



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JULY 11, 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: July 11, 2019
Case No.: **2018-013582DRP**
Project Address: **215 Montana Street**
Permit Application: 2018.1003.2178
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 7069/042A
Project Sponsor: Hui Zhang
215 Montana Street
San Francisco, CA 94112
Staff Contact: Bridget Hicks– (415) 575-9054
Bridget.Hicks@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The Project includes a two-story rear addition that will add 967 square feet of floor area. The addition will extend 23 feet past the existing rear wall and will not extend further than the adjacent building at 217 Montana Street. The second floor of the addition will be set in from the side property lines. The Project proposes to convert the downstairs space to an Accessory Dwelling Unit (ADU). The upstairs unit will be a three-bedroom, two bathroom unit and the ground floor ADU will be a two-bedroom, two bathroom unit. The Project also includes an approximately 38 square foot deck and stairs off of the second floor. The Project involves the demolition of two existing nonconforming sheds in the rear yard.

SITE DESCRIPTION AND PRESENT USE

The existing building on the subject property occupies 1087 square feet of floor area. The building is a two-story, five bedroom structure that was constructed in 1946 and is listed as a Category B building (Potential historic resource). There are two existing nonconforming sheds in the rear yard. This is currently a single-family home.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding properties are mostly two-story single-family homes with garages. There is a well defined pattern of mid-block open space on the block. Many homes have two-story additions at the rear. The DR requestor at 217 Montana has a two-story rear addition. The adjacent property at 213 Montana does not have a rear addition outside of the original building footprint.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 4, 2019– April 3, 2019	April 3, 2019	July 11, 2019	99 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	June 21, 2019	June 21, 2019	20 days
Mailed Notice	20 days	June 21, 2019	June 21, 2019	20 days
Online Notice	20 days	June 21, 2019	June 21, 2019	20 days

PUBLIC COMMENT

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

No neighborhood comments have been received.

DR REQUESTOR

Kelly Zhou. 217 Montana Street San Francisco, California. The DR Requestor lives in the adjacent property to the west.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 3, 2019.

The DR Requestor was concerned about the location of a property line window and the rear stairs and requested that they be moved. Additionally, the DR Requestor was concerned that an existing shed (proposed to be demolished) encroached over the property line onto the DR Requestor's property. The DR Requestor asked that a site survey be completed.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 24, 2019.

The Project sponsor revised the plans on March 29, 2019 to relocate the stairs and the west side facing window per the DR Requestor's proposal on February 19, 2019.

Additionally, the Project sponsor paid for a site survey to address the DR Requestor's concerns. The survey revealed that the existing shed in the rear yard of the subject property encroaches 7 inches onto the property of 217 Montana. This shed is proposed to be demolished and all new development is required to be constructed within property lines per the requirements of the Planning Code and the Building Code.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project is compatible with the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances.

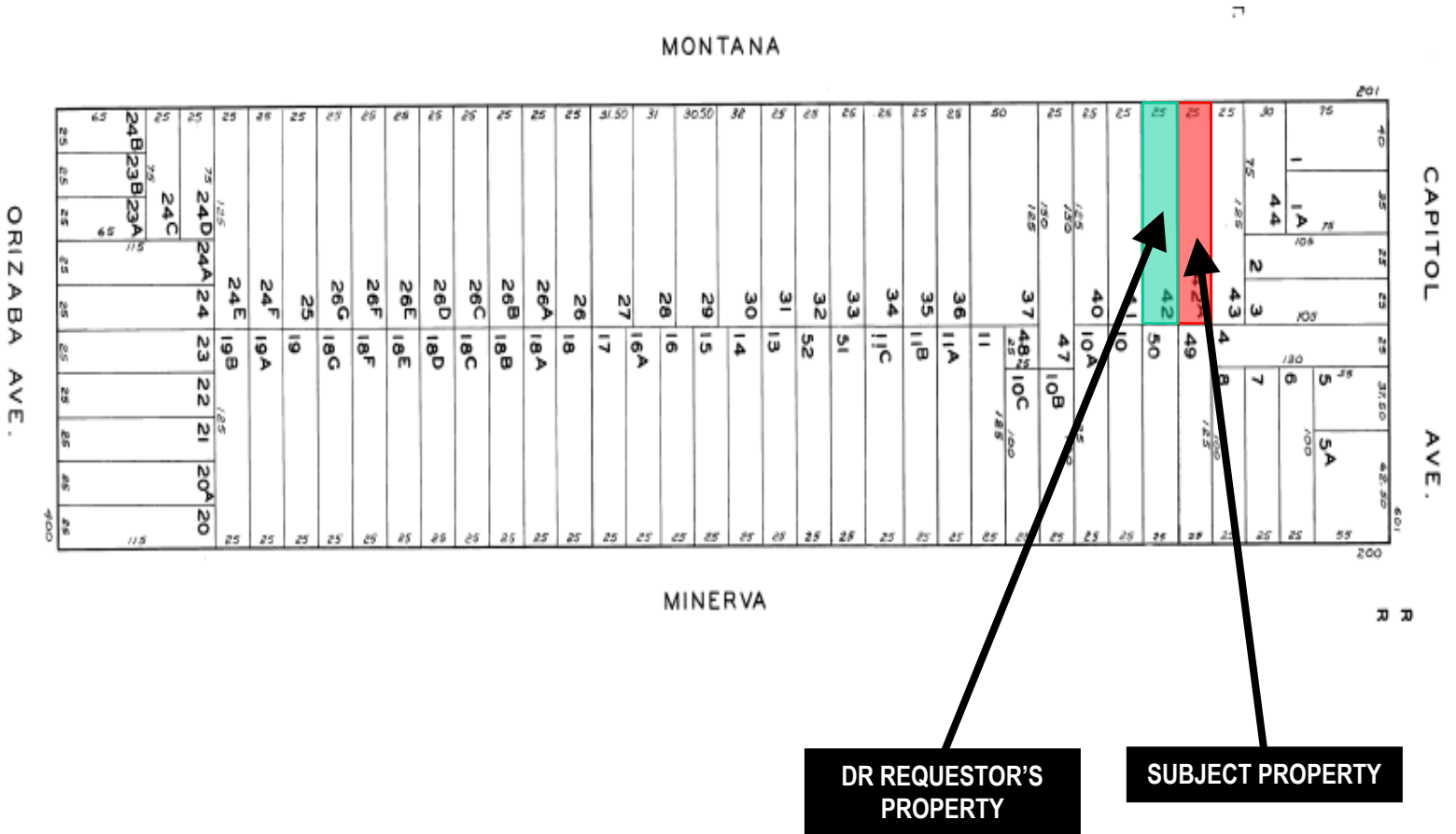
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

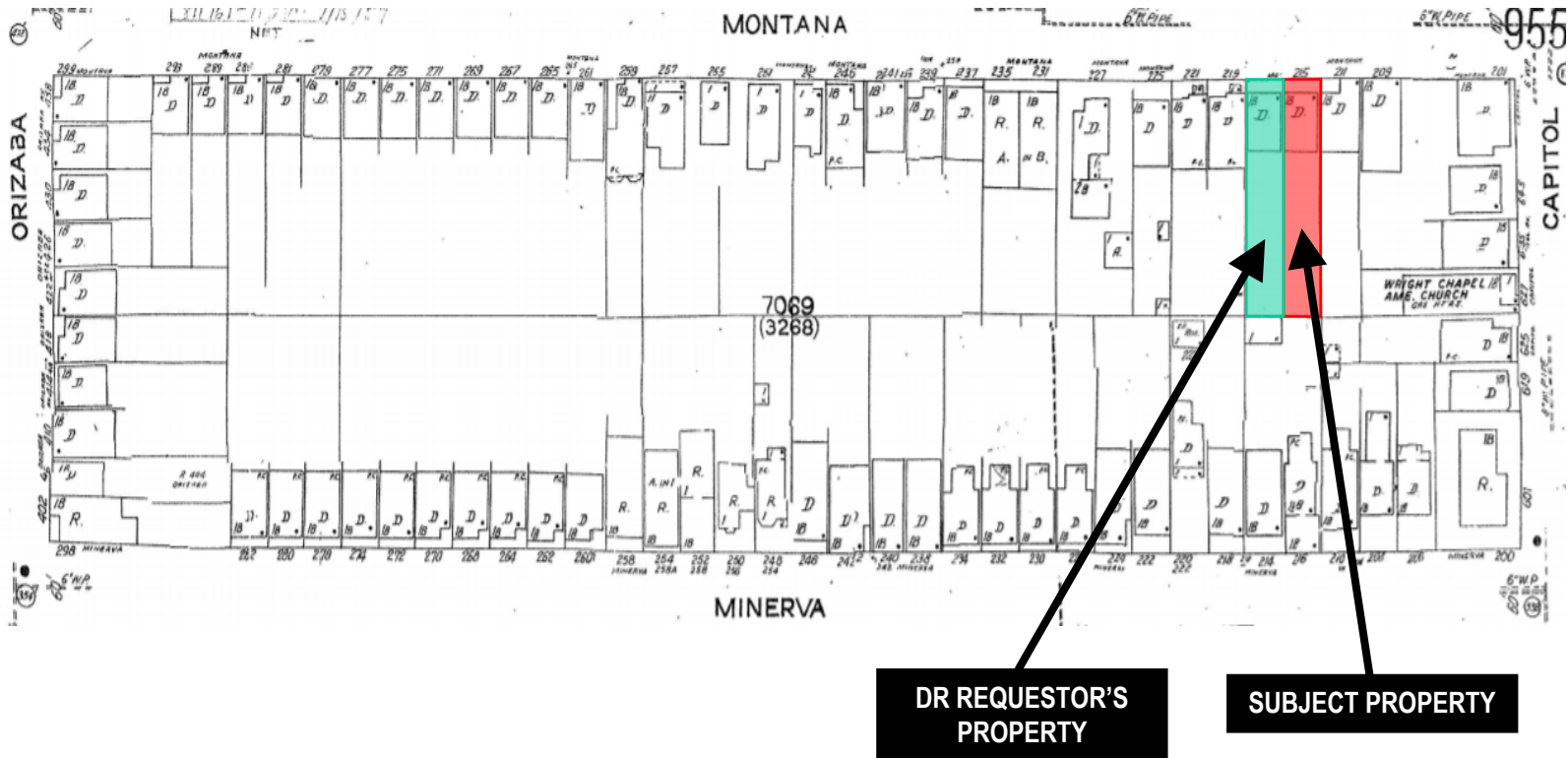
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated June 24, 2019.
Reduced Plans

Exhibits

Parcel Map



Sanborn Map*

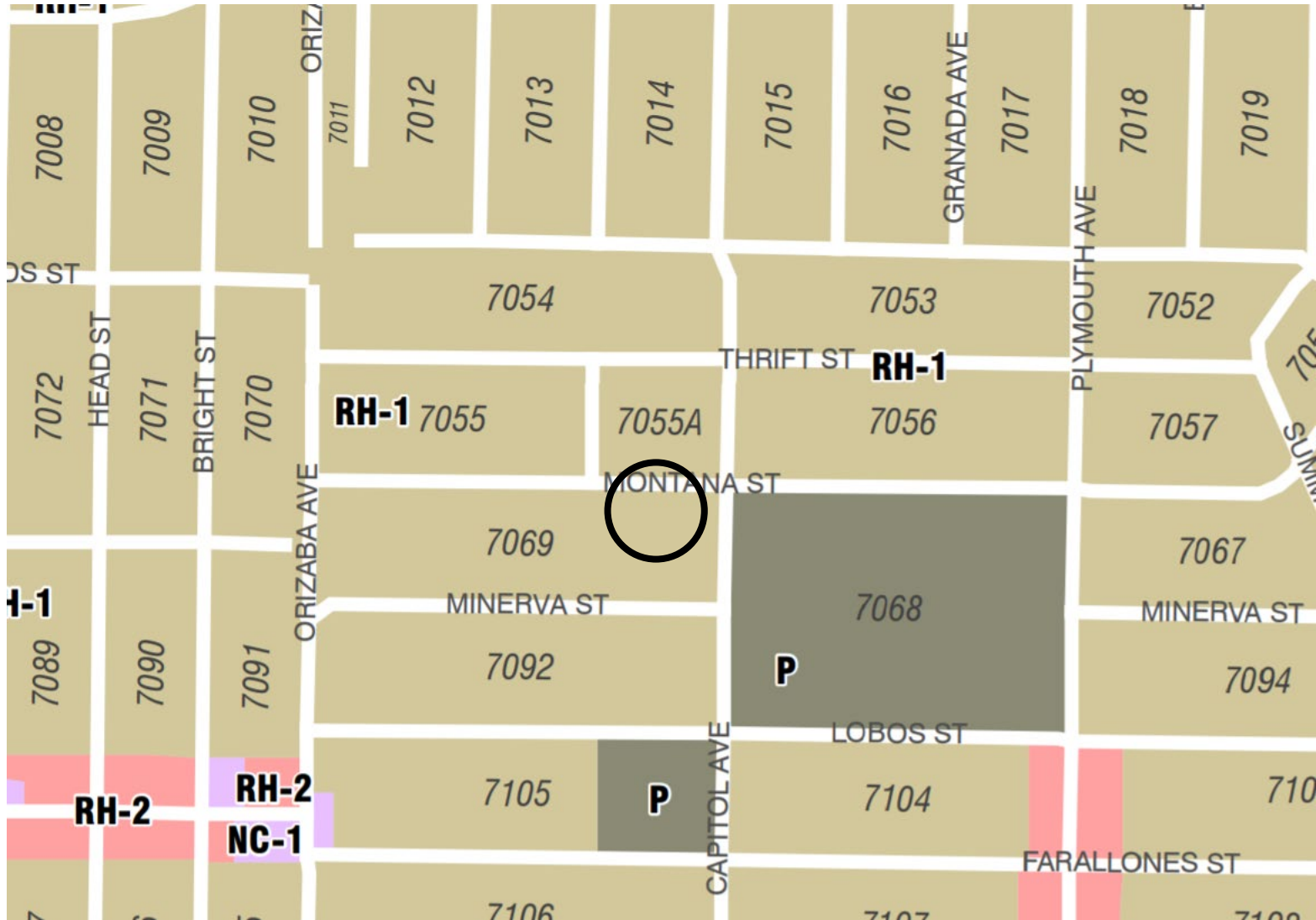


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2018-013582DRP
215 Montana Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-013582DRP
215 Montana Street

Aerial Photo



Discretionary Review Hearing
Case Number 2018-013582DRP
215 Montana Street

Aerial Photo



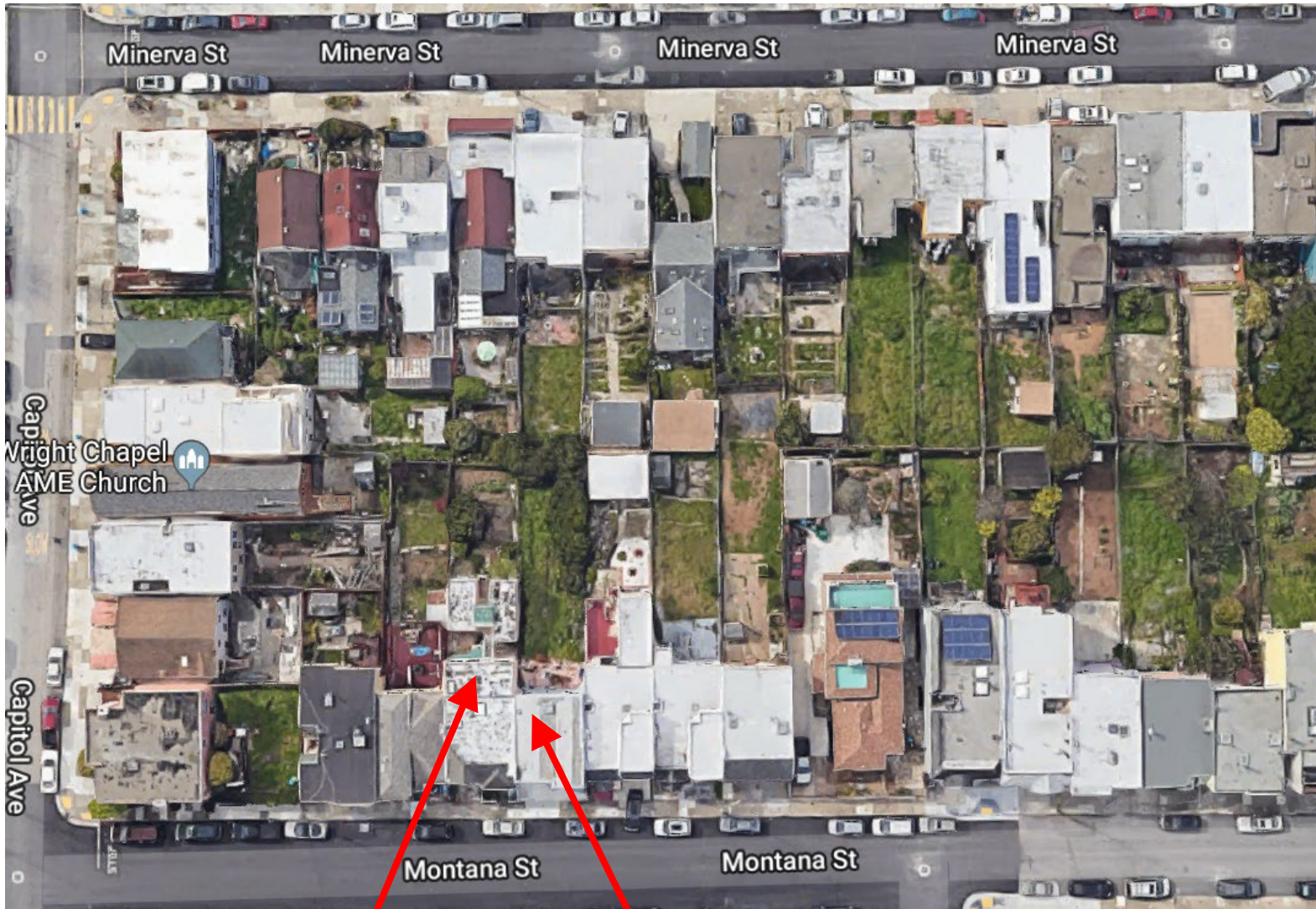
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-013582DRP
215 Montana Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-013582DRP
215 Montana Street

Aerial Photo



Discretionary Review Hearing
Case Number 2018-013582DRP
215 Montana Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-013582DRP
215 Montana Street

311 Notice and Plans



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 3, 2018**, Building Permit Application No. 2018.10.03.2178 was filed for work at the Project Address below.

Notice Date: March 4, 2019

Expiration Date: April 3, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	215 Montana Street	Applicant:	Nadia Pichko
Cross Street(s):	Capitol and Orizaba Avenues	Address:	586 N 1st St. #226
Block/Lot No.:	7069 / 042A	City, State:	San Jose, CA
Zoning District(s):	RH-1 / 40-X	Telephone:	(408) 646-2195
Record Number:	2018-013582PRJ	Email:	boltstudio@yahoo.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		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	6 feet	No Change
Side Setbacks	None	Second floor of addition will be set in from side property lines
Building Depth	43 feet 5 inches	66 feet 5 inches
Rear Yard	75 feet 7 inches	52 feet 7 inches
Building Height	18 feet	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	1 + ADU
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The project includes a two-story rear addition that will add 967 square feet of floor area. The project proposes to convert the downstairs space to an Accessory Dwelling Unit (ADU). The addition will extend 23 feet past the existing rear wall. The upstairs unit will be a three-bedroom, two bath unit and the downstairs ADU will be a two-bedroom, two bath unit. The project also includes a small deck off the rear.</p> <p>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.</p>		

To view plans or related documents, visit sf-planning.org/notices 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:

Bridget Hicks, (415) 575 – 9054, Bridget.Hicks@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 proposed project, you should contact the planner listed on the front of this notice.

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

PROJECT ADDRESS:
215 MONTANA ST., SAN FRANCISCO, CA, 94112
OWNER:
HUI Q. ZHANG
215 MONTANA ST., SAN FRANCISCO, CA, 94112

GENERAL INFORMATION

BUILDING TYPE:
EXISTING DENSITY: SINGLE FAMILY, TWO-STORY
PROPOSED DENSITY: TWO FAMILY, TWO-STORY
INGLESIDE – DISTRICT 13
YEAR BUILT -1936
BLOCK/LOT: 7069/042A
OCCUPANCY GROUP: R-3/U
ZONING: RH-1
HEIGHT LIMIT: 40-X
CONSTRUCTION TYPE: V/B
LOT AREA: 3,125 SQ.FT.
EXISTING LIVING AREA: 1087 SQ.FT.
PROPOSED 1ST FLOOR ADDITION: 539 SQ.FT.
PROPOSED 2ND FLOOR ADDITION: 428 SQ.FT.
TOTAL LIVING AREA OF ADDITION: 967 SQ.FT.
AVERAGE CEILING HEIGHT: 8 FT
FIRE SPRINKLER SYSTEM: NO
SOIL TO BE DISTURBED: 5 CU YDS

PROJECT INFORMATION

THIS PROJECT INVOLVES 967 SQ.FT. HORIZONTAL REAR ADDITION TO EXISTING TWO-STORY SINGLE FAMILY HOUSE. TWO NEW BEDROOMS WITH TWO BATHS, FAMILY ROOM AND LIVING ROOM. CONVERT EXISTING BEDROOM #5 INTO DINING AND EXISTING BEDROOM #2 INTO OFFICE. NEW DOWNSTAIRS KITCHEN

865 SQ.FT. OF THE DOWNSTAIRS WILL BE ADU

CODES AND RESTRICTIONS

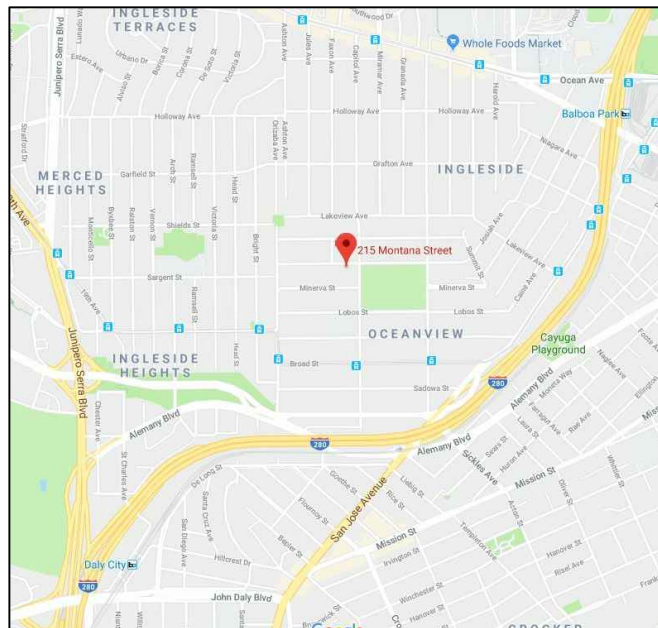
THE CONSTRUCTION SHOULD BE IN STRICT ACCORDANCE WITH THE FOLLOWING:

- 2016 CBC, 2016 CPC, 2016 CEC, 2016 CMC, 2016 CFC, 2016 CRC, 2016 NEC STANDARDS
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALGREEN BUILDING CODE
- ALL APPLICABLE CODES AND REGULATIONS OF SAN FRANCISCO AND THE STATE OF CALIFORNIA

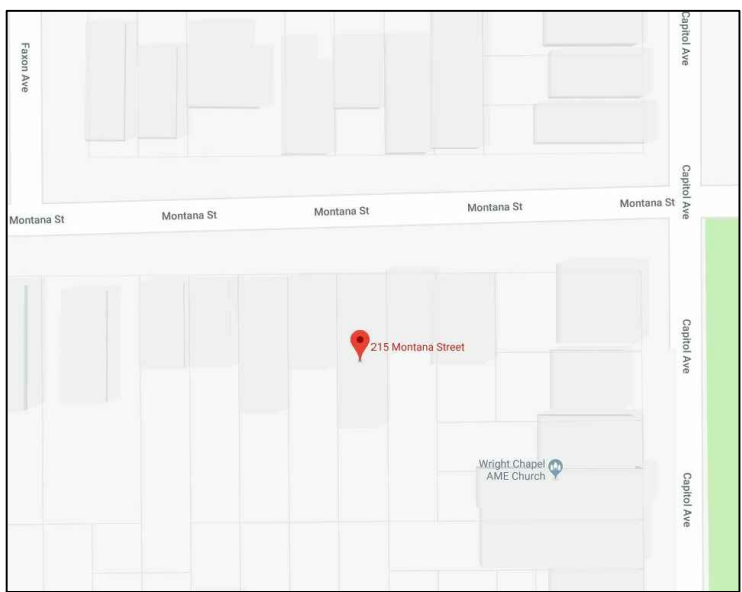
DRAWING INDEX

- | | |
|------|---------------------------------------|
| A1 | COVER SHEET |
| A2.1 | SITE PLANS |
| A2.2 | EXIST. REAR PHOTOS & FRONT ELEVATIONS |
| A3.1 | EXIST. & PROP. 1ST FLOOR PLANS |
| A3.2 | EXIST. & PROP. 2ND FLOOR PLANS |
| A4.1 | EXIST. & PROP. REAR ELEVATIONS |
| A4.2 | EXIST. & PROP. SIDE ELEVATIONS |
| A5.1 | EXISTING CROSS SECTIONS |
| A5.2 | PROPOSED CROSS SECTIONS |
| CG | CALGREEN |

VICINITY MAP



LOCATION MAP



STANDARD NOTES:

1. ANY CONFLICTS BETWEEN ACTUAL ON SITE CONDITIONS AND THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESOLVE WITH THE OWNER/DESIGNER IMMEDIATELY, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR ANY PORTION OF THE WORK, EITHER AT THE START OF CONSTRUCTION OR AT ANY TIME THROUGHOUT THE COARSE OF THE CONSTRUCTION TO COMPLETION.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
3. CARE SHOULD BE TAKEN NOT TO GENERATE PAINT FLAKES AND/OR DEBRIS. IF PAINT DEBRIS IS LEFT ON THE PROPERTY AFTER DEMOLITION, THEN PROPER DISPOSAL OF THE PAINT-IMPACTED SOIL MUST BE PERFORMED.
4. CONTRACTOR SHALL REVIEW CITY DETAILS ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. CONTACT PUBLIC WORKS FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
6. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
7. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUND.
8. UTILIZE BEST MANAGEMENT PRACTICES (BMP’s), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL.
10. CONTRACTOR TO LAYOUT BUILDING OUTLINE TO VERIFY ALL REQUIRED SETBACKS, PRIOR TO POURING THE FOUNDATION.
11. ALL EXTERIOR AND INTERIOR MATERIALS AND COLORS TO BE APPROVED BY THE OWNER BEFORE ORDERING AND INSTALLATION.
12. ALL PLUMBING, MECHANICAL, ELECTRICAL, LIGHTING FIXTURES AND APPLIANCES TO BE APPROVED BY THE OWNER.

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION

SAN FRANCISCO, CA

215 MONTANA ST.

NADIA PICHKO
586 N. 1ST ST. #226
San Jose, CA, 95112
(408) 646-2195

DATE 10/1/2018

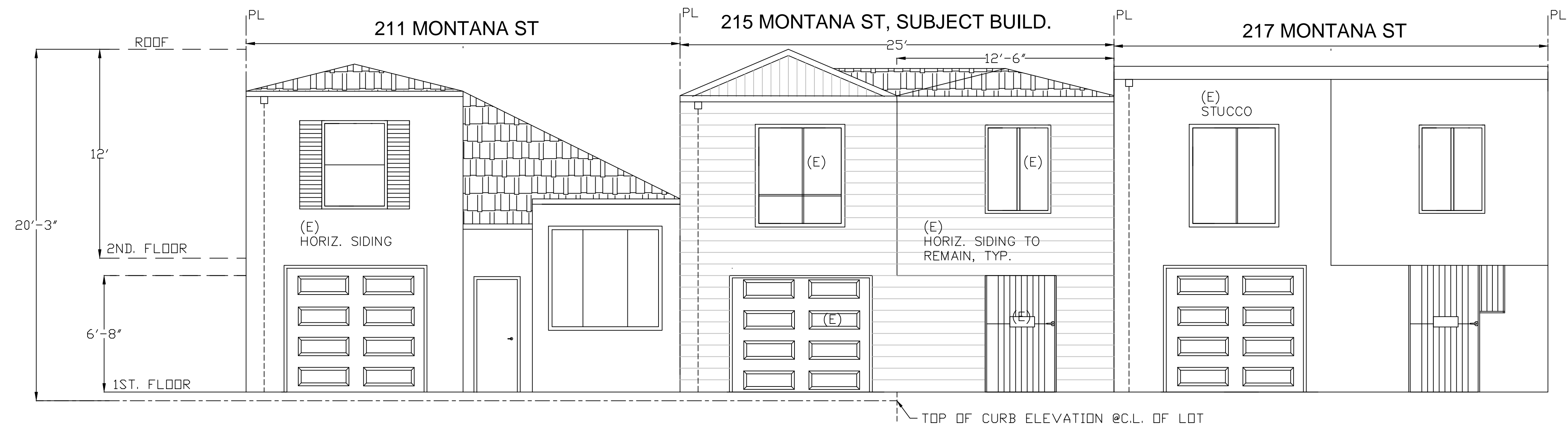
SCALE

SHEET

A1



TOTAL HABITABLE AREA: 2344 SQ.FT.
TOTAL GARAGE AREA: 250 SQ.FT.
TOTAL UNHABITABLE AREA: 557 SQ.FT.
TOTAL GROSS AREA: 3151 SQ.FT.



NO ALTERATIONS TO FRONT FACADE OF (E) SUBJECT BUILDING

EXISTING FRONT ELEVATIONS (NORTH)



REAR FACADE OF ADJACENT BUILDING, 211 MONTANA ST



REAR FACADE OF ADJACENT BUILDING, 217 MONTANA ST

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION
215 MONTANA ST. SAN FRANCISCO, CA

NADIA PICHKO
586 N. 1ST ST., Ste 226
San Jose, CA, 95112
(408) 646-2195

DATE 10/1/2018

SCALE 1/4"=1'-0"

SHEET

A2.2

NOTES:

0-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND HE/SHE SHALL PROVIDE REQUIRED BRACING AND TEMPORARY SUPPORT, ETC.

1-WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE THAT IS AT LEAST 30" WIDE (15" MIN TO CENTER) WITH 24" CLEAR IN FRONT.

2-SHOWERS AND TUB WALLS TO BE FINISHED WITH CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.

3-SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

4-W.R. GYP. BD. IS NOT PERMITTED AS BACKING AT SHOWER AND TUB/SHOWER WALLS. "DUROCK" OR OTHER APPROVED CEMENTITIOUS BACKER BOARD SHOULD BE USED INSTEAD.

5-EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN EVERY SLEEPING ROOM AND SHALL OPEN DIRECTLY INTO A PUBLIC WAY; OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM OPENING IS 24" IN HEIGHT AND 20" IN WIDTH WITH A NET CLEAR OPENING OF 5.7 SQ.FT. DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE OVER 44" ABOVE THE FINISHED FLOOR PER CRC R310

6-WATER CLOSET SHOULD HAVE 1.28 GAL/FLUSH MAX. CAPACITY.

7-ADDRESS NUMBER ON THE BUILDING SHOULD BE CLEARLY VISIBLE FROM ADJACENT STREET OR ROAD CRC SECTION R319.1

8-ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED PER R308.4.8

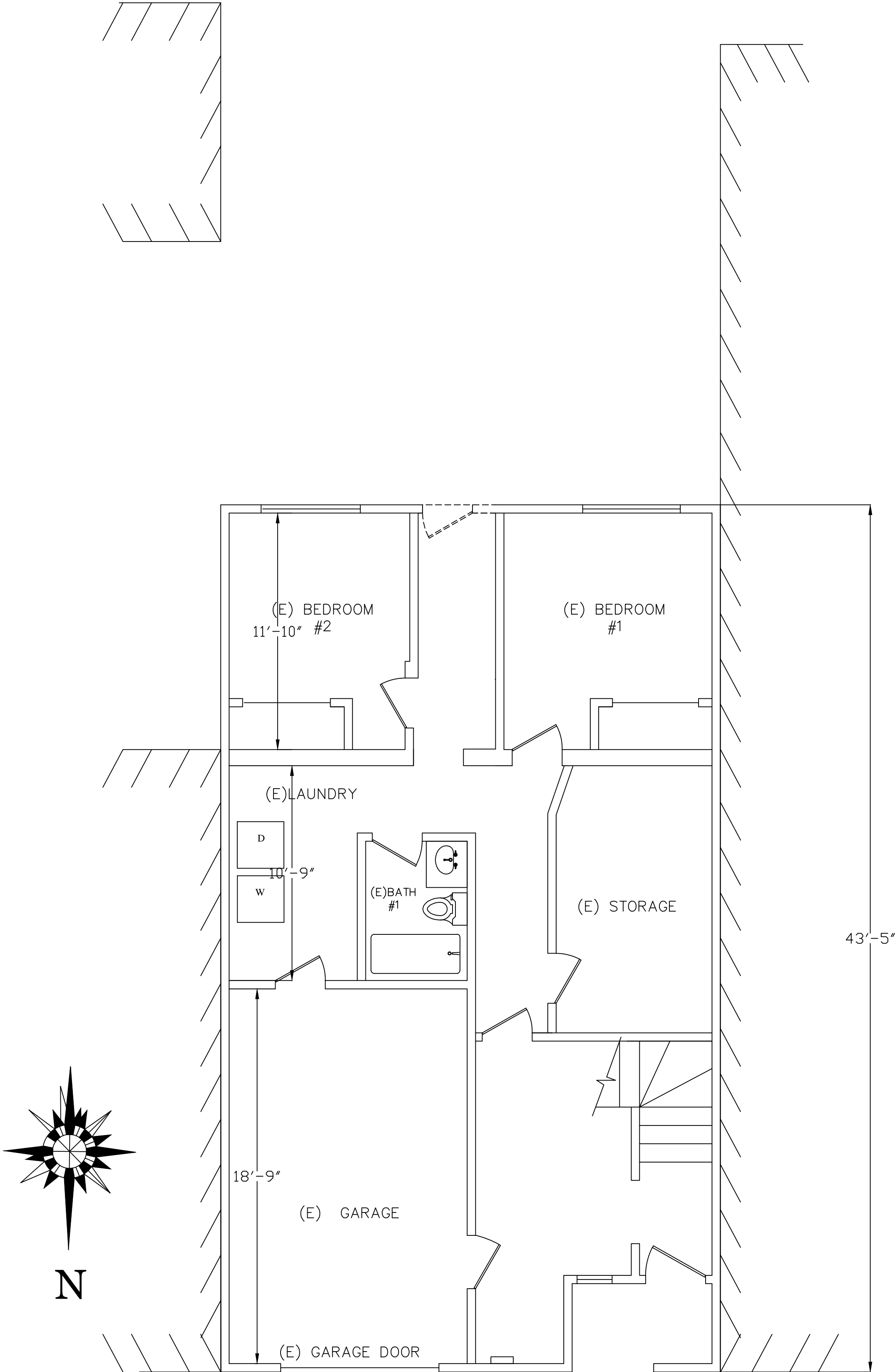
9-NOTE 2016 CGBSC 301.1.1: ON AND AFTER 1/1/2014, RESIDENTIAL BUILDING UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

MAX. FLOW RATES:

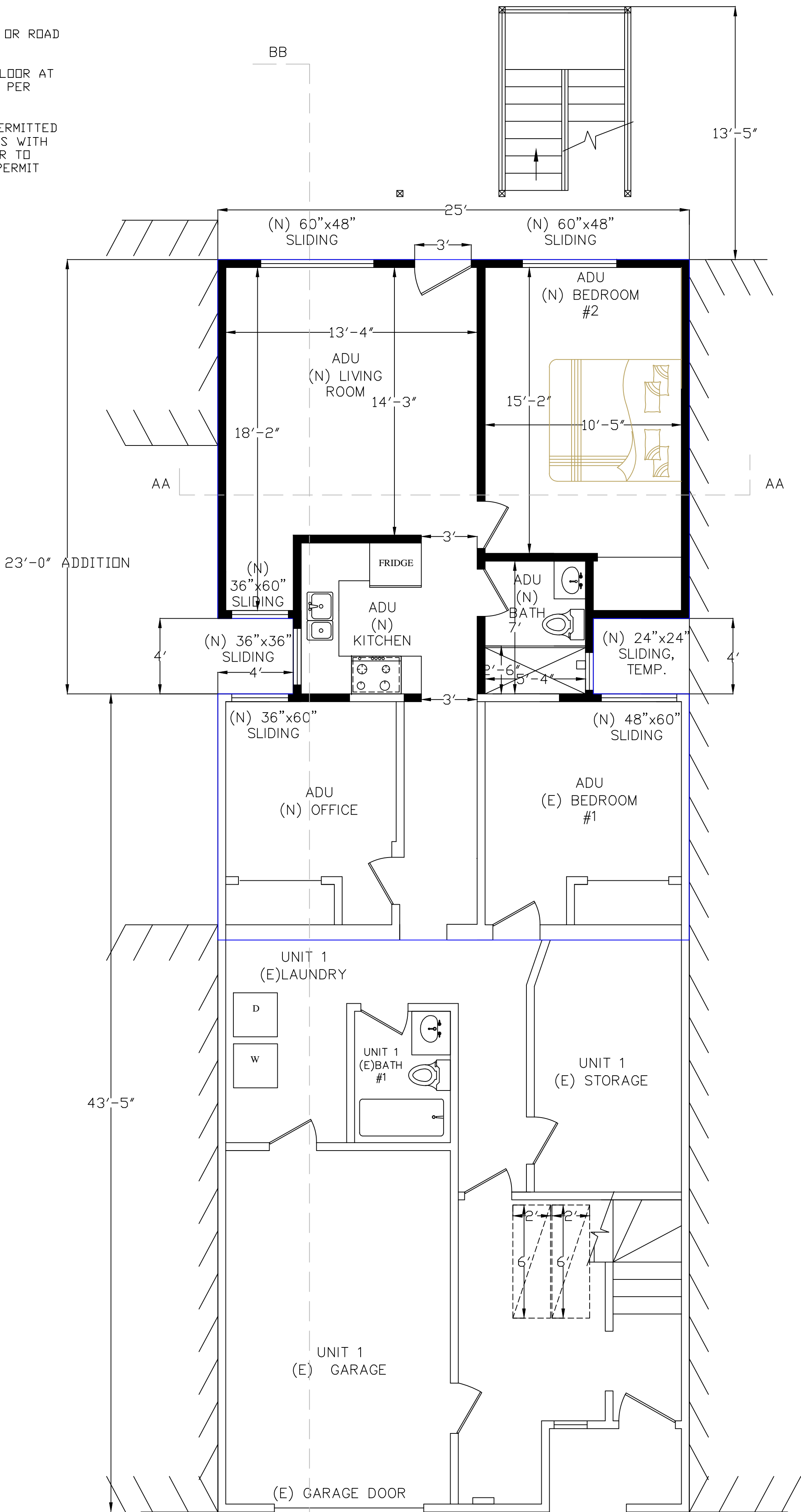
- WATER CLOSET - 1.28 GPM
- SHOWER HEADS - 1.8 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

WALL LEGEND

- == WALLS TO BE REMOVED
- = EXISTING WALLS TO REMAIN
- NEW WALLS
- ADU OUTLINE (865 SQ.FT.)



EXISTING 1ST. FLOOR PLAN



PROPOSED 1ST. FLOOR PLAN

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION

SAN FRANCISCO, CA

215 MONTANA ST.

NADIA PICHKO
586 N. 1ST St., Ste 226
San Jose, CA, 95112
(408) 646-2195

DATE 10/1/2018

SCALE 1/4"=1'-0"

SHEET

A3.1

NOTES:

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6-WATER CLOSET SHOULD HAVE 1.28 GAL/FLUSH MAX. CAPACITY.

7-ADDRESS NUMBER ON THE BUILDING SHOULD BE CLEARLY VISIBLE FROM ADJACENT STREET OR ROAD CRC SECTION R319.1

8-ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED PER R308.4.8

9-NOTE 2016 CGBSC 301.1.1: ON AND AFTER 1/1/2014, RESIDENTIAL BUILDING UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

MAX. FLOW RATES:

- WATER CLOSET - 1.28 GPM
- SHOWER HEADS - 2.0 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

WALL LEGEND

- => WALLS TO BE REMOVED
- = EXISTING WALLS TO REMAIN
- NEW WALLS

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION

SAN FRANCISCO, CA

215 MONTANA ST.

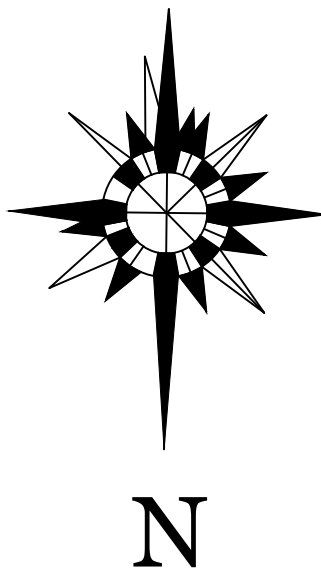
NADIA PICHKO
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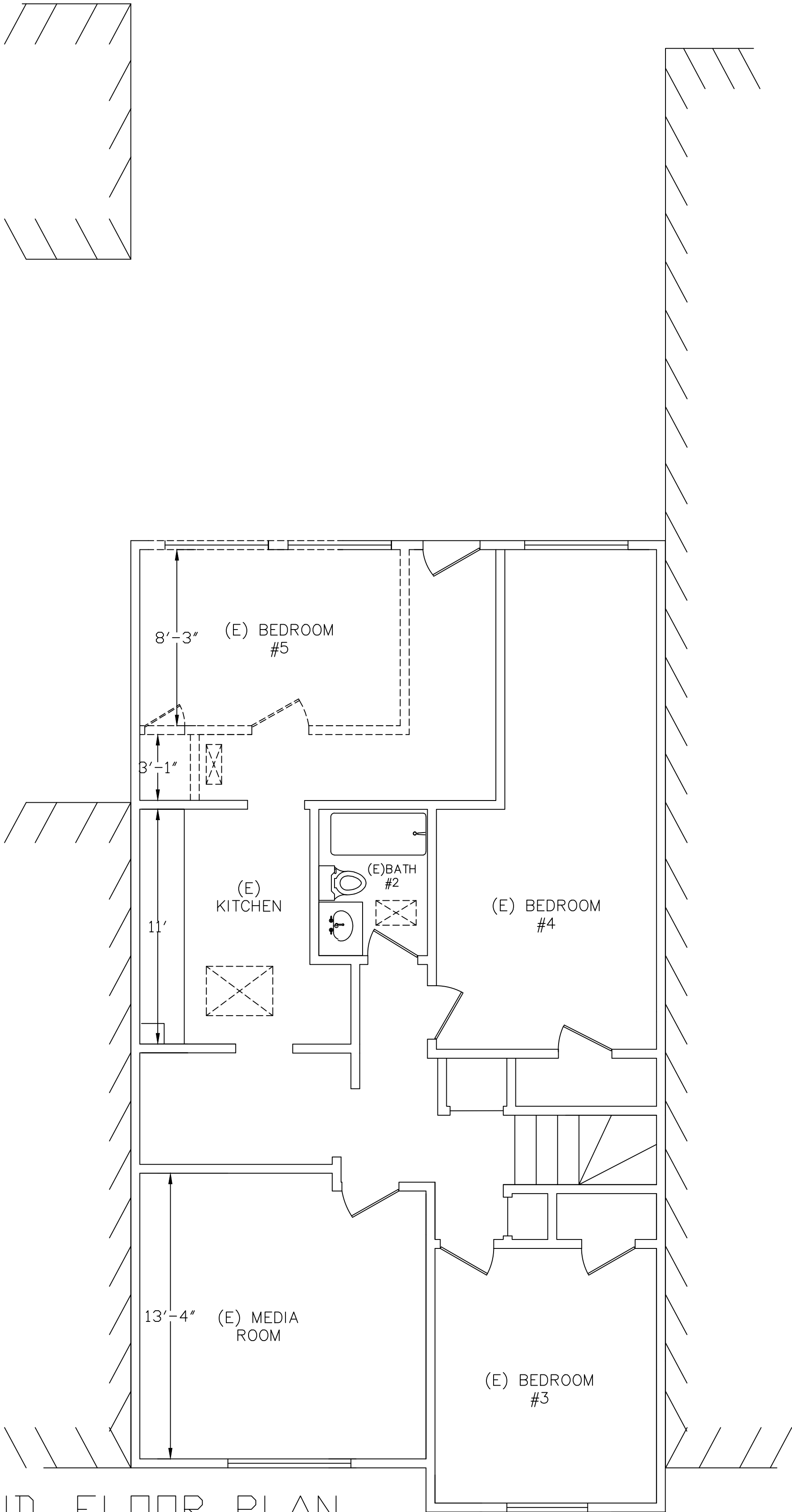
SCALE 1/4"=1'-0"

SHEET

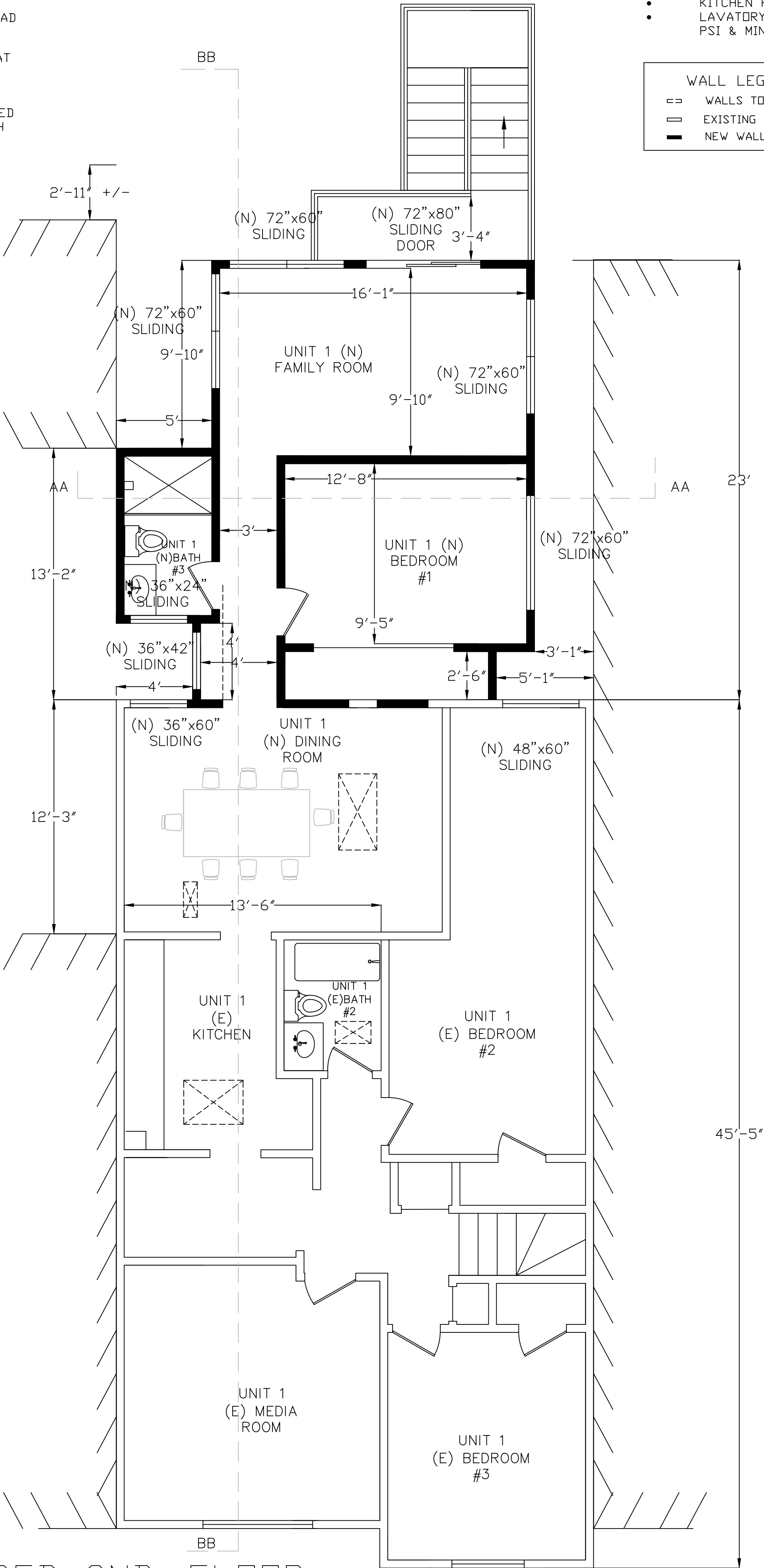
A3.2

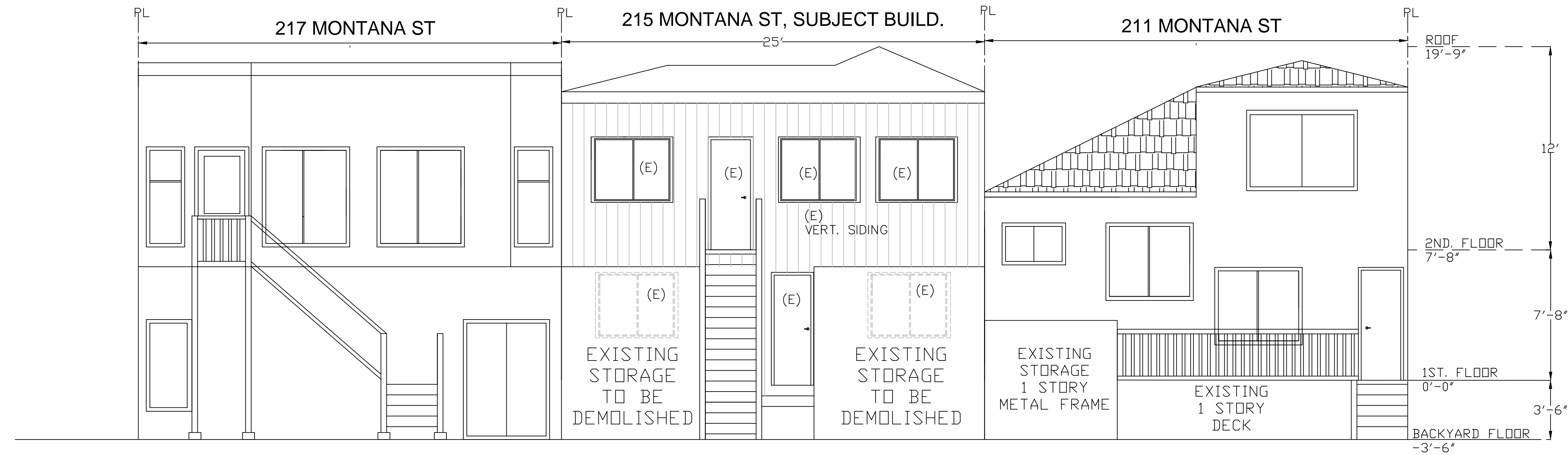


EXISTING 2ND. FLOOR PLAN

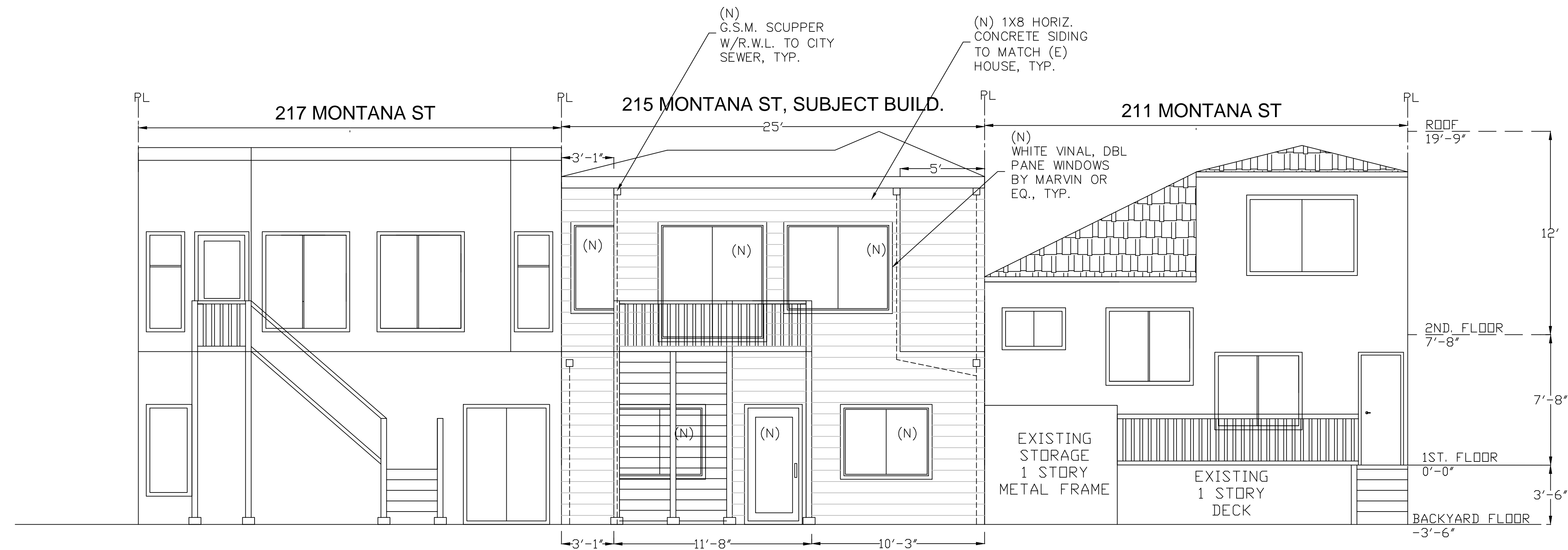


PROPOSED 2ND. FLOOR





EXISTING REAR ELEVATIONS (SOUTH)



PROPOSED REAR ELEVATIONS (SOUTH)

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION
215 MONTANA ST.
SAN FRANCISCO, CA

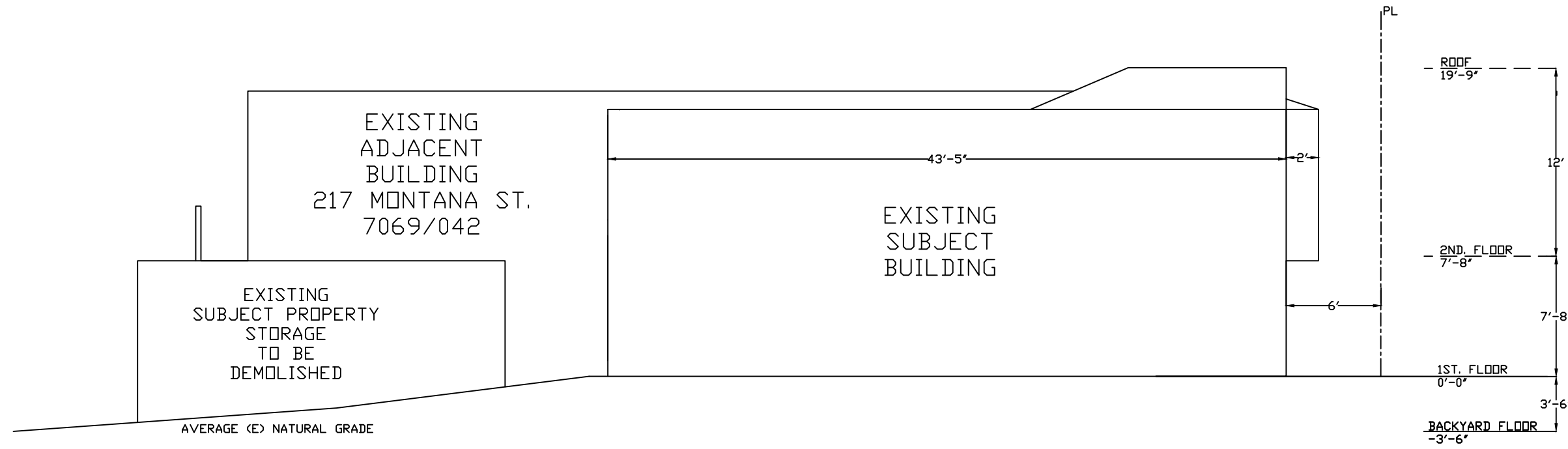
NADIA PICHKO
586 N. 1ST St., Ste 226
San Jose, CA, 95112
(408) 646-2195

DATE 10/1/2018

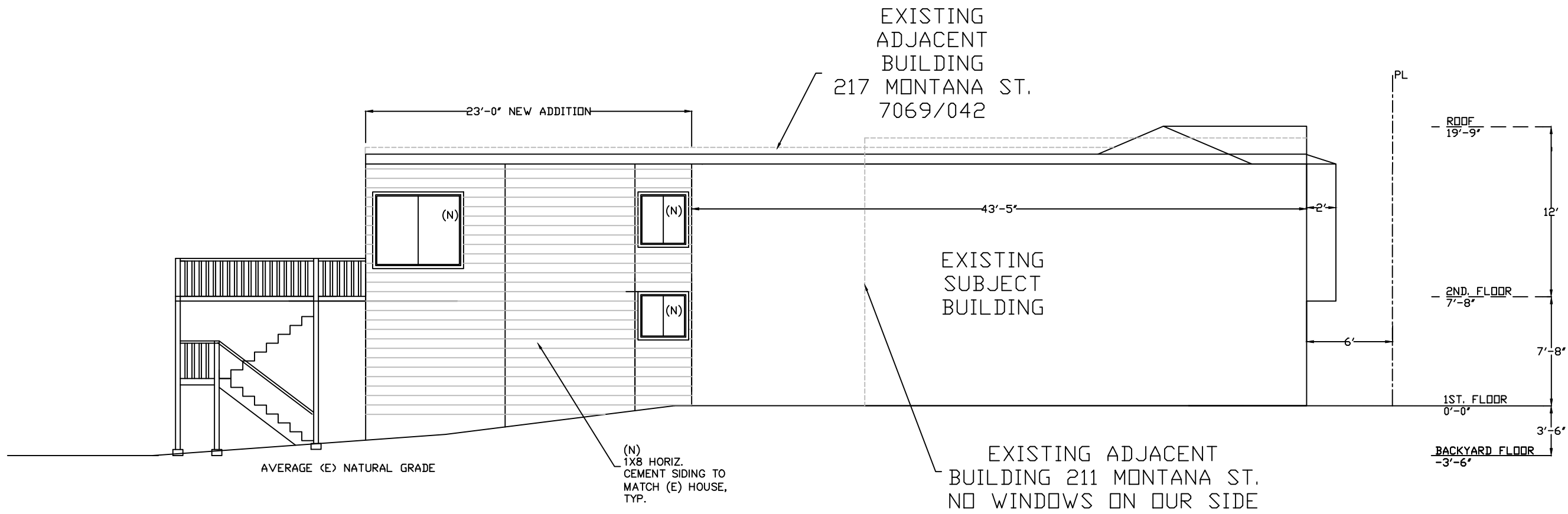
SCALE 1/4"=1'-0"

SHEET

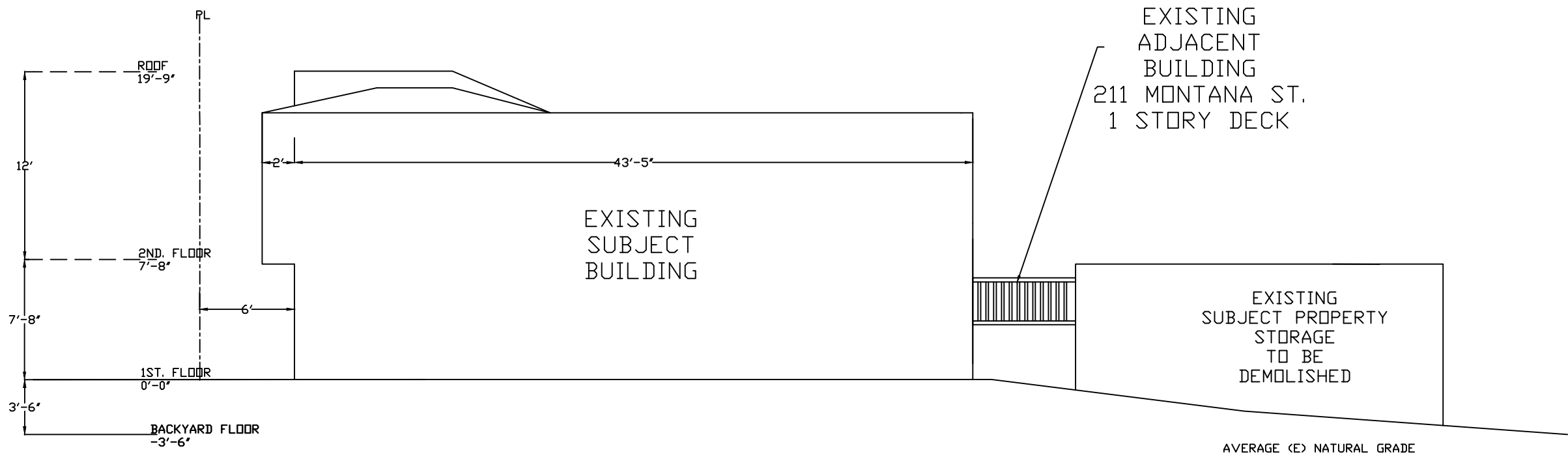
A4.1



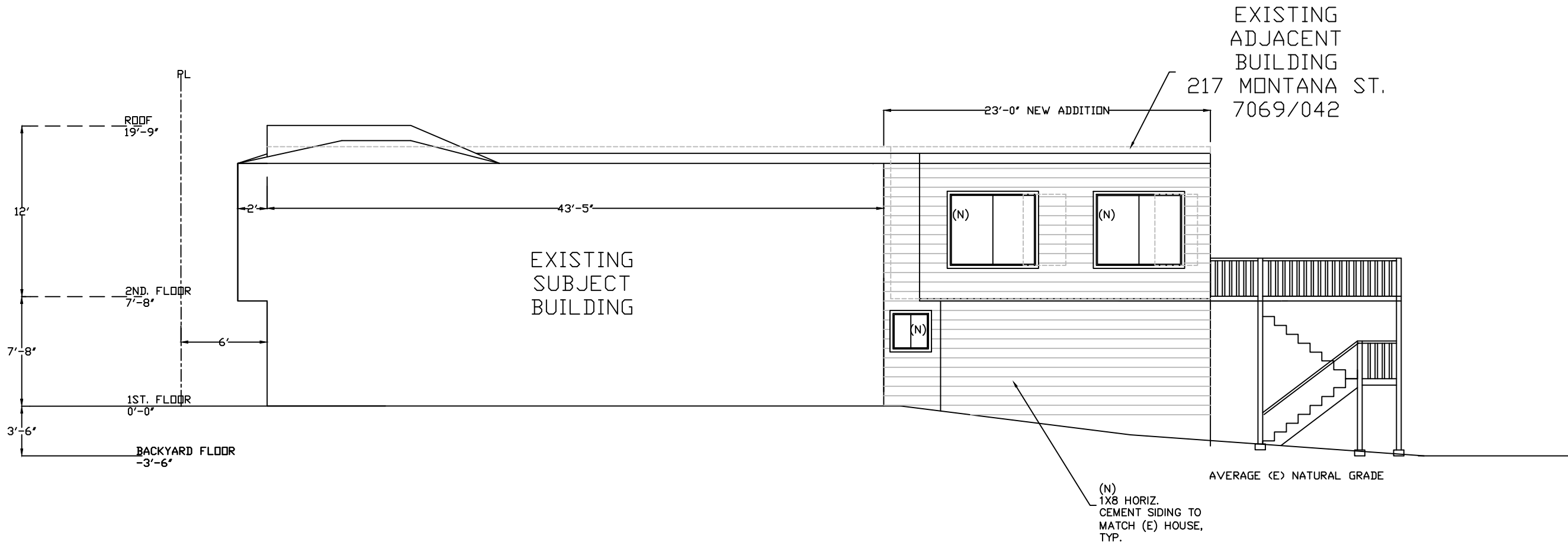
EXISTING LEFT SIDE ELEVATIONS (EAST)



PROPOSED LEFT SIDE ELEVATIONS (EAST)



EXISTING RIGHT SIDE ELEVATIONS (WEST)



PROPOSED RIGHT SIDE ELEVATIONS (WEST)

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION
215 MONTANA ST.
SAN FRANCISCO, CA

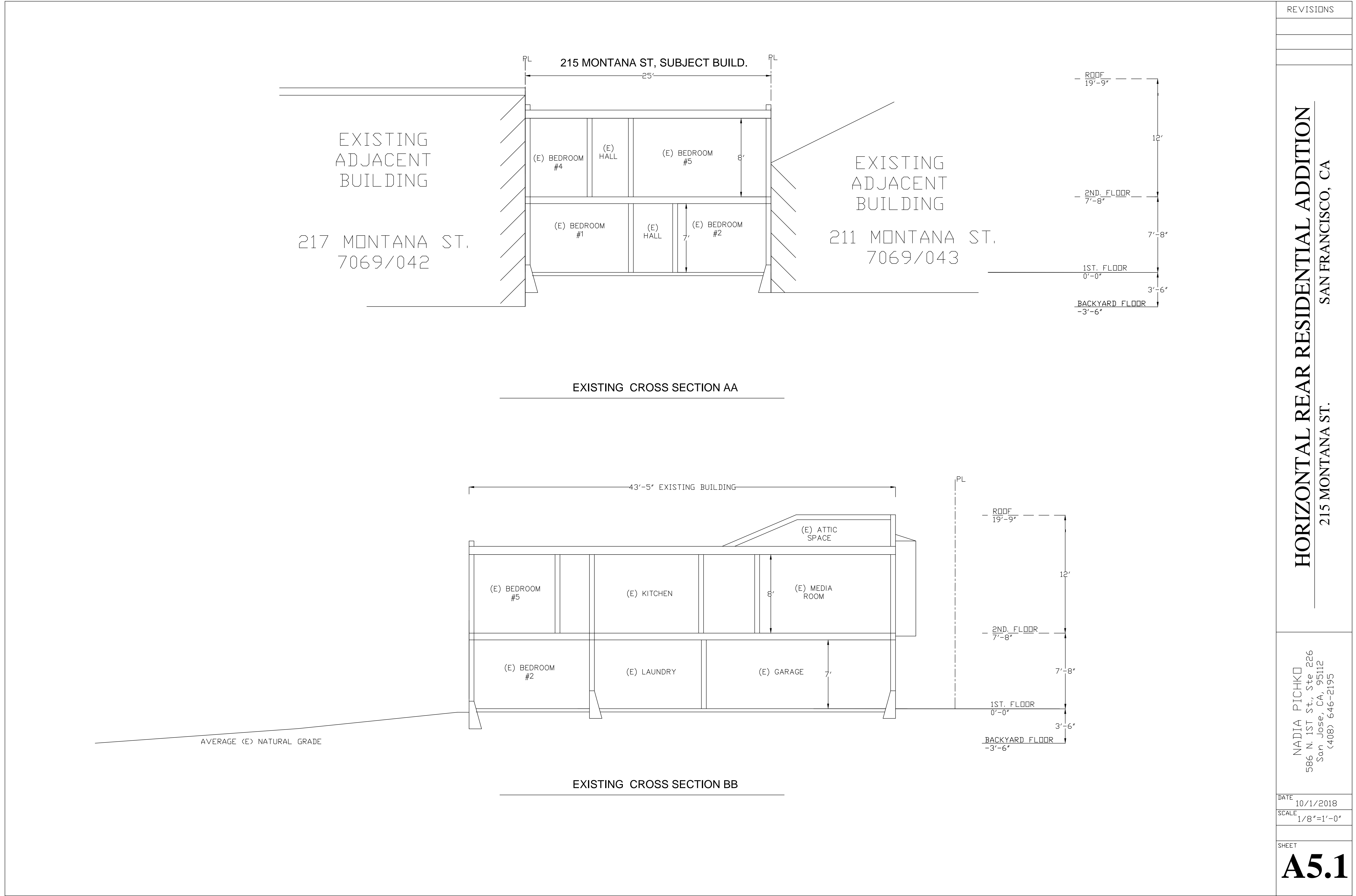
NADIA PICHKO
586 N. 1ST St., Ste 226
San Jose, CA, 95112
(408) 646-2195

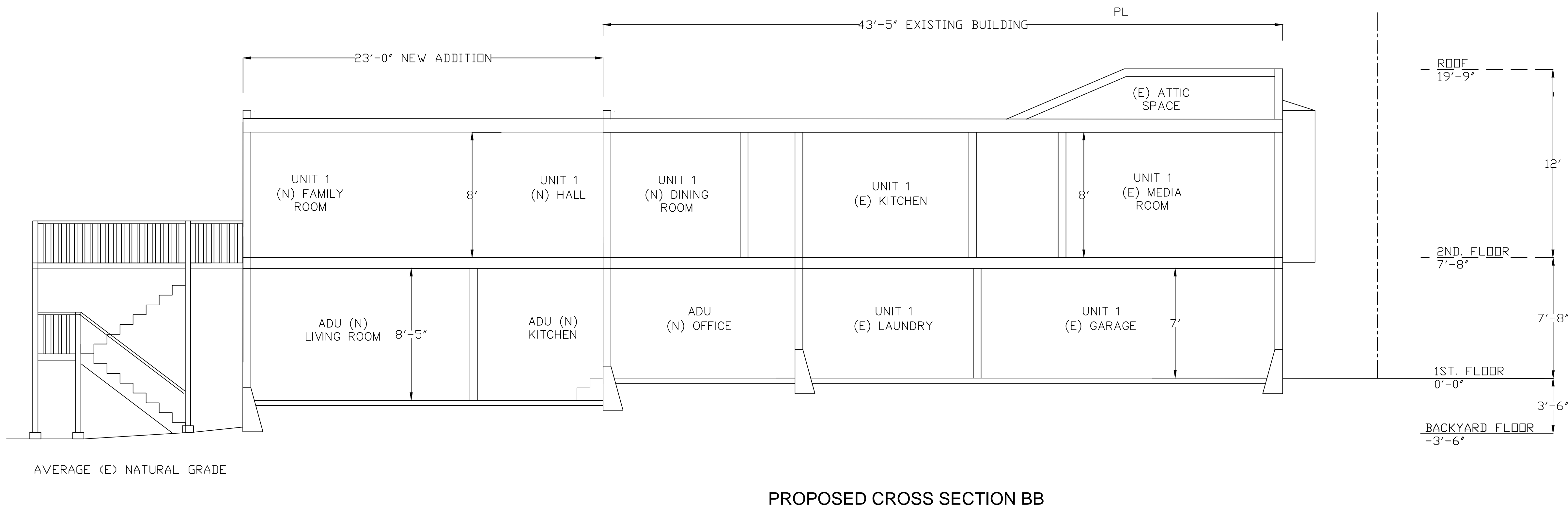
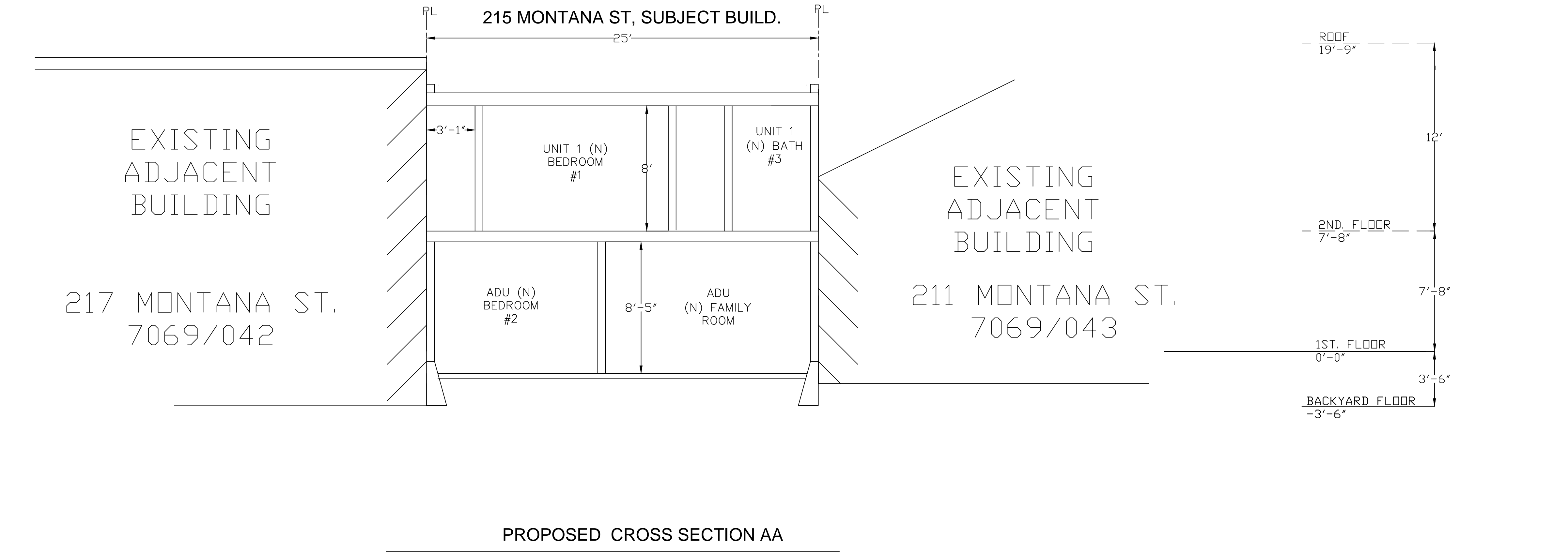
DATE 10/1/2018

SCALE 1/8"=1'-0"

SHEET

A4.2





REVISIONS	
HORIZONTAL REAR RESIDENTIAL ADDITION	
215 MONTANA ST. SAN FRANCISCO, CA	
NADIA PICHKO	
586 N. 1ST St., Ste 226	
San Jose, CA, 95112	
(408) 646-2195	
DATE	10/1/2018
SCALE	1/8"=1'-0"
SHEET	
A5.2	

CEQA Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
215 MONTANA ST		7069042A
Case No.		Permit No.
2018-013582PRJ		201810032178
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. HORIZONTAL REAR ADDITION TO (E) 2 STORY SINGLE FAMILY HOUSE. NO ALTERATION TO FRONT FACADE OF THE HOUSE.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional):

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Bridget Hicks 02/11/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
215 MONTANA ST		7069/042A
Case No.	Previous Building Permit No.	New Building Permit No.
2018-013582PRJ	201810032178	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:

DR Notice



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, July 11, 2019**
Time: **Not before 1:00 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 215 Montana Street Cross Street(s): Capitol and Faxon Aves Block /Lot No.: 7069 / 042A Zoning District(s): RH-1 / 40-X Area Plan: N/A Record Number: 2018-013582DRP	Applicant: Nadia Pichko Company: Bolt Design Studio Applicant Address: 586 N 1st St. #226 City, State: San Jose, CA Telephone: (408) 646 - 2195 E-Mail: boltstudio@yahoo.com
PROJECT DESCRIPTION	
<p>The Request is for Discretionary Review of Building Permit Application No. 2018.10.03.2178.</p> <p>The proposal is to construct a 2-story rear addition that will add 967 square feet of floor area. The project proposes to convert the downstairs space to an Accessory Dwelling Unit (ADU).</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>	
ADDITIONAL INFORMATION	
<p>ARCHITECTURAL PLANS: To view plans and related documents for the project, visit sf-planning.org/notices and search the Project Address listed above. The plans and Department recommendation of the proposed project will be available one week prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org/hearings or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.</p>	
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Bridget Hicks Telephone: 415-575-9054 E-Mail: Bridget.Hicks@sfgov.org</p>	

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

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.

APPEAL INFORMATION

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

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

DR Application



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name:

Address:

Email Address:

Telephone:

Information on the Owner of the Property Being Developed

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Property Information and Related Applications

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 result, including any changes that were made to the proposed project.		

DISCRETIONARY REVIEW REQUEST

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

1. What are the reasons for requesting Discretionary Review? The project meets the 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

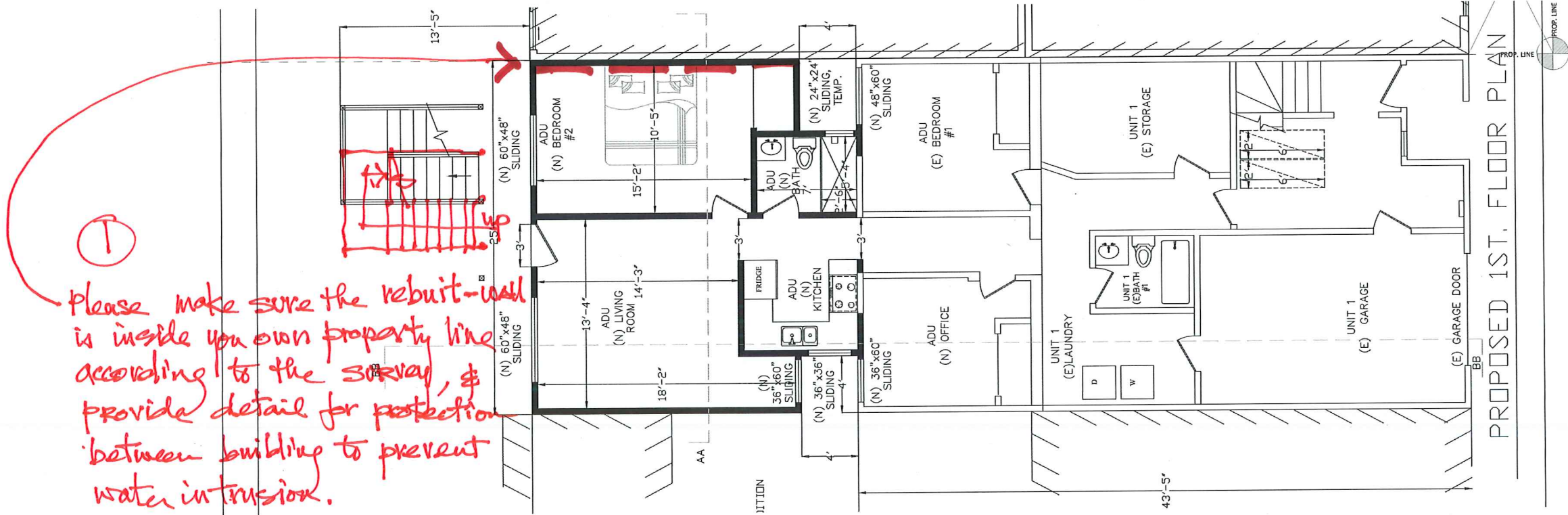
Email

For Department Use Only

Application received by Planning Department:

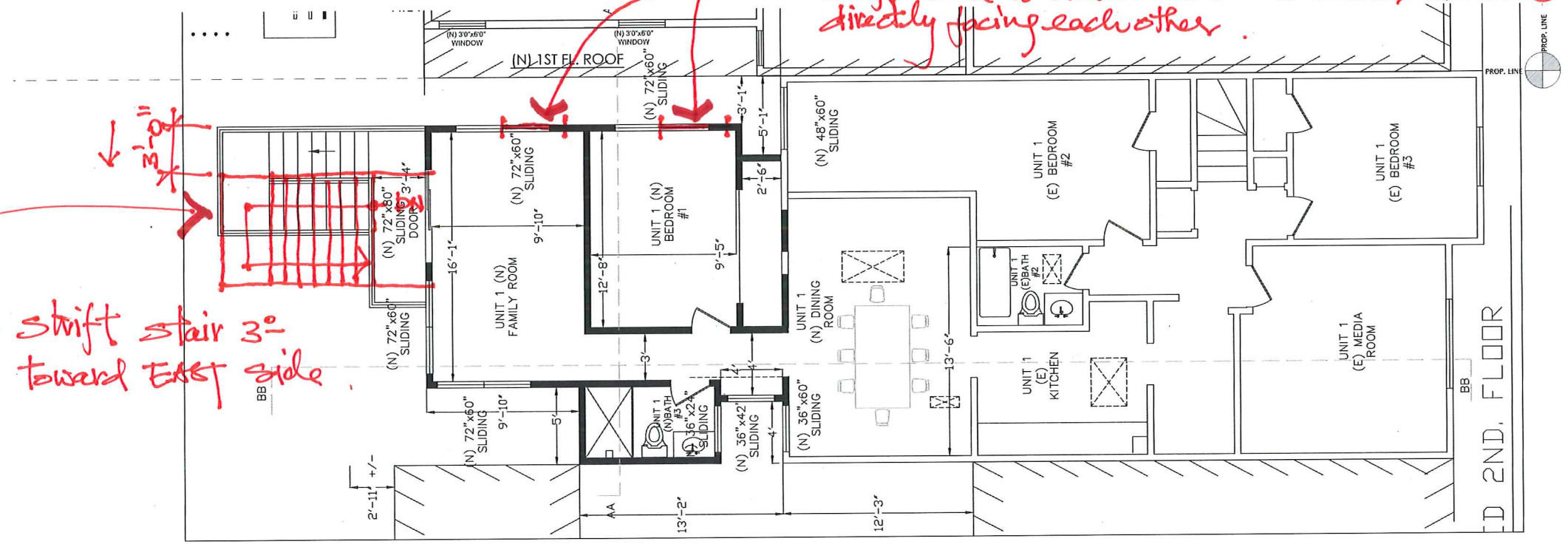
By: _____

Date: _____



PROPOSED GROUND FLOOR

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



PROPOSED SECOND FLOOR PLAN

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



215 Montana Street. S.F. CA

3.18.2019

705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8.

Exceptions:

1. In other than Group H occupancies, unlimited unprotected openings are permitted in the first story above grade plane either:

- 1.1. Where the wall faces a street and has a fire separation distance of more than 15 feet (4572 mm); or

- 1.2. Where the wall faces an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet (9144 mm) in width and shall have access from a street by a posted fire lane in accordance with the *California Fire Code*.

2. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated

TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b,c,k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S) ⁱ	Not Permitted ^k
	Protected (P)	Not Permitted ^k
3 to less than 5 ^{d,e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) ⁱ	15%
	Protected (P)	15%
5 to less than 10 ^{c,f,j}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	25%
	Protected (P)	25%
10 to less than 15 ^{c,f,g,j}	Unprotected, Nonsprinklered (UP, NS)	15% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	45%
	Protected (P)	45%
15 to less than 20 ^{f,g,j}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S) ⁱ	75%
	Protected (P)	75%
20 to less than 25 ^{f,g,j}	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{f,g,j}	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit

For SI: 1 foot = 304.8 mm.

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

a. Values indicated are the percentage of the area of the exterior wall, per story.

b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.

c. For openings in a fire wall for buildings on the same lot, see Section 706.8.

d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.

e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.

f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.

g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.

h. Includes buildings accessory to Group R-3.

i. Not applicable to Group H-1, H-2 and H-3 occupancies.

j. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or greater shall not be limited.

k. For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.



EXHIBIT #3: Rear Structure Exterior Face Not Aligned with Front Structure Exterior Face



215 Montana

217 Montana

EXHIBIT #4: Rear Structure Skewed



215 Montana

217 Montana

EXHIBIT #5: Roof Line View of Property Lines and Adjacent Property Lines



EXHIBIT #6: Existing Rear Structures

DR Response

The detail of # 217 requests and #215 responses & adjustments

# 217 Concerns and requests	# 215 response and adjustments
1.Make sure the rebuilt-wall is inside your own property line according to the survey, provide details for protection between building to prevent water intrusion.	1.Hired a licensed surveyor and sent a survey report to Planner in May.(see exhibit #2) I told #217 we will build the addition inside our property lines per survey. Will make sure our contractor to prevent water for both properties.
2.Change both windows to 4-feet wide & shift them to north side 1' to avoid windows directly facing each other.	2.Reduced a window from 6' to 4' width and shift 2' to north , reduced a window from 6' to 2' height and shift to topper. Very privacy.
705.8;Max unprotected opening in sprinkled building cannot exceed 25% , It would be 45 S.F.	Adjusted Max unprotected opening in sprinkled building only 9.8% , 32 SF. We have done all of #217 requests. (See Exhibit #1).
3. Please shift stair 3-feet toward east.	3.Remove the stairs case from West side to East side. More than 3'
4. Permit holder has completely disregarded our concerns.	4.No. We replied Gabriel's email and told them we consider their requests. (Gabriel represents Kelly and Jason.), and we asked to send floor plan for making adjustments on 3/16/19. Received on 3/27. (see exhibit #13). Nadia made adjustments on 3/29/19. (See Exhibit #3 & #4.)
5. Accused #215 of encroachment of backyard shed.	5.It doesn't make sense because metal fence had been there since I purchased #215 in 2003.I never removed the fences and no issue with prior #217 Owner.(see exhibit #5,6) The shed was built behind metal fences. The shed is over to #217. It will be took out. The workers hired by Jason cut down the fence and removed my wood fence without my promise. (see #9,#10) So #217 top metal flashing over @ roof, (see # 7, #8) #217 Bottom of siding over at level 2.(see exhibit #11)



DETAIL

MONTANA STREET

PRELIMINARY

RECORD OF SURVEY

THAT CERTAIN REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
OCTOBER 30, 2013 AS DOC:2013-J77481
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF BLOCK "F" RAILROAD
HOMESTEAD ASSOCIATION

FORESIGHT

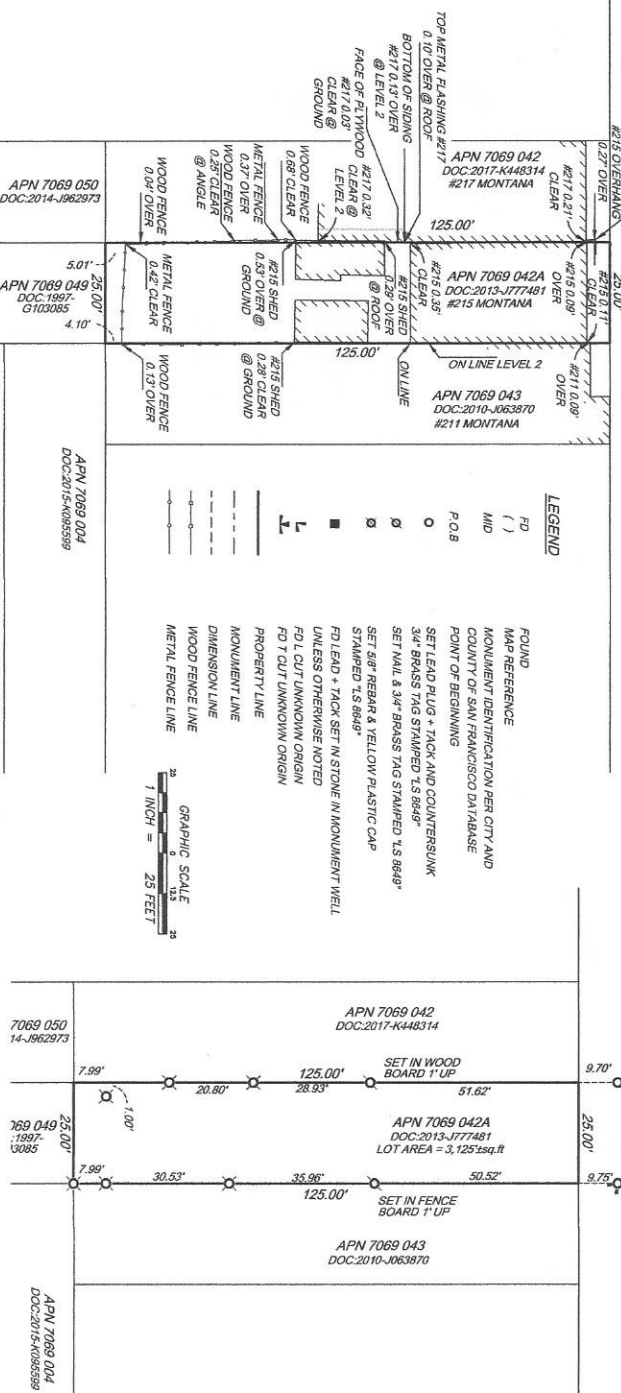
LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
MAY, 2019 415-735-6180 JOB#19035 SHEET 2 OF 2

415-735-6180 JOB#19035 SHEET 2 OF 2

APN- 7069 - 042A / 215 MONTANA STREET

#215 Survey report



NOTES:

1-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND EACH SHALL PROVIDE REQUIRED BRACING AND TEMPORARY SUPPORT, ETC.
 2-WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE THAT IS AT LEAST 30" WIDE 60" MIN TO CENTER WITH 24" CLEAR IN FRONT.
 3-DOORS AND TUB WALLS TO BE FINISHED WITH CEMENT PLASTER, TILE OR APPROVED EQUAL TO A THICKNESS OF NOT LESS THAN 7/8" ABOVE THE FINISH FLOOR.
 4-DOORS AND TUB WALLS TO BE FINISHED WITH INDIVIDUAL CONTROL VALVES OR THE PRESSURE BALANCE OR THE AUTOMATICALLY OPERATING VALVE TYPE.
 5-APPROVED CEMENTITIOUS BACKER BOARD SHOULD BE USED INSTEAD.

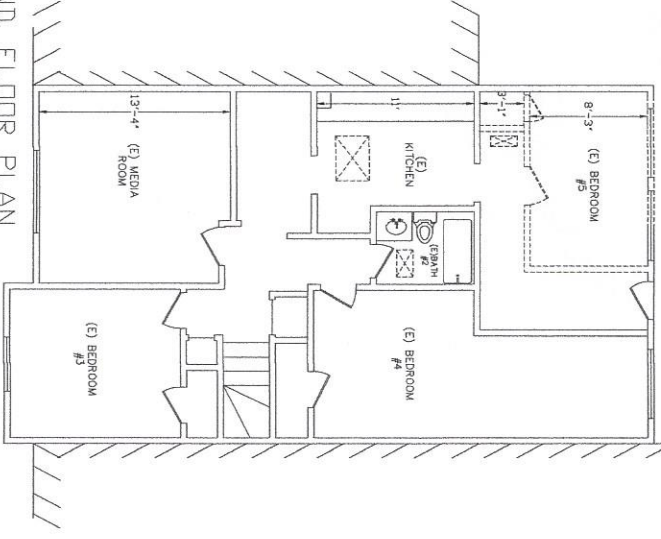
5-EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN EVERY SLEEPING ROOM AND MINIMUM OPENING SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING THE BOTTOM OF THE OPENING SHALL NOT BE OVER 44" ABOVE THE FINISHED FLOOR PER CIRC 150B.
 6-WATER CLOSET SHOULD HAVE 128 GAL/FLUSH MAX CAPACITY.
 7-ADDRESS NUMBER ON THE BUILDING SHOULD BE CLEARLY VISIBLE FROM ADJACENT STREET OR ROAD (CIRC SECTION 1201).
 8-BALL CLASS LOCATED WITHIN 10' OF FLOOR, 24" OF A ROOM OR LOCATED WITHIN 60" OF FLOOR AT ROOMS, HALLWAYS, SHOWER, SHOWERS, STAIR ROOMS OR HOT TUBS SHALL BE LOCATED PER ROOMS.
 9-NOTE 2016 CIRC 301.1, ON AND AFTER 1/1/2014, RESIDENTIAL BUILDING UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CLOSING PLUMBING FIXTURES ALLOWING FIXTURE REPAIRS WITHOUT SHUTTING DOWN THE ENTIRE PLUMBING SYSTEM. CLOSING PLUMBING FIXTURES SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.

MAX. FLOW RATES
 WATER CLOSET - 128 GPM AT 80 PSI
 KITCHEN FAUCETS - 5.0 GPM AT 80 PSI
 LAVATORY FAUCETS - 1.2 GPM AT 60 PSI
 PSI & MIN 60 GPM AT 80 PSI

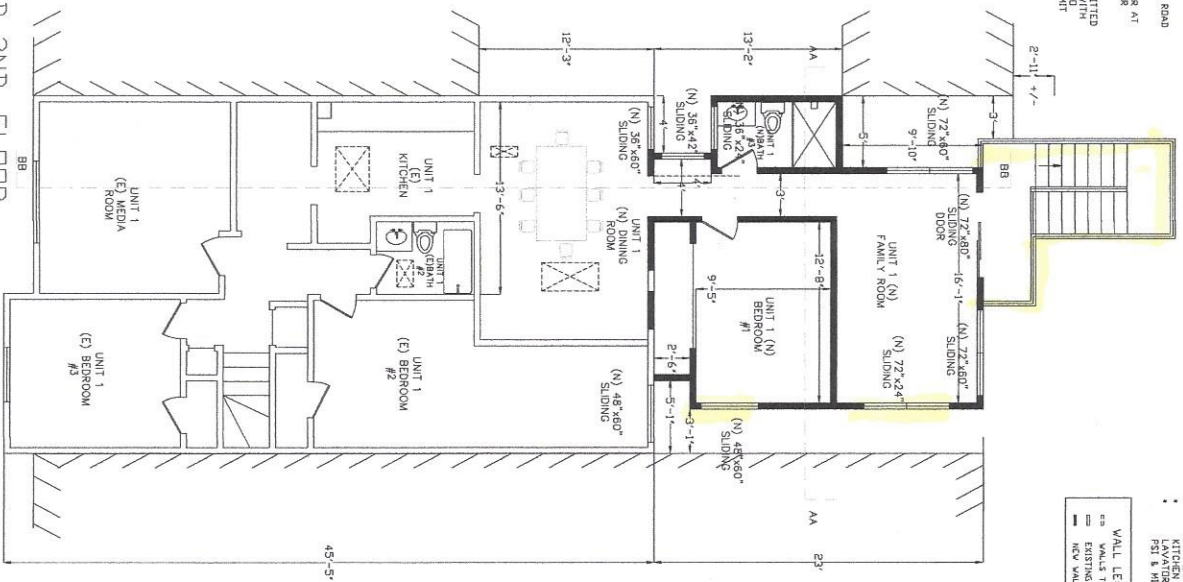
WALL LEGEND
 - - - WALLS TO BE REMOVED
 = EXISTING WALLS TO REMAIN
 - - - NEW WALLS



EXISTING 2ND. FLOOR PLAN



PROPOSED 2ND. FLOOR



#215 Updated Plan

A3.2

DATE: 10/17/2018
 SCALE: 1/4"=1'-0"

NADIA PICHKO
 586 N. 1ST St., Ste 226
 San Jose, CA, 95112
 (408) 646-2195

HORIZONTAL REAR RESIDENTIAL ADDITION
 215 MONTANA ST.
 SAN FRANCISCO, CA

REVISIONS

1360 9th Avenue, Suite 210

San Francisco, CA 94122

Tel 415-682-8060 ext. 102

eFax 510-281-1359

www.gabrielngarchitects.com

Starting 2017: Schaub Ly Architects Inc., headed by Jeremy & My My, will continue to deliver the same level of excellence you've come to expect from Gabriel Ng Architects.

www.siasf.com

On Sat, Mar 16, 2019 at 10:10 PM Hui Zhang <huiqzhang@sbcglobal.net> wrote:

Dear Gabriel,

We may consider the adjustment on both the window and rear exterior stairs. Can you send me a copy of your second floor plan and also where you would like to see the adjustments? After I receive that information I can send it to my designer and potentially set up a time to meet if possible.

We are also waiting on our survey results from our surveyor.

Best,

Hui

On Wednesday, March 13, 2019, 6:37:49 PM PDT, Gabriel Ng <gabriel@gabrielngarchitects.com> wrote:

Dear Hui,

Sorry for the late reply.

Our surveyor had sent us a preliminary result of the survey on the properties and had found that your rear building's north-west corner was 0.37 foot encroached into our property and the south-west corner was 0.57 foot over. Kelly and Jason simply wants to be assured that your addition will be built within your property line and would like to see that how the gap in-between is to be protected properly from water intrusion.

In terms of privacy, we believe that some minor adjustments would enhance and preserve privacy for both properties:

- For windows facing their building in rear bedroom #1 and Family Room on 2nd floor - Please adjust window's size and location to avoid windows directly facing each other.
- Rear exterior stair - Shift the stair toward the west side to avoid direct view into their ground floor Living room while someone is standing on the mid-landing of the proposed stair.

I would like to meet with you and your designer to discuss these two small issues and show you the survey next week if you are available. I believed we can easily resolve them without bringing them in front of the Planning Commission. Hope to hear from you soon.

Thank you.

Exhibit #4

Re: Proposed 2-story Rear Addition - 215 Montana

From: Hui Zhang (huiqzhang@sbcglobal.net)

To: fs940_monitor@hotmail.com

Date: Thursday, April 18, 2019, 11:53 AM PDT

On Tuesday, March 26, 2019, 7:29:03 PM PDT, JK Hui <jk88sf@gmail.com> wrote:

Hello Hui and Nadia,

Please see attached documents (217 building plan, listed adjustment request, property line survey) for your reference for Nadia to reflect into your permit drawings. The provided documents should be sufficient to come to a resolution for both parties. We really hope to see a concrete resolution by the end of this week since our initial discussion in February 27.

As discussed, we want to have a good relation with each other, and if a solution can be made accordingly and in a timely manner for the three minor adjustments listed, we believe that we can live amicably for many years to come. Thank you and look forward to hearing from you.

Kelly and Jason
217 Owners

Virus-free. www.avast.com

On Sun, Mar 24, 2019 at 9:11 PM Gabriel Ng <gabriel@gabrielngarchitects.com> wrote:

Dear Hui,

I am very glad to hear that Nadia is ready to make the minor adjustments to resolve the issues. Jason and Kelly have the floor plans and survey data that they can forward you. I trust that they will be in touch with you very soon. Wish everything works out for the best of you both!

Regards,

Gabriel Y. Ng

Principal Architect

Gabriel Ng + Architects Inc.

1360 9th Avenue, Suite 210

San Francisco, CA 94122

Tel 415-682-8060 ext. 102

eFax 510-281-1359

www.gabrielngarchitects.com

Email communication (#215 and #217)

Exhibit #5

#215

#217

Metal fence between #215 & #217

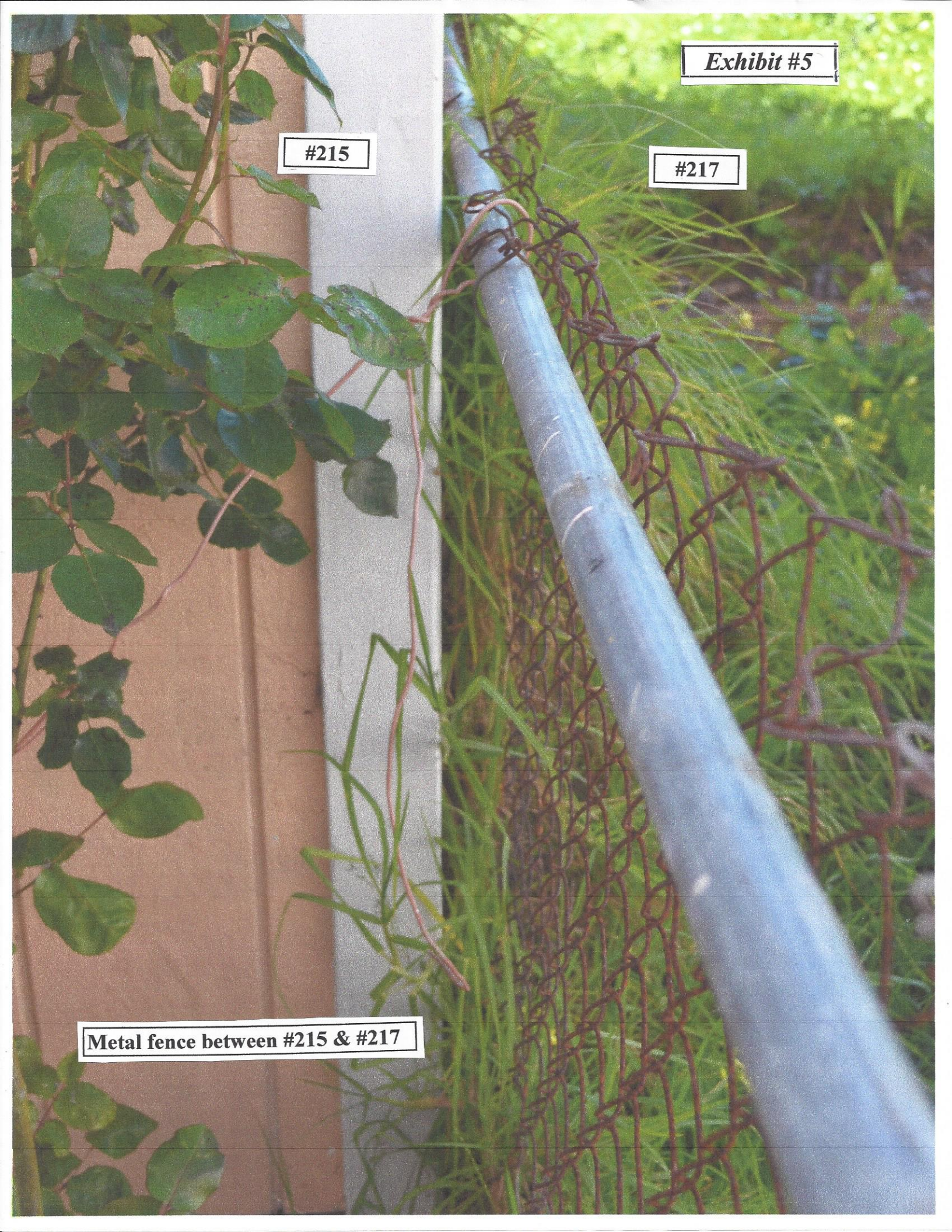


Exhibit #6

#217

#215

Metal fence between #215 & #217

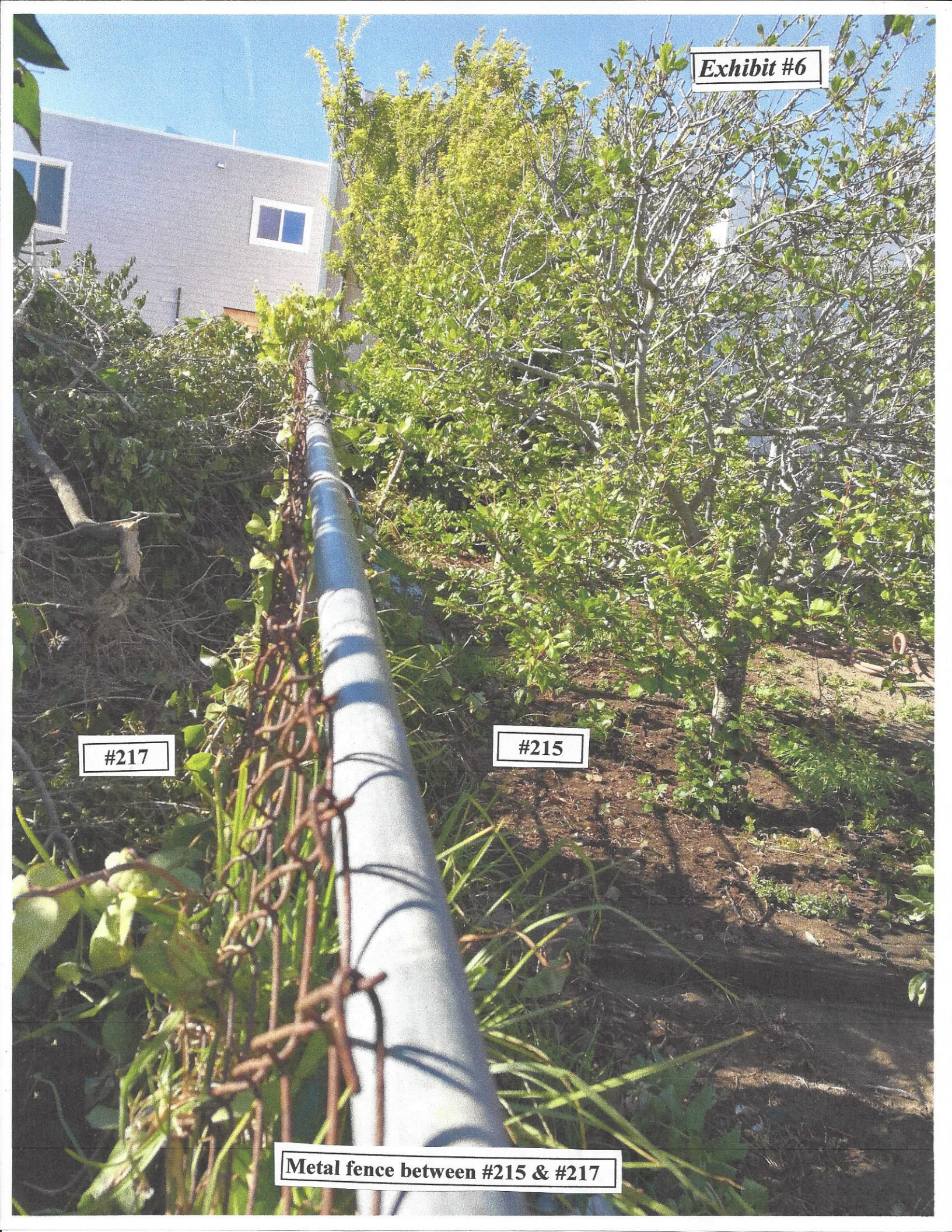


Exhibit #7

#217 Top metal flshing 0.10' over @ roof

#217

#215

06.20.2019 16:42

A photograph showing a close-up of a roof edge. A red arrow points to a small metal flashing at the top of a vertical wall. The roof surface is covered in grey material, possibly insulation or a membrane. In the background, other buildings and a street are visible.

#217 Top metal flshing 0.10' over @ roof

#215

#217

06.20.2019 15:55

Exhibit #9

#217

#215

#217 Cut metal fence between #215 and 217

06.07.2018 15:43

Exhibit #10

#217

#215

#217 Cut metal fence betwween #215 and 217

06.07.2018 15:42

Exhibit #11

#217

#215

#217 Bottom of siding 0.13' over @ level 2

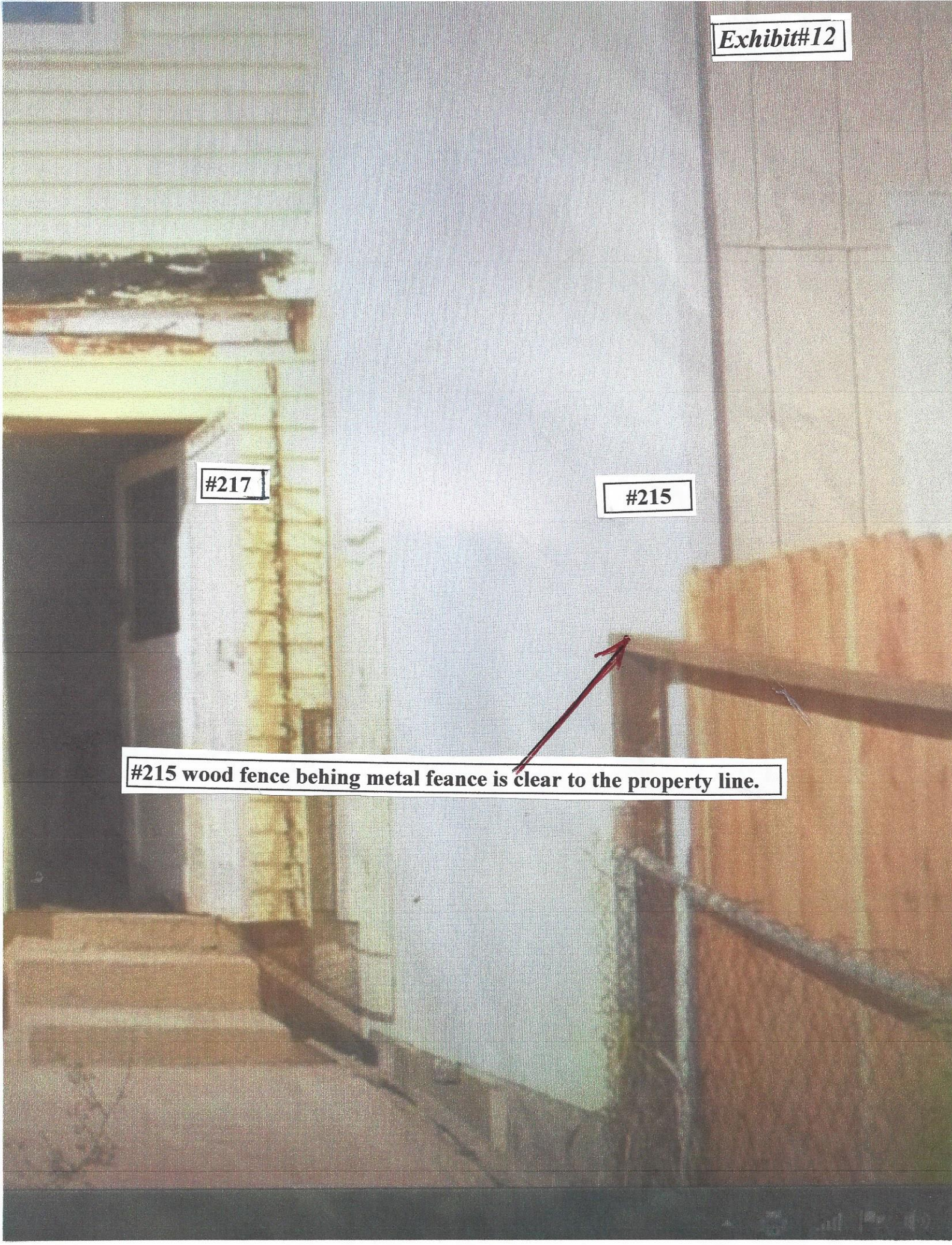


Exhibit#12

#217

#215

#215 wood fence behing metal feance is clear to the property line.



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



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



#217 Exsting plan from Jason

[illegible]

Exhibit #7

#217 Top metal flshing 0.10' over @ roof

#217

#215

06.20.2019 16:42

#217 Top metal flshing 0.10' over @ roof

#215

#217

06.20.2019 15:55

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Exhibit #11

#217

#215

#217 Bottom of siding 0.13' over @ level 2

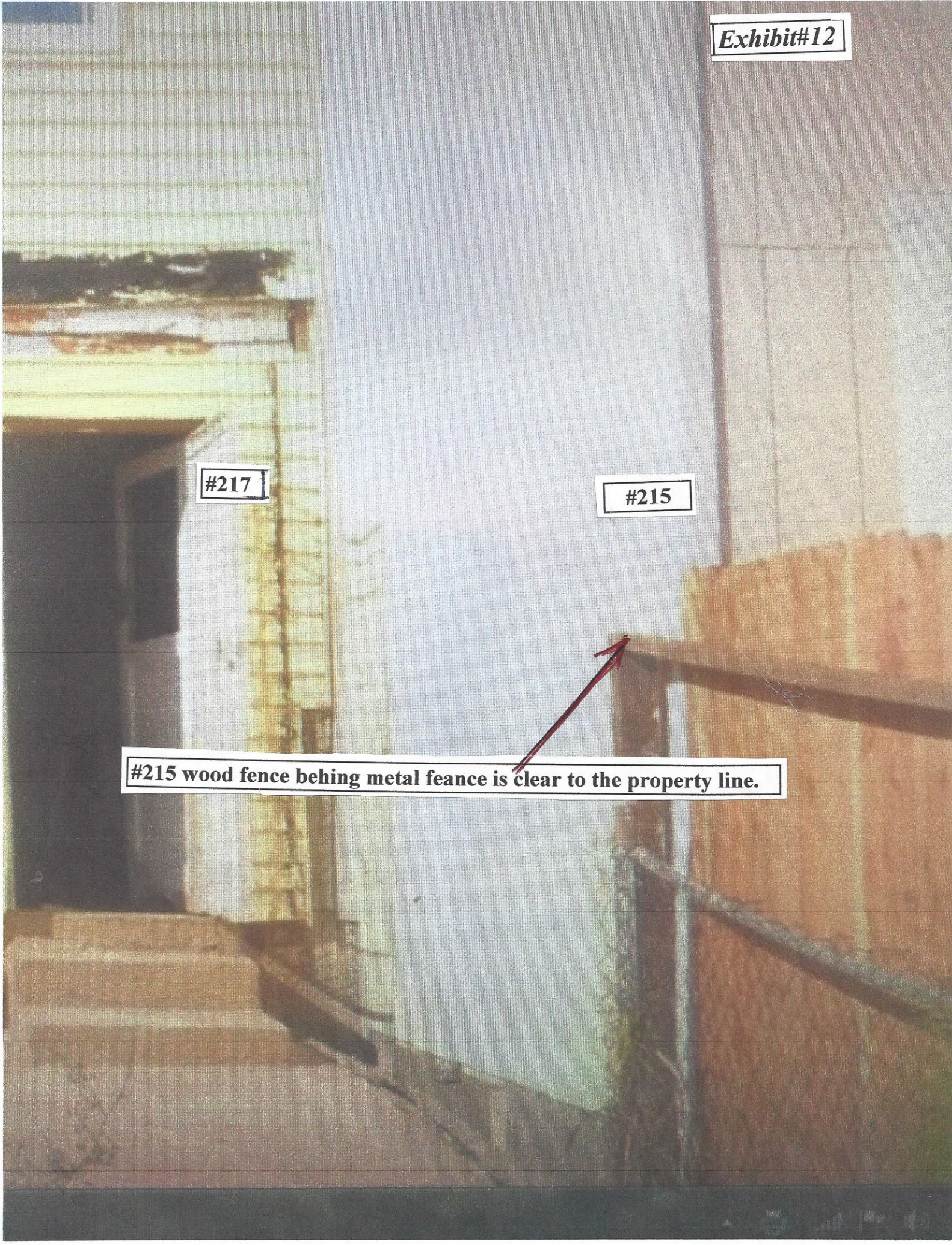


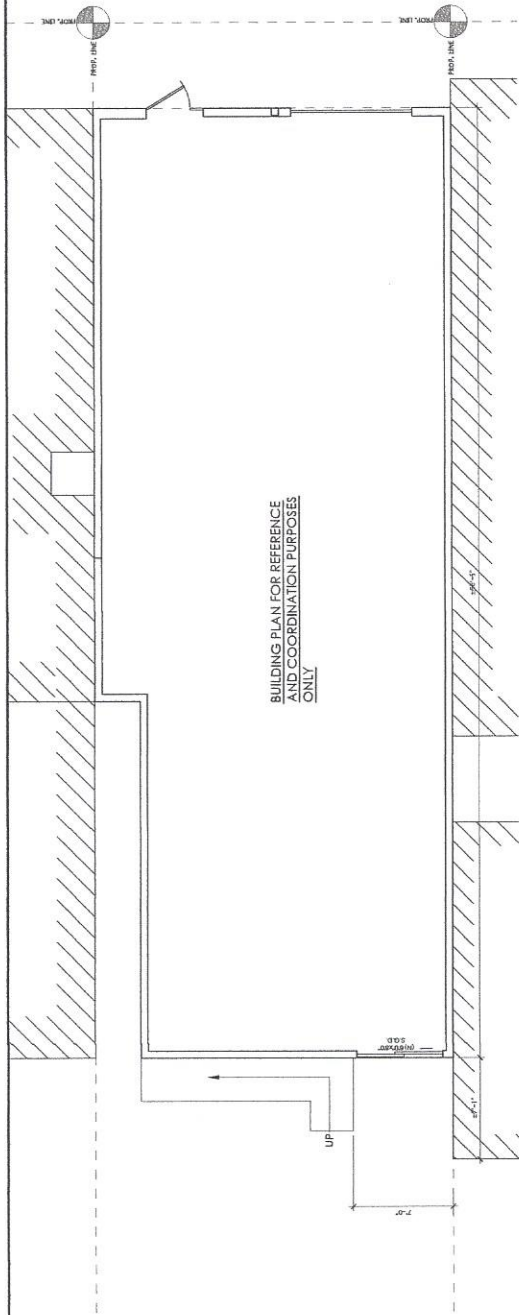
Exhibit#12

#217

#215

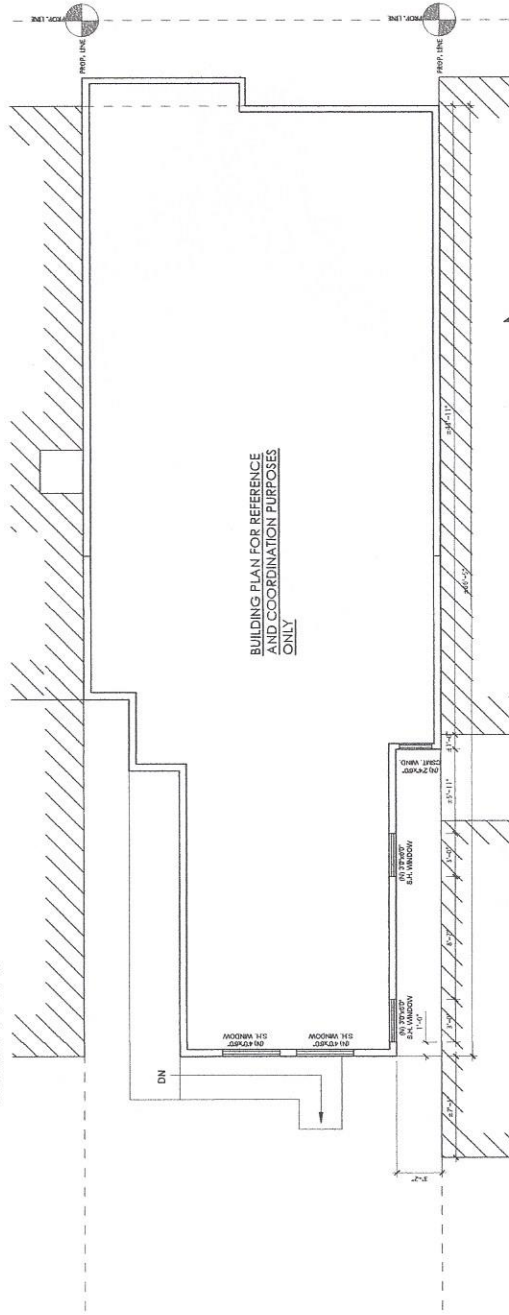
#215 wood fence behing metal feance is clear to the property line.





PROPOSED GROUND FLOOR

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



PROPOSED SECOND FLOOR PLAN

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

217 MONTANA ST
SAN FRANCISCO, CA 94112

#217 Existing plan from Jason

Stamp:

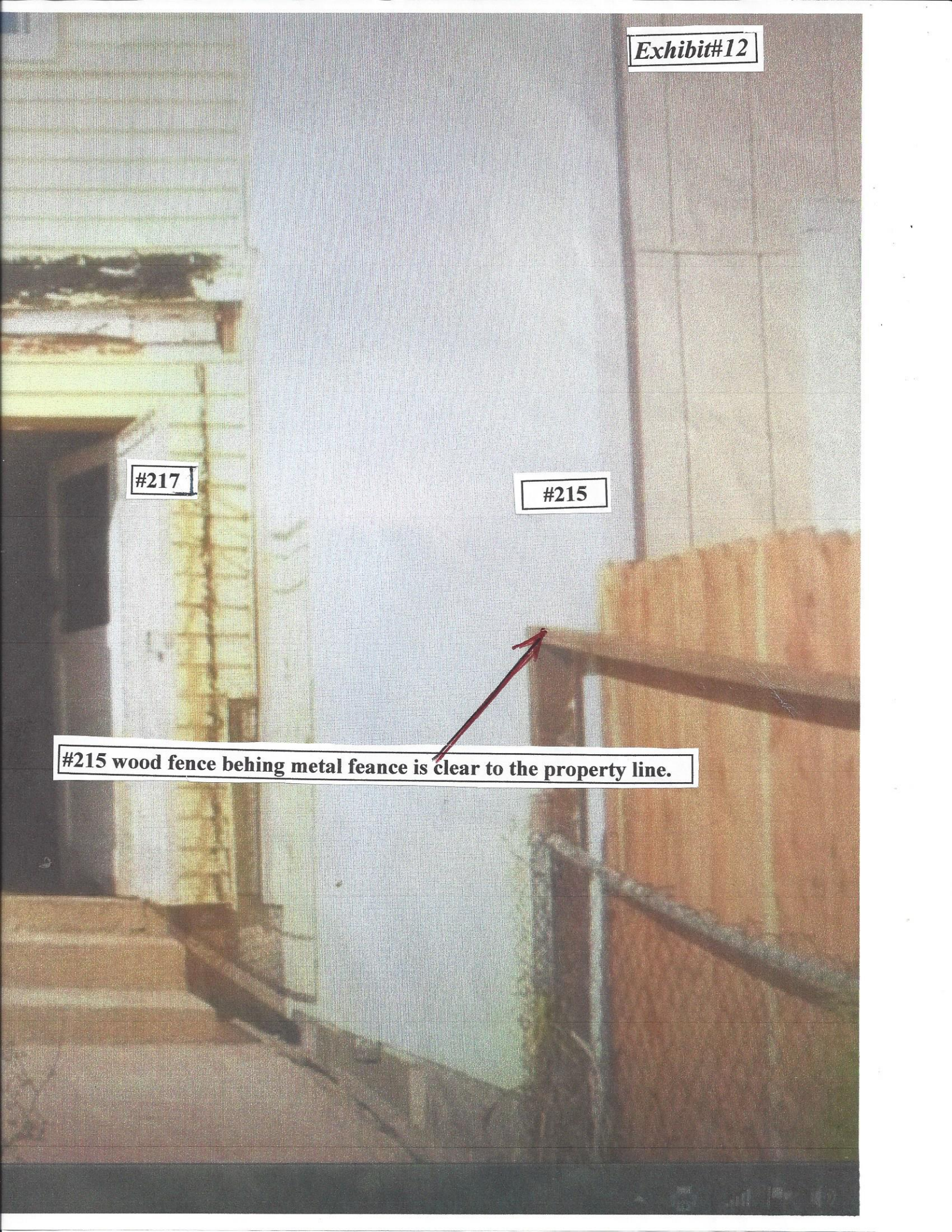
#	Date	Issue

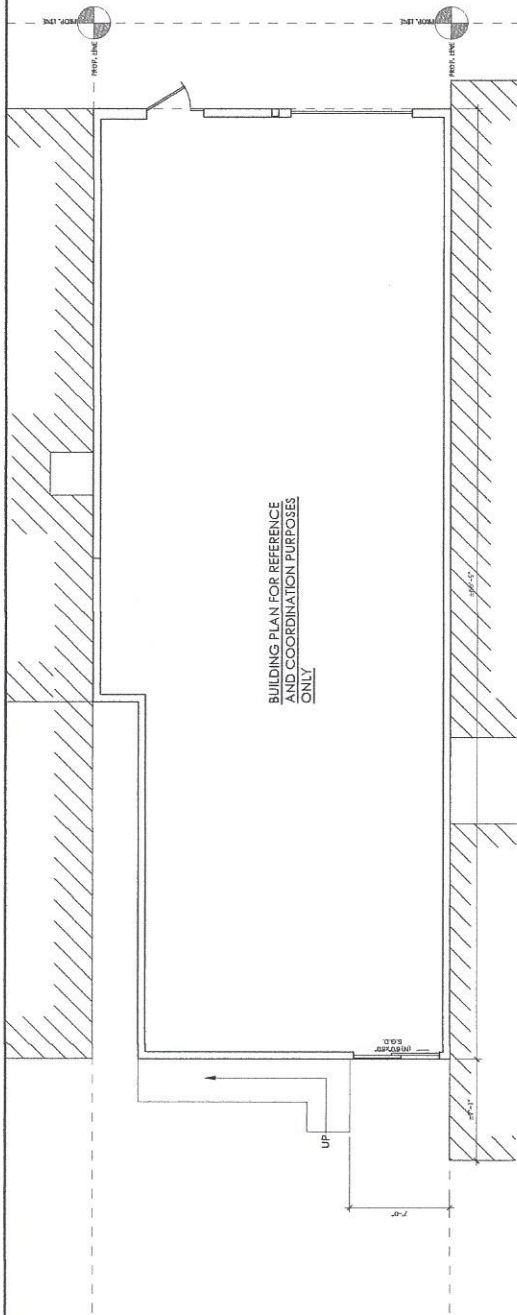
Exhibit#12

#217

#215

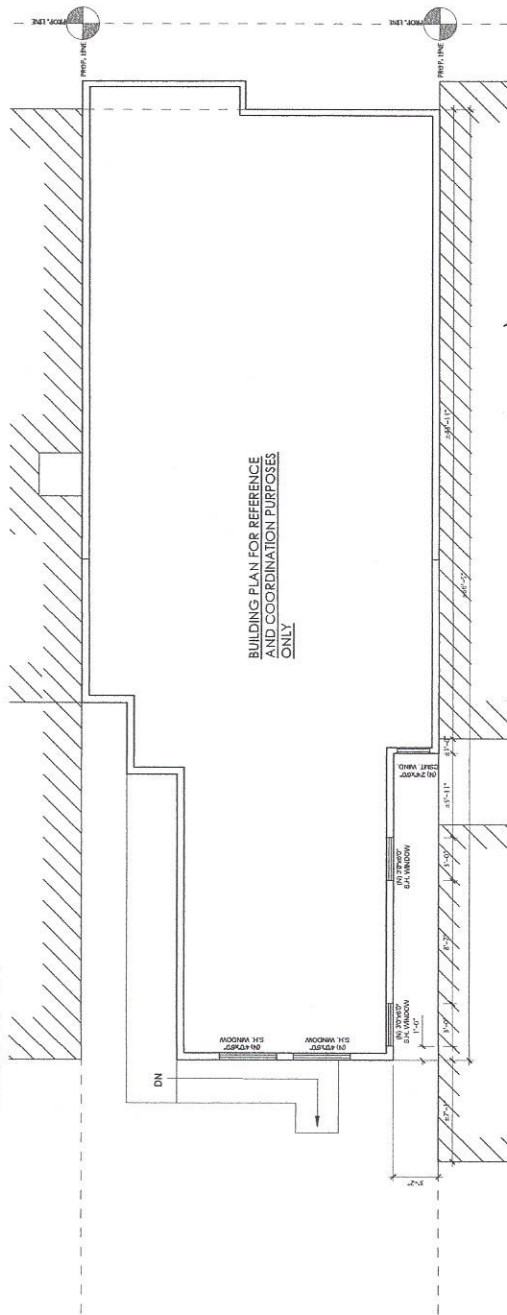
#215 wood fence behind metal fence is clear to the property line.





PROPOSED GROUND FLOOR

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



PROPOSED SECOND FLOOR PLAN

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

217 MONTANA ST
SAN FRANCISCO, CA 94112

#217 Existing plan from Jason

REFERENCES

- (R1) GRANT DEED RECORDED OCTOBER 30, 2013 AS DOC:2013-J77481. ON FILE IN THE OFFICE OF THE RECORDER.
- (R2) BLOCK DIAGRAM NO.70689. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. W-10-4, DATED AUGUST 1937. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R4) AA MAPS 153. RECORDED APRIL 15, 2004. ON FILE IN THE OFFICE OF THE RECORDER.
- (R5) CITY AND COUNTY OF SAN FRANCISCO GRADE MAP 199. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES

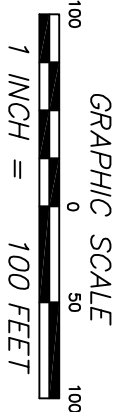
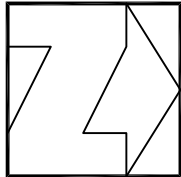
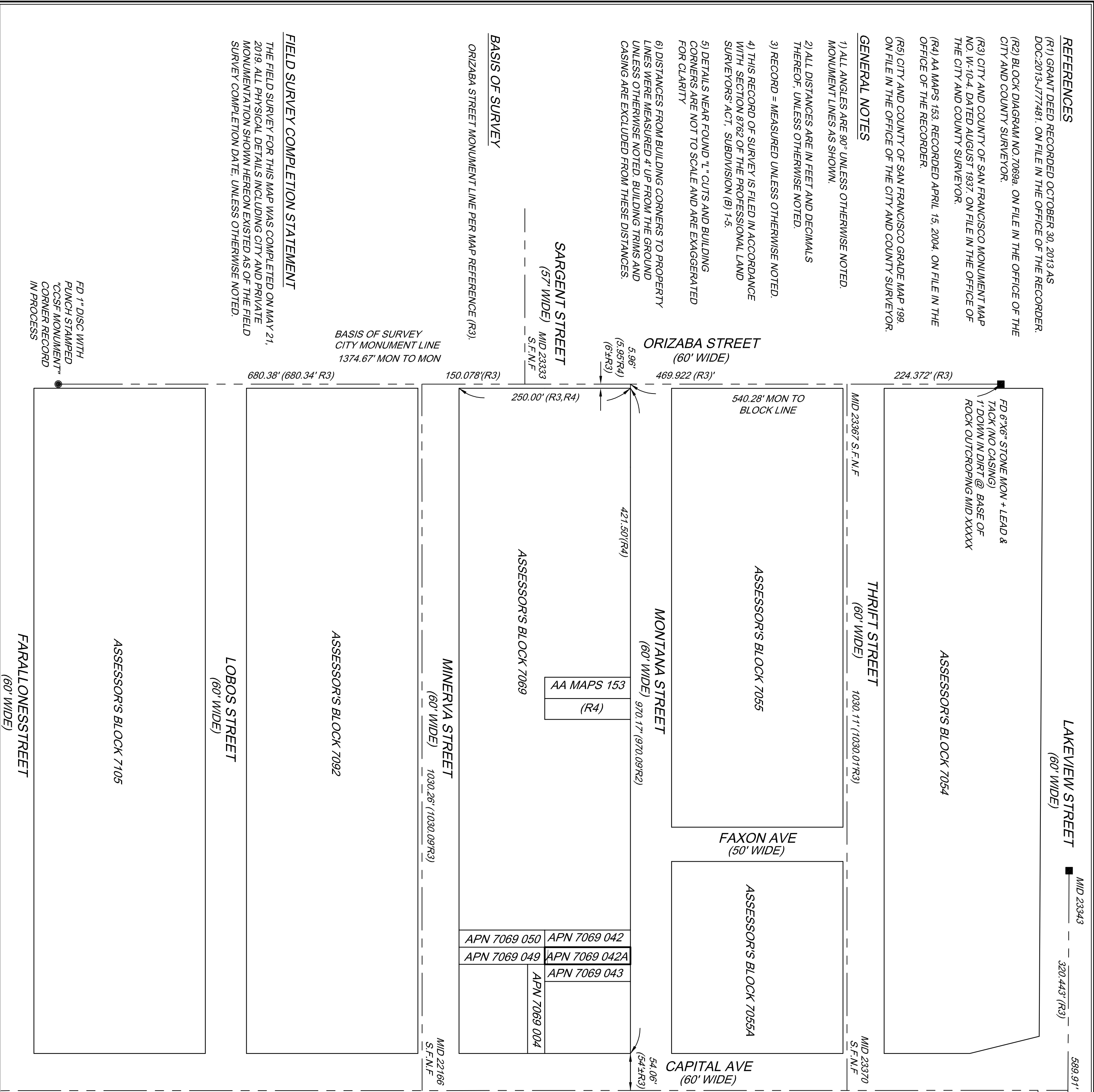
- 1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED.
- 3) RECORD = MEASURED UNLESS OTHERWISE NOTED.
- 4) THIS RECORD OF SURVEY IS FILED IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION (B) 1-5.
- 5) DETAILS NEAR FOUND "L" CUTS AND BUILDING CORNERS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY
- 6) DISTANCES FROM BUILDING CORNERS TO PROPERTY LINES WERE MEASURED 4' UP FROM THE GROUND UNLESS OTHERWISE NOTED. BUILDING TRIMS AND CASING ARE EXCLUDED FROM THESE DISTANCES.

BASIS OF SURVEY

ORIZABA STREET MONUMENT LINE PER MAP REFERENCE (R3).

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MAY 21, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE. UNLESS OTHERWISE NOTED.



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____, M., IN BOOK _____ OF SURVEY MAPS, AT PAGE _____, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

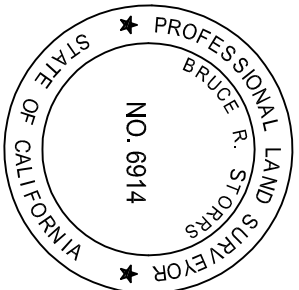
SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT
THIS _____ DAY OF _____, 20____.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
L.S. 6914



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF HUI ZHANG IN MARCH 2019.

PRELIMINARY

GREGORY T. IPPOLITO, L.S. 8649



RECORD OF SURVEY

OF
THAT CERTAIN REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
OCTOBER 30, 2013 AS DOC:2013-J77481
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF BLOCK "R" RAILROAD
HOMESTEAD ASSOCIATION

FORESIGHT

LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
MAY, 2019 415-735-6180 JOB#19035 SHEET 1 OF 2
APN: 7069 - 042A / 215 MONTANA STREET

Final Plan Set

PROJECT ADDRESS:
215 MONTANA ST., SAN FRANCISCO, CA, 94112
OWNER:
HUI Q. ZHANG
215 MONTANA ST., SAN FRANCISCO, CA, 94112

GENERAL INFORMATION

BUILDING TYPE:
EXISTING DENSITY: SINGLE FAMILY, TWO-STORY
PROPOSED DENSITY: TWO FAMILY, TWO-STORY
INGLESIDE – DISTRICT 13
YEAR BUILT -1936
BLOCK/LOT: 7069/042A
OCCUPANCY GROUP: R-3/U
ZONING: RH-1
HEIGHT LIMIT: 40-X
CONSTRUCTION TYPE: V/B
LOT AREA: 3,125 SQ.FT.
EXISTING LIVING AREA: 1087 SQ.FT.
PROPOSED 1ST FLOOR ADDITION: 539 SQ.FT.
PROPOSED 2ND FLOOR ADDITION: 428 SQ.FT.
TOTAL LIVING AREA OF ADDITION: 967 SQ.FT.
AVERAGE CEILING HEIGHT: 8 FT
FIRE SPRINKLER SYSTEM: NO
SOIL TO BE DISTURBED: 5 CU YDS

PROJECT INFORMATION

THIS PROJECT INVOLVES 967 SQ.FT. HORIZONTAL REAR ADDITION TO EXISTING TWO-STORY SINGLE FAMILY HOUSE. TWO NEW BEDROOMS WITH TWO BATHS, FAMILY ROOM AND LIVING ROOM. CONVERT EXISTING BEDROOM #5 INTO DINING AND EXISTING BEDROOM #2 INTO OFFICE. NEW DOWNSTAIRS KITCHEN

865 SQ.FT. OF THE DOWNSTAIRS WILL BE ADU

CODES AND RESTRICTIONS

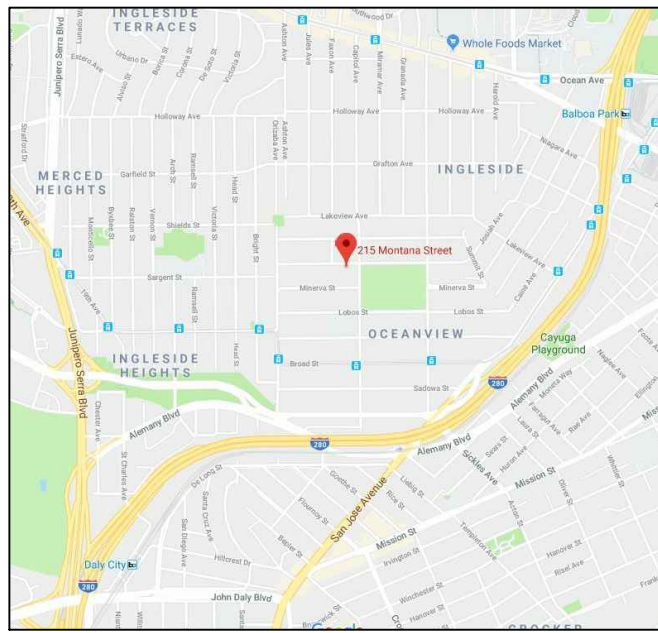
THE CONSTRUCTION SHOULD BE IN STRICT ACCORDANCE WITH THE FOLLOWING:

- 2016 CBC, 2016 CPC, 2016 CEC, 2016 CMC, 2016 CFC, 2016 CRC, 2016 NEC STANDARDS
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALGREEN BUILDING CODE
- ALL APPLICABLE CODES AND REGULATIONS OF SAN FRANCISCO AND THE STATE OF CALIFORNIA

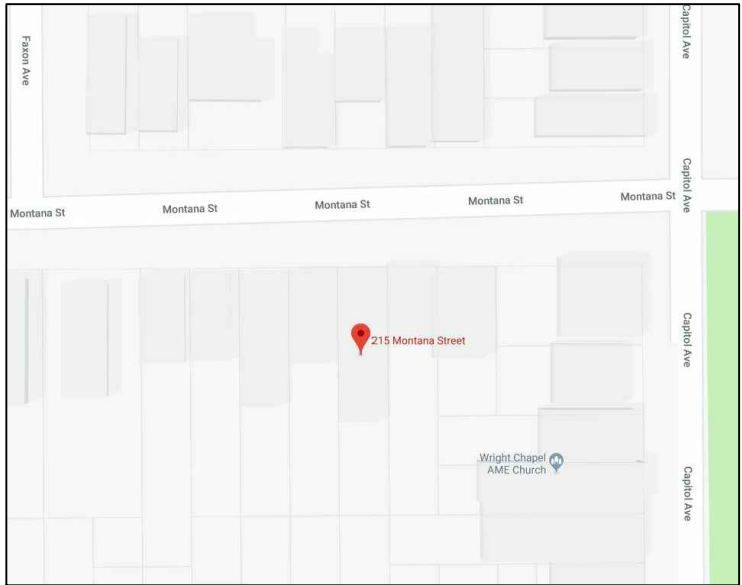
DRAWING INDEX

A1	COVER SHEET
A2.1	SITE PLANS
A2.2	EXIST. REAR PHOTOS & FRONT ELEVATIONS
A3.1	EXIST. & PROP. 1ST FLOOR PLANS
A3.2	EXIST. & PROP. 2ND FLOOR PLANS
A4.1	EXIST. & PROP. REAR ELEVATIONS
A4.2	EXIST. & PROP. SIDE ELEVATIONS
A5.1	EXISTING CROSS SECTIONS
A5.2	PROPOSED CROSS SECTIONS
CG	CALGREEN

VICINITY MAP



LOCATION MAP



STANDARD NOTES:

1. ANY CONFLICTS BETWEEN ACTUAL ON SITE CONDITIONS AND THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESOLVE WITH THE OWNER/DESIGNER IMMEDIATELY, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR ANY PORTION OF THE WORK, EITHER AT THE START OF CONSTRUCTION OR AT ANY TIME THROUGHOUT THE COARSE OF THE CONSTRUCTION TO COMPLETION.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
3. CARE SHOULD BE TAKEN NOT TO GENERATE PAINT FLAKES AND/OR DEBRIS. IF PAINT DEBRIS IS LEFT ON THE PROPERTY AFTER DEMOLITION, THEN PROPER DISPOSAL OF THE PAINT-IMPACTED SOIL MUST BE PERFORMED.
4. CONTRACTOR SHALL REVIEW CITY DETAILS ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. CONTACT PUBLIC WORKS FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
6. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
7. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUND.
8. UTILIZE BEST MANAGEMENT PRACTICES (BMP’s), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL.
10. CONTRACTOR TO LAYOUT BUILDING OUTLINE TO VERIFY ALL REQUIRED SETBACKS, PRIOR TO POURING THE FOUNDATION.
11. ALL EXTERIOR AND INTERIOR MATERIALS AND COLORS TO BE APPROVED BY THE OWNER BEFORE ORDERING AND INSTALLATION.
12. ALL PLUMBING, MECHANICAL, ELECTRICAL, LIGHTING FIXTURES AND APPLIANCES TO BE APPROVED BY THE OWNER.

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION

SAN FRANCISCO, CA

215 MONTANA ST.

NADIA PICHKO
586 N. 1ST ST. #226
San Jose, CA, 95112
(408) 646-2195

DATE 10/1/2018

SCALE

SHEET

A1

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.

2. Submittal must be a minimum of 11" x 17".

3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

TITLE

SOURCE OF REQUIREMENT

DESCRIPTION OF REQUIREMENT

RESIDENTIAL

GRADING & PAVING

CALGreen 4.106.3

Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.

RODENT PROOFING

CALGreen 4.406.1

Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.

FIREPLACES & WOODSTOVES

CALGreen 4.503.1

Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.

CAPILLARY BREAK, SLAB ON GRADE

CALGreen 4.505.2

Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.

MOISTURE CONTENT

CALGreen 4.505.3

Wall + floor <19% moisture content before enclosure.

BATHROOM EXHAUST

CALGreen 4.506.1

Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).

MATERIALS

LOW-EMITTING MATERIALS

CALGreen 4.504.2.1-5, SFGBC 4.103.3.2

Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.

WATER

INDOOR WATER USE REDUCTION

CALGreen 4.303.1, SF Housing Code sec.12A10

Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.

WATER-EFFICIENT IRRIGATION

Administrative Code ch.63

If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.

ENERGY

ENERGY EFFICIENCY

CA Energy Code

Comply with all provisions of the CA Energy Code.

PARKING

BICYCLE PARKING

Planning Code sec.155.1-2

Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.

WASTE DIVERSION

RECYCLING BY OCCUPANTS

SF Building Code AB-088

Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.

CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT

SFGBC 4.103.2.3

For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.

HVAC

HVAC INSTALLER QUALS

CALGreen 4.702.1

Installers must be trained in best practices.

HVAC DESIGN

CALGreen 4.507.2

HVAC shall be designed to ACCA Manual J, D, and S.

GOOD NEIGHBOR

BIRD-SAFE BUILDINGS

Planning Code sec.139

Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.

TOBACCO SMOKE CONTROL

Health Code art.19F

Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.

POLLUTION PREVENTION

STORMWATER CONTROL PLAN

Public Works Code art.4.2 sec.147

Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.

CONSTRUCTION SITE RUNOFF

Public Works Code art.4.2 sec.146

Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.

INDOOR ENVIRONMENTAL QUALITY

AIR FILTRATION (CONSTRUCTION)

CALGreen 4.504.1

Seal permanent HVAC ducts/equipment stored onsite before installation.

FOR YOUR INFORMATION:

INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE

MAXIMUM FIXTURE FLOW RATE

Showerheads²

2 gpm @ 80 psi

Lavatory Faucets: residential

1.2 gpm @ 60 psi

Kitchen Faucets

1.8 gpm @ 60 psi default

Wash Fountains

1.8 gpm / 20 [rim space (inches)] @ 80 psi

Metering Faucets

.20 gallons per cycle

Tank-type water closets

1.28 gallons / flush¹ and EPA WaterSense Certified

Flushometer valve water closets

1.28 gallons / flush¹

Urinals

Wall mount: 0.125 gallons / flush

Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)

2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush

2. Any urinal manufactured to use more than 1 gallon/flush

3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm

4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

HORIZONTAL REAR ADDITION - RESIDENTIAL

PROJECT NAME

7069/042A

BLOCK/LOT

215 MONTANA ST. SAN FRANCISCO

ADDRESS

RESIDENTIAL

PRIMARY OCCUPANCY

1087 SQ.FT.

GROSS BUILDING AREA

1191 SQ.FT.

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

Nadia Pich

10.01.2018

LICENSED PROFESSIONAL (sign & date)

May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

Nadejda Pichko

408-646-2195

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

BOLT DESIGN STUDIO

FIRM

☐ I am a LEED Accredited Professional

☒ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

Nadia Pich

10.01.2018

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION

215 MONTANA ST.

SAN FRANCISCO, CA

NADIA PICHKO

586 N. 1ST St., Ste 226

San Jose, CA, 95112

(408) 646-2195

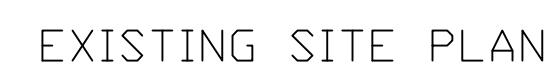
DATE

10/1/2018

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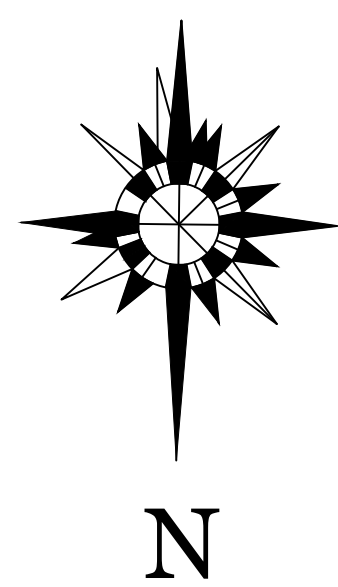
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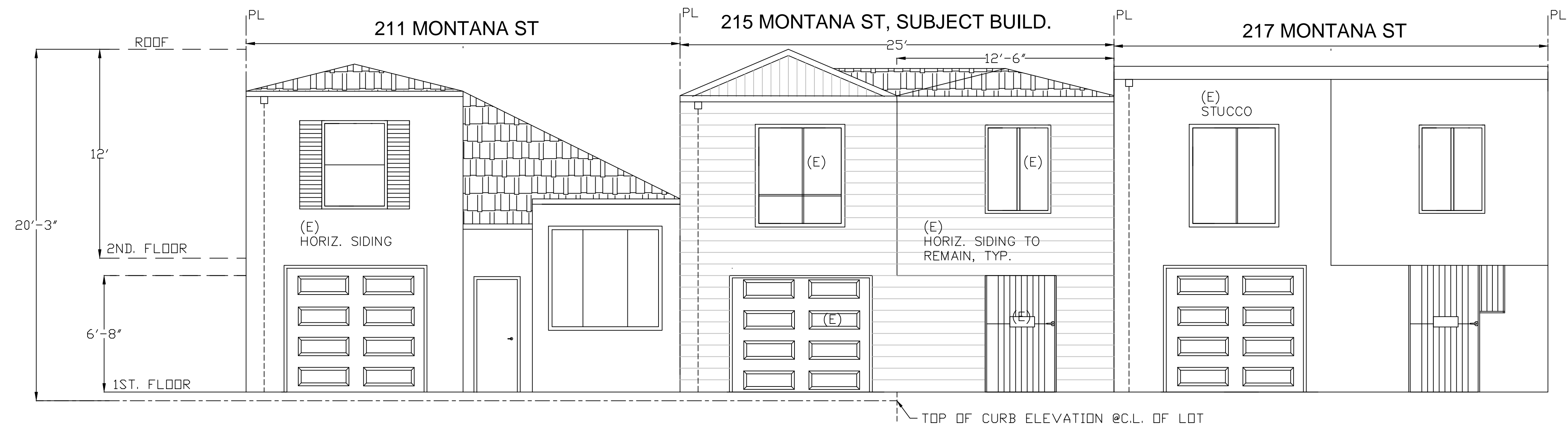
CG



TOTAL EXISTING LIVING AREA: 1087 SQ.FT.
TOTAL GARAGE AREA: 1087 SQ.FT.
TOTAL EXISTING GROSS AREA: 2174 SQ.FT.

TOTAL HABITABLE AREA: 2344 SQ.FT.
TOTAL GARAGE AREA: 250 SQ.FT.
TOTAL UNHABITABLE AREA: 557 SQ.FT.
TOTAL GROSS AREA: 3151 SQ.FT.





NO ALTERATIONS TO FRONT FACADE OF (E) SUBJECT BUILDING

EXISTING FRONT ELEVATIONS (NORTH)



REAR FACADE OF ADJACENT BUILDING, 211 MONTANA ST



REAR FACADE OF ADJACENT BUILDING, 217 MONTANA ST

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION
215 MONTANA ST. SAN FRANCISCO, CA

NADIA PICHKO
586 N. 1ST ST., Ste 226
San Jose, CA, 95112
(408) 646-2195

DATE 10/1/2018

SCALE 1/4"=1'-0"

SHEET

A2.2

NOTES:

0-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND HE/SHE SHALL PROVIDE REQUIRED BRACING AND TEMPORARY SUPPORT, ETC.

1-WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE THAT IS AT LEAST 30" WIDE (15" MIN TO CENTER) WITH 24" CLEAR IN FRONT.

2-SHOWERS AND TUB WALLS TO BE FINISHED WITH CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.

3-SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

4-W.R. GYP. BD. IS NOT PERMITTED AS BACKING AT SHOWER AND TUB/SHOWER WALLS. "DUROCK" OR OTHER APPROVED CEMENTITIOUS BACKER BOARD SHOULD BE USED INSTEAD.

5-EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN EVERY SLEEPING ROOM AND SHALL OPEN DIRECTLY INTO A PUBLIC WAY; OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM OPENING IS 24" IN HEIGHT AND 20" IN WIDTH WITH A NET CLEAR OPENING OF 5.7 SQ.FT. DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE OVER 44" ABOVE THE FINISHED FLOOR PER CRC R310

6-WATER CLOSET SHOULD HAVE 1.28 GAL/FLUSH MAX. CAPACITY.

7-ADDRESS NUMBER ON THE BUILDING SHOULD BE CLEARLY VISIBLE FROM ADJACENT STREET OR ROAD CRC SECTION R319.1

8-ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED PER R308.4.8

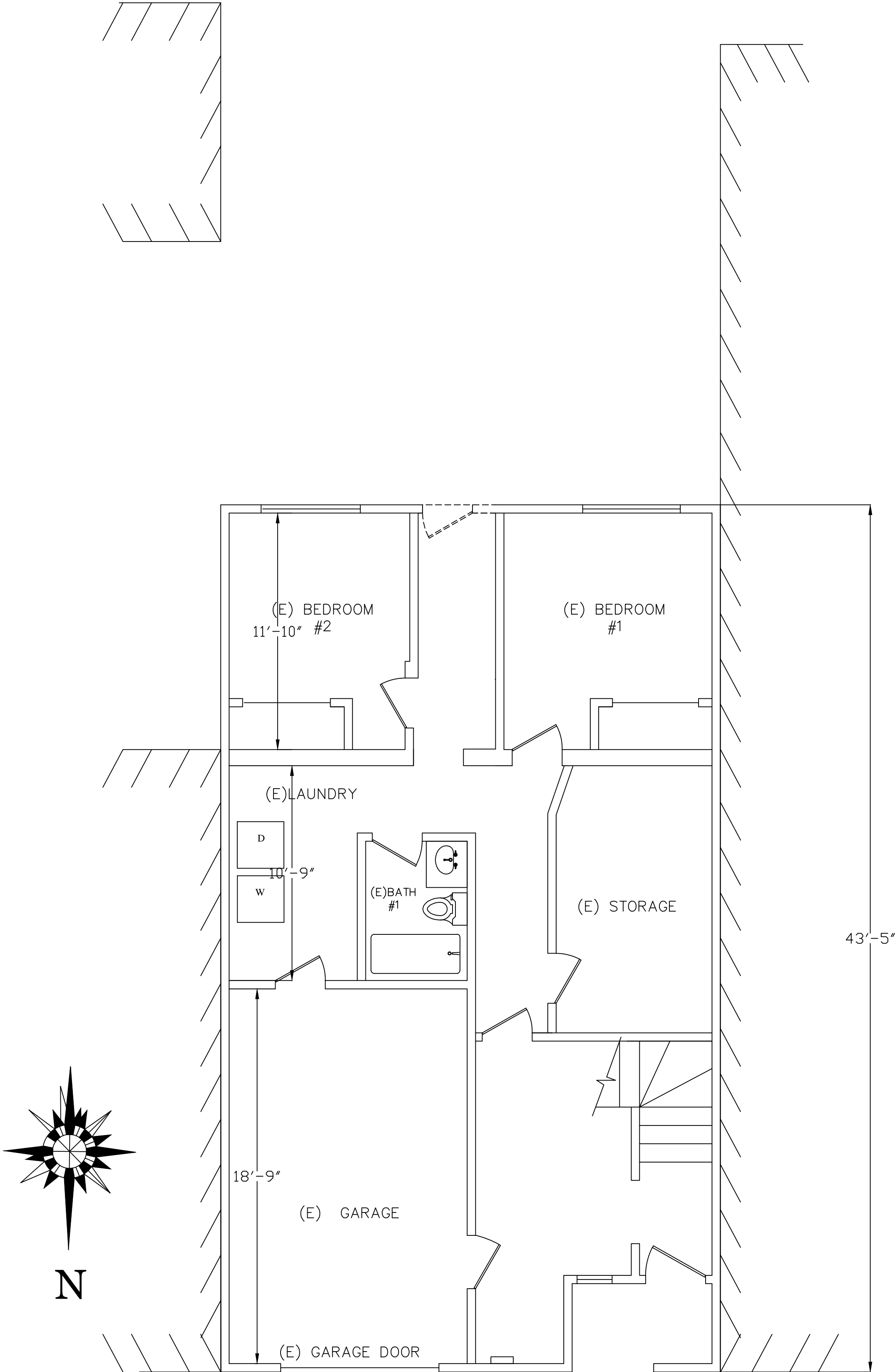
9-NOTE 2016 CGBSC 301.1.1: ON AND AFTER 1/1/2014, RESIDENTIAL BUILDING UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

MAX. FLOW RATES:

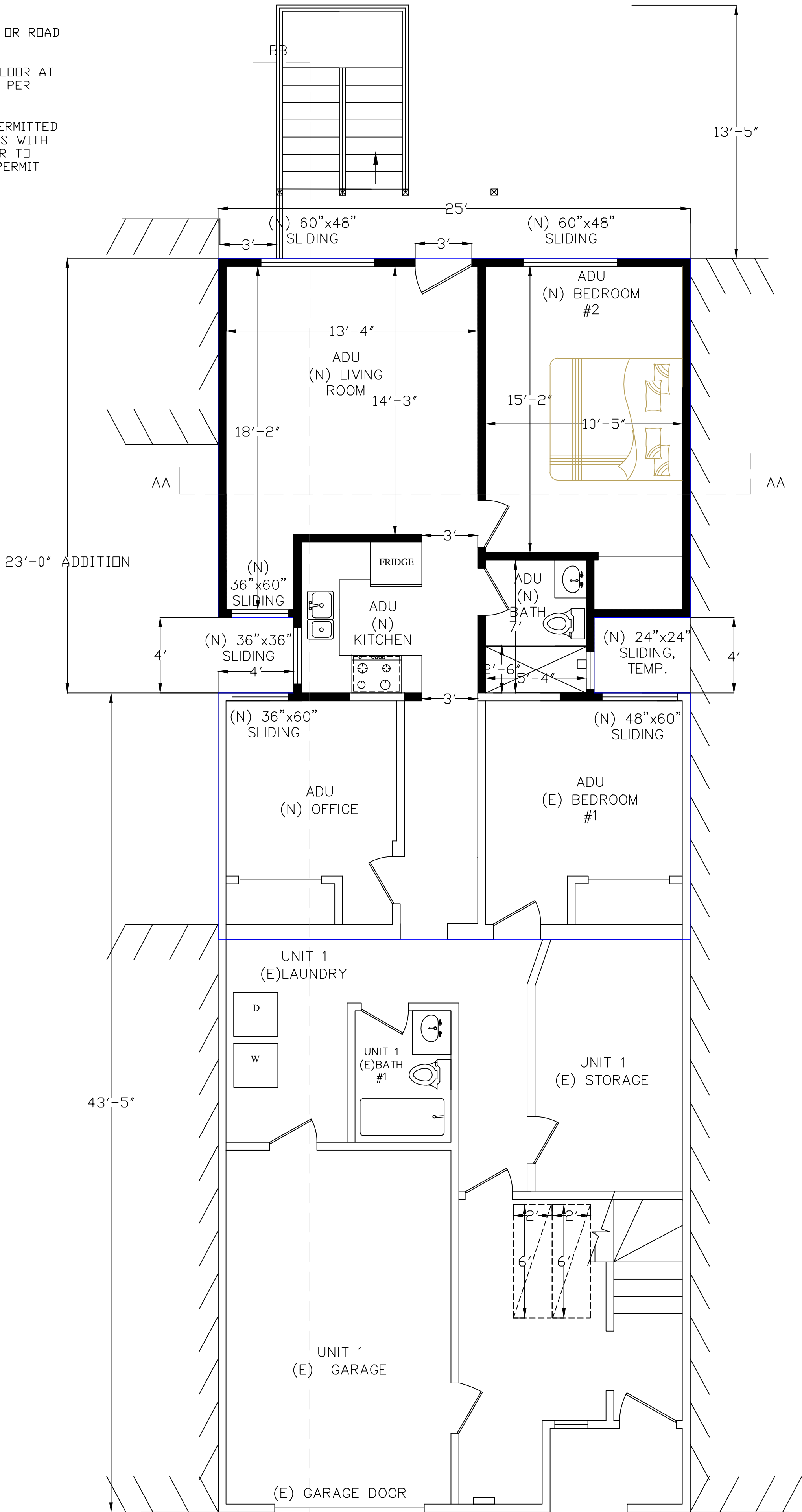
- WATER CLOSET - 1.28 GPM
- SHOWER HEADS - 1.8 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

WALL LEGEND

- == WALLS TO BE REMOVED
- = EXISTING WALLS TO REMAIN
- NEW WALLS
- ADU OUTLINE (865 SQ.FT.)



EXISTING 1ST. FLOOR PLAN



PROPOSED 1ST. FLOOR PLAN

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION

SAN FRANCISCO, CA

215 MONTANA ST.

NADIA PICHKO
586 N. 1ST St., Ste 226
San Jose, CA, 95112
(408) 646-2195

DATE 10/1/2018

SCALE 1/4"=1'-0"

SHEET

A3.1

NOTES:

0-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND HE/SHE SHALL PROVIDE REQUIRED BRACING AND TEMPORARY SUPPORT, ETC.

1-WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE THAT IS AT LEAST 30" WIDE (15" MIN TO CENTER) WITH 24" CLEAR IN FRONT.

2-SHOWERS AND TUB WALLS TO BE FINISHED WITH CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.

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MAX. FLOW RATES:

- WATER CLOSET - 1.28 GPM
- SHOWER HEADS - 2.0 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

WALL LEGEND

- => WALLS TO BE REMOVED
- = EXISTING WALLS TO REMAIN
- NEW WALLS

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION

SAN FRANCISCO, CA

215 MONTANA ST.

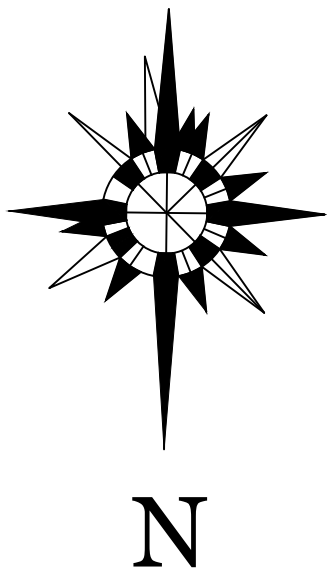
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DATE 10/1/2018

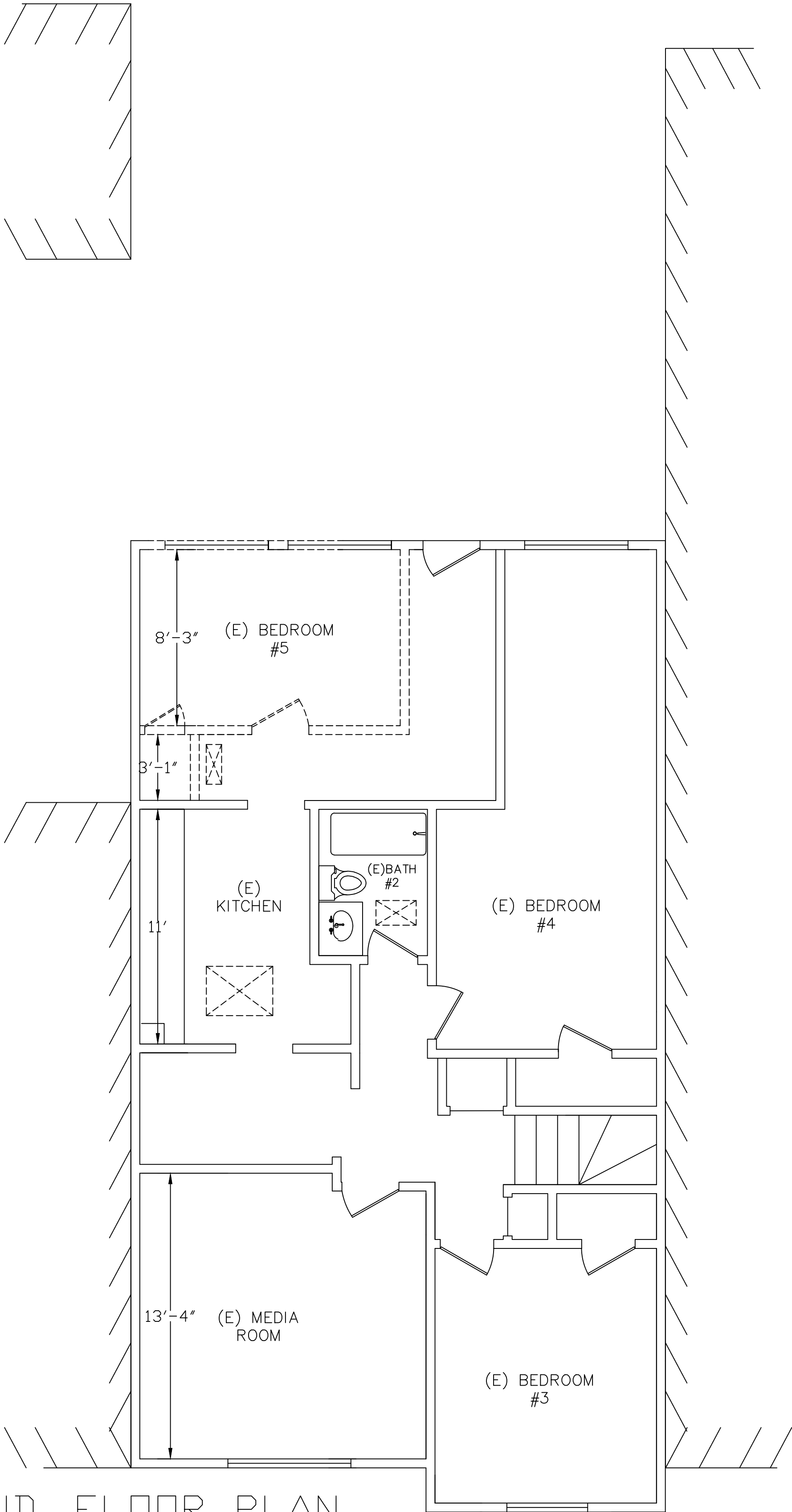
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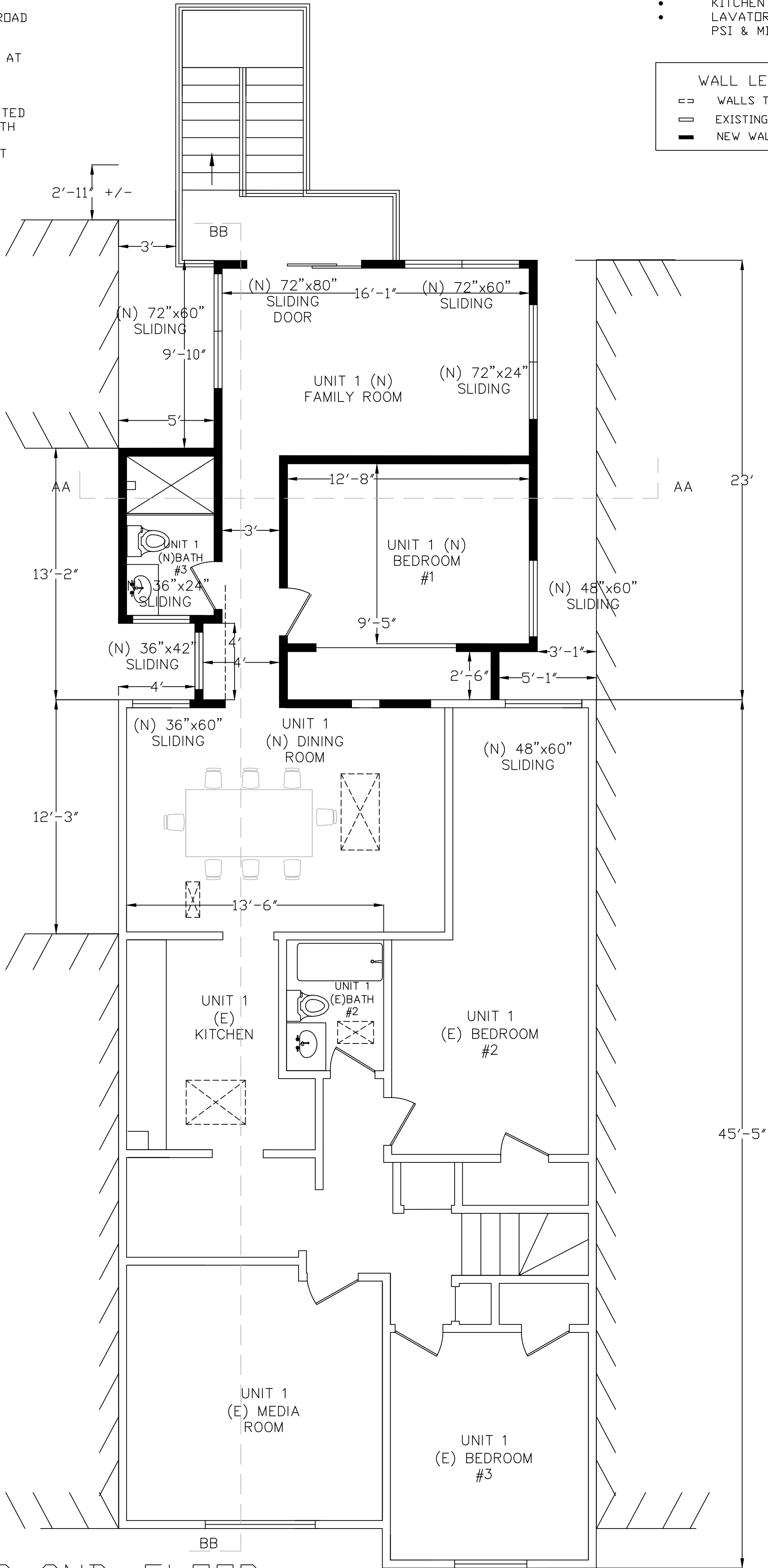
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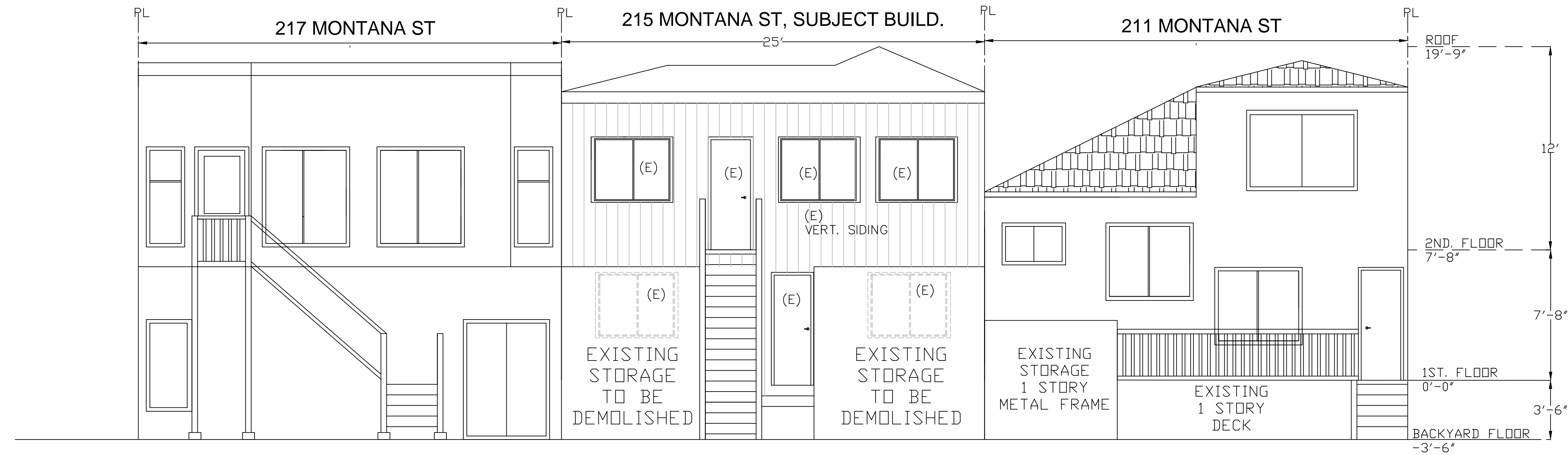


EXISTING 2ND. FLOOR PLAN

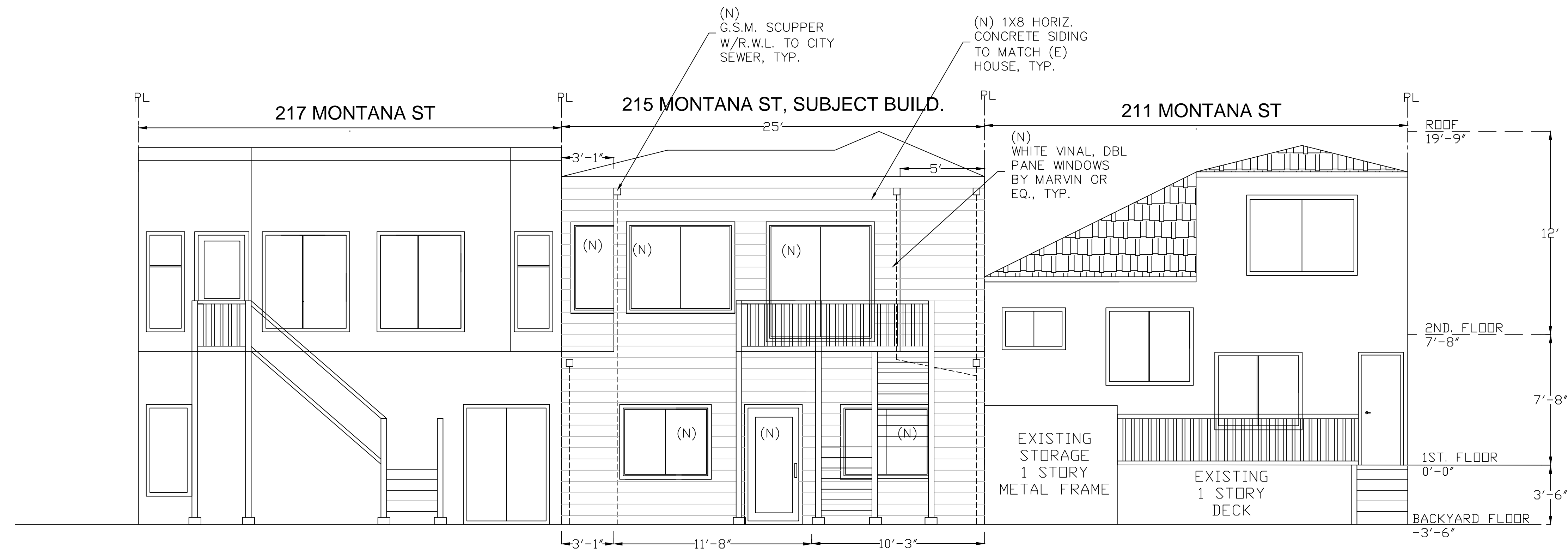


PROPOSED 2ND. FLOOR





EXISTING REAR ELEVATIONS (SOUTH)



PROPOSED REAR ELEVATIONS (SOUTH)

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION
215 MONTANA ST. SAN FRANCISCO, CA

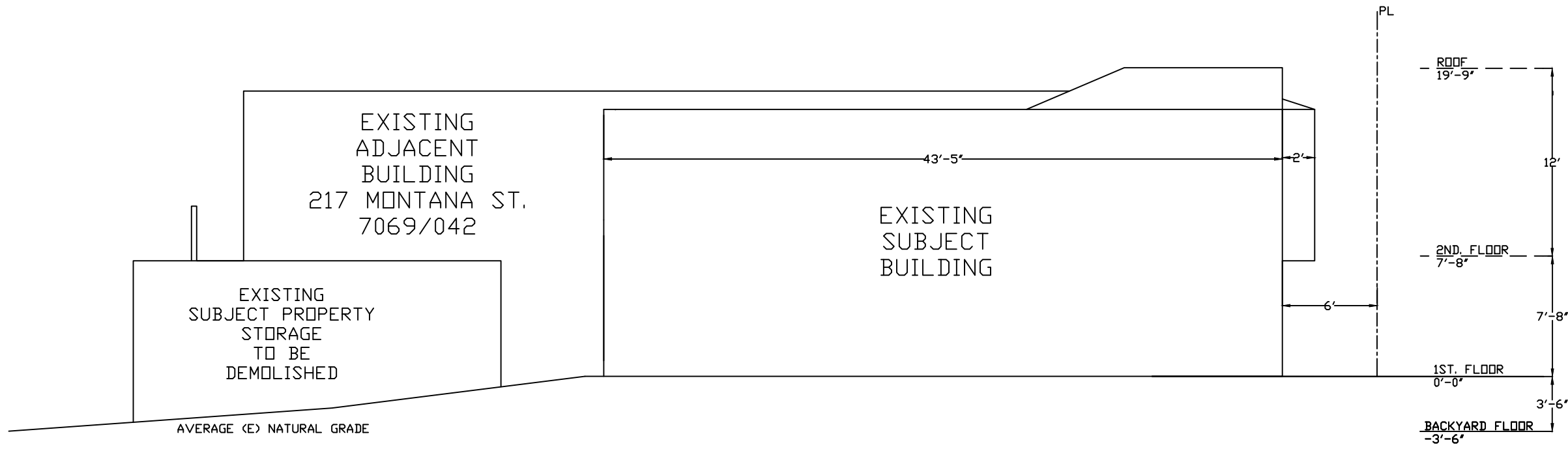
NADIA PICHKO
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DATE 10/1/2018

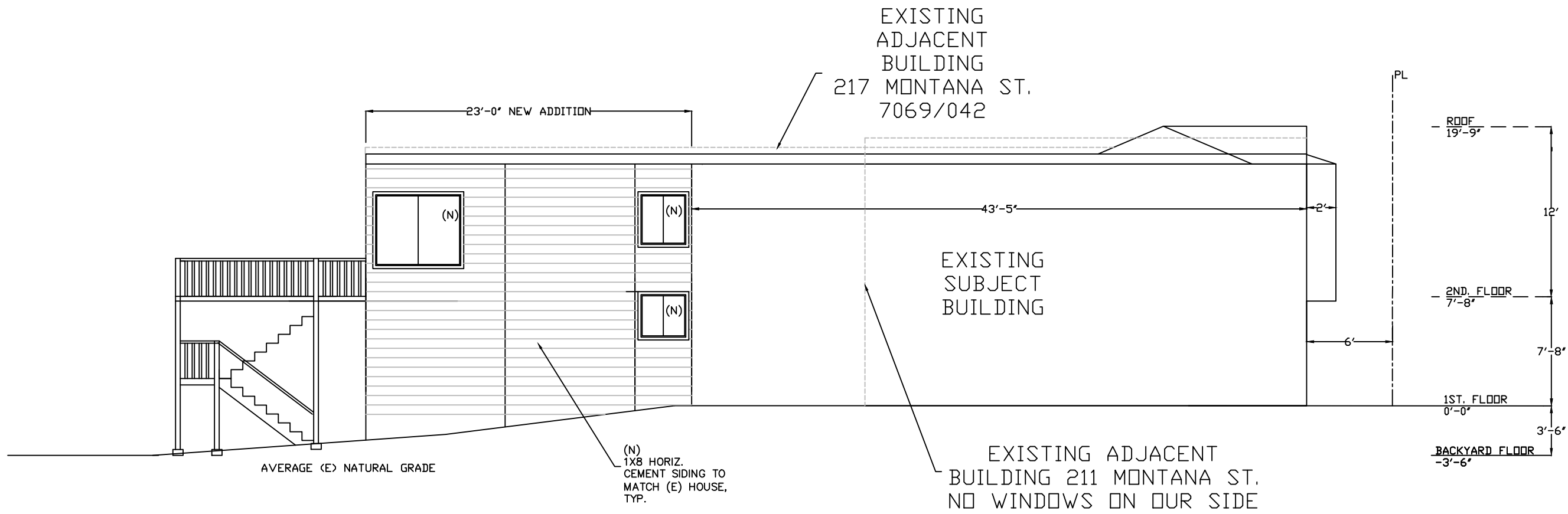
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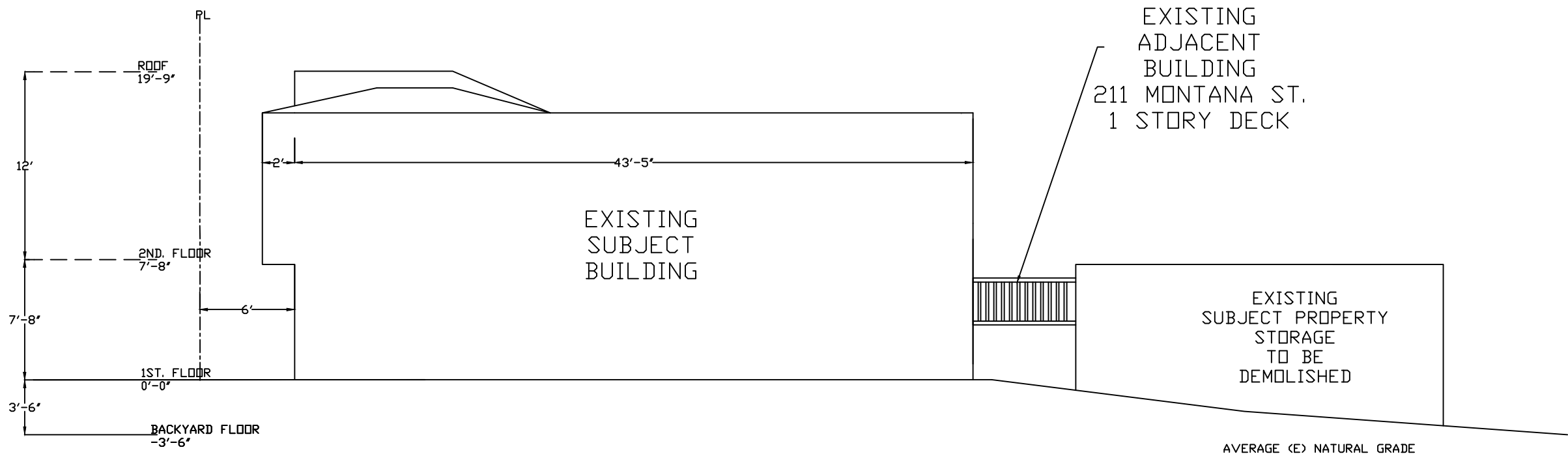
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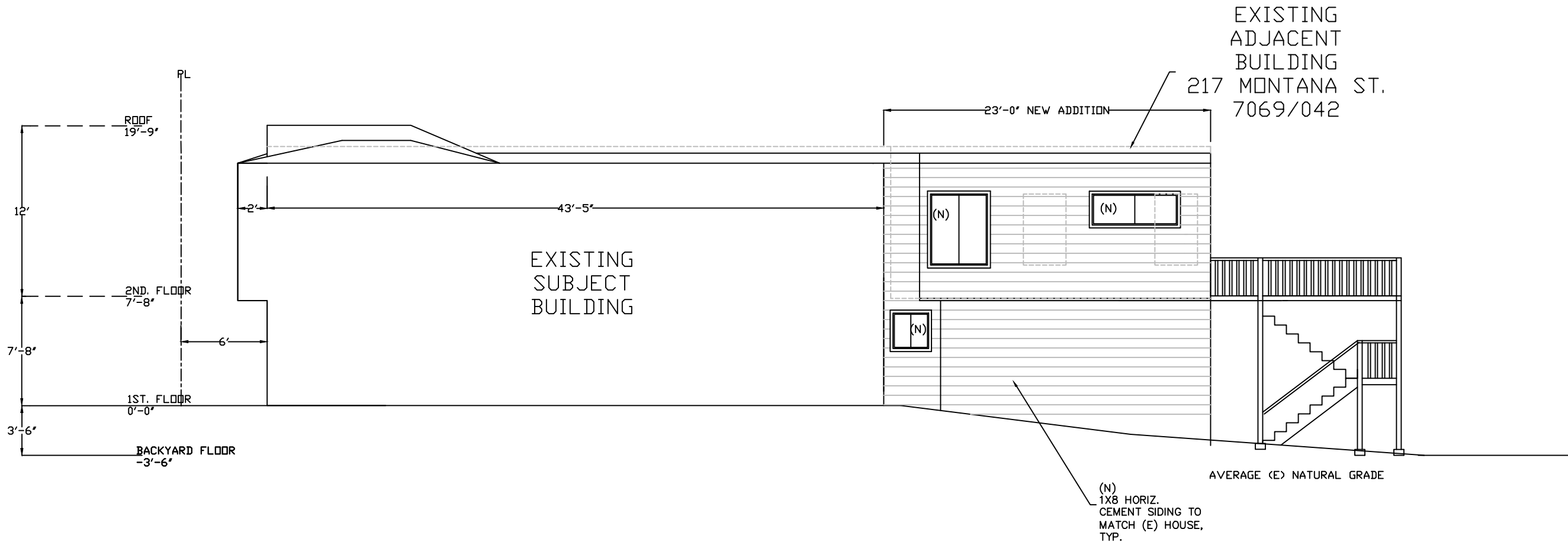
EXISTING LEFT SIDE ELEVATIONS (EAST)



PROPOSED LEFT SIDE ELEVATIONS (EAST)



EXISTING RIGHT SIDE ELEVATIONS (WEST)



PROPOSED RIGHT SIDE ELEVATIONS (WEST)

REVISIONS

HORIZONTAL REAR RESIDENTIAL ADDITION
215 MONTANA ST.
SAN FRANCISCO, CA

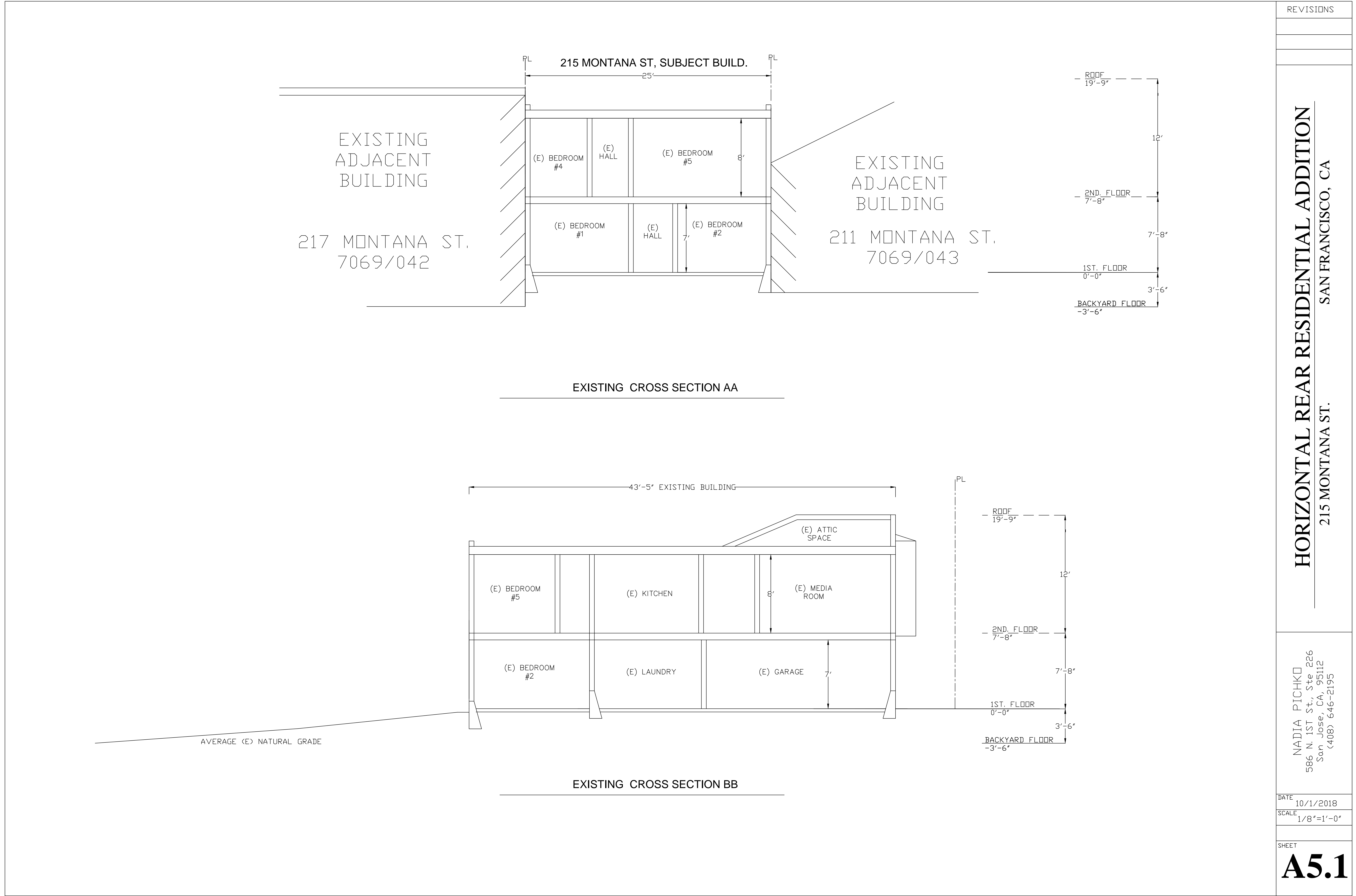
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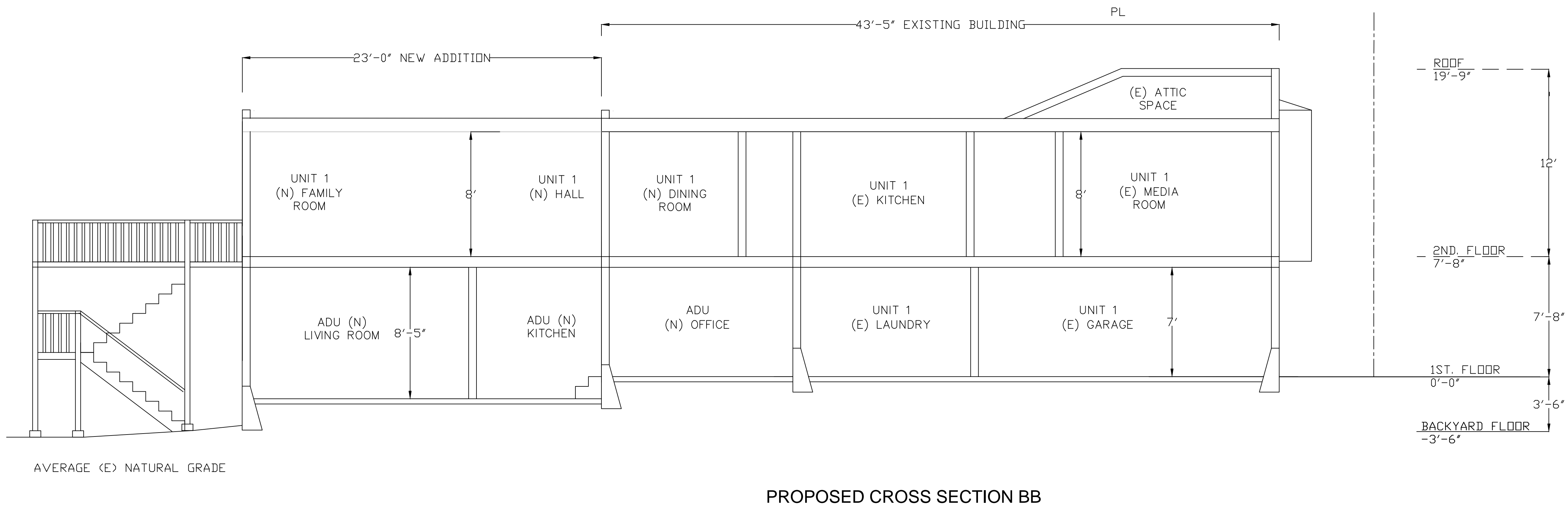
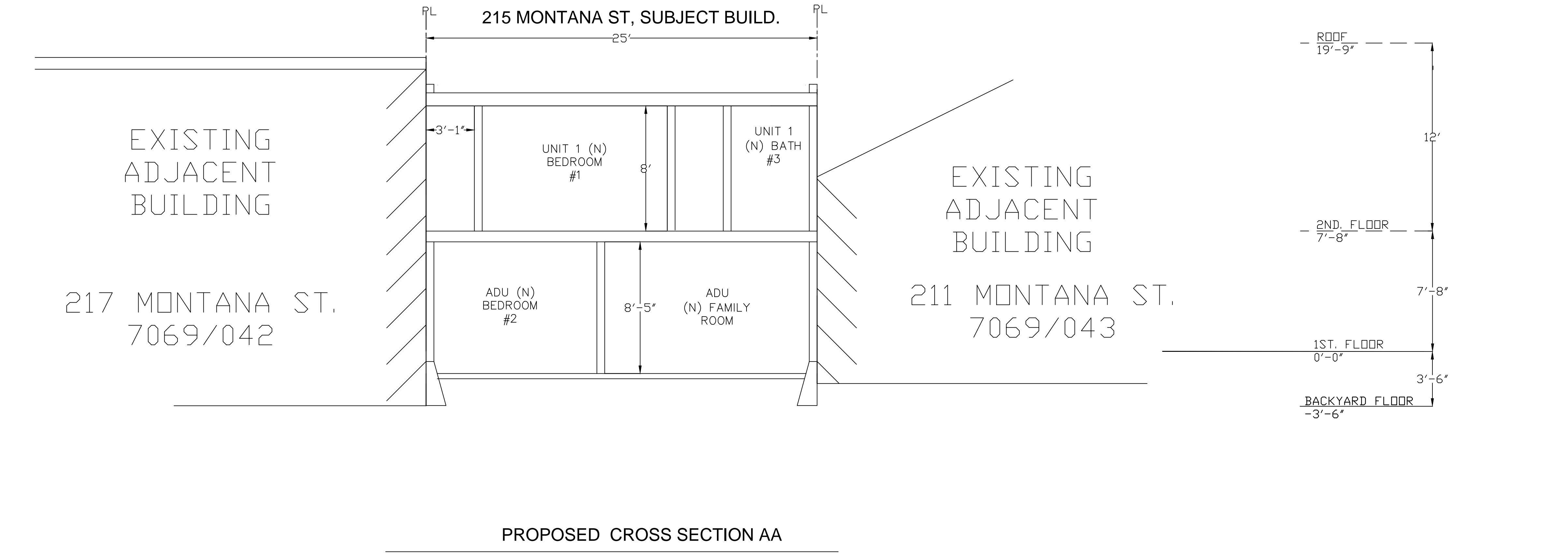
DATE 10/1/2018

SCALE 1/8"=1'-0"

SHEET

A4.2





REVISIONS	
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NADIA PICHKO	
586 N. 1ST St., Ste 226	
San Jose, CA, 95112	
(408) 646-2195	
DATE	10/1/2018
SCALE	1/8"=1'-0"
SHEET	
A5.2	