



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Residential Demolition

HEARING DATE: MARCH 10, 2016

Date: February 29, 2016
Case No.: 2015-006356DRM
Project Address: 336 Pierce Street
Zoning: RM-1 (Residential, Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 0844/020
Project Sponsor: Robert Noelke
1019 Howard Street
San Francisco, CA 94103
Staff Contact: Wayne Farrens – (415) 575 - 9172
wayne.farrens@sfgov.org
Recommendation: **Do not take DR and approve demolition as proposed.**

1650 Mission St.
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CA 94103-2479

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415.558.6378

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415.558.6377

PROJECT DESCRIPTION

The project is to legalize work done beyond the scope of approved Building Permit No. 2012.11.14.4171. This permit was obtained in response to a Notice of Violation (No. 201034991) issued by the Department of Building Inspection on May 10, 2010. The Notice of Violation identified the subject building – a two-story garage with one dwelling unit, located in the rear yard of an eight-unit apartment building – as hazardous and partially collapsed. This permit was not reviewed by the Planning Department as it was considered by the Department of Building Inspection to be a repair only.

On April 16, 2015, a complaint was filed with the Planning Department Code Enforcement staff (Case No. 2015-005370ENF). Upon review of the complaint, it was determined that significant demolition of the structure had occurred without the necessary Planning Department approvals. To correct the violation, the Project Sponsor has submitted a Mandatory Discretionary Review application, which is required because the project is tantamount to demolition per Planning Code Section 317. The project also requires a Variance from the Rear Yard requirement for reconstruction of a noncomplying structure in the rear yard.

SITE DESCRIPTION AND PRESENT USE

The subject property at 336 Pierce Street is located on the east side of Pierce Street between Oak and Page Streets. The property has approximately 27'-6" of lot frontage along Pierce Street and a lot depth of approximately 137'-6", which is approximately 27' deeper than the adjacent lots. The lot contains a three-story residential building with eight dwelling units at the front of the property and a two-story garage with one dwelling unit at the rear. The subject building is the garage with dwelling unit at the rear; no work is proposed under this permit for the eight-unit building at the front of the property. The subject building occupies approximately 605 square feet of the lot and is built out to the rear and side property

lines. The property is within the RM-1 (Residential, Mixed, Low Density) Zoning District with a 40-X Height and Bulk designation. The subject building is believed to have been constructed circa 1900. The subject building is not subject to rent control as it is considered a single-family detached residence.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located in the Western Addition neighborhood, on the east side of Pierce Street between Oak and Page Streets. The surrounding neighborhood primarily consists of three- and four-story residential buildings built between the late 1800s and early 1900s. The scale of development is predominantly multi-family apartment buildings containing between five and 15 units. The residential neighborhood contains dwellings of varying heights and depths. The adjacent property to the north is a three-story building containing six dwelling units and the adjacent property to the south is a three-story building containing three dwelling units.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 29, 2016	February 19, 2016	20 days
Mailed Notice	10 days	February 29, 2016	February 29, 2016	10 days

PUBLIC COMMENT

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

REPLACEMENT STRUCTURE

The project proposes to rebuild the structure exactly as it was prior to falling into a state of disrepair. The project would retain the use of the ground floor as a two-car garage and the use of the second floor as a two-bedroom dwelling unit. No expansion or reduction of the structure is proposed.

PUBLIC COMMENT

The department has not received any public comment regarding the project.

GENERAL PLAN COMPLIANCE

The project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

The proposal, though technically tantamount to demolition, is necessary for the repair and rehabilitation of the subject building. The project will restore a unit of housing that has not been habitable for several years.

Policy 2.5:

Encourage and support the seismic retrofitting of the existing housing stock.

The proposal includes seismic upgrades that will bring the subject building up to current Building Code standards.

OBJECTIVE 3:

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

Policy 3.4:

Preserve “naturally affordable” housing types, such as smaller and older ownership units.

The proposal does not expand the size of the existing dwelling unit. The two-bedroom unit is approximately 574 square feet in size.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The proposal is for reconstruction of an existing dwelling unit; commercial uses in the neighborhood will not be affected by this project.

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

The proposal will restore an existing residential use, consistent with the residential character of the surrounding neighborhood.

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

The proposal will restore a housing unit that was previously uninhabitable. The project would not result in the loss of a rent controlled unit as the subject building is a detached single-family residence, which is exempt from rent control requirements.

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

The proposal does not increase the size, bedroom count, or unit count of the subject building and will accommodate the same number of occupants as before. Therefore the proposal will have no effect on commuter traffic or MUNI transit services.

5. 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 proposal will not displace any commercial development.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal includes seismic upgrades to the structure consistent with current building codes.

7. Landmarks and historic buildings be preserved.

The proposal is not considered a landmark and is not visible from the public right of way. Reconstruction will be consistent with the original architecture of the structure.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal is not located near any public parks or open spaces and will therefore have no effect on their access to sunlight and vistas.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The project was not reviewed by the Residential Design Team as the project is for repair of an existing structure only. No changes to the size, bulk, or architecture are proposed.

BASIS FOR RECOMMENDATION

The Department recommends that the request to legalize work that is considered tantamount to demolition be approved by the Planning Commission. The project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The scope of work would not have been considered tantamount to demolition, had the need for repairs been disclosed to the Planning Department prior to the demolition occurring.
- The project will restore the historic use of the property and return one dwelling unit to the City's housing stock.
- No tenants will be displaced as a result of this project.
- There will be no significant impact on the existing capacity of the local street system or MUNI.

RECOMMENDATION:

Do not take DR and approve the demolition.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meet Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meet Criteria

Although the subject building appears to have been structurally unsound – as indicated in the Department of Building Inspection's Notice of Violation No. 201034991 – the Project Sponsor did not prepare a soundness report prior to triggering the Section 317 tantamount-to-demolition controls.

DEMOLITION CRITERIA

Existing Building

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

Project Does Not Meet Criteria

This project is in response to the Department of Building Inspection's Notice of Violation No. 201034991. Approval of the project is needed to abate the violation.

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

Project Does Not Meet Criteria

The dwelling unit was not maintained in a decent, safe, and sanitary condition, resulting in the Department of Building Inspection's Notice of Violation No. 201034991.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is a potential historic resource (Category B), the exact replacement of small structures is permitted under CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The reconstruction is not considered a removal for the purposes of CEQA.

Rental Protection

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

Project Meets Criteria

The project does not propose a change of tenure or occupancy.

6. Whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

The building is not subject to rent control because it is a single-family dwelling and is currently vacant.

Priority Policies

7. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Meets Criteria

The project restores the existing housing to a habitable state, thereby preserving the cultural and economic diversity of the neighborhood.

8. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The project restores the existing housing to a habitable state, thereby preserving the cultural and economic diversity of the neighborhood.

9. Whether the project protects the relative affordability of existing housing;

Project Meets Criteria

The extent of repairs to the structure will essentially result in a new construction, which is likely to result in an increase in rent compared to the market rate of the structure prior to falling into a state of disrepair. However, the subject building is in the rear of a lot which also contains a residential building with eight units. Restoring the structure to a habitable state will increase the overall rental revenue of the property, which helps to protect the other eight units from rent increases.

10. Whether the project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The project does not include any permanently affordable units; the scope of work does not trigger the requirements of Planning Code Section 415.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood is mixed in visual character and primarily consists of three- and four-story residential buildings built between the late 1800s and early 1900s. The scale of development is predominantly multi-family apartment buildings containing between five and 15 units. The residential neighborhood contains dwellings of varying heights and depths. The adjacent property to the north is a three-story building containing six dwelling units and the adjacent property to the south is a three-story building containing three dwelling units.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?			X
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?			X
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The subject building is located in the rear yard and is not visible from any public right-of-way. The proposal maintains the existing footprint and two-story height, thereby not increasing any light or privacy impacts on adjacent neighbors. While the building is within the mid-block open space, it

retains the same height and footprint as the demolished structure which has occupied the site since at least 1909, predating many of the buildings on the subject block.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?		X	
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The subject building is generally compatible with the neighborhood as it is located in the rear yard and not visible from any public right-of-way. The placement of the structure does disrupt the mid-block open space; however, the building has been in this location at this height and bulk since construction circa 1900.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?			X
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			

Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The subject building is located in the rear yard and is not visible from any public right-of-way. The garage entrance, though slightly out of scale, is existing.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The structure is not visible from any public right-of-way.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 - 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X

Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The project is an exact replacement of the existing dilapidated structure.

Attachments:

Design Review Checklist
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Residential Demolition Application
Prop M findings
Environmental Evaluation / Historic Resources Information
Reduced Plans

* All page numbers refer to the Residential Design Guidelines

OAK

PIERCE

STEINER

PAGE

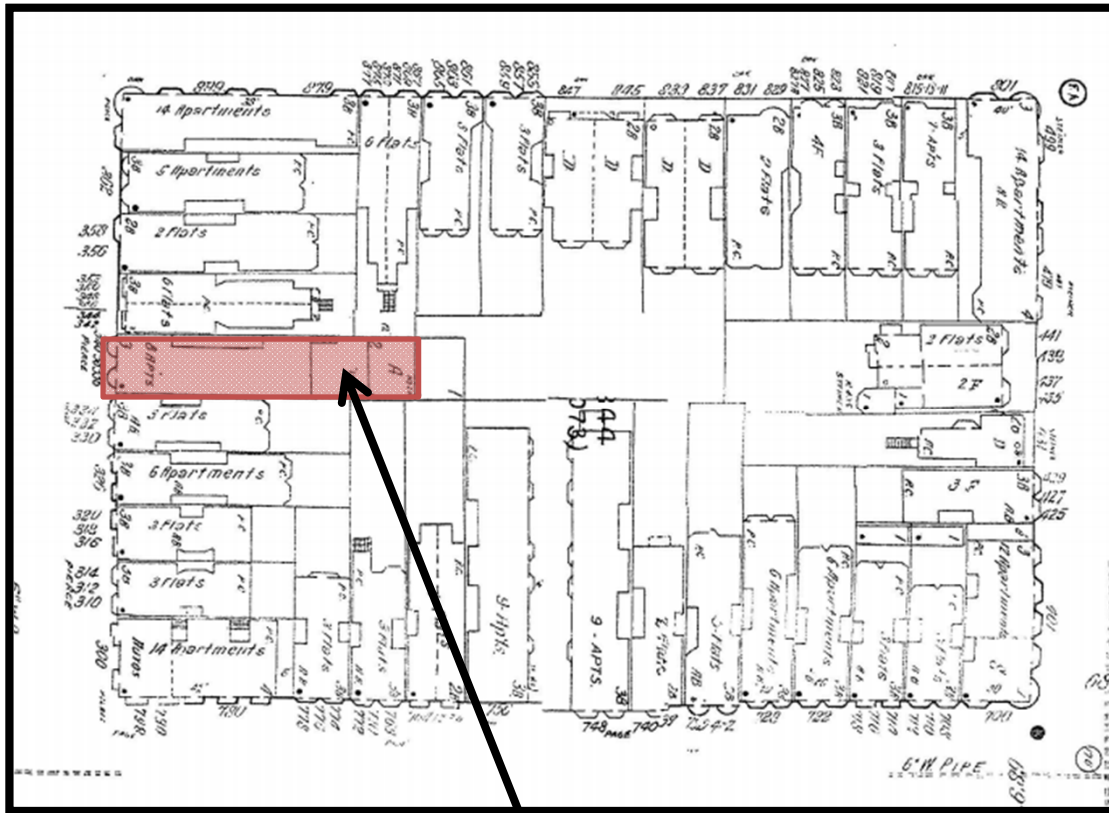
Lot 20 is highlighted in red and pointed to by a black arrow.

**SAN FRANCISCO
PLANNING DEPARTMENT**



Discretionary Review Hearing
Case Number 2015-006356DRM
 336 Pierce Street
 Block 0844 Lot 020

Sanborn Map*



SUBJECT PROPERTY

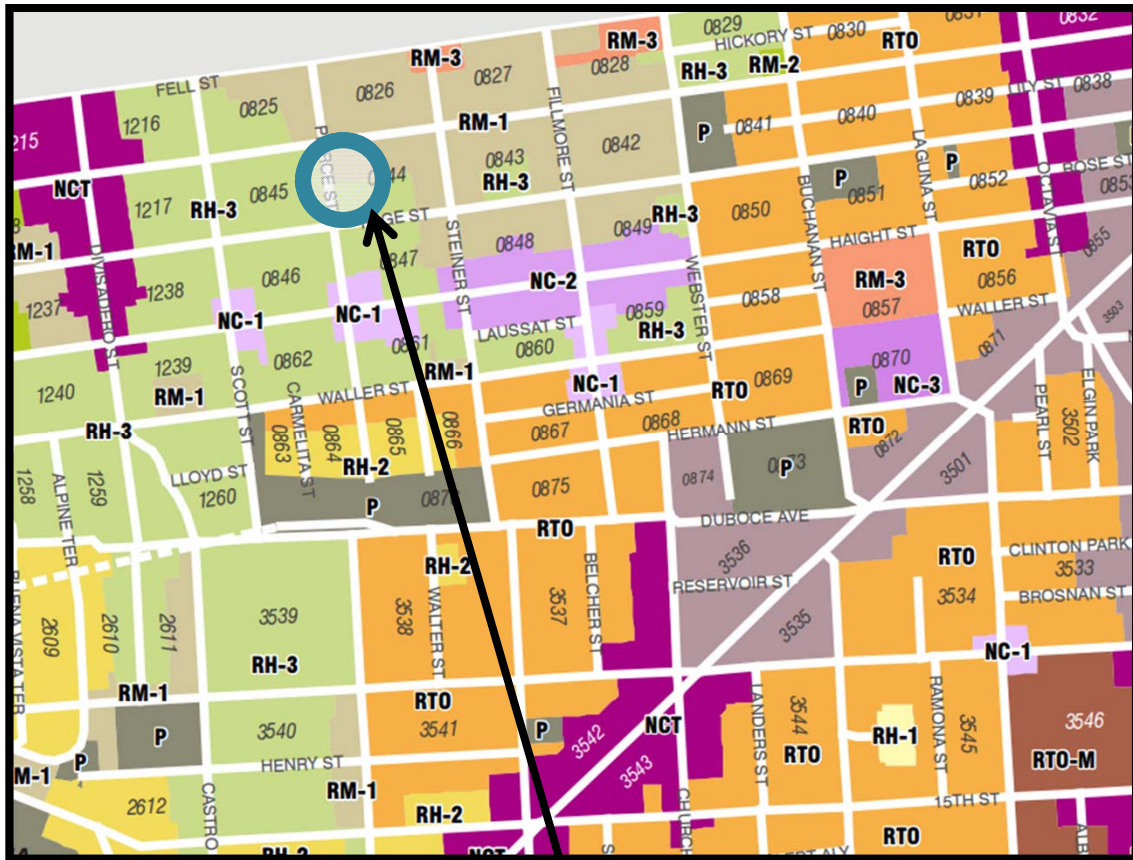
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2015-006356DRM
336 Pierce Street
Block 0844 Lot 020

Zoning Map



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2015-006356DRM
336 Pierce Street
Block 0844 Lot 020

Aerial Photo



SUBJECT PROPERTY

SUBJECT BUILDING

SAN FRANCISCO
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Discretionary Review Hearing
Case Number 2015-006356DRM
336 Pierce Street
Block 0844 Lot 020

Site Photo

View of subject property from Pierce Street – subject building not visible



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Discretionary Review Hearing
Case Number 2015-006356DRM
336 Pierce Street
Block 0844 Lot 020

Site Photo

View of subject building from rear yard



SAN FRANCISCO
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Discretionary Review Hearing
Case Number 2015-006356DRM
336 Pierce Street
Block 0844 Lot 020

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Levinson Family Revoc 6/9/8

PROPERTY OWNER'S ADDRESS:55 Raycliff Terrace
San Francisco, CA 94115**TELEPHONE:**

(415) 828-4500

EMAIL:

levinson97@aol.com

APPLICANT'S NAME:

Robert Noelke

Same as Above ☐**APPLICANT'S ADDRESS:**1019 Howard Street
San Francisco, CA 94103**TELEPHONE:**

(415) 826-2981

EMAIL:

robertnoelke@aol.com

CONTACT FOR PROJECT INFORMATION:Same as Above ☒**ADDRESS:****TELEPHONE:**

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EMAIL:**COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):**Same as Above ☒**ADDRESS:****TELEPHONE:**

()

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

336 Pierce Street Rear Building

ZIP CODE:

94117

CROSS STREETS:

Oak and Page

ASSESSORS BLOCK/LOT:

0844 / 020

LOT DIMENSIONS:

27.5'x110'

LOT AREA (SQ FT):

3,781.25

ZONING DISTRICT:

RM-1

HEIGHT/BULK DISTRICT:

40X

3. Project Type and History

(Please check all that apply)		BUILDING PERMIT NUMBER(S):		DATE FILED:	
<input type="checkbox"/> New Construction		<input checked="" type="checkbox"/> Rear	201211144171	11/14/12	
<input checked="" type="checkbox"/> Alterations		<input type="checkbox"/> Front	201411101183	11/10/14	
<input checked="" type="checkbox"/> Demolition		<input type="checkbox"/> Height	DATE OF PROPERTY PURCHASE: (MM/DD/YYYY)		
<input type="checkbox"/> Other Please clarify:		<input type="checkbox"/> Side Yard	05/27/93		
		ELLIS ACT		YES	NO
		Was the building subject to the Ellis Act within the last decade?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	2	2	0	2
Loading Spaces	0	0	0	0
Number of Buildings	2	2	0	2
Height of Building(s)	20'	20'	0	
Number of Stories	2	2	0	
Bicycle Spaces	1	1	0	1
GROSS SQUARE FOOTAGE (GSF)				
Residential	574	574	0	574
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	348	348	0	348
Other (Specify Use)	226	226	0	226
TOTAL GSF	1148	1148	0	1148

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	0	0
Rental Units:	1	1	0
Total Units:	1	1	0
Units subject to Rent Control:	1	1	0
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	0	0
Rental Bedrooms:	2	2	0
Total Bedrooms:	2	2	0
Bedrooms subject to Rent Control:	2	2	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY		ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	2	1148	<input type="checkbox"/> OWNER OCCUPIED	<input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	1	2	1148	<input type="checkbox"/> OWNER OCCUPIED	<input checked="" type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED	<input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED	<input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED	<input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED	<input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

This application is for an existing extensively dilapidated, 2-story single family building at the rear of the lot behind an existing 8-unit building at the front of the lot. Due to the extent of the dilapidation of the rear structure, it had to be completely reconstructed with the same footprint. The foundation remains. The reconstruction is in the exact height and bulk of the existing structure. The existing structure was so rundown, the front wall collapsed and was unsafe for occupancy.

We are trying to comply with NOV 201034991. Due to the extent of the deterioration, the building must be completely reconstructed.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

The reconstruction of this structure will provide a 574 square foot, 2 bedroom residential unit over a 2-car garage with bicycle parking; a much needed neighborhood housing for potential owner/employee of neighborhood businesses.

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

Reconstructed structure is of residential use in an area of apartment buildings, thus, in character with the neighborhood. The rear structure is being reconstructed in the identical architectural style which compliments the front building and neighboring structures.

3. That the City's supply of affordable housing be preserved and enhanced;

The unit would be considered affordable as it is under 600 square feet. There are 2 parking spaces provided at the ground floor potentially for occupants of the building.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Since this is a single unit and would potentially have only several occupants. It would not overburden the Muni transit lines, but will likely add a few additional passengers to improve the viability of the transit system.

Please respond to each policy; if it's not applicable explain why:

5. 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 provision of an additional dwelling unit will add several potential consumers for the neighborhood businesses which are several blocks away. No commercial use has been displaced.

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

Part of the reconstruction of the building is to seismically upgrade the building. The sill plates will be bolted to the foundation and all the deteriorated supporting columns and posts will be replaced. The strengthened structure will be seismically up to code.

7. That landmarks and historic buildings be preserved; and

This project is the reconstruction of an existing structure to be in harmony with the front and neighboring buildings. The structure can not be seen from the street, since it is completely behind the main 8-unit apartment building.

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

The project will not interfere with the natural light or views of any of the surrounding properties or with the apartment building in front of the structure. This reconstruction is located on the ground floor behind the existing apartment building and does not interfere with sunlight or vistas.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "*Loss of Dwelling Units Numerical Values*".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If no, submittal of a credible appraisal is required with the application.			
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Does the Project create new supportive housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Robert Noelke

Date: Dec 9, 2015

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

Robert Noelke (Authorized Agent)

Owner / Authorized Agent (circle one)



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
336 Pierce Street		0844/020	
Case No.	Permit No.	Plans Dated	
2015-006356PRJ	2015.09.09.6439	09/09/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Reconstruction of accessory building in rear yard.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

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

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>The work entails reconstruction of the rear structure, noted on the 1915 Sanborn map as a barn or stable. The reconstruction will be based upon existing condition drawings prepared prior to the structure's collapse. Therefore, the work conforms to the SIS for Reconstruction.</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Shelley Caltagirone <small>Digitally signed by Shelley Caltagirone DN: cn=Shelley Caltagirone, ou=CityPlanning, ou=Current Planning, email=shelley.caltagirone@sfgov.org Date: 2016.01.13 17:16:54 -0800</small></p>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Wayne Farrens</p>	<p>Signature:</p>
	<p>Project Approval Action:</p> <p>Planning Commission Hearing</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Wayne A. Farrens</p> <p><small>Digitally signed by Wayne A. Farrens DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Wayne A. Farrens, email=Wayne.Farrens@sfgov.org Date: 2016.01.14 07:53:25 -0800</small></p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

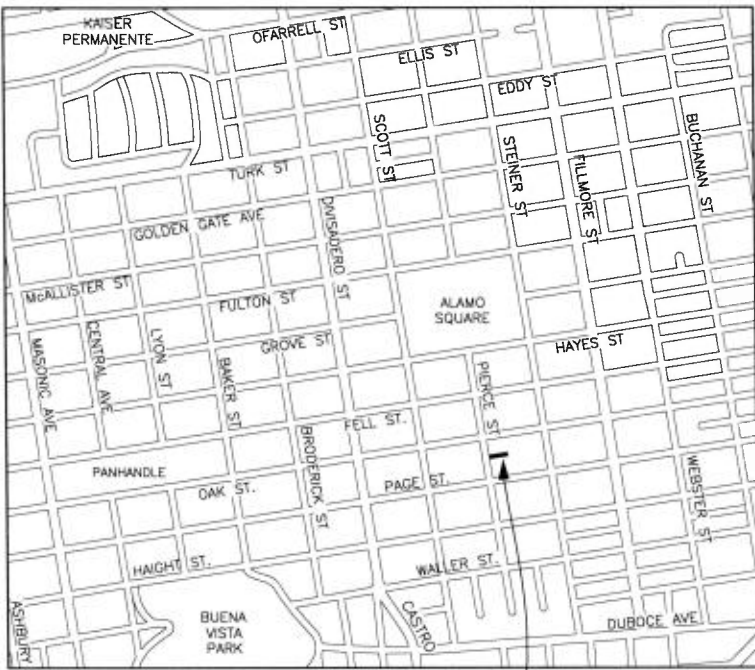
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

RECONSTRUCTION OF REAR BUILDING

336 PIERCE STREET, SAN FRANCISCO, CA

LOCATION



LOCATION MAP

N.T.S

SUBJECT PROPERTY



GENERAL NOTES

GOVERNING CODES:
2013 CALIFORNIA BUILDING CODE & S.F. AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE & S.F. AMENDMENTS
2013 CALIFORNIA PLUMBING CODE & S.F. AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE & S.F. AMENDMENTS
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA FIRE CODES & S.F. AMENDMENTS

ALL DIMENSIONS RELATING TO THE EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.

ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. WORK SHALL NOT BE COMMENCED UNLESS THE DISCREPANCIES ARE CLARIFIED AND THE REVISED DRAWINGS ARE ISSUED BY THE CONTRACTOR/OWNER.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 OR BETTER. ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED DOUGLAS FIR.

ALL STEEL HANGERS AND CONNECTORS TO BE BY SIMPSON OR EQUIVALENT.

ALL NAILS SHALL BE STEEL COMMON WIRE NAILS UNLESS OTHERWISE NOTED.

INSULATION - USE R30 BENEATH ROOF AND IN GARAGE CEILING; R13 IN ALL EXTERIOR WALLS AND PARTITION WALLS BETWEEN GARAGE AND HABITABLE ROOMS.

FINISHES

INTERIOR WALLS AND CEILINGS - 5/8" SMOOTH WALL FINISH.

OWNER WILL FURNISH CONTRACTOR WITH A LIST OF SELECTED COLORS AND LOCATION OF WHERE SAME IS TO BE APPLIED.

ABBREVIATIONS

A/C	AIR CONDITIONING	DR	DOOR	H.W.	HOT WATER
ADJ.	ADJUSTABLE	DWG.	DRAWING	INSUL	INSULATION
A.F.F.	ABOVE FINISH FLR.	(E)	EXISTING	INT.	INTERIOR
ALUM	ALUMINUM	EA.	EACH	L.P.	LOW POINT
ALT.	ALTERNATE	EL.	ELEVATION	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	ELEC.	ELECTRICAL	MTL	METAL
ARCH	ARCHITECTURAL	EQ.	EQUAL	(N)	NEW
BLDG.	BUILDING	EQUIP.	EQUIPMENT	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	EXP.	EXPANSION	NO.	NUMBER
BM.	BEAM	EXPOS.	EXPOSED	O.C.	ON CENTER
CAB.	CABINET	EXT.	EXTERIOR	OPP.	OPPOSITE
CL	CENTER LINE	F.D.	FLOOR DRAIN	P-LAM	PLASTIC LAMINATE
CLG.	CEILING	FIN.	FINISH	PLYWD.	PLYWOOD
CLO.	CLOSET	FL.	FLOOR	R.D.	ROOF DRAIN
CLR.	CLEAR	FLUOR.	FLUORESCENT	R.O.	ROUGH OPENING
COL.	COLUMN	F.O.F.	FACE OF FINISH	S.C.	SOLID CORE
CONC.	CONCRETE	F.O.S.	FACE OF STUD	STOR.	STORAGE
CONST.	CONSTRUCTION	FTG.	FOOTING	SHT.	SHEET
C.T.	CERAMIC TILE	GA.	GAUGE	T+G	TONGUE & GROOVE
CTR.	CENTER	G.C.	GEN. CONTRACTOR	TYP.	TYPICAL
DET.	DETAIL	GYP. BD.	GYPSUM BOARD	U.O.N.	UNLESS OTHERWISE
DIA.	DIAMETER	H.B.	HOSE BIB	WD.	WOOD
DIM.	DIMENSION	H.C.	HANDICAP	W.P.	WATERPROOF
DN	DOWN	HDWR	HARDWARE		

PROJECT DATA

PROPERTY ADDRESS 336 PIERCE STREET
SAN FRANCISCO, CA 94117
APN: BLOCK 0844 / LOT 020
ZONING: RM-1
LOT FRONTAGE: 27'-6"
LOT DEPTH: 137'-6"
LOT AREA: 3781.25 SQ FT
NO. OF STORIES: 3 (FRONT BUILDING)
NO. OF STORIES: 2 (REAR BUILDING)
YEAR BUILT: 1900
EXISTING USE: APARTMENTS
CONSTRUCTION TYPE: FRAME
NO. OF DWELLING UNITS: 8

SCOPE OF WORK

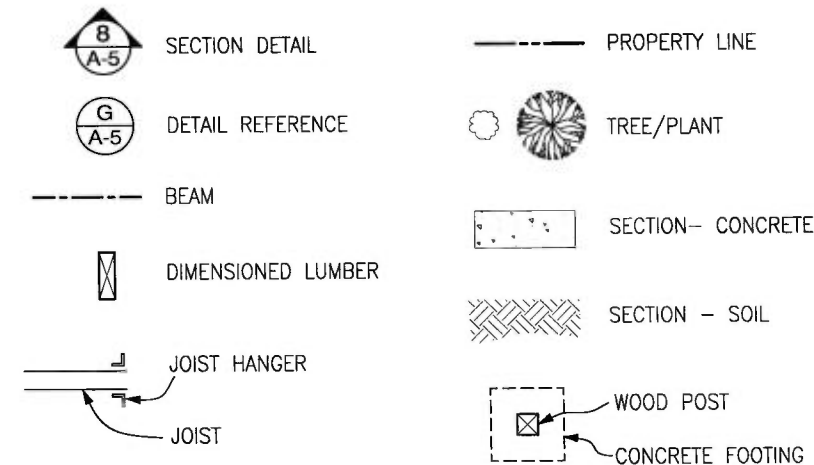
RECONSTRUCTION OF EXISTING REAR BUILDING AS RESIDENCE/HOME OFFICE WITH SAME HEIGHT/BULK DIMENSIONS TO DETERIORATED STRUCTURE.

DRAWING INDEX

- A-1 COVER SHEET, NOTES & LOCATION
- A-2 SITE PLAN
- A-3 (E) FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 ELECTRICAL AND REFLECTED CEILING PLAN
- A-6 BUILDING SECTION
- S-1 FOUNDATION PLAN, FLOOR FRAMING PLAN & CEILING/ROOF FRAMING PLAN
- S-2 FRAMING DETAILS
- S-3 TYPICAL FRAMING DETAILS

LEGEND

NOT ALL SYMBOLS WILL BE USED



PPM

Prague Property Management, Inc.

Tel: 415-826-2981

Fax: 415-621-7563

1019 Howard Street, San Francisco, CA 94103

SHEET TITLE

COVER SHEET

SUBJECT PROPERTY

336 PIERCE STREET
SAN FRANCISCO, CA
BLOCK 0844 / LOT 020

REVISIONS

DATE 08-14-15

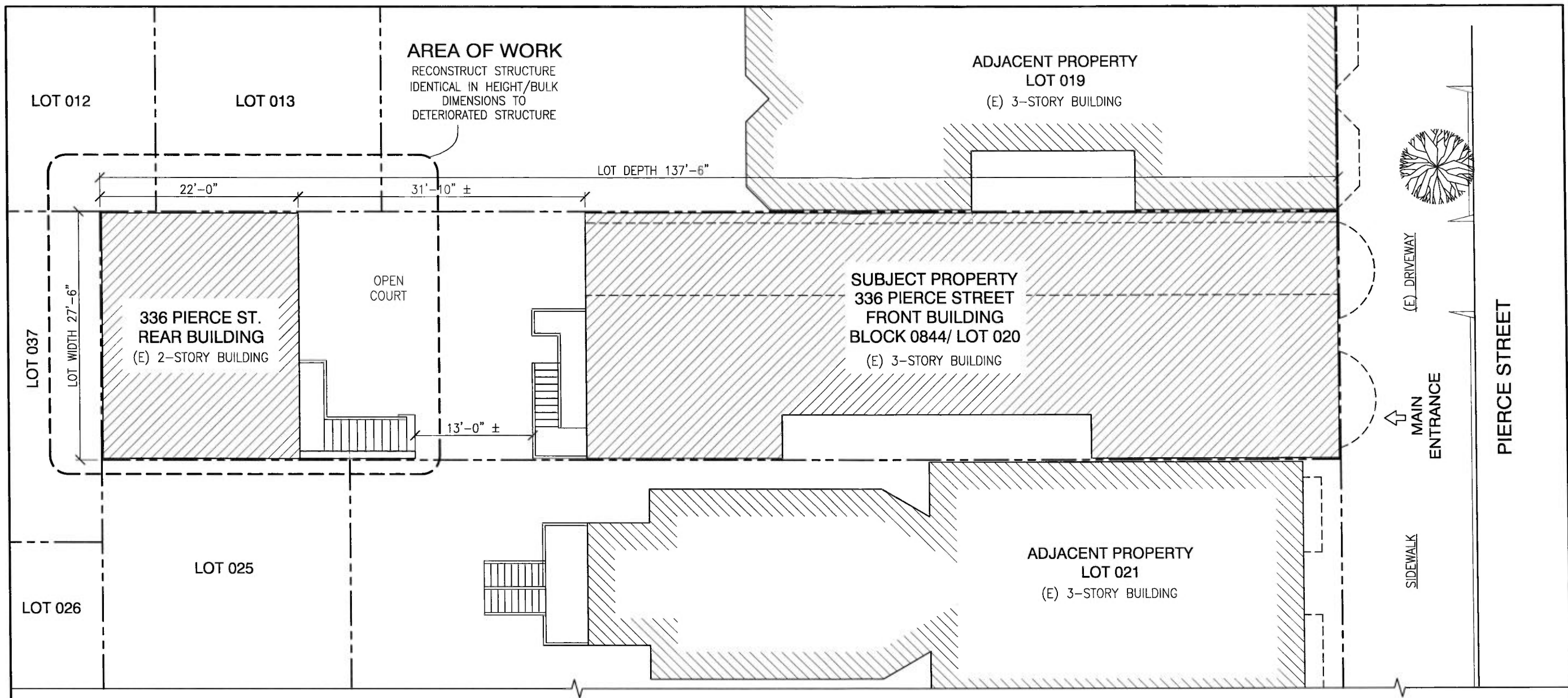
SCALE AS SHOWN

JOB NO. C15-780

SHEET

A-1

1 OF 9 SHEETS



<p>PPM Prague Property Management, Inc. Tel: 415-826-2981 Fax: 415-621-7583 1019 Howard Street, San Francisco, CA 94103</p>	<p>SHEET TITLE SITE PLAN</p>	<p>SUBJECT PROPERTY 336 PIERCE STREET SAN FRANCISCO, CA BLOCK 0844 / LOT 020</p>	<p>REVISIONS</p>	<p>DATE 08-14-15</p>	<p>SCALE AS SHOWN</p>	<p>JOB NO. C15-780</p>	<p>SHEET A-2 2 OF 9 SHEETS</p>
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LOCKSETS:

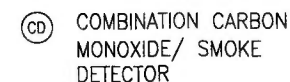
- PASSAGE LOCKS @ ALL CLOSETS
- PRIVACY LOCKSETS FOR BATHROOM & BEDROOMS.
- MIN. 1" THROW COMBINATION REAR & FRONT SWINGING DRS.

THESE DRAWINGS REPRESENT APPROXIMATIONS
OF EXISTING CONDITIONS.
ALL CONDITIONS AND DIMENSIONS ARE TO BE
FIELD VERIFIED BY CONTRACTORS PRIOR AND
DURING CONSTRUCTION.

NOTES:

1. WINDOWS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION TO BE TEMPERED OR OF SAFETY GLAZING MATERIAL PER CBC.
2. INSTALL Z BAR METAL TOP FLASHING @ DOORS & WINDOWS.

LEGEND & NOTES



- PROVIDE COMBUSTIBLE FRESH AIR VENTILATION.

- ⑧ ELECTRICAL PANEL/METER TO MEET SFEC.

FLOOR PLANS

SHEET TITLE

336 PIERCE STREET
SAN FRANCISCO, CA
BLOCK 0844 / LOT 020

REVISIONS

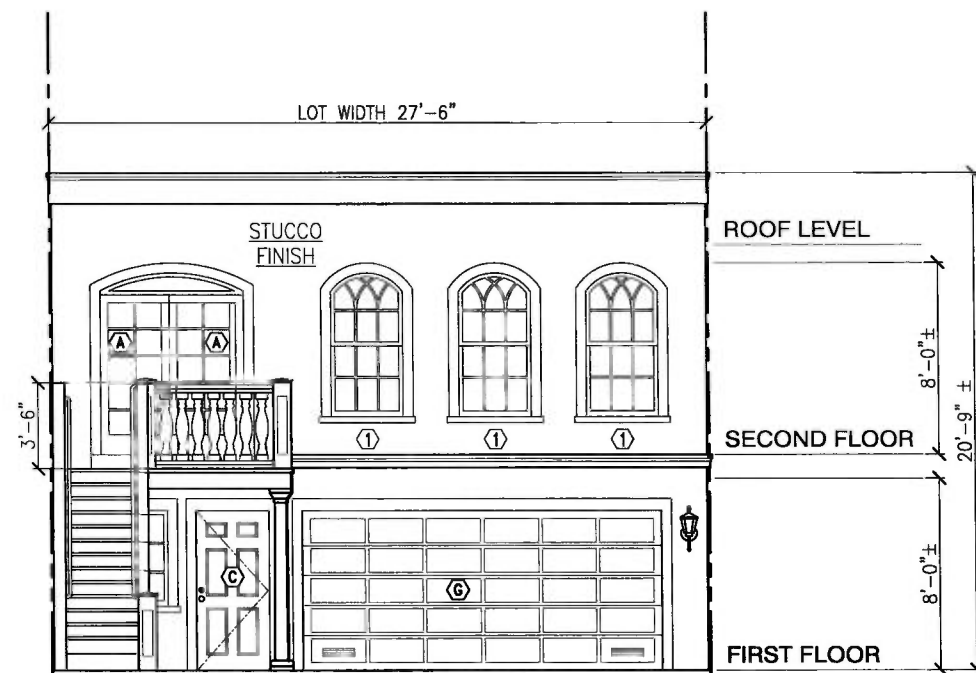
DATE 08-14-15

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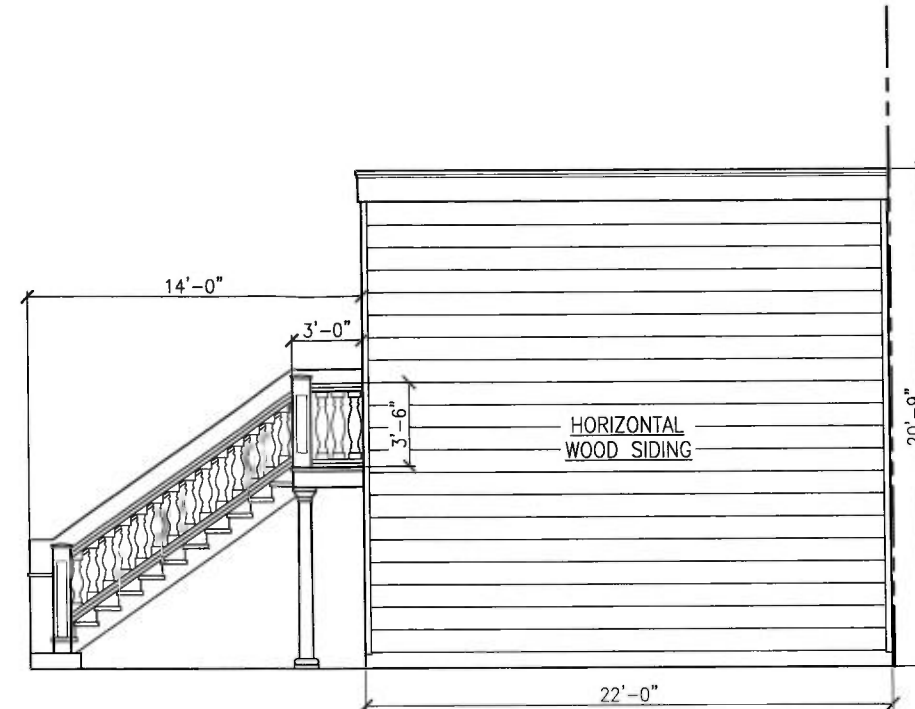
JOB NO. C15-780

SHEET

A-3



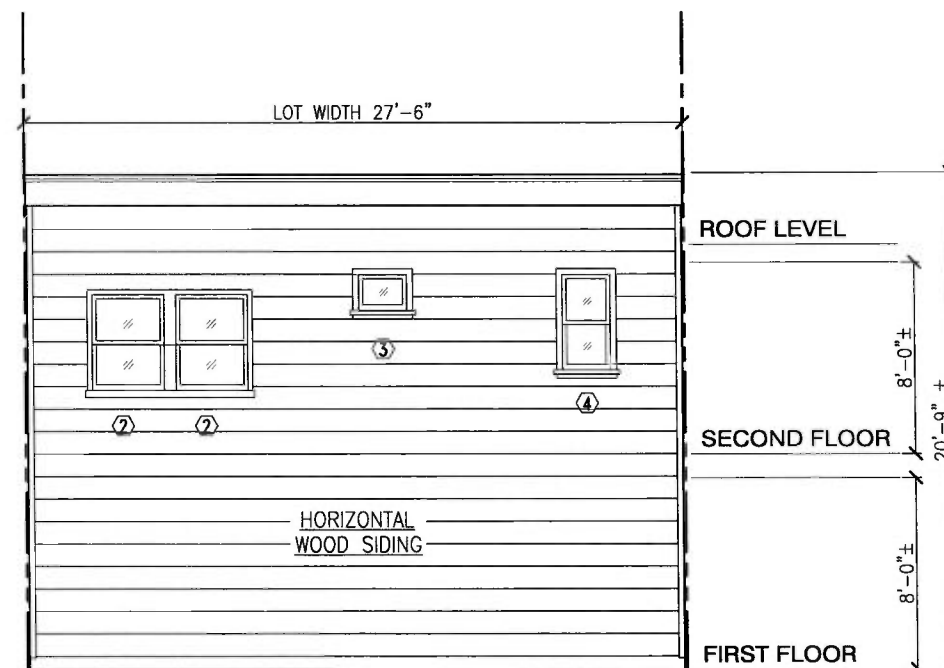
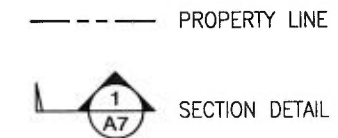
6 FRONT ELEVATION
1/8" = 1'-0"



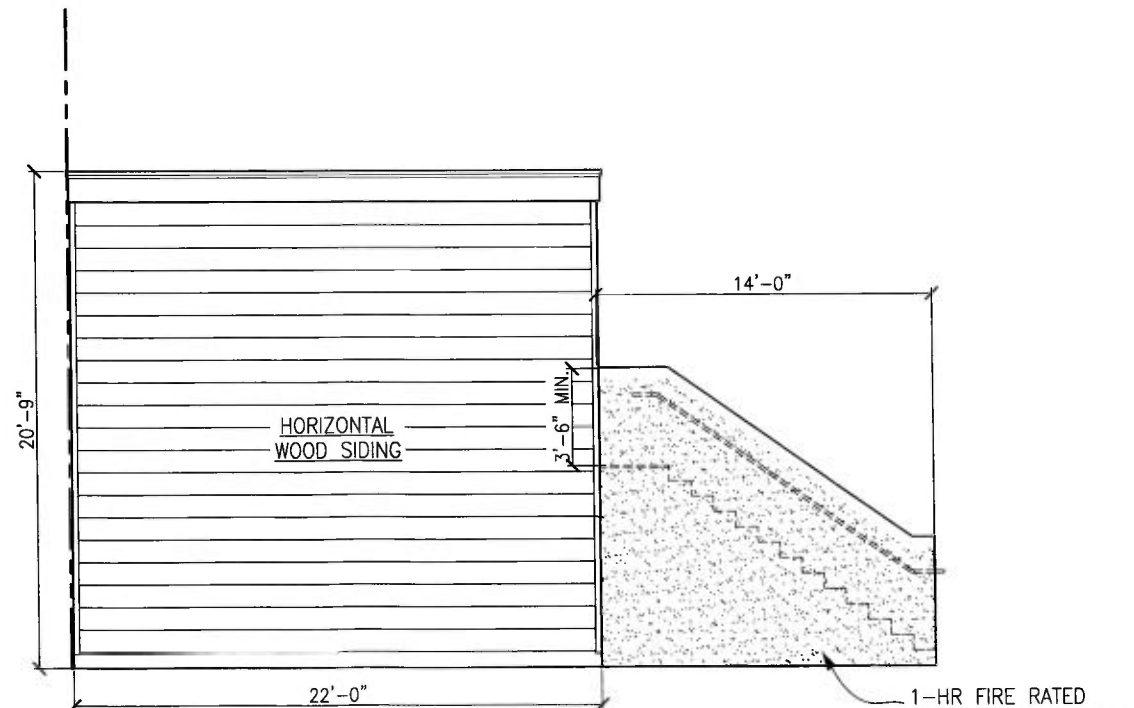
8 RIGHT SIDE ELEVATION
1/8" = 1'-0"

GENERAL NOTE:
THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

LEGEND



7 REAR ELEVATION
1/8" = 1'-0"



9 LEFT SIDE ELEVATION
1/8" = 1'-0"

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1019 Howard Street, San Francisco, CA 94103

EXTERIOR ELEVATIONS

SUBJECT PROPERTY
336 PIERCE STREET
SAN FRANCISCO, CA
BLOCK 0844 / LOT 020

REVISIONS

DATE 08-14-15

SCALE AS SHOWN

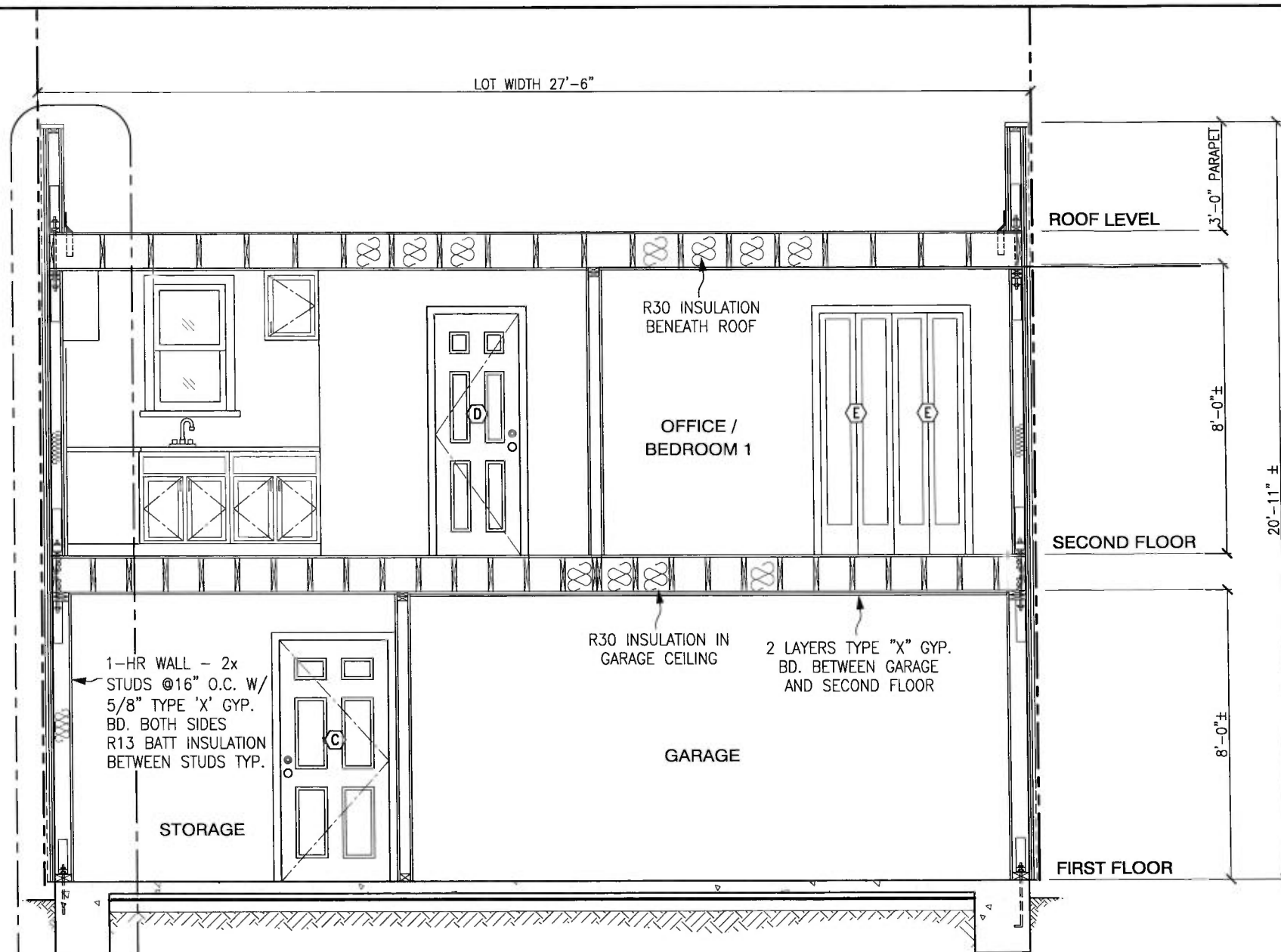
JOB NO. C15-780

SHEET

A-4

4 OF 9 SHEETS





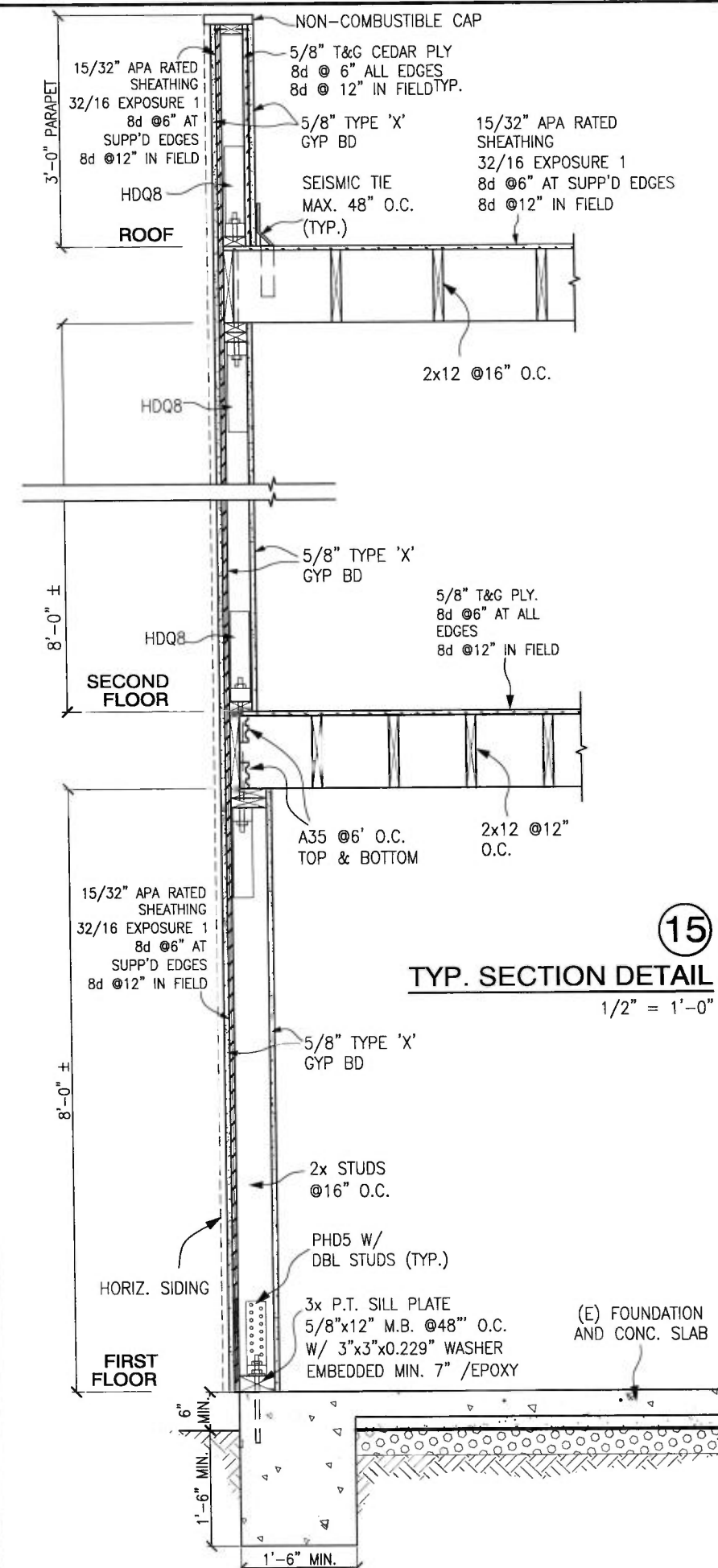
14 BUILDING SECTION
1/4" = 1'-0"

GENERAL NOTE:

THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS.

LEGEND

---	PROPERTY LINE	=====	SECTION - PLYWOOD
▣	DIMENSIONED LUMBER	=====	SECTION - GYP. BD.
▣	BLOCKING	=====	SECTION - SOIL
⊙	DETAIL REFERENCE	=====	SECTION - CONCRETE



15 TYP. SECTION DETAIL
1/2" = 1'-0"

PPM

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Tel: 415-826-2981

Fax: 415-621-7583

1019 Howard Street, San Francisco, CA 94103

SHEET TITLE

BUILDING SECTION

SUBJECT PROPERTY

336 PIERCE STREET
SAN FRANCISCO, CA
BLOCK 0844 / LOT 020

REVISIONS

DATE 08-14-15

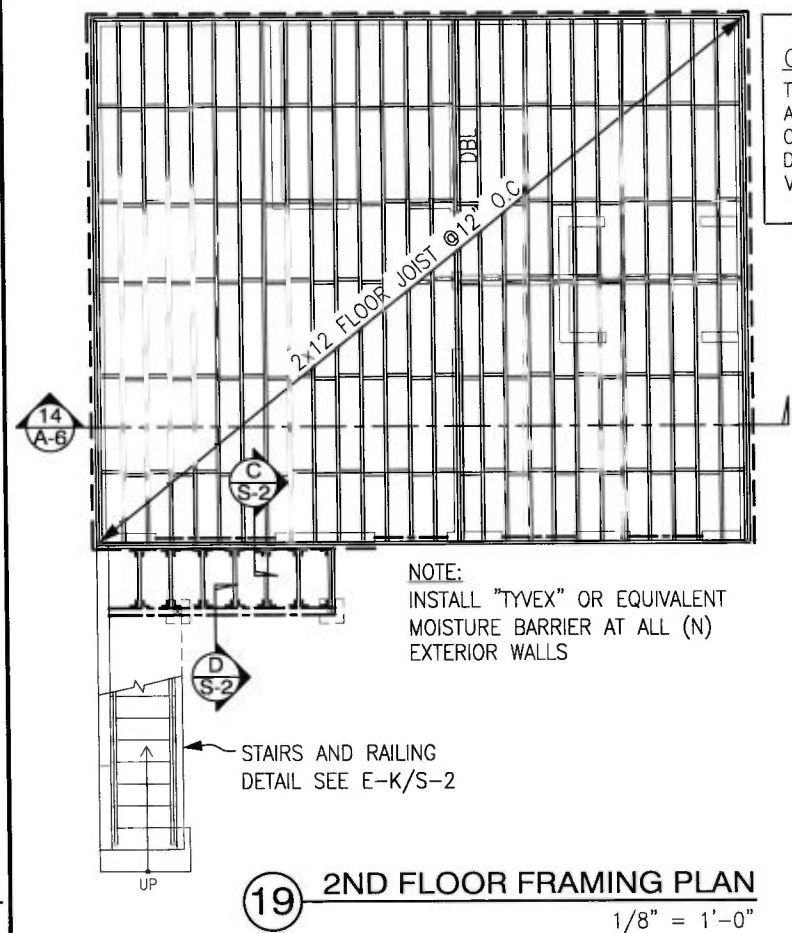
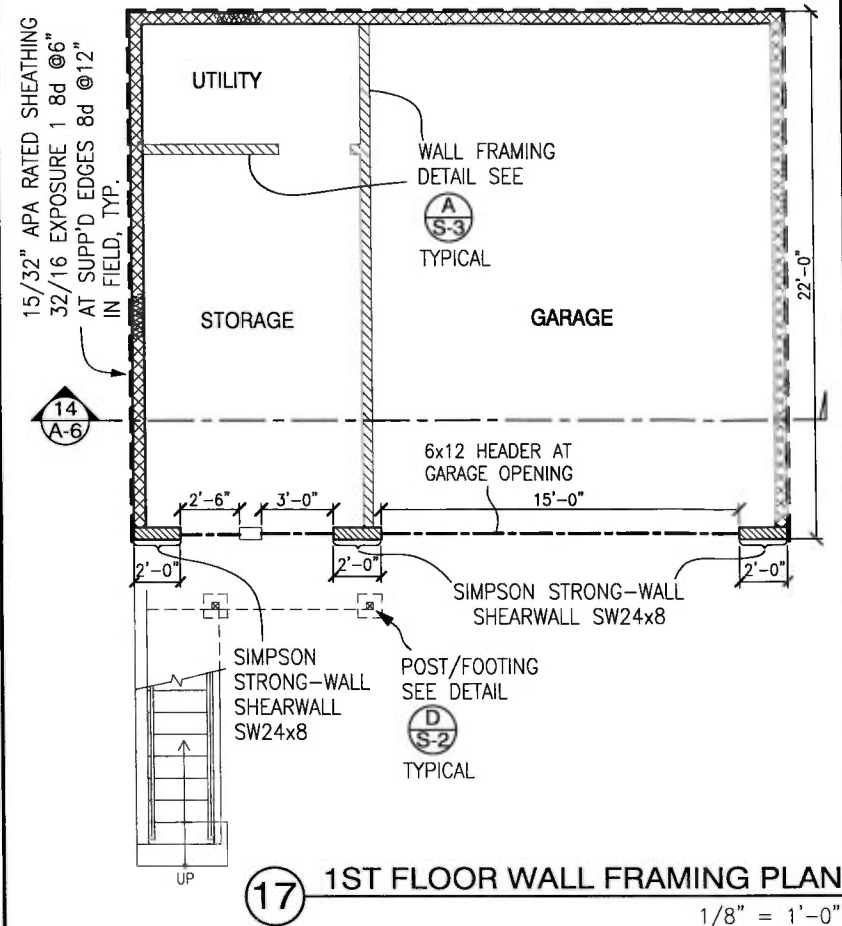
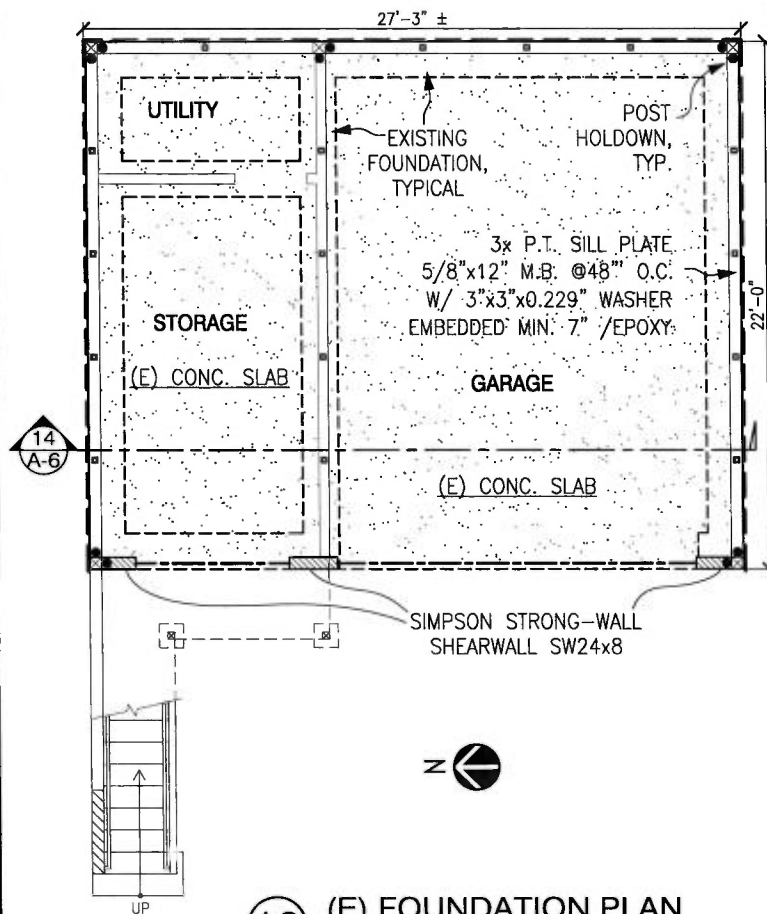
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JOB NO. C15-780

SHEET

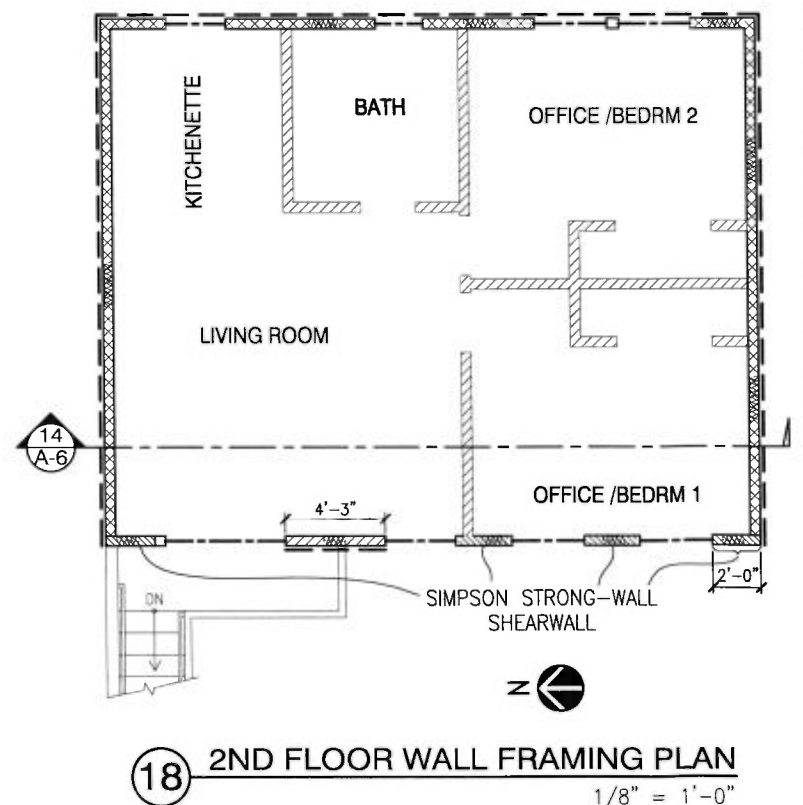
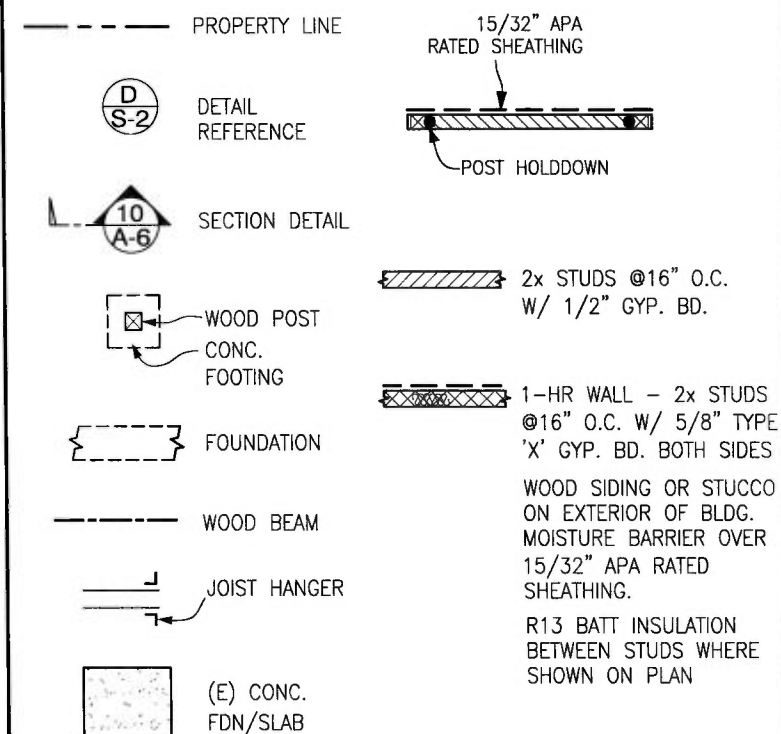
A-6

6 OF 9 SHEETS



GENERAL NOTE:
THESE DRAWINGS REPRESENT
APPROXIMATIONS OF EXISTING
CONDITIONS. ALL CONDITIONS AND
DIMENSIONS ARE TO BE FIELD
VERIFIED PRIOR TO CONSTRUCTION.

LEGEND



FOR FLAT ROOF, PROVIDE MINIMUM 1" AIRSPACE BETWEEN ROOF INSULATION AND ROOF SHEATHING PER CBC 1203.2 FOR VENTILATION

ROOF VENTILATION CALCULATION
AREA OF ROOF (22x27) = 595 SQ FT
VENTILATION REQUIRED = 448 x 1/150 = 4 SQ FT
AREA OF 3"x6" VENT = .125 SQ FT
NO. OF VENTS REQUIRED = 4 / .125 = 32

PPM
Prague Property Management, Inc.
Tel: 415-826-2981
Fax: 415-621-7583
1019 Howard Street, San Francisco, CA 94103

SHEET TITLE
FOUNDATION PLAN,
FLOOR FRAMING
PLAN &
CEILING/ROOF
FRAMING PLAN

SUBJECT PROPERTY
336 PIERCE STREET
SAN FRANCISCO, CA
BLOCK 0844 / LOT 020

REVISIONS

DATE 08-14-15

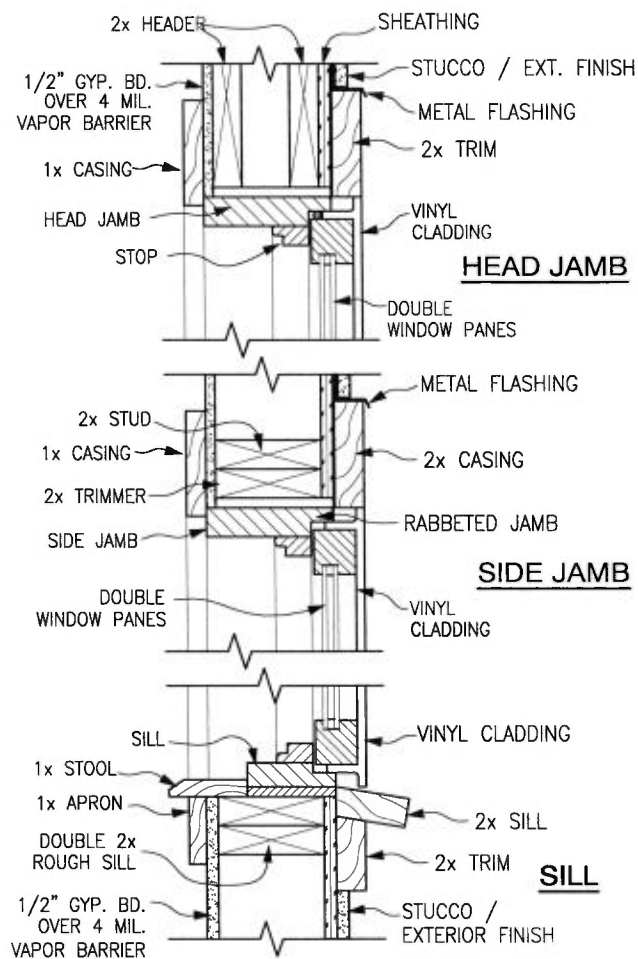
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JOB NO. C15-780

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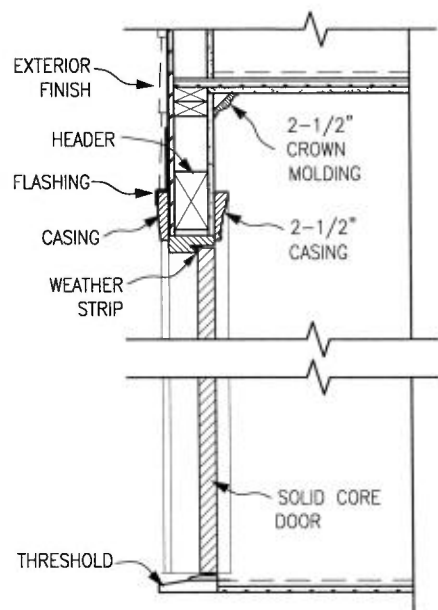
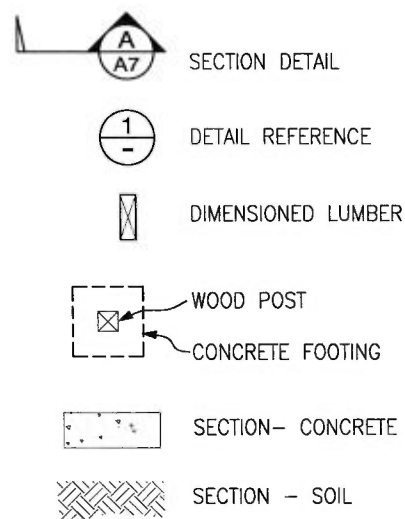
S-1

7 OF 9 SHEETS

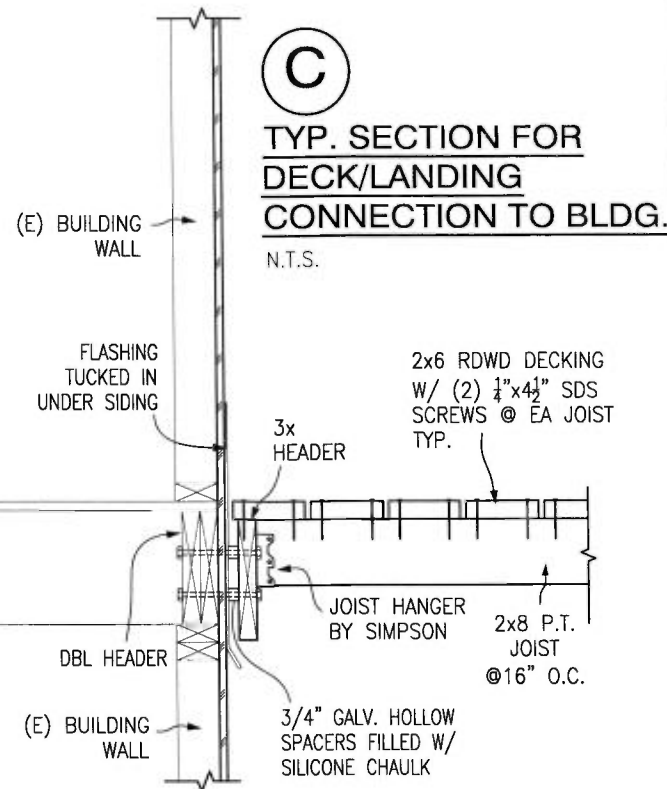


A TYP. WINDOW SECTION DETAIL
N.T.S.

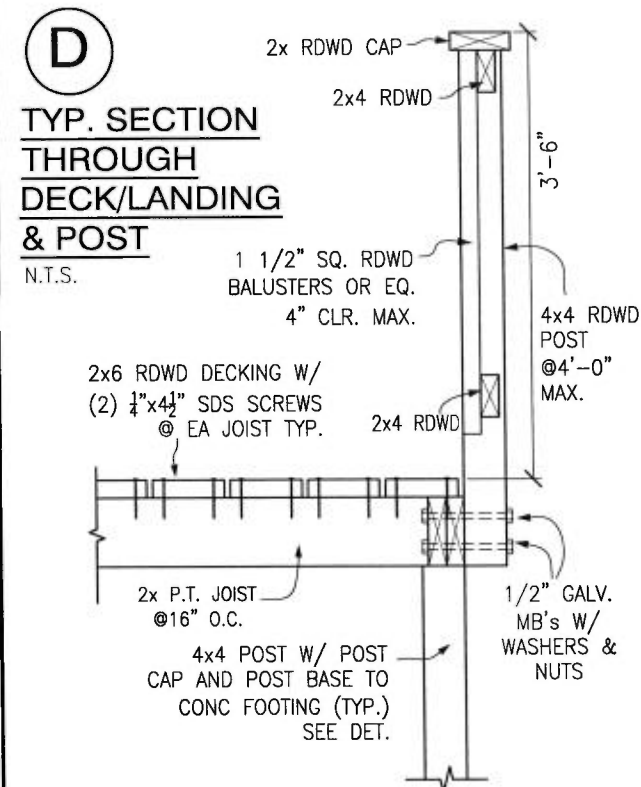
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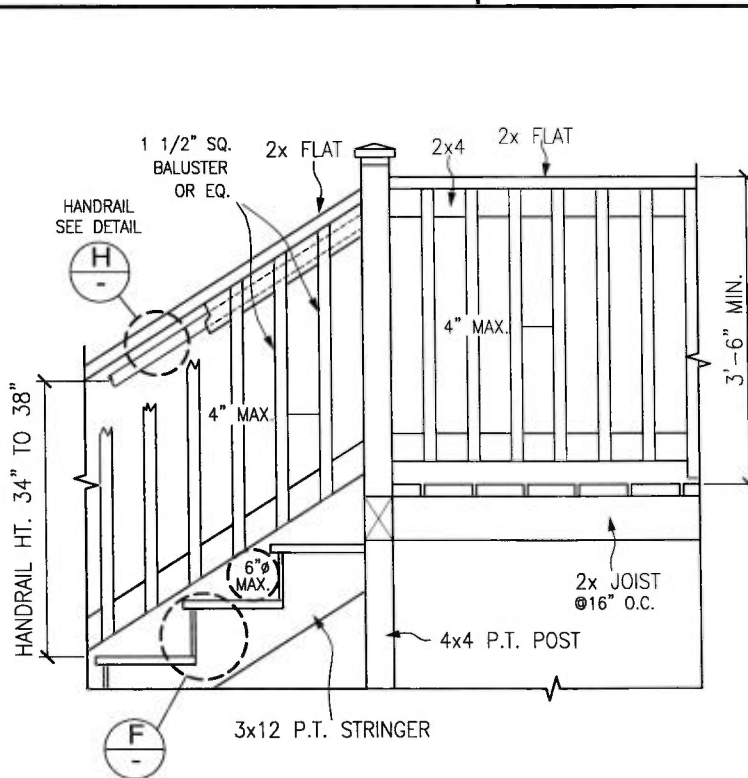
B SECTION @ EXTERIOR DOOR
N.T.S.



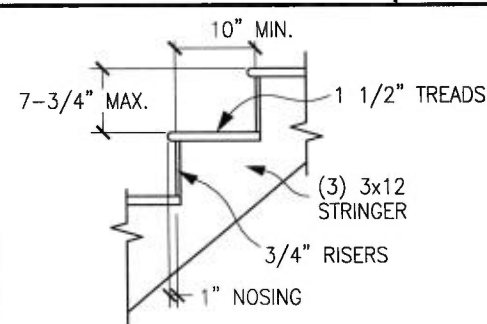
C TYP. SECTION FOR DECK/LANDING CONNECTION TO BLDG.
N.T.S.



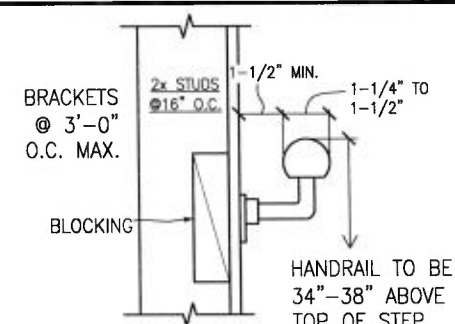
D TYP. SECTION THROUGH DECK/LANDING & POST
N.T.S.



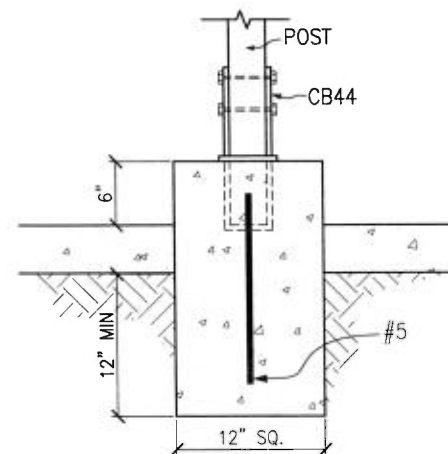
E TYPICAL GUARDRAIL-HANDRAIL DETAILS
N.T.S.



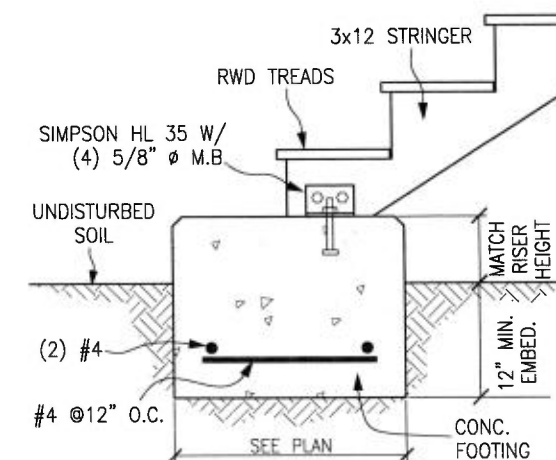
F TYPICAL TREADS
N.T.S.



H HANDRAIL DETAIL
N.T.S.



G POST DETAIL
N.T.S.



K TYP. LOWEST RISER/STAIR FOOTING
N.T.S.

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FRAMING DETAILS

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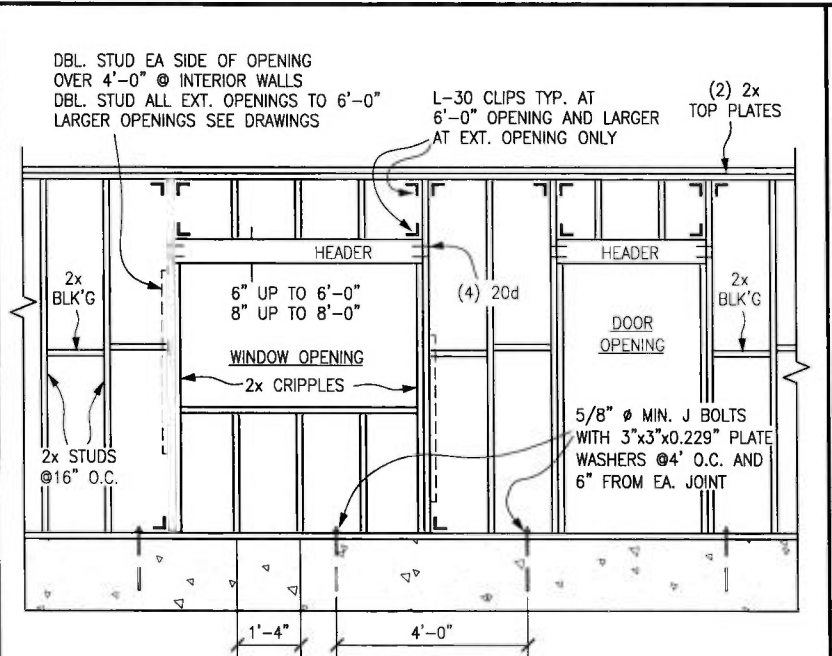
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JOB NO. C15-780

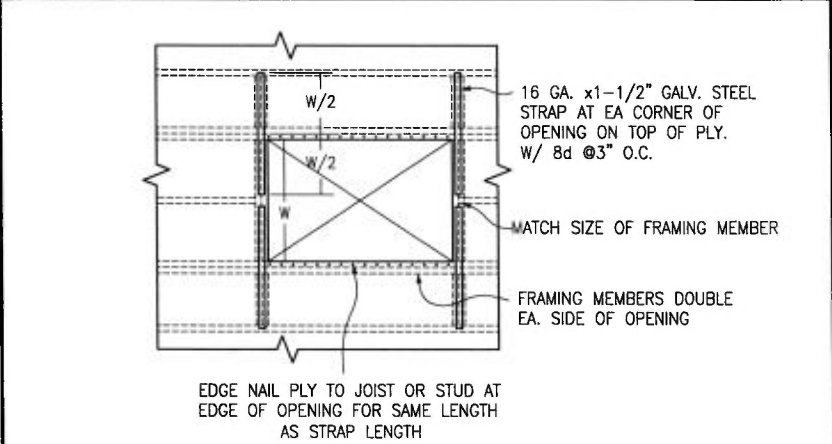
SHEET

S-2

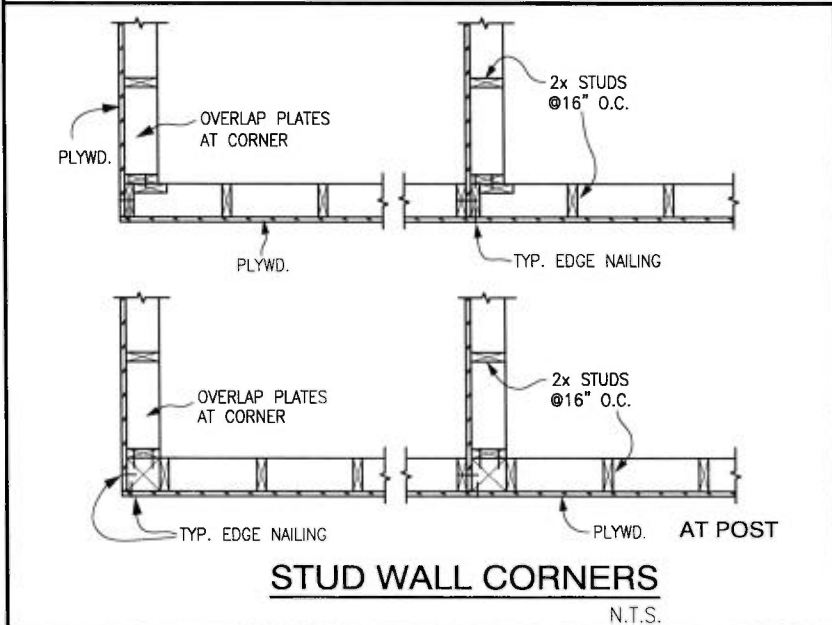
8 OF 9 SHEETS



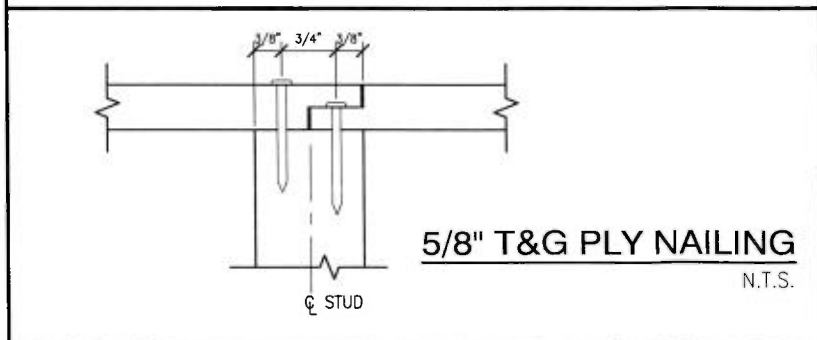
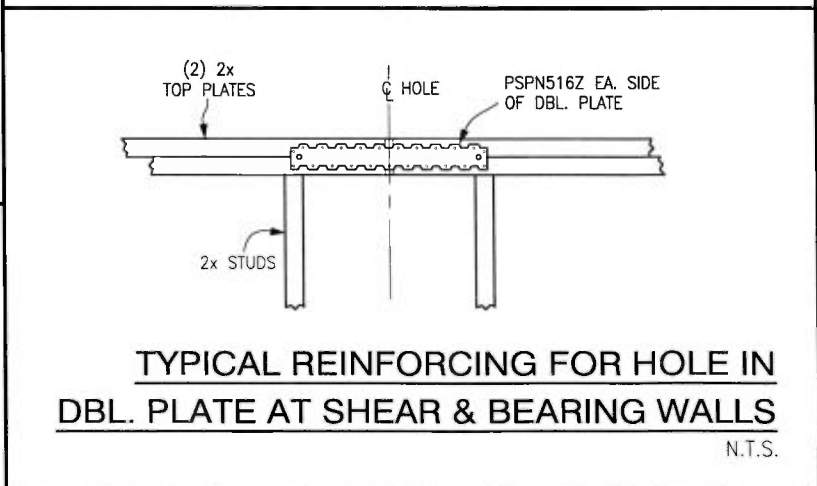
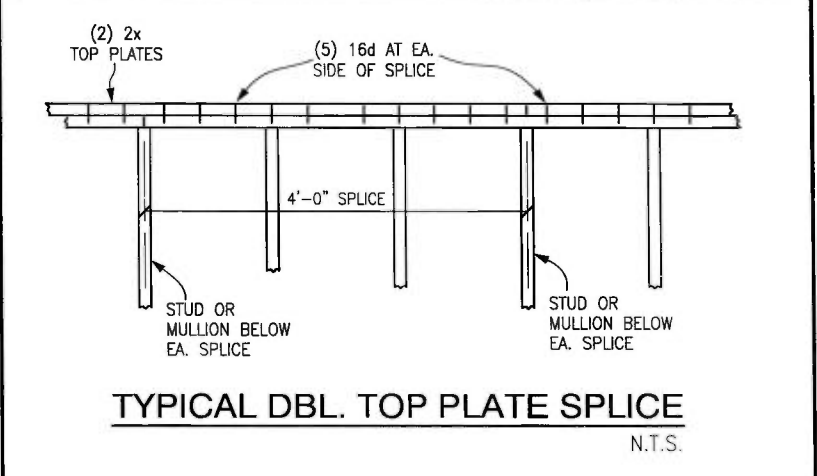
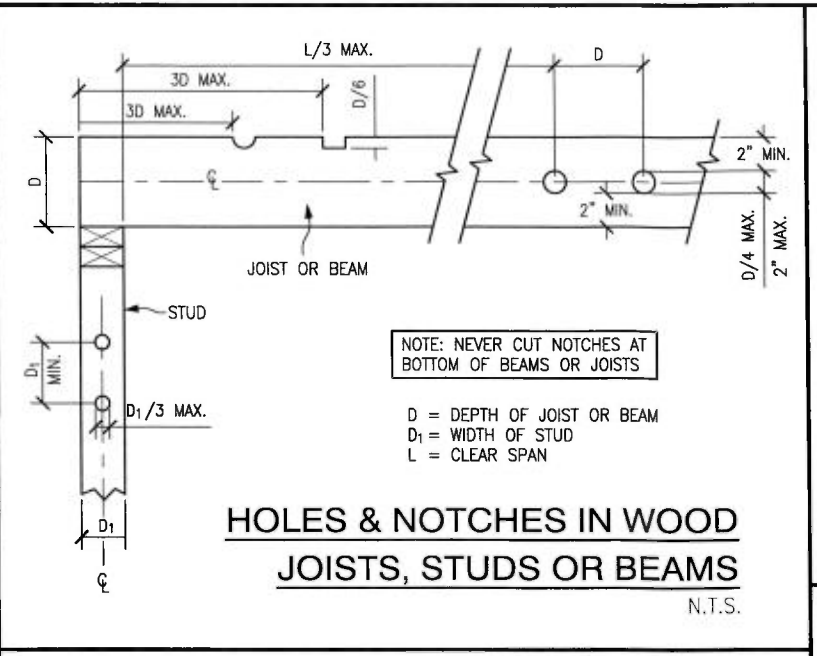
A TYP. FRAMING AT WINDOWS & DOORS
N.T.S.



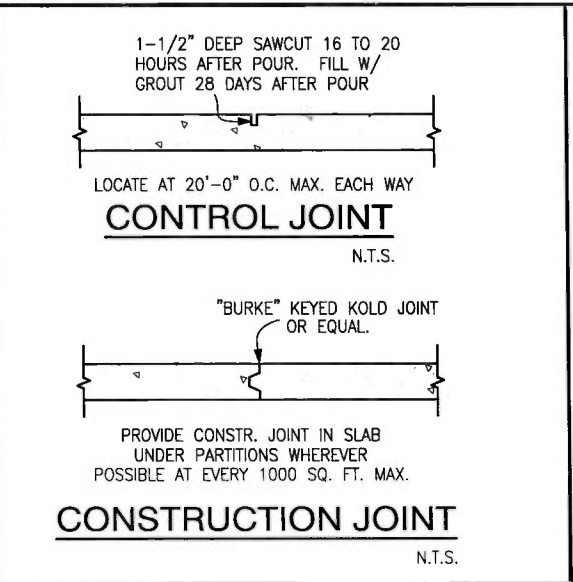
HOLE IN DIAPHRAGM OR SHEAR WALL
N.T.S.



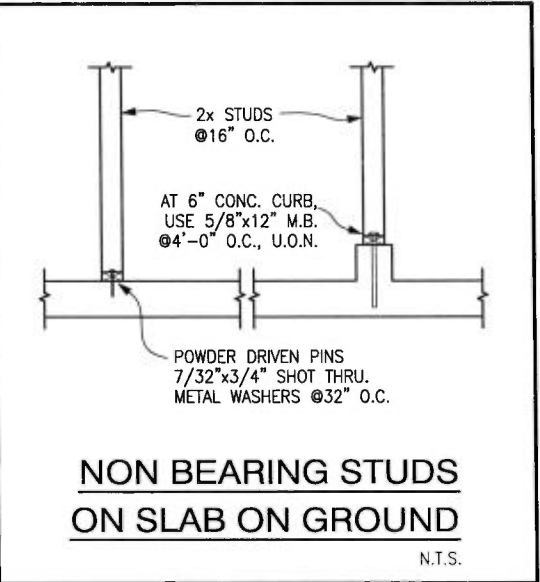
STUD WALL CORNERS
N.T.S.



5/8" T&G PLY NAILING
N.T.S.



CONTROL JOINT
N.T.S.



NON BEARING STUDS ON SLAB ON GROUND
N.T.S.

- GENERAL NOTES**
1. ALL WORK TO CONFORM TO THE LATEST SAN FRANCISCO BUILDING CODE.
 2. LUMBER: ACCORDING WITH STANDARD GRADING RULES FOR WEST COAST LUMBER #16 AS FOLLOWS:
JOISTS, POSTS, BEAMS - D.F. #1
STUDS, BLOCKING, FURRING - CONSTRUCTION GRADE.
 3. FASTENERS: SIMPSON CO.
 4. CONCRETE: 2,500 psi AT 28 DAYS.
 5. REINFORCING STEEL: ASTM A615, GRADE 60.
 6. STRUCTURAL STEEL: A-36 FABRICATION & ERECTION ACCORDING TO AISC STEEL CONSTRUCTION MANUAL LATEST EDITION.
 7. ALLOWABLE SOIL PRESSURE: 1,500 psi
 8. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS BEFORE START OF CONSTRUCTION AND NOTIFY DESIGNER IMMEDIATELY IF THEY ARE DIFFERENT FROM CONSTRUCTION DOCUMENTS.
 9. THE DESIGNER IS NOT RESPONSIBLE FOR FIELD REVIEW OF CONSTRUCTION UNLESS RETAINED FOR THAT PURPOSE.

NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACENAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" O.C. 3-16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICE	16d AT 16" O.C. 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2-16d AT EACH BEARING

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SHEET
S-3
9 OF 9 SHEETS