



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: MARCH 5, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 19, 2015
Case No.: 2014.1093DRP
Project Address: 235-237 LAUSSAT STREET
Permit Application: 2013.0909.6298
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 0860/046
Project Sponsor: Nils Welin
237 Laussat Street
San Francisco, CA 94117
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to construct a firewall at the rear of a four-story, two-unit building. The proposed firewall measures approximately 5 feet deep by 22 feet 4 inches high. It will be located at the west (side) property line alongside an existing spiral staircase (approved in 2011). Approval of the proposed firewall will allow for the completion of the construction of the previously approved project.

The proposed firewall also requires a rear yard variance, Case No. 2014.1093V, for which a separate hearing was held on October 22, 2014. The Assistant Zoning Administrator has indicated his intention to grant the rear yard variance pending the outcome of this Discretionary Review hearing.

SITE DESCRIPTION AND PRESENT USE

The lot contains a two-unit building constructed circa 1890 at the Laussat frontage. A second structure, the DR Requestors' property, was constructed circa 1900 at the opposite end of the lot fronting Waller Street. The parcel was subdivided in 1979 (Case No. 78.116VZ). The resulting parcel at 235-237 Laussat has an unusually shallow lot depth of approximately 42.75 feet, while the lot fronting on Waller Street has a depth of 77.24 feet. Properties in this zoning district typically measure 100 to 120 feet deep.

The proposed firewall is required for a spiral stair that was approved in 2011 (Case No. 2011.0860V); the spiral stair was part of a larger project that replaced nonconforming decks and stairs but did not extend beyond the building's original footprint. The project proposal that was approved in 2011 did not include firewall protection for the spiral stair; the need for a firewall was subsequently determined by the Department of Building Inspection. Since construction of the previously approved project is nearly complete changing the location of the existing stair, as suggested by the DR Requestor, is not practical.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Laussat Street is a narrow street located between Steiner and Fillmore Streets near the southern boundary of the Western Addition. Lots on the north side of Laussat Street are zoned NC-2, Small Scale Neighborhood Commercial. Block 0860 contains lots of various nonconforming sizes with tightly grouped buildings that range in size from one to four units. Eight out of ten through lots measuring 25 by 120 feet that front on both Laussat and Waller Streets have been subdivided. These lots range in depth from 42.75-77.25 feet. Several buildings on this block of Laussat Street encroach into their respective required rear yards and many of those buildings are larger than the subject building.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Oct. 23, 2014 – Nov. 22, 2014	November 21, 2014	March 5, 2015	103 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 23 2015	February 23, 2015	10 days
Mailed Notice	10 days	February 23, 2015	February 23, 2015	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1 (DR requestor)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Thomas Drohan and Pamela Brandon, owners of 436 Waller Street, adjacent to the south (rear) property line of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 21, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 10, 2014.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the project and DR Request on December 18, 2014 and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. The proposed firewall does not extend beyond the existing spiral stairs and will not result in substantial light and air impacts to the DR Requestor's property.

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

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

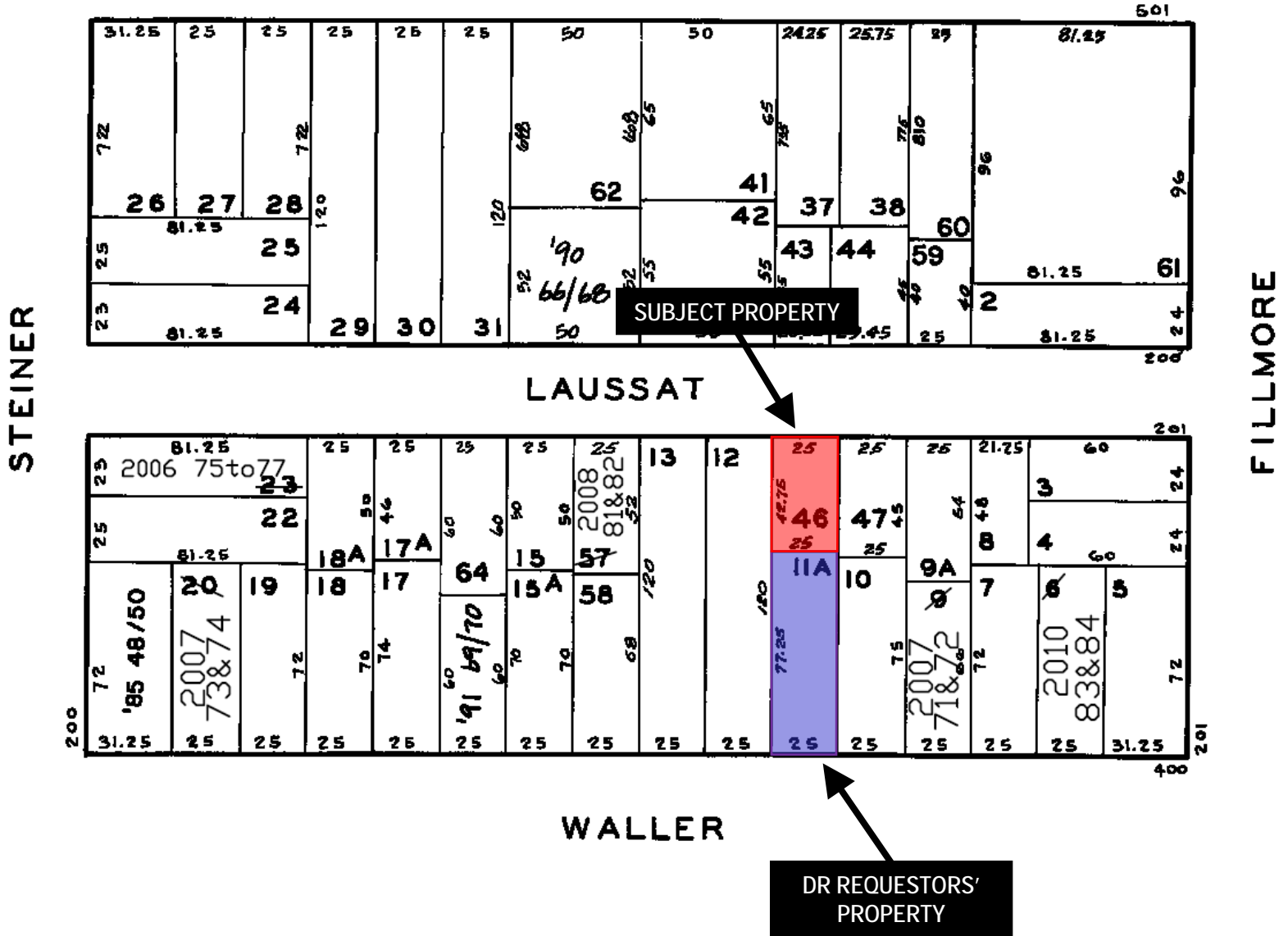
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application, dated November 21, 2014
Response to DR Application, dated December 10, 2014
Reduced Plans

EW: G:\Cases\14.1093 DRP - 235 Laussat\235-237 Laussat DR - Abbreviated Analysis.doc

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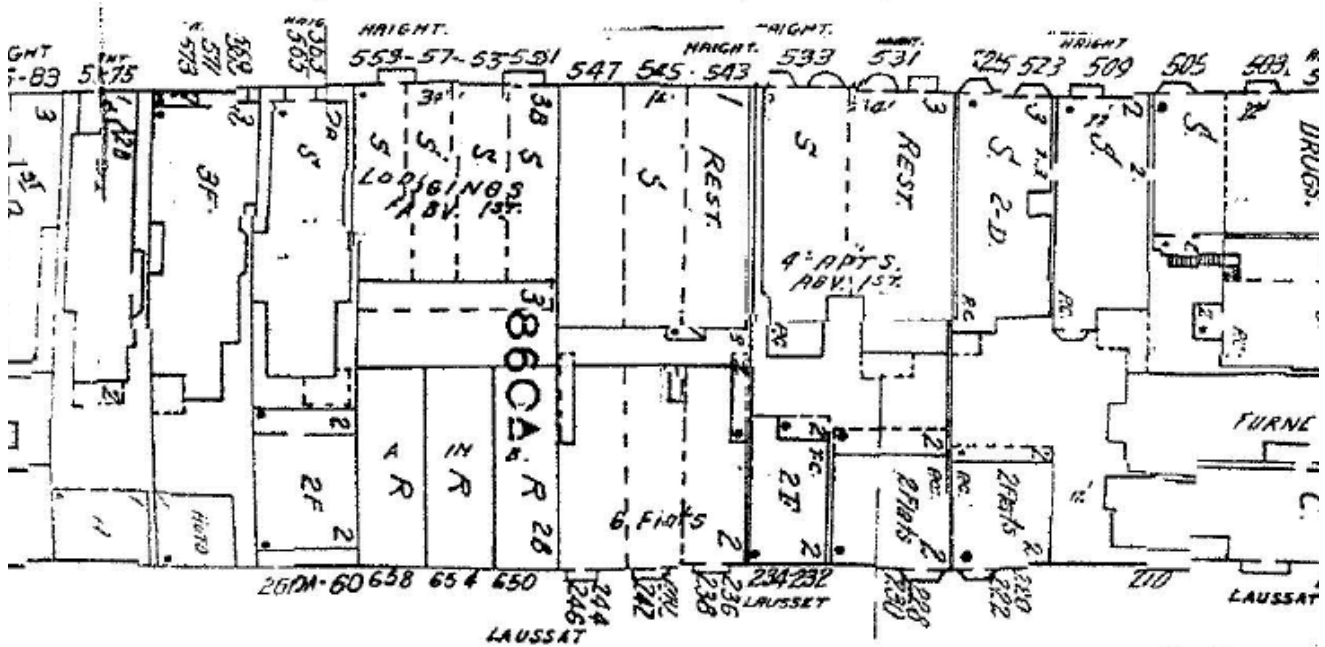
Parcel Map

HAIGHT



Discretionary Review Hearing
Case Number 2014.1093DRP
 235-237 Laussat Street

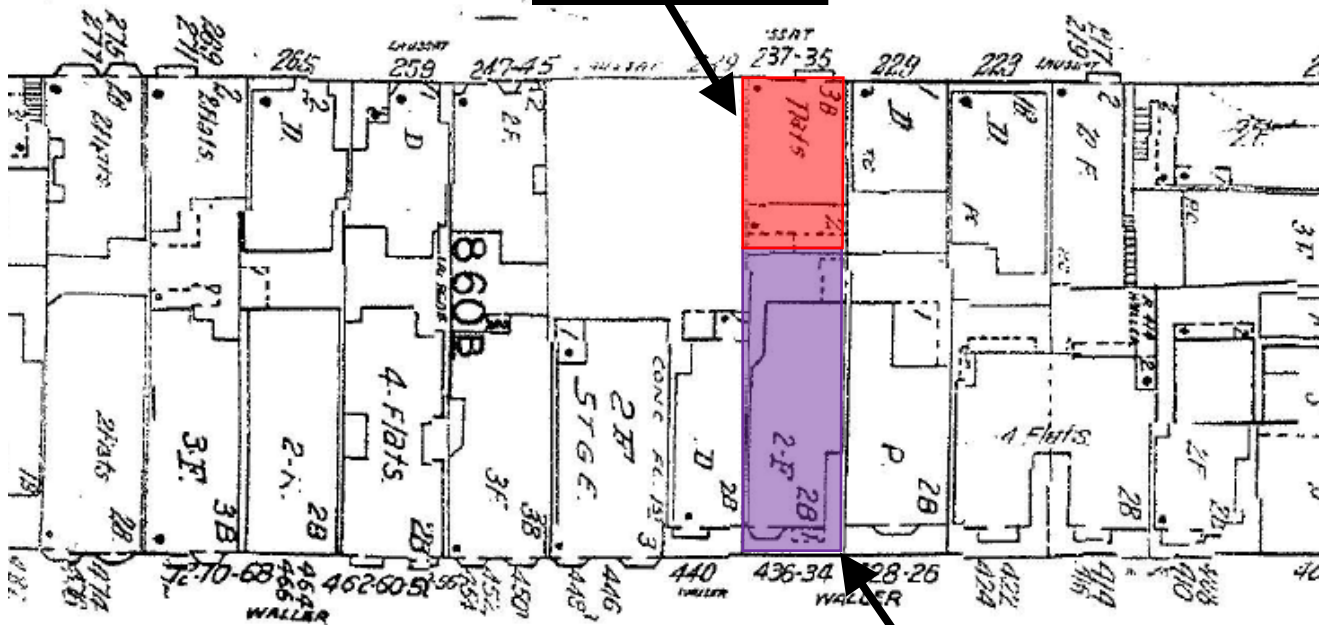
Sanborn Map*



LAUSSAT

35' wide

SUBJECT PROPERTY



WALLER

DR REQUESTORS' PROPERTY

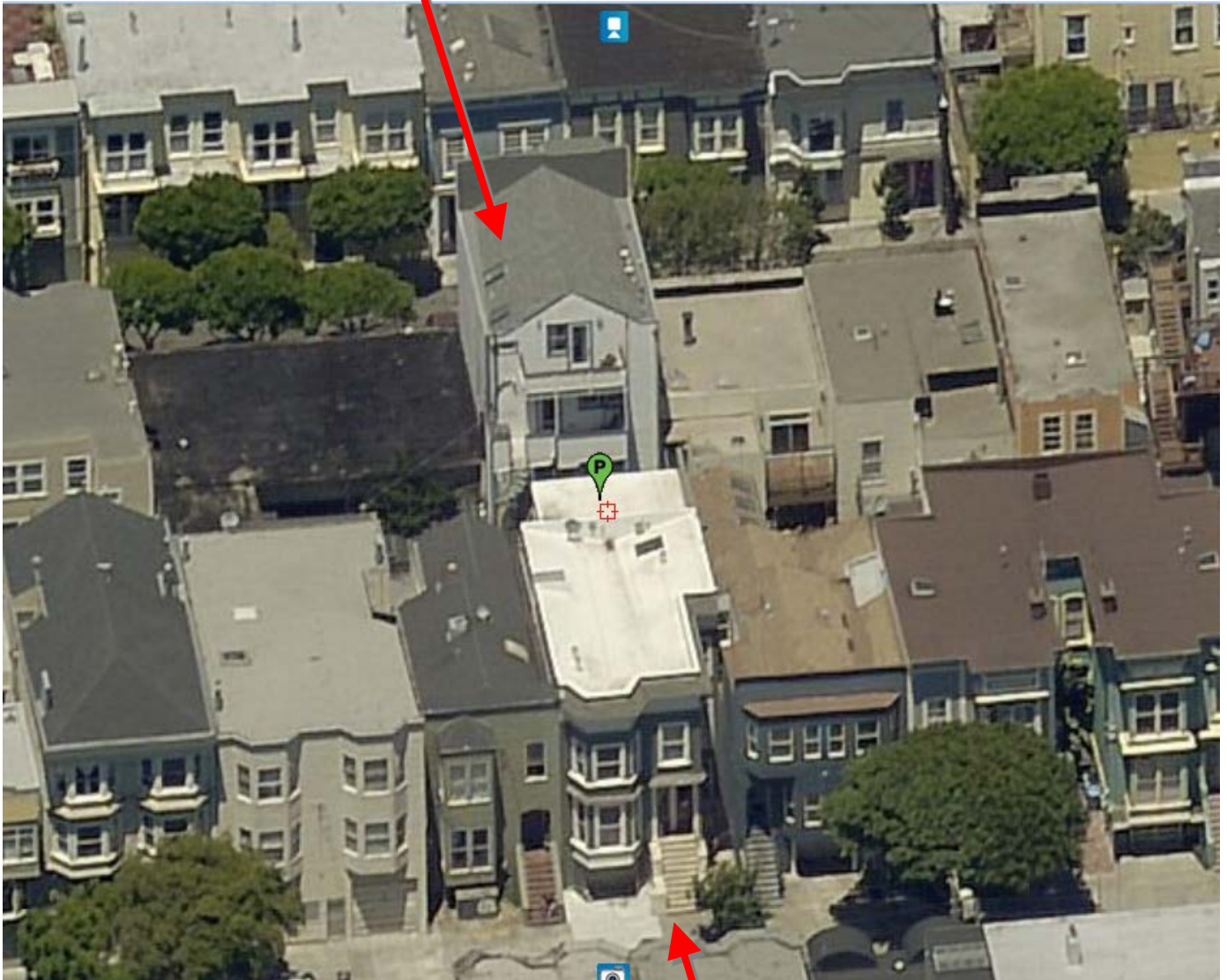
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2014.1093DRP
235-237 Laussat Street

Aerial Photo 1

SUBJECT PROPERTY



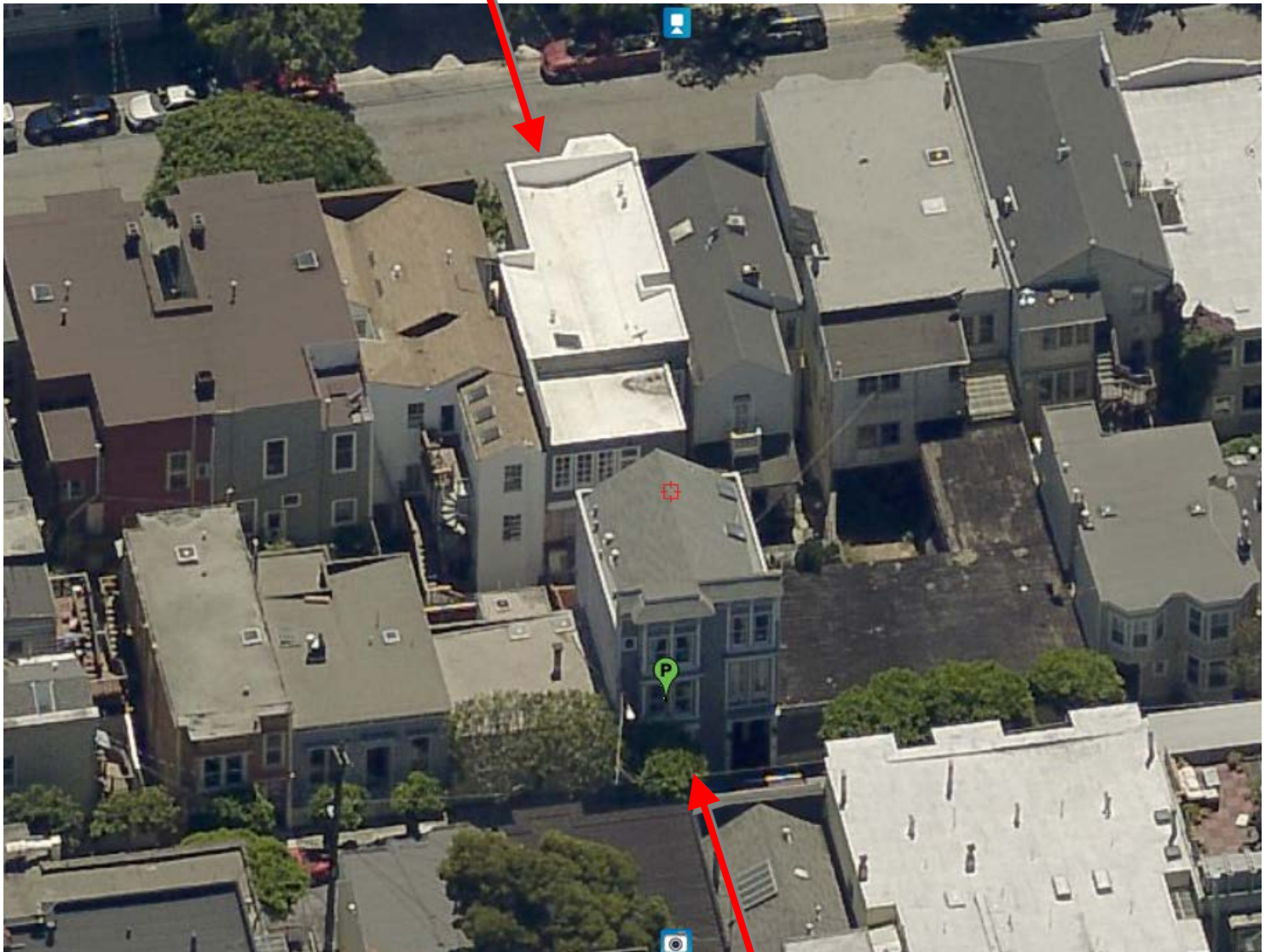
DR REQUESTORS'
PROPERTY



Discretionary Review Hearing
Case Number 2014.1093DRP
235-237 Laussat Street

Aerial Photo 2

DR REQUESTORS'
PROPERTY

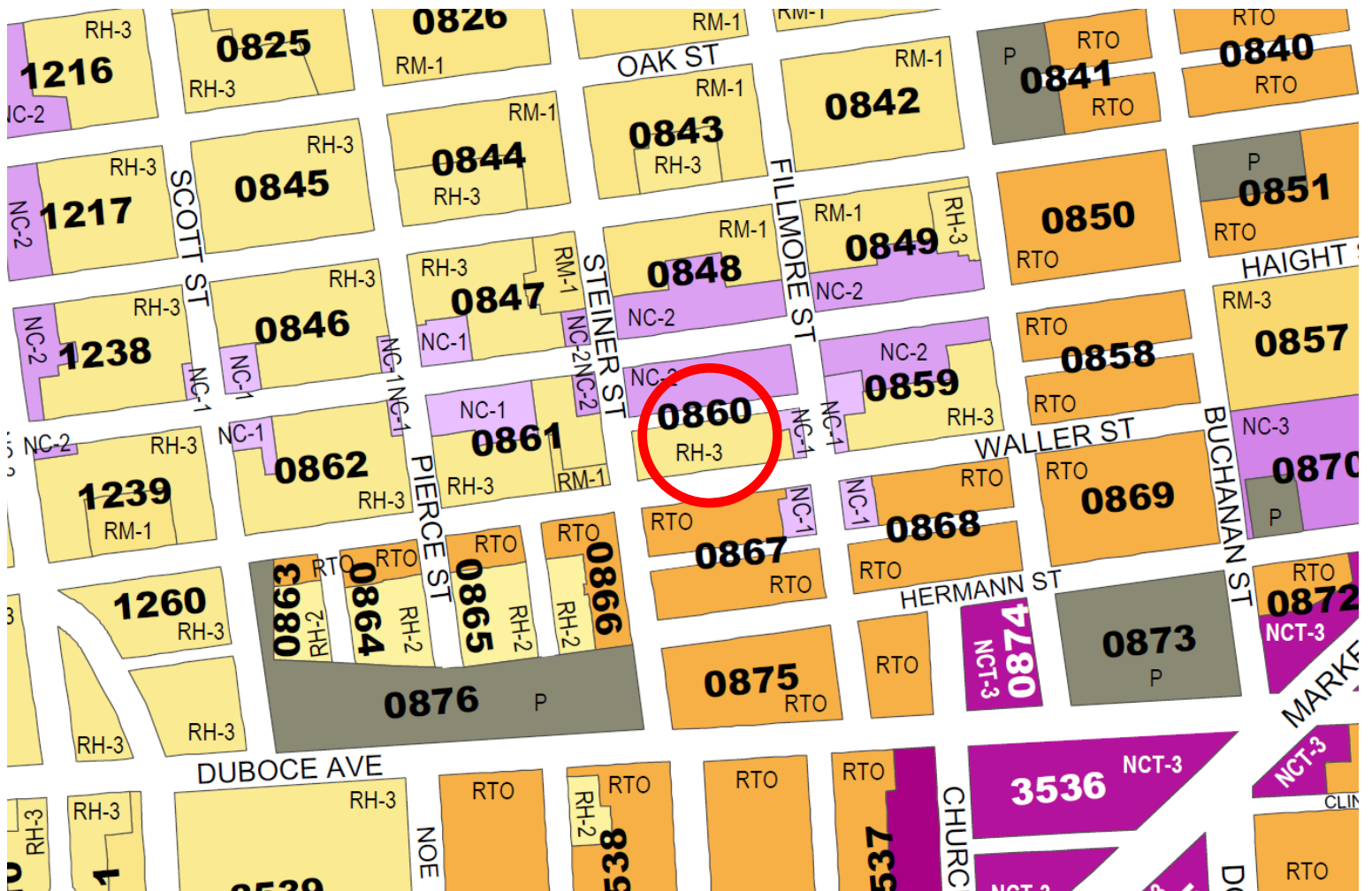


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.1093DRP
235-237 Laussat Street

Zoning Map



Discretionary Review Hearing
Case Number 2014.1093DRP
235-237 Laussat Street

Site Photos

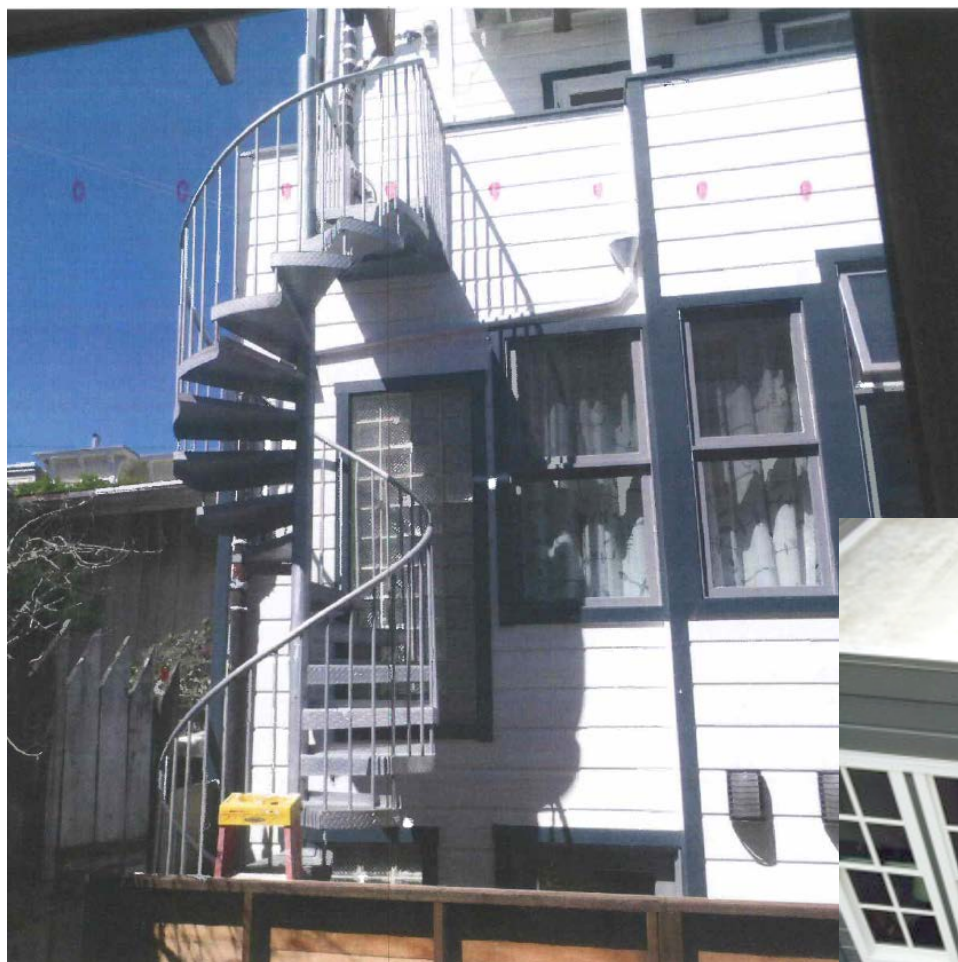


SUBJECT PROPERTY

DR REQUESTORS' PROPERTY



Site Photos 2



SUBJECT PROPERTY

DR REQUESTORS'
PROPERTY



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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **September 9, 2013**, the Applicant named below filed Building Permit Application No. **2013.0909.6298** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	235-237 Laussat Street	Applicant:	Nils Welin
Cross Street(s):	Fillmore & Steiner Streets	Address:	237 Laussat Street
Block/Lot No.:	0860/046	City, State:	San Francisco, CA 94117
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 672-0186

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Two-family dwelling	No Change
Side Setbacks	None	No Change
Building Depth	37 feet, 9 inches	No Change
Rear Yard (at stair & proposed firewall)	11 inches	No Change
Number of Stories	4	No Change
Number of Dwelling Units	2	No Change
PROJECT DESCRIPTION		
The proposal is to construct a firewall at the rear of a four-story, two-unit dwelling. The proposed firewall measures approximately 5 feet deep by 22 feet 4 inches high. It will be located at the West property line alongside the existing spiral staircase (approved in 2011). The proposed work requires a rear yard variance (Case No. 2014.1093V scheduled for hearing on October 22, 2014). See attached plans.		

For more information, please contact Planning Department staff:

Planner: Laura Ajello
Telephone: (415) 575-9142
E-mail: laura.ajello@sfgov.org

Notice Date: **10/23/2014**
Expiration Date: **11/22/2014**

中文詢問請電: **(415) 575-9010**

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

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

2014.1093DRP

RECEIVED

APPLICATION FOR
Discretionary Review

NOV 21 2014

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Thomas DROHAN / Pamela BRANDON

DR APPLICANT'S ADDRESS:

436 Waller Street S.F.

ZIP CODE:

94117

TELEPHONE:

(415) 728-7134

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Nils Welin

ADDRESS:

237 LAUSSAT ST.

ZIP CODE:

94117

TELEPHONE:

(415) 672-0186

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

TOMEDROHAN@GMAIL.COM

2. Location and Classification

STREET ADDRESS OF PROJECT:

235-237 LAUSSAT STREET

ZIP CODE:

94117

CROSS STREETS:

STEINER and FILLMORE

ASSESSORS BLOCK/LOT:

0860 1046

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH-3/40-X

HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

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

Additions to Building:

Rear ☒Front ☐Height ☐Side Yard ☐

Present or Previous Use:

Two Family Dwelling

Proposed Use:

Two Family Dwelling

Building Permit Application No.

2013.0909.6298

Date Filed:

Sept. 9, 2013

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.

See Attachment

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:

See Attachment

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?

See Attachment

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant has contacted Community Boards for assistance in mediating this dispute.

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

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

No changes made to date.

ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW

1. The proposed alteration violates Section 101(c) of the San Francisco Planning Code in that the proposed 22 foot firewall would significantly impact the amount of light and air enjoyed by the rear property, 434-436 Waller Street.
2. The proposed project is unreasonable in that the applicant already received a permit for this project that included the spiral staircase. The stairway as approved would not require a firewall, as it was set back the required amount from the side property line. The owner appears to have deliberately failed to install the stairway in accordance with the plan as approved, and now seeks to install a firewall to block the light and air to 434-436 Waller. If the stairway was installed in the wrong location by the mistake of the contractor, then the mistake should be rectified at the contractor's expense.

The overall project extended the back of the building 235-237 Laussat Street several feet toward the property at 434-436 Waller, and included a stairway that virtually touches the property line of 434-436 Waller. This project was undertaken while the owners of 434-436 Waller were out of possession due to a fire and was done with no notice to owners of 434-436 Waller. The proposed firewall would be a further extension of the building into the light and air space of 434-436 Waller.

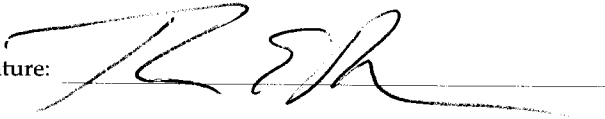
-
3. The preferred alternative would be to leave the stairway as is, in its present location, with no firewall. The second alternative would be to move the stairway to the location originally approved, thus no firewall would be needed.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

11/22/14

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

Thomas E. Draken

Owner / Authorized Agent (circle one)





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SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No. 2013.0909.6298
Building Permit No. 20109164871
Address 235/237 Laussat St

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Nils Wehn
Telephone No.: 415-622-0136 (for Planning Department to contact)

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

The concerns brought forward will have very limited impact on DR requester. In addition, there is currently plans moving forward to build up to a three story building on the present lot. Impact from my project would be absolutely minimal compared to the new structure

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. Indicate whether the changes were made before filing your application with the City or after filing the application.

I am willing to explore the possibility to have a partial glass wall as part of the fire wall.

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Even though I am willing to make adjustments if possible, the impact of the project is minimal.

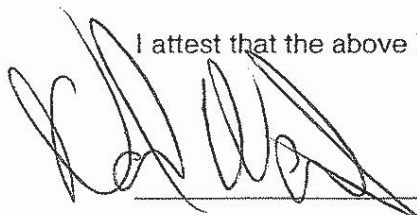
An observation is that the DR requester never removes their curtains. So light in their home can be an issue. Also, they have planted bamboo that will grow and cover any light on their property (and mine)

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>2</u>	<u>2</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>0</u>	<u>0</u>
Bedrooms	<u>3</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>3,000</u>	<u>3,000</u>
Height	<u>Same</u>	<u>Same</u>
Building Depth	<u>50'</u>	<u>50</u>
Most recent rent received (if any)	_____	_____
Projected rents after completion of project	_____	_____
Current value of property	<u>1,100,000</u>	<u>1,100,000</u>
Projected value (sale price) after completion of project (if known)	_____	_____

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


Signature

12/10/14
Date

Nils Welin
Name (please print)

18 Tenth St, #923
San Francisco, CA 94103
phone: 415.336.1225

PROJECT DATA

SHEET INDEX

A4 PHOTOS

GENERAL NOTES

1. All work shall conform to requirements of the 2013 California and San Francisco Building Code and all other applicable local and state codes.
2. All work shall be done in accordance with applicable codes and regulations.
3. The contractor shall verify all dimensions and all conditions at the site. Any omissions or conflicts in the drawings, specifications or field conditions shall be resolved by the contractor. The contractor shall be guided by the following:
 - a. Dimensions shall always take precedence over scale.
 - b. Details marked "typical" shall apply in all similar cases unless specifically noted to the contrary.
 - c. All work shall be done in accordance with the details given for details for similar work.
4. All conditions of the project shall be verified by the designer.
5. The contractor shall obtain inspection approval on all items in writing from the inspector. The contractor shall obtain and pay for all permits and fees from the contractor. The contractor shall obtain and pay for all permits and obtain a certificate of occupancy and the release of lien on all material and labor at the completion of the project.
6. The contractor shall provide a written guarantee for all work for a period of one year from date of completion as evidenced by final payment. The contractor shall be responsible for all work that may result in damage or repairs due to faulty materials, installation or construction or inadequate maintenance or supervision at no additional cost.
7. The contractor shall be responsible for maintaining construction for which the support is removed until all new supports are in place. Where walls are removed which provide lateral support for the building, a sequence of bracing shall be provided to support the building until the new walls are in place prior to removal of existing walls or adequate temporary lateral bracing shall be provided once all new construction is in place. The contractor shall be responsible for the bracing to be provided in advance by the designer.
8. The contractor shall provide all doors and all glazed openings within 18" of the adjacent floor or enclosing a tub or shower shall comply with Part 1 of U.B.C. Standard No. 54-2.
9. All windows and glazed doors shall be NFRC certified with a minimum U-value of 0.40 in conformance with current California Energy Commission Standards.
10. All lighting in the bathroom & kitchen shall be high-efficiency or provided with lighting control per California Energy Code 1904(k)
11. Toilet shall use no more than 1.5 gallons per flush and shower heads shall have maximum flow rate of 2.5 gallons per minute.
12. All operating manuals, warranties and consumer information for equipment and fixtures included in the premises shall be surrendered to the owner upon completion of the project.
13. Partitions around bathrooms, laundry and kitchen shall be soundproofed with sound attenuating batt insulation and of water resistant materials.
14. All exterior doors to be security openings and shall be operable from both sides without the use of a key.
15. All operate windows to have bug screens.
16. All exterior trim and moldings shall be backprimed with paint or varnish as required.

FOUNDATION NOTES:

1. All foundation steel shall be Grade 60 min. and conform to ASTM A615-86 specifications.
2. All concrete shall be Type II Portland cement concrete, minimum 2500 psi, with a minimum slump of 6 in.

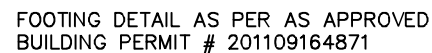
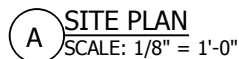
FRAMING NOTES

General Requirements:

1. Observation visits to the site by representatives of the designer do not include inspections of construction methods nor safety measures. Such visits are performed to review conformance with the intent of the contract documents and do not supply construction supervision nor detailed inspection services. Contractor shall supply all construction supervision.
2. Design and furnish shoring, bracing, protective fences and canopies as required to sustain excavate work. These drawings represent the finished structure. Means, methods, and sequence of construction are the contractor's responsibility.

Lumber

- Lumber
 - 1. Maximum dimensional framing members to be Douglas Fir-Larch, maximum moisture content 16%.
- Minimum lumber grades (UNF)
 - 1. DF studs, sills, plates and joists
 - 2. DF #1 - beams and posts
- Provide minimum lumber grades (UNF) for foundation grade redwood for lumber in contact with concrete within 4 feet of grade.
- Provide 2" nom. full height blocking at each support plus:
 - a. at least height solid blocking at each end of beam
 - b. along all walls at soffit height
- Nailing schedule to be specified with UNF table 23-1-Q in addition to nailing specified in these drawings.
- Nails shall be cooler grade green vinyl silencers or equivalent.
- Nails shall be 16d common for sheathing and conform to ASTM A307 or better. (UNF) Provide standard cut washers at each end UNF 2.6.
- Nail up headers shall be specified with 1-63 and 9" o.c. staggered PLYWOOD
- Plywood shall meet requirements of PS 1-84 and be APA stamped.
- Minimum grade plywood shall be CDX exposure 1. (UNF)
- CONNECTORS:
 - 1. All connectors shall be by Simpson Strong-Tie Co. Inc. or equivalent unless otherwise noted



(B) 1 HOUR RATED WALL @ P.L.
SCALE: 1/2" = 1'-0"

SITE PLAN, INDEX,
GENERAL NOTES

Job No.: 0908

Scale: AS NOTED

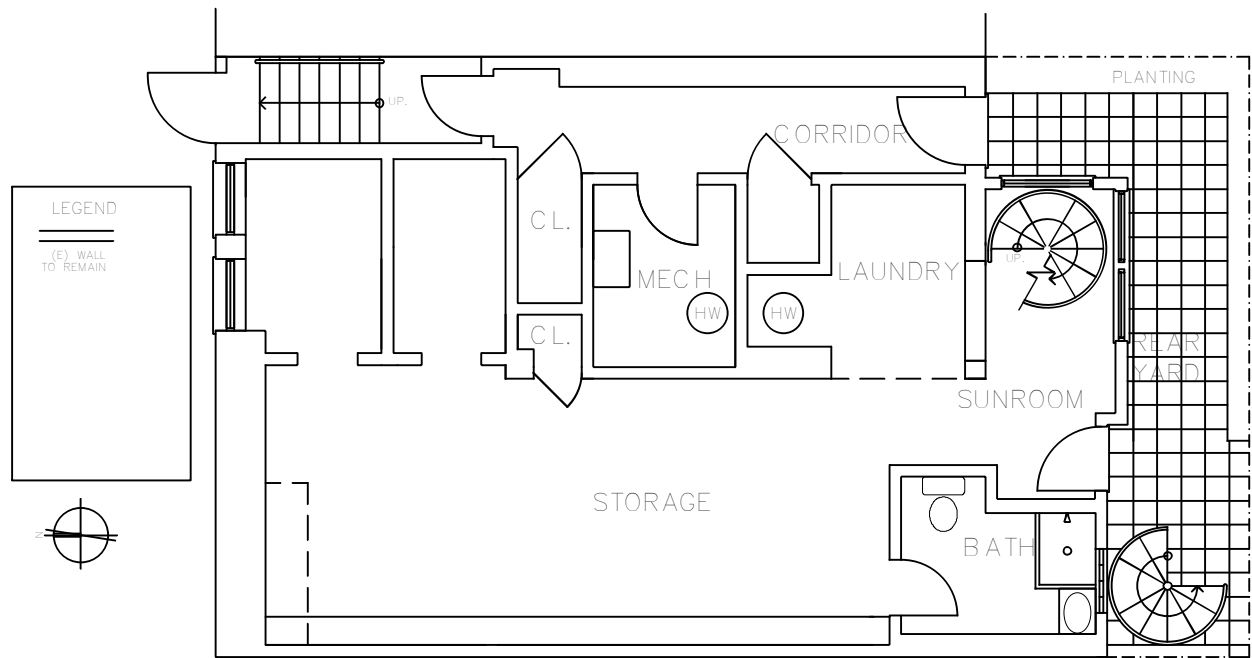
Date	Issue
04/22/2014	

ONE HOUR WALL
235-7 LAUSSAT
STREET
SAN FRANCISCO CA
FOR MR NILS WELIN

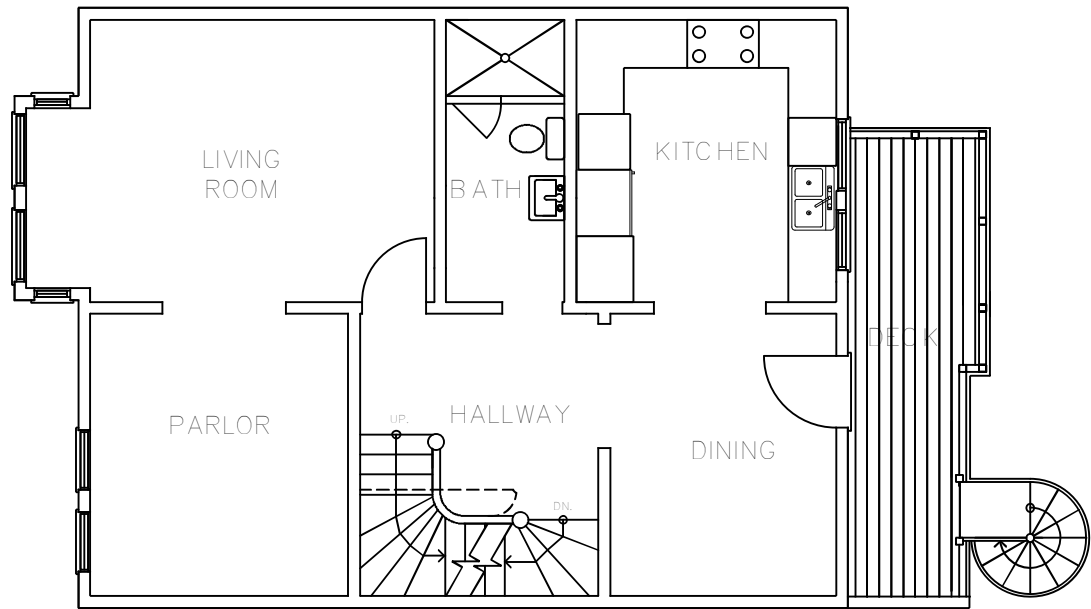
A1

JAFFAR
DESIGN

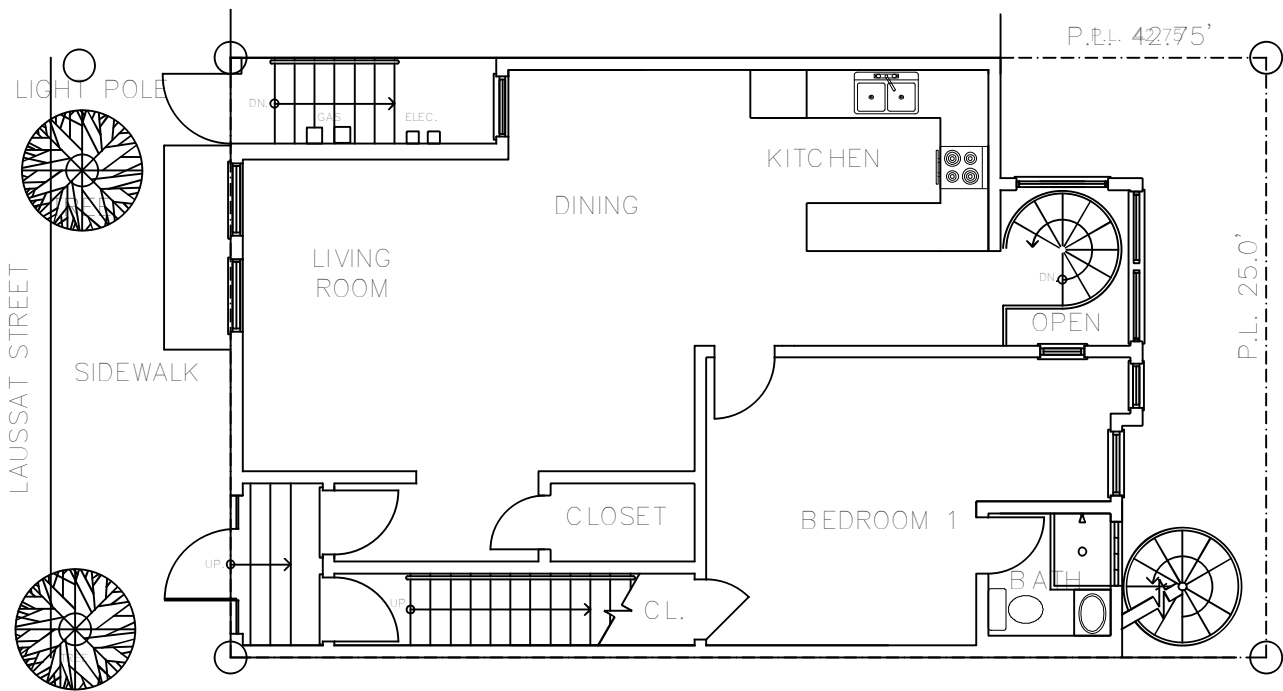
18 Tenth St, #923
San Francisco, CA 94103
phone: 415.336.1225



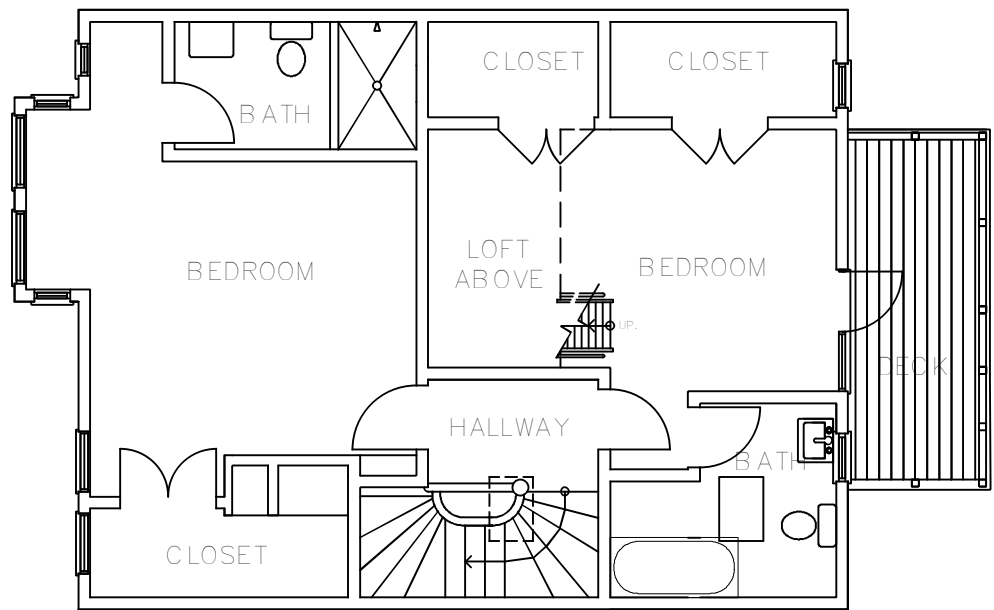
A BASEMENT PLAN
SCALE: 1/4" = 1'-0"



C SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



B FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



D THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



Date	Issue
04/22/2014	

ONE HOUR WALL
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STREET
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FOR MR NILS WELIN

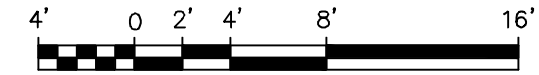
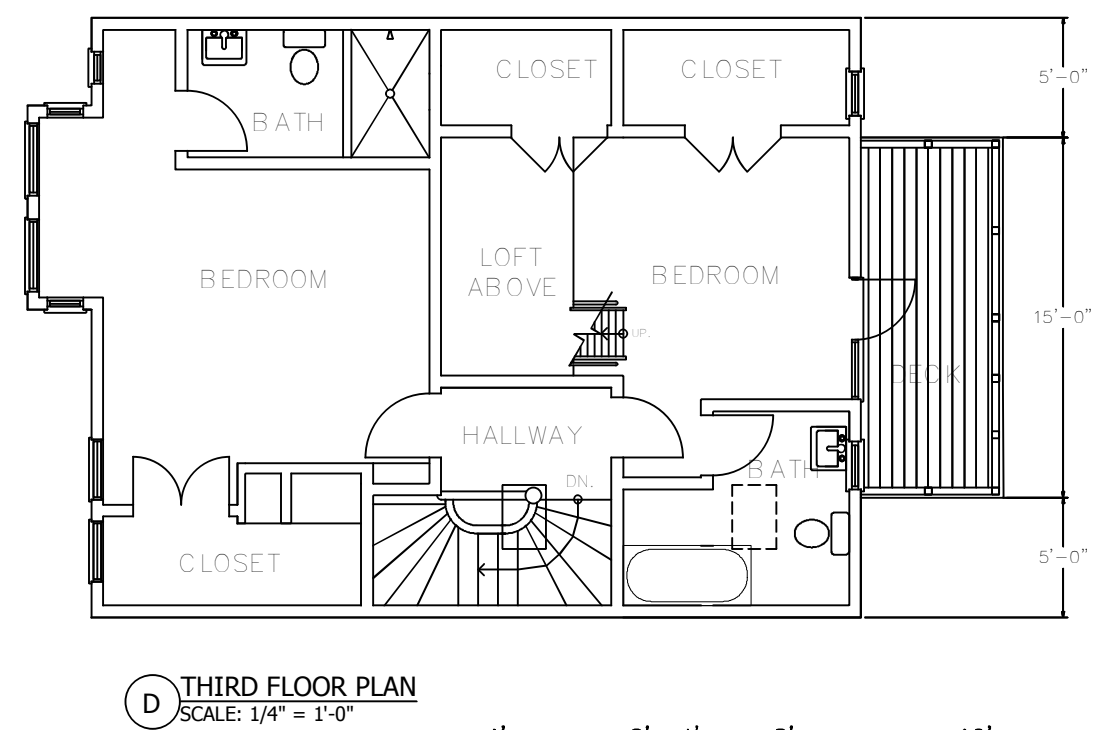
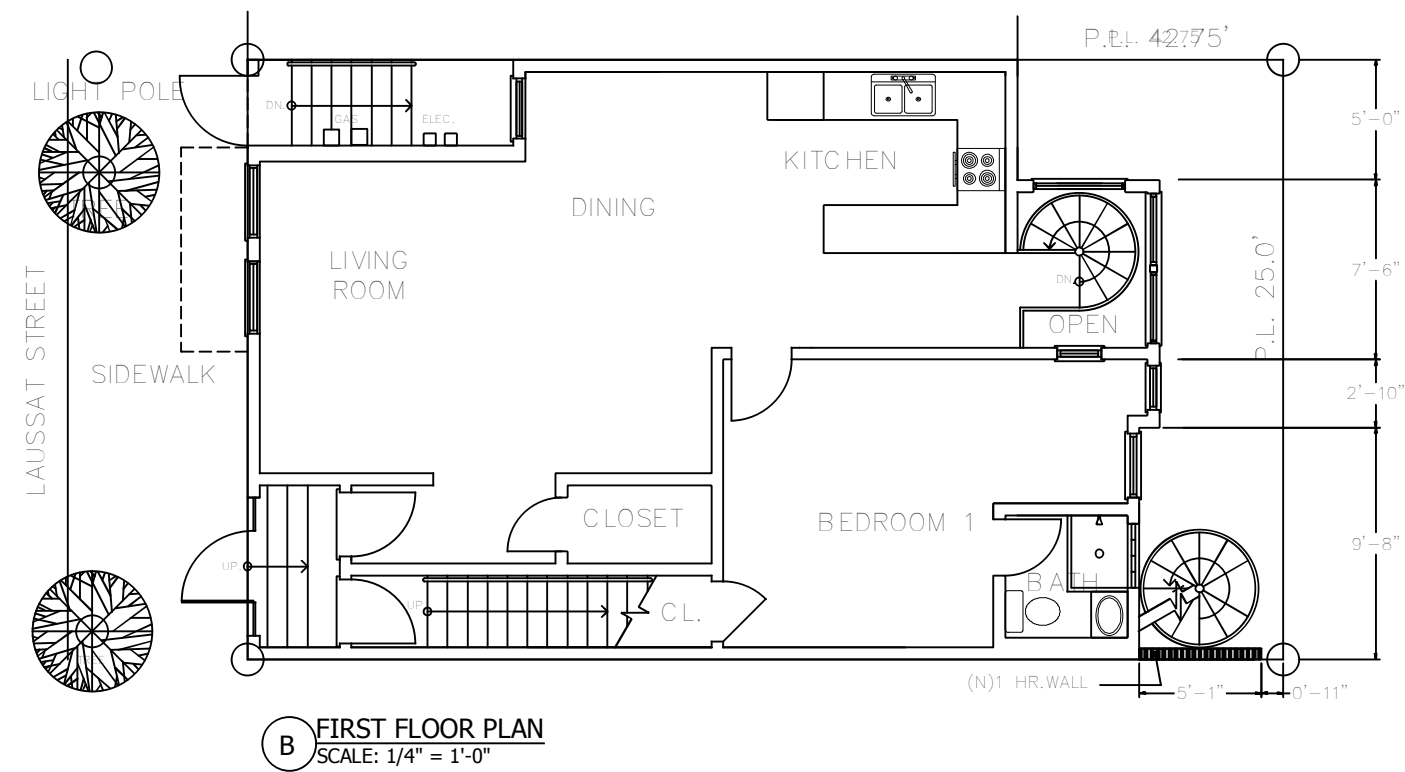
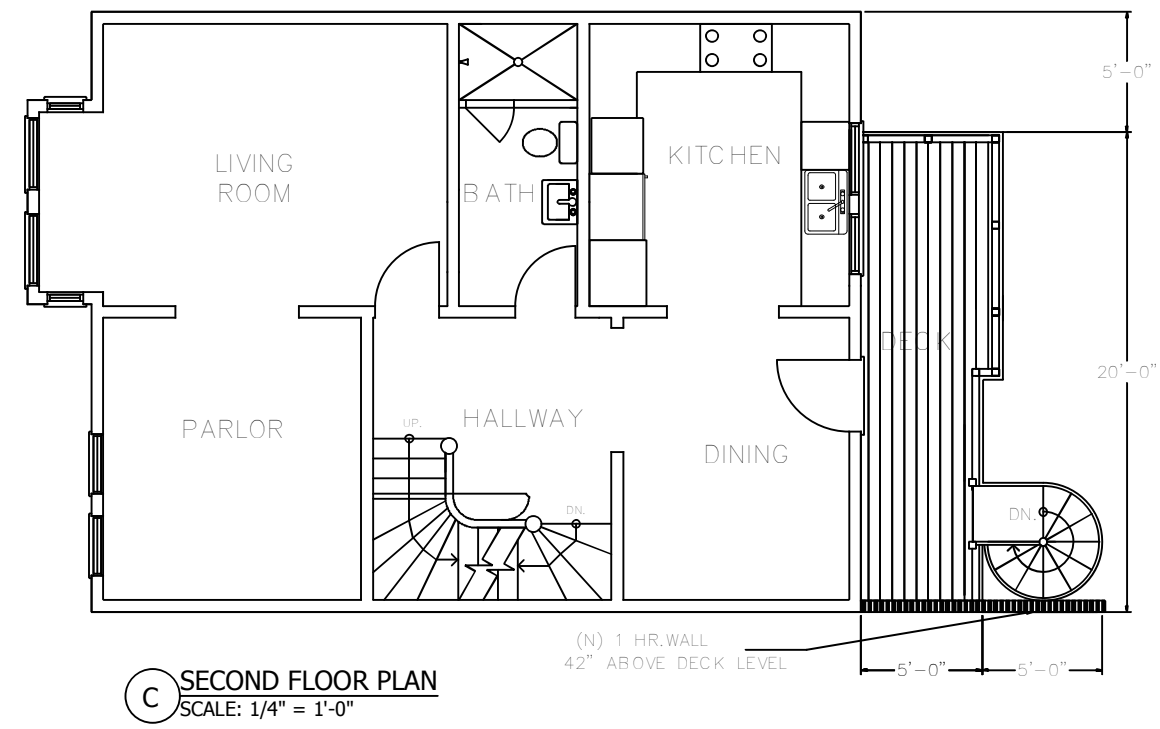
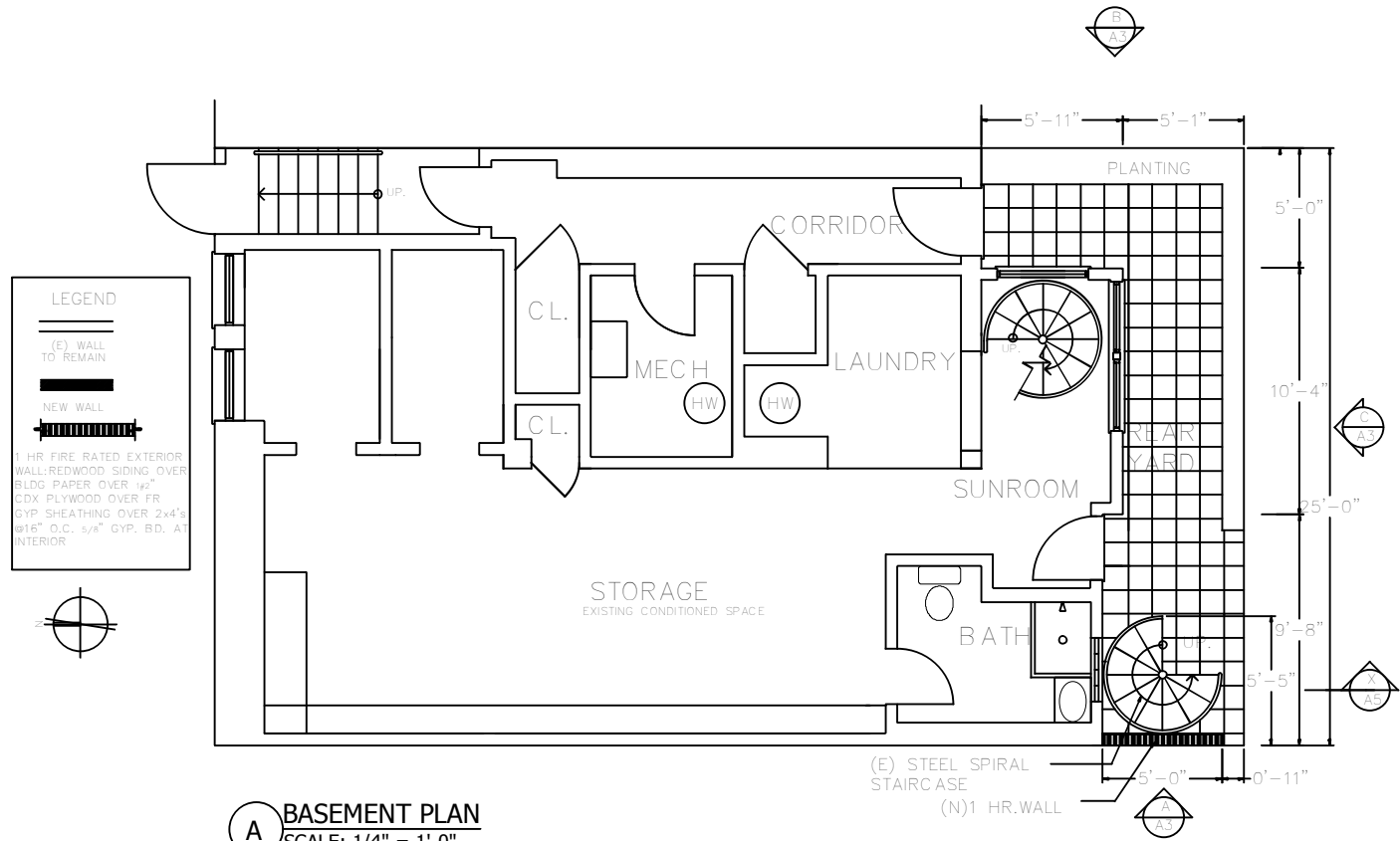
Job No.:	0908
Scale:	AS
NOTED	

EXISTING FLOOR
PLANS

A2

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DESIGN

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Date	Issue
D	08/13/2013

ONE HOUR WALL
235-7 LAUSSAT
STREET
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FOR MR NILS WELIN

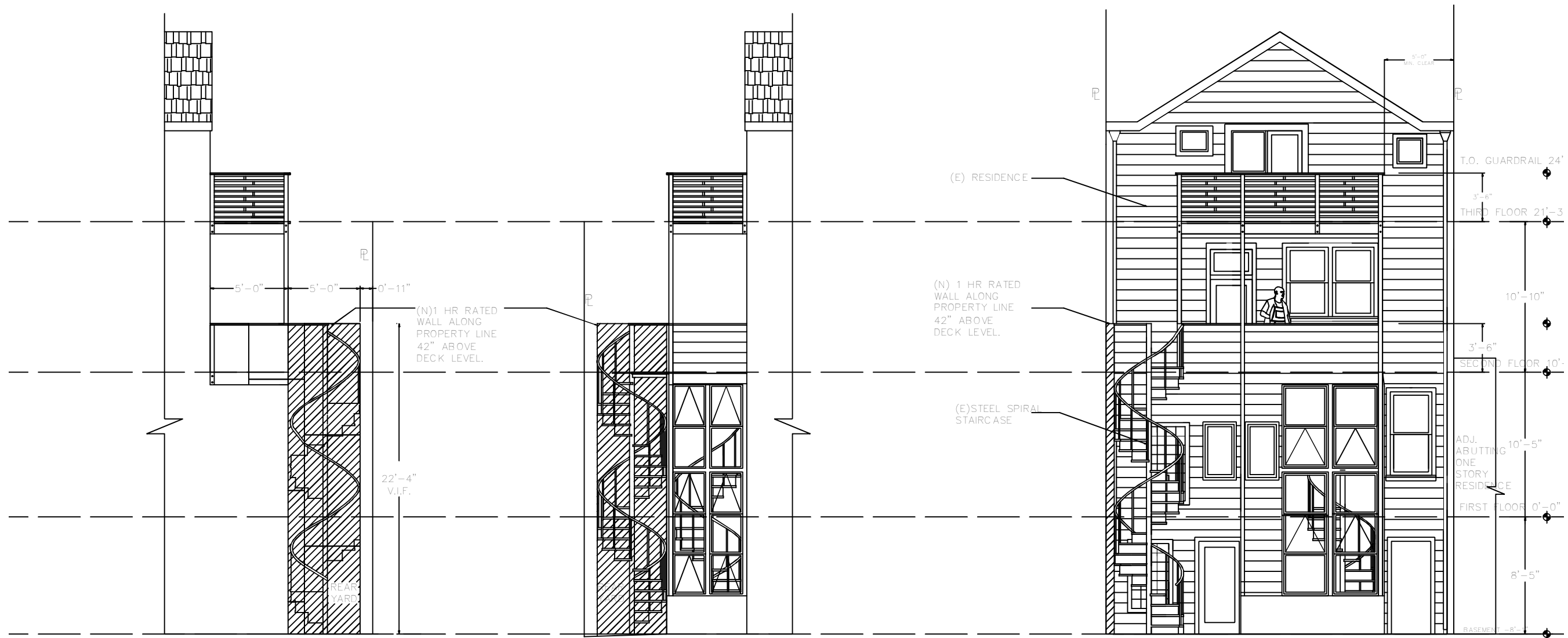
Job No.:	0908
Scale:	AS
NOTED	

PROPOSED FLOOR
PLANS

A2.1

JAFFAR
DESIGN

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Date Issue
08/13/2013

ONE HOUR WALL
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Job No.: 0908

Scale: AS NOTED

PROPOSED
ELEVATIONS

A3



JAFFAR DESIGN

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Date	Issue
08/13/2013	

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Job No.: 0908

Scale: AS NOTED

PHOTOS

A4