

## SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 19, 2019

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377** 

Date:	December 9, 2019
Case No.:	2018-011578DRP
Project Address:	2898 Vallejo Street
Permit Application:	2019.0213.2822
Zoning:	RH-1 (D) [Residential House, One-Family- Detached]
	40-X Height and Bulk District
Block/Lot:	0955/017
Project Sponsor:	Justin Zucker
	Rueben Junius & Rose
	1 Bush St. #600
	San Francisco, CA 94104
Staff Contact:	David Winslow – (415) 575-9159
	David.Winslow@sfgov.org
Recommendation:	Do not take DR and Approve

## **PROJECT DESCRIPTION**

The project consists of a partial infill of an existing lightwell on the 4<sup>th</sup> floor at the east side for an elevator and an accessible bathroom. The addition is within the existing footprint of the floor below.

## SITE DESCRIPTION AND PRESENT USE

The site is a  $50'-0'' \ge 100'$  down sloping lot with an existing 3-story, one-family house built in 1921. The building is listed as a category 'A' historic resource.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Vallejo Street has an extremely consistent pattern of 2-story houses fronting the street that due to the steeply sloping down lots are 4-stories at the rear. Other than the subject property which is a corner lot and extends further than the interior lots, there is a very consistent mid-block open space pattern.

## **BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 30, 2018 – August 29, 2019	8.28. 2019	12.19.2019	106 days

### **HEARING NOTIFICATION**

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	November 30, 2019	November 30, 2019	20 days
Mailed Notice	20 days	November 30, 2019	November 30, 2019	20 days
Newspaper Notice	20 days	November 30, 2019	November 30, 2019	20 days

### **PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the			
block or directly across	0	0	0
the street			
Neighborhood groups	0	0	0

### DR REQUESTOR

Mary Sangiacomo of 2880 Vallejo Street, adjacent neighbor to the East of the proposed project.

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. The proposed addition will block light to existing side windows. <u>Proposed alternative:</u>

Reorganize proposed location of elevator preserve light well in its current configuration. See attached *Discretionary Review Applications*, dated January 8, 2019.

### PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

There are practical difficulties in locating an accessible elevator and bathroom in the existing envelope, and the addition poses minor impact in relation to light due to the height of the existing building massing. The project has been fully vetted by Planning Department staff and the Zoning Administrator

See attached Response to Discretionary Review, dated October 18, 2019.

### **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).

### **DEPARTMENT REVIEW**

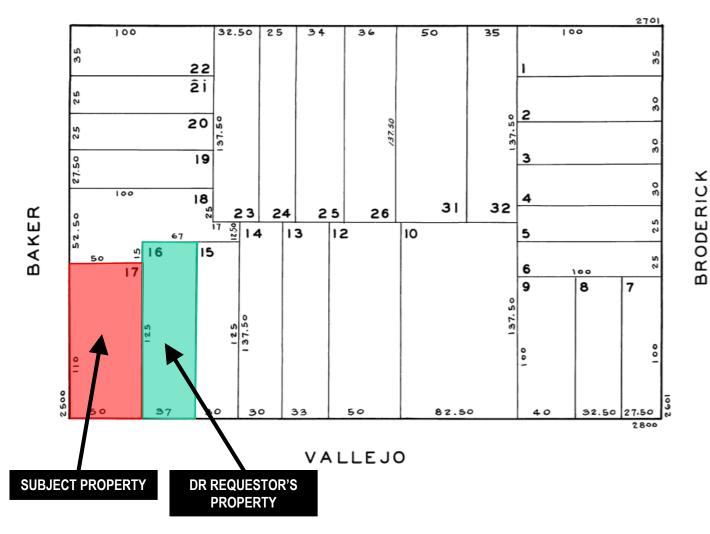
RH-1(D) zoning requires side setbacks. The Zoning Administrator has heard and granted the variance for the proposed infill of the side setback. (See Variance Decision Letter). The DR requestor's building is set back 3' from the common property line. The project sponsor's building has no side setback, except at the portion of the upper floor light well. The proposed location of the elevator aligns with the rear portion of the DR requestor's house, where there are three proposed windows on the West elevation serving rooms that face the rear yard and which also have rear facing windows. The sponsor has complied with the Residential Design Team (RDAT) recommendations in relation to building massing at the side to address issues related to light since the limited extent of the proposed addition in conjunction with the existing 3' set back from the side lot line allows the DR requestor's windows in the Living room and Media room to retain access to light. Staff has deemed there are no extraordinary or exceptional circumstances and therefore recommends not taking DR and approving.

### **RECOMMENDATION:** Do not take DR and Approve

Attachments: Block Book Map Sanborn Map Zoning Map Aerial Photographs Context Photographs Section 311 Notice CEQA Determination DR Application Response to DR Application dated October 18, 2019 Reduced Plans Plans of DR requestor's house Variance Decision Letter

## **Exhibits**

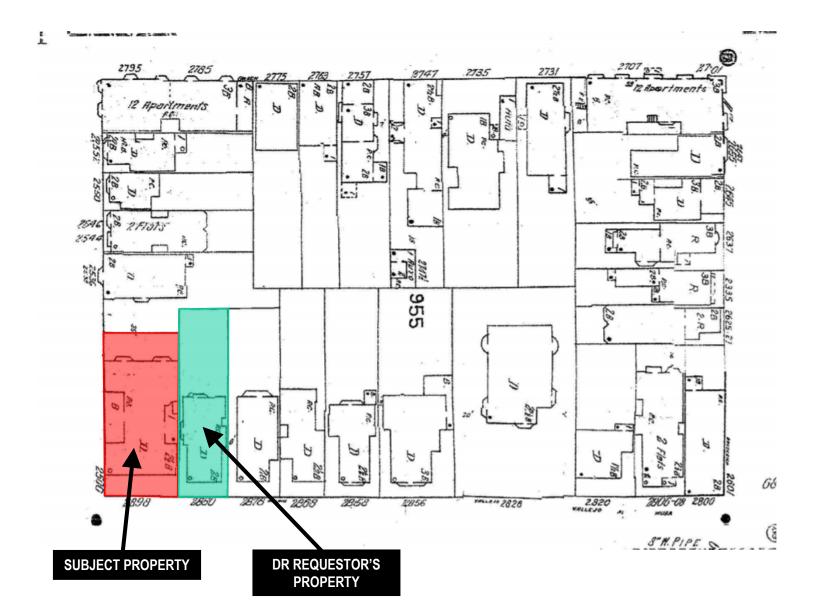
## **Parcel Map**



GREEN



## Sanborn Map\*



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



## **Zoning Map**



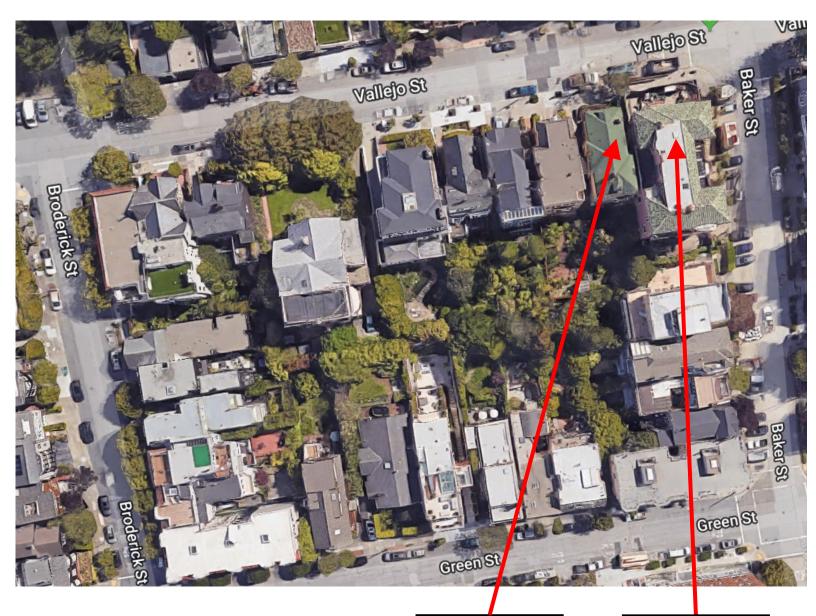












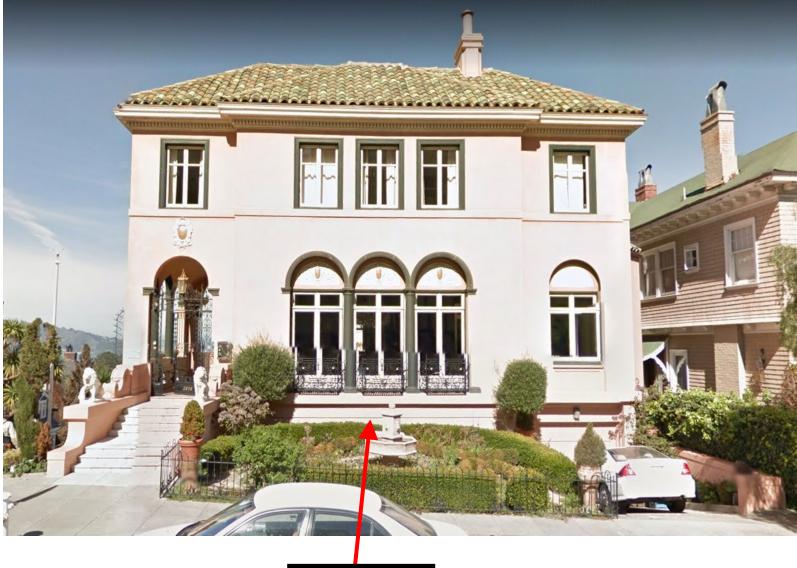
DR REQUESTOR'S PROPERTY SUBJECT PROPERTY





B

## **Site Photo**



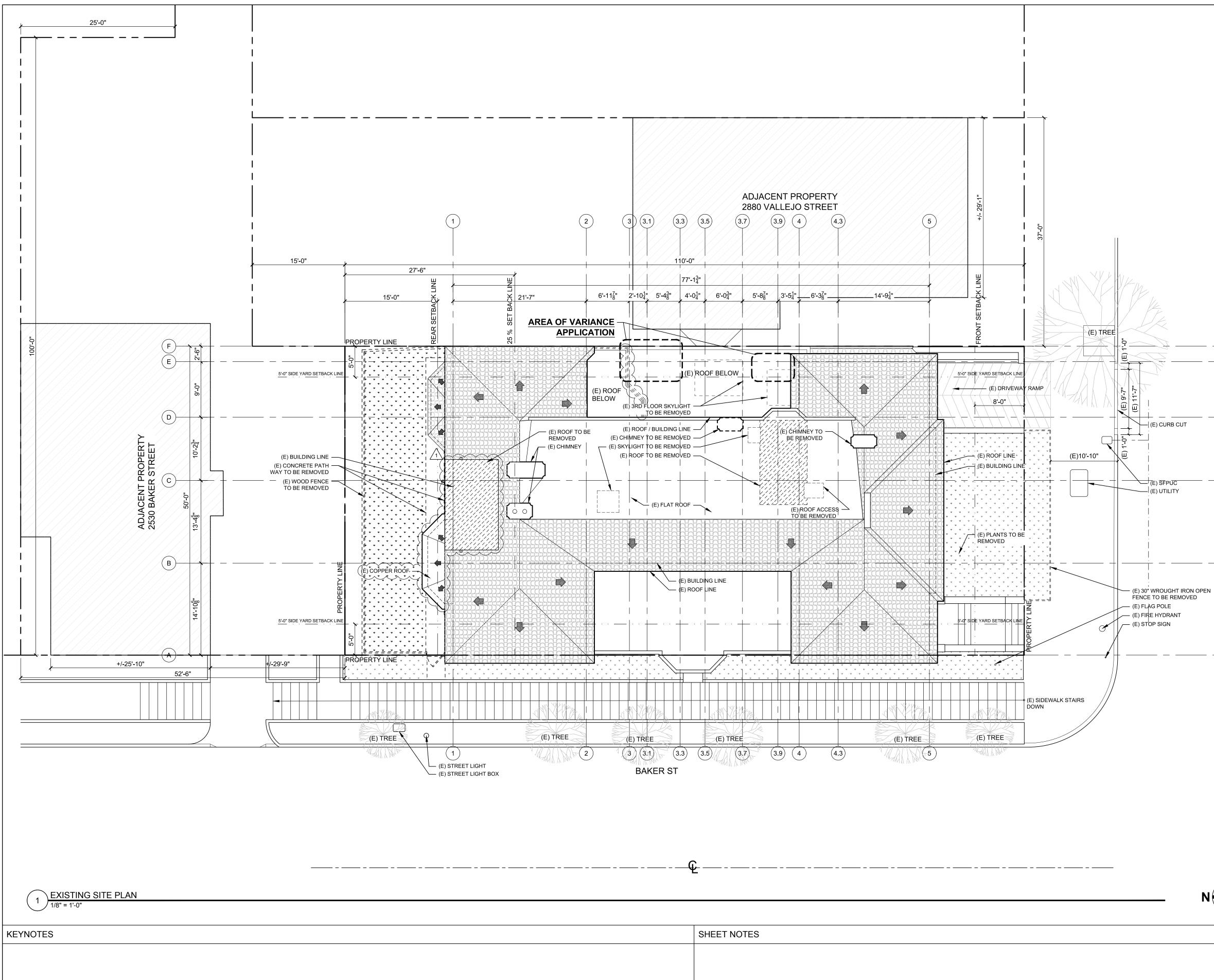
SUBJECT PROPERTY

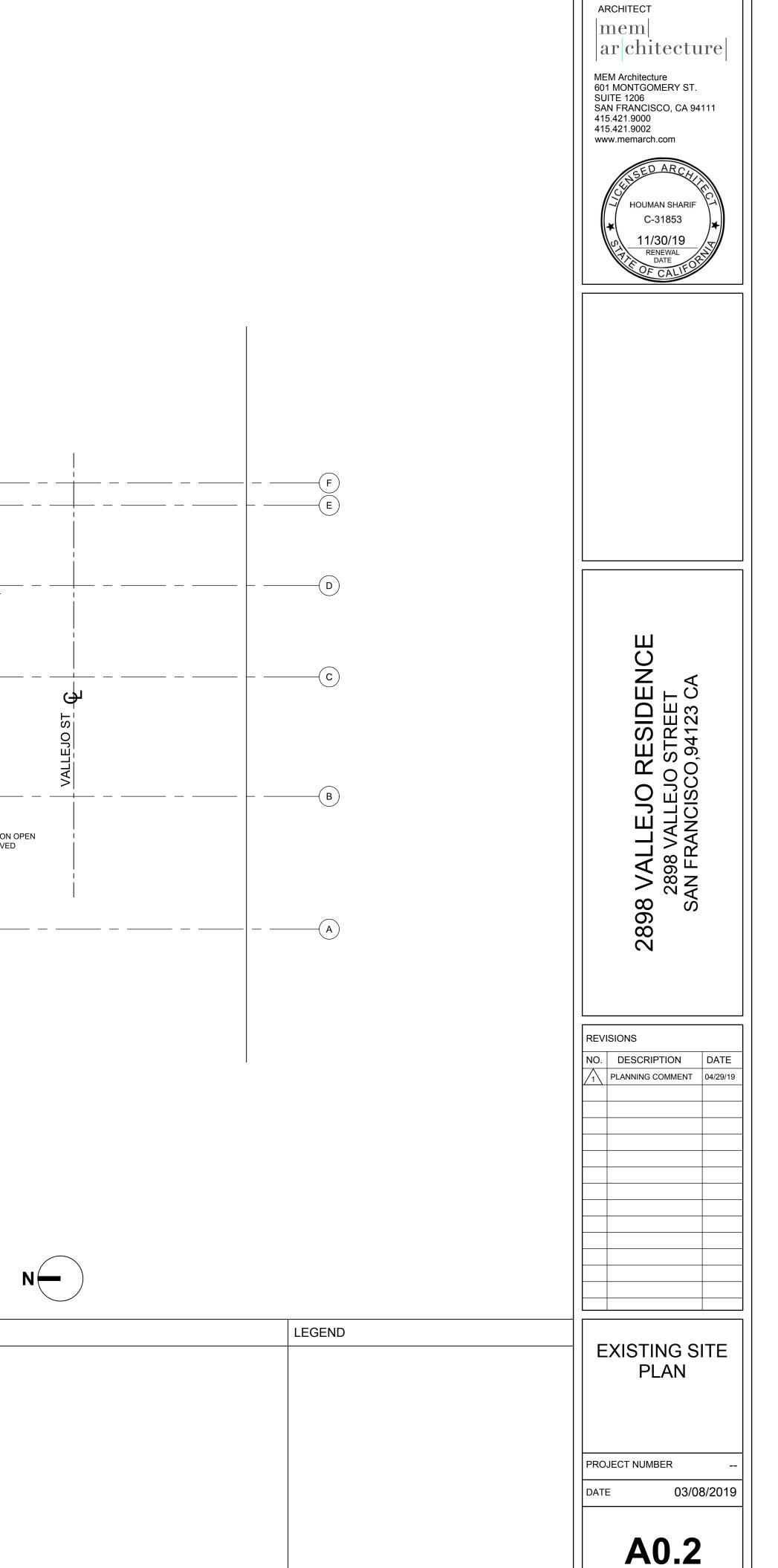
BBR	EVIATIONS	GENERAL NOTES	PROJECT DATA			
# POUND OR NUMBER			PROJECT SCOPE:			
	AND AT	1 ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. SHALL CONFORM TO THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS.		ELL ON THE FOURTH FLOOR EAS	ST SIDE <b>PERMIT 2017 0223 9944 S/I</b>	
	ABOVE ACOUSTIC CEILING TILE	2 ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC			ZV     VLL0 3344 0/1	
	AIR CONDITIONING AREA DRAIN	TRADES OR SUBCONTRACTOR'S WORK. 3 ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL				
Л	ABOVE FINISHED FLOOR ALUMINUM	ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF NATIONAL, STATE OR LOCAL LAWS AND ORDINANCES GOVERNING THE PROJECT. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED		955 ZONE:	RH-1(D)	
5	ANODIZED BRONZE	TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING	LOT SIZE: 54	HEIGHT LII 6497 SQ FT OCCUPAN	CY: R-3	
T C	BASEMENT BEYOND	<ul> <li>INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.</li> <li>4 EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE</li> <li>MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND</li> </ul>			VE SETBACK: 8 FT	
	BOTTOM CAST IN PLACE	SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. ANY		RIES TYPE V-B + BASEMENT & SU FPA 13 (SPRINKLER SYSTEM UNE		
	CHANNEL CONTROL JOINT	CONFLICTS OR OMISSIONS, ETC SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.				
	CEILING CLEAR	5 ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT	UNCONDITIONED SPACE	EVICTINO	PROPOSED (APPROVED	
	CONCRETE MASONRY UNIT COLUMN	<ul> <li>PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.</li> <li>6 THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN</li> </ul>	UNCONDITIONED SPACE	EXISTING	UNDER 20170223994 S/R2)	PROPOSED
PR C	COMPRESSIBLE CONCRETE	THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.	TYPE 1A:			
Г	CONTINUOUS CARPET	7 ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION	SUB-BASEMENT	0 SQ FT	451 SQ FT	451 SQFT (NO CHANGE)
C	CERAMIC TILE COURTYARD	DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY AND BEFORE PROCEEDING WITH THE WORK.	BASEMENT FIRST FLOOR	1744 SQ FT 367 SQ FT	955 SQ FT 232 SQ FT	955 SQFT (NO CHANGE) 232 SQFT (NO CHANGE)
0	DOUBLE DEMOLISH	8 CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS OR ERRORS OF THE SUBCONTRACTORS	TYPE VB:	SQ FT	SQ FT	
	DETAIL DIAMETER	AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM. 9 CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF	SECOND FLOOR	2040 SQ FT	1437 SQ FT	1437 SQFT (NO CHANGE)
5	DIMENSIONS DOWN	PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT. 10 CONTRACTOR SHALL PROTECT NEW MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR	THIRD FLOOR	0 SQ FT	0 SQ FT	0 SQFT (NO CHANGE)
	DOOR DRAWING	FROM CONSTRUCTION, DEMOLITION, DUST, WATER. ETC AND SHALL PROVIDE AND MAINTAIN	FOURTH FLOOR	0 SQ FT	0 SQ FT	0 SQFT (NO CHANGE)
:	EACH ELECTRICAL	TEMPORARY BARRICADES, CLOSURE WALLS. ETC AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES,		837 SQ FT	28 SQ FT	28 SQFT (NO CHANGE)
	ELEVATOR/ELEVATION ENCLOSURE	STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND/OR OWNER PRIOR TO	UNCONDITIONED TOTAL	4966 SQ FT	3103 SQ FT	3103 SQFT (NO CHANGE)
1	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING) EQUAL	COMMENCEMENT OF WORK. 11 CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD	CONDITIONED SPACE	EXISTING	PROPOSED	PROPOSED
Р Г	EQUAL EQUIPMENT EXISTING	ITEMS.	TYPE 1A:			
-	EXPANSION JOINT	12 ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY	SUB-BASEMENT	0 SQ FT	0 SQ FT	0 SQFT (NO CHANGE)
	EXTERIOR FIXED WINDOW	COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS	BASEMENT	0 SQ FT	2214 SQ FT	2214 SQFT (NO CHANGE)
	FLOOR DRAIN	REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND	FIRST FLOOR	0 SQ FT	779 SQ FT	779 SQFT (NO CHANGE)
	FINISH, FINISHED FIXT FIXTURE FLOOR	UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.		SQ FT 1836 SO ET	0400 00 FT	SQFT (NO CHANGE)
)R	FLUORESCENT FILLED METAL	13 ALL MATERIALS FOR USE ON THE PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.	SECOND FLOOR THIRD FLOOR	1836 SQ FT 2730 SQ FT	2439 SQ FT 2730 SQ FT	2439 SQFT (NO CHANGE) 2730 SQFT (NO CHANGE)
	FACE OF FOUNDATION	14 ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.	FOURTH FLOOR	2800 SQ FT	2800 SQ FT	3021 SQFT
/	GAUGE GALVANIZED	15 WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER	FIFTH FLOOR	777 SQ FT	1586 SQ FT	1586 SQFT (NO CHANGE)
	GYPSUM WALL BOARD HOSE BIB	AS SIMILAR CONDITIONS. 16 ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE	CONDITIONED TOTAL:	8143 SQ FT	12548 SQ FT	212769 SQ FT
D	HOLLOW CORE HARDWOOD	SCALED OFF DRAWINGS.	TOTAL:	13109 SQ FT	15651 SQ FT	>15872 SQ FT
	HIGH HOLLOW METAL	17 ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT	PROPOSED ADDITIONAL AREA	<b>A</b> :	2542 SQ FT	221
	HIGH POINT HOUR	IMMEDIATELY AND PRIOR TO START OF THE WORK. 18 ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE TO FACE OF FINISH. DIMENSIONS ARE TO				
C	HEATING, VENTILATING, AND AIR CONDITIONING HOT WATER	BOTTOM OF FINISHED CEILING OR TOP OF FINISHED FLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.				
JL	IN LIEU OF INSULATED	19 THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE				
,	INTERIOR LAVATORY	OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP.				
	LOW LIVING ROOM	<ul> <li>20 DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.</li> <li>21 WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER</li> </ul>				
(	LOW VOLTAGE MAXIMUM	FOR ACTUAL ROUGH OPENING SIZES. 22 SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON THE DRAWINGS ARE NOT INTENDED TO				
СН ИBR	MECHANICAL MEMBRANE	BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND INDUSTRY				
8	MANUFACTURER MINIMUM	STANDARDS'S AND BUILDING PRACTICES. NOTIFY THE ARCHITECT ABOUT ANY DISCREPANCIES IMMEDIATELY.				
GWB	MOISTURE-RESISTANT GYPSUM WALL BOARD METAL	23 CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.	APPLICABLE CO	DDES		PROJECT DIRECTORY
	NOT APPLICABLE NOT IN CONTRACT	24 ALL GYPSUM BOARD WALLS TO BE 5/8" THICK TYPE 'X', UNLESS OTHERWISE NOTED ON THE DRAWINGS.				ARCHITECT:
Λ	NUMBER NOMINAL	25 ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF	2016 CA BUILDING COD 2016 CA RESIDENTIAL C			MEM ARCHITECTURE
	ON CENTER OPPOSITE HAND	IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. 26 INSTALL INSULATION PER TITLE 24 REQUIREMENTS ON ALL EXTERIOR WALLS, CEILINGS AND FLOORS	2016 CA GREEN BUILDI	NG STANDARDS CODE		601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94133
	OPERABLE WINDOW	WHERE EXPOSED, UNLESS OTHERWISE NOTED ON THE DRAWINGS. 27 PROVIDE <b>BLOCKING</b> FOR ALL SURFACE MOUNTED ACCESSORIES.	2016 CA MECHANICAL C			TEL: (415) 421-9000 EX 1001
	OUNCE PRE-CAST CONCRETE PAINT CRADE	28 THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION	2016 CA PLUMBING COL	DE		FAX: (415) 421-9002 ATTN: HOUMAN SHARIF, AIA,
MB	PAINT GRADE PLUMBING	DOCUMENTS AT THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS	2016 CA ENERGY CODE 2016 CA FIRE CODE	Ξ		LEED AP
ND	PLYWOOD PRESSURE TREATED	REQUIRED.THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE DOCUMENTS.				hsharif@memarch.com
	PAINT/PAINTED POLYVINYL CHLORIDE	29 THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK.				STRUCTURAL ENGINEER:
R	RISER RUBBER	30 REFER TO CBC722.2 + CBC 722.52 FOR FIRE PROOFING REQUIREMENTS IN TYP 1A CONSTRUCTION				ZFA STRUCTURAL ENGINEERS 100 BUSH ST. SUITE 1850
	REFLECTED CEILING PLAN ROOF DRAIN					SAN FRANCISCO, CA 94104
R ID	REFER REFRIGERATOR					TEL: (415) 243-4091 JASON POWERS
ر	REQUIRED ROOM					jasonp@zfa.com
	ROUGH OPENING SOLID CORE					
ED	SCHEDULE SHELF					ROLLO & RIDLEY, INC
	SECTION	SYMBOLS				989 SUTTER STREET, UNIT 4
-	SIMILIAR				10.1	SAN FRANCISCO, CA 94109 TEL: (415) 243-4091
С	SPECIFIED OR SPECIFICATION SPRINKLER		Fort Point	Golden Gate Yacht Club		FRANK J ROLLO, Principal
С	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL	TRUE PROJECT NORTH NORTH		9	Pier 1  Aquatic Park  Bet North North	frankjrollo@rolloandridley.com
	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT	BUILDING SECTION Section Reference	and the second s	St Francis Yacht Club (*)	DATE 11	
	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL	NORTH NORTH	Crissy Field	d Crissy Field Marsh	Alvd Bay St. Fort Mason, San Francisco	SITE SURVEYOR
	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE	BUILDING SECTION: A101 Detail Reference ROOM ID: NORTH NORTH NORTH NORTH NORTH NORTH NORTH NORTH NORTH NORTH NORTH	Dig Crissy Field	d Crissy Field Marsh Palace of Fine Mas <sup>ch St</sup> Palace of Fine Arts Theatre	Fort Mason, San Francisco Great Meadow Art Institute	MUIR CONSULTING, INC.
	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED	BUILDING SECTION: A101 Sheet # NORTH ARROW:	Morey Ave	d Crissy Field Marsh College Most St Palace of Fine Arts Theatre	Angenwich St	
	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR	BUILDING SECTION:       1       Section Reference         A101       Sheet #       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference         A101       Sheet #       ROOM ID:         BUILDING SECTION:       1       Detail Reference         BUILDING SECTION:	Morey Ave	d Crissy Field Marsh Conservation May on St Palace of Fine Arts Theatre To Conn Bits To Conn Bits Conn Bits Conn Bits Conn	Angen State	MUIR CONSULTING, INC. 139 CHURCH AVENUE
	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE	BUILDING SECTION:       1       Section Reference A101       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference A101       ROOM ID:       ROOM NAME ###         ELEVATION:       1       Elevation Reference       ALIGNED WALLS:       ALIGN	Kobbe Ne	d Crissy Field Marsh Conservation May on St Palace of Fine Arts Theatre To Conn Bits To Conn Bits Conn Bits Conn Bits Conn	An Greenwich St Chestrivit St Inn Greenwich St Green St Green St Valleijo St Broadway St Broadway St Do Nob Hill M	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
JCT	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE	BUILDING SECTION:       1       Section Reference       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference       ROOM ID:       ROOM NAME	Kobbe Ne	d Crissy Field Marsh Coloring Moscin St Coloring St Co	An Greenwich St Chestrivit St Inn Greenwich St Green St Green St Valleijo St Broadway St Broadway St Do Nob Hill M	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
UCT	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER	BUILDING SECTION:       1       Section Reference A101       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference A101       ROOM ID:       ROOM NAME ###         ELEVATION:       1       Elevation Reference A101       RIGNED WALLS:       ALIGN J	Kobbe Ne	d Cnssy Field Marsh Master St D Lincoln Bla Compared St Compared S	An Greenwich St Chestrivit St Inn Greenwich St Green St Green St Valleijo St Broadway St Broadway St Do Nob Hill M	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
UCT	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL	BUILDING SECTION:       1       Section Reference Aloi       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference Aloi       ROOM ID:       ROOM NAME ###         ELEVATION:       1       Elevation Reference Aloi       ALIGNED WALLS:       ALIGN         DOOR TAG:       209A       100       WINDOW TAG:       100	Kobje v <sup>4</sup> Presidio of San Francisco Mountain, Lake Temple Emanu-	d Crissy Field Marsh Color Marsh Palace of Fine Arts Theatre 101 co San Francisco University High School U-El	An Greenwich St Chestrivit St Inn Greenwich St Green St Green St Valleijo St Broadway St Broadway St Do Nob Hill M	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
UCT	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS OTHERWISE NOTED UNDERSIDE	BUILDING SECTION:       1       Section Reference A101       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference A101       ROOM ID:       ROOM NAME ###         ELEVATION:       1       Elevation Reference A1.01       ALIGNED WALLS:       ALIGN         DOOR TAG:       209A       100       100	Nover Ave	d Crissy Field Marsh Color Marsh Palace of Fine Arts Theatre 101 co San Francisco University High School U-El	And Service     Fort Mason, Great Meadow     San Francisco Art Institute       Chestrivit St     RUSSIAN HILL       Inn     Green Wich St     RUSSIAN HILL       Cafe (Y)     Union St       Green St     Green St       Vallejo St     Broadway St       Ilejo St     Pine St       Strict Ave B     Sacrament       Strict Ave B     Sacrament </td <td>MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361</td>	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
UCT	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS OTHERWISE NOTED UNDERSIDE VERIFY IN FIELD WITH	BUILDING SECTION:       1       Section Reference A101       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference A101       ROOM ID:       ROOM NAME ###         ELEVATION:       1       1       Elevation Reference A101       ALIGNED WALLS:       Image: ALIGN Image	Kobbe ts <sup>48</sup> Presidio of San Francisco Presidio of San Francisco Mountain Lake Temple Emanu- Lake St Californ 8 mia St Q Restaurant Ween the st	d Crossy Field Marsh Compared St. Palace of Fine Arts Theatre 101	And Sector     Fort Mason, Great Meadow     San Francisco Art Institute       Chestrivit St     RUSSIAN HILL       Inn     Greenwich St Filbert St Union St Green St     RUSSIAN HILL       Inn     Greenwich St Union St Green St     RUSSIAN HILL       Inn     Greenwich St Green St     RUSSIAN HILL       Inn     Greenwich St Green St     RUSSIAN HILL       Inn     Green St     Green St       St     Broadway St     Nob Hill M       acritic Ave     Sacrametric St     Sacrametric Sacrametric St       St     Bush St     Sacrametric St       St     Bush St     Sacrametric St	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS OTHERWISE NOTED UNDERSIDE VERIFY IN FIELD	BUILDING SECTION:       1       Section Reference A101       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference A101       ROOM ID:       ROOM NAME ###         ELEVATION:       1       Elevation Reference A101       Building Elevation Reference A101       Building Elevation Reference ALIGNED WALLS:       Image: Aligned Float ALIGN         PLAN DETAIL CALLOUT:       1       1       Image: Aligned Float Aligned Float Aligned Float Reference       Mindow TAG:       100 KEYNOTE         COLUMN GRID LINE:       Image: Aligned Float Aligned Float Reference       Image: Aligned Float Reference       Image: Aligned Float Reference       Image: Aligned Float Reference         Mindow TAG:       100       Image: Aligned Float Reference       Image: Aligned Float Reference       Image: Aligned Float Reference         PLAN DETAIL CALLOUT:       Image: Aligned Float Reference       Image: Aligned Float Reference       Image: Aligned Float Reference       Image: Aligned Float Reference         Column GRID LINE:       Image: Aligned Float Reference       Image: Aligned Float Reference       Image: Aligned Float Reference       Image: Aligned Float Reference	Noocy Ave	d Crossy Field Marsh Conservation Marson St Palace of Fine Arts Theatre 101 Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conservation Conserv	And Sector     Fort Mason, Great Meadow     San Francisco Art Institute       Chestrivit St     RUSSIAN HILL       Inn     Green Wich St     RUSSIAN HILL       Cafe (%)     Union St       Green St     Green St       Vallejo St     Broadway St       Biblo     Sacrametric       String     <	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
JCT	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS OTHERWISE NOTED UNDERSIDE VERIFY IN FIELD WITH WOOD	BUILDING SECTION:       1       Section Reference       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference       ROOM ID:       ROOM NAME         ELEVATION:       1       Elevation Reference       ALIGNED WALLS:	Mountain Lake Temple Emanu- Presidio of San Francisco Mountain Lake Temple Emanu- Presche Lake St California ent St Clement St and Wine Bar	d Crossy Field Marsh Company Palace of Fine Arts Theatre To Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Co	Port Mason, Great Meadow     San Francisco Art Institute       Chestrut St     RUSSIAN HILL       Inn     Greenwich St Filbert St Green St Green St     RUSSIAN HILL       Inn     Greenwich St Filbert St Green St Green St     Green St Broadway St       Inn     Green St Green St     Green St Broadway St       Inn     Filbert St Green St     Green St       Pine St     Green St Bush St     Sacrament St       St     Sagan Center     St       Green St     Green St     Green St       St     Sacrament     St       St     Sagan Center     St       Green St     Green St     Green St       St     Sagan Center     St       Green St     Green St     Green St       St     Sagan Center     St       Green St     Green St     Green St       St     Sagan Center     St       Green St     Green St     Green St       St     St     Green St       St     St     St       St	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
JCT	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS OTHERWISE NOTED UNDERSIDE VERIFY IN FIELD WITH WOOD	BUILDING SECTION:       1       Section Reference Sheet #       NORTH ARROW:       NORTH         DETAIL SECTION:       1       Detail Reference A101       ROOM ID:       ROOM NAME ###         ELEVATION:       1       Elevation Reference A1.01       Building Elevation Reference A1.01       ALIGNED WALLS:       Image: ALIGN ALIGN         PLAN DETAIL CALLOUT:       1       Image: ALIGN A101       Image: ALIGN A101       Image: ALIGN ALIGN       Image: ALIGN ALIGN         PLAN DETAIL CALLOUT:       1       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN         COLUMN GRID LINE:       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN         REVISION CLOUD:       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN       Image: ALIGN ALIGN         REVISION CLOUD:       Image: ALIGN ALIGN       Image: ALIGN ALIG	Moortain Lake Presidio of San Francisco Mountain Lake Temple Emanu- Presche take St California ent St California and Wine Bar Vid St California Anza St St St St St St St St St St St St St S	d Crossy Field Marsh Color Marsh Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Color Col	And Sector     Fort Mason, Great Meadow     San Francisco Art Institute       Chestrut St     RUSSIAN HILL       Inn     Greenwich St     RUSSIAN HILL       Inn     Greenwich St     San Francisco       Green St     Union St     Green St       Valleio St     Broadway St     Nob Hill M       actic Ave     Sacrameth     Sacrameth       Prine St     Sacrameth     Sacrameth       St     Sacrameth	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361
СТ	SPECIFIED OR SPECIFICATION SPRINKLER SEE STRUCTURAL DRAWING STAINLESS STEEL STAINED SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURAL TREAD TONGUE AND GROOVE TOWEL BAR TO BE DETERMINED TELEPHONE THICK, THICKNESS TOILET TOP OF TOP OF CONCRETE TOP OF STEEL TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS OTHERWISE NOTED UNDERSIDE VERIFY IN FIELD WITH WOOD	BUILDING SECTION:       1       Section Reference       NORTH ARROW:       NORTH ARROW:         DETAIL SECTION:       1       Detail Reference       ROOM ID:       ROOM NAME         ELEVATION:       1       Elevation Reference       ALIGNED WALLS:	Moortain Lake Presidio of San Francisco Mountain Lake Temple Emanu- Presche take St California ent St California and Wine Bar Vid St California Anza St St St St St St St St St St St St St S	d Crossy Field Marsh Composition States of Fine Arts Theatree To The Arts Theatree To The Arts Theatree To States of	Port Mason, Great Meadow     San Francisco Art Institute       Chestrut St     RUSSIAN HILL       Inn     Greenwich St Filbert St Green St Green St     RUSSIAN HILL       Inn     Greenwich St Filbert St Green St Green St     Green St Broadway St       Inn     Green St Green St     Green St Broadway St       Inn     Filbert St Green St     Green St       Pine St     Green St Bush St     Sacrament St       St     Sagan Center     St       Green St     Green St     Green St       St     Sacrament     St       St     Sagan Center     St       Green St     Green St     Green St       St     Sagan Center     St       Green St     Green St     Green St       St     Sagan Center     St       Green St     Green St     Green St       St     Sagan Center     St       Green St     Green St     Green St       St     St     Green St       St     St     St       St	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361

# **2898 VALLEJO RESIDENCE**

2898 VALLEJO STREET, SAN FRANCISCO, CA 94123

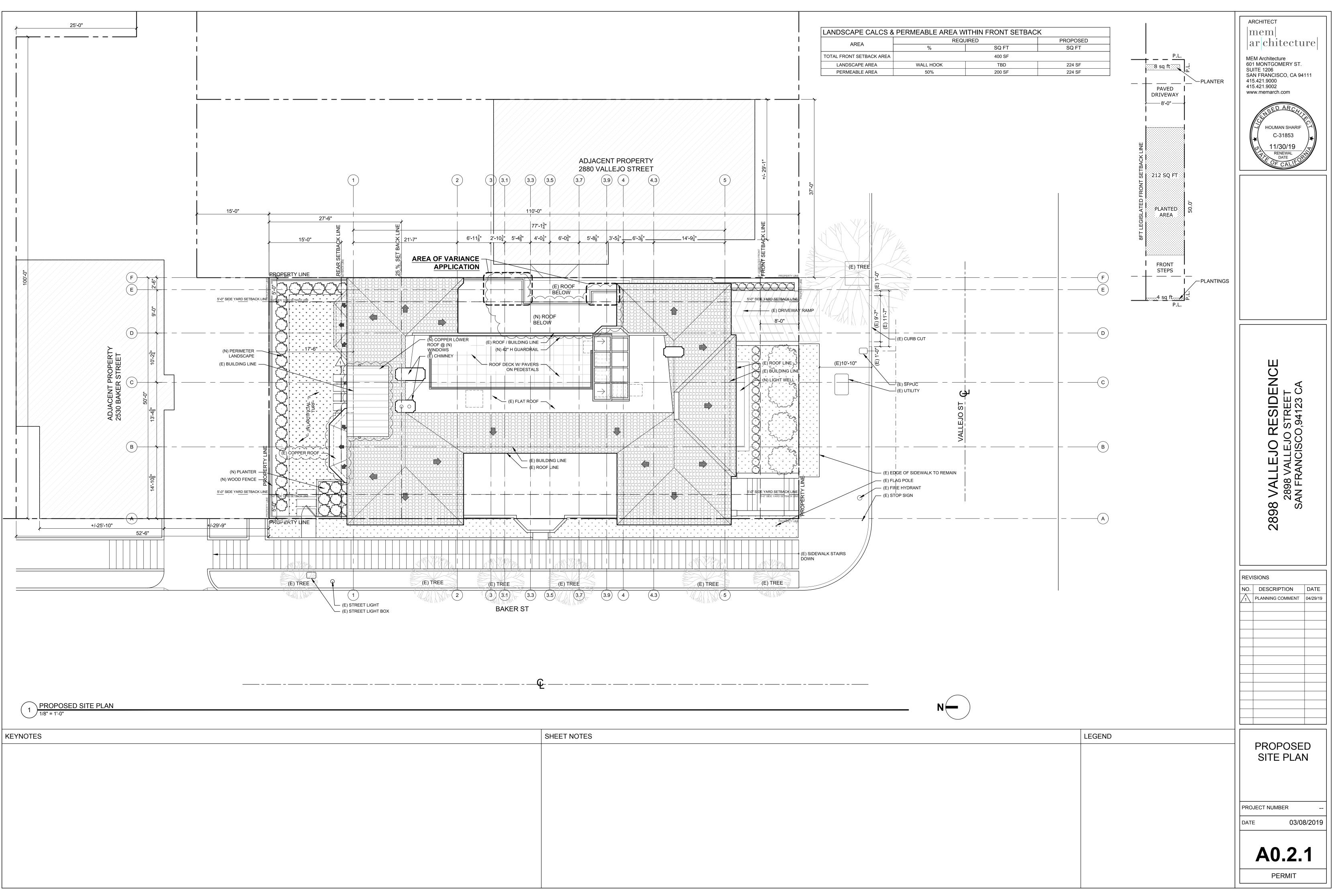
DRAWING INDEX		6		601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9000 415 421 9002
GENERAL	VARIANCE - 07/31/18	VARIANCE R1 - 02/01/19	PERMIT - 03/08/19	415.421.9002 www.memarch.com HOUMAN SHARIF C-31853 of 11/30/19 RENEWAL DATE
A0.1 COVER SHEET PROJECT INFO & DATA A0.2 EXISTING SITE PLAN	X X	X X	X X	OF CALIFO
A0.2.1 PROPOSED SITE PLAN A0.3 TOPO	X	X	X X X	
ARCHITECTURAL (EXISTING & DEMO) AD1.0 BASEMENT DEMO PLAN	Х		x	
AD1.1 FIRST FLOOR DEMO PLAN	X		X	
AD1.2 SECOND FLOOR DEMO PLAN	Х		X	
AD1.3 THIRD FLOOR DEMO PLAN AD1.4 FOURTH FLOOR DEMO PLAN	X X	x	X X	
AD1.5 FIFTH FLOOR DEMO PLAN	X	X	X	
AD1.6 ROOF DEMO PLAN	Х	Х	X	
AD2.1 DEMO SOUTH ELEVATION AD2.2 DEMO WEST ELEVATION	X X		X X	
AD2.3 DEMO NORTH ELEVATION	X	X	X	
AD2.4 DEMO EAST ELEVATION	X	X	X	
AD3.1 DEMO NORTH-SOUTH SECTION AD3.2 DEMO EAST-WEST SECTION ARCHITECTURAL (PROPOSED)	X X	X	X X	ш
A1.00 SUB-BASEMENT PROPOSED PLAN	Х	X	X	ENCE CA
A1.0 BASEMENT PROPOSED PLAN	X	X	X	
A1.1 FIRST FLOOR PROPOSED PLAN A1.2 SECOND FLOOR PROPOSED PLAN	X X	X X	X X	SID SEE 123
A1.3 THIRD FLOOR PROPOSED PLAN	Х	X	X	RESI 0,9412
A1.4 FOURTH FLOOR PROPOSED PLAN A1.5 FIFTH FLOOR PROPOSED PLAN	X X	X X	X X	98 VALLEJO R 2898 VALLEJO SAN FRANCISCO
A1.6 ROOF PROPOSED PLAN	X	^	X	
A2.1 PROPOSED SOUTH ELEVATION	Х		X	ANC ANC
A2.2 PROPOSED WEST ELEVATION A2.3 PROPOSED NORTH ELEVATION	X	X	X X	ALI 98 V FR
A2.3 PROPOSED NORTH ELEVATION A2.4 PROPOSED EAST ELEVATION	X X	X	X	AN 285
A3.1 NORTH-SOUTH BUILDING SECTION	Х		Х	8 38 S
A3.2 EAST-WEST BUILDING SECTION A10.1 DOOR SCHEDULE	Х	X	X X	2898 S/
A10.2 WINDOW SCHEDULE			X	
				REVISIONS
				NO. DESCRIPTION DATE
				COVER SHEET
				PROJECT INFO & DATA
				PROJECT NUMBER -
				DATE 03/08/2019
				A0.1
				PERMIT

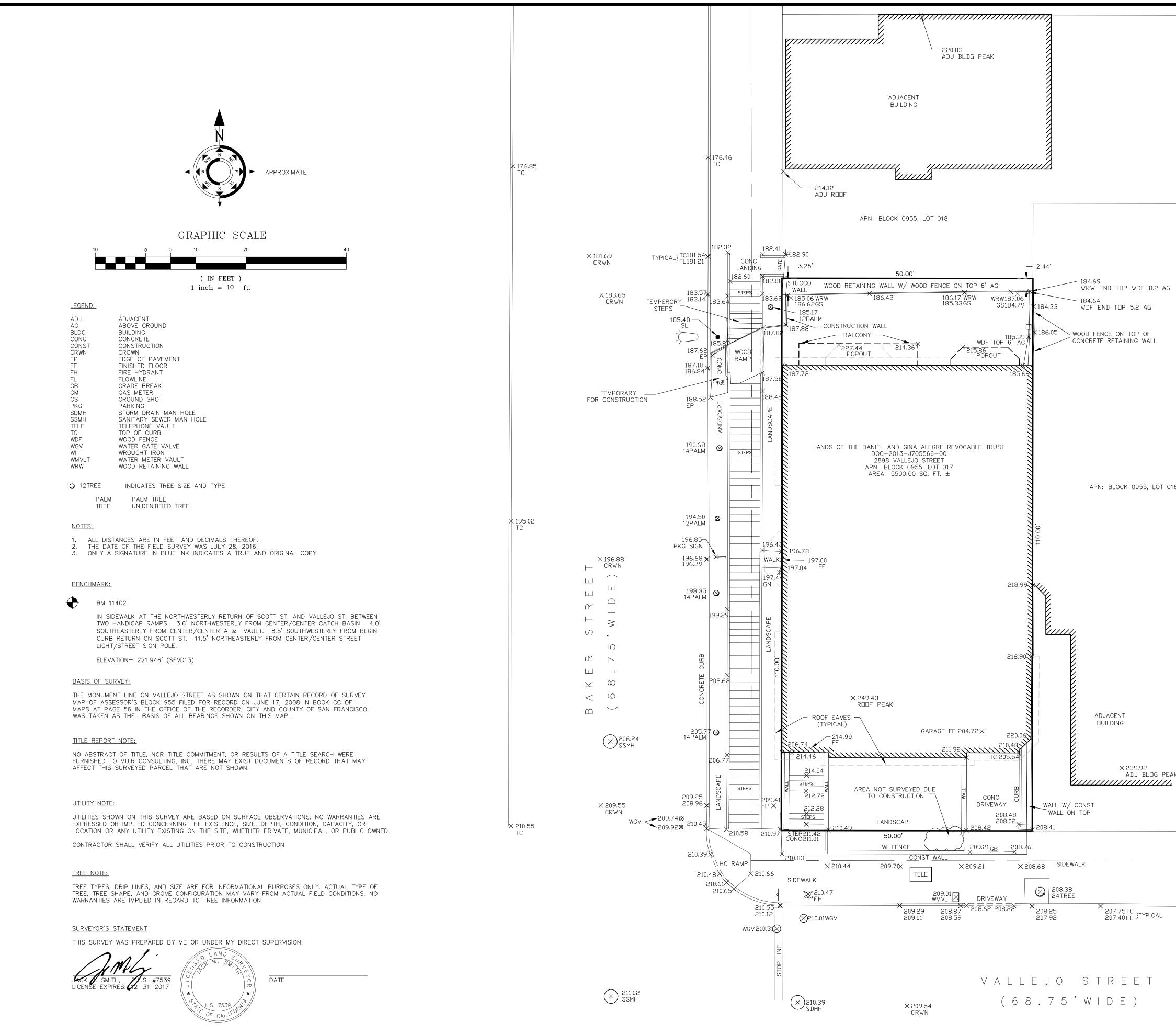




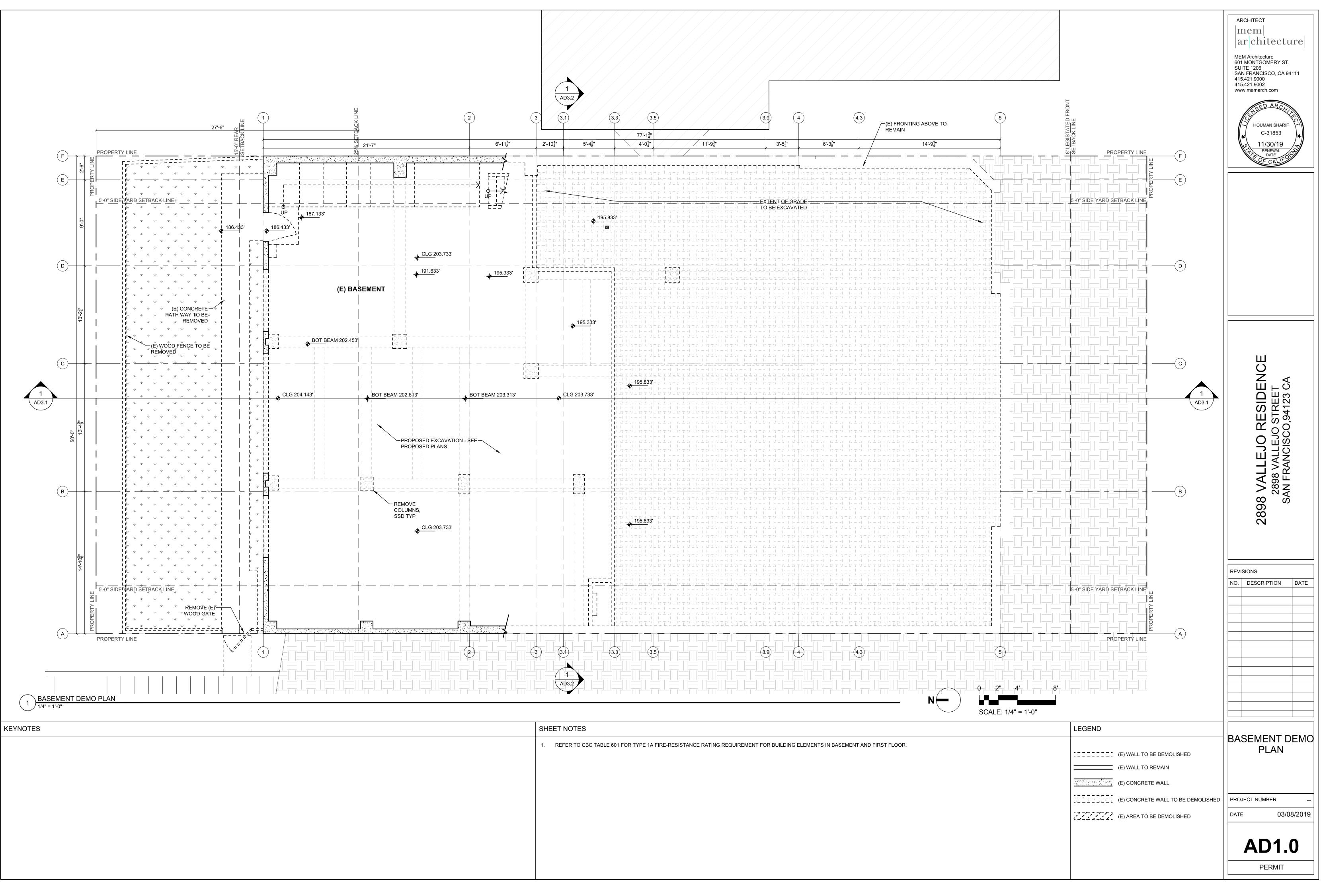
VAL

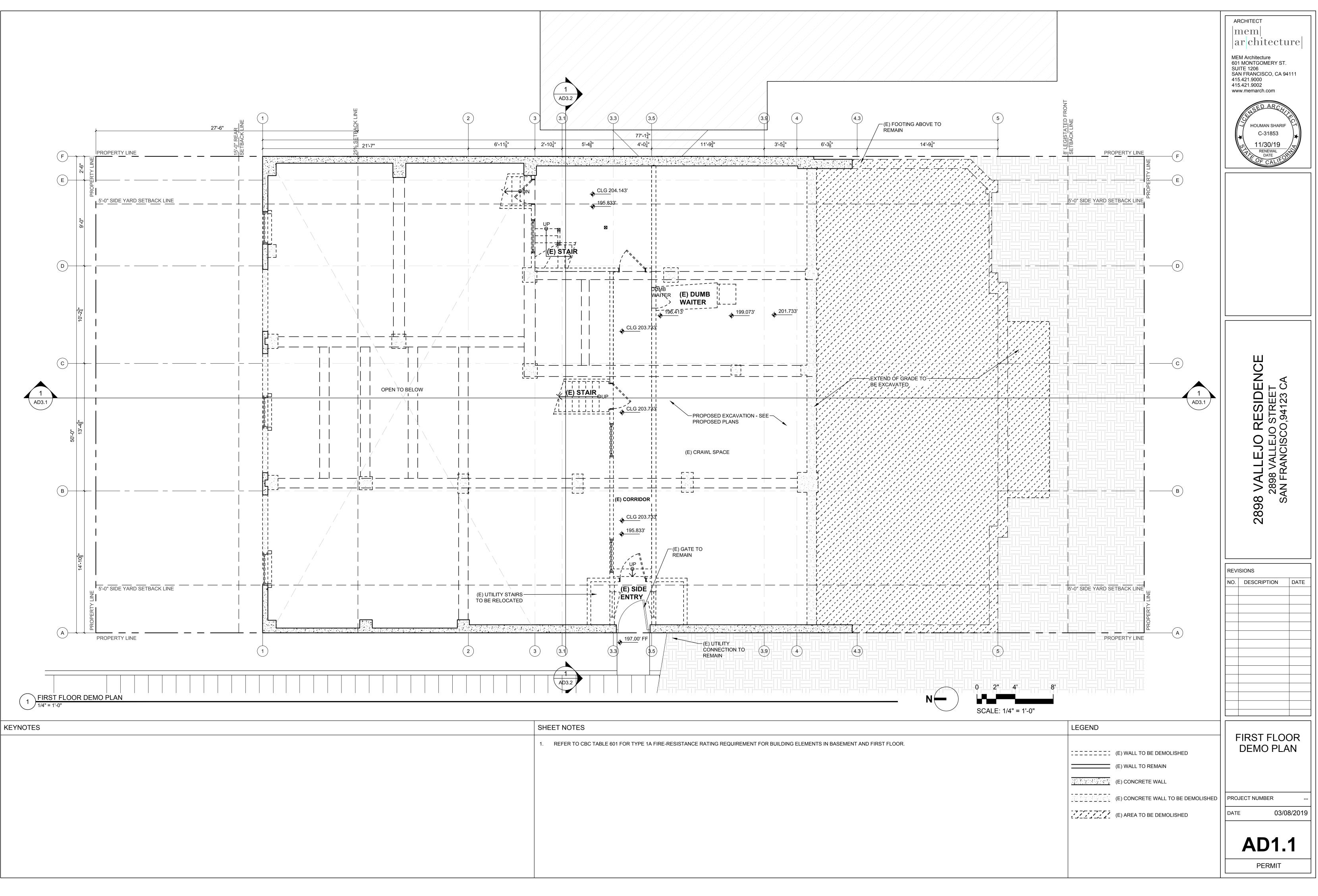
PERMIT

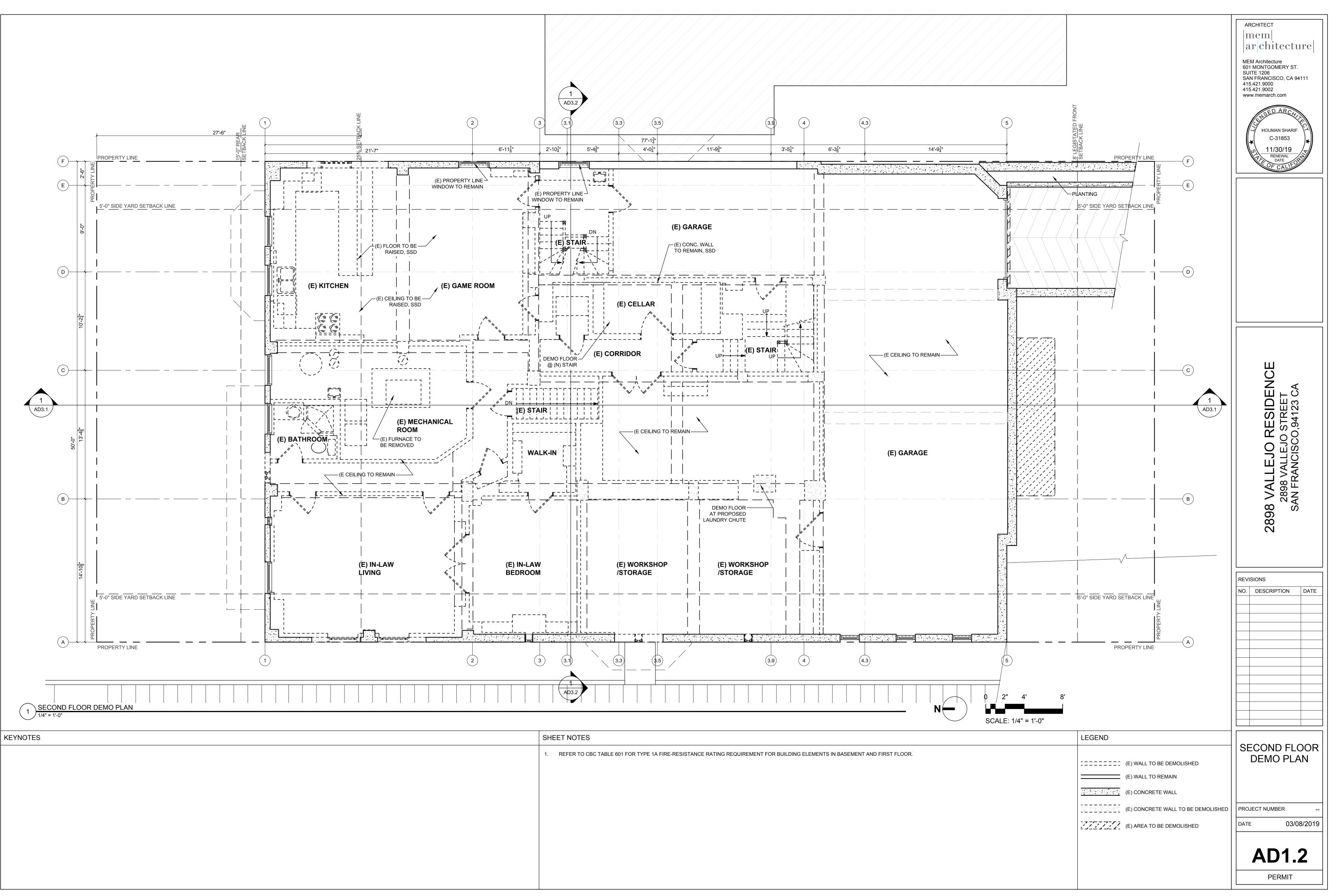


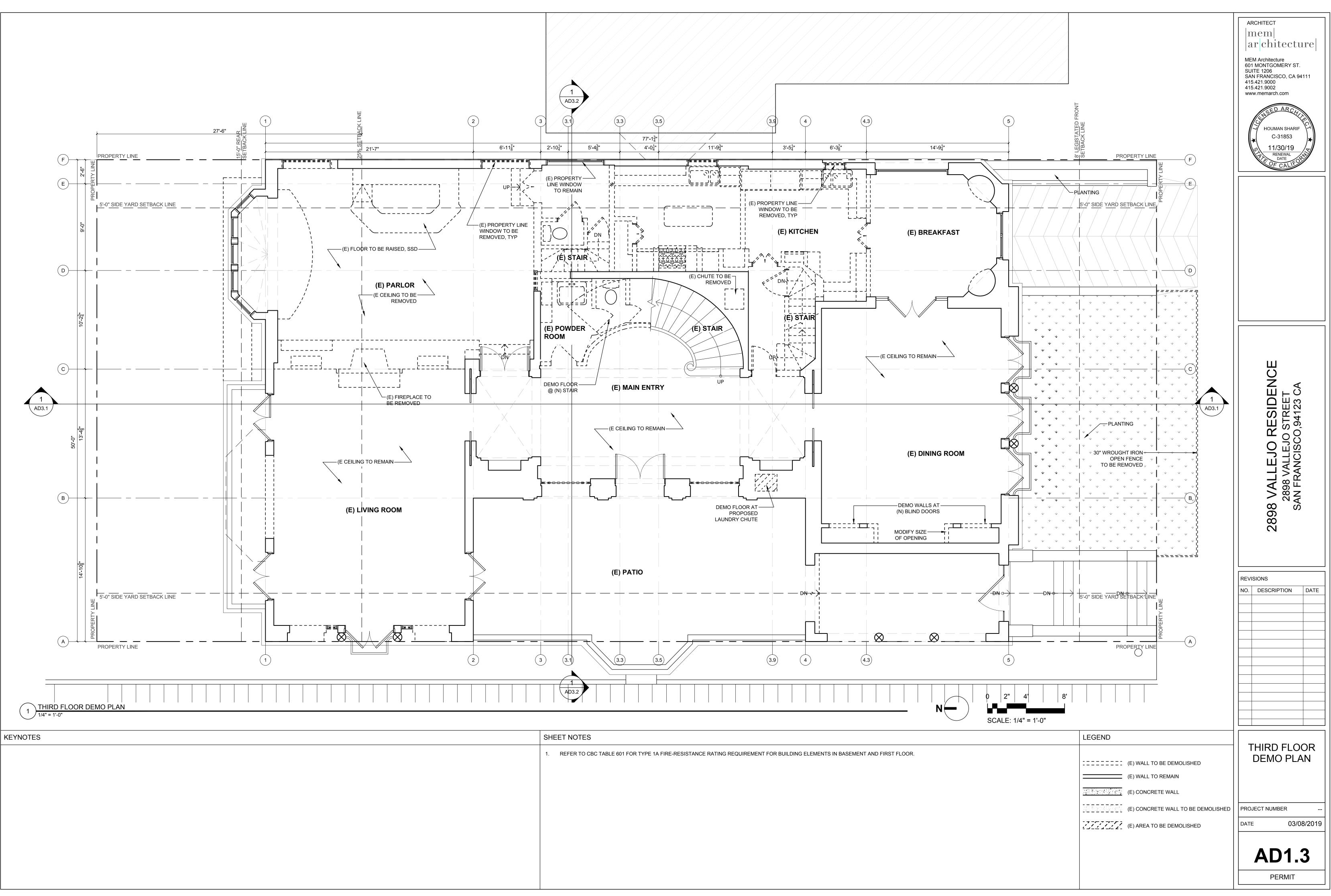


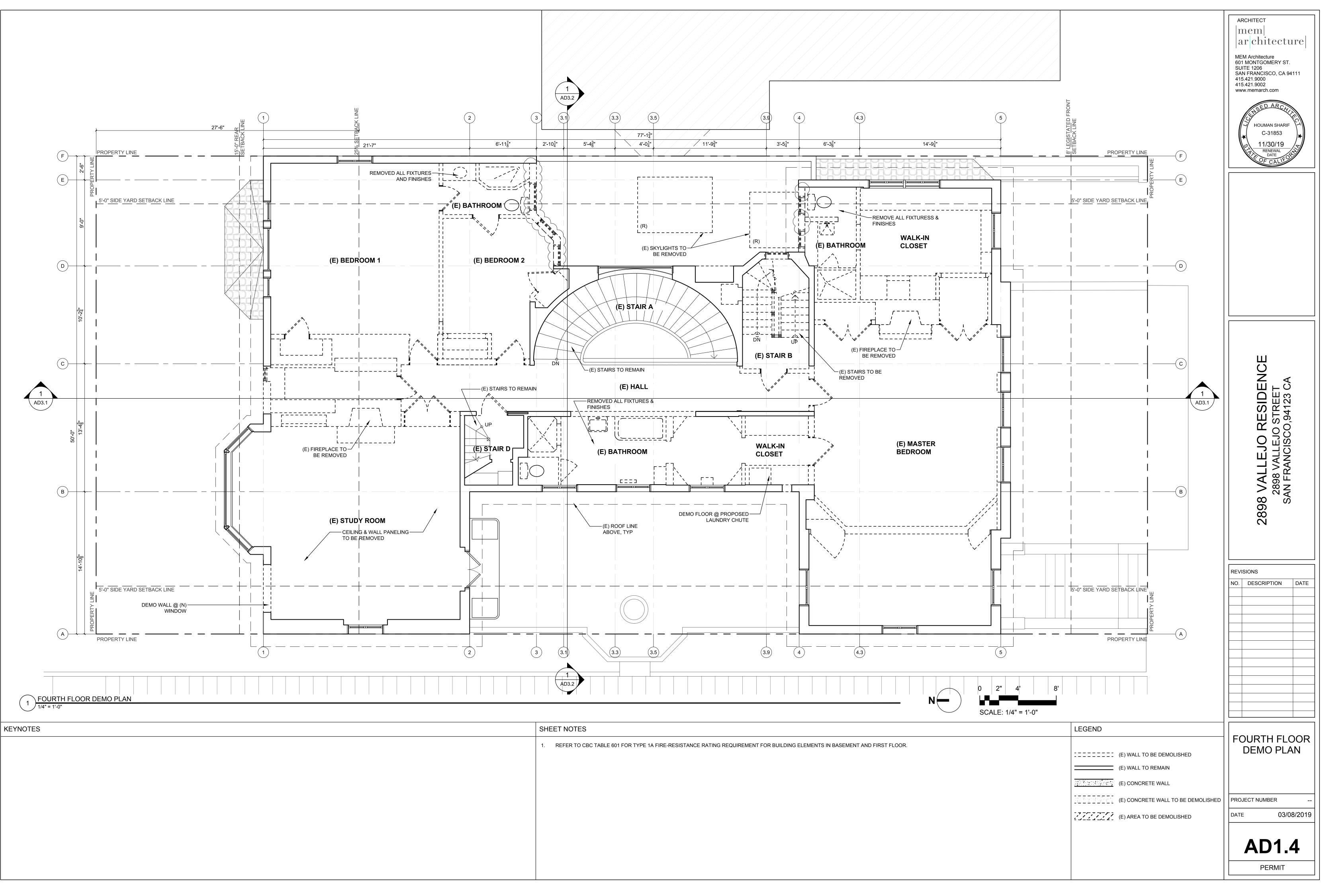
	MUIR CONSULTING, INC. 139 church avenue 0akdale, ca 95361 (209) 845-8630 fax (209) 845-8639 Land Surveying. GPS • unmanned aerial surveys www.muirconsulting.com
	CALIFORNIA CALIFORNIA
5	TOPOGRAPHIC SURVEY 2892 VALLEJO STREET and county of san francisco
	4749-02 DRAWING NAME 4749-02TOPO SHEET NO. 6 1 OF 1 CITY
206.78 CONCRETE CURB 205.00	JOB NUMBER 4 DRAWN BY PLD CHECKED BY JMS DATE 08/22/2016
×207.04 ×204.78	A0.3

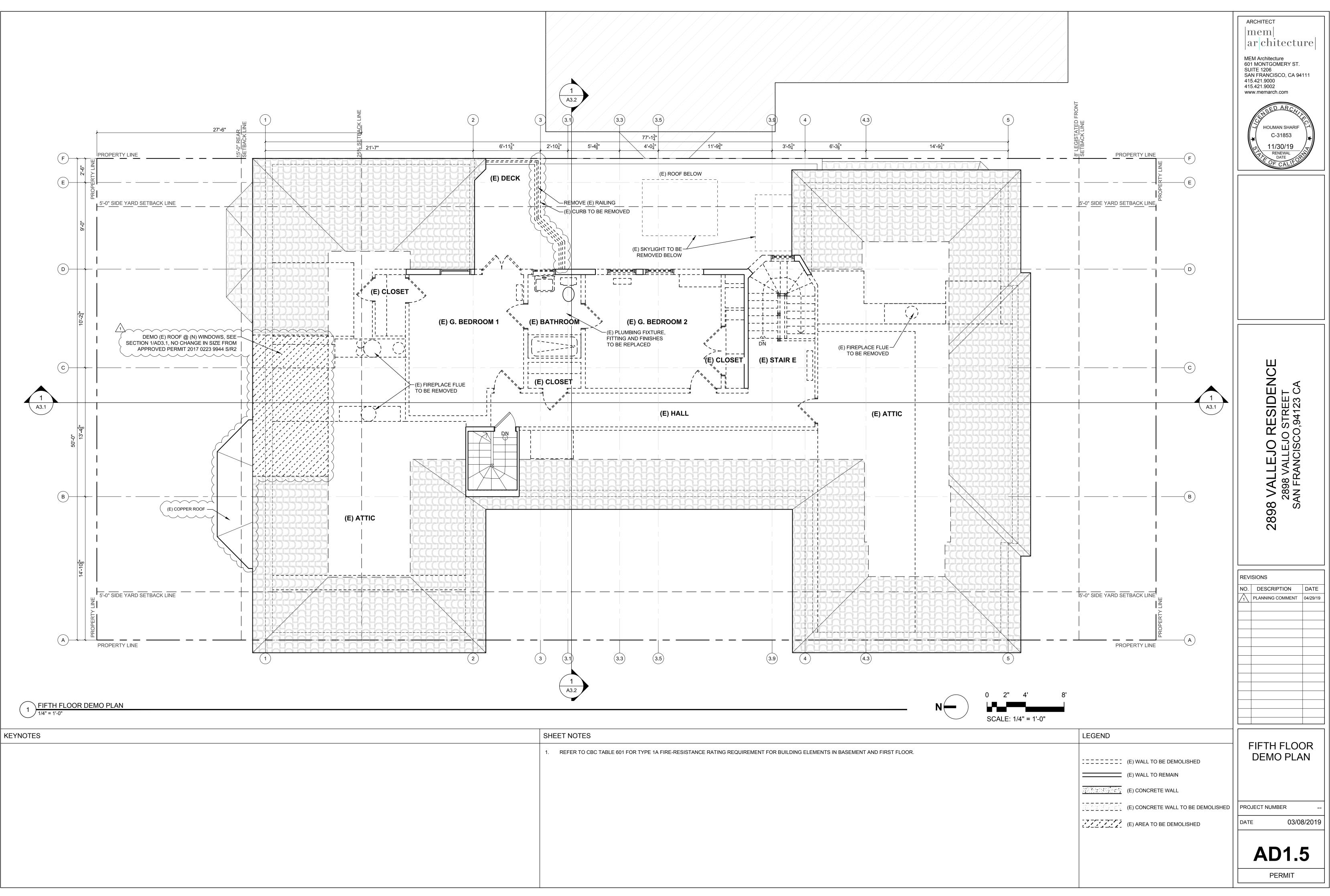


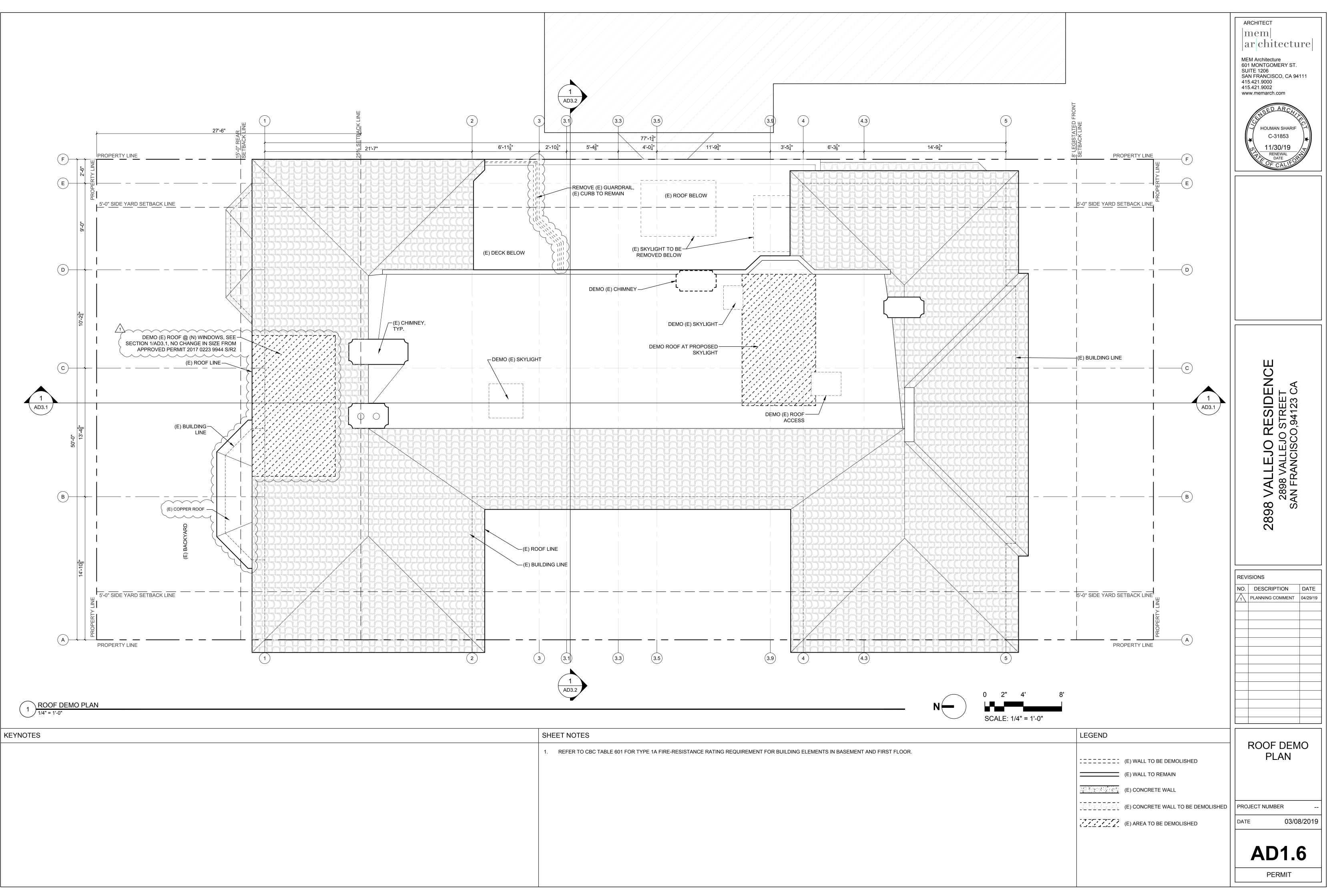


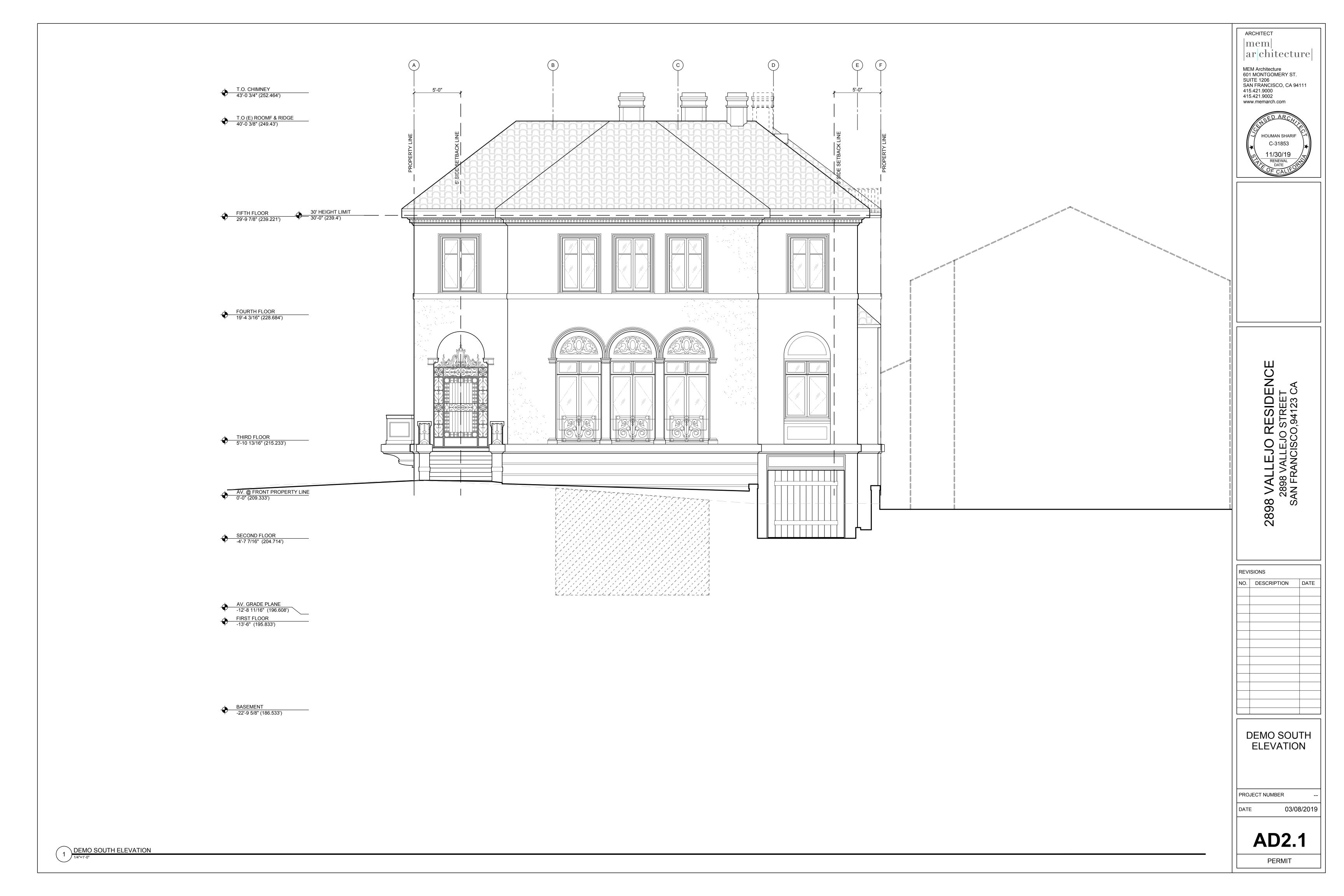




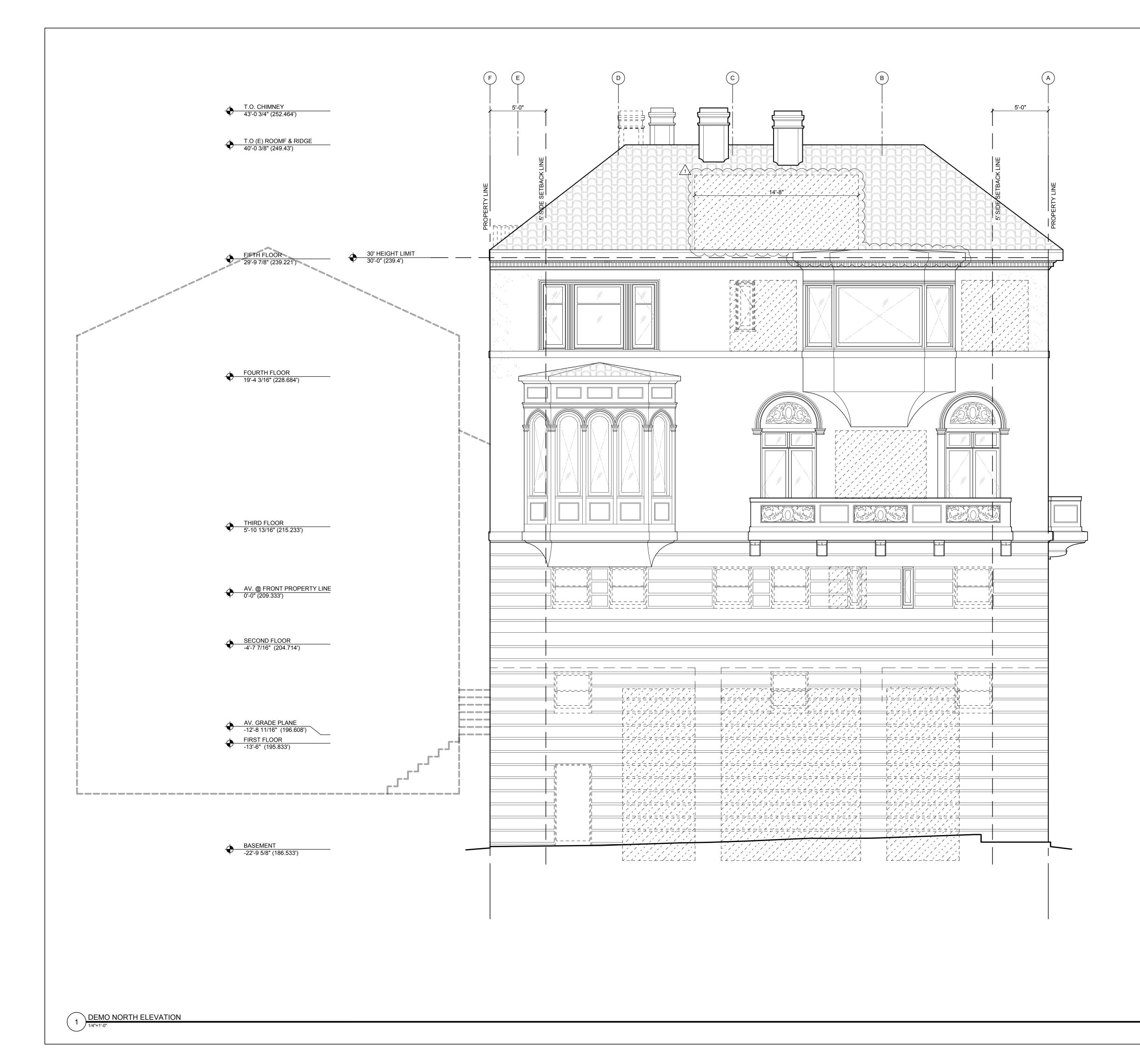








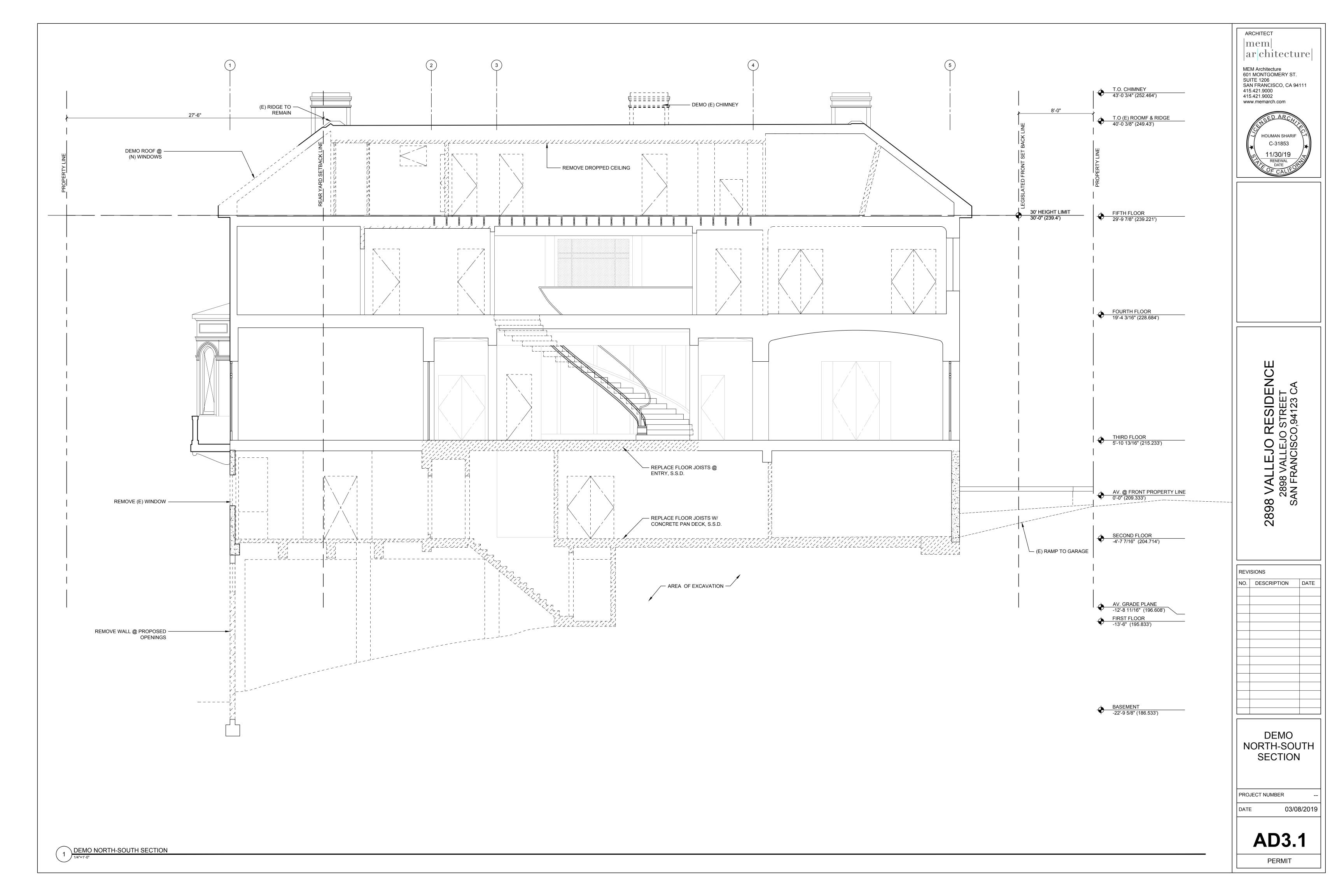


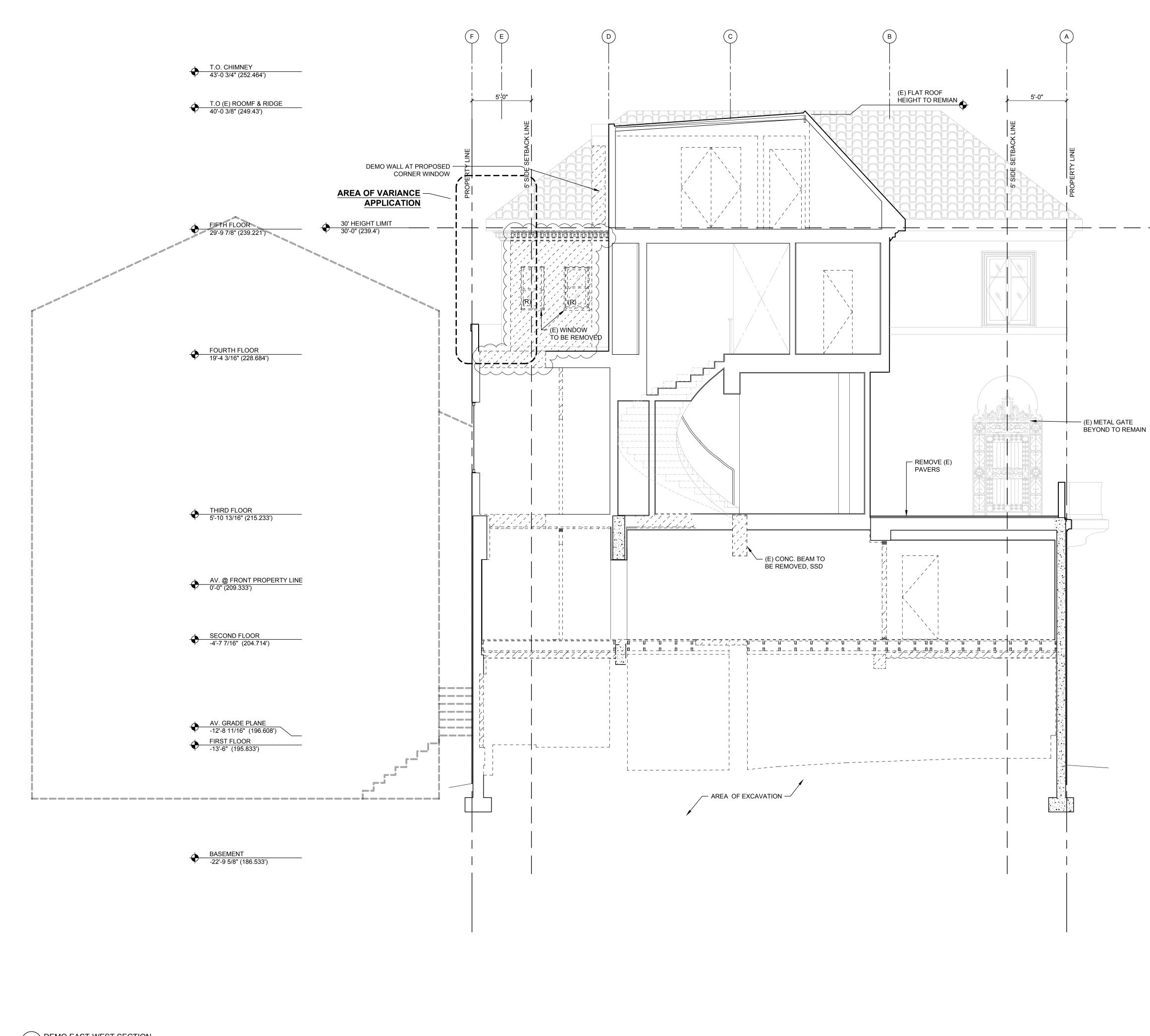


ARCHITECT mem ar chitecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9002 WWW.memarch.com WWW.memarch.com HOUMAN SHARIF C-31853 11/30/19 RENEWAL DATE DATE DATE DATE
2898 VALLEJO RESIDENCE 2898 VALLEJO STREET 2808 FRANCISCO,94123 CA
REVISIONS         NO.       DESCRIPTION       DATE         1       PLANNING COMMENT       04/29/19         1       Image: Comment in the second
DEMONORTH ELEVATION PROJECT NUMBER DATE 03/08/2019 AD2.3 PERMIT

**BAKER STREET** 

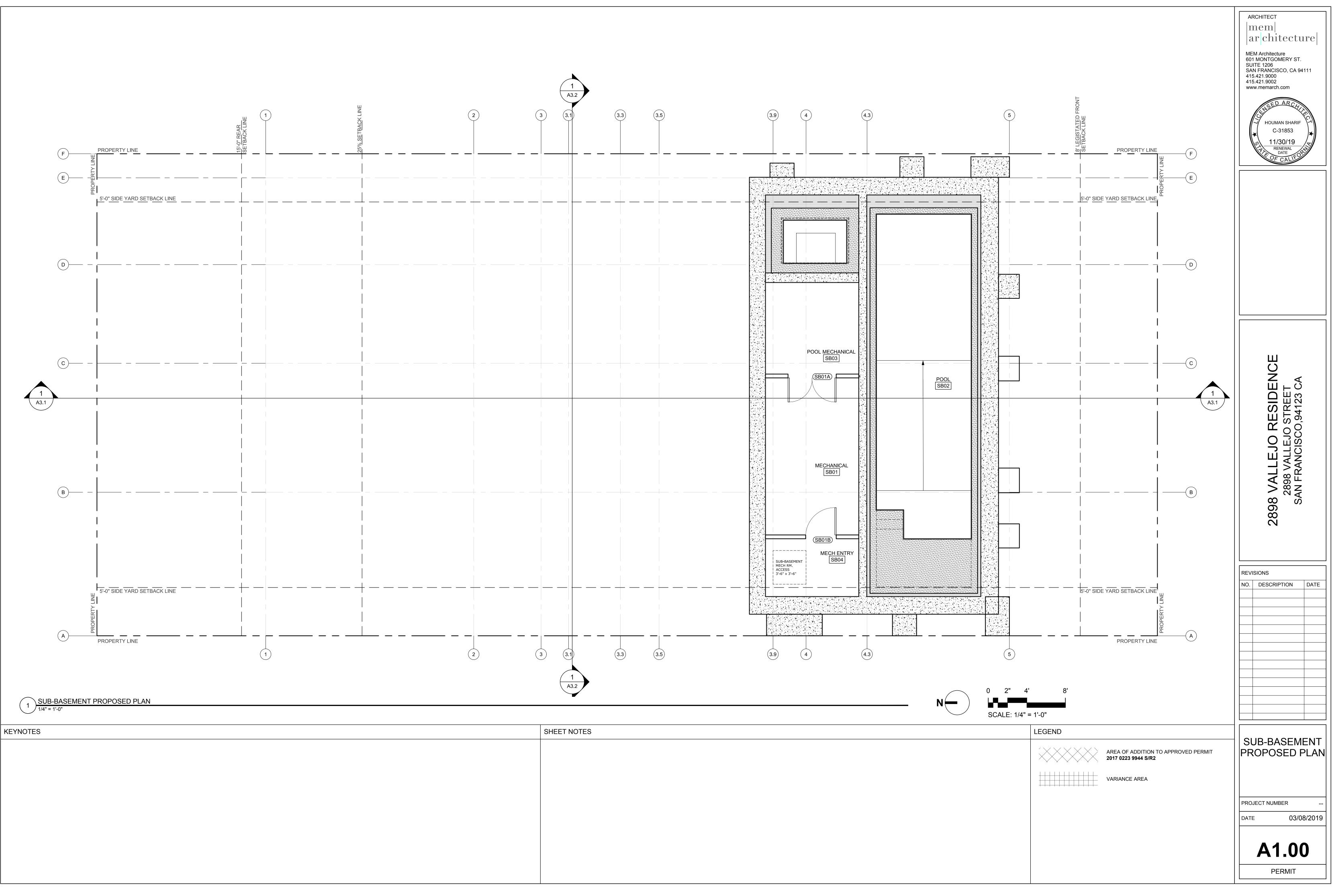


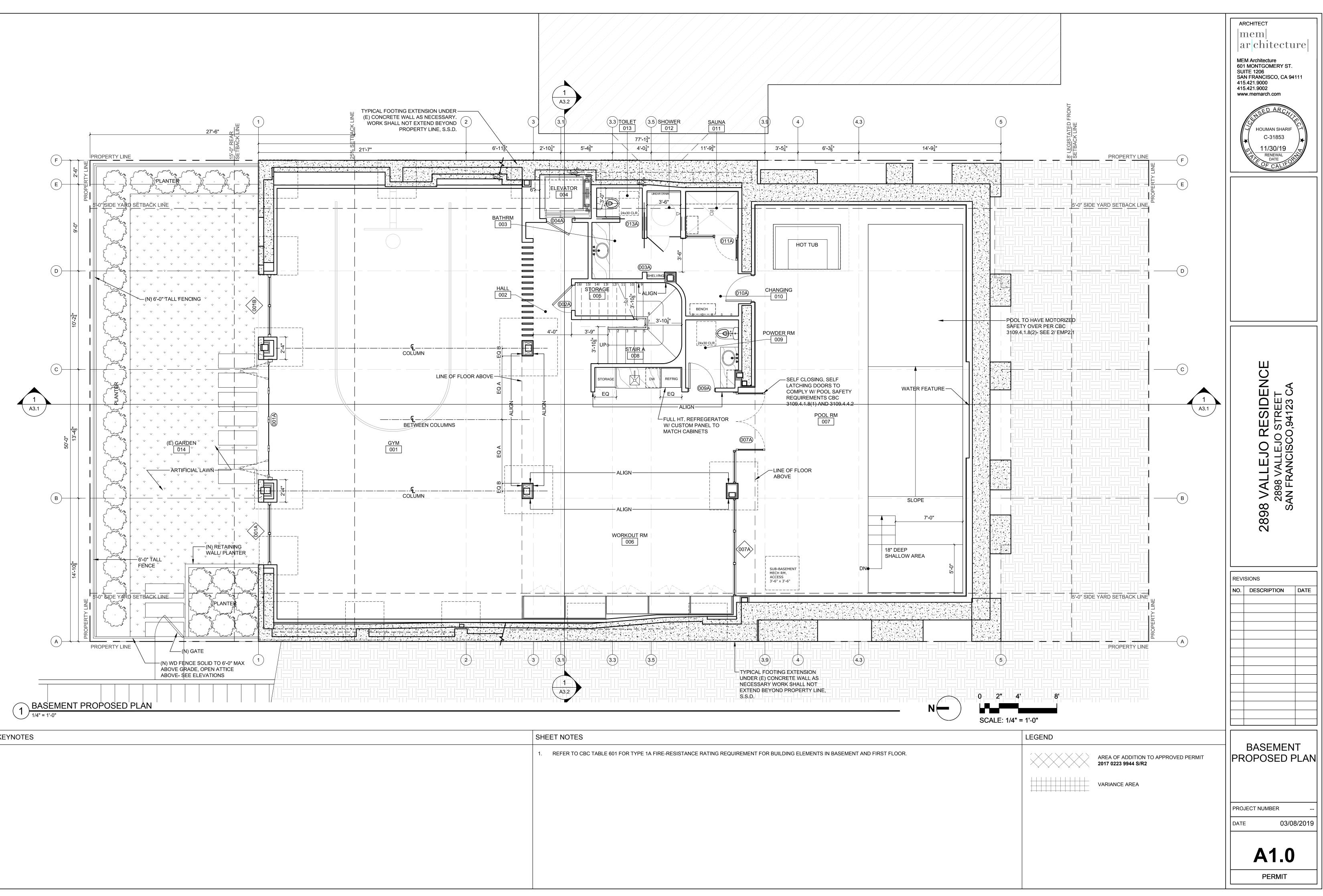




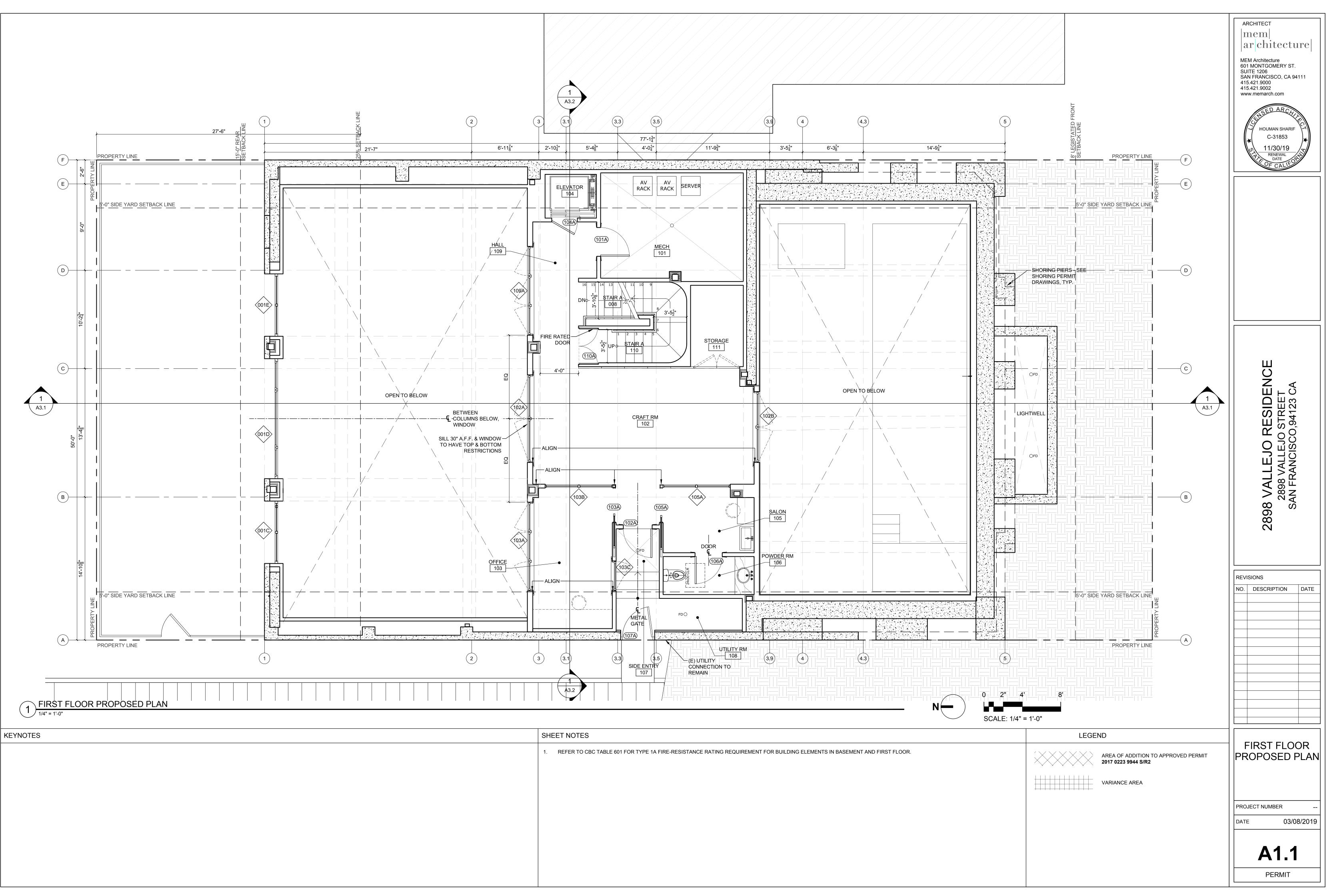
1 DEMO EAST-WEST SECTION

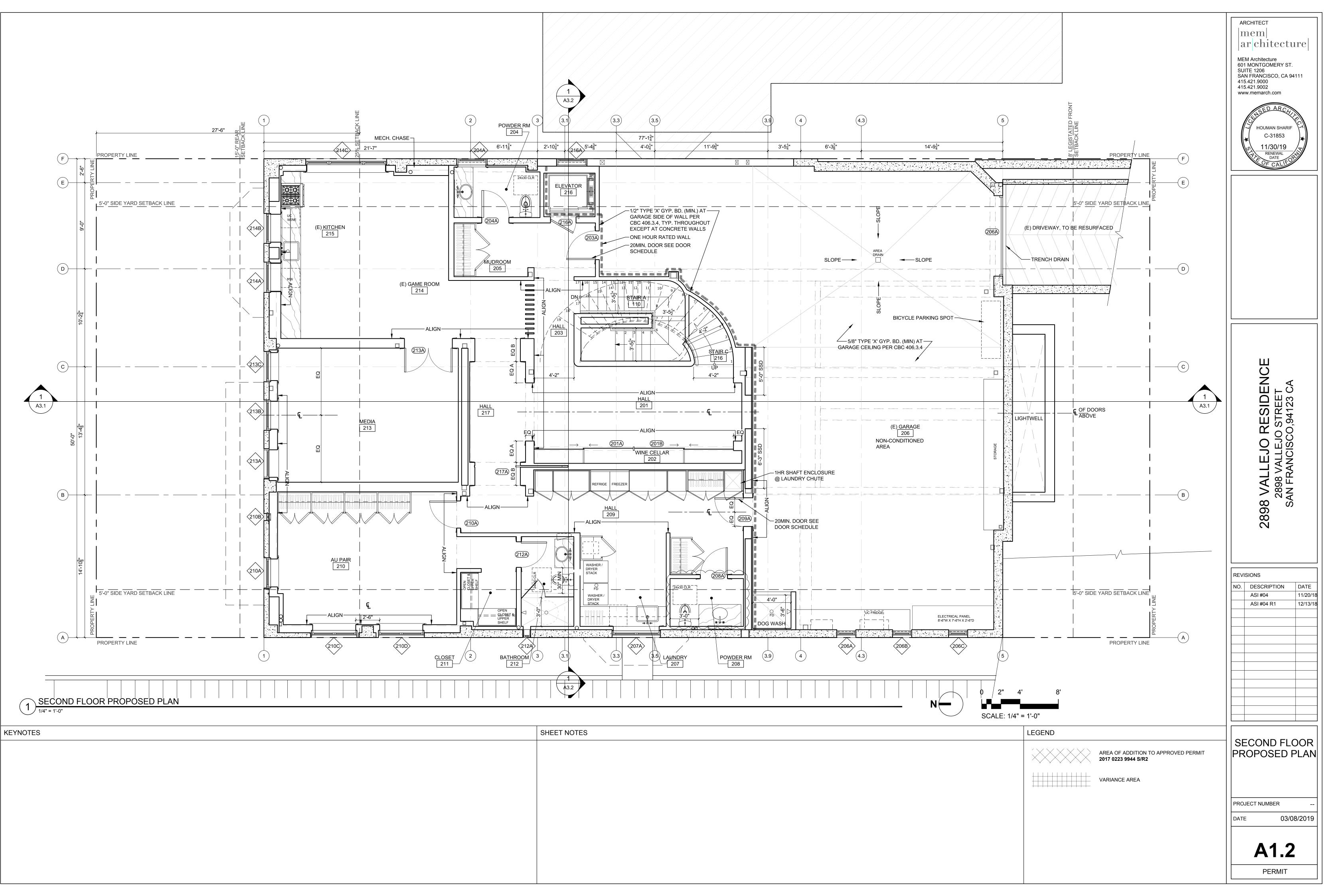
ARCHITECT mem ar chitecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9002 Www.memarch.com MEM Architecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9002 Www.memarch.com
U U U U
2898 VALLEJO RESIDENCE 2898 VALLEJO STREET SAN FRANCISCO,94123 CA
REVISIONS         NO.       DESCRIPTION       DATE         I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I         I       I       I       I       I       I         I       I       I       I       I       <
DEMO EAST-WEST SECTION PROJECT NUMBER
DATE 03/08/2019 AD3.2 PERMIT

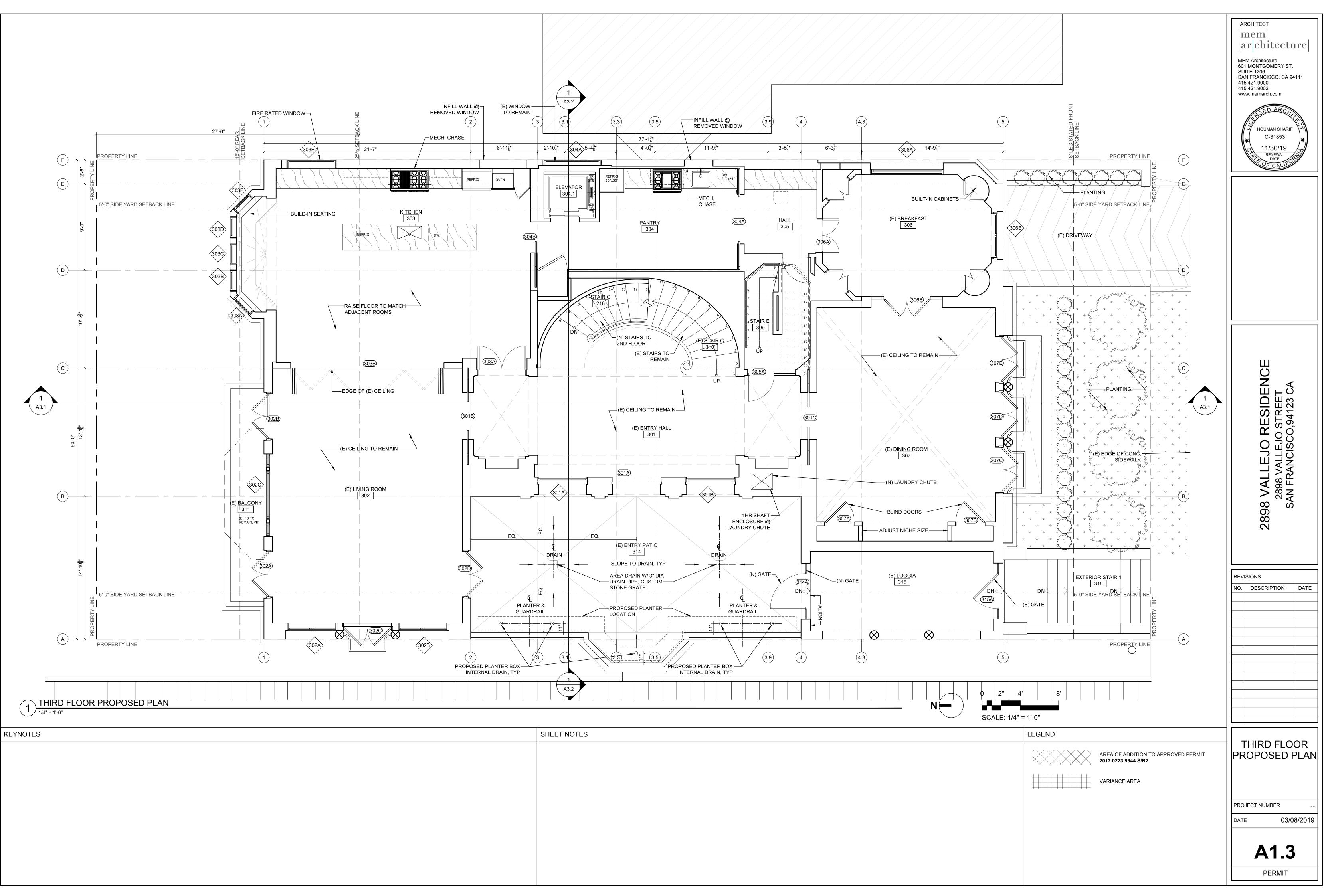


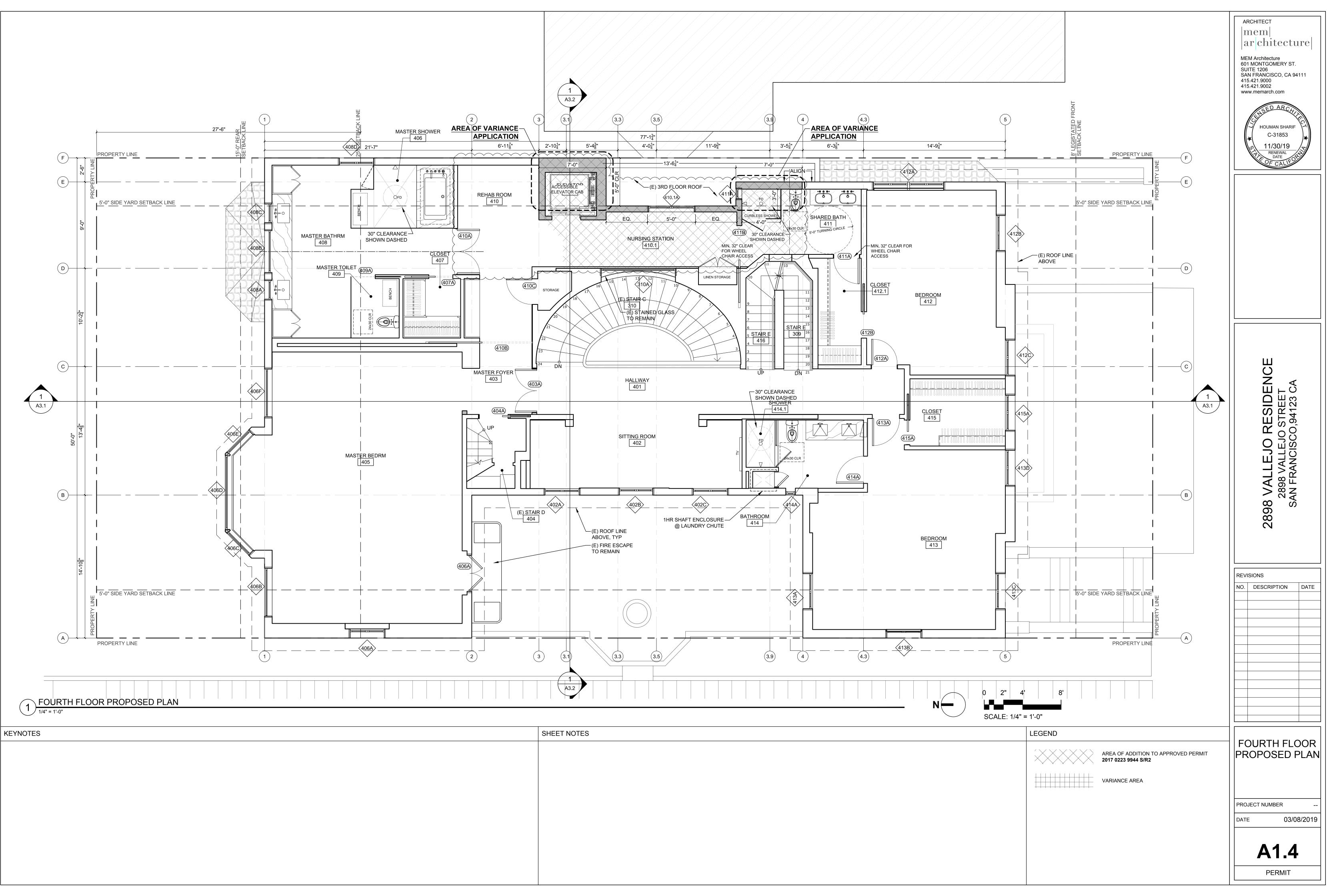


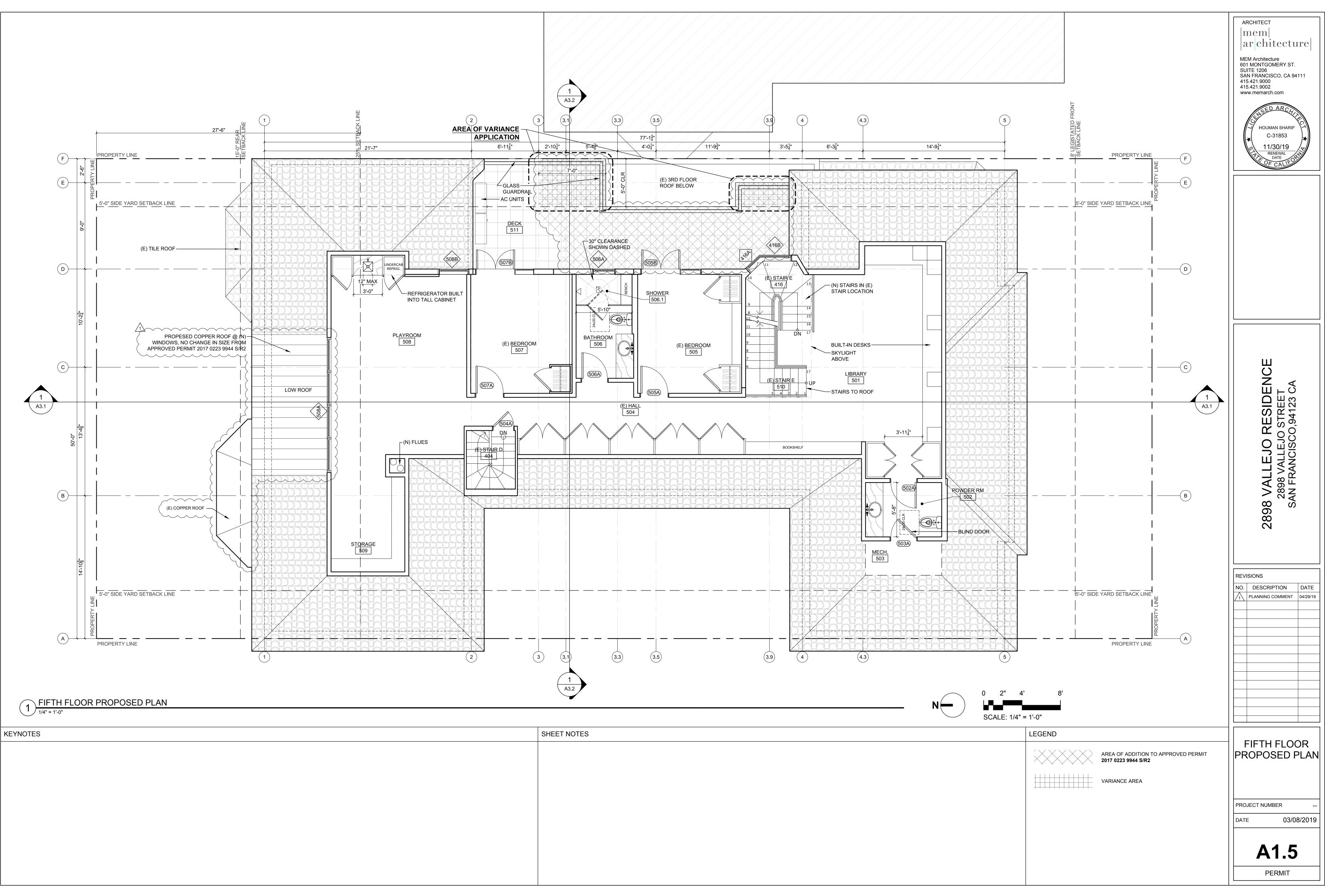
KEYNOTES

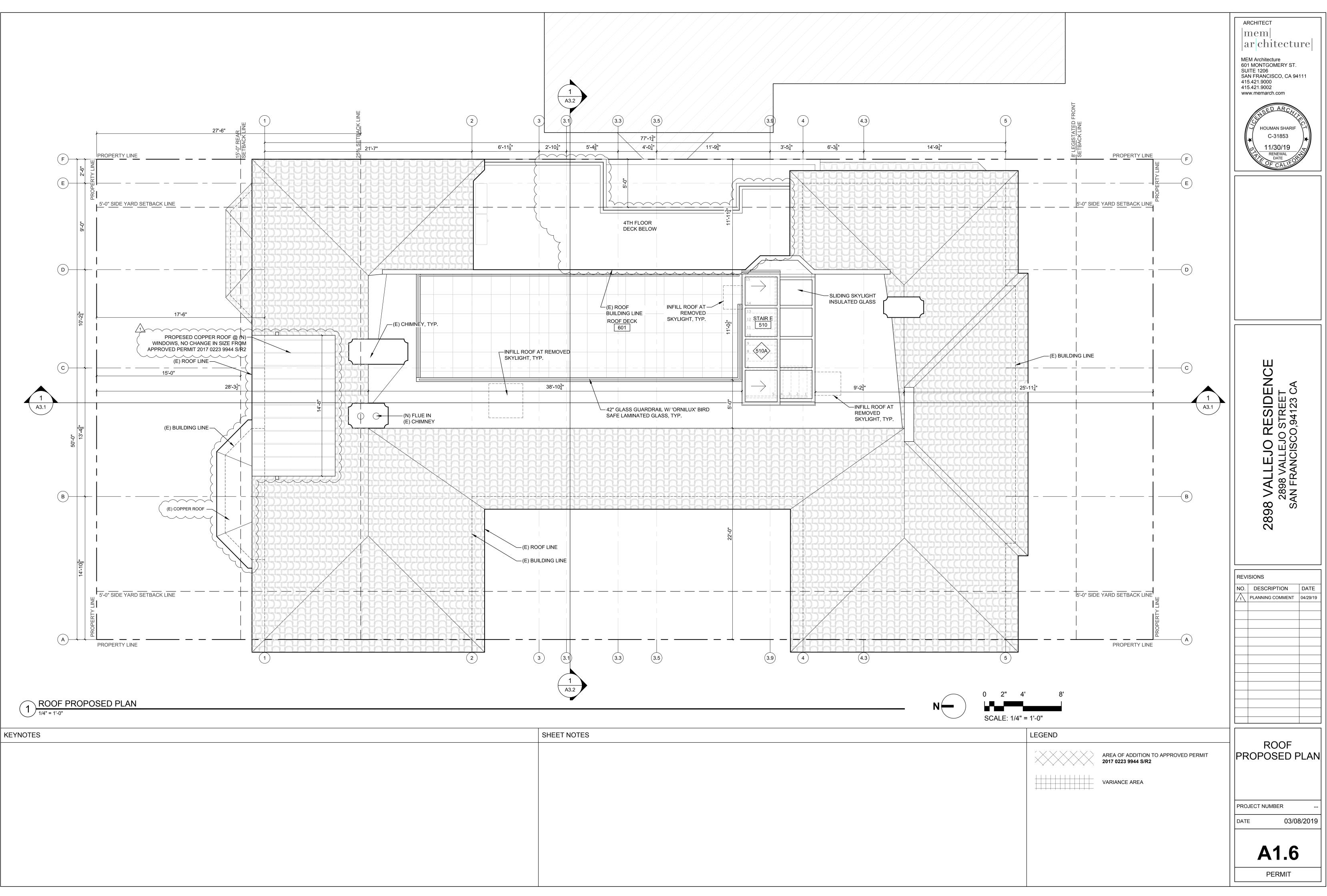


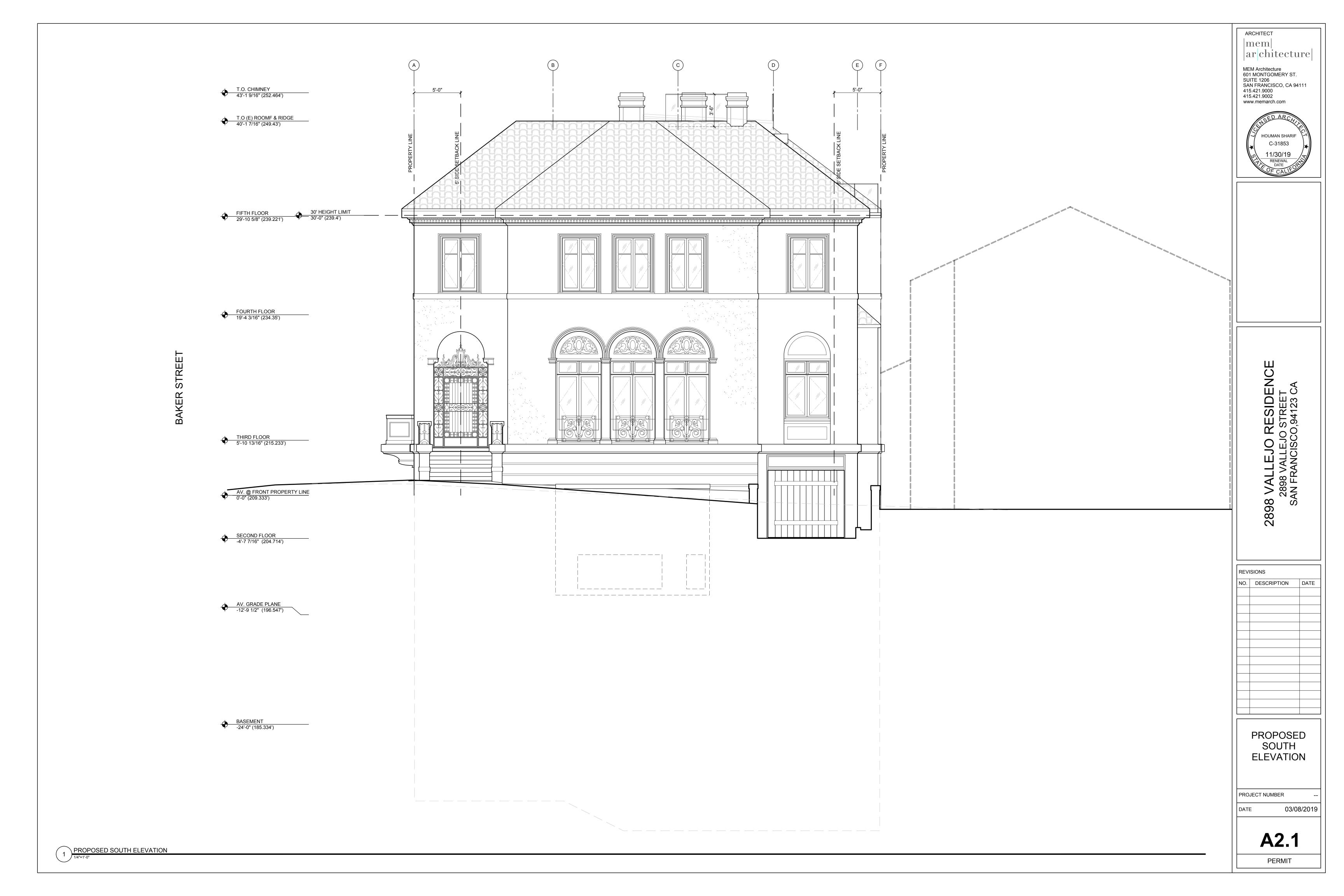




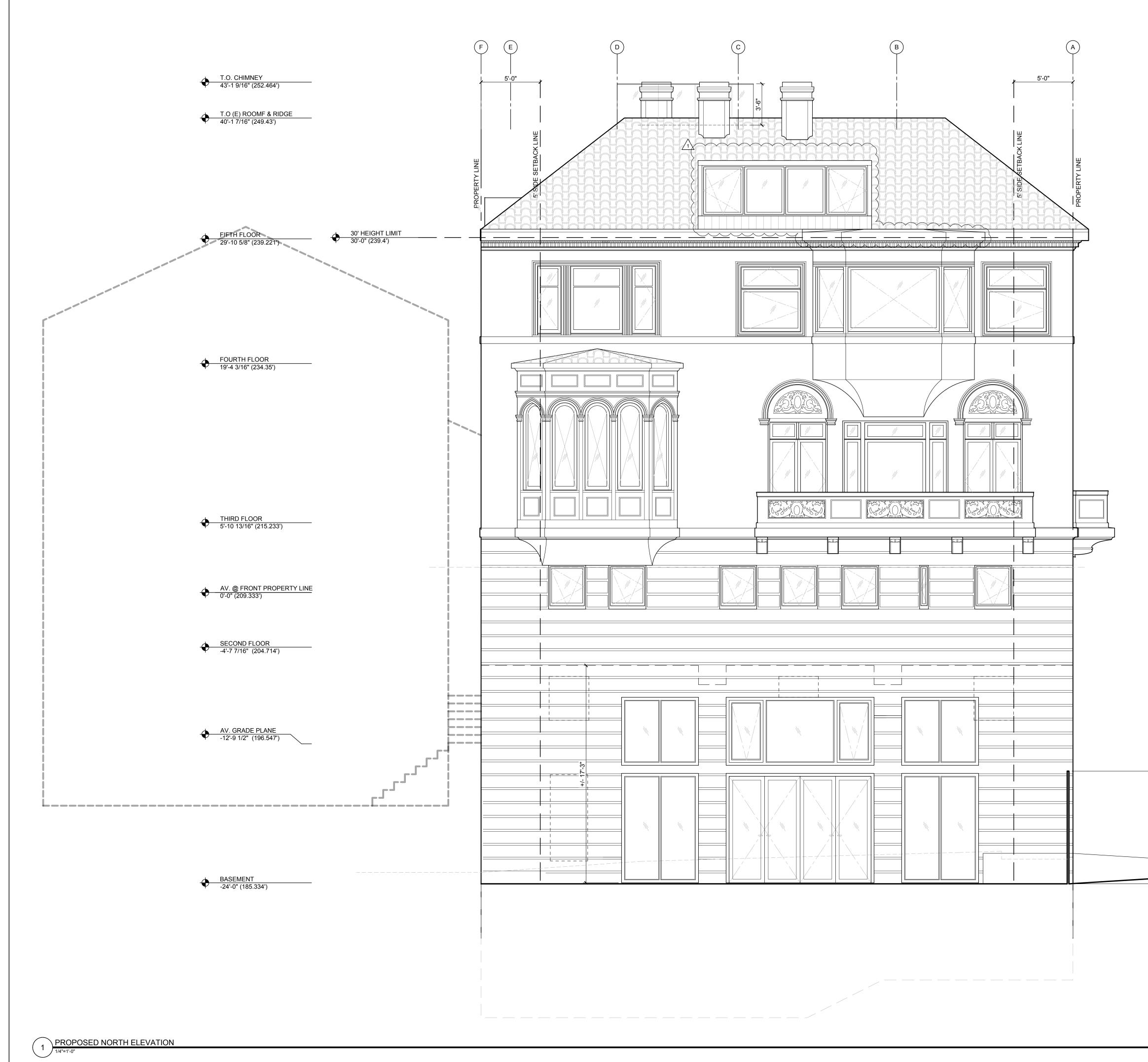






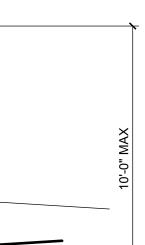




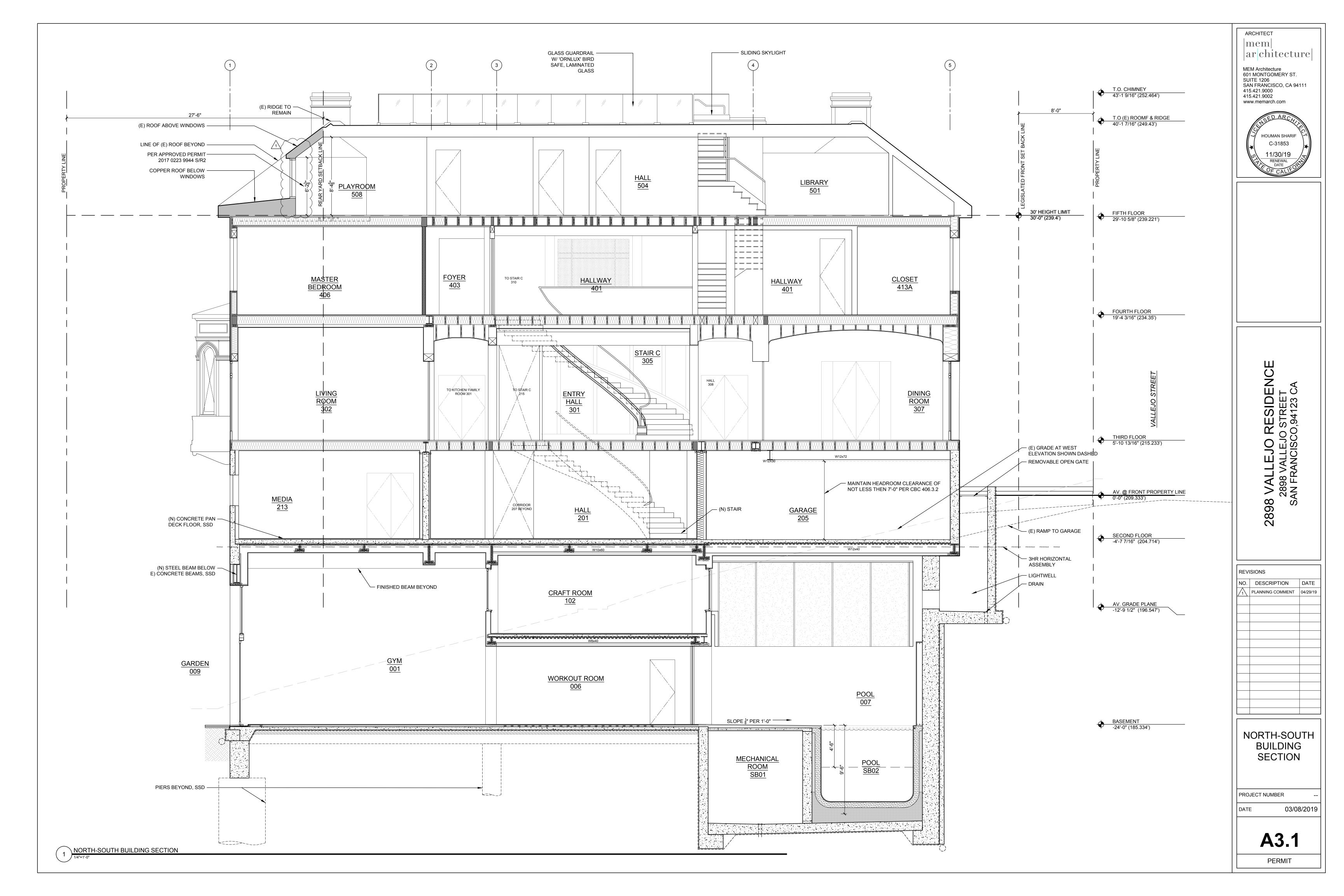


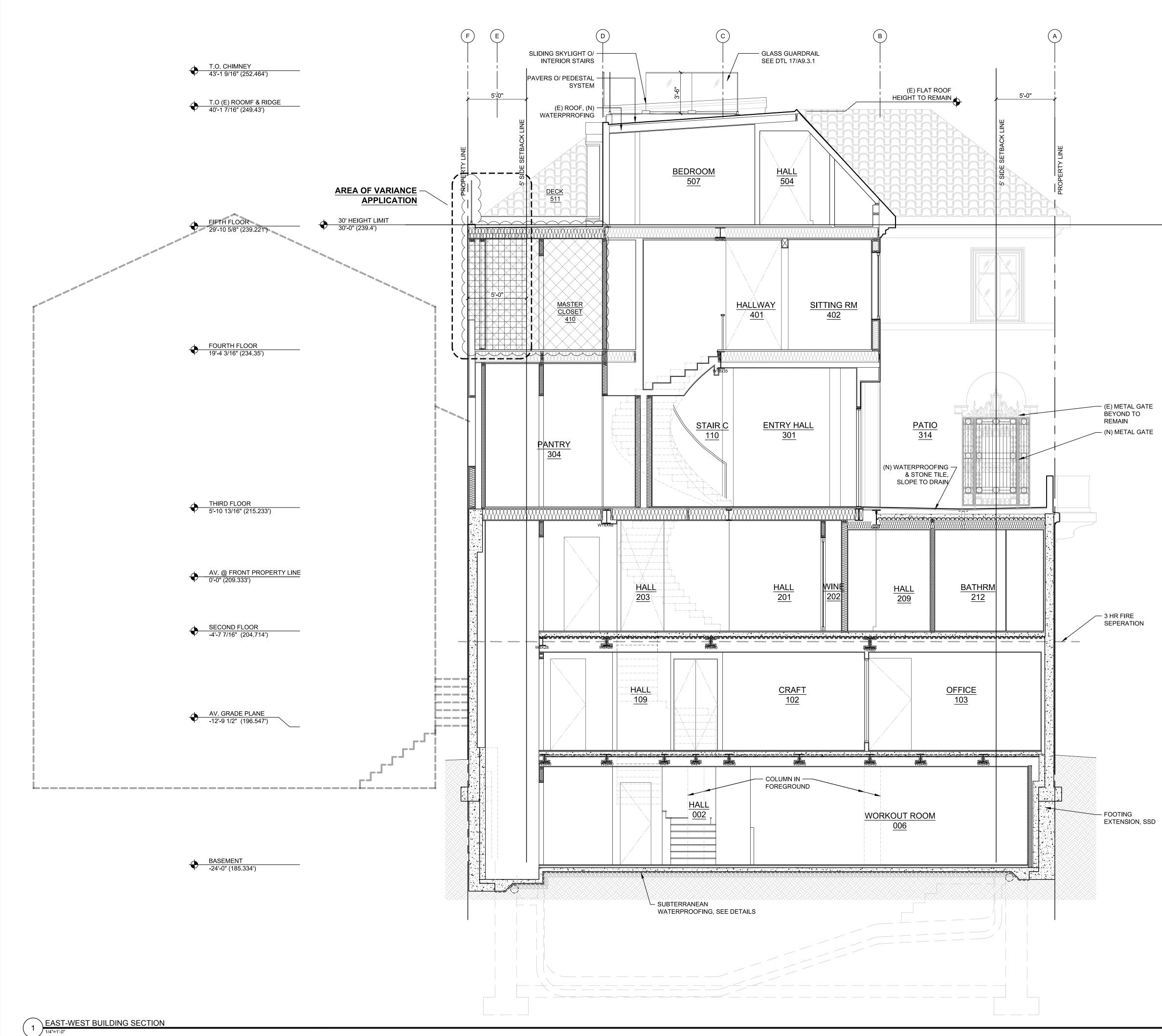
ARCHITECT mem ar chitecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9002 WWW.memarch.com WWW.memarch.com ARCHITECT HOUMAN SHARIF C-31853 11/30/19 RENEWAL DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DAT
2898 VALLEJO RESIDENCE 2898 VALLEJO STREET SAN FRANCISCO,94123 CA
REVISIONS         NO.       DESCRIPTION       DATE         1       PLANNING COMMENT       04/29/19         1       PLANNING COMMENT       04/29/19         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1       1       1         1
PROPOSED NORTH ELEVATION PROJECT NUMBER DATE 03/08/2019
<b>A2.3</b>

**BAKER STREET** 







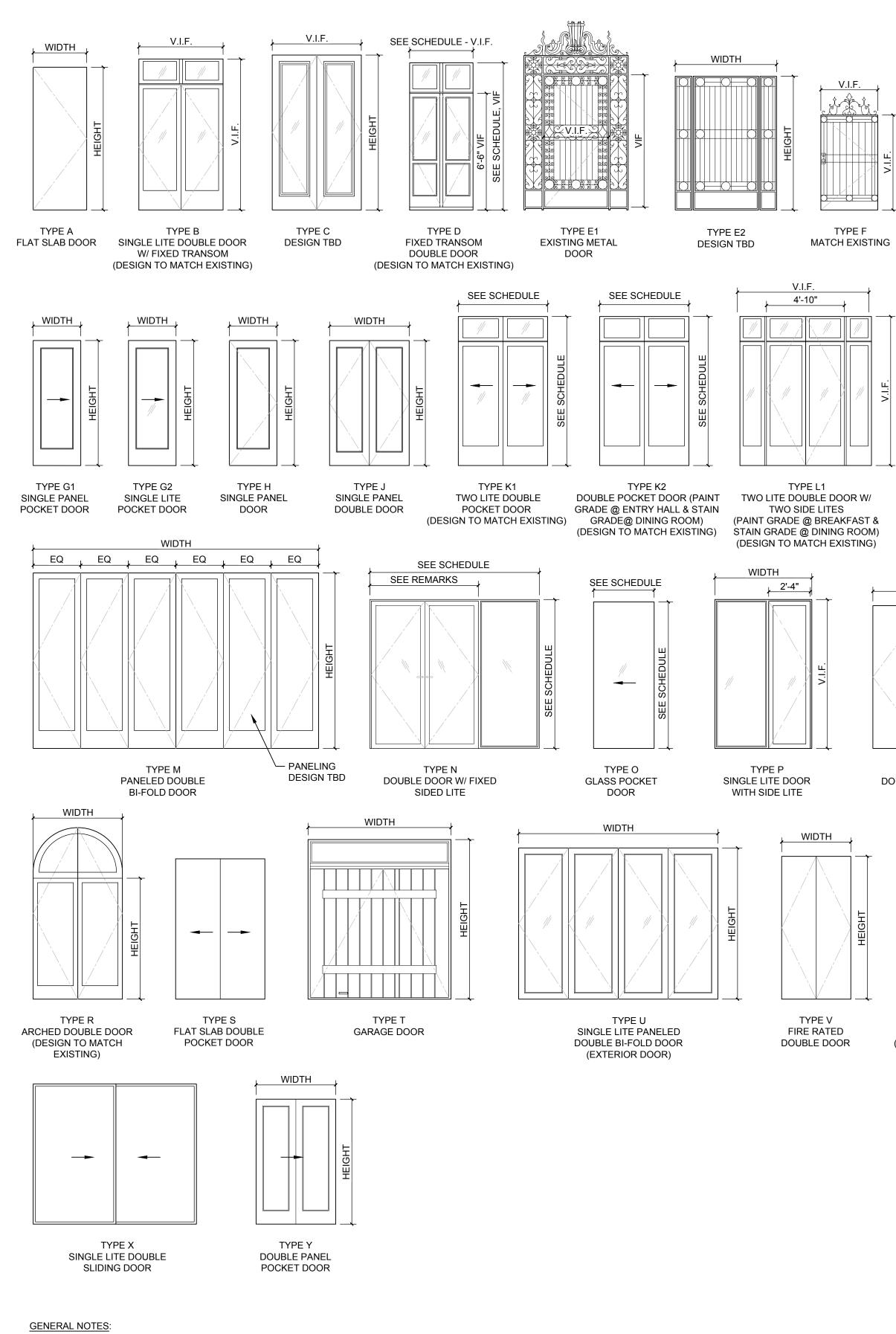


ARCHITECT mem ar chitecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9000 415.421.9002 www.memarch.com WWW.memarch.com KINGER CHITCHER HOUMAN SHARIF C-31853 11/30/19 RENEWAL DATE DATE DECLIFORM
2898 VALLEJO RESIDENCE 2898 VALLEJO STREET 2808 FRANCISCO,94123 CA
REVISIONS NO. DESCRIPTION DATE
EAST-WEST BUILDING SECTION
DATE 03/08/2019 A3.2 PERMIT

(E) ROOF ABOVE WINDOWS

LINE OF (E) ROOF BEYOND

COPPER ROOF BELOW WINDOWS

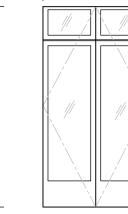


- 1. EXTERIOR DOORS, SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA / WDMA / CSA 101 / I.S. 2/A440.
- 2. ALL (N) DOORS TO BE PAINT GRADE UNLESS OTHERWISE NOTED
- 3. ALL GLASS IN DOORS TO BE TEMPERED.
- 4. DUAL-PANED GLASS FOR ALL EXTERIOR DOORS, UON. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- 5. ADD TOP LATCH TO ALL EXTERIOR DOUBLE DOORS



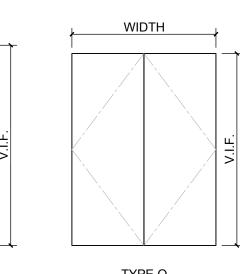
TYPE F MATCH EXISTING





↓ WIDTH

TYPE L2 TWO LITE DOUBLE DOOR (DESIGN TO MATCH DOOR TYPE L1)



TYPE Q DOUBLE FLAT SLAB DOOR

WIDTH

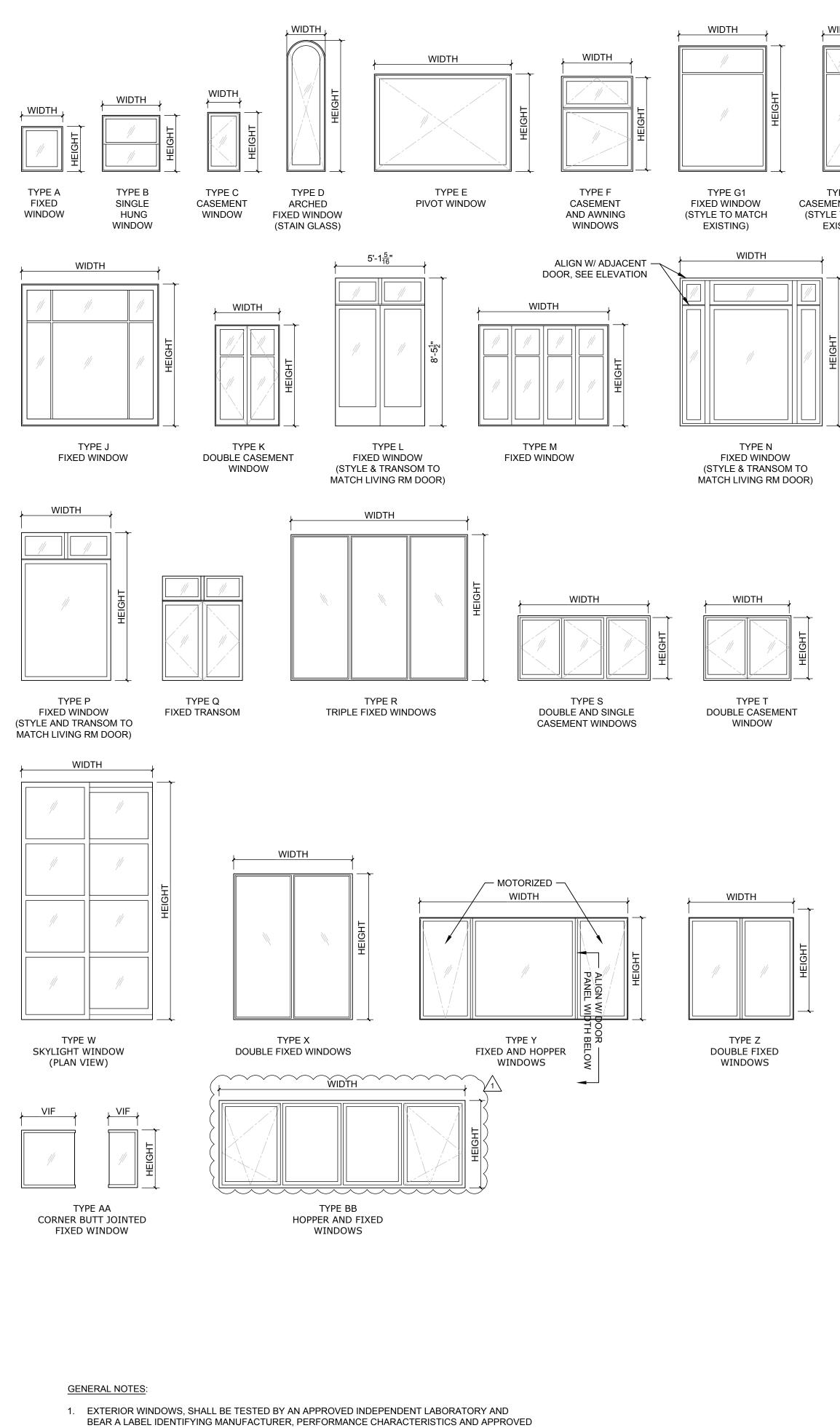
— PANELING DESIGN TBD

BASEBOARD



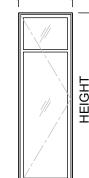
TYPE W HIDDEN PANELED DOOR (ALIGN W/ ADJACENT WALL PANEL)

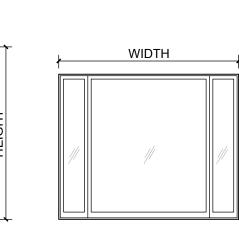
DOR		J) <del>-</del>	MANUFA					<u>רייט</u>			AME		DETAI				FIRE		mem	ст n
#	(N) (NH	I) IYPE	CTURER			IN	HE FT	IN	THM		COLOR	HEAD	JAMB	SILL	SET NO.	KEYSIDE RM NO.	RATING	REMARKS		hitecture
301A 301B	X X	Q A	CUSTOM CUSTOM	MTL. MTL.	5 3	02	7	0	1 3/4 1 3/4									 AUTO DOOR BOTTOM SEAL		GOMERY ST.
01A	X	U	LA CANTINA	P.G. WD/GLASS	12	6	9	0	1 3/4	" WOOD						ENTRY		EXTERIOR DOOR, 3" DOOR JAMB	SUITE 1206 SAN FRAN 415.421.900	ICISCO, CA 94111
02A	Х	A	CUSTOM	P.G. WD.	2	10	8	4	1 3/4	" WOOD								FULL HEIGHT HIDDEN DOOR	415.421.900 415.421.900 www.mema	002
03A	X	0	CUSTOM	P.G. WD.	3	6	8	4	1/2"									FULL HEIGHT		
04A 07A	X	H	CUSTOM	P.G. WD.	2	8 C	/	0	1 3/4									 FULL HEIGHT 6'-0" DOUBLE DOOR, SAFETY LOCK W/ ALARM,	. Inst	EDARCHIN
07A 09A	× v	н Н	CUSTOM CUSTOM	P.G. WD/GLASS P.G. WD.	9	6	8	4	1 3/4									SELF CLOSING FULL HEIGHT	- П нс	
10A	X	A	CUSTOM	P.G. WD.	2	8	8	4	1 3/4									FULL HEIGHT	*	C-31853
11A	Х	Р	CUSTOM	P.G. WD.	5	5	8	4	1 3/4									FULL HEIGHT		11/30/19 RENEWAL DATE
13A	Х	0	CUSTOM	P.G. WD.	2	4	8	4	1/2"	WOOD								FULL HEIGHT		OF CALIFOR
D1A	Х	Н	CUSTOM	P.G. WD.	3	0	7	0	1 3/4											
02A 03A	X	H G2	CUSTOM CUSTOM	P.G. WD. P.G. WD/GLASS	3	0	7	0	1 3/4 1 3/4						-	ENTRY		EXTERIOR DOOR	-	
03A 04A	X	H	CUSTOM	P.G. WD.	3	0	7	0	1 3/4											
05A	Х	G2	CUSTOM	P.G. WD/GLASS	3	6	7	11	1 3/4										-	
06A 07A	X	H (E) F	CUSTOM	P.G. WD. MTL.	2	10 2	7	0	1 3/4	WOOD WOOD						 ENTRY		 (E) METAL GATE TO REMAIN	-	
IOA	X	(L) I V	CUSTOM	MTL.		2 10 <sup>1</sup> / <sub>2</sub>	-	11	 1 3/4										-	
	v	v			1			1											-	
01A 01B	X X	X X	VITROCSA VITROCSA	ALUM/GLASS ALUM/GLASS	10 10	4	9	0		ALUM ALUM		 						INSULATED GLAZING, TOP ALIGN W/ BOTTOM OF CROWN INSULATED GLAZING, TOP ALIGN W/ BOTTOM OF CROWN	11	
)3A	X	Н	CUSTOM	P.G. WD.	3	0	8	0	1 3/4	" WOOD						ENTRY	20MIN	GASKETED		
4A	X	H (E) T	CUSTOM	P.G. WD.	2	10	8	0	1 3/4	WOOD WOOD								GASKETED (E) GARAGE DOOR	-	
)6A )8A	X		 CUSTOM	P.G. WD. P.G. WD.	8	10	/ 7	0	 1 3/4									GASKETED	11	
)9A	X	Н	CUSTOM	P.G. WD.	3	0	7	6	1 3/4	" WOOD						ENTRY	20MIN	GASKETED	<u> </u>	
10A	X	H	CUSTOM	P.G. WD.	2	10	7	6	1 3/4	_						-				
12A 13A	<u>Λ</u> χ	H	CUSTOM CUSTOM	P.G. WD. P.G. WD.	2 5	8 0	/ 8	6 0	1 3/4 1 3/4	_								GASKETED GASKETED		
16A	X	H	CUSTOM	P.G. WD.	2	8	8	0	1 3/4	" WOOD									1 .	
17A	Х	Y	CUSTOM	P.G. WD.	5	10	9	4	1 3/4	" WOOD									<b>L</b>	
01A	Х	С	CUSTOM	P.G. WD/GLASS	5	0	8	5 <u>1</u>	1 3/4	" WOOD						ENTRY		EXTERIOR DOOR		A NC
01B	Х	(E) K1	CUSTOM	P.G. WD.	5	0	8	5 <u>1</u>	1 3/4	" WOOD								(N) DOOR TO MATCH (E) IN (E) OPENING		З С Ц Ц Ц Ц С
01C	X	(E) K2	CUSTOM	P.G. WD./ STAIN WD.	5	0	8	$5\frac{1}{2}$	1 3/4							-		(N) DOOR TO MATCH (E) IN (E) OPENING	=	Г Ш №
02A 02B	X X	(E) B (E) B		P.G. WD/GLASS P.G. WD/GLASS	4 1	10 10		$5\frac{1}{2}$ $5\frac{1}{2}$										EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING	11 L	Ц Г Q
02B	х Х	(E) B		P.G. WD/GLASS	4	10		2	_									EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING	C	Ϋ́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́́
02D	X			P.G. WD/GLASS	4	10	-	<u> </u>	1 3/4	-					-			EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING	(	S Ш X
03A	X	(E) R	CUSTOM	P.G. WD.	5	0	9	7	1 3/4	" WOOD								(N) DOOR TO MATCH (E) IN (E) OPENING, HEIGHT INCREASED TO TOP OF ARCH		김 그 승
03B	X	M	CUSTOM	P.G. WD.	16	0	9	10	_						-			MOTORIZED		AA LE
04A 04B	X X	S S	CUSTOM CUSTOM	P.G. WD. P.G. WD.	5 5	2		0	1 3/4 1 3/4	-								FULL HEIGHT FULL HEIGHT		VAL 898 NFF
05A	X	(E) R	CUSTOM	P.G. WD.	5	0	9	7	1 3/4									(N) DOOR TO MATCH (E) IN (E) OPENING, HEIGHT INCREASED TO		
06A	X	L2		P.G. WD/GLASS	3	0		5 <sup>1</sup> / <sub>2</sub>										TOP OF ARCH		n N
06B	Х	(E) L1	CUSTOM	P.G. WD/GLASS	7	6	8	$5\frac{1}{2}$	1 3/4	" WOOD								PAINT GRADE @ BREAKFAST & STAIN GRADE @ DINING ROOM, (N) DOOR TO MATCH (E) IN (E) OPENING		2898 S
07A	Х	(E) W	CUSTOM	P.G. WD.	3	0	7	0	1 3/4	" WOOD										•
07B	Х	(E) W	CUSTOM	P.G. WD.	3	0	7	0	1 3/4	" WOOD								 EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING,	-	
07C	X	(E) B	CUSTOM	P.G. WD/GLASS	4	8	8	5 <u>1</u>	1 3/4	" WOOD								INTERIOR STAINED/ EXTERIOR PAINTED		
07D	X	(E) B	CUSTOM	P.G. WD/GLASS	4	8	8	5 <sup>1</sup> / <sub>2</sub>	1 3/4	" WOOD					-			EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING, INTERIOR STAINED/ EXTERIOR PAINTED	REVISIONS	
07E	X	(E) B	CUSTOM	P.G. WD/GLASS	4	8	8	5 <sup>1</sup> / <sub>2</sub>	1 3/4	WOOD								EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING, INTERIOR STAINED/ EXTERIOR PAINTED	NO. DESC	
08A	Х	Н	CUSTOM	P.G. WD.	2	8	7	0	1 3/4									GASKETED		
14A 15A	X	E2 (E) E1	CUSTOM	MTL.	3	8 8	7	6 6		WOOD WOOD								(E) METAL GATE TO REMAIN		
		<u> </u>		1			<b>'</b>	I												
03A 04A	X X	ј J н	CUSTOM CUSTOM	P.G. WD. P.G. WD.	4	6 8	8	2	1 3/4 1 3/4									GASKETED, DOOR HEIGHT TO ALIGN W/ WINDOW DOOR HEIGHT TO ALIGN W/ WINDOW		
04A 06A	X	(E) D	CUSTOM	P.G. WD/GLASS	3	8	8	2	1 3/4									EXTERIOR DOOR, (N) DOOR TO MATCH (E) IN (E) OPENING		
07A	X	G1	CUSTOM	P.G. WD.	2	6	8	2	1 3/4							-		DOOR HEIGHT TO ALIGN W/ WINDOW		
09A 10A	X X	0	CUSTOM CUSTOM	GLASS P.G. WD.	2	6 8	8 8	2	1 3/4 1 3/4	_								DOOR HEIGHT TO ALIGN W/ WINDOW DOOR HEIGHT TO ALIGN W/ WINDOW		
10A	X	G1	CUSTOM	P.G. WD. P.G. WD.	4	10	8	2	1 3/4									DOOR HEIGHT TO ALIGN W/ WINDOW	]	
10C	X	A	CUSTOM	P.G. WD.	2	8	8	2	1 3/4	_						-		DOOR HEIGHT TO ALIGN W/ WINDOW, HIDDEN DOOR		
11A 11B	X X	H G1	CUSTOM CUSTOM	P.G. WD. P.G. WD.	2	10   <i>1</i>	8 8	2	1 3/4 1 3/4									GASKETED, DOOR HEIGHT TO ALIGN W/ WINDOW DOOR HEIGHT TO ALIGN W/ WINDOW	┨┠──┼───	
12A	X X	H	CUSTOM	P.G. WD. P.G. WD.	2	10	8	2	1 3/4									DOOR HEIGHT TO ALIGN W/ WINDOW DOOR HEIGHT TO ALIGN W/ WINDOW		I
12B	X	G1	CUSTOM	P.G. WD.	2	8	8	2	1 3/4	_								DOOR HEIGHT TO ALIGN W/ WINDOW	r	DOOR
13A 14A	X x	H	CUSTOM CUSTOM	P.G. WD. P.G. WD.	2	10	8	2	1 3/4 1 3/4	_		 						DOOR HEIGHT TO ALIGN W/ WINDOW GASKETED, DOOR HEIGHT TO ALIGN W/ WINDOW		HEDULE
14A 15A	<u>х</u>	G1	CUSTOM	P.G. WD. P.G. WD.	2	6		2	1 3/4									DOOR HEIGHT TO ALIGN W/ WINDOW		
02A		H	CUSTOM	P.G. WD.	1	1		1												
02A 03A		A	CUSTOM	P.G. WD. P.G. WD.	2	8 8	7	0	1 3/4											
04A		H	CUSTOM	P.G. WD.	2	4	7	0	1 3/4	" WOOD									PROJECT NU	UMBER
05A		H	CUSTOM	P.G. WD.	2	10	7	0	1 3/4	_									DATE	03/08/
05B 06A		N H	CUSTOM CUSTOM	P.G. WD/GLASS P.G. WD.	6 2	2	/   7	0	1 3/4 1 3/4									EXTERIOR DOOR, 4'-0" DOUBLE DOOR GASKETED		
07A		H	CUSTOM	P.G. WD.	2	10	7	0	1 3/4	_						-				
				P.G. WD/GLASS	6	2	7	0	1 3/4	" WOOD								EXTERIOR DOOR, 4'-0" DOUBLE DOOR		10.1



- INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA / WDMA / CSA 101 / I.S. 2/A440. 2. DUAL-PANED GLASS FOR ALL EXTERIOR WINDOWS, UON. PROVIDE TEMPERED GLASS WHERE
- REQUIRED BY CODE. 3. ADD RESTRICTORS AND INTERNAL GLASS GUARDRAIL (DESIGN TBD ) TO ALL OPERABLE
- WINDOWS WITH SILL HEIGHT LESS THAN 42"







TYPE H

FIXED WINDOW

TYPE G2 CASEMENT WINDOW (STYLE TO MATCH EXISTING)

EQ , EQ , EQ TYPE O DOUBLE AND SINGLE

CASEMENT WINDOWS

WIDTH

WIDTH

TYPE U

TILT/ TURN

WINDOW



TYPE V HOPPER WINDOW

VINDOW #(N)001AX001BX001CX001DX001EX007AX102AX102BX103AX103AX103AX103AX103AX103AX103AX103AX103AX103AX103AX103AX103AX204A206AX206BX206CX210AX210AX210AX210AX213AX213AX213AX213AX214AX214AX214CX		AANUFACT URER                                                   CUSTOM         CUSTOM         CUSTOM         CUSTOM         CUSTOM            CUSTOM         CUSTOM         CUSTOM            CUSTOM            CUSTOM            CUSTOM            CUSTOM	MODEL	TYPE         Z         Z         Z         Y         Z         Y         Z         X         X         X         X         X         E         (E) B         (E) B         (E) B         (E) C         T		IN         6         6         6         6         10         110         110         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111         111	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	AL FINISH	FRAMATRIALP.G. WOODP.G. WOOD			DETAIL JAMB          		HARDWARE	FIRE RATING	3" JAMB 3" JAMB 3" JAMB 3" JAMB 3" JAMB INTERIOR WINDOW	MEM Architecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9000 415.421.9002 www.memarch.com
001A         X           001B         X           001C         X           001D         X           001E         X           001A         X           001C         X           001D         X           001A         X           001C         X           001D         X           001A         X           001C         X           001D         X           001E         X           102A         X           103B         X           103A         X           204A            206A            206A            206A         -           206A         -           206A         -           210A         X      210A         X      210A </th <th></th> <th></th> <th></th> <th>Z Z Y Z R Z R T T S X X X X X X S (E) B (E) B (E) B (E) B (E) B (E) B (E) B</th> <th>FT         6         6         12         6         12         6         10         8         7         9         7         3         7         9         3         2         2         4</th> <th><math display="block">     IN     6     6     0     0     0     1     10 <math>\frac{1}{2}</math>     1     1<math>\frac{1}{2}</math>     0     0     1 <math>\frac{1}{2}</math>     1     1<math>\frac{1}{2}</math>     0     0     1 <math>\frac{1}{2}</math>     1     1<math>\frac{1}{2}</math>     0     0     0     1 <math>\frac{1}{2}</math>     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0 </math></th> <th>FT       IN         9       0         9       0         5       9         5       9         5       9         5       9         8       4         4       3         4       3         4       3         8       0         4       3         3       3         3       <math>3</math></th> <th></th> <th>P.G. WOOD         P.G. WOOD</th> <th></th> <th></th> <th>       </th> <th>SILL       </th> <th>     </th> <th></th> <th>3" JAMB 3" JAMB 3" JAMB 3" JAMB 3" JAMB INTERIOR WINDOW</th> <th>MEM Architecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9000 415.421.9002 www.memarch.com</th>				Z Z Y Z R Z R T T S X X X X X X S (E) B (E) B (E) B (E) B (E) B (E) B (E) B	FT         6         6         12         6         12         6         10         8         7         9         7         3         7         9         3         2         2         4	$     IN     6     6     0     0     0     1     10 \frac{1}{2}     1     1\frac{1}{2}     0     0     1 \frac{1}{2}     1     1\frac{1}{2}     0     0     1 \frac{1}{2}     1     1\frac{1}{2}     0     0     0     1 \frac{1}{2}     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0     0 $	FT       IN         9       0         9       0         5       9         5       9         5       9         5       9         8       4         4       3         4       3         4       3         8       0         4       3         3       3         3 $3$		P.G. WOOD         P.G. WOOD			       	SILL       	     		3" JAMB 3" JAMB 3" JAMB 3" JAMB 3" JAMB INTERIOR WINDOW	MEM Architecture 601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9000 415.421.9002 www.memarch.com
001B         X           001C         X           001D         X           001E         X           001E         X           007A         X           102A         X           102A         X           102A         X           103A         X           103B         X           103C         X           103A         X           204A            206A            206A            206A            206A            206A            206A            206A            201A         X           210A         X           210A         X           210D         X           213A         X           213B         X </th <th>X X X X X</th> <th>            </th> <th></th> <th>T         Z         R         T         S         X         X         S         (E) B         U</th> <th>6 6 12 6 10 8 7 9 7 3 7 9 7 3 7 9 3 7 9 3 2 2 2 2 2 4</th> <th><math display="block"> \begin{array}{c} 6\\ 6\\ 0\\ 0\\ 1\\ 1\\ 10\frac{1"}{2}\\ 0\\ 0\\ 0\\ 1\frac{1}{2}\\ 0\\ 0\\ 1\frac{1}{2}\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\</math></th> <th><math display="block">\begin{array}{c ccccccccccccccccccccccccccccccccccc</math></th> <th></th> <th>P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD</th> <th>        </th> <th>      </th> <th>      </th> <th>       </th> <th>   </th> <th></th> <th>3" JAMB 3" JAMB 3" JAMB 3" JAMB INTERIOR WINDOW</th> <th>601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9000 415.421.9002 www.memarch.com</th>	X X X X X	            		T         Z         R         T         S         X         X         S         (E) B         U	6 6 12 6 10 8 7 9 7 3 7 9 7 3 7 9 3 7 9 3 2 2 2 2 2 4	$ \begin{array}{c} 6\\ 6\\ 0\\ 0\\ 1\\ 1\\ 10\frac{1"}{2}\\ 0\\ 0\\ 0\\ 1\frac{1}{2}\\ 0\\ 0\\ 1\frac{1}{2}\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD	        	      	      	       	   		3" JAMB 3" JAMB 3" JAMB 3" JAMB INTERIOR WINDOW	601 MONTGOMERY ST. SUITE 1206 SAN FRANCISCO, CA 94111 415.421.9000 415.421.9002 www.memarch.com
001B         X           001C         X           001D         X           001E         X           007A         X           102A         X           102B         X           102A         X           103A         X           103B         X           103C         X           103A         X           103A         X           103A         X           103A         X           103A         X           204A            206A            210A         X           210D         X           213A         X           213A         X           213B         X           214A         X           214A         X	X X X X X	            		T         Z         R         T         S         X         X         S         (E) B         U	6 6 12 6 10 8 7 9 7 3 7 9 7 3 7 9 9 3 7 9 9 3 2 2 2 2 2 4	$ \begin{array}{c} 6\\ 0\\ 0\\ 1\\ 1\\ 10\frac{1}{2}^{"}\\ 1\\ 1\frac{1}{2}^{"}\\ 0\\ 0\\ 1\frac{1}{2}^{"}\\ 1\\ 1\frac{1}{2}\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD	       	       	      	    	   		3" JAMB 3" JAMB 3" JAMB 3" JAMB INTERIOR WINDOW	415.421.9000 415.421.9002 www.memarch.com HOUMAN SHARIF C-31853
001D         X           001E         X           007A         X           102A         X           102B         X           102B         X           103A         X           206A            206A            206A            206A            206A            206A            206A            206A            210A         X           210B         X           210D         X           213A         X           213B         X           214A         X </td <td>X X X X X</td> <td>           CUSTOM CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  </td> <td></td> <td>T         Z         R         T         S         X         X         S         (E) B         U</td> <td>12 6 10 8 7 9 7 3 7 9 7 3 7 9 3 7 9 3 2 2 2 2 2 4</td> <td><math display="block"> \begin{array}{c} 0\\ -6\\ 1\\ 10\frac{1}{2}''\\ -1\\ 1\frac{1}{2}''\\ 0\\ 0\\ 1\frac{1}{2}''\\ -1\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\</math></td> <td><math display="block"> \begin{array}{c ccccccccccccccccccccccccccccccccccc</math></td> <td></td> <td>P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD</td> <td>      </td> <td>      </td> <td>    </td> <td>   </td> <td></td> <td></td> <td>3" JAMB 3" JAMB INTERIOR WINDOW</td> <td>www.memarch.com</td>	X X X X X	           CUSTOM CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  		T         Z         R         T         S         X         X         S         (E) B         U	12 6 10 8 7 9 7 3 7 9 7 3 7 9 3 7 9 3 2 2 2 2 2 4	$ \begin{array}{c} 0\\ -6\\ 1\\ 10\frac{1}{2}''\\ -1\\ 1\frac{1}{2}''\\ 0\\ 0\\ 1\frac{1}{2}''\\ -1\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD	      	      	    	   			3" JAMB 3" JAMB INTERIOR WINDOW	www.memarch.com
001E         X           007A         X           102A         X           102B         X           102B         X           103A         X           103A         X           103A         X           103A         X           103A         X           103B         X           103C         X           105A         X           109A         X           204A            206A            206A            206A            206A            206A            206C            2010A         X           210B         X           210D         X           210D         X           213A         X           213B         X           213C         X           214A         X           214B         X	X X X X X	         CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM		T         Z         R         T         S         X         X         S         (E) B         U	6 10 8 7 9 7 3 7 9 7 3 7 9 3 2 2 2 2 2 4	$ \begin{array}{c} 1 \\ 10 \frac{1}{2}^{"} \\ 1 \\ 1 \frac{1}{2}^{"} \\ 0 \\ 0 \\ 1 \frac{1}{2}^{"} \\ 1 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD	     	     	   				3" JAMB INTERIOR WINDOW	HOUMAN SHARIF
102A       X         102B       X         103A       X         103A       X         103B       X         103C       X         103C       X         105A       X         105A       X         109A       X         206A          206B       -         206C       -         207A       X         210A       X         210B       X         210D       X         210D       X         213A       X         213B       X         213C       X         214A       X         214B       X	X X X X X	       CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM		T T S X X X X S (E) B (E) B (E) B (E) B (E) B (E) B (E) B (E) B (E) B	8 7 9 7 3 7 9 3 7 9 3 2 2 2 2 2 4	$     \frac{1}{1 \frac{1}{2}}     0     0     0     1 \frac{1}{2}     1     1     2     0     0     0     0     0     0     0     0     0 $	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD	    	  	 					C-31853
102B       X         103A       X         103B       X         103C       X         103C       X         105A       X         105A       X         109A       X         204A          206B       -         206C       206C         207A       X         210A       X         210B       X         210C       X         210D       X         213A       X         213B       X         214A       X         214B       X	X X X X X	      CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM		X X X S (E) B (E) B (E) B (E) B (E) B T U	7 9 7 3 7 9 3 2 2 2 2 4	$     \frac{1}{1 \frac{1}{2}}     0     0     0     1 \frac{1}{2}     1     1     2     0     0     0     0     0     0     0     0     0 $	4       3         4       3         8       0         4       3         8       0         4       3         8       0         4       3         3       3         3       8 <sup>1</sup> / <sub>2</sub>		P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD	  							C-31853
103A       X         103B       X         103C       X         103C       X         105A       X         105A       X         109A       X         204A          206B       -         206C       -         207A       X         210A       X         210B       X         210D       X         210D       X         213A       X         213B       X         214A       X         214B       X	X X X X X	     CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM  CUSTOM		X X X S (E) B (E) B (E) B (E) B (E) B T U	7 3 7 9 3 2 2 2 2 4	$     \begin{array}{c}         1 \\             2 \\            $	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD P.G. WOOD P.G. WOOD	  						INTERIOR WINDOW, 30" SILL HEIGHT	_
103B       X         103C       X         105A       X         109A       X         204A          206A          206B       -         206C       -         207A       X         210A       X         210B       X         210D       X         212A       X         213A       X         213B       X         214A       X         214B       X	X X X X X	   CUSTOM CUSTOM CUSTOM   CUSTOM  CUSTOM  CUSTOM  		X X X S (E) B (E) B (E) B (E) B (E) B T U	7 3 7 9 3 2 2 2 2 4	$     \begin{array}{c}         1 \\             2 \\            $	8       0         4       3         8       0         4       3         3       3         3       8 <sup>1</sup> / <sub>2</sub>		P.G. WOOD P.G. WOOD P.G. WOOD							INTERIOR WINDOW, 30" SILL HEIGHT INTERIOR WINDOW, 30" SILL HEIGHT	- 11/30/19 RENEWAL DATE
105A       X         109A       X         204A          206A       -         206B       -         206C       -         207A       X         210A       X         210B       X         210C       X         210D       X         213A       X         213B       X         213C       X         214A       X         214B       X	X X X X X	 CUSTOM CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM 		X S (E) B (E) B (E) B (E) B (E) B T U	7 9 3 2 2 2 2 4	1 <u>1</u> 0 0	8         0           4         3           3         3           3         8 <sup>1</sup> / <sub>2</sub>		P.G. WOOD							INTERIOR WINDOW, ALIGN W/ BOTTOM OF CROWI	
109A       X         204A          206A          206B          206C          207A       X         210A       X         210B          210C       X         210D       X         213A       X         213B       X         213C       X         214A       X         214B       X	X X X X X	 CUSTOM CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM 	            	S         (E) B         (E) B         (E) B         (E) B         (E) B         U	3 2 2 2 2 4	1 <u>1</u> 0 0	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$										
206A         206B         206C         207A         210A         210B         210C         X         210D         X         210A         X         210B         210C         X         210D         X         213A         X         213B         X         213C         X         214A         X	X X X X X	CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM 	       	(E) B (E) B (E) B T U	2 2 2 4	0	3 8 <sup>1</sup> / <sub>2</sub>									INTERIOR WINDOW, ALIGN W/ BOTTOM OF CROWN INTERIOR WINDOW, 30" SILL HEIGHT	
206A         206B         206C         207A         210A         210A         210B         210C         X         210D         X         210A         X         210B         210C         X         210D         X         213A         X         213B         X         213C         X         214A         X	X X X X X	CUSTOM CUSTOM  CUSTOM  CUSTOM  CUSTOM 	       	(E) B (E) B (E) B T U	2 2 2 4	0	3 8 <sup>1</sup> / <sub>2</sub>		P.G. WOOD			I				(E) WINDOW TO REMAIN	-
206C         207A       X         210A       X         210B       X         210C       X         210D       X         212A       X         213A       X         213C       X         214A       X         214B       X	X	CUSTOM  CUSTOM  CUSTOM  CUSTOM 	    	(E) B T U	4	0			P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	_
207A       X         210A       X         210B       X         210C       X         210D       X         212A       X         213A       X         213B       X         213C       X         214A       X         214B       X	X	 CUSTOM  CUSTOM  CUSTOM 	    	T U	4	40	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING (N) WINDOW TO MATCH (E) IN (E) OPENING	_
210B         210C       X         210D       X         212A       X         213A       X         213B       X         213C       X         214A       X         214B       X	X	CUSTOM  CUSTOM  	   	_	3	10	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD						1HR ??		-
210C       X         210D       X         212A		  CUSTOM  		(E) C T		2	$3 8\frac{1}{2}$		P.G. WOOD								_
210D         X           212A	X	CUSTOM  		+	4	9 10	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING 	
213A         X           213B         X           213C         X           214A         X           214B         X	X	-			4	10	3 8 <sup>1</sup> / <sub>2</sub>		P.G. WOOD								
213B         X           213C         X           214A         X           214B         X				(E) C	0	9 0	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	
214A X 214B X				U	3	0	3 8 <sup>1</sup> / <sub>2</sub>		P.G. WOOD							(N) WINDOW IN (E) OPENING	
214B X				UU	3	0	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD							(N) WINDOW IN (E) OPENING (N) WINDOW IN (E) OPENING	-
214C X		-		U	3	0	$\begin{array}{c c} 3 & 8_2 \\ \hline 3 & 8_2^1 \end{array}$		P.G. WOOD							(N) WINDOW IN (E) OPENING	-
216A		-		0 (E) B	8	3 1 <sup>1</sup>	3 3 3 3		P.G. WOOD P.G. WOOD								
		-			3	1 2					 	<del></del>					U U U U U U U U
301A X 301B X		CUSTOM CUSTOM		P P	5 5	1½ 1½	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD							(N) WINDOW IN (E) OPENING (N) WINDOW IN (E) OPENING	
302A X		CUSTOM		L	4	11	8 5 <sup>1</sup> / <sub>2</sub>		P.G. WOOD								S3 C → H
302B X 302C X		CUSTOM CUSTOM		L	4	11 7 1	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD								
303A -				(E) D	2	1	7 4		P.G. WOOD							(E) WINDOW TO REMAIN, STAINED GLASS	
303B 303C				(E) D (E) D	2	1	7 4		P.G. WOOD P.G. WOOD							(E) WINDOW TO REMAIN, STAINED GLASS (E) WINDOW TO REMAIN, STAINED GLASS	
303D		-		(E) D	2	1	7 4		P.G. WOOD							(E) WINDOW TO REMAIN, STAINED GLASS	
303E				(E) D	2	1	7 4		P.G. WOOD							(E) WINDOW TO REMAIN, STAINED GLASS	
303F X 304A		-		(E) H	5	$\frac{1}{7\frac{1}{2}}$	7 0 5 11		P.G. WOOD P.G. WOOD							45 MIN. FIRE RATED (E) WINDOW TO REMAIN	AL 98 / FR
306A				(E) H	7	2	5 11		P.G. WOOD							(E) WINDOW TO REMAIN, STAINED GLASS	289 AN F
306B	X	CUSTOM		(E) Q (E) J	4	6 9	5 11 8 0		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING (E) WINDOW TO REMAIN TO BECOME INTERIOR	
					<i>'</i>	9			F.G. WOOD							WINDOW, STAINED GLASS	588 580
402A 402B	X X			(E) K (E) K	3	$6\frac{1}{2}$	5 8 5 8		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING (N) WINDOW TO MATCH (E) IN (E) OPENING	_
402B 402C	X	-		(E) K	3	$6\frac{1}{2}$ $6\frac{1}{2}$	5 8		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	-
406A	X			(E) K	3	$6\frac{1}{2}$	5 8		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	
406B X 406C	X			F (E) E	4	$\frac{9\frac{1}{2}}{3\frac{3}{4}}$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD							 (N) WINDOW TO MATCH (E) IN (E) OPENING	REVISIONS
406D	Х			(E) E	7	8 <u>1</u>	5 5 <sup>1</sup> / <sub>4</sub>		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	NO.     DESCRIPTION     DAT       1     PLANNING COMMENT     04/29
406E 406F X	X	-		(E) E	2	$\frac{3\frac{3}{4}}{9\frac{1}{2}}$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	
408A	X			(E) G2	1	9 <u>1</u>	5 8		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	
408B 408C	X X	-		(E) G1 (E) G2	4	$9\frac{1}{2}$ $9\frac{1}{2}$	5 8		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING (N) WINDOW TO MATCH (E) IN (E) OPENING	-
408C	X			(E) K	3	$\frac{9}{2}$	5 8		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	-
410.1A X				T	4	9	5 0		P.G. WOOD								
411A X 412A X	X			A (E) M	$\frac{1}{3}$	U 7 1 7 5		+	ALUMINUM P.G. WOOD							 (N) WINDOW TO MATCH (E) IN (E) OPENING	
412B	X			(E) K	3	$\frac{2}{7\frac{1}{2}}$	5 8		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	
412C 413A	X X			(E) K (E) K	3	7 ½ 7 ½	5 8 5 8		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING (N) WINDOW TO MATCH (E) IN (E) OPENING	
413B	X			(E) K	3	$\frac{1}{7\frac{1}{2}}$	5 8		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	
413C 413D	X X	-		(E) K (E) K	3	$7\frac{1}{2}$ $7\frac{1}{2}$	5 8 5 8		P.G. WOOD P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING (N) WINDOW TO MATCH (E) IN (E) OPENING	-
413D 414A X	<u>^</u>	-			ა 1	1 <u>2</u> 0	3 3		P.G. WOOD P.G. WOOD								WINDOW
415A	X	-		(E) K	3	$7\frac{1}{2}$	5 8		P.G. WOOD							(N) WINDOW TO MATCH (E) IN (E) OPENING	SCHEDULE
416A X 416B X		-		AA AA	1 3	10 4	6 3 6 3		P.G. WOOD P.G. WOOD							CORNER WINDOW CORNER WINDOW	
					- -												-
506A X 508A X				C BB	14	0	2 6 5 0		ALUMINUM P.G. WOOD								
508B X				(E) C	3/1	-	2 2		P.G. WOOD							(N) WINDOW IN (E) OPENING	PROJECT NUMBER
510A X				W	13	8	7 8 DIMENSIONS OF A	L (E) TO BE RFP	ALUM.	US SHOULD	 BE VERI	FIED IN F	 FIELD BY	 ' THE CONTRACT	OR	SKYLIGHT	DATE 03/08/201

PERMIT



### SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

### **NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)**

On February 12, 2019, Building Permit Application No. 201902132822 was filed for work at the Project Address below.

### Notice Date: 7/30/2019

### Expiration Date: 8/29/2019

PROJ	ECT INFORMATION	APPL	ICANT INFORMATION
Project Address:	2898 VALLEJO ST	Applicant:	Justin Zucker
Cross Street(s):	Baker St	Address:	One Buish Street, Suite 600
Block/Lot No.:	0955 <b>/</b> 017	City, State:	San Francisco, CA 94104
Zoning District(s):	RH-1(D <b>) /</b> 40-X	Telephone:	(415) 567-9000
Record Number:	2018-011578PRJ	Email:	jzucker@reubenlaw.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, 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						
Demolition	New Construction	☑ Alteration				
□ Change of Use	Façade Alteration(s)	Front Addition				
Rear Addition	☑ Side Addition	Vertical Addition				
PROJECT FEATURES	EXISTING	PROPOSED				
Building Use	Residential	No Change				
Front Setback	8 feet	No Change				
Side Setbacks	5 feet	No Change				
Building Depth	77 feet	No Change				
Rear Yard	15 feet	No Change				
Building Height	40 feet	No Change				
Number of Stories	5	No Change				
Number of Dwelling Units	1	No Change				
Number of Parking Spaces	1.5	No Change				
	PROJECT DESCRIPTI					

### PROJECT DESCRIPTION

The project includes partial infill of the existing lightwell on the fourth floor of the east elevation for an elevator and ADA bathroom.

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

To view plans or related documents, visit <u>sf-planning.org/notices</u> and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Shannon M. Ferguson, 415-575-9074, Shannon.Ferguson@sfgov.org

### **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, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about 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.
- Contact the nonprofit organization Community Boards at (415) 920-3820, or online at <u>www.communityboards.org</u> 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 <u>www.sfplanning.org</u>). **You must submit the application in person** at the Planning Information Center (PIC), 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 <u>www.sfplanning.org</u>. If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request</u> for Discretionary Review must be submitted, with all required materials and fee, for <u>each</u> 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 at <u>www.sfplanning.org</u>. 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

## Variance Decision

Date:	May 23, 2019
Case No.:	2018-011578VAR
Project Address:	2898 VALLEJO STREET
Zoning:	RH-1 (Residential, House - One Family - Detached)
	40-X Height and Bulk District
Block/Lots:	0955/017
Applicant:	Andrew Junius
	One Bush Street, Suite 600
	San Francisco, CA 94104
	ajuniuse@reubenlaw.com
Owner:	Dana Friedman
	2093 Golden Gate Avenue
	San Francisco, CA 94115
Staff Contact:	Shannon Ferguson – (415) 575-9074
	shannon.ferguson@sfgov.org

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377** 

### DESCRIPTION OF VARIANCE - REAR YARD AND SIDE YARD VARIANCES SOUGHT:

The proposal is to infill two small portions of the existing side setback at the fourth floor within the required five-foot side (east) yard to accommodate a new elevator and accessible bathroom. The proposal also includes the addition of a dormer at the rear (north) façade within the required rear yard.

**Planning Code Section 133** requires properties in the RH-1 Zoning District to maintain a side yard of five feet along both side property lines. The proposed project would extend portions of the fourth floor to the east property line, encroaching on the side yard. Therefore, a side yard variance is required.

**Planning Code Section 134** requires the subject property to maintain a rear yard of approximately 28 feet. The proposed dormer would encroach approximately 9 feet into the required rear yard at a width of 21 feet 7 inches. The existing building is noncomplying in that it extends approximately 10 feet into the required rear yard. The proposed dormer would encroach 7 feet 6 inches into the required rear yard within the existing footprint of the building and would exceed a height of 30 feet from the centerline of the property at the front (south) façade. Therefore, a rear yard variance is required.

### **PROCEDURAL BACKGROUND:**

- 1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.
- 2. The Zoning Administrator held a public hearing on Variance Application No. 2018-011578VAR on February 27, 2018.

Variance Decision May 23, 2019

- 3. Planning Code Section 311 notification is required but has not yet been performed for the subject project.
- 4. Variance Application No. 2016-001108VAR for side and rear variances to more substantially infill the required east side yard setback at the fourth story and a portion of the fifth story, and to construct a dormer at the rear north facing façade within the required rear yard was denied on June 16, 2016.

### DECISION:

### **REAR YARD VARIANCE:**

**DENIED**, as proposed in the plans on file with this application, shown as EXHIBIT A, to a dormer at the rear (north) façade within the required rear yard.

### SIDE YARD VARIANCE:

**GRANTED**, in general conformity with the plans on file with this application, shown as EXHIBIT A, to infill two small portions of the existing side yard setback at the fourth floor within the required five-foot side (east) yard to accommodate a new elevator and accessible bathroom within the five story, single-family dwelling, subject to the following conditions:

- 1. The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.
- 2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
- 3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
- 4. Minor modifications as determined by the Zoning Administrator may be permitted.
- 5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

Variance Decision May 23, 2019

6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

### FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

### FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

### SIDE YARD VARIANCE: Requirement Met.

- A. The subject building, constructed circa 1921, is located on an unusually large development lot measuring 50 feet in width by 110 feet in depth. The building has a peculiar H-shaped layout and other inconsistencies between floors that make it challenging to locate the elevator within the existing building envelope in a manner that will ensure adequate access for each floor.
- B. Many of the homes on the subject block were constructed prior to the adoption of side yard requirements. As such, there is a consistent pattern of disjointed or not side yards between homes on the subject block. The subject property's existing eastern side yard consists only of a large lightwell fronting only the adjacent property to the east. It does not serve any setback purposes at the street or the mid-block open space.

### **REAR YARD VARIANCE: Requirement Not Met.**

A. While the subject building has a unique and challenging layout in regard to adding an accessible elevator and bathroom, it is also an extremely large lot and home. With more than 13,000 square feet in the existing home, there are no exceptional or extraordinary circumstances related to the need to add more useable floor area.

### **FINDING 2**.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

### SIDE YARD VARIANCE: Requirement Met.

A. The challenges of the internal layout described above create a practical difficulty toward providing an ADA accessible elevator and bathroom, especially considering the building has 5 floors. This issue with internal layout was created through the building's original construction and is not attributed to the applicant or the owner of the property.

### **REAR YARD VARIANCE:** Requirement Not Met.

A. As stated above, there are no exceptional or extraordinary circumstances related to the property in terms of its ability to provide useable floor area. Given the size and configuration of the building, the goals of the project can be obtained through Code-complying modifications to the existing building.

### FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

### SIDE YARD VARIANCE: Requirement Met.

A. Granting the minor side yard variance will allow the subject property to be retrofitted with an accessible bathroom and elevator allowing inhabitants of the building to age in place, which is a substantial property right possessed by other properties in the same class of district.

### **REAR YARD VARIANCE:** Requirement Not Met.

- A. Denial of the rear yard variance does not deny a substantial property right because additional habitable space within the building is being proposed in a conforming location through further alterations of the building at the basement and first floor levels resulting in an increase of approximately 1,641 square feet.
- B. There is adequate room within the existing 13,707 square-foot building envelope to accommodate adequate usable floor area.

### **FINDING 4**.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

### SIDE YARD VARIANCE:

### Requirement Met.

A. Granting the variance will improve the livability of the subject property by retrofitting the building to make it ADA accessible. Granting the variance will not be materially detrimental to the public welfare or materially injurious to the neighboring properties as the proposed infill is

relatively modest. Additionally, the minor infill of the lightwell is consistent with the Residential Design Guidelines.

B. The Planning Department received a letter of opposition to the proposed side yard variance from the Cow Hollow Association and adjacent neighbor to east.

### REAR YARD VARIANCE: Requirement Not Met.

- A. Granting the rear yard variance would exceed the permitted height limit for the property and additional mass to an already large residential structure.
- B. The Planning Department received a letter of opposition to the proposed rear yard variance from the Cow Hollow Association.

### FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

### Requirement Met for Side Yard Variance.

- A. This development, **minus the proposed dormer**, is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
  - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project. The subject property does not contain any neighborhood serving retail uses.
  - 2. The proposed project will be in keeping with the existing housing and neighborhood character.
  - 3. The proposed project will have no effect on the City's supply of affordable housing.
  - 4. The proposed project does not adversely affect neighborhood parking or public transit. The proposed project would not affect neighborhood parking or public transit as the proposed project would not alter the existing uses of the subject property.
  - 5. The project will have no effect on the City's industrial and service sectors. The proposed project would not displace any industrial or service sectors as no change to the existing use of the subject property is proposed.

- 6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake. Th proposed project will be constructed to meet all current structural and seismic requirements.
- 7. The project will have no effect on the City's landmarks or historic buildings. The proposed project is respectful of the character defining features, is compatible with the subject property, and retains the subject property's historic integrity.
- 8. The project would not affect any existing or planned public parks or open spaces. No changes to the subject property's height are proposed, and the proposed project will not affect sunlight to or views from parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

**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.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3<sup>rd</sup> Floor (Room 304) or call 575-6880.

Very truly yours,

Corey A. Teague, AICP Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### **Discretionary Review Requestor's Information**

Name:	
Address:	Email Address:
	Telephone:
Information on the Owner of the Property B	eing Developed
Name:	
Company/Organization:	
Address:	Email Address:
	Telephone:
Property Information and Related Applicati	ons
Project Address:	
Block/Lot(s):	
Building Permit Application No(s):	

### **ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST**

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		
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 resul that were made to the proposed project.	t, including ar	ny changes

### **DISCRETIONARY REVIEW REQUEST**

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

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. 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.

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 unreasonably affected, please state who would be affected, and how.

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?

# **DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature

Name (Printed)

Relationship to Requestor (i.e. Attorney, Architect, etc.) Phone

Email

Date: \_

For Department Use Only Application received by Planning Department:

By: \_\_

V. 02.07.2019 SAN FRANCISCO PLANNING DEPARTMENT

# RESPONSE TO DISCRETIONARY REVIEW (DRP)



Zip Code:

Phone:



SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

### **Project Information**

Property Address:

Building Permit Application(s):

Record Number:

### Project Sponsor

Name:

Email:

### **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.)

Assigned Planner:

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.

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 explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

### **Project Features**

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.** 

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

### I attest that the above information is true to the best of my knowledge.

Signature: Justin Jucher	Date:
Printed Name:	<ul><li>Property Owner</li><li>Authorized Agent</li></ul>

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

### 2898 VALLEJO STREET Attachment "A" to Discretionary Review Response

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 in addition to reviewing the attached DR application.)

The proposed project should be approved because it has been fully reviewed and vetted by Planning Department staff and the Zoning Administrator. Planning Department staff issued 311 notice, thus supporting the project as proposed.

The existing historic home was constructed circa 1921. The historic home has a peculiar H-shaped layout and other inconsistencies between floors that make it challenging to locate the elevator within the existing building envelope in a matter that will ensure adequate access for each floor. The challenges of the internal layout creates a practical difficultly to providing an ADA accessible elevator and bathroom within the existing envelope.



### 2898 VALLEJO STREET Attachment "A" to Discretionary Review Response

Contrary to the DR Requester's assertion, the existing one-story lightwell does not appear to have been created to offer the benefit of light to her property. The Project Sponsor's existing home is significantly taller than the DR Requester's. The one-story lightwell starts on the fourth floor, beginning approximately at the roofline of the DR Requester's home. The DR Requester's home does not have a matching lightwell to receive light allowed by the Project Sponsor's lightwell. Once the sun passes and sets to the west, because the path of the sun comes from the south, the portion of the front eastern leg/spoke of the "H" blocks sunlight access to the rear of the DR Requester's home.

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.

Notwithstanding protracted discussions, Project Sponsor has not been able to reach resolution with the DR Requester. With the aid of Planning Department staff, the Project Sponsor reached an agreement with the DR Requester to resolve her request for Discretionary Review. Project Sponsor agreed to install landscaping along the outside strip of the fourth-floor roof deck so that it would not be usable as a walking surface. This ask from the DR Requester is completely unrelated to the claims in her request for DR but, in a sign of good faith, the Project Sponsor agreed to the changes aforementioned. At the eleventh hour, however, the DR Requester changed course demanding significant changes to their original request that would have led to unacceptable safety concerns for the wellbeing of the children of the Project Sponsor. As a result, the DR Requester's demands could not be accepted.

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.

The project will not have any adverse effect on the surrounding properties because it conforms to the existing neighborhood. As found by the Zoning Administrator, the minor infill of the lightwell is consistent with the

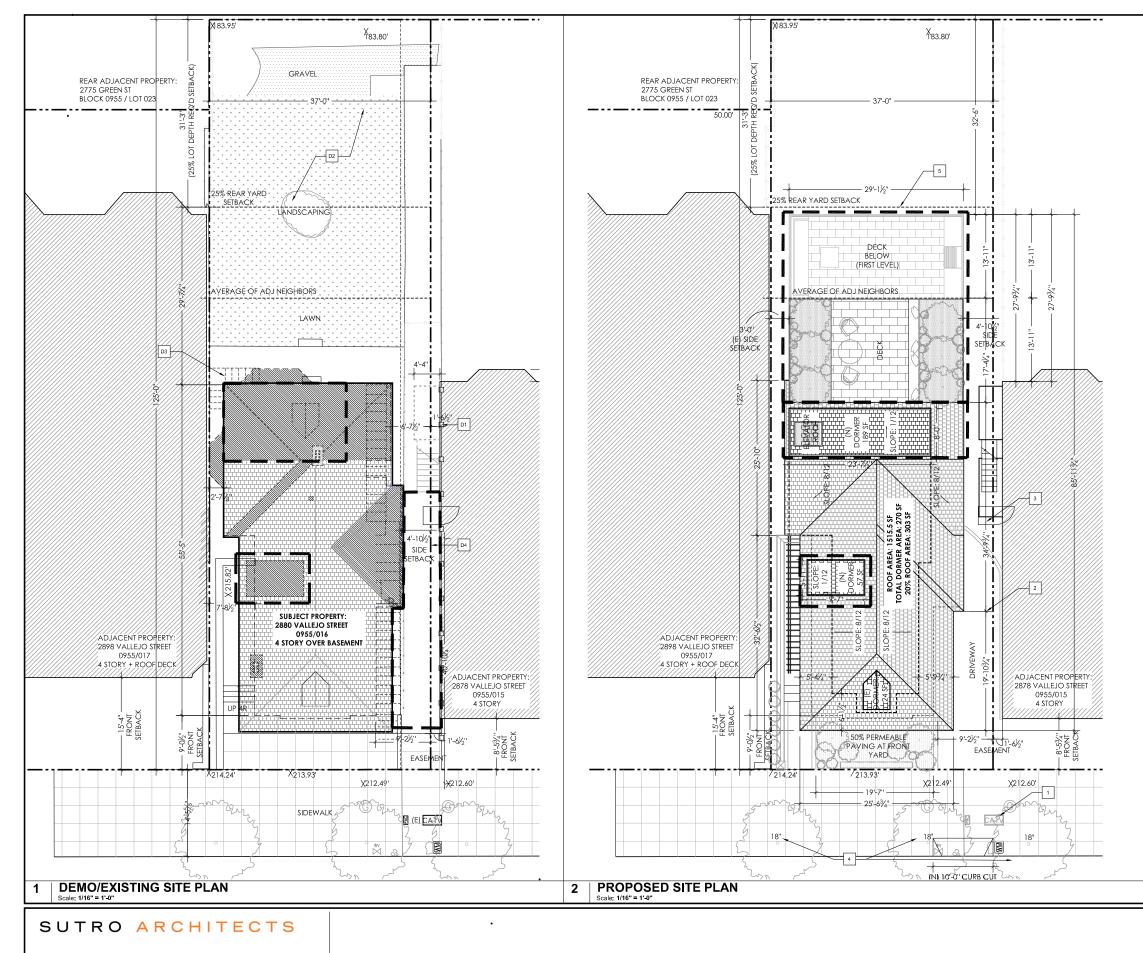
### 2898 VALLEJO STREET Attachment "A" to Discretionary Review Response

Residential Design Guidelines and the proposed project will not affect sunlight to or views from parks or open spaces. The project will allow the Project Sponsor to make his home more livable for him and his family, allowing them to remain in the home as they grow and age. Project Sponsor's elderly mother, who is in her 70s, lives in the home. Project Sponsor's mother has mobility disabilities and requires care and treatment, which is provided by a skilled nurse and the Project Sponsor's wife. Thus, having Project Sponsor's mother living on the same floor as the master suite is important for her care and wellbeing. The first floor in the historic house is not habitable and the third floor contains no living quarters. Though there is an au pair unit on the second floor, it is neither practical nor feasible to have an elderly parent needing caretaking, live alone isolated two floors from the rest of the family and her caretaker. Upon review with the structural engineers and the architects working on the project, the proposed location of the ADA compliant elevator is the only viable location within the building envelope to install.



sutroarchitects.com

415.956.3445



N

 $\mathbf{T}$ 

#### GENERAL SITE PLAN NOTES:

- DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARD ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
   ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.

#### DEMO KEY NOTES:

D1	(E) FENCE TO BE REMOVED AT AREA OF NEW DRIVEWAY.
D2	(E) LANDSCAPE/ PATIO TO BE REMOVED.
D3	REMOVE (E) STEPS & WALL AT SIDE & REAR YARD.
D4	AREA OF CONCRETE TO BE REMOVED AT EASEMENT.
KEY	NOTES:

1	(E) UTILITIES	TO REMAIN.
---	---------------	------------

- 2 (N) DRIVEWAY.
- (N) STEPS AT SIDE TRADE ENTRANCE OF 2878 VALLEJO.
- 4 (E) STREET TREES TO REMAIN.
- 5 DASHED LINE AROUND AREA OF ADDITION.

#### SITE PLAN LEGEND:

 PROPERTY LINE
 AREA OF WORK
(E) NEIGHBOR'S PROPERTIES
AREA OF (E) ROOF TO BE REMOVED
 (E) FENCE TO REMAIN
AREA OF (N) DECK
AREA OF (N) ROOF
AREA OF PERMEABLE LANDSCAPING

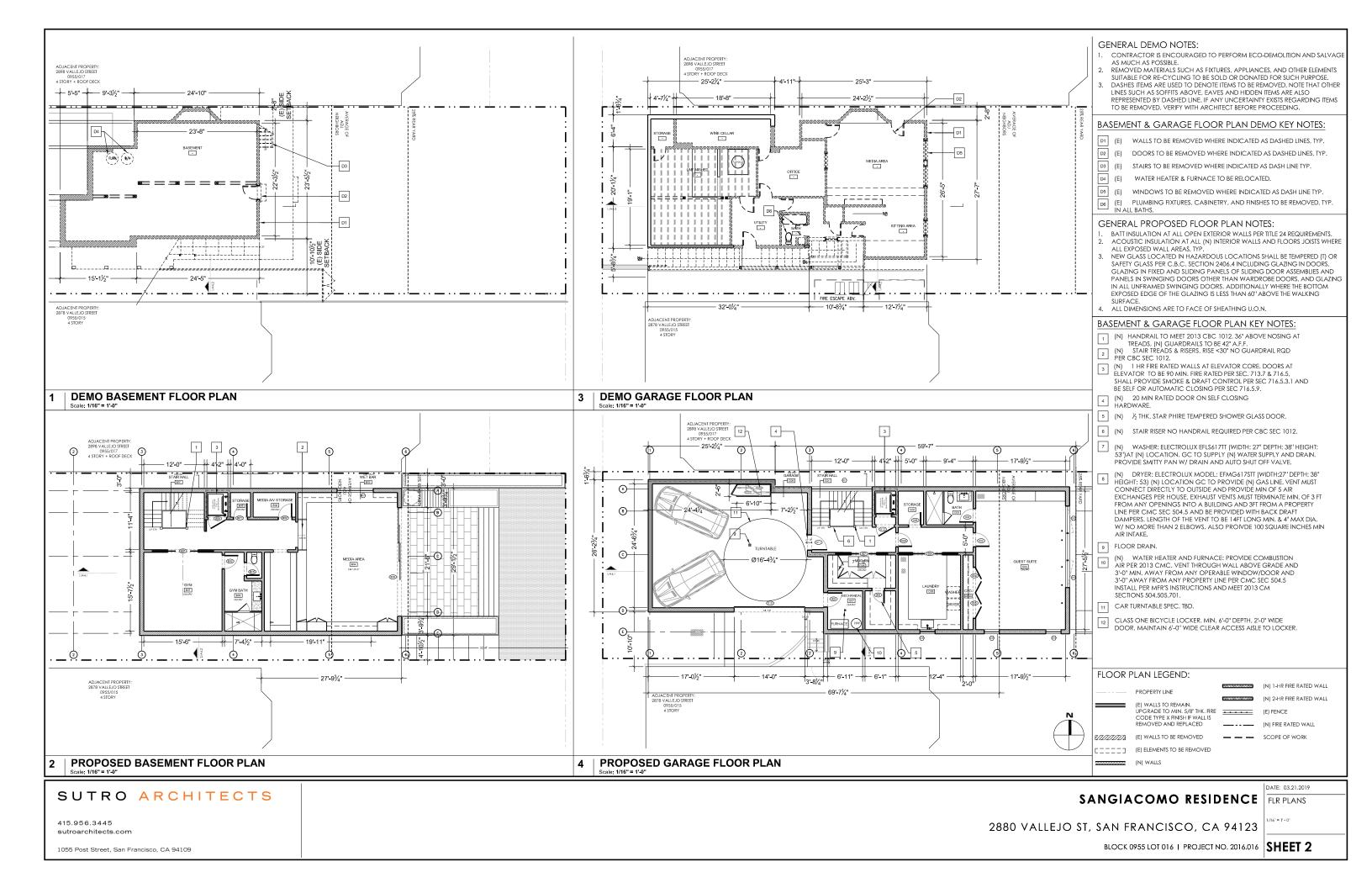
### SANGIACOMO RESIDENCE

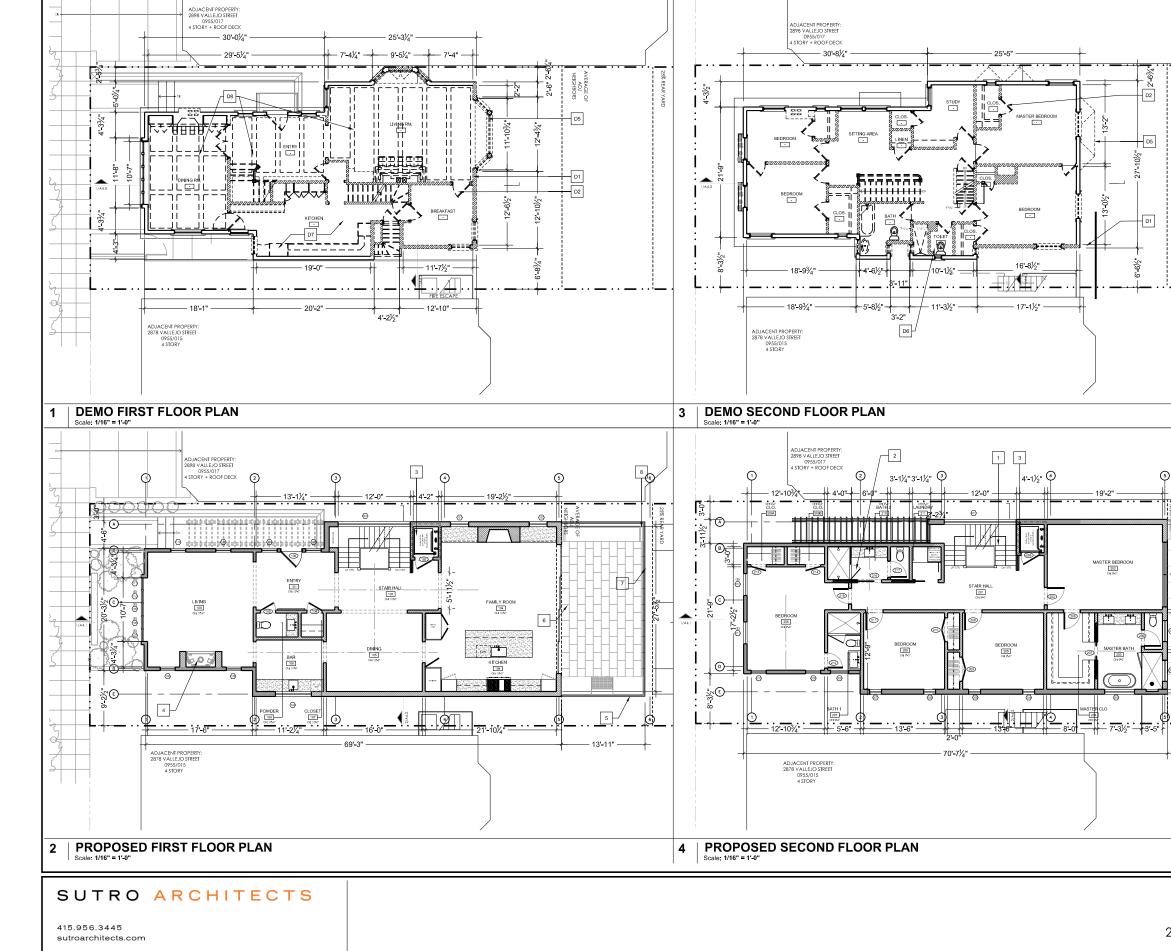
DATE: 03.21.2019 (E) & (N) SITE PLAN

2880 VALLEJO ST, SAN FRANCISCO, CA 94123

BLOCK 0955 LOT 016 I PROJECT NO. 2016.016 SHEET 1

6" = 1' - 0"



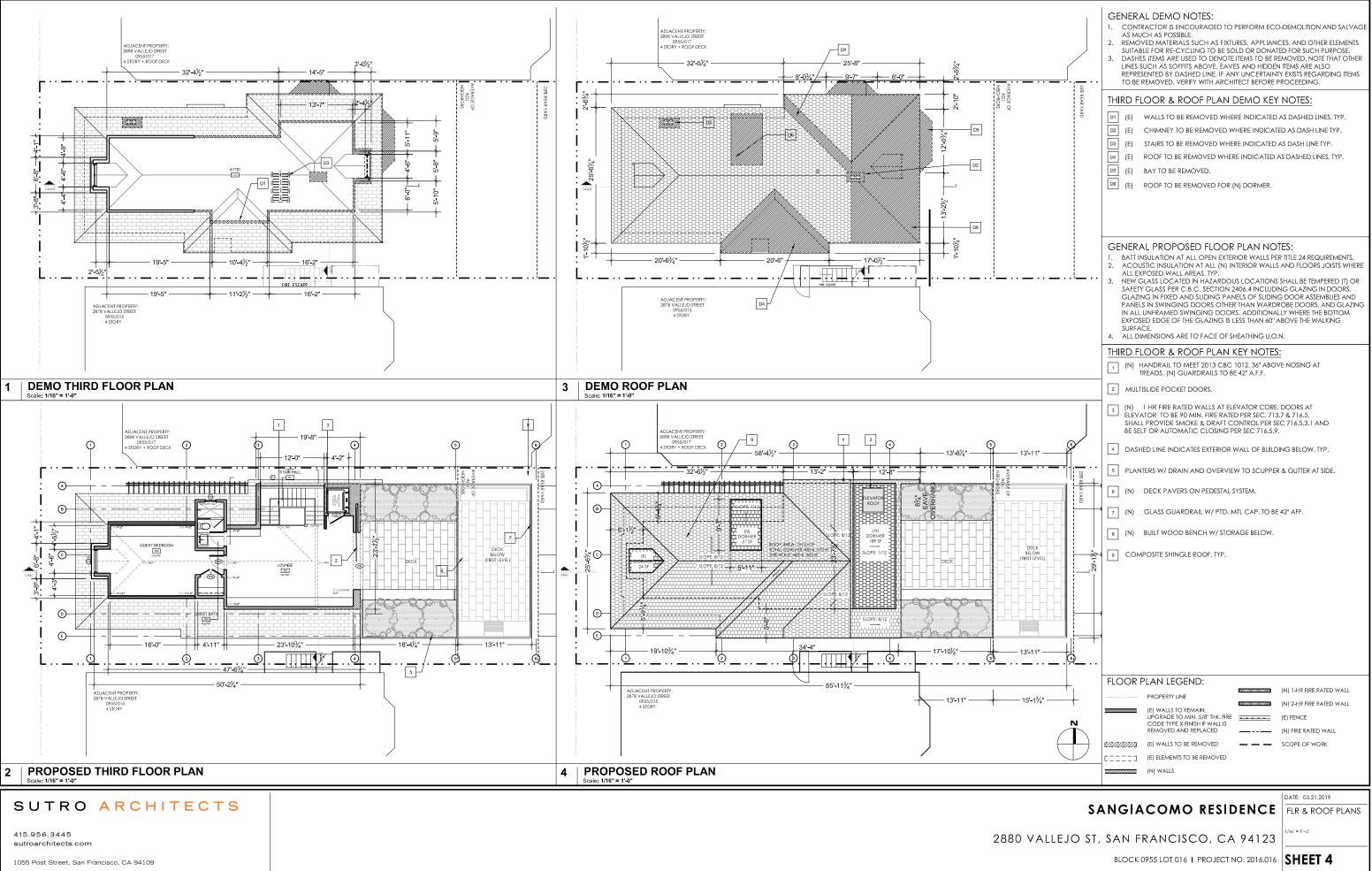


1055 Post Street, San Francisco, CA 94109

2880

ADJ

200% REAR Y ARD	GENERAL DEMO NOTES:         1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.         2. REMOVED MATERIALS SUCH AS FIXTURES. APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OF DONATED FOR SUCH PURPOSE.         3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFHTS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.         FIRST & SECOND FLOOR PLAN DEMO KEY NOTES:         D1         (E)       WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.         D2       (E)         DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.         D3       (E)         STAIRS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.         D3       (E)         D4       (E)         WATER HEATER & FURNACE TO BE RELOCATED.         D4       (E)         D5       (E)         D6       (E)         D7       (E)         D8       (E)         D4       (E)         D5       (E)         D6       (E)         D000RS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.         D4       (E)         U4       (E)         D6       (E)			
	<ul> <li>GENERAL PROPOSED FLOOR PLAN NOTES:</li> <li>BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.</li> <li>ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.</li> <li>NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS, ADDITIONALLY WHERE THE BOTTOM EXPOSED DOGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.</li> <li>ALL DIMENSIONS ARE TO FACE OF SHEATHING U.O.N.</li> </ul>			
	FIRST & SECOND FLOOR PLAN KEY NOTES:			
	(N) HANDRAIL TO MEET 2013 CBC 1012. 36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F.			
	2 (N) ½ THK. STAR PHIRE TEMPERED SHOWER GLASS DOOR.			
	(N) 1 HR FIRE RATED WALLS AT ELEVATOR CORE, DOORS AT ELEVATOR TO BE 90 MIN. FIRE RATED PER SEC. 713.7 & 716.5, SHALL PROVIDE SMOKE & DRAFT CONTROL PER SEC 716.5.3,1 AND BE SELF OR AUTOMATIC CLOSING PER SEC 716.5.9.			
6	(N) DIRECT VENT GAS FIRE PLACE. GAS VENT TERMINATION PER CMC 802.64. INSTALL PER MFR'S INSTRUCTIONS. SPECS. TBD.			
	5 STONE COUNTER W/ BUILT-IN STAINLESS STEEL BBQ. PROVIDE GAS LINE.			
	(N) DECK PAVERS ON PEDESTAL SYSTEM.			
	7 (N) GLASS GUARDRAIL W/ PTD. MTL CAP. TO BE 42" AFF.			
	B (N) BUILT WOOD BENCH.			
BELOW (FIRST LEVEL)				
4'-10 <sup>½</sup>				
	PROPERTY LINE     (F) WALLS TO REMAIN.     (F) WALLS TO REMAIN.			
N	UPGRADE TO MIN. 5/8" THK. FIRE (E) FENCE CODE TYPE X FINISH IF WALL IS			
()	REMOVED AND REPLACED         (N) FIRE RATED WALL           2///////2/2         (E) WALLS TO BE REMOVED         — — — SCOPE OF WORK			
	C (E) ELEMENTS TO BE REMOVED			
	DATE: 03.21.2019			
S A				
	VALLEJO ST, SAN FRANCISCO, CA 94123			
U VALLEJU 31,				
	BLOCK 0955 LOT 016 I PROJECT NO. 2016.016 SHEET 3			

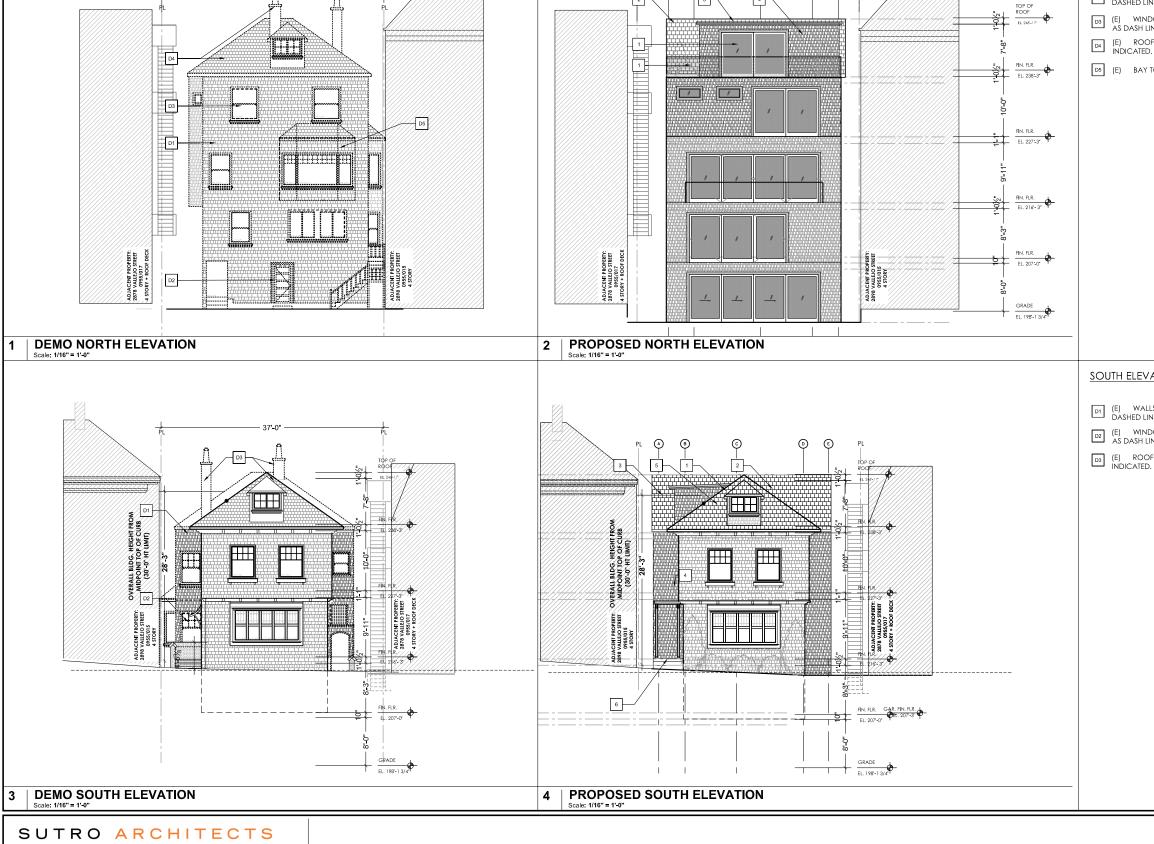




SUBJECT PROPERTY: 2880 VALLEJO STREET 0955/016 4 STORY OVER BASEMENT 37'-0"

415.956.3445 sutroarchitects.com

1055 Post Street, San Francisco, CA 94109



C SUBJECT PROPERTY: 2880 VALLEJO STREET 0955/016

4 STORY OVER BASEMENT

37'-0"

₿ ۲

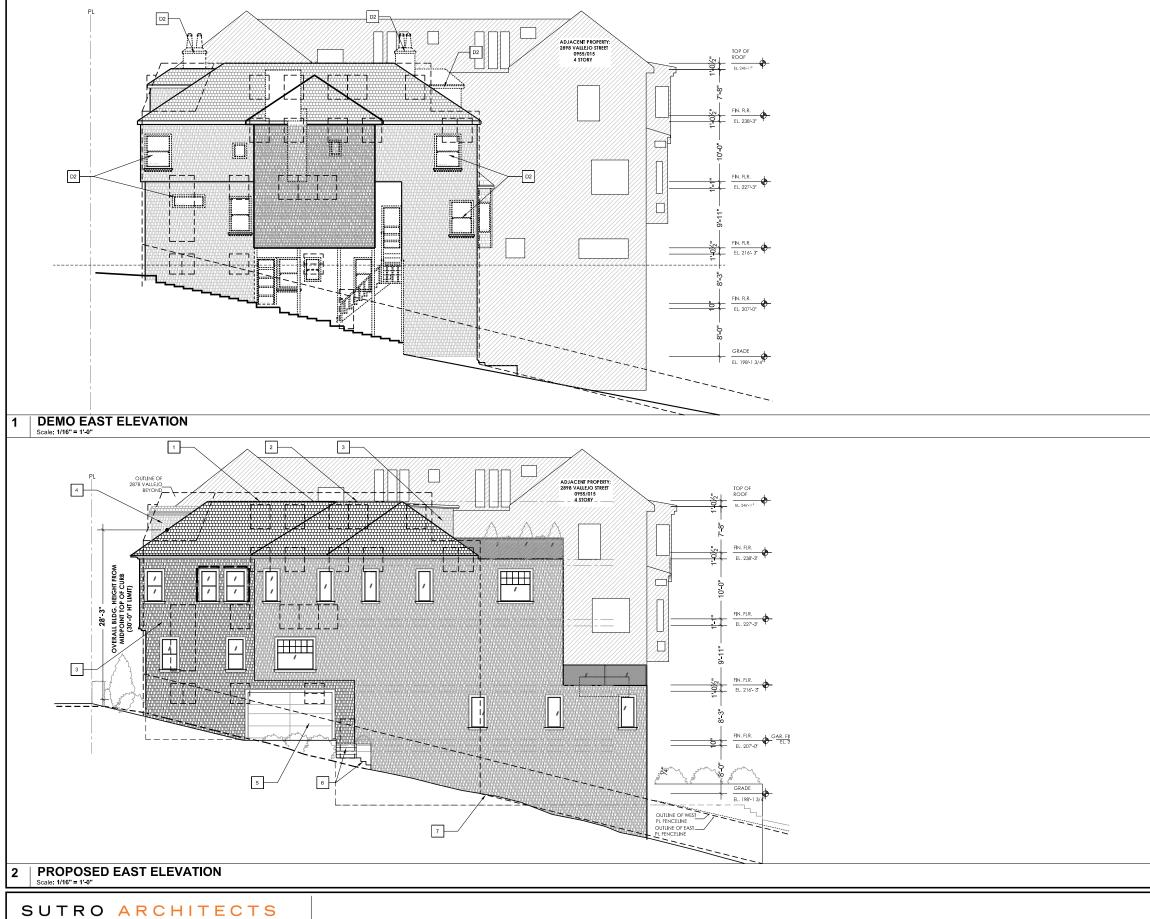
1

PI

E D

PL

NORTH ELEVATION DEMO KEY NOTES:	NORTH ELEVATION KEY NOTES:
<ul> <li>(E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.</li> <li>(E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.</li> <li>(E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.</li> <li>(E) ROOF/CHIMNEY TO BE REMOVED WHERE INDICATED.</li> <li>(E) BAY TO BE REMOVED.</li> </ul>	<ul> <li>(N) DOOR AND WINDOW GLAZING AND GLASS RAILS TO BE BIRD SAFE GLAZING ON NORTH FACING FACADE.</li> <li>(N) COMPOSITE SHINGLE ROOF TO MATCH (E).</li> <li>(N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED EXTERIOR WALLS, WHERE VISIBLE.</li> <li>(N) WOOD SHINGLE SIDING TO REPLACE (E).</li> </ul>
SOUTH ELEVATION DEMO KEY NOTES:	SOUTH ELEVATION KEY NOTES:
<ul> <li>(E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.</li> <li>(E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.</li> <li>(E) ROOF/CHIMNEY TO BE REMOVED WHERE INDICATED.</li> </ul>	<ol> <li>(E) COMPOSITE SHINGLE ROOF TO REMAIN.</li> <li>(N) COMPOSITE SHINGLE ROOF TO MATCH (E).</li> <li>(N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED WALLS. WHERE VISIBLE.</li> <li>(N) WOOD SHINGLE SIDING TO REPLACE (E) IN AREAS OF DRYROT OR AREAS OF (N) / MOVED WINDOWS.</li> <li>(E) DORMER TO REMAIN.</li> <li>(N) TRELLIS FOR ENTRY WAY.</li> </ol>
	ELEVATION LEGEND: PROPERTY LINE E///////////////////////////////////
SANGIAC	
	NORTH - SOUTH ELEV
2880 VALLEJO ST, SAN FRA BLOCK 0955	LOT 016 I PROJECT NO. 2016.016 SHEET 5



SUTRO ARCHIT

415.956.3445 sutroarchitects.com

1055 Post Street, San Francisco, CA 94109

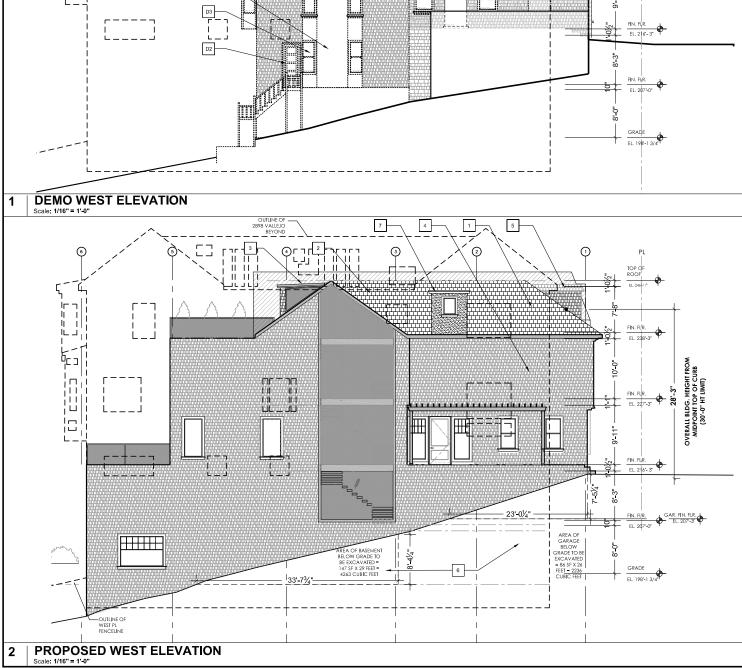
	EAST ELEVATION DEMO KEY NOTES:
	(E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASH LINE TYP.
	<ul> <li>AS DASH LINE TYP.</li> <li>(E) ROOF/CHIMNEY TO BE REMOVED WHERE INDICATED.</li> </ul>
	EAST ELEVATION KEY NOTES:
	<ol> <li>(E) COMPOSITE SHINGLE ROOF TO REMAIN.</li> <li>(N) COMPOSITE SHINGLE ROOF TO MATCH (E).</li> <li>(N) WOOD SHINGLE SIDING TO REPLACE (E).</li> <li>(E) DORMER TO REMAIN.</li> <li>(N) WOOD ROLL UP GARAGE DOOR.</li> <li>(N) GRADING AT SIDE DRIVEWAY AND FLAT LANDING.</li> <li>(N) STAIR AT SIDE YARD SEE SITE PLAN.</li> </ol>
	ELEVATION LEGEND:         PROPERTY LINE         VIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
	1
30 VALLEJO ST, SAN FRA	DATE:         03.21.2019           DEMO & PROPOSED         DEMO & PROPOSED           NCISCO, CA 94123         Interest - or           LOT 016 I PROJECT NO. 2016.016         SHEET 6
BLUCK U933	SHEEL 6

### sutroarchitects.com

1055 Post Street, San Francisco, CA 94109

415.956.3445

### SUTRO ARCHITECTS



\_\_\_\_\_D4

╘╓╓┙┙

TOP O ROOF

FIN, FU ST 1

FIN. FLR.

FIN. FUR. EL. 2|6-3"

EL. 238-

÷

D4

<u>\_\_\_\_</u> 

11 11

1

الكح

[]

D3

D1

| | | | |\_\_\_

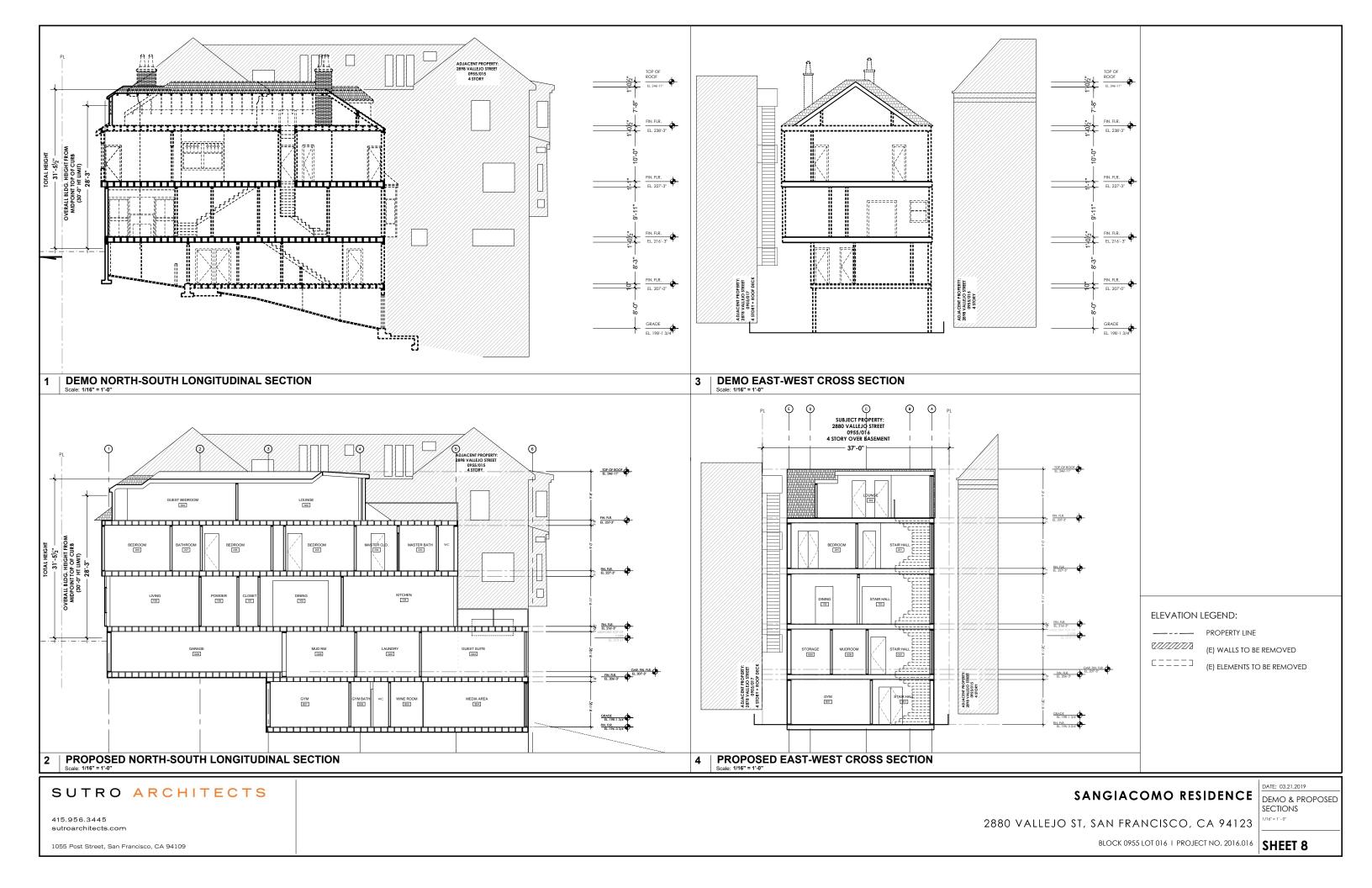
L\_\_\_J

-----

Ĺ\_\_.

### 2880

	WEST ELEVATION DEMO KEY NOTES:
	(E) WALLS TO BE REMOVED WHERE INDICATED AS
	(E) DOORS TO BE REMOVED WHERE INDICATED AS
	(E) WINDOWS TO BE REMOVED WHERE INDICATED
	(E) ROOF/CHIMNEY TO BE REMOVED WHERE
	INDICATED.
	WEST ELEVATION KEY NOTES:
	1 (E) COMPOSITE SHINGLE ROOF TO REMAIN.
	2 (N) COMPOSITE SHINGLE ROOF TO MATCH (E).
	(N) DORMER WITH COMPOSITE SHINGLE ROOF AND SHINGLED WALLS, WHERE VISIBLE
	4 (N) WOOD SHINGLE SIDING TO REPLACE (E).
	5 (E) DORMER TO REMAIN.
	6 TOTAL VOLUME TO BE EXCAVATED = 6,499 CUBIC FEET (241 CUBIC YARDS).
	7 (N) DORMER.
	ELEVATION LEGEND:
	(E) WALLS TO BE REMOVED
	(E) ELEMENTS TO BE REMOVED
SANGLAC	
	WEST ELEV
0 VALLEJO ST, SAN FRA	NCISCO, CA 94123
BLOCK 0955	LOT 016 I PROJECT NO. 2016.016 SHEET 7



# REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker jzucker@reubenlaw.com

December 12, 2019

### **Delivered Via Email**

President Myrna Melgar San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103 c/o David Winslow david.winslow@sfgov.org

### Re: 2898 Vallejo Street – Building Permit Application No. 2019.0213.2822 Planning Dept. Case No.: 2018-011578DRP Hearing Date: December 19, 2019 Our File No.: 8732.01

Dear President Melgar and Commissioners:

Our office represents Daniel Alegre ("**Mr. Alegre**"), the sponsor of the project at 2898 Vallejo Street, Assessor's Block 0955, Lot 017 (the "**Property**"), which has a historic resource status: A. On May 23, 2019, Mr. Alegre received approval from the Zoning Administrator for minor in-filling of a portion on the eastern side of the historic home to provide an ADA accessible elevator and bathroom (the, "**Project**"). (Planning File No. 2018-011578VAR.) Due to the historic home's peculiar H-shaped layout and other inconsistences between floors there are practical difficulties to providing the ADA elevator and bathroom within the home's existing envelope. The Project plans are enclosed as **Exhibit A**. We respectfully request the Planning Commission approve the Project as proposed.

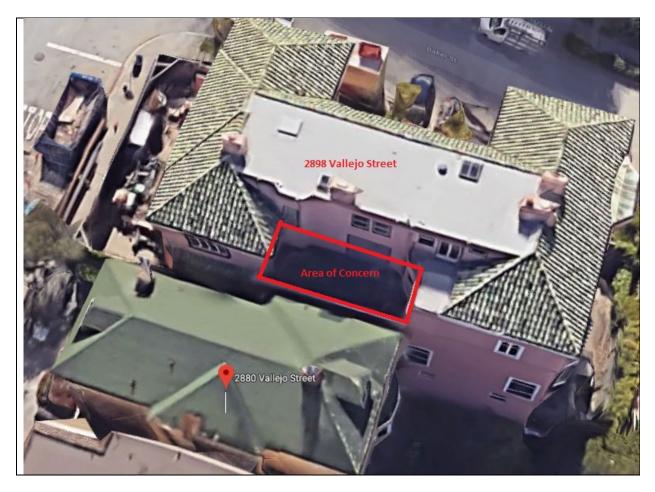
The Discretionary Review ("**DR**") requester owns the adjacent home to the east of the Property at 2880 Vallejo Street. The DR requester's opposition to the Project is based on claims of loss of light to DR requester's home. Mr. Alegre has attempted to communicate with the DR requester to address her concerns, including an in-person meeting. But the DR requester did not respond to meeting requests until this week. And a meeting has been scheduled for Friday, December 13. Though we are cautiously optimistic to be able address the DR Requester's concerns and reach resolution at the mediation, the concerns of loss of light do not appear to be reasonable considering the DR requester's roof line is approximately at the same height as the 4<sup>th</sup> floor of the Property.

Oakland Office 827 Broadway, 2<sup>nd</sup> Floor, Oakland, CA 94607 tel: 510-527-5589 President Melgar and Commissioners December 12, 2019 Page **2** of **3** 

For these reasons, we submit that no exceptional or extraordinary circumstances have been established that would justify not approving this Project. Staff recommends not taking DR and approving the Project.

### A. RESPONSES TO DR REQUESTER'S CONCERNS

Mr. Alegre has strived to design a Project that provides a livable home for his family, including his aging mother with accessibility issues, while maintaining the historic home. Contrary to the DR requester's assertion, the existing one-story lightwell on the fourth floor does not appear to have been created to offer the benefit of light to her property. First, the light well on the Property is at the roofline of the DR requestor's home. Meaning that the light provided from the light well primarily casts upon the roof of the DR requester's home. And that portion of the DR requester's home does not have skylights to allow in any light cast upon the roof. Second, the DR requester's home does not have a matching lightwell to receive any light allowed by the Property's existing lightwell. Third, due to the unique H-Shape layout of the historic home at the Property and that sun light comes from the south, the front eastern leg/spoke of the "H" obstructs sunlight accessing the rear portion of the DR requester's home once the sun passes over and sets to the west.



President Melgar and Commissioners December 12, 2019 Page **3** of **3** 

### **B.** CONCLUSION

We submit that no exceptional or extraordinary circumstances have been identified by the DR requester justifying the Planning Commission's denial of this Project. The Project is compatible with the surrounding neighborhood's pattern while respecting the historic home. For these reasons, and those in our opposing papers, we respectfully request the Planning Commission to not take the DR request and approve the Project as proposed. Thank you for your consideration. We look forward to presenting this Project to you on December 19, 2019.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP** 

Justin Zucher

Justin A. Zucker

**Enclosures:** 

**Exhibit A: Project Plans** 

cc:

Vice President Joel Koppel Commissioner Frank S. Fung Commissioner Milicent A. Johnson Commissioner Kathrin Moore Commissioner Dennis Richards Commissioner, Sue Diamond Jonas P. Ionin, Commission Secretary David Winslow Daniel Alegre (*via email only*)