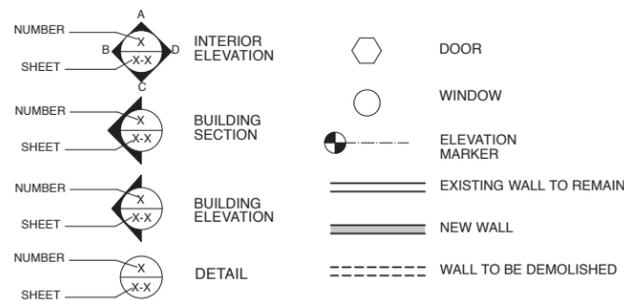
7. All **dimensions on construction drawings** are to face of finish (F.O.F.), or face of concrete (F.O.C.), unless otherwise noted to be the center line of mullion, partition, or column, etc. Dimensions are to top of plate or top of subfloor in section or elevation unless otherwise noted.

8. All **dimensions take precedence** over scale. Any discrepancies shall be brought immediately to the attention of the Designer. Contractor shall not scale drawings. Questions regarding dimensions shall be brought to the attention of the Architect or Owner prior to any start of work.

9. All work listed, shown or implied on any construction document shall be **supplied and installed by the Contractor** except where noted. The Contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance to manufacturers requirements. Work required under this Contract shall include all labor, materials, equipment, etc., necessary to complete this project. All materials shall be new and unused, unless specifically noted, and be of a quality acceptable by industry standards.

10. The use of the word **'provide'** in connection with any item specified is intended to mean that such item shall be furnished, installed, and connected where so required, except as noted.

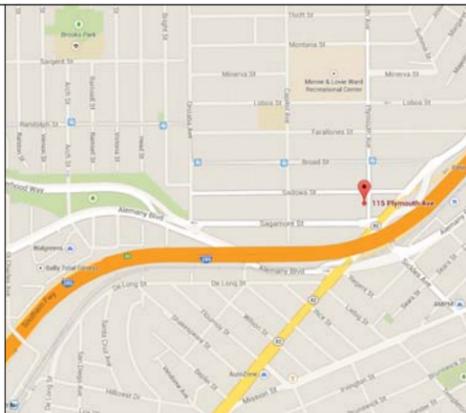
11. The Contractor shall maintain a current and complete **Set of construction documents** on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The Contractor, in assuming responsibility for the work indicated, shall comply with the drawings.



AD	AREA DRAIN	HB	HOSE BIB	S.L.D.	SEE LANDSCAPE DRAWINGS
ADJ.	ADJUSTABLE	INSUL.	INSULATION	S.S.D.	SEE STRUCTURAL DRAWINGS
A.S.S.	ABOVE STRUCT. SLAB	MIN.	MINIMUM	T.	TREAD
BLDG.	BUILDING	MTL	METAL	T.O.	TOP OF
BLKG.	BLOCKING	(N)	NEW	T.S.	TOPPING SLAB
BLT-UP	BUILT-UP	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
BTWN	BETWEEN	OPP.	OPPOSITE HAND	T.W.	TOP OF WALL
CL	CENTER LINE	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED, OWNER INSTALLED	U.O.N.	UNLESS OTHERWISE NOTED
CLR.	CLEAR	O.F.O.I.	OWNER FURNISHED, CONTRACTOR INSTALLED, OWNER INSTALLED	V.I.F.	VERIFY IN FIELD
CONC.	CONCRETE			W/	WITH
CONT.	CONTINUOUS	PLYWD.	PLYWOOD	WD.	WOOD
DTL.	DETAIL	PNL	PANEL	W.P.	WATER PROOFING
DW.	DISHWASHER	PTD.	PAINTED		
(E)	EXISTING	P.L.	PROPERTY LINE		
EQ.	EQUAL	R	RISER		
FIN.	FINISH	RDWD.	REDWOOD		
FLR.	FLOOR	REF	REFRIGERATOR		
FNDDTN.	FOUNDATION	R.O.	ROUGH OPENING		
F.O.C.	FACE OF CONCRETE	SHT	SHEET		
F.O.F.	FACE OF FINISH	SIM.	SIMILAR		
F.O.S.	FACE OF STUD	S.S.	STRUCTURAL SLAB		
GALV.	GALVANIZED	S.STL.	STAINLESS STEEL		
GYP. BD.	GYPSUM BOARD				

SYMBOLS AND ABBREVIATIONS

LOCATION MAP



- A1.0 TITLESHEET
- A1.1 PLOT PLAN
- A2.1 PROPOSED GROUND FLOOR PLAN
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2.3 PROPOSED THIRD FLOOR PLAN
- A2.4 PROPOSED STAIR PLAN AT ROOF PENTHOUSE, PROPOSED ROOF PLAN
- A2.5 PROPOSED SECTION
- A3.1 PROPOSED STREET FRONT ELEVATION, CONTEXTUAL ELEVATION
- A3.2 PROPOSED EXTERIOR ELEVATIONS AT REAR AND SIDES SECTION AND WINDOW DETAIL

SHEET INDEX

**MADFES PROJECT
115/117 PLYMOUTH AVE
SF, CA 94112**

PROVIDE (4) NEW RESIDENTIAL UNITS ABOVE NEW GROUND FLOOR COMMERCIAL SPACE, 3 OFF STREET PARKING SPACES

GROUND FLOOR: 1076 SF COMMERCIAL SPACE
1374 GARAGE AND CIRCULATION
SECOND FLOOR: 1120 UNIT 1
1120 UNIT 2
THIRD FLOOR: 1120 UNIT 3
1120 UNIT 4

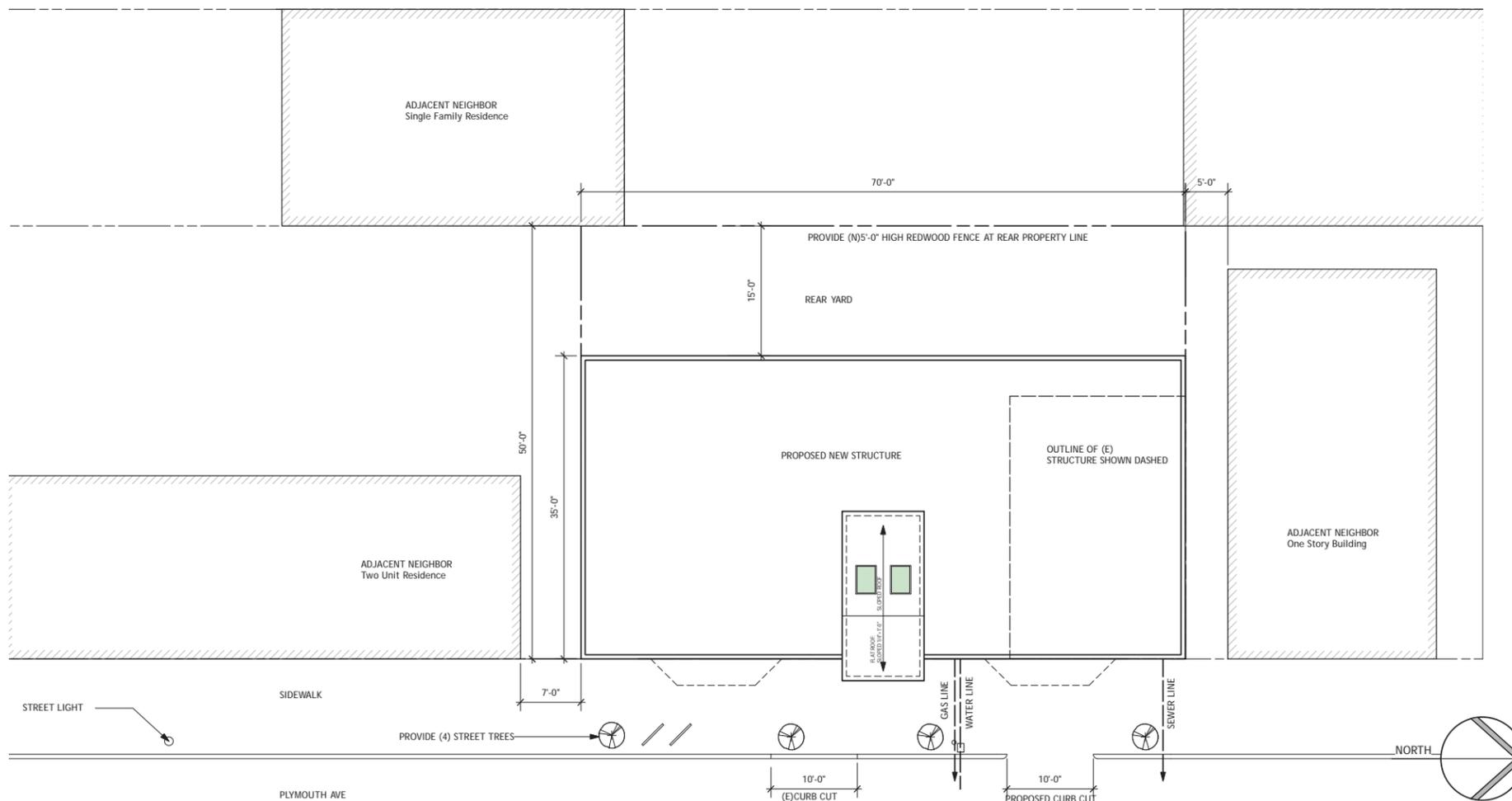
APPLICABLE CODES 2013 CBC, CRC, CMC, CPC AND CEC

PROJECT INFORMATION

PROPERTY OWNER
DAVE MADFES
1400 PORTOLA DRIVE
SAN FRANCISCO, CA 94127
415-602-4458
DAVE@MADFES.COM

ARCHITECT:
SANDY CHAN
STUDIOPAZ ARCHITECTS
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OAKLAND, CA 94611
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S.STUDIOPAZ@GMAIL.COM

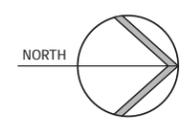
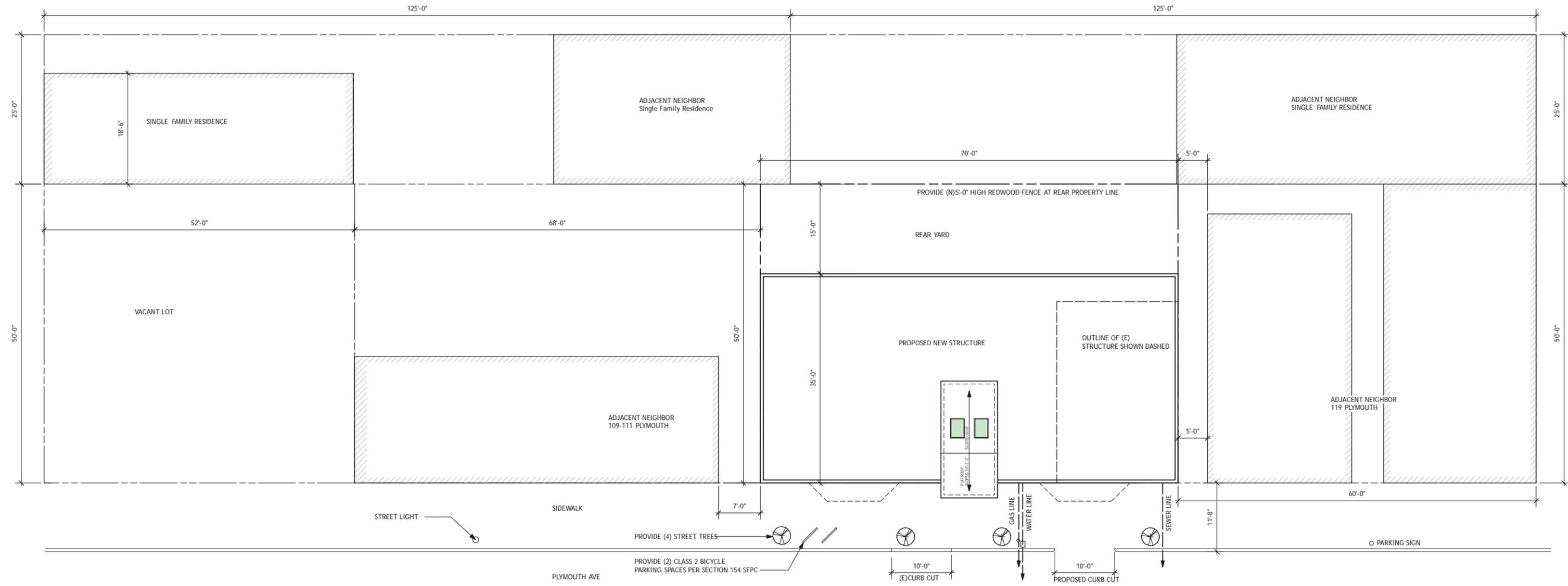
PROJECT TEAM



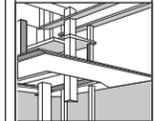
SITE PLAN

GENERAL NOTES

REVISIONS	BY
<p>ARCHITECT: SANDY CHAN 160 MOSS WAY, OAKLAND 94611 415 819 4811 • S.STUDIOPAZ@GMAIL.COM</p>	
<p>MADFES PROJECT 115-117 PLYMOUTH AVENUE SAN FRANCISCO, CA 94112</p> <p>PERMIT SET - NOT FOR CONSTRUCTION</p>	
<p>TITLE SHEET</p>	
Date	11/25/2014
Scale	1/8"=1'-0"
Drawn	SLC
Sheet	
<p>A1.0</p>	



REVISIONS	BY



S T U D I O P A Z

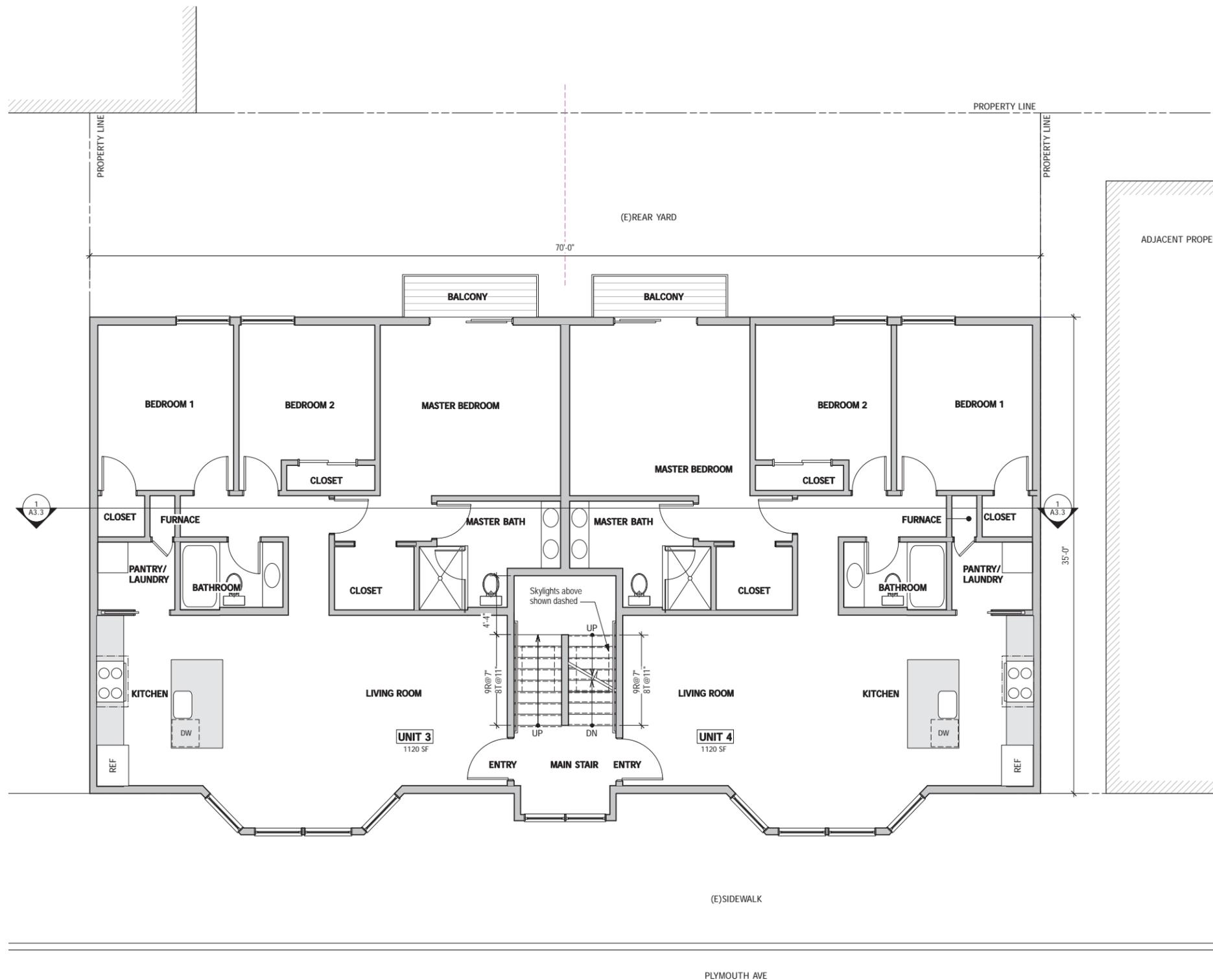
ARCHITECT: SANDY CHAN
160 MOSS WAY, OAKLAND 94611
415.819.4811 • S.STUDIOPAZ@GMAIL.COM

MADFES PROJECT
115-117 PLYMOUTH AVENUE
SAN FRANCISCO, CA 94112

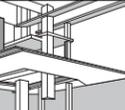
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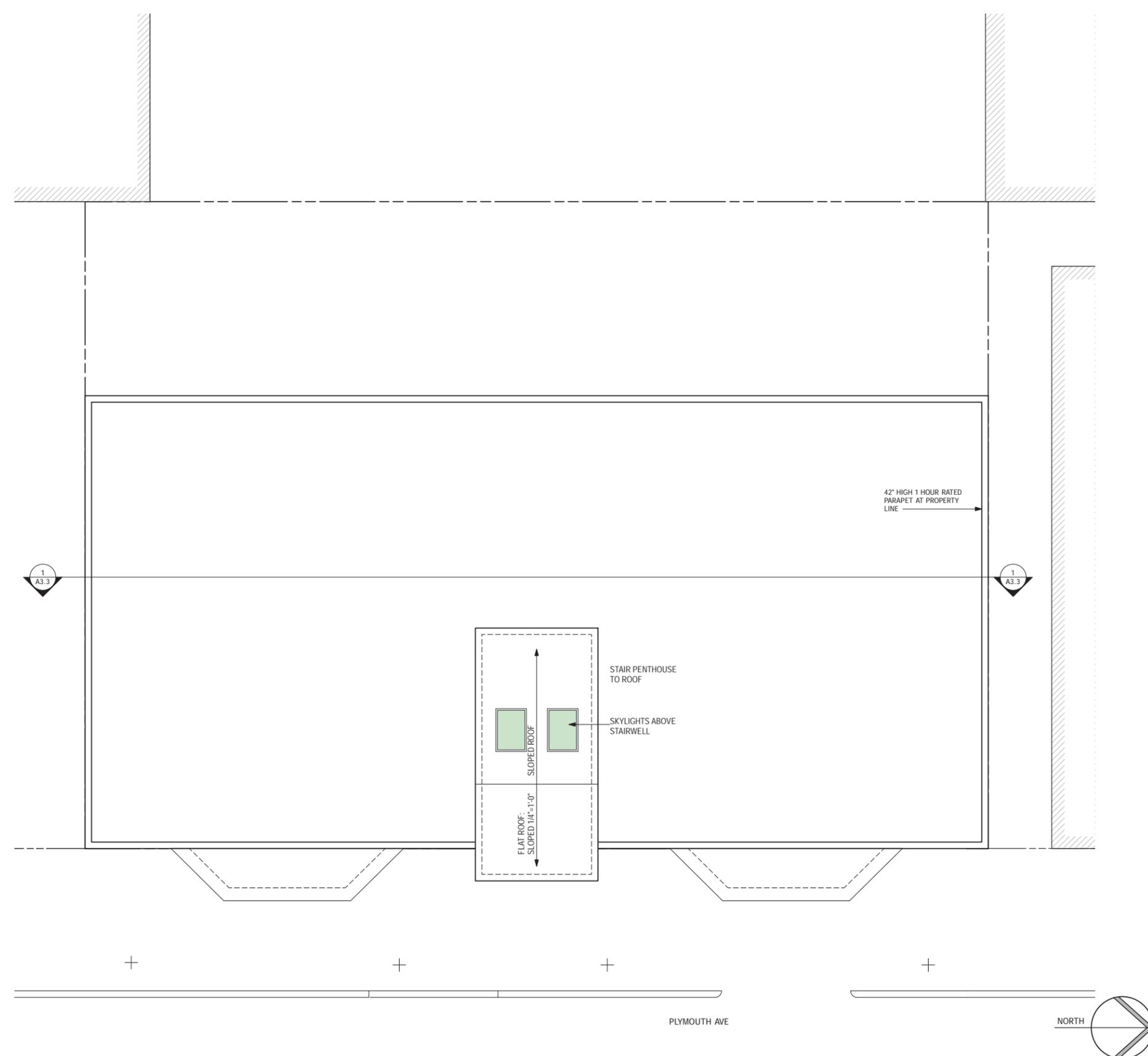
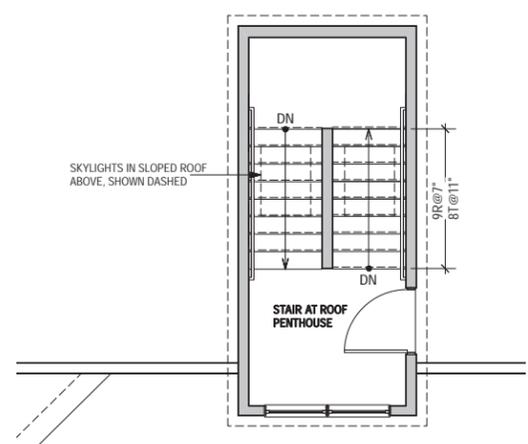
PLOT PLAN	
Date	11/25/2014
Scale	1:100
Drawn	SLC
Sheet	

A1.1



1 PROPOSED THIRD FLOOR PLAN
1/4"=1'-0"

REVISIONS	BY
	
S T U D I O P A Z	
ARCHITECT: SANDY CHAN 160 MOSS WAY, OAKLAND 94611 415 819 4811 • S.STUDIOPAZ@GMAIL.COM	
MADFES PROJECT 115-117 PLYMOUTH AVENUE SAN FRANCISCO, CA 94112	
PERMIT SET - NOT FOR CONSTRUCTION	
PROPOSED THIRD FLOOR PLAN	
Date	11/25/2014
Scale	1/4" = 1'
Drawn	SLC
Sheet	
A2.3	



2 PROPOSED STAIR PLAN AT ROOF PENTHOUSE
1/4"=1'-0"

1 PROPOSED ROOF FLOOR PLAN
1/4"=1'-0"

REVISIONS	BY

S T U D I O P A Z

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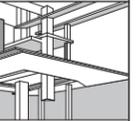
MADFE'S PROJECT
115-117 PLYMOUTH AVENUE
SAN FRANCISCO, CA 94112

PERMIT SET - NOT FOR CONSTRUCTION

PROPOSED STAIR PLAN AT ROOF PENTHOUSE, PROPOSED ROOF PLAN

Date 11/25/2014
Scale 1/4" = 1'
Drawn SLC
Sheet

A2.4



2 CONTEXTUAL STREET FRONT ELEVATION
1/8"=1'-0"



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

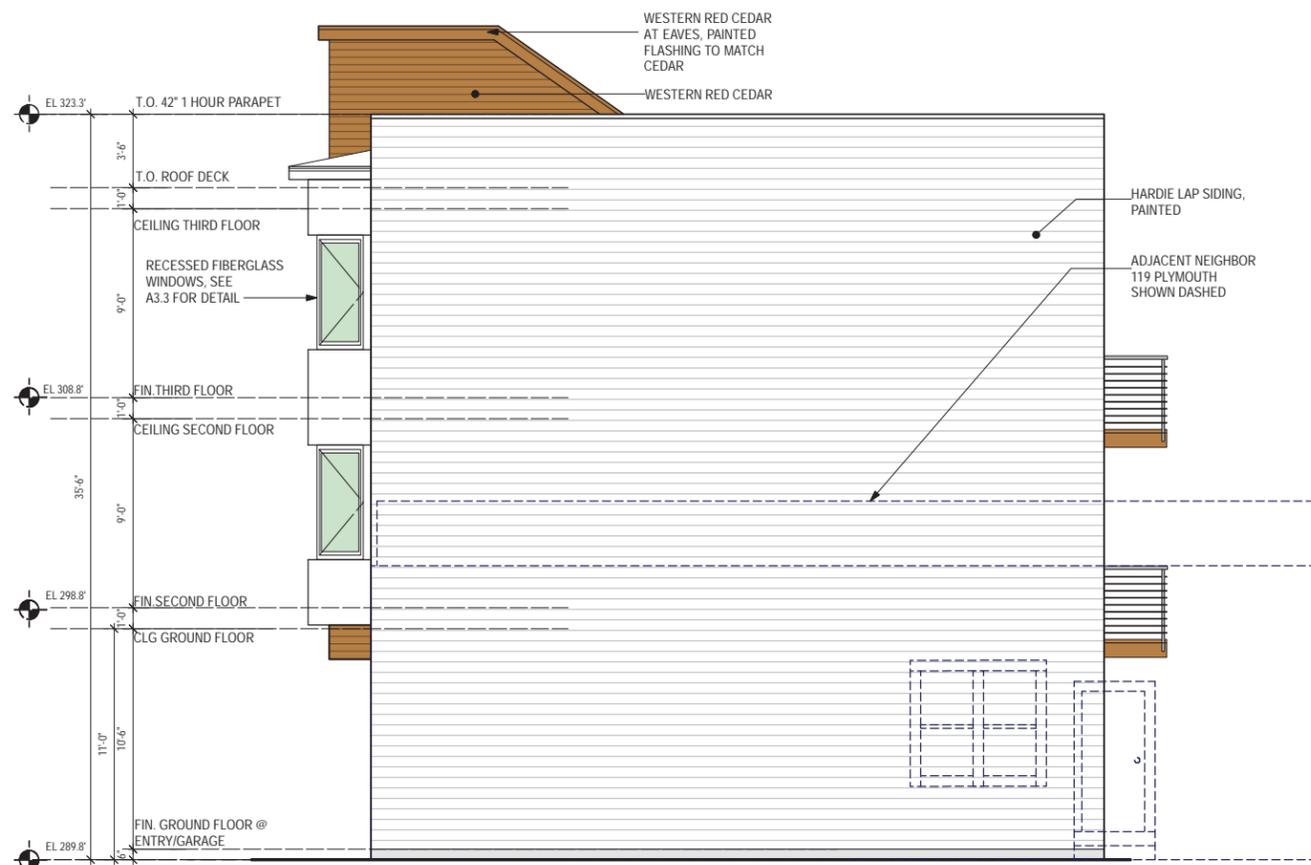
ARCHITECT: SANDY CHAN
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MADFES PROJECT
 115-117 PLYMOUTH AVENUE
 SAN FRANCISCO, CA 94112

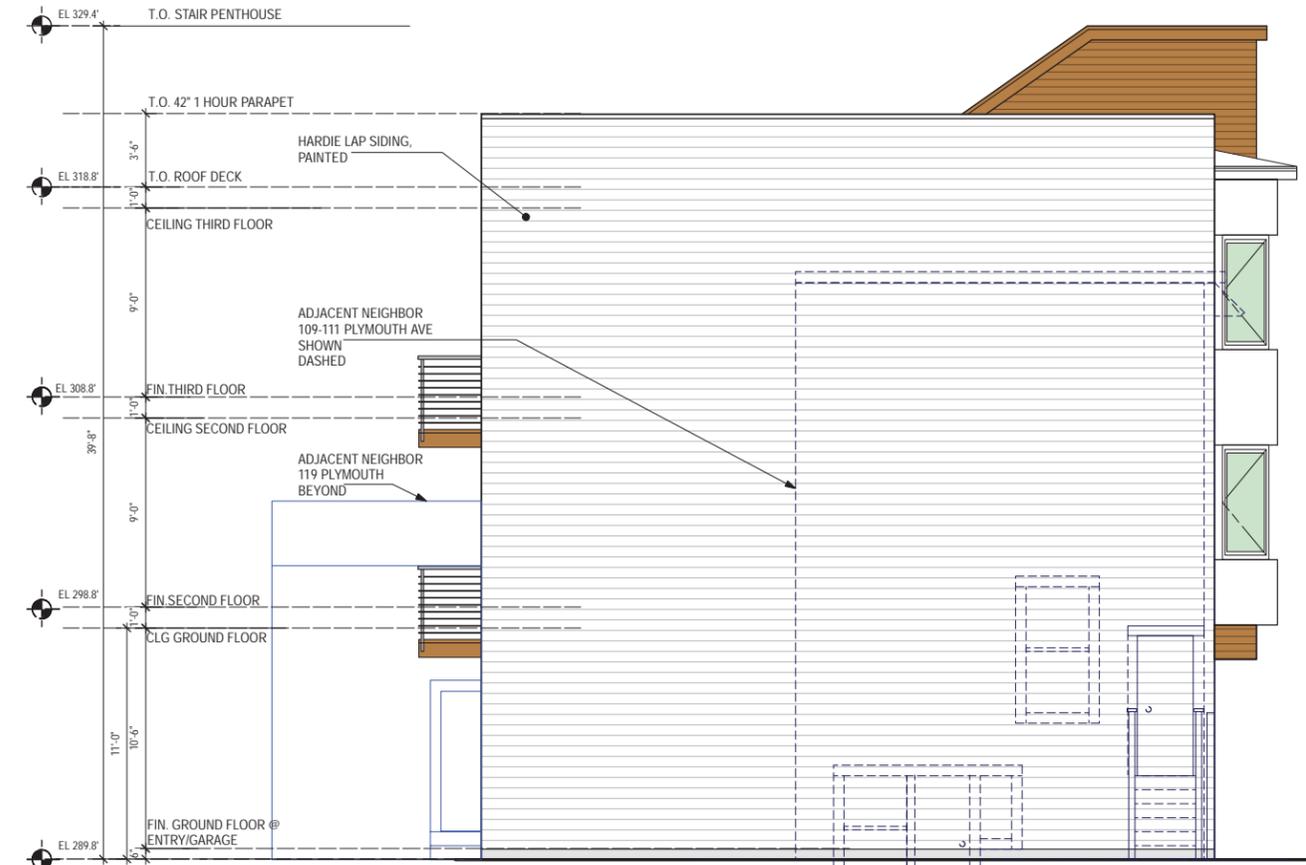
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PROPOSED STREET FRONT ELEVATION
 CONTEXTUAL ELEVATION

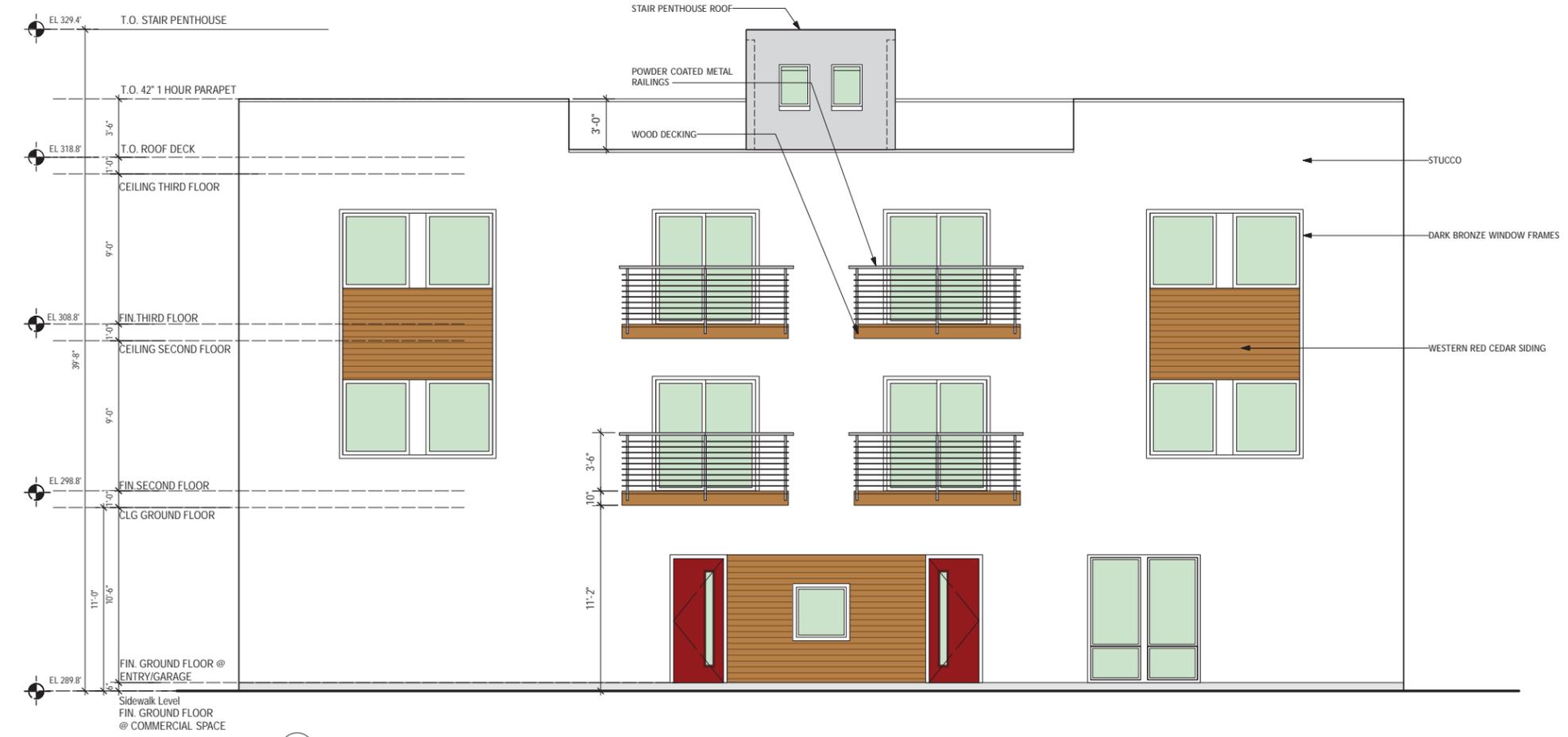
Date 11/25/2014
 Scale 1/4" = 1'
 Drawn SLC
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3 PROPOSED NORTH ELEVATION
1/4"=1'-0"



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



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

REVISIONS	BY

S T U D I O P A Z

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415 819 4811 • S.STUDIOPAZ@GMAIL.COM

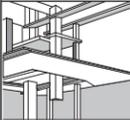
MADFES PROJECT
115-117 PLYMOUTH AVENUE
SAN FRANCISCO, CA 94112

PERMIT SET - NOT FOR CONSTRUCTION

PROPOSED EXTERIOR ELEVATIONS @ REAR AND SIDES

Date 11/25/2014
Scale 1/4" = 1'
Drawn SLC
Sheet

A3.2



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O

ARCHITECT: SANDY CHAN
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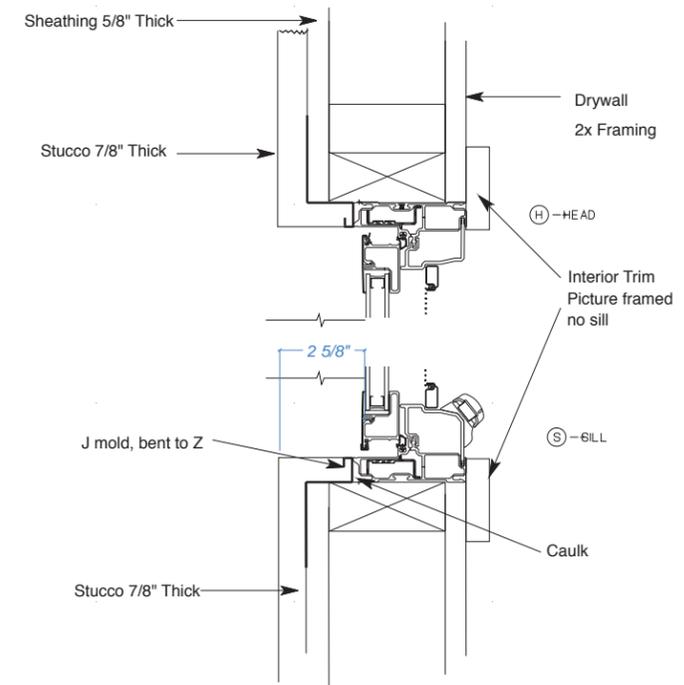
MADFES PROJECT
 115-117 PLYMOUTH AVENUE
 SAN FRANCISCO, CA 94112
PERMIT SET - NOT FOR CONSTRUCTION

SECTION AND WINDOW DETAIL

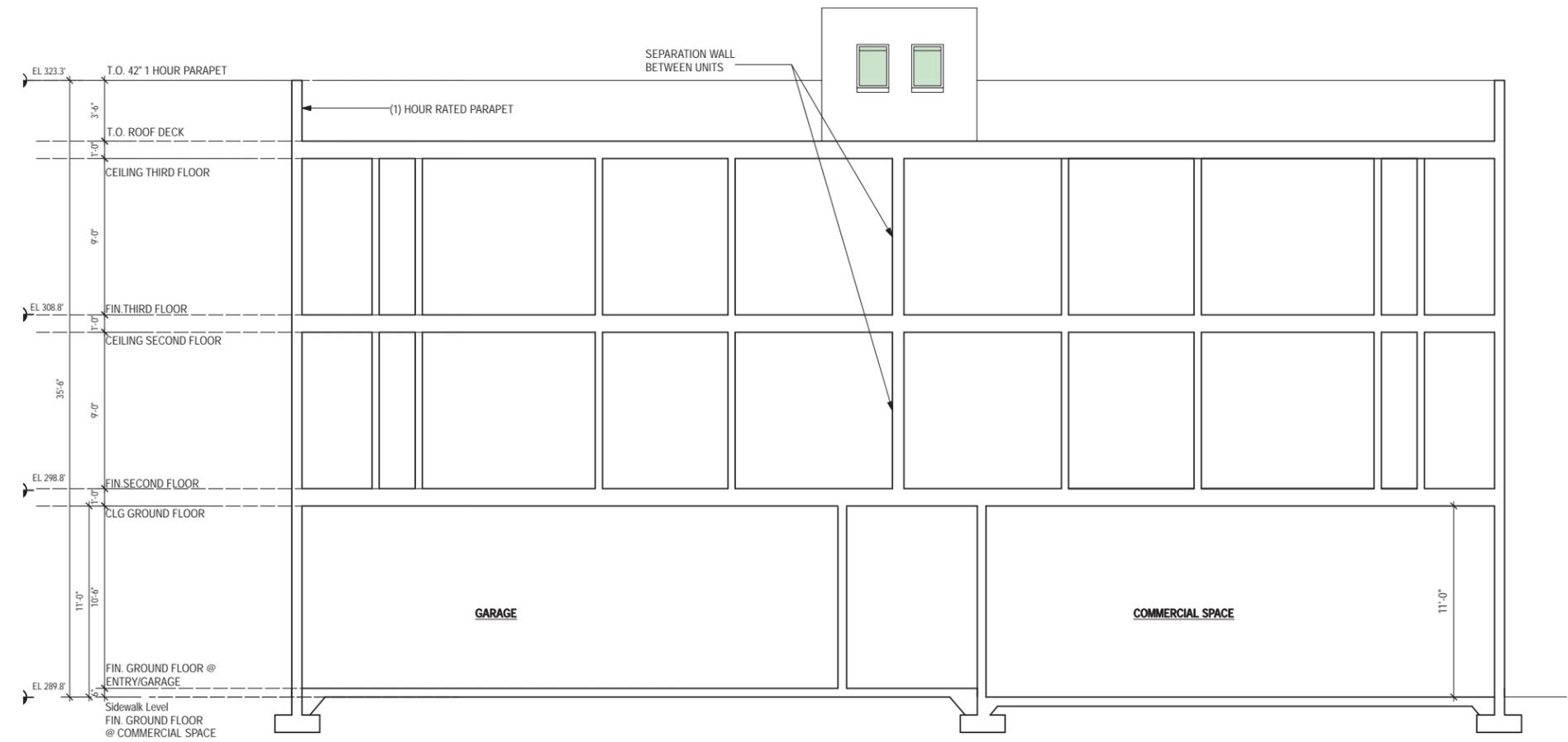
Date 11/25/2014
 Scale 1/4" = 1'
 Drawn SLC
 Sheet

A3.3

**PELLA FIBERGLASS
no fin**



2 DETAIL AT FRONT ELEVATION BAY WINDOWS, JAMB SIMILAR
NTS



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

12. The Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting in any way, finished areas in or outside the job site.

13. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.

14. Details shown are typical. Similar details apply in similar conditions.

15. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the National Board of Fire Underwriters, the State Fire Marshal, The Safety Orders of the Division of Industrial Safety, and any applicable state or local laws and ordinance. Nothing on these drawings is to be construed to permit work not conforming to these codes. Any questions regarding installations shall be brought to the Architect for clarification.

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22. Provide wood blocking for all towel bars, etc.

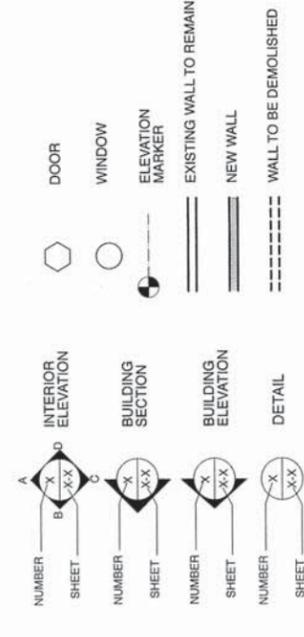
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24. All materials for use on a project shall be stored within the project site.

25. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the Contractor's behalf, continuously on site during working hours.

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27. PROJECT CLOSEOUT:
A. Contractor shall review project with Architect and/or Owner to ensure that all requirements of the contract documents have been followed.
B. Contractor shall obtain all required certificates and notices.
C. All work performed shall be clean and ready for use.
D. Upon completion, the Architect shall, at the Owner's request, compile a project punch list noting any corrections or omissions. Architect's acceptance will be cause for final payment, unless specifically determined otherwise by Owner.



AD. AREA DRAIN
A.S.S. ABOVE STRUCT. SLAB
BLDG. BUILDING
BLK. BLOCKING
BTWN. BETWEEN
CL. CENTER LINE
CLR. CLEAR
CONC. CONCRETE
CONT. CONTINUOUS
DNT. DETAIL
DW. DISHWASHER
EXIST. EXISTING
(E). FINISH
FL. FLOOR
FR. FOUNDATION
FRDN. FACE OF CONCRETE
F.O.C. FACE OF CURB
F.S. FACE OF STUD
G.V. GALVANIZED
GYP. BD. GYPSUM BOARD

HOSE BIB
MIN. MINIMUM
METAL
NEW IN CONTRACT
OWNER FURNISHED
CONTRACTOR INSTALLED
OWNER FURNISHED
PLYWOOD
PAINTED
RISER
REDWOOD
REF. REFRIGERATOR
ROUGH OPENING
SIM. SIMILAR
S.S. STAINLESS STEEL

INSUL.
MIN. MINIMUM
MTL. METAL
(N.C. NEW IN CONTRACT
OPP. OPPOSITE HAND
O.F.C.I. OWNER FURNISHED IN FIELD
O.F.O.I. OWNER FURNISHED IN FIELD
PLYWD. PLYWOOD
PNT. PAINTED
RISER RISER
ROWID. REDWOOD
REF. REFRIGERATOR
ROUGH OPENING
SIM. SIMILAR
S.S. STAINLESS STEEL

AREA DRAIN
A.S.S. ABOVE STRUCT. SLAB
BLDG. BUILDING
BLK. BLOCKING
BTWN. BETWEEN
CL. CENTER LINE
CLR. CLEAR
CONC. CONCRETE
CONT. CONTINUOUS
DNT. DETAIL
DW. DISHWASHER
EXIST. EXISTING
(E). FINISH
FL. FLOOR
FR. FOUNDATION
FRDN. FACE OF CONCRETE
F.O.C. FACE OF CURB
F.S. FACE OF STUD
G.V. GALVANIZED
GYP. BD. GYPSUM BOARD

AD. AREA DRAIN
A.S.S. ABOVE STRUCT. SLAB
BLDG. BUILDING
BLK. BLOCKING
BTWN. BETWEEN
CL. CENTER LINE
CLR. CLEAR
CONC. CONCRETE
CONT. CONTINUOUS
DNT. DETAIL
DW. DISHWASHER
EXIST. EXISTING
(E). FINISH
FL. FLOOR
FR. FOUNDATION
FRDN. FACE OF CONCRETE
F.O.C. FACE OF CURB
F.S. FACE OF STUD
G.V. GALVANIZED
GYP. BD. GYPSUM BOARD

SYMBOLS AND ABBREVIATIONS

SHEET INDEX

PROJECT TEAM

LOCATION MAP

A1.0 TITLE SHEET
A1.1 PLOT PLAN
A2.1 PROPOSED GROUND FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED THIRD FLOOR PLAN
A2.4 PROPOSED ROOF PLAN
A3.1 PROPOSED FRONT ELEVATION & CONTEXTUAL ELEVATION
A3.2 PROPOSED REAR & SIDE ELEVATIONS
A3.3 PROPOSED SECTIONS

PROJECT INFORMATION

PROPERTY OWNER
DAVE MADFES
1400 PORTOLA DRIVE
SAN FRANCISCO, CA 94127
415-602-4458
DAVE@MADFES.COM

ARCHITECT:
SANDY CHAN
STUDIOPAZ ARCHITECTS
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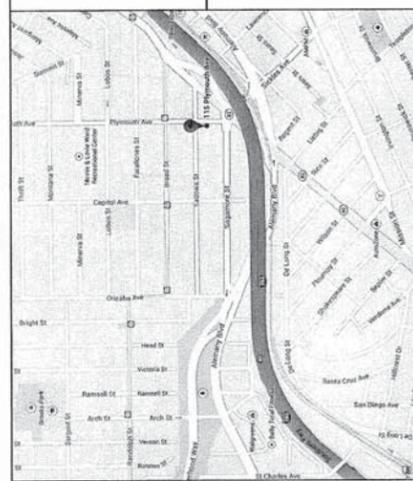
2013 CBC, CRC, OMC, CFC AND CEC

MADFES PROJECT
115/117 PLYMOUTH AVE
SF, CA 94112

PROVIDE (4) NEW RESIDENTIAL UNITS, 1 CAR PARKING, 1 ACCESSIBLE VAN PARKING,
6 SECURED BIKE LOCKER PARKING

BUILDING FOOTPRINT: 2450 SF, LOT AREA 3500SF

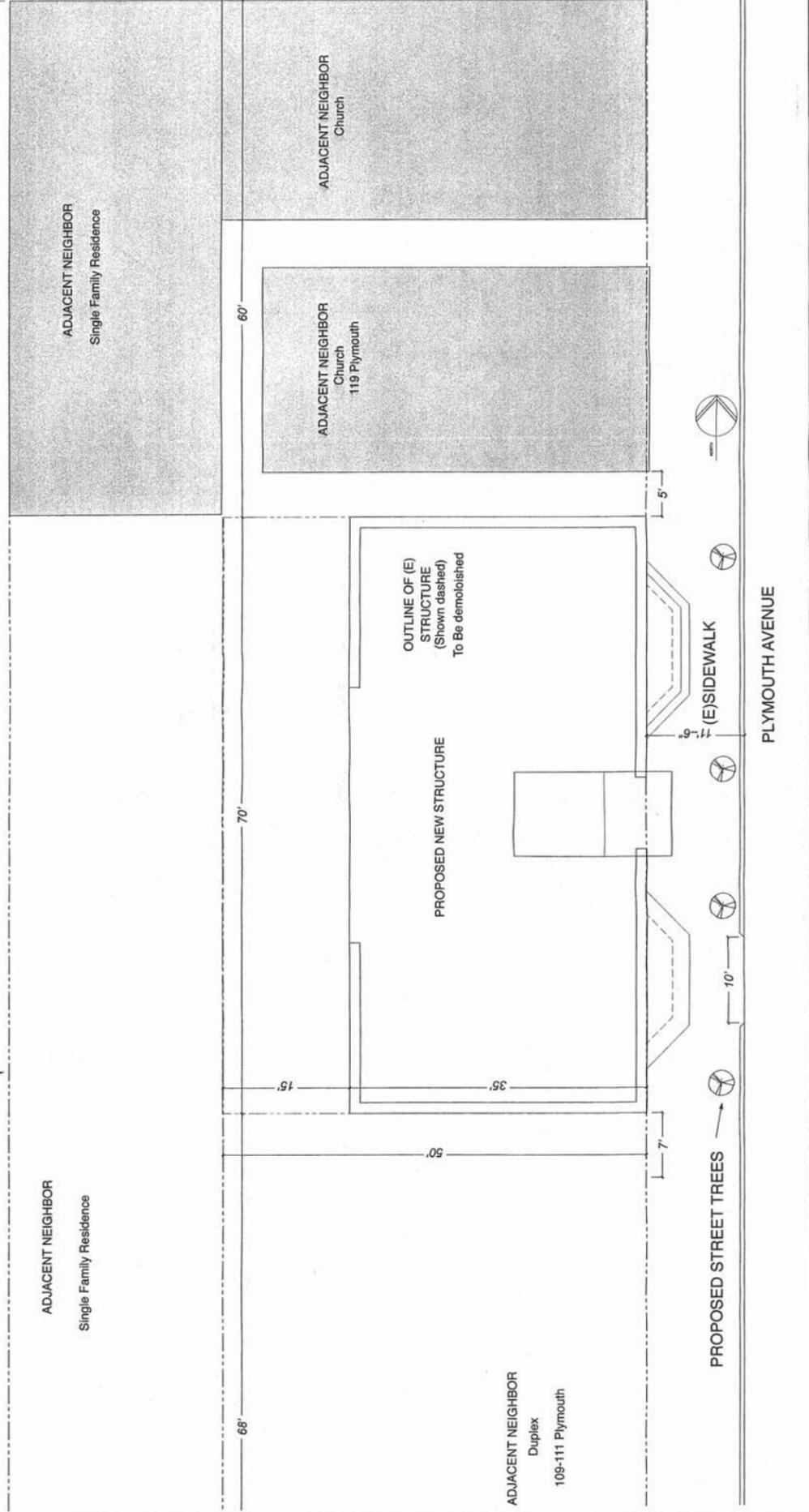
GROUND FLOOR: 970 SF UNIT 1
1480 SF GARAGE AND CIRCULATION
SECOND FLOOR: 1120 UNIT 2
THIRD FLOOR: 2240 UNIT 4



PROJECT TEAM

ARCHITECT: SANDY CHAN
160 MOSS WAY, OAKLAND 94611
415 819 4811 • S.STUDIOPAZ@GMAIL.COM

GENERAL NOTES



Revision	Date

ARCHITECT: SANDY CHAN
 160 MOSS WAY, OAKLAND CA 94611
 415.819.4811 S.STUDIOPAZ@GMAIL.COM

MADFES PROJECT
 115-117 PLYMOUTH, SAN FRANCISCO CA. 94112



PLOT PLAN

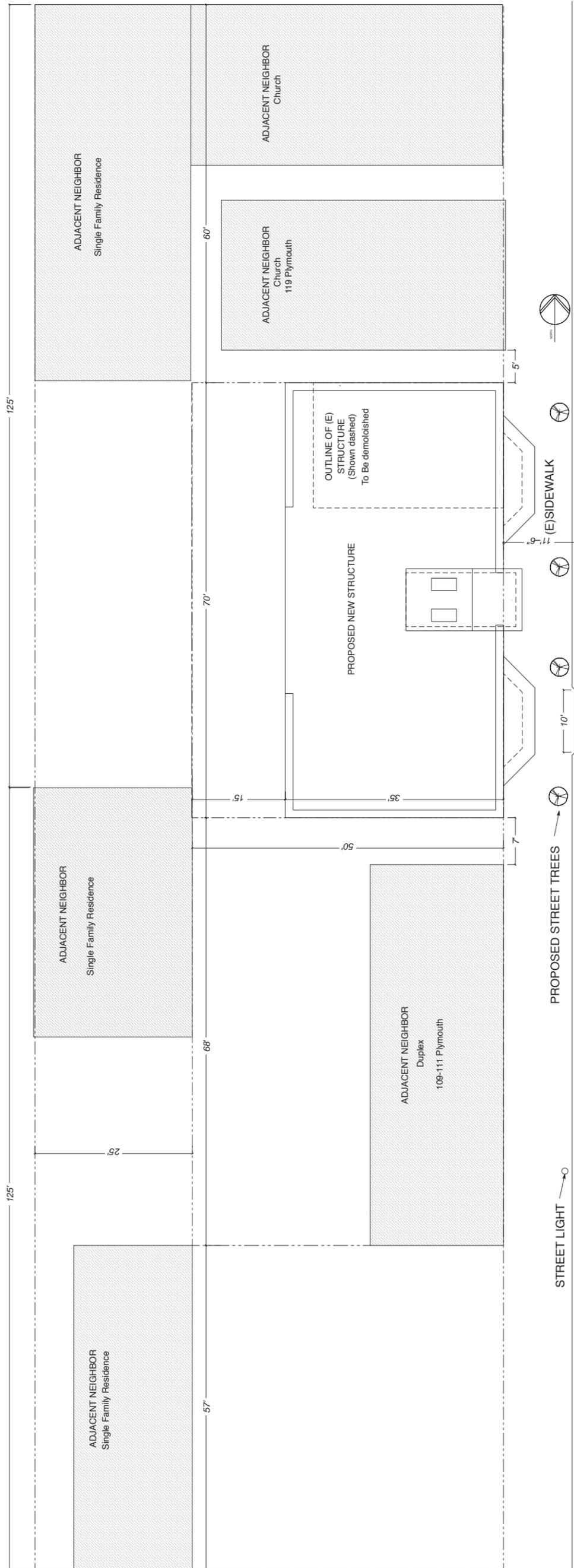
Date: 10/19/2015

Scale: As shown

Drawn

Sheet

A1.1



① PLOT PLAN OF PROPOSED STRUCTURE
 1/8" = 1'

Revision

Date

ARCHITECT: SANDY CHAN
160 MOSS WAY, OAKLAND CA 94611
415.819.4811 S.STUDIOPAZ@GMAIL.COM

MADFES PROJECT
115-117 PLYMOUTH, SAN FRANCISCO CA. 94112



PROPOSED SECOND FLOOR PLAN

Date: 10/19/2015

Scale: As shown

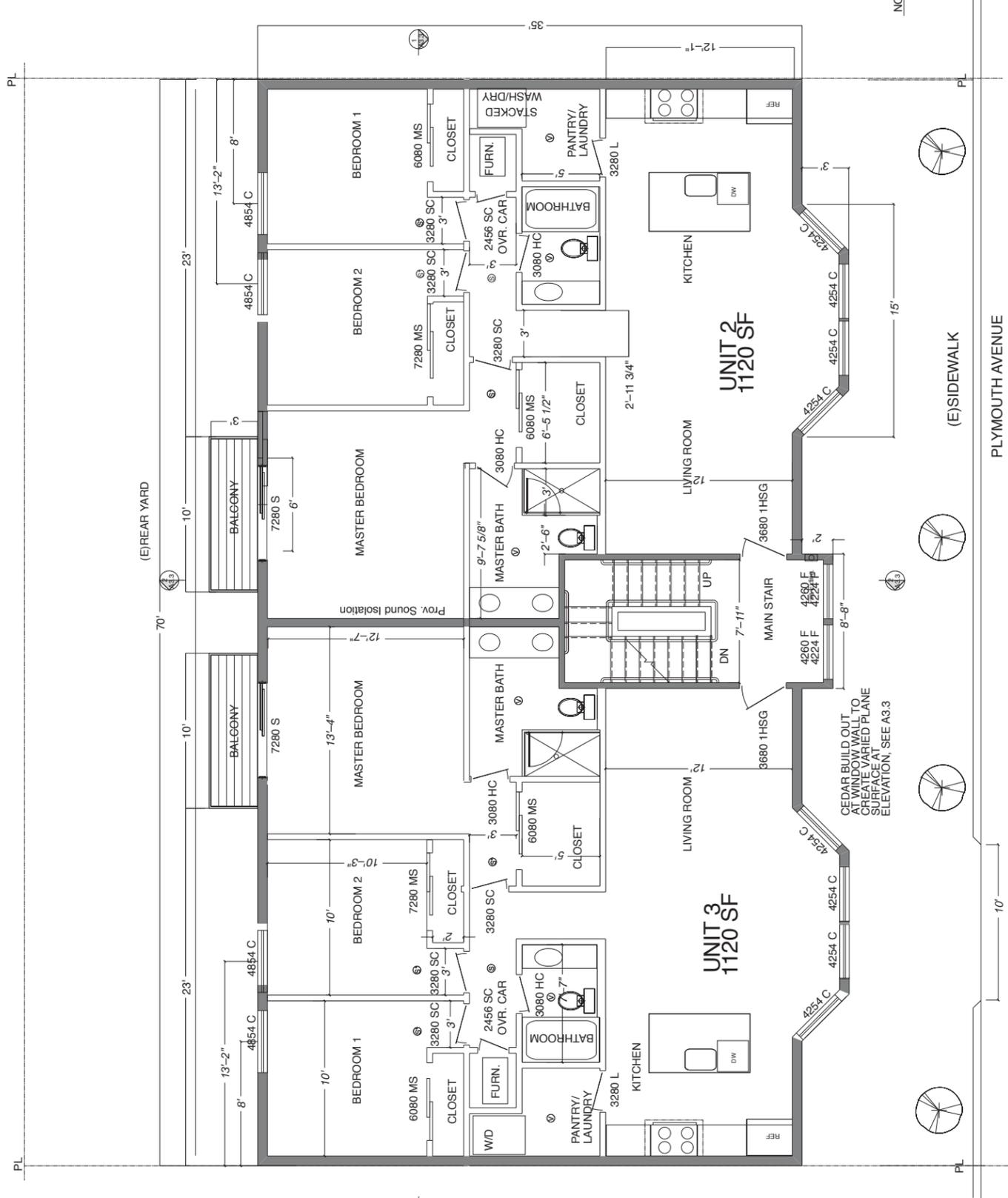
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A2.2

NOTES:
BUILDING TO BE FULLY SPRINKLERED AND ALARMED IAW NPFA 13
EXIT STAIRWAY 1 HOUR RATED INCL. DOORS AND WALLS
1 HOUR RATED SEPARATION AT FLOORS AND CEILINGS BETWEEN FLOOR LEVELS
1 HOUR RATED WALL BETWEEN UNITS AT SAME LEVEL
1 HOUR RATED EXTERIOR WALLS THROUGHOUT

KEY:
W: Width in feet & inches (2668 = 26'x68")
Doors:
1H Door and frame rated & labeled 1 hour with auto closing mechanism (THSG = including Smoke Gasget)
SC Solid core (20 minute)
HC Hollow core
X provide min 100 sq. in. ventilation for drier air
MS Exterior (Steel or Fiberglass solid core) (XL = with light)
Mirrored Sliding Closet door
Windows:
F Double pane low E factory colored fiberglass
C Fixed
A Casement
S Awning
Sliding
1Hour walls are shaded
Smoke detector
Smoke detector with CO detector
Ventilation Fan



PLYMOUTH AVENUE

(E)SIDEWALK

(E)REAR YARD

Revision	Date

ARCHITECT: SANDY CHAN
 160 MOSS WAY, OAKLAND CA 94611
 415.819.4811 S.STUDIOPAZ@GMAIL.COM

MADFFES PROJECT
 115-117 PLYMOUTH, SAN FRANCISCO CA. 94112



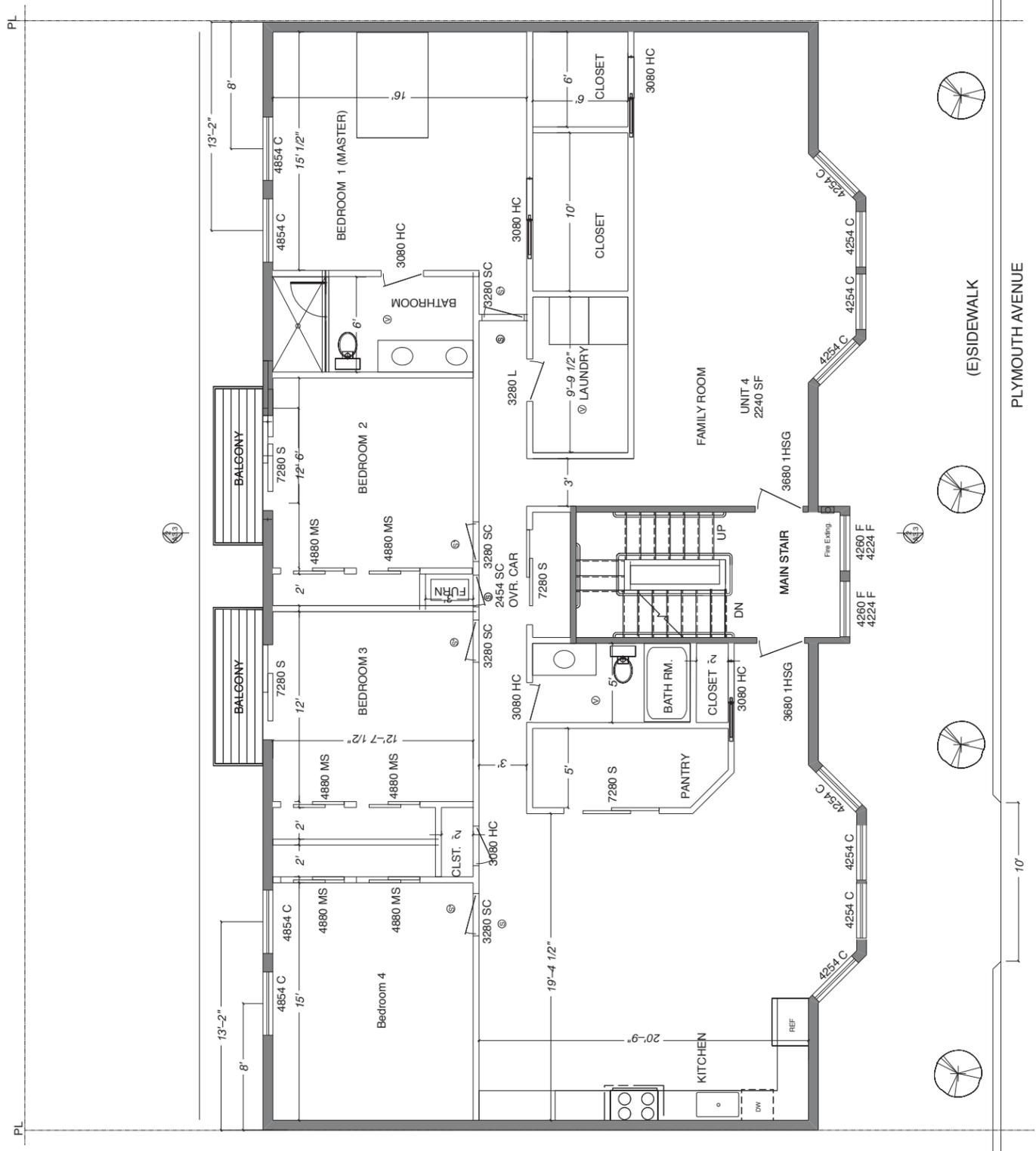
PROPOSED THIRD FLOOR PLAN

Date: 10/19/2015
 Scale: As shown
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 Sheet

A2.3

NOTES:
 BUILDING TO BE FULLY SPRINKLERED AND ALARMED IAW NPFA 13
 EXIT STAIRWAY 1 HOUR RATED INCL. DOORS AND WALLS
 1 HOUR RATED SEPARATION AT FLOORS AND CEILINGS BETWEEN FLOOR LEVELS
 1 HOUR RATED WALL BETWEEN UNITS AT SAME LEVEL
 1 HOUR RATED EXTERIOR WALLS THROUGHOUT

KEY: W/WHH Width in feet & inches (2668 = 2'6" x 68")
 Door: H Door and frame rated & labeled 1 hour with auto closing mechanism (1HSG = including Smoke Gasset)
 SC Solid core (20 minute)
 HC Hollow core
 L Louvered to provide min 100 sq. in. ventilation for drier air
 X Exterior (Steel or Fiberglass solid core) (XL = with light)
 MS Mirrored Sliding Closet door
 Windows: L Double pane low E factory colored fiberglass
 C Fixed Casement
 A Awning
 S Sliding
 1Hour walls are shaded
 ☉ Smoke detector
 ☉ Smoke detector with CO detector
 ☉ Ventilation Fan



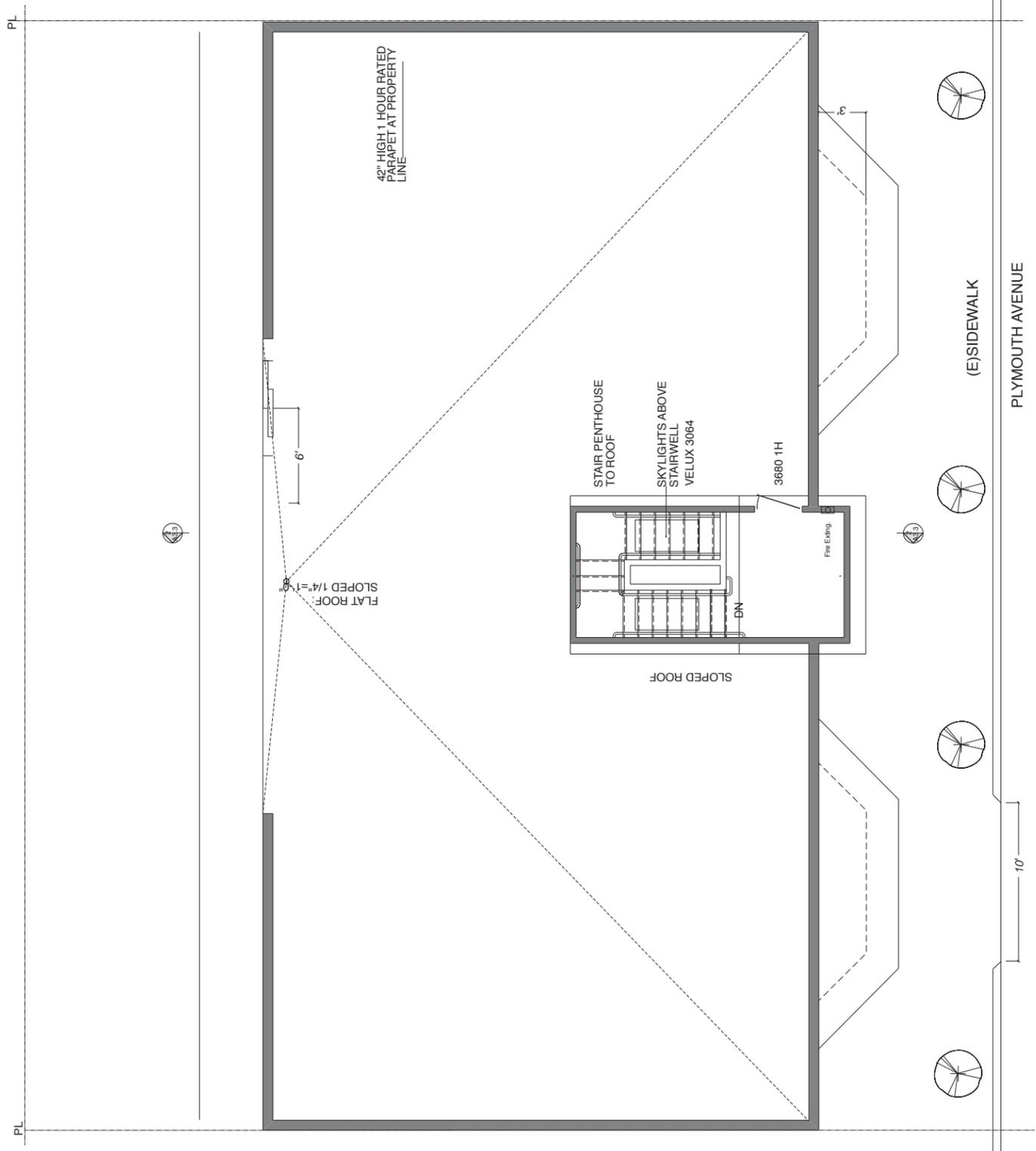
Revision	Date

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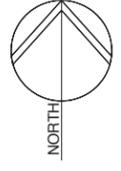
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PLYMOUTH AVENUE

(E)SIDEWALK

10'

Revision

Date

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PROPOSED
STREET FRONT
ELEVATION
CONTEXTUAL
ELEVATION

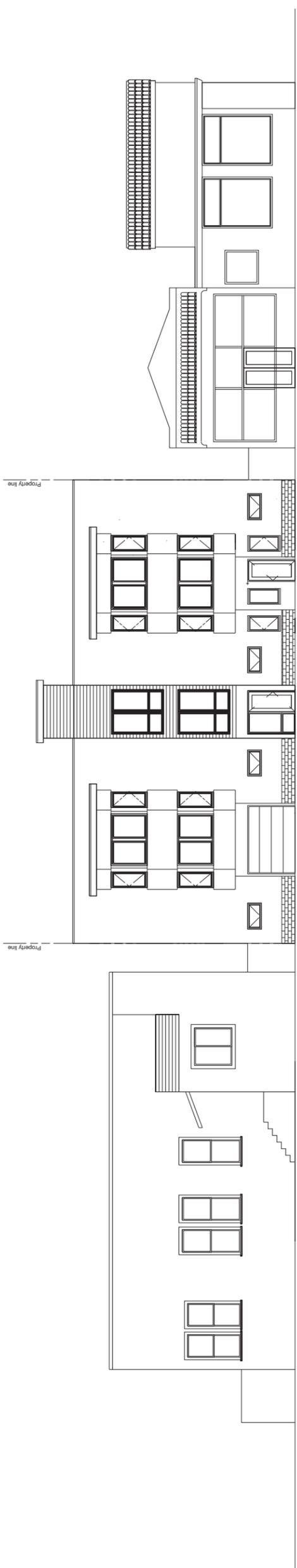
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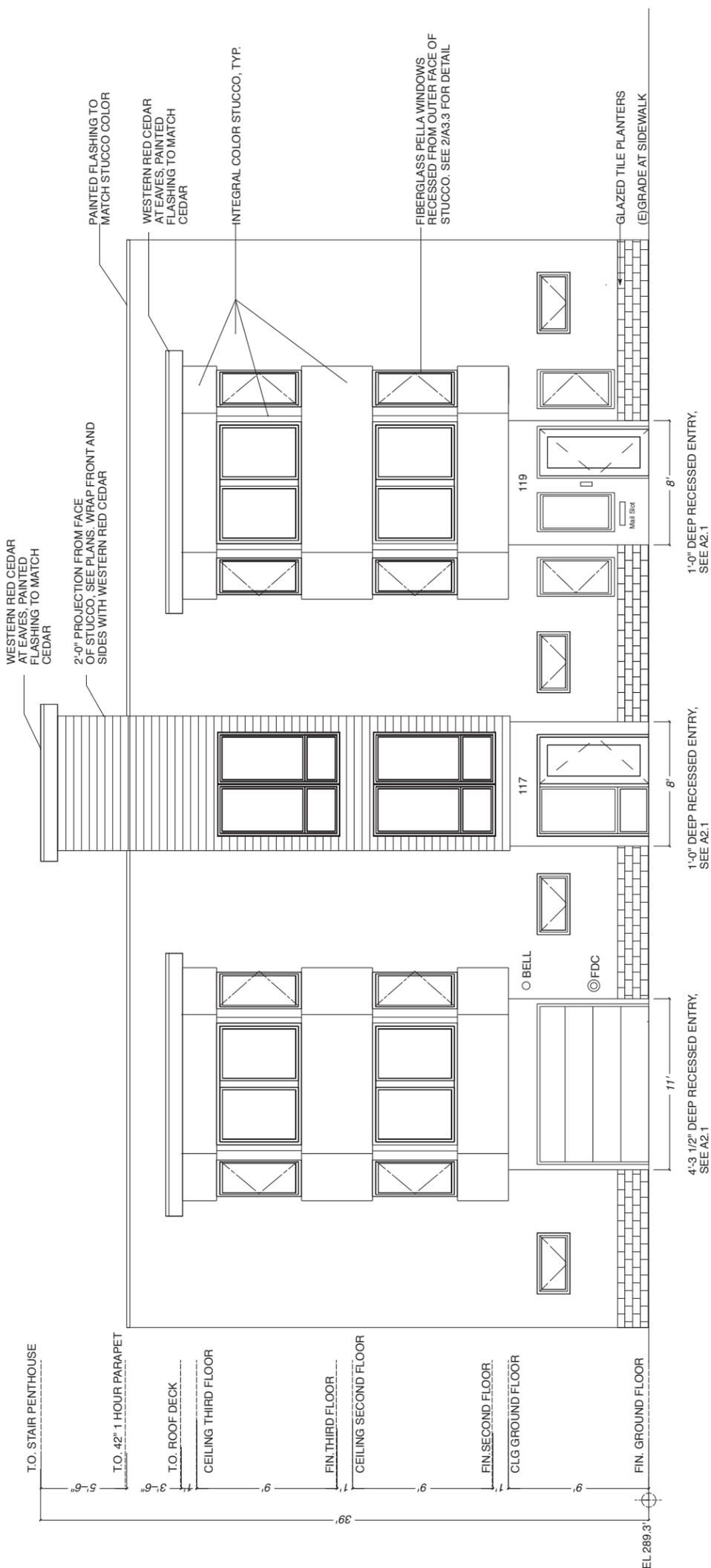
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A3.1



② CONTEXTUAL STREET FRONT ELEVATION
1/8" = 1'



① PROPOSED STREET FRONT ELEVATION
1/4" = 1'

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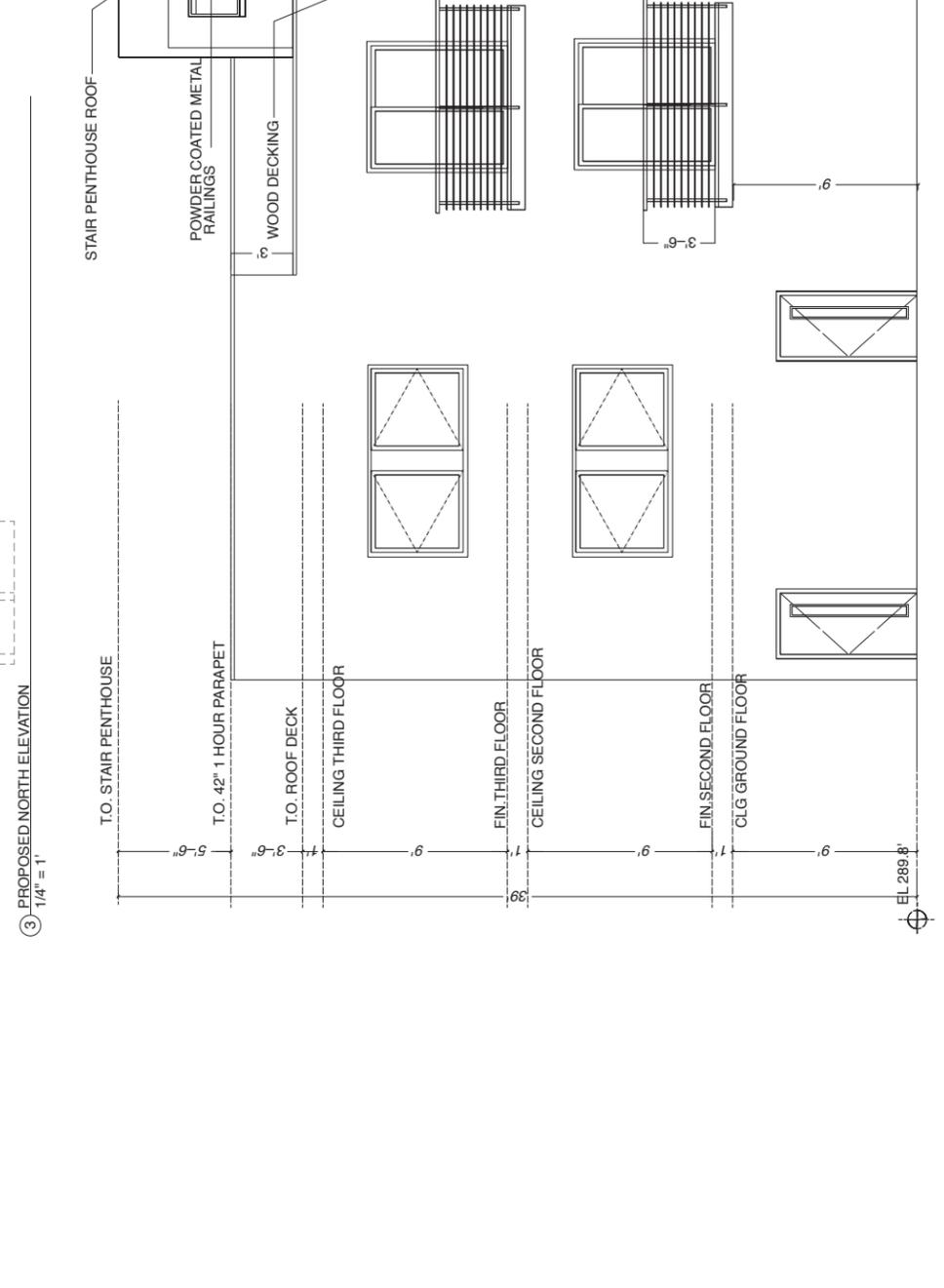
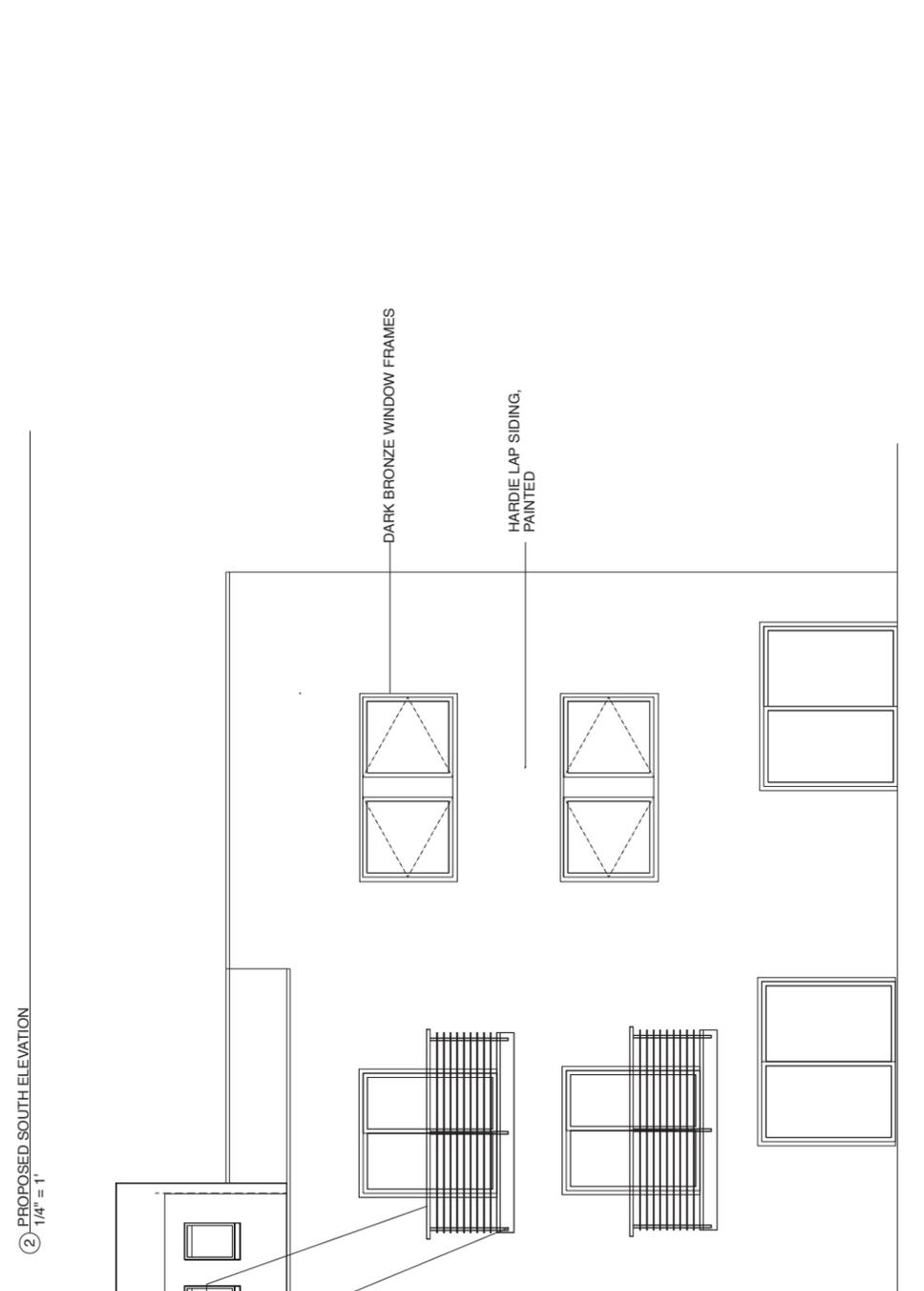
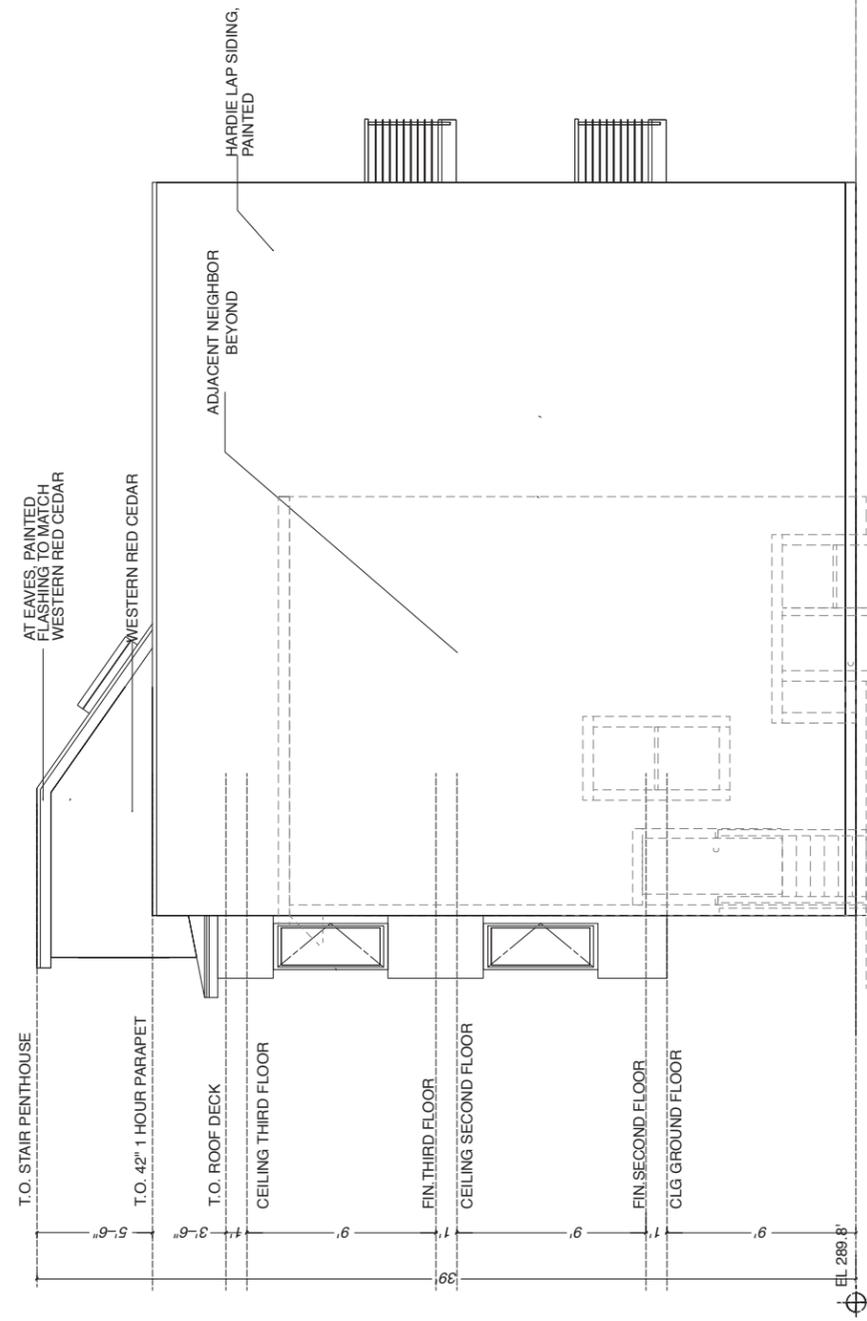
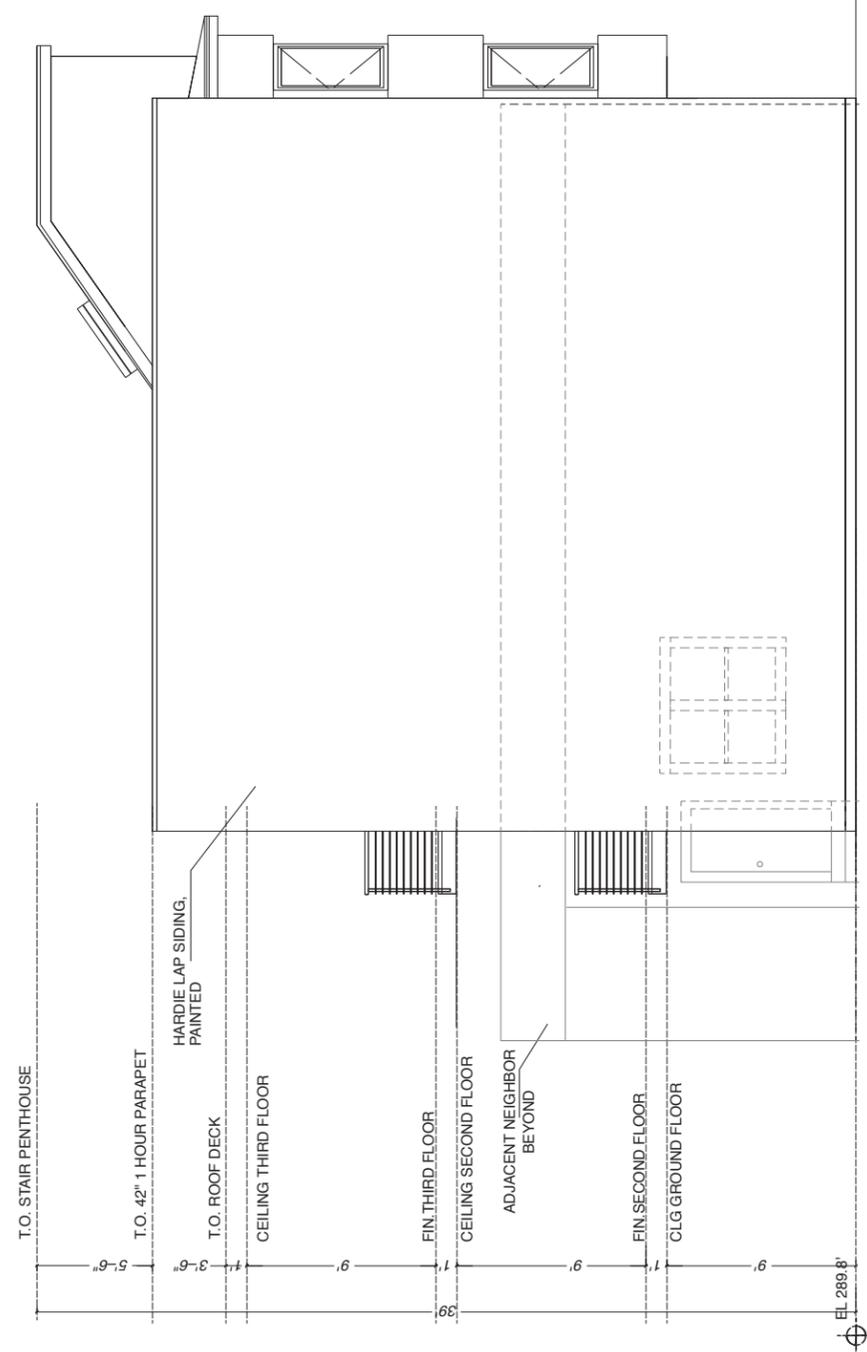
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PROPOSED EXTERIOR ELEVATIONS @ REAR AND SIDES

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A3.2



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SECTIONS AND WINDOW DETAIL

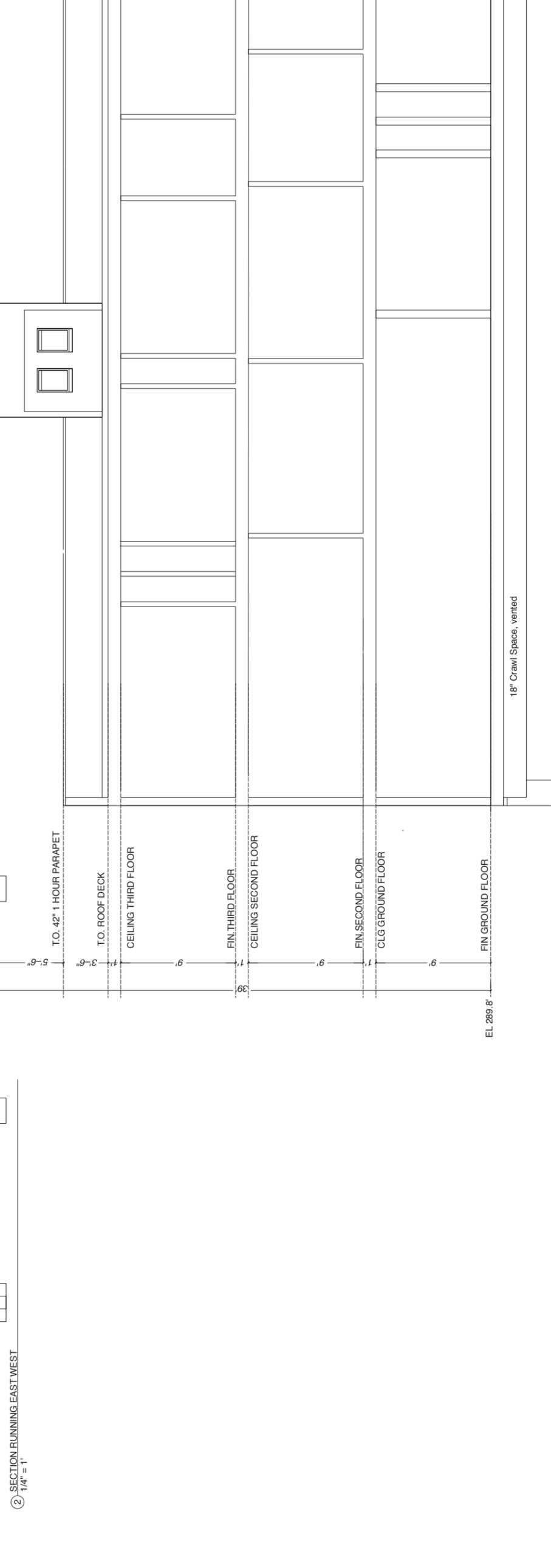
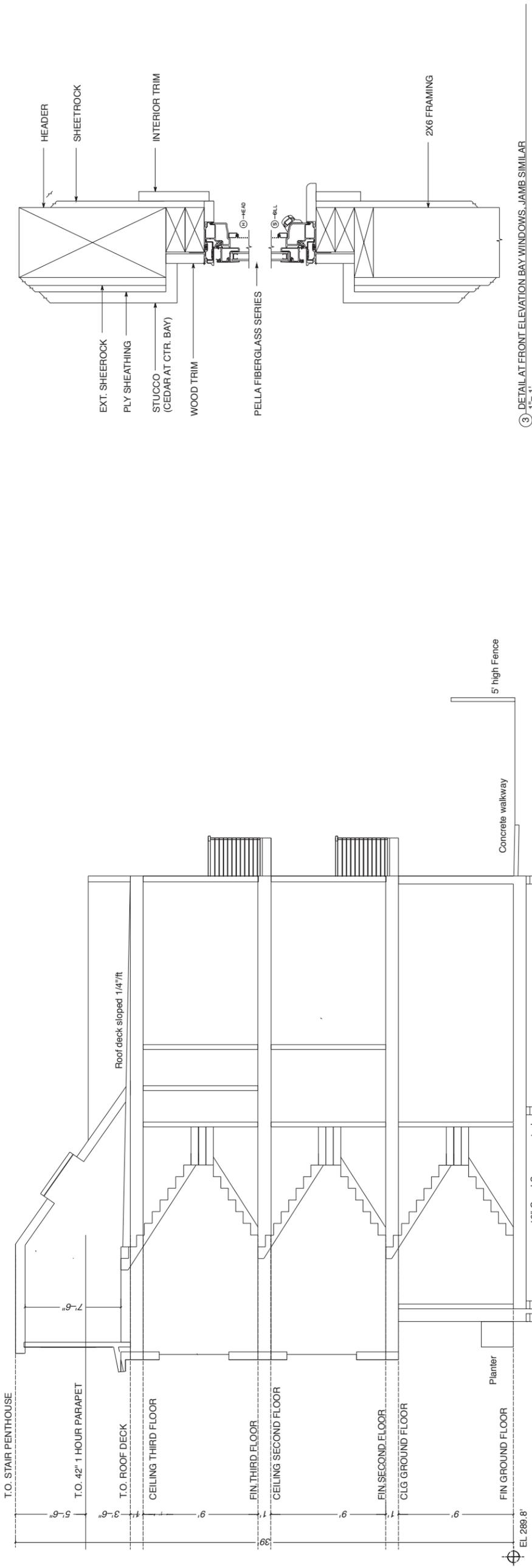
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③ DETAIL AT FRONT ELEVATION BAY WINDOWS. JAMB SIMILAR
 1" = 1'

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

② SECTION RUNNING EAST-WEST
 1/4" = 1'

18" Crawl Space, vented

5' high Fence

Concrete walkway

Planter

EL 289.8'

EL 289.8'