SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Memo to the Planning Commission

HEARING DATE: DECEMBER 21, 2017
CONTINUED FROM OCTOBER 12, 2017

DATE:	**December 21, 2017**
TO:	**Planning Commission**
FROM:	**Michael Christensen, Department Staff**
RE:	**792 Capp Street Update (Case No. 2016-001283CUA)**

On October 12, 2017, the Planning Commission continued the Conditional Use Authorization for 792 Capp Street to the public hearing on December 21, 2017, with the direction to revise the proposal to be more contextually sensitive to the historic district located across the street and the overall development pattern of the block. Since that time, the Project Sponsor has developed an updated project design which utilizes painted wood siding and fascia board (eliminating stucco from the design) to be more appropriate for the surrounding context and a garage entry which is more residential in character.

No changes were made to the total building area and residential gross square footage, total number of residential units (4 units in total), dwelling unit mix or floor configuration. Furthermore, no waivers or variances have been requested.

As the project complies with the Planning Code and the existing structure was determined by Historic Preservation staff to not be a historic resource, staff recommends approval of the project with conditions.

Attachments:

- Memo from Project Sponsor
- Previous Commission Packet with Draft Motion
- Updated Plans

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December 13, 2017

Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Continued Hearing of December 21, 2017
792 Capp Street – Conditional Use Hearing
Our File No. 34981.2

Dear President Hillis and Commissioners:

At a Planning Commission hearing on October 12, 2017, my client Lucas Eastwood and his architect Geoff Gibson presented to you a four-unit building proposed to replace a non-historic single family home at 792 Capp Street. Since that time, Lucas Eastwood asked for my assistance and I am writing to discuss the changes my client has made, at the request of Commissioners, since the time of the hearing. You may recall that this building was recommended for approval by Staff and would build four new units, and no design changes were recommended by Staff. The current single-family home was last occupied by an owner-occupant on July 22, 2016. There was no eviction by my client.

I. Description of the General Contractor/ Lucas Eastwood.

Lucas's general contracting company is based in the Mission District, and develops small residential projects. Many of his employees are Latinos either from the Mission or from the rest of San Francisco. Lucas' father is Native American and he was raised on the Umatilla Indian reservation in the North West. He and his family live in San Francisco. See *Introduction* attached as Exhibit A.

II. History of Commission Action.

Staff recommended demolition as it does not consider this building affordable. A current appraisal dated July 19, 2016 shows a value of $1,450,000 and a year later now it is likely worth $1,650,000. Staff did not deem the building to be historic (based on a preservation consultant's work). Nonetheless two Commissioners made a motion to continue, asking that Lucas look at a design that would retain much of the existing building and add two units, even though Planning Staff recommended demolition.

Upon hearing two Commissioners discuss the creation of two or three units only, Commissioners Richards, Klopp and Johnson raised concerns about the Housing Accountability Act, and asked the Deputy City Attorney at the hearing (Kate Stacy, Esq.) whether the City could be successfully sued under the Act. Ms. Stacy replied that the Act would apply. Then Commissioner Hillis asked Lucas Eastwood to determine if the existing building could be saved and whether he could design a four unit building using the existing building. Three

Commissioners then asked my client Lucas simply to consider an older look to the façade of the new building in view of the fact that the rest of the block-face and across the street is made up mostly of original facades.

Architect Geoff Gibson has also been working on a drawing to present at the hearing which would show the front portion of the existing building saved, with major renovations showing a total of three units. The four unit program cannot be accommodated if the existing building is to be saved in part and a three unit program would simply not give the rate of return needed, since a renovation of an existing structure is much more expensive than building a one new, and adding two units that must integrate with it is more expensive than building two brand new units.

Also, as explained further below, the existing single floor would remain as is with little modernization. As further explained below, however, this alternative creates a significant impediment to the creation of new family-appropriate housing on the site.

Nonetheless, we will present to you at the hearing a design (which is not yet complete) that does retain the existing structure and adds two units to the property: one below the existing unit and one above the existing unit.

III. The Housing Accountability Act Applies. This Act will apply and limit the Commissioners ability to require fewer units. In Exhibit B we discuss that certain Commissioners comments at the first hearing have already created a record that would be troublesome to a reviewing court since "objective" and "precise" design changes were not related to size and number of units.

IV. Actions Taken By My Client and Architect Geoff Gibson Since Time of Last Hearing.

In addition to working on a design which would save the building, Mr. Gibson has taken the design recommended by Planning Staff to you and has changed the façade design, fenestration and materials to better reflect the Mission District context and to integrate commonly found elements from the two adjacent buildings. Attached as Exhibit C is a drawing of the building envelope previously presented, but with a painted wood siding now (two types of wood), and no stucco. The front door stoop that Commissioner Johnson asked be made more prominent is now showing. A cornice made up of multiple horizontal bands has been created. The windows will now be clad-wood, in the double hung window style of nearby buildings, and have more pronounced casings. The architect has also added a projecting cap and fascia board at the top of the front volumes. The garage door style and entry doors have become more residential in design.

V. Creating Challenges in Saving Existing Building

Four livable units, or even three family sized units were the existing structure to be renovated, is challenging due to several features of the existing building:

1) The existing structure is awkwardly sited on an atypical 30' wide lot. See Exhibit D. It leaves a small 30" side setback on the north side and an irregularly shaped setback on the south. These setbacks reduce the available buildable envelope and therefore reduce unit sizes and reduce the number of units that can be built.

2) The existing single residential unit does include three bedrooms but two of these bedrooms are substantially non-compliant and unsafe. The non-compliant and unsafe condition is due to the fact that one is very small (8'x10') and two only have existing non-compliant windows facing onto the 30" side setback. Given the scope of the Project, these windows may need to be converted to fixed fire-rated windows due to proximity to the property line, leaving these rooms without proper light and ventilation.

3) The existing structure is not sufficiently structured for seismic resistance for the new floor so substantial and expensive reconstruction of the existing structure will need to occur with this addition.

4) The existing ceiling height at basement level is insufficient to add a unit at that level and the existing foundations are not strong enough for the new floor. As a result, substantial excavation and foundation replacement will need to occur even if the building is retained.

5) The existing lean-to structure at the rear of the building is in very poor condition and cannot be added to or altered. It is also projecting into the portion of the lot that should be the rear yard and is crowding the midblock open space.

6) The existing structure was found to not be a historic resource or to lie within a historic district by the Planning Department's own survey. The architect is therefore unsure what standards to apply in relation to the mandate to retain the structure.

7) The architect looked at a design which would pick the existing building up and move it sideways so that the existing 30 inch side setback would be built on. The neighbors would see a modern side addition. However, the cost to move the building is prohibitive and much of the existing posts and beams could not survive a move of that kind. Instead, the alternate design you will see at the hearing does not move the building, but creates a taller and wider new addition behind it. The addition would start at least ten feet behind the façade and unlike the existing building would use the entire width of the lot. Even so, four units could not be created.

VI. Chart Showing The Reduction In Number of Bedrooms and Number of Units When Building Around the Existing Building.

With the architect's assistance, we have analyzed the differences between a building retention project and the currently proposed new four-unit residential structure.

	Building Retention Project	**Proposed New 4-unit Bldg.**
Total # of residential units	**3**	**4**
Total # of bedrooms	**6**	**9**
Total # of bathrooms	**3**	**7**
Unit #1	**Studio**	**1 Bed / 1 Bath**
Unit #2	**2 Bed / 1 Bath**	**2 Bed / 1 Bath**
Unit #3	**3 Bed / 1 Bath**	**3 Bed / 2 Bath**
Unit #4	**No fourth unit possible**	**3 Bed / 3 Bath**

What the above chart shows is that the retention of the existing building results in:

1. A loss of 1 family-sized residential unit, since no 3 bedroom 3 bath unit will exist;

2. Downgrading a 1 Bed / 1 Bath unit to a Studio unit;

3. Downgrading a 3 Bed / 2 Bath unit to a 3 Bed / 1 Bath unit. The presence of only one bath makes it very difficult for a family to use. Please note that this 3 Bed /2 Bath unit is the already existing unit today (and the only unit today), and it has bedroom/window issues, per Section 2 above.

Our client wants to make it very clear that he does not wish to build the alternative that would retain the existing building. He would rather sell the property and move on after renovating the interior of the existing home without a Section 311 neighborhood notification. This is true for several reasons:

(1) the demand for a 3 bed / 1 bath unit is not great and thus its rent (or sales price) would not recover the cost to create it (plus some reasonable profit to that would take the risks into account);

(2) the 3 bed / 2 bath unit has some window exposure issues that would make it less than ideal living space, as stated above. Again, the rental or sales value would not exceed the cost to create by enough margin to make a reasonable profit; and;

(3) the lost rental income or sales proceeds from creating only three units (not four) could not be made up by the rent from three units only, especially since the two units would be a studio and a less desirable one bedroom/two bath unit.

VII. This Project Creates Mostly Family Sized Units; The Project Does Not Make Economic Sense Without Four Units.

Value as condominium units. As stated above, the July 2016 appraisal in the Planning Staff file shows that as a single family home, the building was worth $1,450,000 a year ago. Today, the value is likely to be $1,650,000. Hundreds of thousands of dollars would then be spent to make the unit habitable again. This is and will stay an expensive building if my client merely renovates it. While none of the new units would be subject to affordable housing restrictions, 3 of the 4 units will have a value of less than $1.650 million. That is no surprise, since dwelling units in a multi-family building are typically more affordable than single-family units as the cost of land is shared between dwelling units.

Value as rental units. This building is currently not affordable as a rental. Lucas the owner currently has a tenant who is living in this single family home and paying $7000 per month. If Lucas just remodeled the home it could rent for at least $8,000 given it rents for $7,000 today.

If he builds four units, $8,000 would be the combined rent of two of the new units. This means that the current home is too large. Rebuilding from scratch would rebuild it to be more efficient. It would also reduce the rent to be less than $8,000 for any unit. And the City would now have an additional unit which, combined with the largest of the new units, would total the same $8,000 in rent mentioned in the paragraph just above.

In fact, with a single family home that is remodeled and nothing more (an option Lucas has), the rental value would be a good deal more than the rental value of three of the proposed four units.

The existing unit is not rent controlled because, as you likely know California law prohibits rent control on single family homes such as this one.

VIII. Compliance with the Mission Interim Controls.

The Project is not subject to the Mission 2016 Interim Zoning Controls, as it does not result in the loss of a rent-controlled unit, and is not a "medium or large project" as defined by Planning Commission Resolution No. 19865. The building is not rent controlled since it is a legal single family home, which is not subject to Rent Control in California.

IX. Conclusion

The Project was reviewed by the Residential Design Advisory Team on April 5, 2017, which determined that the Project was consistent with the Residential Design Guidelines with modifications including a setback of the fourth floor from the front building wall, a three foot setback at the north side of the structure for the first fifteen feet back from the front building wall, and incorporation of a raised entryway. With these modifications, the Project meets the relevant design guidelines and enhances the existing neighborhood character. After the last hearing, my client made the overall scale, design, and materials of the proposed buildings consistent with the block-face and now compliments the neighborhood character with more traditional design.

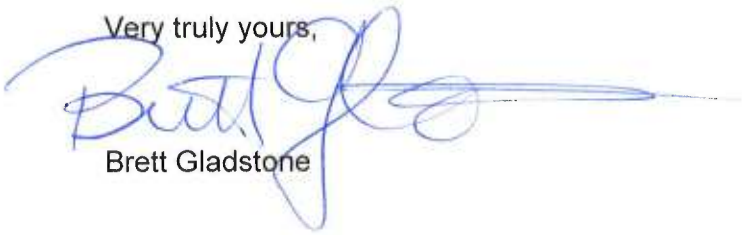
The Project is consistent with the type and size of structures in the district, and with the majority of the block-face. Most of the existing buildings on this block are generally three- to four-story tall buildings and include 2-4 dwelling units with ground floor parking.

75% of the dwellings will have three or more two bedrooms, where only 40% is required.

The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee as well as the Residential Child Care Fee, both of which will provide funds for community and neighborhood improvements. Given the four new units, this will provide a substantial amount for use in community infrastructure that is much needed in the Mission.

Commissioner Melgar also expressed a concern that the demolition of this building would start a precedent for the block face that would result in one demolition after another, replacing a series of all single family homes on the block face that are low in height. The photo attached as Exhibit D indicates that to not be likely. This photo shows that except for two outlier buildings, the subject building and the small building next door, the buildings on the block face and across the street are three or four stories and reach a height of about forty feet.

Very truly yours,



Brett Gladstone

cc: Planner Michael Christensen
Property Owner Lucas Eastwood
Architect Geoffrey Gibson

EXHIBIT A

Introduction to Lucas Eastwood

Lucas Eastwood is a general contractor, a combat war veteran and a member of a federally recognized Indian tribe. He is proud to be operating a minority owned and veteran owned business.

After serving 4 years with the 82nd airborne, Mr. Eastwood moved here to San Francisco in 2005 and started working as a construction laborer. The robust construction market gave him the opportunity to succeed and led him to where he is today. Mr. Eastwood now owns and operates a general contracting firm employing over 20 personnel, most of them local and in fact many of them are from the Mission. Additionally, his office is located in the Mission, and his oldest son goes to school in the Mission. The neighborhood is very important to him and he is grateful that he will have the opportunity to continue to shape the future fabric of the neighborhood as a business owner and member of the community.

EXHIBIT B

Housing Accountability Act Applies When An Approval Reduces Number of Units

Under the Housing Accountability Act, when disapproving a project or approving a project with the condition that the project be developed at a lower density, the Planning Commission must base its decision upon written findings supported by a preponderance of evidence on the record that the below two conditions are met:

1. The proposed housing development project would have a specific, adverse impact upon the public health or safety unless it is disapproved or approved with the condition that the project be developed at a lower density.

At the last hearing, no such reasons were stated by the Commission.

2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified other than the disapproval of the project or approval with the condition it be developed at a lower density.

The Commission has not stated one and stating one now would appear to a court to be a post-decision rationalization.

We bring your attention to a recent Order granted by the County of Alameda Superior Court in *San Francisco Bay Area Renter v. Berkeley City Council, Order No. RG16834448*, which reviewed a challenge to the City of Berkeley with facts similar to the case at issue here. In that case, an individual proposed to demolish a single family home and construct a building with three residential units. Despite the Zoning Adjustment Board's findings that the project complied with all objective general plan and zoning standards and criteria (Findings SF Planning Staff made as to the Capp St. project), the Berkeley City Council voted to deny the permit that had been issued. The court analyzed the decision under the Housing Accountability Act and found that the Berkeley City Council's decision was improper as it presented no argument supported by substantial evidence that the project will have a "specific, adverse impact on public health or safety that cannot be mitigated or addressed."

In the Capp St. matter, the Planning Department's Staff had reviewed the proposed plans and designs and recommended approval of the construction of the Project with four units, with no recommended changes of any kind. According to the transcript of the Commission Hearing, two Commissioners provided commentary of a subjective nature for why the Project should be approved with a reduction of units.

For example, one Commissioner stated that this Project does not have the "look" of the Mission because of the number of units compared to other buildings nearby. Two other Commissioners alluded to the fact that the Project is located in the Calle Historic Cultural District in the Mission, expressing concern with respect to the size and number of units in the Project.

If this property owner is disapproved for 4 units, the owner would likely file an appeal. In appeals, courts applying the Housing Accountability Act have been known to take Commissioners past testimony involving words such as "buildings having the wrong look" or seeming too "modern," as comments that violate the Housing Accountability Act, as these are not objective observations, especially when a Residential Design Team has stated otherwise.

This project is not in a district of historic buildings, according to Staff, and has no original façade. It is in a "cultural" district (Calle 24). But this cultural district does not call out as goals the preservation of buildings but rather preservation of culture. Comments made by Commissioners at the last hearing citing this cultural district as grounds to reduce the number of units would not stand scrutiny. It is a violation under the Housing Accountability Act for the Commissioners to disapprove the Project based on such considerations.

EXHIBIT C

1 SOUTHEAST; CURRENT DESIGN

② FORMER DESIGN

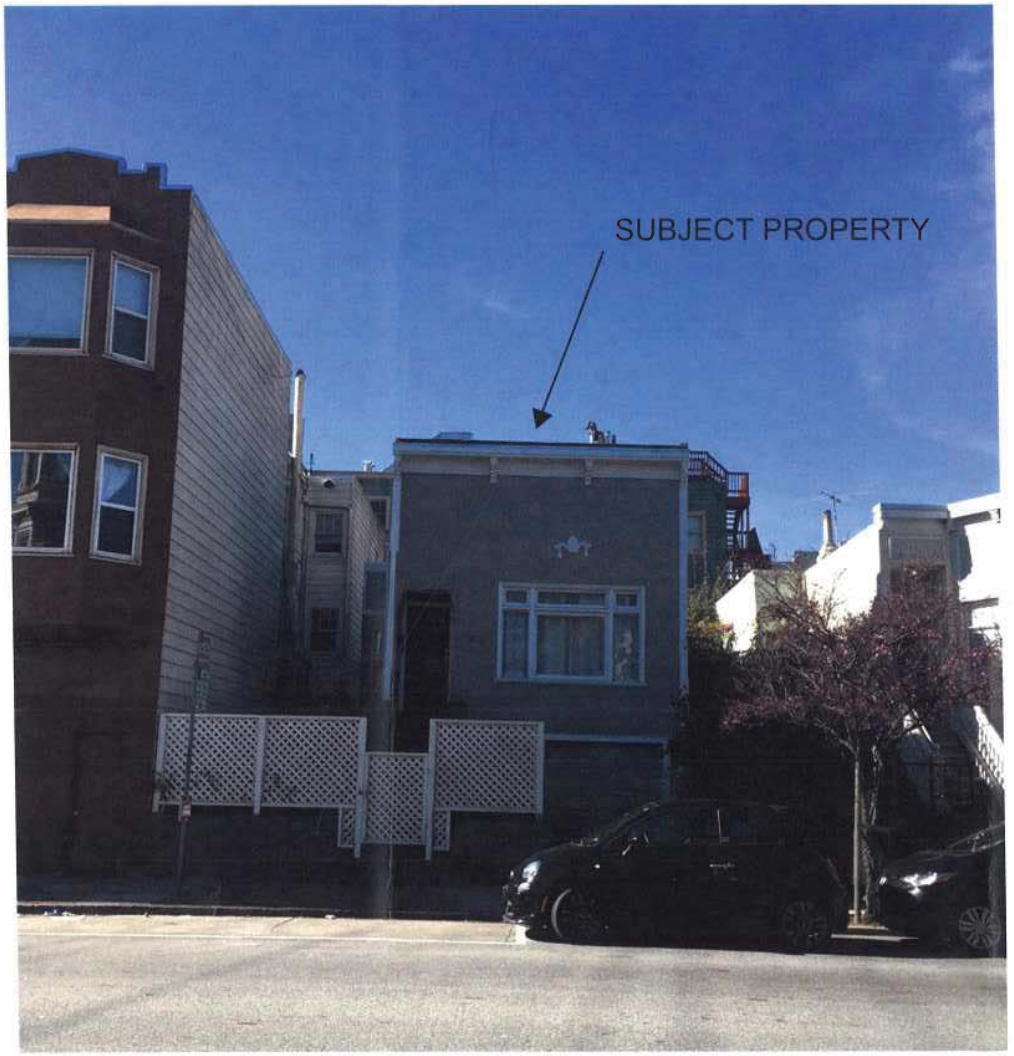
2 NORTHEAST; CURRENT DESIGN

5 CURRENT DESIGN

EXHIBIT D

792 CAPP STREET

PHOTO KEY PLAN



1. SUBJECT PROPERTY. LOOKING WEST.

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Executive Summary
Conditional Use

HEARING DATE: OCTOBER 12, 2017

Date:	October 5, 2017
Case No.:	**2017-001283CUA**
Project Address:	**792 Capp Street**
Zoning:	RTO-M (Residential Transit Oriented-Mission) Zoning District Calle 24 Special Use District 40-X Height and Bulk District
Block/Lot:	3637/019B
Project Sponsor:	Lucas Eastwood 3520 20th Street San Francisco, CA 94110
Staff Contact:	Michael Christensen – (415) 575-8742 michael.christensen@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The project sponsor proposes to demolish the existing single-family home and construct a new four story, 40 foot tall residential structure containing four dwelling units. The existing 1,939 square foot, two-story structure contains one three-bedroom dwelling unit. The proposed 5,528 square foot, four story replacement structure contains four dwelling units with one one-bedroom (measuring 669 square feet), one two-bedroom unit (measuring 730 square feet), and two three-bedroom units (measuring 1,397 square feet and 1,628 square feet). The project also includes a garage which can accommodate two automobiles and four Class One bicycle spaces.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Capp Street, between 22nd and 23rd Streets, on Assessor's Block 3637, Lot 019B. The project site is a 2,700 square foot parcel measuring 30 feet wide and 90 feet deep, which is typical of parcels in the area. The subject property is located within the Residential Transit Oriented-Mission Zoning District ("RTO-M") and the 40-X Height and Bulk District. The property is developed with a two-story single-family home.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is primarily residential in character. Properties fronting Capp Street are primarily residential, while properties fronting 23rd Street and Mission Street (to the rear of this property) are mixed-use in character, with residential units on upper floors and commercial units at the ground level. The immediately adjacent structure to the south is a three story building with commercial

uses at the ground floor and residential uses above. The immediately adjacent structure to the north is a two-story single family home. The existing structure on the project site and the immediately adjacent structure to the north are the only two-story homes on the subject block; all other structures in the immediate area are built to a height of three stories. Capp Street is tucked within a broader neighborhood which has significant commercial activity, but the subject block is completely residential, with commercial uses nearby along 23rd Street.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 22, 2017	September 20, 2017	22 days
Posted Notice	20 days	September 22, 2017	September 22, 2017	20 days
Mailed Notice	20 days	September 22, 2017	September 22, 2017	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization notification.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received one email from an adjacent property owner in support of the project, and one inquiry from an adjacent resident regarding construction hours.

- The project sponsor conducted a pre-application meeting at the project site on December 7, 2016 with five adjacent residents in attendance.

ISSUES AND OTHER CONSIDERATIONS

- The proposed project would demolish an existing single-family home. The Planning Department cannot definitely determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this is the purview of the Rent Board. However, the Department can confirm that there are no current tenants living in the existing dwelling unit.

- The proposed replacement structure has been reviewed and modified by the Residential Design Advisory Team to ensure consistency with the Residential Design Guidelines and the surrounding neighborhood context. In particular, a slight side setback has been added to the north side of the structure to enhance compatibility with the adjacent two-story home and the proposed fourth floor has been setback 12' from the front building wall to maintain a similar street profile to the adjacent three story building to the south.

- The proposed replacement structure would provide four dwelling units, thus increasing the City's supply of housing.

- The proposed replacement units are appropriately sized for the surrounding neighborhood, with one one-bedroom unit, two two-bedroom units, and one three-bedroom unit.

- The project is not seeking any variances or exceptions to any requirement of the Planning Code.

MISSION ACTION PLAN 2020

The project site falls within the area of the ongoing Mission Action Plan 2020 (MAP2020). MAP 2020 is collaboration, initiated by the community, between community organizations and the City of San Francisco, to create and preserve affordable housing and bring economic stability to the Mission. The goal is to remain and attract low to moderate income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic and cultural diversity of the Mission neighborhood.

Community organizations initiated the plan given the loss and displacement trends of low to moderate income residents, community-serving businesses, artists, and nonprofits affecting the neighborhood due to the affordability crisis. Some of the concerns community representatives involved in MAP2020 and other community organizing efforts, such as the proposed moratoriums earlier this year, have articulated relate to the role market-rate projects could play in exacerbating the direct or indirect displacement and gentrification of this historically working-class neighborhood. Community advocates would like more scrutiny and examination of what these potential effects are, and for market-rate projects to contribute to the solutions, to neighborhood stabilization, and to minimize any potential displacement.

These community concerns gave rise, to the Mission Interim Zoning Controls, while permanent solutions and controls are drafted. Interim zoning controls are intended to provide the Commission with additional information to consider in its deliberation related to a project's contribution to the goals of neighborhood stabilization and whether they are addressing any potential negative effects such as direct displacement of residents or businesses.

On January 26, 2017, the Department published a draft of the Mission Action Plan 2020, which is available for public comment. In the meantime, the interim controls are in effect to help inform the Commissioners in their decision-making process. For more information on neighborhood trends and the MAP2020 process, please go to:

http://sf-planning.org/mission-action-plan-2020

MISSION 2016 INTERIM ZONING CONTROLS

Planning Commission Resolution No. 19865 extended and modified the Mission Interim Controls. The Interim Controls establish additional requirements and criteria for projects which result in the loss of one or more rent controlled units, medium projects (projects which include more than 25 dwelling units or 25,000 square feet of gross floor area), large projects (projects which include more than 75 dwelling units or 75,000 square feet of gross floor area), and projects which change the use of a site to a restaurant.

The Project is not subject to the Mission 2016 Interim Zoning Controls, as it does not result in the loss of a rent-controlled unit, and is not a medium or large project as defined by Planning Commission Resolution No. 19865. The Project is a residential project proposing four dwelling units with a total of 5,558 square feet of residential use.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the demolition of the existing residential dwelling unit and construction of a new four-unit, four-story building within the RTO-M Zoning District, pursuant to Planning Code Sections 209.4, 303 and 317.

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of three dwelling-units.
- The Project will create four new dwelling-units, with one one-bedroom unit, two two-bedroom units, and one three-bedroom unit.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RTO-M Zoning District has no density limits for residential uses. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development,
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	**Approval with Conditions**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photographs
Site Photographs
Environmental Evaluation / Historic Resources Information
Reduced Plans

Attachment Checklist:

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Environmental Determination
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos
- ☒ Site Photos
- ☒ Project sponsor submittal

  Drawings: Existing Conditions
  - ☒ Check for legibility

  Drawings: Proposed Project
  - ☒ Check for legibility

  3-D Renderings (new construction or significant addition)
  - ☒ Check for legibility
- ☐ Wireless Telecommunications Materials
  - ☐ Health Dept. review of RF levels
  - ☐ RF Report
  - ☐ Community Meeting Notice
- ☐ Housing Documents
  - ☐ Inclusionary Affordable Housing Program: Affidavit for Compliance

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

Planner's Initials

MC: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\947000-947999\947672\L\L\Executive Summary (ID 947672).doc

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)
☐ Jobs Housing Linkage Program (Sec. 413)
☐ Downtown Park Fee (Sec. 412)
☐ First Source Hiring (Admin. Code)
■ Child Care Requirement (Sec. 414)
■ Other

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Planning Commission Draft Motion

HEARING DATE: OCTOBER 12, 2017

Case No.:	**2017-001283CUA**
Project Address:	**792 Capp Street**
Zoning:	RTO-M (Residential Transit Oriented-Mission) Zoning District Calle 24 Special Use District 40-X Height and Bulk District
Block/Lot:	3637/019B
Project Sponsor:	Lucas Eastwood 3520 20th Street San Francisco, CA 94110
Staff Contact:	Michael Christensen – (415) 575-8742 michael.christensen@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.4, 303 AND 317 OF THE PLANNING CODE TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY HOME AND CONSTRUCTION OF A NEW, FOUR-UNIT RESIDENTIAL STRUCTURE WITHIN THE RTO-M (RESIDENTIAL TRANSIT ORIENTED-MISSION) ZONING DISTRICT, THE CALLE 24 SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 31, 2017, Lucas Eastwood (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 317 to allow the demolition of an existing single-family home and construction of a new four-unit four-story residential structure within the RTO-M (Residential Transit Oriented-Mission) Zoning District, the Calle 24 Special Use District and a 40-X Height and Bulk District.

On October 12, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-001283CUA.

The Planning Department Commission Secretary is the custodian of records, located in the File for Case No. 2017-001283CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

On February 23, 2017 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project;

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. 2017-001283CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use.** The project is located on the west side of Capp Street, between 22nd and 23rd Streets, on Assessor's Block 3637, Lot 019B. The project site is a 2,700 square foot parcel measuring 30 feet wide and 90 feet deep, which is typical of parcels in the area. The subject property is located within the Residential Transit Oriented-Mission Zoning District ("RTO-M") and the 40-X Height and Bulk District. The property is developed with a two-story single-family home.

3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is primarily residential in character. Properties fronting Capp Street are primarily residential, while properties fronting 23rd Street and Mission Street (to the rear of this property) are mixed-use in character, with residential units on upper floors and commercial units at the ground level. The immediately adjacent structure to the south is a three story building with commercial uses at the ground floor and residential uses above. The immediately adjacent structure to the north is a two-story single family home. The existing structure on the project site and the immediately adjacent structure to the north are the only two-story homes on the subject block; all other structures in the immediate area are built to a height of three stories. Capp Street is tucked within a broader neighborhood which has significant commercial activity, but the subject block is completely residential, with commercial uses nearby along 23rd Street.

4. **Project Description.** The project sponsor proposes to demolish the existing single-family home and construct a new four story, 40 foot tall residential structure containing four dwelling units. The existing 1,939 square foot, two-story structure contains one three-bedroom dwelling unit. The proposed 5,528 square foot, four story replacement structure contains four dwelling units with one one-bedroom (measuring 669 square feet), one two-bedroom unit (measuring 730 square feet), and two three-bedroom units (measuring 1,397 square feet and 1,628 square feet). The project also includes a garage which can accommodate two automobiles and four Class One bicycle spaces.

5. **Public Comment**. To date, the Department has received one email from an adjacent property owner in support of the project, and one inquiry from an adjacent resident regarding construction hours. The project sponsor conducted a pre-application meeting at the project site on December 7, 2016 with five adjacent residents in attendance.

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. **Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

   The Project Sponsor has submitted this request for Conditional Use Authorization to comply with this requirement, and the project plans include the demolition of the existing structure as well as the construction of the replacement structure. While the granting of the Conditional Use Authorization would authorize the permit to demolish the existing residential structure, formal approval of the permit to demolish the existing residential structure would not occur until the permit for the replacement structure has been finally approved.

   B. **Residential Density and Dwelling Unit Mix.** Planning Code Section 209.4 establishes no density limit for residential dwelling units in the RTO-M Zoning District. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines. Additionally, the section establishes that no less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms; or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms.

   The proposed project provides four new dwelling units to replace the one existing dwelling unit on the site. The overall building massing was found by the Residential Design Advisory Team to be consistent with the Residential Design Guidelines, and the project was found to be compliant with Planning Code Requirements for permitted height and bulk, setbacks, exposure, and open space, as detailed below. The proposed dwelling units comply with the dwelling unit mix requirements by providing 75% of units as two or more bedroom units.

   C. **Height and Bulk.** The project is located in a 40-X Height and Bulk District.

   The project is proposed with a total height of 40', which is consistent with the height and bulk district. At the front building wall, the total building height is 30', increasing to 40' after a 12' setback from the front building wall.

   D. **Front Setback.** Planning Code Section 132 requires that the project provide a front setback that is equal to the average of the adjacent neighbor's front setbacks.

The project is designed to provide the required setback using the alternative method of averaging detailed in Planning Code Section 132(b), which allows for the front setback to be provided in an irregular manner provided that the total setback area is equal to what would be required if the front setback was provided as a simple average of the setbacks of the two adjacent properties.

E. **Rear Yard.** Planning Code Section 134 requires that the project provide a rear yard equal to 45% of the total depth of the lot, provided that the requirement may be reduced based on the conditions of adjacent lots but in no case may be less than 15' of 25% of the total depth of the lot. Additionally, if averaging is used, the total height of the last 10' of building depth is limited to 30'.

The project provides a rear yard equal to 27' 1" (30% of total lot depth) based on the conditions of adjacent properties. Additionally, the last 10' of building depth has been limited to a height of 30'.

F. **Exposure.** Planning Code Section 140 requires that in all dwelling units at least one room that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code shall face directly onto a public street or alley, a code-complying rear yard, or an open area meeting certain criteria.

All four proposed dwelling units contain windows which face onto the rear yard, which meets the requirements of the Planning Code.

G. **Open Space.** Planning Code Section 209.4 requires that usable open space be provided for the proposed dwelling units in the amount of 100 square feet per unit if provided as private open space or 133 square feet per unit if provided as common.

Units 1 and 2 share access to the rear yard, which provides 675 square feet of usable open space. Unit 3 has direct access to a private patio which is 120 square feet in size, and Unit 4 has access to two private patios which total approximately 550 square feet in size. Through this combination of private and common open spaces, the project meets the open space requirements of the Planning Code.

H. **Automobile Parking**. Planning Section 151.1 of the Planning Code permits up to three automobile parking spaces for each four dwelling units in the RTO-M Zoning District.

The proposed project provides two automobile parking spaces where the Planning Code allows up to three, and thus the project is compliant with this requirement.

I. **Bicycle Parking**. Planning Section 155.2 of the Planning Code requires that one Class One bicycle parking space be provided for each dwelling unit.

The proposed project provides four Class One bicycle parking spaces where the code requires four, and thus the project is compliant with this section.

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 use and size of the proposed project is compatible with the immediate neighborhood. While the Project proposes demolition of an existing single-family residence, the proposed Project increases the number of dwelling units on the site. The proposed units are sized appropriately for the neighborhood with three of the four units containing two or more bedrooms. The replacement building is designed to be in keeping with the existing development pattern and respond to the mixed neighborhood character. Therefore, the project is considered to be necessary and desirable given the quality and design of the new residences and the amount of new residential 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 project site is a 2,700 square foot parcel measuring 30 feet wide and 90 feet deep, which is typical of parcels in the area. The proposed structure is four stories in height, but with a ground floor that is partially underground, which reduces the scale of the structure at the rear. In addition, the fourth floor has been setback at the front building wall to establish a massing that is consistent with the structure to the south, and a three foot side setback has been incorporated at the front of the structure on the north side to create a smoother transition to the structure to the north. This side setback also renders the structure more consistent with the overall block pattern, where partial side setbacks are common. As such, the proposed site and structure are both consistent with the development pattern of the neighborhood.

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 Planning Code does not require off-street parking in the RTO-M Zoning District. Planning Code Section 151.1 instead establishes that a maximum of three parking spaces be provided for each four dwelling units in the RTO-M Zoning District. The proposed two off-street parking spaces are within off-street parking limits for the four new dwelling units. The project is also proposing the required four new Class 1 bicycle parking spaces to accommodate alternative means of transit, and the neighborhood is transit rich. Thus, the proposed project provides adequate off-street parking and loading for the proposed use. The proposed project would not interfere or unduly burden traffic patterns within the surrounding neighborhood.

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

As the proposed Project is residential in nature, it is unlikely to have the potential to produce noxious or offensive emissions.

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 provides screened off-street parking spaces by enclosing them in a garage, and the front setback area is appropriately landscaped and contains permeable surfaces to comply with the requirements of the Planning Code. As a small project, it does not contain service areas or signage that could detract from the visual quality of the site.

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.

The proposed project is consistent with the stated purposed of RTO-M District in that the project provides additional residential units to the City's housing stock while maintaining the moderate scale and segmentation prescribed by the Zoning District.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications for Residential Demolition. On balance, the Project does comply with said criteria in that:

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

A review of the Department of Building Inspection and the Planning Department databases showed no active enforcement cases or notices of violation for the subject property.

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

The existing structure appears to have been maintained in a decent, safe and sanitary condition.

iii. Whether the property is an "historic resource" under CEQA;

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the existing structure at 792 Capp Street is not ahistorical resource (See Case No. 2017-001283ENV).

iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The existing building at 792 Capp Street is not a historical resource.

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

The existing structure is a single-family residence which was previously an owner-occupied unit and was vacated as part of the sale of the property. As such, the project does not entail conversion of rental housing to other forms of tenure or occupancy.

vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The Planning Department cannot definitely determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no current tenants living in the existing dwelling unit.

vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project proposes the demolition of an existing single-family residence, the new construction Project proposes four new dwelling units with a mix of unit sizes to preserve and enhance the cultural and economic neighborhood diversity. While the existing structure on the site and its immediately adjacent neighbor to the north are two-story single family homes, every other structure on the block is multi-family in nature and three stories in height.

viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The replacement buildings conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of units with multiple bedrooms, which provide family-sized housing. The project would provide for an increase of three dwelling units to the City's housing stock.

ix. Whether the Project protects the relative affordability of existing housing;

The Project removes an older single-family residence, which is generally considered more affordable than a more recently constructed unit. However, the project also adds five new dwelling units to the City's housing stock, further increasing the supply of housing. Additionally, multi-family dwelling units are typically more affordable than single-family units as the cost of land is shared between dwelling units.

x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The Project is not subject to the provisions of Planning Code Section 415, as the project only proposes four dwelling units.

xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The Project has been designed to be in keeping with the scale and development pattern of the mixed neighborhood character. The surrounding neighborhood is an established residential neighborhood and the proposed massing and use are consistent with other properties in the area.

xii. Whether the project increases the number of family-sized units on-site;

The Project proposes four new dwelling units with one one-bedroom unit, one two-bedroom unit, and two three-bedroom units. As such, the existing three bedroom dwelling unit on the site is replaced as part of the project and the overall number of units that are family sized is increased.

xiii. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The project was reviewed by the Residential Design Advisory Team on April 5, 2017, which determined that the project was consistent with the Residential Design Guidelines with modifications including a setback of the fourth floor from the front building wall, a three foot setback at the north side of the structure for the first fifteen feet back from the front building wall, and incorporation of a raised entryway. With these modifications, the project meets the relevant design guidelines and enhances the existing neighborhood character.

xv. Whether the Project increases the number of on-site dwelling units;

The Project will increase the number of on-site units from one dwelling unit to four dwelling units.

xvi. Whether the Project increases the number of on-site bedrooms.

The existing building contains a total of three bedrooms. The Project will contain a total of nine bedrooms across the four dwelling units.

xvii. Whether or not the replacement project would maximize density on the subject lot; and,

Per Planning Code Section 209.4, there is no maximum residential density in the RTO-M District. The Project proposes the demolition of the existing single-family residence and new construction of a four-unit building, increasing the existing site density from one to four.

xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The Planning Department cannot definitely determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The existing three-bedroom single family home is proposed to be replaced with four dwelling units with one one-bedroom (measuring 669 square feet), one two-bedroom unit (measuring 730 square feet), and two three-bedroom units (measuring 1,397 square feet and 1,628 square feet) As such, the project replaces the existing dwelling unit with two units that are of similar size and with the same number of bedrooms while also providing two additional dwelling units to the City's housing stock.

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

HOUSING ELEMENT

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially 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.

The Project is a low density residential development on an underutilized site in an established residential neighborhood. The Project site is an ideal infill site that currently contains one single-family home where additional density is permitted and transit access is rich.

OBJECTIVE 2:
RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:
Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The Project proposes demolition of an existing residential structure containing a three-bedroom single-family residence. However, the new construction proposal will result in four new units, and thereby contribute to the general housing stock of the city.

OBJECTIVE 3:
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:
Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:
Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:
Preserve "naturally affordable" housing types, such as smaller and older ownership units.

While the project will demolish an existing single-family home, the new construction project will result in an increase in the density of the property and contributes three net new dwelling units, to the City's housing stock. While the project sponsor intends to sell the units and not use them as rental units, the proposed units are more naturally affordable than the existing single-family home as multi-family units are naturally more affordable than single-family homes.

OBJECTIVE 4
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

Policy 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.5
Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The Project will provide additional family sized dwelling units by replacing the existing three bedroom unit on the site and providing one additional one-bedroom unit, one additional two-bedroom unit, and one additional three bedroom unit. In addition, the Project provides meets the requirements for dwelling unit mix.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:
Ensure implementation of accepted design standards in project approvals.

Policy 11.3:
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5:
Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed new construction is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in density on the site while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:
Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project reinforces the existing street pattern by providing a three-story massing at the front building wall which is consistent with the development pattern of the block, which generally consists of three-story buildings.

Policy1.3:
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 1.1
IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1
Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.3
In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

Policy 1.2.4
Identify portions of the Mission where it would be appropriate to increase maximum heights for residential development.

The proposed new construction project proposes a permitted height, residential density and dwelling unit mix that are consistent and compatible with its surroundings and the overall development pattern of the block.

OBJECTIVE 2.3
ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES

Policy 2.3.3
Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.5
Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6
Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

Of the proposed four dwelling units, one unit contains two bedrooms and two units contain three bedrooms; thus, 75% of dwelling unit mix is provided with at least two bedrooms, where only 40% is required. The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee as well as the Residential Child Care Fee both of which will provide funds for community and neighborhood improvements.

OBJECTIVE 3.1
PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.8
New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

OBJECTIVE 3.2
PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.1
Require high quality design of street-facing building exteriors.

Policy 3.2.3
Minimize the visual impact of parking.

Policy 3.2.4
Strengthen the relationship between a building and its fronting sidewalk.

Policy 3.2.6
Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

In an effort to strengthen the relationship between the building and its fronting sidewalk, the Project incorporates a raised entry which provides a transition between the private and public realm. The proposed landscaping and street frontage improvements further enhance the public realm.

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.

    Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. The proposed residential building would house more individuals to patronize the existing neighborhood-serving retail uses.

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

    The project is compatible with the existing housing and mixed-use character of the immediate neighborhood, which is characterized by three story multi-family residential structures. The project

proposes a height and scale compatible with the adjacent neighbors, and the project proposes adding three additional units, for a total of four, which is compatible with the existing density in other buildings along Capp Street and the surrounding block faces.

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

The existing single family dwelling is not designated as an inclusionary affordable housing unit.

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

The Project is not anticipated to impede transit service or overburden our streets with neighborhood parking. The project includes required amount of bicycle parking and off-street parking below the principally-permitted amount, thus supporting the City's transit first policies.

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 does not include commercial office development and would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The replacement structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site. The existing building is not a historic resource.

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

The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

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. 2017-001283CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 2, 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 October 12, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 12, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of a single-family residence and construction of a four-story, 40-foot tall, residential building containing four dwelling units located at 792 Capp Street on Assessor's Block 3637, Lot 019B, pursuant to Planning Code Sections 209.4, 303, and 317 within the RTO-M District and a 40-X Height and Bulk District; in general conformance with plans, dated September 28, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-001283CUA and subject to conditions of approval reviewed and approved by the Commission on October 12, 2017 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 October 12, 2017 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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
   a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
   b. On-site, in a driveway, underground;
   c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
   d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
   e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
   f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
   g. On-site, in a ground floor façade (the least desirable location).

   Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sfdpw.org

10. **Bicycle Parking.** The Project shall provide no fewer than four Class 1 bicycle parking spaces as required by Planning Code Sections 155.1.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than three (3) off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **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

13. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

14. **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

15. **Monitoring.** The Project requires monitoring of the conditions of approvalin this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **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.

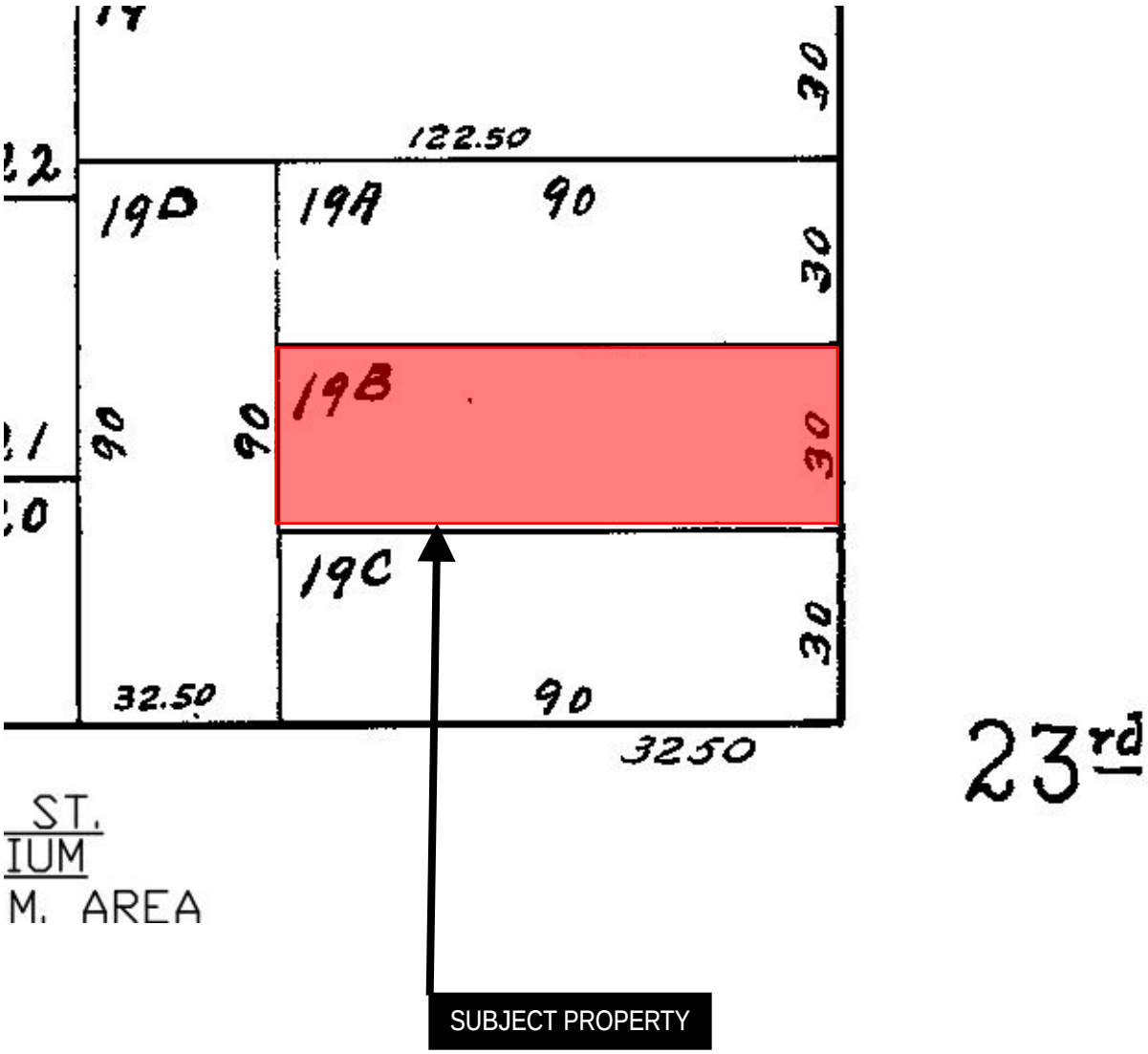
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

17. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sfdpw.org

18. **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

Parcel Map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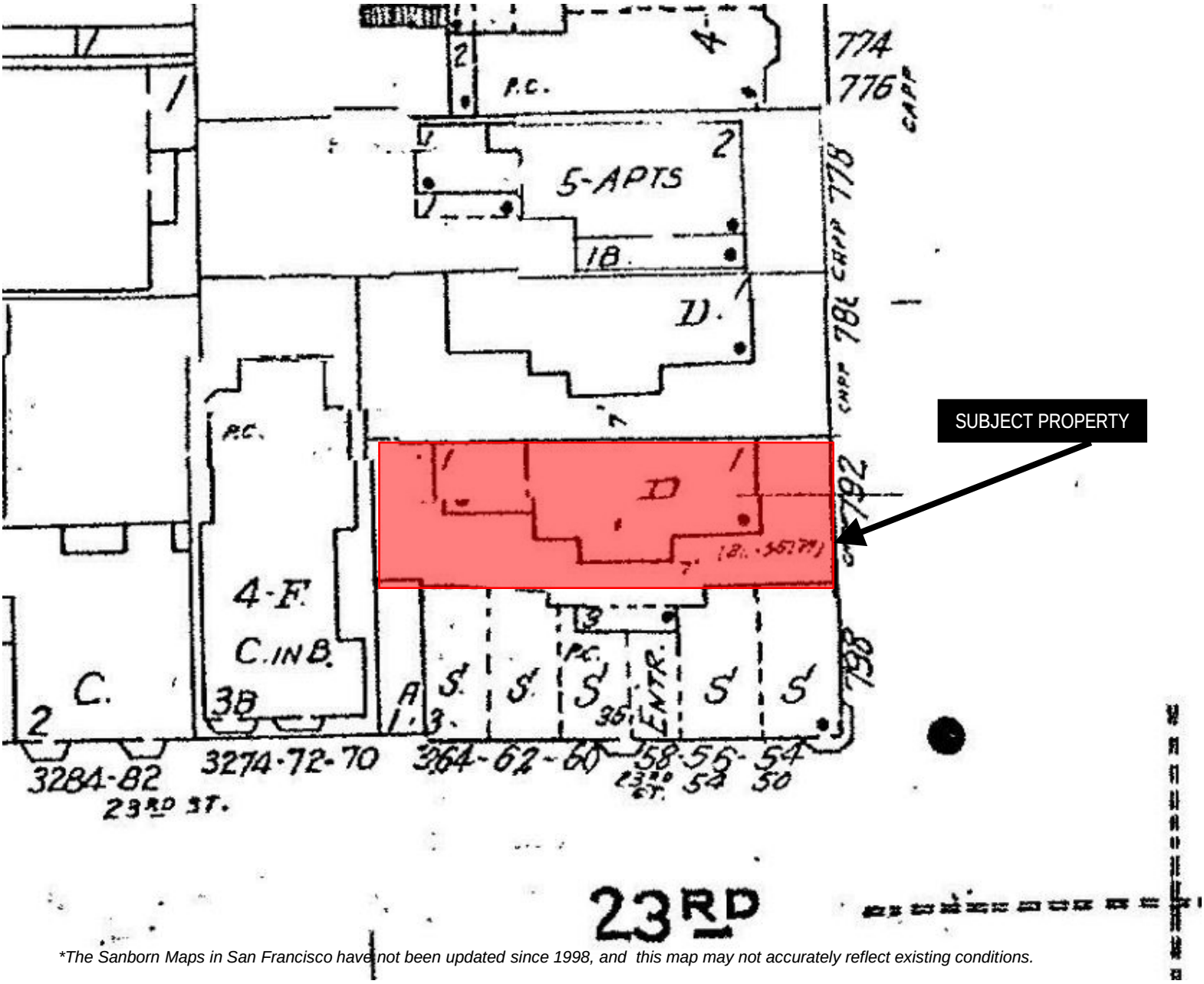
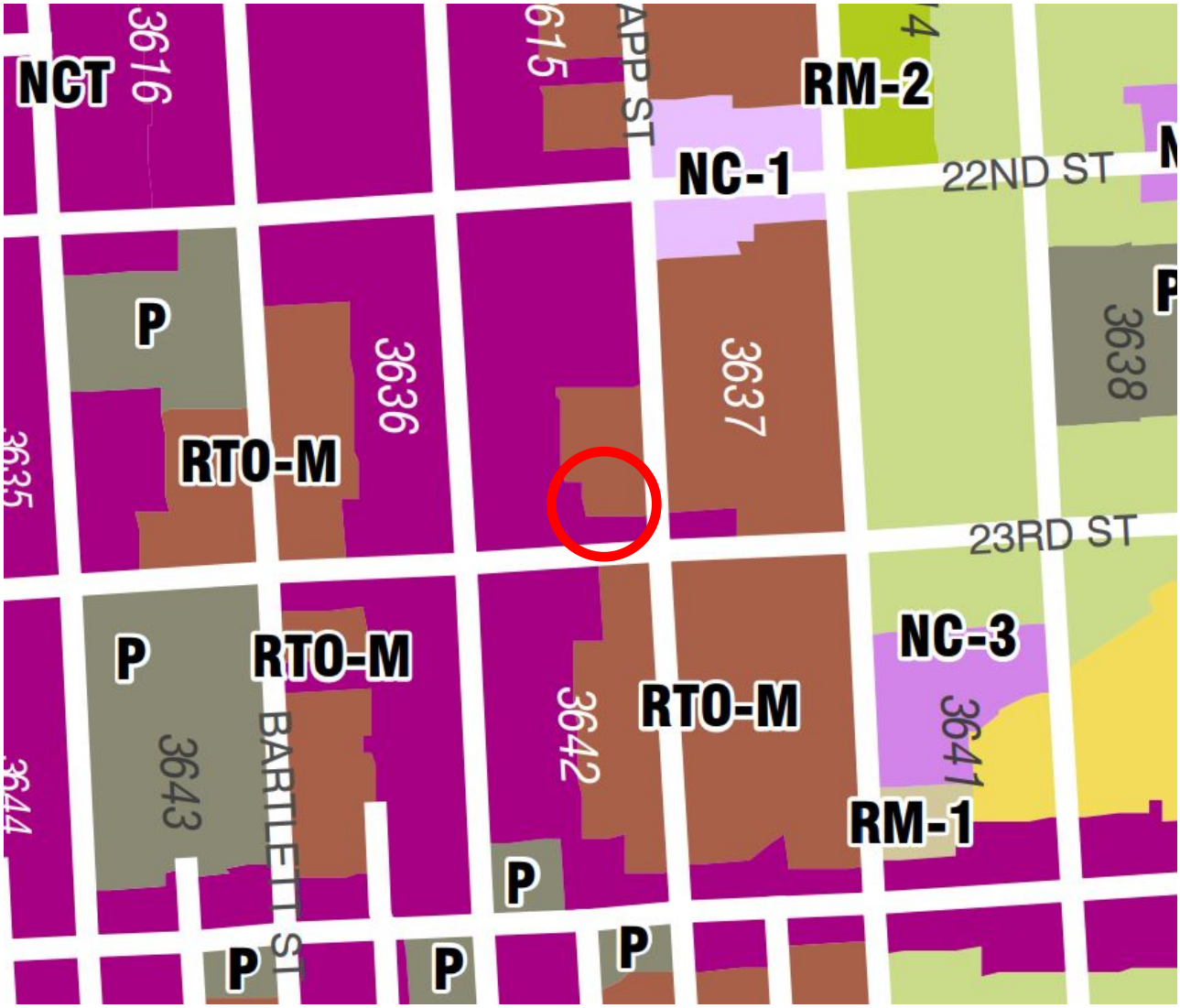
SUBJECT PROPERTY

Sanborn Map*



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

Zoning Map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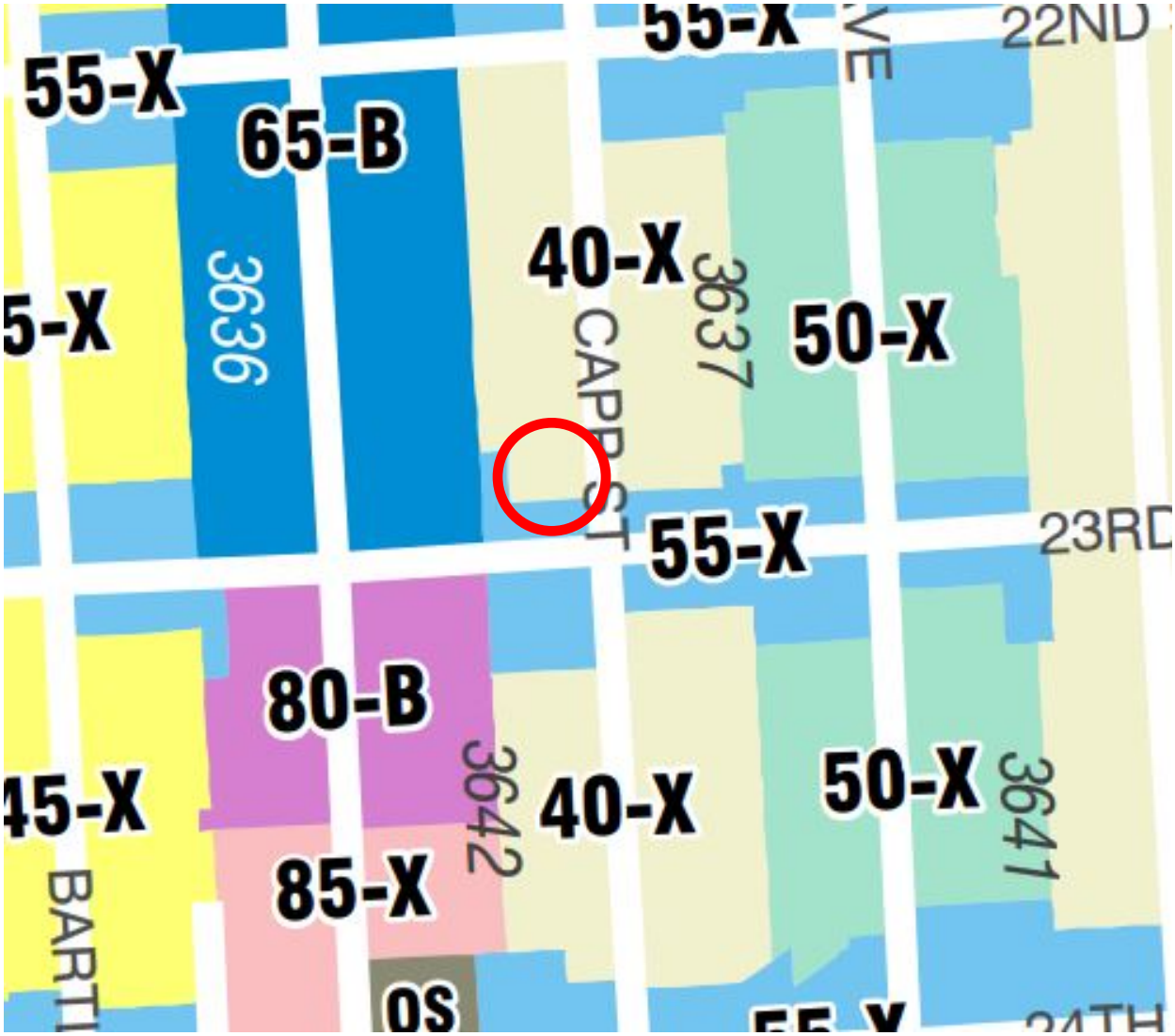
Height and Bulk District Map



Aerial Photo

Site Photo

Conditional Use Authorization Hearing
Case Number 2017-001283CUA
792 Capp Street

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
792 Capp Street		3637/019B	
Case No.	Permit No.	Plans Dated	
2017-001283ENV		1/31/2017	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Demolish an existing two-story single-family home and construct a new four-story building containing three dwelling units.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☑	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

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

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

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

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

☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name:	**Signature:** Jean Poling Digitally signed by Jean Poling Date: 2017.02.23 10:25:58 -08'00'
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS. IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING, AS PER THE GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24; THE 2013 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT; THE 2013 CALIFORNIA FIRE CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2013, THE 2013 NFPA 72 (FIRE ALARMS) AND THE 2013 NFPA 13/13R (SPRINKLERS). THIS PROJECT WILL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS. NOTE: IF THE PLANNING COMMISSION HAS NOT APPROVED THE PROJECT PRIOR TO 5:00 PM ON DECEMBER 31, 2013 THEN THIS PROJECT MUST COMPLY WITH THE 2013CALIFORNIA BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUE BY LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT, WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ARCHITECT BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS, AS WELL AS ANY MATERIAL, PRODUCT OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANIES' REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER; THE LOCAL ELECTRICITY PROVIDER; THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED.

8. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMANTS COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OH THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES OR PROTECTION, AS NEEDED, TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

GENERAL NOTES - CONT.

10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS; UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT; OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

11. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTURER'S REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS.

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCUREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

16. IF THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OBJECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES, THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WRITING BEFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR.

17. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID, WHICH PERMITS HE EXPECTS TO OBTAIN AND WHICH PERMITS AND APPLICATION FEES HE EXPECTS THE OWNER TO PROVIDE.

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION, THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER, THE ARCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELLED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE MEETINGS.

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER.

21. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME.

ABBREVATIONS

AFF	ABOVE FINISHED FLOOR	**LAM**	LAMINATE
ALUM	ALUMINUM		
BD	BOARD	**MAX**	MAXIMUM
BLDG	BUILDING	**MECH**	MECHANICAL
BLKG	BLOCKING	**MIN**	MINIMUM
BM	BEAM	**MTL**	METAL
B.O	BOTTOM OF		
CLG	CEILING	**(N)**	NEW
CLR	CLEAR	**N.I.C**	NOT IN CONTRACT
CONC	CONCRETE		
		O.C	ON CENTER
DTL	DETAIL		
DWG	DRAWING	**PL**	PLASTIC
		PLY	PLYWOOD
(E)	EXISTING		
ELEC	ELECTRICAL	**REQ'D**	REQUIRED
ELEV	ELEVATION		
EQ	EQUAL	**SIM**	SIMILAR
EXT	EXTERIOR	**SHTG**	SHEATING
		S.S.D	SEE STRUCTURAL DRAWINGS
F.F	FINISHED FLOOR	**STL**	STEAL
GA	GAUGE		
GSM	GALVANIZED SHEET METAL	**T.B.D**	TO BE DETERMINED
GYP	GYPSUM	**TO**	TOP OF
		TYP	TYPICAL
HDR	HEADER		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	**U.O.N**	UNLESS OTHERWISE NOTED
H/W	HOT WATER HEATER	**V.I.F**	VERIFY IN FIELD
INT	INTERIOR	**W/**	WITH
		W/C	WATER CLOSET
		WD	WOOD
		WP	WATERPROOF

DRAWING INDEX

APPROVALS

792 CAPP ST

PROJECT DATA

BUILDING DATA	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	V-B	V-B	V-B
OCCUPANCTY TYPE	R-3	R-3, R-2	R-2
BUILDING HEIGHT	25'-2"	40'-0"	40'-0"
STORIES/BASEMENTS	2/0	4/1	3/1
NUMBER OF UNITS	1	-	4
PARKING	2	3	2
BIKE PARKING	0	3	4
FIRE SPRINKLERS	NO	N/A	YES
SEISMIC UPGRADE	NO	N/A	YES

FLOOR AREAS BY TYPE	EXISTING	CHANGE	PROPOSED
RESIDENTIAL	1939 SF	+3609 SF	5548 SF
COMMERCIAL/RETAIL	0 SF	0 SF	0 SF
OFFICE	0 SF	0 SF	0 SF
INDUSTRIAL PDR	0 SF	0 SF	0 SF
PARKING	0 SF	0 SF	0 SF
USABLE OPEN SPACE	1031 SF	418 SF	1449 SF
PUBLIC OPEN SPACE	0 SF	0 SF	0 SF
HABITABLE	1067 SF	+3886 SF	4943 SF
NON-HABITABLE (GARAGE)	872 SF	-26 SF	846 SF
GROSS FLOOR AREA	1939 SF	+3589 SF	5528 SF

FLOOR AREAS	EXISTING	CHANGE	PROPOSED
BASEMENT (W/ GARAGE)	872 SF	+707 SF	1579 SF
FIRST FLOOR	1067 SF	+465 SF	1532 SF
SECOND FLOOR	-	+1480 SF	1480 SF
THIRD FLOOR	-	+937 SF	937 SF
TOTAL	1939 SF	+3588 SF	5528 SF
% INCREASE		185%	

BUILDING DEPTH	EXISTING	CHANGE	PROPOSED
	60' - 2"	3' - 7"	63' - 9"

USABLE AREAS	FLOOR AREA	USABLE OPEN SPACE	BEDROOMS	BATHS
UNIT 1	669	290	1	1
UNIT 2	1397	510	3	2
UNIT 3	730	121	2	1
UNIT 4	1628	546	3	3

PROJECT INFORMATION

ADDRESS:	792 CAPP ST, SAN FRANCISCO, CA 94114
BLOCK:	3637
LOT:	019B
ZONING:	RTO-M
INTERSECTION:	CAPP ST / 23RD ST
LOT SIZE:	90'-0" x 30'-0"
LOT AREA:	2,700 S.F.
OCCUPANCY TYPE:	R-2, 3-UNIT RESIDENTIAL
CONSTRUCTION TYPE:	V-B

CODE USED:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE

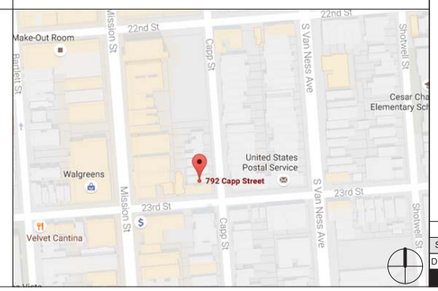
PROJECT DESCRIPTION

REPLACE EXISTING SINGLE FAMILY HOUSE WITH A 4-UNIT MULTI-FAMILY BUILDING WITH NEW GARAGE AND BIKE PARKING. RESIDENTIAL UNITS: ONE UNIT COMPRISING 1 BED 1 BATH, ONE UNIT COMPRISING 3 BED AND 2 BATHS, ONE UNIT COMPRISING 2 BED AND 1 BATH, ONE UNIT COMPRISING 3 BED AND 3 BATHS. NEW DESIGN BUILD FIRE SPRINKLER SYSTEM PER NFPA13R

PROJECT DIRECTORY

ARCHITECT	CLIENT
WINDER GIBSON ARCHITECTS	792 CAPP STREET, LLC
1989 MISSION ST	3520 20TH ST, UNIT B
SAN FRANCISCO, CA 94103	SAN FRANCISCO, CA 94110
CONTACT:	CONTACT:
DANIEL VILLANUEVA	LUCAS EASTWOOD
415 318 8634 x 104	415 341 0473
VILLANUEVA@ARCHSF.COM	LUCAS@EASTWOOD.COM

VICINITY MAP



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TITLE PAGE

A 0.00

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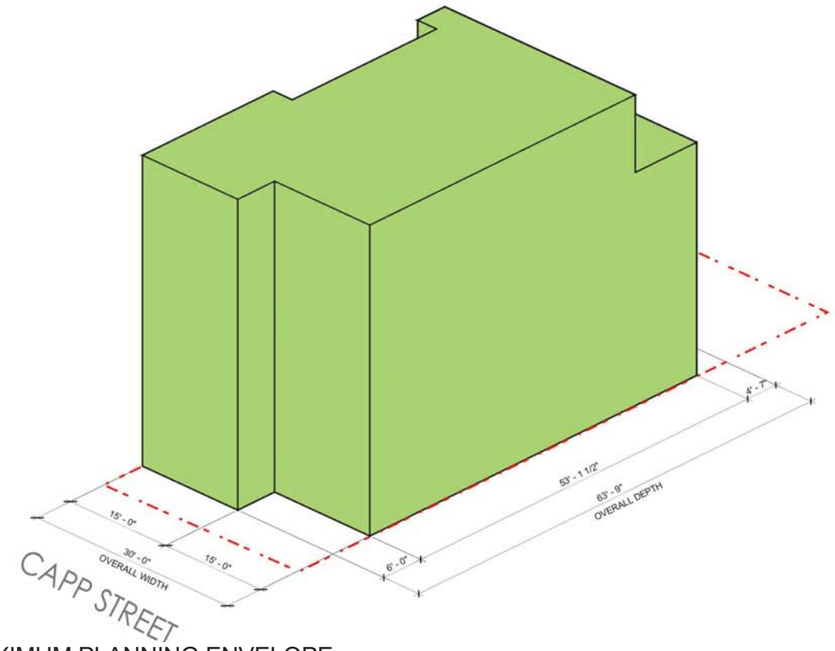

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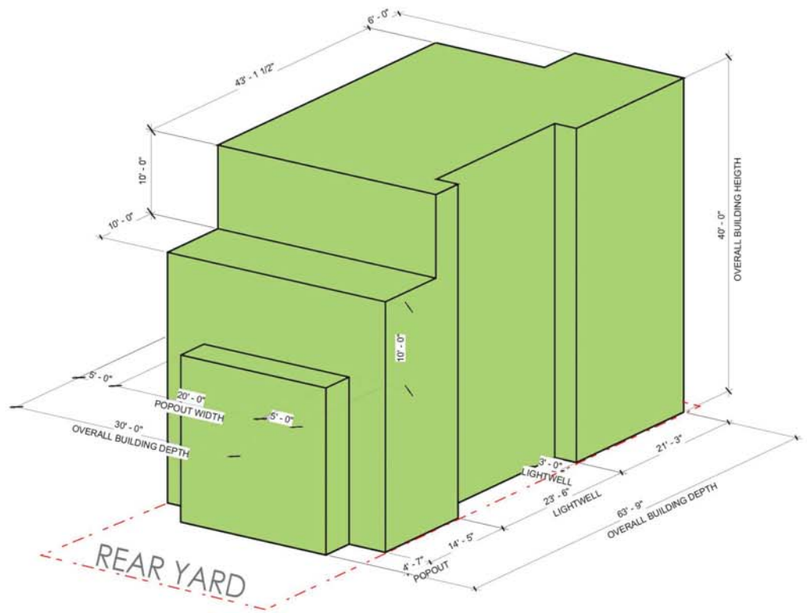

2 MAXIMUM PLANNING ENVELOPE

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MAXIMUM PLANNING ENVELOPE

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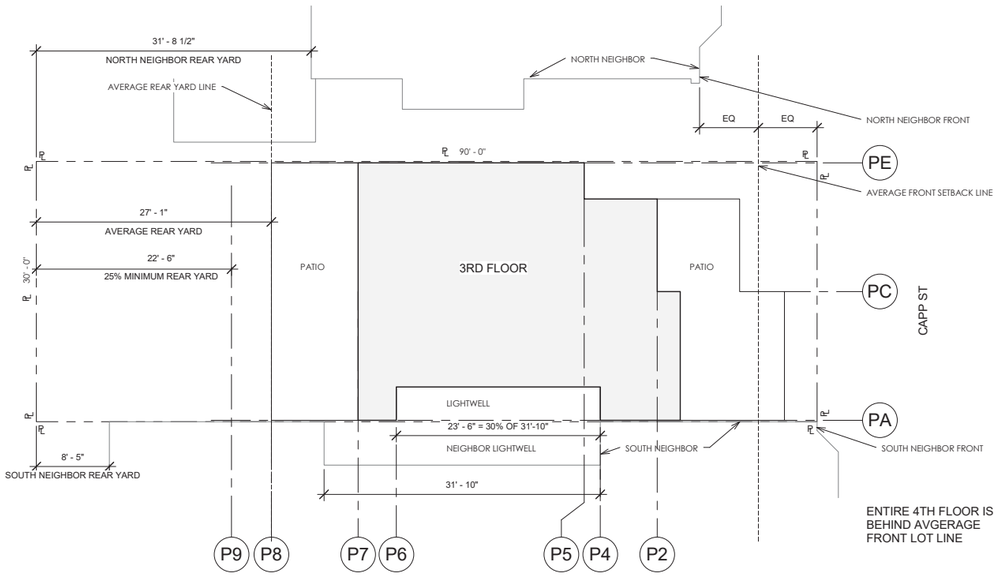
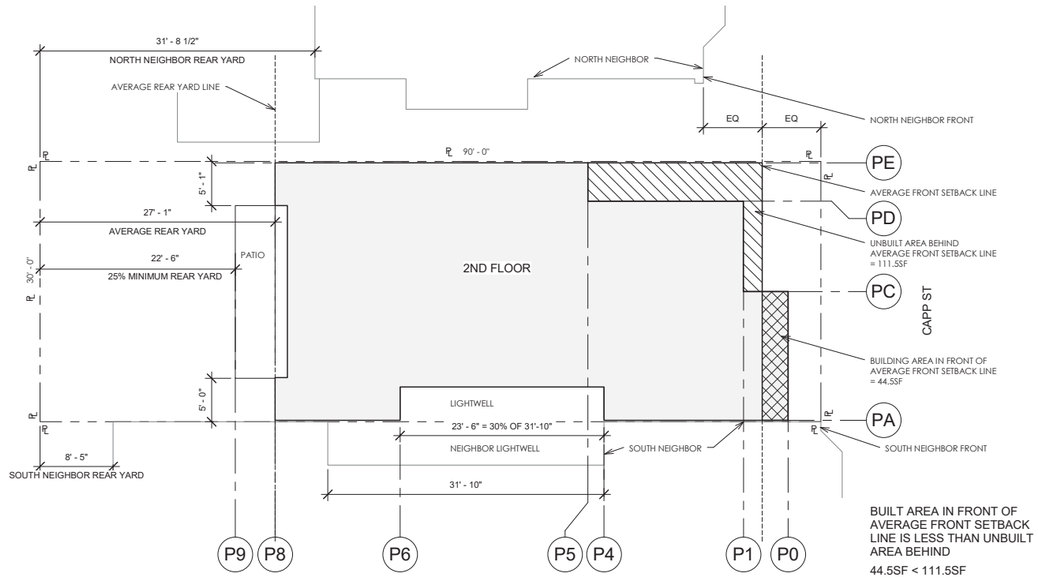


4 (N) 3RD FLOOR PLANNING ENVELOPE
1/8" = 1'-0"



3 (N) 2ND FLOOR PLANNING ENVELOPE
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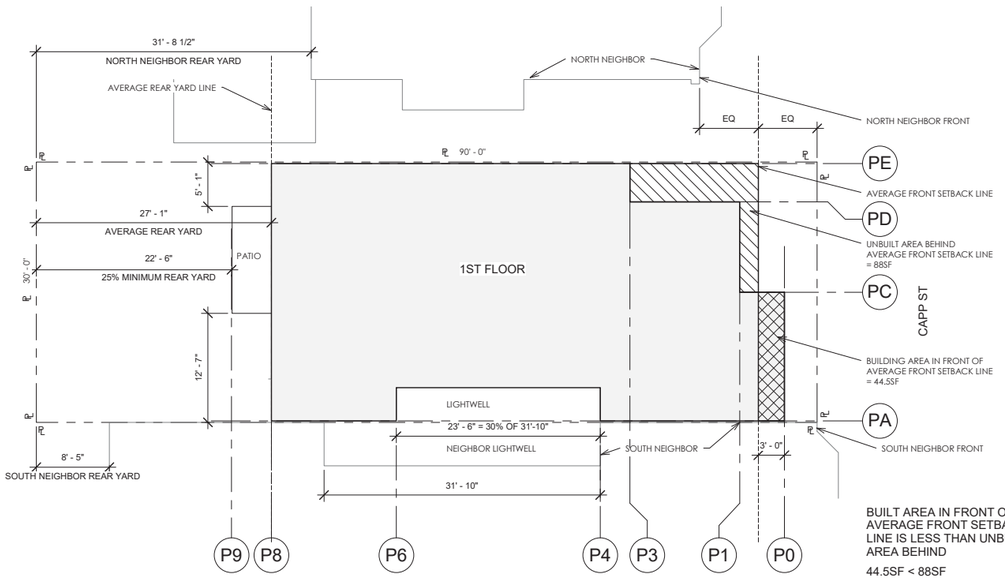

2 (N) 1ST FLOOR PLANNING ENVELOPE
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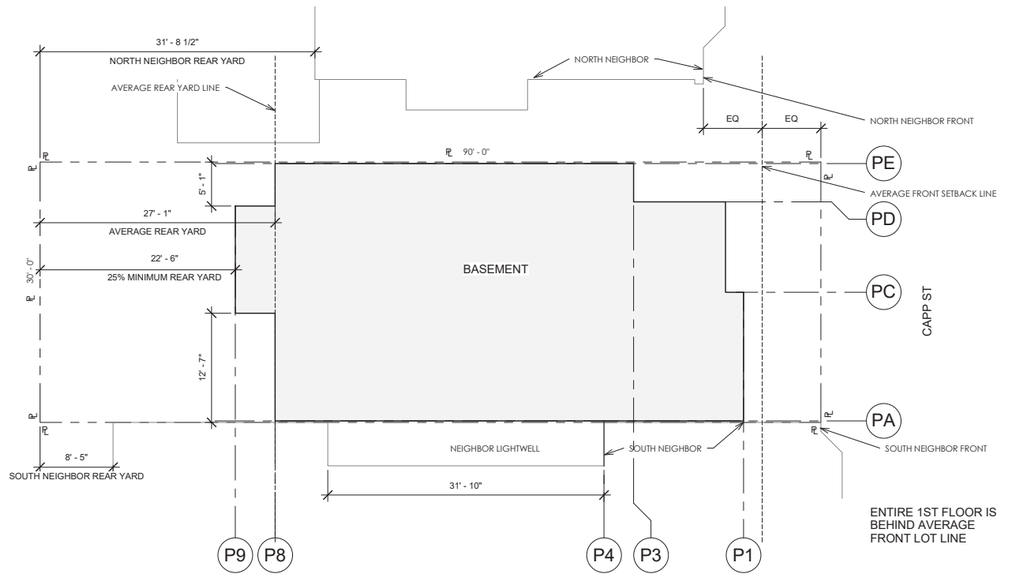

1 (N) BASEMENT PLANNING ENVELOPE
1/8" = 1'-0"

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PLANNING COMPLIANCE BY FLOOR

PROJECT NORTH
NORTH

A0.51

DATE	12/13/17
SCALE	1/8" = 1'-0"
DRAWN	HP, DV
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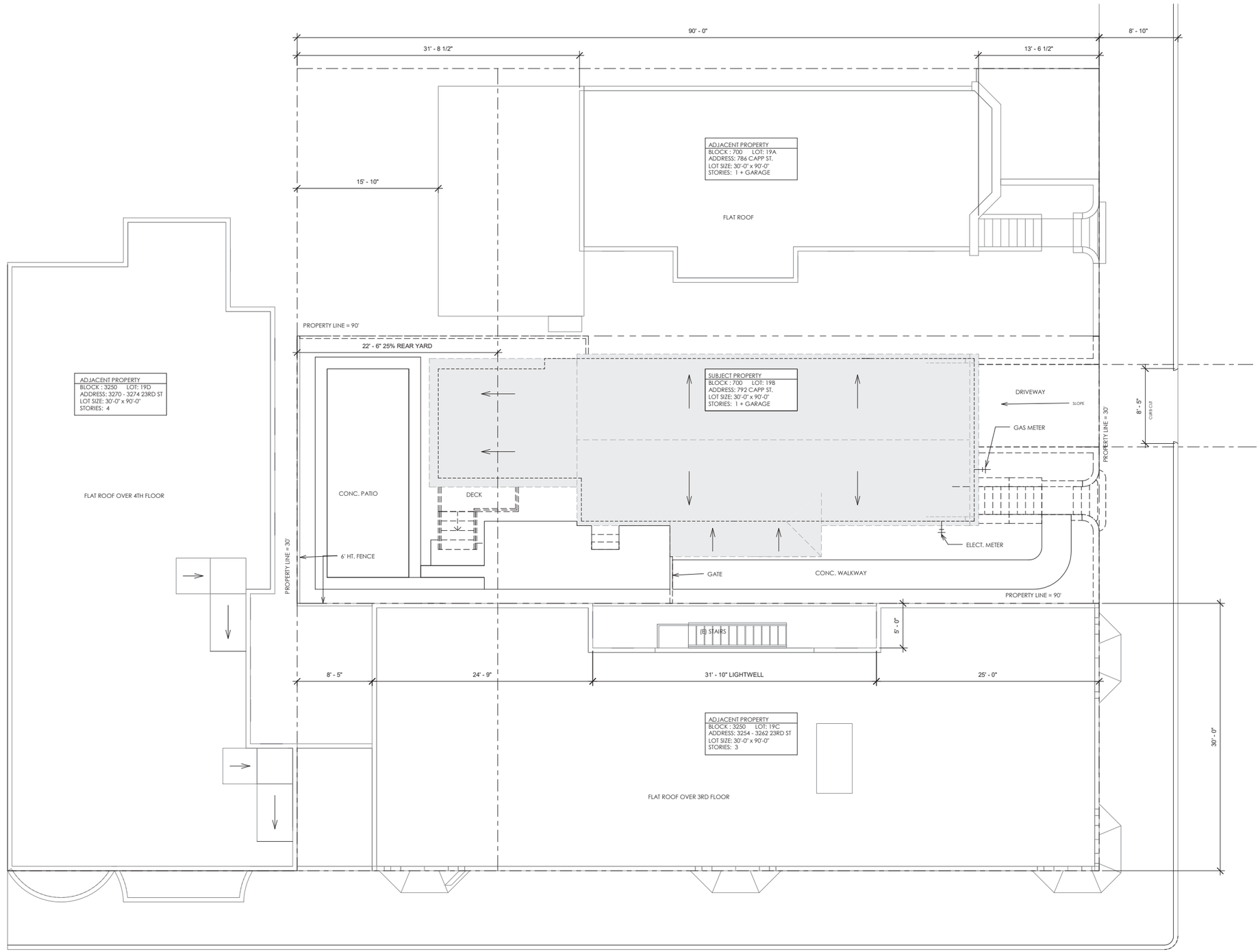

1 EXISTING SITE PLAN
3/16" = 1'-0"

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EXISTING SITE PLAN

PROJECT NORTH
NORTH

A1.00

DATE	12/13/17
SCALE	3/16" = 1'-0"
DRAWN	HP, DV
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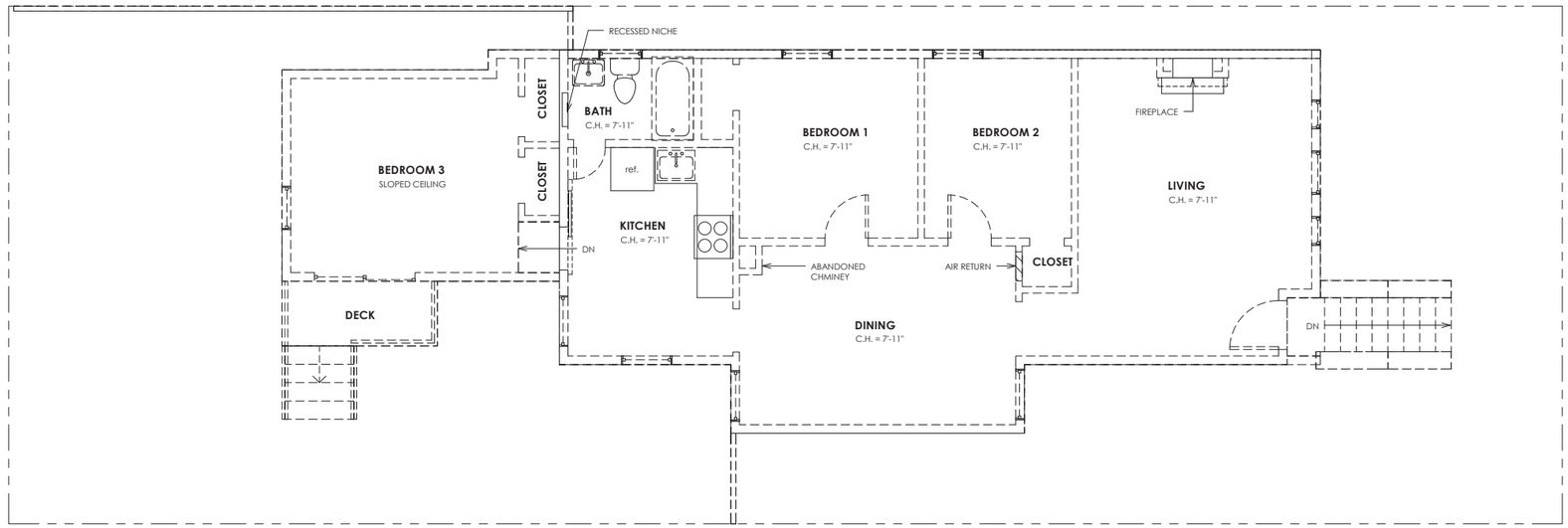
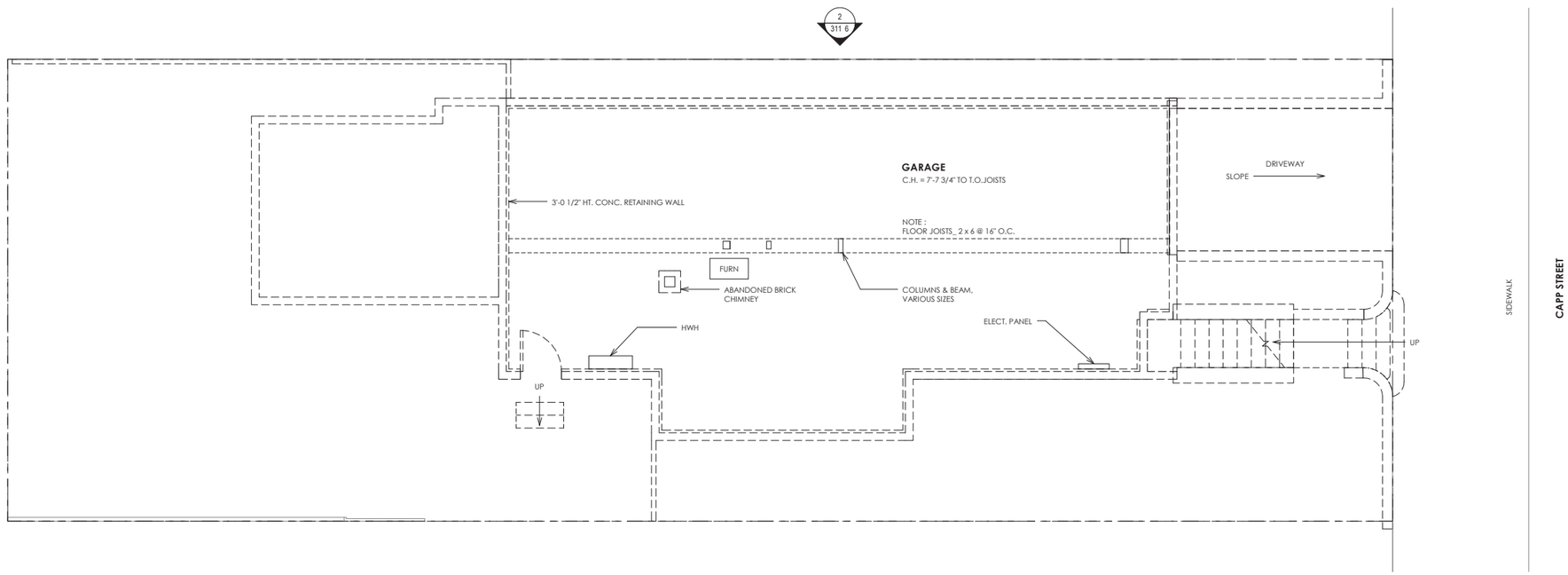


DEMOLISH ENTIRE EXISTING BUILDING AND PREPARE FOR NEW CONSTRUSTION

② EXISTING 1ST FLOOR
1/4" = 1'-0"



① EXISTING BASEMENT (GARAGE)
1/4" = 1'-0"

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EXISTING FLOOR PLANS

PROJECT NORTH
NORTH

A1.01

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
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1 EXISTING FRONT (EAST) ELEVATION
1/4" = 1'-0"

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EXISTING FRONT (EAST)
ELEVATION

A 1.02

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
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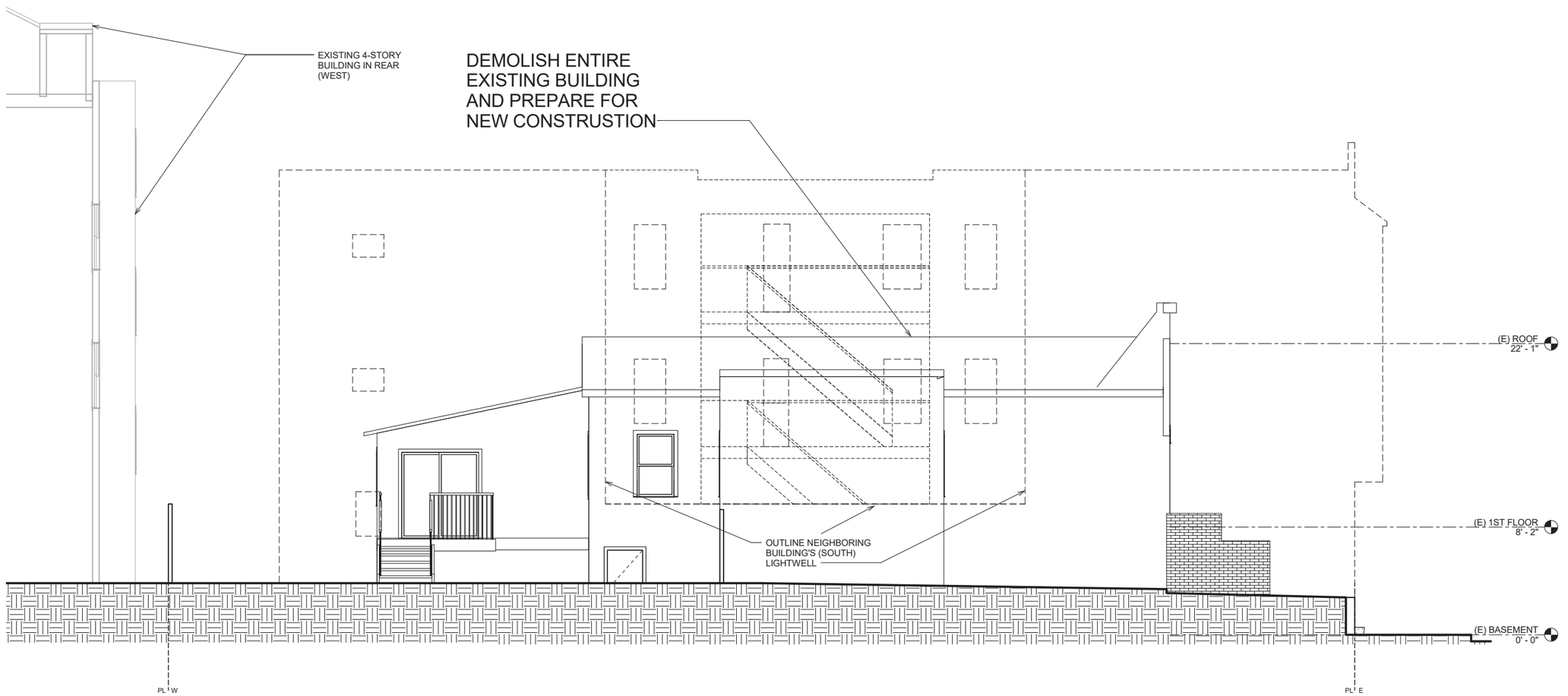

1 EXISTING SIDE (SOUTH) ELEVATION
1/4" = 1'-0"

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EXISTING SIDE (SOUTH)
ELEVATION

A1.03

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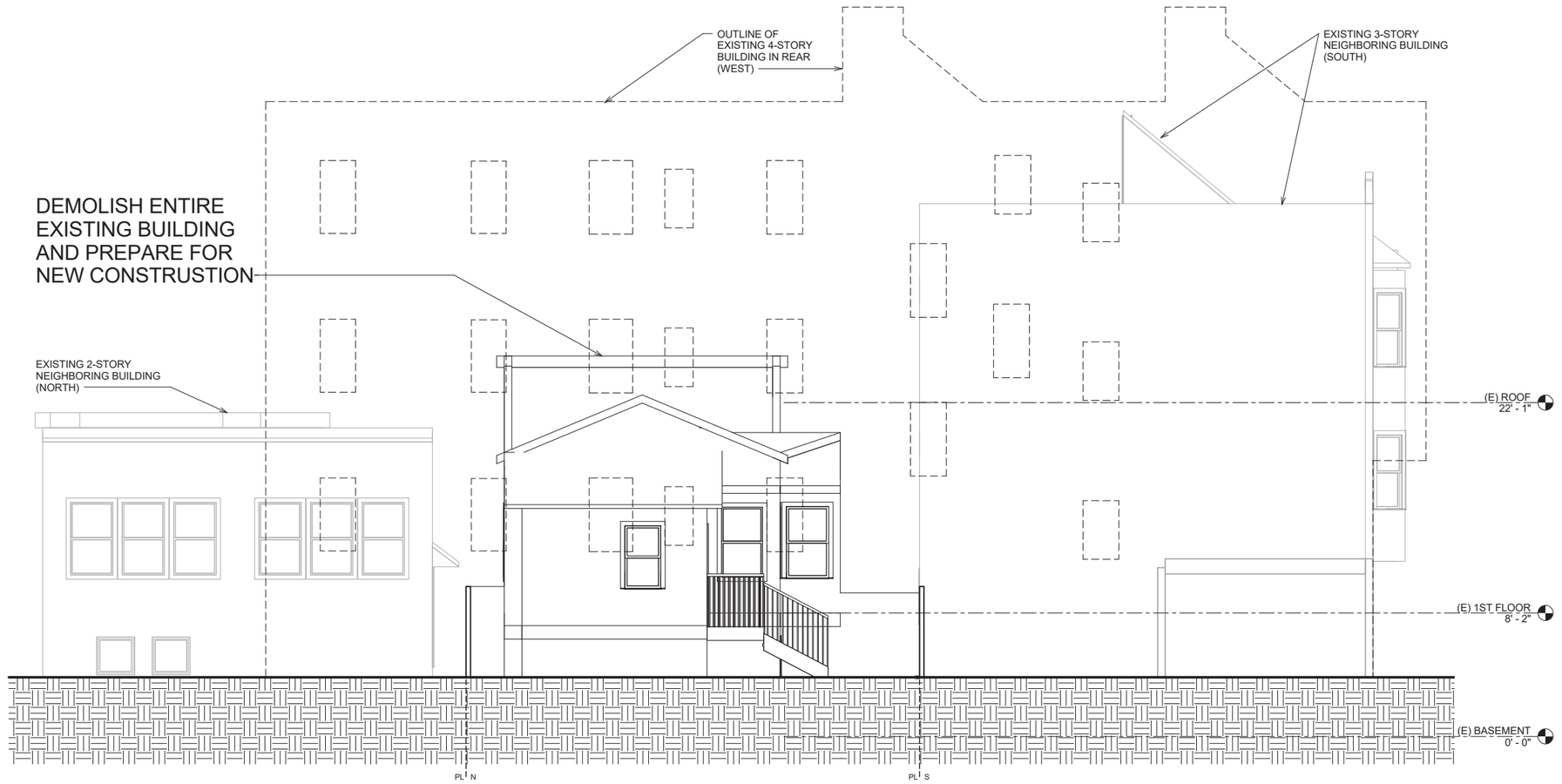

1 EXISTING REAR (WEST) ELEVATION
1/4" = 1'-0"

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EXISTING REAR (WEST) ELEVATION

A1.04

DATE	12/13/17
SCALE	1/4" = 1'-0"
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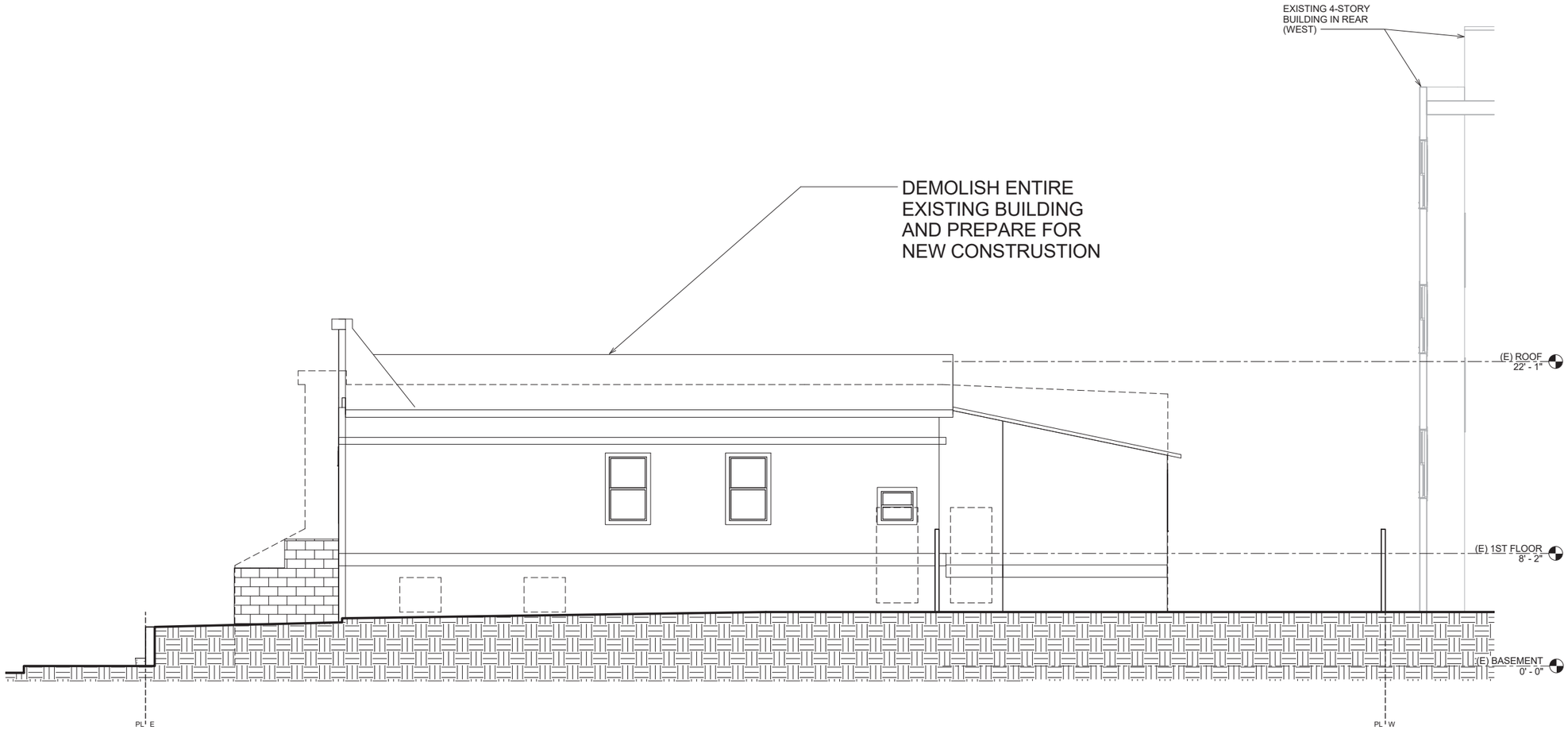

1 EXISTING SIDE (NORTH) ELEVATION
1/4" = 1'-0"

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EXISTING SIDE (NORTH)
ELEVATION

A1.05

DATE	12/13/17
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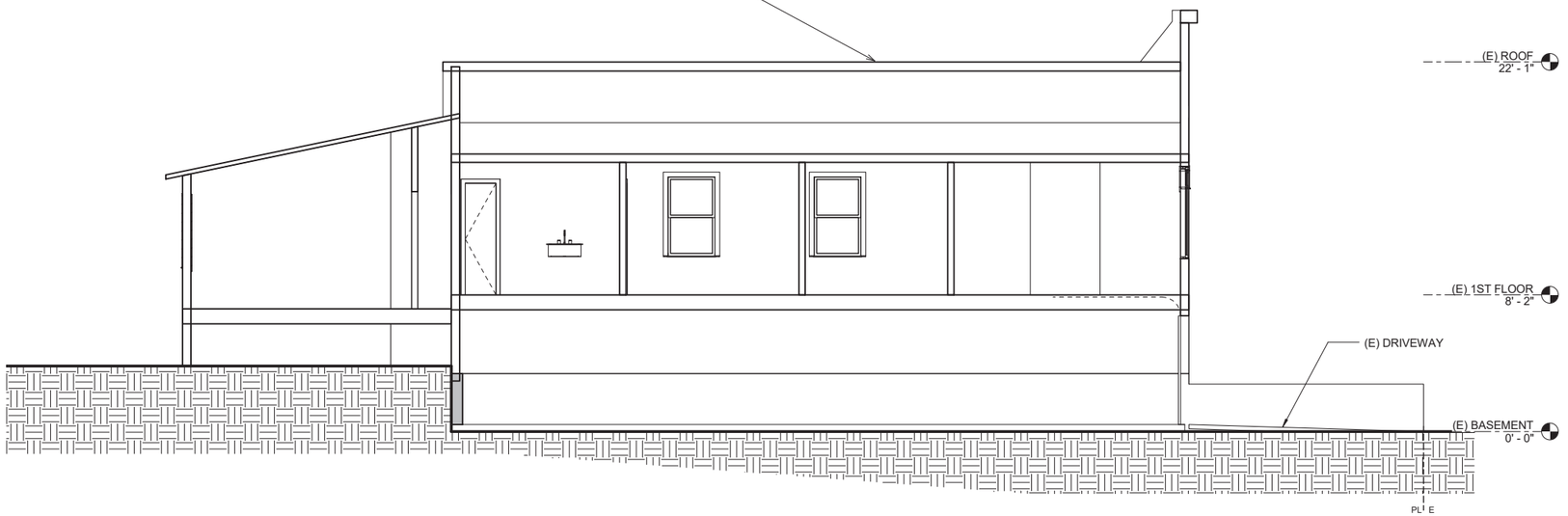
AND PREPARE FOR
NEW CONSTRUSTION



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

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EXISTING LONGITUDINAL SECTION

A1.06

DATE	12/13/17
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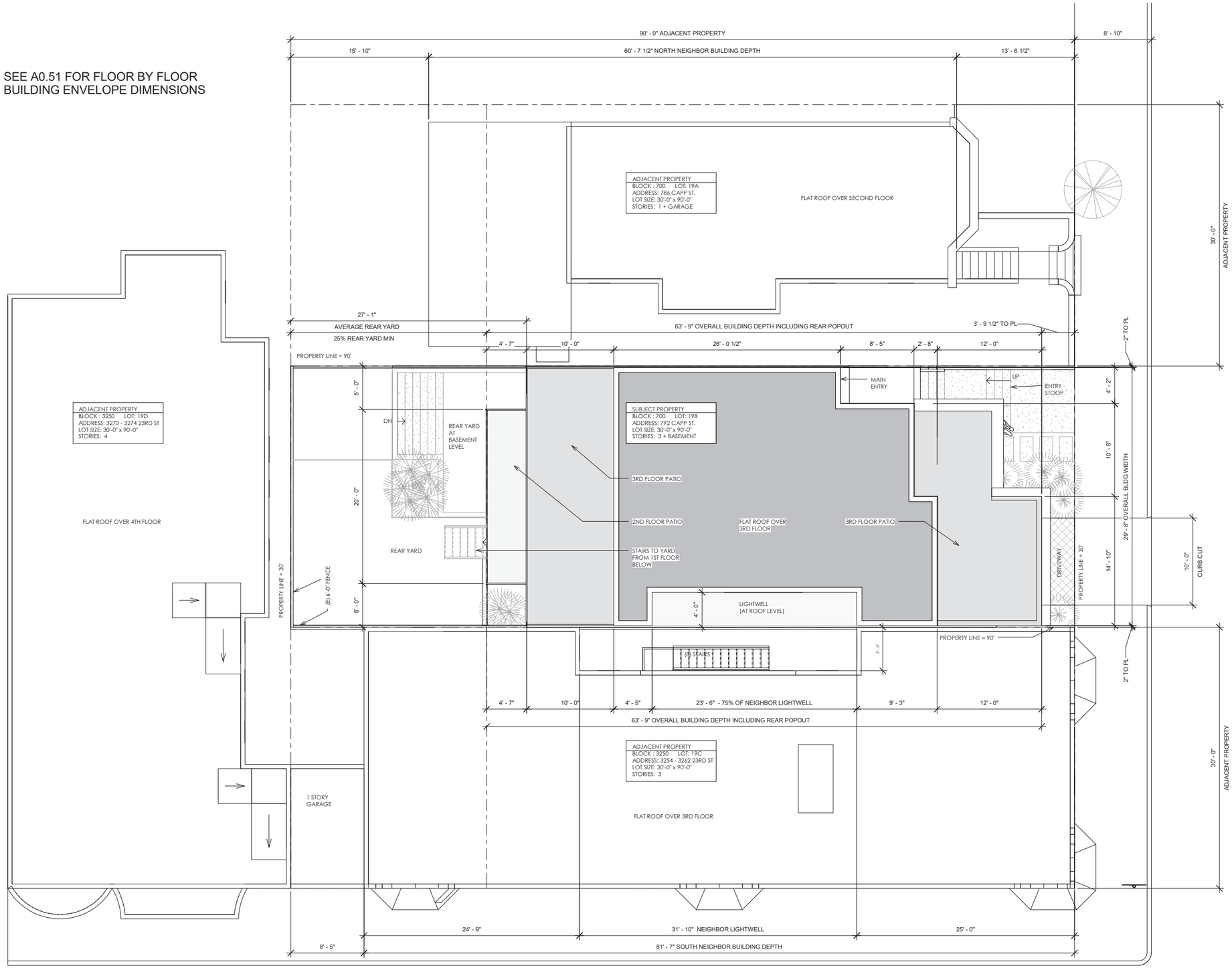
SEE A0.51 FOR FLOOR BY FLOOR
BUILDING ENVELOPE DIMENSIONS



1 PROPOSED SITE PLAN
3/16" = 1'-0"

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LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN. _____
STATE OF CALIFORNIA

792 CAPP ST
SAN FRANCISCO, CA 94110

CU REVISION

PROPOSED SITE PLAN

PROJECT NORTH
TRUE NORTH

A 2.00

DATE	12/13/17
SCALE	3/16" = 1'-0"
DRAWN	HP, DV
	1616

FRONT YARD	AREA	%
PLANTING	98 SF	32%
PERMEABLE	103 SF	33%
IMPERMEABLE	107 SF	35%
TOTAL	308 SF	100%

WALL TYPES LEGEND

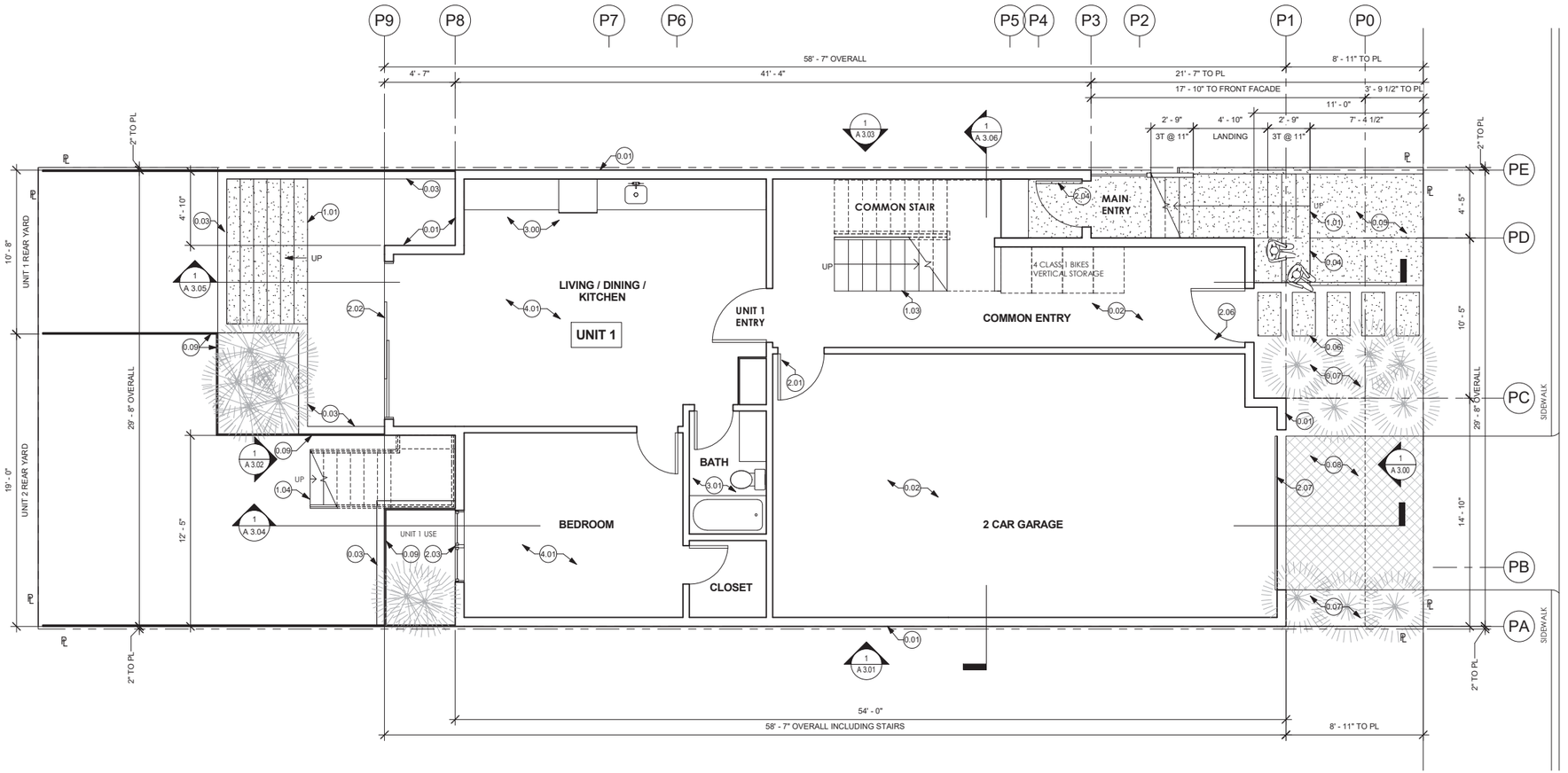
- DEMOLISHED WALL
- NEW CONCRETE WALL / FOUNDATION WALL
- NEW WOOD STUD WALL

CONSTRUCTION SHEET LEGEND

NOTE	DESCRIPTION
0.01	NEW CONCRETE FOUNDATION, S.S.D
0.02	NEW CONCRETE SLAB ON GRADE
0.03	NEW CONCRETE RETAINING WALL
0.04	NEW ENTRY STOOP
0.05	NEW CONCRETE PAVING LEADING TO FRONT ENTRANCE
0.06	NEW CONCRETE PAVERS
0.07	NEW UNPAVED AREA DEVOTED TO CLIMATE APPROPRIATE PLANTING - 100SF TOTAL, > 20% OF FRONT SETBACK AREA
0.08	NEW DRIVEWAY WITH 70% PERMEABLE INTERLOCKING CONCRETE PAVERS
0.09	NEW 4' - 0" HIGH FENCE
1.01	NEW CONCRETE STEPS ON GRADE, 12 TREAD DEPTH, 7" MAX RISER HEIGHT
1.03	NEW INTERIOR STAIR, MIN 11" TREAD DEPTH, MAX 7" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAILS ON BOTH SIDES, 36" HIGH, GUARDRAILS 42", MAX 4" OPENING.
1.04	NEW EXTERIOR STAIR, MIN 10.5" TR DEPTH, 7.75" RISE, WOOD TREADS, RISERS AND GUARDRAIL/HANDRAIL ON BOTH SIDES, 36" HIGH, MAX OPENING < 4"
1.05	NEW STEEL GUARDRAIL W/ TEMPERED GLASS PANELS, MIN 42" HIGH WITH MAX OPENING < 4"
1.06	NEW MIN 42" HIGH GUARDWALL

CONSTRUCTION SHEET LEGEND

NOTE	DESCRIPTION
1.07	NEW STEEL GUARDRAIL W/ PICKETS, MIN 42" HIGH WITH MAX OPENING < 4"
1.08	NEW 2" HIGH PARAPET AT ROOF LEVEL
1.09	NEW FLAT ROOF OVER ROOFING MEMBRANE OVER PLYWOOD SHEATHING OVER WOOD FRAMING
1.10	NEW REAR DECK WITH TILES OVER MORTAT BED
1.11	NEW CORNICE ON PARAPET / GUARD WALL WITH 1x12 TRIM BOARD
1.12	NEW 1x18 TRIM BOARD
2.00	NEW INTERIOR DOOR, 20 MIN FIRE RATED
2.01	NEW INTERIOR DOOR, 20 MIN FIRE RATED WITH SLEF CLOSER
2.02	NEW EXTERIOR THERMALLY BROKEN ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR UNIT
2.03	NEW EXTERIOR THERMALLY BROKEN ALUMINUM DOUBLE-GLAZED WINDOW
2.04	NEW EXTERIOR PAINTED WOOD DOOR WITH GLAZED TRANSOM
2.06	NEW EXTERIOR PAINTED WOOD DOOR
2.07	NEW GARAGE DOOR, UPWARD-ACTING. PAINTED WOOD WITH MIN 200SQ IN VENTILATION
3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
4.01	NEW HARDWOOD FLOORING



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

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PROPOSED BASEMENT FLOOR PLAN

PROJECT NORTH / NORTH

A 2.01

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

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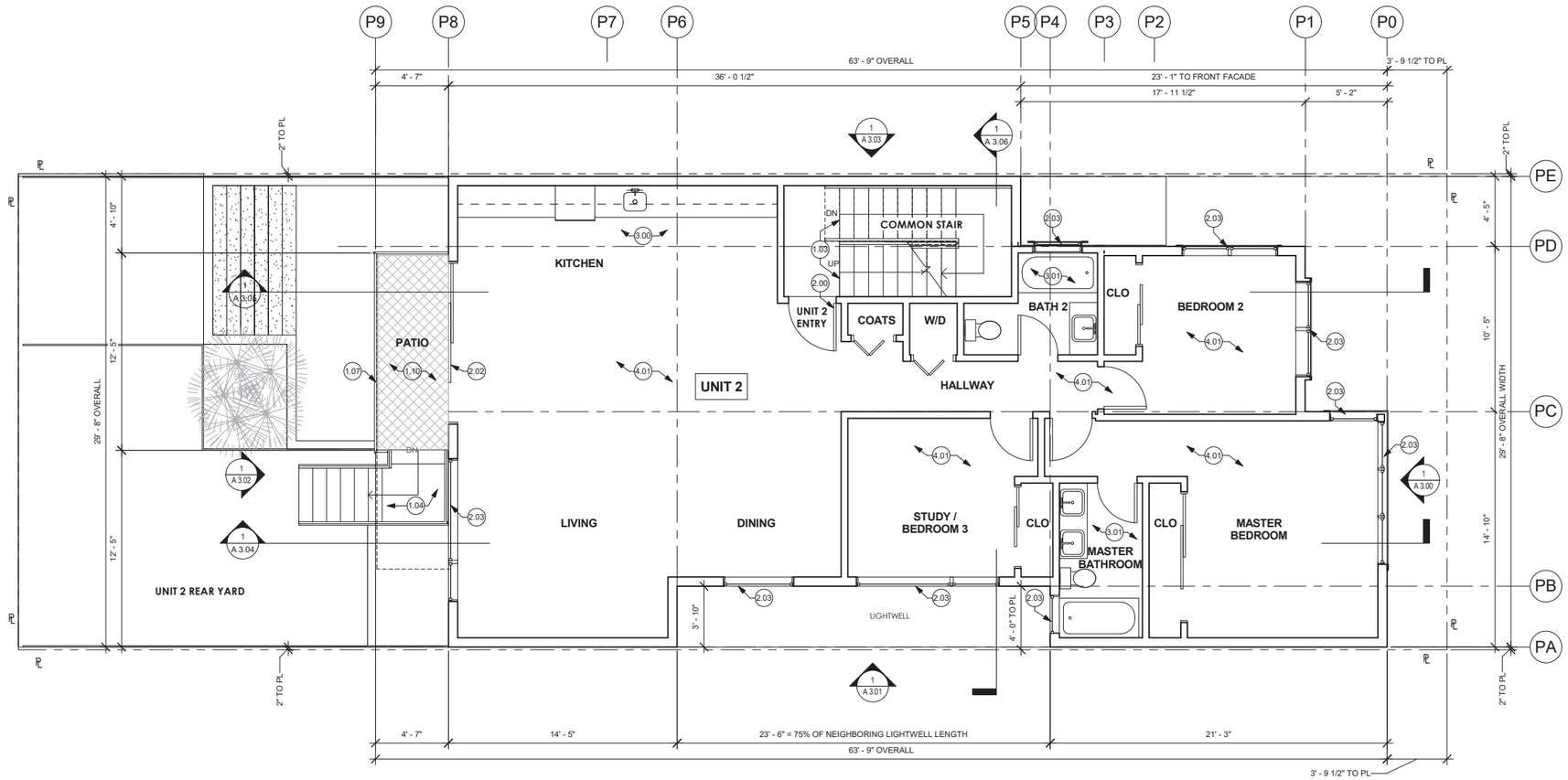

1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

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PROPOSED 1ST FLOOR PLAN

PROJECT NORTH / NORTH

A 2.02

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

WALL TYPES LEGEND

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- NEW WOOD STUD WALL

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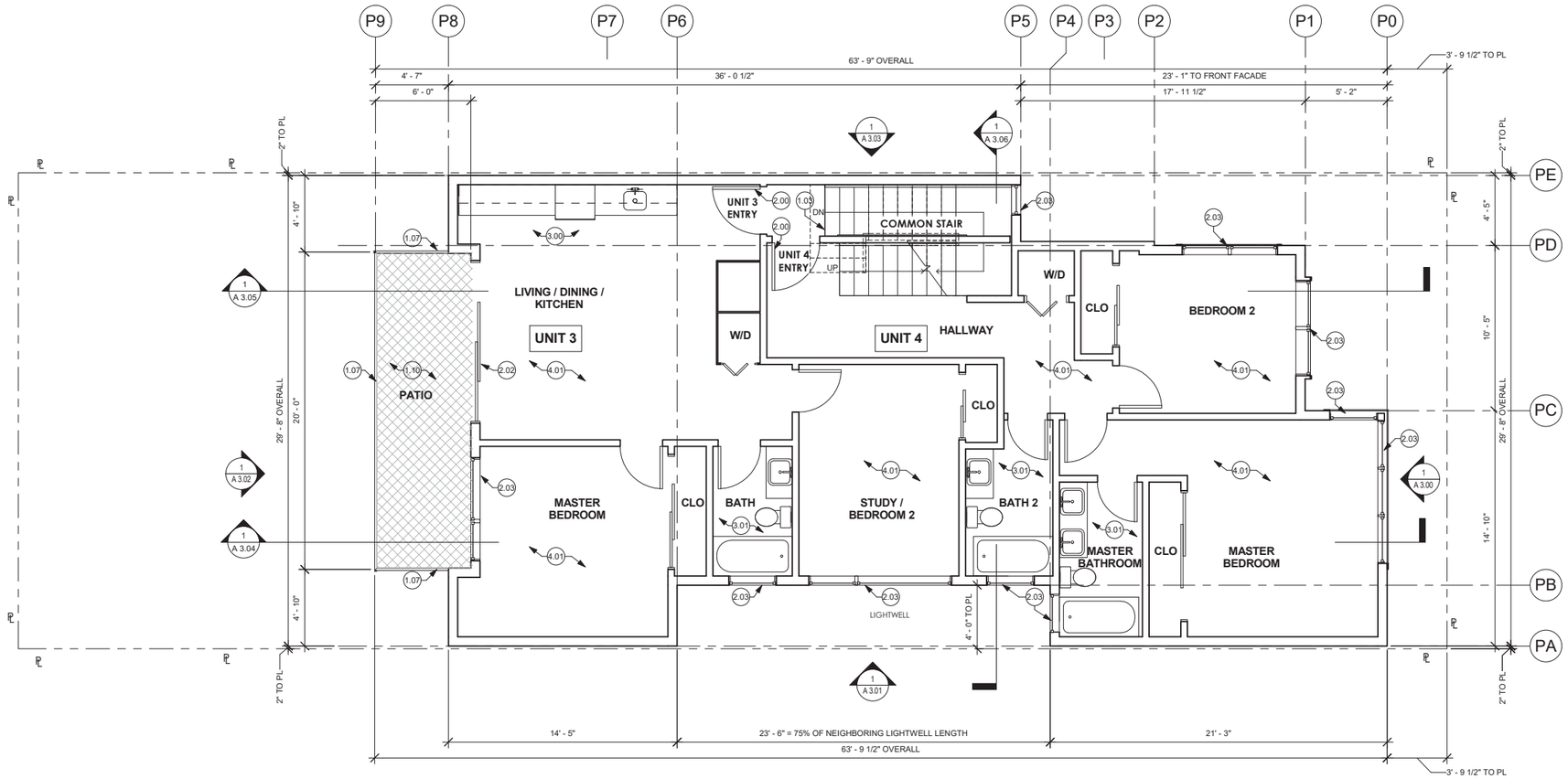

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1/4" = 1'-0"

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PROPOSED 2ND FLOOR PLAN

PROJECT NORTH / NORTH

A 2.03

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

WALL TYPES LEGEND

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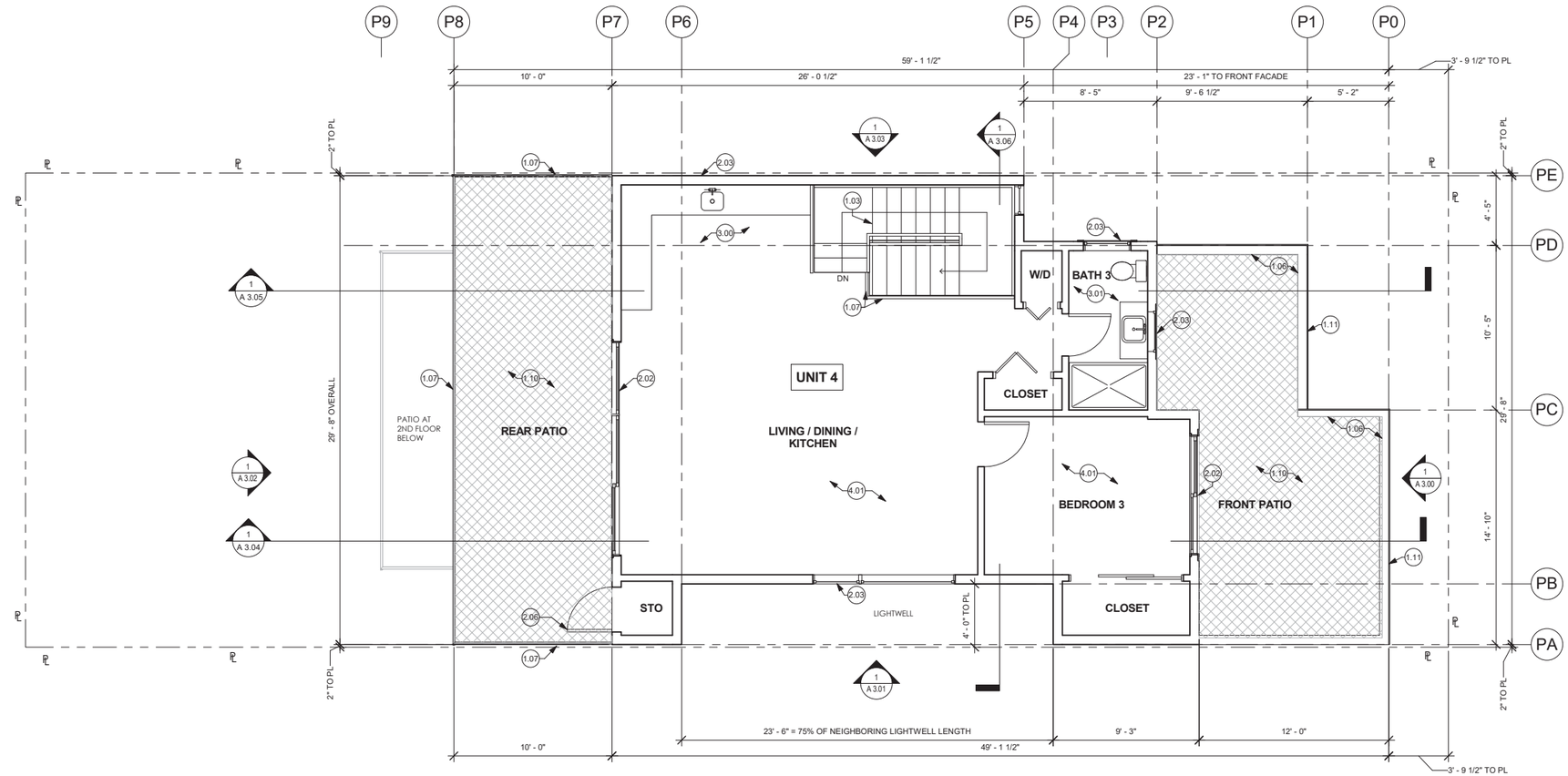

1 PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"

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PROPOSED 3RD FLOOR PLAN

PROJECT NORTH
NORTH

A 2.04

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

CONSTRUCTION SHEET LEGEND

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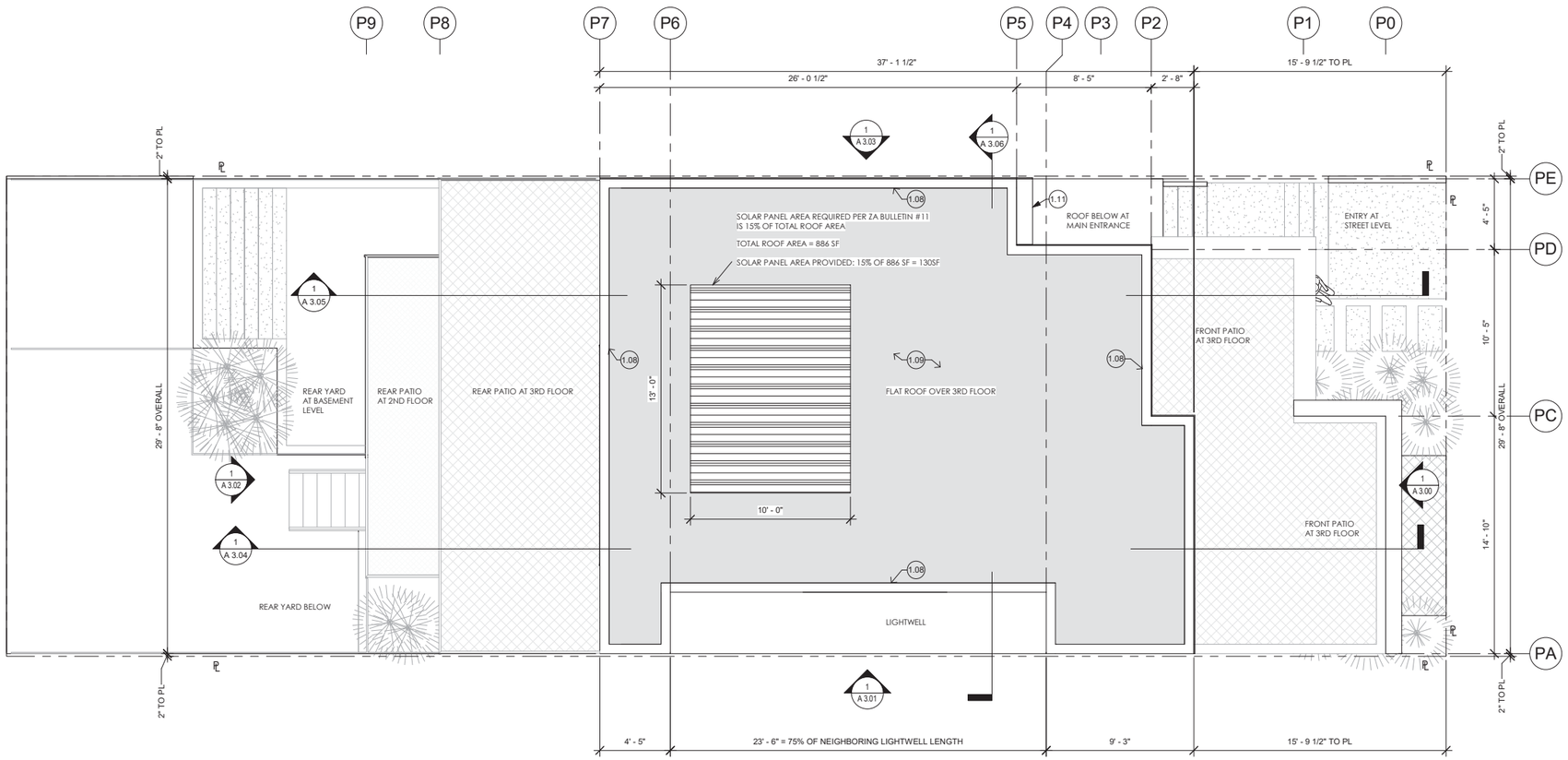

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PROPOSED ROOF PLAN

PROJECT NORTH
NORTH

A 2.05

DATE	12/13/17
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DRAWN	HP, DV
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WALL LEGEND

- 1x12 WOOD SIDING ON NEW EXTERIOR WALL
- 1x4 WOOD SIDING ON NEW EXTERIOR WALL

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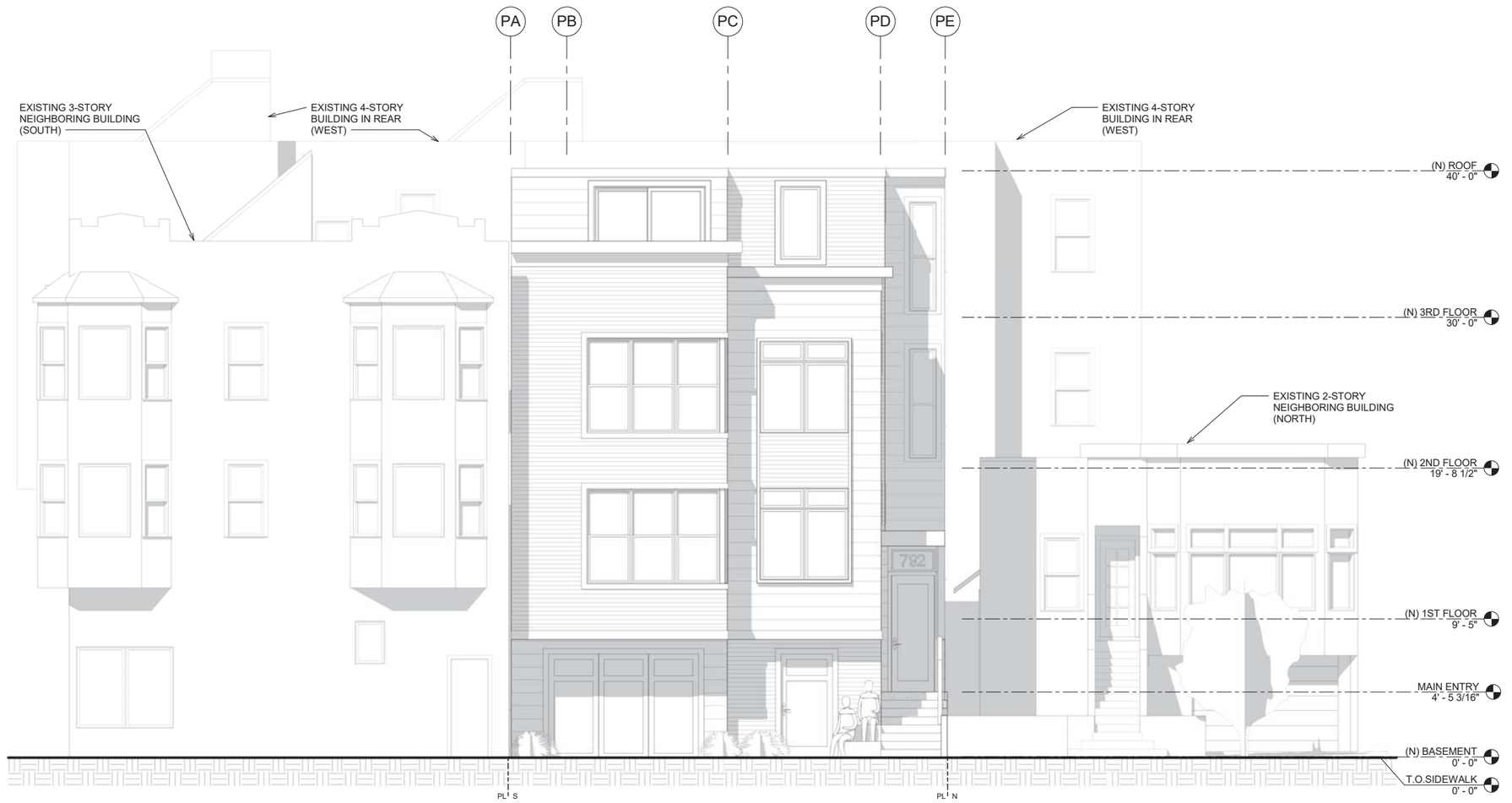

1 PROPOSED FRONT (EAST) ELEVATION
1/4" = 1'-0"

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CU REVISION

PROPOSED FRONT (EAST) ELEVATION

A 3.00

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

WALL LEGEND

- 1x12 WOOD SIDING ON NEW EXTERIOR WALL
- 1x4 WOOD SIDING ON NEW EXTERIOR WALL

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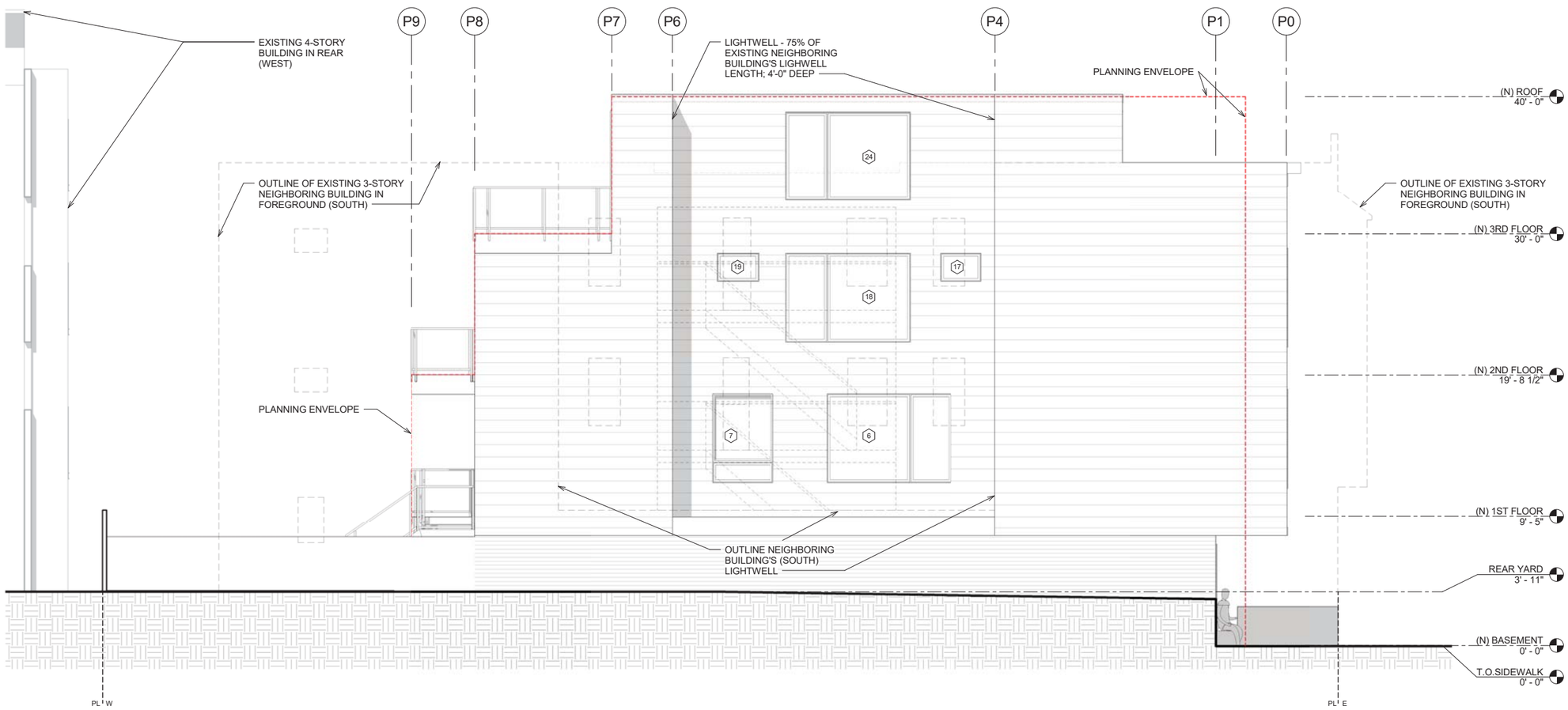
CONSTRUCTION SHEET LEGEND

NOTE	DESCRIPTION
1.07	NEW STEEL GUARDRAIL W/ PICKETS, MIN 42" HIGH WITH MAX OPENING < 4"
1.08	NEW 2" HIGH PARAPET AT ROOF LEVEL
1.09	NEW FLAT ROOF OVER ROOFING MEMBRANE OVER PLYWOOD SHEATHING OVER WOOD FRAMING
1.10	NEW REAR DECK WITH TILES OVER MORTAT BED
1.11	NEW CORNICE ON PARAPET / GUARD WALL WITH 1x12 TRIM BOARD
1.12	NEW 1x18 TRIM BOARD
2.00	NEW INTERIOR DOOR, 20 MIN FIRE RATED
2.01	NEW INTERIOR DOOR, 20 MIN FIRE RATED WITH SLEF CLOSER
2.02	NEW EXTERIOR THERMALLY BROKEN ALUMINUM DOUBLE-GLAZED MULTIPANEL SLIDING DOOR UNIT
2.03	NEW EXTERIOR THERMALLY BROKEN ALUMINUM DOUBLE-GLAZED WINDOW
2.04	NEW EXTERIOR PAINTED WOOD DOOR WITH GLAZED TRANSOM
2.06	NEW EXTERIOR PAINTED WOOD DOOR
2.07	NEW GARAGE DOOR, UPWARD-ACTING. PAINTED WOOD WITH MIN 200SQ IN VENTILATION
3.00	NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
3.01	NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
4.01	NEW HARDWOOD FLOORING



1 PROPOSED SIDE (SOUTH) ELEVATION
1/4" = 1'-0"

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PROPOSED SIDE (SOUTH) ELEVATION

A 3.01

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

WALL LEGEND

- 1x12 WOOD SIDING ON NEW EXTERIOR WALL
- 1x4 WOOD SIDING ON NEW EXTERIOR WALL

CONSTRUCTION SHEET LEGEND

NOTE	DESCRIPTION
0.01	NEW CONCRETE FOUNDATION, S.S.D
0.02	NEW CONCRETE SLAB ON GRADE
0.03	NEW CONCRETE RETAINING WALL
0.04	NEW ENTRY STOOP
0.05	NEW CONCRETE PAVING LEADING TO FRONT ENTRANCE
0.06	NEW CONCRETE PAVERS
0.07	NEW UNPAVED AREA DEVOTED TO CLIMATE APPROPRIATE PLANTING - 100SF TOTAL, > 20% OF FRONT SETBACK AREA
0.08	NEW DRIVEWAY WITH 70% PERMEABLE INTERLOCKING CONCRETE PAVERS
0.09	NEW 4' - 0" HIGH FENCE
1.01	NEW CONCRETE STEPS ON GRADE, 12 TREAD DEPTH, 7" MAX RISER HEIGHT
1.03	NEW INTERIOR STAIR, MIN 11" TREAD DEPTH, MAX 7" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAILS ON BOTH SIDES, 36" HIGH, GUARDRAILS 42", MAX 4" OPENING.
1.04	NEW EXTERIOR STAIR, MIN 10.5" TR DEPTH, 7.75" RISE, WOOD TREADS, RISERS AND GUARDRAIL/HANDRAIL ON BOTH SIDES, 36" HIGH, MAX OPENING < 4"
1.05	NEW STEEL GUARDRAIL W/ TEMPERED GLASS PANELS, MIN 42" HIGH WITH MAX OPENING < 4"
1.06	NEW MIN 42" HIGH GUARDWALL

CONSTRUCTION SHEET LEGEND

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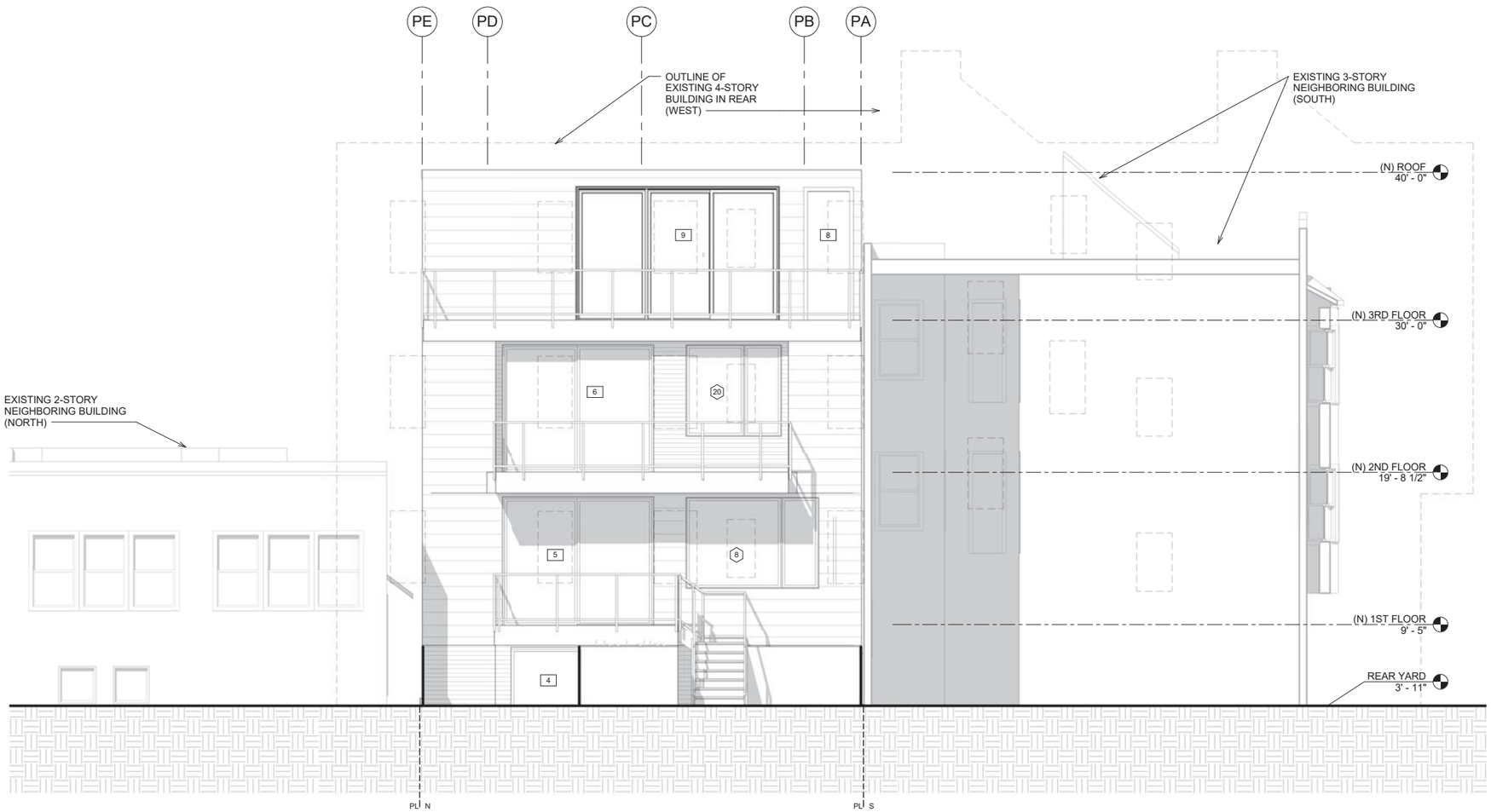
4.01	NEW HARDWOOD FLOORING



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

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PROPOSED REAR (WEST) ELEVATION

A 3.02

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

WALL LEGEND

- 1x12 WOOD SIDING ON NEW EXTERIOR WALL
- 1x4 WOOD SIDING ON NEW EXTERIOR WALL

CONSTRUCTION SHEET LEGEND

NOTE	DESCRIPTION
0.01	NEW CONCRETE FOUNDATION, S.S.D
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CONSTRUCTION SHEET LEGEND

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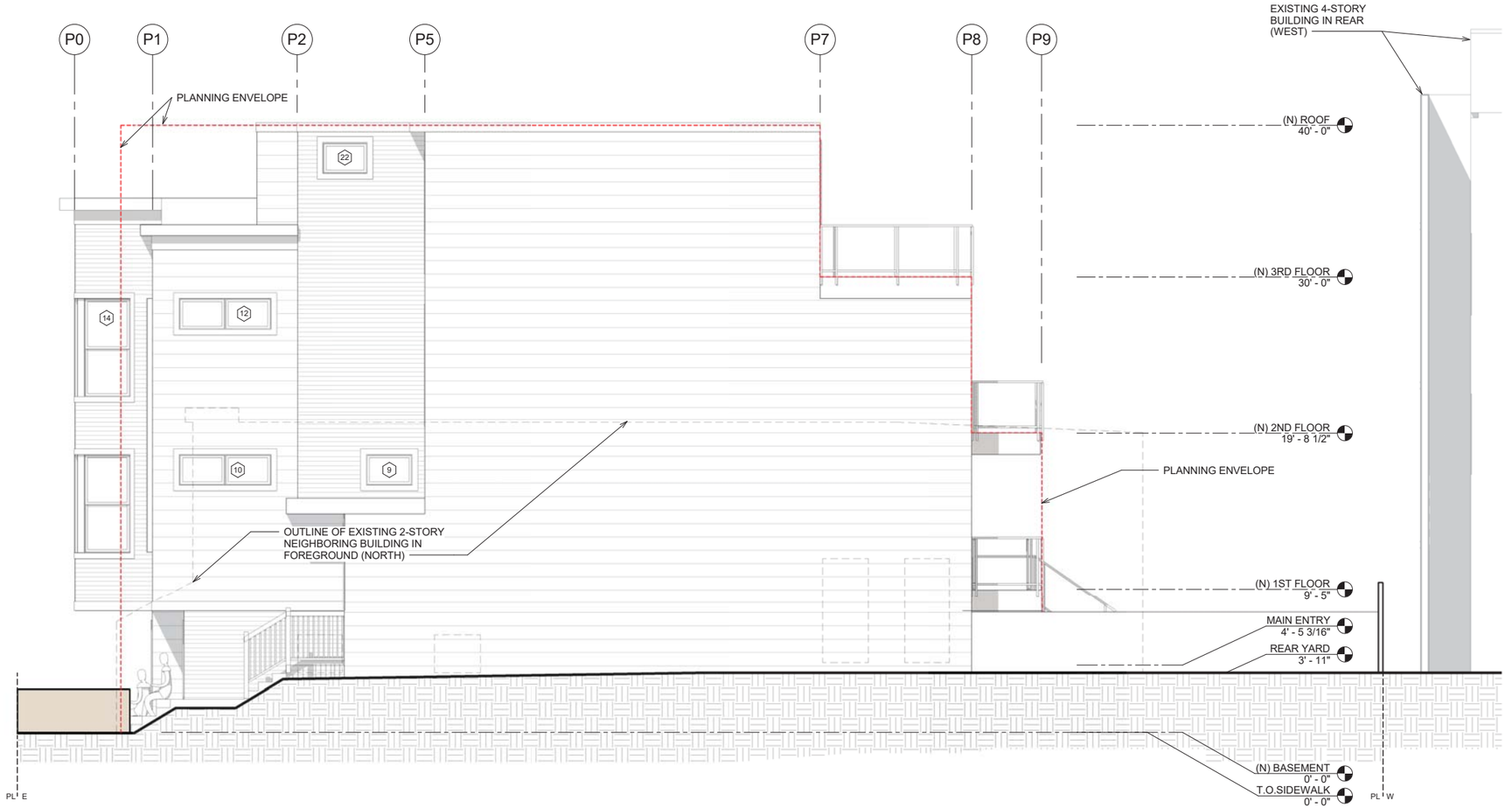

1 PROPOSED SIDE (NORTH) ELEVATION
1/4" = 1'-0"

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PROPOSED SIDE (NORTH) ELEVATION

A 3.03

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

INSULATION SCHEDULE	
EXTERIOR WALLS	R-21 AT 2X6 WALLS, R-13 AT 2X4 WALLS BLOWN-IN BATTS HERS VERIFIED
INTERIOR WALLS	R-13 MIN 3.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
UNDER SLAB	R-7 1.5" THICK RIGID FOAM INSULATION HERS VERIFIED
ROOFS	R-38 12" THICK SPRAY-IN CLOSED CELL FOAM HERS VERIFIED
INTERIOR FLOORS	R-19 MIN 5.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS OVER GARAGE	R-38 BLOWN-IN BATTS HERS VERIFIED

CONSTRUCTION SHEET LEGEND

NOTE	DESCRIPTION
0.01	NEW CONCRETE FOUNDATION, S.S.D
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0.09	NEW 4' - 0" HIGH FENCE
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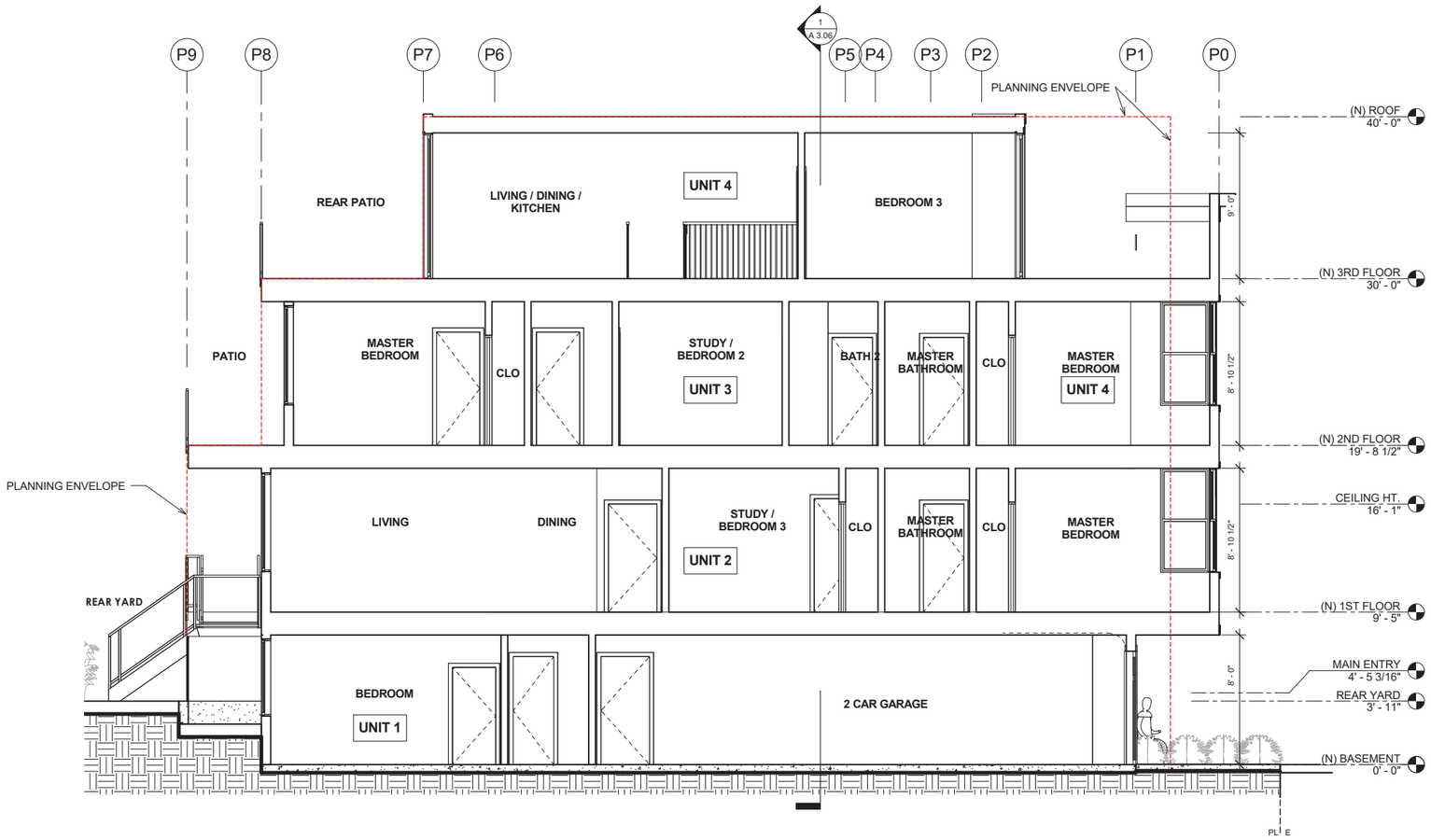

1 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"

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PROPOSED LONGITUDINAL SECTION

A 3.04

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

CONSTRUCTION SHEET LEGEND

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0.01	NEW CONCRETE FOUNDATION, S.S.D
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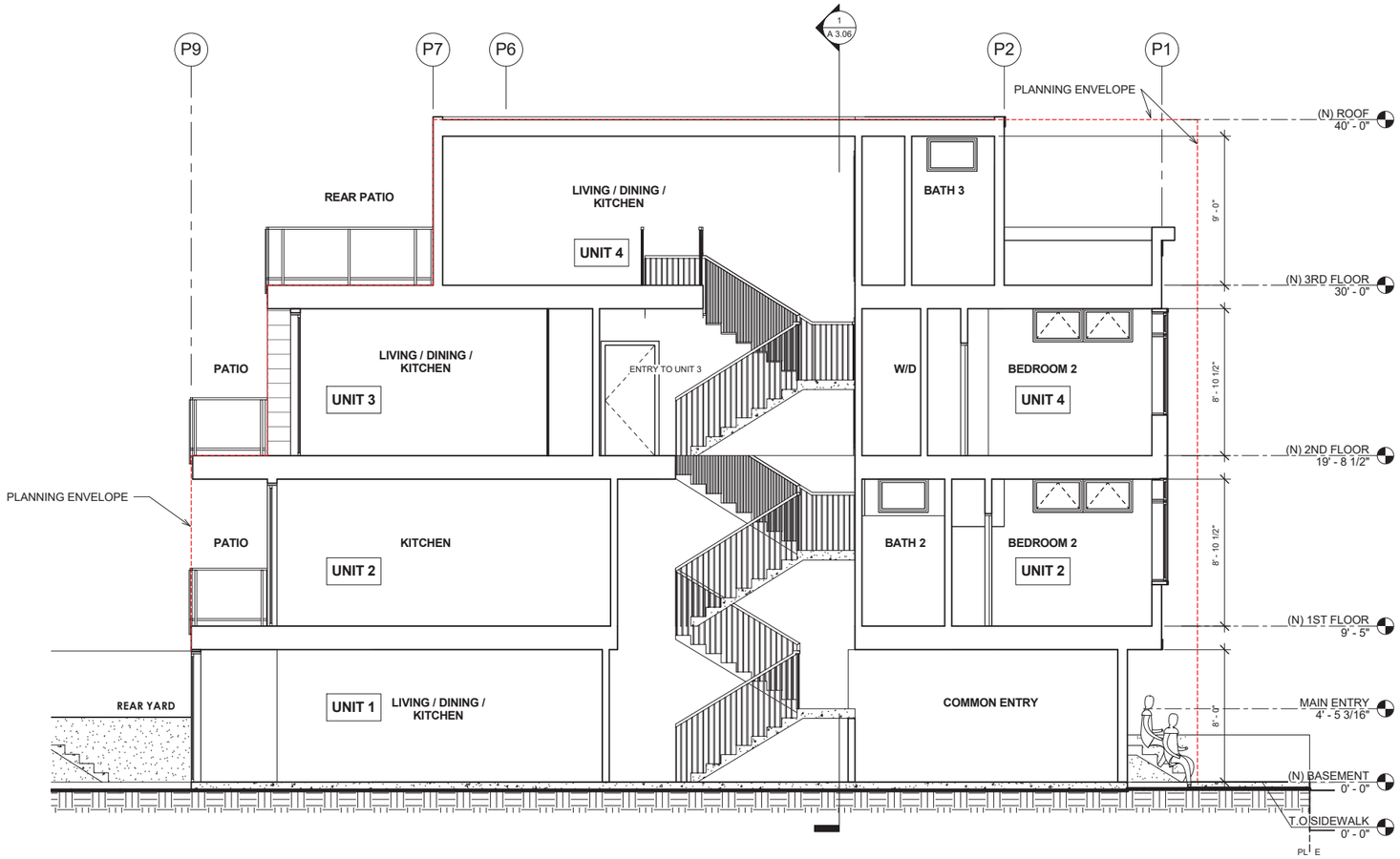

1 PROPOSED LONGITUDINAL SECTION THROUGH STAIRS
1/4" = 1'-0"

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PROPOSED LONGITUDINAL SECTION THROUGH STAIRS

A 3.05

DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

INSULATION SCHEDULE	
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INTERIOR WALLS	R-13 MIN 3.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
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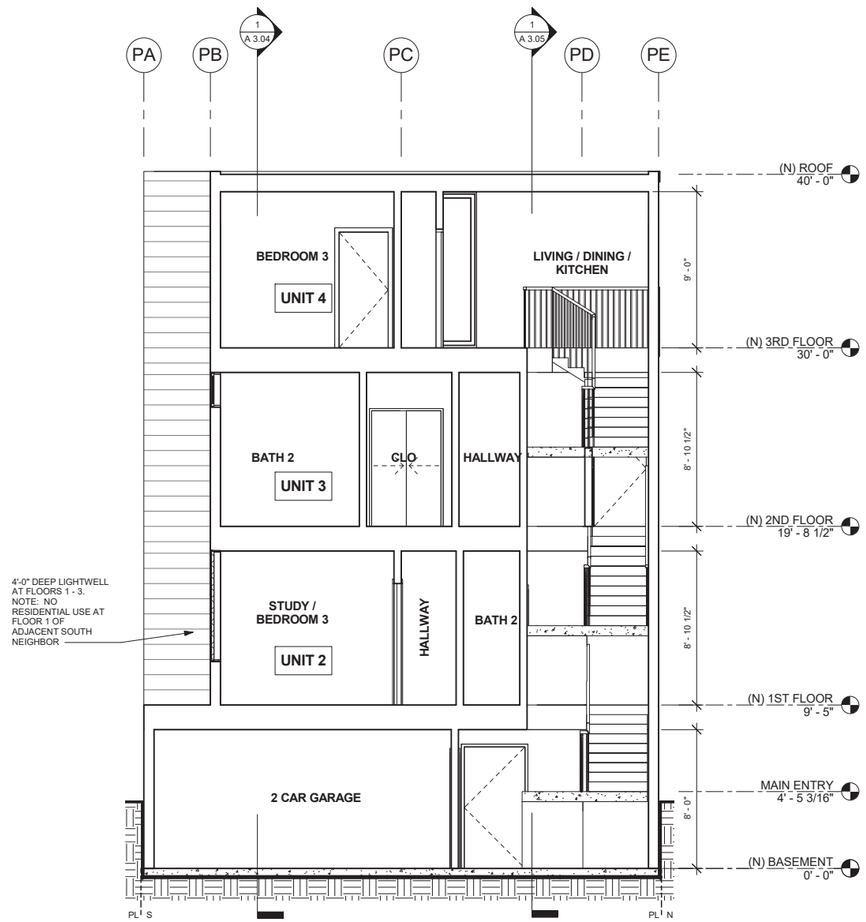

1 PROPOSED TRANSVERSE SECTION
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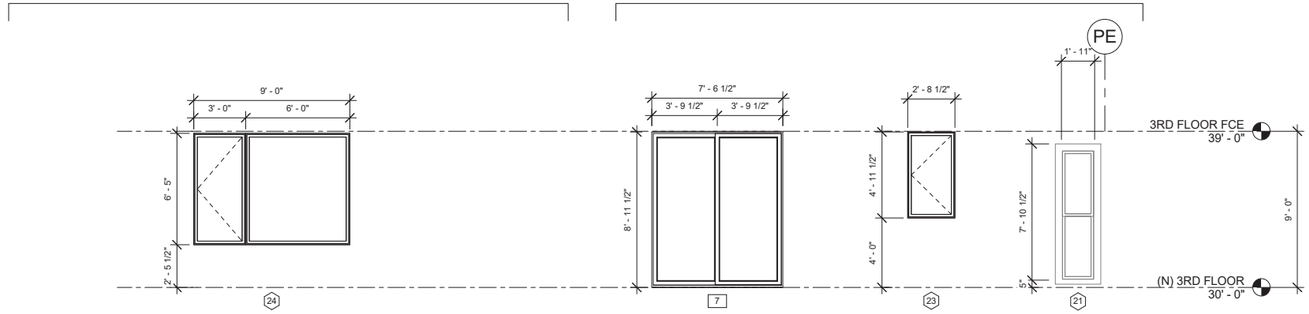
PROPOSED TRANSVERSE SECTION

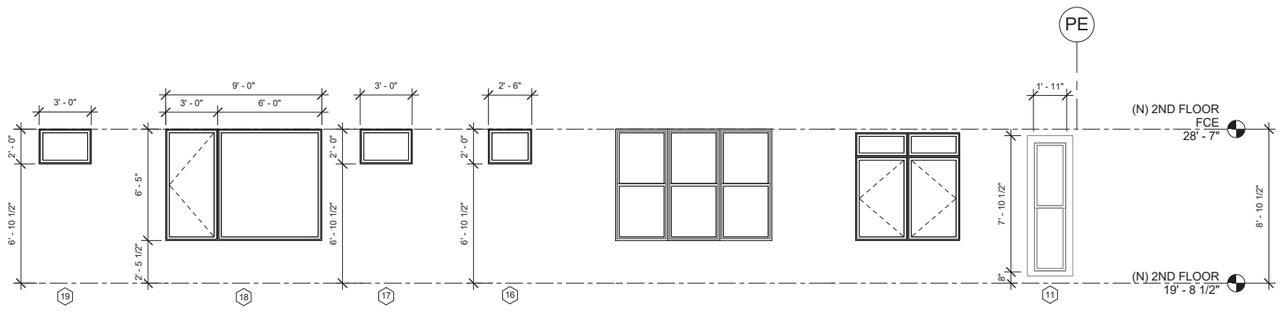
A 3.06

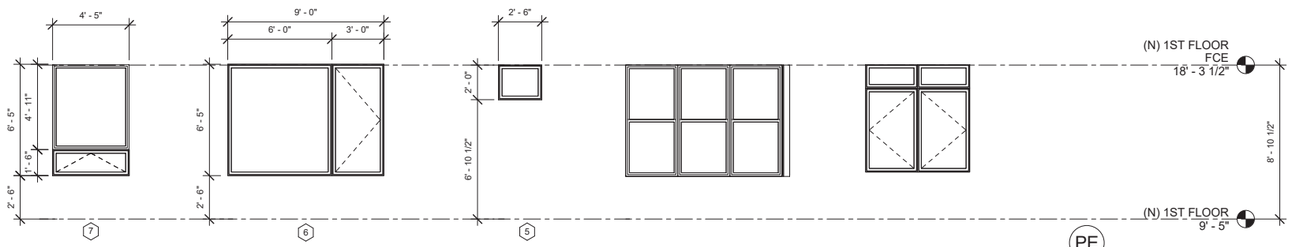
DATE	12/13/17
SCALE	1/4" = 1'-0"
DRAWN	HP, DV
	1616

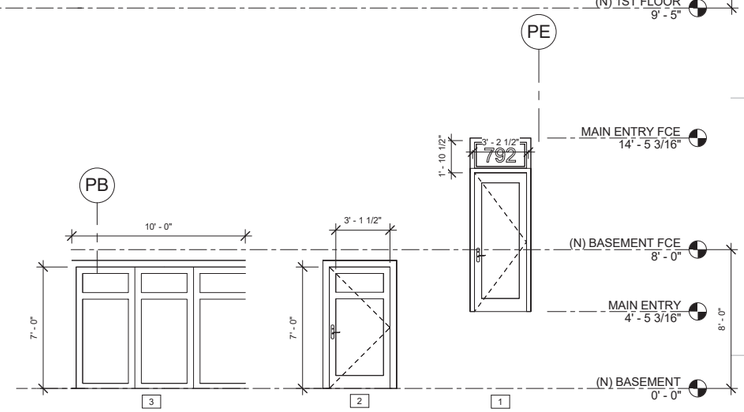
SIDE (SOUTH) FACADE AND LIGHTWELL WINDOWS

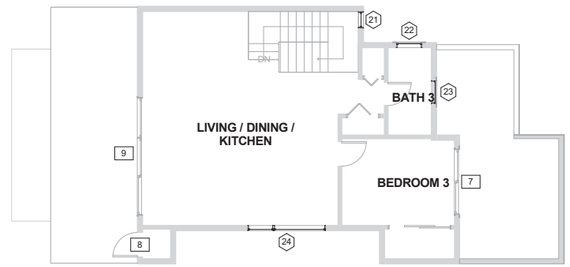
FRONT (EAST) FACADE WINDOWS



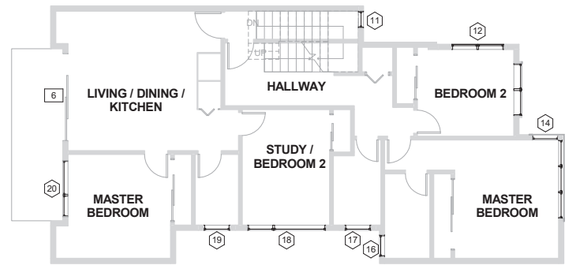




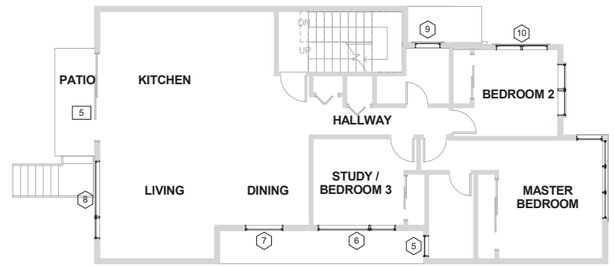




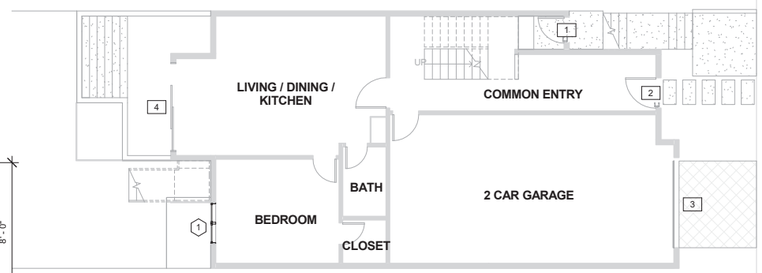
17 3RD FLOOR DW SCHEDULE KEY PLAN
1/8" = 1'-0"



16 2ND FLOOR DW SCHEDULE KEY PLAN
1/8" = 1'-0"



15 1ST FLOOR DW SCHEDULE KEY PLAN
1/8" = 1'-0"



14 BASEMENT DW SCHEDULE KEY PLAN
1/8" = 1'-0"

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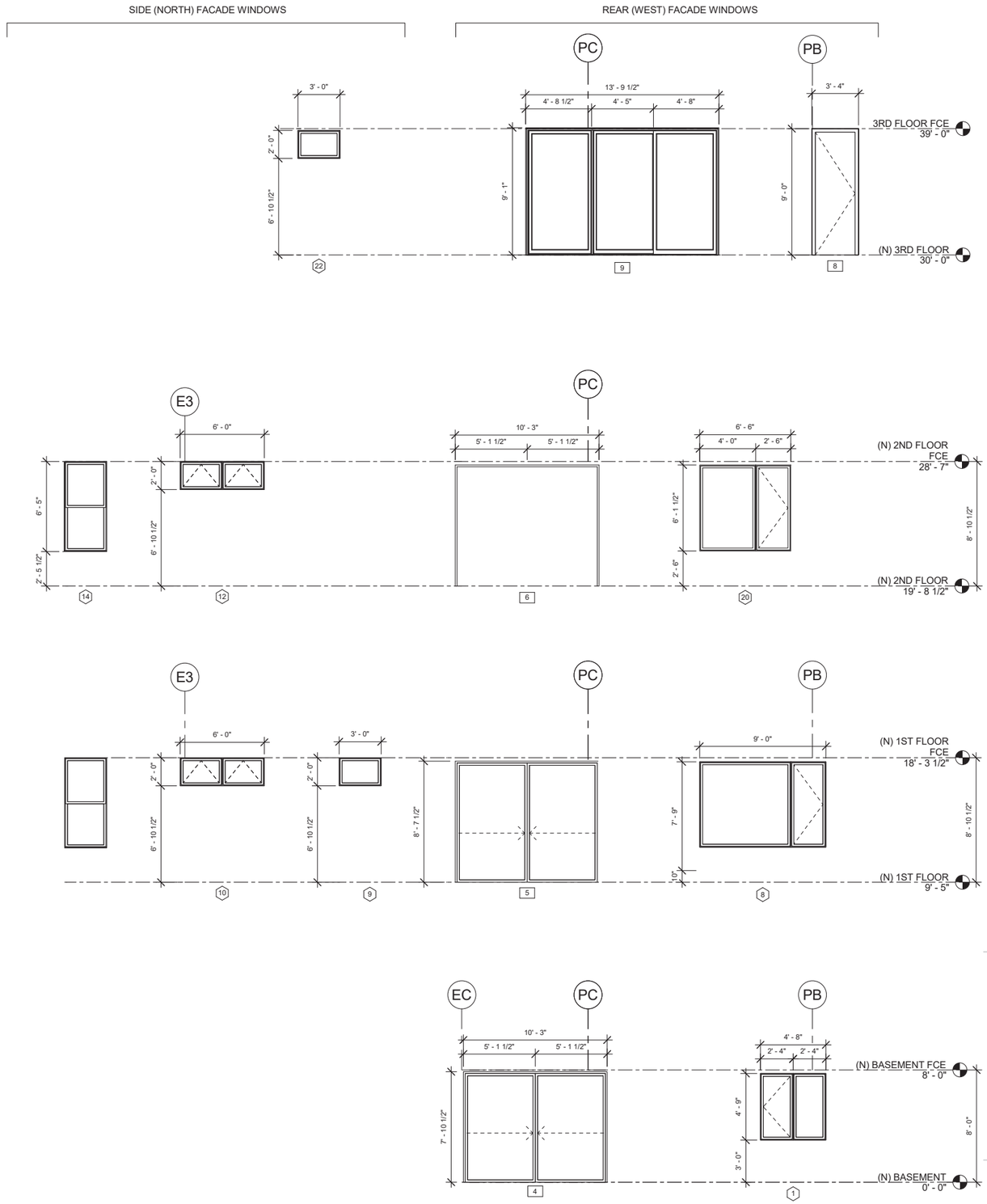
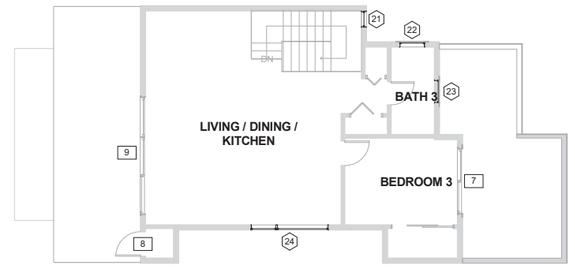
EXTERIOR DOOR AND WINDOW SCHEDULE

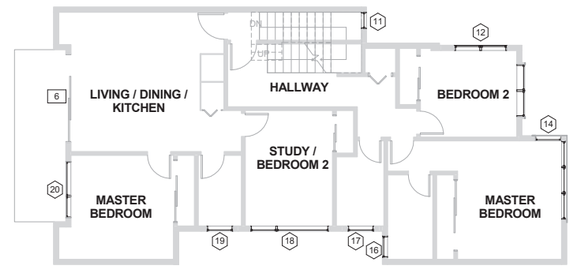
A 8.00

DATE	12/13/17
SCALE	As indicated
DRAWN	HP, DV
	1616

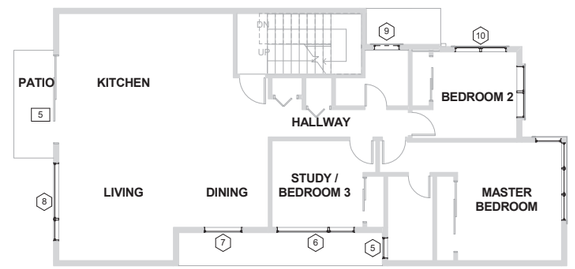




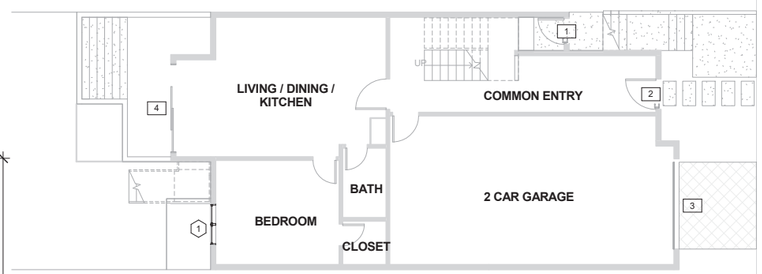
12 3RD FLOOR DW SCHEDULE KEY PLAN
1/8" = 1'-0"



11 2ND FLOOR DW SCHEDULE KEY PLAN
1/8" = 1'-0"



10 1ST FLOOR DW SCHEDULE KEY PLAN
1/8" = 1'-0"



9 BASEMENT DW SCHEDULE KEY PLAN
1/8" = 1'-0"

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EXTERIOR DOOR AND WINDOW SCHEDULE

A 8.01

DATE	12/13/17
SCALE	As indicated
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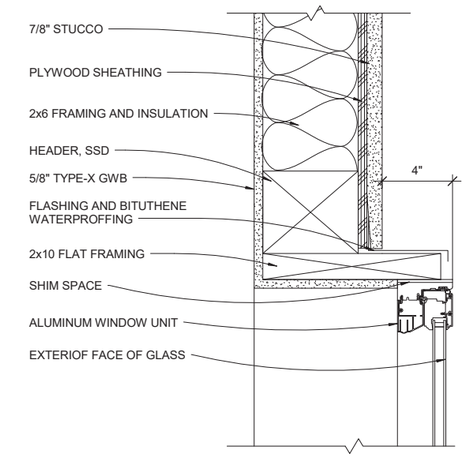
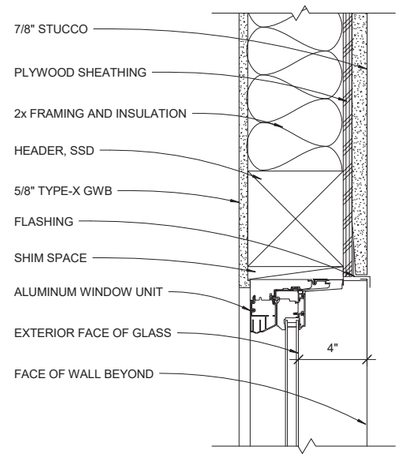
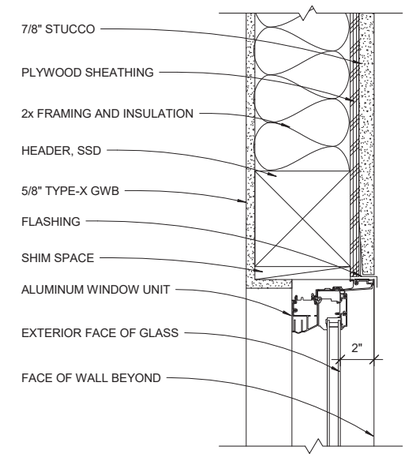
	1616



15 PROJECTED WINDOW
3" = 1'-0"



10 RECESSED WINDOW
3" = 1'-0"



5 TYPICAL WINDOW - GLASS SETBACK 2" FROM EXTERIOR FACE OF WALL
3" = 1'-0"

EXTERIOR DOOR SCHEDULE

Mark	New or Replace	Manufacturer	Operation	Hardware	Width	Height	Material	Glazing	Comments
1	New				3' - 0"	8' - 0"			Main entrance
2	New				3' - 6"	7' - 0"	Wood	Tempered; Double glazing	
3	New	TBD	Upward acting		10' - 0"	7' - 0"	Wood		Garage door with min 200SF ventilation
4	New	Fleetwood Windows and Doors	Slider	Handleset	10' - 0"	7' - 9"	Aluminum; Thermally broken	Tempered; Double glazing	
5	New	Fleetwood Windows and Doors	Slider	Handleset	10' - 0"	8' - 6"	Aluminum; Thermally broken	Tempered; Double glazing	
6	New	Fleetwood Windows and Doors	Slider	Handleset	10' - 0"	8' - 6"	Aluminum; Thermally broken	Tempered; Double glazing	
7	New	Fleetwood Windows and Doors	Slider	Handleset	7' - 6 5/8"	8' - 11 1/2"	Aluminum; Thermally broken	Tempered; Double glazing	
8	New	TBD	Single swing	Handleset	2' - 10"	8' - 9"	Hollow core		
9	New	Fleetwood Windows and Doors	Multi-slider	Handleset	13' - 6 3/4"	8' - 11 1/2"	Aluminum; Thermally broken	Tempered; Double glazing	

WINDOW SCHEDULE

Mark	New or Replace	Manufacturer	Operation	Hardware	Width	Height	Sill Height	Frame Material	Glazing	Comments	Window detail
1	New	Fleetwood Windows and Doors	Casement; Fixed	Standard	4' - 8"	4' - 9"	3' - 0"	Aluminum; Thermally broken	Tempered; Double glazing	Egress window	5/A8.2
5	New	Fleetwood Windows and Doors	Fixed		2' - 6"	2' - 0"	0' - 2 1/2"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
6	New	Fleetwood Windows and Doors	Casement; Fixed	Standard	9' - 0"	6' - 5"	2' - 6"	Aluminum; Thermally broken	Tempered; Double glazing	Egress window	5/A8.2
7	New	Fleetwood Windows and Doors	Awning; Fixed	Standard	4' - 5"	6' - 5"	2' - 6"	Aluminum; Thermally broken	Tempered; Double glazing	Egress window	5/A8.2
8	New	Fleetwood Windows and Doors	Casement; Fixed	Standard	9' - 0"	6' - 1"	2' - 6"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
9	New	Fleetwood Windows and Doors	Fixed		3' - 0"	2' - 0"	6' - 10 1/2"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
10	New	Fleetwood Windows and Doors	Fixed		6' - 0"	2' - 0"	6' - 10 1/2"	Aluminum; Thermally broken			5/A8.2
11	New	Marvin Windows and Doors	Double-Hung		1' - 11"	7' - 6"	0' - 7 3/4"	Aluminum; Thermally broken		At stair well. Sill 11'-0" AFF	5/A8.2
12	New	Fleetwood Windows and Doors	Fixed		6' - 0"	2' - 0"	6' - 10 1/2"	Aluminum; Thermally broken			5/A8.2
14	New				3' - 0"	4' - 0"	2' - 5 1/2"	Aluminum; Thermally broken			10/A8.2
16	New	Fleetwood Windows and Doors	Fixed		2' - 6"	2' - 0"	6' - 10 1/2"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
17	New	Fleetwood Windows and Doors	Fixed		3' - 0"	2' - 0"	6' - 10 1/2"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
18	New	Fleetwood Windows and Doors	Casement; Fixed	Standard	9' - 0"	6' - 5"	2' - 5 1/2"	Aluminum; Thermally broken	Tempered; Double glazing	Egress window	5/A8.2
19	New	Fleetwood Windows and Doors	Fixed		3' - 0"	2' - 0"	6' - 10 1/2"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
20	New	Fleetwood Windows and Doors	Casement; Fixed	Standard	6' - 6"	6' - 1 1/2"	2' - 6"	Aluminum; Thermally broken	Tempered; Double glazing	Egress window	5/A8.2
21	New	Marvin Windows and Doors	Double-Hung		1' - 11"	7' - 6"	0' - 5"	Aluminum; Thermally broken		At stair well. Sill 21'-0" AFF	5/A8.2
22	New	Fleetwood Windows and Doors	Fixed		3' - 0"	2' - 0"	6' - 10 1/2"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
23	New	Fleetwood Windows and Doors	Casement	Standard	3' - 0"	6' - 0"	4' - 0"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
24	New	Fleetwood Windows and Doors	Casement; Fixed	Standard	9' - 0"	6' - 5"	2' - 5 1/2"	Aluminum; Thermally broken	Tempered; Double glazing		5/A8.2
28		Fleetwood Windows and Doors	Fixed		9' - 0"	6' - 5"	2' - 5 1/2"				
29		Fleetwood Windows and Doors	Fixed		9' - 0"	6' - 5"	2' - 5 1/2"				

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EXTERIOR DOOR AND WINDOW SCHEDULE AND WINDOW DETAILS

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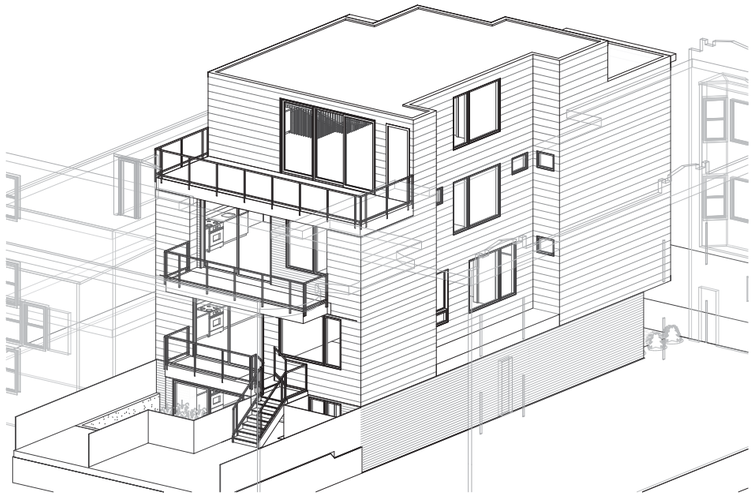
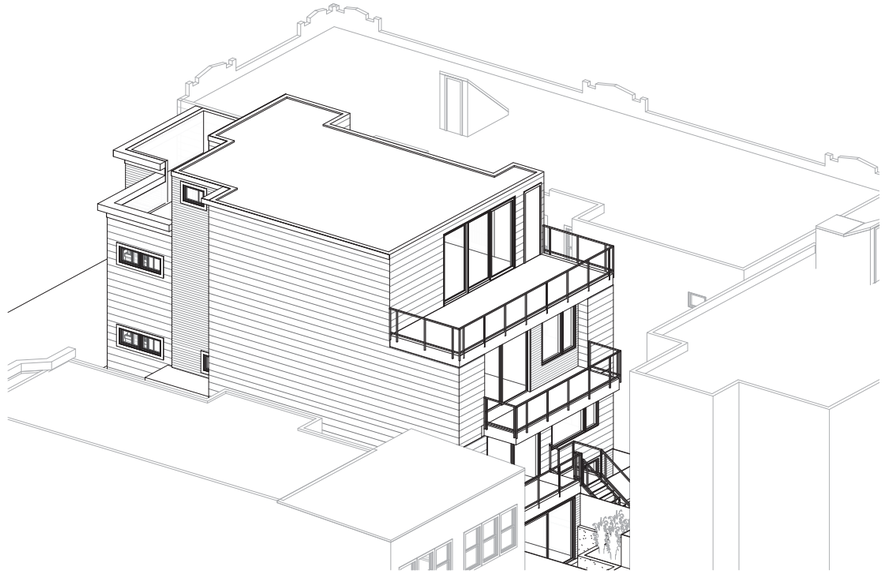
NEIGHBORING BUILDINGS GHOSTED



4 AXONOMETRIC VIEW - SOUTHWEST



3 AXONOMETRIC VIEW - NORTHWEST

2 AXONOMETRIC VIEW - SOUTHEAST

1 AXONOMETRIC VIEW - NORTHEAST

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3D AXONOMETRIC REPRESENTATIONS

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3 STREET VIEW - SOUTHEAST

2 STREET VIEW - NORTHEAST

1 STREET VIEW - FRONT

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VIEWS FROM STREET

A 9.01

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SCALE	
DRAWN	HP, DV
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2 STREET VIEW - FORMER DESIGN

1 STREET VIEW - CURRENT DESIGN

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CU REVISION

PROJECT REPRESENTATIONS

PROJECT NORTH
TRUE NORTH

A 9.02

DATE	12/13/17
SCALE	
DRAWN	HP, DV
	1616