Discretionary Review Abbreviated Analysis

HEARING DATE: MAY 28, 2020

CONTINUED TO: JULY 16, 2020

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 9, 2020 Case No.: **2018-015239DRP**

Project Address: 1222 Funston Avenue

Permit Applications: 2018.1211.8001

Zoning: RH-2 [Residential House, Two Family]

40-X Height and Bulk District

Block/Lots: 1738 / 040
Project Sponsor: Toby Morris

Kerman Morris Architects

139 Noe Street

San Francisco, CA 94114

Staff Contact: David Winslow – (415) 575-9175

David.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

PROJECT DESCRIPTION

The project consists of demolition of an existing one-car garage at the front of the subject property and construction of a new four story, single-family residence. This proposal requested two variances. The first for PC Section 132 – Front Yard. The property requires a front setback of 15 feet by Code. The proposed single-family residence encroaches into the required front yard setback, providing only approximately 5 feet of setback. Therefore, a variance is required.

The second for PC Section 134 – Rear Yard. The property must maintain a rear yard equal to 45 percent of the lot depth. The proposed building does not extend into the required rear yard. However, the existing building falls entirely within the required rear yard. Pursuant to Zoning Administrator interpretation, such a development scenario requires a rear yard variance. The variance request was heard by the Zoning Administrator at a public hearing on December 5, 2019.

SITE DESCRIPTION AND PRESENT USE

The subject property is a 25′ wide by 120′ deep level lot that has a single garage structure at the front and a one-story residential building in the rear yard, which is identical to the adjacent lot where the DR requestor resides. The existing cottage which was built in 1908 is categorized as a 'C' – No Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Funston, except for the subject and adjacent lot, is fronted by a consistent development of three-story residential houses with varying front setbacks. For the most part the buildings also have and

curb cuts and garages. The mid-block open space is varied due to the varying depths of buildings and the condition of the two rear cottages.

BUILDING PERMIT NOTIFICATION

ТҮРЕ	REQUIRED NOTIFICATION PERIOD DATES		DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 (re-) Notice	15 days	February 20, 2020 – March 6, 2020	February 26, 2020	May 28, 2020 to July 23 2020	148 days

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 8, 2020	May 8, 2020	20 days
Mailed Notice	20 days	May 8, 2020	May 8, 2020	20 days
Online Notice	20 days	May 8, 2020	May 8, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	-
Other neighbors on the			
block or directly across	1	4	-
the street			
Neighborhood groups	0	0	-

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Rong Rong Zheng, of 1218 Funston Avenue adjacent property to the North.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The proposal will block views to the historic cottages and will box in cottage blocking light to dwelling and yard

See attached Discretionary Review Application, dated February 26, 2020.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The existing house is not an historical resource, but it is being retained. The proposed building was designed, including modifications to move the building forward and lower the overall height to allow

SAN FRANCISCO
PLANNING DEPARTMENT
2

ample light to neighboring rear house. The open space facing the street is not a public good that should preclude development rights.

See attached Response to Discretionary Review, dated March 24, 2020.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

RESIDENTIAL DESIGN TEAM REVIEW

Subsequent to the original 311 notification the project was modified by moving the building further to the front by 2' and lowering the height. This required a 15-day notification period during which the DR was filed. The modifications served to further reduce impacts on light, air and scale to the DR applicant and rear cottage of the subject property.

The Residential Design Advisory Team reviewed the project with the DR Application on April 20, 2020, and affirmed that the project meets the Residential Design Guidelines, and specifically the Guideline to "Articulate the Building to Minimize Impacts on Light to Adjacent Cottages" related to maintaining adequate separation from rear cottages (pg. 21). The project proposes to construct a house in the buildable portion of the lot of a comparable scale and massing to other conforming neighboring buildings fronting Funston Avenue leaving adequate rear yard open space comparable to those of the adjacent buildings on the block. The existing buildings at the rear of this and the neighboring lots are legal non-complying conditions, which are not meant to preclude development, but must be responded to with careful consideration of design and qualitative aspects of the Code.

RDAT found that the proposed building to be consistent with the height and scale of the other buildings on the block, and that the location of the building provides adequate open space, air and light to the adjacent rear cottages: The 4th story is adequately setback 15′ from the building front to maintain the appropriate scale at the street. The depth of the proposed building is significantly less than the adjacent building to the south, which along with the setback of the 4th floor at the rear adequately maintain access of light to the DR Requestor's property.

Therefore, staff found fthat the proposed project has been designed to avoid exceptional or extraordinary circumstances posed by the existing conditions.

RECOMMENDATION: Do Not Take DR and Approve

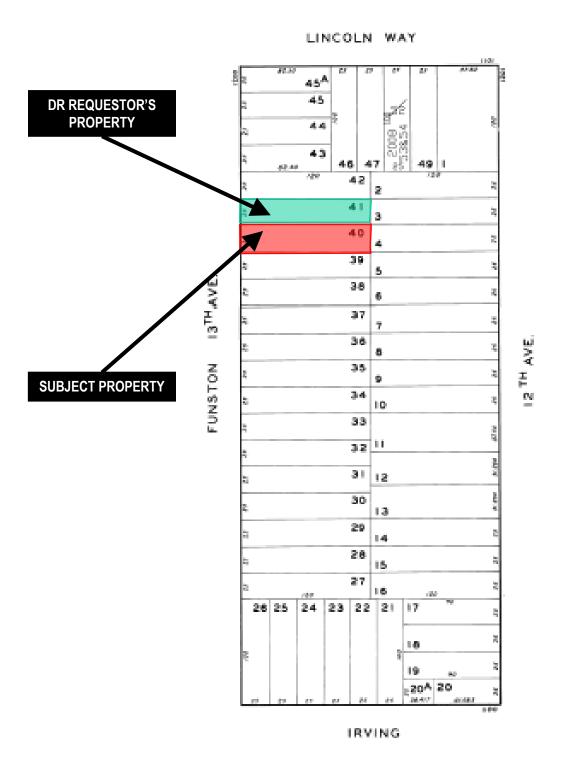
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application dated February 26, 2020
letters
Response to DR Application dated March 24, 2020
Reduced Plans dated 11.2.2018

Revised Plans dated 11.4.2019

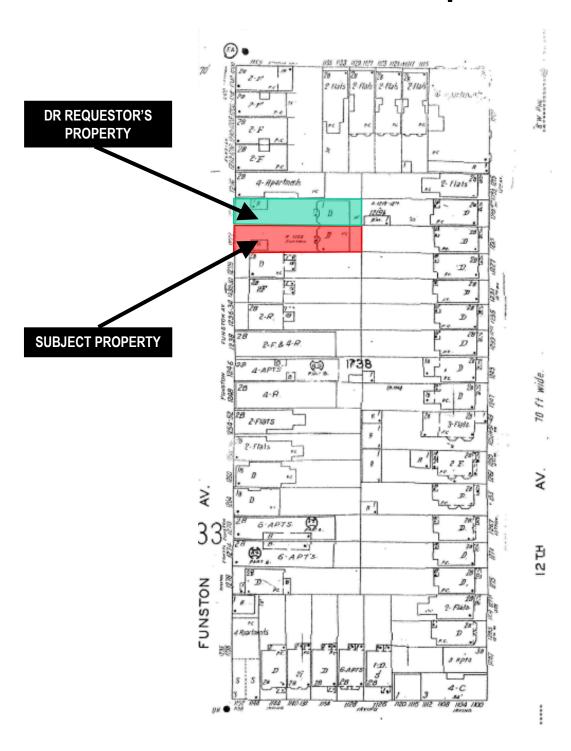
Exhibits

Parcel Map





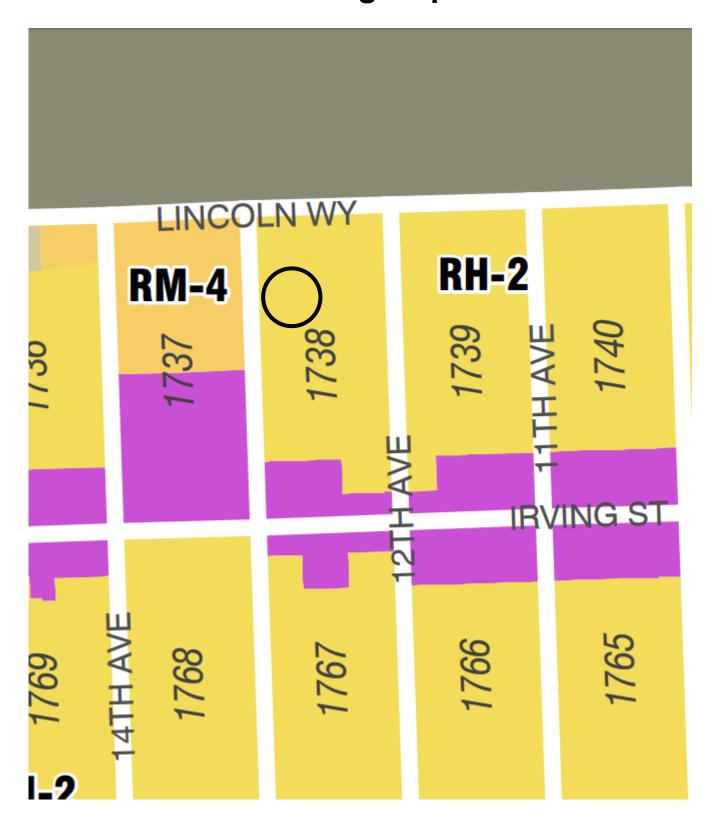
Sanborn Map*



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



Zoning Map



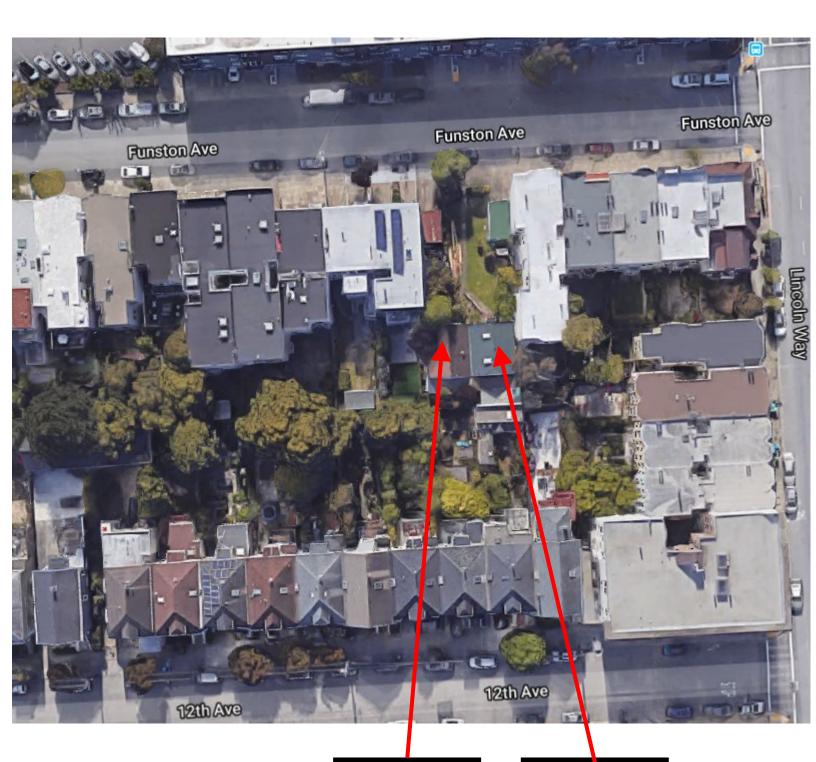




DR REQUESTOR'S PROPERTY

SUBJECT PROPERTY

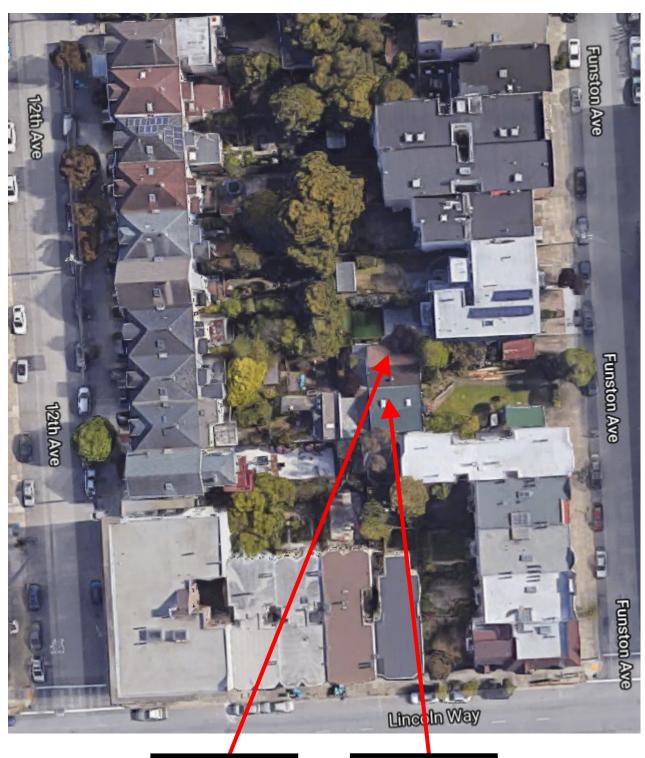




SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY





SUBJECT PROPERTY

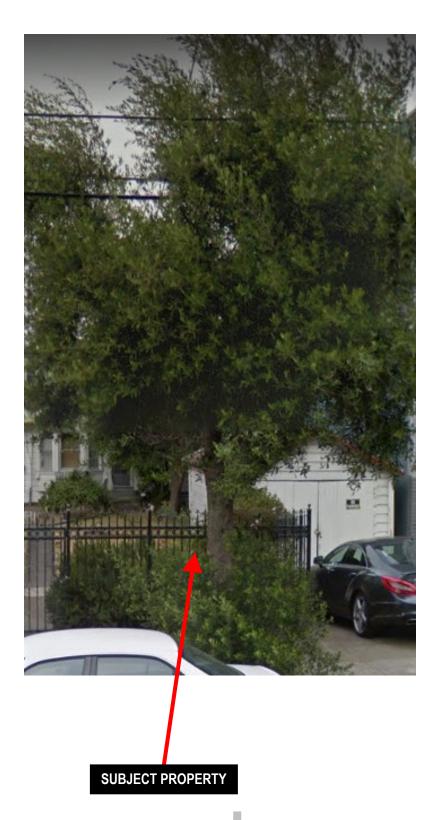
DR REQUESTOR'S PROPERTY







Site Photo



1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 11, 2018, Building Permit Application No. 201812118001 was filed for work at the Project Address below.

Notice Date: February 20th, 2020 Expiration Date: March 6th, 2020

PROJECT INFORMATION		APPLICANT INFORMATION		
Project Address:	1222 Funston Avenue	Applicant:	Toby Morris Kerman Morris Architects	
Cross Street(s):	Lincoln Way and Irving Street	Address:	139 Noe Street	
Block/Lot No.:	1738/040	City, State:	San Francisco, CA	
Zoning District(s):	RH-2/40-X	Telephone:	(415) 749-0302	
Record Number:	2018-015239PRJ	Email:	toby@kermanmorris.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 15-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	±13'-4" to existing garage	± 5'-1" to new single family residence
Side Setbacks	0	No Change
Building Depth	Existing garage: ±16'-9"	Proposed residence: ±44'-6"
Rear Yard	±10'-0" to existing cottage	No Change
Building Height	Existing cottage: ±14'-6"	Proposed residence: ±39'-0"
Number of Stories	Existing cottage: 1	Proposed residence: 4
Number of Dwelling Units	1	2
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes revisions to the previously-noticed project at 1222 Funston Avenue. Since the original notification (which expired on December 26, 2019), the project has been modified to relocate the proposed building approximately 2 feet 6 inches towards Funston Avenue and reduce the overall building height by 6 inches. The Zoning Administrator has required an additional 15-day notification.

The proposal is to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence. The proposal requires a Variance from front and rear yard requirements. A public hearing on the Variance was conducted on December 5, 2019.

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:

Sylvia Jimenez, (415) 575-9187, sylvia.jimenez@sfgov.org

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)	
1222 FUNSTON AVE	1738040	
Case No.	Permit No.	
2018-015239ENV	201812118001	
Addition/ Demolition (requires HRE for	New	
Alteration Category B Building)	Construction	
Project description for Planning Department approval.		
The Project proposes demolition of an existing one car garage at the from a new four story home (3 stories over garage) at the front of the lot. The eto remain in use as a single family home (no change or work proposed). It is sidewalk encroachment will be required.	existing cottage at the rear of the lot is	

STE	STEP 1: EXEMPTION CLASS			
-	The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).			
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.			
	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.			
	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			
	Class			

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

	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)
	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 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).
	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is requried (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Com	ments and Planner Signature (optional): Laura Lynch

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. 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. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 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. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. 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. 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. 2. Interior alterations to publicly accessible spaces. 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining

6. Restoration based upon documented evidence of a building's historic condition, such as historic

中文詢問請電: 415.575.9010 en Español llamar al: 415.575.9010

photographs, plans, physical evidence, or similar buildings.

features.

	7. Addition(s), including mechanical equipment that are minimally and meet the Secretary of the Interior's Standards for Rehabilitation	
	8. Other work consistent with the Secretary of the Interior Stand Properties (specify or add comments):	ards for the Treatment of Historic
	9. Other work that would not materially impair a historic district (some second of the content	
		·
	10. Reclassification of property status . (Requires approval by S Planner/Preservation	Senior Preservation
	Reclassify to Category A	Reclassify to Category C
	a. Per HRER or PTR dated	(attach HRER or PTR)
	b. Other (specify): Reclassify to C per PTR signed on	7/3/19
	Note: If ANY box in STEP 5 above is checked, a Preser	vation Planner MUST sign below.
	Project can proceed with categorical exemption review. The progressivation Planner and can proceed with categorical exemption	ž .
Comm	ents (optional):	
Preser	vation Planner Signature: Shannon Ferguson	
	EP 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER	
	No further environmental review is required. The project is cat There are no unusual circumstances that would result in a rea effect.	
	Project Approval Action:	Signature:
	Duilding Dormit	Channan Farguson

ТО	BE COMPLETED BY PROJECT PLANNER				
	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: Signature:				
	Building Permit	Shannon Ferguson			
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/03/2019			
	Once signed or stamped and dated, this document constitutes a categorical of 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please	appeal of an exemption determination can only be			

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

Proje	ect Address (If different than fron	t page)	Block/Lot(s) (If different than front page)		
1222	FUNSTON AVE		1738/040		
Case	No.	Previous Building Permit No.	New Building Permit No.		
2018-	015239PRJ	201812118001			
Plans	s Dated	Previous Approval Action	New Approval Action		
		Building Permit			
	fied Project Description:	CONSTITUTES SUBSTANTIAL MODIS	ICATION		
		CONSTITUTES SUBSTANTIAL MODIF	ICATION		
Com	pared to the approved project, w	ould the modified project:			
	Result in expansion of the buil	ding envelope, as defined in the Planning (Code;		
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;				
	Result in demolition as defined	d under Planning Code Section 317 or 1900	05(f)?		
		ented that was not known and could not have rmination, that shows the originally approve ption?			
		checked, further environmental review i	s required.		
DET	ERMINATION OF NO SUBSTA				
		uld not result in any of the above changes.			
approv website with Ch	If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.				
Plani	ner Name:	Date:			



PRESERVATION TEAM REVIEW FORM

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

Reception: **415.558.6378**

415.558.6409

Fax:

Planning Information: **415.558.6377**

Preservation Team Meeting Date:	n/a	Date of Form Completion		ion 7/1/2019	7/1/2019	
PROJECT INFORMATION:						
Planner:	Address:					
Shannon Ferguson	1222 Funston Aver	nue				
Block/Lot:	Cross Streets:					
1738/040	Lincoln Way and In	/ing Street				
CEQA Category:	Art. 10/11:		BPA/Case N	o.:		
В	N/A		2018-015239	ENV		
PURPOSE OF REVIEW:		PROJECT	DESCRIPTION	N:		
● CEQA	O Preliminary/PIC	○ Altera	tion	Demo/New C	onstruction	
DATE OF PLANS UNDER REVIEW:						
PROJECT ISSUES:						
	gible historic resource	?				
If so, are the proposed chang	jes a significant impac	ct?				
Additional Notes:						
PRESERVATION TEAM REVIEW:						
Category:			O A	ОВ	⊙ C	
Individual			Historic Dist	rict/Context		
, , , , , , , , , , , , , , , , , , , ,	Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:					
Criterion 1 - Event:	○ Yes	Criterion 1 - Event: Yes • No		es No		
Criterion 2 -Persons:	○ Yes	Criterion 2	-Persons:	○ Ye	es No	
Criterion 3 - Architecture:	○ Yes	Criterion 3	- Architecture	: CYe	s No	
Criterion 4 - Info. Potential:	○ Yes	Criterion 4 - Info. Potential: Yes No				
Period of Significance: n/a		Period of Significance: n/a				
		Contributor Non-Contributor				

Complies with the Secretary's Standards/Art 10/Art 11:		○ No	● N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	No	
CEQA Material Impairment to the historic district:	○ Yes	No	
Requires Design Revisions:	Yes	○ No	
Defer to Residential Design Team:	Yes	○ No	

PRESERVATION TEAM COMMENTS:

Located in the Inner Sunset on the east side of Funston Avenue and set at the rear of the grassy lot, the subject property is a one-story, single family residence constructed in the vernacular style. The rectangular plan, wood-framed building is clad in horizontal wood siding and has a gable roof clad in asphalt shingles. The centered entrance has a multi-lite glazed wood door. It is accessed by a wood stair, has a small porch, and is sheltered by a portico. The entrance is flanked by angled bay windows with double-hung, wood sash. The gable has a vent at the center of the peak and has simple wood coping. A single-car garage is located at the southwest corner of the lot. The rectangular plan, wood framed garage is clad in horizontal wood siding and has a gable roof with asphalt shingles. The adjacent lot to the north contains an identical residence and garage on a separate parcel (1218 Funston Avenue, 1738/041). The subject property appears to have very undergone few alterations. Building permits indicate the garage was constructed in 1925 and a metal fence shared by both 1218 and 1222 Funston Avenue was installed in 2008.

Based on historic research provided by the applicant and conducted by preservation staff, 1222 Clement Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). A building announcement from the Daily Pacific Builder indicate that both 1218 and 1222 Funston were constructed in 1908. According to Sanborn maps and construction dates provided by the Assessor-Recorder, 1218 and 1222 Funston Avenue appear to have been the earliest buildings constructed on the east side of Funston Avenue. Single family residences on adjacent block were constructed in 1907-1913. The subject property appears to be one of many homes constructed in the area when San Francisco residents were looking to rebuild after the 1906 Earthquake and Fire. Therefore, the subject property does not appear to be significant in the development of the neighborhood. The original owner, cigar salesman August Warnecke, is not a person of note. The Warnecke family owned both residences through the early 1920s as rental properties. Despite having separate parcels, the residences appear to have been sold together until 1949, when they were purchased by separate owners. Occupants were a mix of tenants and owner-occupants, with working class occupations such as laborers, carpenters, and mechanics. None of the occupants appear to have historical significance.

Both residences were constructed by local builder Jorgen Peterson, who constructed buildings between 1908 and 1920, but he does not appear to be a master builder nor are there any known significant buildings constructed by Peterson. (Continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.07.03 11:15:35 -06'00'	

1222 Funston Avenue 1738/040 2018-015239ENV

The subject property was constructed by local builders with local materials in the vernacular style. It does not exhibit significant stylistic design features and therefore does not rise to the level of individual significance Archaeological sensitivity is assessed through the Department's Preliminary Archaeological Review process and is outside the scope of this review.



1222 Funston Avenue, 2018



Garage, 2018



1218 and 1222 Funston Avenue, 2018



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary	Review	Requestor's	Information
---------------	--------	-------------	-------------

Name: Rong Rong Zheng

Address:

1218 Funston Ave, SF, CA

Email Address: YOSE ye feng@yahoo.com

Telephone:

415-412-6358

Information on the Owner of the Property Being Developed

Name: Toby Morris

Company/Organization: Kerman Morris Architects

Email Address: toby & kermanmorris. com

Address: 139 Noe Street.

San Francisco, CA

Telephone:

415 - 749 - 0302

Property Information and Related Applications

Project Address: 1222 Funston Ave, San Francisco. CA

Block/Lot(s):

1738/040

Building Permit Application No(s): 201812118001

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		X
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case? (including Community Boards)		X

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 seperate paper, if necessary, please present facts sufficient to answer each question.

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.

see attached

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.

same as above, see attached

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?

Keep only existing house.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

DIDENCIA		

Under penalty of perjury the following declarations are made: a) The undersigned is the DR requestor or their authorized representation. Rong Rong Zheng

Name (Printed)

16-412-6358

YOSE_Ye_feng Qyahoo.com

Email (i.e. Attorney, Architect, etc.) For Department Use Only Application received by Planning Department:

By:

Date:

• Per plan simulation, all the big houses in our neighborhood are shown, but our house at 1218 Funston Ave is not shown. The plan simulation does not explicitly show the impact of the new construction on our home at 1218 Funston Ave.

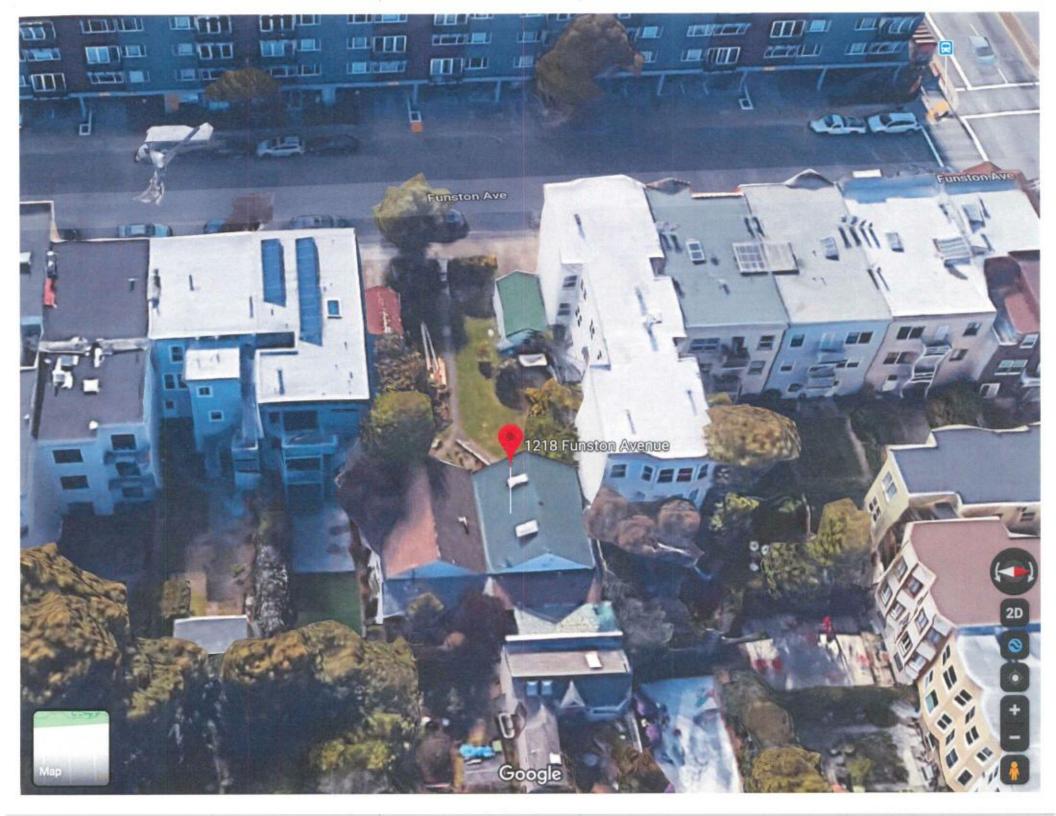
200

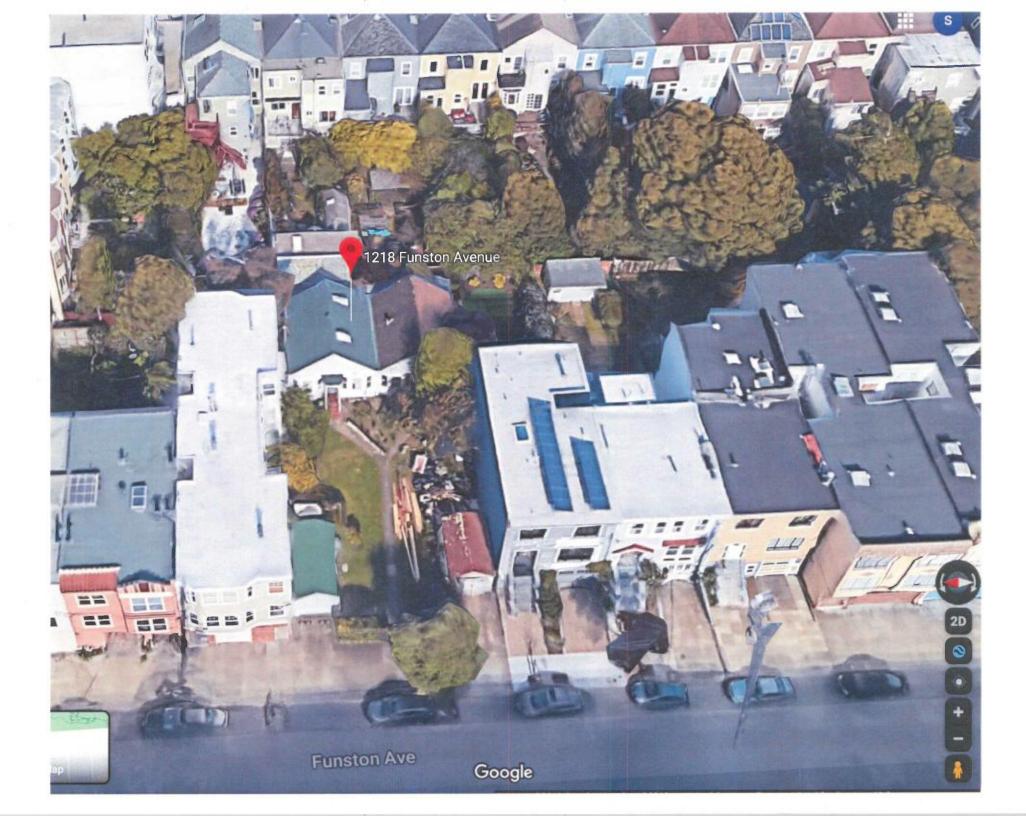
- After the new house is built, our home will be sitting at the end of a dark tunnel. The new house will severely block sunlight to our home and our front yard/lawn. Plants and grass in our front yard will not receive ample sunlight for growth.
- The houses located in 1218 Funston Ave and 1222 Funston Ave are two old historical twin houses. They were built in 1908, with over 110 years of history. They are the last surviving houses with that kind of historical appearance on Funston Ave.
- With the new four-story single-family house sitting in the front, the charming view of the 110-year-old twin home will be lost forever.
- After the construction, the last green open space on the block is going to be reduced by half. It is probable that the remaining half on our property will not stay green due to the blocking of sunlight by the new construction. This is not good for preserving green space in our neighborhood.





Image capture. Jun 2016 © 2019 Google





City Hall who concern

My name is them. Eng. I and my wife are living in 1218 Function Ave, over truently years. We are the owner.

The house of 1218 and 1222 Function Are, are different of the other houses, and are built at the back of the ground. At the left side and right side, are all the big three stories buildings. Facing our yards, at the another side of the street, is a big, long four stories Apartment.

So, although two front yards are big" and the tobal width is soft, but it is important, and necessary, This big" space let the residents of the two houses have enough sunshing

and air.

If anyone build the big, high house at the front yard of 1222, to anyone live in this two houses, are terrible. The width of the front yard of 1218Function will have only 25 ft. it is too narrow. We will have no sunshine, less air and day light, but the strong wind. (The narrow lane effect) and noisy. Just as we live in the bottom of a, well.

I and my wife are all old she has heart disease, and I has asma and other lung disease, you can, 'magine, how can we like?

That's why, over one hundred years, no fence is

standing between the Two yards, and no any high building build on the front yard.
The 1222 Finaton Are owner cannot only consider of his own benefit, and close not consider of it will destroy our live condition.
So, we cannot agree he build any big house there.
Them Ft. f. S. 20. 2020.

From: Allan Chalmers
To: Winslow, David (CPC)

Cc: Tim Carlstedt; Sarah Hammond; Michael Flynn; Winnie Pang; Andrew Chun; James & Ruby Cheng; Patrick

Morris; Marc Boulanger

Subject: 1222Funston Project

Date: Wednesday, May 27, 2020 11:27:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

Record Number 2018-015239DRP

I am protesting this project:

Why is it that the city planning commission would allow a huge building in front of a bungalow, with a 10 foot yard between, and also having an equally huge impact on the people living in the bungalow next door? It used to be that there was a planning rule that required that a building must be half the distance between the street and an adjoining building. The couple in the adjoining bungalow north will be overwhelmed by this project.

I would recommend continuing to July 23 as has been proposed, so that neighbors can participate in person at a hearing.

Allan Chalmers 1231 12th Ave.

4. 2018-015239DRP (D. WINSLOW: (415) 575-9159) 1222 FUNSTON AVENUE — between Irving Street and Lincoln Way; 040 in Assessor's Block 1738 (District 5) — Request for Discretionary Review of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). Preliminary Recommendation: Do Not Take Discretionary Review and Approve (Proposed for Continuance to July 23, 2020)

From: <u>Timothy Carlstedt</u>

To: Allan Chalmers; Winslow, David (CPC)

Cc: Sarah Hammond; Michael Flynn; Winnie Pang; Andrew Chun; James & Ruby Cheng; Patrick Morris; Marc

<u>Boulanger</u>

Subject: Re: 1222Funston Project

Date: Wednesday, May 27, 2020 9:25:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

I fully support Mr. Chalmers. I don't believe the proposed development is appropriate.

Tim Carlstedt 1227 12th Avenue SF, CA 94122 415-317-4115

Sent from my iPhone

On May 27, 2020, at 11:27, Allan Chalmers <allanchalmers@yahoo.com> wrote:

Record Number 2018-015239DRP

I am protesting this project:

Why is it that the city planning commission would allow a huge building in front of a bungalow, with a 10 foot yard between, and also having an equally huge impact on the people living in the bungalow next door? It used to be that there was a planning rule that required that a building must be half the distance between the street and an adjoining building. The couple in the adjoining bungalow north will be overwhelmed by this project.

I would recommend continuing to July 23 as has been proposed, so that neighbors can participate in person at a hearing.

Allan Chalmers 1231 12th Ave.

4. 2018-015239DRP (D. WINSLOW: (415) 575-9159) 1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; 040 in Assessor's Block 1738 (District 5) – Request for Discretionary Review of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence within a RH-2 (Residential House, Two-

Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). Preliminary Recommendation: Do Not Take Discretionary Review and Approve (Proposed for Continuance to July 23, 2020)

Jim Iwersen 1216 Funston Ave., #1 San Francisco, CA

ttlpar@me.com

415-566-6564 land line 415-566-3014 mobile

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

david.winslow@sfgov.org

July 13, 2020

Re: 1222 Funston Ave., 94122

Record Number: 2018-015239DRP

Dear Mr. Winslow:

I hope you have received my email and notes from July 8. I am concerned that you have not chosen to resend mailings to our neighbors of the rescheduled hearing now on the docket for July 23. What time exactly is not now clear. This concerns 1222 Funston Avenue. Discretionary review for building permit No. 2018.1211.8001

I am aware of the 1228 past project remodel. I do not recall any public notice posted for this. Other neighbors have also expressed this concern. Now this home, nicely done, has difficulties in the market because of the back balcony. Maybe there are other reasons of which I am unaware.

We are aware of the short term rental, Airbnb type, situation it has become in our residential street. No one here wishes to encourage the hotelization of our neighborhood.

Your decisions have lasting effects here. Why cannot you send out adequate notice to all of the neighbors here as required?

These complexities require some thoughtful time to digest, especially for those of us not in the planning field or construction/architecture fields.

I realize the difficulties you have scheduling. We all have these.

I hope you will delay this varience request until the autumn for all of us here to consider adequately. What harm could come with a delay? Certainly these seemly egregious concerns need time for thought, digesting, and conclusions. This is not an essential project.

Respectfully,

Jim Iwersen

From: Sarah Hammond
To: Sarah Hammond
Timothy Carlstedt

Cc: Allan Chalmers; Winslow, David (CPC); Michael Flynn; Winnie Pang; Andrew Chun; James & Ruby Cheng; Patrick

Morris; Marc Boulanger

Subject: Re: 1222Funston Project

Date: Wednesday, May 27, 2020 9:36:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

I also agree with and support Mr Chalmers, the proposed development is too dense and inappropriate.

Sarah Hammond
1227 12th Avenue
San Francisco, CA 94122
415-305-7510

Sent from my iPad

On May 27, 2020, at 9:25 PM, Timothy Carlstedt <tcarlstedt@me.com> wrote:

I fully support Mr. Chalmers. I don't believe the proposed development is appropriate.

Tim Carlstedt 1227 12th Avenue SF, CA 94122 415-317-4115

Sent from my iPhone

On May 27, 2020, at 11:27, Allan Chalmers <allanchalmers@yahoo.com> wrote:

Record Number 2018-015239DRP

I am protesting this project:

Why is it that the city planning commission would allow a huge building in front of a bungalow, with a 10 foot yard between, and also having an equally huge impact on the people living in the bungalow next door? It used to be that there was a planning rule that required that a building must be half the distance between the street and an adjoining building. The couple in the adjoining bungalow north will be overwhelmed by this project.

I would recommend continuing to July 23 as has been proposed, so that neighbors can participate in person at a hearing.

Allan Chalmers 1231 12th Ave.

4. 2018-015239DRP (D. WINSLOW: (415) 575-9159) 1222 FUNSTON AVENUE – between Irving Street and Lincoln Way; 040 in Assessor's Block 1738 (District 5) – Request for Discretionary Review of Building Permit 2018.1211.8001 to demolish an existing one-car garage at the front of the subject property and construct a new four story, single family residence within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). Preliminary Recommendation: Do Not Take Discretionary Review and Approve (Proposed for Continuance to July 23, 2020)







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

Proi	ect	Infor	mation

Property Address: 1222 Funston Ave

Zip Code: 94122

Building Permit Application(s): 2018-1211-8001 new construction; 2018-1211-8009 demo

Record Number: 2018-015239 PRJ/ENV

Assigned Planner: Sylvia Jimenez

Project Sponsor

Name: Toby Morris, Kerman Morris Architects, LLP

Phone: (415) 749-0302

Email: toby@kermanmorris.com

Required Questions

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

See attached.

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

See attached.

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.

See attached.

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)	1	2
Occupied Stories (all levels with habitable rooms)	1	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	1
Bedrooms	2	6 ***
Height	14'-6"	40'-0"
Building Depth	16'-9"*	40'-0"**
Rental Value (monthly)	unknown	unknown
Property Value	unknown	unknown

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

Signature:	Edwalf	"Tolas"	Date:	3/24/20	
Printed Nan	_{ne:} Edward Toby Morris		☐ Property ☐ Authorize	Owner ed Agent	

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

<sup>Depth at (e) garage
Depth at (n) home
6 Bedrooms between the two units</sup>

1222 Funston DR Response

Prepared by Kerman Morris Architects 03/24/20

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.)

Concerns of DR requestor:

The DR requester has not voiced specific actionable concerns.

- DR Requester has suggested that constructing a home in the buildable area of the subject property will reduce views of her cottage and the one on the subject parcel as seen from the street (true) and it will cast a shadow on her front yard (also true in the middle of the day).
 - o The SF Planning Code does not protect private yards from shadows; nonetheless, ample light will continue to be available to the DR applicant given the proposed mid-lot yard of 27'-6" for the subject property and the open spaces both in front and behind the DR requestor's cottage. Light is a non-issue.
- The DR requestor raises concerns about how the proposed project may impact the "two old historical twin houses built in 1908".
 - o The Planning Department's 7/3/19 Categorical Exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code finds that this original structure to remain does not appear to be individually ineligible for the California Register, so there is no environmental impact with the proposal.
 - That being said, we are, nonetheless, preserving the original cottage at the rear of the lot so this valuable affordable unit remains.
- The DR Requester suggests that the "last green (private) open space" facing the street is a public good and by implication it should not have development rights of all vacant lots; but this logic is inconsistent with the Planning Code, zoning and property rights.
 - o The lot is RH-2, suitable for 2 homes as proposed; per established code and law.
- 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.

Given the three rounds of changes that have been made to the project proposal, no alternatives to the proposed project are warranted at this time.

- Prior to the Variance Hearing the project was reviewed <u>twice by RDAT</u>, changes were made, and
 it was deemed consistent with the Residential Design Guidelines.
- At the Variance Hearing objections were voiced by the DR applicant, but no DR was filed subsequent to expiration of 311 notice.
 - Despite no appeal, the Planning Department, requested further changes of the project sponsor's proposed new single-family home.
 - The project sponsor complied: lowering the overall height of the home and moving it 2'-6" closer to the street to yield greater open space close to the DR applicant's cottage. A second 311 notice ensued.

1222 Funston DR.docx

- Despite the project sponsor's Architect making multiple phone calls and sending numerous emails requesting a meeting with the DR requester, our efforts were rebuffed, and the DR requestor filed her DR Application on 2/24/20.
 - Based on the statements in the DR Application and the fact that the DR applicant failed to ask the project planner to review most current plans, the project sponsor has no indication that the DR applicant has taken the time to review these changes (or is even aware they have been made for the DR applicant's benefit – by directive of the Planning Department).
- No additional changes are warranted.
- 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.

We are unwilling to make further changes given the futility of changes made to date to address the unarticulated concerns of the DR Applicant.

The project as proposed will have no undue adverse effect on the surrounding properties:

- The scale of the development is consistent with the neighborhood (three stories at the street, fourth floor set back). The height of the proposed structure has been reduced to mitigate shadows. The project incorporates setbacks on both the front and the rear of the 4th floor to reduce shadows.
- Open space (27'-6") is provided between the new/proposed single family home to be located towards the front of the lot and the older 1908 single family home to remain at the rear of the lot. That space benefits the DR applicant as well as the user of the proposed project.
- The proposed front setback for the new structure is consistent with neighborhood patterns and averaging.
- The existing 1908 single family home, will be preserved: this is beneficial to the City at large, keeping a small affordable unit in the housing stock; and it is beneficial to the DR applicant, as a portion of their matching single family home is on the subject property and removal or the project sponsor's structure would have required a reduction in the size of the DR Applicant's home and the construction costs associated with creating a new exterior wall.

There are no hardships here. The project sponsor simply wants to build a new housing unit (which local and state government supports) and that unit complies with the RH-2 zoning density. As mentioned above, the DR requestor has proposed no changes with the implied exception that they believe no development is superior to the addition of this new home.

July 15, 2020

President Joel Koppel, San Francisco Planning Commission San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: Proposed new home at 1222 Funston Avenue, BPA #2018-1211-8001

Dear Commissioner Koppel and Planning Department,

My husband and I own the single-family home at 1228 Funston Avenue in San Francisco.

In January we were shown plans by the architect for 1222 Funston, Mr. Toby Morris of Kerman Morris

Architects, for a new home to be built in front of the existing cottage. It seemed like a reasonable proposal
to us.

We understand that since that meeting in January, a Discretionary Review was filed and a hearing will be taking place 7/23/20 before the Planning Commission. We hope you will support the project as designed. We think it will be a great addition to the neighborhood.

Sincerely,

Elana Asturias and Eduardo Paniagua

Owners: 1228 Funston Ave.



ABBREVIATIONS

NUMBER @ AT AB ANCHOR BOLT ADJ ADJACENT ALT ALTERNATE **AFF** ABOVE FINISH FLOOR **APPROX** APPROXIMATE

ASPH ASPHALT **BLDG** BUILDING BTWN BETWEEN BOTTOM

CAB CABINET CEM CEMENT CLR CLEAR CMU CONCRETE MASONRY UNIT

COL COLUMN CONT CONTINUOUS CTR CENTER **CL** CENTER LINE CER CERAMIC CLG CEILING CONC CONCRETE

DBL DOUBLE **DEPT** DEPARTMENT **DIA** DIAMETER **DF** DOUGLAS FIR **DH** DOUBLE HUNG

DIM DIMENSION **DN** DOWN **DS** DOWNSPOUT **DTL** DETAIL **DWG** DRAWING

ÈÁ EACH ELEC ELECTRICAL **EL** ELEVATION EQ EQUAL **EXT** EXTERIOR

FDN FOUNDATION FIN FINISH FLR FLOOR FLUOR FLUORESCENT FOC FACE OF CONCRETE FOS FACE OF STUD FTG FOOTING FOF FACE OF FINISH

GALV GALVANIZED **GFIC** GROUND FAULT INTERRUPT CIRCUIT **GND** GROUND GYP GYPSUM GWB GYPSUM WALL BOARD

HORZ HORIZONTAL HT HEIGHT INSUL INSULATION **INT** INTERIOR

JT JOINT LAV LAVATORY MAX MAXIMUM MIN MINIMUM MFR MANUFACTURER MTL METAL

(N) NEW NIC NOT IN CONTRACT NO/# NUMBER NTS NOT TO SCALE

OC ON CENTER **OPNG** OPENING **OPP** OPPOSITE **PL** PROPERTY LINE

PLY PLYWOOD PTDF PRESSURE TREATED DOUGLAS FIR **PLAM** PLASTIC LAMINATE PTD PAINTED PTN PARTITION

R RISER **REF** REFERENCE **REFR** REFRIGERATOR RWD REDWOOD
REINF REINFORCED
RO ROUGH OPENING

RWL RAIN WATER LEADER REQ REQUIRED SIM SIMILAR
SHT SHEET
SOG SLAB ON GRADE
SPEC SPECIFICATION
STD STANDARD

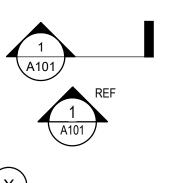
STRL STRUCTURAL
SUSP SUSPENDED
SYM SYMMETRICAL TRD TREAD
T&G TONGUE AND GROOVE

THK TRICK TOS TOP OF SLAB **TP** TOILET PAPER **TB** TOWEL BAR TYP TYPICAL UON UNLESS OTHERWISE NOTED

VERTICAL VERT VERIFY IN FIELD VIF VAPOR PERMEABLE FLUID **VPFAM** APPLIED MEMBRANE

W/ WITHOUT W/O WATER CLOSET WC WINDOW WDW WATERPROOF **WP** WEIGHT **WT** WOOD **WD** WATER HEATER

GENERAL LEGEND



BUILDING / WALL SECTION

ELEVATION MARKER

WALL TYPE PARTITION

EXTERIOR ELEVATION

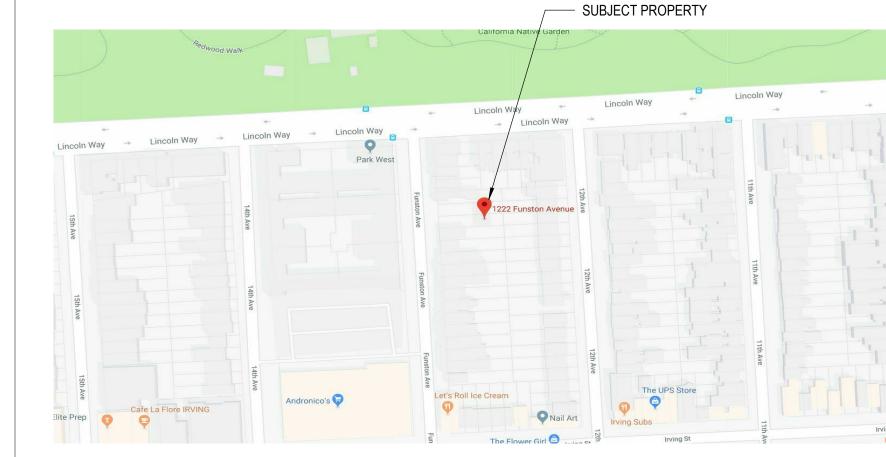
CENTER LINE

KEYNOTE

DOOR TAG

PROPERTY LINE

LOCATION MAP:



Revisions

BUILDING DATA:

OWNER: KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP 415 - 740 - 0335 **PROJECT ADDRESS**: 1222 FUNSTON AVE SAN FRANCISCO, CA 94122

LOT SIZE: 2,996 SF

ZONING DISTRICT: RH - 2 / 40X

CONSTRUCTION TYPE: EXISTING: TYPE V-B / 1 STORY

PROPOSED: TYPE V-B / 4 STORIES / FULLY SPRINKLERED **ARCHITECT:** KERMAN MORRIS ARCHITECTS SAN FRANCISCO, CA 94114 T: (415) 749-0302

1222 FUNSTON

SHEET INDEX

A5.04

A7.01

A7.02

A7.03

COVER SHEET G0.01 G0.02 NOTES & SQUARE FOOTAGE CALCS. G0.03 SITE PHOTOS G0.04 SITE SURVEY G0.10 MASSING IMAGES AE1.01 EXISTING / DEMO SITE PLAN AE1.02 EXISTING FIRST FLOOR PLAN AE1.03 EXISTING ELEVATIONS AE1.04 EXISTING SECTION A1.01 PROPOSED SITE PLAN A2.01 FIRST & SECOND FLOOR PLANS A2.02 THIRD & FOURTH FLOOR PLANS A2.03 **ROOF PLAN** A5.01 EXTERIOR ELEVATIONS - WEST (FRONT) A5.02 EXTERIOR ELEVATIONS - EAST (REAR) A5.03 **EXTERIOR ELEVATIONS - NORTH**

EXTERIOR ELEVATIONS - SOUTH

BUILDING SECTIONS

BUILDING SECTIONS

BUILDING SECTIONS

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

Kerman/Morris Architects.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

DESCRIPTION OF WORK

THE PROJECT PROPOSES DEMOLITION OF AN EXISTING 1 STORY GARAGE AND CONSTRUCTION OF A 4 STORY SINGLE FAMILY RESIDENCE AT THE FRONT OF THE LOT. THE EXISTING COTTAGE IN THE REAR OF THE LOT IS TO REMAIN WITH NO WORK PROPOSED UNDER THIS PERMIT. A DWELLING UNIT EXPOSURE VARIANCE IS PROPOSED FOR THE OPEN SPACE BETWEEN THE COTTAGE AND NEW HOME. A FRONT YARD VARIANCED IS ALSO PROPOSED.

ALL WORK TO COMPLY WITH CURRENT LOCAL AND STATE CODES INCLUDING, BUT NOT LIMITED TO: THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE, THE CURRENT EDITIONS OF THE SAN FRANCISCO BUILDING AND PLANNING CODES, TITLE-24 ENERGY STANDARDS, ETC...

COVER SHEET

DATE 11/02/2018 SCALE As indicated

SITE PERMIT SUBMITTAL CHECKED BY JOB NO.

DRAWN BY

G0.01

SPRINKLERS UNDER SEPARATE PERMIT

ASSEMBLIES:

(SEE GENERAL LEGEND ON PLANS FOR RATED WALL DESIGNATIONS AND OTHER WALL

1. PROVIDE MINIMUM 1-HR WALL AND FLOOR/ CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS. SEE PLANS AND BUILING SECTIONS FOR DESIGNATIONS, AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS.

2. PROVIDE MINIMUM 50 STC RATED ASSEMBILES AT FLOORS, CEILINGS, AND WALLS, AND

BETWEEN

DWELLING UNITS, BETWEEN GUEST ROOMS, BETWEEN THESE AREAS AND

PUBLIC/SERVICE
AREAS PER CBC 1207. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS, AND STANDARD DETAILS FOR ASSEMBLY DESCRIPTIONS.
3. INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS, R-30 AT

MINIMUM 50 IIC RATE ASSEMBLIES AT FLOORS AT THE FOLLOWING CONDITIONS:

ROOFS, R-19 AT WALLS, R-19 AT FLOORS, MINIMUM, UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST

SPECIFIC REQUIREMENTS.

4. PROVIDE VENTILATION OF ALL JOIST, STUD, AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING: ATTICS, BASEMENTS, ROOFS, SOFFITS, AND PARAPET AND RAILING WALLS, ETC.

5. ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING AND THRESHOLDS.6. ALL PROPERTY LINE WINDOWS (INDICATED ON DRAWINGS BY "PL") SHALL BE STEEL

WITH FIXED WIRE GLASS, WITH SPRINKLER HEAR PROTECTION PER 2010 S.F. BUILDING CODE ADMINISTRATIVE BULLETIN AB-009.

7. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONT VAPOR BARRIER BETWEEN MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB/SHOWER SURROUNDS, LAPPING

SEAMS. DO NOT USE MR GWB ON BATHROOM CEILINGS. USE 5/8" TYPE "X" GWB.

DRAWINGS:

1. DO NOT SCALE DRAWINGS! ALL WRITTEN DIMENSIONS SUPERCEDE SCALED

DIMENSIONS.

2. ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.

3. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN

SPECIFCATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.

4. REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION AND HANDING.

CONTRACTOR'S RESPONSIBILITIES:

1. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE 2010

CBC AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE REGULATIONS.

2. CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW

DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR

IMPLIED BY EXISTING CONDITIONS.
3. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL
SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT BEFORE

PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY, WORK TO BE PERFORMED UNDER SEPARATE PERMIT.

5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL

TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION/ CAPPING OFF ALL EXISTING UTILITIES AND RE-CONNECTIONS WHERE RE-USE IS POSSIBLE.
7. CONFIRM ALL WINDOW SIZES WITH ACTUAL/ EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.

8. SLOPE ALL FLOORS/ ROOFS TO DRAIN IN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE.
9. CONTRACTOR IS RESPONSIBLE TO PROCURE STATE INDUSTRIAL SAFETY PERMIT FOR ANY WORK OVER 36" IN HEIGHT, INVOLVING EXCAVATION OVER 5' AND AS OTHERWISE

10. OWNER/ CONTRACTOR IS RESPONSIBLE FOR ALL WATERPROOFING DESIGN AND INSTALLATION FOR WEATHERTIGHT ASSEMBLIES/ INSTALLATIONS. DETAILS INCLUDED IN THIS SET ARE FOR CLARIFICATION OF INSTALLATION OF FINISH MATERIALS.
11. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL SPECIAL INSPECTIONS, INCLUDING BUT NOT LIMITED TO ORDERING INSPECTIONS AND TESTS AS REQUIRED

FOR
COMPLIANCE WITH SPECIAL INSPECTIONS/BUILDING PERMIT APPROVALS.

12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SOUND
TRANSMISSION REQUIREMENTS PER CBC 1207, INCLUDING STC AND IIC RATINGS OF
ASSEMBLIES AND EXTERIOR ASSEMBLY REQUIREMENTS FOR EXTERIOR SOUND
TRANSMISSION CONTROL.

FIRE EXTINGUISHING/ FIRE ALARM SYSTEM (FIRE SPRINKLERS): UNDER SEPARATE PERMIT

1. CONTRACTOR SHALL PROVIDE COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM TO COMPLY WITH ALL APPLICABLE BUILDING AND FIRE CODES INCLUDING, BUT NOT LIMITED TO S.F. BUILDING CODE, S.F. FIRE CODE AND NFPA-13. THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO: ALL SPRINKLER HEADS, PIPING, CONNECTIONS, FIRE DEPARTMENT PANELS, ALARMS, PULL STATIONS, VISUAL WARNING DEVICES, AUTOMATIC SYSTEM MONITORING CONNECTIONS (AS REQUIRED) AND ALL ELSE AS REQUIRED.
2. THIS WORK SHALL BE UNDER A SEPARATE PERMIT. THE SYSTEM SHALL BE DESIGNBUILD, REQUIRING A COMPLETE SET OF CALCULATIONS AND DRAWINGS, AS NECESSARY FOR BUILDING AND FIRE DEPARTMENT REVIEW / APPROVAL.
3. THE FIRE SPRINKLER SYSTEM IS NOT INCLUDED IN THE CALCULATION OF THE BUILDING PERMIT COST.

MECHANICAL AND ELECTRICAL:

1. MECHANICAL AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE, CONTRACTOR TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.

2. ALL WORK TO BE PERFORMED UNDER THIS PERMIT.

3. PARKNG GARAGE(S), COORIDORS AND STAIRS SHALL BE VENTILATED AS REQUIRED.

4. PROVIDE EMERGENCY / EXIT LIGHTING AT ALL EXIT PATHS OF TRAVEL, AS REQUIRED
PER CODE

PER CODE.
5. ALL EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTO-ELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE

SPECIFIED.

6. PARKING GARAGE(S) AND ALL OTHER COMMON AREAS NOT SERVED BY DAYLIGHTING WINDOWS SHALL BE PROVIDED WITH ELECTRICAL LIGHTING 24 HOURS PER DAY, UNLESS SPECIFICALLY NOTED OTHERWISE.

7. STAGGER ALL ELECTRICAL AND MECHANICAL ITEMS IN ALL DEMISING WALLS AND FLOORS BTWEEN UNITS TO MAINTAIN ASSEMBLY'S ACOUSTICAL RATING. SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC REQUIREMENTS.

8. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT CIRCUIT

INTERRUPTER (GFCI) AS REQUIRED BY CODE.

9. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING,
ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS OR HEATING,
VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE
TREATED TO MAINTAIN THE REQUIRED ACOUSTICAL (STC/IIC) RATING OF THE ASSEMBLY.

10. VENTILATION DESIGNS SHALL NOT COMPROMISE A DWELLING UNIT'S INTERIOR
ALLOWABLE NOISE LEVELS AS REQ'D PER CBC 1207.11. WHERE INTERIOR ALLOWABLE

NOISE LEVELS ARE MET BY REQUIRING THAT WINDOWS BE UNOPENABLE OR CLOSED, AN

ALTERNATE COMPLYING VENTILATION SYSTEM (SUCH AS USAGE OF Z-DUCTS) IS TO BE

PROVIDED.

11. ALL MECHANICAL AND ELECTRICAL EQUIPMENT ARE TO COMPLY WITH TITLE 24
REQUIREMENTS AS SPECIFIED IN TITLE 24 ENERGY COMPLIANCE STATEMENT.

WATERPROOFING (DESIGN-BUILD BY CONTRACTOR):

1. ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.

PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL WINDOW AND DOOR HEADS
AND DOOR SILLS, INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER AND BUILDING
PAPER, AND OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS.
 PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING,
BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL/ROOF
INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC
REQUIREMENTS.

4. ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER.

MISCELLANEOUS NOTES:

10. ROOFING SHALL BE CLASS-A.

1. IN THE ABSENCE OF A CONTRACT FOR CONSTRUCTION ADMINISTRATION AND REGULAR SITE VISITS ADEQUATE TO ENSURE THAT THESE DRAWINGS AND SPECIFICATIONS ARE BEING GENERALLY FOLLOWED, ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETED WORK, SUCH RESPONSIBILITY BEING THAT OF THE GENERAL CONTRACTOR, OWNER'S REPRESENTATIVE, HIS/HER SUBCONTRACTORS AND ANY PARTIES RESPONSIBLE FOR SPECIAL INSPECTIONS.

2. ALL GLAZING WITHIN 18" OF FLOOR SHALL BE TEMPERED PER CBC 2406.3.

3. WATER HEATERS SHALL BE STRAPPED TO WALL FOR LATERAL FORCE PROTECTION, AND RAISED 18" AT GARAGE AREAS.

4. HEATING UNITS, INCLUDING FIREPLACE HEATERS TO BE U.L. LISTED AND INSTALLED PER MFR'S SPECIFICATIONS.
5. FURNACES AND GAS HEATERS: DIRECT VENTED OR PROVIDE HI/LOW COMBUSTION AIR PER CALIF. MECHANICAL CODE.

6. GARAGE TO BE VENTED AS PER SFBC SECTION 406.1.3
7. BUILDING/PUBLIC HALLWAY VENTILATION REQUIREMENTS TO COMPLY WITH SECTION 1203.4 OR 1203.5.

8. BUILDING SECURITY TO COMPLY WITH CBC 1008.1.9, READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
9. SOFFITS SHALL BE VENTED.

11. FIRE ALARM SYSTEM TO BE PROVIDED PER SFBC 907.2.9 FOR APARTMENT BUILDINGS OF 3 OR MORE STORIES OR MORE THAN 6 APARTMENTS.12. BATHROOM AND KITCHEN EXHAUST PER CALIF. MECHANICAL CODE AND/OR SF MECHANICAL CODE.

13. ROOF DRAINS AND OVERFLOWS AT ROOF OR DECKS SHALL CONNECT TO THE CITY STORM/SEWER SYSTEM.
14. PROVIDE EXIT SIGNS PER CBC 1011.

GENERAL NOTES

A. GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.

2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.

3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.

4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.

5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.

6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

"TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
 "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
 "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE

4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.

2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

A. STRUCTURAL DRAWINGS

B. LARGE SCALE DETAILSC. SMALL SCALE DETAILS

D. ENLARGED VIEWS

E. FLOOR PLANS AND ELEVATIONS

3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH

6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.

7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE. CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN

7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.

SHEET NUMBER EXAMPLE: A201

"A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING

"3" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET.

"2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET "01" INDICATES THE SHEET NUMBER

"01" INDICATES THE SHEET NUMBER

2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET. EXAMPLE: EL201A

"EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING

"A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE

E ELECTRICAL

PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.

3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.

4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G GENERAL INFORMATION Q EQUIPMENT
C CIVIL F FIRE PROTECTION
L LANDSCAPE P PLUMBING
S STRUCTURAL M MECHANICAL

5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

T TELECOMMUNICATIONS

BUILDING DEPARTMENT NOTES:

2016 CBC WITH SAN FRANCISCO AMENDMENTS AND CALIFORNIA STATE CODE. SITE IS NOT IN SAN FRANCISCO FIRE ZONE.

CONSTRUCTION TYPE:
(E) TYPE V-B (NON-SPRINKLERED)
(N) TYPE V-B (FULLY SPRINKLERED)

A ARCHITECTURAL

I INTERIORS

OCCUPANCY CLASSIFICATIONS:

(N) R-3

SQUARE FOOTAGE: (E) GROSS: 815 SF

(N) GROSS: 4,556 SF **BUILDING HEIGHT:**

(E) COTTAGE: 14' - 6"
(N) FRONT BUILDING: 40' - 0"

STORIES: (E) COTTAGE: 1 STORY

(N) FRONT BUILDING: 4 STORIES

FIRE SPRINKLER PROTECTION AND ALARM SYSTEMS: (UNDER SEPARATE PERMIT)
NEW BUILDING TO BE EQUIPED THROUGHOUT WITH AN AUTOMATIC PRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2 (13R).

ACCESSIBILTY REQUIREMENTS PER CBC CH. 11A:
NOT APPLICABLE AS PROJECT IS NOT ADDING MORE THAN 3 UNITS

GROSS BUILDING AREA BREAKDOWN

BY FLOOR (ENCLOSED AREA)

LEVEL EXISTING COTTAGE NEW HOME TOTAL

D. 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1				
LEVEL	EXISTING COTTAGE	NEW HOME	TOTAL	
FIRST FLOOR	0 SF	928 SF	928 SF	
SECOND FLOOR	815 SF	1032 SF	1846 SF	
THIRD FLOOR	0 SF	1044 SF	1044 SF	
FOURTH FLOOR	0 SF	738 SF	738 SF	
	815 SF	3741 SF	4556 SF	

OPEN SPACE PROVIDED:

UNIT	OPEN SPACE PROVIDED AT FLOOR	OPEN SPACE TYPE & REQUIREMENT	PROVIDED OPEN SPACE SF
EXISTING COTTAGE	GRADE	125 SF - PRIVATE	250 SF
NEW HOME	GRADE	125 SF - PRIVATE	MIN. 125 SF (SEE PLANS)

PLANNING NOTES:

PROJECT LOCATION: 1222 FUNSTON AVE, 1738 / 040

ZONING DISTRICT: RH-2

BUILDING HEIGHT LIMIT: 40-X

HEIGHT LIMIT: 40 FEET MAXIMUM

EXISTING USE: SINGLE FAMILY HOME AT REAR OF LOT TO REMAIN (NO WORK)

PROPOSED BUILDING USE:
NEW SINGLE FAMILY HOME @ FRONT OF LOT

HISTORIC RESOURCE STATUS: B - UNKNOWN/ AGE ELIGIBLE

ARTICLE 1: GENERAL ZONING PROVISIONS

SEC. 102. HEIGHT (OF A BUILDING OR STRUCTURE)

HEIGHT (OF A BUILDING OR STRUCTURE). THE VERTICAL DISTANCE BY WHICH A BUILDING OR STRUCTURE RISES ABOVE A CERTAIN POINT OF MEASUREMENT. SEE SECTION 260 OF THIS CODE FOR HOW HEIGHT IS MEASURED.

FRONT SETBACK

SEC. 132 FRONT SETBACKS
REQUIRED. BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL BE REQUIRED

SETBACK GREATER THAN 15 FEET.

VARIANCE REQUIRED
20% OF FRONT SETBACK TO BE LANDSCAPING PER S. 132;

50% OF FRONT SETBACK TO BE PERMEABLE PER S.132.

REAR YARD

SEC.134 (B) THE MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 45 PERCENT OF THE TOTAL DEPTH OF THE LOT ON WHICH THE BUILDING IS SITUATED;
SEC.134 (C) THE REAR YARD REQUIREMENT FOR RH-2 SHALL BE REDUCED IN THE CIRCUMSTANCES DESCRIBED IN SUBSECTION (C) TO A 15-FOOT MINIMUM, UNDER NO CIRCUMSTANCES, SHALL THE MINIMUM REAR YARD BE THUS REDUCED TO LESS THAN A DEPTH EQUAL TO 25 PERCENT OF THE TOTAL DEPTH OF THE LOT ON WHICH

RESIDENTIAL DESIGN GUIDELINES

SEC. 311(C)(1) THE CONSTRUCTION OF NEW RESIDENTIAL BUILDINGS AND ALTERATION OF EXISTING RESIDENTIAL BUILDINGS IN RH-2 SHALL BE CONSISTENT WITH THE DESIGN POLICIES AND GUIDELINES OF THE GENERAL PLAN AND WITH THE "RESIDENTIAL DESIGN GUIDELINES" AS ADOPTED AND PERIODICALLY AMENDED FOR SPECIFIC AREAS OR CONDITIONS BY THE PLANNING COMMISSION.

FRONT SETBACK LANDSCAPING AND PERMEABILITY REQUIREMENTS

THE BUILDING IS SITUATED, OR TO LESS THAN 15 FEET, WHICHEVER IS GREATER.

SEC. 132(G) ALL FRONT SETBACK AREAS REQUIRED BY THIS SECTION SHALL BE MET WHEN AN ADDITION OF A NEW DWELLING UNIT. ALL FRONT SETBACK AREAS REQUIRED SHOULD BE APPROPRIATELY LANDSCAPED AND NO LESS THAN 20 PERCENT OF THE REQUIRED SETBACK AREA SHALL BE AND REMAIN UNPAVED AND DEVOTED TO PLANT MATERIAL. PROJECT COMPLIES.
SEC. 132(H) THE FRONT SETBACK AREA SHALL BE AT LEAST 50% PERMEABLE SO AS TO INCREASE STORMWATER

USABLE OPEN SPACE SEC. 135 TABLE 135 A

INFILTRATION. PROJECT COMPLIES.

IN RH-2 DISTRICTS, 125 S.F. PRIVATE OR 166 S.F. COMMON OPEN SPACE IS REQUIRED PER DWELLING UNIT. BOTH UNITS HAVE COMPLYING PRIVATE OPEN SPACE AT GRADE.

PARKING REQUIREMENTS

SEC. 151. GENERALLY A MINIMUM OF ONE SPACE FOR EVERY DWELLING UNIT REQUIRED. 1 PARKING SPACE IS PROVIDED FOR THE PROPOSED TWO UNITS. 1 BICYCLE PARKING SPACE IS SUBSTITUTED FOR THE LACK OF A SECOND VEHICLE PARKING SPACE.

RESIDENTIAL USES: REQUIRED BIKE PARKINGS PER TABLE 155.2: ONE (1) CLASS 1 SPACE FOR EVERY DWELLING

UNIT AND ONE SPACE FOR EVERY VEHICLE SPACE NOT SUPPLIED. TOTAL BICYCLE PARKING REQUIRED AND

SUPPLIED = (3) CLASS 1 SPACES.

SEC 155.2 BICYCLE PARKING REQUIRED

ARTICLE 2.5: HEIGHT AND BULK DISTRICTS
HEIGHT

SEC. 261: HEIGHT LIMITS: MEASUREMENT BUILDING SHALL BE 40'-0" HIGH

(C) HEIGHT LIMITS APPLICABLE TO FRONT PORTION OF THE PROPERTY. THE FOLLOWING ADDITIONAL HEIGHT LIMITS SHALL APPLY TO THE FRONT PORTION OF PROPERTIES CONTAINING DWELLINGS IN RH-2 DISTRICTS:
(1) BASIC REQUIREMENT. THE HEIGHT LIMIT SHALL BE 30 FEET AT THE FRONT LOT LINE WHERE THE LOT IS SUBJECT TO A LEGISLATED SETBACK LINE OR REQUIRED FRONT SETBACK AS DESCRIBED IN SECTION 131 OR SECTION 132 OF THIS CODE, THEN AT SUCH SETBACK; AND SHALL INCREASE AT AN ANGLE OF 45 DEGREES FROM THE HORIZONTAL TOWARD THE REAR OF THE LOT UNTIL THE HEIGHT LIMIT PRESCRIBED BY SUBSECTION (B) ABOVE IS REACHED.

SEC.260 (C) FOR LEVEL OR UP SLOPING LOT NO PORTION OF A DWELLING IN ANY RH-2 DISTRICT SHALL EXCEED A HEIGHT OF 40 FEET.

kerman morris architects LLP 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions

1222 FUNSTON AVE

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LF

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except

by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brough to the attention of Kerman Morris Architects prior to the commencemer of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typica

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing thom.

NOTES & SQUARE FOOTAGE CALCS.

SCALE 1" = 1'-0"

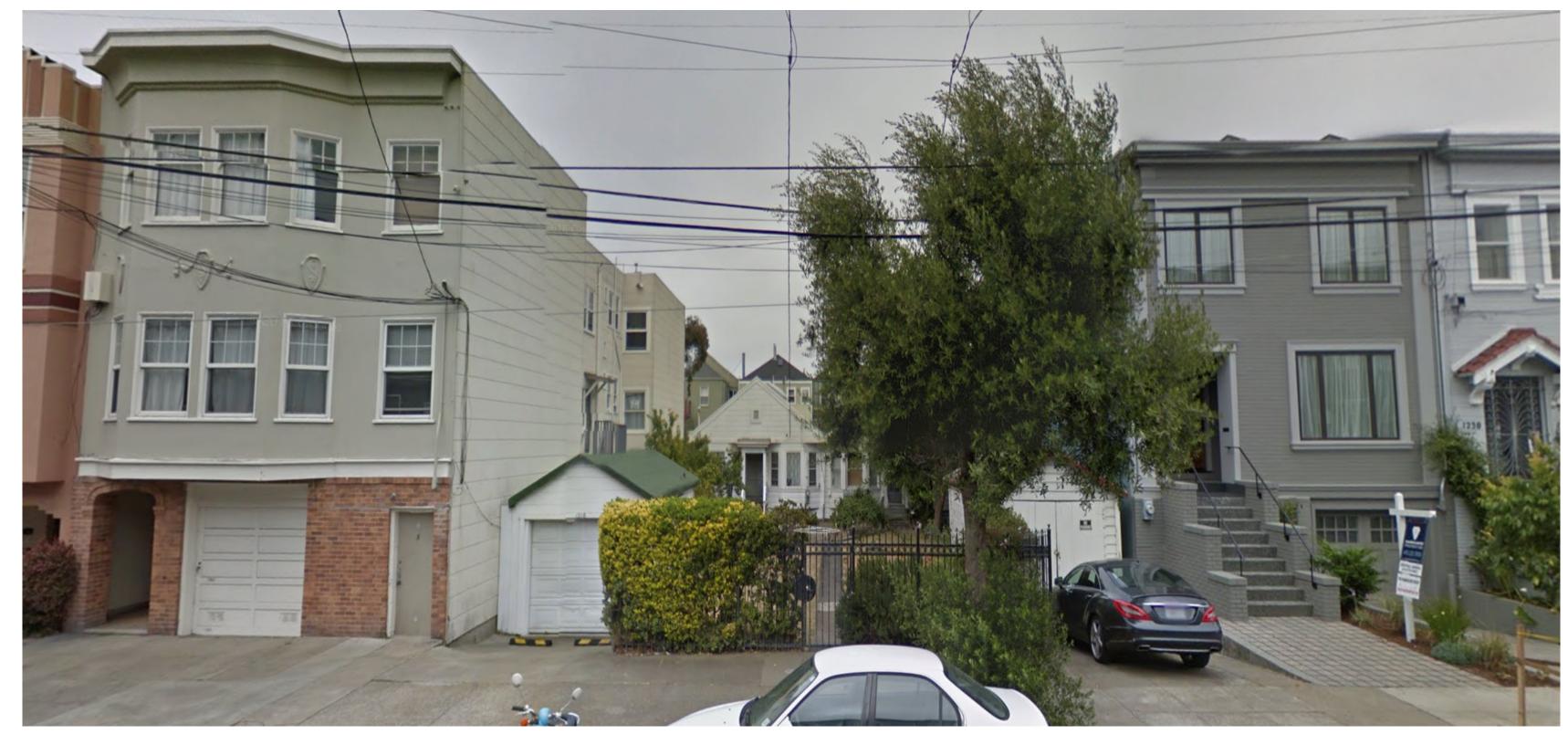
DRAWN BY DRN

CHECKED BY CHK

 $G \cap G$

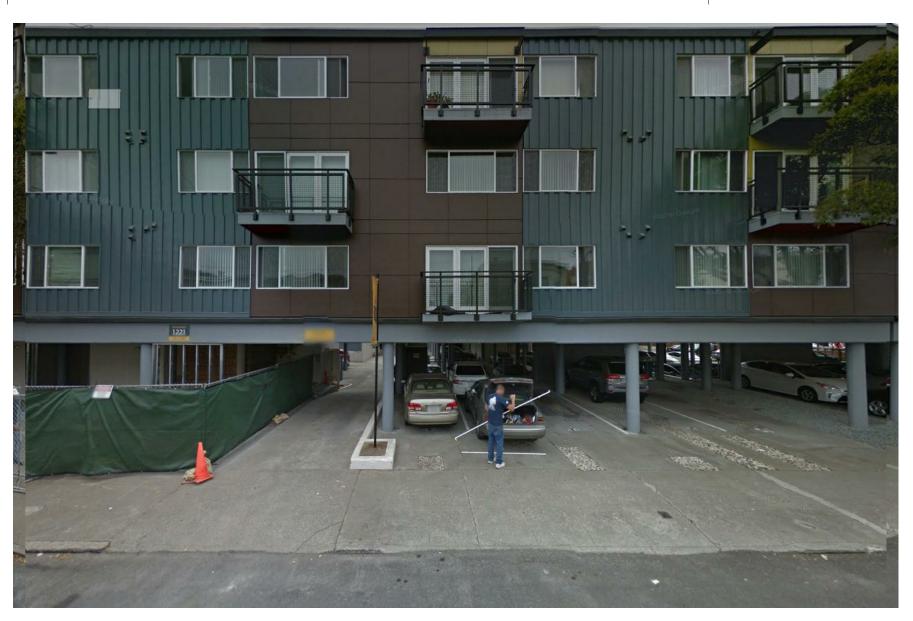
JOB NO.

Revisions



1222 FUNSTON AVE: BUILDINGS ON THE SAME SIDE OF THE STREET

1241 FUNSTON AVE



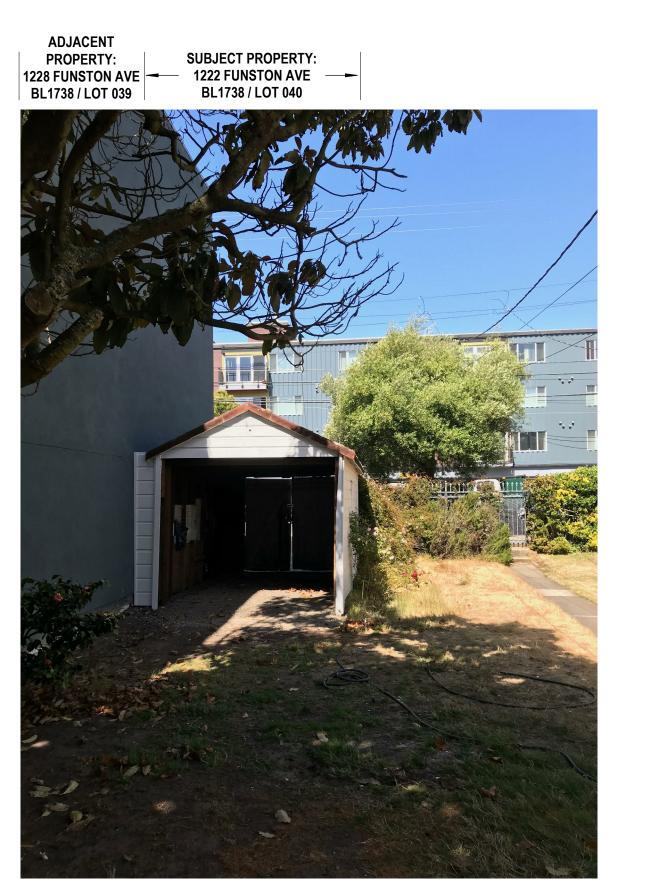
1222 FUNSTON AVE: BUILDINGS ON THE FACING SIDE OF THE STREET



EXISTING GARAGE AT 1222 FUNSTON TO DEMOLISH



EXISTING COTTAGES AT 1222 AND 1218 FUNSTON



1222 FUNSTON AND 1218 FUNSTON



EXISTING 1222 FUNSTON COTTAGE



1222 FUNSTON AVE

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

SITE PHOTOS

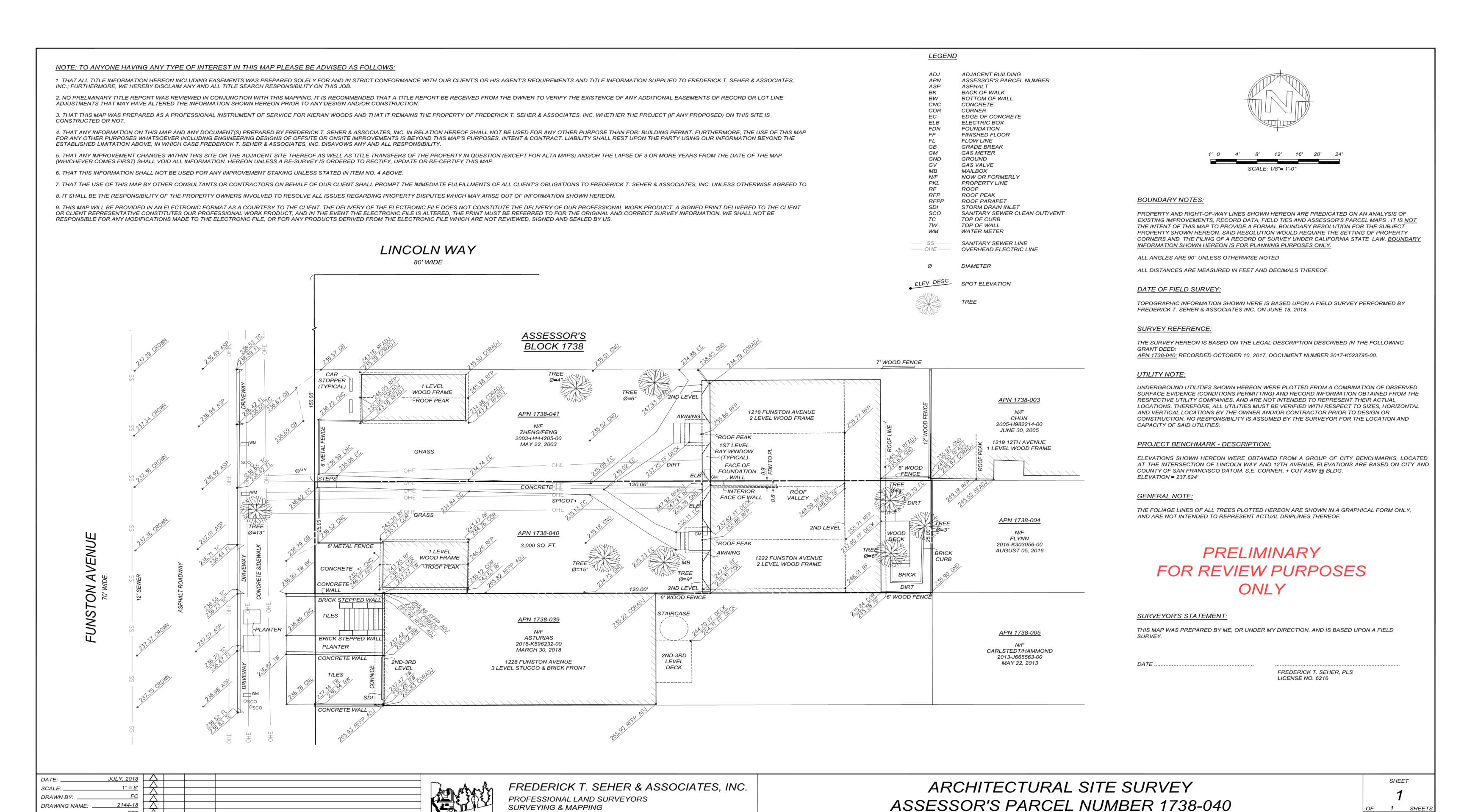
DATE 11/02/2018

SCALE

DRAWN BY Author

JOB NO.

G0.03



1222 FUNSTON AVENUE, SAN FRANCISCO, CA

841 LOMBARD STREET, SAN FRANCISCO, CA 94133

(415) 921-7690 FAX (415) 921-7655

SURVEYED BY

CHECKED BY:

kerman morris architects LLP

Revisions

415 749 0302

1222 FUNSTON AVE

> KIERAN WOODS, WOODS FAMILY INVESTMENTS, LF

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work excep by written agreement with

Kerman/Morris Architects.

The Contractor shall verify all existin conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typica

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

SITE SURVEY

2144-18

DATE 11/02/20

DRAWN BY

CHECKED BY

JOB NO.

30.04



VIEW FROM FUNSTON AVE (WOOD SCREENS OPEN)



VIEW FROM FUNSTON AVE (WOOD SCREENS CLOSED)





VIEW FROM REAR YARD



VIEW FROM REAR YARD

Revisions

1222 FUNSTON AVE

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

MASSING IMAGES

DATE 11/02/2018

SCALE

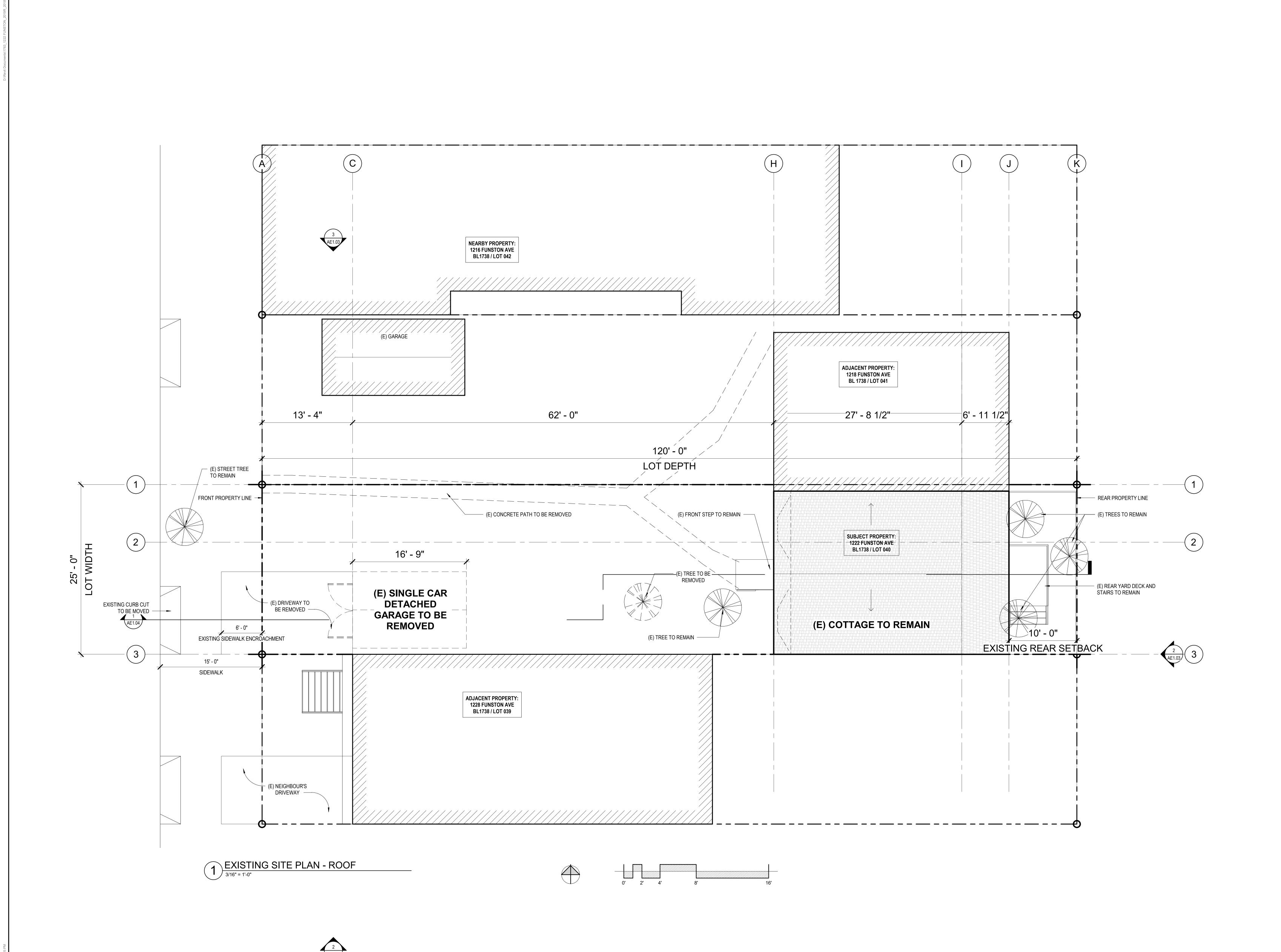
DRAWN BY Author

CHECKED BY

JOB NO.

JOB NO.

G0 10



Revisions

1222 FUNSTON AVE

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXISTING / DEMO SITE PLAN

DATE 11/02/2018

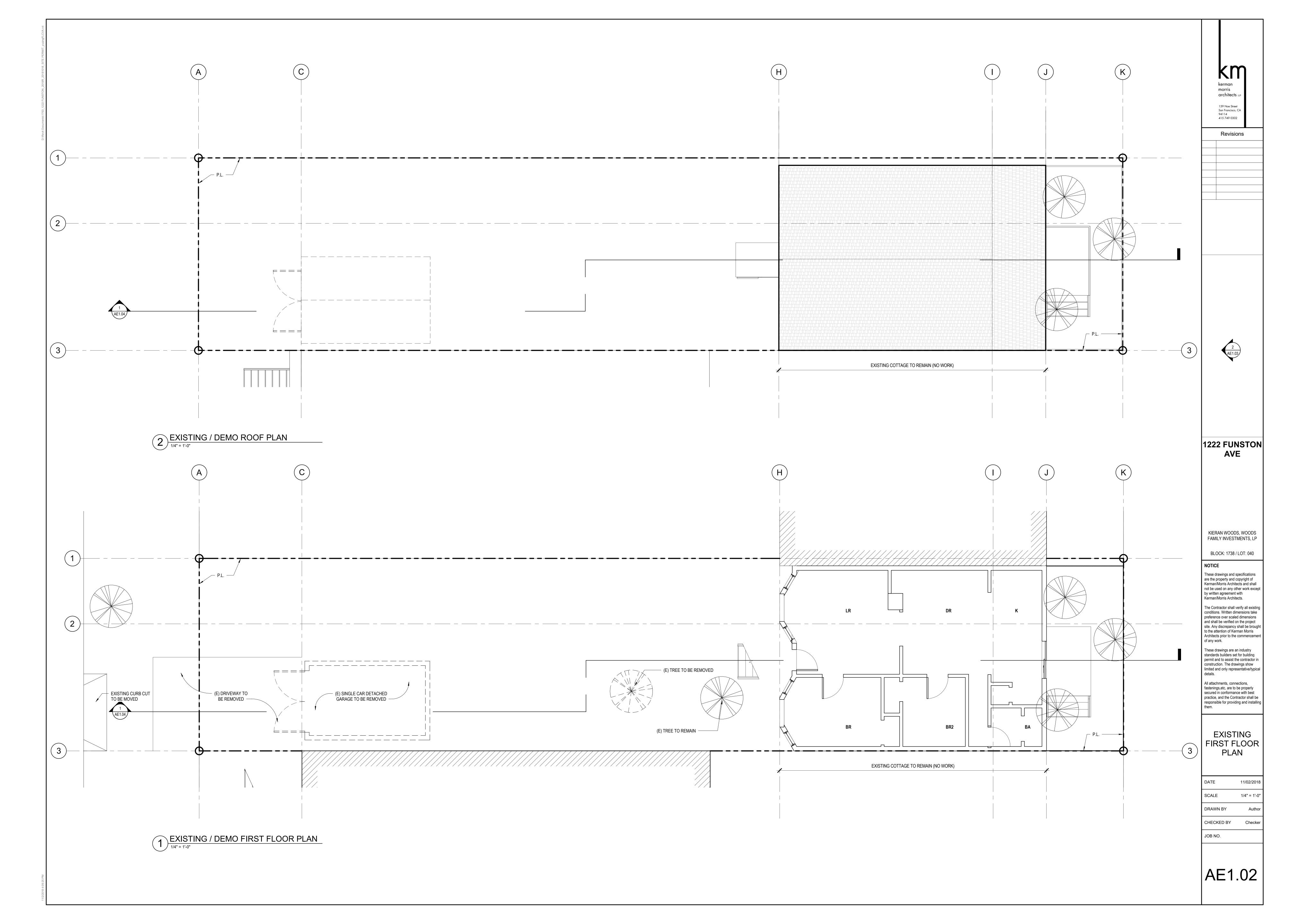
SCALE 3/16" = 1'-0"

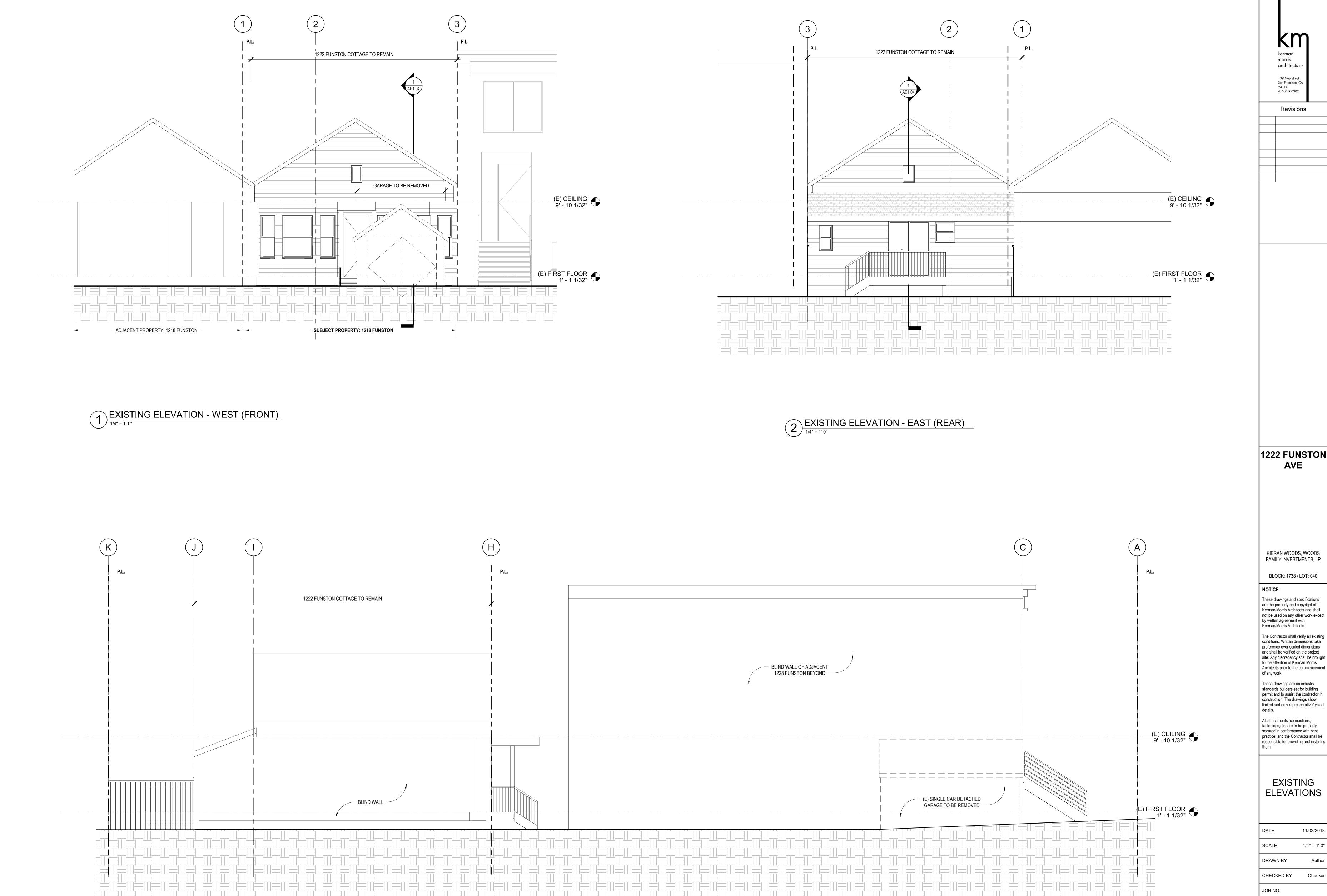
DRAWN BY Author

CHECKED BY Chec

JOB NO.

\E1.01





3 EXISTING ELEVATION - NORTH

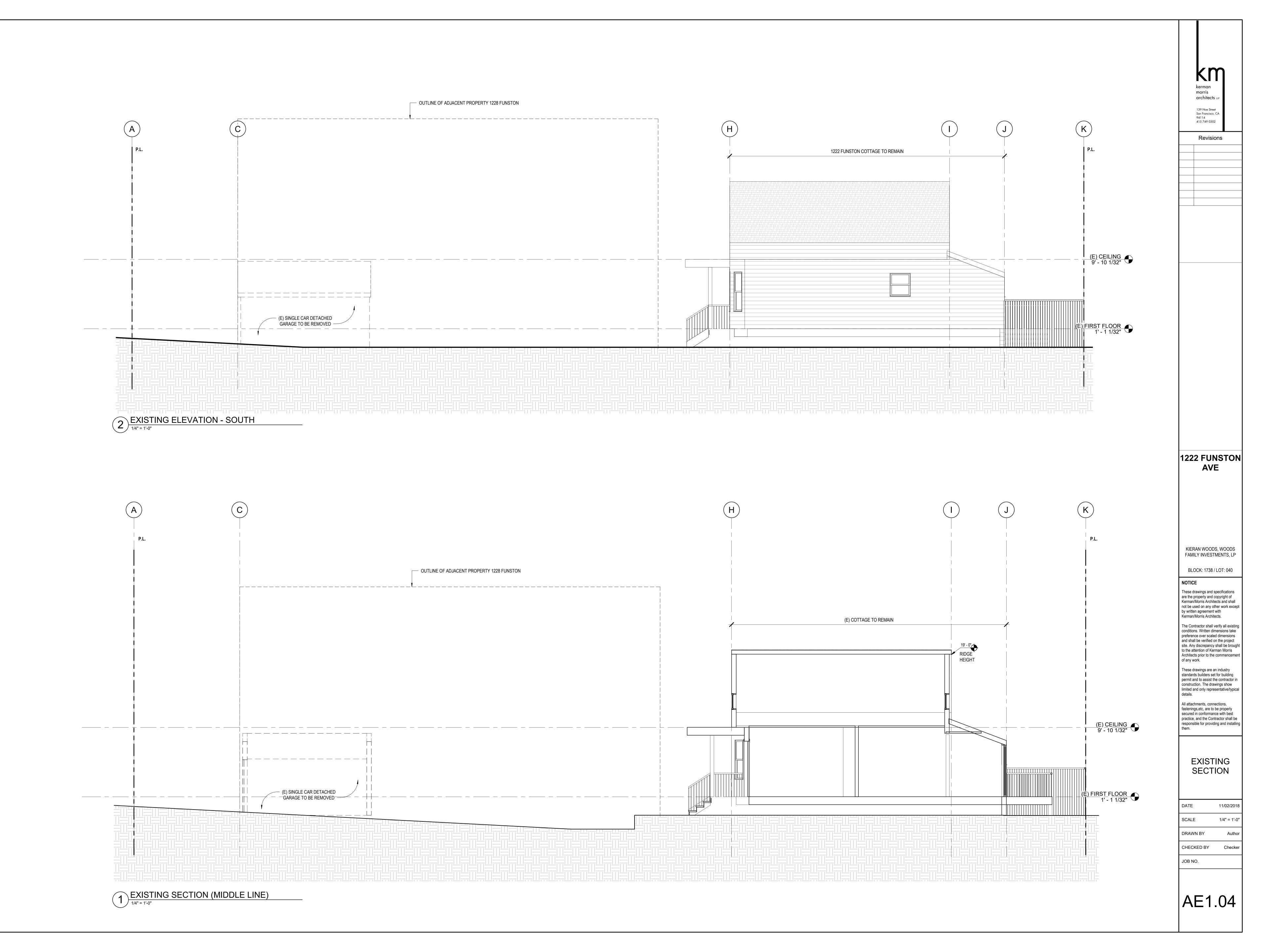
1/4" = 1'-0"

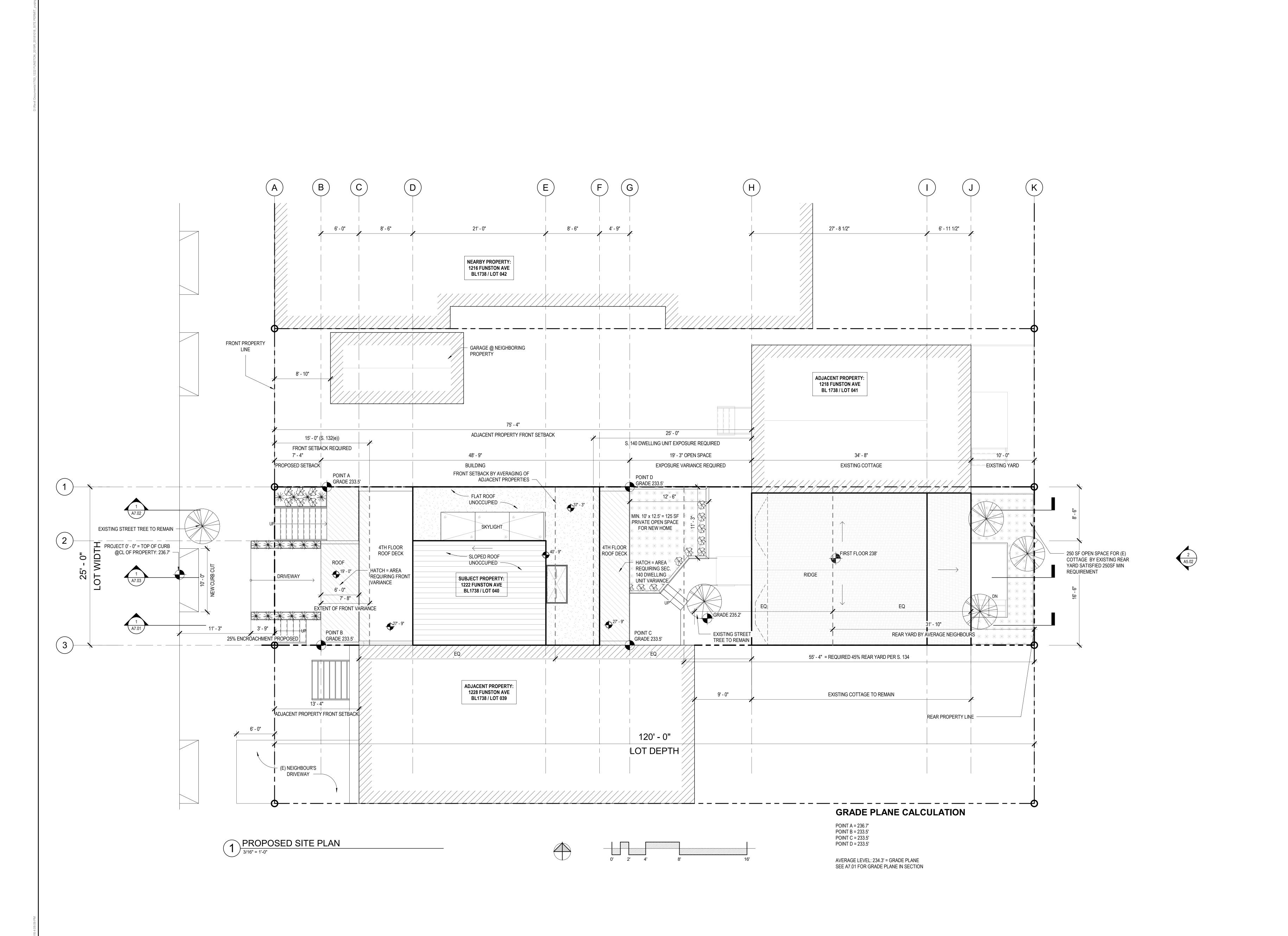
KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris

standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical





Revisions

1222 FUNSTON AVE

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections,

fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PROPOSED SITE PLAN

DATE 11/02/2018

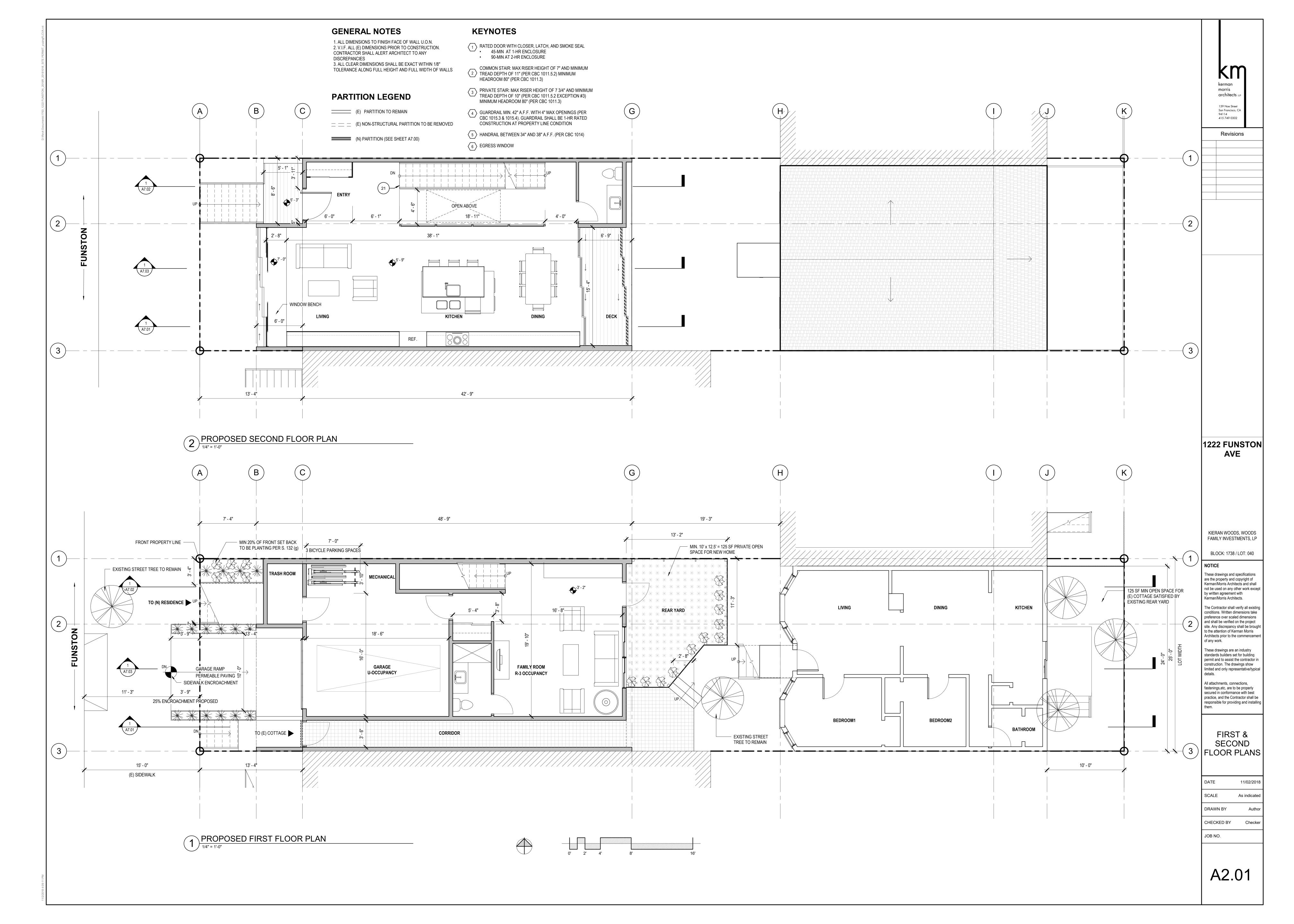
SCALE 3/16" = 1'-0"

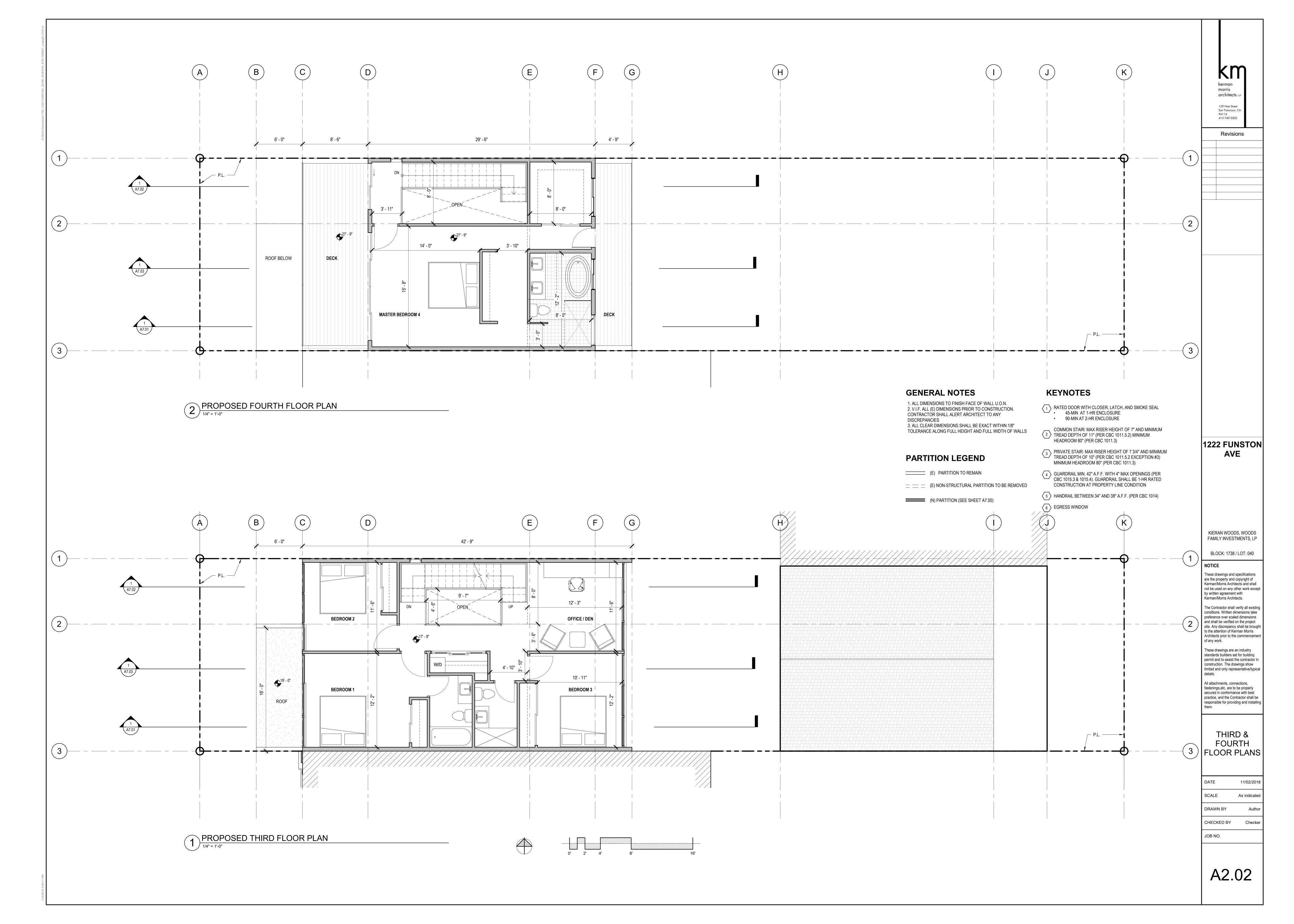
DRAWN BY Author

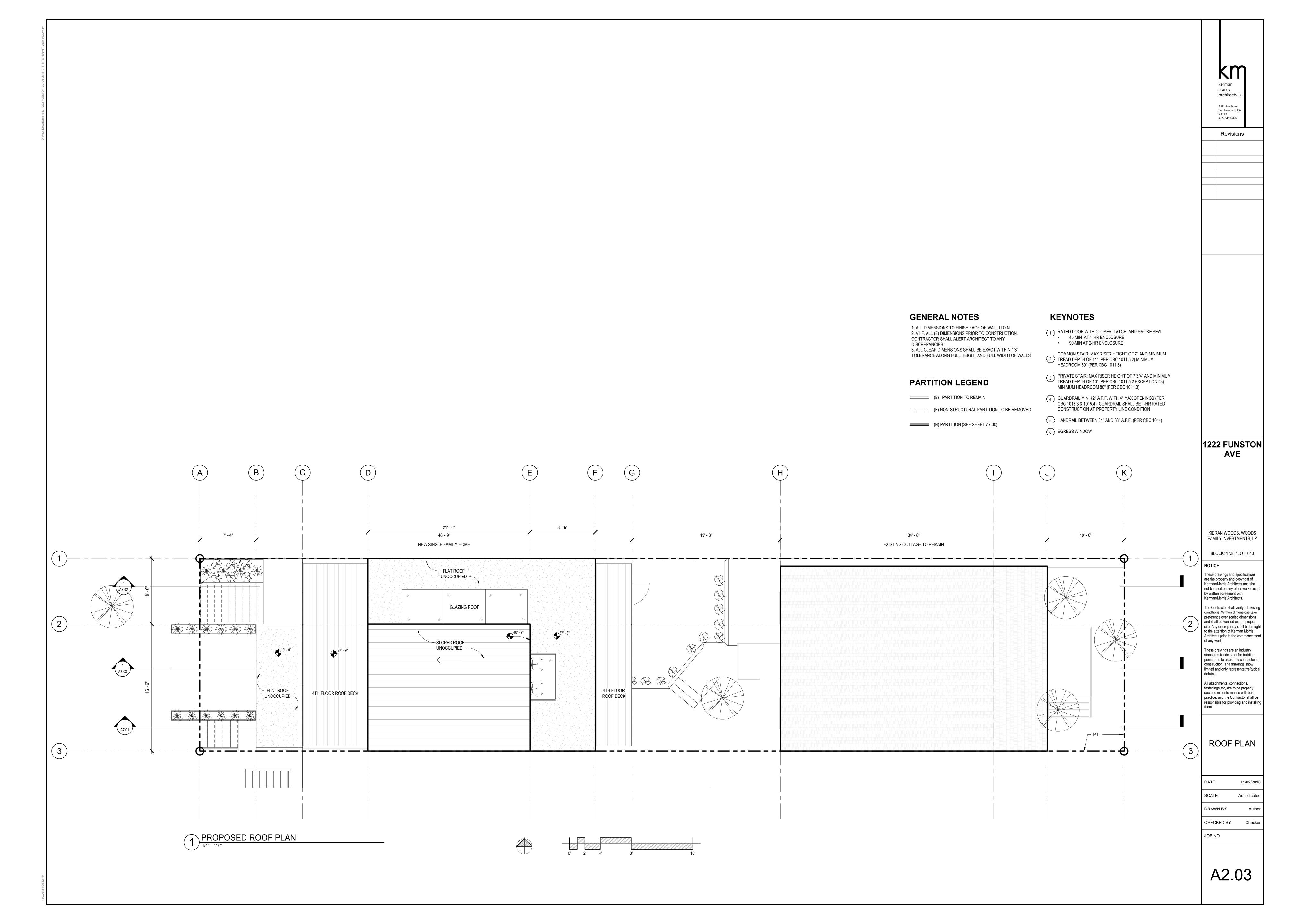
CHECKED BY Checker

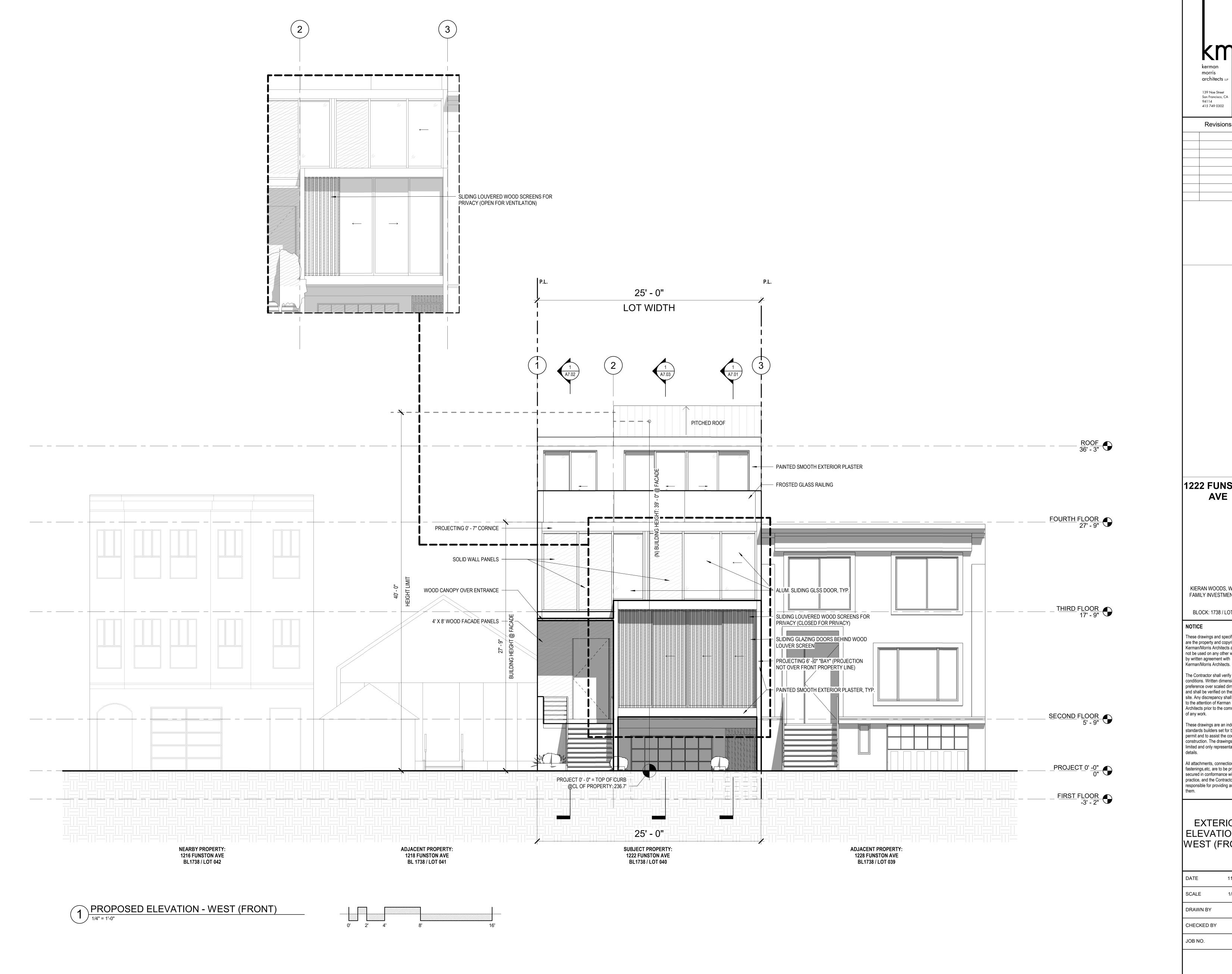
JOB NO.

110









architects w

Revisions

1222 FUNSTON **AVE**

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

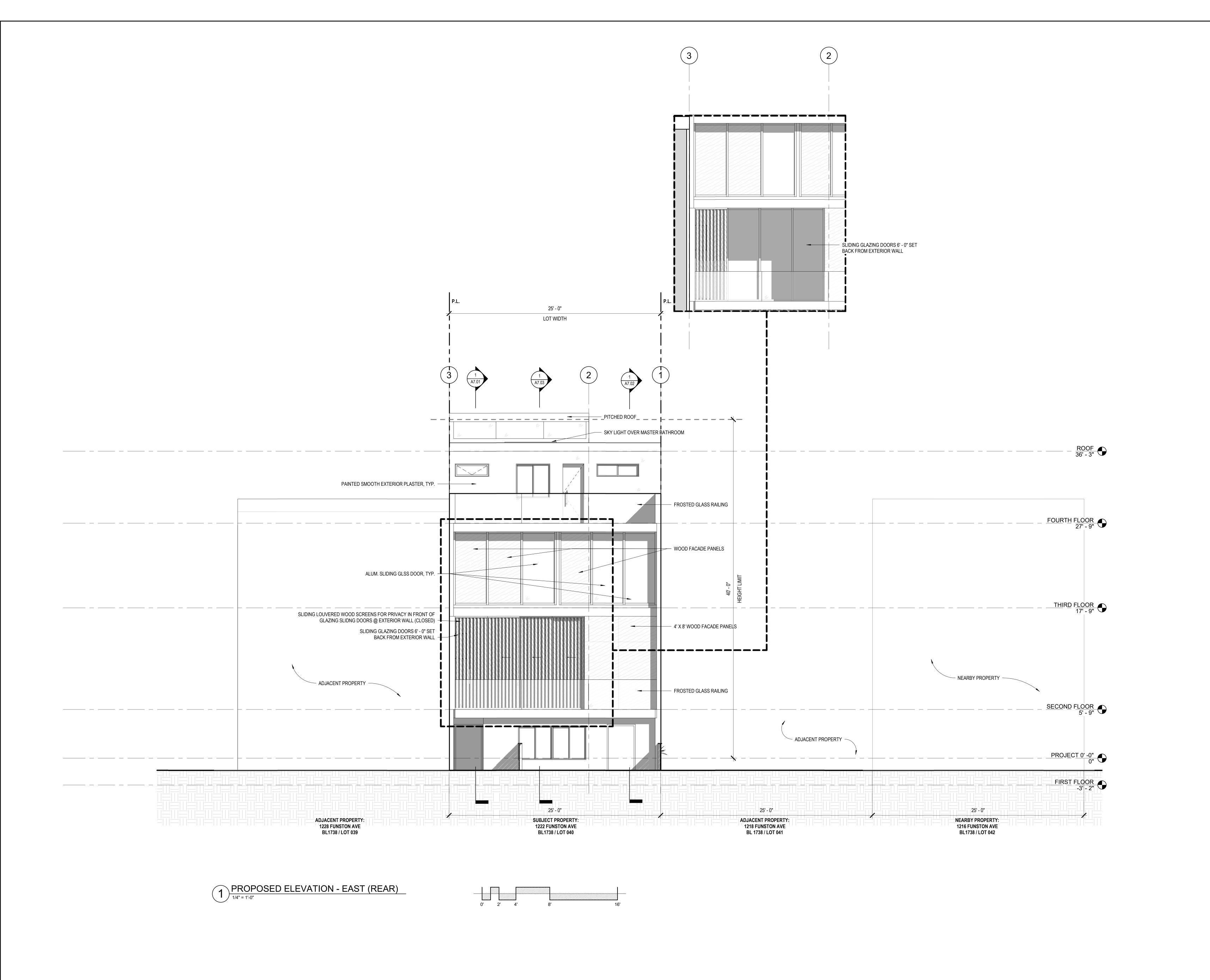
These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

EXTERIOR ELEVATIONS -WEST (FRONT)

11/02/2018

CHECKED BY



Revisions

1222 FUNSTON AVE

> KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXTERIOR ELEVATIONS -EAST (REAR)

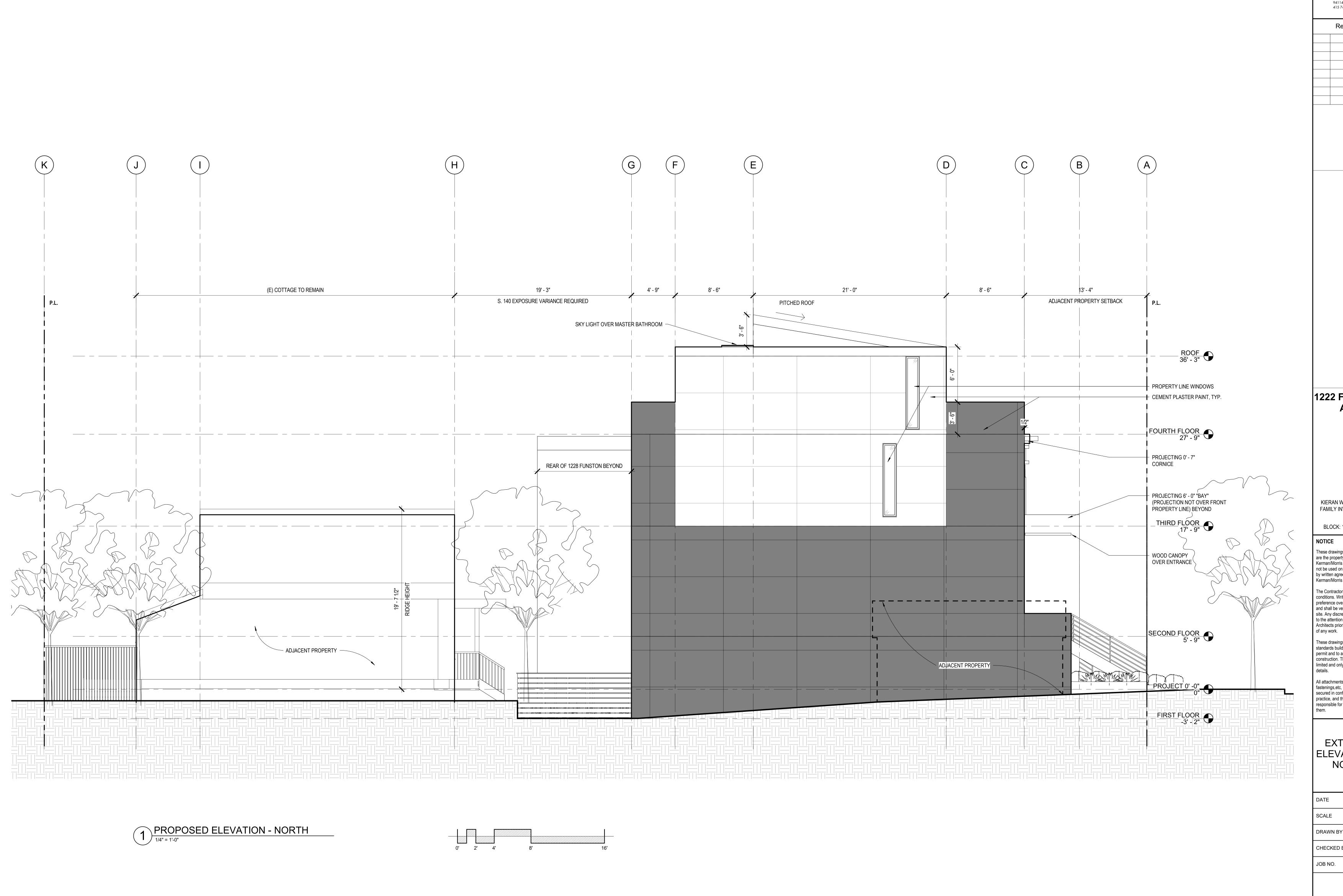
DATE 11/02/2018

SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO.



Revisions

1222 FUNSTON AVE

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

BLOCK: 1738 / LOT: 040

NOTICE These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

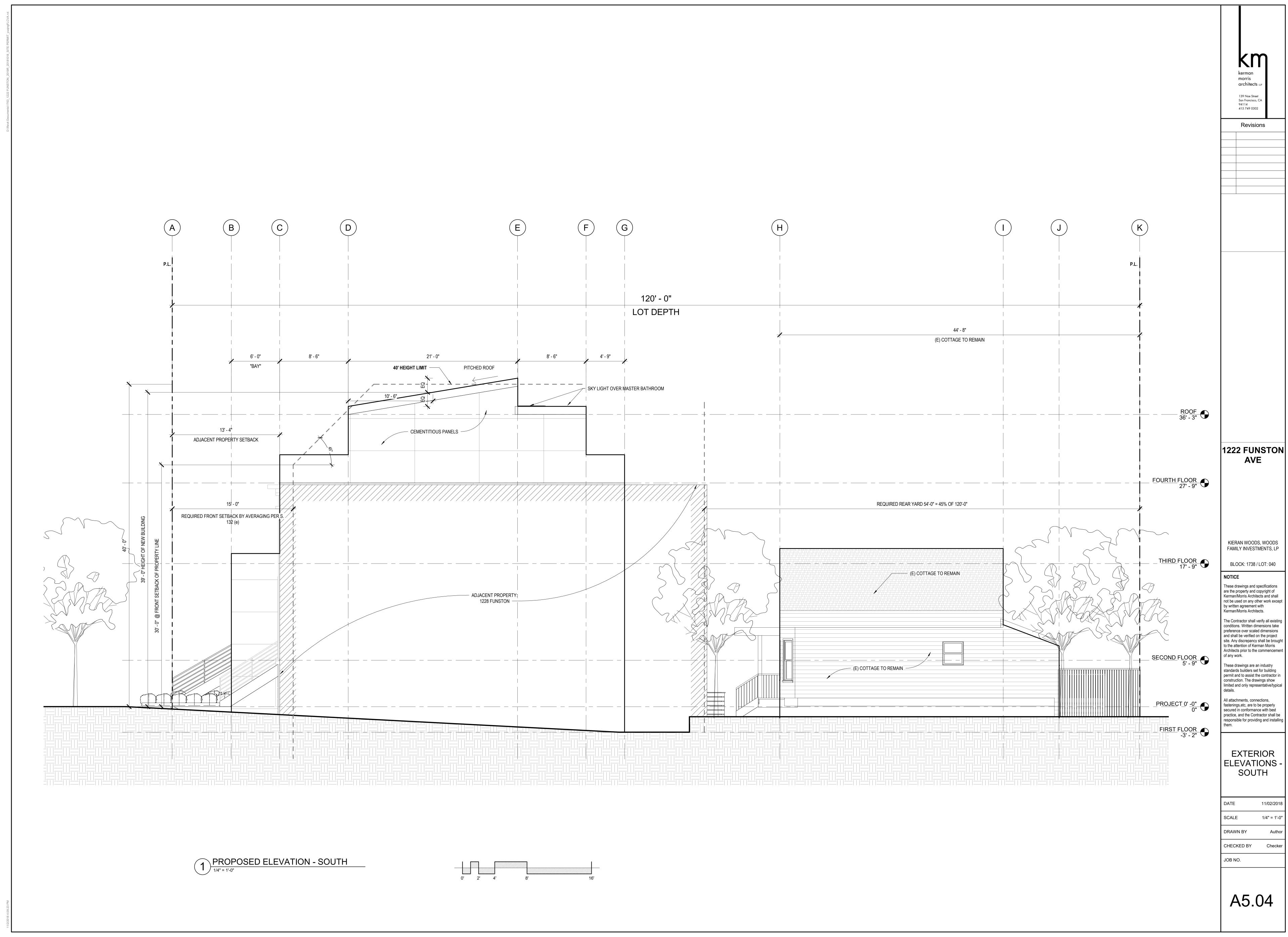
These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details. All attachments, connections,

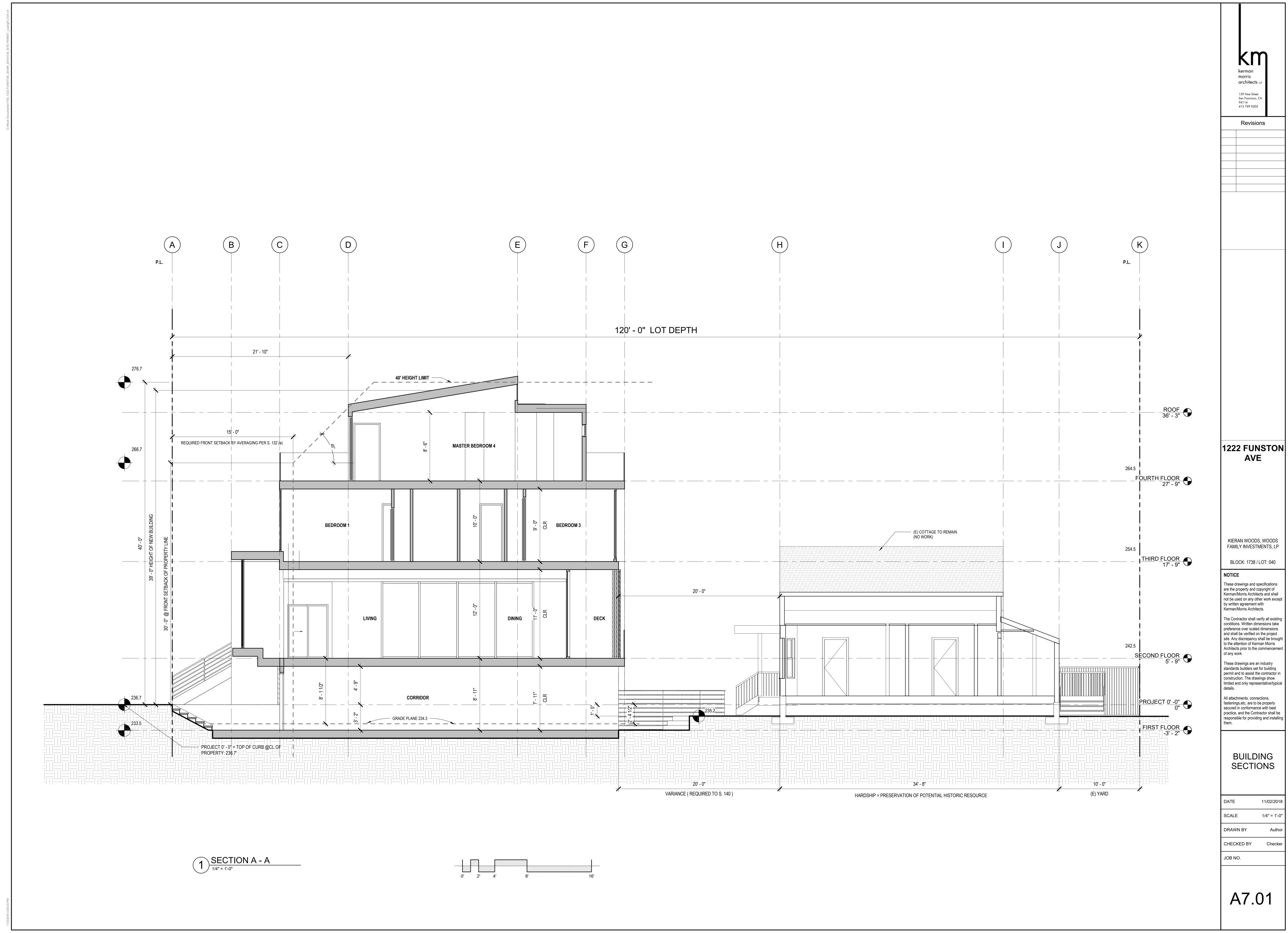
fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

EXTERIOR ELEVATIONS -NORTH

DATE 11/02/2018 SCALE DRAWN BY CHECKED BY

JOB NO.



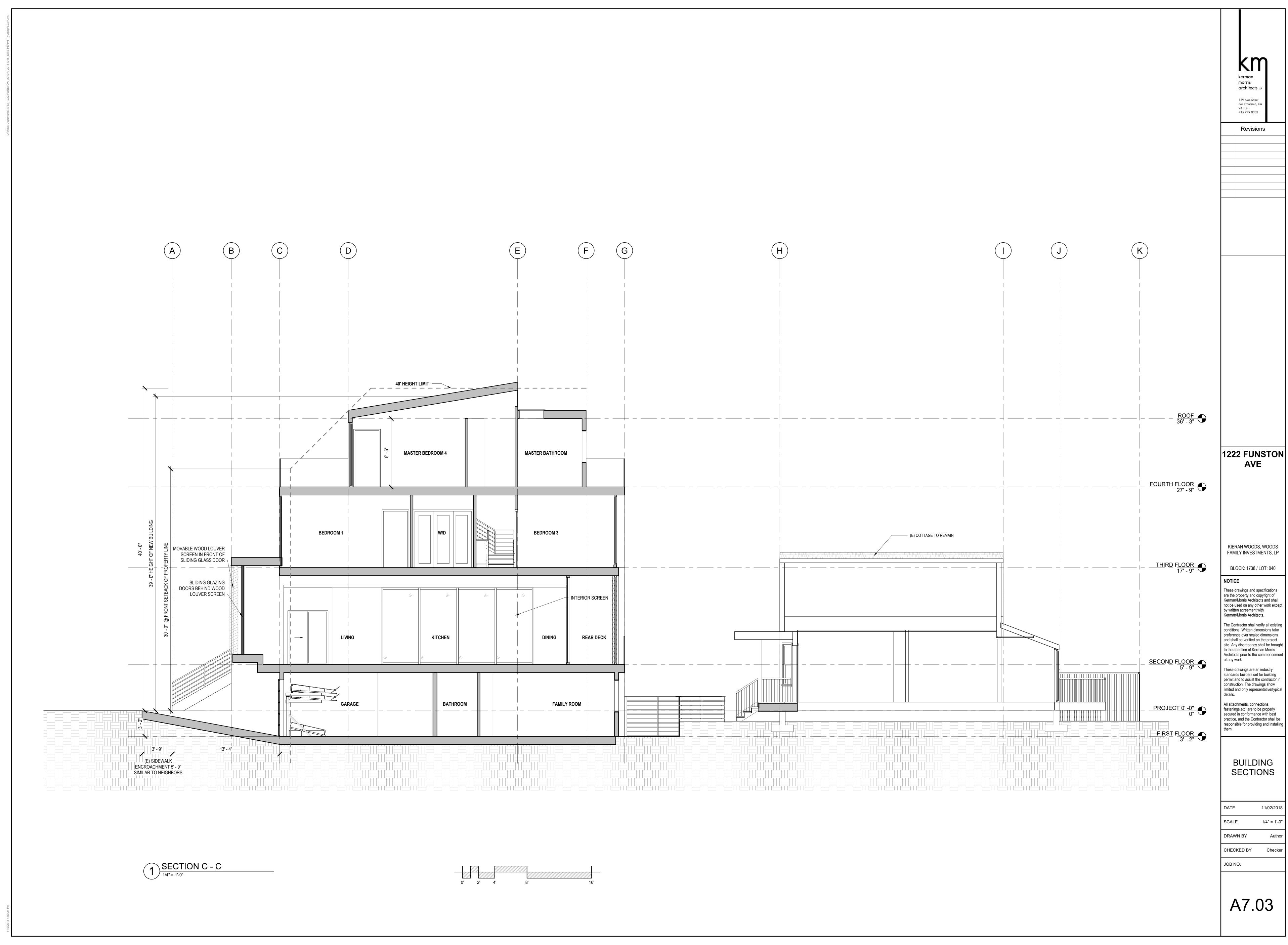


limited and only representative/typical details.

responsible for providing and installing

E G 120' - 0" LOT DEPTH 1222 FUNSTON AVE 16' - 7" DECK OFFICE / DEN BEDROOM 2 KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP BLOCK: 1738 / LOT: 040 NOTICE (E) COTTAGE TO REMAIN (NO WORK) POWDER ROOM ENTRY The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work. SECOND FLOOR 5' - 9" of any work. These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details. TRASH ROOM FAMILY ROOM All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them. __PROJECT_0'_-0"___ BUILDING SECTIONS DATE SCALE DRAWN BY CHECKED BY 1 SECTION B - B JOB NO.

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.



VIEW FROM FUNSTON AVE (WOOD SCREENS OPEN)



VIEW FROM FUNSTON AVE (WOOD SCREENS CLOSED)



VIEW FROM FUNSTON AVE



VIEW FROM REAR YARD



VIEW FROM REAR YARD

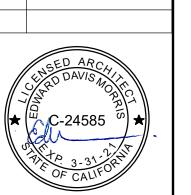


VIEW FROM REAR YARD



139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions R1 | 11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040 SFDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

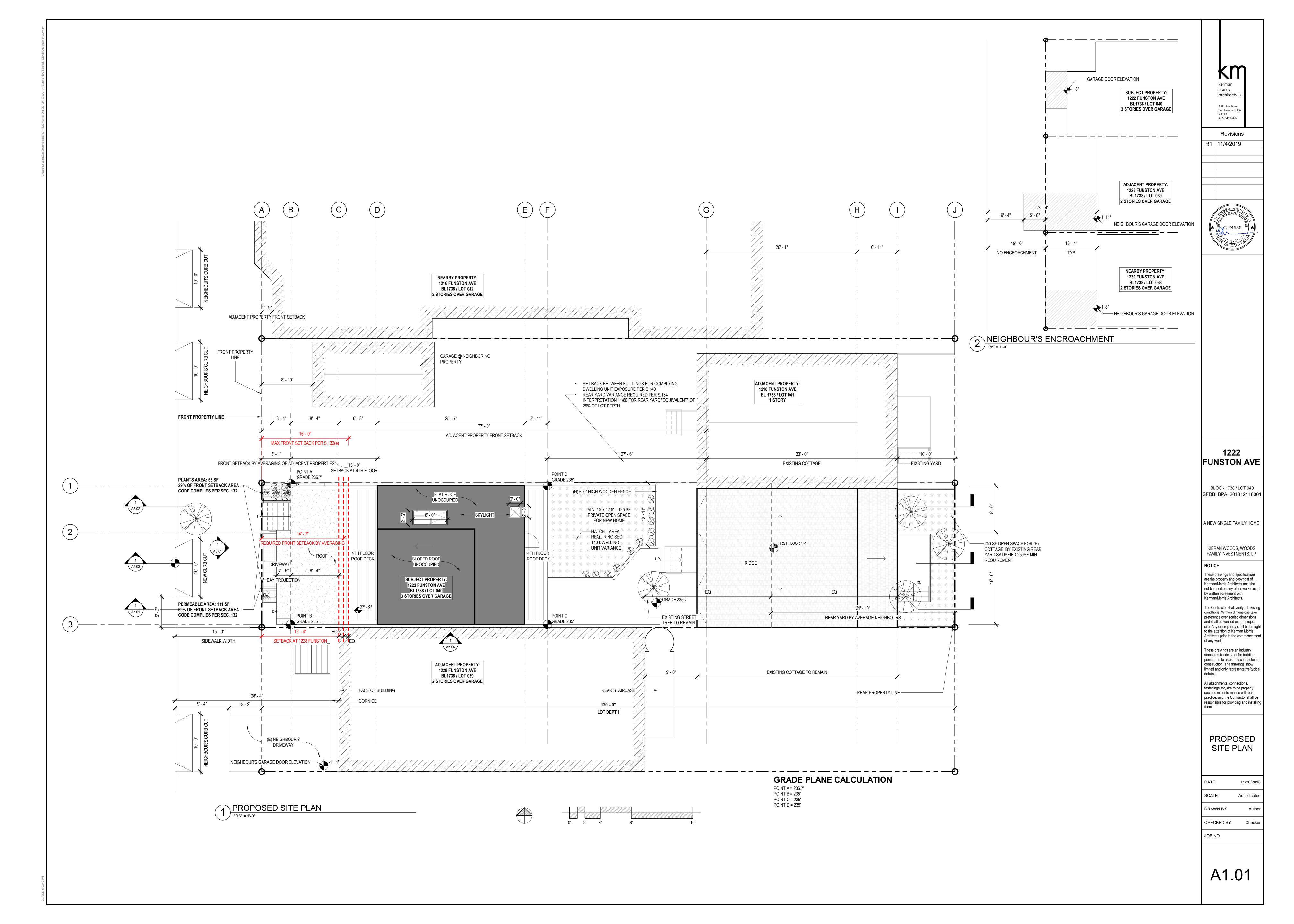
MASSING IMAGES

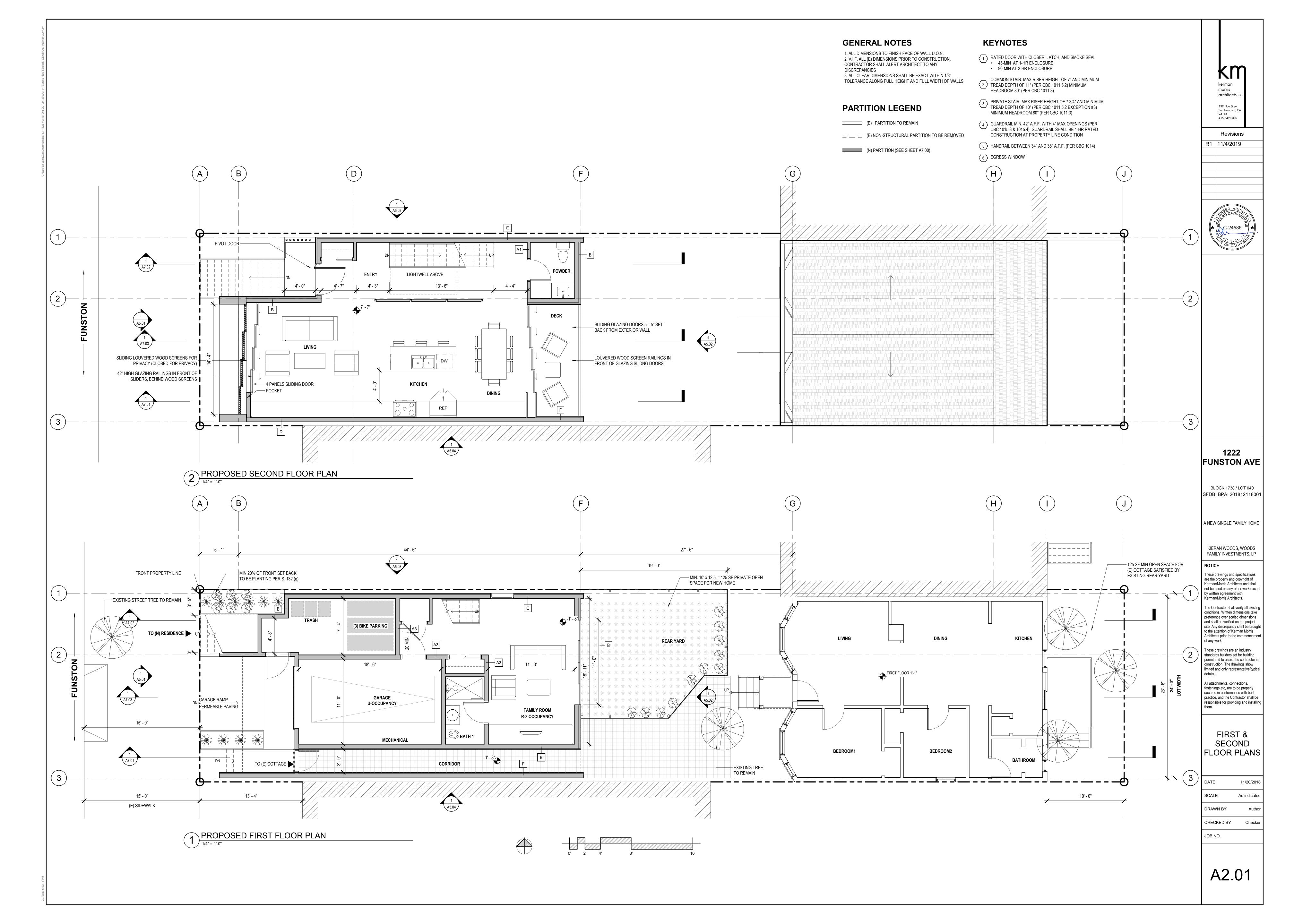
DATE 11/20/2
SCALE

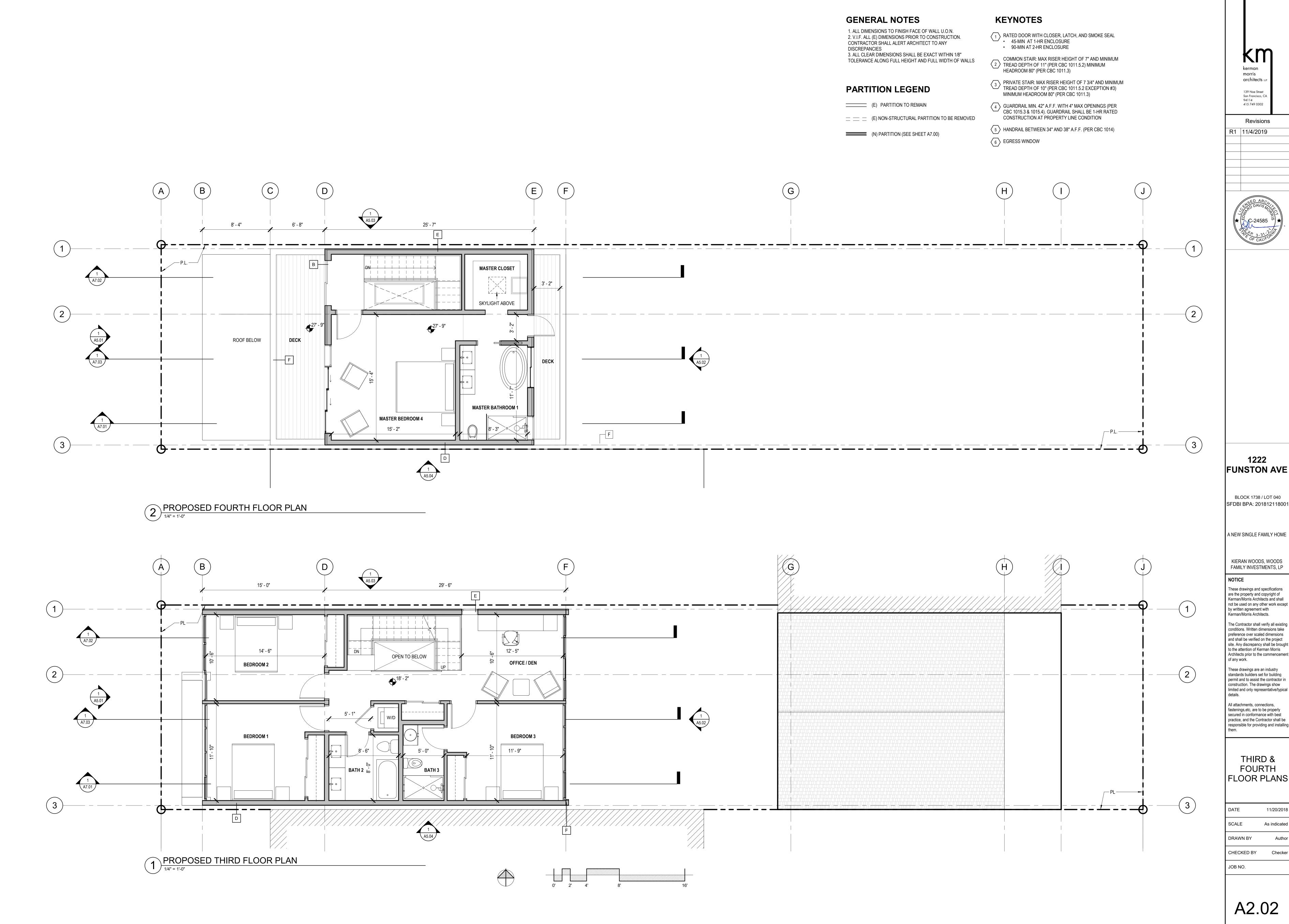
DRAWN BY Aut
CHECKED BY Check

JOB NO.

G0.10







BLOCK 1738 / LOT 040

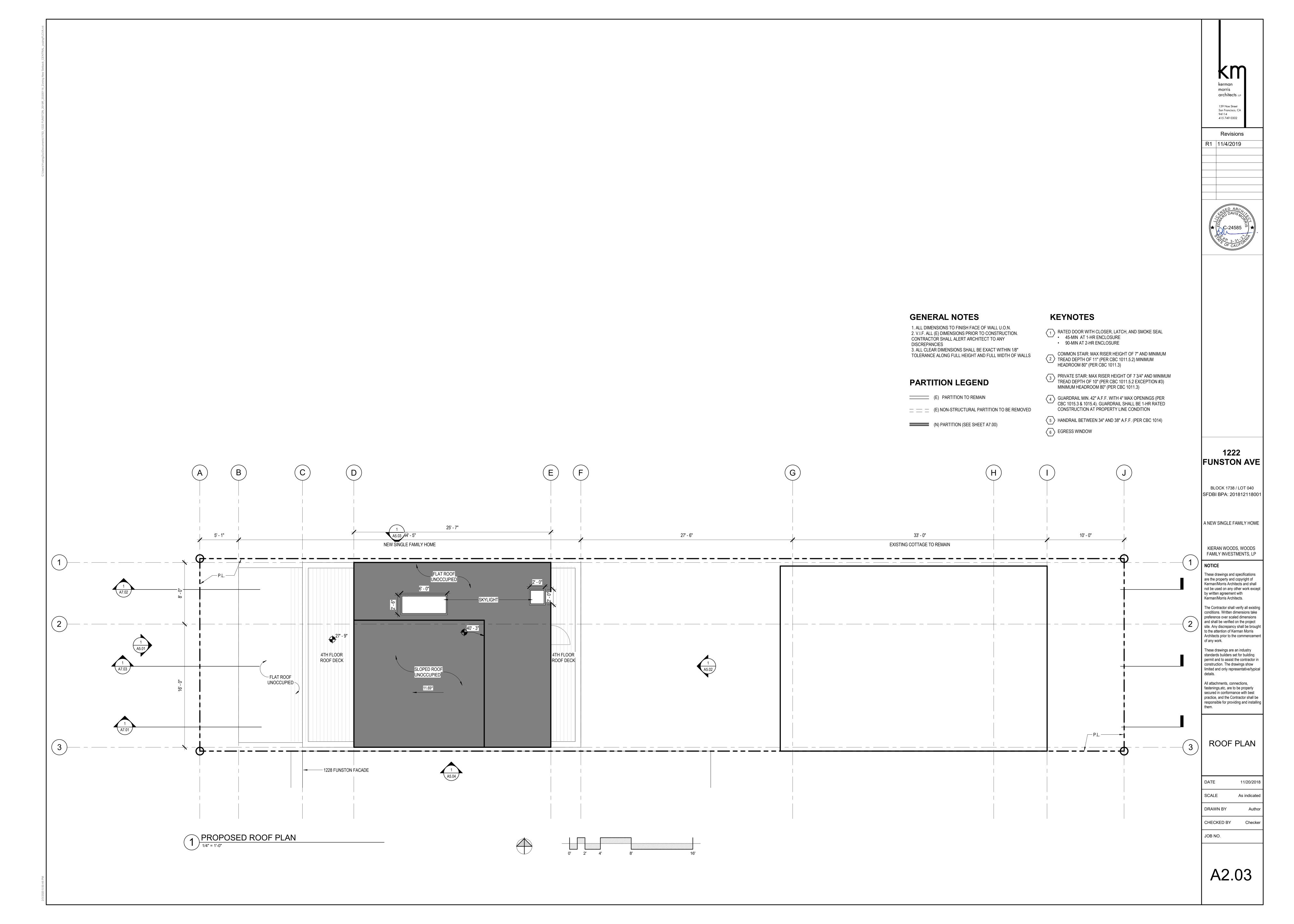
FAMILY INVESTMENTS, LP

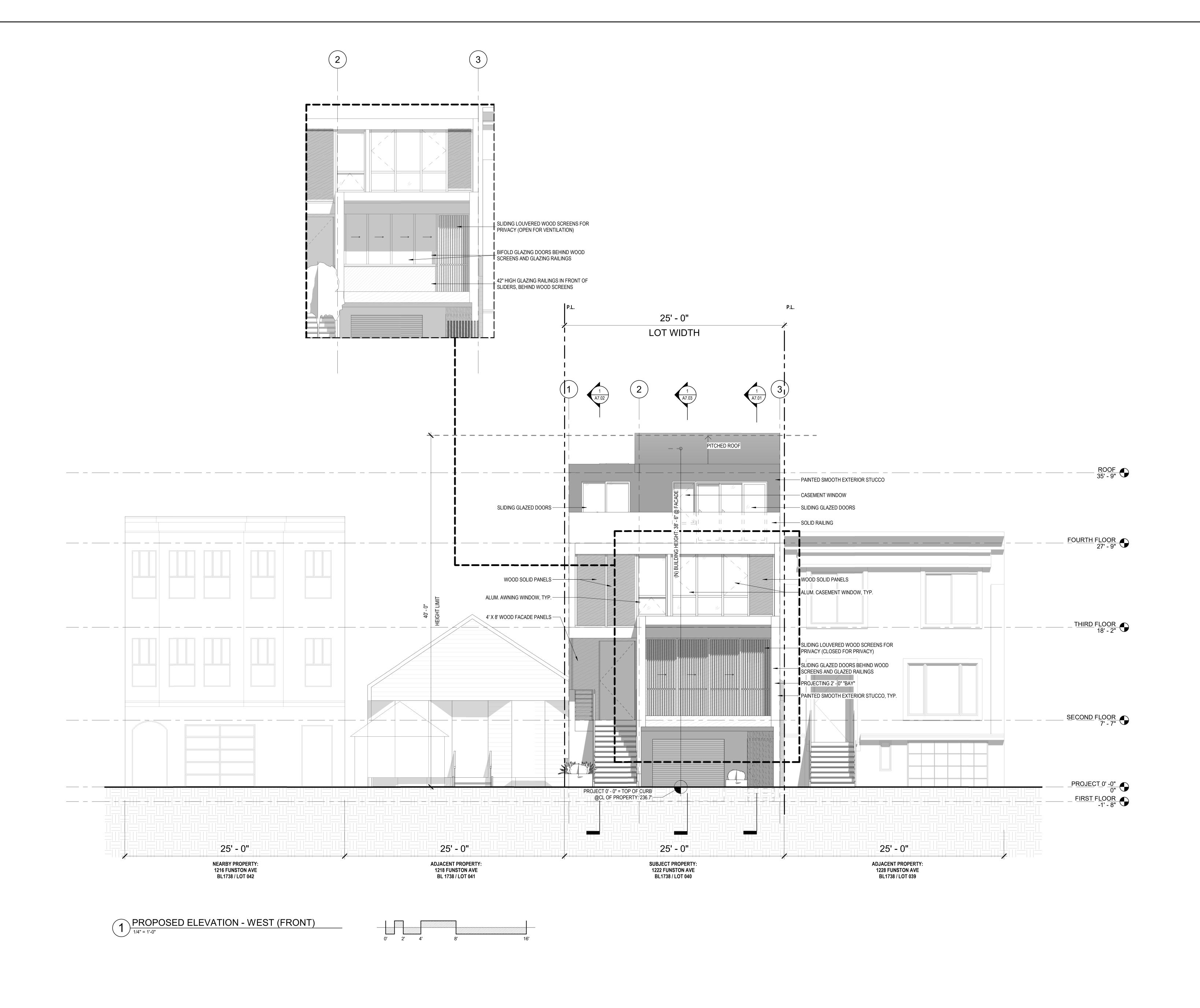
These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

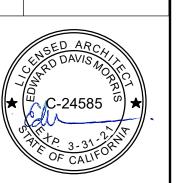
fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing





Revisions

R1 11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040 SFDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS

FAMILY INVESTMENTS, LP

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details

of any work.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXTERIOR ELEVATIONS -WEST (FRONT)

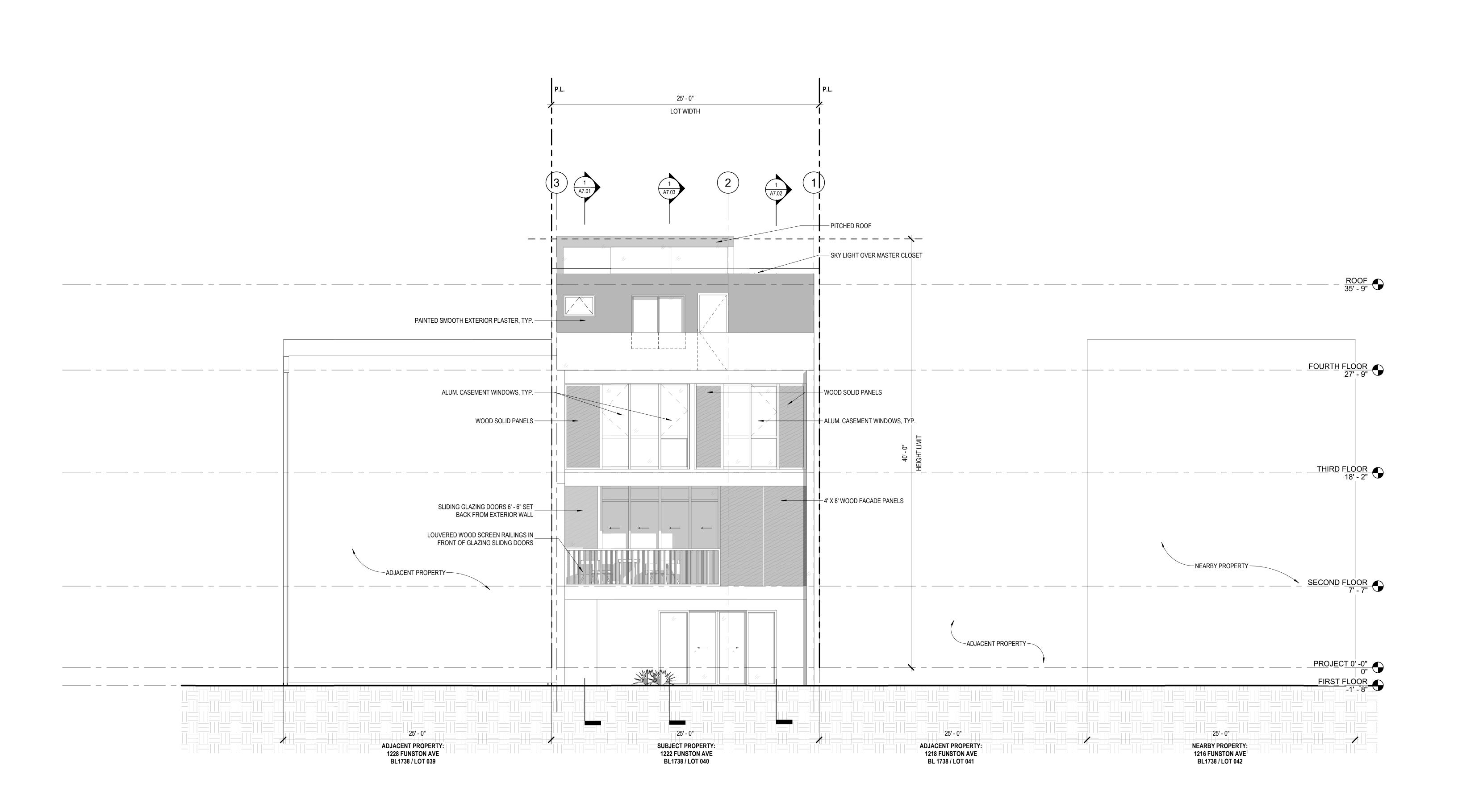
DATE 11/20/2018

SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO.

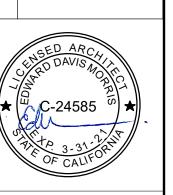


PROPOSED ELEVATION - EAST (REAR)

1/4" = 1'-0"

kerman morris architects LLP 139 Noe Street San Francisco, CA 94114 415 749 0302

Revisions R1 11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040 SFDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXTERIOR ELEVATIONS -EAST (REAR)

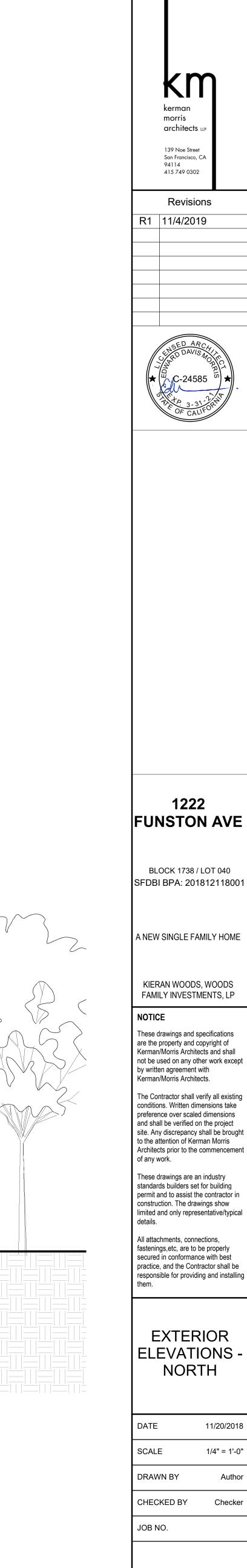
DATE 11/20/2018

SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checke

JOB NO.

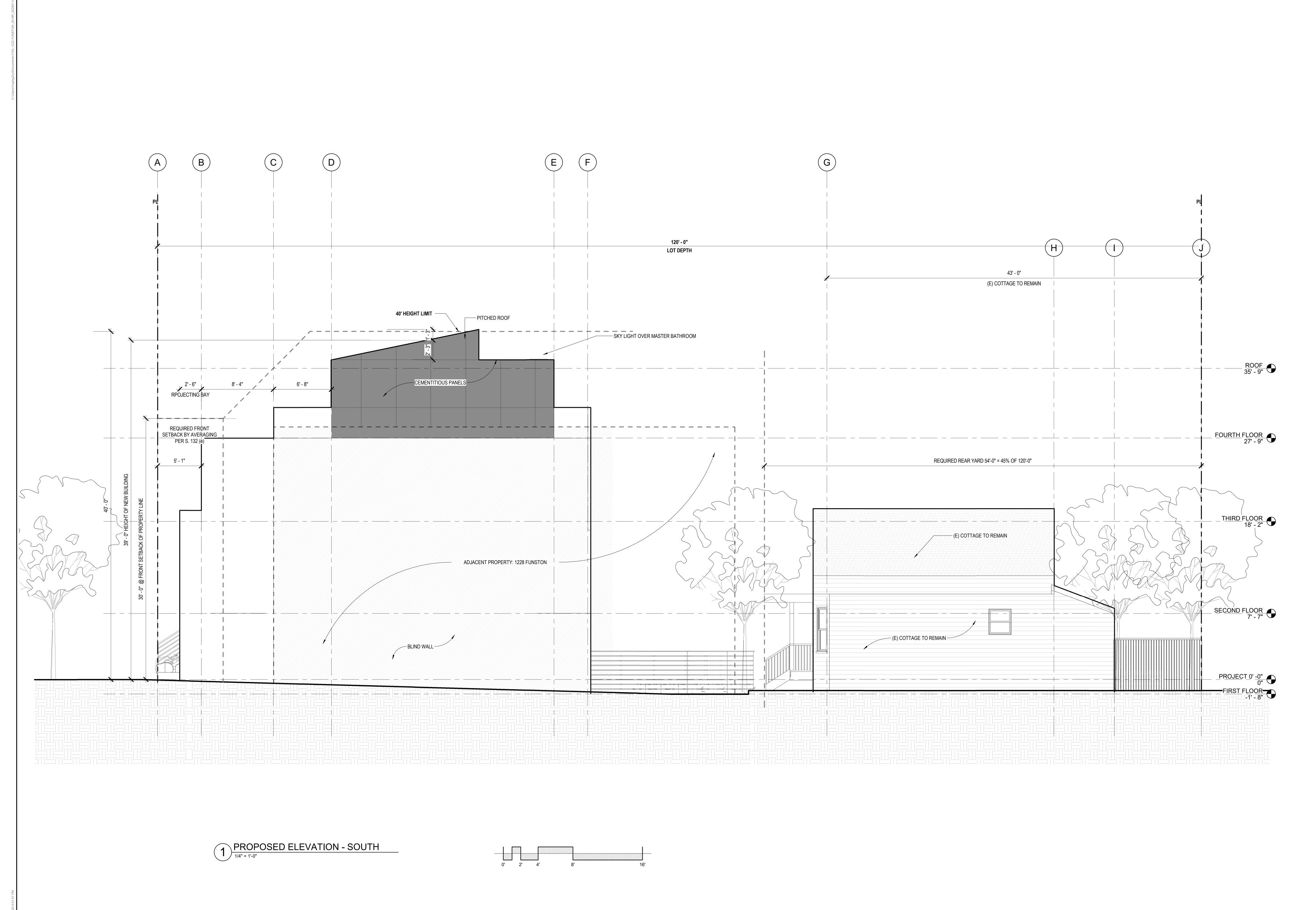


A5.03

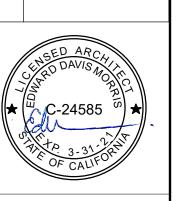
G 33' - 0" SKY LIGHT OVER MASTER BATHROOM PROPERTY LINE FIXED WINDOWS CEMENT PLASTER PAINT, TYP. 8' - 4" PROJECTING 2' - 6" "BAY" (PROJECTION NOT OVER FRONT PROPERTY LINE) BEYOND SECOND FLOOR 7' - 7" — ADJACENT PROPERTY --- ADJACENT PROPERTY--PROPOSED ELEVATION - NORTH

1/4" = 1'-0"

70000 5.34.13 DM



Revisions R1 11/4/2019



1222 FUNSTON AVE

BLOCK 1738 / LOT 040 SFDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

to the attention of Kerman Morris
Architects prior to the commencement
of any work.

These drawings are an industry
standards builders set for building
permit and to assist the contractor in
construction. The drawings show
limited and only representative/typical
details.

details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them

EXTERIOR ELEVATIONS -SOUTH

DATE 11/20/2018

SCALE 1/4" = 1'-0"

DRAWN BY Author

JOB NO.

CHECKED BY



Revisions R1 11/4/2019

C-24585 OF CALIFORNIA DE CALIF

1222 FUNSTON AVE

BLOCK 1738 / LOT 040
SFDBI BPA: 201812118001

A NEW SINGLE FAMILY HOME

KIERAN WOODS, WOODS FAMILY INVESTMENTS, LP

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement

of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING SECTIONS

DATE 11/20/2018

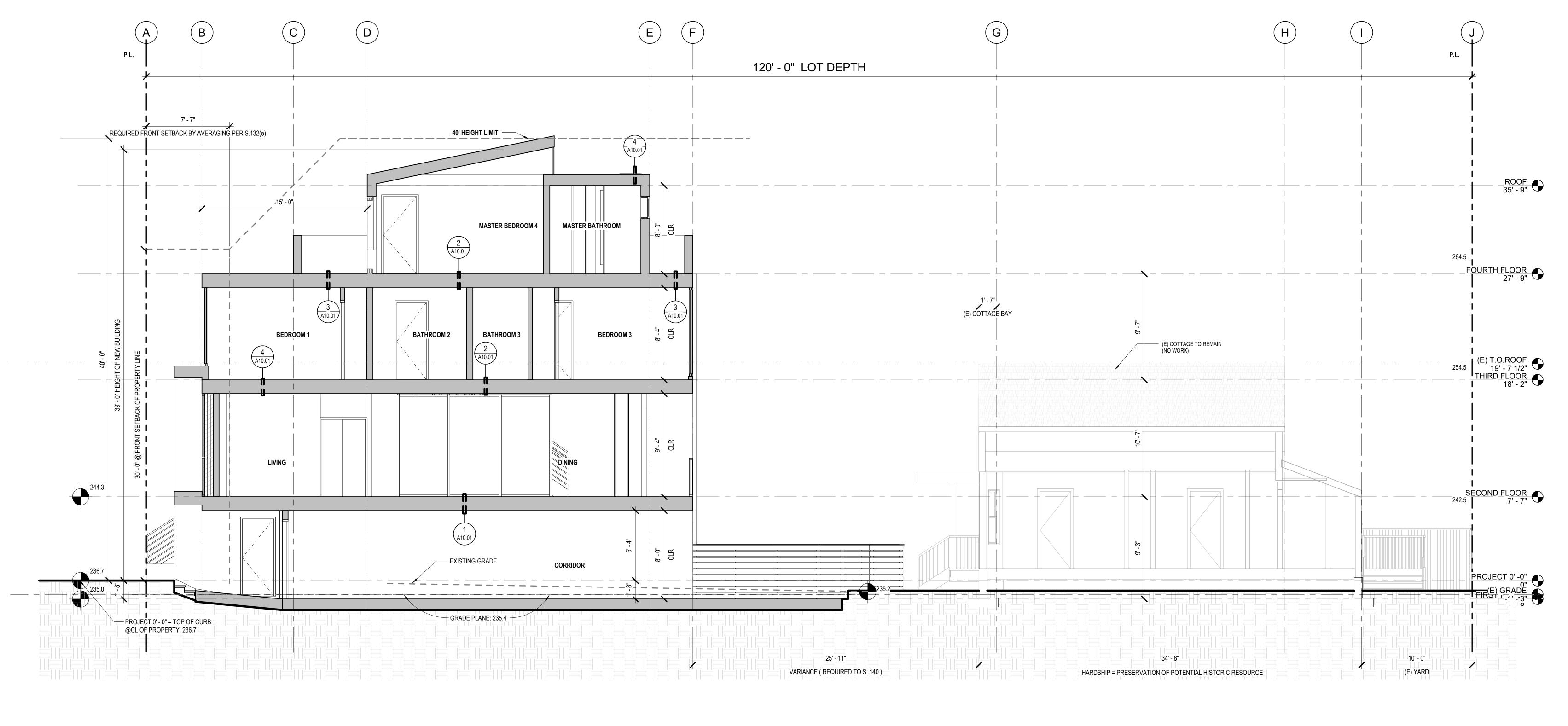
SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO.

A7.01



1 SECTION A - A