



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: FEBRUARY 27, 2020

Record No.: 2017-002964CUA
Project Address: 1714 Grant Avenue
Zoning: Residential-House, Three Family (RH-3) Zoning District
40-X Height and Bulk District
Telegraph Hill-North Beach Residential Special Use District
Block/Lot: 0078/024
Project Sponsor: Dawn Ma
4243 – 25th Street
San Francisco, CA 94114
Property Owner: Tsiamis Family Revocable Trust
PO Box 330247
San Francisco, CA 94133
Staff Contact: Samantha Updegrave – (415) 558-6612
samantha.updegrace@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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CA 94103-2479

Reception:
415.558.6378

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Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes the addition of a one-car garage and a horizontal addition to align the front façade of the existing single-family residence with the adjacent buildings. The Project adds 173 square feet to each existing floor (3 stories) and adds a 724 square foot garage level with parking for one car, space for bicycles, and a utility room. The addition maintains the existing 40-foot structure height and adds a stair penthouse for access to a roof deck. Includes excavation of rear yard and replacement of retaining wall in the rear yard.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 249.49(c)(1) and 303 to allow one off-street residential parking space in a single-family dwelling within the Telegraph Hill-North Beach Residential Special Use District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**

Support/Opposition: As of the writing of this report, the Department has received two letters related to the Project, one in support of the design, and the second with suggested changes to increase neighborhood compatibility, including façade materials, windows, and a request to add a unit.

- **Outreach:** The Sponsor meet with three neighboring households between October and December of 2016, hosted one meeting within the community on December 15, 2016, and reached out to reached out to the Telegraph Hill Dwellers neighborhood group with updates in January 2020.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Retention and modification of the raised front entry;
 - Reduction in the number of proposed parking spaces;
 - Proposed garage door shifted from the center to the southern portion of the structure to mirror structure to the north; and
 - Modifications of proposed bay windows to better match the existing scale, proportions, and sill heights of neighboring structure

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The existing residence is a single-family structure and the addition of one off-street parking space to an existing storage level does not negatively impact traffic, nor does it convert or remove affordable housing. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: FEBRUARY 27, 2020

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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.49 AND 303 TO ESTABLISH ONE OFF-STREET PARKING SPACE IN THE SINGLE-FAMILY DWELLING AT 1714 GRANT AVENUE (DISTRICT 3), LOT 024 IN ASSESSOR'S BLOCK 0078, BETWEEN GREENWICH AND LOMBARD STREETS, WITHIN THE RESIDENTIAL-HOUSE, THREE FAMILY (RH-3) ZONING DISTRICT, 40-X HEIGHT AND BULK DISTRICT, AND TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT. THE PROJECT INCLUDES A HORIZONTAL ADDITION TO ALIGN THE FRONT FAÇADE OF THE EXISTING SINGLE-FAMILY RESIDENCE WITH THE ADJACENT BUILDINGS, AND ADDS 173 SQUARE FEET TO EACH EXISTING FLOOR (3 STORIES) AND A 724 SQUARE FOOT GARAGE LEVEL WITH PARKING FOR ONE CAR, SPACE FOR BICYCLES, AND A UTILITY ROOM, AND EXCAVATION OF REAR YARD AND REPLACEMENT OF RETAINING WALL IN THE REAR YARD; THE ADDITION MAINTAINS THE EXISTING 40-FOOT STRUCTURE HEIGHT AND ADDS A STAIR PENTHOUSE FOR ACCESS TO A ROOF DECK; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 12, 2018, Dawn Ma, Q-Architecture, (hereinafter "Project Sponsor") filed Application No. 2017-002964CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for one off-street residential parking space in garage (hereinafter "Project") at 1714 Grant Avenue, Block 0078 Lot 024 (hereinafter "Project Site").

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

On February 27, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization, Application No. 2017-002964CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No2017-002964CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-002964CUA, 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. **Project Description.** Addition of a one-car garage and a horizontal addition to align the front façade of the existing three-story single-family residence with the adjacent buildings. The Project adds 173 square feet to each floor and adds a 724 square foot garage level with parking for one car, space for bicycles, and a utility room. The addition maintains the existing 40-foot structure height and adds a stair penthouse for access to a roof deck. Includes excavation of rear yard and replacement of retaining wall in the rear yard.
3. **Site Description and Present Use.** The 1,572 square foot site is located on the east side of Grant Avenue and measures 22.5-feet wide by 70-feet deep. The lot is developed with a three-story over basement single-family residence that measures 40 feet in height. The block is residential with a mix of duplexes, flats, and multi-family apartment buildings. The structures on the same side of the street as the Project Site are three-stories-over-basement or 4 stories, and the structures across the street on the west side are all three stories. All structures on the block contain a garage entry on Grant, except the building on the southwestern corner has its garage entry from Greenwich.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District, 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District. The surrounding area is largely zoned RH-3. Other zoning districts in the vicinity of the Project Site include: RM-1 (Residential Mixed), P (Public), and North Beach NCD (Neighborhood Commercial District). Garfield Elementary School and Pioneer Park, and Coit Tower are located to the west and southwest of the Project Site.

5. **Public Outreach and Comments.** The Sponsor meet with three neighboring households between October and December of 2016, hosted one meeting within the community on December 15, 2016, and reached out to the Telegraph Hill Dwellers neighborhood group with updates in January 2020. As of the writing of this report, the Department has received two letters related to the Project, one in support of the design and the second with suggested changes to increase neighborhood compatibility, including façade materials, windows, and a request to add a unit.
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. **Use.** The existing single-family residence is a principally permitted use in the RH-3 Zoning District.

The RH-3 Zoning District is characterized by structures with three units in addition to one-family and two-family houses on 25-foot wide lots, and with a fine or moderate scale. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies. The Project maintains and enhances a principally permitted use by making the interior more useable for the large family that resides there and maintains the predominant form and scale of the Zoning District by enhancing the front facade.

- B. **Residential Design Guidelines.** Planning Code Section 209.1 requires compliance with the Residential Design Guidelines, which requires the design and placement of garage entrances and doors to be compatible with the building and the surrounding area.

The proposed garage entry has been placed on the southern portion of the front façade, while maintaining the raised entry stairs. This design mirrors the adjacent structure to the north, creating a “book ends” effect that is both compatible with and compliments the immediate surrounding area.

- C. **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** Planning Code Section 155(r) prohibits new curb cuts on certain street frontages, including segments of Grant Ave between Columbus Avenue and Filbert Street, and all alleys within the Telegraph Hill-North Beach Residential Special use District (Sections 155(r)(2)(DD) and (FF), respectively).

The Project Site is situated north of Columbus Avenue and Filbert Street, Grant Avenue is 46-feet wide and as such not defined as an alley, so the site is not located in an area where curb cuts are prohibited.

- D. **Residential Parking.** Planning Code Section 249.49(c)(1) requires a Conditional Use Authorization for up to one off-street residential parking space the in the Telegraph Hill-North Beach Residential Special Use District.

The project proposes a new residential parking space and as such, a Conditional Use Authorization is required. See item 7 below for Conditional Use analyses.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 existing single-family use is principally permitted in the RH-3 Zoning District, which anticipates a mix of one-, two-, and three-family dwellings at a fine or moderate scale. The purpose of the Telegraph Hill-North Beach Residential Special Use District is to regulate the amount of off-street parking and limit the installation of garages in residential structures in order to minimize automobile traffic and pollution and removal of off-street parking, and to prevent conversion of existing affordable units into parking. The existing residence is a single-family structure and the addition of one off-street parking space to an existing storage level does not negatively impact traffic, nor does it convert or remove affordable housing. All the residential structures on this block have off-street parking in a private garage. Locating the garage entrance to the southern portion of the front façade maximizes the distance between curb cuts. While there is a reduction in parking available for a standard motor vehicle, the additional space may provide parking for motorcycles, scooters, and other alternative vehicles and other alternative vehicles that may be better for the environment.

- 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:
- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (2) 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;
 - (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Planning Code does not require parking for residential uses but does allow a limited amount of accessory parking. Locating the garage entrance on the southern portion of the front façade maximizes

the distance between curb cuts, which provides additional visibility. While there is a reduction in parking available for a standard motor vehicle, the additional space may provide parking for motorcycles, scooters, and other alternative vehicles that may be better for the environment.

- 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 Use District.

On balance, the Project is in conformity with the purpose of the applicable Use Districts. The existing single-family use is principally permitted in the RH-3 Zoning District, which anticipates a mix of one-, two-, and three-family dwellings at a fine or moderate scale. The purpose of the Telegraph Hill-North Beach Residential Special Use District is to regulate the amount of off-street parking and limit the installation of garages in residential structures in order to minimize automobile traffic and pollution and removal of off-street parking, and to prevent conversion of existing affordable units into parking. The existing residence is a single-family structure and the addition of one off-street parking space to an existing storage level does not negatively impact traffic, nor does it convert or remove affordable housing.

8. **Accessory Residential Parking.** In addition to the Conditional Use Authorization, Planning Code Section 249.49(c)(1) requires the criteria in Section 151.1(f) be met in order to establish one accessory residential parking in the Telegraph Hill-North Beach Residential Special Use District.

- A. Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district
- B. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;
- C. All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and
- D. Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.
 - i. parking is not accessed from any protected Transit or Pedestrian Street described in Section 155(r), and
 - ii. where more than 10 spaces are proposed at least half of them, rounded down to the nearest whole number, are stored and accessed by mechanical stackers or lifts,

valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

The Project Site is not located in an area identified as a Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontage. The location and design of the garage entrance will mirror the adjacent structure to the north and create a more interesting street facade. The off-street parking will be screened by a garage door that does not exceed the 8-foot width allowance. The project will add one street tree which enhances the existing street scape.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 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.

Existing single-family homes provide opportunities for “family-sized” housing. The expansion and interior alterations of this existing single-family residence will allow for a more useable space for the family of six that currently resides there. The addition of the garage will also include storage space for six bikes, providing a family-friendly amenity.

URBAN DESIGN ELEMENT

Objectives and Policies

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 1.3

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

The proposed garage entry has been placed on the southern portion of the front façade, while maintaining the raised entry stairs. This design mirrors the adjacent structure to the north, creating a “book ends” effect that is both compatible with and compliments the immediate surrounding area.

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 complies with said policies in that:

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

The project site does not possess any 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 retains existing housing. The existing structure has been heavily modified since it was originally constructed in 1907, and the Project meets the Residential Design Guidelines and will be more compatible with the neighborhood character.

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

The Project does not currently possess any existing affordable housing.

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

The Project Site is served by nearby public transportation options. The Project also provides off-street parking at the amount permitted by Conditional Use and provides sufficient bicycle parking for residents in excess of the Planning Code requirements.

- 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 or displace industrial or service sector uses.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not impact parks or open space.

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 Authorization Application No. 2017-002964CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 19, 2020, 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. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 27, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 27, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow one off-street accessory residential parking space located at 1714 Grant Avenue, Block 0078, Lot 024 pursuant to Planning Code Section(s) 249.49 and 303 RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated February 19, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2017-002964CUA and subject to conditions of approval reviewed and approved by the Commission on February 27, 2020 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 February 27, 2020 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

PARKING AND TRAFFIC

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

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

9. **Parking Maximum.** Pursuant to Planning Code Sections 249.49 and 151.1, the Project shall provide no more than one (1) off-street parking spaces

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

10. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

MONITORING - AFTER ENTITLEMENT

11. **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

12. **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

Appendix B:

Plans and Renderings

TSIAMIS RESIDENCE REMODEL

1714 GRANT AVENUE
SAN FRANCISCO, CA 94133



TSIAMIS
RESIDENCE
REMODEL

1714 GRANT AVE.
SAN FRANCISCO
CA 94133

BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

PROJECT DATA, DRAWING INDEX, ABBREV. & SYMBOLS

JOB NO: 16-120

SCALE: N/A DATE: 03/18/19

DRAWN BY: DMA

FILE: 16120 CO.dwg

DRAWING NO: 1 OF 21

SHEET NO

CO-1

[illegible]

TANTAMOUNT TO DEMOLITION					
ELEMENT	(E) LENGTH (FT)	TO BE REMOVED (FT)	% TO BE REMOVED	TO BE RETAINED (FT)	% TO BE RETAINED
1.LINEAR FOOT MEASUREMENT - GROUND FLOOR					
FRONT FACADE	22.5	22.5	100%	0	0%
REAR FACADE	22.5	0	0%	22.5	100%
TOTALS	45	22.5	50%	22.5	50%
2.LINEAR FOOT MEASUREMENT - 2ND FLOOR					
FRONT FACADE	22.5	22.5	100%	0	0%
REAR FACADE	22.5	0	0%	22.5	100%
TOTALS	45	22.5	50%	22.5	50%
3.LINEAR FOOT MEASUREMENT - 3RD FLOOR					
FRONT FACADE	22.5	22.5	100%	0	100%
REAR FACADE	22.5	0	0%	22.5	0%
TOTALS	45	22.5	50%	22.5	50%
4.LINEAR FOOT MEASUREMENT - 4TH FLOOR					
FRONT FACADE	22.5	22.5	100%	0	0%
REAR FACADE	22.5	0	0%	22.5	100%
TOTALS	45	22.5	50%	22.5	50%
3. SUM OF FRONT AND REAR FACADE					
FRONT FACADE	90	90	100%	0	0%
REAR FACADE	90	0	0%	90	100%
TOTALS	180	90	50%	180	50%
4. SUM OF ALL EXTERIOR WALLS - LINEAR FOOT MEASUREMENT					
FRONT FACADE	90	90	100%	0	0%
REAR FACADE	90	0	0%	90	100%
SIDE 1 (SOUTH)	63.83	14.75	23.11%	49.08	76.89%
SIDE 2 (NORTH)	66.58	10.33	15.52%	56.25	84.48%
TOTALS	310.41	115.08	34.66%	195.33	65.34%
DETERMINATION = 50% ≤ 50%; 34.66% < 65% = PASSES SECTION 317(b)(2)(B)					
5. VERTICAL ENVELOPE ELEMENTS AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA					
VERTICAL ELEMENT	(E) AREA (SQFT)	TO BE REMOVED (SQFT)	% TO BE REMOVED	TO BE RETAINED (SQFT)	% TO BE RETAINED
FRONT FACADE	910.98	910.98	100%	0	0%
SIDE 1 (SOUTH)	1628	315.62	19.39%	1312.38	80.61%
REAR FACADE	481.87	0	0%	481.87	100%
SIDE 2 (NORTH)	1729.46	221.31	12.80%	1508.15	87.20%
VERTICAL TOTAL	4750.31	1447.91	30.48%	3302.40	69.52%
6. HORIZONTAL ENVELOPE ELEMENTS AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA					
HORIZONTAL ELEMENT	(E) AREA (SQFT)	TO BE REMOVED (SQFT)	% TO BE REMOVED	TO BE RETAINED (SQFT)	% TO BE RETAINED
FLOOR	3132	815	26.02%	2317	73.98%
ROOF	1044	0	0%	1044	100%
HORIZONTAL TOTAL	4176	815	19.51%	3361	80.49%
DETERMINATION = 30.48% < 50%; 19.51% < 50% = PASSES SECTION 317(b)(2)(C)					

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REMODEL

1714 GRANT AVE.
SAN FRANCISCO
CA 94133

BLOCK: 0078

LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
1	01/02/18	PERMIT SUBMITTAL
	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA



SHEET TITLE

PROJECT DATA,
DRAWING INDEX,
ABBREV. & SYMBOLS

JOB NO: 16-120

SCALE: N/A DATE: 03/18/19

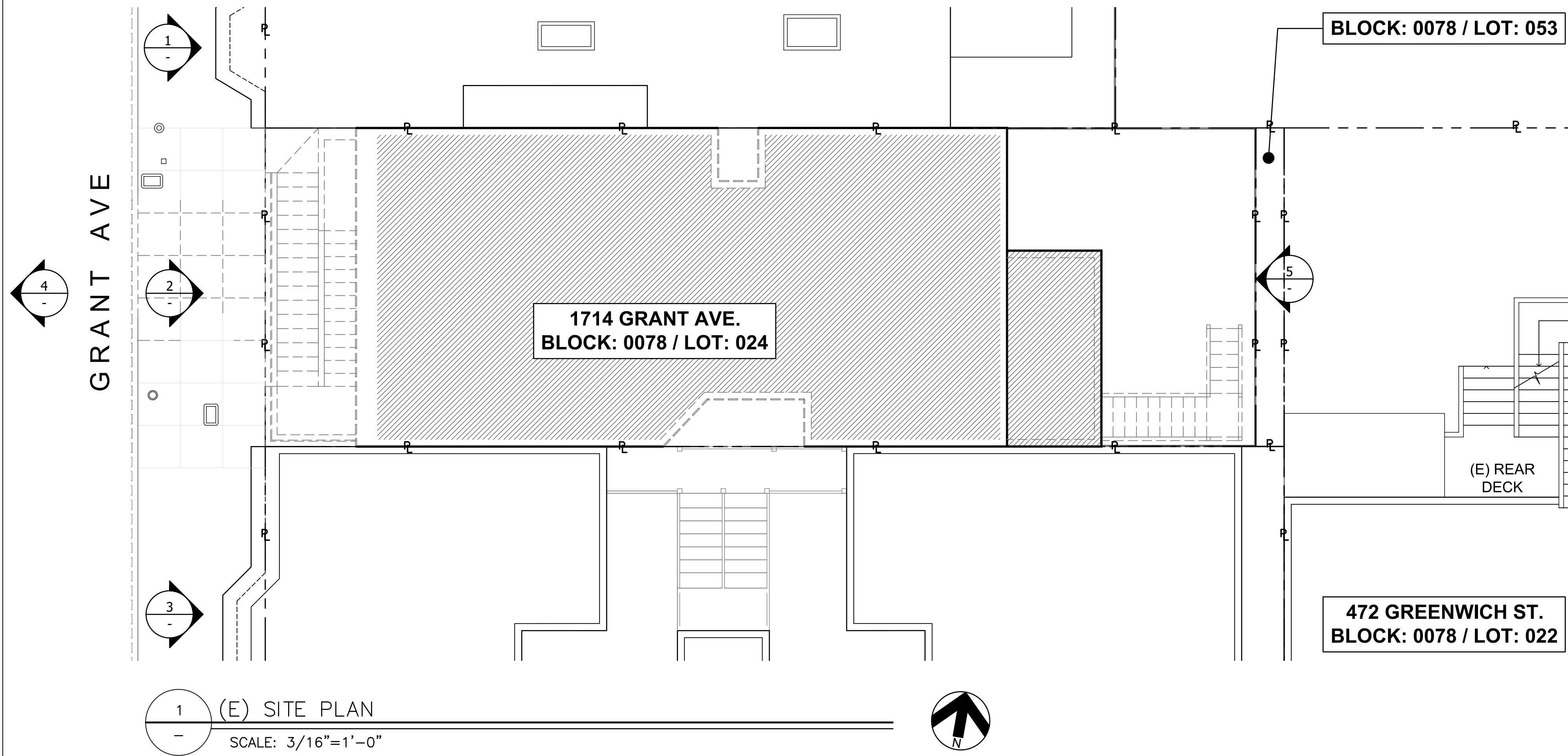
DRAWN BY: DMA

FILE: 16120_CO.dwg

DRAWING NO: 1 OF 15

SHEET NO:

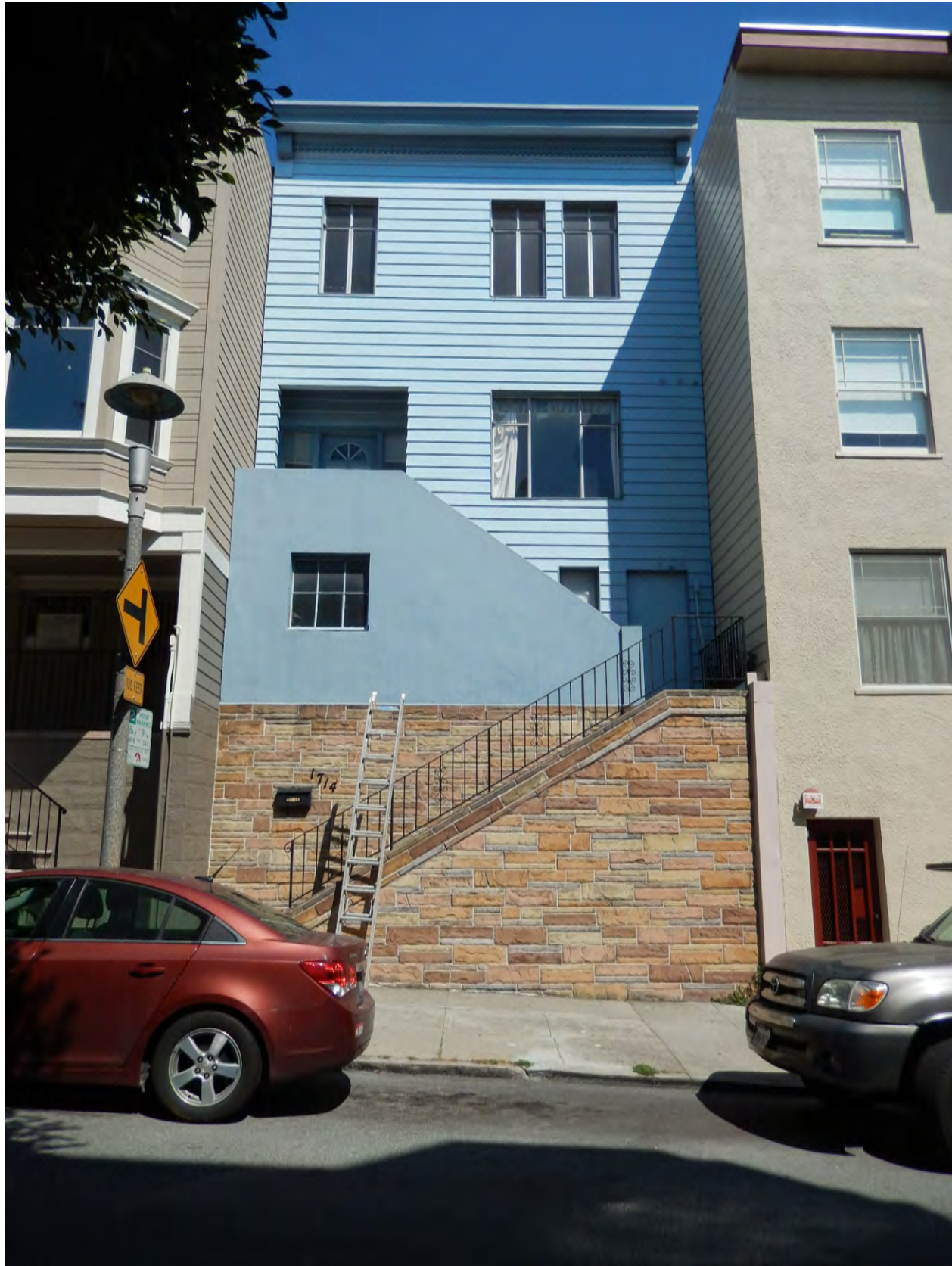
CO-2



5 1714 GRANT AVE - (E) REAR FACADE N.T.S.



1 NEIGHBOR BUILDING (1724 GRANT AVE) N.T.S.



2 1714 GRANT AVE - (E) FRONT FACADE N.T.S.



3 NEIGHBOR BUILDING (490 GREENWICH ST) N.T.S.



4 NEIGHBOR BUILDINGS (FACING SIDE OF THE STREET) N.T.S.

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REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

SITE PHOTOS

JOB NO: 16-120
SCALE: 3/16" = 1'-0" DATE: 03/18/19
DRAWN BY: DMA
FILE: 16120_A100.dwg
DRAWING NO: OF
SHEET NO:

A100



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BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) SITE PLAN

JOB NO: 16-120

SCALE: 3/16" = 1'-0" DATE: 03/18/19

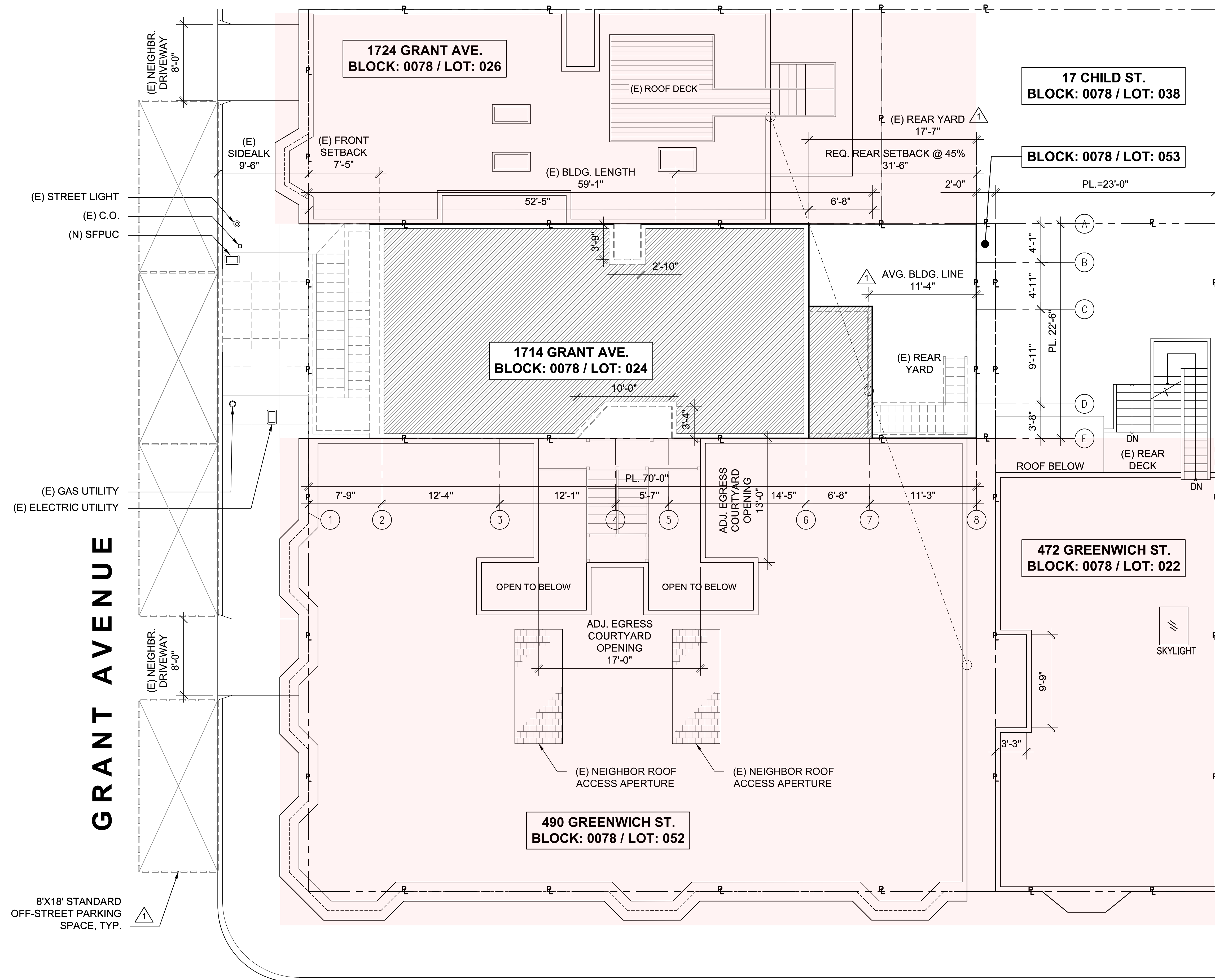
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FILE: 16120_A100.dwg

DRAWING NO: OF

SHEET NO:

A101



GREENWICH STREET



1 (E) SITE PLAN
— SCALE: 3/16"=1'-0"



1714 GRANT AVE.
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BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(N) SITE PLAN

JOB NO: 16-120

SCALE: 3/16" = 1'-0" DATE: 03/18/19

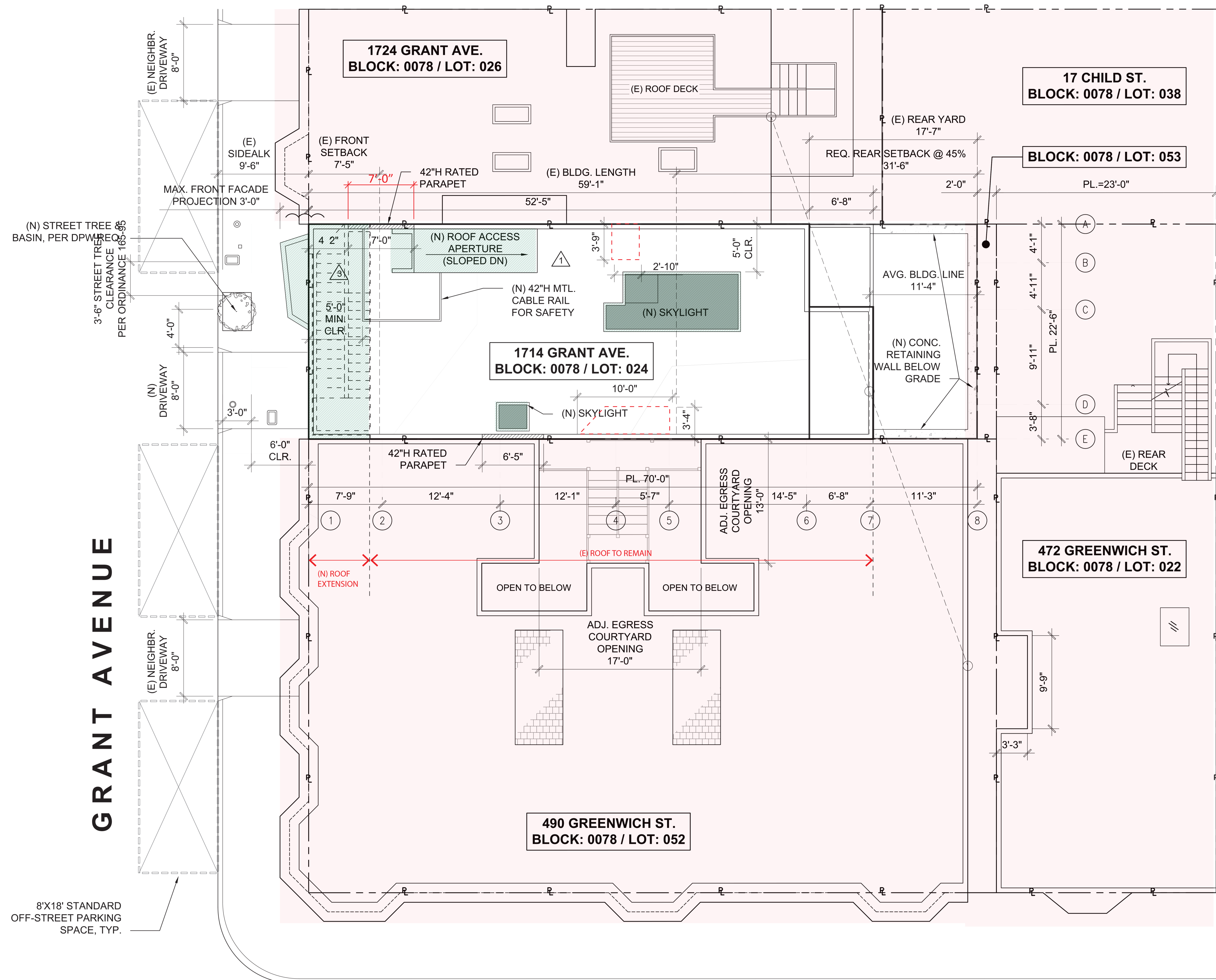
DRAWN BY: DMA

FILE: 16120_A100.dwg

DRAWING NO: OF

SHEET NO:

A102



GREENWICH STREET

1 (N) SITE PLAN
— SCALE: 3/16"=1'-0"



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BLOCK: 0078
LOT: 024



REVISIONS

NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(N) GARAGE
FLOOR PLAN

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

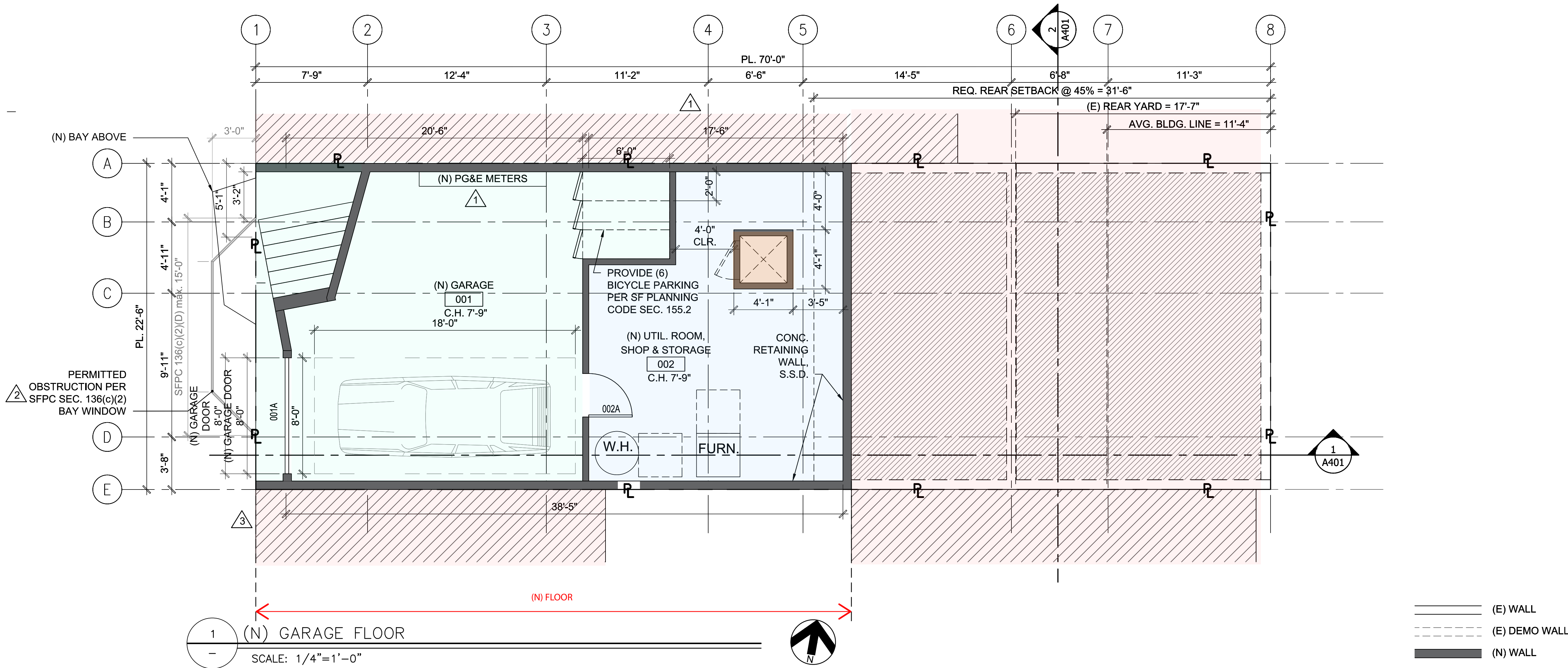
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FILE: 16120_A100.dwg

DRAWING NO: 5 OF 16

SHEET NO:

A103



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BLOCK: 0078
LOT: 024



REVISIONS

NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) & (N) FIRST FLOOR PLANS

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

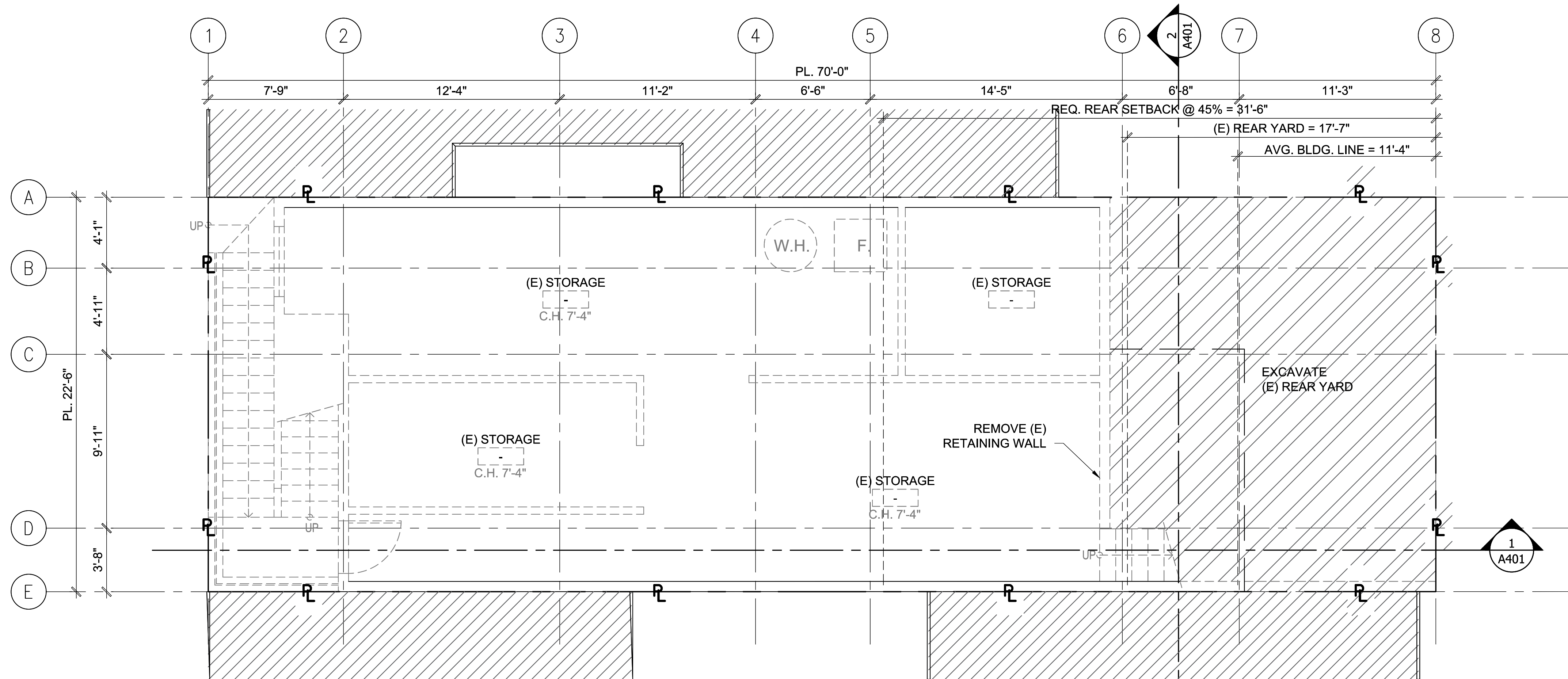
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FILE: 16120_A100.dwg

DRAWING NO: 6 OF 16

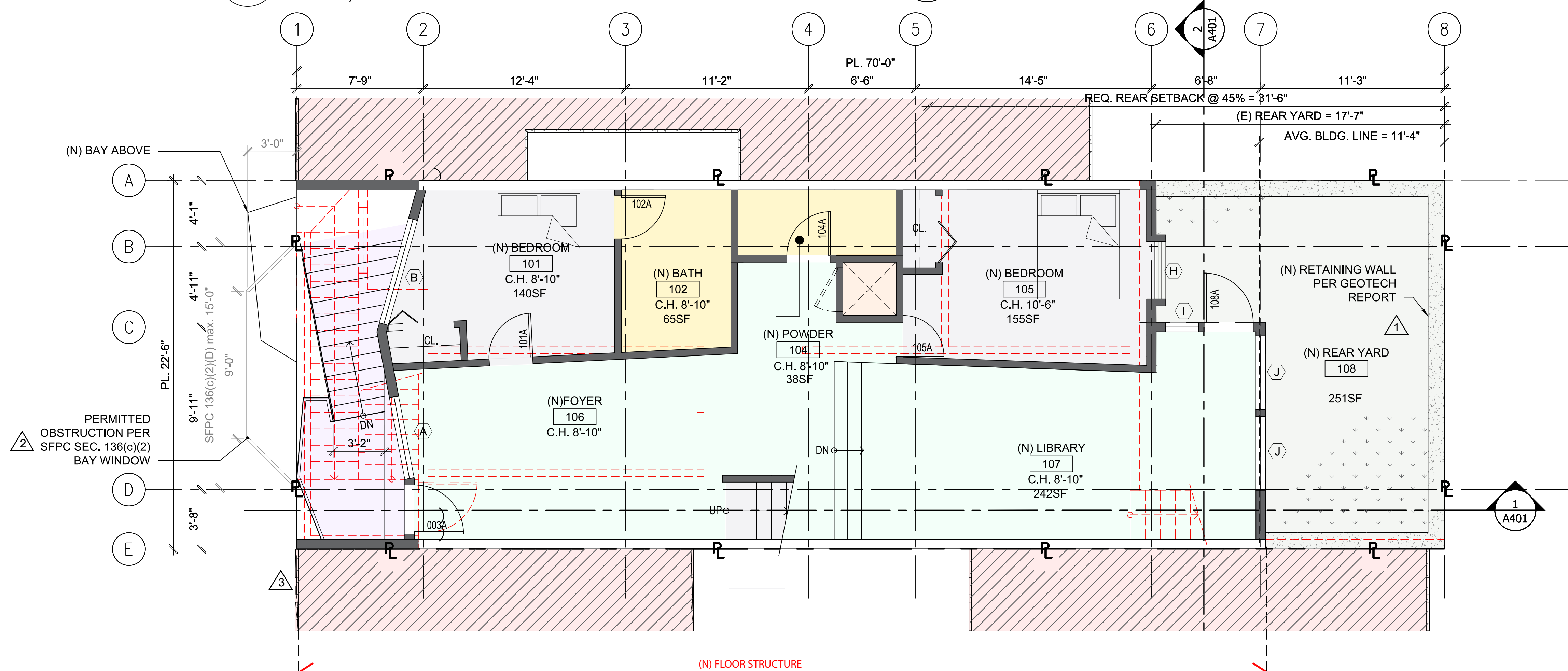
SHEET NO:

A104



1 (E) FIRST FLOOR PLAN

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



2 (N) FIRST FLOOR PLAN

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

(E) WALL
(E) DEMO WALL
(N) WALL

TSIAMIS RESIDENCE REMODEL

1714 GRANT AVE.
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CA 94133

BLOCK: 0078
LOT: 024



REVISIONS

NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) & (N) SECOND FLOOR PLANS

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

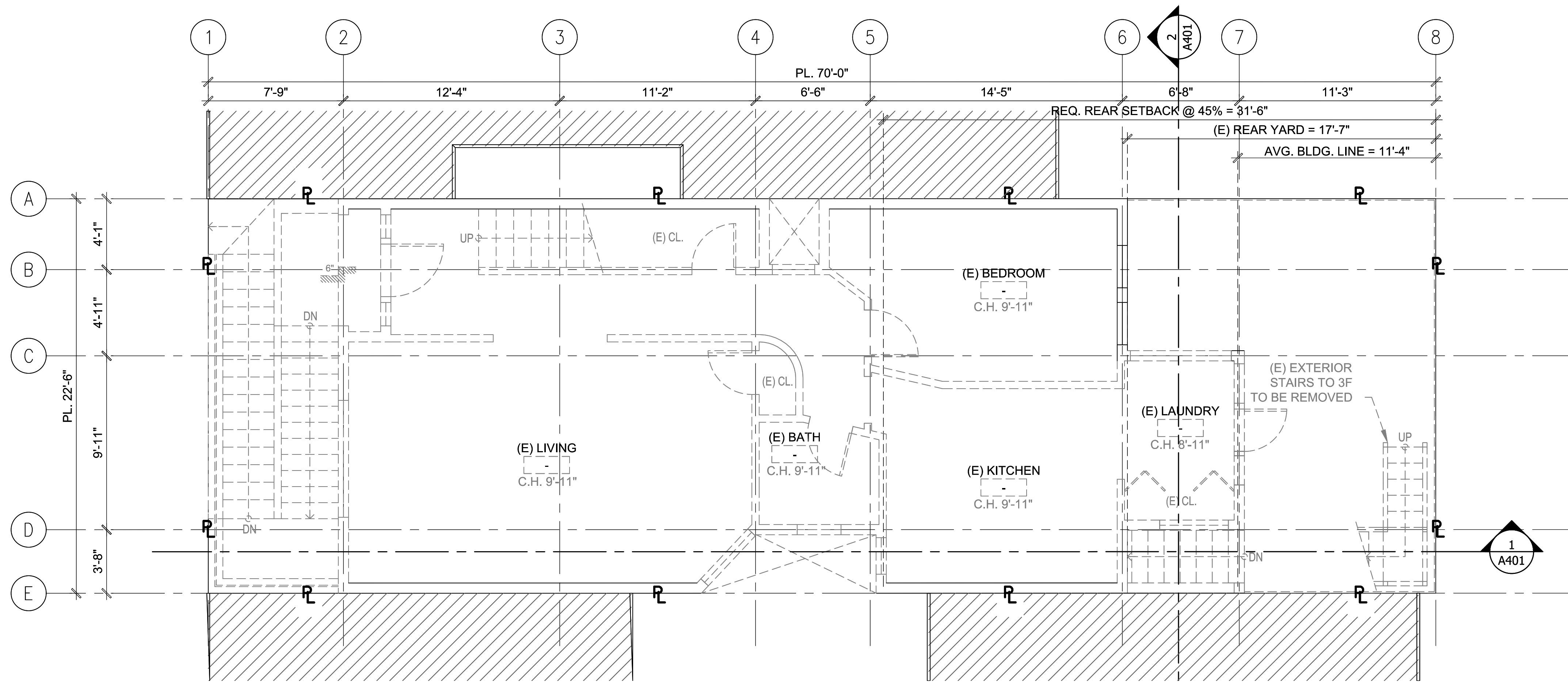
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DRAWING NO: 7 OF 16

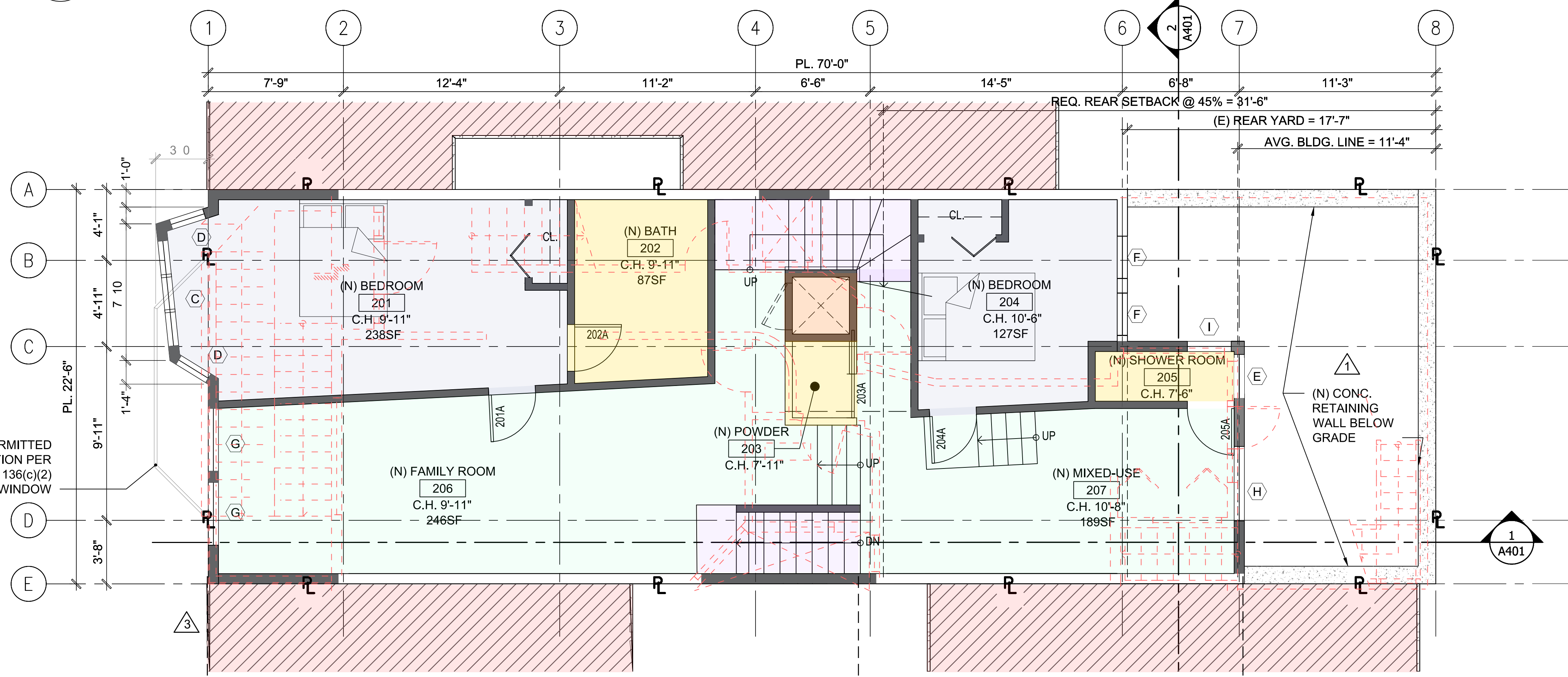
SHEET NO:

A105



1 (E) SECOND FLOOR

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



2 (N) SECOND FLOOR

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

(E) WALL
(E) DEMO WALL
(N) WALL

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LOT: 024



REVISIONS

NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) & (N) THIRD FLOOR PLANS

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

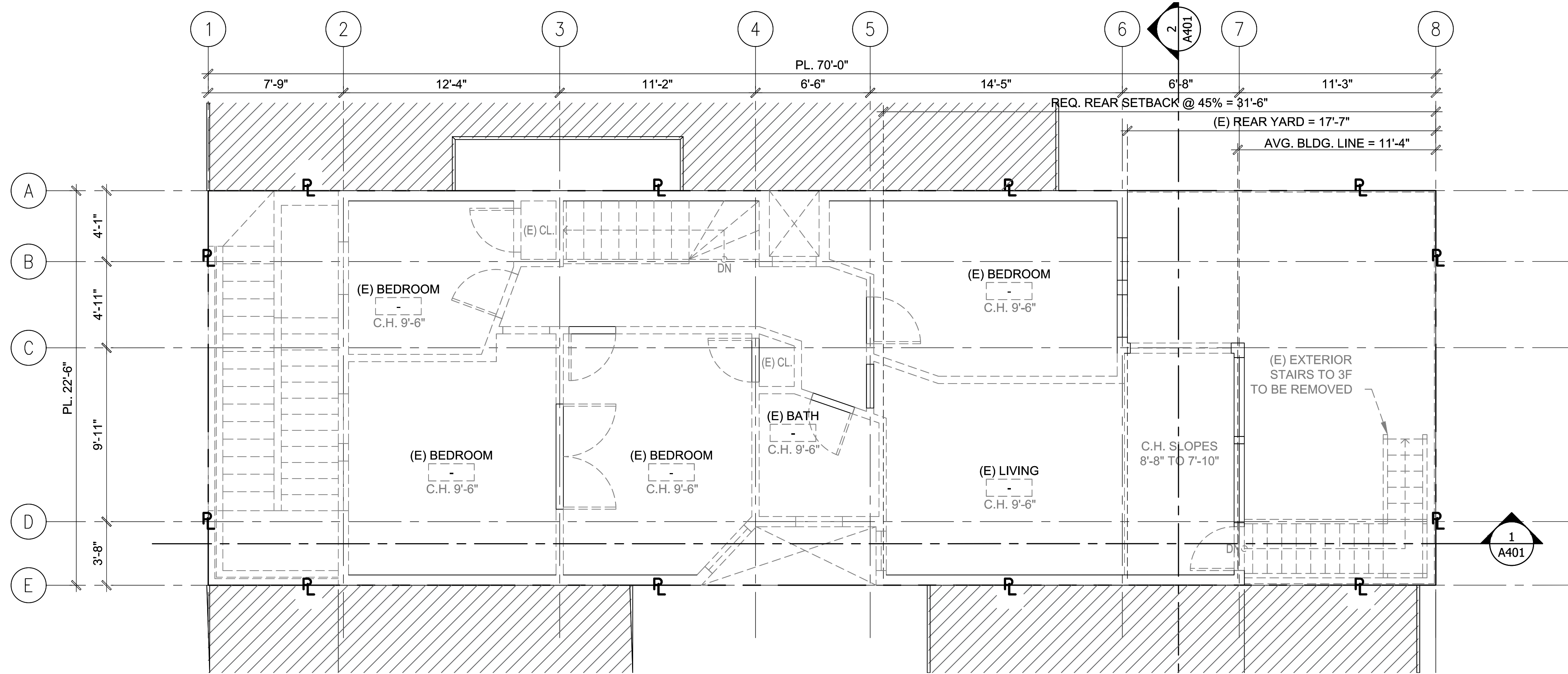
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FILE: 16120_A100.dwg

DRAWING NO: 8 OF 16

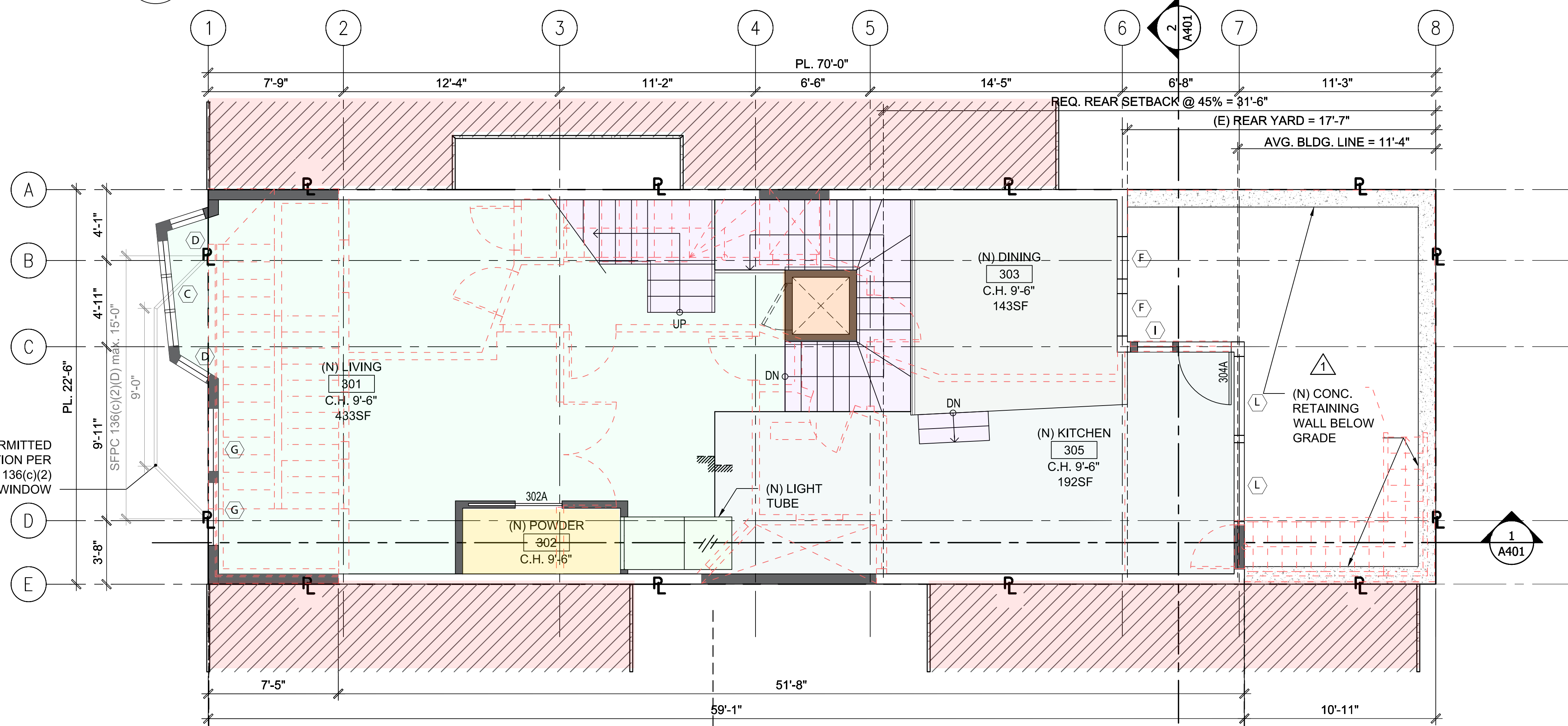
SHEET NO:

A106



1 (E) THIRD FLOOR

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



2 (N) THIRD FLOOR

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

(E) WALL
(E) DEMO WALL
(N) WALL

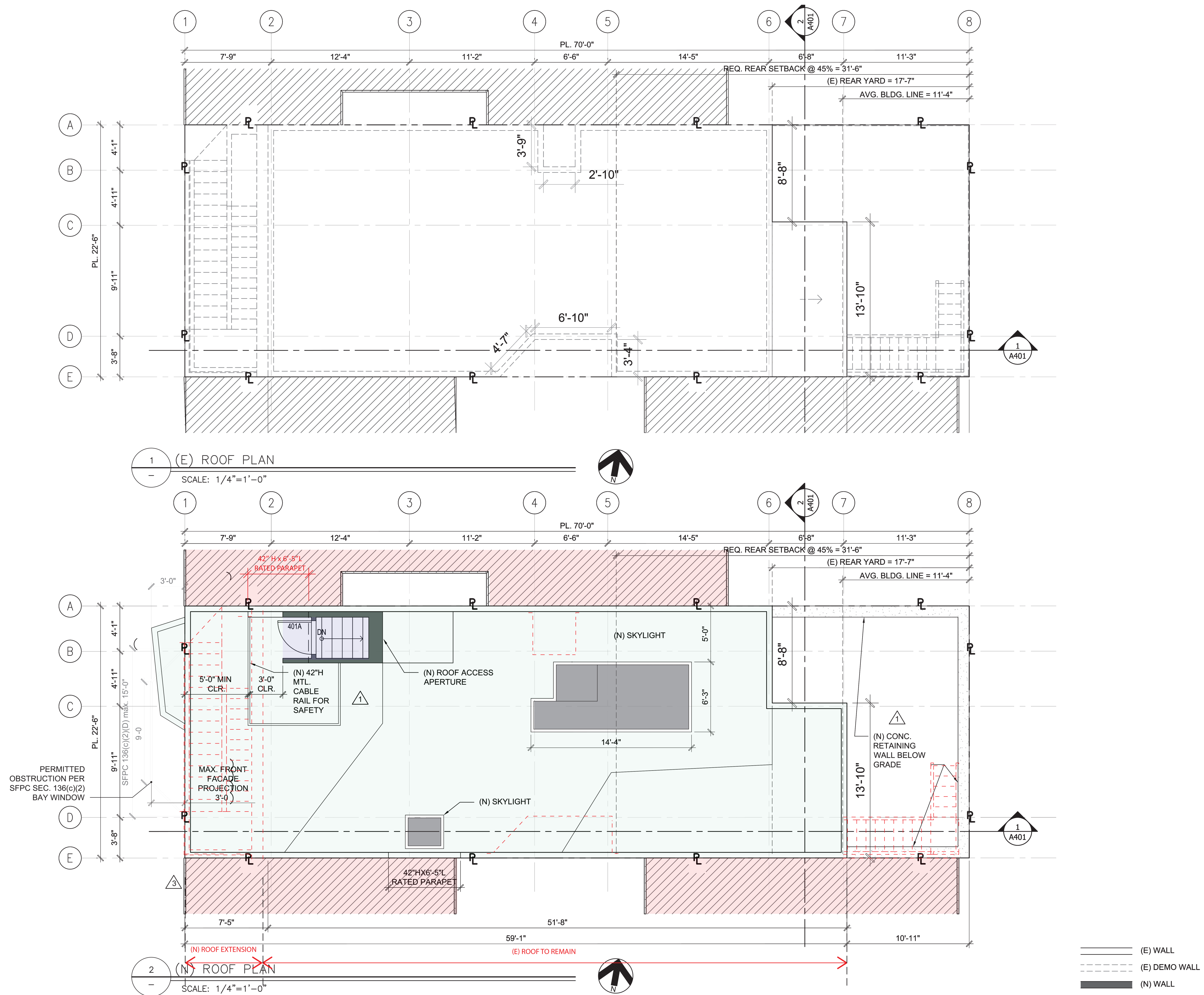
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BLOCK: 0078
LOT: 024

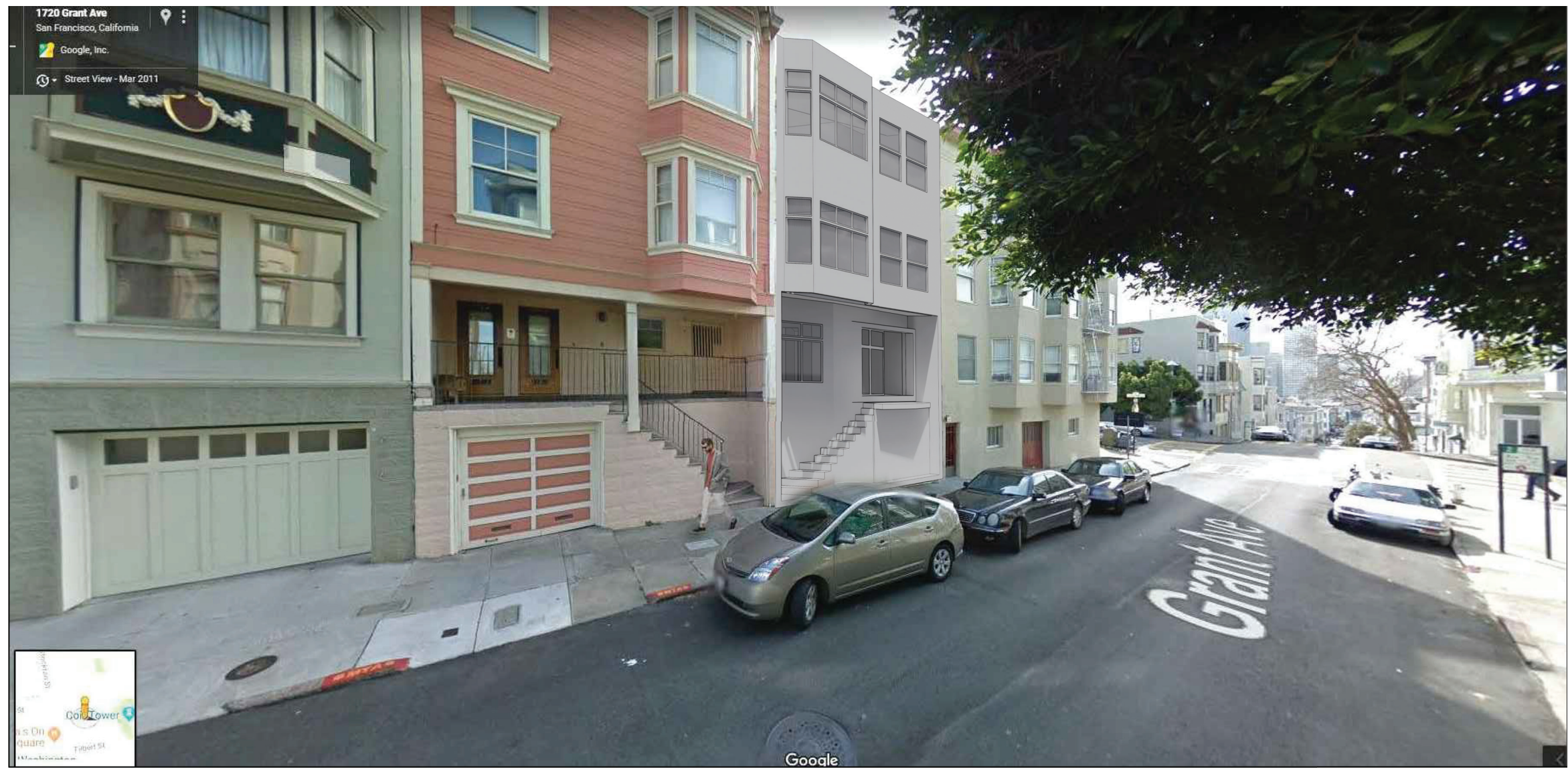
SHEET TITLE(E) & (N) ROOF
FLOOR PLANS

JOB NO:	16-120		
SCALE:	1/4" = 1'-0"	DATE:	03/18/19
DRAWN BY:	DMA		
FILE:	16120_A100.dwg		
DRAWING NO:	9	OF	16
SHEET NO:			

A107



PROPOSED BUILDING
STREET VIEW RENDERING



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LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) & (N)
WEST EXTERIOR
ELEVATION

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

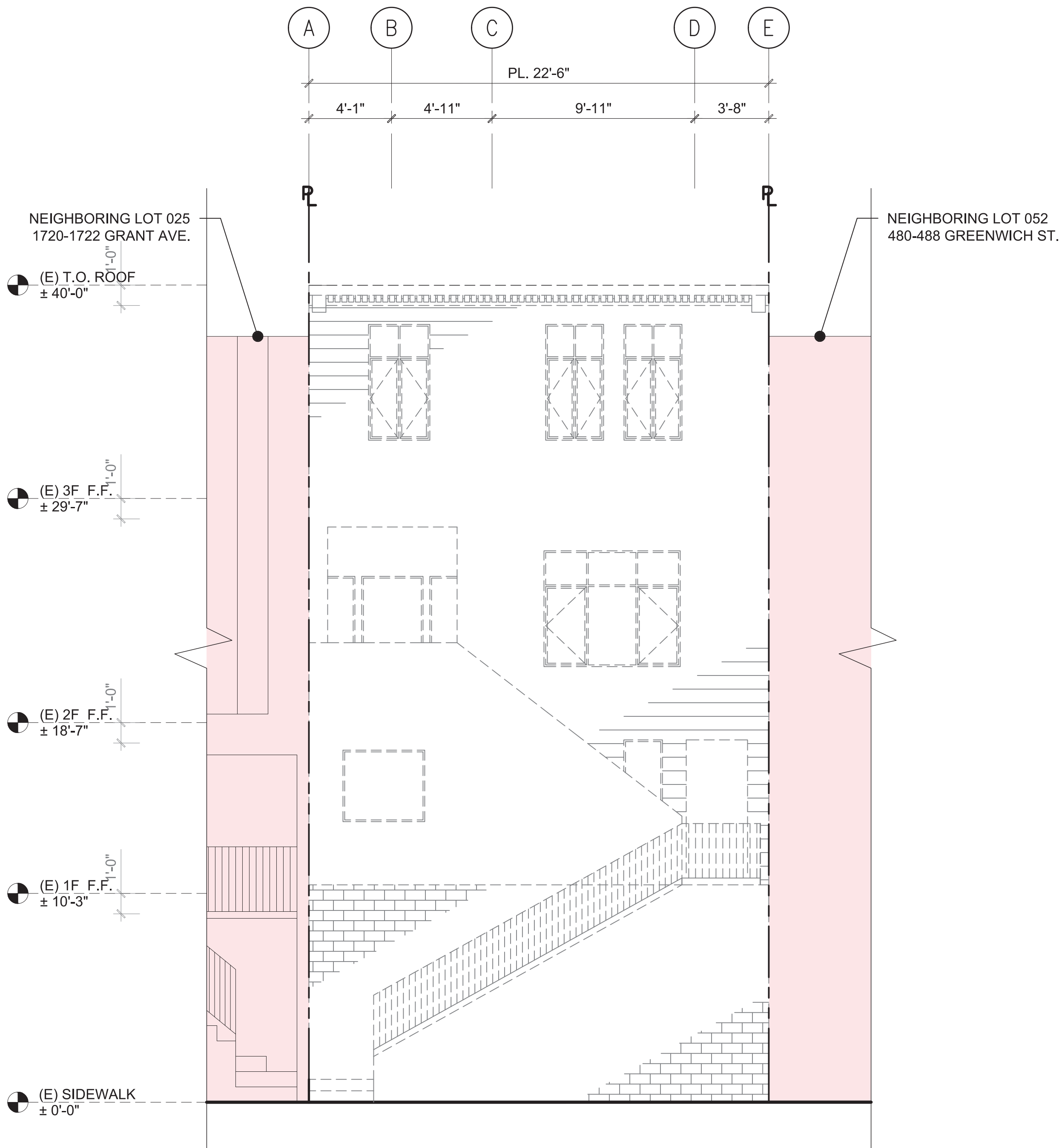
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DRAWING NO: OF

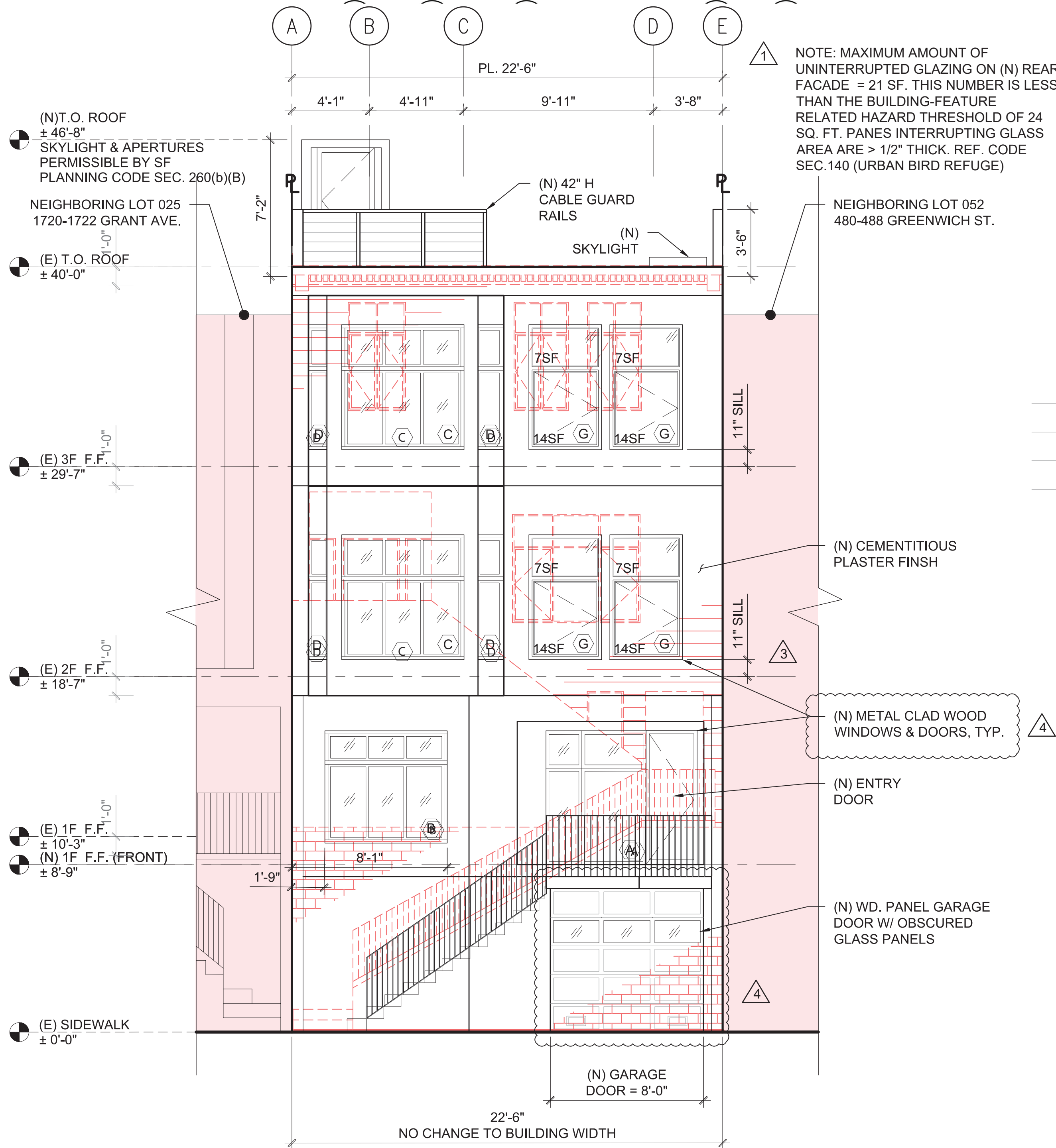
SHEET NO:

A301



1 (E) WEST EXTERIOR ELEVATION (FRONT)

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



2 (N) WEST EXTERIOR ELEVATION (FRONT)

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

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CA 94133

BLOCK: 0078
LOT: 024

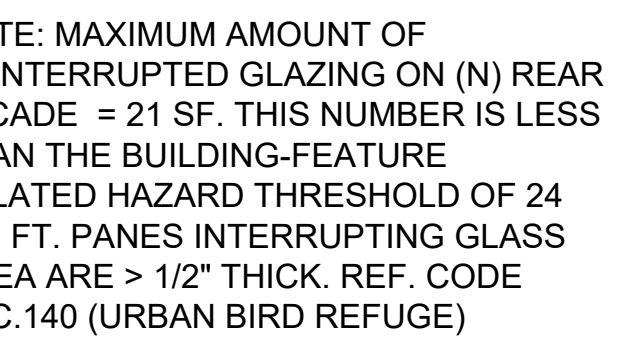


NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
①	10/05/18	RESPONSE TO PLANNING NOPDR1
②	03/18/19	RESPONSE TO PLANNING NOPDR2
③	01/23/20	RESPONSE TO PLANNING NOPDR3
④	02/19/20	ISSUED FOR CUA

(E) & (N)
EAST EXTERIOR
ELEVATION

SHEET NO:

A302





— T.O. (E) RET. WALL VARIES
6" ABV. NEIGHBORING
CONC. PAVING

(N) RETAINING WALL,
S.S.D.

1 (E) EAST EXTERIOR ELEVATION
- SCALE: 1/4"=1'-0"

2 (N) EAST EXTERIOR ELEVATION
- SCALE: 1/4" = 1'-0"

 (E) WALL
 (E) DEMO WALL
 (N) WALL

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REMODEL

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BLOCK: 0078
LOT: 024



REVISIONS

NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) NORTH
EXTERIOR
ELEVATION

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

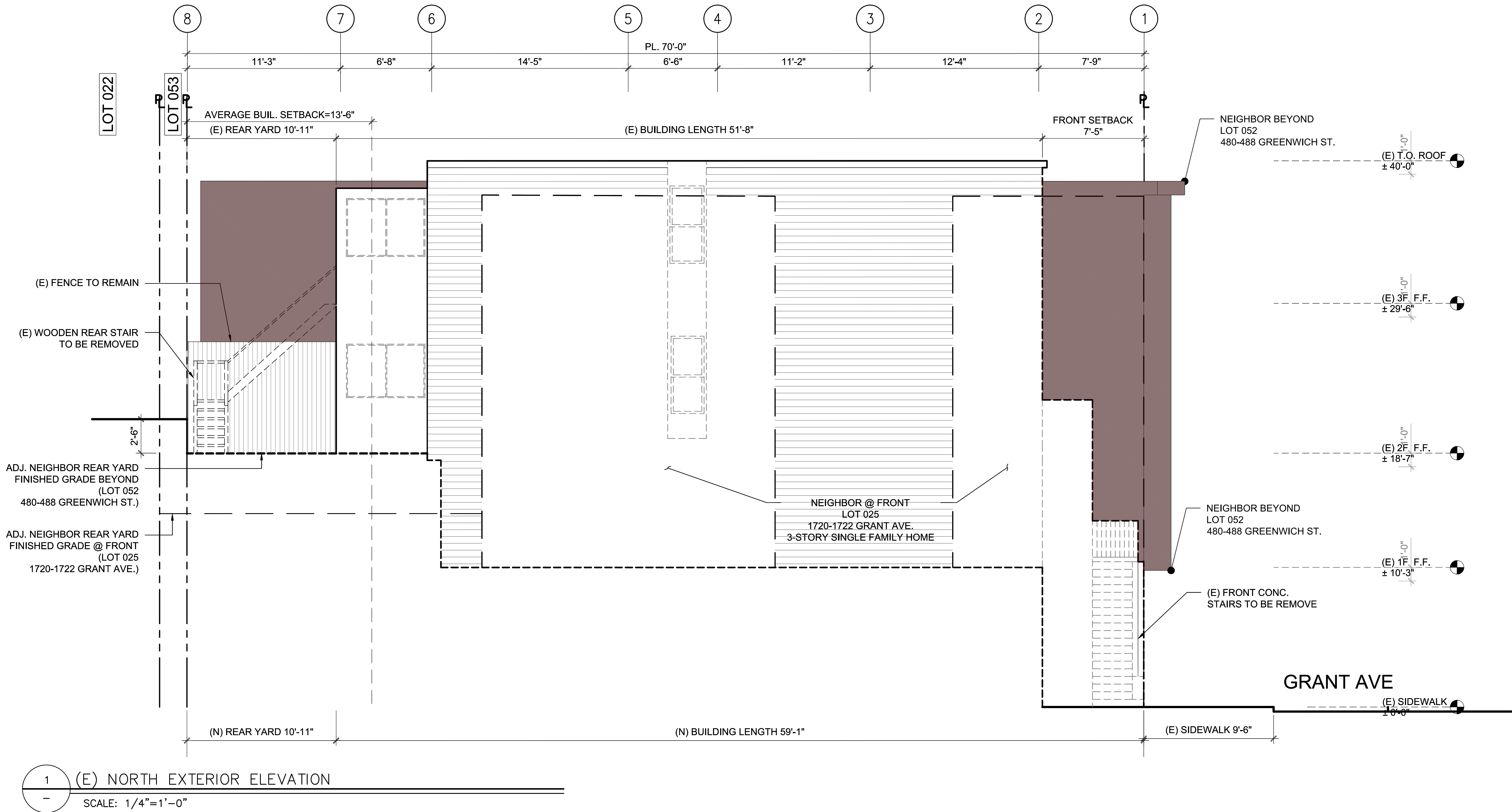
DRAWN BY: DMA

FILE: 16120_A300.dwg

DRAWING NO: OF

SHEET NO:

A303



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BLOCK: 0078
LOT: 024



REVISIONS

NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

**(N) NORTH
EXTERIOR
ELEVATION**

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

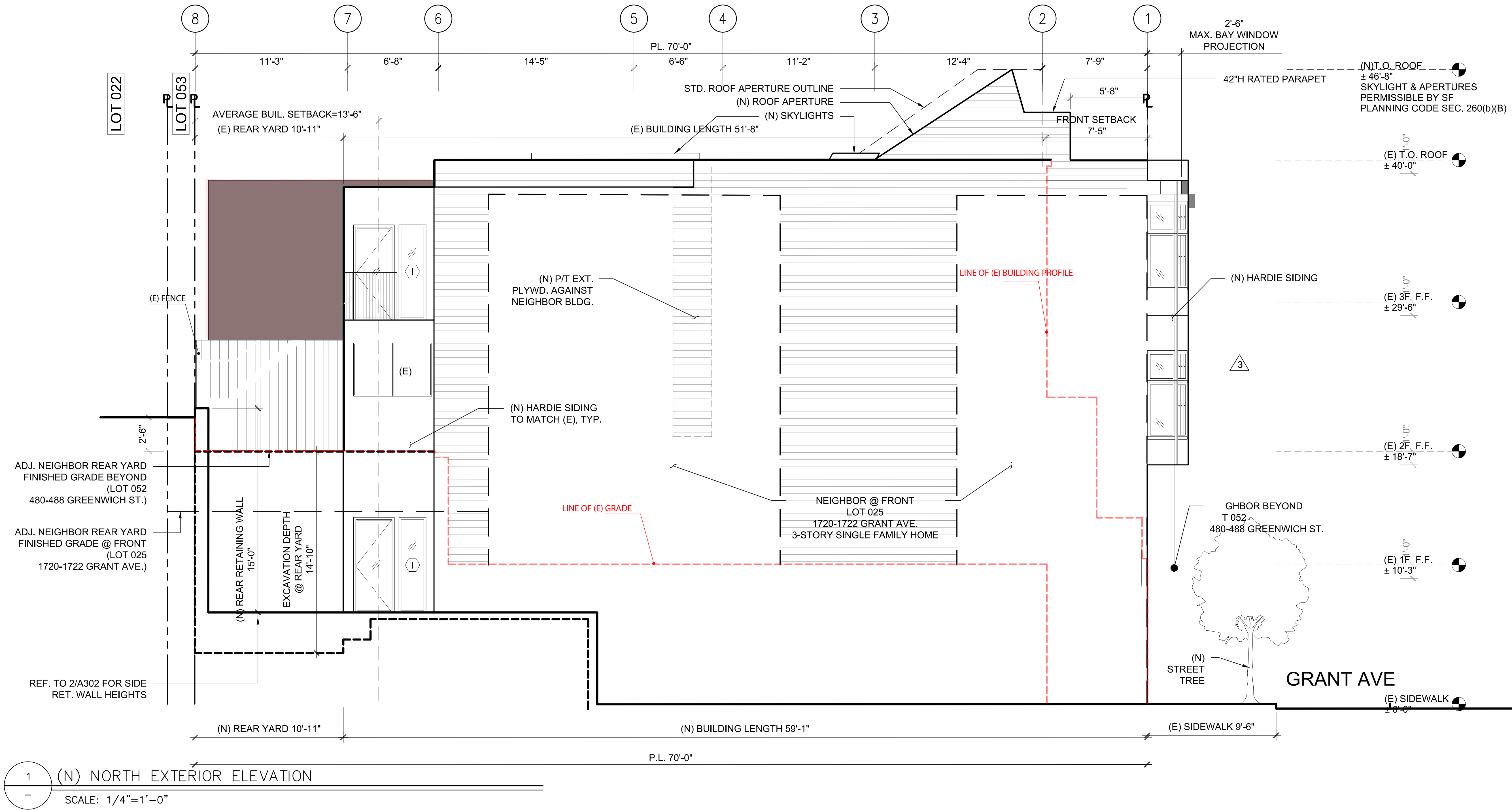
DRAWN BY: DMA

FILE: 16120_A300.dwg

DRAWING NO: OF

SHEET NO:

A304



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1714 GRANT AVE.
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BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) SOUTH
EXTERIOR
ELEVATION

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

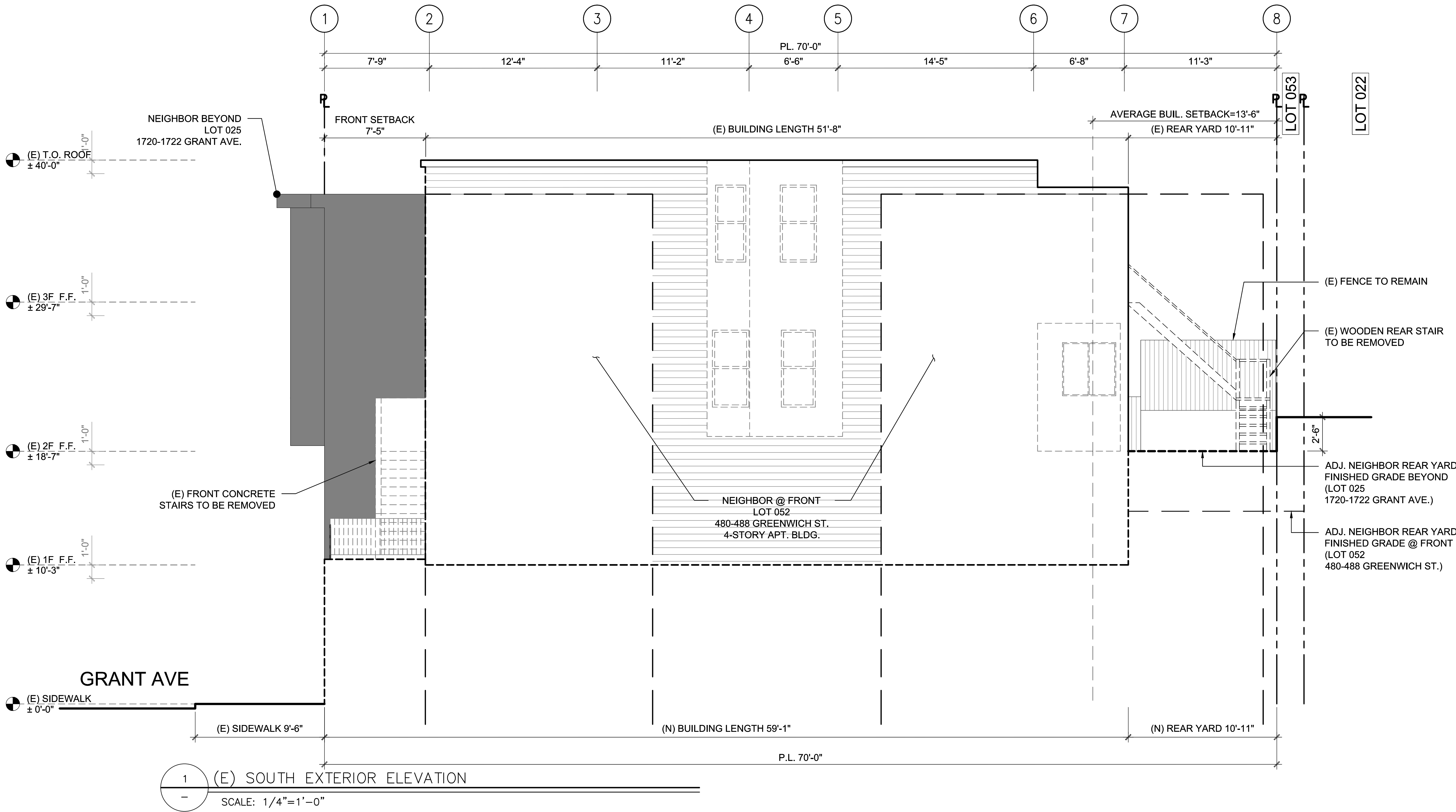
DRAWN BY: DMA

FILE: 16120_A300.dwg

DRAWING NO: OF

SHEET NO:

A305



(E) WALL
(E) DEMO WALL
(N) WALL

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BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
1	01/02/18	PERMIT SUBMITTAL
2	10/05/18	RESPONSE TO PLANNING NOPDR1
3	03/18/19	RESPONSE TO PLANNING NOPDR2
4	01/23/20	RESPONSE TO PLANNING NOPDR3
	02/19/20	ISSUED FOR CUA

SHEET TITLE

(N) SOUTH
EXTERIOR
ELEVATION

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

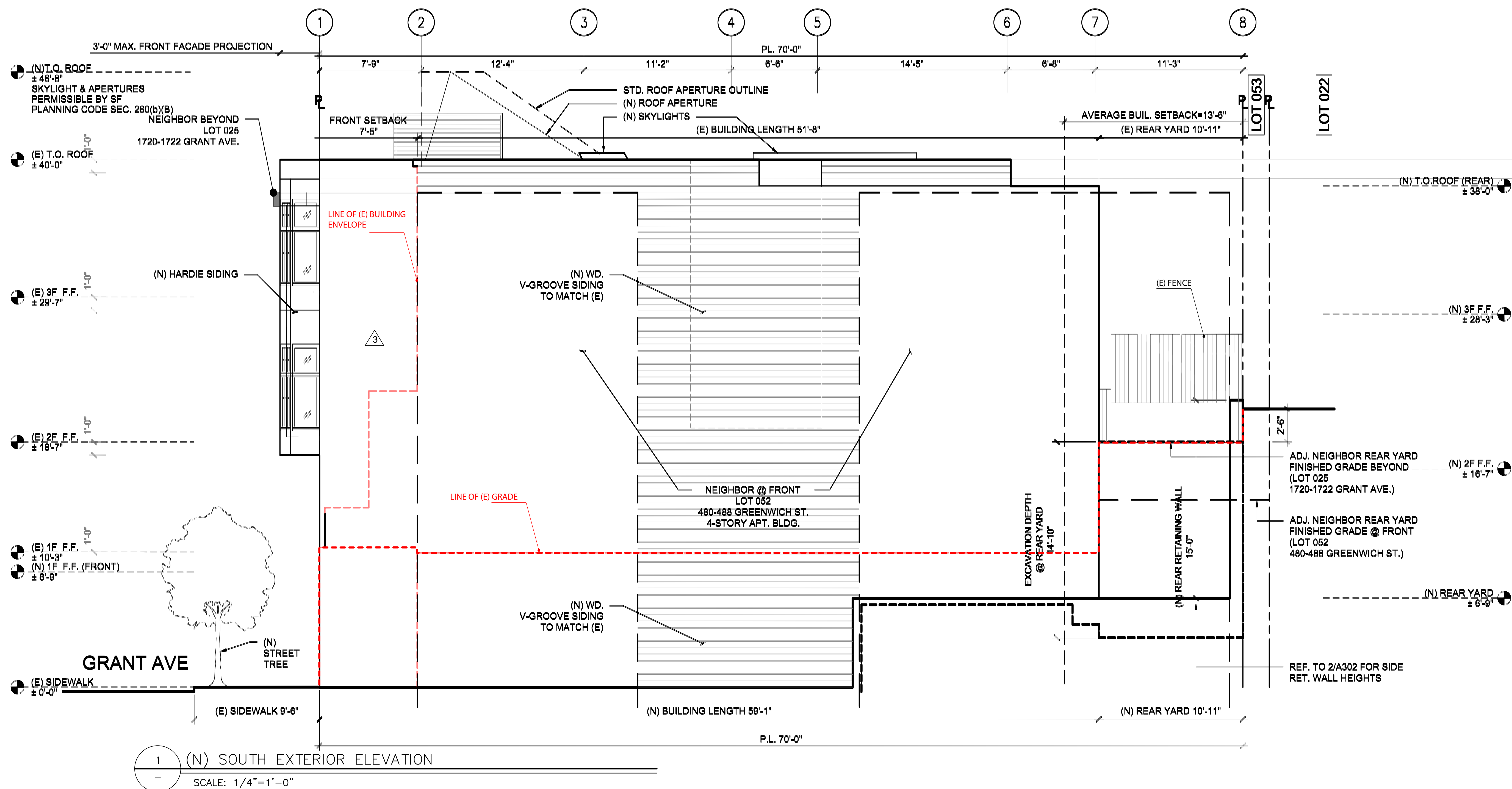
DRAWN BY: DMA




FILE: 16120 A300.dwg

DRAWING NO: _____ OF _____

SHEET NO:

A306



 (E) WALL
 (E) DEMO WALL
 (N) WALL

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BLOCK: 0078
LOT: 024



REVISIONS

NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(N) SOUTH
EXTERIOR
ELEVATION

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

DRAWN BY: DMA

FILE: 16120_A300.dwg

DRAWING NO: OF

SHEET NO:

A307

3' MAX. FRONT PROJECTION
PER S.F. PLANNING CODE
SEC. 136

1' OFFSET FROM PROPERTY LINE
PER SF. PLANNING CODE SEC. 136

15' MAX. BAY WINDOW
PER SF. PLANNING CODE SEC. 136.

1' OFFSET FROM PROPERTY LINE
PER SF. PLANNING CODE SEC. 136

1'-0" RECESS PER CODE

1'-0" < 15"
PER SF. PLANNING CODE SEC. 136.

1'-0" RECESS PER CODE

3'-0" PROJECTION PER CODE

3'-0" PROJECTION PER CODE

1 (N) SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2 (N) WEST EXTERIOR ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

4 (N) AXONOMETRIC
SCALE: N.T.S.

1' OFFSET FROM PROPERTY LINE
PER SF. PLANNING CODE SEC. 136

1' OFFSET FROM PROPERTY LINE
PER SF. PLANNING CODE SEC. 136

15' MAX. BAY WINDOW
PER SF. PLANNING CODE SEC. 136

3 (N) ROOF PLAN
SCALE: 1/4" = 1'-0"

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SAN FRANCISCO
CA 94133

BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(E) LONGITUDINAL
SECTION

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

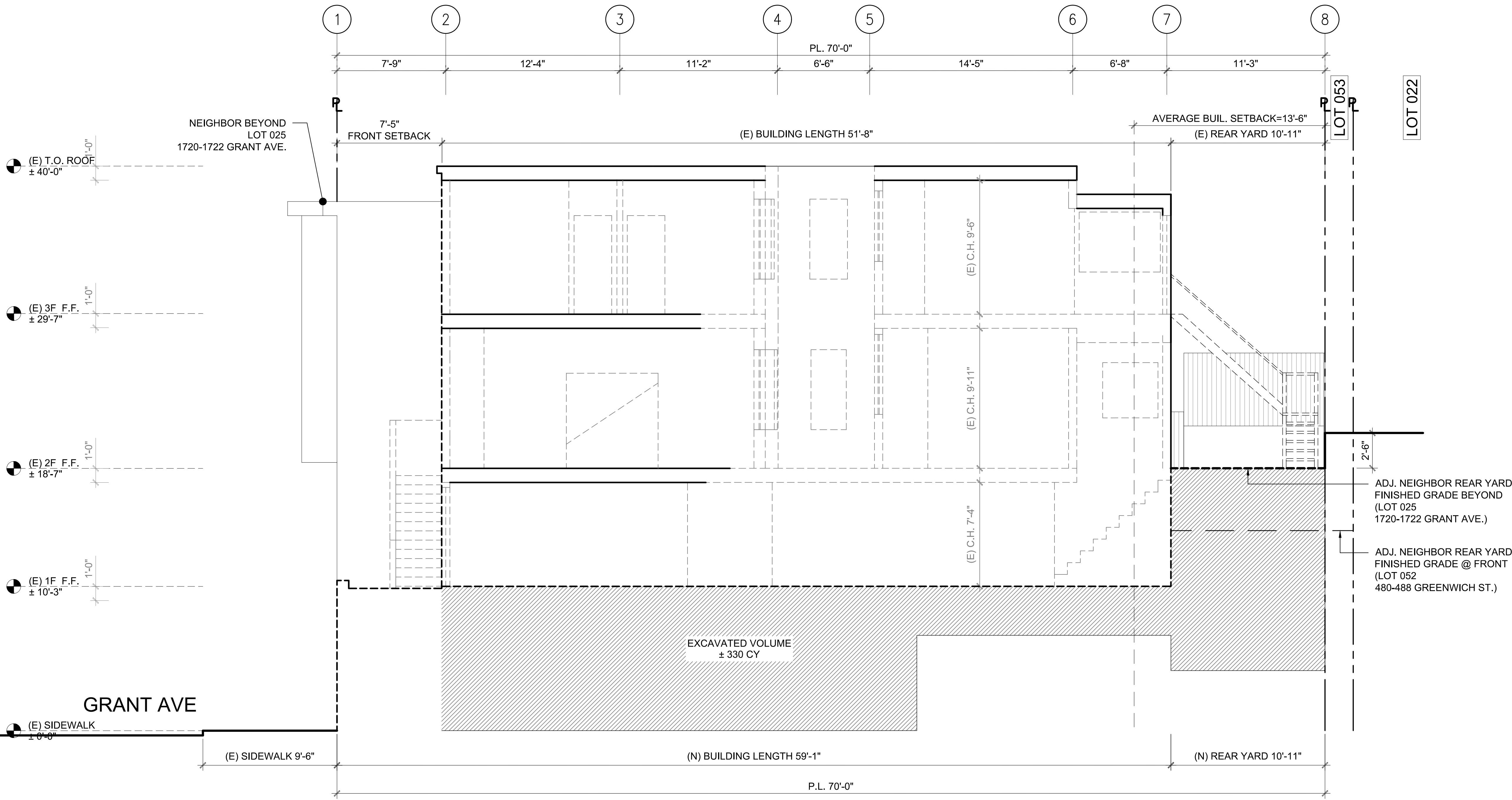
DRAWN BY: DMA

FILE: 16120_A400.dwg

DRAWING NO: 16 OF 16

SHEET NO:

A401



1 (E) WEST SECTION
SCALE: 1/4"=1'-0"

1714 GRANT AVE.
SAN FRANCISCO
CA 94133

BLOCK: 0078
LOT: 024

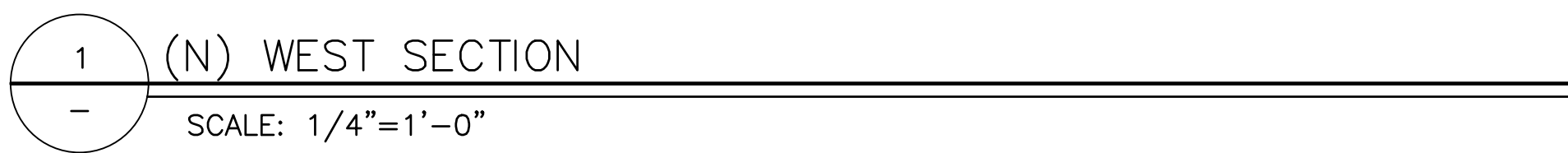




REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

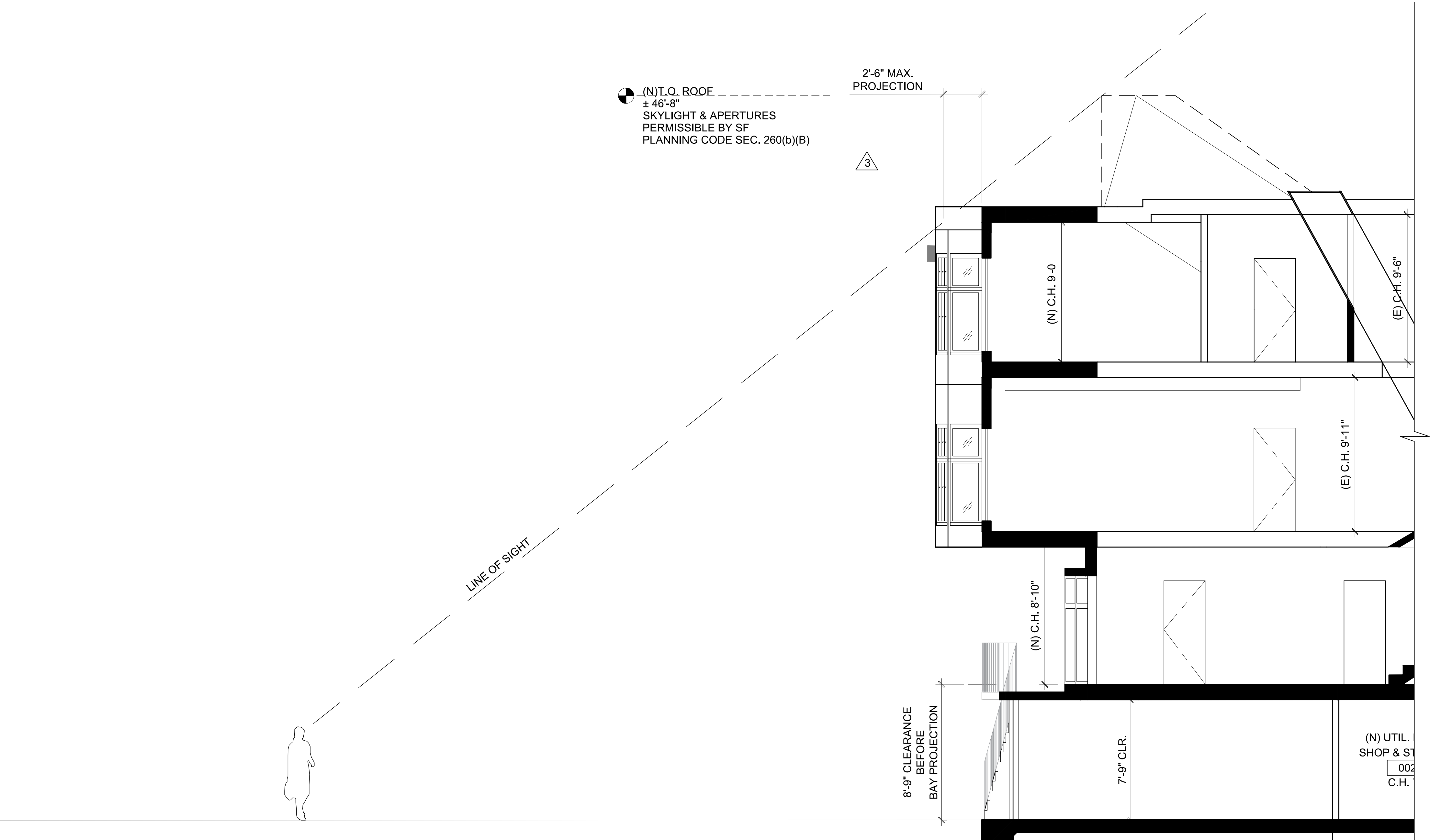
(N) LONGITUDINAL
SECTION

JOB NO:	16-120		
SCALE:	1/4" = 1'-0"	DATE:	03/18/19
DRAWN BY:	DMA		
FILE:	16120_A400.dwg		
DRAWING NO:	16	OF	16
SHEET NO:			

A402



 (E) WALL
 (E) DEMO WALL
 (N) WALL



1 (N) PARTIAL LONGITUDINAL SECTION – VIEW FROM STREET
SCALE: 1/4"=1'-0"



2 STREET VIEWS
NOT TO SCALE

TSIAMIS RESIDENCE REMODEL

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CA 94133

BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE	
(N) PARTIAL LONGITUDINAL SECTION STREET VIEWS	
JOB NO:	16-120
SCALE:	1/4" = 1'-0" DATE: 03/18/19
DRAWN BY:	DMA
FILE:	16120_A400.dwg
DRAWING NO:	16 OF 16
SHEET NO:	A403

TSIAMIS
RESIDENCE
REMODEL

1714 GRANT AVE.
SAN FRANCISCO
CA 94133

BLOCK: 0078
LOT: 024



REVISIONS		
NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

(N) TRANSVERSE
SECTION

JOB NO: 16-120

SCALE: 1/4" = 1'-0" DATE: 03/18/19

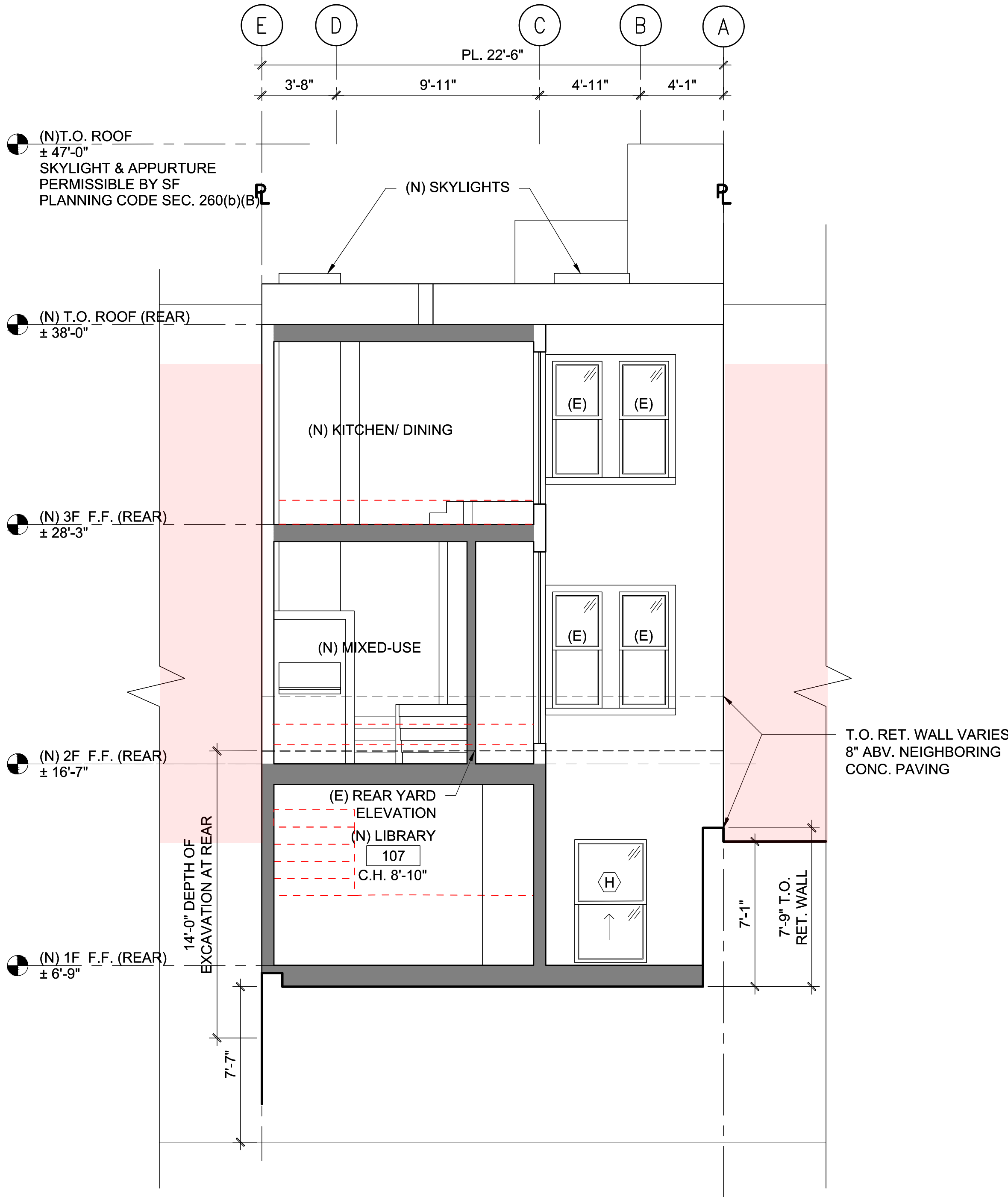
DRAWN BY: DMA

FILE: 16120_A400.dwg

DRAWING NO: 16 OF 16

SHEET NO:

A404



1 (N) REAR SECTION
SCALE: 1/4"=1'-0"

(E) WALL
(E) DEMO WALL
(N) WALL

PARTITION SCHEDULE
PLAN DETAIL DESCRIPTION

	30	EXTERIOR 1 HR RATED PARTITION - UL FILE NO. WP 3230 1) 7/8" EXTERIOR CEMENT PLASTER & LATH 2) (2) LAYERS GRADED BLDG. PAPER W/ JTS STAGGERED 3) 1/2" PLYWOOD 4) 2X6 STUDS @ 24" O.C. 5) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 6) (2) LAYERS 5/8" TYPE 'X' GYP. BD. 7) R-19 BATT INSULATION
	31	EXTERIOR 1 HR RATED PARTITION - GA FILE NO. WP 3230 1) 7/8" EXTERIOR CEMENT PLASTER & LATH 2) (2) LAYERS GRADED BLDG. PAPER W/ JTS STAGGERED 3) 1/2" PLYWOOD 4) 2X4 STUDS @ 16" O.C. 5) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 6) 5/8" TYPE 'X' GYP. BD. 7) R-19 BATT INSULATION
	32	INTERIOR 1 HR SHAFT WALL - GA FILE NO. WP - 1000 (d) 1) 1" TYPE 'X' GYP. BD. PANELS 2) 2 1/2" C-H STUDS @ 24" O.C. 3) 5/8" TYP 'X' GYP. BD. W/ 1" TYPE 'S' SCREWS @ 8" O.C. @ EDGES AND 12" O.C. IN FIELD
	33	INTERIOR 1 HR SHAFT WALL - GA FILE NO. WP - 1000 (d) 1) 1" TYPE 'X' GYP. BD. PANELS 2) 2 1/2" C-H STUDS @ 24" O.C. 3) 5/8" TYP 'X' GYP. BD. W/ 1" TYPE 'S' SCREWS @ 8" O.C. @ EDGES AND 12" O.C. IN FIELD 4) (2) LAYERS GRADED BLDG. PAPER W/ JTS STAGGERED 5) 7/8" EXTERIOR CEMENT PLASTER & LATH
	34	INTERIOR 1 HR RATED PARTITION - GA FILE NO. WP - 3230 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 2X10 STUDS @ 16" O.C. 3) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 4) 5/8" TYP 'X' GYP. BD. W/ 1" TYPE 'S' SCREWS @ 6" O.C. EDGES AND 12" O.C. IN FIELD 5) SOUND ATTENUATING BATT INSULATION (DELETE WHERE POCKET DOORS OCCUR)

CEILING SCHEDULE
SECTION DETAIL DESCRIPTION

	C1	FLOOR/CEILING ASSEMBLY - 1HR UL L502 1) 3/4" T&G HARDWOOD FLOORING 2) GRADE D BLDG. PAPER 3) 2X4 SLEEPER 4) GYPSUM UNDERLAYMENT 5) RADIANT TUBE 6) 1X6 T&G SUB FLOOR, FASTENED DIAGONALLY TO JOISTS 7) 2X10 JOISTS @ 16" O.C. 8) SOUND ATTENUATING BATT INSULATION 9) RESILIENT CHANNEL 10) 5/8" TYPE 'X' GYP. BD.
	C2	CEILING/ROOF ASSEMBLY - 1HR UL L507 1) STONE TILE ON THINSET 2) WATERPROOF MEMBRANE 3) UNDERLAYMENT SYSTEM 4) URETHANE MEMBRANE 5) RADIANT TUBE 6) 2X10 JOISTS @ 16" O.C. 7) R-30 BATT INSULATION 8) RESILIENT CHANNEL 9) 5/8" TYPE 'X' GYP. BD.
	C3	CEILING/ROOF ASSEMBLY - 1HR UL L507 1) CONCRETE PAVING TILE 2) W.R. PROTECTION BOARD 3) 2-PLY WATERPROOF MEMBRANE SYSTEM 4) 3/4" PLYWOOD CRICKET 5) PAVER PEDESTAL 6) 2X SLEEPER SLOPING 1/4":12" MIN 7) 3/4" PLYWOOD SHEATHING 8) 2X10 JOISTS @ 16" O.C. 9) R-30 BATT INSULATION 10) RESILIENT CHANNEL 11) 5/8" TYPE 'X' GYP. BD.

PARTITION SCHEDULE
PLAN DETAIL DESCRIPTION

	22	EXTERIOR 1 HR SHEAR WALL - UL DESIGN NO. U356 1) (N) WD. SIDING 2) GRADE D BLDG. PAPER 3) 2X6 STUDS @ 16" O.C. 4) 5/8" TYPE 'X' GYP. BD. 5) 1/2" PLYWOOD SHEATHING 6) R-19 KRAFT PAPER FACED BATT INSUL. 7) RESILIENT CHANNEL 8) 5/8" TYPE 'X' GYP. BD.	
	23	EXTERIOR 1 HR WALL - UL DESIGN NO. U337 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 2X6 STUDS @ 16" O.C. 3) GRADE D BLDG. PAPER 4) SOUND ATTENUATING BATT INSULATION 5) 5/8" TYPE 'X' GYP. BD.	
	24	EXTERIOR WALL 1HR - UBC SECTION 7033 CALCULATING FIRE RESISTANCE 1) (N) STONE VENEER 2) ANCHORING SYSTEM 3) GRADE D BLDG. PAPER 4) 3/4" PLYWOOD SHEATHING 5) (N) 2X4 STUDS @ 16" O.C. 6) R-19 KRAFT PAPER FACED BATT INSUL. 7) 5/8" TYPE 'X' GYP. BD.	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 15 MIN 20 MIN 40 MIN TOTAL: 75 MIN
	25	EXTERIOR WALL 1HR - UBC SECTION 7033 CALCULATING FIRE RESISTANCE 1) (N) STONE VENEER 2) ANCHORING SYSTEM 3) GRADE D BLDG. PAPER 4) 3/4" PLYWOOD SHEATHING 5) (E) 2X6 STUDS @ 16" O.C. 6) R-19 MINERAL FIBER BATT INSUL. 7) (E) SHEATHING 8) (E) SIDING	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 15 MIN 20 MIN 15 MIN 10 MIN TOTAL: 60 MIN
	26	EXTERIOR WALL 1HR - UBC SECTION 7033 CALCULATING FIRE RESISTANCE 1) (N) STONE VENEER 2) ANCHORING SYSTEM 3) GRADE D BLDG. PAPER 4) 3/4" PLYWOOD SHEATHING 5) (N) 2X4 STUDS @ 16" O.C. 6) R-19 KRAFT PAPER FACED BATT INSUL. 7) RESILIENT CHANNEL 8) 5/8" TYPE 'X' GYP. BD.	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 15 MIN 20 MIN 40 MIN TOTAL: 75 MIN
	27	EXTERIOR WALL 1HR - UBC SECTION 7033 CALCULATING FIRE RESISTANCE 1) (N) STONE VENEER 2) ANCHORING SYSTEM 3) GRADE D BLDG. PAPER 4) 3/4" PLYWOOD SHEATHING 5) (N) 2X4 STUDS @ 16" O.C. 6) R-19 KRAFT PAPER FACED BATT INSUL. 7) 5/8" TYPE 'X' GYP. BD. 8) (N) WOOD SIDING	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 15 MIN 20 MIN 40 MIN TOTAL: 75 MIN
	28	EXTERIOR WALL 1HR - UBC SECTION 7033 CALCULATING FIRE RESISTANCE 1) (E) WD. SIDING 2) GRADE D BLDG. PAPER 3) (E) SHEATHING 4) (E) 2X4 STUDS @ 16" O.C. 5) (N) 5/8" TYPE 'X' GYP. BD. 6) GRADE D BLDG. PAPER 7) (N) WD. SIDING TO MATCH (E)	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 20 MIN 40 MIN TOTAL: 60 MIN
	29	EXTERIOR 1HR PARTIAL HEIGHT WALL - UBC SECTION 7033 CALCULATING FIRE RESISTANCE 1) 7/8" EXTERIOR CEMENT PLASTER & LATH 2) (2) LAYERS GRADE D BLDG. PAPER W/ JTS. STAGGERED 3) 1/2" PLYWOOD 4) 2X6 STUDS @ 16" O.C. 5) 5/8" TYPE 'X' GYP. BD. 6) (2) LAYERS GRADE D BLDG. PAPER W/ JTS. STAGGERED 7) (N) WD. SIDING	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 10 MIN 20 MIN 40 MIN TOTAL: 70 MIN

PARTITION SCHEDULE
PLAN DETAIL DESCRIPTION

	12	INTERIOR 1 HR RATED PARTIAL HEIGHT WALL - UL DESIGN NO. U337 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 2X4 STUDS @ 16" O.C. 3) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C.	
	13	INTERIOR FURRING - 1) 5/8" TYPE 'X' GYP. BD. 2) 2X FURRING STRIPS @ 16" O.C. (FIREPLACE ENCLOSURE - 2X4 STUDS @ 16" O.C.)	
	14	EXTERIOR 1HR WALL - UL DESIGN NO. U337 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 2X6 STUDS @ 16" O.C. 3) 5/8" TYPE 'X' GYP. BD. 4) GRADE D BLDG. PAPER 5) WOOD SIDING 6) R-13 BATT INSULATION	
	15	EXTERIOR 1HR WALL - UL DESIGN NO. U356 1) (E) WD. SIDING 2) GRADE D BLDG. PAPER 3) (E) SHEATHING 4) (E) 2X6 STUDS @ 16" O.C. 5) R-19 KRAFT PAPER FACED BATT INSULATION 6) (N) RESILIENT CHANNEL 7) (N) 5/8" TYPE 'X' GYP. BD. (5/8" TYPE 'X' W.R. GYP. BD. @ BATHROOM)	
	16	EXTERIOR 1HR WALL - GA FILE NO. W/P 3230 1) (N) WD. SIDING 2) GRADE D BLDG. PAPER 3) 5/8" TYPE 'X' GYP. BD. 4) 2X6 STUDS @ 16" O.C. 5) R-19 KRAFT PAPER FACED BATT INSULATION 6) RESILIENT CHANNEL 7) 5/8" TYPE 'X' GYP. BD.	
	17	EXTERIOR 1HR WALL - GA FILE NO. W/P 3230 1) (N) WD. SIDING TO MATCH (E) 2) GRADE D BLDG. PAPER 3) 5/8" TYPE 'X' GYP. BD. 4) 2X6 STUDS @ 16" O.C. 5) 5/8" TYPE 'X' GYP. BD. 6) GRADE D BLDG. PAPER 7) (N) WD. SIDING TO MATCH (E)	
	18	1HR RETAINING/SHEAR WALL - UBC SECTION 703.3 CALCULATING FIRE RESISTANCE 1) CONC. RETAINING WALL 2) 2X6 STUDS @ 16" O.C. 3) 1/2" SPACE 4) 1/2" PLYWOOD SHEATHING 5) 2X4 STUDS @ 16" O.C. 6) SOUND ATTENUATING BATT INSUL. 7) 5/8" TYPE 'X' GYP. BD.	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 10 MIN 20 MIN 40 MIN TOTAL: 70 MIN
	19	EXTERIOR 1HR WALL - UBC SECTION 703.3 CALCULATING FIRE RESISTANCE 1) (N) WD. SIDING 2) GRADE D BLDG. PAPER 3) 5/8" TYPE 'X' GYP. BD. 4) (E) 2X6 STUDS @ 16" O.C. 5) (N) 2X4 STUDS @ 16" O.C. 6) R-19 KRAFT PAPER FACED BATT INSUL. 7) RESILIENT CHANNEL 8) 5/8" TYPE 'X' GYP. BD.	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 40 MIN 20 MIN 20 MIN 40 MIN TOTAL: 120 MIN
	20	EXTERIOR 1HR SHEAR WALL - UBC SECTION 703.3 CALCULATING FIRE RESISTANCE 1) (N) WD. SIDING 2) GRADE D BLDG. PAPER 3) 5/8" TYPE 'X' GYP. BD. 4) (E) 2X6 STUDS @ 16" O.C. 5) (N) 2X4 STUDS @ 16" O.C. 6) R-19 KRAFT PAPER FACED BATT INSUL. 7) RESILIENT CHANNEL 8) 5/8" TYPE 'X' GYP. BD.	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 40 MIN 20 MIN 20 MIN 40 MIN TOTAL: 120 MIN
	21	EXTERIOR 1HR SHEAR WALL - UBC SECTION 703.3 CALCULATING FIRE RESISTANCE 1) (N) STONE VENEER 2) ANCHORING SYSTEM 3) 5/8" TYPE 'X' GYP. BD. 4) GRADE D BLDG. PAPER 5) (N) 2X6 STUDS @ 16" O.C. 6) R-19 KRAFT PAPER FACED BATT INSUL. 7) RESILIENT CHANNEL 8) 5/8" TYPE 'X' GYP. BD.	UBC STANDARD 7-7 FIRE RESISTANCE TIME FOR MATERIALS 15 MIN 20 MIN 40 MIN TOTAL: 75 MIN

PARTITION SCHEDULE
PLAN DETAIL DESCRIPTION

	1	INTERIOR 1 HR RATED PARTITION - GA FILE NO. WP 3230 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 2X4 STUDS @ 16" O.C. 3) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 4) 5/8" TYP 'X' GYP. BD. W/ 1" TYPE 'S' SCREWS @ 8" O.C. @ EDGES AND 12" O.C. IN FIELD 5) SOUND ATTENUATING BATT INSULATION
	2	INTERIOR 1 HR RATED PARTITION - GA FILE NO. WP 3230 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 1/2" PLYWOOD 3) 2X4 STUDS @ 16" O.C. 4) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 5) 5/8" TYP 'X' GYP. BD. W/ 1" TYPE 'S' SCREWS @ 8" O.C. @ EDGES AND 12" O.C. IN FIELD 6) SOUND ATTENUATING BATT INSULATION
	3	INTERIOR 1 HR SHEAR WALL - UL DESIGN NO. U344 1) (2) LAYERS TYPE 'X' GYP. BD. W/ STAGGERED & TAPED JOINTS 2) 1/2" PLYWOOD 3) 2X4 STUDS @ 16" O.C. 4) 1/2" PLYWOOD 5) (2) LAYERS TYPE 'X' GYP. BD. W/ STAGGERED & TAPED JOINTS 6) SOUND ATTENUATING BATT INSULATION
	4	INTERIOR 1 HR RATED PARTITION - GA FILE NO. WP - 3230 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 2X6 STUDS @ 16" O.C. 3) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 4) 5/8" TYP 'X' GYP. BD. W/ 1" TYPE 'S' SCREWS @ 6" O.C. EDGES AND 12" O.C. IN FIELD 5) SOUND ATTENUATING BATT INSULATION (DELETE WHERE POCKET DOORS OCCUR)
	5	INTERIOR 1 HR RATED PARTITION - GA FILE NO. WP - 3230 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 2X6 STUDS @ 24" O.C. 3) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 4) (2) LAYERS 5/8" TYPE 'X' GYP. BD. 5) SOUND ATTENUATING BATT INSULATION
	6	INTERIOR 1 HR RATED WALL - GA FILE NO. WP - 3445 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 3) 2X4 STUDS @ 16" O.C. 4) GRADE D BLDG. PAPER 5) 3/8" CEMENT BACKER BOARD 6) SOUND ATTENUATING BATT INSULATION 7) STONE TILE
	7	INTERIOR 1 HR RATED WALL - GA FILE NO. WP - 3445 1) 5/8" TYPE 'X' GYP. BD. W/ #6 BUGLEHEAD SCREWS 8" O.C. 2) 1/2" PLYWOOD 3) 2X4 STUDS @ 16" O.C. 4) RESILIENT CHANNEL 24" O.C. W/ 1 7/8" LONG, .086" SHANK, 1/4" HEADS 5) 3/8" CEMENT BOARD 6) GRADE D BLDG. PAPER 7) SOUND ATTENUATING BATT INSULATION 8) STONE TILE
	8	INTERIOR 1 HR RATED WALL - GA FILE NO. WP - 3230 1) 5/8" TYPE 'X' GYP. BD. 2) 1/2" PLYWOOD SHEATHING 3) 2X4 STUDS @ 16" O.C. 4) RESILIENT CHANNEL 24" O.C. 5) 5/8" TYPE 'X' W.R. GYP. BD. 6) SOUND ATTENUATING BATT INSULATION
	9	INTERIOR 1 HR RATED SHEAR WALL - GA FILE NO. WP - 3230 1) 5/8" TYPE 'X' GYP. BD. 2) 1/2" PLYWOOD SHEATHING 3) 2X4 STUDS @ 16" O.C. 4) RESILIENT CHANNEL 24" O.C. 5) 5/8" TYPE 'X' W.R. GYP. BD. 6) SOUND ATTENUATING BATT INSULATION
	10	INTERIOR 1 HR RATED PARTITION - GA FILE NO. WP - 3230 1) 5/8" TYPE 'X' W.R. GYP. BD. 2) 2X6 STUDS @ 16" O.C. 3) RESILIENT CHANNEL 24" O.C. 4) 5/8" TYPE 'X' GYP. BD. 5) SOUND ATTENUATING BATT INSULATION
	11	INTERIOR 1 HR RATED WALL - GA FILE NO. WP - 3445 1) STONE TILE 2) 5/8" TYPE 'X' W.R. GYP. BD. 3) 2X6 STUDS @ 16" O.C. 4) 5/8" TYPE 'X' GYP. BD. 5) SOUND ATTENUATING BATT INSULATION

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3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

WALL & FLOOR DETAILS

JOB NO: 16-120

SCALE: AS SHOWN DATE: 03/18/19

DRAWN BY: DMA

FILE: 16120-A600.dwg

DRAWING NO: 13 OF

SHEET NO:

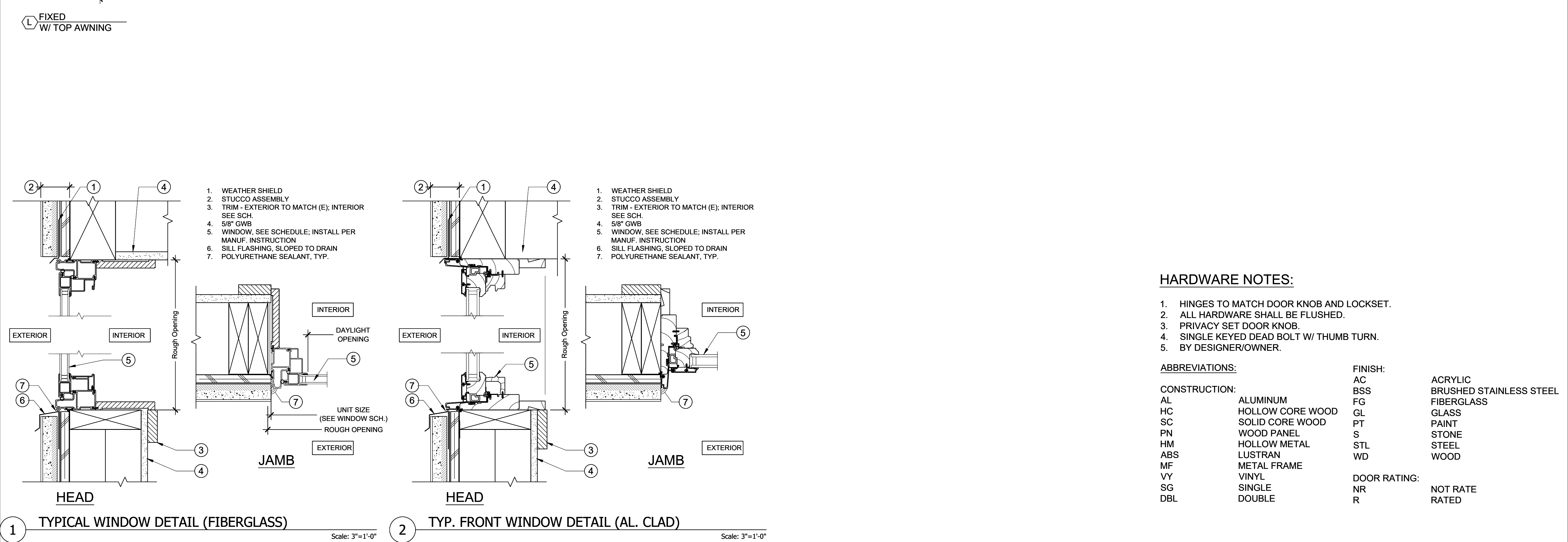
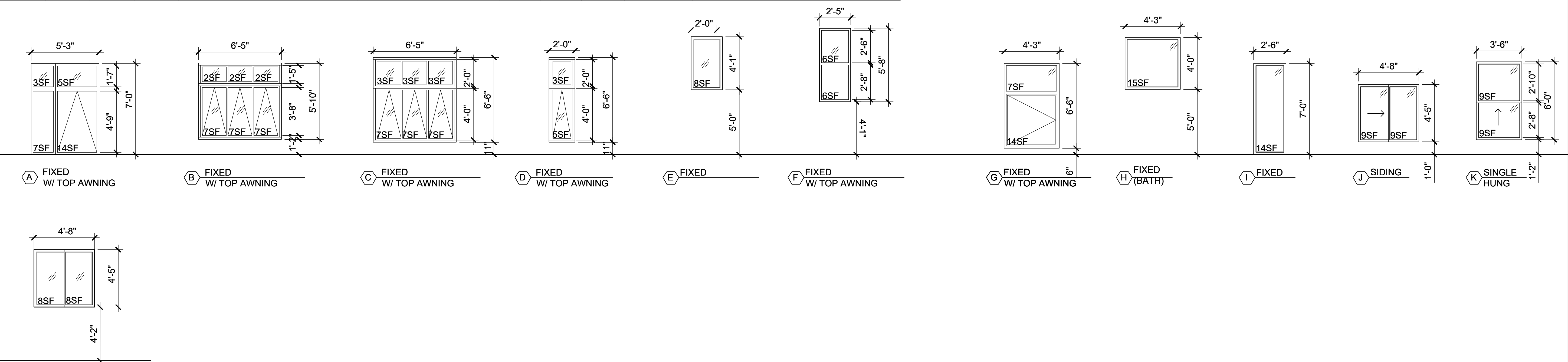
A601

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	QTY.	TYPE	GLASS	FRAME		RATING	HDWR.NOTE	REMARKS
							CONST.	FIN.			
A	5'-3"	7'-0"	7'-0"	1	AWNING/ PUSH OUT, FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN ULTIMATE CLAD WOOD W/ OGEE LUG @ CORNERS
B	6'-5"	5'-10"	7'-0"	1	AWNING/ PUSH OUT, FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN ULTIMATE CLAD WOOD W/ OGEE LUG @ CORNERS
C	6'-5"	6'-6"	7'-5"	2	AWNING/ PUSH OUT, FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN ULTIMATE CLAD WOOD W/ OGEE LUG @ CORNERS
D	2'-0"	6'-6"	7'-5"	4	AWNING/ PUSH OUT, FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
E	2'-0"	4'-1"	9'-1"	1	FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
F	2'-5"	5'-8"	9'-9"	4	AWNING/ PUSH OUT, FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
G	4'-3"	6'-6"	7'-0"	4	AWNING/ PUSH OUT, FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
H	4'-0"	6'-0"	7'-0"	1	FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
I	2'-6"	7'-0"	7'-0"	2	FIXED	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
J	3'-0"	7'-0"	7'-0"	2	SIDING	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
K	3'-6"	6'-0"	7'-2"	1	SINGLE HUNG	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY
K	4'-8"	4'-5"	8'-7"	2	SINGLE HUNG	TEMP, INSUL. CLEAR, LOW E	FG	PT	NR	BY MANUF.	MARVIN INTEGRITY

(N) FRONT FACADE - WINDOW CODE COMPLIANCE

MARK	TOTAL GLAZING AREA (SF)	MAX. REQ'D ONE SEGMENT(SF)	AREA OF GLAZING PROVIDED (SF)						ESCAPE AREA PROVIDED (SF)
			SEGMENT 1	SEGMENT 2	SEGMENT 3	SEGMENT 4	SEGMENT 5	SEGMENT 6	
A	29	24	7	3	14	5	N/A	N/A	14
B	27	24	2	7	2	7	2	7	21
C	30	24	3	7	3	7	3	7	21
D	8	24	3	5	N/A	N/A	N/A	N/A	5
G	21	24	7	14	N/A	N/A	N/A	N/A	7
I	14	24	14	N/A	N/A	N/A	N/A	N/A	-



HARDWARE NOTES:

- HINGES TO MATCH DOOR KNOB AND LOCKSET.
- ALL HARDWARE SHALL BE FLUSHED.
- PRIVACY SET DOOR KNOB.
- SINGLE KEYED DEAD BOLT W/ THUMB TURN.
- BY DESIGNER/OWNER.

ABBREVIATIONS:

CONSTRUCTION:

AL	ALUMINUM
HC	HOLLOW CORE WOOD
SC	SOLID CORE WOOD
PN	WOOD PANEL
HM	HOLLOW METAL
ABS	LUSTRAN
MF	METAL FRAME
VY	VINYL
SG	SINGLE
DBL	DOUBLE

FINISH:

AC	BRUSHED STAINLESS STEEL
BSS	FIBERGLASS
FG	GLASS
GL	PAINT
PT	STONE
S	STEEL
STL	WOOD
WD	

DOOR RATING:

NR	NOT RATE
R	RATED

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2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

SHEET TITLE

DOOR & WINDOW
SCHEDULES
& DETAILS

JOB NO: 16-120

SCALE: AS SHOWN DATE: 03/18/19

DRAWN BY: DMA

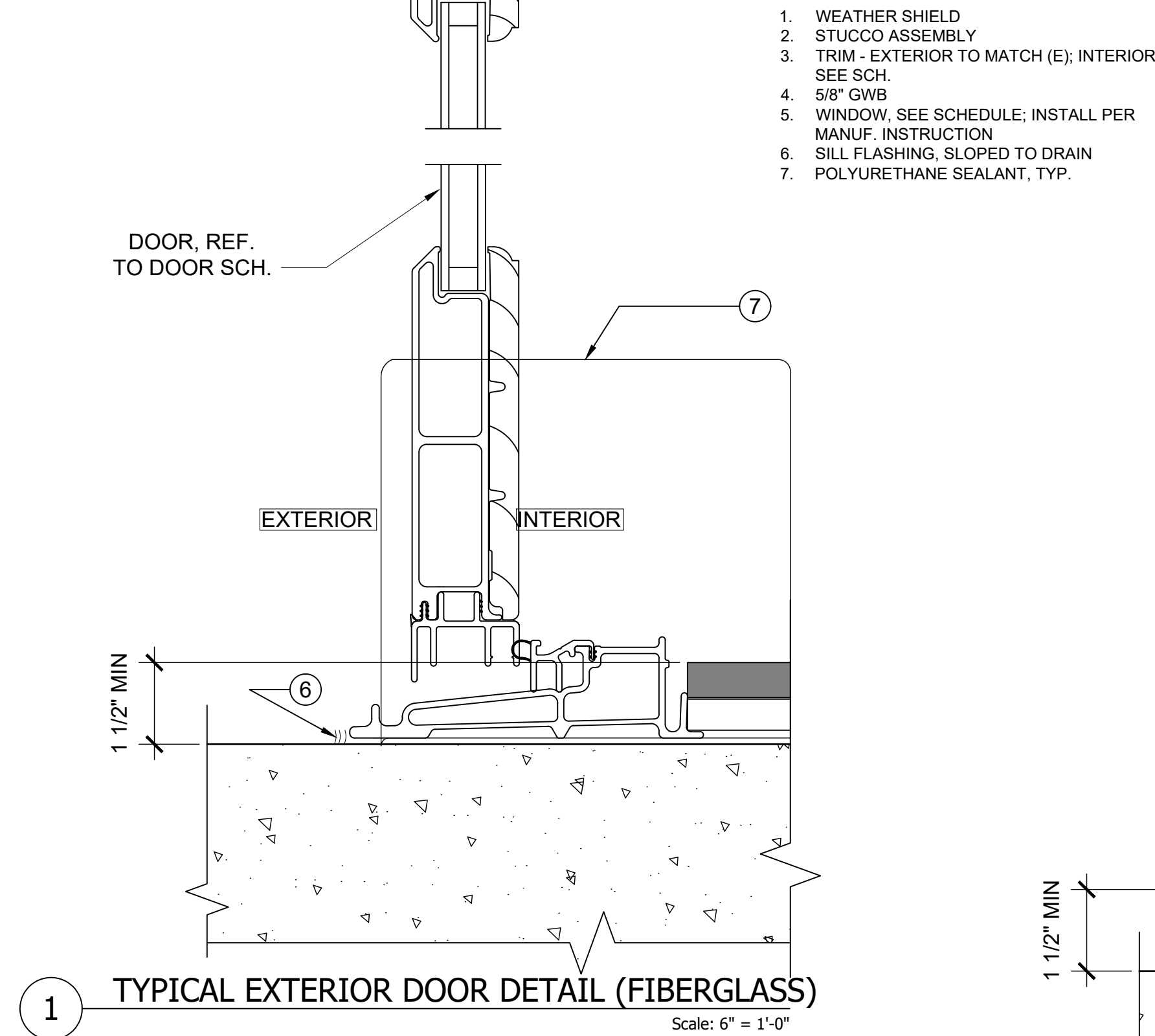
FILE: 15141-A800.dwg

DRAWING NO: OF

SHEET NO:

A801

MARK	ROOM #	ROOM NAME	DOOR					FRAME			FIRE RATING	HDWR.NOTE	SWING	REMARKS
			WIDTH	HEIGHT	TYPE	CONSTR.	FINISH	TYPE	CONSTR.	FINISH				
001A	001	GARAGE	8'-0"	7'-0"	e	SC WD W/SG PANE GL	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	
001B			3'-0"	6'-8"	a	SC WD W/SG PANE GL	PAINTED		WOOD	PAINTED	R	BY MANUF	IN-SWING	
002A	002	STORAGE	2'-8"	6'-8"	b	SC WD W/SG PANE GL	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	
003A	003	FOYER	3'-0"	7'-0"	a	SC WD W/SG PANE GL	PAINTED		WOOD	PAINTED	NR	BY MANUF	DBL IN-SWING	
101A	101	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	
102A	102	BATH	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	
103A	103	STORAGE	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	OUT-SWING	
104A	104	POWDER	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	OUT-SWING	
105A	105	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN INTEGRITY
108A	108	REAR YARD	3'-0"	6'-8"	a	SC WD W/SG PANE GL	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	
201A	201	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	
202A	202	BATH	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	OUT-SWING	
203A	203	POWDER	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	
204A	204	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	
205A	205	SHOWER	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN INTEGRITY
302A	302	POWDER	2'-8"	6'-8"	c	SC FLAT WD	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	
304A	304	BALCONY	3'-0"	6'-8"	a	SC WD W/SG PANE GL	PAINTED		WOOD	PAINTED	NR	BY MANUF.	OUT-SWING	
401A	401	ROOF DECK	3'-0"	6'-8"	a	SC WD W/SG PANE GL	PAINTED		WOOD	PAINTED	NR	BY MANUF.	OUT-SWING	



1. HINGES TO MATCH DOOR KNOB AND LOCKSET.
2. ALL HARDWARE SHALL BE FLUSHED.
3. PRIVACY SET DOOR KNOB.
4. SINGLE KEYED DEAD BOLT W/ THUMB TURN.
5. BY DESIGNER/OWNER.

CONSTRUCTION:

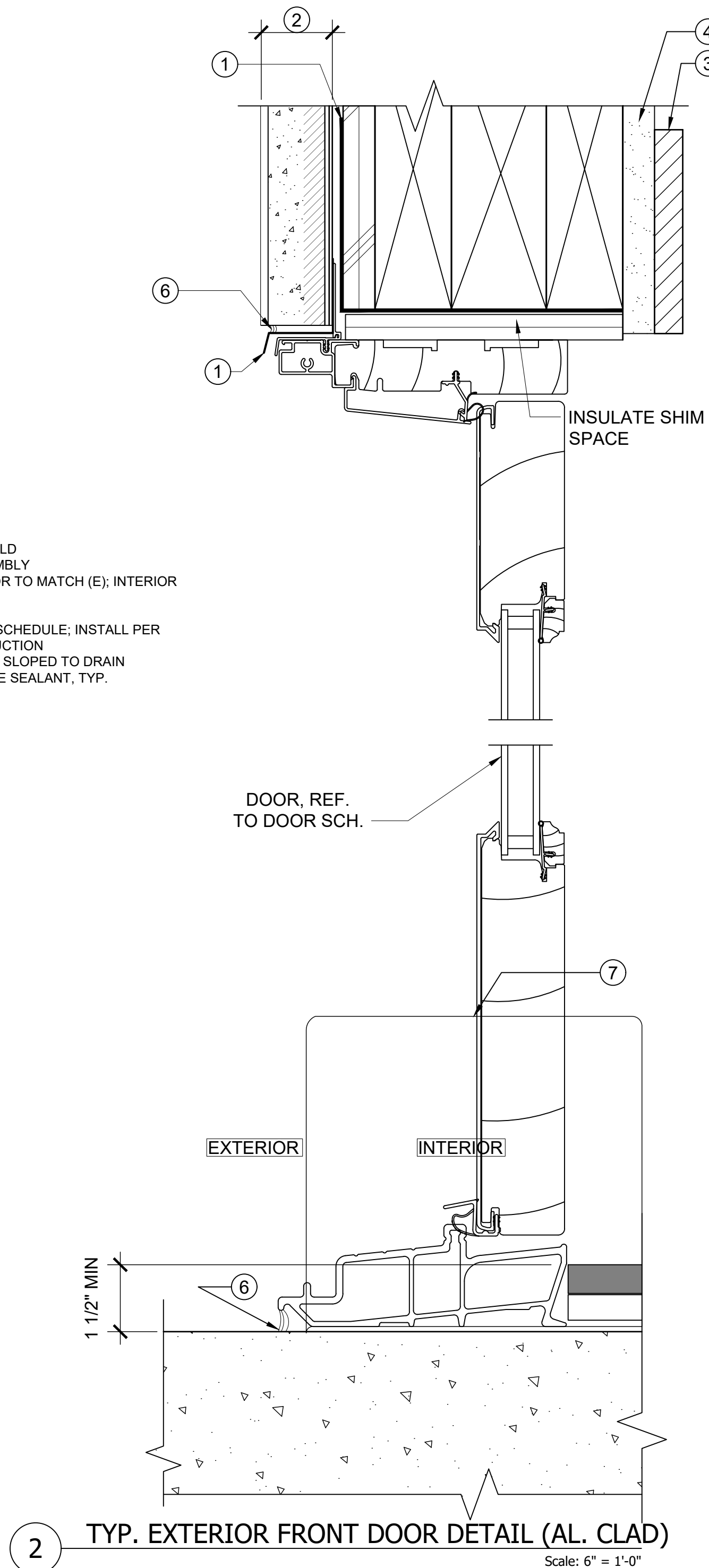
FINISH:

ACRYLIC
BRUSHED STAINLESS STEEL
FIBERGLASS
GLASS
PAINT
STONE
STEEL
WOOD

DOOR RATING:

NR
R

NOT RATE
RATED



BLOCK: 0078
LOT: 024



NO.	DATE	DESCRIPTION
	01/02/18	PERMIT SUBMITTAL
1	10/05/18	RESPONSE TO PLANNING NOPDR1
2	03/18/19	RESPONSE TO PLANNING NOPDR2
3	01/23/20	RESPONSE TO PLANNING NOPDR3
4	02/19/20	ISSUED FOR CUA

DOOR SCHEDULES & DETAILS

SHEET NO

A802

Appendix C:

Environmental Determination

Conditional Use Authorization
Case Number 2017-002964CUA
1714 Grant Avenue



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1714 Grant Avenue		0078024
Case No.		Permit No.
2017-002964ENV		201801027720
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Addition of a one-car garage and a horizontal addition to align the front façade of the existing single-family residence with the adjacent buildings. The project would add 173 square feet to each of the existing three floors and a 724-square-foot garage level with parking for one car, space for bicycles, and a utility room. The addition maintains the existing 40-foot structure height and adds a stair penthouse for access to a roof deck. The project would excavate the rear yard and replace retaining wall in rear yard.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis Planning department staff archaeologist cleared the project with no effects on 3/16/2017.	

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Per PTR form signed on August 16, 2017 </div> <div style="width: 45%; text-align: right;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis 02/13/2020
	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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	8/1/2017
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	1714 Grant Avenue	
Block/Lot:	Cross Streets:	
0078/024	Greenwich Street & Lombard Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-002964ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/20/2017
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2016). Proposed Project: Alterations to an existing three-story single-family home. Excavate to create a new level below the existing ground floor and add a garage for three vehicles. Reconfigure and extend facade to front property line. Add two protruding skylights and a stair penthouse on the roof. Excavate rear yard and replace retaining wall in rear yard.	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	


PRESERVATION TEAM COMMENTS:

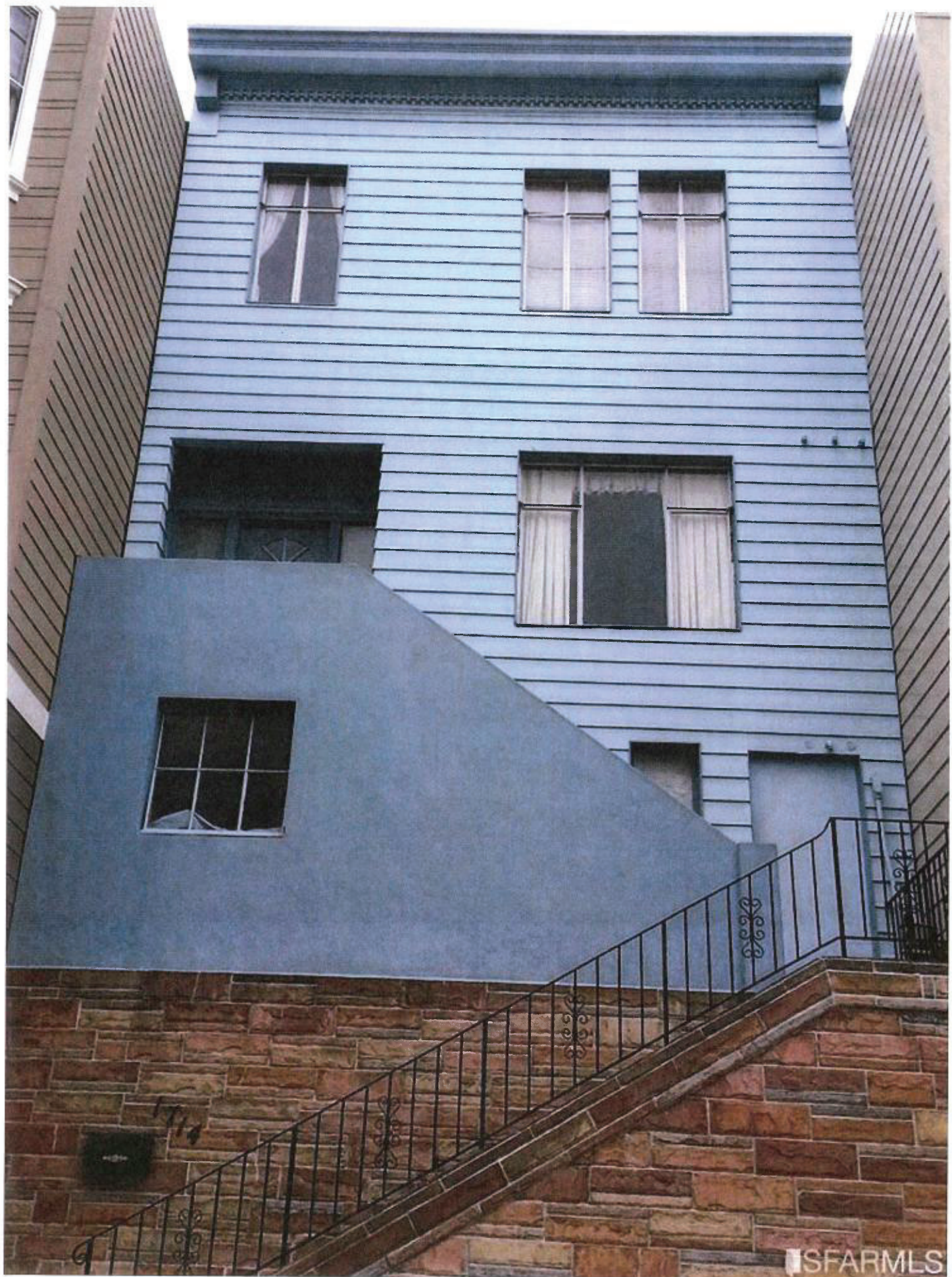
According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2016) and information found in the Planning Department files, the subject property at 1714 Grant Avenue contains a three-story-over-basement, wood-frame, single-family residence. The subject property was constructed in 1907 by an unknown builder (Assessor's Record) and was originally owned by Gianbatista Gradachi, who owned the property from 1891 to 1909. The residence was constructed after the 1906 Earthquake and Fire and has undergone significant alterations that include: replacing wood stair with terrazzo (1935); changing the front door to single entrance (1961); reside with aluminum siding, remove ornament, replace windows and doors (1964); and re-roofing (1995). Other visible alterations include: addition of permastone at the front ground floor level, replacing the entry stair railing, and combining the two double hung windows at the first floor along the front into one large window.

No known historic events occurred at the subject property (Criterion 1). Though the residence was constructed in 1907 in an area that was destroyed by the 1906 Earthquake and Fire, it did not individually contribute to the rebuilding efforts in the area. None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular style single-family residence and has undergone significant alterations since construction. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the North Beach neighborhood on a block that exhibits construction dates ranging from 1907 to 1980 and a variety of architectural styles and subsequent alterations. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8-16-2017



Appendix D:

Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1714 GRANT AVE
RECORD NO.: 2017-002964PRJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	724	724
Residential GSF	3,132	3,651	519
Usable Open Space	300	300	0
TOTAL GSF	3,132	4,375	1,243
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	1	0
Dwelling Units - Total	1	1	0
Number of Buildings	1	1	0
Number of Stories	3	4	1
Parking Spaces	0	1	1

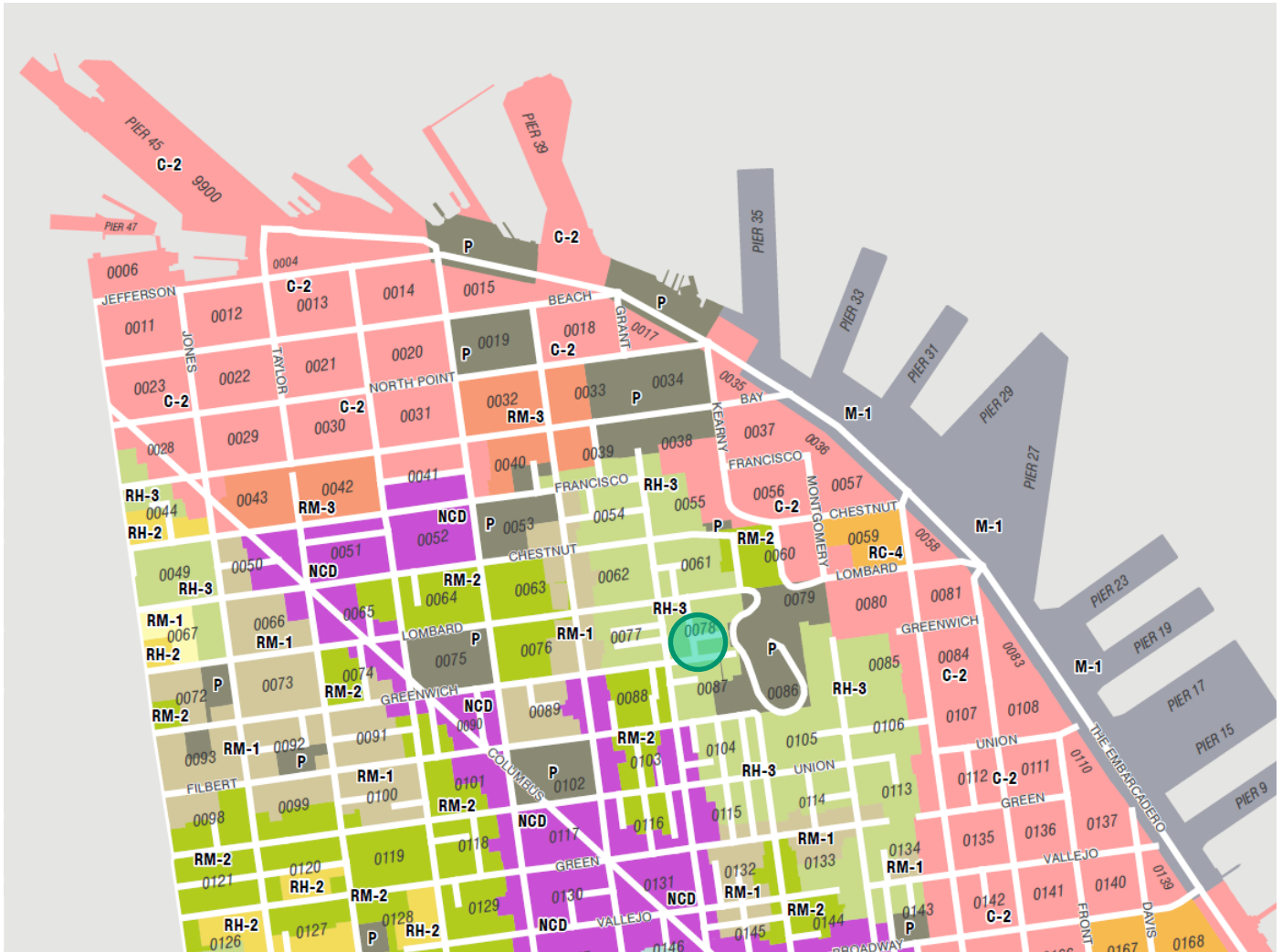


Conditional Use Authorization
Case Number 2017-002964CUA
1714 Grant Avenue

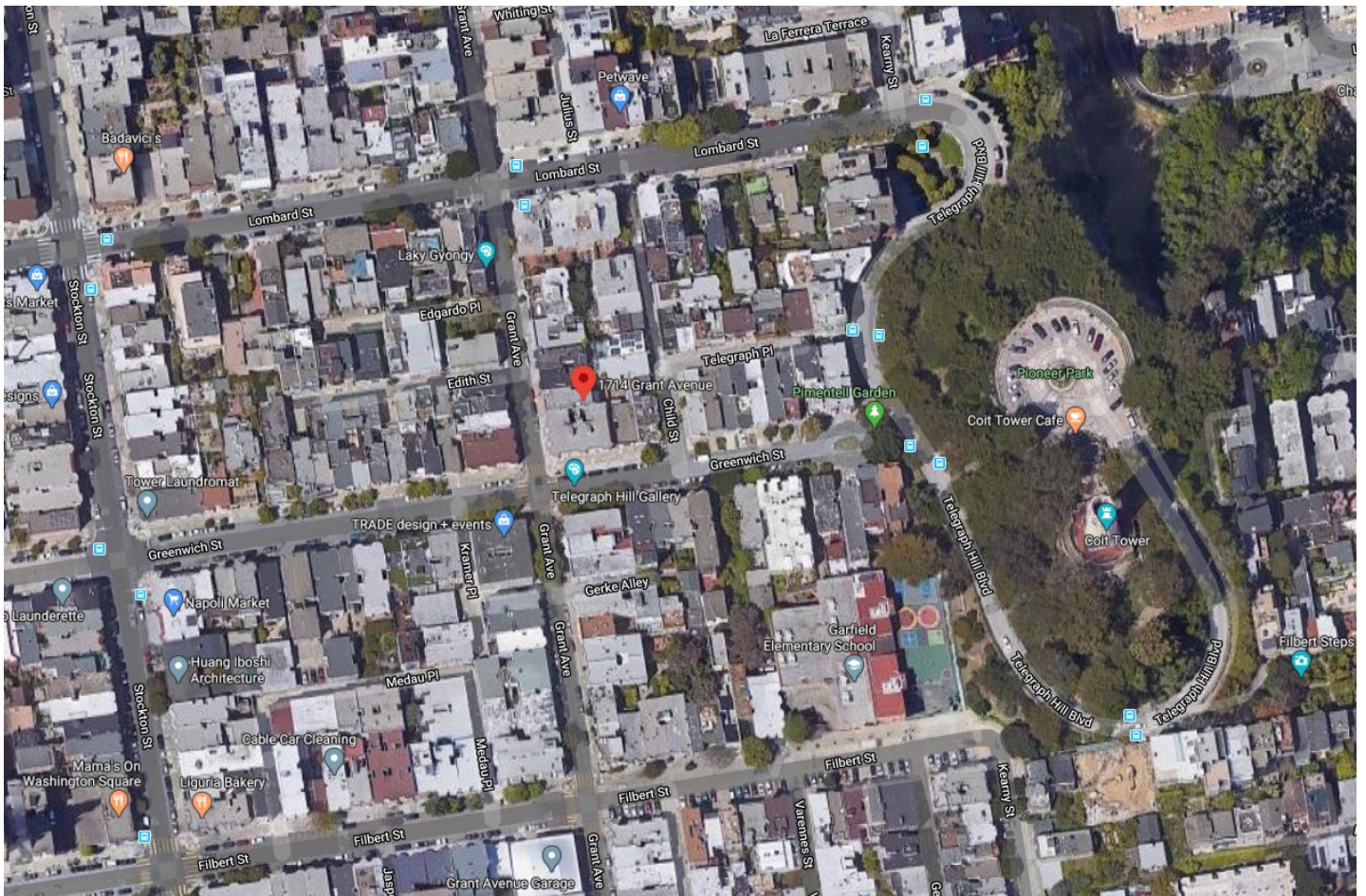
THE UNIVERSITY OF CHICAGO PRESS



Zoning District Map

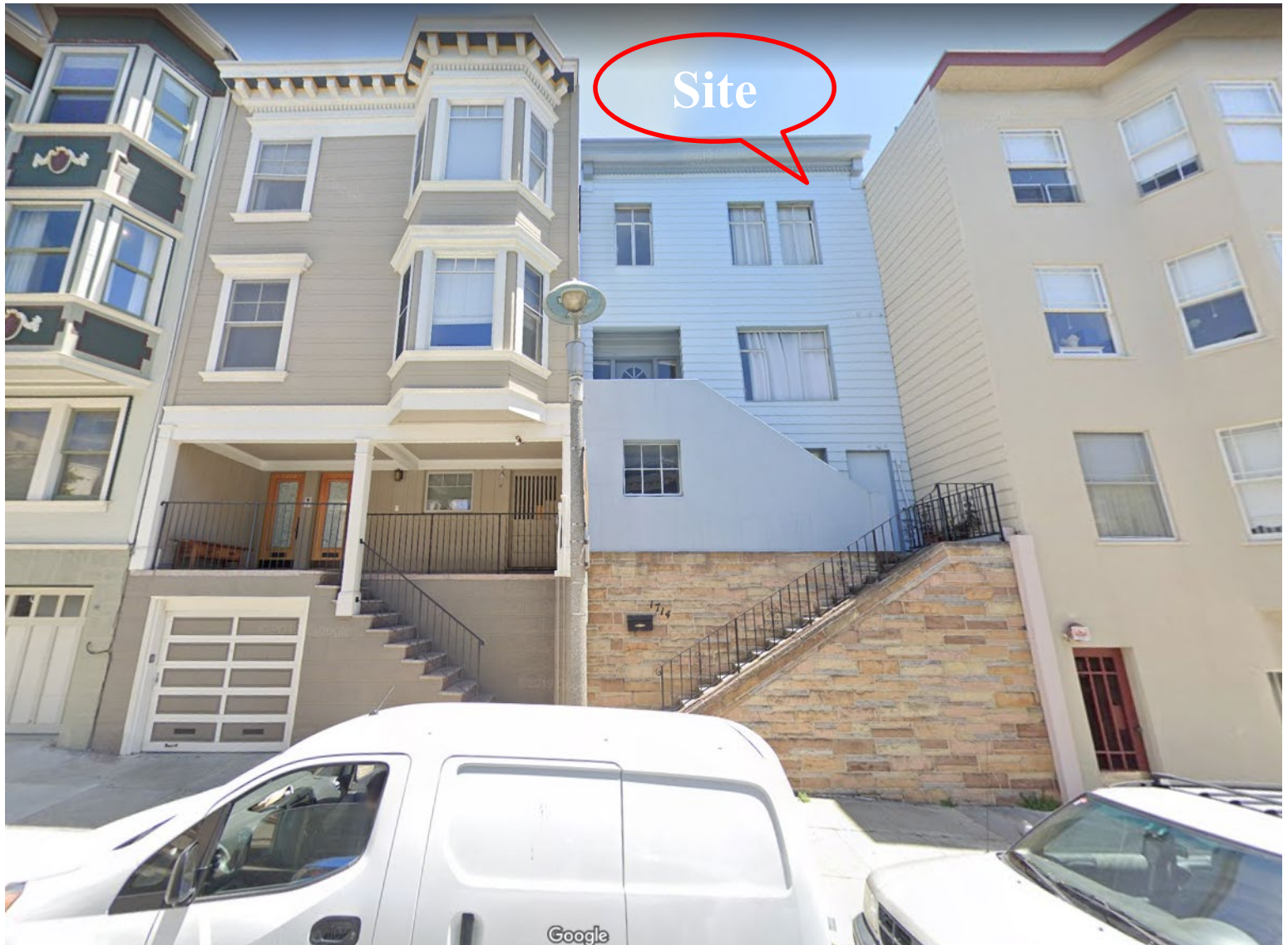


Ariel View



Google Maps © 2020

Existing street-facing façade (East)



Google Maps © 2019

Grant Avenue – Looking North From Greenwich Street



Google Maps © 2019

Subject Site -- Looking North



Google Maps © 2019

Grant Avenue – Looking South from Lombard Street



Google Maps © 2019

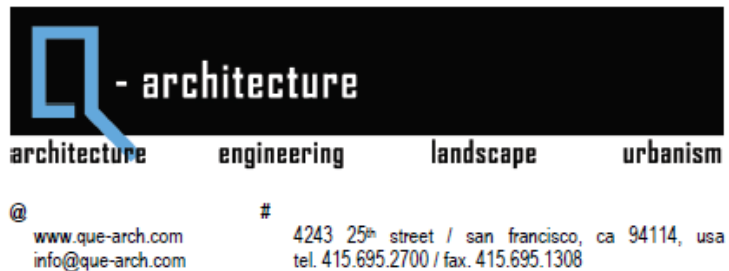
Subject Site -- Looking South



Google Maps © 2019

Appendix F:

Project Sponsor Submittal



Property Address: 1714 Grant Ave., San Francisco, CA 94133
Block/Lot: 0078/024
Permit Application #: 2018.01.02.7720

PROJECT BRIEF

This building is a single-family residence and intends to remain a single-family residence. The lot currently occupies a 22.5 ft wide by 70 ft long footprint, which is smaller than the usual San Francisco parcel. The home is comprised of 3 stories: the first level is currently an unfinished storage space, while the remaining two levels consist of 5 small bedrooms and 2 baths.

Currently the building resembles "a missing tooth" in the block's facades. Our proposal to remedy this is to align the front façade, or building line, with the development of a single car garage to mirror their next-door neighbor's façade at 1720 Grant Ave. After several exchanges with the Planning and Residential Design Advisory Team (RDAT), we collaboratively agreed that this facade entry way would be most sensitive to the neighboring buildings and streetscape. The rear wall of the building will remain the same: there is no pushing back.

The rest of the remodel concerns the interior, in order to better accommodate for the Tsaimis' family of 6. The objectives are to finish the first level from storage to bedrooms, and to expand the size of the bedrooms on the upper floors by better utilizing the footprint occupied by the previous 5 small bedrooms. The final remodel will be a 4-bedroom, 3.5 bath.

Jimmy and Anna with their 4 children have been living in their home since 2015. They are active in the Telegraph Hill community and all their children attend local schools. Not only will this project help to ensure that their home will be able to accommodate the needs of their large, maturing family, but it will also allow 1714 Grant Ave to remain their long-term home base.

Conditional Use Authorization
Case Number 2017-002964CUA
1714 Grant Avenue