



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: MARCH 1, 2018

*Date:* February 22, 2018  
*Case No.:* **2016-011486CUA**  
*Project Address:* **1713 Yosemite Avenue**  
*Zoning:* M-1 (Light Industrial) Zoning District  
65-J Height and Bulk District  
Third Street Special Use District  
*Block/Lot:* 5418 / 010  
*Project Sponsor:* Jeff Burris  
Studio 12 Architecture  
1501 Mariposa Street  
San Francisco, CA 94107  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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Suite 400  
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### PROJECT DESCRIPTION

The proposed project includes construction of a five story residential building containing six dwelling units over a garage containing four automobile parking spaces, individual storage areas for each of the six units, and six Class One bicycle parking spaces. The building would contain four two-bedroom dwelling units and two three-bedroom dwelling units. The proposed structure would have a total height of 52 feet and would measure 15,776 gross square feet.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Yosemite Avenue, adjacent to the intersection of Yosemite Avenue and Lane Street on Assessor's Block 5418, Lot 010. The subject property is located within the Light Industrial (M-1) Zoning District, a 65-J Height and Bulk District and the Third Street Special Use District. The site measures 50-feet by 100-ft, and has a total size of 5,000 square feet. The property is currently vacant.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts along Third Street and the T Line of the Muni Metro system. In the immediate neighborhood, surrounding properties are a mix of residential and light industrial properties. Heavy industrial operations are located to the west of the subject property along Yosemite Avenue, where properties are typically zoned Production, Distribution, and Repair 2 (PDR-2).

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

## HEARING NOTIFICATION

| TYPE               | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days         | December 29, 2017    | December 27, 2017  | 22 days       |
| Posted Notice      | 20 days         | February 9, 2018     | February 9, 2018   | 20 days       |
| Mailed Notice      | 20 days         | December 29, 2017    | December 29, 2017  | 20 days       |

The project was scheduled for public hearing on January 18, 2018. However, due to an error with the posting of the posted notice, the project was continued to March 1, 2018 to allow for proper.

## PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received one call from an adjacent resident regarding the proposal. The resident was concerned regarding the density of the project and requested that additional on-site parking be provided.

## ISSUES AND OTHER CONSIDERATIONS

- The project is requesting Conditional Use Authorization from the Planning Commission to construct residential use within the M-1 Zoning District at a density ratio of one dwelling unit for each 800 feet of lot area, pursuant to Planning Code Sections 207, 210.4 and 303, and to allow off-street parking as a ratio of three spaces for every four units, pursuant to Planning Code Sections 151.
- The Housing Element of the General Plan encourages new housing that relies on transit use and environmentally sustainable patterns of movement, which this project meets through its close proximity to the T Line of the Muni Metro system.
- The proposal maximizes the number of residential units allowed on the site and provides a mix of four two-bedroom units and two three-bedroom units to provide family sized housing on the transit rich site. Although located within the M-1 Zoning District, the proposed housing does not appear to conflict with any nearby industrial uses.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the construction of residential units in the M-1 Zoning District at a density ratio of one dwelling unit for each 800 feet of lot area, pursuant to Planning Code Sections 207, 210.4 and 303. In addition, the Commission must grant Conditional Use Authorization to allow off-street parking at a ratio of three

spaces for every four dwelling units (or .75 spaces per dwelling unit), thus permitting four automobile parking spaces on the project site, pursuant to Planning Code Sections 151.1, 210.4, and 303.

## **BASIS FOR RECOMMENDATION**

- The project provides six family sized dwelling units, thus enhancing the City's housing stock.
- The proposed dwelling units are family sized, with four two-bedroom units and two three-bedroom units.
- While the site is transit rich, it is desirable for the future residents of the units to provide an additional parking space on-site, and the total parking ratio would remain low at 0.67 spaces per unit.
- Although located in the M-1 Zoning District, the project does not appear to be in conflict with any nearby industrial uses.

|                        |                                 |
|------------------------|---------------------------------|
| <b>RECOMMENDATION:</b> | <b>Approval with Conditions</b> |
|------------------------|---------------------------------|

### **Attachments:**

Draft Motion  
Parcel Map  
Zoning District Map  
Height and Bulk District Map  
Aerial Photographs  
Site Photographs  
Project Plans

Attachment Checklist:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>   |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map          | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

MC  
Planner's Initials

MC: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\01976000-976999\976481\LL\ExecutiveSummary\_template (ID 976481).docx



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: MARCH 1, 2018

*Case No.:* **2016-011486CUA**  
*Project Address:* **1713 Yosemite Avenue**  
*Zoning:* M-1 (Light Industrial) Zoning District  
65-J Height and Bulk District  
Third Street Special Use District  
*Block/Lot:* 5418 / 010  
*Project Sponsor:* Jeff Burris  
Studio 12 Architecture  
1501 Mariposa Street  
San Francisco, CA 94107  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 151.1, 210.4 AND 303 OF THE PLANNING CODE TO ALLOW RESIDENTIAL USE WITHIN THE M-1 ZONING DISTRICT AT A DENSITY RATIO OF ONE DWELLING UNIT PER 800 SQUARE FEET OF LOT AREA AND TO ALLOW OFF-STREET PARKING AT A RATIO OF THREE PARKING SPACES PER FOUR DWELLING UNITS FOR THE PROJECT INVOLVING CONSTRUCTION OF A FIVE-STORY RESIDENTIAL BUILDING WITH SIX DWELLING UNITS AND FOUR AUTOMOBILE PARKING SPACES AT 1713 YOSEMITE AVENUE WITHIN THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT, A 65-J HEIGHT AND BULK DISTRICT, AND THIRD STREET SPECIAL USE DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On November 8, 2016, Jeff Burris (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 151, 210.4 and 303 to allow residential use in the M-1 (Light Industrial) Zoning District and allow off-street parking at a ratio of three parking spaces for every four dwelling units for the project at 1713 Yosemite Avenue involving construction of a five-story residential building with six dwelling units and four automobile parking spaces.

On February 13, 2018 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On March 1, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-011486CUA.

The Planning Department Commission Secretary is the custodian of records, located in the File for Case No. 2016-011486CUA, at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-011486CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of Yosemite Avenue, adjacent to the intersection of Yosemite Avenue and Lane Street on Assessor's Block 5418, Lot 010. The subject property is located within the Light Industrial (M-1) Zoning District, a 65-J Height and Bulk District and the Third Street Special Use District. The site measures 50-feet by 100-ft, and has a total size of 5,000 square feet. The property is currently vacant.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts along Third Street and the T Line of the Muni Metro system. In the immediate neighborhood, surrounding properties are a mix of residential and light industrial properties. Heavy industrial operations are located to the west of the subject property along Yosemite Avenue, where properties are typically zoned Production, Distribution, and Repair 2 (PDR-2).
4. **Project Description.** The proposed project includes construction of a five story residential building containing six dwelling units over a garage containing four automobile parking spaces, individual storage areas for each of the six units, and six Class One bicycle parking spaces. The building would contain four two-bedroom dwelling units and two three-bedroom dwelling units. The proposed structure would have a total height of 52 feet and would measure 15,776 gross square feet.

5. **Public Comment.** To date, the Department has received one call from an adjacent resident regarding the proposal. The resident was concerned regarding the density of the project and requested that additional on-site parking be provided.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard.** Planning Code Section 134 states that a rear yard equal to 25% of the total depth of the lot shall be provided at the lowest story containing a Dwelling Unit, and at each succeeding level or story of the building.

*The project provides a rear yard equal to 25% of the depth of the lot at all levels of the proposed structure.*

- B. **Open Space.** Planning Code Sections 135 and 210.4 requires that projects which propose residential units provide a minimum of 36 square feet of usable open space if provided as private open space or 48 square feet of usable open space if provided as common open space.

*With six dwelling units, the project is required to provide a total of 288 square feet of usable open space. This requirement is met through the rear yard, which provides 1,250 square feet of usable open space.*

- C. **Dwelling Unit Exposure.** Planning Code Section 140 requires that all dwelling units in all use districts contain at least one room meeting the 120 square foot minimum superficial floor area requirement of Section 503 of the Housing Code shall face directly on an open area.

*All dwelling units in the proposed structure contain rooms meeting this requirement which face onto the street or onto the rear yard. Additionally, some units have frontage on both sides of the structure. Thus, the requirement is met.*

- D. **Residential Density.** Planning Code Sections 207 and 210.4 establish a maximum residential density within the M-1 Zoning District at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 feet of lot area.

*The nearest R District from the midpoint of the front lot line and the point directly across the street is RH-1, which sets a maximum permitted density ratio of one unit per lot or one unit per 3,000 square feet of lot area with Conditional Use Authorization, with no more than three units per lot. As such, the maximum residential density ratio for the subject property is one unit for each 800 square feet of lot area. The project site has a total size of 5,000 square feet, which permits up to six dwelling unit. The proposed project proposes six dwelling units and thus is compliant with the requirement.*

- E. **Parking.** Planning Code Sections 151.1 and 210.4 principally permits up to one automobile parking space for every two units and allows up to three automobile parking spaces for each four dwelling units with Conditional Use Authorization from the Planning Commission.

*The project contains six dwelling units and four automobile parking spaces; therefore, the project is requesting Conditional Use Authorization to allow off-street parking at a ratio of three parking spaces for every four dwelling units (or .75 parking spaces for every dwelling unit).*

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

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

*The surrounding neighborhood is mixed in character. Several large residential developments are within a block of the project site, including Armstrong Townhomes along Armstrong Avenue, which consists of five story residential structures on a full City block. Several large industrial structures also existing in the surrounding area, including along Yosemite Avenue west of the project site where industrial structures ranging from one to four stories in height form the typical development pattern. In the immediate vicinity, the block is characterized by several smaller structures containing residential units, small retail uses, and small industrial uses such as auto repair facilities.*

*As such, the proposed building is larger than some other building in the immediate area. However, it is at a height which is permitted in the 65-J Height and Bulk District and sets the highest floor back slightly to soften the appearance of the bulk of the structure. In addition, the project maximizes the potential residential density of the site and provides six family sized dwelling units.*

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

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

*The site is a typical development site in the City with a width of 50 feet and a depth of 100 feet, for a total size of 5,000 square feet. The size, shape, and arrangement of structures are consistent with the typical development pattern of the area, which is typically characterized by a mix of small scale residential buildings, small scale industrial uses, and larger scale industrial uses. As such, there is no potential for detrimental impact to health, safety, or convenience of those residing or working in the area from the proposed project.*

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



*The project site is in a transit rich location, and it is expected that many trips from the site can occur via public transit. Additionally, the project requests one additional parking space above what is principally permitted to provide an adequate amount of off-street parking. As such, there is no potential for detrimental impact to health, safety, or convenience of those residing or working in the area from the proposed project.*

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

*Residential uses are not expected to generate any noxious or offensive emissions such as noise, glare, dust, or odor. As such, there is no potential for detrimental impact to health, safety, or convenience of those residing or working in the area from the proposed project.*

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

*The proposed project screens parking within the structure and provides an attractive street frontage, including planter areas to create a visual buffer between ground floor residential units and the street. As such, there is no potential for detrimental impact to health, safety, or convenience of those residing or working in the area from the proposed project.*

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

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

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

*While the primary purpose of the Light Industrial Zoning District is to provide areas for smaller industry, it does not prohibit residential development and restricts industries with noxious characteristics. As the development pattern of the subject block is primarily residential in character, the proposal is consistent with the purpose of the district.*

- 8. **Additional Findings-Accessory Parking.** Planning Code Section 303(u) states that in granting approval for parking accessory to Residential Uses above that principally permitted in Table 151.1, the Planning Commission shall make the following affirmative findings in addition to those stated in Section 303(c):

- A. For projects with 50 units or more, all residential accessory parking in excess of 0.5 parking spaces for each Dwelling Unit shall be stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that allow more space above-ground for housing, maximizes space efficiency, and discourages use of vehicles for commuting or daily errands. The Planning Commission may authorize the request for additional parking notwithstanding

that the project sponsor cannot fully satisfy this requirement provided that the project sponsor demonstrates hardship or practical infeasibility (such as for retrofit of existing buildings) in the use of space-efficient parking given the configuration of the parking floors within the building and the number of independently accessible spaces above 0.5 spaces per unit is de minimus and subsequent valet operation or other form of parking space management could not significantly increase the capacity of the parking space above the maximums in Table 151.1;

*The proposed project does not propose 50 units or more and thus this finding does not apply.*

- B. All parking meets the active use and architectural screening requirements in Section 145.1 and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code;

*All parking in the proposed project is within the building and is behind active uses meeting the architectural screening requirements in Section 145.1. The residential units on the second floor connect to additional spaces on the ground floor, fully shielding the parking from view while providing an attractive ground floor.*

- C. Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by carpool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;

*The M-1 Zoning District limits permitted accessory parking to a ratio of one unit for each two dwelling units. As the proposed dwelling units are well sized and very appropriate for families, it is likely that more persons may reside in each unit than in other types of development which would also be allowed on the parcel, such as studio units. As such, there is additional demand for parking by the proposed uses on the site that is principally permitted. Additionally, while transit service is available in the vicinity, many types of daily needs services are beyond walking distance from the site, likely increasing the need for automobile parking on the site.*

- D. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;

*No car-share spaces are required by Section 166 of the Planning Code, and it is very unlikely that a car-share service space would be feasible within a development of only six dwelling units.*

- E. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling; and

*The additional parking does not required any changes to the parking access or layout, does not cause any demolition of any structures, and is in such a low amount (one additional space) that it will not cause any significant contribution to traffic congestion or disrupt transit services, walking, or cycling.*

Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal nor diminish the quality and viability of existing or planned streetscape enhancements.

*The additional parking does not cause any modification to the overall urban design quality of the project or diminish the quality and viability of any existing or planned streetscape improvements. The project retains the same exterior appearance, which provides active uses in front of the proposed parking to provide an attractive design and pedestrian experience.*

9. **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 1:**

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

#### **POLICY 1.10:**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

#### **OBJECTIVE 13:**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

#### **POLICY 13.1:**

Support "smart" regional growth that locates new housing close to jobs and transit.

#### **POLICY 13.3:**

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

*The project would provide six new family sized housing units within one block of the T-Third Street Muni Metro Line, making it very convenient for residents of the development to utilize transit for the majority of daily trips. By locating new housing close to transit infrastructure, the project furthers the goal of promoting sustainable land use patterns in the City.*

## TRANSPORTATION ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

#### POLICY 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

*The proposed development is desirable and compatible with recent transit investments in the area, chiefly the construction of the T-Third Street Muni Metro Line. The proposed development establishes a land use on the currently vacant site which will serve to increase ridership on the line and the effectiveness of the investment in transit service.*

## BAYVIEW HUNTERS POINT AREA PLAN

### Objectives and Policies

#### OBJECTIVE 6:

ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

#### POLICY 6.2:

Develop new multi-family housing in identified mixed use nodes along Third Street concurrent with the economic stabilization of surrounding existing residential neighborhoods.

*The project provides new multi-family housing adjacent to Third Street, replacing a vacant lot which was last used for vehicle and material storage. As such, it provides new housing in a manner which enhances the overall residential quality of Bayview Hunters Point.*

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

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

*The proposal is on a currently vacant site and does not impact any existing neighborhood-serving retail uses. The residents of the proposed development would likely patron existing businesses in the area, enhancing their viability.*

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

*The existing units in the surrounding neighborhood would not be adversely affected. The proposal is consistent with the mixed character of the neighborhood, which contains both residential and light industrial uses.*

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

*No housing is removed for this Project.*

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

*The site is adjacent to the T Line of the Muni Metro system, providing effective transit access to the Downtown core and the region. The project proposes six dwelling units, which makes it too small to have potential for significant impact to neighborhood parking.*

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

*The Project will not displace any service or industry establishment and does not propose any commercial office development.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-011486CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 6, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 1, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 1, 2018

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to allow residential use in the M-1 Zoning District at a density ratio of one dwelling unit per 800 feet of lot area and to allow off-street parking at a ratio of three spaces for every four dwelling units (or .75 spaces per dwelling unit), pursuant to Planning Code Sections 151.1, 207, 210.4, and 303, for the project involving construction of a five story residential building containing six dwelling units and four automobile parking spaces located at 1713 Yosemite Avenue, Block 010, and Lot 5418 in the M-1 (Light Industrial) Zoning District and a 65-J Height and Bulk District; in general conformance with plans, dated July 6, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-011486CUA and subject to conditions of approval reviewed and approved by the Commission on March 1, 2018 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 1, 2018 under Motion No XXXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### DESIGN

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be



subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than 6 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than four (4) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

10. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

11. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

12. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

13. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

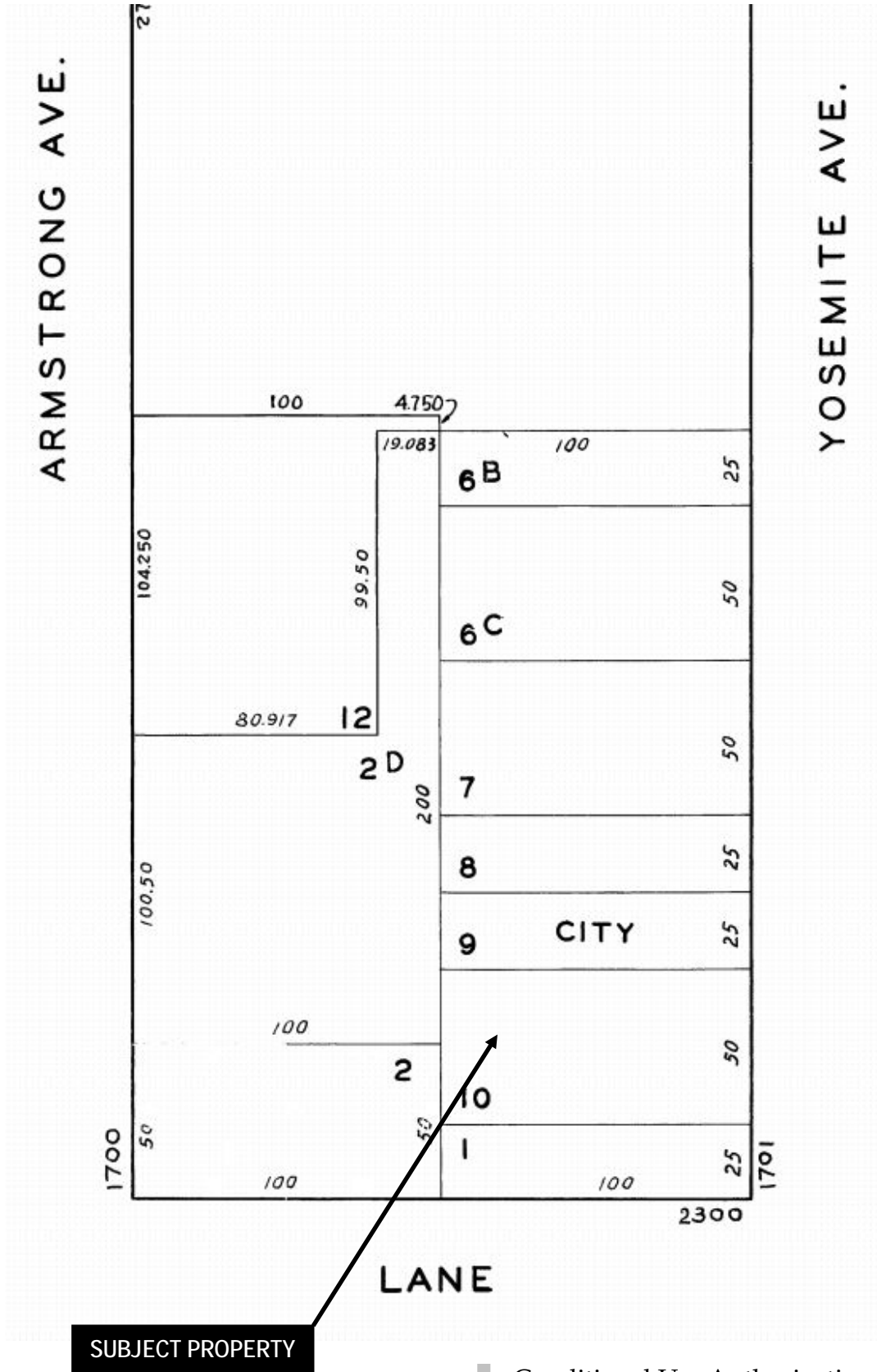
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

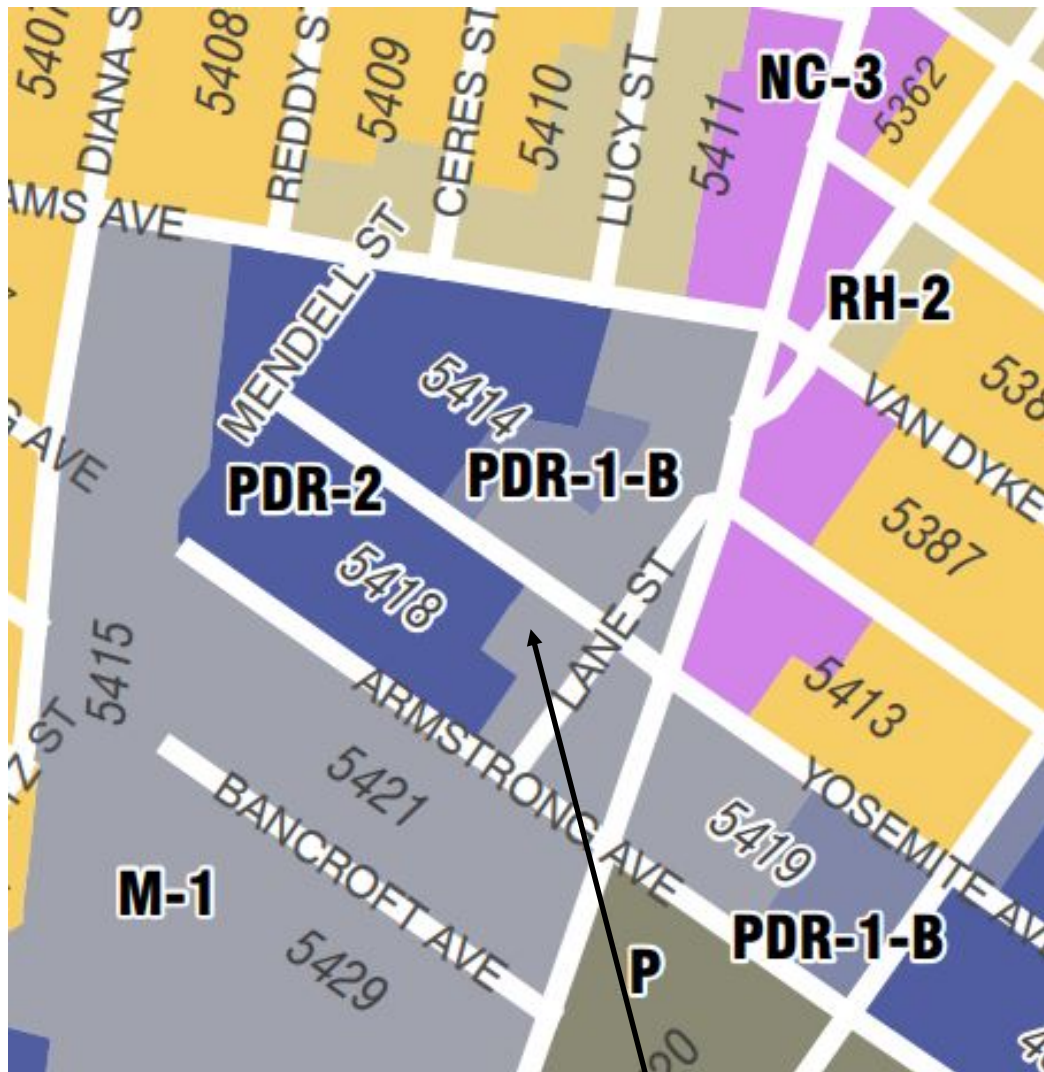
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map



Conditional Use Authorization Hearing  
Case Number 2016-011486CUA  
1713 Yosemite Avenue

# Zoning Map

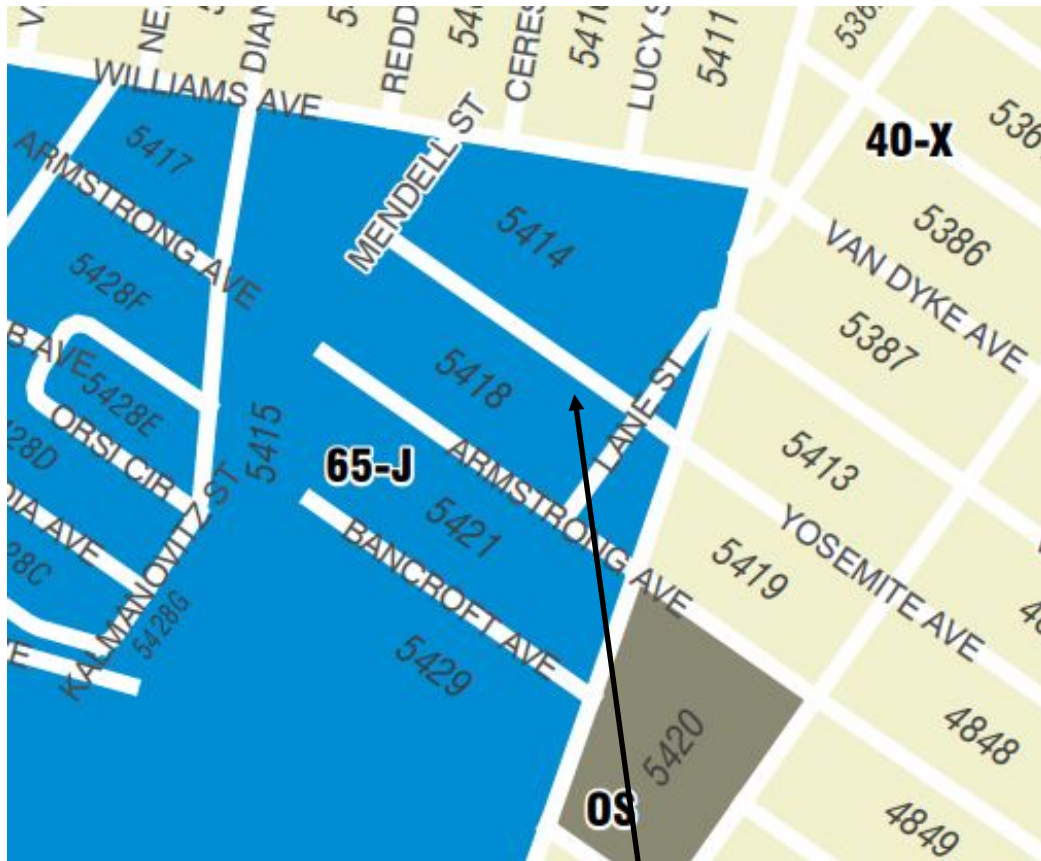


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-011486CUA  
1713 Yosemite Avenue

# Height and Bulk District Map



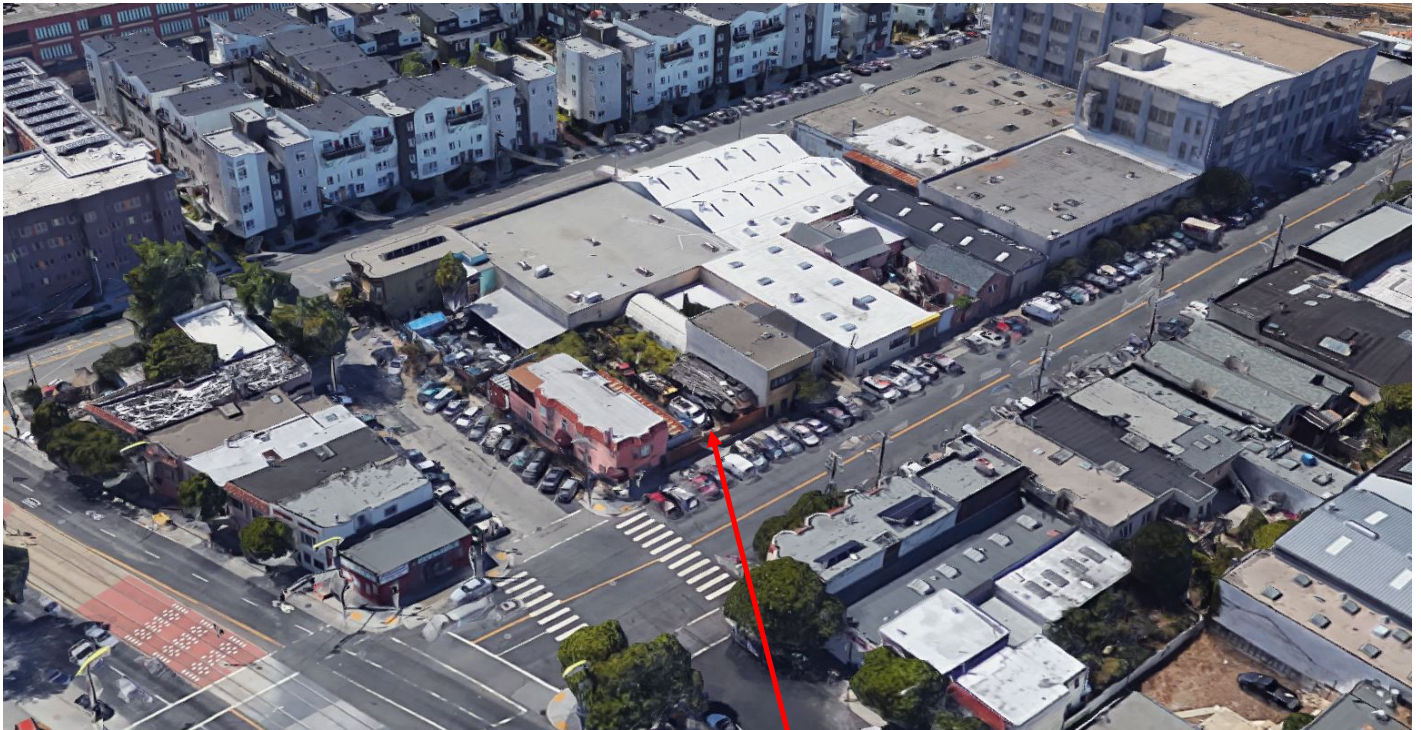
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-011486CUA  
1713 Yosemite Avenue



# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-011486CUA  
1713 Yosemite Avenue

# Site Photo



Conditional Use Authorization Hearing  
Case Number 2016-011486CUA  
1713 Yosemite Avenue



DRAWING INDEX

\_GENERAL

- A0.01 GENERAL INFORMATION
- A0.02 DOOR LEGEND / SCHEDULE
- A0.03 WINDOW SCHEDULE
- A0.04 WINDOW ELEVATIONS
- A0.05 GREEN BUILDING / SITE PERMIT CHECKLIST

\_CIVIL

- C1.01 SITE SURVEY

\_ARCHITECTURAL

- A1.01 SITE PLAN - EXISTING
- A1.02 SITE PLAN - PROPOSED
- A1.03 LANDSCAPING PLAN
- A2.01 FLOOR PLAN - LEVEL 0
- A2.02 FLOOR PLAN - LEVEL 1
- A2.03 FLOOR PLAN - LEVEL 2
- A2.04 FLOOR PLAN - LEVEL 3
- A2.05 FLOOR PLAN - LEVEL 4
- A2.06 FLOOR PLAN - ROOF
- A3.01 BUILDING ELEVATIONS
- A3.02 BUILDING ELEVATIONS
- A3.03 BUILDING ELEVATIONS
- A3.04 BUILDING ELEVATIONS
- A4.01 BUILDING SECTIONS
- A4.02 BUILDING SECTIONS
- A4.03 VERTICAL CIRCULATION - MAIN EGRESS STAIR
- A4.04 VERTICAL CIRCULATION - EGRESS STAIR

PROJECT DIRECTORY

OWNER:  
MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

ARCHITECT:  
STUDIO 12 ARCHITECTURE  
1501 MARIPOSA ST. SUITE 319  
SAN FRANCISCO, CA 94107  
PRINCIPAL ARCHITECT: JEFF BURRIS  
415.503.0212 x201  
jeff@studio12arch.com  
CONTACT: NATE SANDERS  
415.503.0212 x202  
nate@studio12arch.com

CONTRACTOR:  
TBD

STRUCTURAL ENGINEER:  
TBD

ENERGY CONSULTANT:  
ENERGY CALC. CO.  
45 MITCHELL BLVD  
SAN RAFAEL, CA 94903  
CONTACT: xxx  
415.xxx.xxx

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124  
5418/010

SITE PERMIT  
2018/02/22

12

STUDIO 12

ARCHITECTURE

1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212





GENERAL NOTES

1

ALL CONSTRUCTION, REGARDLESS of DETAILS on PLANS, SHALL COMPLY with the FOLLOWING:

2013 CALIFORNIA BUILDING CODE (CBC)

2013 CALIFORNIA MECHANICAL CODE (CMC)

2013 CALIFORNIA PLUMBING CODE (CPC)

2013 CALIFORNIA ELECTRIC CODE (NEC)

2013 CALIFORNIA ENERGY CODE

2013 CALIFORNIA HISTORICAL BUILDING CODE

2013 CALIFORNIA EXISTING BUILDING CODE

2013 CALIFORNIA REFERENCED STANDARDS CODE

2013 CALIFORNIA FIRE CODE

as well as ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

2

THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF THE BUILDING AND SITE, NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

3

THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

4

THE GENERAL CONTRACTOR SHALL BEAR RESPONSIBILITY FOR THE COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERS ARE PLACED AND/OR WORK IS INSTALLED. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

5

THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6

DRAWING INFORMATION IS NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN.

7

DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

8

THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.

9

THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS.

10

INSTALL ALL FIXTURES, EQUIPMENT, and MATERIALS per MANUFACTURER'S RECOMMENDATIONS and the REQUIREMENTS of the CODES. ALL APPLIANCES, FIXTURES, and EQUIPMENT ASSOCIATED with PLUMBING, ELECTRICAL, and MECHANICAL SYSTEMS SHALL BE LISTED by a NATIONALLY RECOGNIZED and APPROVED AGENCY.

11

PROVIDE FIRE-BLOCKING and DRAFTSTOPS at ALL CONCEALED DRAFT OPENINGS (VERTICAL and HORIZONTAL) as per 2007 CBC SEC 717.

12

MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.

13

DISCREPANCIES: WHERE a CONFLICT in REQUIREMENTS OCCURS BETWEEN the SPECIFICATIONS and DRAWINGS, or on the DRAWINGS, and a RESOLUTION IS NOT OBTAINED from the ARCHITECT BEFORE the BIDDING DATE, the MORE STRINGENT ALTERNATE WILL BECOME the CONTRACTUAL REQUIREMENTS.

14

CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH in the DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, and FINISHING of ALL ASPECTS of THIS PROJECT.

15

PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.

16

PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

17

ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2

18

ALL SMOKE DETECTORS TO BE HARD WIRED.

19

ALL ASSEMBLIES SHALL BE of APPROVED CONSTRUCTION.

20

SPECIAL INSPECTION or STRUCTURAL OBSERVATION IS NOT a SUBSTITUTE for INSPECTION by the BUILDING OFFICIAL or BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED or COVERED WITHOUT the APPROVAL of the BUILDING OFFICIAL AND the SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT to REMOVAL or EXPOSURE.

21

STRUCTURAL OBSERVATION SHALL BE REQUIRED for STRUCTURAL COMPLIANCE of the APPROVED PLANS per CBC Sec. 1702.

22

ENGINEER MUST NOTE ON JOB CARD, IN INSPECTION NOTES SECTION, THAT STRUCTURAL OBSERVATION HAS BEEN PERFORMED and STRUCTURE IS IN COMPLIANCE to the APPROVED PLANS PRIOR to BUILDING INSPECTION by SAN FRANCISCO BUILDING INSPECTOR.

23

PLACE and SECURE ALL ANCHOR BOLTS and OTHER ITEMS to BE CAST IN CONCRETE for FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS or REINFORCING AFTER PLACEMENT of CONCRETE IS NOT ALLOWED.

24

SPECIAL INSPECTION IS REQUIRED for WELDING and EPOXY SET ANCHOR BOLTS.

25

FIREPLACE IN LIVING ROOM SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO REQUESTING ANY CLOSE IN OR FRAMING INSPECTION.

26

GAS LINE SCHEMATIC DIAGRAM, CALCULATIONS, and PIPE SIZING MUST BE APPROVED BY BUILDING OFFICIAL PRIOR TO REQUESTING PLUMBING INSPECTION.

27

THE PLANNING DEPARTMENT'S NOISE MAPS INDICATE THAT EXISTING AMBIENT NOISE LEVELS AT THE PROJECT SITE MIGHT EXCEED ACCEPTABLE LEVELS. THE PROJECT IS SUBJECT TO THE CALIFORNIA NOISE INSULATION STANDARDS IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. AS PART OF ENVIRONMENTAL REVIEW, THE DEPARTMENT WILL REQUIRE AN ACOUSTICAL ANALYSIS CONDUCTED BY A QUALIFIED CONSULTANT THAT DEMONSTRATES COMPLIANCE WITH TITLE 24 NOISE STANDARDS. NOISE INSULATION FEATURES IDENTIFIED AND RECOMMENDED BY THE ANALYSIS MUST BE INCLUDED IN THE DESIGN.

ZONING & BUILDING CODE INFORMATION

DESCRIPTION

NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING w/ 6 RESIDENTIAL UNITS, AND 4 PARKING SPACES AT GROUND LEVEL. FIVE STORIES OVER GRADE PLANE. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13R & SFBC 903.3

PROJECT ADDRESS

1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

PARCEL

5418/010

ZONING DISTRICT

M-1. LIGHT INDUSTRIAL

HEIGHT AND USE RESTRICTIONS

65-J

PLANNING DISTRICT

SE TEAM

OCCUPANCY

R-2

LANDMARK STATUS

No

LOT AREA

5000 SF

BUILDING AREA

NO EXISTING BUILDING

CONSTRUCTION TYPE

TYPE III-A

SQUARE FOOTAGES

| RENTABLE AREA |          | GROSS BUILDING AREA |          |
|---------------|----------|---------------------|----------|
| UNIT 1        | 1323 SF  | LEVEL 0             | 2899 SF  |
| UNIT 2        | 1524 SF  | LEVEL 1             | 2795 SF  |
| UNIT 3        | 1476 SF  | LEVEL 2             | 3411 SF  |
| UNIT 4        | 1450 SF  | LEVEL 3             | 2974 SF  |
| UNIT 5        | 2377 SF  | LEVEL 4             | 2197 SF  |
| UNIT 6        | 2420 SF  |                     |          |
|               | 10571 SF |                     | 14276 SF |
| *GARAGE       | 2099 SF  |                     |          |

DWELLING UNIT RATIO

1 UNIT FOR EVERY 800 SF OF LOT AREA  
5000SF / 800SF = 6.25  
**6 UNITS ALLOWED**  
\*CONDITIONAL USE REQUIRED OR RESIDENTIAL

OFF STREET PARKING

NONE REQUIRED. PERMITTED UP TO 1 SPACE FOR EVERY 2 DWELLING UNITS. CONDITIONAL 3 SPACES FOR EVERY 4 DWELLING UNITS. NOT PERMITTED ABOVE.

FLOOR AREA RATIO

5 TO 1

REAR YARD REQUIREMENT


25% OF LOT LENGTH

OCCUPANT LOAD


PER TABLE 1004.1.2, THE OCCUPANT LOAD FACTOR OF RESIDENTIAL SPACE IS 200 GROSS. THE TOTAL AREA OF THE PROPOSED BUILDING IS 10,571 SF

10,571 / 200 = 53


SITE LOCATION



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE



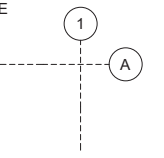
(E) STREET ELEVATION

1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

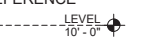
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

SYMBOLS LEGEND


GRID LINE REFERENCE




ELEVATION/DATUM REFERENCE




EXTERIOR ELEVATION




INTERIOR ELEVATION



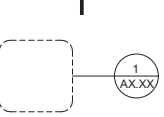
BUILDING SECTION




DETAIL REFERENCE




DETAIL REFERENCE




ROOM REFERENCE




DOOR REFERENCE




ASSEMBLY REFERENCE




WINDOW REFERENCE



NORTH SYMBOL



REVISION REFERENCE



REFERENCE CONSTRUCTION MEMO ISSUING REVISION. ONLY MOST RECENT REVISION SHOWN CLOUDED. REFERENCE FOR PREVIOUS REVISIONS REMAIN. DATE OF REVISIONS INDICATED AT LOWER MARGIN.

ABBREVIATIONS

|        |                           |         |                     |         |  |       |                             |      |                          |         |                              |       |                        |
|--------|---------------------------|---------|---------------------|---------|--|-------|-----------------------------|------|--------------------------|---------|------------------------------|-------|------------------------|
| AB     | ANCHOR BOLT               | CONN    | CONNECTION          | FA      | FIRE ALARM                                   | ID    | INSIDE DIAMETER             | N    | NORTH                    | RESIL   | RESILIENT                    | TOF   | TOP OF FLOOR           |
| ABV    | ABOVE                     | CONST   | CONSTRUCTION        | FB      | FLAT BAR                                     | IN    | INCH                        | N/A  | NOT APPLICABLE           | REV     | REVISION; REVISIONS; REVISED | TOF   | TOP OF FOOTING         |
| ACC    | ACCESS                    | CONT    | CONTINUOUS          | FD      | FLOOR DRAIN                                  | INCL  | INCLUDED                    | NC   | NOT IN CONTRACT          | RH      | RIGHT HAND                   | TOP   | TOP OF FRAME           |
| ACOUS  | ACOUSTICAL                | CONTR   | CONTRACTOR          | FE      | FIRE EXTINGUISHER                            | INSUL | INSULATION                  | NO   | NUMBER                   | RM      | ROOM                         | TOM   | TOP OF MASONRY         |
| ACP    | ASPHALT CONCRETE PAVING   | CORR    | CORRIDOR            | FEC     | FIRE EXTINGUISHER CABINET                    | INT   | INTERIOR                    | NOM  | NOMINAL                  | RO      | ROUGH OPENING                | TOP   | TOP OF PARAPET         |
| ACS    | ACCESS PANEL              | CPT     | CARPET; CARPETED    | FF EL   | FINISH FLOOR ELEVATION                       | INV   | INVERT                      | NR   | NOISE REDUCTION          | RWL     | RAIN WATER LEADER            | TOPO  | TOP OF PAVEMENT        |
| ACT    | ACOUSTICAL TILE           | CRS     | COLD ROLLED STEEL   | FH      | FIRE HYDRANT                                 |       |                             | NTS  | NOT TO SCALE             |         |                              | TOS   | TOPOGRAPHY             |
| AD     | AREA DRAIN                | CSK     | COUNTERSUNK         | FHC     | FIRE HOSE CABINET                            |       |                             |      |                          | S       | SOUTH                        | TOF   | TOP OF SLAB            |
| ADA    | AMERICANS w/ DISABILITIES | CT      | CERAMIC TILE        | FIN FLR | FINISH FLOOR                                 |       |                             |      |                          | SAF     | SELF-ADHERED FLASHING        | TOF   | TOP OF STEEL           |
| ACT    |                           | CTR     | CENTER              | FF      | FINISH TO FINISH                             |       |                             |      |                          | SAM     | SELF-ADHERED MEMBRANE        | TOW   | TOP OF WALL            |
| ADJ    | ADJUSTABLE                | CU FT   | CUBIC FEET          | FIN     | FINISH                                       |       |                             |      |                          | SC      | SOLID CORE                   | TS    | TUB STEEL              |
| AFF    | ABOVE FINISHED FLOOR      |         |                     | FLASH   | FLASHING                                     |       |                             |      |                          | SCHED   | SCHEDULE                     | TSTAT | THERMOSTAT             |
| AGGR   | AGGREGATE                 | DBL     | DOUBLE              | FLR     | FLOOR; FLOORING                              | KIT   | KITCHEN                     | OFF  | OFFICE                   | SD      | SMOKE DETECTOR               | UNO   | UNLESS NOTED OTHERWISE |
| AIB    | AIR INFILTRATION BARRIER  | DEMO    | DEMOLITION          | FLUOR   | FLUORESCENT                                  | KO    | KNOCKOUT                    | OH   | OVERHEAD                 | SECT    | SECTION                      |       |                        |
| ALT    | ALTERNATE                 | DET     | DETAIL              | FOC     | FACE OF CONCRETE                             | LAM   | LAMINATE, LAMINATED         | OPH  | ORDINARY HIGH WATER MARK | SG      | SAFETY GLASS                 | UNO   | UNLESS NOTED OTHERWISE |
| ALUM   | ALUMINUM                  | DIA     | DIAMETER            | FOF     | FACE OF FINISH                               | LAV   | LAVATORY                    | OPNG | OPENING                  | SVHV    | SHELF; SHELVING              | VB    | VINYL BASE             |
| APPROX | APPROXIMATE               | DIM     | DIMENSION           | FOIC    | FURNISHED BY OWNER - INSTALLED BY CONTRACTOR | LBS   | POUNDS                      | OPP  | OPPOSITE                 | SHR     | SHOWER                       | VEN   | VENEER                 |
| ARCH   | ARCHITECTURAL             | DL      | DEAD LOAD           |         |  | LF    | LINEAR FOOT (FEET)          | OSB  | ORIENTED STRAND BOARD    | SHT     | SHEET                        | VERT  | VERTICAL               |
| ASPH   | ASPHALT                   | DN      | DOWN                |         |  | LH    | LEFT HAND                   |      |                          | SHT MTL | SHEET METAL                  | VEST  | VESTIBULE              |
| AUTO   | AUTOMATIC                 | DR      | DOOR                |         |  | LL    | LIVE LOAD                   |      |                          | SHTG    | SHEATHING                    |       |                        |
|        |                           | DR OPNG | DOOR OPENING        |         |  | LOC   | LOCATION                    | PBD  | PARTICLE BOARD           | SIM     | SIMILAR                      | VT    | VERTICAL GRAIN         |
| BO     | BOARD                     | DS      | DOWNSPOUT           |         |  | LP    | LOW POINT                   | PCC  | PRECAST CONCRETE         | SOG     | SLAB ON GRADE                | VF    | VERIFY IN FIELD        |
| BITUM  | BITUMINOUS                | DSP     | DRY STANDPIPE       |         |  | LT    | LIGHT                       | PCF  | POUNDS PER CUBIC FOOT    | SPEC    | SPECIFICATION                | VT    | VINYL TILE             |
| BLDG   | BUILDING                  | DT      | DRAIN TILE          |         |  |       |                             | PERF | PERFORATED               | SQ FT   | SQUARE FOOT (FEET)           |       |                        |
| BLKG   | LOCKING                   | DW      | DISHWASHER          |         |  | MAS   | MASONRY                     | PERP | PERPENDICULAR            | SQ IN   | SQUARE INCHES)               | W     | WEST                   |
| BM     | BEAM                      | DWG     | DRAWING             |         |  | MATL  | MATERIAL                    | PL   | PLATE                    | SST     | STAINLESS STEEL              | w/    | WITH                   |
| BO     | BOTTOM OF ...             |         |                     |         |  | MAX   | MAXIMUM                     | PLAM | PLASTIC LAMINATE         | STD     | STANDARD                     | w/o   | WITHOUT                |
| BOT    | BOTTOM                    | E       | EAST                |         |  | MB    | MACHINE BOLT                | PLAS | PLASTER                  | STL     | STEEL                        | WC    | WATER CLOSET           |
| BRG    | BEARING                   | EA      | EACH                |         |  | MC    | MEDICINE CABINET            | PLWD | PLYWOOD                  | STOR    | STORAGE                      | WD    | WOOD                   |
| BSMT   | BASEMENT                  | EJ      | EXPANSION JOIN      |         |  | MDF   | MEDIUM DENSITY FIBERBOARD   | PNL  | PANEL                    | STRUCT  | STRUCTURAL                   | WDW   | WINDOW                 |
| BUR    | BUILT UP ROOFING          | EL      | ELEVATION           |         |  | HDO   | HIGH DENSITY OVERLAY        | MDO  | MEDIUM DENSITY OVERLAY   | SUSP    | SUSPENDED                    | WF    | WIDE FLANGE            |
|        |                           | ELEC    | ELECTRICAL          |         |  | HTR   | HEADER                      | MECH | MECHANICAL               | SYM     | SYMMETRICAL                  | WFB   | WIDE FLANGE BEAM       |
|        |                           | ELEV    | ELEVATOR            |         |  | HDWD  | HARDWOOD                    | MEMB | MEMBRANE                 |         |                              | WG    | WIRED GLASS            |
| CAB    | CABINET                   | ENCL    | ENCLOSURE           |         |  | HDW   | HARDWARE                    | MEZZ | MEZZANINE                | T       | THREAD                       | WG    | WATER HEATER           |
| CB     | CATCH BASIN               | EQ      | EQUAL               |         |  | HM    | HOLLOW METAL                | MFT  | MANUFACTURER             | T&G     | TONGUE AND GROOVE            | WL    | WATER LINE             |
| CEM    | CEMENT                    | EST     | ESTIMATE            |         |  | MIN   | MINIMUM                     | MIR  | MIRROR                   | TSD     | TO BE DETERMINED             | WLD   | WELDED                 |
| CER    | CERAMIC                   | EQUIP   | EQUIPMENT           |         |  | HORIZ | HORIZONTAL                  | MISC | MISCELLANEOUS            | TEL     | TELEPHONE                    | WP    | WATERPROOF             |
| CIP    | CAST-IN-PLACE             | EW      | EACH WAY            |         |  | HR    | HOOR                        | MO   | MASONRY OPENING          | TER     | TERRAZZO                     | WPM   | WATERPROOF MEMBRANE    |
| CJ     | CONTROL JOIN              | EXH FN  | EXHAUST FAN         |         |  | HT    | HEIGHT                      | MTD  | MOUNTED                  | TG      | TEMPERED GLASS               | WR    | WATER RESISTANT        |
| CLT    | CEILING                   | EXIST   | EXISTING            |         |  | HVAC  | HEATING / VENTILATION / AIR | MUL  | MULLION                  | THK     | THICK                        | WSCOT | WAINSCOT               |
| CLK    | CAULKING                  | EXP     | EXPANDED; EXPANSION |         |  |       |                             |      |                          | TOB     | TOP OF ...                   | WSG   | WIRE SAFETY GLASS      |
| CLO    | CLOSET                    | EXP BT  | EXPANSION BOLT      |         |  |       |                             |      |                          | TOC     | TOP OF CONCRETE              | WTR   | WATER                  |
| CLR    | CLEAR                     | EXT     | EXPOSED             |         |  | HW    | HOT WATER                   |      |                          |         |                              | WWF   | WELDED WIRE FABRIC     |
| CMU    | CONCRETE MASONRY UNIT     |         |                     |         |  | HWT   | HOT WATER TANK              |      |                          |         |                              | WWM   | WELDED WIRE MESH       |
| CNTR   | COUNTER                   |         |                     |         |  |       |                             |      |                          |         |                              | WT    | WEIGHT                 |
| COL    | COLUMN                    |         |                     |         |  |       |                             |      |                          |         |                              |       |                        |
| CONC   | CONCRETE                  |         |                     |         |  |       |                             |      |                          |         |                              |       |                        |

△ REVISIONS:


| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

SITE PERMIT

2018/02/22

STUDIO 12  
ARCHITECTURE

1501 MARIPOSA ST., SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212

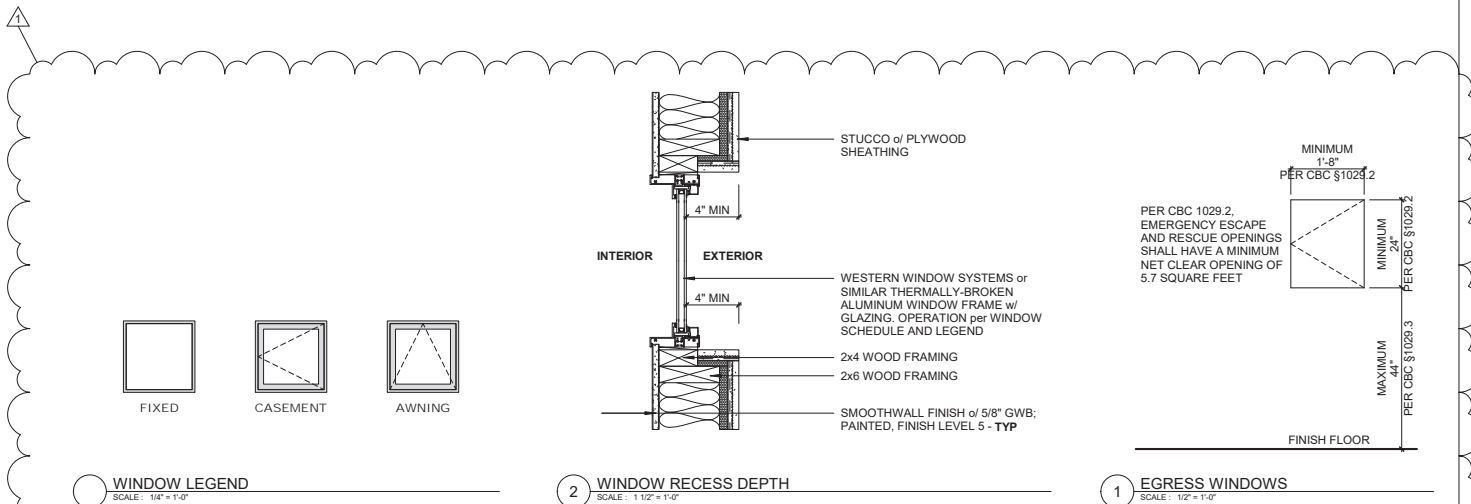


GENERAL INFORMATION

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A0.01

A0.02





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

2 WINDOW RECESS DEPTH  
SCALE : 1/2" = 1'-0"

1 EGRESS WINDOWS  
SCALE : 1/2" = 1'-0"

| WINDOW SCHEDULE |                         |             |            |             |        |                  |                |              |         |                        |        |                              |
|-----------------|-------------------------|-------------|------------|-------------|--------|------------------|----------------|--------------|---------|------------------------|--------|------------------------------|
| MARK            | LOCATION                | ORIENTATION | HEIGHT     | LENGTH      | AREA   | OPERATION        | FRAME MATERIAL | GLAZING      | U-VALUE | MANUFACTURER           | EGRESS | COMMENTS                     |
| 1               | 011 - LIVING            | NORTH       | 9'-4"      | 10'-11 1/2" | 102 SF | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 2               | 011 - LIVING            | NORTH       | 7'-0 1/4"  | 10'-11 1/2" | 77 SF  | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 3               | 013 - LIVING            | NORTH       | 9'-4"      | 15'-3 3/4"  | 143 SF | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 4               | 013 - LIVING            | NORTH       | 7'-0 1/4"  | 15'-3 3/4"  | 108 SF | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 5               | 013 - LIVING            | NORTH       | 7'-0 1/4"  | 10'-11 1/2" | 77 SF  | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 6               | 100 - LOBBY             | SOUTH       | 4'-3"      | 1'-10 1/4"  | 8 SF   | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     |                              |
| 7               | 123 - CORRIDOR          | NORTH       | 4'-3"      | 1'-10 1/4"  | 8 SF   | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     |                              |
| 8               | 120 - BEDROOM           | SOUTH       | 6'-2 1/4"  | 6'-0"       | 37 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 9               | 122 - BEDROOM           | SOUTH       | 8'-4 3/4"  | 10'-0 3/4"  | 85 SF  | FIXED + AWNING   | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 10              | 110 - BEDROOM           | SOUTH       | 8'-4 3/4"  | 9'-10 3/4"  | 83 SF  | FIXED + AWNING   | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 11              | 111 - BEDROOM           | SOUTH       | 6'-2 1/4"  | 6'-0"       | 37 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 12              | 210 - BEDROOM           | NORTH       | 6'-2 1/4"  | 5'-10 1/4"  | 36 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 13              | 211 - OFFICE            | NORTH       | 4'-10 1/2" | 1'-10 3/4"  | 9 SF   | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     |                              |
| 14              | 214 - MASTER BEDROOM    | NORTH       | 6'-2 1/4"  | 10'-7 1/4"  | 66 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 15              | 218 - SHOWER            | SOUTH       | 4'-3"      | 1'-10 1/4"  | 8 SF   | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 16              | 201 - MAIN EGRESS STAIR | EAST        | 10'-6"     | 4'-2"       | 44 SF  | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 17              | 201 - MAIN EGRESS STAIR | EAST        | 10'-6"     | 4'-2"       | 44 SF  | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 18              | 232 - SHOWER            | NORTH       | 4'-3"      | 1'-10 1/4"  | 8 SF   | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 19              | 228 - MASTER BEDROOM    | SOUTH       | 6'-2 1/4"  | 10'-7 1/4"  | 66 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 20              | 225 - BEDROOM           | SOUTH       | 6'-2 1/4"  | 6'-0"       | 37 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 21              | 309 - BEDROOM           | NORTH       | 6'-2 1/4"  | 5'-10 1/4"  | 36 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 22              | 306 - LIVING            | NORTH       | 5'-1 1/2"  | 1'-7 3/4"   | 8 SF   | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     |                              |
| 23              | 306 - LIVING            | EAST        | 5'-6"      | 8'-0"       | 44 SF  | FIXED +AWNING    | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 24              | 410 - DRESSING          | EAST        | 8'-8 1/4"  | 4'-2"       | 36 SF  | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 25              | 418 - DRESSING          | EAST        | 8'-8 1/4"  | 4'-2"       | 36 SF  | FIXED            | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 26              | 315 - LIVING            | EAST        | 5'-6"      | 8'-0"       | 44 SF  | FIXED +AWNING    | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 27              | 318 - BEDROOM           | SOUTH       | 6'-2 1/4"  | 6'-0"       | 37 SF  | FIXED + CASEMENT | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | Yes    | TEMPERED PER CBC SEC. 2406.4 |
| 28              | 409 - MASTER BATH       | SOUTH       | 7'-3"      | 5'-2 1/4"   | 38 SF  | FIXED + AWNING   | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 29              | 411 - SHOWER            | SOUTH       | 3'-3 3/4"  | 1'-9"       | 6 SF   | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 30              | 408 - MASTER BEDROOM    | EAST        | 6'-3"      | 4'-2"       | 26 SF  | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 31              | 407 - DRESSING          | EAST        | 6'-3"      | 4'-2"       | 26 SF  | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 32              | 417 - DRESSING          | EAST        | 6'-3"      | 4'-2"       | 26 SF  | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 33              | 418 - MASTER BEDROOM    | EAST        | 6'-3"      | 4'-2"       | 26 SF  | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 34              | 421 - SHOWER            | SOUTH       | 3'-3 3/4"  | 1'-9"       | 6 SF   | AWNING           | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |
| 35              | 415 - MASTER BATH       | SOUTH       | 7'-3"      | 5'-2 1/4"   | 38 SF  | FIXED + AWNING   | ALUM.          | 1" INSULATED | TBD     | WESTERN WINDOW SYSTEMS | No     | TEMPERED PER CBC SEC. 2406.4 |

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

| △ REVISIONS: |            |                         |
|--------------|------------|-------------------------|
| NO.          | DATE       | DESCRIPTION             |
| 1            | 06/06/2017 | NOPDR #1 - May 24, 2017 |

SITE PERMIT

2018/02/22

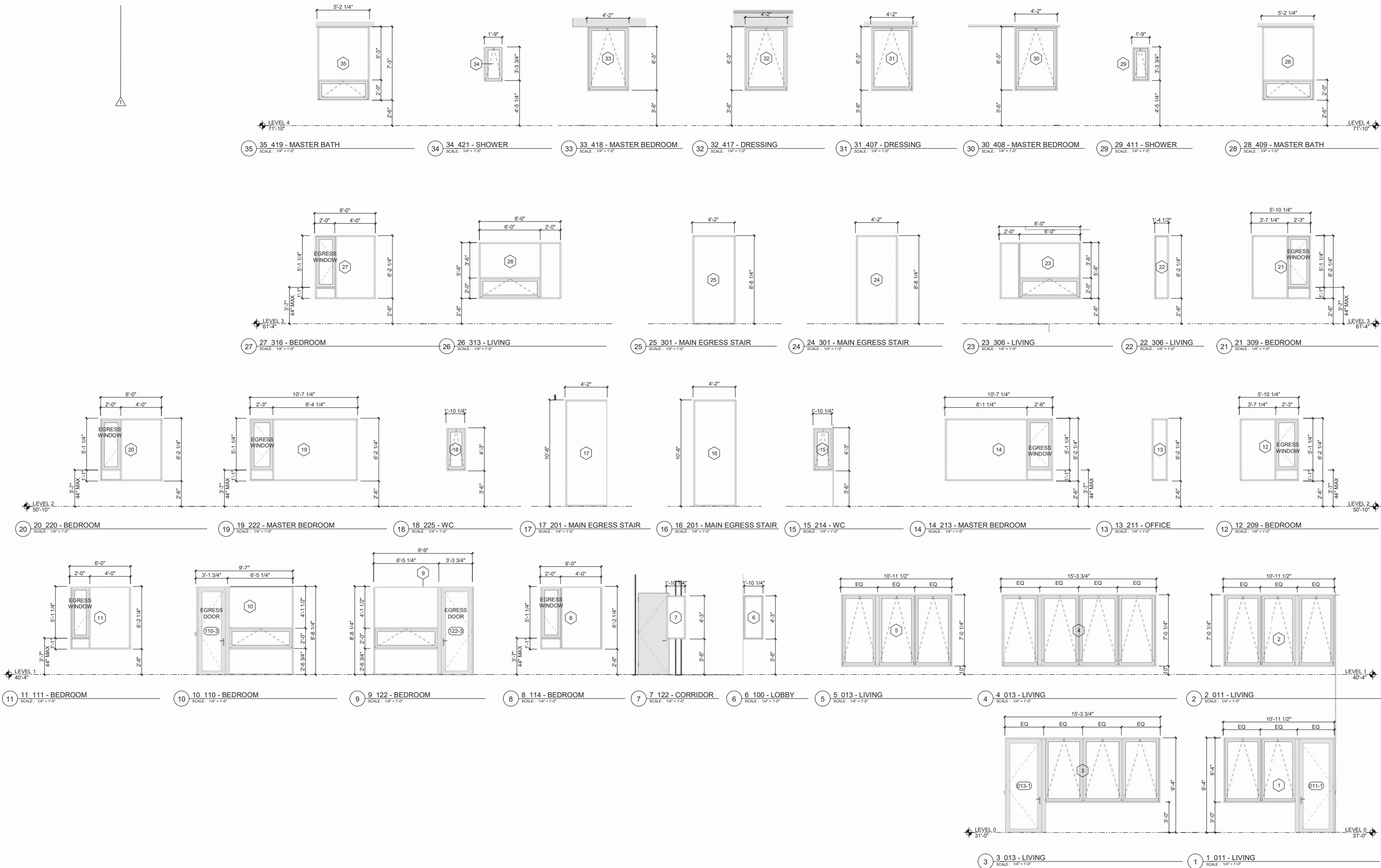
STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



WINDOW SCHEDULE

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB

A0.03



MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

| REVISIONS: |            |                         |
|------------|------------|-------------------------|
| NO.        | DATE       | DESCRIPTION             |
| 1          | 06/06/2017 | NOPDR #1 - May 24, 2017 |

SITE PERMIT

2018/02/22

STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



WINDOW ELEVATIONS

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A0.04



# Green Building: Site Permit Submittal

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

|  |                         |  |
|--|-------------------------|--|
| Project Name<br>1713 YOSEMITE AVE  | Block/Lot<br>5418 / 010 | Address<br>1713 YOSEMITE AVE SAN FRANCISCO, CA 94124 |
| Gross Project Area<br>14,276 SF  | Primary Occupancy<br>R2 | Number of occupied floors<br>5 FLOORS                |
| Design Professional/Applicant: Sign & Date<br>JEFF BURRIS / STUDIO 12 ARCHITECTURE |                         |  |

## ALL PROJECTS, AS APPLICABLE

|  |   |
|--|---|
| <b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.    | ● |
| <b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines   | ● |
| <b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.                                | ● |
| <b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance  | ● |
| <b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details. | ● |

## GREENPOINT RATED PROJECTS

|   |    |
|---|----|
| <b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)  | X  |
| Base number of required Greenpoints:  | 75 |
| Adjustment for retention / demolition of historic features / building:  |    |
| Final number of required points (base number +/- adjustment)  |    |
| <b>GreenPoint Rated</b> (i.e. meets all prerequisites)  | ●  |
| <b>Energy Efficiency:</b> Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).   | ●  |
| <b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.) | ●  |

## Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

## LEED PROJECTS

|  | New Large Commercial | New Low Rise Residential            | New High Rise Residential | Large First Time Commerical Interior | Commercial Major Alteration             | Residential Major Alteration |
|--|----------------------|-------------------------------------|---------------------------|--------------------------------------|---|------------------------------|
| Type of Project Proposed (Indicate at right)   |                      | X                                   |                           |                                      |   |                              |
| Overall Requirements:  |                      |                                     |                           |                                      |   |                              |
| LEED certification level (includes prerequisites):   | GOLD                 | SILVER                              | SILVER                    | GOLD                                 | GOLD                                    | GOLD                         |
| Base number of required points:  | 60                   | 2                                   | 50                        | 60                                   | 60                                      | 60                           |
| Adjustment for retention / demolition of historic features / building:   |                      |                                     |                           | n/a                                  |   |                              |
| Final number of required points (base number +/- adjustment)   |                      |                                     |                           | 50                                   |   |                              |
| Specific Requirements: (n/r indicates a measure is not required)   |                      |                                     |                           |                                      |   |                              |
| <b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points  | ●                    | ●                                   | ●                         | ●                                    | Meet C&D ordinance only                 | ●                            |
| <b>Energy Use</b> Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)  | ●                    | LEED prerequisite                   | ●                         | ●                                    | LEED prerequisite only                  |                              |
| <b>Renewable Energy or Enhanced Energy Efficiency</b> Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6). | ●                    | n/r                                 | n/r                       | n/r                                  | n/r                                     | n/r                          |
| <b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3   | ●                    | Meet LEED prerequisites             |                           |                                      |   |                              |
| <b>Water Use - 30% Reduction</b> LEED WE 3, 2 points   | ●                    | Meet LEED prerequisite              | ●                         | Meet LEED prerequisite               |   |                              |
| <b>Enhanced Refrigerant Management</b> LEED EA 4   | ●                    | n/r                                 | n/r                       | ●                                    | ●                                       | n/r                          |
| <b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1   | ●                    | CalGreen 4.504.1                    | CalGreen 4.504.1          | CalGreen 5.504.3                     | CalGreen 5.504.3                        | CalGreen 4.504.1             |
| <b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4  | ●                    | ●                                   | ●                         | ●                                    | ●                                       | ●                            |
| <b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2.  | ●                    | See San Francisco Planning Code 155 |                           | ●                                    | See San Francisco Planning Code 155     |                              |
| <b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.  | ●                    |                                     |                           | ●                                    | n/r                                     | n/r                          |
| <b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.  | ●                    | n/r                                 | n/r                       | ●                                    | ● (addition only)                       | n/r                          |
| <b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).   | ●                    | n/r                                 | n/r                       | ●                                    | ●                                       | n/r                          |
| <b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)   | n/r                  | ●                                   | ●                         | n/r                                  | n/r                                     | ●                            |
| <b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.  | ●                    | See CBC 1207                        |                           | ●                                    | ● (envelope alteration & addition only) | n/r                          |

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

## AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

| Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>3</sup>   | Other New Non-Residential | Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup> |
|---|---------------------------|---|
| Type of Project Proposed (Check box if applicable)  |                           |   |
| <b>Energy Efficiency:</b> Comply with California Energy Code, Title 24, Part 6 (2013).  | ●                         | ●   |
| <b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2).   | ●                         | ●   |
| <b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.   | ●                         | ●   |
| <b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.  | ●                         | Addition only   |
| <b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.  | ●                         | ●   |
| <b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.   | ●                         | ● (Testing & Balancing)                                     |
| <b>Protect duct openings and mechanical equipment during construction</b>   | ●                         | ●   |
| <b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.  | ●                         | ●   |
| <b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.  | ●                         | ●   |
| <b>Carpet:</b> All carpet must meet one of the following:<br>1. Carpet and Rug Institute Green Label Plus Program,<br>2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),<br>3. NSF/ANSI 140 at the Gold level,<br>4. Scientific Certifications Systems Sustainable Choice, OR<br>5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database<br>AND carpet cushion must meet Carpet and Rug Institute Green Label,<br>AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content. | ●                         | ●   |
| <b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood  | ●                         | ●   |
| <b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.  | ●                         | ●   |
| <b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.   | ●                         | ●   |
| <b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.   | ●                         | ●   |
| <b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.   | ●                         | ● (envelope alteration & addition only)                     |
| <b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.  | ●                         | ●   |
| Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet   |                           |   |
| <b>Construction Waste Management</b> – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.   | ●                         | Meet C&D ordinance only                                     |
| <b>Renewable Energy or Enhanced Energy Efficiency</b> Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).   | ●                         | n/r   |

Attachment C-2:  
Green Building:  
Site Permit Submittal

Version: July 1, 2014

1713 YOSEMITE AVE

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

## △ REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

## SITE PERMIT

2018/02/22

STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212

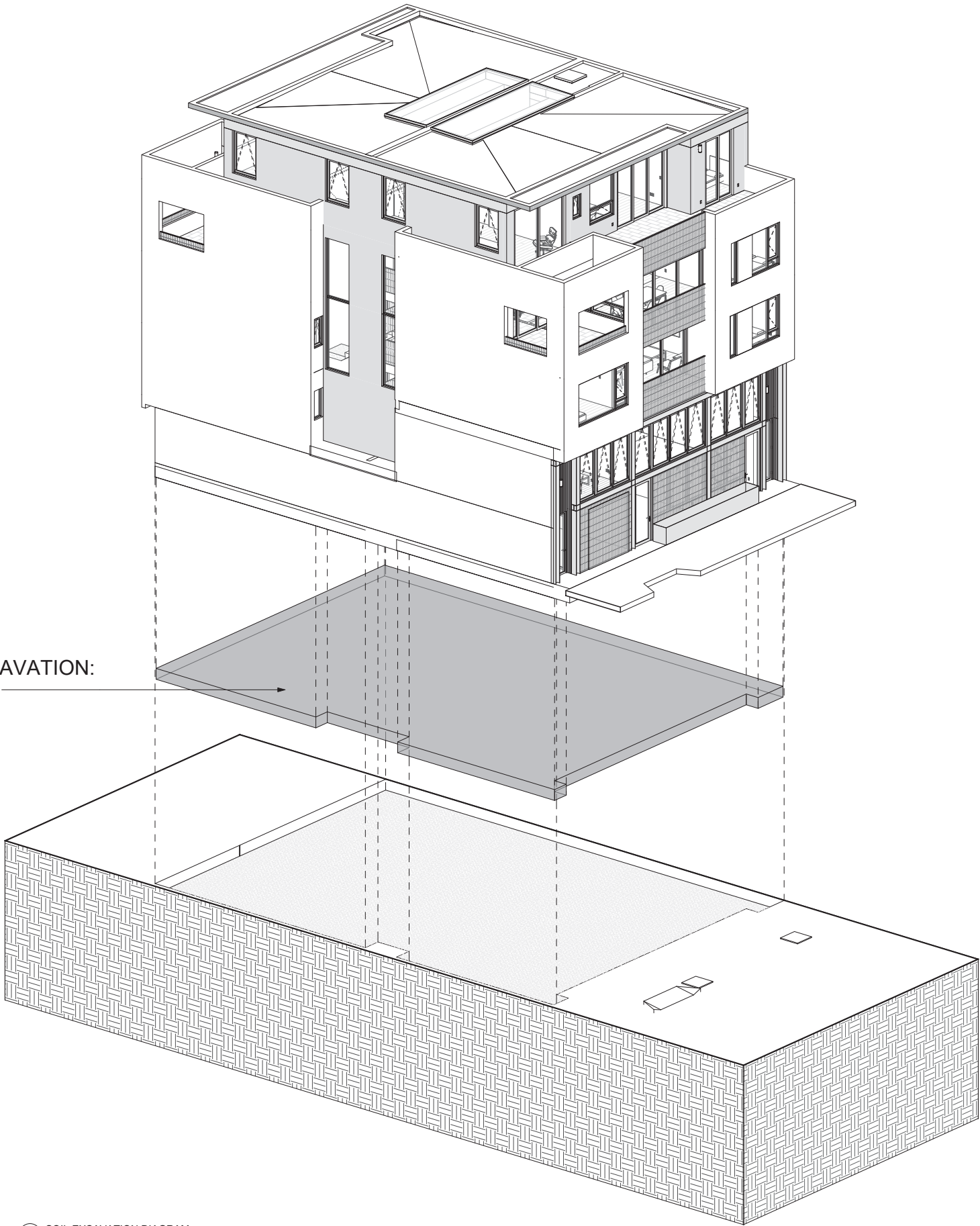


GREEN BUILDING / SITE PERMIT CHECKLIST

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB

A0.05





PROPOSED SOIL EXCAVATION:  
192.93 CUBIC YARDS.

1 SOIL EXCAVATION DIAGRAM  
SCALE:

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

| △ REVISIONS: |      |             |
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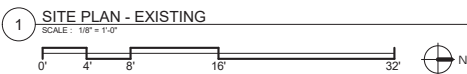
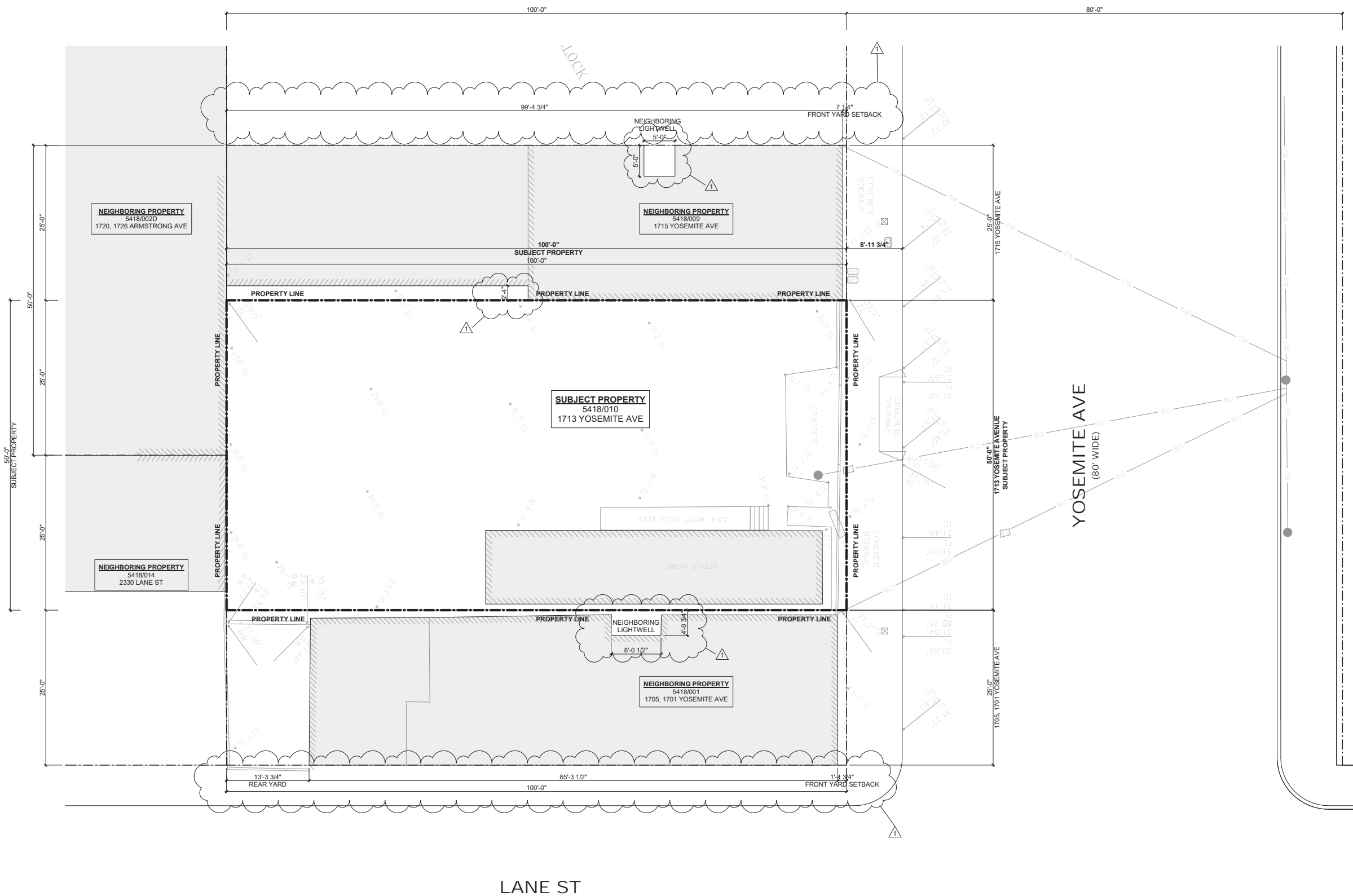
SITE PERMIT  
2018/02/22

STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



SUPPLEMENTAL INFORMATION - SOIL  
REMOVAL

|                          |
|--------------------------|
| Project Number : 2016-08 |
| Date : 2018/02/22        |
| Drawn By : BH            |
| Checked By : JB          |
| A0.06                    |



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1713 YOSEMITE AVE  
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| REVISIONS: |            |                         |
|------------|------------|-------------------------|
| NO.        | DATE       | DESCRIPTION             |
| 1          | 06/06/2017 | NOPDR #1 - May 24, 2017 |

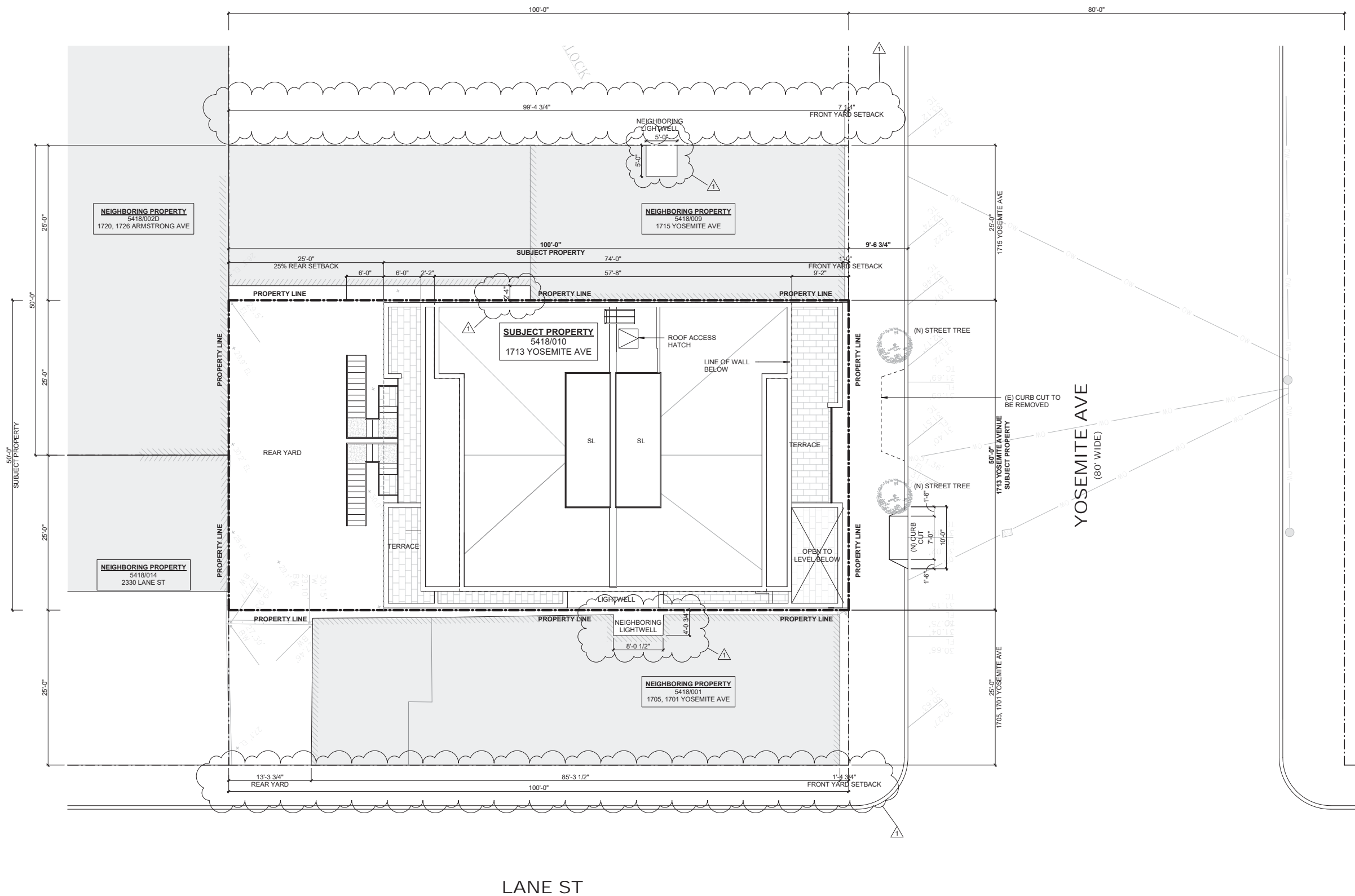
SITE PERMIT  
2018/02/22

STUDIO 12  
ARCHITECTURE  
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SAN FRANCISCO, CA 94107  
415.503.0212



SITE PLAN - EXISTING

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A1.01



1 SITE PLAN - PROPOSED  
SCALE = 1/8" = 1'-0"

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

| REVISIONS: |            |                         |
|------------|------------|-------------------------|
| NO.        | DATE       | DESCRIPTION             |
| 1          | 06/06/2017 | NOPDR #1 - May 24, 2017 |

SITE PERMIT  
2018/02/22

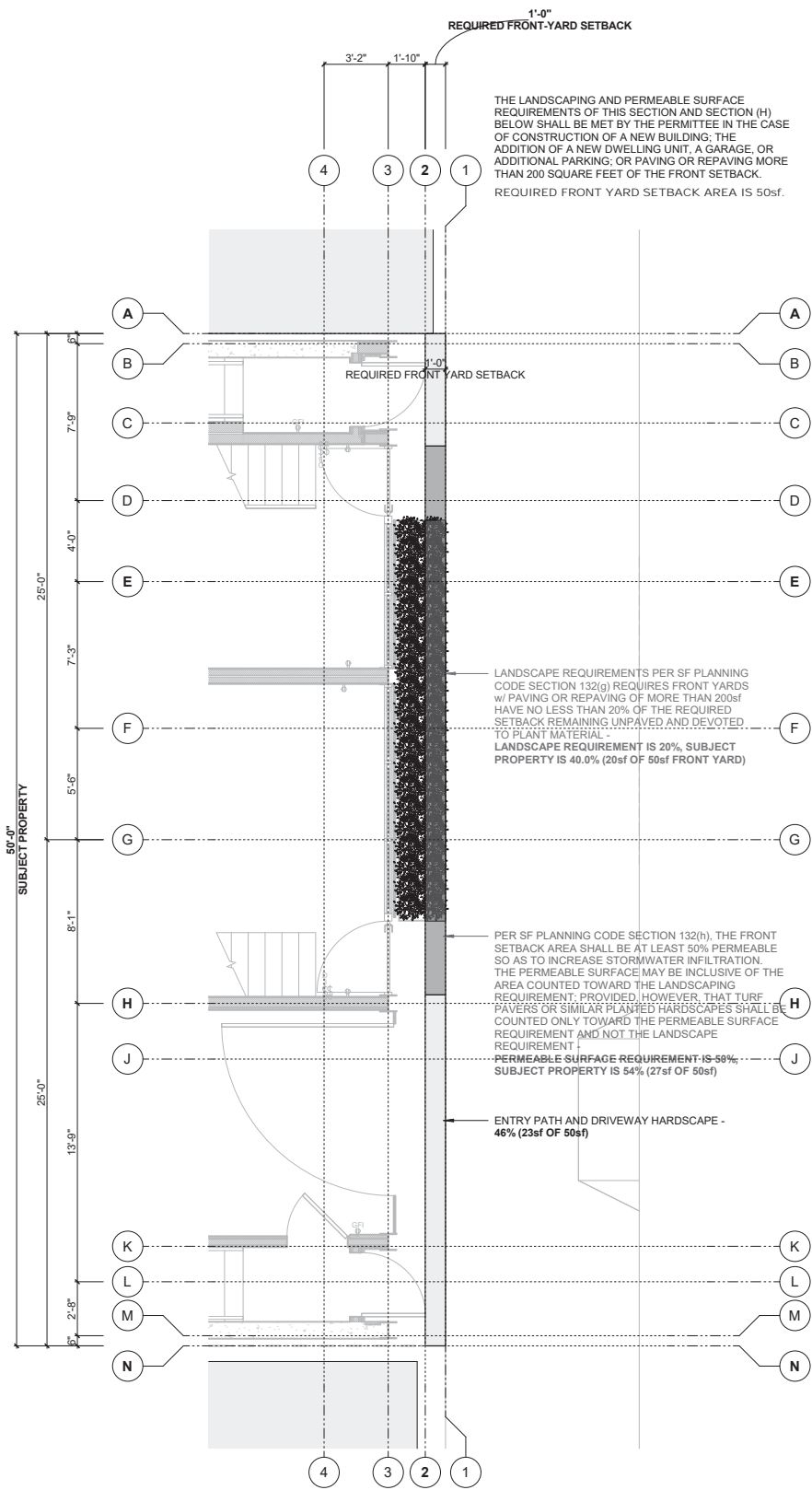
STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



SITE PLAN - PROPOSED

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A1.02





1 LANDSCAPE PLAN LANDSCAPE PLAN - FRONT YARD PLANTED AREA  
SCALE: 1/4" = 1'-0"

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

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|--------------|------|-------------|
| NO.          | DATE | DESCRIPTION |
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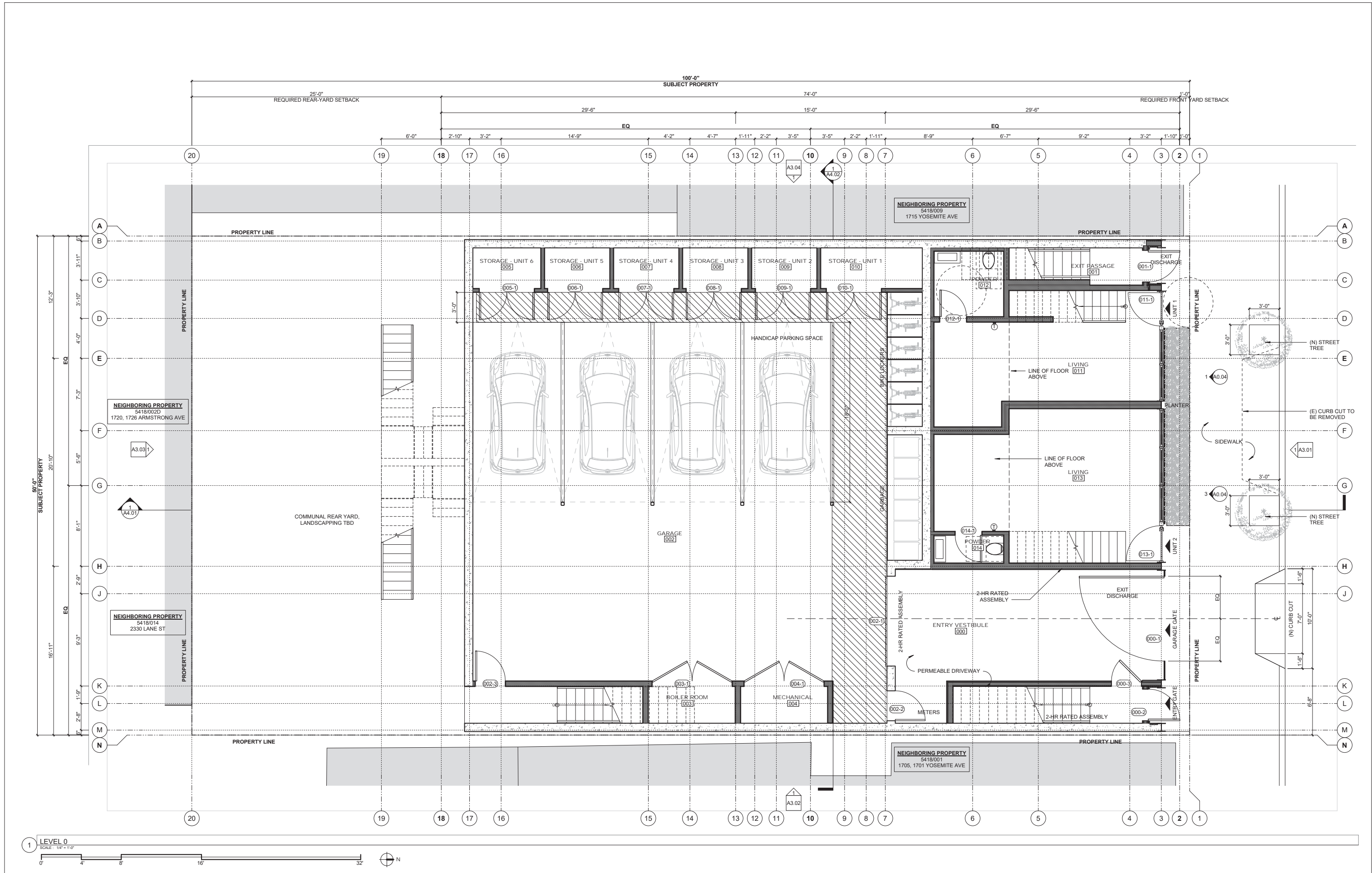
**STUDIO 12**  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



## LANDSCAPING PLAN

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : Author  
Checked By : Checker

A1.03



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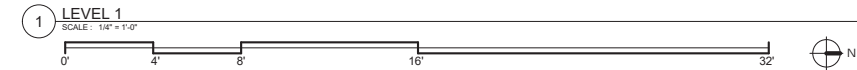
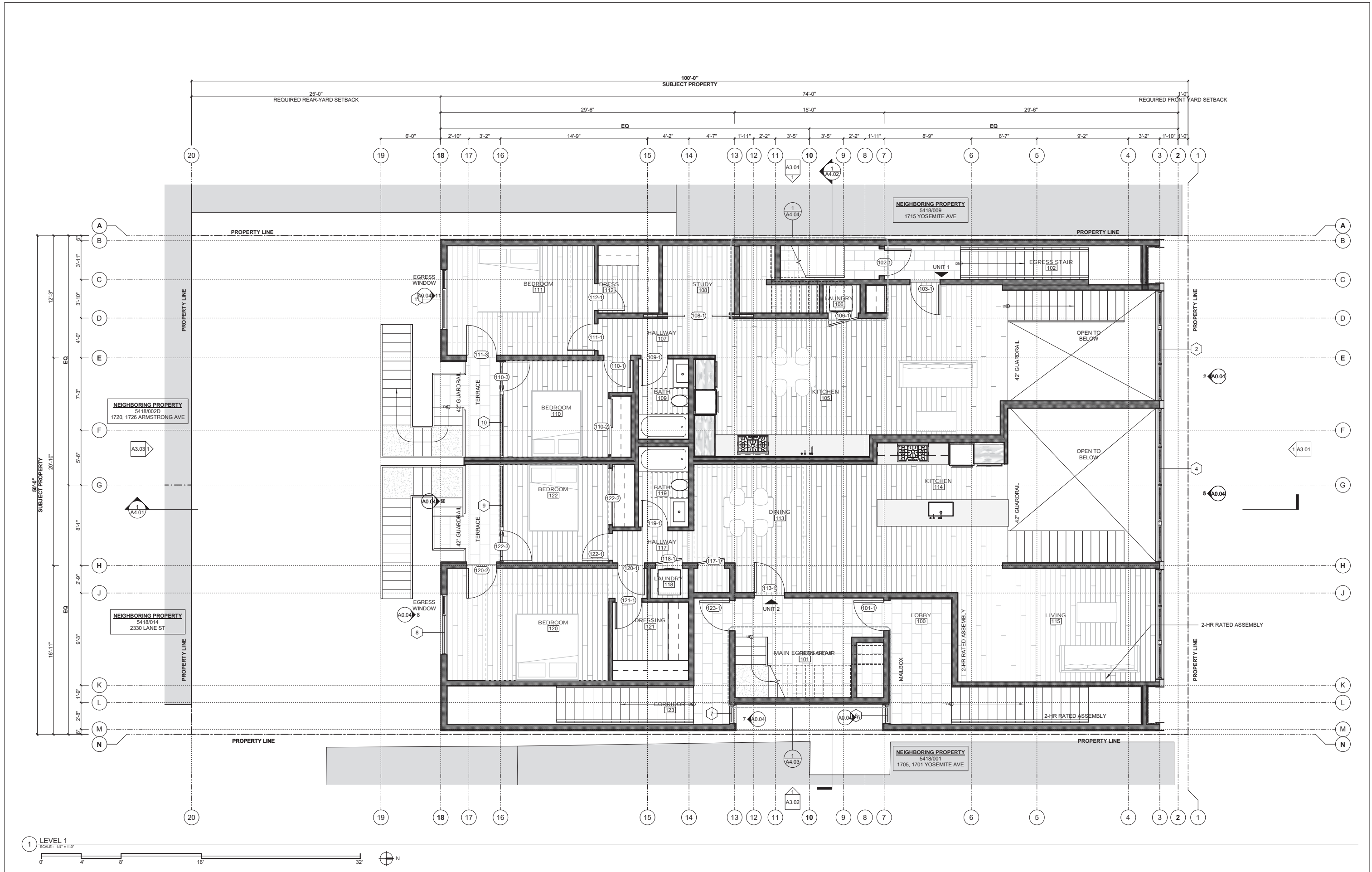
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STUDIO 12  
ARCHITECTURE  
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SAN FRANCISCO, CA 94107  
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FLOOR PLAN - LEVEL 0

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A2.01



MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

| REVISIONS: |      |             |
|------------|------|-------------|
| NO.        | DATE | DESCRIPTION |
|            |      |             |
|            |      |             |

SITE PERMIT  
2018/02/22

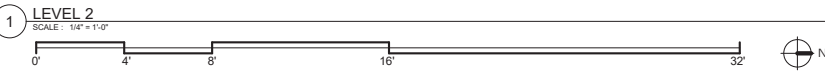
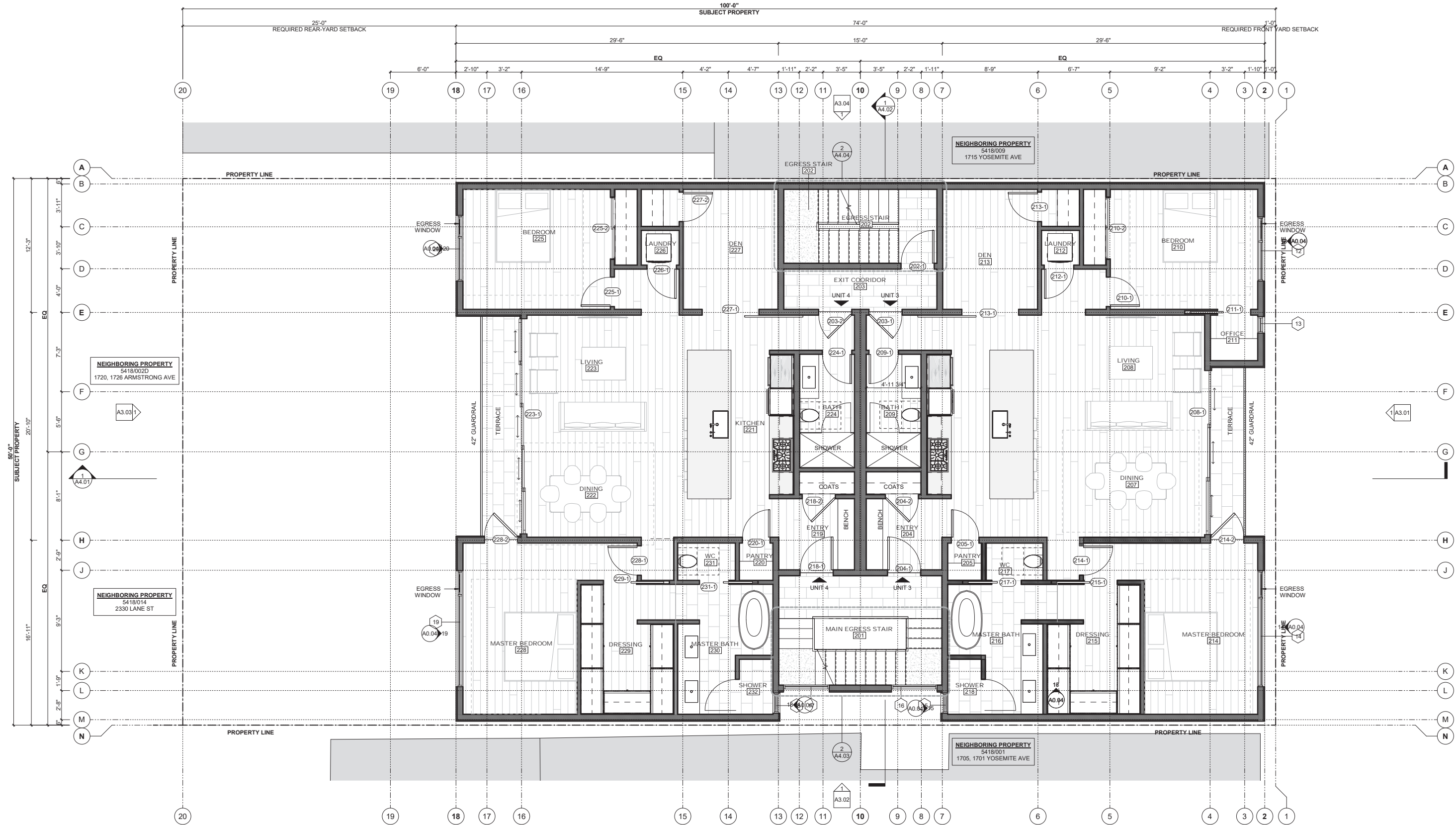
STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST. SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



FLOOR PLAN - LEVEL 1

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A2.02





MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

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SAN FRANCISCO, CA 94124

| REVISIONS: |      |             |  |
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| NO.        | DATE | DESCRIPTION |  |
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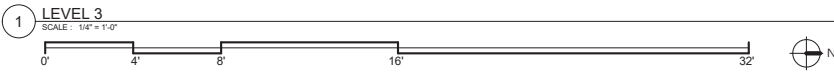
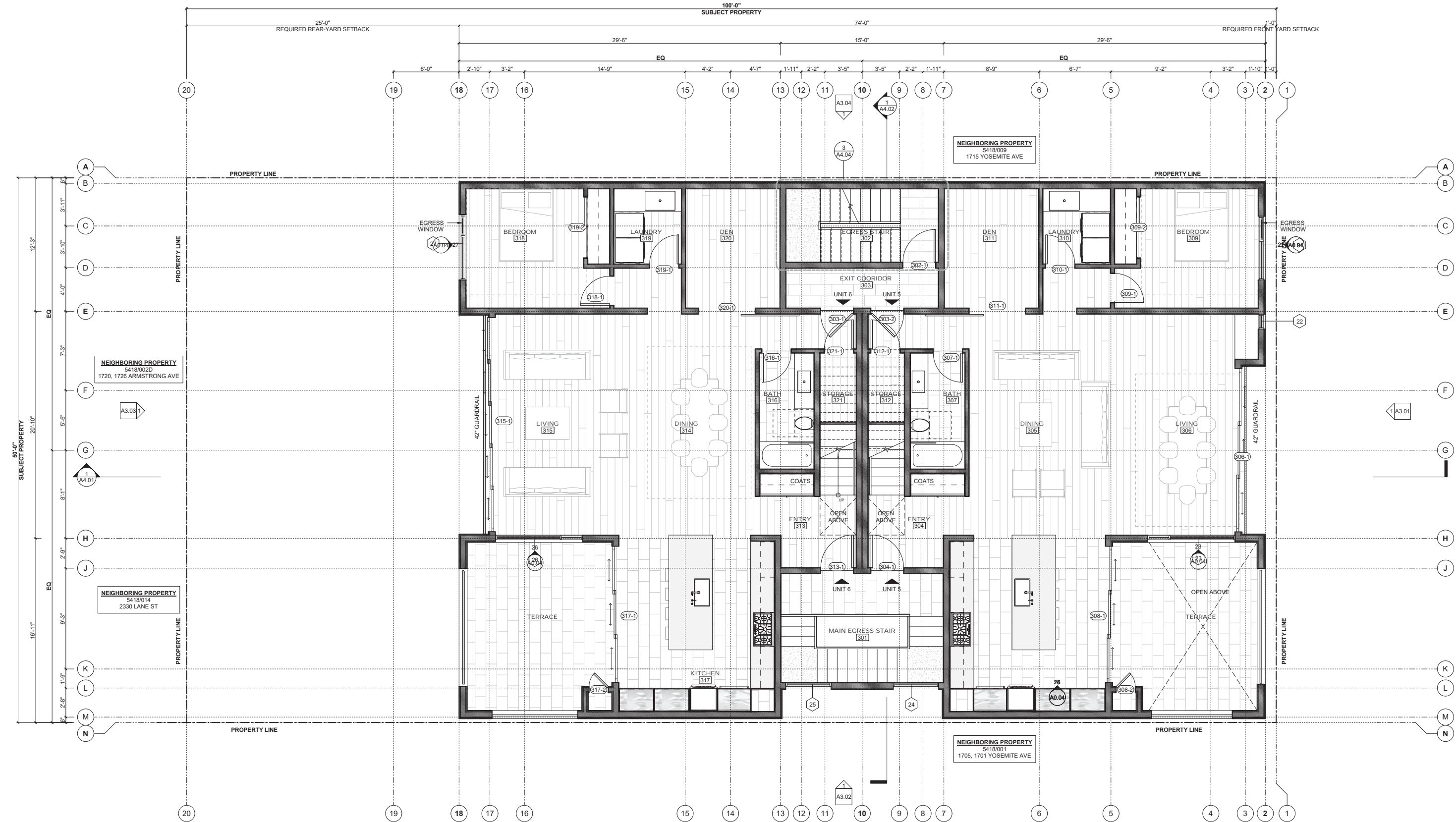
SITE PERMIT  
2018/02/22

**STUDIO 12**  
ARCHITECTURE  
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SAN FRANCISCO, CA 94107  
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FLOOR PLAN - LEVEL 2

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A2.03



MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
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SAN FRANCISCO, CA 94124

| REVISIONS: |      |             |
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| NO.        | DATE | DESCRIPTION |
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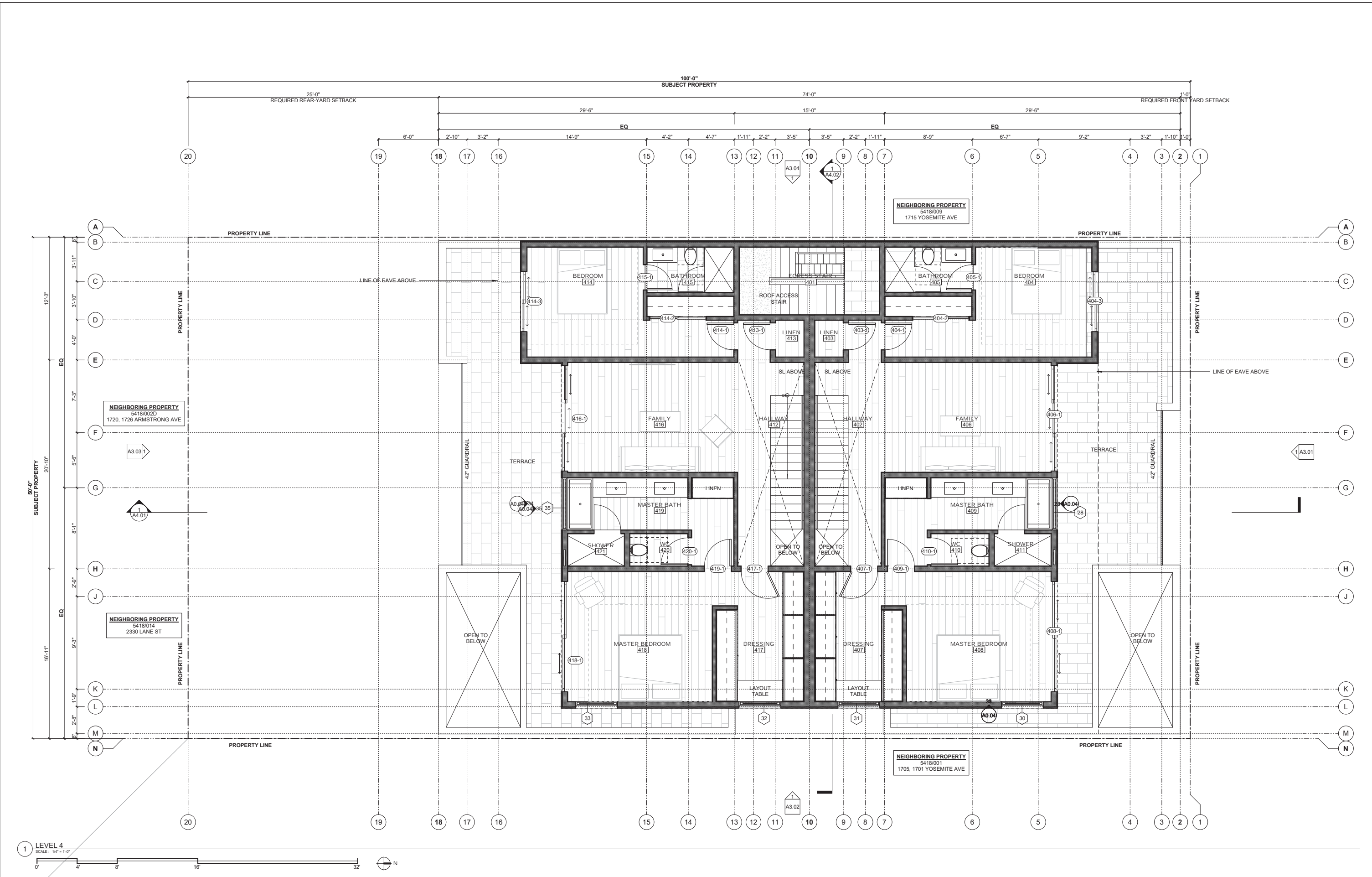
SITE PERMIT  
2018/02/22

**STUDIO 12**  
ARCHITECTURE  
1501 MARIPOSA ST. SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



FLOOR PLAN - LEVEL 3

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A2.04



1 LEVEL 4  
SCALE: 1/8" = 1'-0"

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

| REVISIONS: |      |             |
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| NO.        | DATE | DESCRIPTION |
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SITE PERMIT  
2018/02/22

STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST. SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212

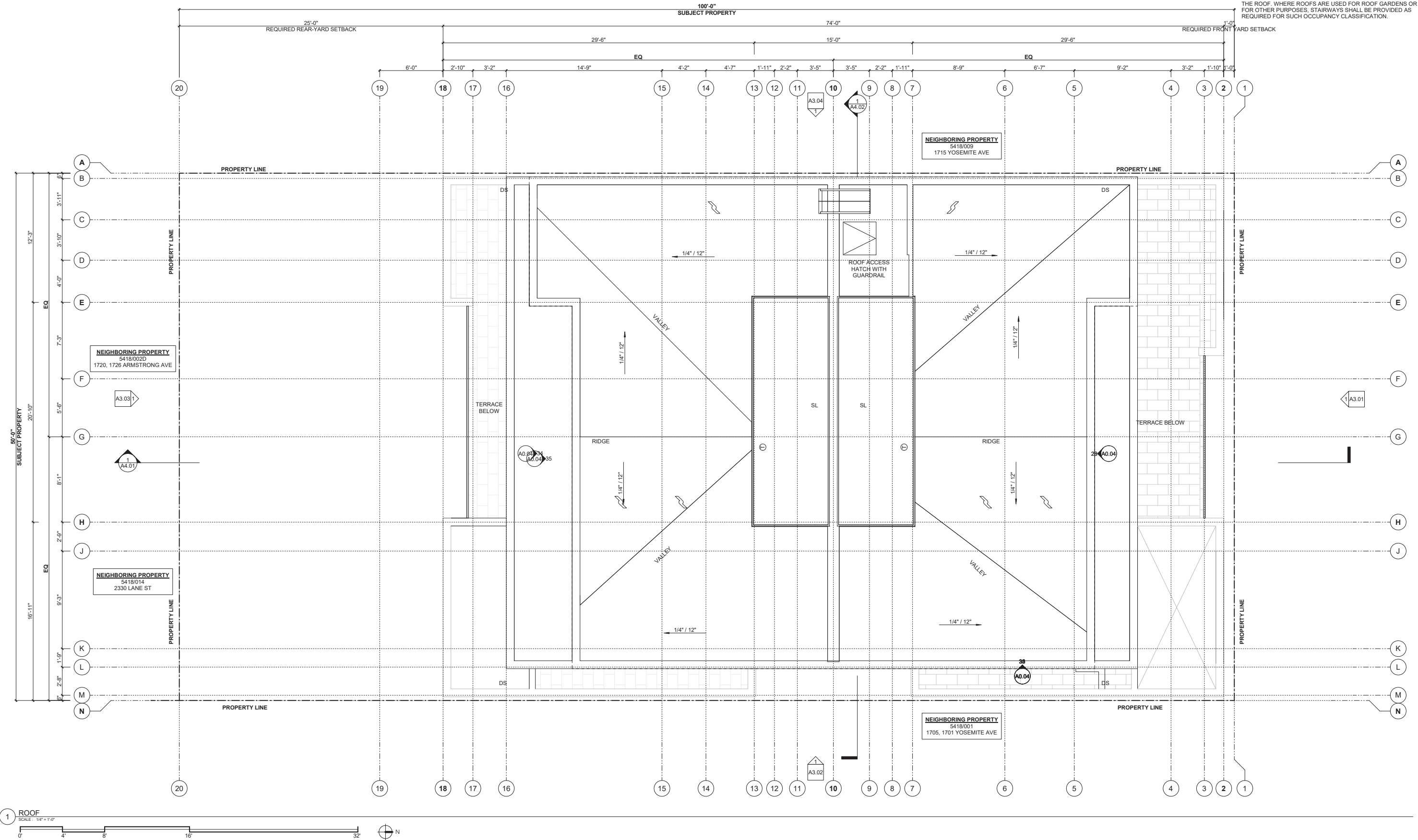


FLOOR PLAN - LEVEL 4

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A2.05



GENERAL NOTE:  
PER OFC SEC 504.3 NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33.3 PERCENT SLOPE), SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF. STAIRWAY ACCESS TO THE ROOF SHALL BE IN ACCORDANCE WITH SECTION 1009.13. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF. WHERE ROOFS ARE USED FOR ROOF GARDENS OR FOR OTHER PURPOSES, STAIRWAYS SHALL BE PROVIDED AS REQUIRED FOR SUCH OCCUPANCY CLASSIFICATION.



MAVEN INVESTMENTS  
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| REVISIONS: |      |             |  |
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| NO.        | DATE | DESCRIPTION |  |
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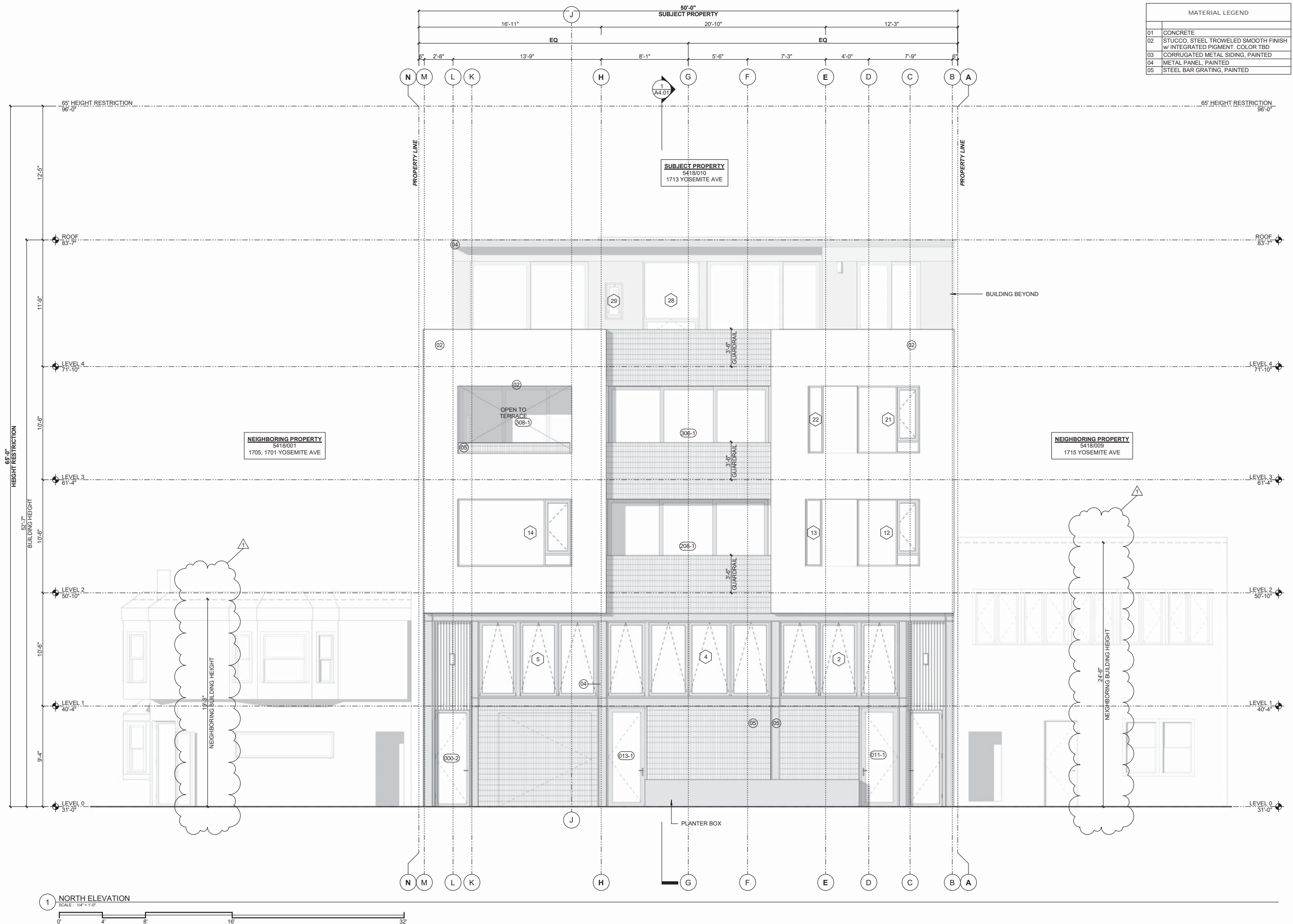
SITE PERMIT  
2018/02/22

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ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



FLOOR PLAN - ROOF

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A2.06



| MATERIAL LEGEND |  |
|-----------------|--|
| 01              | CONCRETE   |
| 02              | STUCCO, STEEL TROWELED SMOOTH FINISH<br>w/ INTEGRATED PIGMENT. COLOR TBD |
| 03              | CORRUGATED METAL SIDING, PAINTED   |
| 04              | METAL PANEL, PAINTED   |
| 05              | STEEL BAR GRATING, PAINTED   |

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

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1713 YOSEMITE AVE  
SAN FRANCISCO, CA 94124

| REVISIONS: |            |                         |
|------------|------------|-------------------------|
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| 1          | 06/06/2017 | NOPDR #1 - May 24, 2017 |

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2018/02/22

STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST. SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212

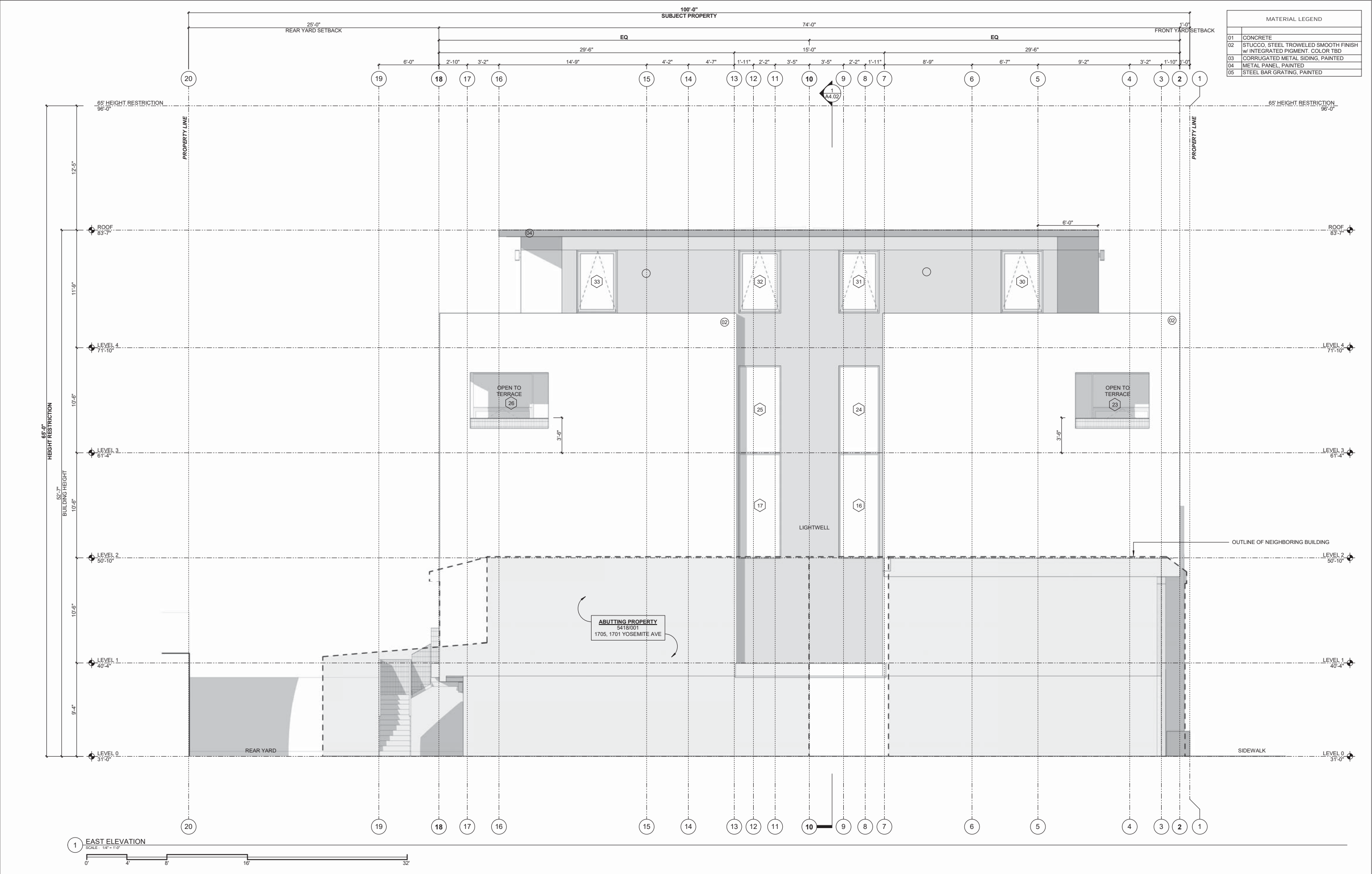


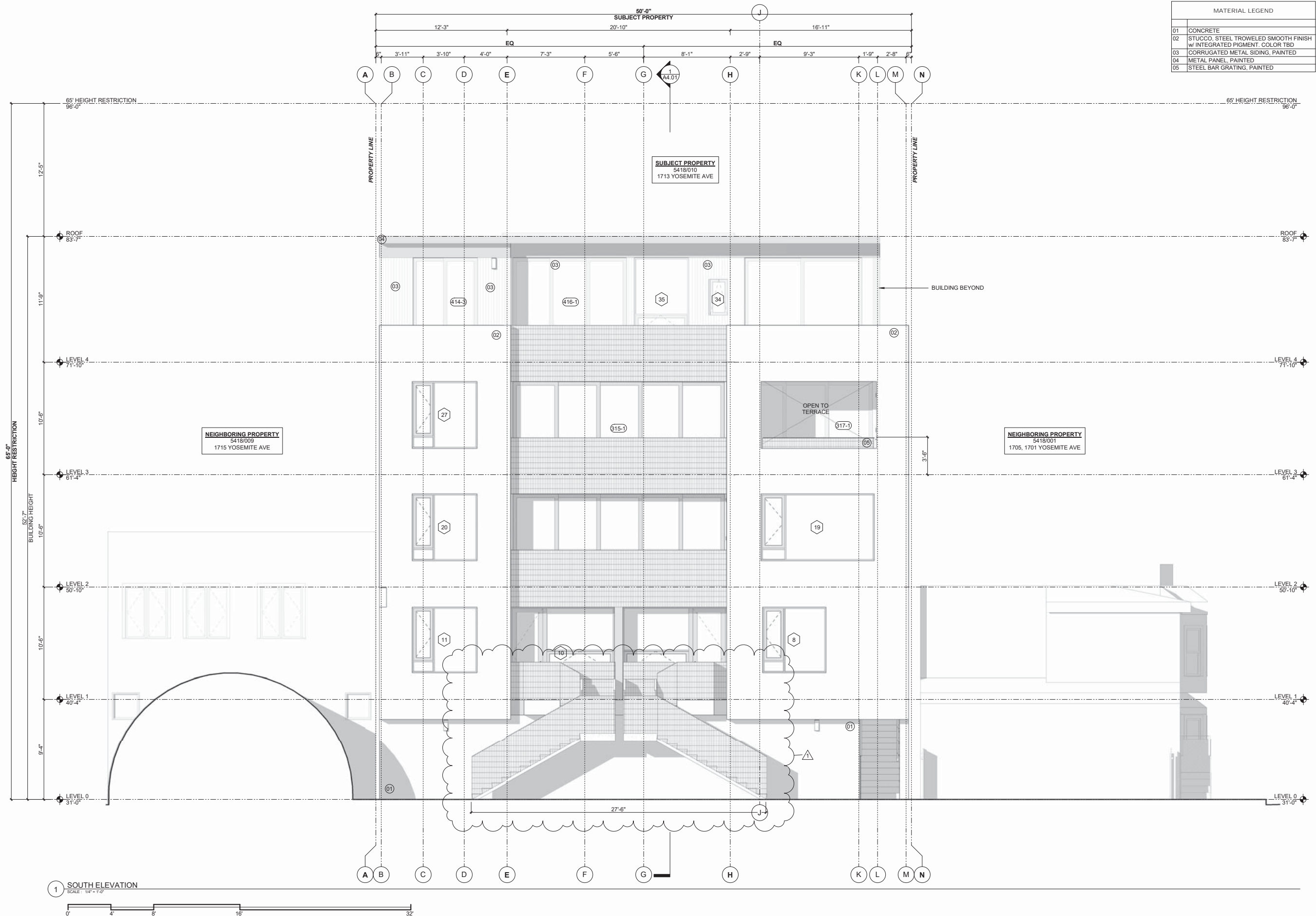
BUILDING ELEVATIONS

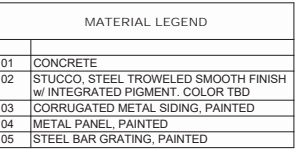
Project Number : 2016-08  
Date : 2016/02/22  
Drawn By : BH  
Checked By : JB

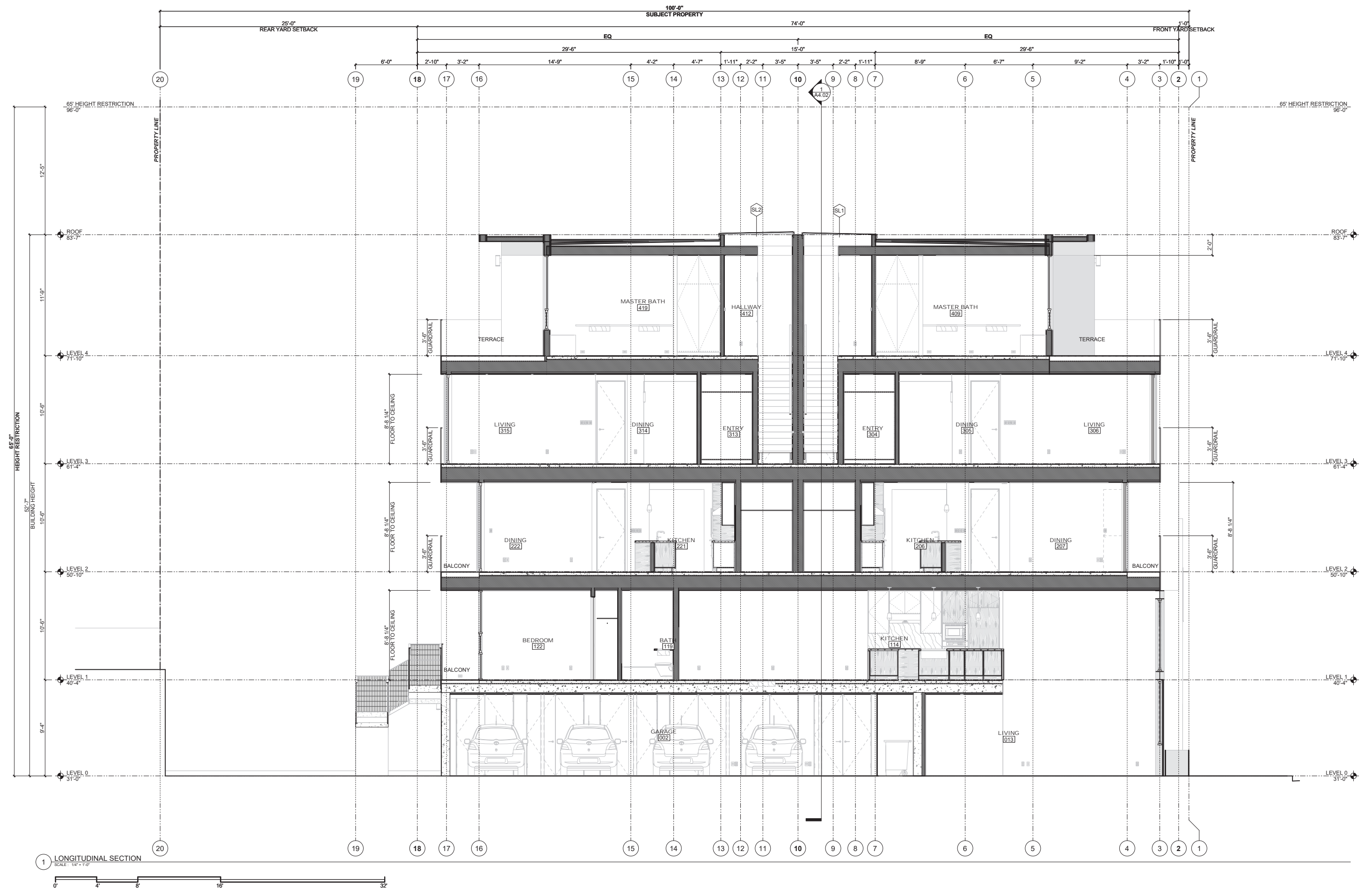
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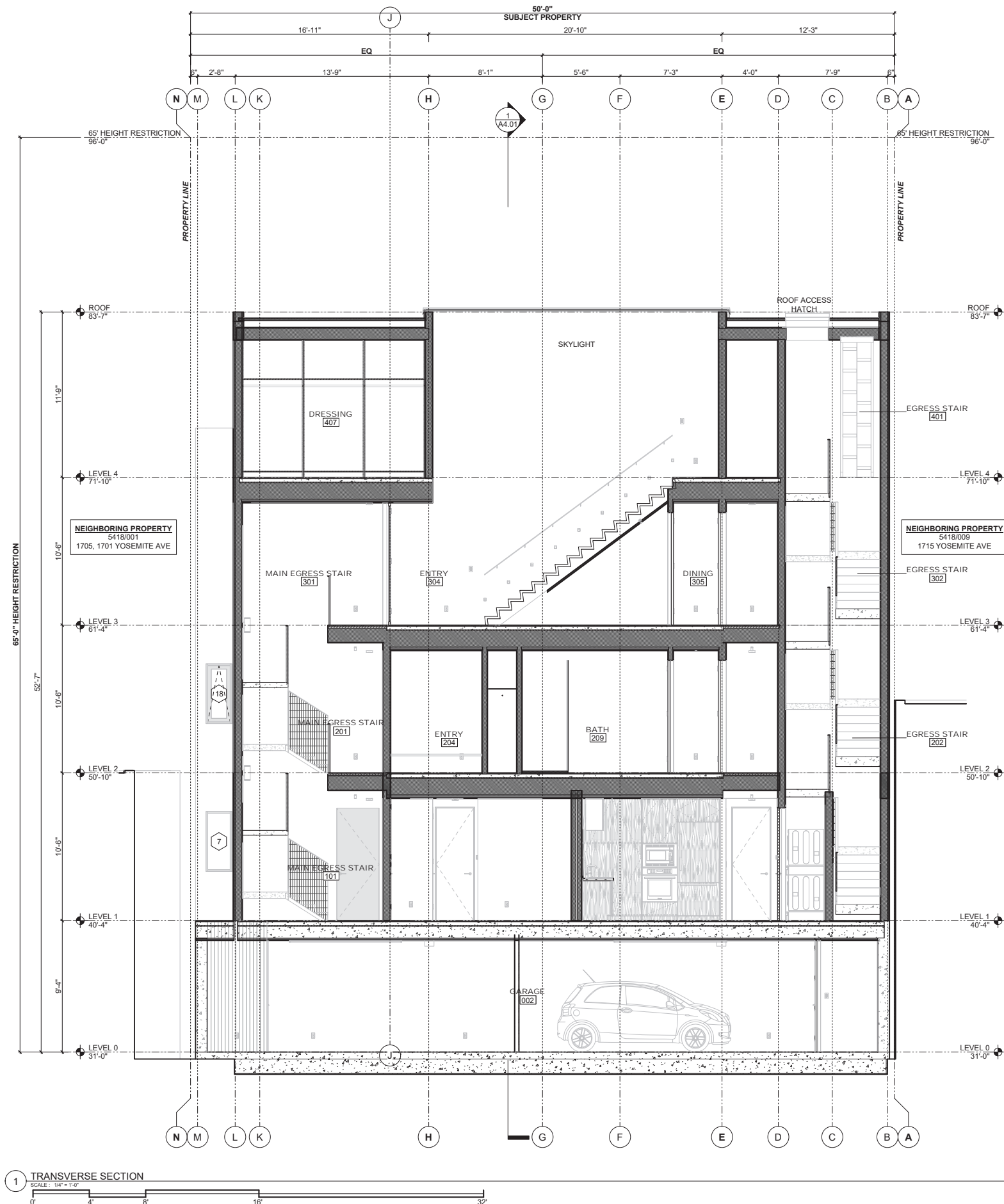












1 TRANSVERSE SECTION  
SCALE: 1/4" = 1'-0"

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
1713 YOSEMITE AVE  
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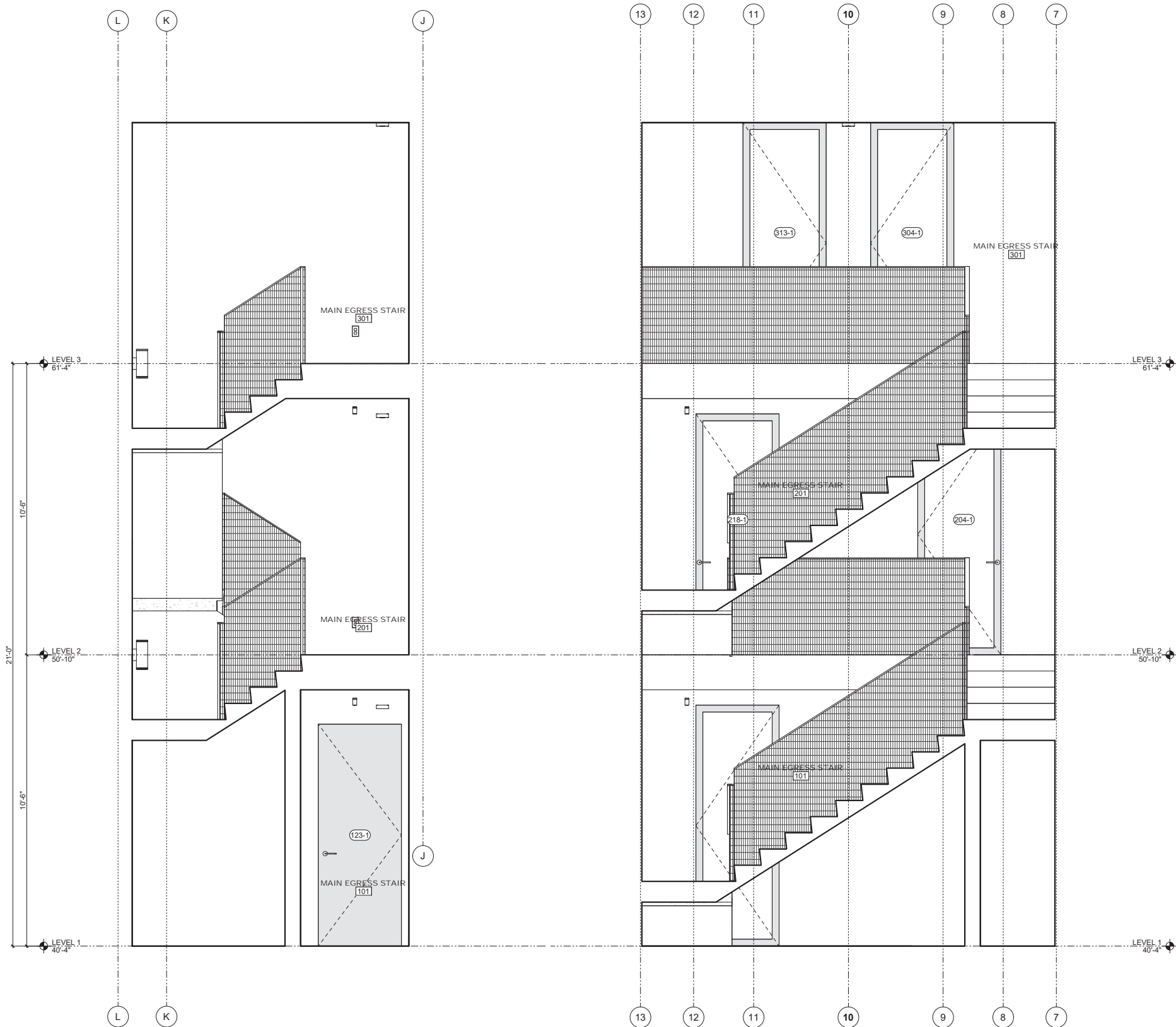
SITE PERMIT  
2018/02/22

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ARCHITECTURE  
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415.503.0212



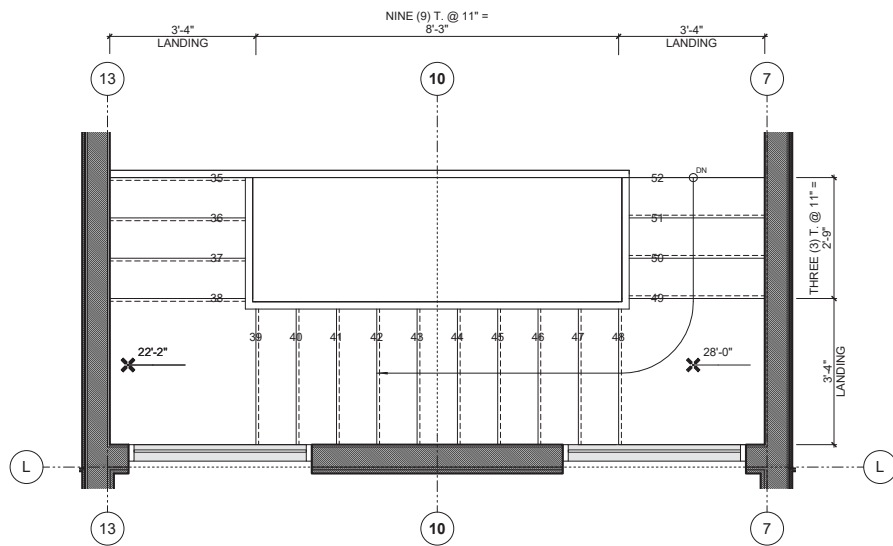
## BUILDING SECTIONS

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB  
A4.02

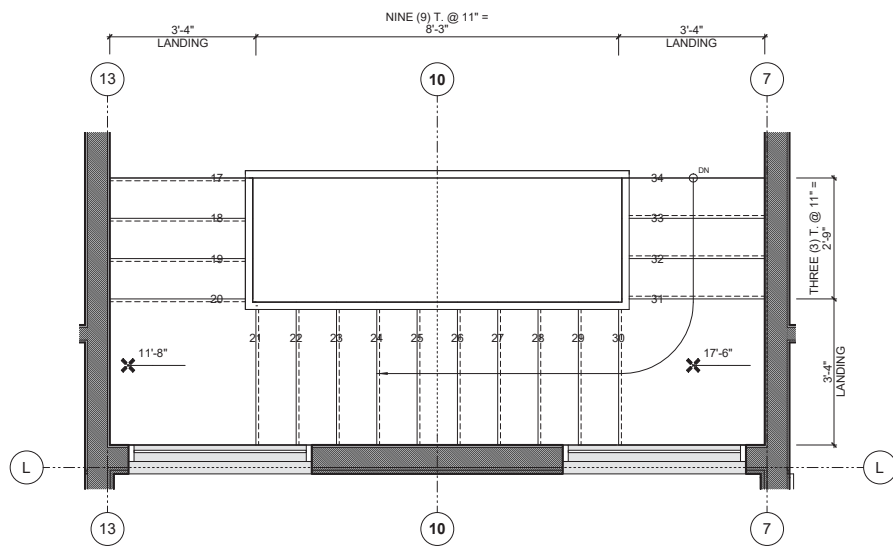


5 ENLARGED STAIR CROSS SECTION - MAIN EXIT STAIR  
SCALE: 1/2" = 1'-0"

4 ENLARGED STAIR SECTION - MAIN EXIT STAIR  
SCALE: 1/2" = 1'-0"



2 ENLARGED STAIR PLAN - MAIN EGRESS STAIR - LEVEL 2  
SCALE: 1/2" = 1'-0"



1 ENLARGED STAIR PLAN - MAIN EGRESS STAIR - LEVEL 1  
SCALE: 1/2" = 1'-0"

MAVEN INVESTMENTS  
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SITE PERMIT  
2018/02/22

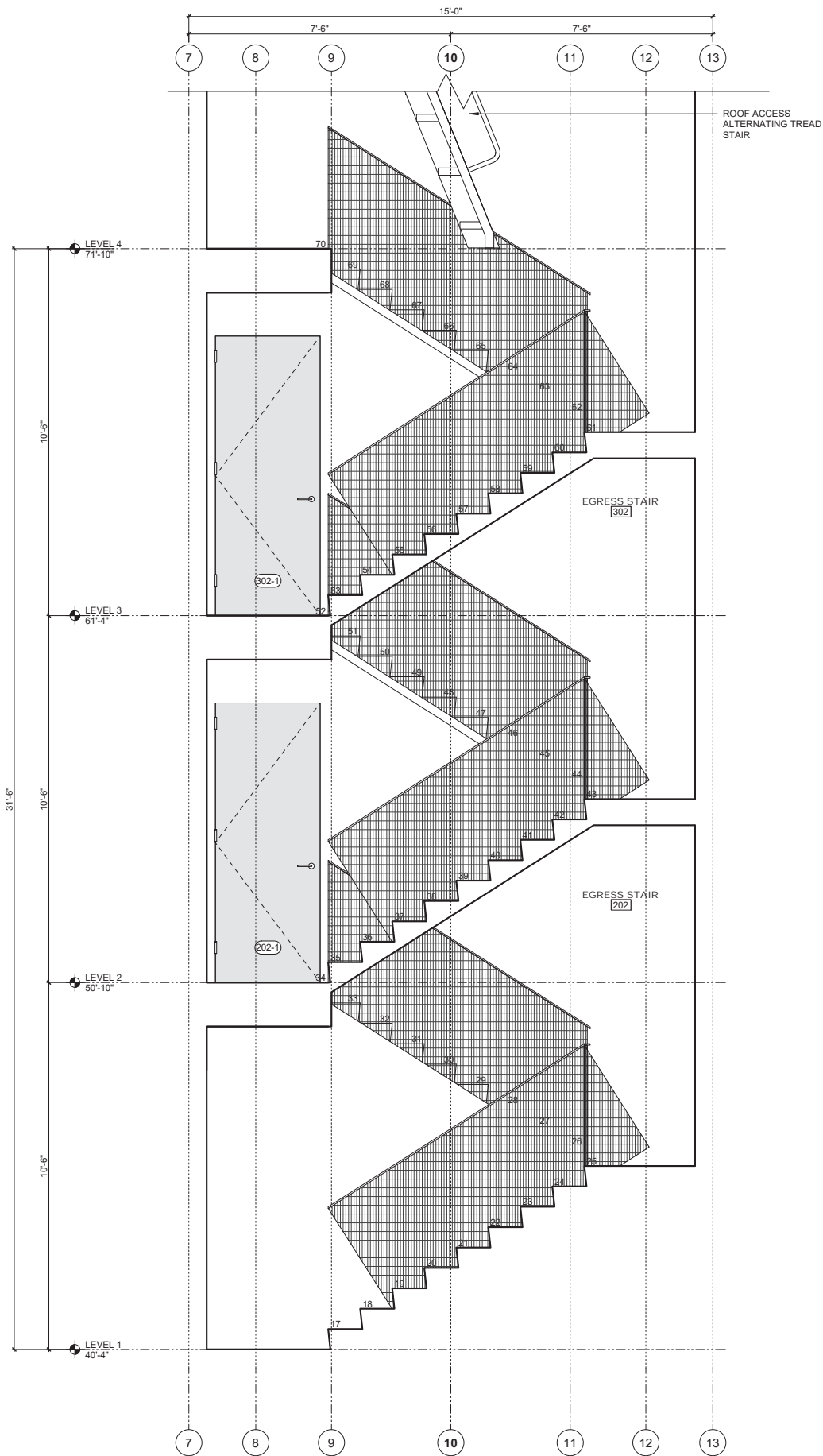
STUDIO 12  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



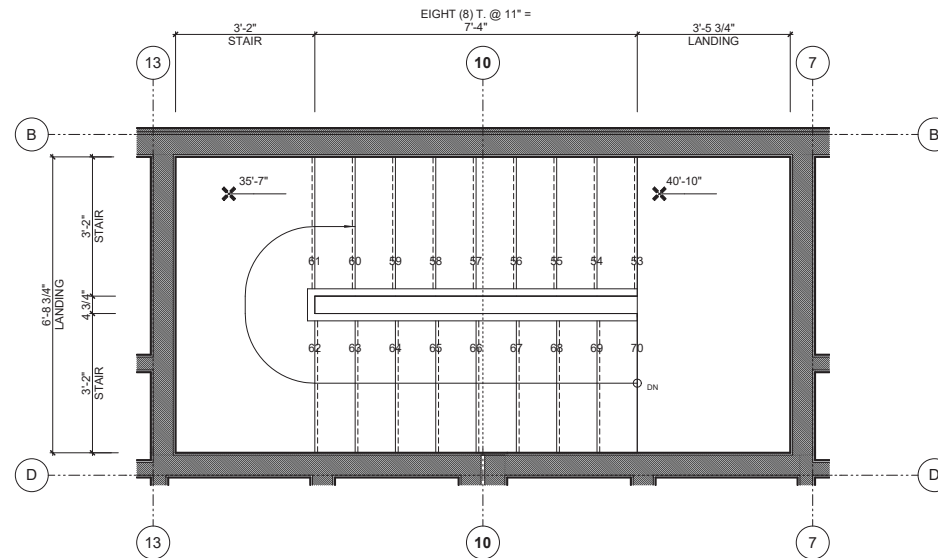
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Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB

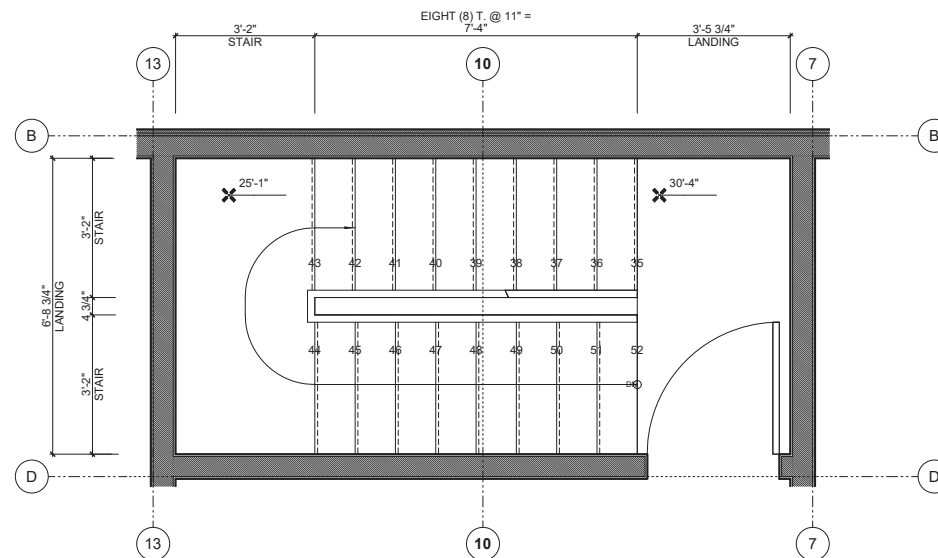
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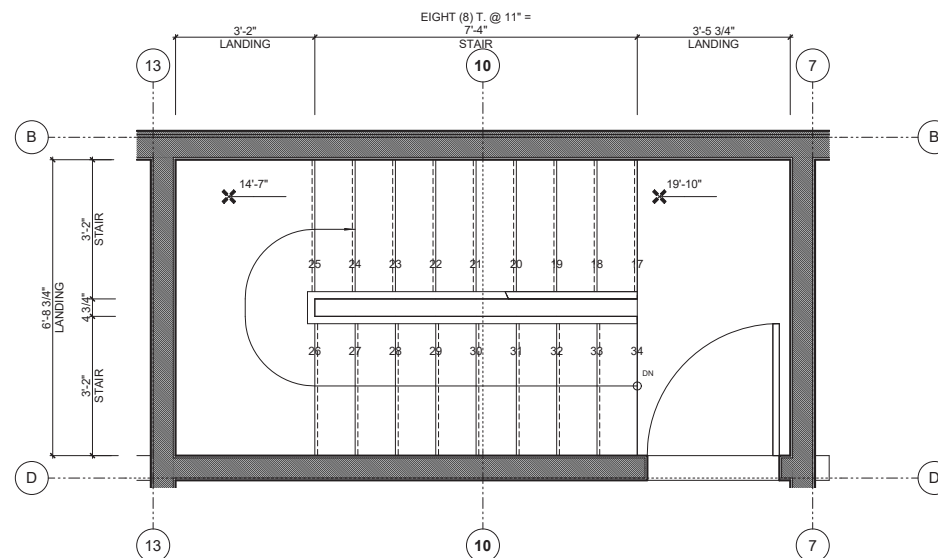
4 ENLARGED STAIR SECTION - EXIT STAIR  
SCALE: 1/2" = 1'-0"



3 ENLARGED STAIR PLAN - EXIT STAIR - LEVEL 3  
SCALE: 1/2" = 1'-0"



2 ENLARGED STAIR PLAN - EXIT STAIR - LEVEL 2  
SCALE: 1/2" = 1'-0"



1 ENLARGED STAIR PLAN - EXIT STAIR - LEVEL 1  
SCALE: 1/2" = 1'-0"

MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

YOSEMITE AVE  
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| NO. | DATE | DESCRIPTION |
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SITE PERMIT

2018/02/22

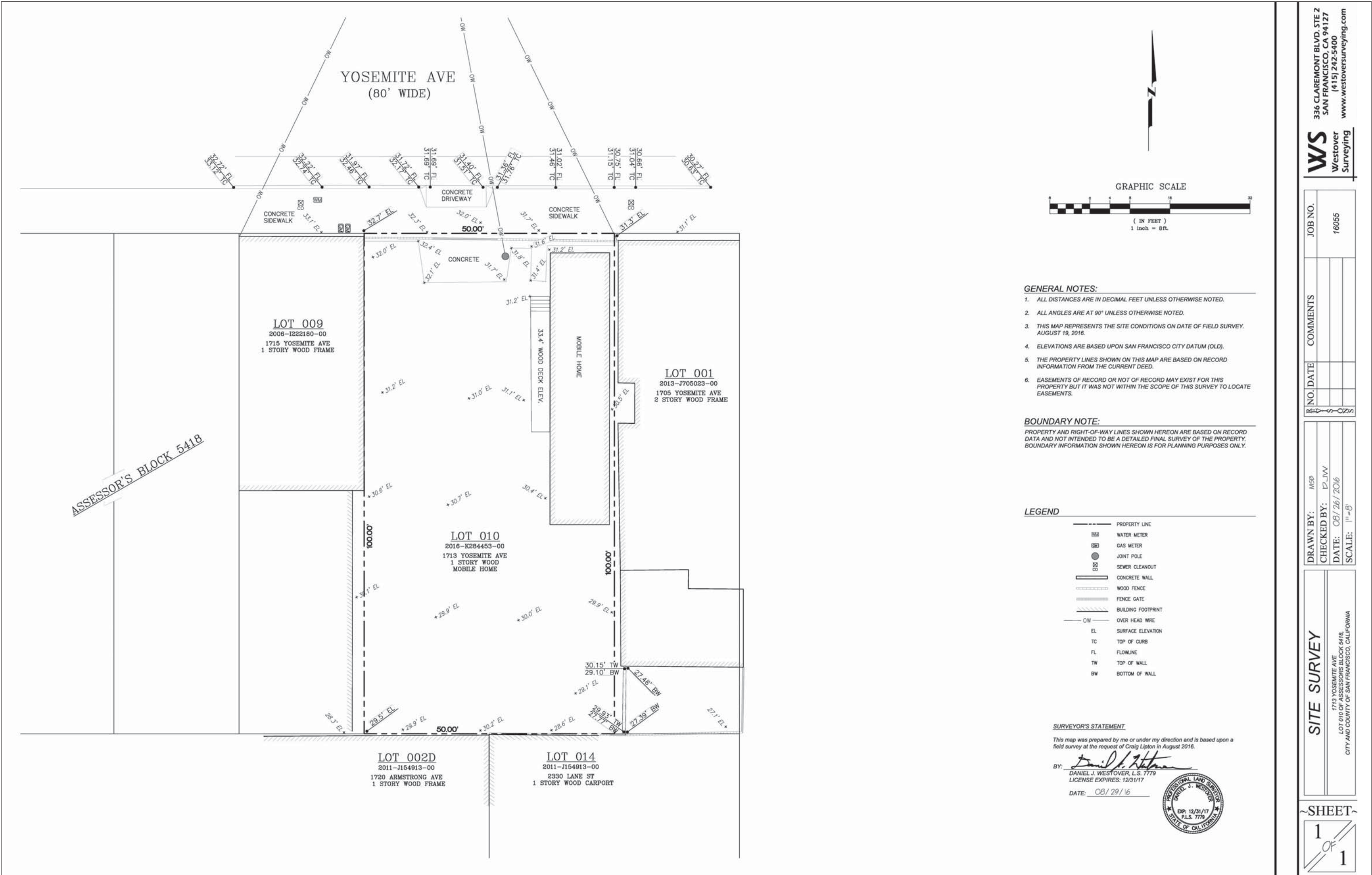
**STUDIO 12**  
ARCHITECTURE  
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VERTICAL CIRCULATION - EGRESS STAIR

Project Number : 2016-08  
Date : 2018/02/22  
Drawn By : BH  
Checked By : JB

A4.04



WS  
Westover  
Surveying

336 CLAREMONT BLVD. STE 2  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

|          |       |
|----------|-------|
| JOB NO.  | 16055 |
| COMMENTS |       |
| NO.      | DATE  |

DRAWN BY: M59

CHECKED BY: D\_JW

DATE: 08/26/2016

SCALE: 1"=6'

SITE SURVEY

1713 YOSEMITE AVE  
LOT 010 OF ASSESSORS BLOCK 5418,  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

~SHEET~

1 OF 1

Project Number : 2016-08

Date : 2016/02/22

Drawn By : BH

Checked By : JB

C 1.01