



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: FEBRUARY 14, 2019

Date: February 7, 2019
Case No.: 2017-005279CUA
Project Address: 448 Valley Street
Zoning: RH-2 (Residential-House, Two-Family)
40-X Height and Bulk District
Block/Lot: 6612/017
Project Sponsor: Shatara Architecture Inc.
Suheil Shatara
890 7th Street
San Francisco, CA 94107
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The proposal is for the demolition of an existing two-story-over-garage, 1904 gross square foot single-family residence and to construct a new four-story, 4,450 gross square foot two-unit residential structure. The structure will provide two 3-bedroom units (Unit 1 is 1,209 square feet and Unit 2 is 1,945 square feet) and a 580 square foot two-vehicle garage within a Residential House - Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization Conditional Use Authorization pursuant to Planning Code Section 303 and 317 for the demolition of a residential unit. Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements."

ISSUES AND OTHER CONSIDERATIONS

- **Preservation Review:** The Property is not an "Historical Resource" under CEQA. The Departments Categorical Exemption Determination and PTR determined "No Historic Resource Present." (See Case No. 2017-0052795ENV)

- **Public Comment.** Department received one letter in opposition to the demolition of the existing structure.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing single family home, the replacement home will provide an increased number dwelling units and of bedrooms, suitable for families. 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
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E – Correspondences



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE.

PREAMBLE

On February 22, 2018, Suheil Shatara (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 for the demolition of an 1,904 square foot, two-story single-family home and to permit a new 4,450 gross square foot, four-story two-family home (hereinafter “Project”), within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On February 14, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-005279CUA.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption under CEQA.

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. 2017-005279CUA, 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 site is on the north side of Valley Street, between Castro and Noe Streets; Lot 017 in Assessor’s Block 66612 and is located within the RH-2 (Residential House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The 2,850 square foot upward sloping lot (from front and east side) has 25 feet of frontage and a depth of 114 feet. On site is an existing approximately 1,904 gross floor area, two-story-over-garage single-family dwelling that was constructed circa 1910.
3. **Surrounding Properties and Neighborhood.** The subject property is located on the south side of Noe Valley within Supervisor District 8. Parcels within the immediate vicinity consist of residential one- to three-story, single- and multi-family dwellings. The subject block face exhibits a great variety of architectural styles, scale and massing.
4. **Project Description.** The proposal is for demolition of an existing two-story-over-garage, 1904 gross square foot single-family residence and to construct a new four-story, 4,450 gross square foot two-unit residential structure. The structure will provide two 3-bedroom units (Unit 1 is 1,209 square feet and Unit 2 is 1,945 square feet) and a 580 square foot two-vehicle garage.
5. **Public Comment/Community Outreach.** To date, the Department has received one letter in opposition to the demolition of the existing structure.
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. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

The project proposes a building that has a maximum height of 38 feet – 8 1/2 inches.

- B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15 foot maximum).

The subject property does not have a legislated setback. The project proposes the required maximum 15-foot setback.

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth.

The project proposes an approximately 49 foot – 9 inch rear yard setback through the averaging of the adjacent properties' rear yards, the project also includes a 12-foot-deep obstruction permitted under Planning Code Section 136.

- D. **Residential Design Guidelines.** Per Planning Code Section 311, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."

The Residential Design Team determined that the project complies with the Residential Design Guidelines and would not create exceptional or extraordinary circumstances.

- E. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The project will provide landscape and permeability within required front setback to comply with Section 132 requirements.

- F. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (125 Sq. Ft per unit if private, ~166 Sq. Ft. if shared).

The project provides usable open space that exceeds the minimum private and shared amount required.

- G. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

The project proposes two off-street parking spaces.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The Project requires two Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project will provide two bicycle parking spaces.

- I. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. "Additional Findings pursuant to Section 317" below.

- J. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to two units per lot are principally permitted in RH-2 Districts and up to one unit per 1,500 Sq. Ft. of lot area is allowed with Conditional Use Authorization.

The project proposes demolition of the existing single-family residence and construction of two dwelling units on the 2,850 square foot parcel.

- K. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The project proposes two new dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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 proposed massing allows for a higher density and better use of the site. It will provide two family-sized unit, three bedroom units on the lot, while maintaining ample rear yard open space. The project is designed to be in keeping with the existing development pattern and the neighborhood character.

- 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 is designed to be compatible with the surrounding neighborhood; the replacement building is similar in massing to the structures on the block. The Project results in a building size, shape, and height that is appropriate for the neighborhood context.

- 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;

Planning Code requires two off-street parking space per dwelling unit. Two vehicle spaces are proposed, where currently there is one space provided for the existing building.

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

The proposal is residential and will not yield 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 is residential and will be landscaped accordingly.

- 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 RH-2 District.

The proposed project is consistent with the stated purpose of the RH-2 Districts.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. 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 open 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 structure appears to be in decent condition.

- iii. Whether the property is an “historic resource” under CEQA;

The Planning Department reviewed Historic Resource Determination Supplemental Information and provided a historic resource determination in a Preservation Team Review (PTR) Form. The review concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

Project does not convert rental housing to other forms of tenure or occupancy.

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

The single family home was not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on the rent control status of a property, it is to be assumed that the unit that was demolished was not subject to the Residential Rent Stabilization and Arbitration Ordinance.

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

Although the project proposes demolition of the two-bedroom single-family dwelling, there will be a net gain of one unit at the project site. The replacement structure proposed will include two units – both providing three bedrooms.

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

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms. The project would increase the number of dwelling units, while providing a net gain of four bedrooms to the City's housing stock.

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

The project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building, which is generally considered more affordable,

and construction of two new buildings. However, the existing unit is vacant and will be replaced with a unit of comparable size and improved interior layout

- 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 proposes less than ten 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 established neighborhood character.

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

The project proposes an opportunity for family-sized housing. Two three-bedroom single-family residence are proposed within the two-unit building.

- 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 building is consistent with the block-face and compliments the neighborhood character while preserving much of the existing architecture.

- xv. Whether the Project increases the number of on-site Dwelling Units;

The Project will provide a net gain of one unit at the site. The proposed replacement structure is in keeping with the scale and mass of the immediately surrounding development.

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

The project proposes two units – both containing three bedrooms – a total of four bedrooms more than the existing building.

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

The project proposes maximizes the density on the subject lot as the proposal includes two units on an RH-2 lot that is 2,850 square feet in size.

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

The project proposes replacing the existing unit with two new Dwelling Units of a similar size. The proposal results in two family-sized.

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

HOUSING ELEMENT

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.

The project proposes to demolish a single-family residence to construct two family-sized dwelling units.

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.

The proposed replacement buildings conform to the Residential Design Guidelines and, while contemporary architecture, are appropriate in terms of scale, proportions and massing for the surrounding neighborhood.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5

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

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.

Policy 1.3:

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

The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood, particularly by proposing a construction that respects the one- to three- story heights on the block face.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height. The proposed buildings reflect the pattern of the older development to have bay windows and vertically oriented projections and window form.

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

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

The project is residential and has no impact on 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.

While the existing housing is proposed to be demolished, the replacement building would provide two dwelling units in a neighborhood made up of one-, two-and three units of mixed architectural character.

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

While the affordability of the existing unit is not preserved since it is proposed to be demolished, the replacement building will provide two dwelling units that are well-designed and contain a total net gain of four additional bedrooms.

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

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where one currently exists.

- 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 proposal is a residential project in an RH-2 District; therefore, the Project 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 project will significantly strengthen the existing building, bringing it up to current building and seismic codes.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

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

The project will have no negative impact on existing parks and open spaces. The height of the proposed structure 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. 2017-005279CUA** subject to the following conditions attached hereto as "EXHIBIT A" 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 94012.

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 14, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow tantamount to demolition of an existing single-family residence and construction of two replacement dwelling units located at 448 Valley, Block 6612, Lot 017 pursuant to Planning Code Sections **303 and 317** within the **RH-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 6, 2019**, and stamped "EXHIBIT B" included in the docket for Case No. **2017-005279CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 14, 2019** 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 14, 2019** 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

6. **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

7. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Bicycle Parking.** The Project shall provide no fewer than **one** Class 1 bicycle parking spaces as required by Planning Code Section 155.

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

PROVISIONS

10. **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

MONITORING

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

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

14. **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>

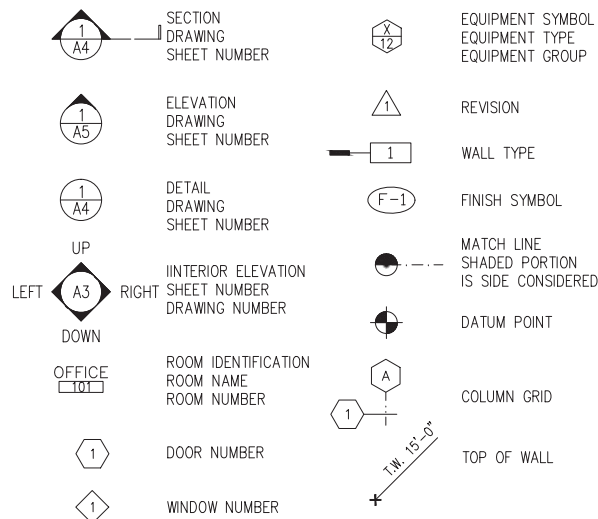
15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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

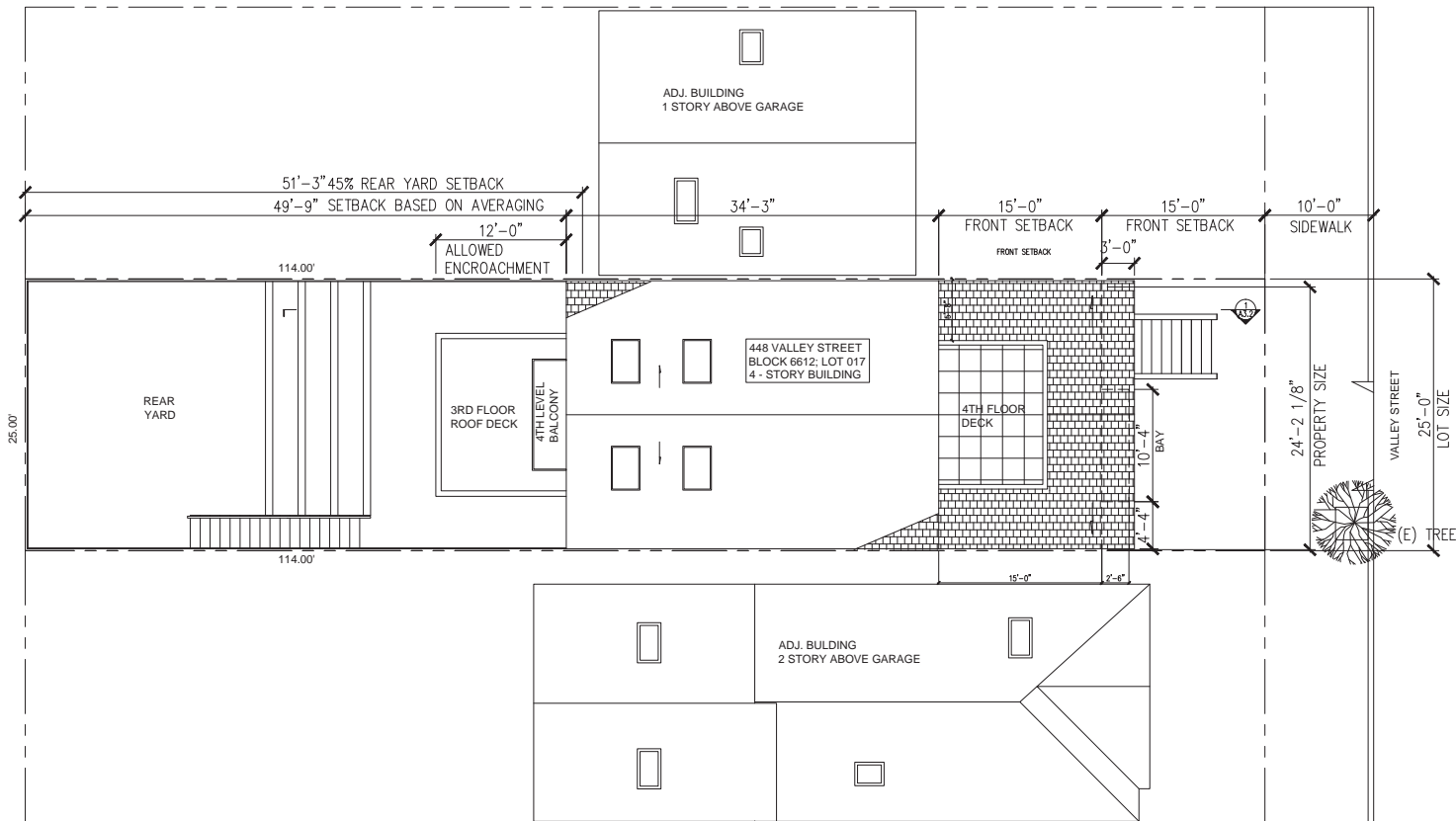
GENERAL NOTES

1. THE CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C. ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS
6. THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE
8. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
9. THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING. IF REQUIRED.
10. NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
11. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
12. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
13. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
14. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
15. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
16. CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

SYMBOLS



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



DRAWING INDEX		SCOPE OF WORK	EXISTING		PROPOSED	PLANNING INFORMATION	BUILDING INFORMATION	
A0.0	COVER SHEET	– DEMOLISH EXISTING 2 STORY BUILDING – NEW 2 UNIT 3 STORY BUILDING ABOVE GARAGE	GARAGE	265	580	SQ.FT.	ZONING: RH-2 HEIGHT LIMIT: 40-X EXISTING NUMBER OF UNITS: 1 PROPOSED NUMBER OF UNITS: 2 LOT SIZE: 25' WIDE X 114' LONG	1 BUILDINGS IN LOT. EXISTING: 3 STORIES TYPE V – B PROPOSED: 4 STORIES (E) OCCUPANCY CLASS.: R3 – NO CHANGE OCCUPANT LOAD: 1 PER 200 SQ.FT. (E) # OF DWELLING UNITS: 1 (P) # OF DWELLING UNITS: 2 YEAR BUILT: 1900 BUILDING AREA: 1,438 SQ FT PARCEL AREA: 2,850 SQ FT
A0.01	ADMINISTRATIVE BULLETIN B019		FIRST FLOOR	351	716	SQ.FT.		
A0.02	ADMINISTRATIVE BULLETIN B019		SECOND FLOOR	880	1,209	SQ.FT.		
A0.03	TITLE 24		THIRD FLOOR	407	1,160	SQ.FT.		
A0.04	GREEN POINT		FOURTH FLOOR	–	785	SQ.FT.		
A0.1	STAIR & WALL DETAILS		GROSS FLOOR	1,904	4,450	SQ.FT.		
A1.0	EXISTING & PROPOSED SITE PLANS		UNIT 1	1,287	1,209	SQ.FT.		
A1.1	EXISTING/DEMO FLOOR PLANS		BEDROOM	2	3			
A1.1.1	DEMO FLOOR PLANS – DEMO CALCS.		BATHROOM	2	4			
A1.2	EXISTING/DEMO FLOOR PLANS AND SECTIONS		CODE CYCLE – 2016 CALIFORNIA BUILDING CODE – 2016 CALIFORNIA ELECTRIC CODE – 2016 CALIFORNIA MECHANICAL CODE – 2016 CALIFORNIA PLUMBING CODE – 2016 GREEN BUILDING CODE – 2016 CALIFORNIA FIRE CODE – 2016 CALIFORNIA ENERGY CODE – 2016 SAN FRANCISCO BUILDING CODE	UNIT 2		1,945		
A1.3	EXISTING ELEVATIONS	BEDROOM		0	3			
A1.4	EXISTING ELEVATIONS	BATHROOM		0	3			
A2.0	PROPOSED FLOOR PLANS	TOTAL		1,287	3,154	SQ.FT.		
A2.1	PROPOSED FLOOR PLANS	PARKING		2	2			
A3.0–A3.1	PROPOSED ELEVATIONS	BICYCLE		0	0 (CLASS I)			
A3.2–A3.3	PROPOSED SECTIONS	USABLE OPEN SPACE		0	474	SQ.FT.		
T1–4	TITLE 24							
S1–3	STRUCTURAL DRAWINGS							

ABBREVIATIONS

@	AND	DBL.	DOUBLE	F.O.S.	FACE OF STUD	N.I.C.	NOT IN CONTRACT	SPEC.	SPECIFICATION
®	AT	DEPT.	DEPARTMENT	FFRF.	FIREPROOF	N.O./#	NUMBER	SQ.	SQUARE
(E)	EXISTING	DIA.	DIAMETER	FTF.	FOOT OR FEET	NOM.	NOMINAL	S.S.T.	STAINLESS STEEL
ADJ.	ADJUSTABLE	DIM.	DIMENSION	FTG.	FOOTING	N.T.S.	NOT TO SCALE	STL.	STEEL
ALUM.	ALUMINUM	DN.	DOWN	FURR.	FURRING	O.C.	ON SCALE	STOR.	STORAGE
APPROX.	APPROXIMATE	DR.	DOOR	GA.	GAUGE	OPNC.	OPENING	STRL.	STRUCTURAL
ARCH.	ARCHITECTURAL	DS.	DOWNSPOUT	GALV.	GALVANIZED	OPP.	OPPOSITE	SUSP.	SUSPENDED
ASPH.	ASPHALT	D.S.P	DRY STANDPIPE	G.B.	GRAB BAR	P.L.	PROPERTY LINE	SYMP.	SYMMETRICAL
BD.	BOARD	DWG.	DRAWING	GYP.	GYPSUM	PL.	PLATE	T.C.	TOP OF CURB
BITUM.	BITUMINOUS	E.	EAST	H.B.	HOSE BIB	PLYWD.	PLYWOOD	T.E.	TELEPHONE
BLDG.	BUILDING	EA.	EACH	HDWD.	HARDWOOD	PT.	POINT	TEL.	TERRAZZO
BLK.	BLOCK	EL.	ELEVATION	HORIZ.	HORIZONTAL	PTD.	PAINTED	T.&G.	TONGUE AND
BLKG.	BLOCKING	ELEC.	ELECTRICAL	HR.	HOUR	PTN.	PARTITION		GROOVE
BM.	BEAM	ELEV.	ELEVATOR	HGT.	HEIGHT	Q.T.	QUARRY TILE	THK.	THICK
BOT.	BOTTOM	ENCL.	ENCLOSURE	INSUL.	INSULATION	R.	RISER	T.H.P.	TOP OF
CAB.	CABINET	EQ.	EQUAL	INT.	INTERIOR	RAD.	RADIUS		PAVEMENT
C.B.	CATCH BASIN	EQPT.	EQUIPMENT	JAN.	JANITOR	R.D.	ROOF DRAIN	T.W.	TOP OF WALL
CEM.	CEMENT	(E)	EXISTING	JT.	JOINT	REF.	REFERENCE	TYP.	TYPICAL
CLG.	CEILING	EXPO.	EXPOSED	LAV.	LAVATORY	REFR.	REFRIGERATOR	UNF.	UNFINISHED
CLKG.	CAULKING	EXP.	EXPANSION	L.T.	LIGHT	RGR.	REGISTER	U.O.N.	UNLESS OTHERWISE
CL.	CLOSET	EXT.	EXTERIOR	MAX.	MAXIMUM	REINF.	REINFORCED		NOTED
CLR.	CLEAR	F.A.	FIRE ALARM	MECH.	MECHANICAL	REQ'D.	REQUIRED	VERT.	VERTICAL
COL.	COLUMN	F.D.	FLOOR DRAIN	MEMB.	MEMBRANE	RM.	ROOM	VEST.	VESTIBULE
CONC.	CONCRETE	FDN.	FOUNDATION	MTL.	METAL	R.O.	ROUGH OPENING	W.	WEST
CONN.	CONNECTION	F.E.	FIRE EXTINGUISHER	MFR.	MANUFACTURER	R.W.L.	RAIN WATER LEADER	W/	WITH
CONSTR.	CONSTRUCTION	FIN.	FINISH	MIN.	MINIMUM	S.	SOUTH	W.C.	WATER CLOSET
CONT.	CONTINUOUS	FL.	FLOOR	MISC.	MISCELLANEOUS	SCHED.	SCHEDULE	W.D.	WOOD
CORR.	CORRIDOR	FLASH.	FLASHING	MTD.	MOUNTED	S.D.	SMOKE DETECTOR	W/O	WITHOUT
CTSK.	COUNTERSUNK	FLUOR.	FLUORESCENT	MUL.	MULLION	SECT.	SECTION	WP.	WATERPROOF
CNTR.	COUNTER	F.O.C.	FACE OF CONCRETE	(N)	NEW	SHT.	SHEET	WT.	WEIGHT
CTR.	CENTER	F.O.F.	FACE OF FINISH	N.	NORTH	SIM.	SIMILAR		

VICINITY MAP



SHATARA
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PROJECT

RESIDENTIAL REMODEL

ADDRESS

448 VALLEY STREET
SAN FRANCISCO, CA

BLOCK: 6612
LOT: 017

PROJECT DIRECTORY

OWNER

ARCHITECT

SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

ISSUED	DATE	NO.
BUILDING	05.24.2018	
BUILDING	08.20.2018	
BUILDING	09.10.2018	
BUILDING	01.01.2019	
BUILDING	02.06.2019	



SHEET DESCRIPTION

COVER SHEET

A0.0



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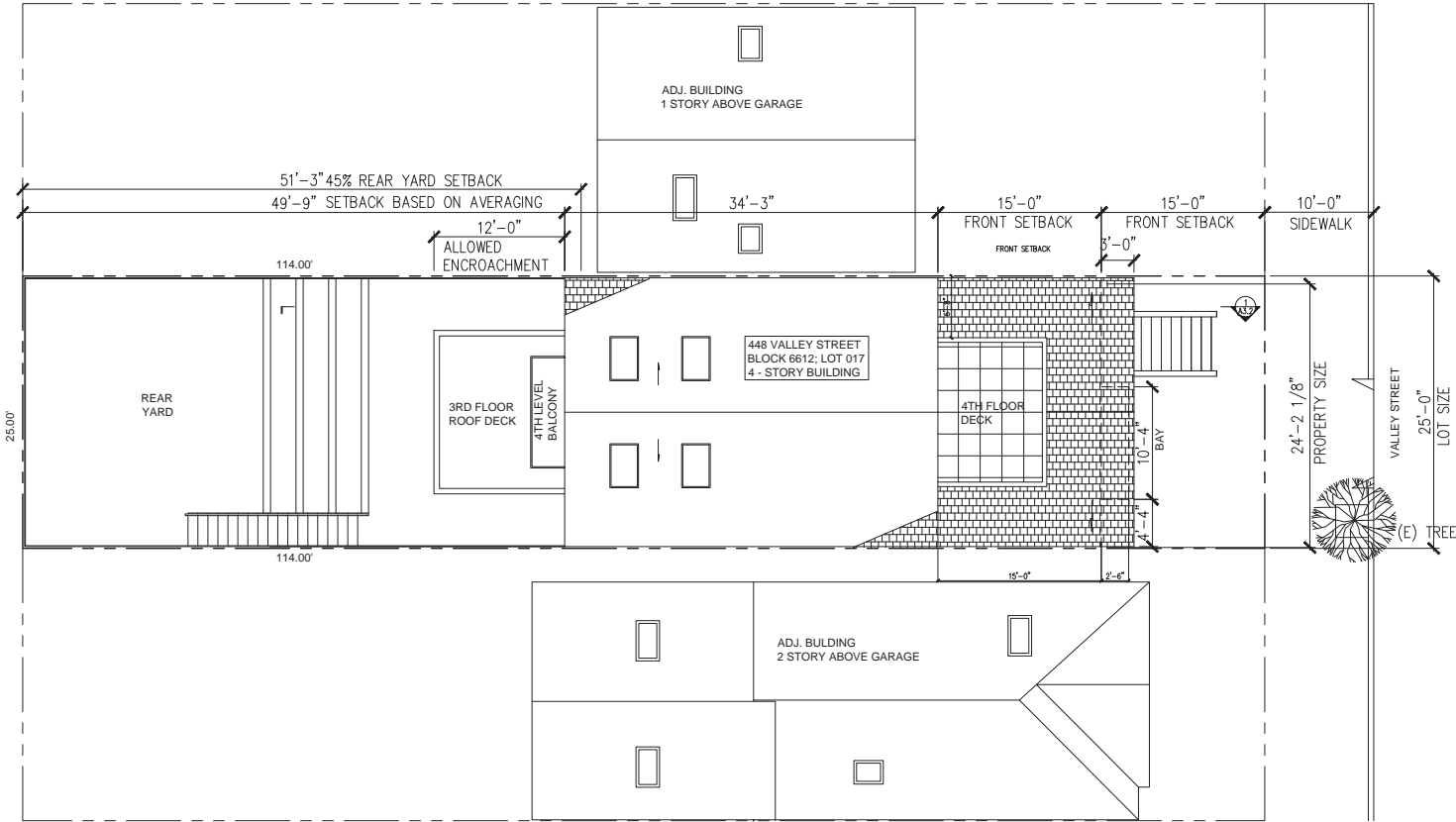
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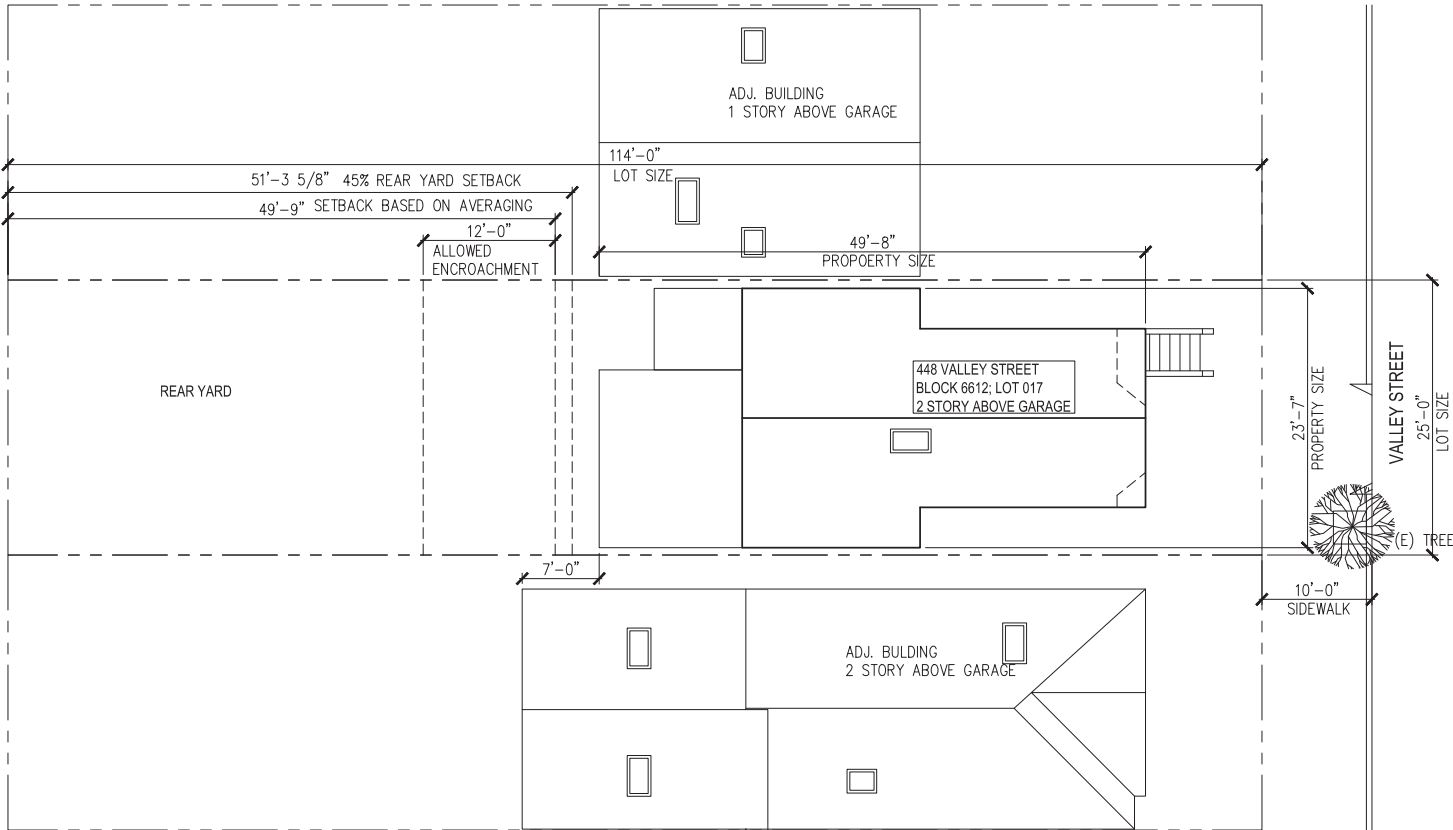


SHEET DESCRIPTION
**EXISTING /
PROPOSED SITE
PLANS**

A1.0



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



1 EXISTING SITE PLAN
SCALE : 1/8"=1'-0"

DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

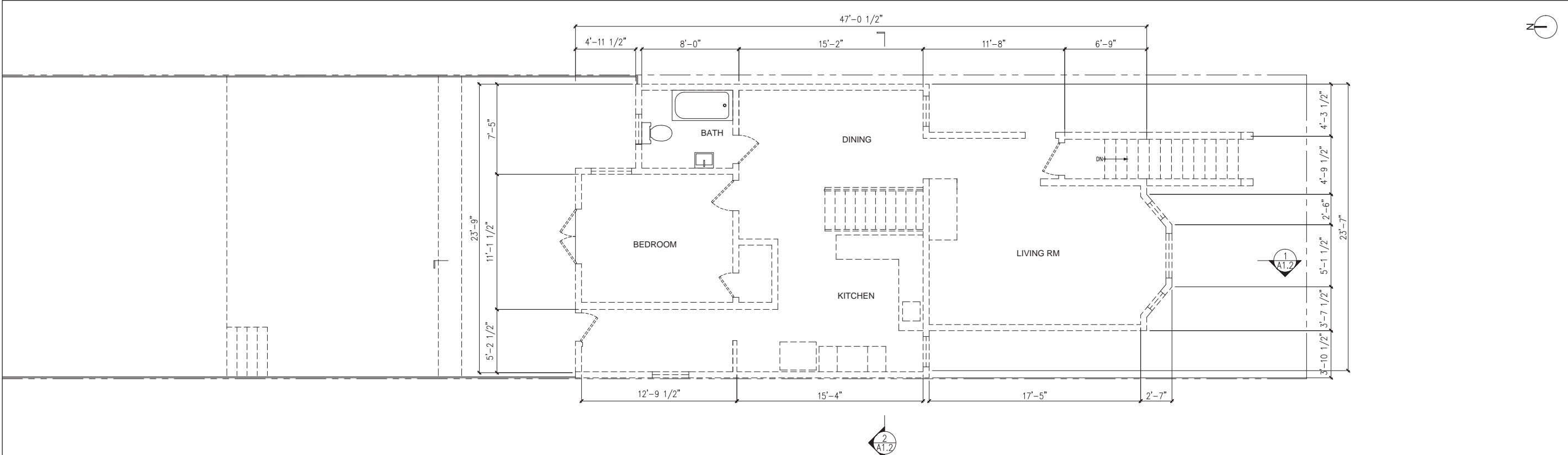
SHEET NOTES

1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

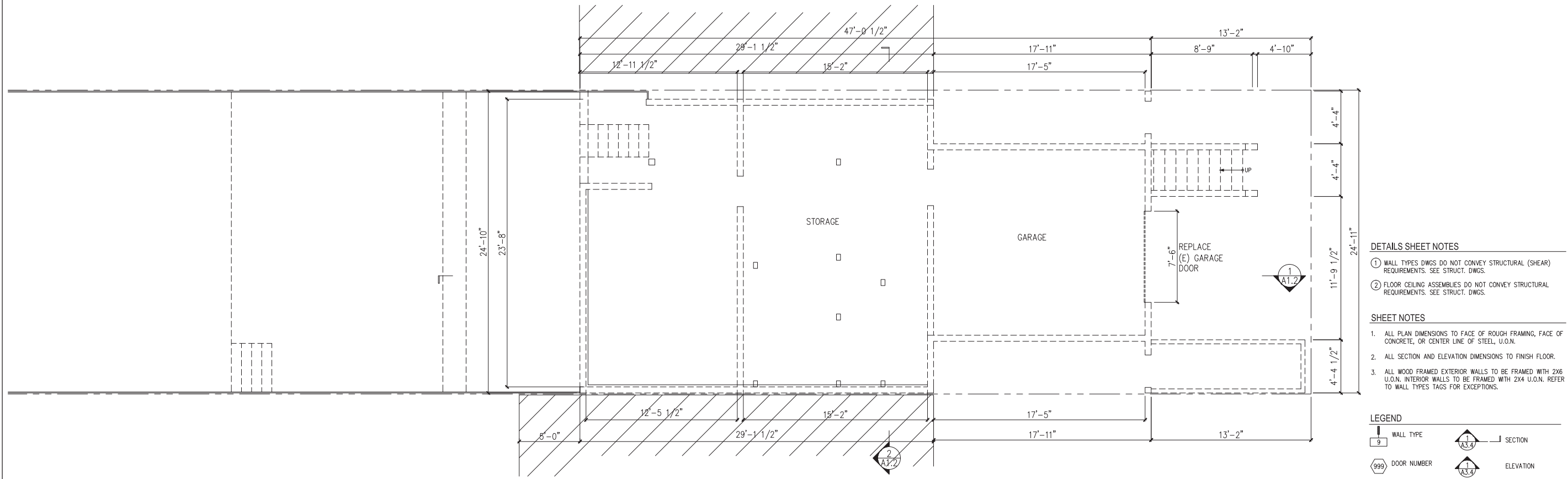
LEGEND

9	WALL TYPE	1	SECTION
999	DOOR NUMBER	1	ELEVATION
9A	WINDOW NUMBER	1	FLOOR/CEILING ASSEMB. TYPE

---	(E) WALL TO BE DEMOLISHED
---	(E) WALL TO REMAIN
---	(N) WALL
---	PROPERTY LINE



2 EXISTING/DEMO SECOND FLOOR PLAN
SCALE : 1/4"=1'-0"



2 EXISTING/DEMO FIRST FLOOR PLAN
SCALE : 1/4"=1'-0"

DETAILS SHEET NOTES

1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.

2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

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LEGEND

9 WALL TYPE

999 DOOR NUMBER

9A WINDOW NUMBER

1 3.4 SECTION

1 3.4 ELEVATION

1 3.4 FLOOR/CEILING ASSEMB. TYPE

(E) WALL TO BE DEMOLISHED

(E) WALL TO REMAIN

(N) WALL

PROPERTY LINE

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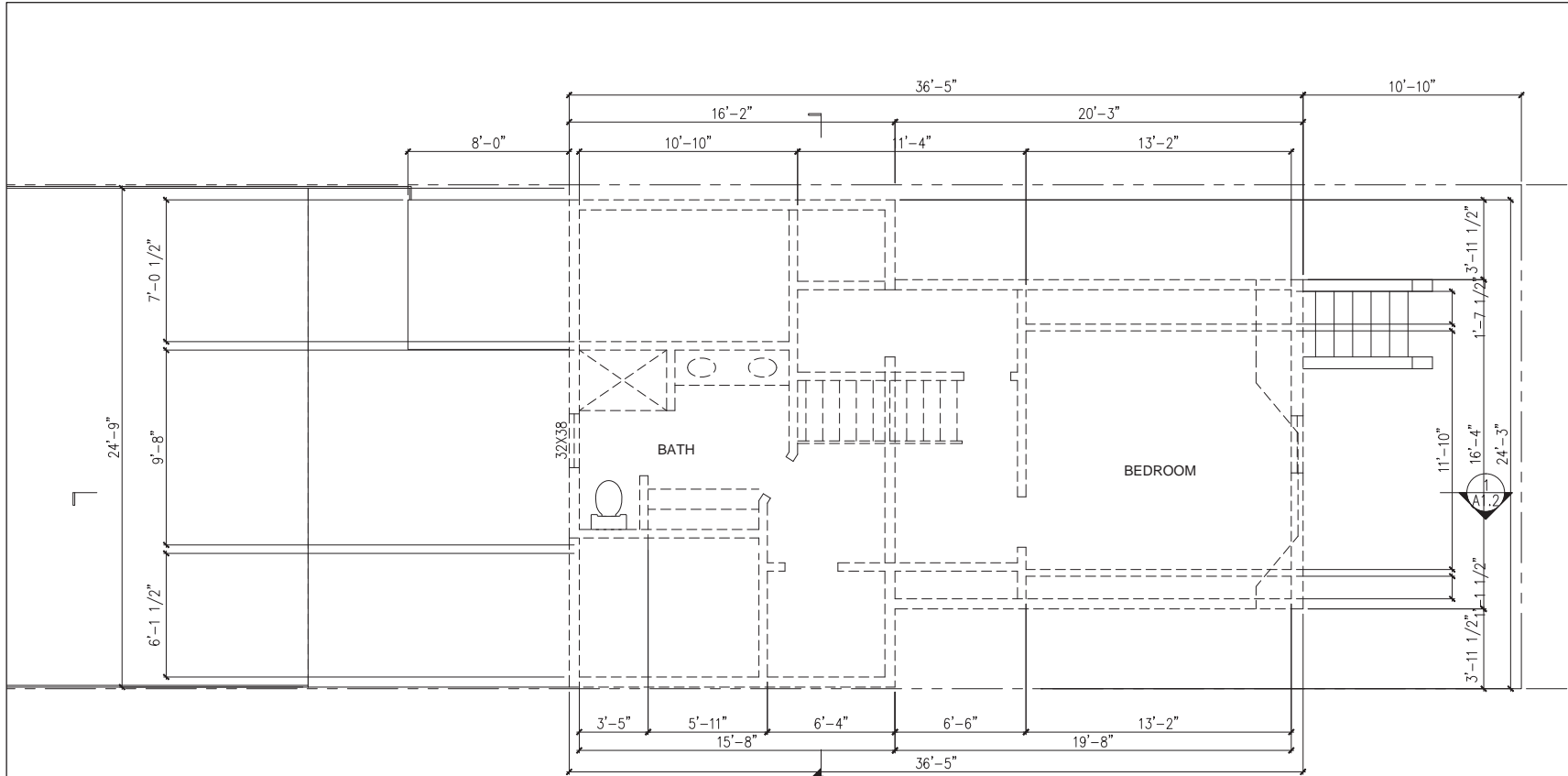
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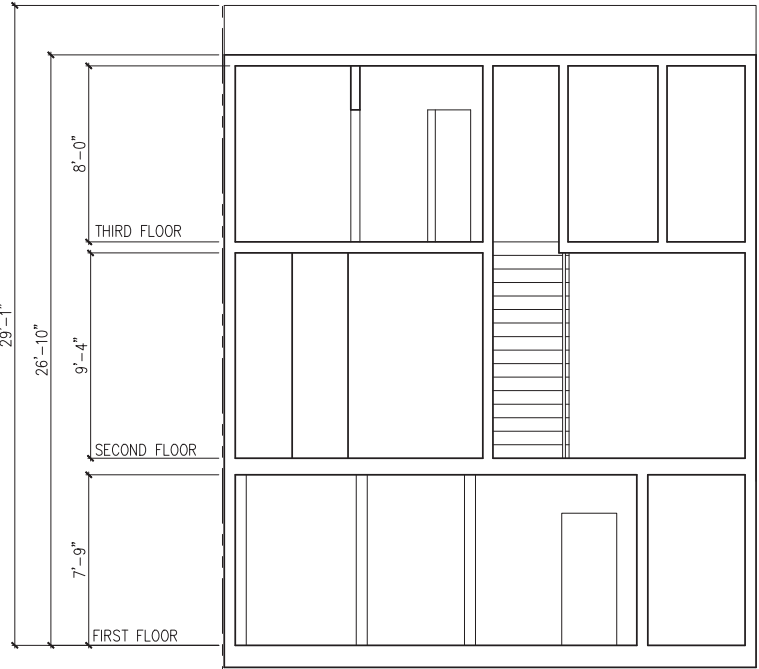


SHEET DESCRIPTION
EXISTING/DEMO
PLANS - DEMO
CALCULATIONS

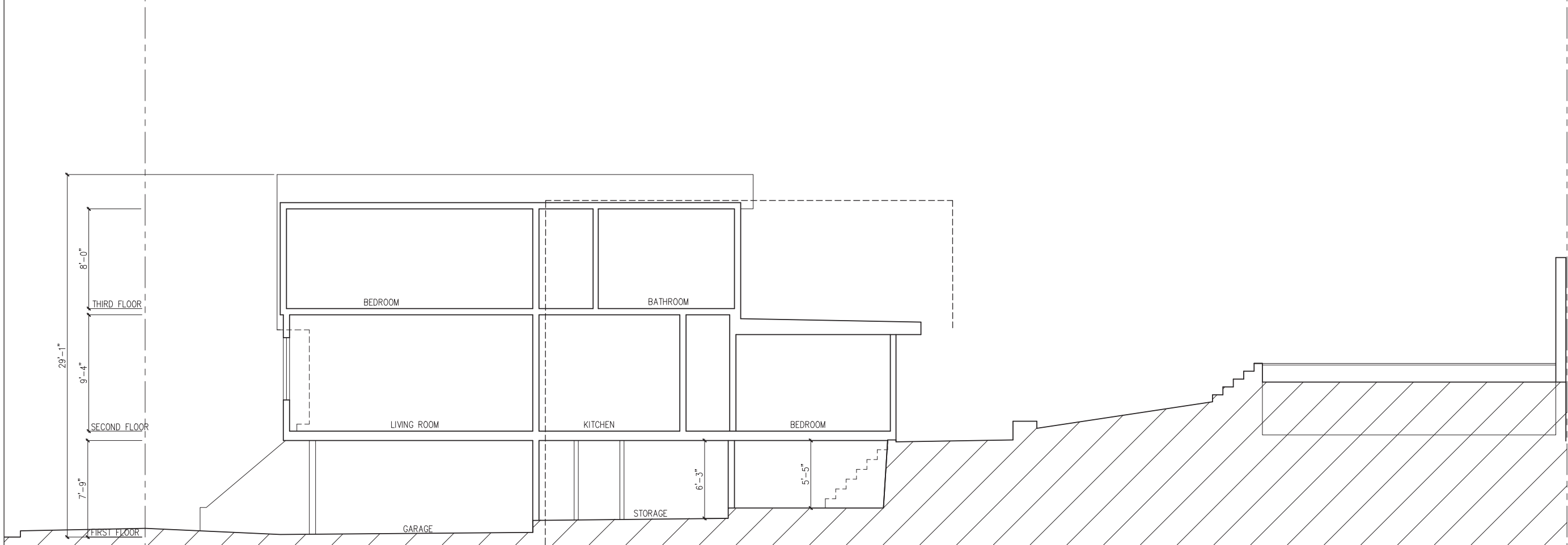
A1.1



3 EXISTING/ DEMO THIRD FLOOR PLAN
SCALE : 1/4"=1'-0"



2 EXISTING SECTION
SCALE : 1/4"=1'-0"



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



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PROJECT DIRECTORY OWNER

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SHEET DESCRIPTION
EXISTING
PLANS AND
SECTIONS

A1.2



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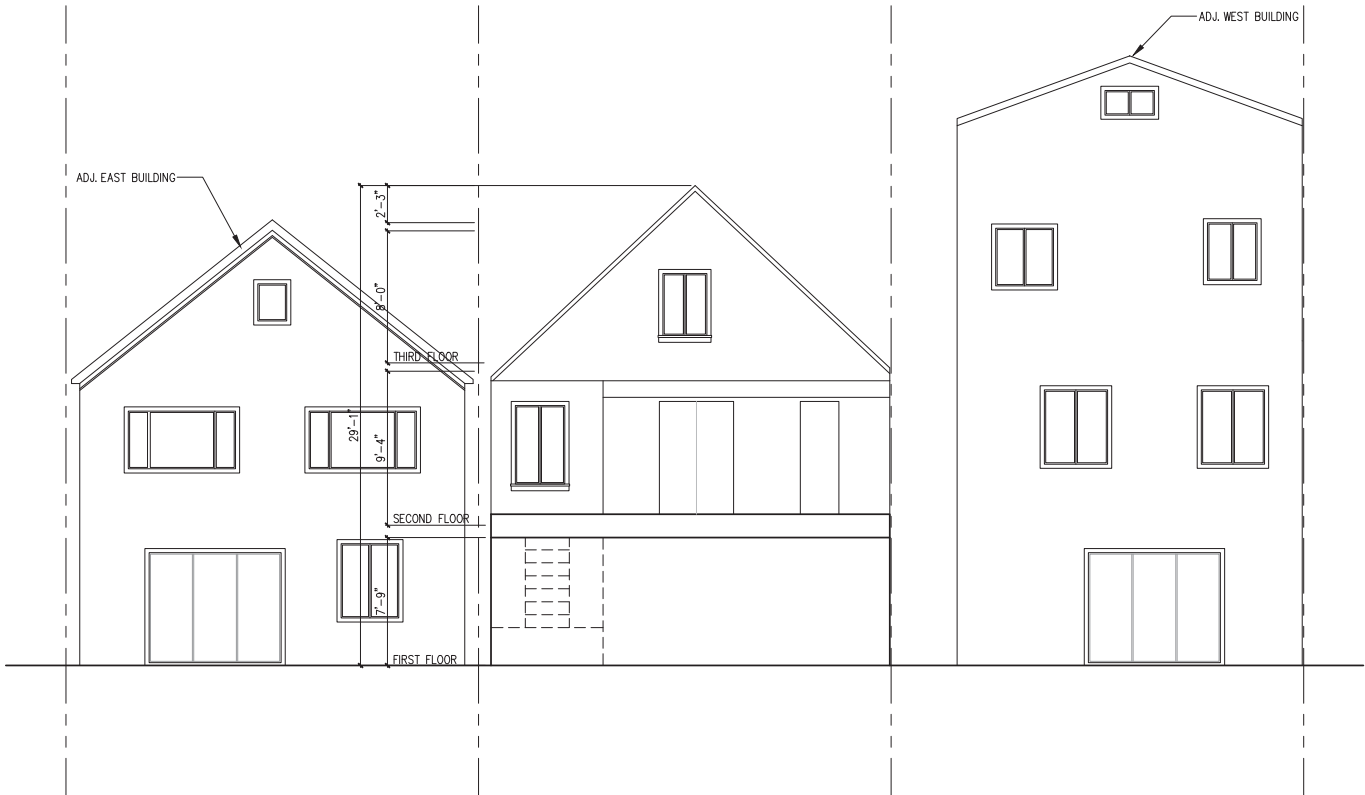


SHEET DESCRIPTION
**EXISTING
ELEVATIONS**

A1.3



1 NORTH ELEVATION
SCALE : 3/16"=1'-0"



2 SOUTH ELEVATION
SCALE : 3/16"=1'-0"



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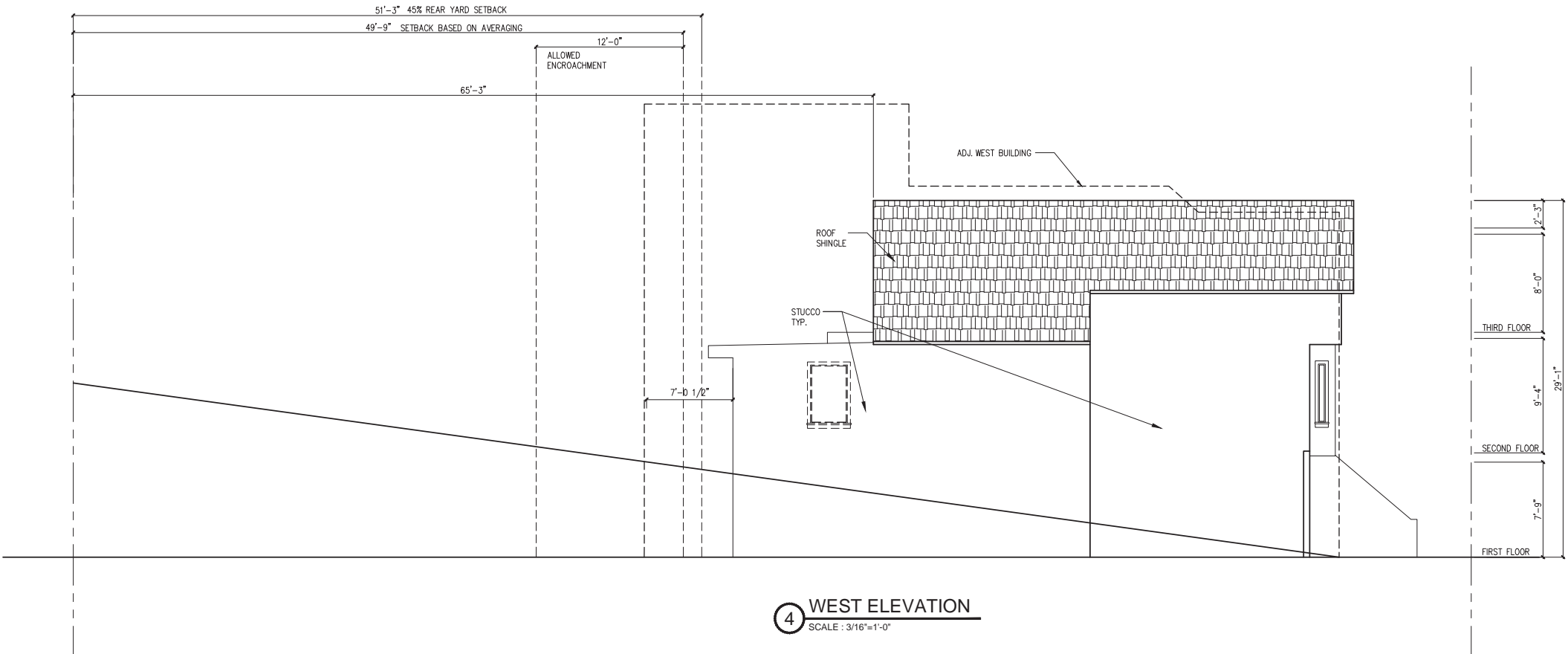
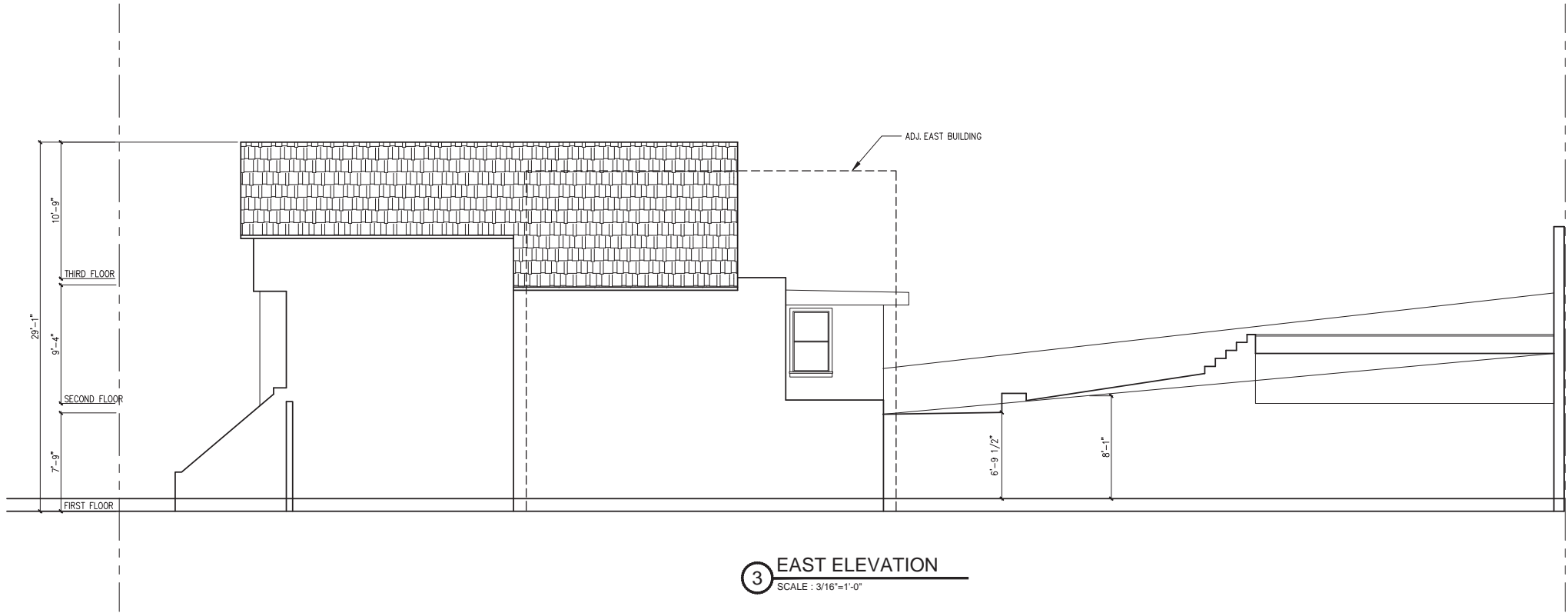
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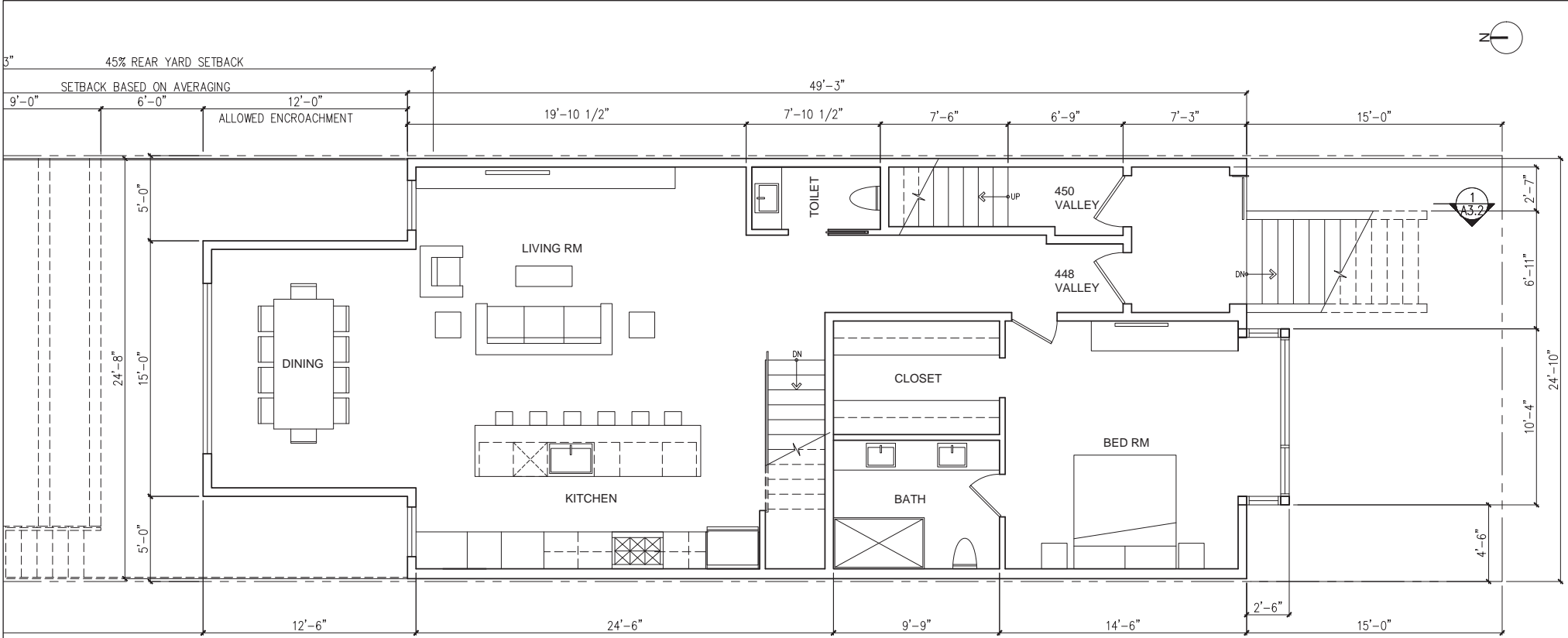
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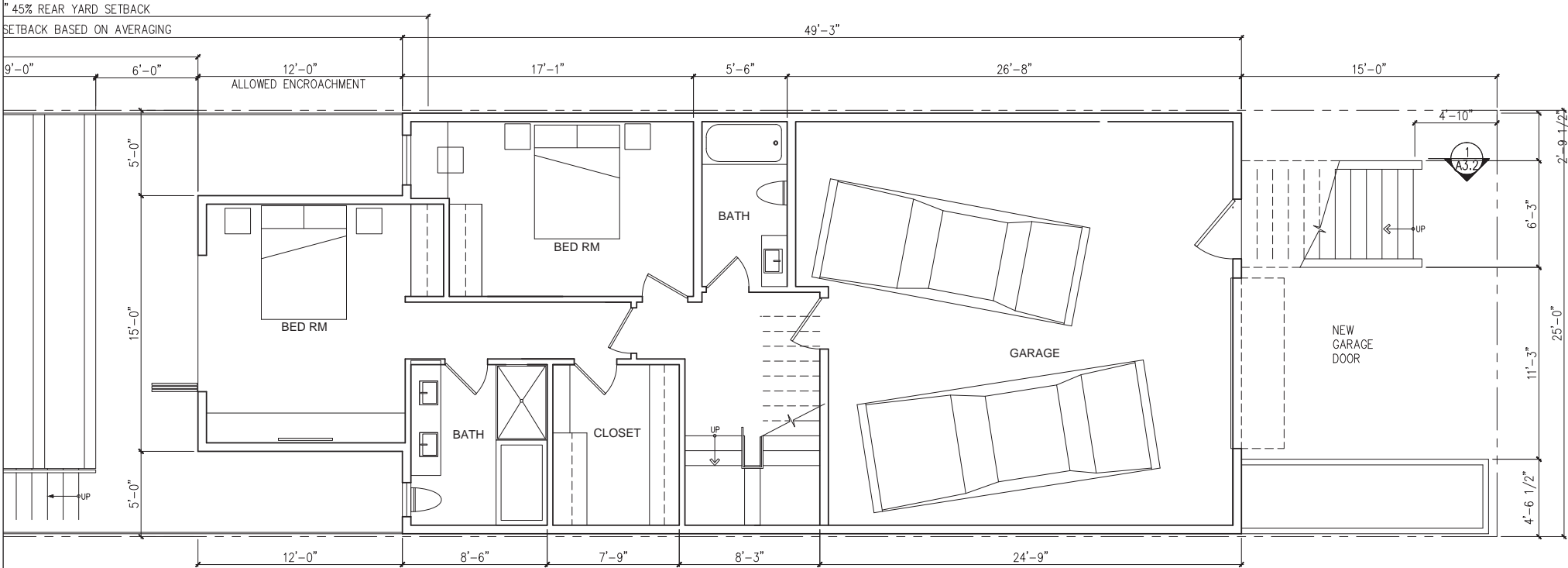
SHEET DESCRIPTION
**EXISTING
ELEVATIONS**

A1.4





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



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

MECHANICAL & ELECTRICAL KEYNOTES

ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:

- (A) BATHROOM: OUTLETS: PROVIDE BATH WITH GFCI OUTLETS. LIGHTING: A MIN. OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM. ALL H.E. LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED VACANCY SENSOR(S)
- (B) LAUNDRY: ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP CIRCUIT. DRYER VENT: RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIAM PIPE 14' MAX LENGTH WITH MAX 2 - 90 DEGREE TURNS, MINUS 2' FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. MAKE-UP AIR: VENT FOR GAS OR ELECTRIC DRIERS: 100 SQ. IN. MIN. INTAKE OPENING. LIGHTINGS: ALL H.E. LIGHTING UNLESS LIGHTING IS CONTROLLED BY VACANCY SENSOR(S) (2013 CEC)
- (C) OUTLETS (ELECTRICAL RECEPTACLES): AT LEAST ONE OUTLET IN HALLWAY. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6' HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET. ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- (D) SWITCHES AND CONTROLS SHALL BE PLACED MIN. 36" - MAX 48" ABOVE FINISH FLOOR.
- (E) THERMOSTATS SHALL BE PLACED 60" ABOVE FINISH FLOOR.
- (F) KITCHEN: ELECTRICAL: A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN, DINING AND FAMILY ROOM AREAS. CONTRACTOR SHALL PROVIDE FOR FUTURE EXPANSION OF (3) 30 AMP CIRCUITS. OUTLETS: MIN. 1 PER EACH COUNTER SECTION WIDER THAN 12". 4" MAX. DISTANCE BETWEEN OUTLETS. PROVIDE GFCI OUTLETS. LIGHTINGS: AT LEAST 50% OF INSTALLED LUMINAIRE MUST BE OF HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-H.E. LIGHTING.
- (G) LIGHTING (OTHER ROOMS): BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SQ. FT. ALL HIGH EFFICACY LIGHTING UNLESS LIGHTING THAT IS CONTROLLED BY A DIMMER SWITCH OR CERTIFIED VACANCY SENSOR(S) (TITLE 24).
- (H) EXHAUST FANS: PROVIDE BATH & LAUNDRY W/ MECHANICAL EXHAUST FANS WITH BACKDRAFT DAMPER. EXHAUST DIRECT TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION.
- (J) HEATING SYSTEM: AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ITS ADEQUACY. WHERE FURNACE DUCTS PIERCE 1-HR GARAGE WALLS, DUCTS SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
- (K) COMBUSTION AIR INLET: OPENING NOT ALLOWED WITHIN 3' OF PROP. LINE. 12" DOWN FROM TOP, 12" UP FROM BOTTOM.
- (L) WATER HEATER: SEE WATER HEATER DETAIL FOR SEISMIC STRAP AND 18" PLATFORM
- (M) GARAGE: LIGHTING: ALL HIGH EFFICACY LIGHTING UNLESS LIGHTING THAT IS CONTROLLED BY CERTIFIED VACANCY SENSOR(S) (TITLE 24) (2013 CEC). BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT. (CMC308.1) VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- (N) CIRCUITS INTERRUPTER (BREAKERS): ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMP CIRCUITS SUPPLYING OUTLETS IN A DWELLING UNIT'S BEDROOMS, LIVING, DINING, KITCHENS, HALLWAYS, CLOSETS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER. AFCI-PROTECTION FOR KITCHENS
- ALL NEW LIGHTS SHOULD BE HIGH EFFICACY

DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

KEYNOTES

- 1 SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS ONE BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS: AT LEAST ONE ONE EACH STORY.
- 2 STAIRS: RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10, OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS: OPENING LESS THAN 4". 6" MAX. DIAMETER OPENING AT TREAD RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY AND 0.98 WET.
- 3 STRUCTURE @ EXTERIOR SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- 4 LIGHT & VENTILATION: LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- 5 GARAGE VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- 6 BATHROOM: W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GPF MAX. SHOWERS: 30" MIN. DIA. CIRCLE & 102.4 SQ. INCHES MIN. AREA. 32" X 32" INSIDE THRESHOLD: TO BE 1.8 GPM @ 60 PSI. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLE BOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDER LAYMENT. KITCHEN LAVATORY FLOW RATE TO BE 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS) @60 PSI.
- LAUNDRY: PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS: (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- ROOF PARAPETS: AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- ROOFING: CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.
- ROOF DECK: < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL. 1/8" SPOING BETWEEN PLANKS. PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF. CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN. HEIGHT 42". OPENING LESS THAN 4".
- OVERFLOW DRAINS: SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT.
- ATTIC VENTILATION & ACCESS: ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM-IN-WINTER SIDE OF CEILING; 40% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS. ACCESS: 22"x30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 30" MIN. REQ'D ABOVE ACCESS.
- UNDER-FLOOR VENTILATION & ACCESS: CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. ACCESS: 18"x24" MINIMUM SIZE ACCESS REQUIRED
- TEMPERED WINDOWS: TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.

LEGEND

- 9 WALL TYPE
- 999 DOOR NUMBER
- 9A WINDOW NUMBER
- 1 A3.4 SECTION
- 1 A3.4 ELEVATION
- A FLOOR/CEILING ASSEMB. TYPE
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (N) WALL
- PROPERTY LINE
- ABOVE

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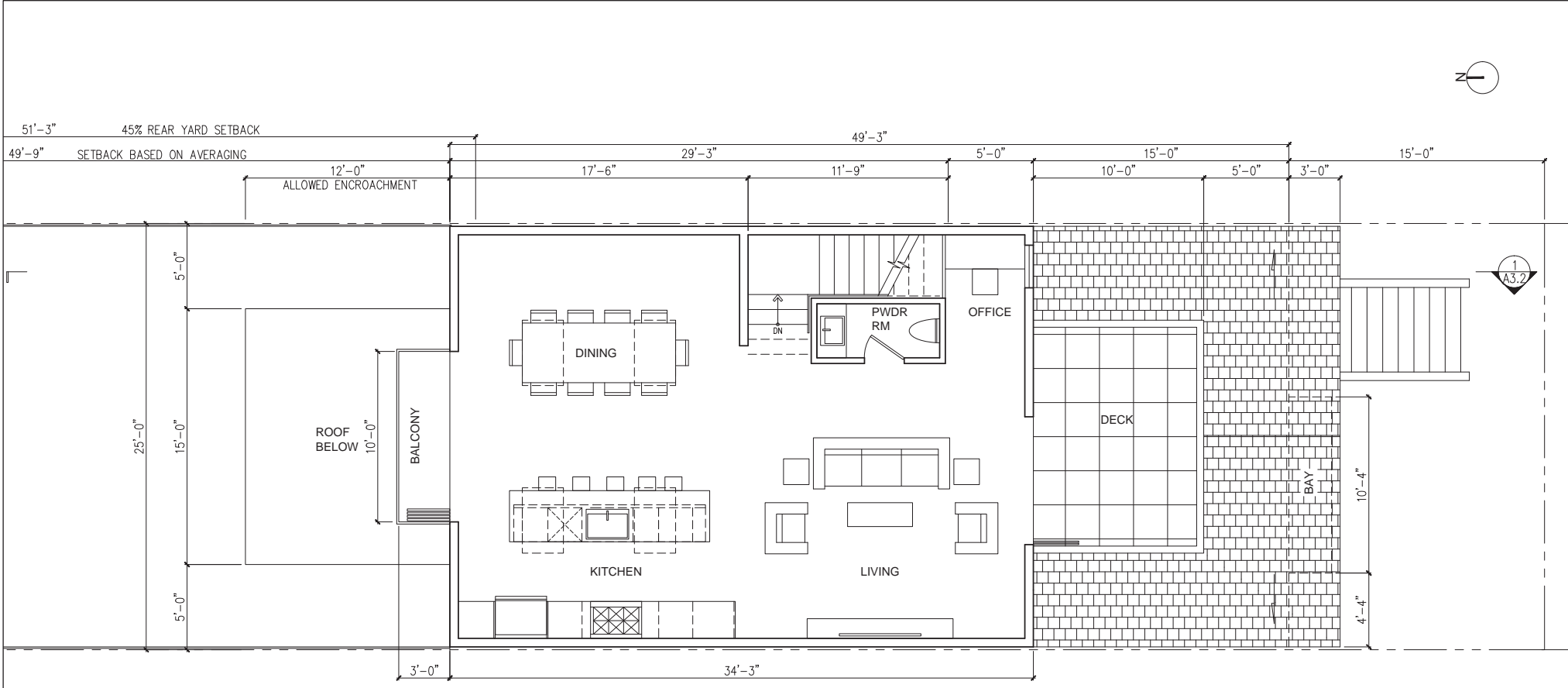
ISSUED	DATE	NO.
BUILDING	05.24.2018	
BUILDING	08.20.2018	
BUILDING	09.10.2018	
BUILDING	01.01.2019	
BUILDING	02.06.2019	



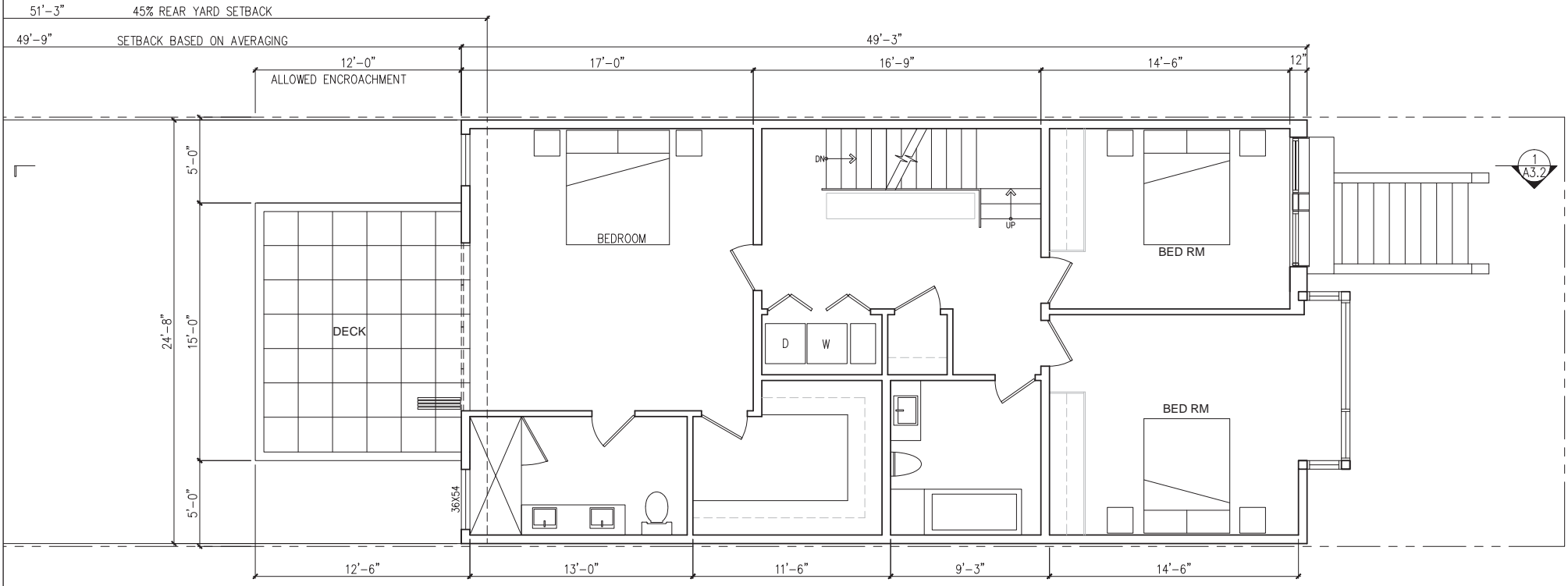
SHEET DESCRIPTION

PROPOSED
PLANS

A2.0



4 PROPOSED FOURTH FLOOR PLAN
SCALE : 1/4"=1'-0"



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

KEYNOTES

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DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

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- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

MECHANICAL & ELECTRICAL KEYNOTES

ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:

- A BATHROOM: OUTLETS: PROVIDE BATH WITH GFCI OUTLETS. LIGHTING: A MIN. OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM. ALL H.E. LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED VACANCY SENSOR(S)
- B LAUNDRY: ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP CIRCUIT. DRYER VENT: RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIAM PIPE 14' MAX LENGTH WITH MAX 2 - 90 DEGREE TURNS, MINUS 2' FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. MAKE-UP AIR: VENT FOR GAS OR ELECTRIC DRIERS: 100 SQ. IN. MIN. INTAKE OPENING. LIGHTING: ALL HE LIGHTING UNLESS LIGHTING IS CONTROLLED BY VACANCY SENSOR(S) (2013 CEC)
- C OUTLETS (ELECTRICAL RECEPTACLES): AT LEAST ONE OUTLET IN HALLWAY. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6' HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET. ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- D SWITCHES AND CONTROLS SHALL BE PLACED MIN. 36" - MAX 48" ABOVE FINISH FLOOR.
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- K COMBUSTION AIR INLET: OPENING NOT ALLOWED WITHIN 3' OF PROP. LINE. 12" DOWN FROM TOP, 12" UP FROM BOTTOM.
- L WATER HEATER: SEE WATER HEATER DETAIL FOR SEISMIC STRAP AND 18" PLATFORM
- M GARAGE: LIGHTING: ALL HIGH EFFICACY LIGHTING UNLESS LIGHTING THAT IS CONTROLLED BY CERTIFIED VACANCY SENSOR(S) (TITLE 24) (2013 CEC). BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT. (CMC308.1) VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
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ALL NEW LIGHTS SHOULD BE HIGH EFFICACY

LEGEND

- 9 WALL TYPE
- 999 DOOR NUMBER
- 94 WINDOW NUMBER
- 1 A3.2 SECTION
- 1 A3.4 ELEVATION
- A FLOOR/CEILING ASSEMB. TYPE
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (N) WALL
- PROPERTY LINE
- ABOVE

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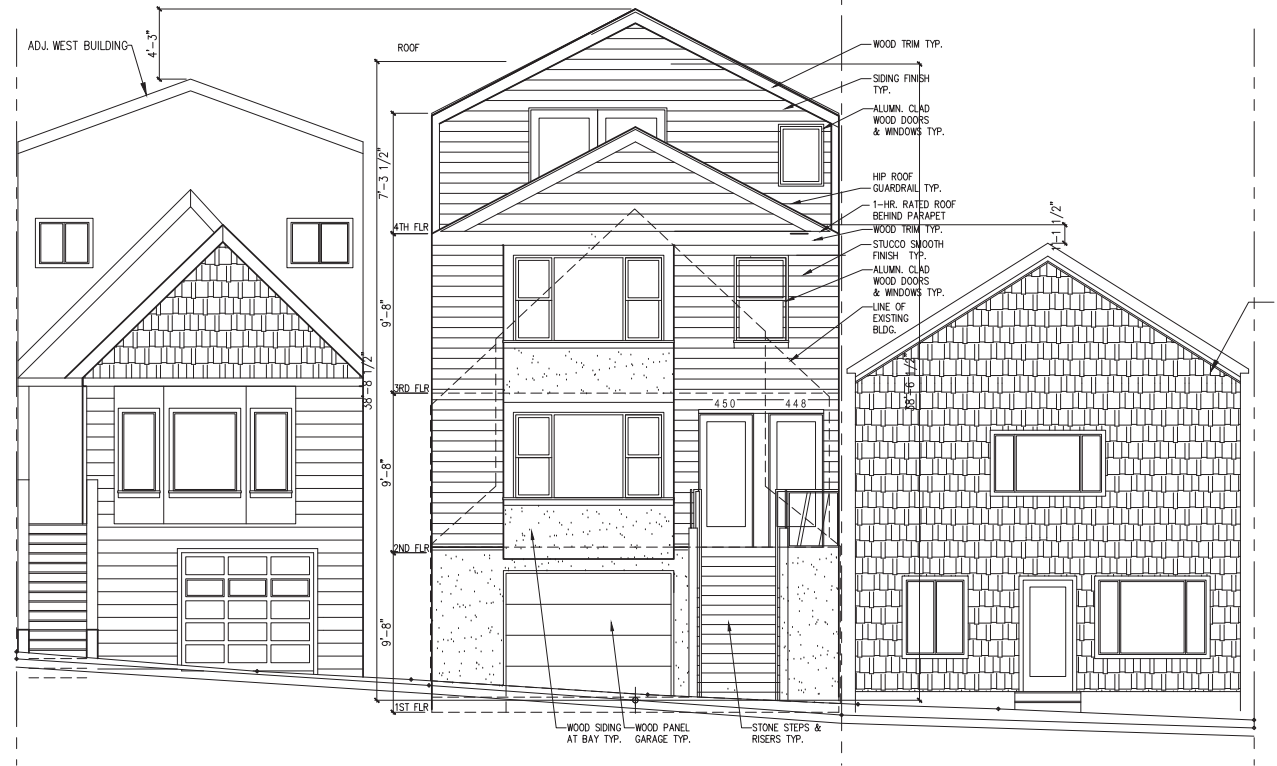
ISSUED	DATE	NO.
BUILDING	05.24.2018	
BUILDING	08.20.2018	
BUILDING	09.10.2018	
BUILDING	01.01.2019	
BUILDING	02.06.2019	



SHEET DESCRIPTION

PROPOSED PLANS

A2.1



1 NORTH ELEVATION
SCALE : 3/16"=1'-0"



2 SOUTH ELEVATION
SCALE : 3/16"=1'-0"

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SHEET DESCRIPTION

PROPOSED
ELEVATIONS

A3.0

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ADDRESS
**448 VALLEY STREET
SAN FRANCISCO, CA**

**BLOCK: 6612
LOT: 017**

PROJECT DIRECTORY

OWNER

ARCHITECT

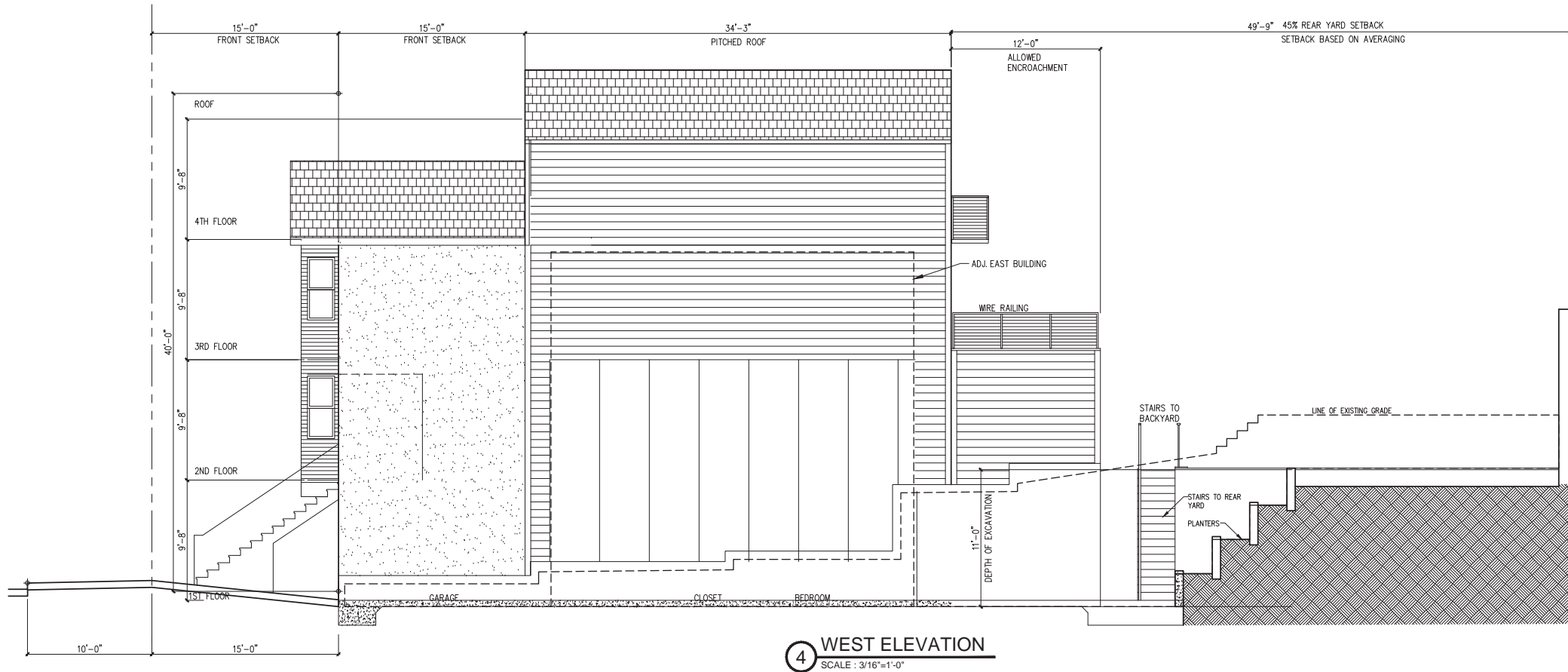
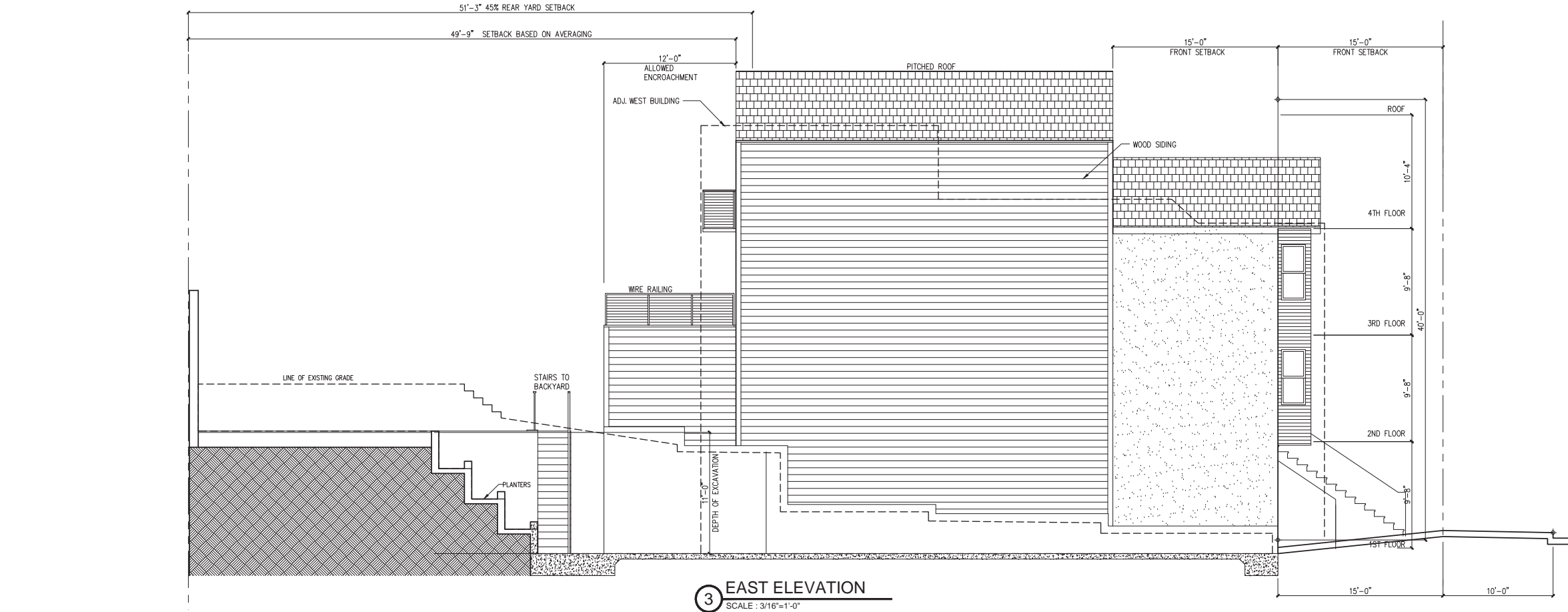
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

ISSUED	DATE	NO.
BUILDING	05.24.2018	
BUILDING	08.20.2018	
BUILDING	09.10.2018	
BUILDING	01.01.2019	
BUILDING	02.06.2019	



SHEET DESCRIPTION
**PROPOSED
ELEVATIONS**

A3.1



890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhell@shataraarch.com

THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.,

PROJECT
RESIDENTIAL REMODEL

ADDRESS
448 VALLEY STREET
SAN FRANCISCO, CA
BLOCK: 6612
LOT: 017

PROJECT DIRECTORY	
OWNER	

ARCHITECT

SHATARA ARCHITECTURE INC.
890 7TH STREET
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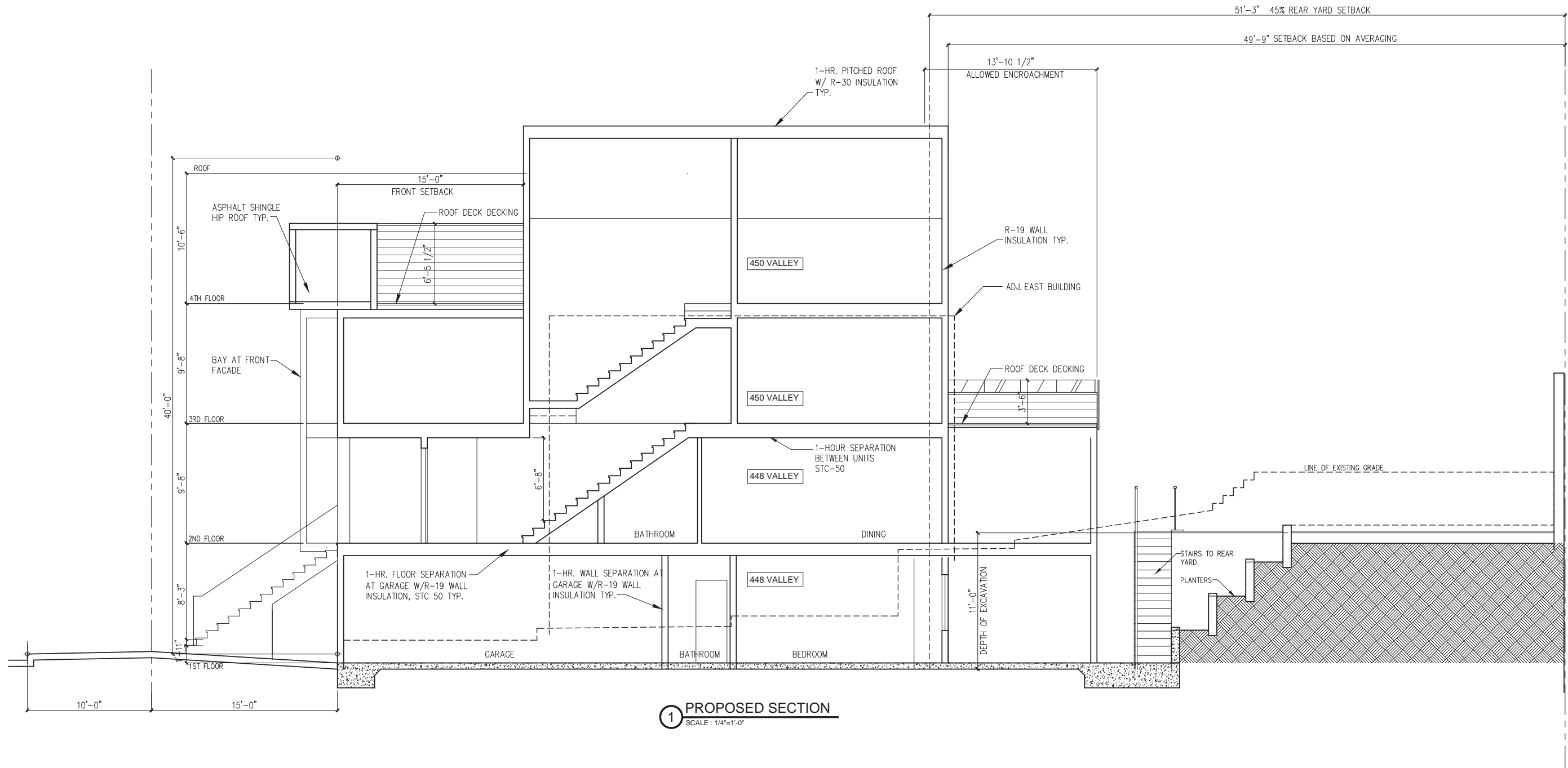
ISSUED	DATE	NO.
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BUILDING	08.20.2018	
BUILDING	09.10.2018	
BUILDING	01.01.2019	
BUILDING	02.06.2019	



SHEET DESCRIPTION

**PROPOSED
SECTIONS**

A3.2











SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
448 VALLEY ST		6612017
Case No.		Permit No.
2017-005279ENV		201704113693
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. Demolition of an existing single-family home and the new construction of a two-family dwelling.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" 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

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, 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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input 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? (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)
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

Archeo Review complete 2/5/2019, no effects

Preliminary Geotechnical Investigation prepared by Murray Engineers Inc. 9/2017. Updated memo addressing change in scope prepared by Murray Engineers Inc. 2/4/2019

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel 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; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated 11/13/2018 b. Other (specify): PTR Dated 11/13/2017 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<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): Since the time of original submission, the project description has changed from an addition to demolition and new construction. However, this change does not affect the historic recourse determination or the findings of the	
Preservation Planner Signature: Jorgen Cleemann	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<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: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 02/06/2019
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



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:	10/24/2017	Date of Form Completion	11/13/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	448 Valley Street	
Block/Lot:	Cross Streets:	
6612/017	Castro & Noe Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-005279ENV

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:	4/7/2017
------------------------------------	----------

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: Historic Resource Evaluation (dated 6/6/2017) prepared by Shatara Architecture, Inc.	
Proposed Project: Horizontal and vertical addition to existing single family residence; interior alterations.	

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 type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

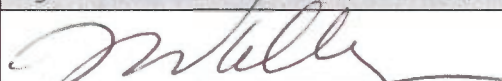
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (prepared 6/6/2017) and information found in the Planning Department files, the subject property at 448 Valley Street contains a two-story over-garage, wood-frame, stucco-clad, single-family residence constructed around 1907 and located in the Noe Valley neighborhood of San Francisco. The subject building's primary (south) street-facing facade features a terrazzo stair leading to a recessed off-center entry, flanked to the left (west) by a projecting faceted bay window. The gable-end second story cantilevers over the first story and contains a single centered window. Notable design features include flying buttresses with arched openings extending into the side yards and, below the second-story window, a decorative crest. Recorded exterior alterations include window replacement and the addition of a skylight (1989). A 1923 photo shows the subject building clad in horizontal wood siding; the existing stucco cladding must have been installed subsequent to that date.

The subject building does not appear to be eligible for individual listing in the California Register under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). Although associated broadly with the development of Noe Valley, the subject building does not have a specific association with this or any other historical events to support a finding of significance under Criterion 1. None of the owners or occupants has been identified as sufficiently important to history to merit a finding of significance under Criterion 2. Architecturally, the subject building is an unremarkable example of an altered vernacular residence that is not significant under Criterion 3. (The John Anderson who signed the July 1907 water tap application does not appear to be identified master builder Jonathan Anderson; even if he were, the subject building would not be a notable example of the latter Anderson's work.) Finally, the subject building does not embody a rare construction type and therefore is not likely significant under Criterion 4 as it applies to buildings and structures. (The potential archeological significance of the site, as opposed to the building, is not addressed in this document.)

The subject building does not appear to be located in a historic district. The surrounding buildings were constructed in range of architectural styles over a protracted period of time and do not unify visually or thematically into a historic district.

Therefore the subject building is not eligible for listing in the California Register of Historical Resources either individually or as a contributor to a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11/13/17

448 Valley Street
Preservation Team Review Form



Figure 1. 448 Valley Street. Screenshot of 2017 Google Streetview.

Parcel Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ADOPTION 1998
lot41 into lots44&45 for 2002 roll
lot22 into lots38&32 for 2010 roll
lot24 into lots48&49 for 2011 roll

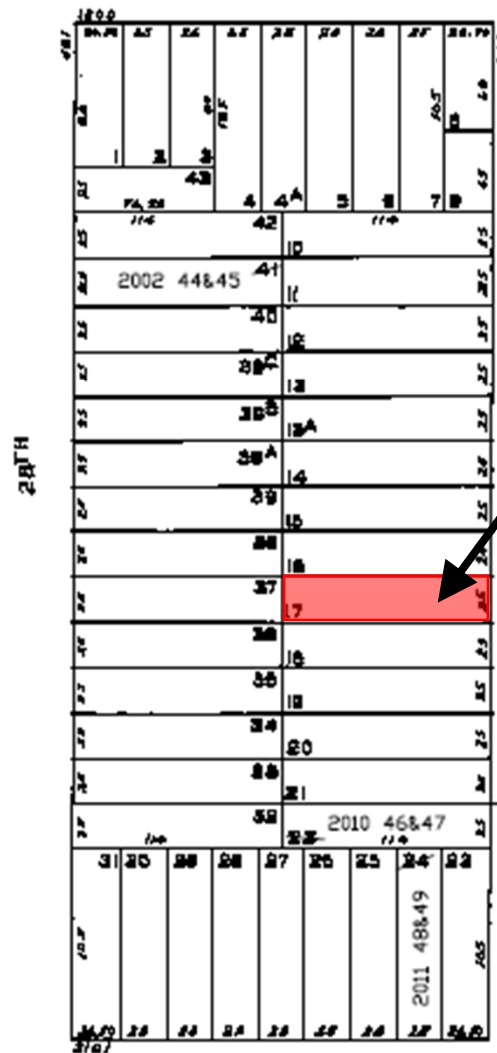
6612

HORNERS ADDN BLK 189
Revised 2002
Revised 2010
Revised 2011



NOE

423-425 28TH ST.
A - DISTRICT 10
LOI 1811 3 COMM AREA
44 423 50
45 425 50



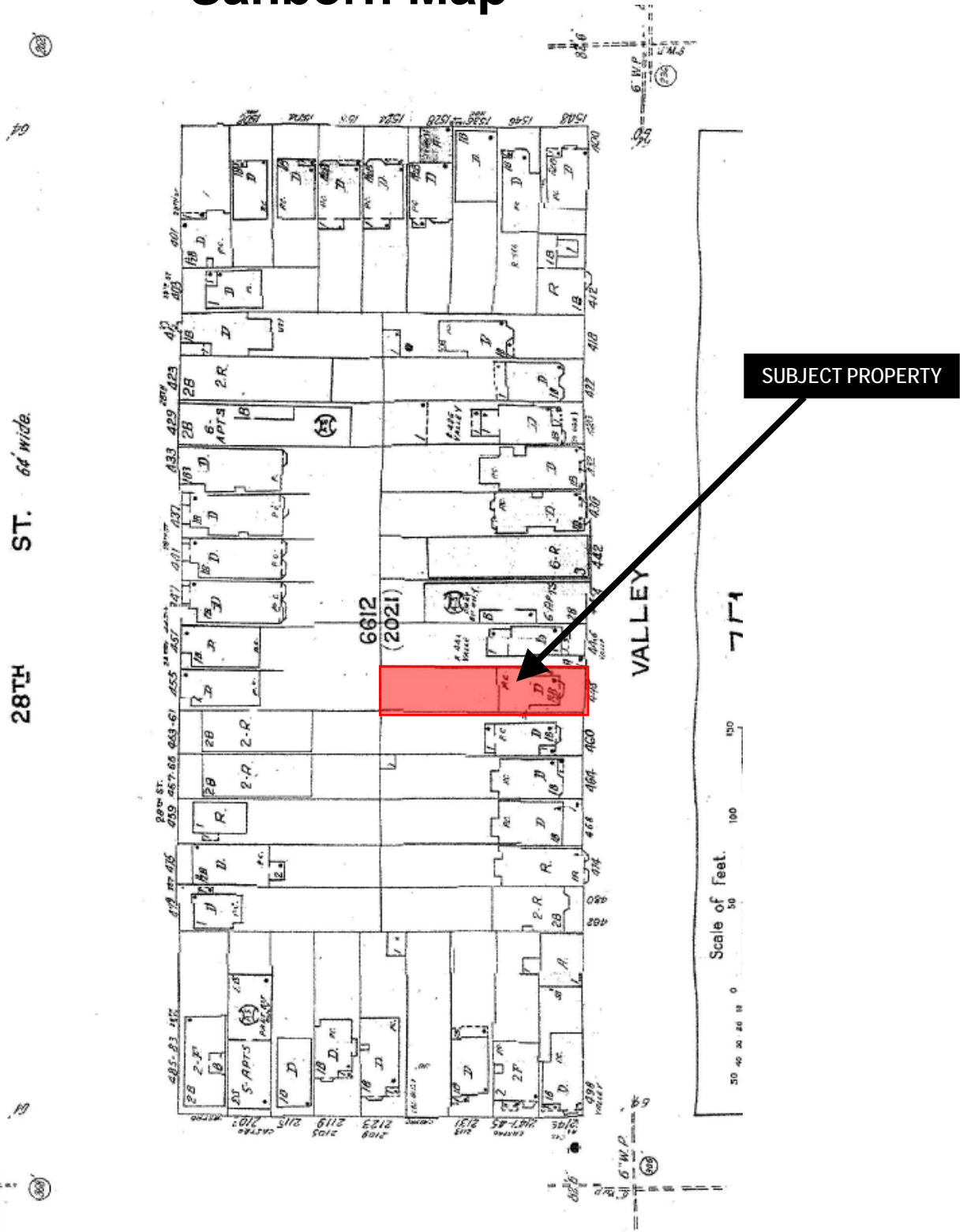
SUBJECT PROPERTY

CASTRO

Conditional Use Authorization Hearing
Case Number 2017-005279CUA
448 Valley Street



Sanborn Map*

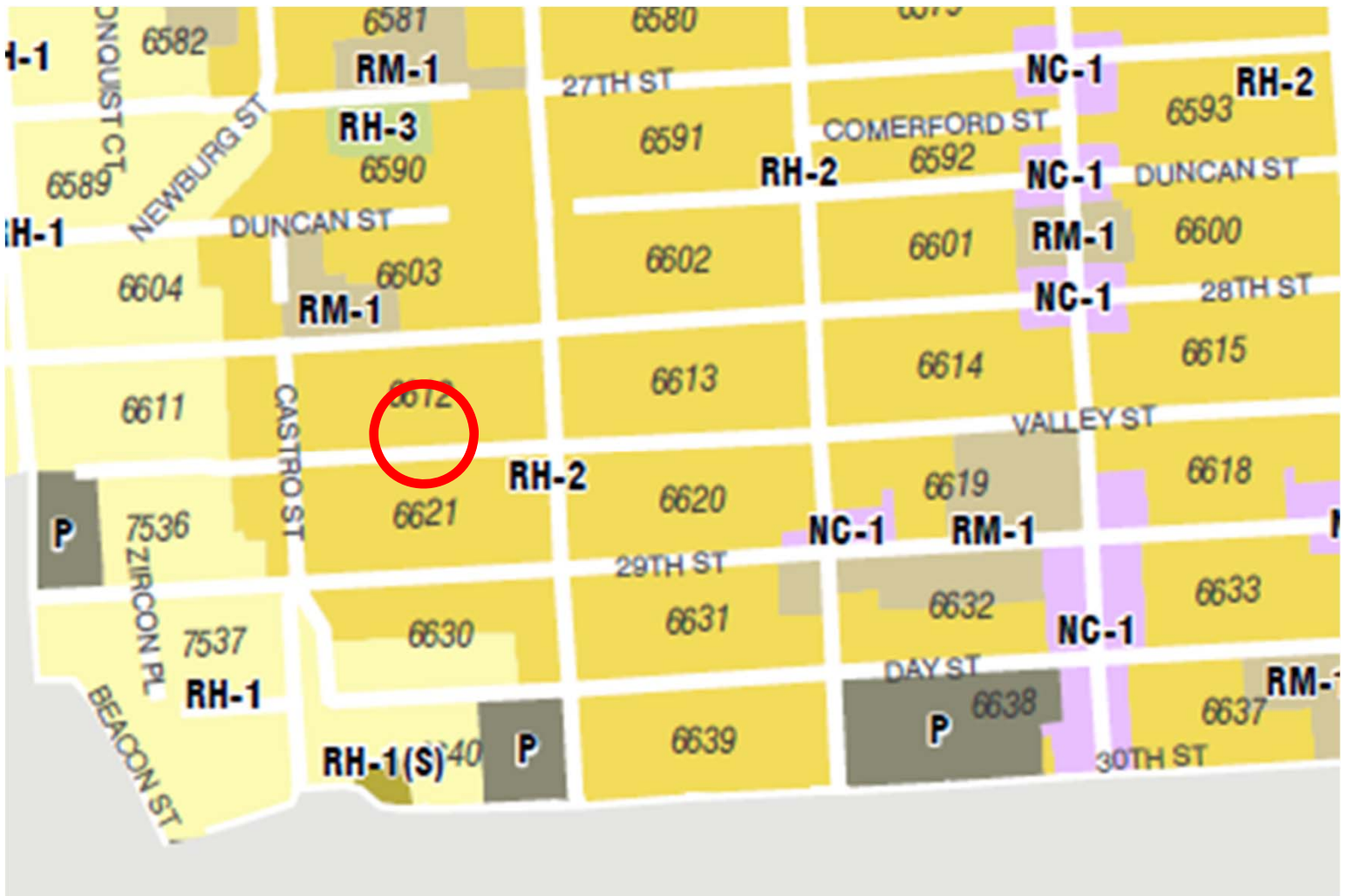


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2017-005279CUA
448 Valley Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2017-005279CUA
448 Valley Street

Aerial Photo

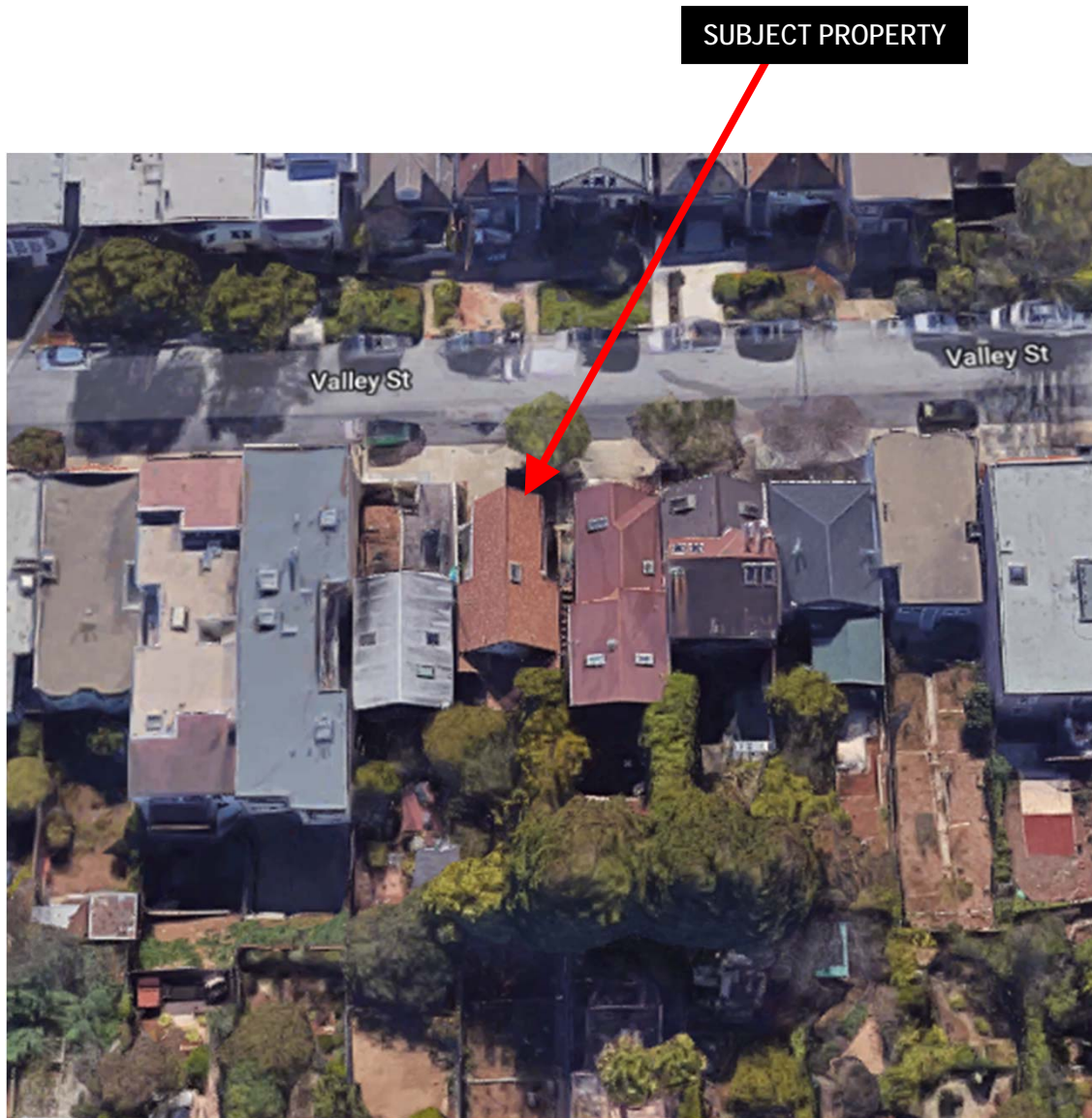
SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-005279CUA
448 Valley Street



Aerial Photo



Existing Site Photo



Conditional Use Authorization Hearing
Case Number 2017-005279CUA
448 Valley Street

January 31, 2019

San Francisco Planning Commission
Room 400
City Hall

Re: Case No. 2017-005279CUAVAR. 448 Valley Street (Hearing on February 14th)

Dear President Melgar, Vice President Koppel and Fellow Commissioners:

Here are my comments on this project since the standard is Necessary and Desirable and this is the 9th or 10th project in Noe Valley in the past four/five years that is seeking a CUA as a demo, although the original application was an alteration.

The existing house sold for \$1.3 million in 2016 and from the web ad appears to be currently sound and livable but could be “upgraded” as well as have an ADU.*

According to the Sheet A0.0, proposed Unit 1 is 1,925 sq. ft. Proposed Unit 2 is 2,065 sq. ft. However the entire building is 4,500 sq. ft. This square footage mimics the Monster Home alterations. I know that the Commission does not like to determine the interior space, but this proposed layout does not seem efficient. The layout of these units is modeled after the Monster Home, where the kitchen space fundamentally dominates an entire floor. As you know this model has created very expensive homes which do not protect relative affordability. These layouts are missing what most traditional San Francisco flats have and that is a hallway. It is possible to design a three bedroom unit on one level. While the Commission rightly took DR on the project at 434 20th Avenue in the past few months and denied the project due to tenant issues, that proposed layout was efficient and the units were ample.

What will be the tenure of these units upon completion? The definition of RH-2 in the Planning Code is for a single family home or two units, one owner occupied and one available for rental. Would two condos preserve relative affordability?

The roof deck is too large. Actually there should be no roof deck as there are not any nearby and the roof deck makes the project less relatively affordable. The RET had a good idea when it proposed that the rear yard should be a shared space and that should be considered for this project. Also, the rear yard should maintain as much of the existing greenery as possible and not become a bunker.

The front of the building facing Valley Street does not meet the RDGs as it has too much glass and compared to the buildings on either side does not maintain the character of the neighborhood. The tree in front of 448 Valley should be preserved.

Thank you.
Georgia Schuttish
Noe Valley Resident

* Is there an official Appraisal of 448 Valley done within the past six months?