



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 23, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 16, 2018
Case No.: **2017-006758DRP**
Project Address: **1722 27TH AVENUE**
Permit Application: 201705197060
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 2023/046
Project Sponsor: Bill Xie Guan
Xie Associates, Inc.
501 Crescent Way, #5412
San Francisco, CA 94134
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to construct a vertical (third floor) and horizontal rear addition of approximately 1,835 square feet, and to add an accessory dwelling unit per Planning Code Section 207(c)(6) to the ground floor of an existing single family home. The project includes interior remodel and a new roof deck over the second floor at the front of the building.

Since the 311 notification, the Project has been revised as follows:

- Further set back the third floor from the front (16'-9);
- Set back the roof deck 5' from the front wall;
- Set back the third floor at the rear to match the existing rear wall;
- Eliminate the trim emulating a gable roof; and
- Retain the northern lightwell to match that of adjacent neighbor's.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of 27th Avenue, between Moraga and Noriega Street, in the Outer Sunset neighborhood. The subject parcel measures 25 feet wide by 120 feet deep with an area of approximately 3,000 square feet. The property is developed with a two-story, single-family home constructed circa 1928 with an approximately 8'-6" front and a 51'-5" rear yard. The building has a flat roof, single car garage, a raised front entry and a rectangular bay window. The building is finished in stucco and has a tile accent above the bay window.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This surrounding neighborhood is characterized by two-story single family homes and constructed in the early twentieth century. The residences commonly feature exterior stairs, bay windows and are finished

in stucco with decorative tile or plaster elements. The adjacent properties to the project site are two-story single family homes. Noriega Street is a neighborhood business district and features two to four-story multifamily and commercial mixed use buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 7, 2018 – March 9, 2018	March 9, 2018	August 23, 2018	167 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 13, 2018	August 13, 2018	10 days
Mailed Notice	10 days	August 13, 2018	August 13, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			1
Other neighbors on the block or directly across the street		1	
Neighborhood groups		1 (DR Requestor)	

One neighbor expressed concern that the building would be out of scale with the neighborhood and would have insufficient on-site parking. A neighbor noted that their lightwell was not correctly depicted on the plans and was concerned about the reduction in the shared lightwell. To address the neighbor concerns, the Project Sponsor revised the plans to correctly depict the lightwell and maintain the matching lightwell.

DR REQUESTOR

CC Sofronas, on behalf of the Mid-Sunset Neighborhood Association, resident at 1735 27th Avenue, located across the street approximately 80 feet to the south of the Project Site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 9, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 12, 2018

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the project following the submittal of the Request for Discretionary Review and recommended the modifications to the Project in response to the concerns raised by the DR. The plans have been satisfactorily revised to address RDAT's design request listed below and are the official plans submitted to the Commission.

- Aligning the front wall of the third floor with the recess of the front stairs (set back 16'-9"), eliminating the front deck or setting it back 5', and reducing the height of the front parapet to align with the adjacent rooflines.
- Limiting the 3rd story to the existing rear wall line.
- Show and match all adjacent neighbor's light well to the North.
- Eliminating the trim emulating a gable roof.

With incorporation of the requested changes, the RDAT found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances.

RECOMMENDATION:	Do not take DR and approve project as proposed
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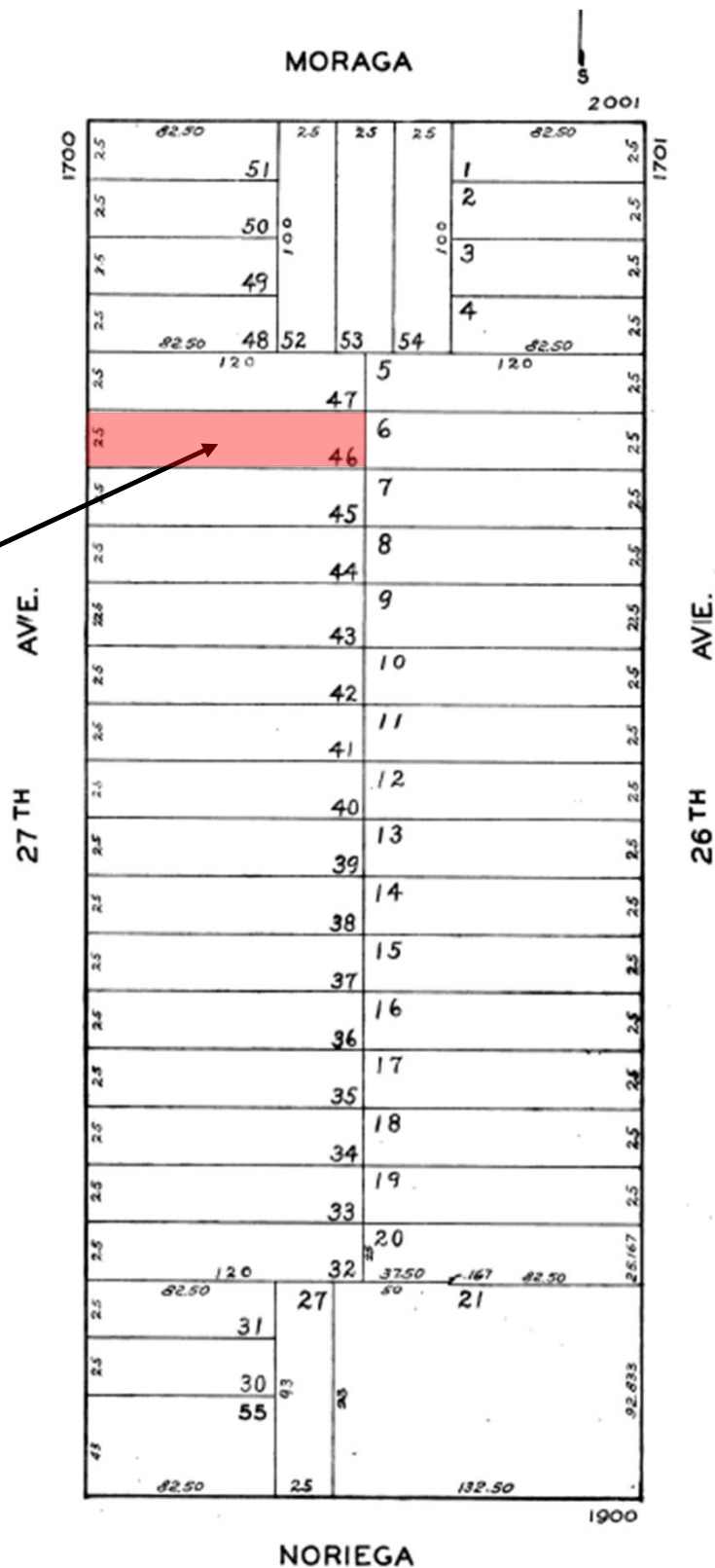
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated June 12, 2018
Reduced Plans

- 311 Notification Plans
- Plans revised post Discretionary Review filing

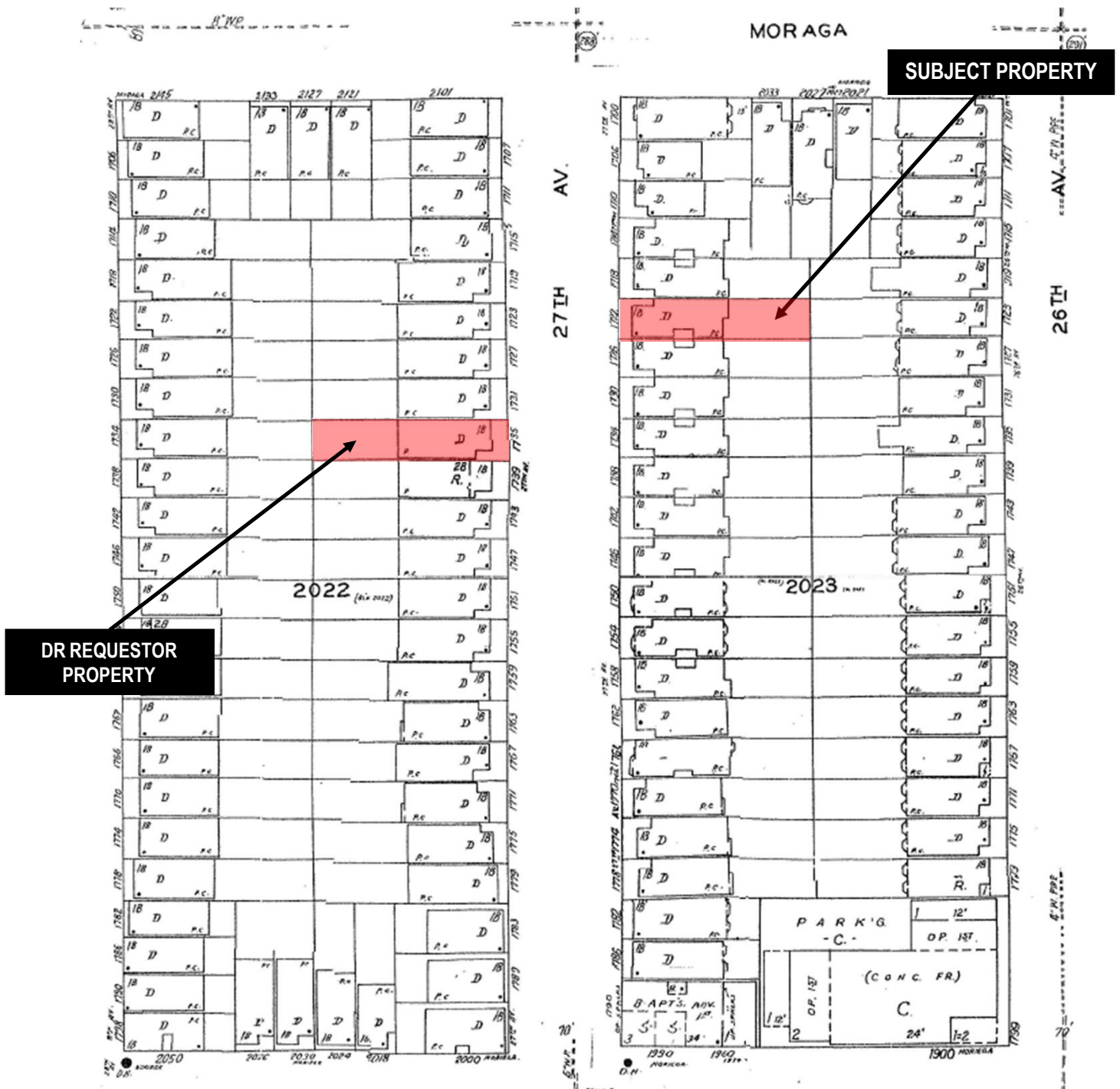
EW: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\1002000-1002999\1002578\LL\DR - Abbreviated Analysis (ID 1002578).docx

Parcel Map



Discretionary Review Hearing
August 23, 2018
Case Number 2017-006758DRP
1722 27th Avenue

Sanborn Map*

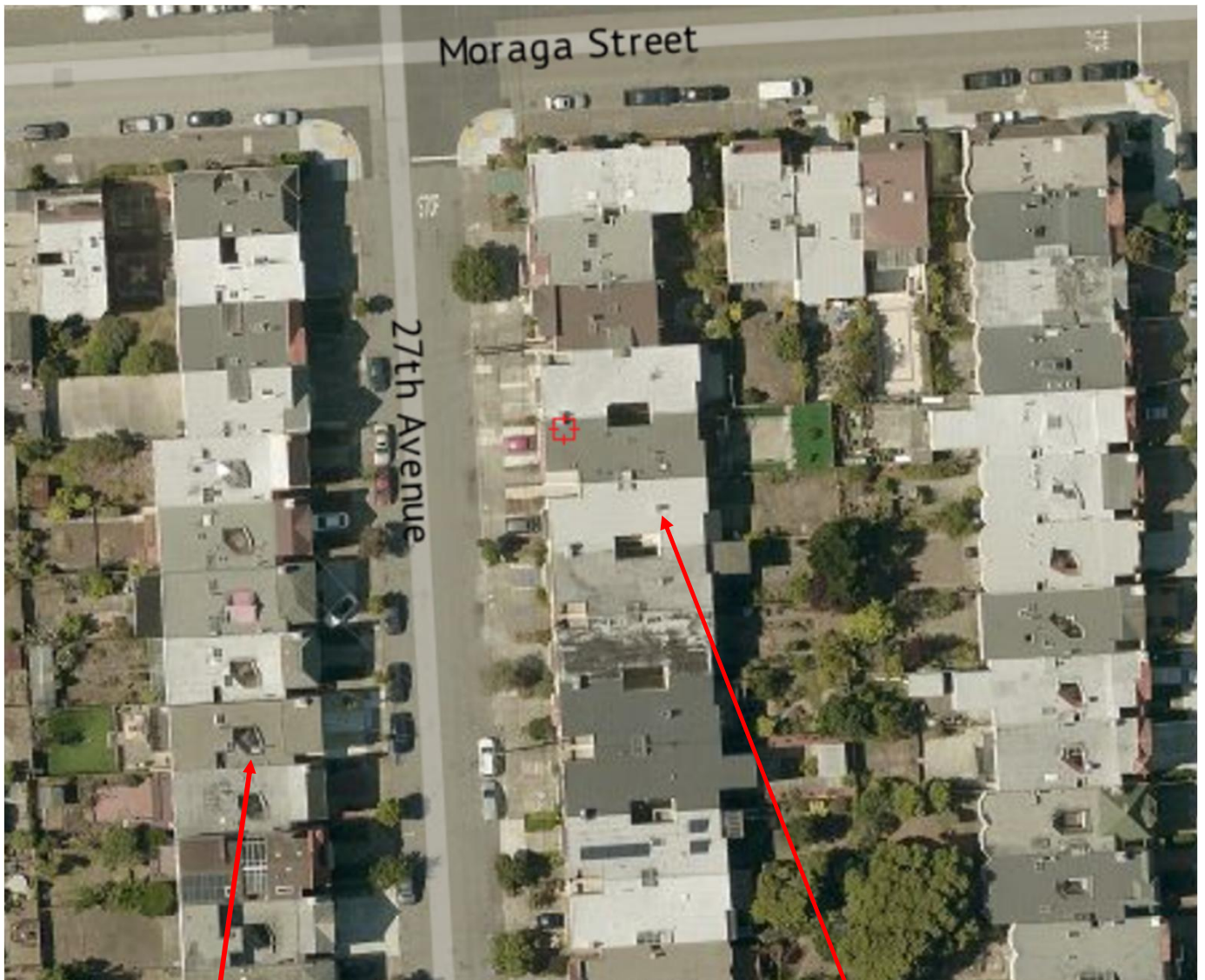


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
August 23, 2018
Case Number 2017-006758DRP
1722 27th Avenue

Aerial Photo



DR REQUESTOR PROPERTY

SUBJECT PROPERTY



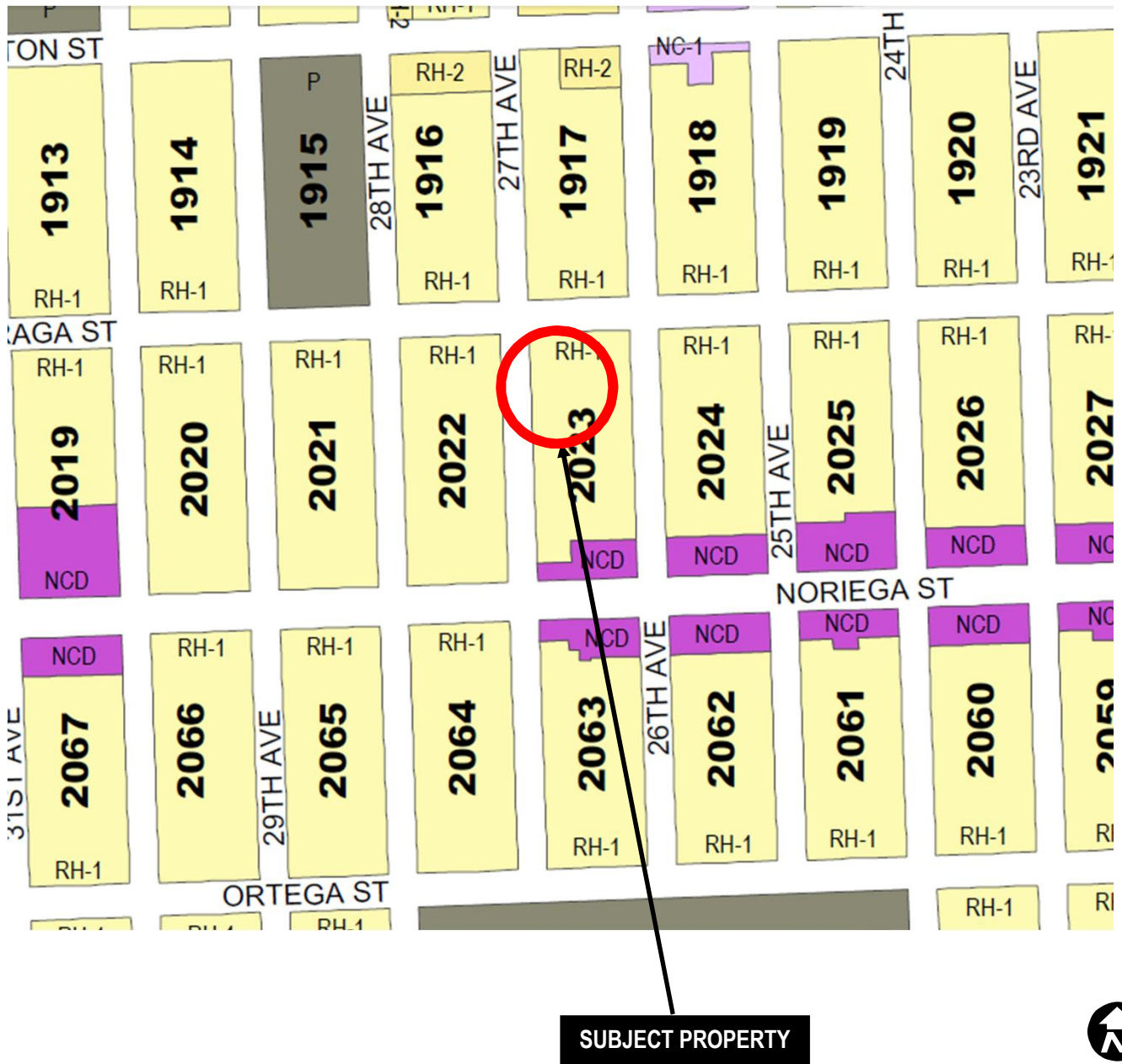
Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR PROPERTY

Zoning Map



SUBJECT PROPERTY



Site Photo





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 19, 2017**, the Applicant named below filed Building Permit Application No. **2017.05.19.7060** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1722 27th Avenue	Applicant:	Xie Guan
Cross Street(s):	Moraga and Noriega Streets	Address:	501 Crescent Way, #5412
Block/Lot No.:	2023/046	City, State:	San Francisco, CA 94134
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 652-3047
Record No.:	2017-006758PRJ	Email:	bill@xiearchdesign.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	9 feet	No Change
Side Setbacks	None	No Change
Building Depth	60 feet	74 feet
Rear Yard	51 feet	37 feet
Building Height	20 feet	31 feet
Number of Stories	2	3
Number of Dwelling Units	1	2
Number of Parking Spaces	1 car	1 car, 2 bicycle
PROJECT DESCRIPTION		
The proposal is to construct a vertical (third floor) and horizontal rear addition of approximately 1,835 square feet, and to add an accessory dwelling unit (per Ordinance 95-17) to the ground floor of an existing single family home. The project includes substantial interior remodel and a new roof deck over the second floor at the front of the building.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Ella Samonsky
Telephone: (415) 575-9112
E-mail: ella.samonsky@sfgov.org

Notice Date: 2/7/18
Expiration Date: 3/9/18

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1722 27th Avenue		2023/046	
Case No.	Permit No.	Plans Dated	
	201705197060	November 21, 2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construct a horizontal and vertical addition of approximately 1,835 square feet, and add an accessory dwelling unit to the ground floor of an existing single family home. Project includes significant interior remodel of the dwelling.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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 type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (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 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. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input 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"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Ella Samonsky</p> <hr/> <p>Project Approval Action:</p> <p style="padding-left: 20px;">Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold;">Ella Samonsky</p> <div style="font-size: x-small;"> Digitally signed by Ella Samonsky DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Ella Samonsky, email=Ella.Samonsky@sfgov.org Date: 2018.01.22 17:03:16 -08'00' </div>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	

RECEIVED

MAR - 9 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC**APPLICATION FOR
Discretionary Review**

1. Owner/Applicant Information

DR APPLICANT'S NAME: CC Sofronas on behalf of Mid-Sunset Neighborhood Association		
DR APPLICANT'S ADDRESS: 1735 27th Ave	ZIP CODE: 94122	TELEPHONE: (415) 254.5275

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Raymond Huang		
ADDRESS: 1722 27th Ave	ZIP CODE: 94122	TELEPHONE: ()

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: ccsofro@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1722 27th Ave		ZIP CODE: 94122
CROSS STREETS: Moraga & Noriega		
ASSESSORS BLOCK/LOT: 2023 / 046	LOT DIMENSIONS:	LOT AREA (SQ FT): 1873
ZONING DISTRICT: RH-1 / 40-X		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☒ Alterations ☒ Demolition ☒ Other ☐

Additions to Building: Rear ☒ Front ☒ Height ☒ Side Yard ☐
Single family residence

Present or Previous Use: _____

Proposed Use: Adding a rental unit

Building Permit Application No. 2017.05.19.7060 Date Filed: 2.7.18

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Unfortunately no changes/revisions have been made after expressing our concerns for this expansion.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Thank you for the opportunity to file for a DR. Please note that my family did not receive any notice in the mail regarding the plans nor 311. After speaking with Ella Samonsky she discovered there was indeed a clerical error and the address on file for us was not correctly addressed. Since we've only just recently been made aware of this extensive remodel I would like time to review this so all parties can feel good about any changes.

Please see attached document outlining bullet points as why we, the residents of this block, have concerns.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Decades long resident, Marquis Lewis, who is directly adjacent to the south at 1726 27th, has expressed extreme concern re: light, noise, laying down pipes, adequate drainage, power lines.

The addition of a 3rd floor will drastically reduce the amount of light that is currently allowed in his kitchen, dining room and office. This will severely and negatively impact the quality of his life as well as the property value of his home. [see attached for more information]

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Any remodel, including increase in bedrooms and bathrooms to be done within the envelope of the existing house. This will allow them to tap into the current ground floor space and to better utilize it. If need be, they can extend into the back yard on both the ground and 1st floors.
The project would no longer include an ADW nor a 3rd floor.

DISCRETIONARY REVIEW APPLICATION FOR 1722 27TH AVENUE

CONT'D

1. What are the reasons for requesting a Discretionary Review?

We have concerns regarding the proposed expansion of 1722 27th Ave from a single-family home to a 2-unit dwelling that includes 9 bedrooms, 7.5 baths, 3 floors and yet only 1 parking space.

For the record, we fully support home improvement, curbside beautification and other positive improvements, however, the scope of this expansion will surely have a negative impact on our traditional Sunset neighborhood.

The proposed expansion of 1722 27th Ave is unequivocally out of scale when compared to the rest of the block. Our mid-sunset district is mainly residential in function and atmosphere. Our street block should not be mistreated as typical of living in a dense urban environment. In fact, families such as ours moved here to this block and this neighborhood because it was a low-density, low-level housing environment. However, it appears that the primary purpose of this design is to maximize the number of occupants, as opposed to maintaining the style and aesthetic of the original interior or exterior for that matter, based on the modular, monolithic appearance from the back.

We also have issues concerning the building of an ADU on the ground floor. Per the SF DBI, ADUs cannot take space from an existing residential unit. They also aren't permitted to expand.

PROGRAM REQUIREMENTS

1. ADUs must be constructed within the existing building envelope. Expansions are permitted in limited circumstances.
2. ADUs cannot take space from an existing residential unit.

However, the 1st floor is already used in a residential manner by the grandparents. It currently has a bathroom, closet and bedroom/storage.

Furthermore, the plans show expansions for the proposed ADU. The property line extends out back by approximately 15 feet.

From the RDG Book:

Rooflines GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings. However, the proposed 3rd story roofline of the building is not compatible with surrounding buildings because it is sloping while the others are flat – please see photos.

DESIGN PRINCIPLE: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character.

The expansion is out of synch with the neighborhood character – please see photos.

2. How will construction adversely affect you?

CONT'D

Marquis Lewis currently hears some internal modification during the early hours of the morning, sometimes as early as 6am. He works well into the evenings, so morning is his time to sleep, rest and recuperate. His days off are Monday and Tuesday - if construction is allowed as planned, how will he be able to sleep and recuperate?

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

9 March 2018

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

CC Sorrentino

Owner / ☒ Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



FACING 1722 27th Ave



TO THE NORTH OF 1722 27^m Ave



TO THE SOUTH OF 1722 27th Ave



DIRECTLY OPPOSITE OF 1722 27th AVE



OPPOSITE OF 1722, NORTH DIRECTION
↑
27M

.....

Harold Silk, President
Flo Kimmerling, Vice President
Shep Levine, Secretary

Mid-Sunset Neighborhood Association

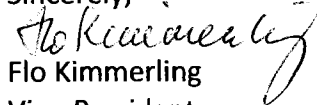
1282 Twenty-Sixth Avenue
San Francisco CA 94122

Mar. 1, 2018

To: Planning Commission
Re: Permit Application #2017.05.19.7060
1722 27th Ave. S.F.

The Mid-Sunset Neighborhood Association, established over thirty years ago and registered with the City and County of San Francisco, herein indicates that CC Sofronas and/or Stan Ades, members of the neighborhood organization, are authorized to file an application for Discretionary Review, regarding a proposed project and zoning change at 1722 27th Avenue. This application will be filed on behalf of our neighborhood association.

Sincerely,


Flo Kimmerling
Vice-President

"Neighbors Living and Working Together"

.....

A129

John

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL
143	Eve	Plasse	Marin Luther Tower	1001 Franklin Street Apt 10K	San Francisco	CA	94109	415-441-4639	lander@aol.com
144	Marc	Christensen	Merced Extension Triangle Neighborhood Association (METNA)	60 Kempton Avenue	San Francisco	CA	94132-3221	415-585-2465	christensen_marc_melna@ym
145	Richard	Magary	Merchants of Upper Market & Castro (MUMC)	584 Castro Street #333	San Francisco	CA	94114	415-431-2359	MUMC-SF@earthlink.net
146	Adam	Mayer	Middle Polk Neighborhood Association	PO Box 640918	San Francisco	CA	94164		moe@middlepolk.org
147	Megan	Sullivan	Mid-Richmond Coalition	376 17th Avenue	San Francisco	CA	94121	(415) 387-7107	sulliburns@earthlink.net
148	Elio	Kimmeling	Mid-Sunset Neighborhood Association	1282 28th Avenue	San Francisco	CA	94122	415-681-1613	geokimm@st-global.net
149	Joseph	Humphreys	Midtown Terrace Homeowners Association	20 Knobview Way	San Francisco	CA	94131	415-550-2467	mrthoa@midtownterrace.org
150	Tim	Amour	Miraloma Park Improvement Club	439 Myra Way	San Francisco	CA	94127	415-841-9488	nocatim@sbcglobal.net
151	Karen	Breslin	Miraloma Park Improvement Club	839 Foerster Street	San Francisco	CA	94127		kbsmail@sbcglobal.net
152	Connie	Woods	Mission Creek Harbor Association	350 O'Shaughnessy Blvd	San Francisco	CA	94127	415-281-0892	miralomapark@gmail.com
153	Connie	Woods	Mission Creek Harbor Association	300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	conniewoods@cs.com
154	Lucia	Bogalay	Mission Dolores Neighborhood Association	3676 20th Street	San Francisco	CA	94110	415-863-3950	missiondolna@earthlink.net
155	Luis	Grandados	Mission Economic Development Association	2301 Mission Street #301	San Francisco	CA	94110	415-282-3334	peter@missiondona.org
156	Julian	Mark	Mission Local	2301 Mission Street #104	San Francisco	CA	94110	510-798-0730	info@missionlocal.com
157	Philip	Lesser	Mission Merchants Association	555 Laurel Avenue #501	San Mateo	CA	94401	415-979-4171	ioe@missionlocal.com
158	Kimber	Blackburn	Monterey Heights Homeowners Association	P.O. Box 27125	San Francisco	CA	94127-0125		phs@msn.com
159	Russell	Davis	Mt. Davidson Homeowners Association	29 Lakewood Ave	San Francisco	CA	94127	415-310-6575	info@montereyheights.org
160	Carol	Glanville	Mt. Olympus Neighbors Association	290 Upper Terrace	San Francisco	CA	94117	415-564-6516	loanhound@sbcglobal.net

Complete List 3.7.18 Citywide Bayview Bernal Heights Castro Upper Market Chinatown ...

* MID-SUNSET NEIGHBORHOOD ASSOCIATION

Last	Name	Addr	Str	City,St	Zip	Tel
Mostoufi	Yasaman Mostoufi	1307 20th Ave. #310	20	San Francisco, CA	94122	
Thompson	Gloria Thompson	1211 22nd Ave	22	San Francisco, CA	94122	681-1640
Cianci	Mark Cianci	1210 23rd Ave.	23	San Francisco, CA	94122	
Little	Alan Little	1265 23rd Ave.	23	San Francisco, CA	94122	
Little	P. Little	1265 23rd Ave.	23	San Francisco, CA	94122	
Wood	Craig Wood	1273 23rd Ave.	23	San Francisco, CA	94122	
Fotenos	Carol Fotenos	1274 23rd Ave.	23	San Francisco, CA	94122	
Kelly	Chris Kelly	1397 23rd Ave.	23	San Francisco, CA	94122	753-3657
Palmer	Tamara Palmer	1397 23rd Ave.	23	San Francisco, CA	94122	753-5150
Lala	Biraj Lala	1399 23rd Ave.	23	San Francisco, CA	94122	753-2677
Krieg	Wu Krieg	1239 24th Ave.	24	San Francisco, CA	94122	664-2180
Limnell	Mrs. B. Limnell	1242 24th Ave.	24	San Francisco, CA	94122	564-5417
Johnsen	Catherine Johnsen	1246 24th Ave.	24	San Francisco, CA	94122	681-6483
James	Charles B. James, Jr.	1255 24th Ave. #1	24	San Francisco, CA	94122	
Marcelo	Linda Marcelo	1255 24th Ave. #1	24	San Francisco, CA	94122	
Howell	Susan M. Howell	1255 24th Ave. #3	24	San Francisco, CA	94122	
Bustos	Aaron Bustos	1267 24th Ave.	24	San Francisco, CA	94122	
Heller	Seth Heller	1267 24th Ave.	24	San Francisco, CA	94122	
Polkinhorn	Jim W. Polkinhorn	1270 24th Ave.	24	San Francisco, CA	94122	
Polkinhorn	Robert Polkinhorn	1270 24th Ave.	24	San Francisco, CA	94122	
Macaulay	Anna Macaulay	1270 A 24th Ave.	24	San Francisco, CA	94122	
Mathews	David E. Mathews	1274 24th Ave.	24	San Francisco, CA	94122	
Hollett	Betty H. Hollett	1278 24th Ave.	24	San Francisco, CA	94122	
Moran	David Moran	1281 24th Ave. #1	24	San Francisco, CA	94122	
Young	Jonathan Young	1281 24th Ave. #1	24	San Francisco, CA	94122	
Sweeny	Patrick Sweeney	1281 24th Ave. #2	24	San Francisco, CA	94122	
Bower	Henrietta Bower	1303 24th Ave.	24	San Francisco, CA	94122	
Seyfried	Doug Seyfried	1385 24th Ave.	24	San Francisco, CA	94122	
Elbert	Sheri Elbert	1386 24th Ave.	24	San Francisco, CA	94122	681-7873
Payne	Andrea Payne	1387 24th Ave.	24	San Francisco, CA	94122	
Luzardi	Barbara Luzardi	1401 24th Ave. #2	24	San Francisco, CA	94122	
May	Erna May	1715 24th Ave.	24	San Francisco, CA	94122	566-3794
Stevenson	James C. Stevenson	1209 25th Ave. #202	25	San Francisco, CA	94122	
Boghoss	Sida Boghoss	1222 25th Ave.	25	San Francisco, CA	94122	753-5904
Trundy	C. A. Trundy	1226 25th Ave.	25	San Francisco, CA	94122	
Weiss	L. J. Weiss	1226 25th Ave.	25	San Francisco, CA	94122	
Chain	Scott A. Chain	1231 25th Ave.	25	San Francisco, CA	94122	
Flores	Kevin Flores	1231 25th Ave.	25	San Francisco, CA	94122	
MacGabhann	Ultan MacGabhann	1231 25th Ave.	25	San Francisco, CA	94122	
King	Larry King	1234 25th Ave.	25	San Francisco, CA	94122	
Hernnann	Ed Hernnann	1240 25th Ave.	25	San Francisco, CA	94122	
Wong	Roger Wong	1242 25th Ave.	25	San Francisco, CA	94122	
Jacobs	Nathan Jacobs	1250 25th Ave.	25	San Francisco, CA	94122	
Feldman	Saul Feldman	1260 25th Ave.	25	San Francisco, CA	94122	681-5364
Schwartz	Mike Schwartz	1262 25th Ave.	25	San Francisco, CA	94122	
Vauk	Kelley Vauk	1262 25th Ave.	25	San Francisco, CA	94122	
Ruiz	David Ruiz	1268 A 25th Ave.	25	San Francisco, CA	94122	
Ruiz	Paulette Ruiz	1268 A 25th Ave.	25	San Francisco, CA	94122	
O'Leary	Tadhg O'Leary	1278 25th Ave. #1	25	San Francisco, CA	94122	
Wong	Evelyn Wong	1279 25th Ave #101	25	San Francisco, CA	94122	664-5372
Wu	David Wu	1279 25th Ave #102	25	San Francisco, CA	94122	
Tong	Kathy Tong	1281 25th Ave.	25	San Francisco, CA	94122	731-1665

McCoy	Casey McCoy	1747 26th Ave.	27	San Francisco, CA	94122
Muldoon	Rose Mary Muldoon	1206 27th Ave.	27	San Francisco, CA	94122 566-2967
Calhoun	Peter Calhoun	1273 27th Ave.	27	San Francisco, CA	94122 753-2684
Barton	Sandra Barton	1289 27th Ave.	27	San Francisco, CA	94122 661-9590
Cruz	Cora S. Cruz	1303 27th Ave.	27	San Francisco, CA	94122
Gsell	Diane Gsell	1325 27th Ave.	27	San Francisco, CA	94122 731-2747
Strollo	Thomas Strollo	1325 27th Ave.	27	San Francisco, CA	94122 731-2747
Goldberger	Rita Goldberger	1339 27th Ave.	27	San Francisco, CA	94122 661-5713
Lewis	Nancy Lewis	1339 27th Ave.	27	San Francisco, CA	94122 661-5713
Hess	Patricia Hess	1341 27th Ave.	27	San Francisco, CA	94122
Ames	Marta Ames	1396 27th Ave.	27	San Francisco, CA	94122
Pullan	Margaret Pullan	1396 27th Ave.	27	San Francisco, CA	94122
Dieterich	Dennis Dieterich	1526 27th Ave.	27	San Francisco, CA	94122 665-6777
Lam	Cleveland Lam	1715 27th Ave.	27	San Francisco, CA	94122
Wong	Gary Wong	1718 27th Ave.	27	San Francisco, CA	94122
Wong	Gina Wong	1718 27th Ave.	27	San Francisco, CA	94122
Lewis	Marquis Lewis	1726 27th Ave.	27	San Francisco, CA	94122
Ades	Stan Ades	1735 27th Ave	27	San Francisco, CA	94122
Sofronas	C. C. Sofronas	1735 27th Ave	27	San Francisco, CA	94122
Chang	Kapser Chang	1742 27th Ave.	27	San Francisco, CA	
Shea	Dennis Shea	1743 27th Ave.	27	San Francisco, CA	94122
Shea	Sharon Shea	1743 27th Ave.	27	San Francisco, CA	94122
Kobayashi	Constance Kobayashi	1743 27th Ave.	27	San Francisco, CA	94122
Zhang	Louis Zhang	1774 27th Ave.	27	San Francisco, CA	94122
Yee	Sheila Yee	1774 27th Ave.	27	San Francisco, CA	94122
Coffey	Mr. & Mrs.	1284 28th Ave		San Francisco, CA	94122
Kolerstein	Michelle Kolerstein	2222 28th Ave.	28	San Francisco, CA	94122
Kolerstein	Yoram Kolerstein	2222 28th Ave.	28	San Francisco, CA	94122
Landmann	Velma Landmann	1593 A 29th Ave.	29	San Francisco, CA	94122
Lefranc	Carmen Lefranc	1389 31st Ave.	31	San Francisco, CA	94122
Bianucci	M. Bianucci	1746 44th Ave.	44	San Francisco, CA	94122 681-0071
Anderson	Ron Anderson	2075 46th Ave.	46	San Francisco, CA	94122
Chen	Betty Chen	2315 Irving St.	I	San Francisco, CA	94122
McElewey	Fergus McElewey	2328 Irving St.	I	San Francisco, CA	94122
London-Thu	Dorae London-Thu	2330 Irving St.	I	San Francisco, CA	94122
Tzeistmon	Michael Tzeistmon	2495 Irving St.	I	San Francisco, CA	94122
Eristavi	Vadim Eristavi	2541 Irving St.	I	San Francisco, CA	94122
Barber	Olga Barber	2211 Lincoln Way	L	San Francisco, CA	94122
Bateh	Abraham Bateh	2401 Lincoln Way	L	San Francisco, CA	94122
Bateh	Criselda Bateh	2401 Lincoln Way	L	San Francisco, CA	94122
Altomari	Eileen Altomari	2407 Lincoln Way	L	San Francisco, CA	94122
Altomari	Vincent Altomari	2407 Lincoln Way	L	San Francisco, CA	94122
Ng	Michael Ng	2415 Lincoln Way	L	San Francisco, CA	94122
Stadtmere	Neil Stadtmere	2431 Lincoln Way	L	San Francisco, CA	94122
Kwong	Chzung Kwong	2525 Lincoln Way	L	San Francisco, CA	94122
Bratz	T. Bratz	2531 Lincoln Way	L	San Francisco, CA	94122
Keyak	Sara Keyak	1345 Ortega St.	O	San Francisco, CA	94122

**San Francisco
Planning**SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 566-6378 SFPLANNING.ORG**RESPONSE TO
DISCRETIONARY
REVIEW (DRP)****Project Information**

Property Address: 1722 27th Avenue

Zip Code: 94122

Building Permit Application(s): 2017.05.19.7060

Record Number: 2017-006758DRP

Assigned Planner: Ella Samonsky

Project SponsorName: Raymond Huang / Bill Xie Guan Phone: 415-279-1948/
Email: rayhuang86@gmail.com / bill@xiearchdesign.com 415-652-3047**Required Questions**

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See attached page.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

See attached page.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached page.

Answer to Question 1:

We feel the project should be approved because we have followed all residential design guidelines and adopted all changes required by the RDAT. The size and scope of the project are necessary because it provides housing for a multi-generational family of 10 people: 4 grandparents, the homeowners, the homeowners' sibling, and the homeowners' 3 children. The homeowners plan to have one more child in the future. The house is in bad condition and needs substantial renovation.

Answer to Question 2:

The trim that emulated a gable roof was eliminated. The front wall of the third floor addition was set back to 16' 9" from 15'. The front roof deck was set back 5'. The third floor addition was limited to the depth of the existing rear wall line. The above changes were made after filing the application with the City.

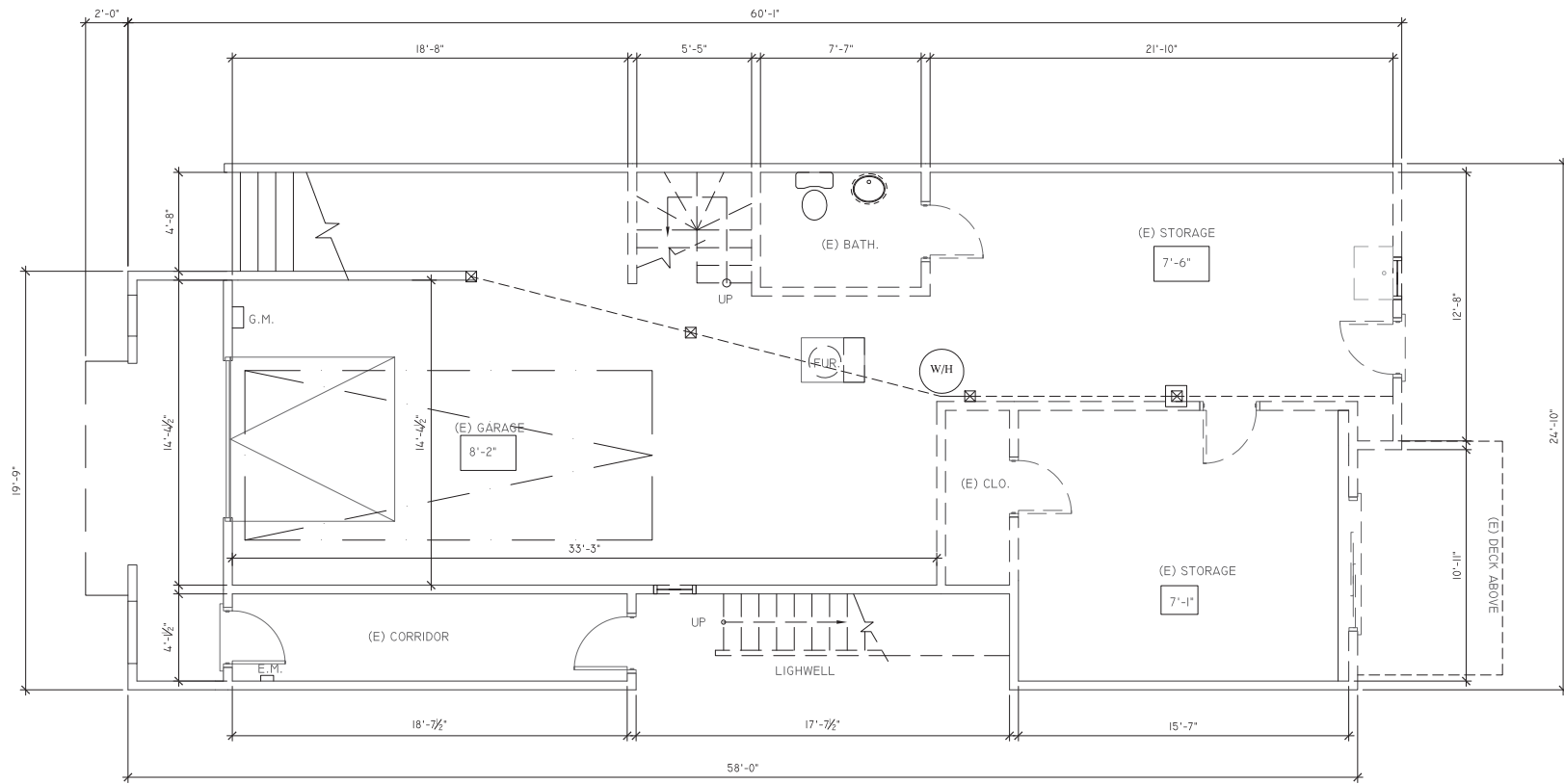
Answer to Question 3:

We have made changes to the project throughout the application process to address the concerns of the DR requester. We will adhere to all City regulations during the renovation period to alleviate any adverse effect on the surrounding properties. The project is designed for the needs of a multi-generational family. It will house 10 people: 4 grandparents, the homeowners, the homeowners' sibling, and the homeowners' 3 children. The family size may grow as the homeowners plan to have one more child in the future.

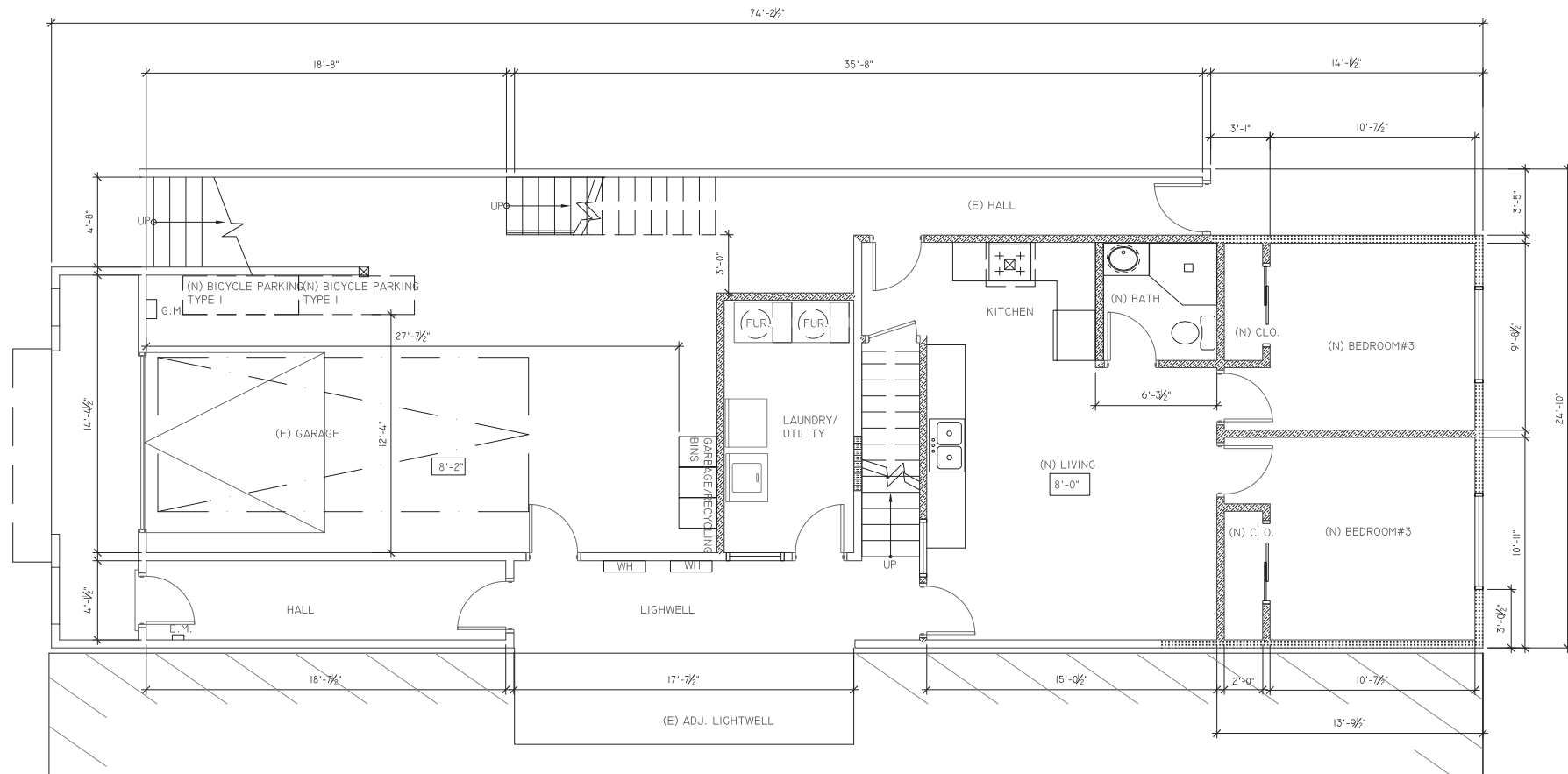
311 Notification Plans



A1.0



I-EXISTING 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

LEGEND

- EXISTING WALL TO REMAIN
- (E) WALL TO BE REMOVE
- EXISITNG DOOR TO REMAIN
- (E) DOOR TO BE REMOVE
- EXISTING WINDOW TO REMAIN (E)
- EXISTING WINDOW TO BE REMOVED (E)
- NEW EXTERIOR WALL, I-HR RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- NEW WINDOW

PROJECT:

RESIDENTIAL REMODEL & ADDITION

FOR

RAYMOND HUANG

XIE ASSOCIATES
Architectural Design & Planning

501 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax: (415) 656-0542
Email: bill@xiearchdesign.com

**1722
27TH AVE
SAN FRANCISCO,
CALIFORNIA**

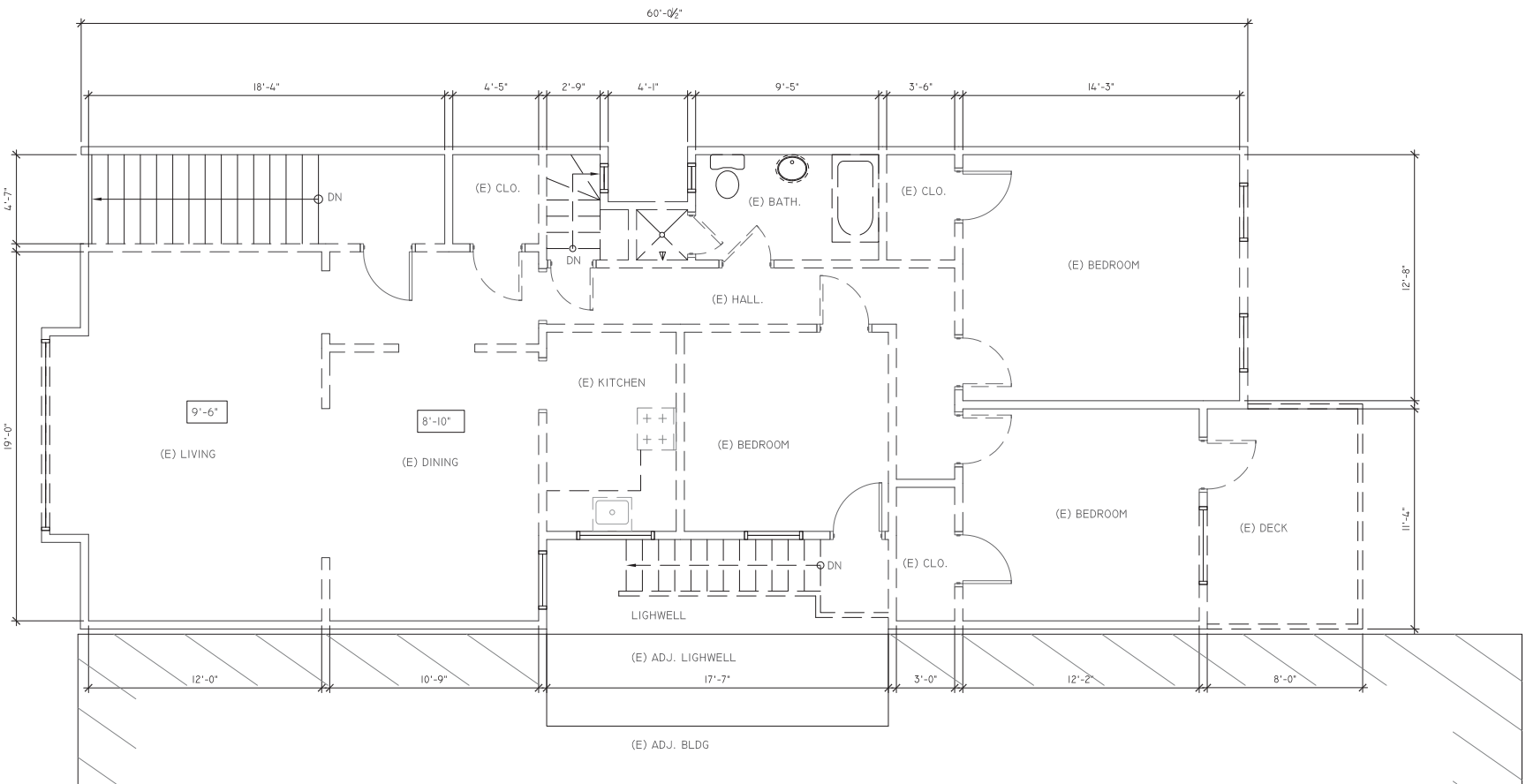
PROJECT NO:
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DRAWN BY: L.HONG
CHECK BY:
DATE: 05/18/18



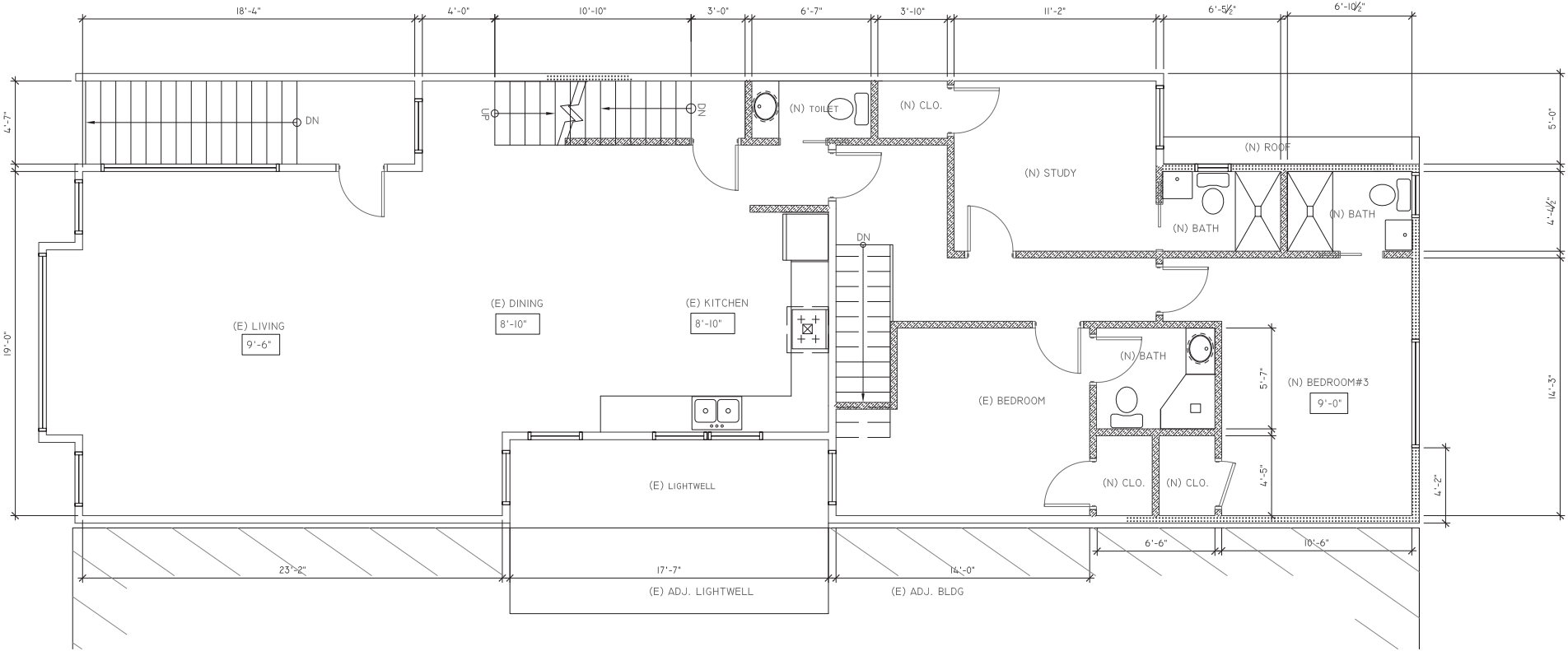
SHEET TITLE

FLOOR PLANS

A2.0



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



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

LEGEND

- EXISTING WALL TO REMAIN
- (E) WALL TO BE REMOVE
- EXISTING DOOR TO REMAIN
- (E) DOOR TO BE REMOVE
- EXISTING WINDOW TO REMAIN
- (E) WINDOW TO BE REMOVED
- NEW EXTERIOR WALL, I-HR RATED
- NEW EXTERIOR WALL, I-HR RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- NEW WINDOW

PROJECT:

RESIDENTIAL
REMODEL &
ADDITION

FOR

RAYMOND HUANG

XIE ASSOCIATES

Architectural Design & Planning

301 CRESCENT WAY #5412

SAN FRANCISCO, CA 94134

Tel: (415) 652-3047

Fax: (415) 656-0542

Email: bill@xiearchdesign.com

1722
27TH AVE
SAN FRANCISCO,
CALIFORNIA

PROJECT NO:

MODEL FILE:

DRAWN BY: JI HONG

CHECK BY:

DATE: 05/18/18

DATE: 05/18/18

DATE: 05/18/18

DATE: 05/18/18

DATE: 05/18/18

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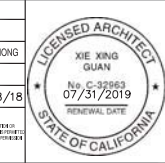
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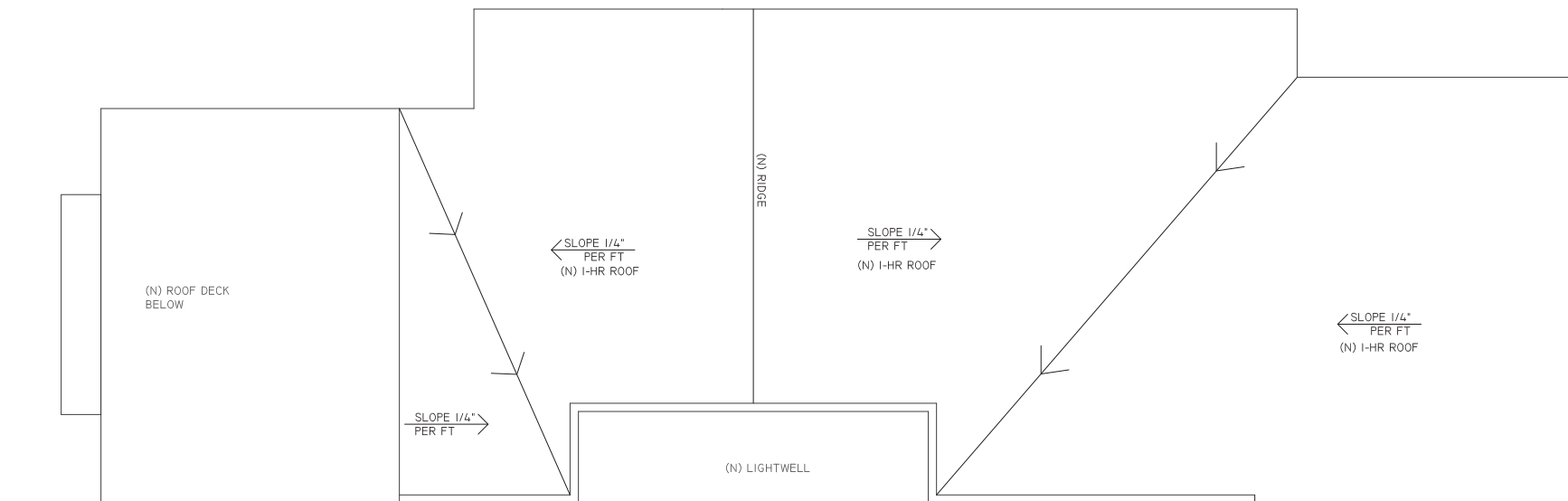
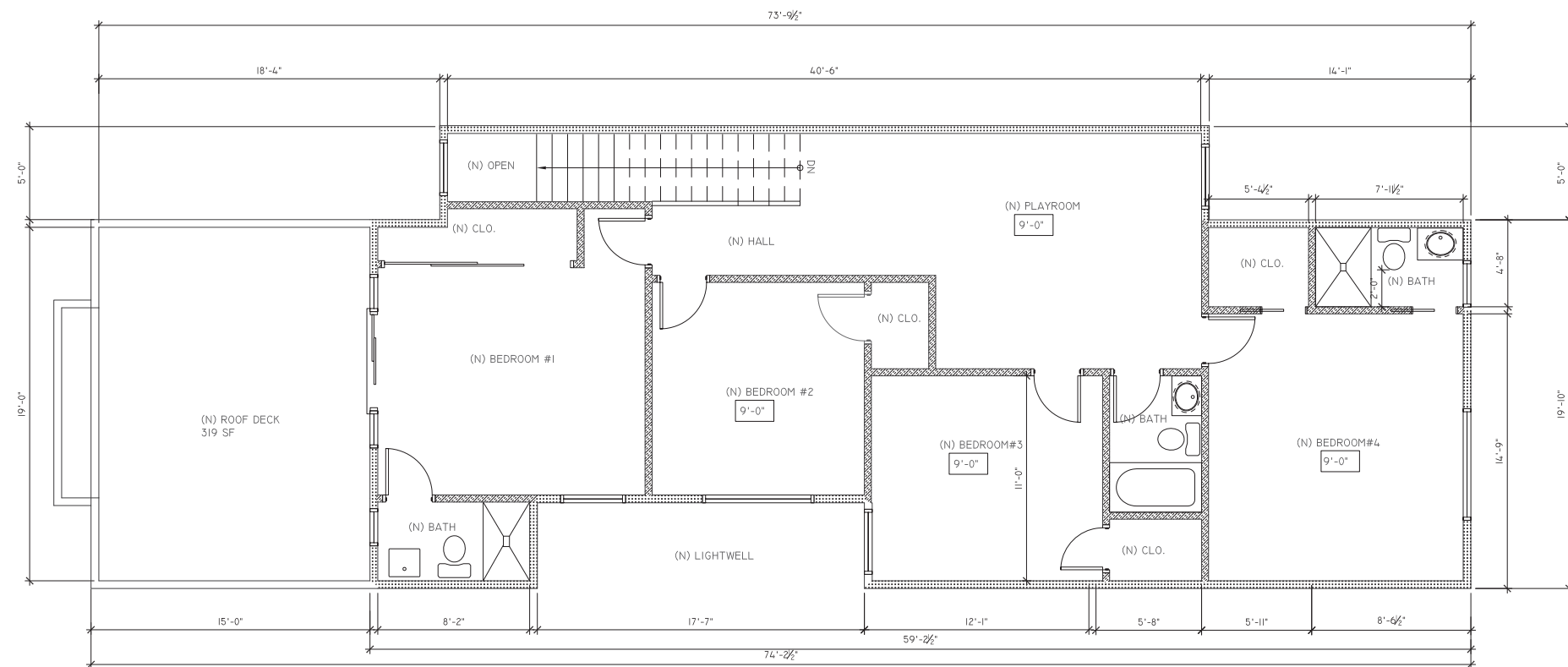
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









SHEET TITLE

FLOOR PLANS

A2.1



LEGEND

	EXISTING WALL TO REMAIN
	(E) WALL TO BE REMOVE
	EXISTING DOOR TO REMAIN
	(E) DOOR TO BE REMOVE
	EXISTING WINDOW TO REMAIN
	(E) WINDOW TO BE REMOVED
	NEW EXTERIOR WALL,
	NEW EXTERIOR WALL, I-HR RATED
	NEW INTERIOR WALL
	NEW INTERIOR WALL I-HR RATED
	NEW DOOR
	NEW WINDOW

PROJECT:

**RESIDENTIAL
REMODEL &
ADDITION**

FOR

RAYMOND HUANG

XIE ASSOCIATES
Architectural Design & Planning

Architectural Design & Planning

501 CRESCENT WAY #5412

SAN FRANCISCO, CA 94134

Tel: (415) 652-3047

Fax: (415) 656-0542
Email: hll@xlearnchdes.com

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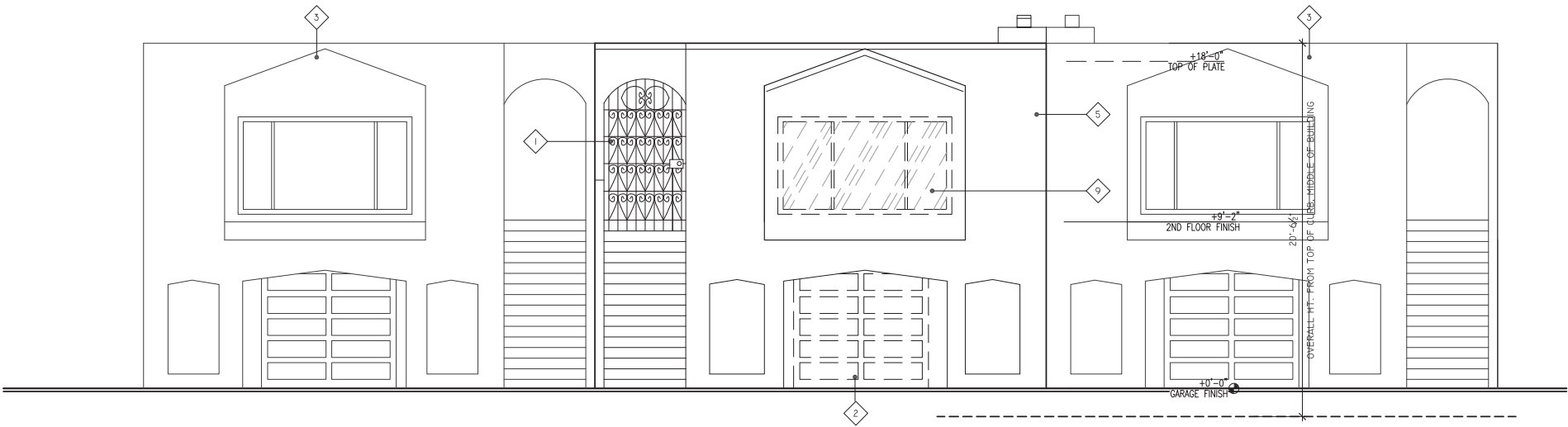
**1722
27TH AVE
SAN FRANCISCO,
CALIFORNIA**

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DRAWN BY: LI HONG	
CHECK BY:	
DATE: 05/18/18	

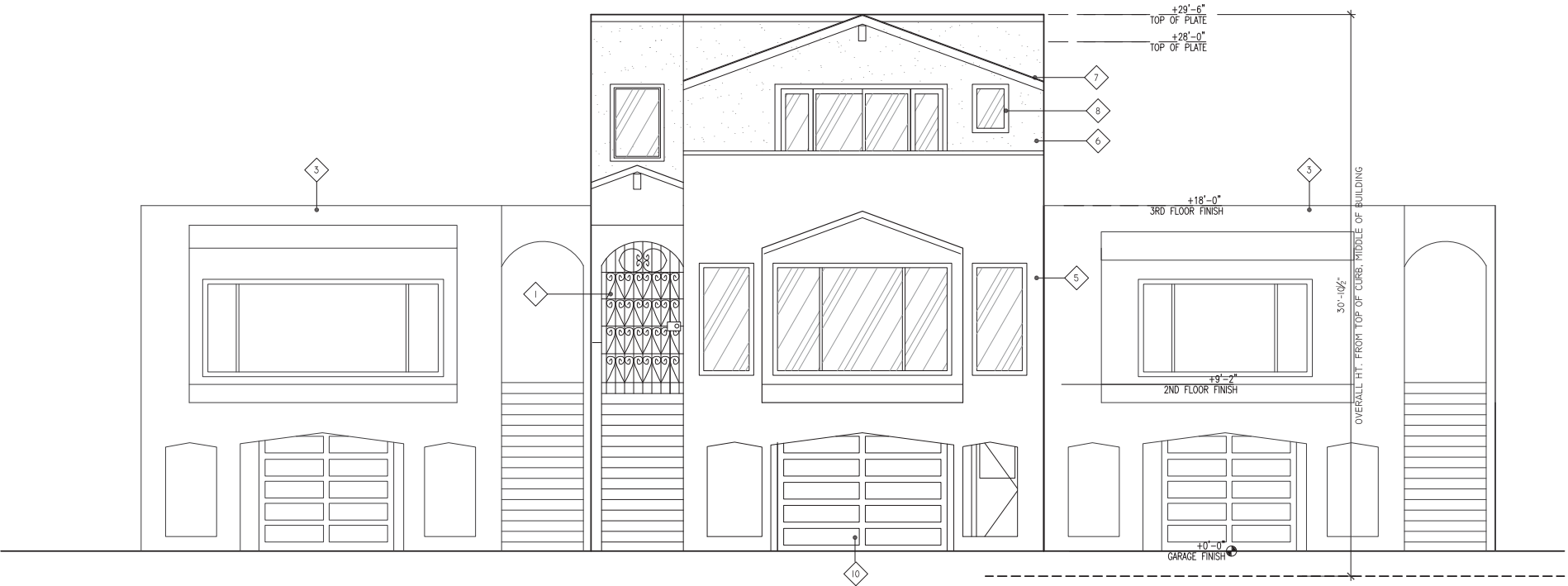
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FLOOR PLANS

A2.2



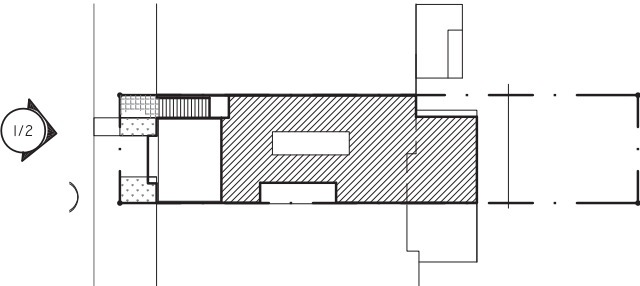
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SCALE:1/4"=1'-0"



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

- GENERAL NOTES**
- I. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.
- II. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.
- V. PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER
- VI. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD
- VII. ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

- WORK NOTES**
- 1—EXISTING STAIR AND GATE TO REMAIN
- 2—(E) GAGARE DOOR TO BE REPLACE
- 3—(E) ADJ. BUILDINGS
- 4—(E) WOOD GARAGE TO REMAIN
- 5—(E) STUCCO WALL TO REMAIN
- 6—(N) STUCCO WALL FINISH, MATCH (E), TYP.
- 7—(N) DECORATED WOOD EAVE
- 8—NEW FIBERGLASS GLASS DOOR/WINDOW WITH NEW WOOD TRIM
- 9—(E) WINDOW TO BE REPLACED
- 10—NEW WOOD GARAGE DOOR



3-KEY MAP

PROJECT:

**RESIDENTIAL
REMODEL &
ADDITION**

FOR

RAYMOND HUANG

XIE ASSOCIATES

Architectural Design & Planning

501 CRESCENT WAY #5412

SAN FRANCISCO, CA 94134

Tel: (415) 652-3047

Fax: (415) 656-0542

Email: xie@xiearchdesign.com

**1722
27TH AVE
SAN FRANCISCO,
CALIFORNIA**

PROJECT NO:

MODEL FILE:

DRAWN BY: J. HONG

CHECK BY:

DATE: 05/18/18

RENEWAL DATE:

STATE OF CALIFORNIA

RENEWAL DATE:

RENEWAL DATE:

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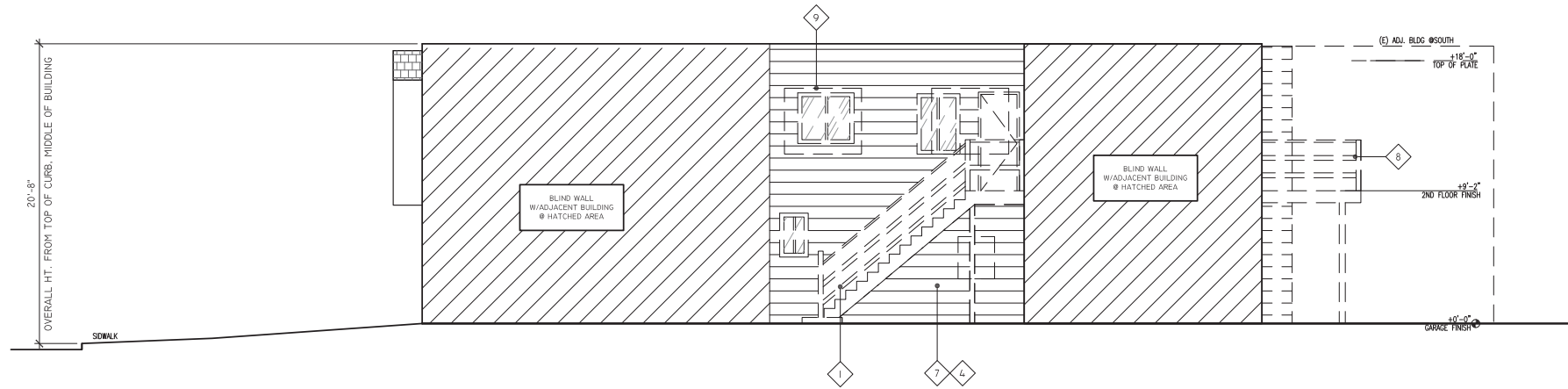
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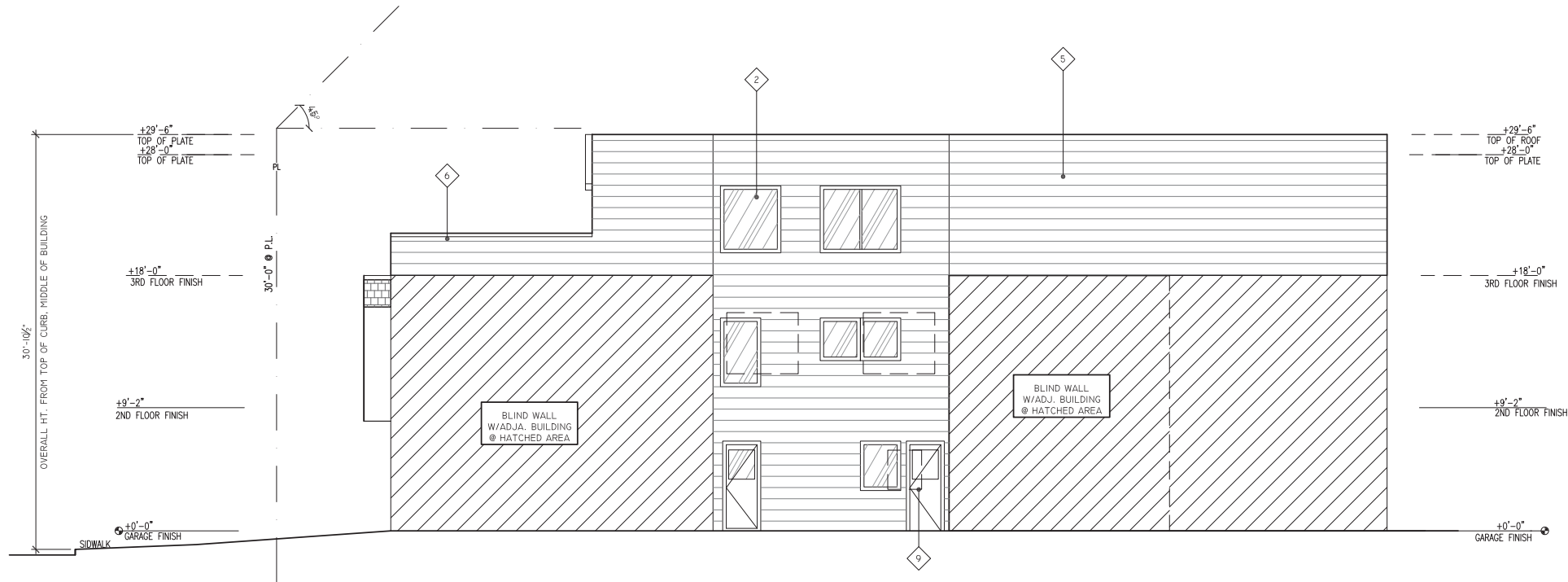
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**EXTERIOR
ELEVATIONS**

A3.0



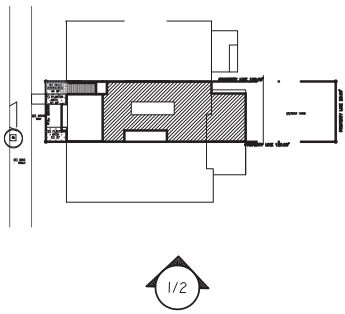
I- SOUTH(RIGHT) ELEVATION: EXISTING
SCALE: 1/4"=1'-0"



2- SOUTH(RIGHT) ELEVATION: PROPOSED
SCALE: 1/4"=1'-0"

WORK NOTES

- 1—REMOVE (E) STAIR AND WINDOWS, TYP.
- 2—(N) FIBERGLASS CLAD WINDOW WITH WOOD TRIM, TYP
- 3—(E) ADJ. BUILDINGS, BEYOND
- 4—(E) SIDING TO BE REMAIN
- 5—(N) CEMENT BOARD SIDING AT NEW ADDITION P.L., TYP.
- 6—(N) 42" HIGH. SOLID WALL GUARDRAIL
- 7—(E) LIGHTWELL TO REMAIN
- 8—(E) DECK TO BE REMOVED
- 9—(E) OUTLINE THE PROPERTY LINE FACING WINDOWS ON THE ADJACENT PROPERTIES, DASHED



3-KEY MAP

PROJECT:

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Architectural Design & Planning
501 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax: (415) 656-0542
Email: xie@xiearchitect.com

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PROJECT NO:
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SHEET TITLE

EXTERIOR
ELEVATIONS

A3.1

WORK NOTES

- 1

REMOVE (E) STAIR
- 2

(N) FIBERGLASS CLAD WINDOW WITH WOOD TRIM, TYP
- 3

(E) ADJ. BUILDINGS, BEYOND
- 4

(E) SIDING TO BE REMAIN
- 5

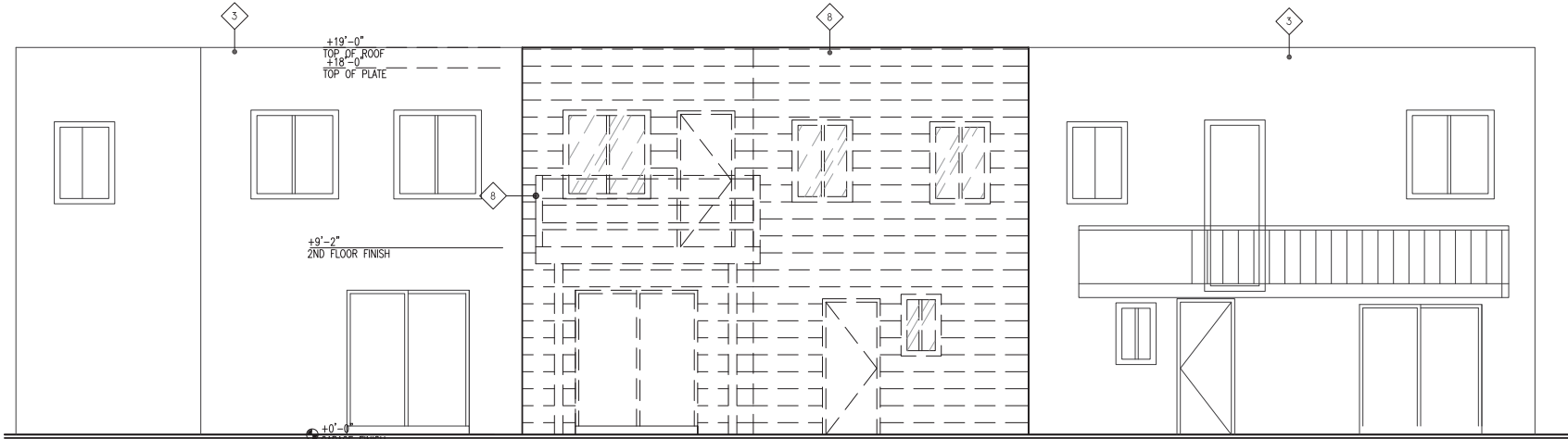
(N) CEMENT BPARD SIDING AT NEW ADDITION, TYP.
- 6

(N) 42" HIGH. SOILD WALL GUARDRAIL
- 7

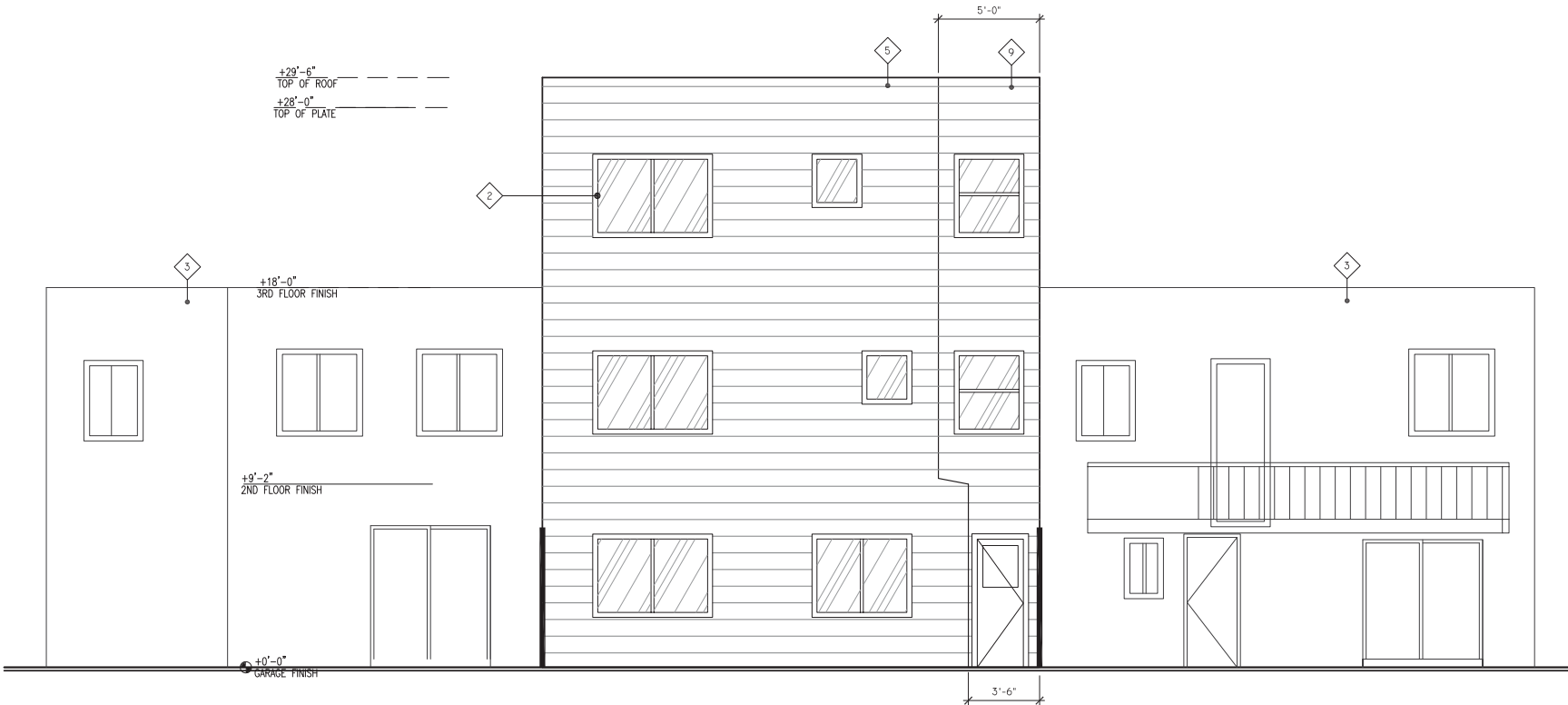
(E) LIGHTWELL TO REMAIN
- 8

(E) DECK AND WALL TO BE REMOVED
- 9

NEW 5 FEET SETBACK



I- EAST(REAR) ELEVATION: EXISTING
SCALE:1/4"=1'-0"



2- EAST(REAR) ELEVATION: PROPOSED
SCALE:1/4"=1'-0"

PROJECT:

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SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax: (415) 656-0542
Email: bll@xiearchdesign.com

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CHECK BY:
DATE: 05/18/18



SHEET TITLE

EXTERIOR
ELEVATIONS

A3.2

WORK NOTES

- 1

REMOVE (E) STAIR
- 2

(N) FIBERGLASS CLAD WINDOW WITH WOOD TRIM, TYP
- 3

(E) ADJ. BUILDINGS, BEYOND
- 4

(E) STUCCO WALL TO BE REMAIN
- 5

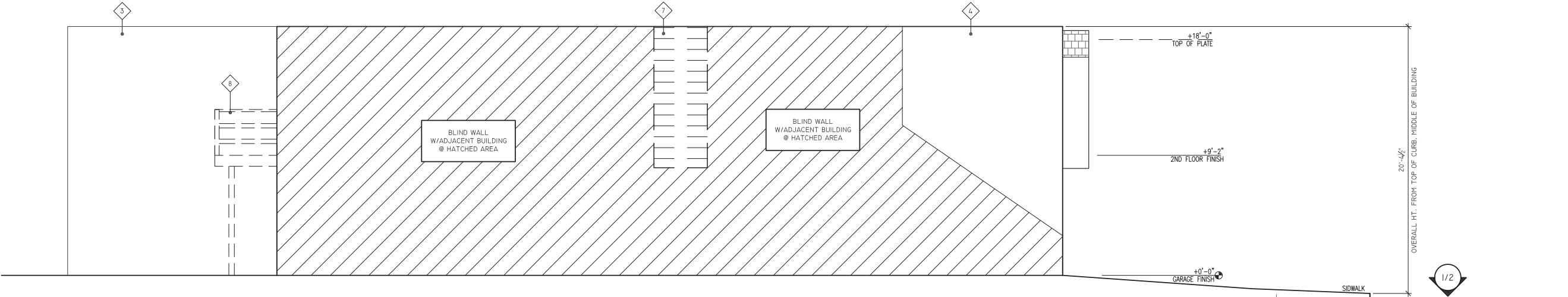
(N) CEMENT BOARD SIDING AT NEW ADDITION P.L. TYP.
- 6

(N) 42" HIGH. SOILD WALL GUARDRAIL
- 7

(E) LIGHTWELL TO BE INFILLED
- 8

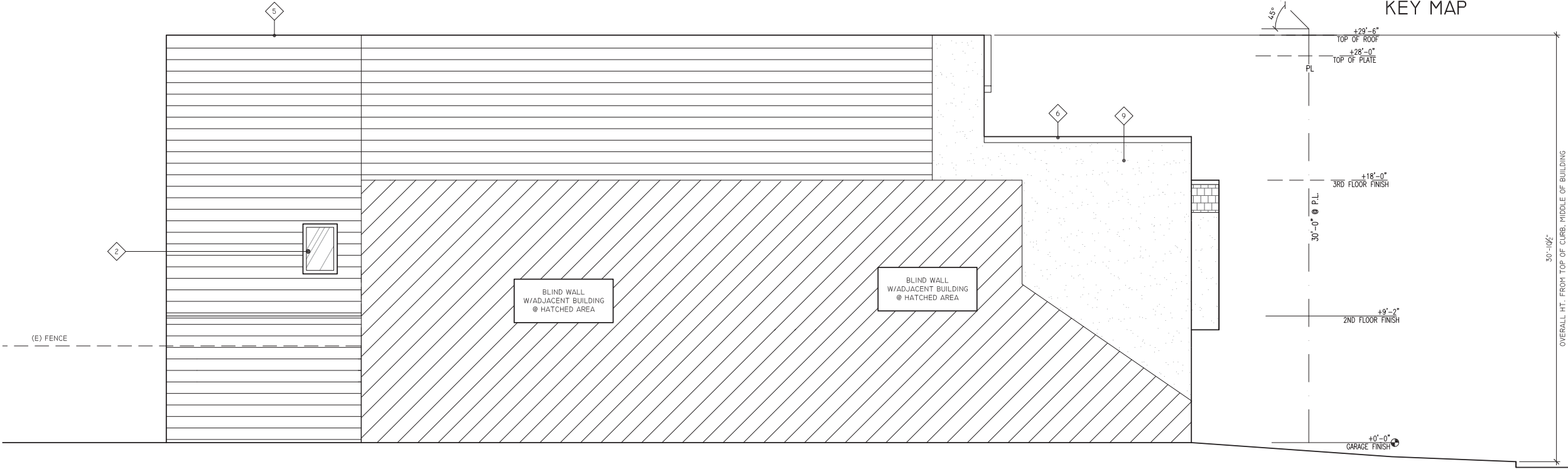
(E) DECK TO BE REMOVED
- 9

(N) STUCCO WALL FINISH, MATCH (E), TYP.



I- NORTH(LEFT) ELEVATION: EXISTING
SCALE:1/4"=1'-0"

1722
27TH AVE
SAN FRANCISCO,
CALIFORNIA



KEY MAP

2- NORTH(LEFT) ELEVATION: PROPOSED
SCALE:1/4"=1'-0"

PROJECT:

RESIDENTIAL
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SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax: (415) 656-0542
Email: bill@xiearchdesign.com

PROJECT NO:

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LICENSED ARCHITECT

XIE XING GUAN

No. C-32963

07/31/2019

RENEWAL DATE

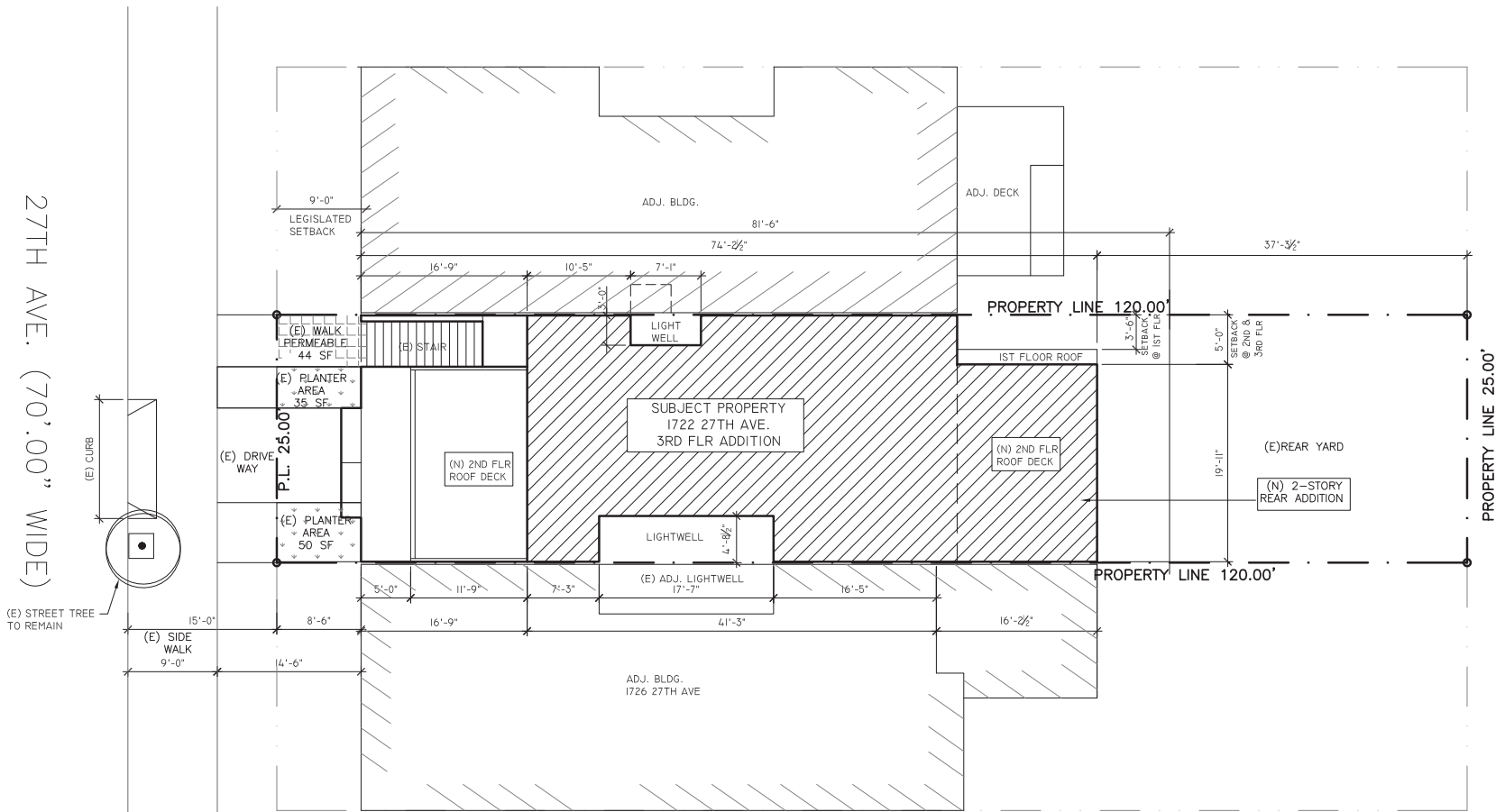
STATE OF CALIFORNIA

SHEET TITLE

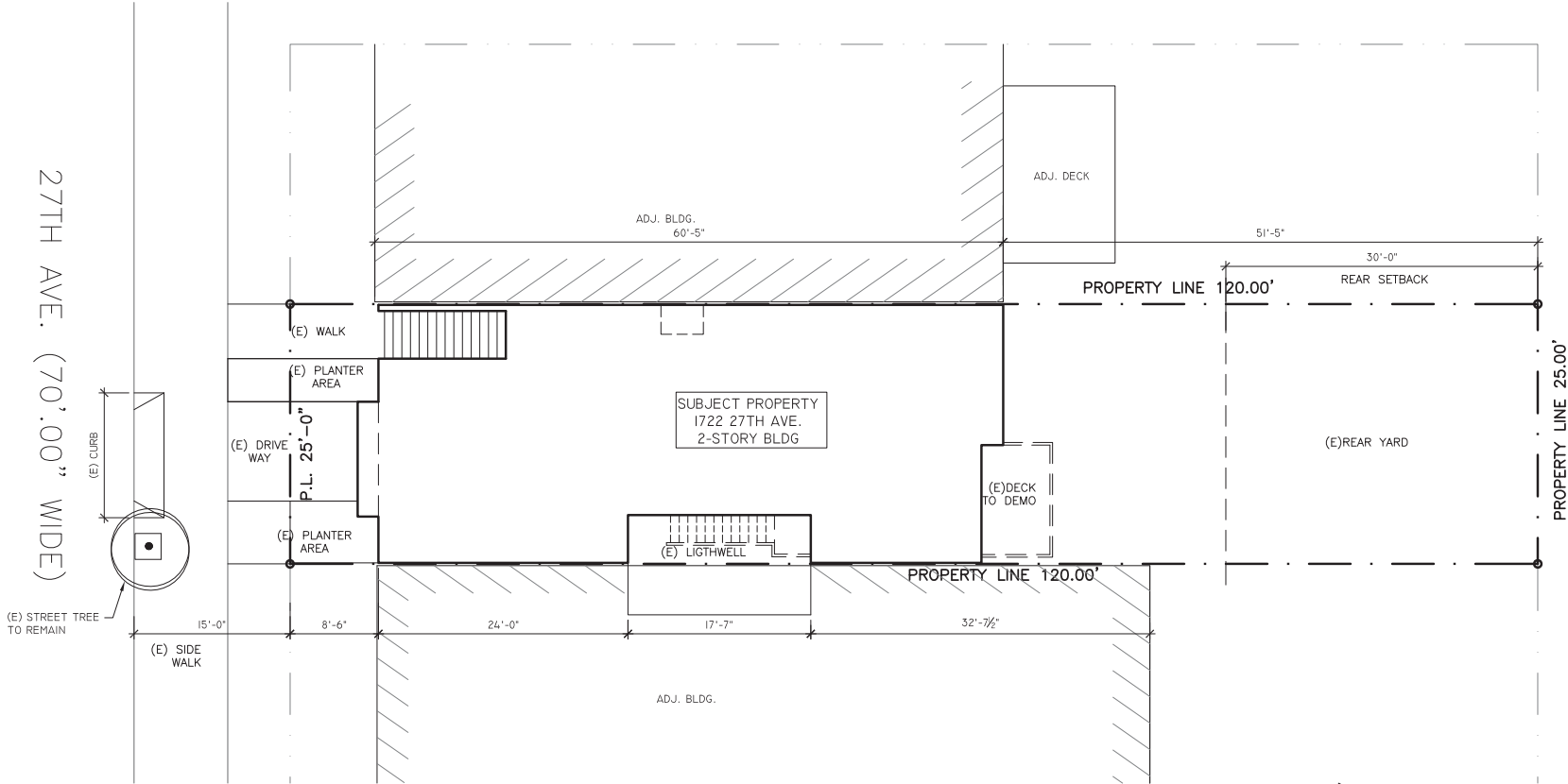
EXTERIOR
ELEVATIONS

A3.3

Plans Revised Post Discretionary Review Filing



1-PROPOSED SITE PLAN



2-EXISTING SITE PLAN

GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN FORCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
CODES USED:
2016 SAN FRANCISCO BUILDING CODE
2016 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE W/ S.F. AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE
2016 CALIFORNIA FIRE CODE(CFC)
2016 CALIFORNIA ENERGY CODE(CEC/T-24)W/ S.F. AMENDMENTS
2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.
5. ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF RAUM. ANY DISCREPANCY NOT REPORTED TO RAUM WILL ABSOLVE RAUM FROM ANY LIABILITY.
6. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
7. DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON PLANS OR DETAILS SHALL TAKE PRECEDENCE OVER SCALES SHOWN. ALL INTERIOR DIMENSIONS ARE MEASURED TO FINISHED SURFACES AND ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING, U.N.O.
8. THIS IS A STANDARD PERMIT SET DRAWINGS. FINISHES, SPECIFICATIONS, SHOP DRAWINGS, AND DETAILS BY OTHERS
9. PLUMBING, ELECTRICAL ARE UNDER A SEPARATE PERMIT
10. PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY LIC. SURVEYOR.
6. DURING ALL PHASE OF WORK, DO NOT DISTURB THE ADJACENT NEIGHBORS.
9. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS
10. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.
11. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.
13. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
14. STREET TREES SHALL BE LOCATED EITHER WITHIN A SETBACK AREA ON THE LOT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE SUBJECT LOT. 24" BOX MIN., SOIL SHALL BE BELOW-GRADE ENVIRONMENT WITH NUTRIENT-RICH, FREE FROM OVERLY-COMPACTED AND GENERALLY CONDUCIVE TO TREE DEVELOPMENT

PROPERTY DATA

<input type="radio"/> OWNER:	RAYMOND HUANG
<input type="radio"/> ADDRESS:	1722 27TH AVE SAN FRANCISCO, CA 94122
<input type="radio"/> BLOCK/LOT	2023/046
<input type="radio"/> ZONING:	RH-1 YEAR BUILT: 1915
<input type="radio"/> OCCUPANCY GROUP:	R-3/U
<input type="radio"/> CONSTRUCTION TYPE:	V-B
<input type="radio"/> NUMBER OF (E) UNITS: 1	<input type="radio"/> PROPOSED NUMBER OF UNITS: 2
<input type="radio"/> LOT AREA:	1,873 Φ
<input type="radio"/> (E) PARKING SPACE PROVIDED:	1 SPACE
<input type="radio"/> EXISTING BUILDING AREA	1,736 Φ
<input type="radio"/> EXISTING 1ST FLOOR AREA	1,321 Φ
<input type="radio"/> EXISTING 2ND FLOOR AREA	1,302 Φ
<input checked="" type="radio"/> PROPOSED 1ST FLOOR AREA:	1,539 Φ
<input checked="" type="radio"/> PROPOSED 2ND FLOOR AREA:	1,619 Φ
<input checked="" type="radio"/> PROPOSED 3RD FLOOR AREA:	1,300 Φ
<input checked="" type="radio"/> PROPOSED NEW ADU FLOOR AREA:	648 Φ
<input checked="" type="radio"/> FRONT SETBACK AREA	212 Φ
<input checked="" type="radio"/> PLANTER AREA, 20%	85 Φ >20%
<input checked="" type="radio"/> PERMEABLE AREA, 50%	129 Φ >50%

SCOPE OF WORK

ALTER EXSITING FLOOR LAYOUT
INCLUDING DEMOLITION AND CONSTRUCTION

-INTERIOR REMODEL FOR ALL FLOORS
-REAR 2-STORY HORIZONTAL ADDTION
-THIRD STORY VERTICAL ADDITION
WITH ROOF DECK AT 2ND FLOOR ROOF
FOR UPPER UNIT
-NEW ACCESSORY DWELLING UNIT
AT FIRST FLOOR PER ORDINANCE
I62-I6/PLANNING CODE
SECTION 207(C)(4) AND 307(I)

DEFERRED PERMIT

FIRE SPRINKLER SYSTEM UNDER SEPARATE
PERMIT, NFPA I3R

SHEET INDEX

A1.0	SITE PLAN AND NOTES
A2.0	EXISTING AND PROPOSED 1ST FLR PLANS
A2.1	EXISTING & PROPOSED 2ND FLOOR PLANS
A2.2	PROPOSED 3RD FLOOR AND ROOF PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS

LOCATION MAP (NTS)



LEGEND

	PROPERTY LINE
	SETBACK LINE
	6' WOOD FENCE LINE
	BLDG FOOTPRINT
	ADDITION AREA
	DEDICATED PLANTER AREA
	ADJ. BLDG FOOTPRINTS

PROJECT:

**RESIDENTIAL
REMODEL &
ADDITION**

FOR

RAYMOND HUANG

XIE ASSOCIATES

Architectural Design & Planning

301 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134

Tel: (415) 652-3047

Fax: (415) 656-0542

Email: bill@searchdesign.com

**1722
27TH AVE
SAN FRANCISCO,
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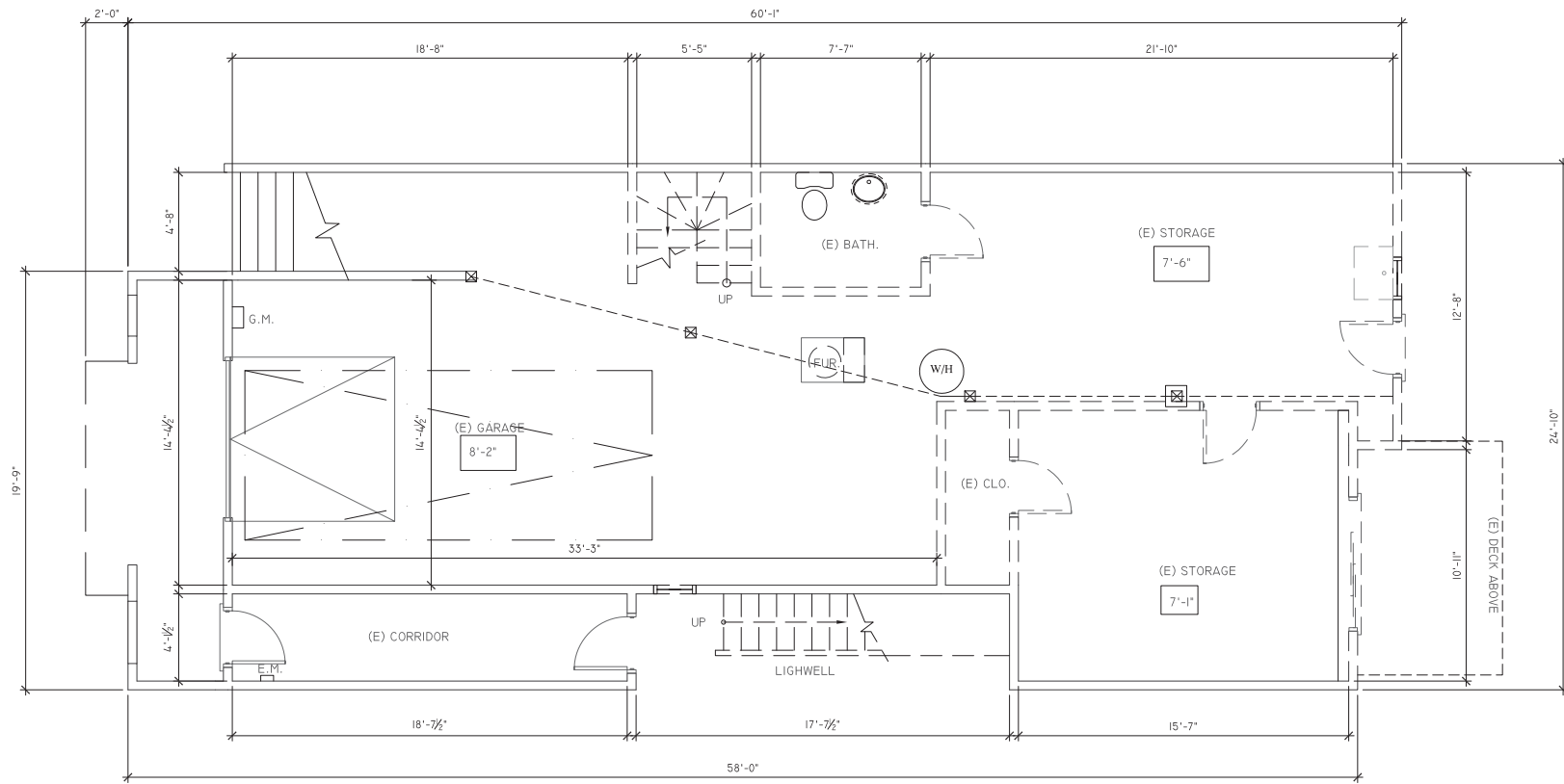
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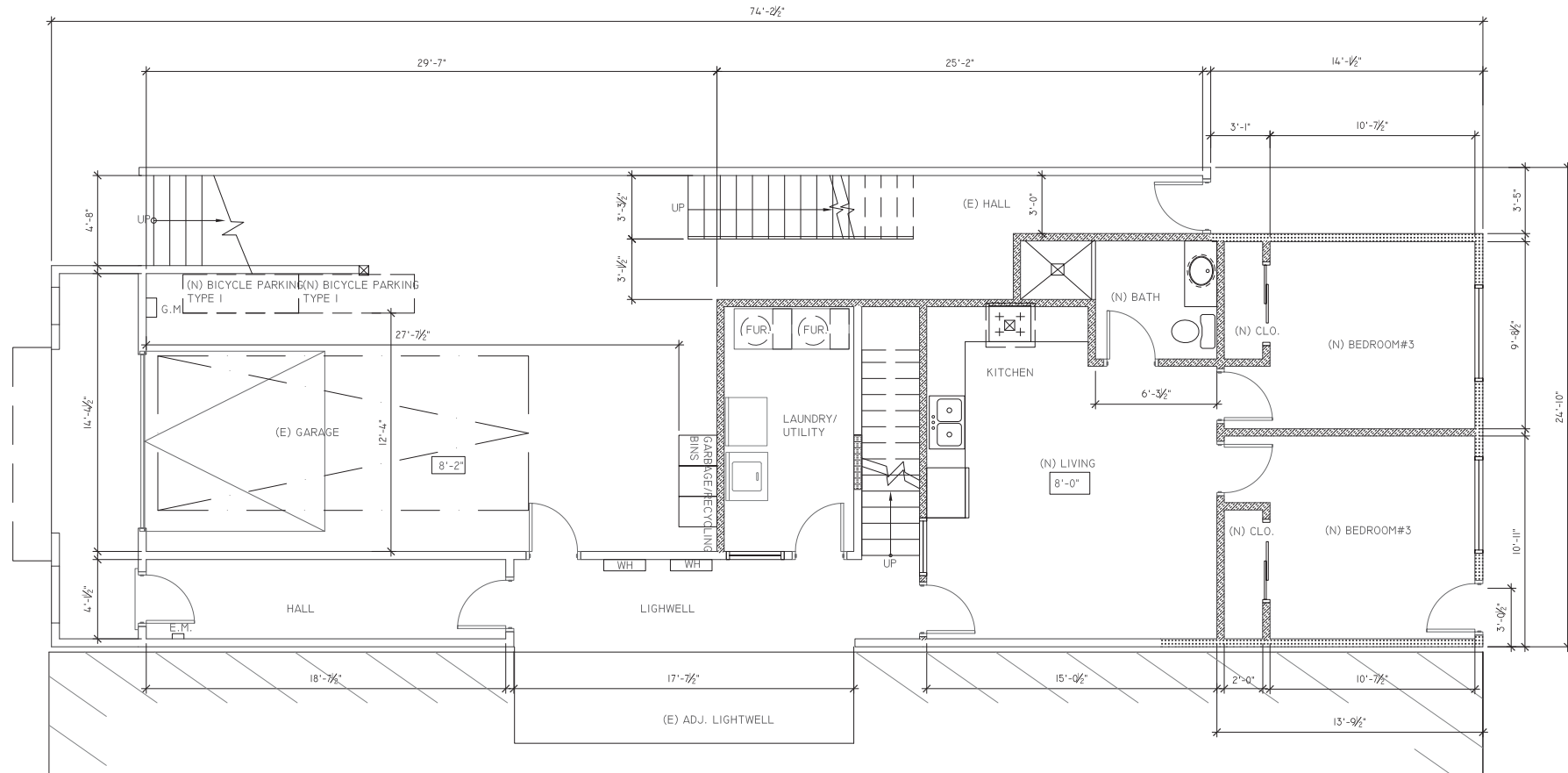
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**SITE PLAN
& NOTES**

A1.0



I-EXISTING 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

LEGEND

- EXISTING WALL TO REMAIN
- (E) WALL TO BE REMOVE
- EXISITNG DOOR TO REMAIN
- (E) DOOR TO BE REMOVE
- EXISTING WINDOW TO REMAIN
- (E) EXISTING WINDOW TO BE REMOVED
- NEW EXTERIOR WALL, I-HR RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- NEW WINDOW

PROJECT:

RESIDENTIAL REMODEL & ADDITION

FOR

RAYMOND HUANG

XIE ASSOCIATES
Architectural Design & Planning

501 CRESCENT WAY #5412
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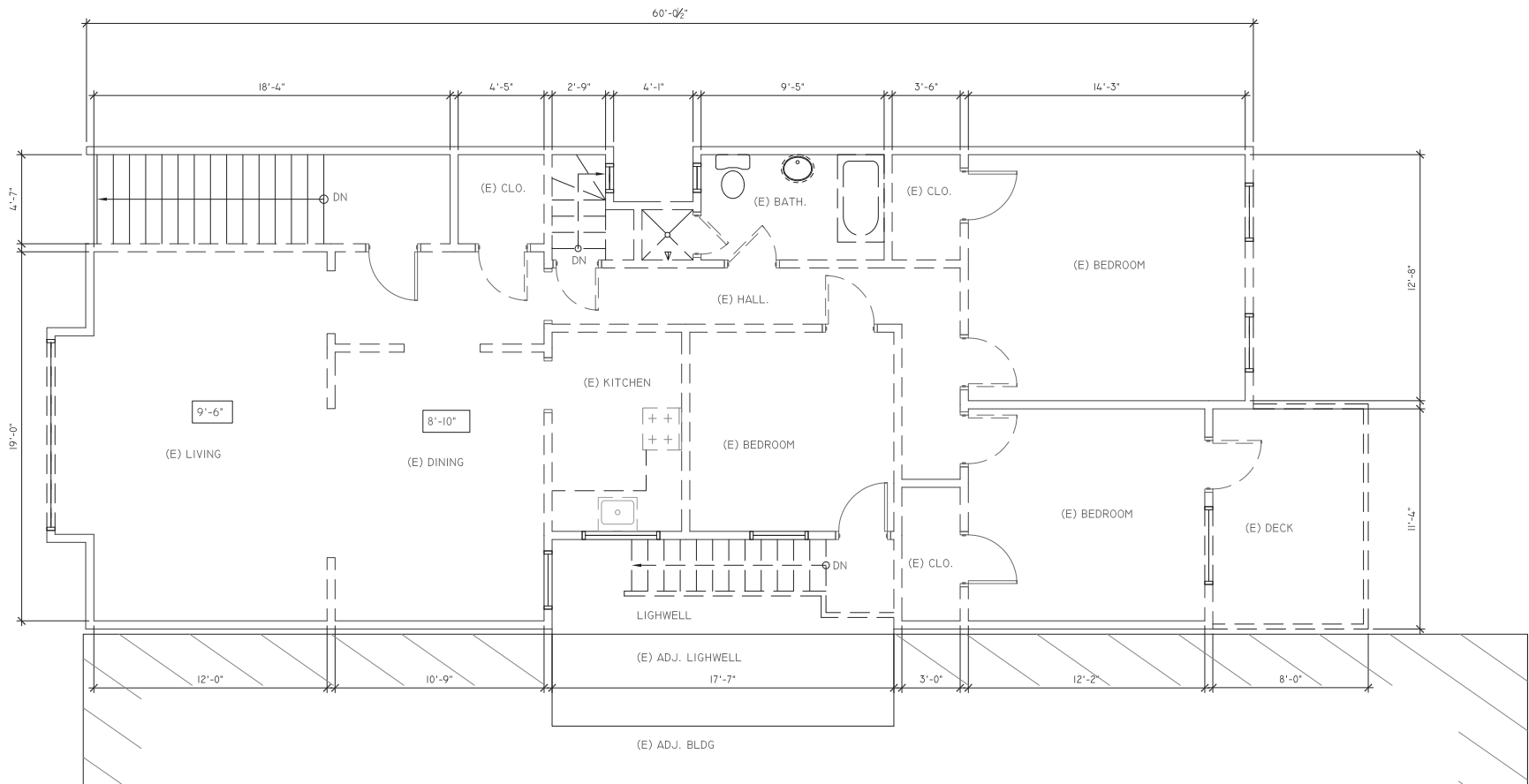
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STATE OF CALIFORNIA
LICENSED ARCHITECT
XIE XING
GUAN
No. C-35963
07/31/2019
RENEWAL DATE

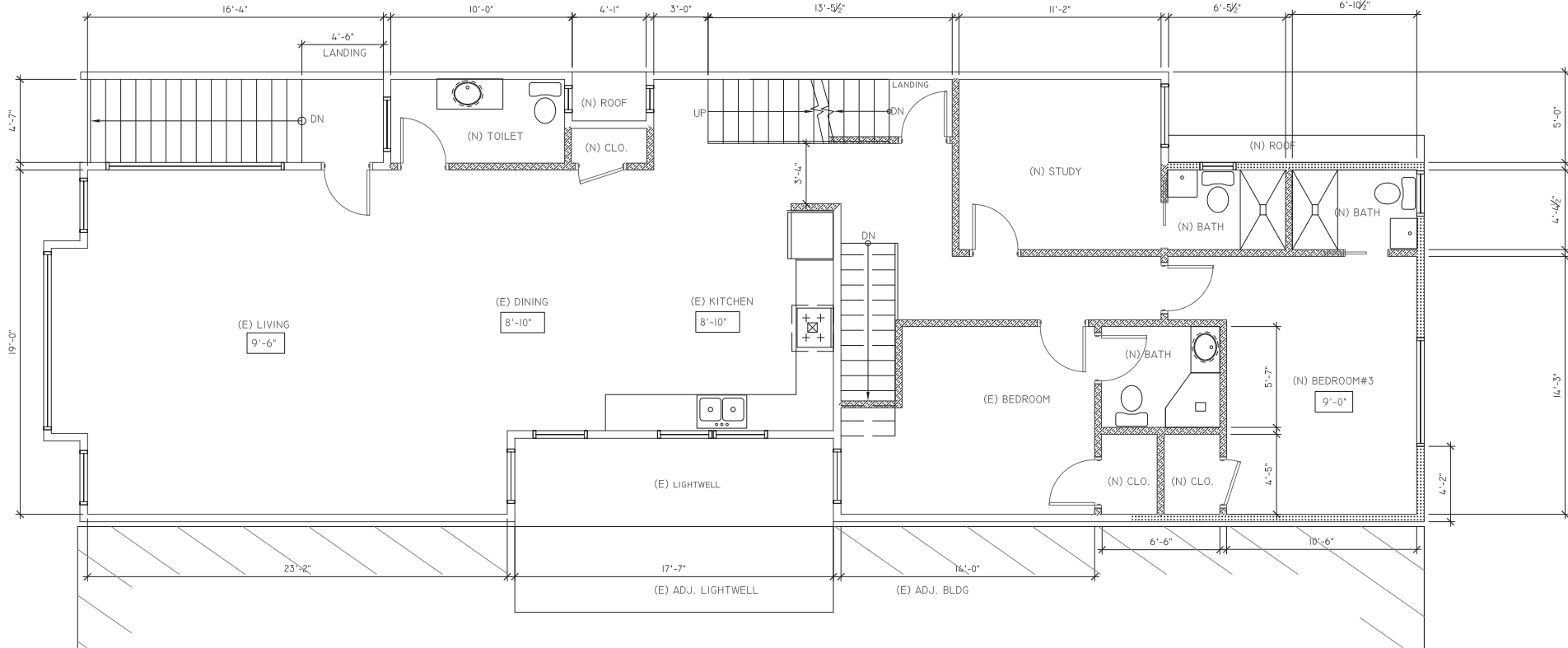
SHEET TITLE

FLOOR PLANS

A2.0



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



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

LEGEND

- EXISTING WALL TO REMAIN
- (E) WALL TO BE REMOVE
- EXISTING DOOR TO REMAIN
- (E) DOOR TO BE REMOVE
- EXISTING WINDOW TO REMAIN
- (E) EXISTING WINDOW TO BE REMOVED
- NEW EXTERIOR WALL, I-HR RATED
- NEW EXTERIOR WALL, I-HR RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL I-HR RATED
- NEW DOOR
- NEW WINDOW

PROJECT:

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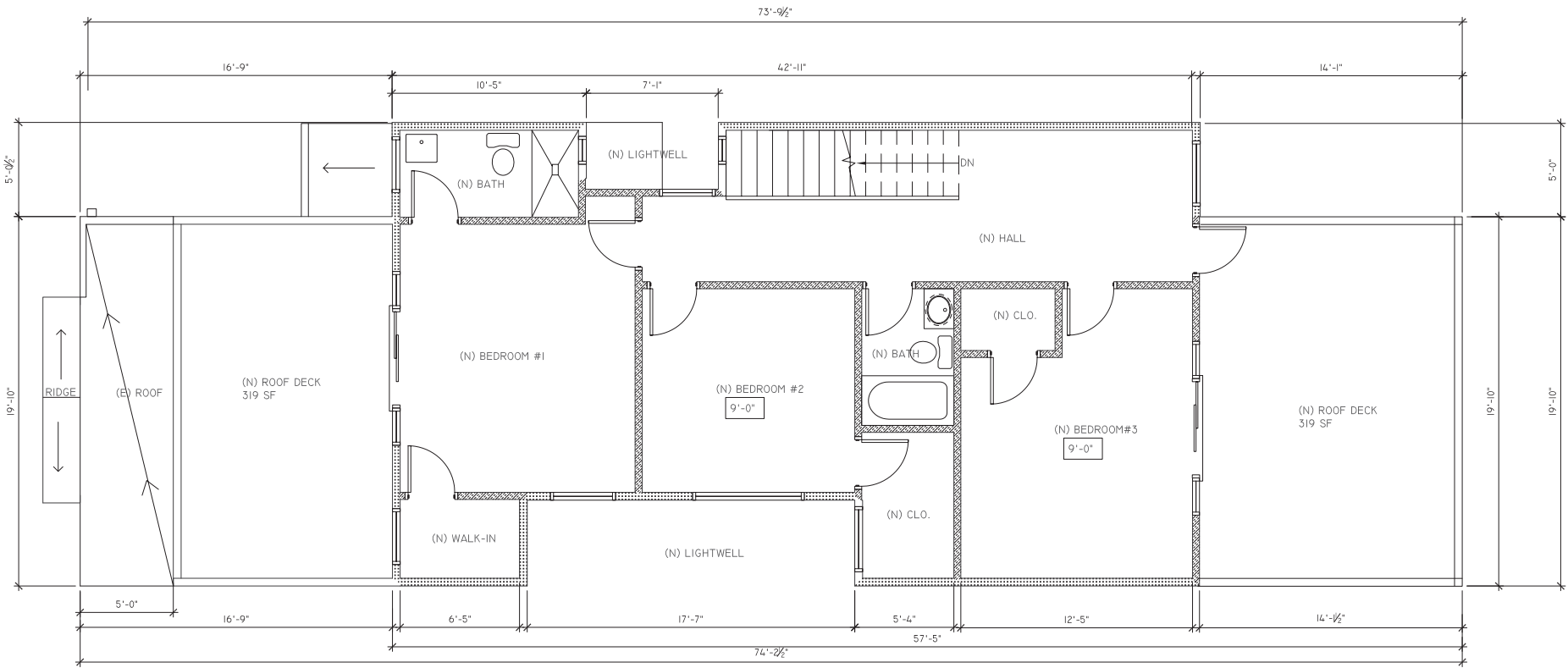
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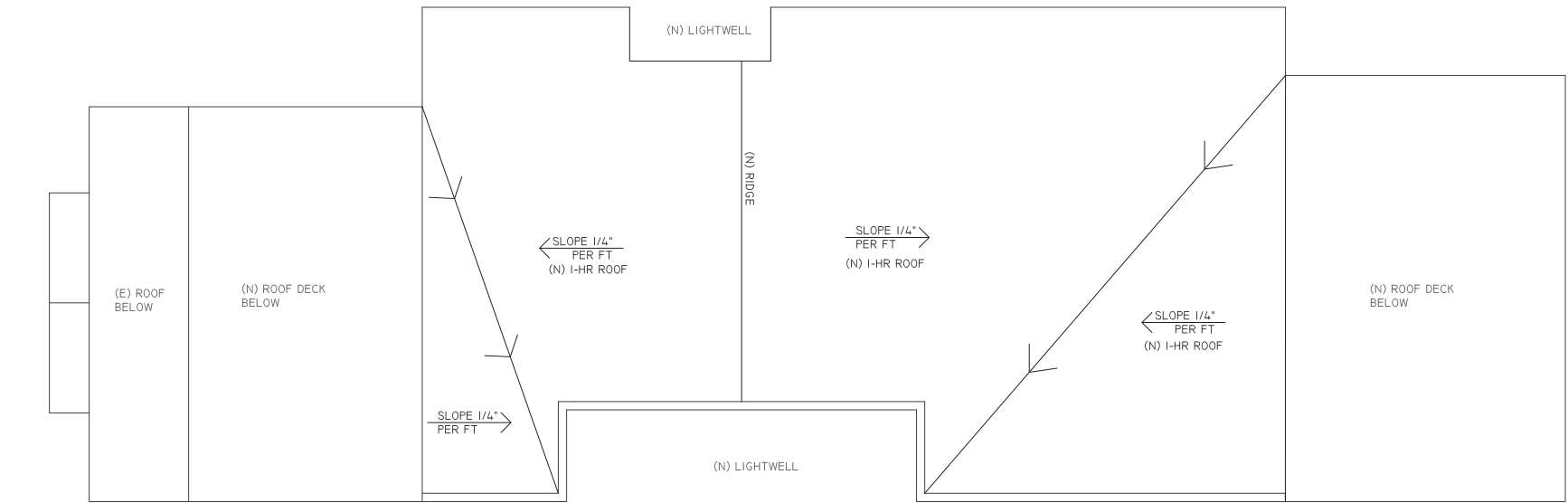
SHEET TITLE

FLOOR PLANS

A2.1



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



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

LEGEND

- | | |
|--|-----------------------------------|
| | EXISTING WALL TO REMAIN |
| | (E) WALL TO BE REMOVE |
| | EXISTING DOOR TO REMAIN |
| | (E) DOOR TO BE REMOVE |
| | EXISTING WINDOW TO REMAIN |
| | (E) EXISTING WINDOW TO BE REMOVED |
| | NEW EXTERIOR WALL, I-HR RATED |
| | NEW INTERIOR WALL |
| | NEW INTERIOR WALL I-HR RATED |
| | NEW DOOR |
| | NEW WINDOW |

PROJECT:

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601 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134

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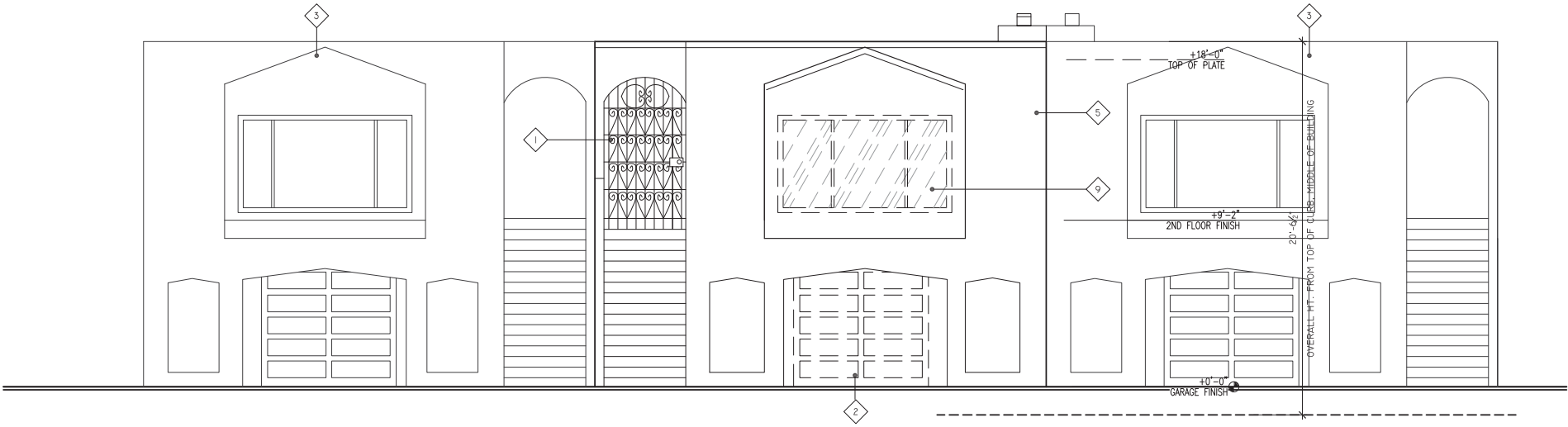
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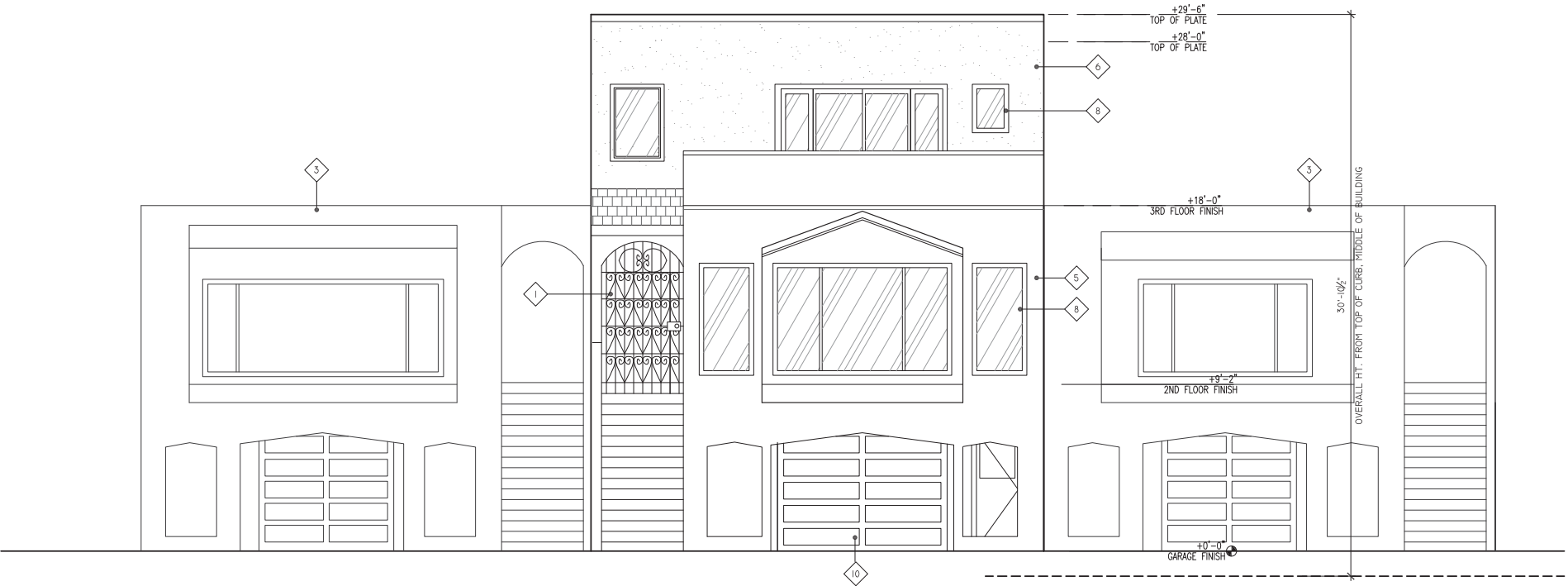
SHEET TITLE

FLOOR PLANS

A2.2



I- WEST(FRONT) ELEVATION: EXISTING
SCALE:1/4"=1'-0"



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

GENERAL NOTES

I. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.

II. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.

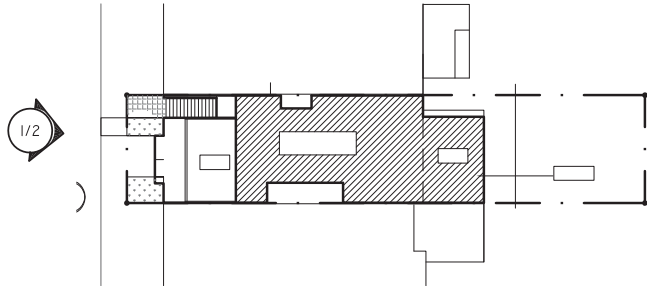
V. PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER

VI. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD

VII. ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

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- 1—EXISTING STAIR AND GATE TO REMAIN
- 2—(E) GAGARE DOOR TO BE REPLACE
- 3—(E) ADJ. BUILDINGS
- 4—(E) WOOD GARAGE TO REMAIN
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- 6—(N) STUCCO WALL FINISH, MATCH (E), TYP.
- 8—NEW FIBERGLASS GLASS DOOR/WINDOW WITH NEW WOOD TRIM
- 9—(E) WINDOW TO BE REPLACED
- 10—NEW WOOD GARAGE DOOR



3-KEY MAP

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SAN FRANCISCO,
CALIFORNIA**

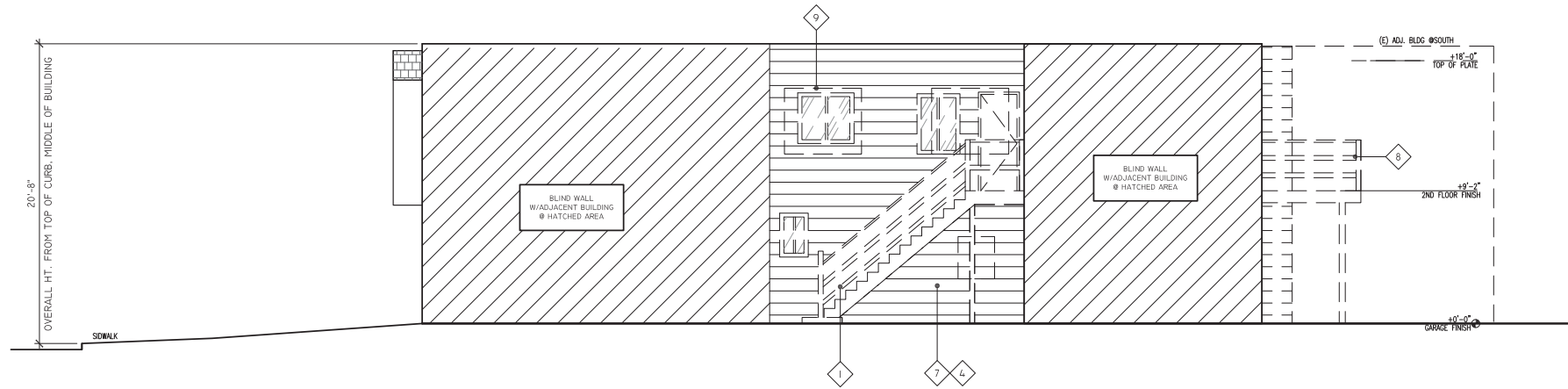
PROJECT NO:
MODEL FILE:
DRAWN BY: J. HONG
CHECK BY:
DATE: 05/18/18



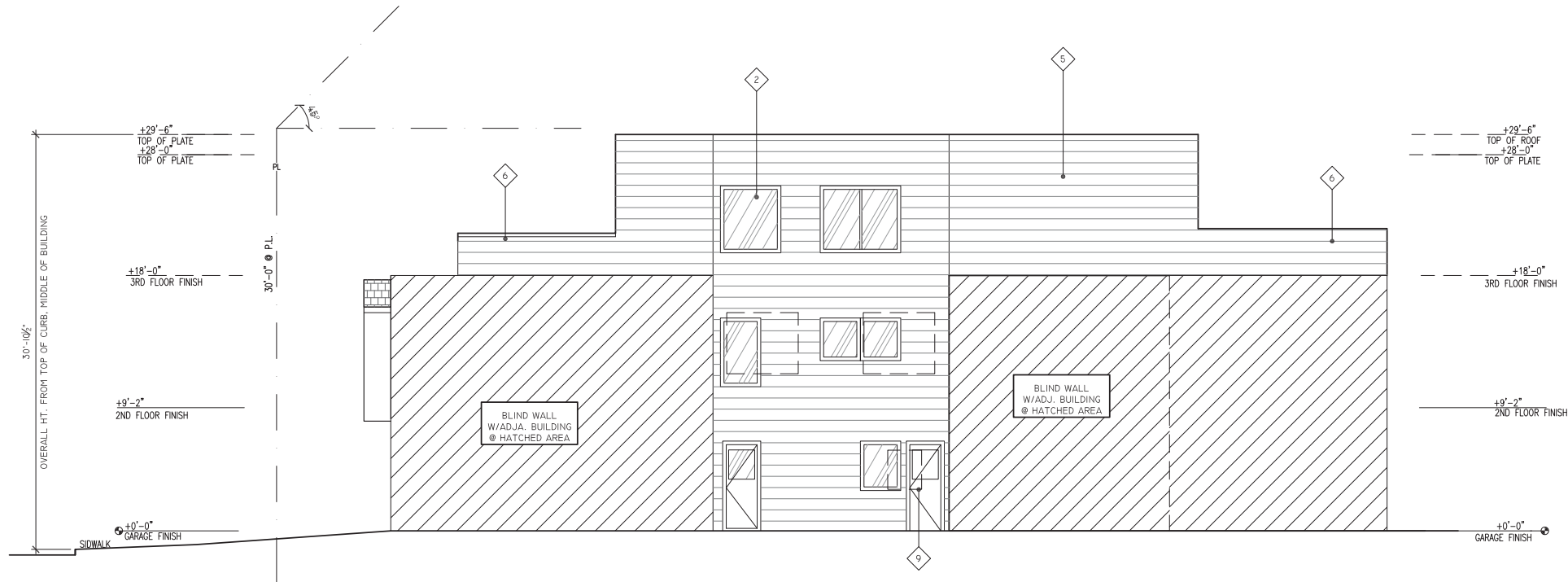
SHEET TITLE

**EXTERIOR
ELEVATIONS**

A3.0



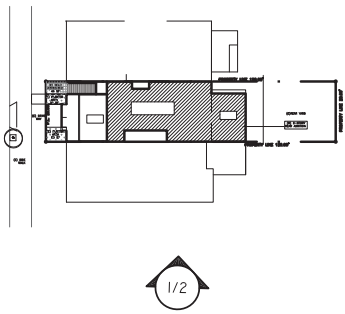
I- SOUTH(RIGHT) ELEVATION: EXISTING
SCALE: 1/4"=1'-0"



2- SOUTH(RIGHT) ELEVATION: PROPOSED
SCALE: 1/4"=1'-0"

WORK NOTES

- 1—REMOVE (E) STAIR AND WINDOWS, TYP.
- 2—(N) FIBERGLASS CLAD WINDOW WITH WOOD TRIM, TYP
- 3—(E) ADJ. BUILDINGS, BEYOND
- 4—(E) SIDING TO BE REMAIN
- 5—(N) CEMENT BOARD SIDING AT NEW ADDITION P.L., TYP.
- 6—(N) 42" HIGH. SOLID WALL GUARDRAIL
- 7—(E) LIGHTWELL TO REMAIN
- 8—(E) DECK TO BE REMOVED
- 9—(E) OUTLINE THE PROPERTY LINE FACING WINDOWS ON THE ADJACENT PROPERTIES, DASHED



3-KEY MAP

PROJECT:

**RESIDENTIAL
REMODEL &
ADDITION**

FOR

RAYMOND HUANG

XIE ASSOCIATES
Architectural Design & Planning
801 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax: (415) 656-0542
Email: xie@xiearchitect.com

**1722
27TH AVE
SAN FRANCISCO,
CALIFORNIA**

PROJECT NO:
MODEL FILE:
DRAWN BY: J. HONG
CHECK BY:
DATE: 05/18/18



SHEET TITLE

**EXTERIOR
ELEVATIONS**

A3.1

WORK NOTES

- 1

REMOVE (E) STAIR
- 2

(N) FIBERGLASS CLAD WINDOW WITH WOOD TRIM, TYP
- 3

(E) ADJ. BUILDINGS, BEYOND
- 4

(E) SIDING TO BE REMAIN
- 5

(N) CEMENT BOARD SIDING AT NEW ADDITION, TYP.

6

(N) 42" HIGH. SOILD WALL GUARDRAIL

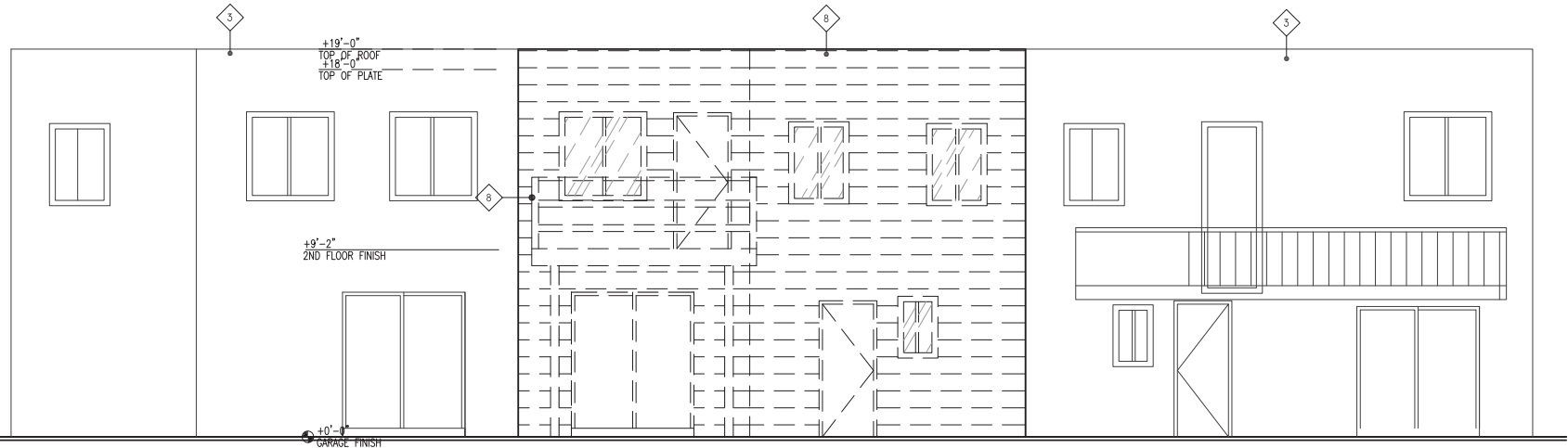
7

(E) LIGHTWELL TO REMAIN

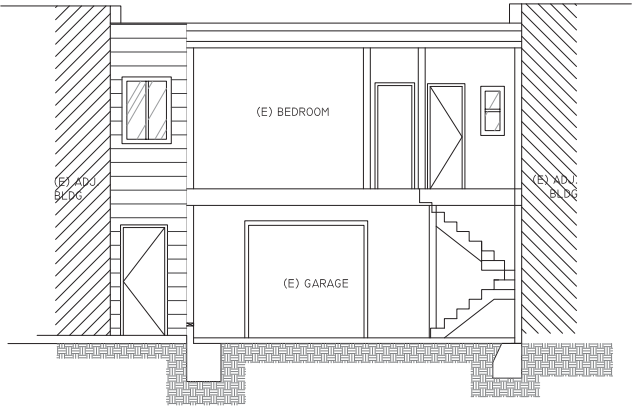
8

(E) DECK AND WALL TO BE REMOVED

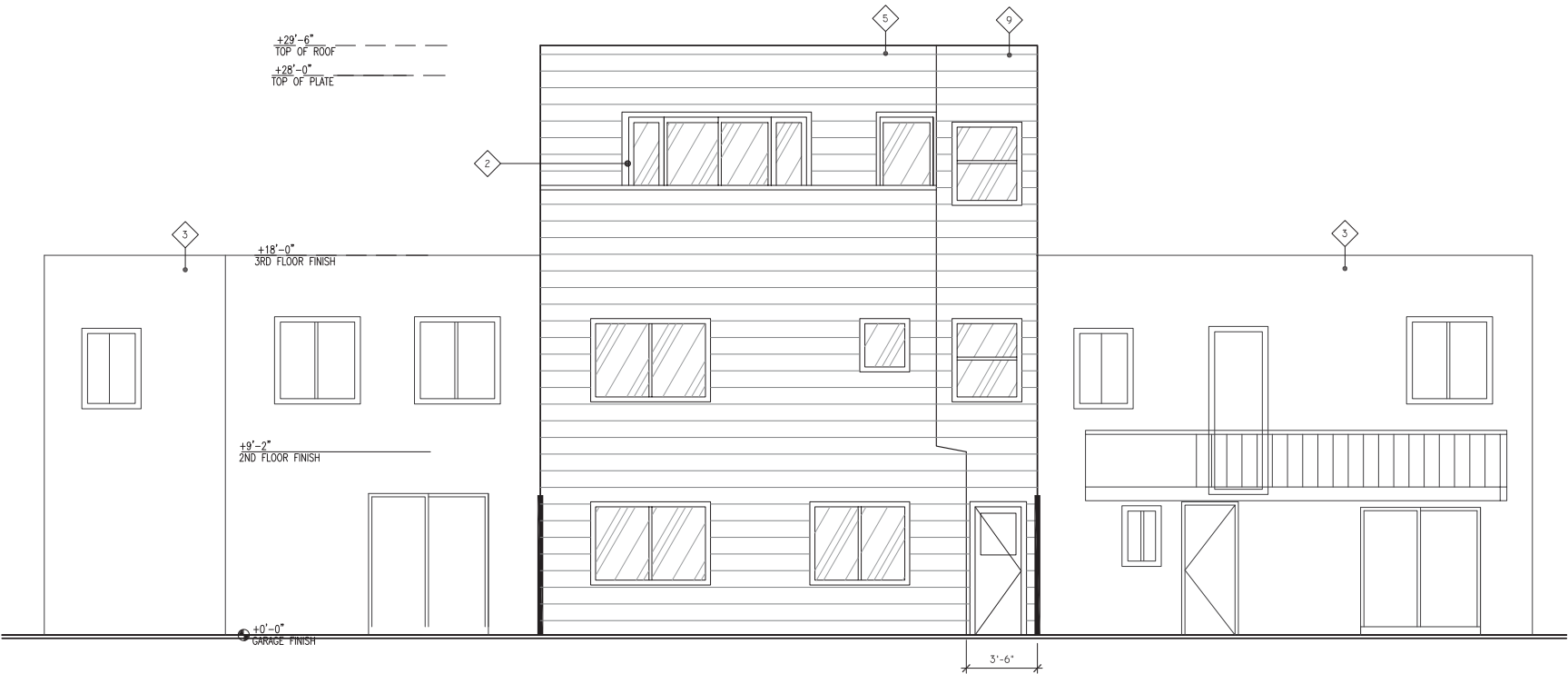
9

NEW 5 FEET SETBACK

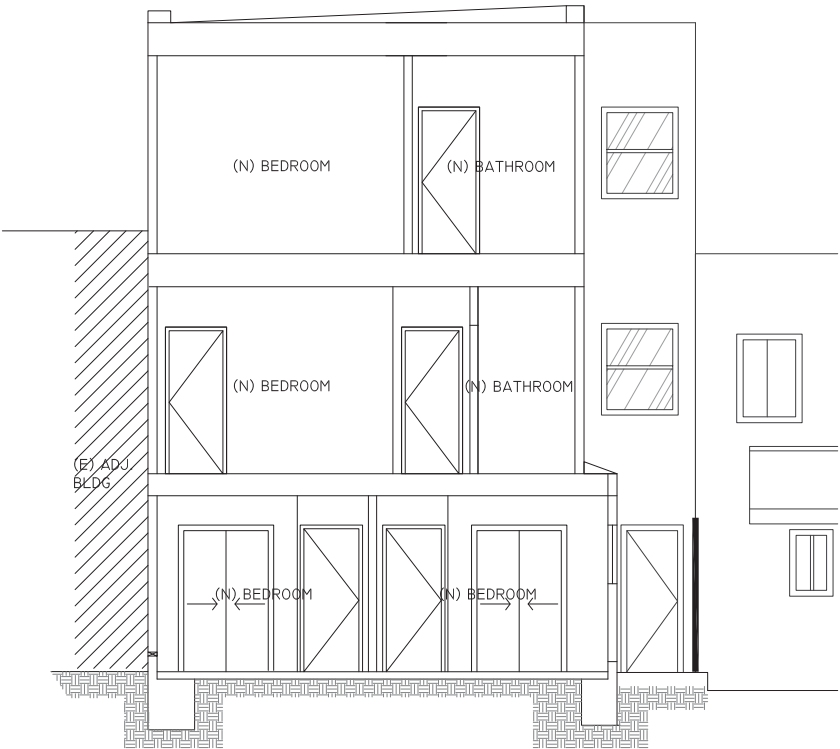
1- EAST(REAR) ELEVATION: EXISTING
SCALE:1/4"=1'-0"



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



2- EAST(REAR) ELEVATION: PROPOSED
SCALE:1/4"=1'-0"



4- PROPOSED BUILDING CROSS SECTION
SCALE:1/4"=1'-0"

PROJECT:

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ADDITION

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RAYMOND HUANG

XIE ASSOCIATES

Architectural Design & Planning

301 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134

Tel: (415) 652-3047

Fax: (415) 652-0542

Email: txie@xiearchdesign.com

1722
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DATE: 05/18/18

EXTERIOR
ELEVATIONS

A3.2

WORK NOTES

- 1

REMOVE (E) STAIR
- 2

(N) FIBERGLASS CLAD WINDOW WITH WOOD TRIM, TYP
- 3

(E) ADJ. BUILDINGS, BEYOND
- 4

(E) STUCCO WALL TO BE REMAIN
- 5

(N) CEMENT BOARD SIDING AT NEW ADDITION P.L. TYP.
- 6

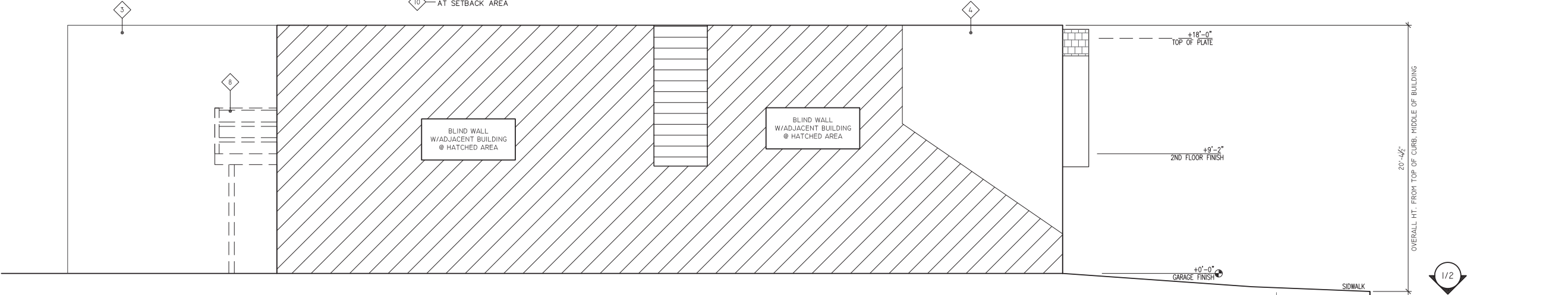
(N) 42" HIGH. SOLID WALL GUARDRAIL
- 7

(E) LIGHTWELL TO BE INFILLED
- 8

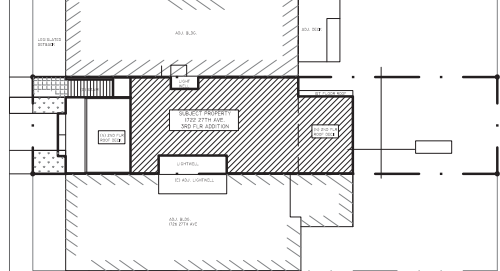
(E) DECK TO BE REMOVED
- 9

(N) STUCCO WALL FINISH, MATCH (E), TYP.
- 10

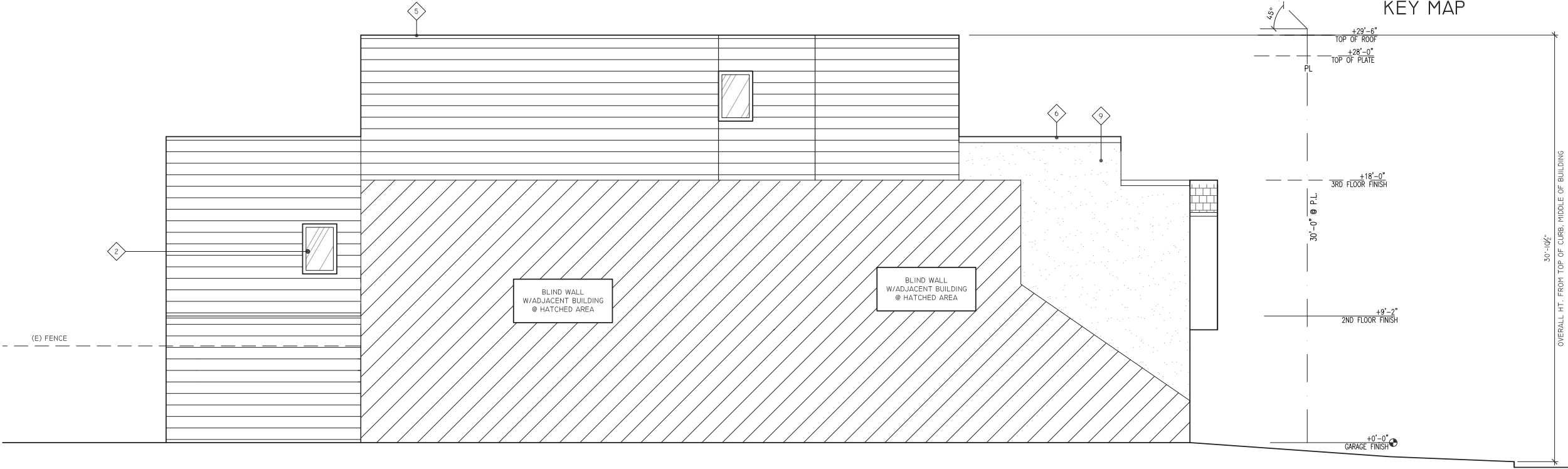
(N) WOOD GABLE ROOF OVER EXISTING ROOF AT SETBACK AREA



I- NORTH(LEFT) ELEVATION: EXISTING
SCALE:1/4"=1'-0"



KEY MAP



2- NORTH(LEFT) ELEVATION: PROPOSED
SCALE:1/4"=1'-0"

PROJECT:

RESIDENTIAL
REMODEL &
ADDITION

FOR

RAYMOND HUANG

XIE ASSOCIATES
Architectural Design & Planning
501 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax: (415) 656-0542
Email: bill@xiearchdesign.com

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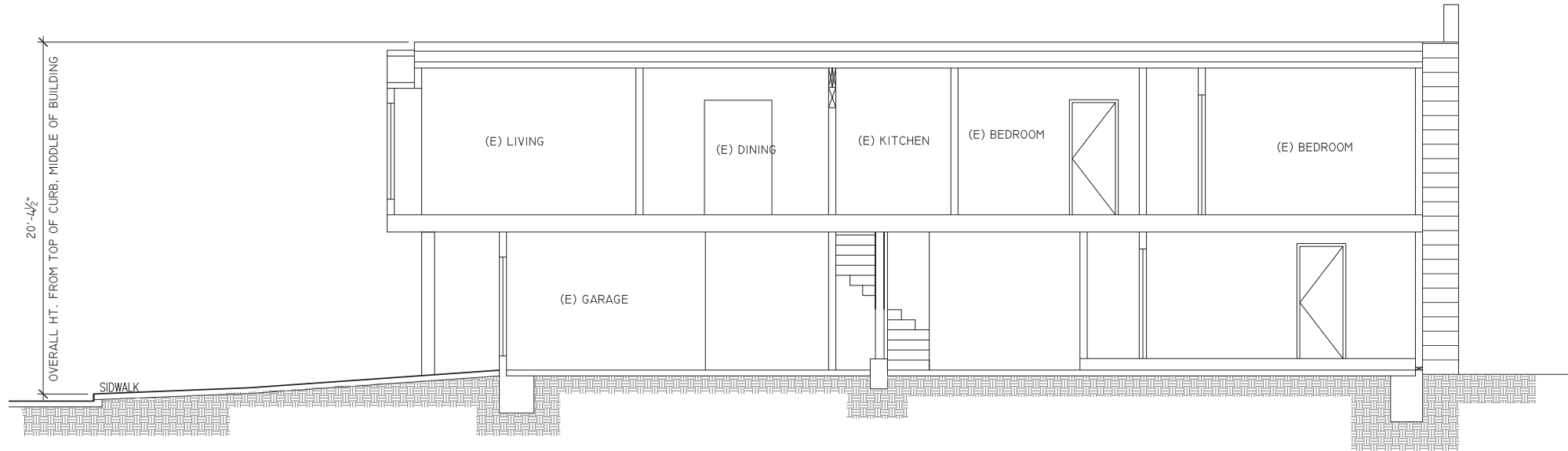
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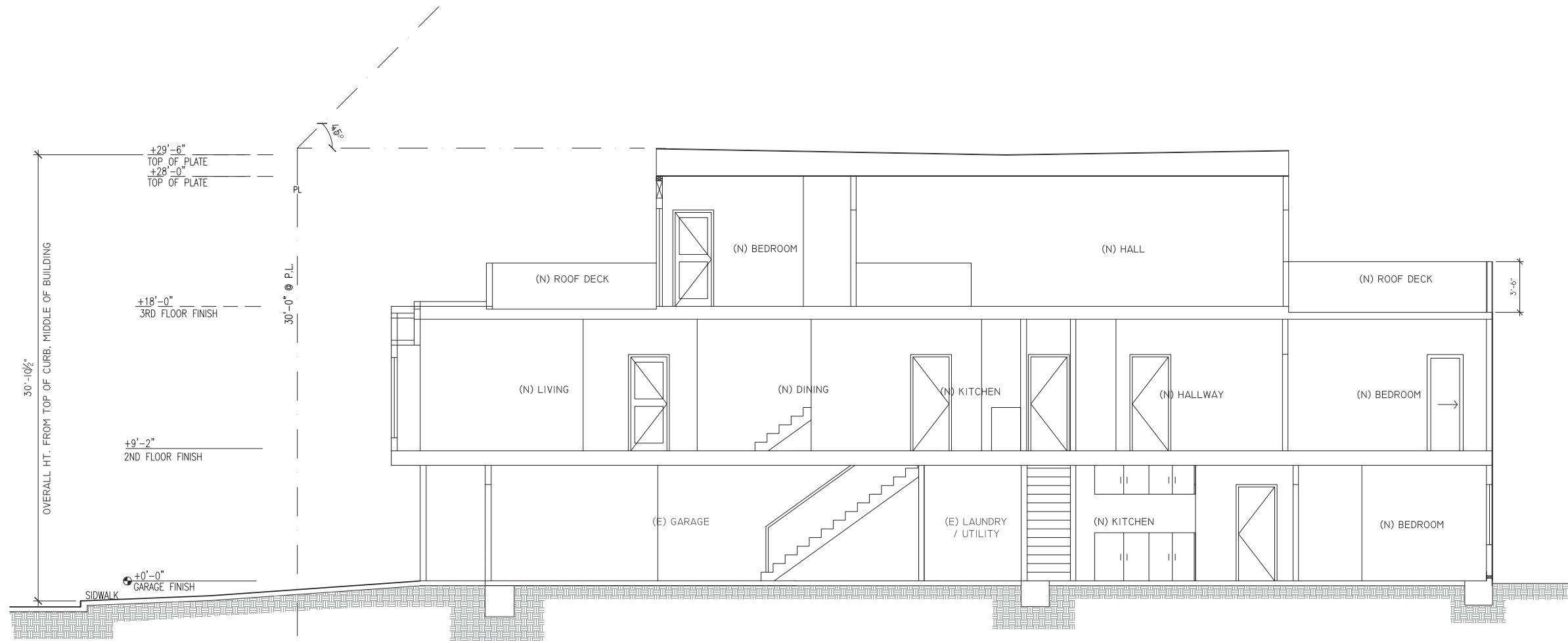
DATE: 05/18/18

EXTERIOR
ELEVATIONS

A3.3



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



2-BLDG PROPOSED LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"

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SHEET TITLE

**BUILDING
SECTIONS**

A4.0