



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 19, 2019

Record No.: 2019-013953CUA
Project Address: 196 States Street
Permit Application: 2019.07.08.5276
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2620/012
Applicant: Dumican Mosey Architects
Eric Dumican
128 10th Street, Floor 3
San Francisco, CA 94103
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.Campbell@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project is to construct a new 2-unit 4-story, over basement, residential structure fronting Museum Way on a 125 foot- deep through-lot that extends from Museum Way to States Street. In total, the proposed structure is 5,579 gross square feet in size and will provide two residential units within 5,284 square feet of habitable space (Unit 1 is 2,487 square feet, and Unit 2 is 2,797 square feet) and a 295 square foot two-vehicle parking stacker garage. Both proposed units include 3-bedrooms, 3.5 baths, one parking space, and one Class I bicycle parking space. The Project will provide ample open space in the form of two private decks and access to the backyard. Unit 1 has access to a 316 square foot private roof deck. Unit 2 has access to a 232 square foot deck with stairs to the down sloping rear yard.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to construct a two-family residential development on a vacant parcel that will result in total gross floor area in excess of 3,000 gross square feet in the Corona Heights Large Residence Special Use District (SUD).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, The Department has received no opposition to the project. The Project sponsor has provided two letters of support from the adjacent neighbor at 166-168 Museum Way and 172-174 Museum Way. Stuart Hill, on behalf of the 171-173 States Street HOA, provided an additional email expressing support, directly to the Planning Department.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the the Corona Heights Large Residence SUD and the Objectives and Policies of the General Plan. Although the Project results in a residential development on a vacant parcel that will result in total gross square floor area in excess of 3,000 gross square feet, the use and size of the Project is compatible with the immediate neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence
Exhibit G - Project Sponsor Brief/Responses



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
- ☒ Child Care Requirement (Sec. 414)
- ☐ Other

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77 AND 303 TO CONSTRUCT A NEW 2-UNIT 4-STORY, OVER BASEMENT, RESIDENTIAL STRUCTURE, OF APPROXIMATELY 5,579 SQUARE FEET, FRONTING MUSEUM WAY ON AN EXISTING VACANT THRU-LOT WITHIN THE CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT (SUD), RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 15, 2018, Eric Dumican of the Dumican Mosey Architects (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.77 and 303 to construct a new 2-unit 4-story, over basement, residential structure, of approximately 5,579 square feet, fronting Museum Way on an existing vacant thru-lot within the Corona Heights Large Residence Special Use District (SUD), RH-2 (residential-house, two-family) Zoning District, and 40-X Height and Bulk District.

On December 19, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2019-013953CUA. The Commission made a Motion to Approve the Project, with conditions and a modification to eliminate the 4th floor from the proposed project.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2019-013953CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The property at 196 States Street is located within the Corona Heights neighborhood. The subject property is a through lot with approximately 25 feet of frontage on Museum Way and States Street. The lot is 125 feet in depth and slopes Downward (in excess of 48%) from the Museum Way frontage. The subject property is vacant. The lot totals approximately 3,125 square feet in size and is in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units and a number of larger multi-family structures. States Street slopes slightly up towards the northwest. Museum Way abuts Corona heights Park and maintains a consistent slope slightly to the southeast as it ends at Randal Museum and States Street Playground. The neighborhood as a whole is characterized by very steep slopes; all of the lots along the northeastern side of States Street are steeply up sloping, in excess of 20 to 50 percent. The adjacent building to the southeast, 166-168 Museum Way, is a two-story two-unit structure fronting on Museum Way. The adjacent two-unit residence to the southwest, 198 States Street, is developed with a two-story over basement structure that gains height with the topography of the slope on the upward sloping lot.
4. **Project Description.** The Project is to construct a new 2-unit 4-story, over basement, residential structure fronting Museum Way on a 125 foot- deep through-lot that extends from Museum Way to States Street. In total, the proposed structure is 5,579 gross square feet in size and will provide two residential units within 5,284 square feet of habitable space (Unit 1 is 2,487 square feet, and Unit 2 is 2,797 square feet) and a 295 square foot two-vehicle parking stacker garage. Both proposed units include 3-bedrooms, 3.5 baths, one parking space, and one Class I bicycle parking space. The Project will provide ample open space in the form of two private decks and access to the backyard. Unit 1 has access to a 316 square foot private roof deck. Unit 2 has access to a 232 square foot deck with stairs to the down sloping rear yard.

5. **Public Comment/Community Outreach.** To date, The Department has received no opposition to the project. The Project sponsor has provided two letters of support from the adjacent neighbor at 166-168 Museum Way and 172-174 Museum Way. Stuart Hill, on behalf of the 171-173 States Street HOA, provided an additional email expressing support, directly to the Planning Department.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is in a 40-X Height and Bulk District, with a 40-foot height limit.

Because the elevation of the property line along States Street is lower by 20 or more feet than at the elevation at the front property line along Museum Way, the project permitted height shall be reduced to 35 feet per Section 261(B)(2). The proposed building will be below the 35-foot height at all locations.

- B. **Front Setback.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

The subject property has no required front setback based on the location and frontages of the structures on the two adjacent properties.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The project proposes a 56-foot, 3-inch rear yard setback, which is 45% of the lot depth, the project also includes an approximately 12-foot-deep one-story obstruction permitted under Planning Code Section 136.

- D. **Usable Open Space.** Planning Code Section 135 requires at least 125 sq.ft. usable open space if private, 333 sq. ft. for two units if common and 400 sq. ft. if a shared inner court.

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

- E. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two Class 1 bicycle parking spaces.

- F. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

The project proposes two units, the maximum density per the Zoning District.

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

The project proposes an addition greater than 800 gross square feet. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The use and size of the Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two- and single-family dwelling units on the lot. The site is adjacent to properties with a RH-2 zoning designation. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height.

The Project is consistent with the RH-2 zoning district, which is characterized and occupied almost exclusively by single- and two-family homes. The Project will maximize the principally-permitted dwelling unit density of two units per lot. The Project will provide ample open space in the form of a two private decks and access to the backyard. The project does not propose any non-residential uses.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The subject property, like many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 60 feet lower than the front property line. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality, two-unit structure.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project provides two off-street car parking spaces, but will add a new curb cut to the street. This small Project will not have significant impacts on area traffic.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 1,2,6, 7,9, 12, 14, 22, 28, and 48 MUNI bus lines.

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

The Project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include, any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the front wall to contribute to an enjoyable front sidewalk area.

- C. That the use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building is compatible to the height and size of development expected in this District, and within the permitted density.

- 8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development.

The proposed Project exceeds one of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(1) Development of Vacant Property. The Project proposes Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet.

In acting on any application for Conditional Use authorization within the SUD, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303 and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

- A. The proposed project promotes housing affordability by increasing housing supply.

The subject property is vacant. The Project proposed to the maximum density allowed per the RH-2 District and will provide a 2,487 square feet unit and 2,797 square feet unit. The proposal includes two modestly sized family units, and therefore are more approachably priced for families.

- B. The proposed project maintains affordability of any existing housing unit; or

The subject property is vacant.

- C. The proposed project is compatible with existing development.

The properties to the west and east of the Site are both developed with three-story and two-story residential structures. The use and size of the Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two- and single-family dwelling units on the lot. The site is adjacent to properties with a RH-2 zoning designation. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height.

The Project is consistent with the RH-2 zoning district, which is characterized and occupied almost exclusively by single- and two-family homes along States Street and Museum Way. The Project will maximize the principally-permitted dwelling unit density of two units per lot. The Project will provide ample open space in the form of two private decks and access to the backyard. The project does not propose any non-residential uses.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.6:

Foster a sense of community through architectural design, using features that promote community interaction.

The Project supports these policies in that the proposed construction is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, and proportions are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage.

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

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

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong building pattern.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

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

The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened there is no net increase in units.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2019-013953CUA** pursuant to Planning Code Sections 249.77 and 303(c) to construct a new 2-Unit 4-Story, over basement, residential structure, of approximately 5,579 square feet, fronting Museum Way on an existing vacant through-lot within the Corona Heights Large Residence Special Use District (SUD), a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 10, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 20508. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 19, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a new 2-Unit 4-Story, over basement, residential structure, of approximately 5,579 square feet, fronting Museum Way on an existing vacant through-lot within the Corona Heights Large Residence Special Use District (SUD), a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 13, 2019, and stamped "EXHIBIT B" and modified by the Commission to remove the 4th floor, included in the docket for Case No. 2019-013953CUA and subject to conditions of approval reviewed and approved by the Commission on December 19, 2019 under Motion No. XXXX. this authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 19, 2019 under Motion No. XXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20508 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

7. **Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

8. **Bicycle Parking.** The Project shall provide no fewer than two (2) Class 1 bicycle parking spaces as required by Planning Code Section 155.

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

MONITORING

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

11. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

12. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when

being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

14. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

SITE PERMIT SET - REV 02

13 NOVEMBER 2019



1 LOCATION MAP

CODES

*2016 CALIFORNIA BUILDING CODE (BASED ON THE 2012 INTERNATIONAL BUILDING CODE)
*2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2012 INTERNATIONAL MECHANICAL CODE)
*2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2012 INTERNATIONAL PLUMBING CODE)
*2016 CALIFORNIA ELECTRIC CODE (BASED ON THE 2012 NATIONAL ELECTRIC CODE)

*2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2012 INTERNATIONAL RESIDENTIAL CODE)
*2016 CALIFORNIA FIRE CODE (BASED ON THE 2012 INTERNATIONAL FIRE CODE)
*2016 CALIFORNIA ENERGY CODE
*2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)

*ALL OF THE ABOVE AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO

SUMMARY OF PLANNING CODE STANDARDS

- ZONING DISTRICT:	RH-2
- MAX. DWELLING UNIT DENSITY:	2 DWELLING UNITS
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	AVERAGE OF ADJACENT BUILDINGS; UP TO 15'-0" OR 15% OF LOT DEPTH
- REAR YARD SETBACK:	45% OF LOT DEPTH
- MAX. HEIGHT LIMIT:	35'-0" (AS MEASURED FROM STREET LEVEL)

DWELLING UNIT SUMMARY TABLE:

UNIT #1 (FLOOR BASEMENT - 1):	
- NUMBER OF BEDROOMS:	3 (+ OFFICE)
- NUMBER OF BATHROOMS:	3.5
- NUMBER OF OFF STREET PARKING SPACES:	1
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1
- USEABLE OPEN SPACE:	232 SF. (EXT. DECK)

UNIT #2 (FLOOR 2-4):	
- NUMBER OF BEDROOMS:	3
- NUMBER OF BATHROOMS:	3.5
- NUMBER OF OFF STREET PARKING SPACES:	1
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1
- USEABLE OPEN SPACE:	316 SF. (ROOF DECK)



2 PROPOSED FRONT FACADE

PROJECT DATA:

PROJECT ADDRESS:	196 STATES STREET, SAN FRANCISCO, CA 94114
BLOCK:	2620
LOT:	012
ZONING:	RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY)
HEIGHT LIMIT:	40-X
CONSTRUCTION TYPE:	TYPE "V-B"
OCCUPANCY:	R-3
NUMBER OF DWELLING UNITS:	2
NUMBER OF FLOORS:	4 OVER BASEMENT
SPRINKLERED:	YES - PER NPPA 13R STANDARD
LOT AREA:	3125 SQ.FT.

AREA CALCULATIONS:

AS CALCULATED TO OUTSIDE FACE OF BUILDING ENVELOPE

BASEMENT (UNIT #1):	
HABITABLE AREA:	(+/-) 1,069 GSF
EXTERIOR DECK (USEABLE OPEN SPACE):	(+/-) 232 GSF
FLOOR 01 (UNIT #1):	
HABITABLE AREA:	(+/-) 1,418 GSF
EXTERIOR DECK:	(+/-) 35 GSF
FLOOR 02 (UNIT #2 + COMMON):	
HABITABLE AREA:	(+/-) 994 GSF
COMMON GARAGE:	(+/-) 295 GSF
FLOOR 03 (UNIT #2):	
HABITABLE AREA:	(+/-) 1,308 GSF
EXTERIOR DECK (USEABLE OPEN SPACE):	(+/-) 86 GSF
FLOOR 04 (UNIT #2):	
HABITABLE AREA:	(+/-) 495 GSF
ROOF DECK (USEABLE OPEN SPACE):	(+/-) 230 GSF
TOTALS	
UNIT #1 HABITABLE AREA:	(+/-) 2,487 GSF
UNIT #2 HABITABLE AREA:	(+/-) 2,797 GSF
COMMON NON-HABITABLE GARAGE:	(+/-) 295 GSF
TOTAL GROSS SQUARE FOOTAGE:	(+/-) 5,579 GSF

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114

PROJECT DESCRIPTION:

THE SCOPE OF WORK GENERALLY CONSISTS OF THE CONSTRUCTION OF A NEW 2-UNIT 4-STORY RESIDENTIAL STRUCTURE FRONTING MUSEUM WAY ON AN EXISTING, VACANT, THRU-LOT THAT HAS FRONTAGES TO BOTH STATES STREET AND MUSEUM WAY.

DRAWING LIST:

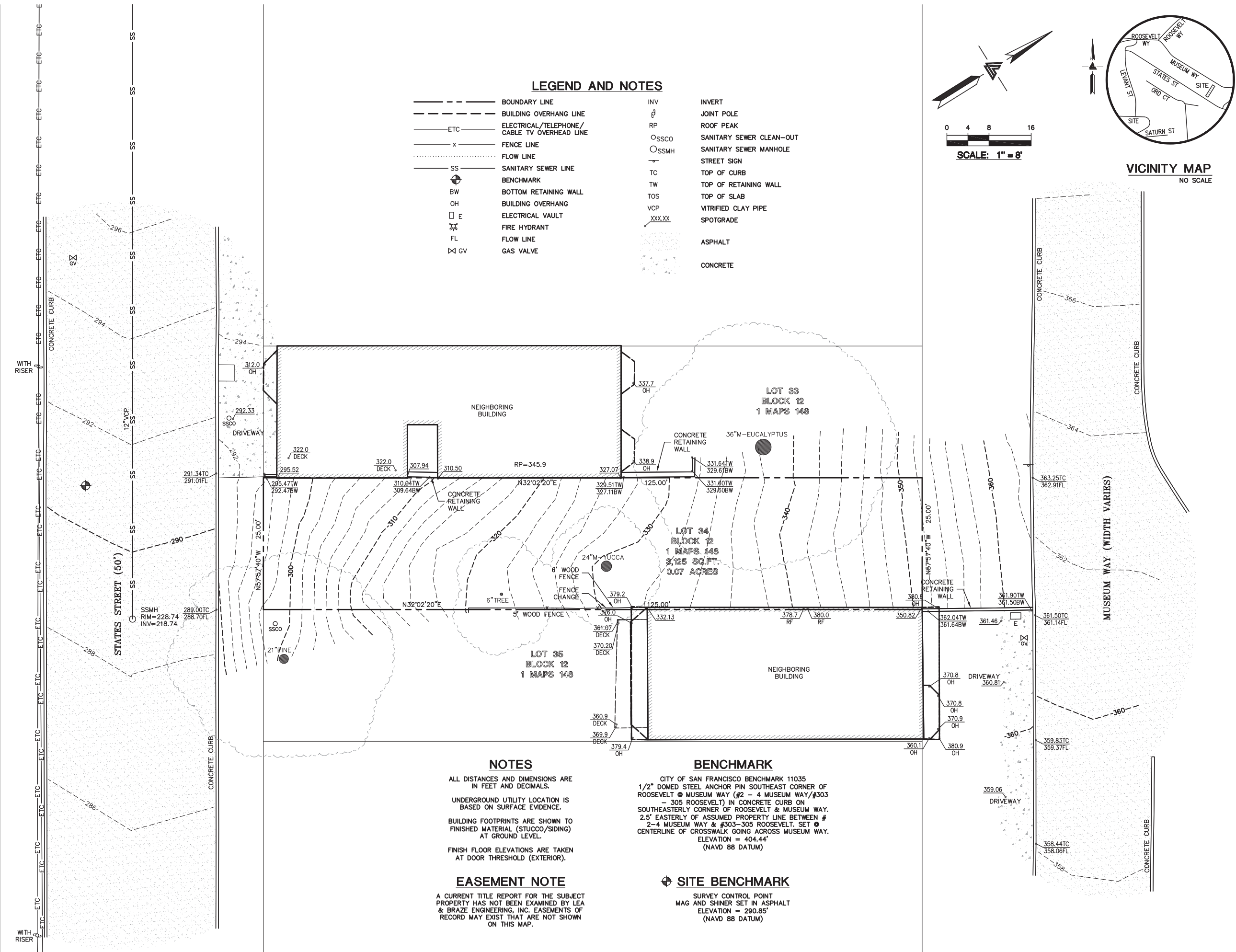
ARCHITECTURAL SERIES:

----	COVER SHEET
SU-1	SITE SURVEY
GS-1	SAN FRANCISCO GREEN BUILDING SITE PERMIT SUBMITTAL
A0.11	LEGENDS, ABBREVIATIONS & GENERAL NOTES
A0.21	EXISTING CONTEXT SITE PHOTOGRAPHS
A0.22	EXISTING CONTEXT SITE PHOTOGRAPHS
A0.23	EXISTING CONTEXT SITE PHOTOGRAPHS
A0.24	EXISTING CONTEXT SITE PHOTOGRAPHS
A0.31	PROPOSED EXTERIOR RENDERING
A0.32	PROPOSED EXTERIOR RENDERING
A0.33	PROPOSED EXTERIOR RENDERING
A0.34	PROPOSED EXTERIOR RENDERING
A0.41	SFFD WATER FLOW & LOCAL EQUIV. FOR APP. OF NEW OPENINGS
A0.71	EGRESS DIAGRAM & CALCULATION
A1.01	PROPOSED SITE PLAN
A1.11	PROPOSED PLAN - BASEMENT (UNIT #1)
A1.12	PROPOSED PLAN - FLOOR 01 (UNIT #1)
A1.13	PROPOSED PLAN - FLOOR 02 (UNIT #2)
A1.14	PROPOSED PLAN - FLOOR 03 (UNIT #2)
A1.15	PROPOSED PLAN - FLOOR 04 (UNIT #2)
A1.16	PROPOSED PLAN - ROOF
A2.11	PROPOSED EXTERIOR ELEVATION - SOUTH (FRONT)
A2.12	PROPOSED EXTERIOR ELEVATION - NORTH (REAR)
A2.13	PROPOSED EXTERIOR ELEVATION - EAST (SIDE)
A2.14	PROPOSED EXTERIOR ELEVATION - WEST (SIDE)
A3.11	PROPOSED LONGITUDINAL BUILDING SECTION
A3.12	PROPOSED BUILDING CROSS SECTIONS

PROJECT TEAM:

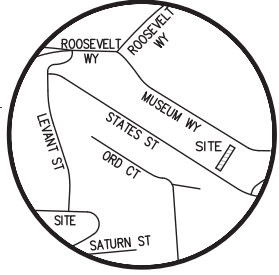
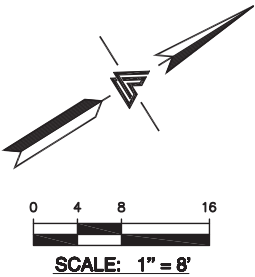
OWNER:		ARCHITECT:	
196 STATES STREET LLC P.O. BOX 16245 SAN FRANCISCO, CA 94116		DUMICAN MOSEY ARCHITECTS 128 10TH STREET 3RD FLOOR SAN FRANCISCO, CA 94103 T: 415.495.9322 F: 415.651.9290 E: edumican@dumicanmosey.com C: ERIC DUMICAN	
GEOTECHNICAL ENGINEER:		SURVEYOR:	
ROMIG ENGINEERS 1390 EL CAMINO REAL SAN CARLOS, CA 94070 T: 650.591.5224 E: jonathan@romigengineers.com C: JONATHAN FONE, P.E.		LEA AND BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 T: 510.887.4086 E: gbraze@leabrazee.com C: GREGORY F. BRAZE, P.L.S.	
EXISTING CONDITIONS DRAWINGS:		EXISTING CONDITIONS DRAFTING 610 22ND STREET, SUITE 303 SAN FRANCISCO, CA 94107 T: 415.621.2404 E: doug@ecciplans.com C: DOUG STEELE	

DUMICAN MOSEY
ARCHITECTS



LEGEND AND NOTES

---	BOUNDARY LINE	INV	INVERT
---	BUILDING OVERHANG LINE	JP	JOINT POLE
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	RP	ROOF PEAK
-x-	FENCE LINE	SSCO	SANITARY SEWER CLEAN-OUT
---	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE	ST	STREET SIGN
+	BENCHMARK	TC	TOP OF CURB
BW	BOTTOM RETAINING WALL	TW	TOP OF RETAINING WALL
OH	BUILDING OVERHANG	TOS	TOP OF SLAB
E	ELECTRICAL VAULT	VCP	VITRIFIED CLAY PIPE
FL	FIRE HYDRANT	XXX.XX	SPOTGRADE
FL	FLOW LINE		
GV	GAS VALVE		
			ASPHALT
			CONCRETE



VICINITY MAP
NO SCALE

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK 11035
1/2" DOMED STEEL ANCHOR PIN SOUTHEAST CORNER OF ROOSEVELT & MUSEUM WAY (#2 - 4 MUSEUM WAY/#303 - 305 ROOSEVELT) IN CONCRETE CURB ON SOUTHEASTERLY CORNER OF ROOSEVELT & MUSEUM WAY. 2.5' EASTERLY OF ASSUMED PROPERTY LINE BETWEEN # 2-4 MUSEUM WAY & #303-305 ROOSEVELT. SET @ CENTERLINE OF CROSSWALK GOING ACROSS MUSEUM WAY. ELEVATION = 404.44' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 290.85' (NAVD 88 DATUM)



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PARK WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

196 STATES STREET
SAN FRANCISCO
CALIFORNIA

APN: 2620-012

SAN FRANCISCO COUNTY

TOPOGRAPHIC
SURVEY

REVISIONS	BY

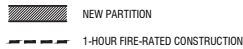
JOB NO: 2190275
DATE: 4-8-19
SCALE: 1" = 8'
FIELD BY: DR
DRAWN BY: DB
SHEET NO:

GS1: San Francisco Green Building Site Permit Submittal Form

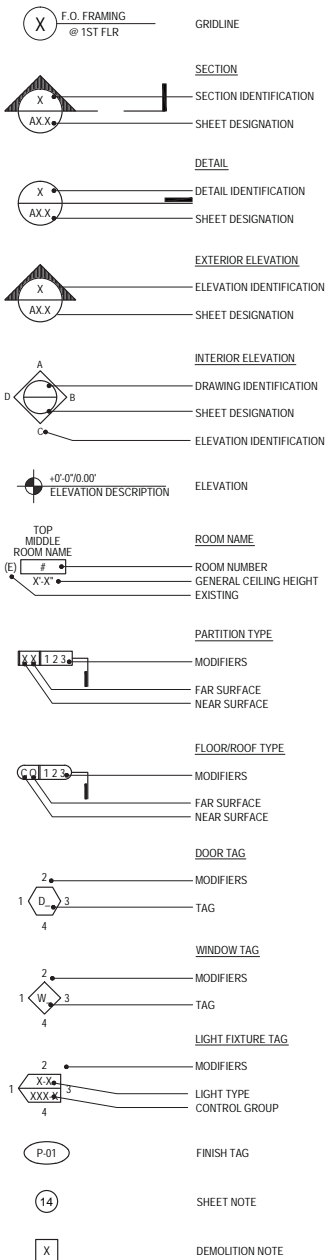
Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
<div>1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.</div> <div>2. Provide the Project Information in the box at the right.</div> <div>3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.</div> <div>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</div> <div>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93.</div> <div>For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</div>				<div>CHECK THE ONE COLUMN</div> <div>THAT BEST DESCRIBES YOUR PROJECT</div> <div></div>				<div></div> <div>LOW-RISE RESIDENTIAL</div> <div>R</div> <div>1-3 Floors</div>	<div></div> <div>HIGH-RISE RESIDENTIAL</div> <div>R</div> <div>4+ Floors</div>	<div></div> <div>LARGE NON-RESIDENTIAL</div> <div>A,B,E,I,M</div> <div>25,000 sq.ft. or greater</div>	<div></div> <div>OTHER NON-RESIDENTIAL</div> <div>F,H,L,S,U</div> <div>or</div> <div>A,B,E,I,M less than 25,000 sq.ft.</div>	<div></div> <div>RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div> <div>R</div> <div>25,000 sq.ft. or greater</div>	<div></div> <div>OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</div> <div>R</div> <div>adds any amount of conditioned area</div>	<div></div> <div>NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div> <div>B,M</div> <div>25,000 sq.ft. or greater</div>	<div></div> <div>FIRST-TIME NON-RESIDENTIAL INTERIORS</div> <div>A,B,I,M</div> <div>25,000 sq.ft. or greater</div>	<div></div> <div>OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS</div> <div>A,B,E,F,H,L,I,M,S,U</div> <div>more than 1,000 sq.ft. or \$200,000</div>	PROJECT NAME
				LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	BLOCK/LOT
					LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r	ADDRESS
																	PRIMARY OCCUPANCY
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	GROSS BUILDING AREA				
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)				
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r						
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•						
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•					
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•					
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r					
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r					
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•					
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added					
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added					
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r					
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•					
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•					
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•					
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•					
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•					
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•					
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•					
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•					
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•					
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r					
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r					
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r					

PLAN LEGEND



REFERENCE SYMBOLS



GENERAL CONSTRUCTION NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKSMANSHIP FOR CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO:
- 2016 CALIFORNIA BUILDING CODE (BASED ON THE 2015 INTERNATIONAL BUILDING CODE)
2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2015 UNIFORM MECHANICAL CODE)
2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2015 UNIFORM PLUMBING CODE)
2016 CALIFORNIA ELECTRIC CODE (BASED ON THE 2014 NATIONAL ELECTRIC CODE)
2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)
2016 CALIFORNIA FIRE CODE (BASED ON THE 2015 INTERNATIONAL FIRE CODE)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)
2016 NFPA 13 STANDARDS
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
3. THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
4. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL IMMEDIATELY EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
6. ALL DIMENSIONS ARE TO FACE OF FRAMING. UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" ARE TO BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS OTHERWISE NOTED AS "+/-".
7. ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
8. ALL DIMENSIONS, NOTES, AND DETAILS SHOWN ON ONE PORTION OF THE DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
11. FURNISH AND INSTALL ALL MISCELLANEOUS AND STRUCTURAL ITEMS (STEEL, ALUMINUM, ETC. INCLUDING MATERIALS FOR SEPARATION OF DISSIMILAR MATERIALS) FOR EXTERIOR WALL SYSTEMS, WINDOWS, ARCHITECTURAL GLASS, RAILINGS, PARAPET WALLS, ETC. ASSOCIATED WITH THE BUILDING ENVELOPE AND ROOF.
12. COORDINATE LOCATION- AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS, AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.
14. PROVIDE BLOCKING/BACKING AND REINFORCEMENT IN WALLS AND IN CEILINGS FOR SUPPORT OF MILLWORK, HANDRAILS, APPLIANCES, LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING OR WALL MOUNTED ITEMS.
15. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH SHALL INCLUDE THE OUTLINE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
16. GRID LINES AND COLUMN CENTER LINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD.
17. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
18. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
19. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. IF A CONDITION IS USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR
20. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
21. PROVIDE NEW ACUSTIC BATT INSULATION AT ALL INTERIOR WALLS (R-13 @ 2X4, R-19 @ 2x6) PROVIDE NEW THERMAL INSULATION AT ALL EXTERIOR ASSEMBLIES PER THE TITLE-24 REPORT FOR ADDITIONAL INSULATION REQUIREMENTS
22. DRAWINGS OF EXISTING CONSTRUCTION ARE INTENDED TO AID IN REHABILITATION AND CANNOT BE ASSUMED ACCURATE IN DETAIL. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS BEFORE PROCEEDING.
23. CONTRACTOR SHALL PROTECT ALL AREAS IN-, ON-, OR ABOUT THE JOBSITE (INCLUDING NEW OR EXISTING MATERIALS & FINISHES) FROM DAMAGE WHICH MAY RESULT FROM, BUT NOT LIMITED TO: CONSTRUCTION, DEMOLITION, DUST, OR WATER. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPLACED OR REPAIRED AT THE EXPENSE OF THE GENERAL CONTRACTOR.

23. DURING ALL PHASES OF CONSTRUCTION, DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS OR TENANT SPACES, INCLUDING BUT NOT LIMITED TO UTILITIES, AND MAINTAIN SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SPACES.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, SUPERVISION OF PERSONNEL AND CONSTRUCTION, CONTROL OF MACHINERY, FALSE WORK, AND TEMPORARY CONSTRUCTION AIDS.
25. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN-, ON-, AND ABOUT THE JOBSITE AT ALL TIMES; INCLUDING BUT NOT LIMITED TO SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA STANDARDS AND ALL OTHER APPLICABLE REGULATIONS AT ALL TIMES.
26. CONTRACTOR SHALL CONTACT PG&E AND UNDERGROUND SERVICE ALERT (USA) PREVIOUS TO THE START OF ANY EXCAVATION, AND SHALL FOLLOW THE BEST PRACTICES MANUAL FOR EXCAVATION ESTABLISHED BY THE COMMON GROUND ALLIANCE (CGA).

ABBREVIATIONS

ABV,	Anchor Bolt	G,	Gas		Q.T,	Quarry Tile
ABV,	Above	GA,	Gauge			
ACUST,	Acoustical	GA.V,	Galvanized			
ACT	Acoustical Tile	G.B,	Grab Bar	R,		Riser
A.C.T,	Above Counter Top	G.C,	General Contractor	R.A.G,		Return Air Grille
A.D,	Area Drain	G.F.I,	Ground Fault Interrupter	RAD,		Radius
A.DI,	Additional	G.I,	Glass	R.B,		Rubber Base
AJ,	Adjacent	G.L,	Grid Line	R.C,		Reinforced Concrete
A.F.F,	Above Finish Floor	G.I,	Galvanized Iron	R.D,		Rigid Drain
AGGR,	Aggregate	G.L.B,	GLU-lam Beam	R.O,		Redwood
ALUM,	Aluminum	GND,	Ground	R.O.WD,		Reinforcing Steel
ALT,	Alternate	GR,	Grade	REF,		Reference
ANC,	Anchor/Anchorage	GRDR,	Girder	REFR,		Refrigerator/Refrigeration
ARCH,	Architectural	G.S,	Gypsum Sheathing	REG,		Register
AVG,	Average	GWB	Gypsum Wall Board	REQD,		Required
				RET,		Retain/Retaining
BD,	Board	H.B,	Hose Bibb	REV,		Revision
B.D.G,	Both Faces	H.C,	Hollow Core	R.L,		Room
BID,	Bidding	H.D,	Hold Down	R.O,		Rough Opening
BLK.G,	Blocking	HDR,	Header	ROOF.G,		Roofting
B.M,	Beam	HDRW,	Hardware	R.W.L,		Rain Water Leader
B.O,	Bottom Of	HGR,	Hanger			
B.P,	Building Paper	H.M,	Hollow Metal			
BDRM,	Bedroom	HORIZ,	Horizontal			
BLW,	Below	H.P,	High Point	S,		South
BRQ,	Bearing	HR,	Hour	S.B,		Sold Blocking
BRCT,	Bracket	HT,	Height	S.C,		Sheet Concrete
BRZ,	Bronze	HTG,	Heating	S.C.D,		Seat Cover Dispenser
BTM,	Bottom	H.V.A.C,	Heating/Ventilating	SCHED,		Schedule
BTN,	Button	HTD,	Hot Water	SECT,		Section
BTR,	Better	H.W,	Hot Watering	S.D.R,		Soap Dispenser
BTWN,	Between			S.D,		Storm Drain
BUJR,	Build-Up Roofing			S.E.C.T,		See Electrical Drawings
BVD,	Beveled	LB,	Infiltration Barrier	S.F,		Square Foot
B.W,	Both Ways	LD,	Inside Diameter	S.F.B,		Split Face Block
		INCL,	Included/Including	S.F.S.D,		See Foot Service Drawings
C.B,	Catch Basin	INFO,	Information	SHT,		Sheet
CAB,	Cabinet	INSUL,	Insulation	SHTG,		Sheathing
C.A.R,	Cold Air Return	INT,	Interior	SHLV,		Shelves/Shelving
CATV	Cable Television	INTER,	Intermediate	SHWR,		Shower
C.C,	Center To Center	INV,	Invert	SHL,		Shelf
C.F,	Cubic Feet			SHR,		Shower
C.G,	Corner Guard	JST,	Joist	S.M,		Similar
B.U.P,	Cash-In-Place Concrete	JT,	Joint	S.L.R,		See Structural Drawings
C.I,	Control Joint			S.M.D,		See Mechanical Drawings
CLG,	Caulking			S.N.D,		Sanitary Napkin Dispenser
CLG,	Celling			S.N.R,		Sanitary Napkin Receptacle
CLR,	Clear	K.P,	Kick Plate			
C.M.U,	Concrete Masonry Unit	KIT,	Kitchen	SPEC.S,		Specifications
C.M.P,	Corrugated Metal Pipe			S.P.D,		See Plumbing Drawings
CNTR,	Counter	LAM,	Laminate	SPL.BK,		Splash Block
C.O,	Cleanout	LAV,	Lavatory	SQ,		Square
C.O.T.G,	Cleanout To Grade	LB,	Lag Bolt	S&P		Shelf And Pole
COL,	Column	LB,	Pound	S.S,		Sanitary Sewer
CONC,	Concrete	L.F,	Linear Foot	S.S.D,		See Structural Drawings
CON,	Connection	L.L,	Live Load	S.SK,		Service Sink
CONSTR,	Construction	LT,	Light	S.S.T,		Stainless Steel
CONT,	Continuous	LTL,	Lintel	STA,		Station
CONTR,	Contractor	LTK,	Locker	ST.C,		Sound Transmission Coefficient
CORR,	Corrugated	L.P,	Low Point	STD,		Standard
CPS,	Carpet	L.P.R,	Low Pressure Gas	STL,		Steel
CRT,	Course/Courses	LVR,	Louver	STO,		Storage
CSK,	Countersunk Screw	L.V.L,	Laminated Veneer	STRUCT,		Structure/Structural
C.S.K,	Ceramic Tile			SUSP,		Suspended
CNT,	Center	MAS,	Masonry	S.W,		Shear Wall
CUST,	Custodian	MATL,	Material	S.Y,		Square Yard
C.V,	Cubic Yard	MAX,	Maximum	SYS,		System
		M.B,	Machine Bolt			
DBL,	Double	M.C,	Medicine Cabinet			
DEPT,	Department	MECH,	Mechanical			
DET,	Detail	MED,	Medium	T,		Thread
D.F,	Douglas Fir	MPD,	Manufactured	T.B,		Towel Bar
D.B,	Drill-Hole Bolt	MFR,	Manufacturer	T.C,		Trash Compactor
DIA,	Diameter	M.H,	Manhole	TEL,		Telephone
DIAPH,	Diaphragm	MICRO,	Microwave	TEMP,		Tempered
DM,	Dimension	MIN,	Minimum	T.O.G,		Top Of Concrete
DISP,	Dispenser	MIR,	Mirror	T.O.G,		Tongue And Groove
DIV,	Division/Divider	MISC,	Miscellaneous	THK,		Thick/Thickness
D.L,	Dead Load	M.O,	Masonry Opening	THR,		Threshold
DN,	Down	M.R,	Moisture Resistance	T.O.B,		Top Of Beam
DWG,	Drawing	M.R.O,	Masonry Rough Opening	T.O.G,		Top Of Grate
DR.FNTN,	Drinking Fountain	MOD,	Module	T.O.P,		Top Of Paving
DW,	Dishwasher	MOV,	Movable	T.O.S,		Top Of Slab
		MTD,	Mounted	T.O.T,		Top Of Floor
E,	East	MTG,	Mounting	T.O.W,		Top Of Wall
(E)	Exting	MTL,	Metal	T.O.W,		Top Of Wall
EA,	Each	MUL,	Mullion	T.O.W,		Top Of Wall
E.B,	Expansion Bolt			T.P.D,		Toilet Paper Dispenser
E.I.F.S,	Exterior Insulation Finish System	N,	North	T.S,		Tube Steel
E.J,	Expansion Joint	N,	North	T.T.B,		Telephone Termination Board
E.L.E.C.T,	Electro/Electrical	N()	New	T.V,		Television
ELEV,	Elevation	N.L.C,	Not In Contract	TXT,		Texture
EMER,	Emergency	N/A	Not Applicable	TYP,		Typical
EN,	Edge Nailing	NO,	Number			
E.N.C,	Enclosure	N.S,	Not To Scale			
E.O.P,	Edge Of Pavement					
E.O.S,	Edge Of Slab					
E.P.B,	Electrical Panel Board					
E.Q,	Equal					
EQUIP,	Equipment	O	Over	U.B.C,		Uniform Building Code
ESMT,	Easement	OBS	Obscure	UNF,		Unfinished
E.W.C,	Electric Water Coder	O.C,	On Center	U.O.N,		Unless Otherwise Noted
E.X.H,	Exhaust	O.D,	Outside Diameter	UR,		Urnal
EXP,	Exposed	OFCl	Owner Furnished / Contractor Install			
EXT,	Exterior	OFF,	Office	V.B,		Vinyl Base
		OF.F.D,	Overflow Drain	V.B.R,		Vapor Barrier
F.A,	Fire Alarm	O.H,	Overhead	V.C.P,		Verified Clay Pipe
F.A.C.P,	Fire Alarm Control Panel	OPNG,	Opening	VENT,		Ventilator/Ventilation
F.A.U,	Forced Air Unit	OPP,	Opposite	VERT,		Vertical
F.C.T.R,	Fire Control Center	OVHG	Overhang	VEST,		Vestibule
F.C.U,	Fan Coil Unit			V.I.F,		Verify In Field
F.D,	Floor Drain			V.N,		Vinyl
F.D.C,	Fire Department Connection			V.N.R,		Vinyl
F.F,	Foundation	PART,	Partition	V.T,		Vinyl Tile
F.E,	Fire Extinguisher	P.C,	Precast Concrete			
F.E.C,	Fire Extinguisher Cabinet	P.C.F,	Pounds Per Cubic Foot	W,		West
F.F,	Finish Floor	P.D.F,	Powder Driven Fastener	W,		With
F.F.B,	Finish Floor Break	P.E.R.F,	Perforated	W.C,		Water Closet
F.F.E,	Finish Floor Elevation	PFB,	Prefabricated	WD,		Wood
F.G,	Fixed Glass/Glazing	PKT,	Pocket	W.D,		Washer/Dryer
F.H,	Fire Hydrant	P.L.T,	Plate	W.G,		Wired Glass
F.H.C,	Fire Hose Cabinet	P.L.F,	Pounds Per Linear Foot	WH		Water Heater
F.H.V,	Fire Hose Valve	P.LAM,	Plastic Laminate	W.H.Y.D,		Wall Hydrant
F.N,	Finish	P.LYWD,	Plywood	W.N.D.W,		Window
F.L,	Flowline	P.H,	Paperholder	WO		Without
F.L.J,	Flush Joint	PNT,	Paint	WP		Waterproof
FLSHG,	Flashing	PRJ,	Project/Projected	W.S.C.T,		Wainscot
FLR,	Floor	P.S.F,	Pounds Per Square Foot	WT,		Weight
FLUOR,	Fluorescent	P.S.L,	Pounds Per Square Inch	WWF		Welded Wire Fabric
F.O,	Face Of	P.T,	Pressure Treated			
F.O.C,	Face Of Concrete	P.T.D,	Pressure Treated Douglas Fir	YD,		Yard
F.O.M,	Face Of Masonry	P.T,	Point			
F.O.S,	Face Of Stud	P.T.D,	Paper Towel Dispenser			
F.O.W,	Face Of Wall	P.T.D.F,	Pressure Treated Douglas Fir			
F.P,	Fireplace	P.T.D.R,	Combination Paper Towel Dispenser And Receptacle			
F.P.R,	Fireproof					
FRMG,	Framing	P.T.R,	Paper Towel Receptacle			
FTG,	Footing	P.V.C,	Polyvinylchloride Pipe			
FUR,	Furred/Furring	P.V.M.I,	Pavement			

MUSEUM WAY RESIDENCES

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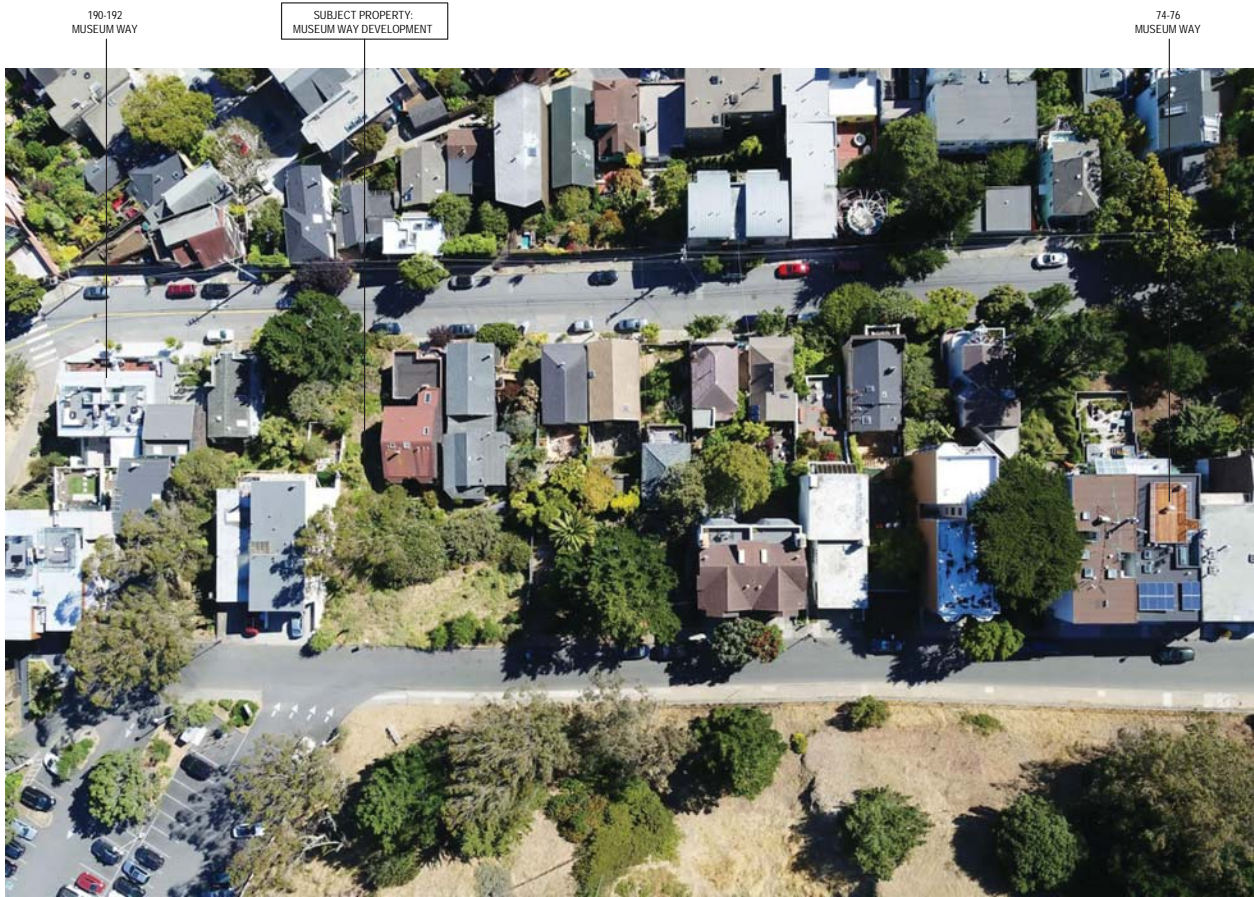
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san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	19101	
	Issue	Date
	PROGRESS SCHEMATIC DESIGN	04.12.19
	PROGRESS SCHEMATIC DESIGN	05.21.19
	PROGRESS SCHEMATIC DESIGN	06.04.19
	PRE-APPLICATION SET	07.02.19
	SITE PERMIT SET	07.08.19
	CONDITIONAL USE APPLICATION SET	07.08.19
1	SITE PERMIT SET	10.10.19
1	SITE PERMIT SET	11.13.19

LEGENDS, ABBREVIATIONS, & GENERAL NOTES

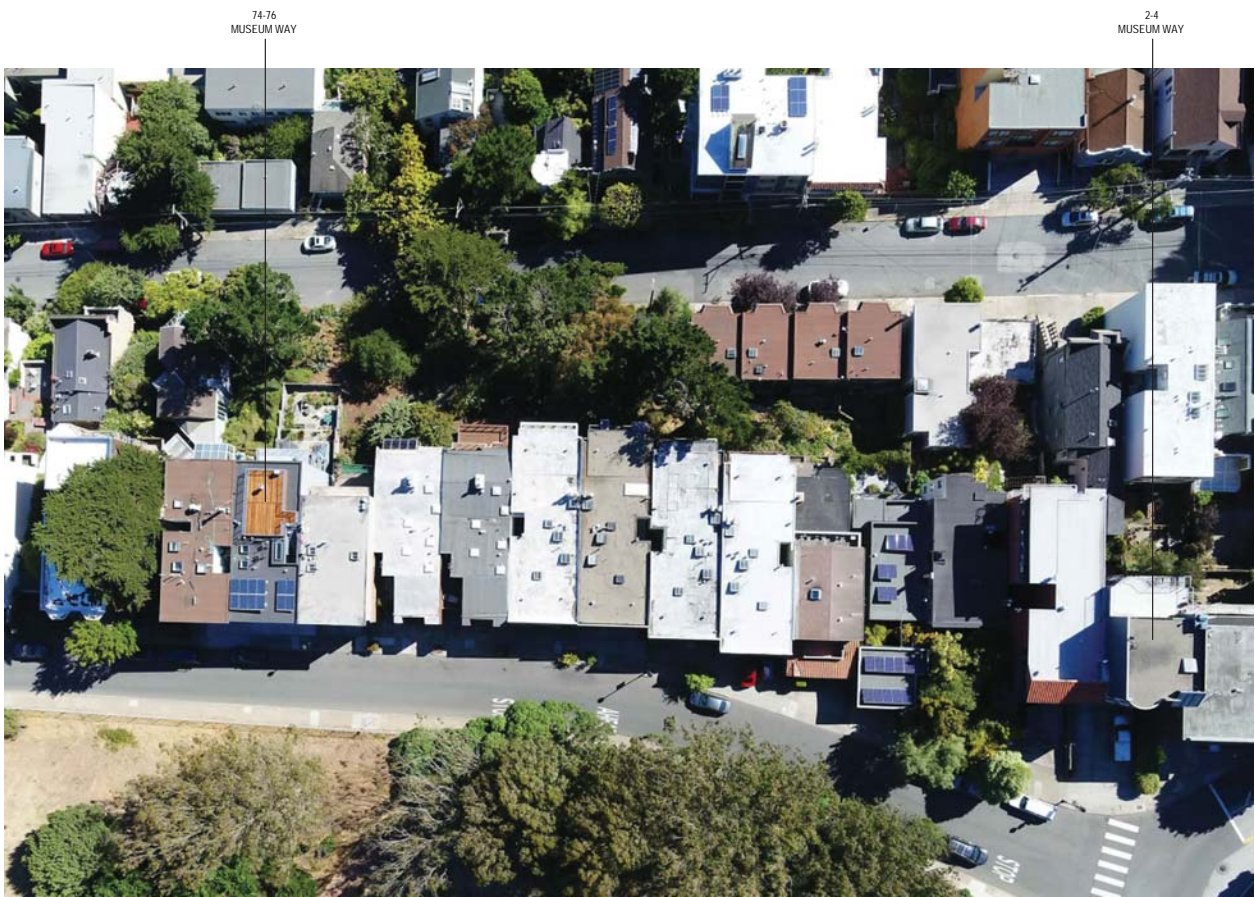
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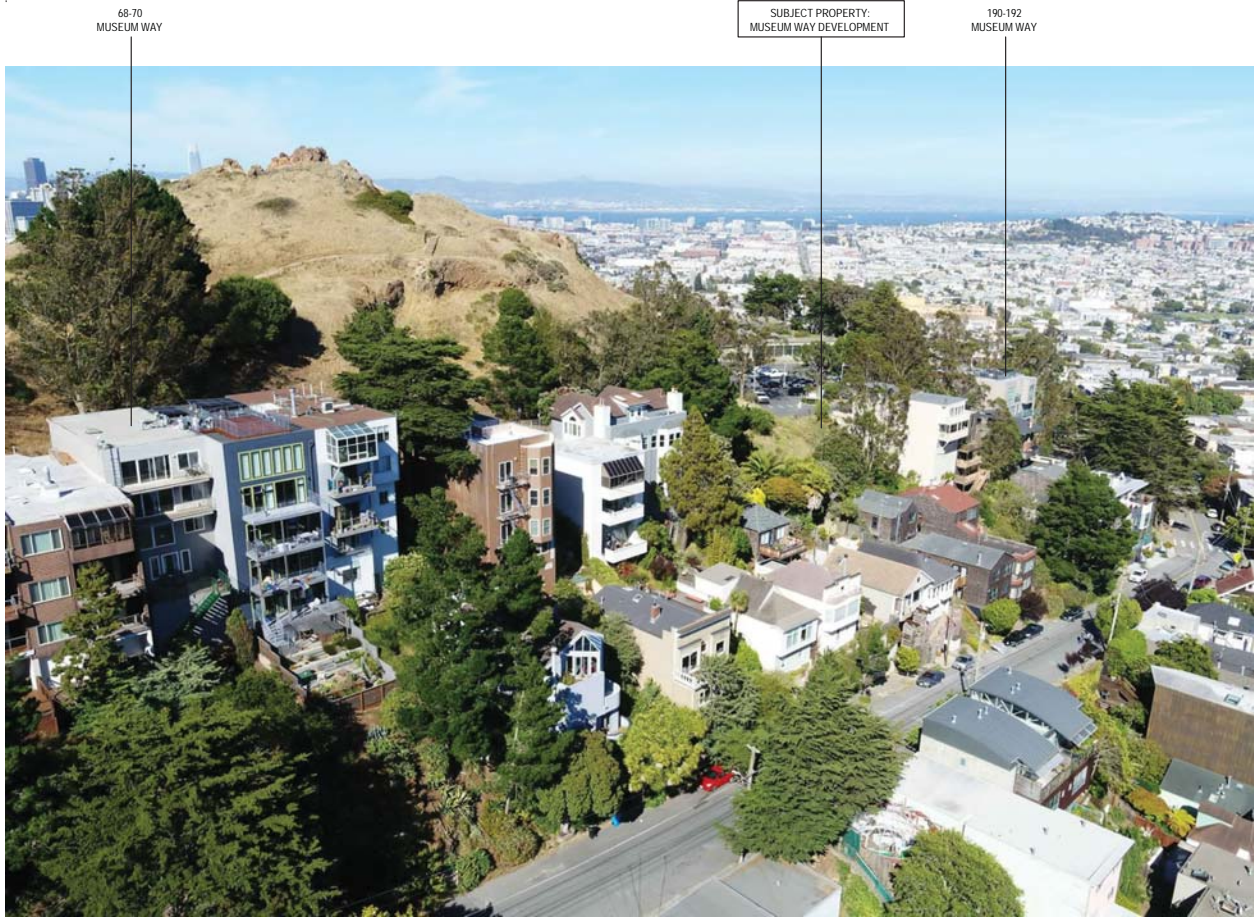
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3 EXISTING AERIAL VIEW OF BLOCK PATTERN

NTS
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2 EXISTING AERIAL VIEW FROM STATES STREET

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x



1 EXISTING AERIAL VIEW FROM STATES STREET

NTS
x

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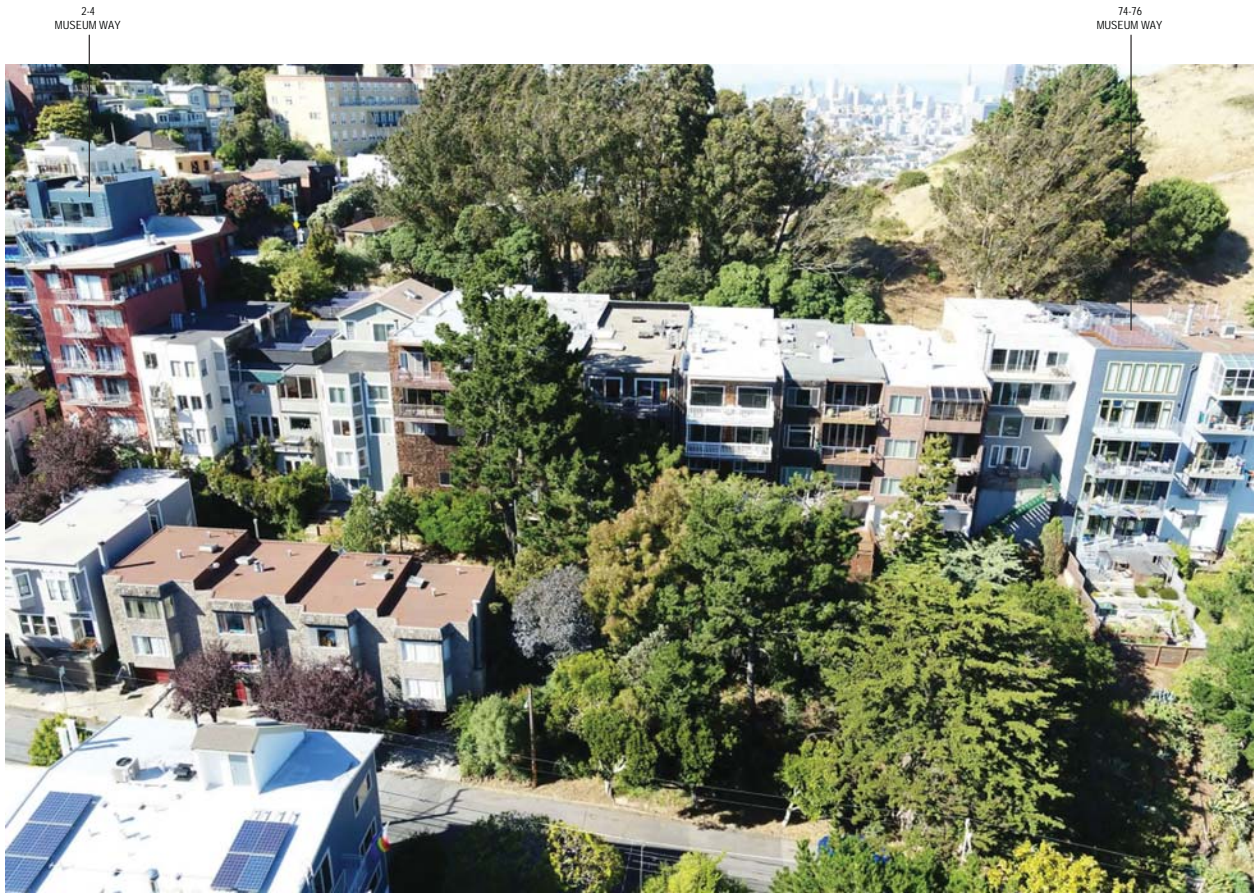
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1 SITE PERMIT SET	11.13.19

Drawing Title

EXISTING SITE CONTEXT
PHOTOGRAPHS

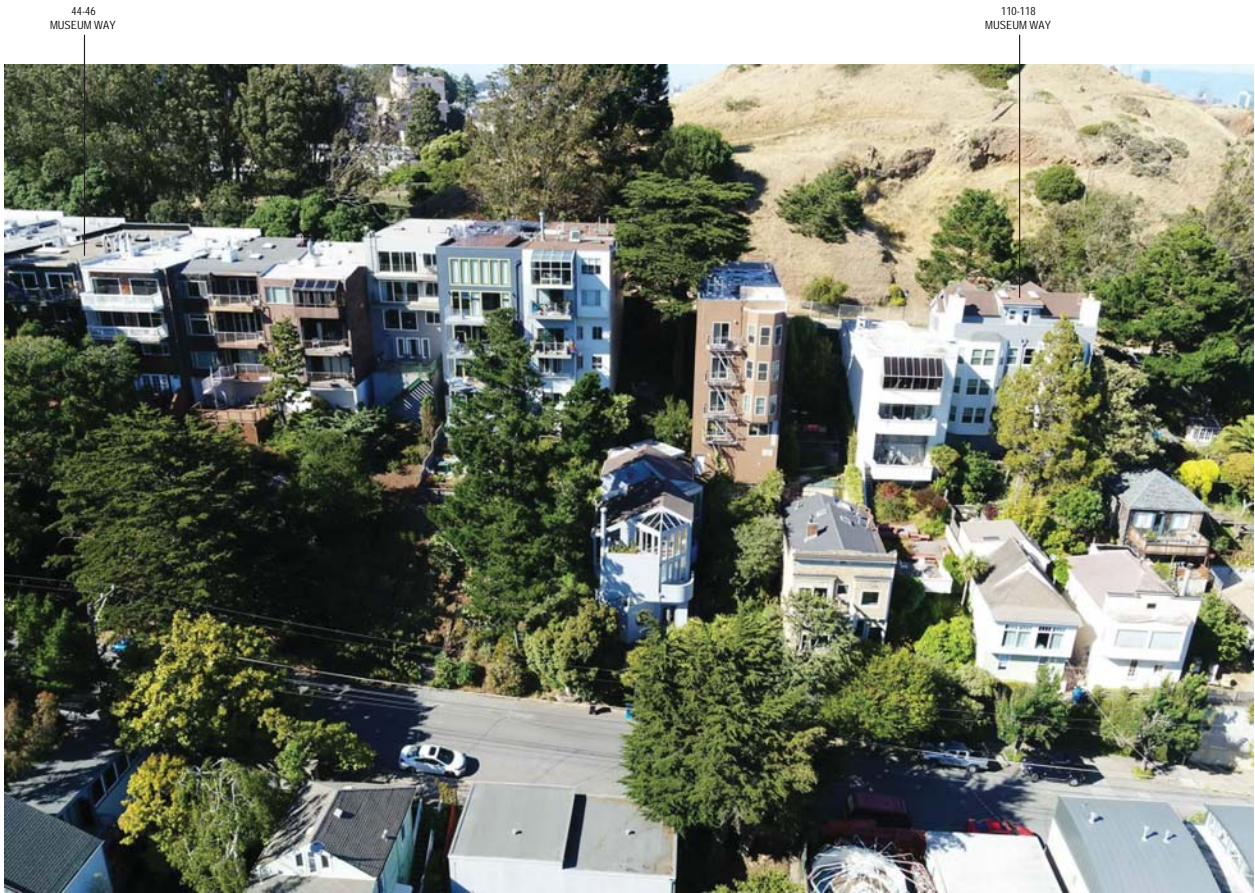
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4 EXISTING AERIAL VIEW FROM STATES SREET

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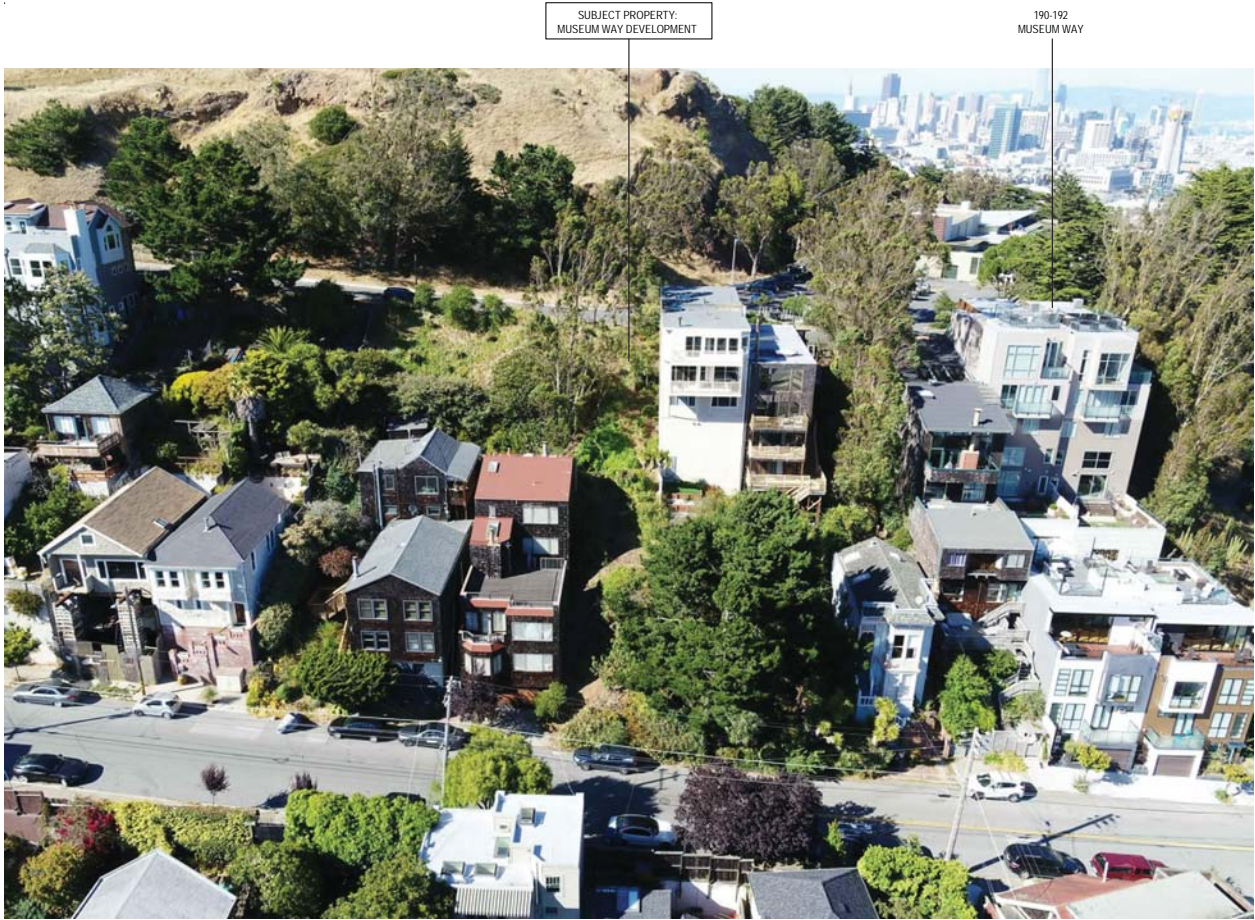
3 EXISTING AERIAL VIEW FROM STATES STREET

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2 EXISTING AERIAL VIEW FROM STATES STREET

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x



1 EXISTING AERIAL VIEW FROM STATES STREET

NTS
x

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1 SITE PERMIT SET	11.13.19

Drawing Title

EXISTING SITE CONTEXT
PHOTOGRAPHS

Sheet Number

A0.22



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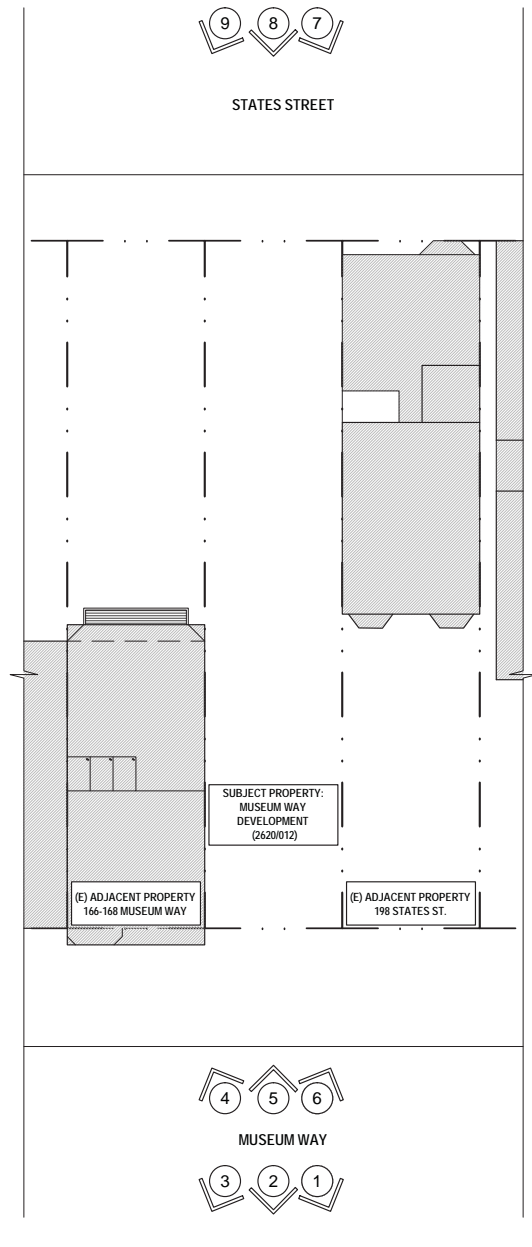
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CONDITIONAL USE APPLICATION SET	07.08.19
1 SITE PERMIT SET	10.10.19
1 SITE PERMIT SET	11.13.19

Drawing Title

EXISTING SITE CONTEXT PHOTOGRAPHS

Sheet Number

A0.23



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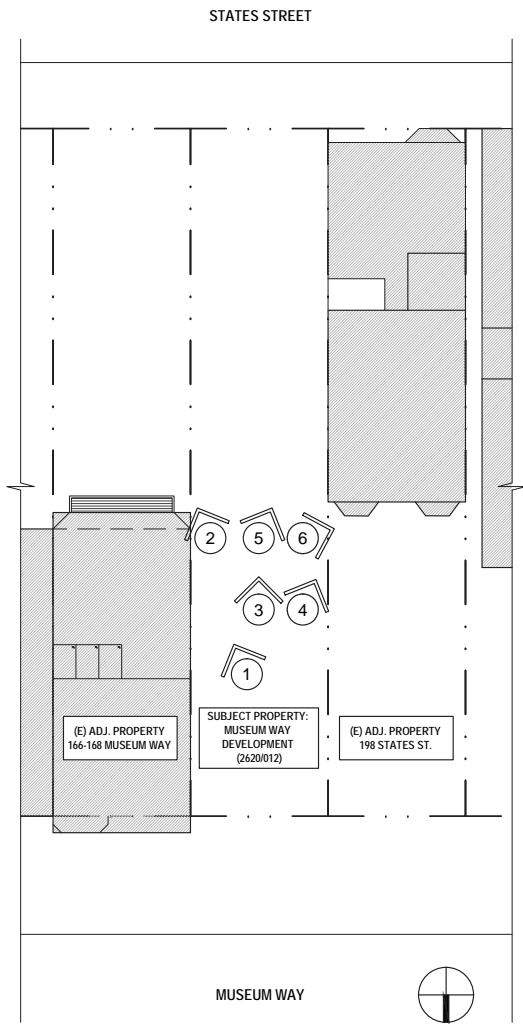
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6



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1 SITE PERMIT SET	11.13.19

Drawing Title

EXISTING SITE CONTEXT
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A0.24



1 PROPOSED FRONT FACADE RENDERING

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1 SITE PERMIT SET	10.10.19	
1 SITE PERMIT SET	11.13.19	

Drawing Title

PROPOSED EXTERIOR
RENDERING

Sheet Number

A0.31



1 PROPOSED FRONT FACADE RENDERING

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Job No.	19101
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PROGRESS SCHEMATIC DESIGN	04.12.19
PROGRESS SCHEMATIC DESIGN	05.21.19
PROGRESS SCHEMATIC DESIGN	06.04.19
PRE-APPLICATION SET	07.02.19
SITE PERMIT SET	07.08.19
CONDITIONAL USE APPLICATION SET	07.08.19
1 SITE PERMIT SET	10.10.19
1 SITE PERMIT SET	11.13.19

Drawing Title

PROPOSED EXTERIOR
RENDERING

Sheet Number

A0.32



1 PREVIOUSLY SUBMITTED REAR FACADE RENDERING
(FOR REFERENCE ONLY)



2 REVISED PROPOSED REAR FACADE RENDERING

RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM
CONSTRUCTION DOCUMENT DRAWINGS.

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	19101	
Issue	Date	
PROGRESS SCHEMATIC DESIGN	04.12.19	
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PROPOSED EXTERIOR RENDERING

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A0.33



1 PROPOSED REAR FACADE RENDERING

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1 SITE PERMIT SET	11.13.19	

Drawing Title

PROPOSED EXTERIOR
RENDERING

Sheet Number

A0.34



DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ATTACHMENT A

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 07/08/2019 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # _____

Property Address: 196 States Street, San Francisco, CA 94114

Block and Lot: 2020 / 012 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 4

Describe Use of Building New construction of a two-family, 4-story residential structure on a currently vacant lot

Under the authority of the 2016 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2016 San Francisco Mechanical Code, Section 302.2; the 2016 San Francisco Electrical Code, Section 89.117; and the 2016 San Francisco Plumbing Code, Section 301.3; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
CBC CHAPTER 7, TABLE 705.8: OPENINGS ON EXTERIOR WALLS NOT PERMITTED LESS THAN 3 FEET FROM THE PROPERTY LINE ON GROUP R BUILDINGS OF TYPE V-B CONSTRUCTION.

Proposed Modification or Alternate
PER AB-009, INSTALL 3/4 HOUR FIRE-RATED, FIXED WINDOW ASSEMBLIES AT THE PROPOSED BUILDING PROPERTY LINE WALL OPENINGS. THE PROPOSED FIRE-RATED WINDOWS WILL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

THE PROPOSED OPENINGS ARE NOT REQUIRED FOR LIGHT AND VENTILATION AND NOT REQUIRED FOR EGRESS OR EMERGENCY RESCUE. THE WINDOWS ARE FIXED (NON-OPEABLE) AND MORE THAN 18 FEET Laterally BEYOND ANY WALL OF THE ADJACENT EXISTING BUILDING. THE WINDOWS SHALL HAVE 3/4 HOUR FIRE-RATED ASSEMBLIES.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: 196 STATES ST., LLC ERIC DUMICAN [PROFESSIONAL STAMP HERE]
Signature: _____
Telephone: 415.495.9322 415.495.9322

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
[signed off/dated by:]

Plan Reviewer: _____

Division Manager: _____

for Director of Bldg. Inspection _____

for Fire Marshal: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS



SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 04 / 03 / 2019 REQUEST IS FOR: ☒ FIRE FLOW ☐ SPRINKLER DESIGN

CONTACT PERSON: Russell Frank ADDRESS: 129 10th Street, San Francisco, CA 94103

PHONE NO. (415) 495 / 9322 x109 FAX NO. () /

EMAIL: rfrank@dumicanmosey.com

OWNER'S NAME: 196 States Street, LLC PHONE # (415) 495 / 9322 x109

ADDRESS FOR WATER FLOW INFORMATION:

196 States Street

CROSS STREETS (BOTH ARE REQUIRED):

Levant Street / Castro Street

SPECIFY STREET FOR POINT OF CONNECTION: States St. or Museum Way

OCCUPANCY (CIRCLE ONE): (R3) R2 LIVE/WORK COMMERCIAL OTHER _____

HAZARD CLASSIFICATION: (LIGHT) ORD 1 ORD 2 EXT 1 EXT 2 OTHER _____

CAR-STACKER: (YES) NO

NUMBER OF STORIES: 4 HEIGHT OF BLDG.: 60 FT.

- SUBMIT FORM WITH A \$125.00 CHECK MADE PAYABLE TO 'SFFD.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

Flow data provided by: LAU Date Forwarded: 5/7/19

Flow data: FIELD FLOW TEST X STATIC 131 PSI

RECORDS ANALYSIS _____ RESIDUAL 89 PSI

Gate Page 99 FLOW 676 GPM

6" MAIN on States

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 Rev. 09/01/2017

Job No.	19101
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1 SITE PERMIT SET	11.13.19

Drawing Title

SFFD WATER FLOW INFO &
LOCAL EQUIV. FOR APP.
OF NEW OPENINGS

Sheet Number

A0.41

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
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t: 415.495.9322 f: 415.651.9290

STATES STREET

MUSEUM WAY

1 PROPOSED SITE PLAN



SUMMARY OF PRIMARY PLANNING CODE

ZONING DISTRICT: MIN. LOT AREA: MIN. LOT WIDTH:	RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY) 2850 SQ.FT. 25'-0"
CEQA & ENVIRONMENTAL REQUIREMENTS:	HISTORIC: N/A ARCHEO: TBD - BASED ON TOTAL CU,YD, OR EXCAVATION (GEOTECH REQ'D) SLOPE PROTECTION ACT: GEOTECH REQ'D + GEOLOGIST REVIEW LETTER REQ'D MAVER ZONE: N/A EARTHQUAKE HAZARD: TBD - POSSIBLE LANDSLIDE OR LIQUEFACTION
FRONT YARD SETBACK:	AVERAGE OF ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH. *PER SFPD 134(c)(4)(B) IN THE CASE OF ANY LOT THAT ABUTS ITS SIDE LOT LINE UPON A LOT THAT FRONTS ANOTHER STREET OR ALLEY, THE LOT ON WHICH IT SO ABUTS SHALL BE DISREGARDED AND THE REQUIRED SETBACK FOR THE SUBJECT LOT SHALL BE EQUAL TO THE FRONT SETBACK OF THE ADJACENT BUILDING ON ITS OPPOSITE SIDE.
REAR YARD SETBACK:	45% OF THE TOTAL LOT DEPTH - CU REQUIRED FOR REDUCTION PAST 45% PER SFPD 248.77(d)(4).
BUILDING HEIGHT:	-35' MAXIMUM* -30' AT FRONT SETBACK, INCREASING AT AN ANGLE OF 45 DEGREES UNTIL MAX. HEIGHT IS REACHED *PER SFPD 261(d)(2) THE PERMITTED HEIGHT IS REQUIRED TO BE REDUCED FROM 40' TO 35' WHERE THE AVERAGE GROUND ELEVATION AT THE REAR LOT LINE IS LOWER BY 20' OR MORE AT THE FRONT LOT LINE.

OPEN SPACE:	- 125 SQ.FT. MIN AREA PER UNIT • 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; • 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. • OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY • THE SLOPE OF ANY OPEN SPACE AREA SHALL NOT EXCEED 5%
UNIT EXPOSURE:	AT LEAST ONE 120SQFT ROOM SHALL FACE DIRECTLY ONTO A PUBLIC STREET 20' IN WIDTH, SIDE YARD 25' IN WIDTH, OR REAR YARD MEETING PLANNING REQUIREMENT
APPLICABLE REAR YARD PERMITTED OBSTRUCTIONS:	• SPACE BELOW GRADE • DECKS, WHETHER ATTACHED TO A BUILDING OR NOT, AT OR BELOW THE ADJACENT FIRST FLOOR OF OCCUPANCY IF DEVELOPED AS USEABLE OPEN SPACE AND MEET THE FOLLOWING REQUIREMENTS: • SLOPE OF MORE THAN 15% AND NO MORE THAN 70%; THE FLOOR OF THE DECK SHALL NOT EXCEED A HEIGHT OF 3' ABOVE GRADE AT ANY POINT ALONG ANY LOT LINE BORDERING THE REQUIRED OPEN AREA, IN ADDITION, THE VERTICAL DISTANCE FROM GRADE TO THE FLOOR OF THE DECK SHALL NOT EXCEED 7' IN ANY POINT OF THE REQUIRED OPEN AREA.

URBAN BIRD REFUGE:	SUBJECT PROPERTY LOCATED WITHIN 300' OF POTENTIAL BIRD REFUGE - BIRD SAFE GLAZING REQUIREMENTS APPLY
SPECIAL USE DISTRICT: CORONA HEIGHTS:	CONDITIONAL USE AUTHORIZATION REQUIRED FOR ANY DEVELOPMENT OF VACANT PROPERTY RESULTING IN A TOTAL GFA EXCEEDING 3,000 SQFT. • REQUIREMENTS & CONSIDERATIONS: • PROPOSED PROJECT PROMOTES HOUSING AFFORDABILITY BY INCREASING HOUSING SUPPLY - YES • PROPOSED PROJECT MAINTAINS AFFORDABILITY OF AN EXISTING HOUSING UNIT - N/A • PROPOSED PROJECT IS COMPATIBLE WITH EXISTING DEVELOPMENT - YES • WHERE AN ADDITIONAL NEW RESIDENTIAL UNIT IS PROPOSED ON A THROUGH LOT ON WHICH THERE IS ALREADY AN EXISTING BUILDING ON THE OPPOSITE STREET FRONTAGE; THE PLANNING COMMISSION WILL ONLY GRANT SUCH AUTHORIZATION UPON FINDING THAT IT WOULD BE INFEASIBLE TO ADD A UNIT TO THE ALREADY DEVELOPED STREET FRONTAGE OF THE LOT.
RDOT REVIEW:	• NEIGHBORHOOD VISUAL CHARACTER (MASSING HEIGHT AT STREET, FACADE CHARACTER, OVERALL CONTEXT) • REAR YARD COTTAGES • IRREGULAR BLOCK PATTERN • REAR YARD (PRIVACY + MID BLOCK OPEN SPACE) • SIDE YARD SETBACKS (REDUCTIONS TO MASS TO MITIGATE IMPACT ON ADJACENT)

GENERAL NOTES - PROPOSED SITE PLAN

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED
3. REFER TO EXISTING SITE PLAN FOR BALANCE OF INFORMATION NOT INDICATED

SHEET NOTES - PROPOSED SITE PLAN

1	(N) STANDARD RESIDENTIAL CURB CUT IN ACCORDANCE WITH SFPD PW FILE NO. 87171
2	(N) SIDE WALK AND CURB TO ALIGN WITH (E) ADJACENT IN ACCORDANCE WITH SFPD PW FILE NO. 87173 AND 87169, RESPECTIVELY.
3	(N) UTILITY SERVICES TBD BY G.C.; TYPICAL.
4	(N) LANDSCAPE PLANTER
5	(N) 24" BOX STREET TREE
6	(N) 42" A.F.F GUARDRAIL
7	(N) PROPOSED BUILDING - REFER TO PLANS FOR ADDITIONAL INFORMATION
8	(N) REAR-YARD LANDSCAPING UNDER SEPARATE PERMIT
9	(N) SITE FENCE NO MORE THAN 10' FROM GRADE
10	(N) EXTERIOR DECK BELOW - REFER TO FLOOR PLANS

MUSEUM WAY RESIDENCES

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DUMICAN MOSEY
ARCHITECTS

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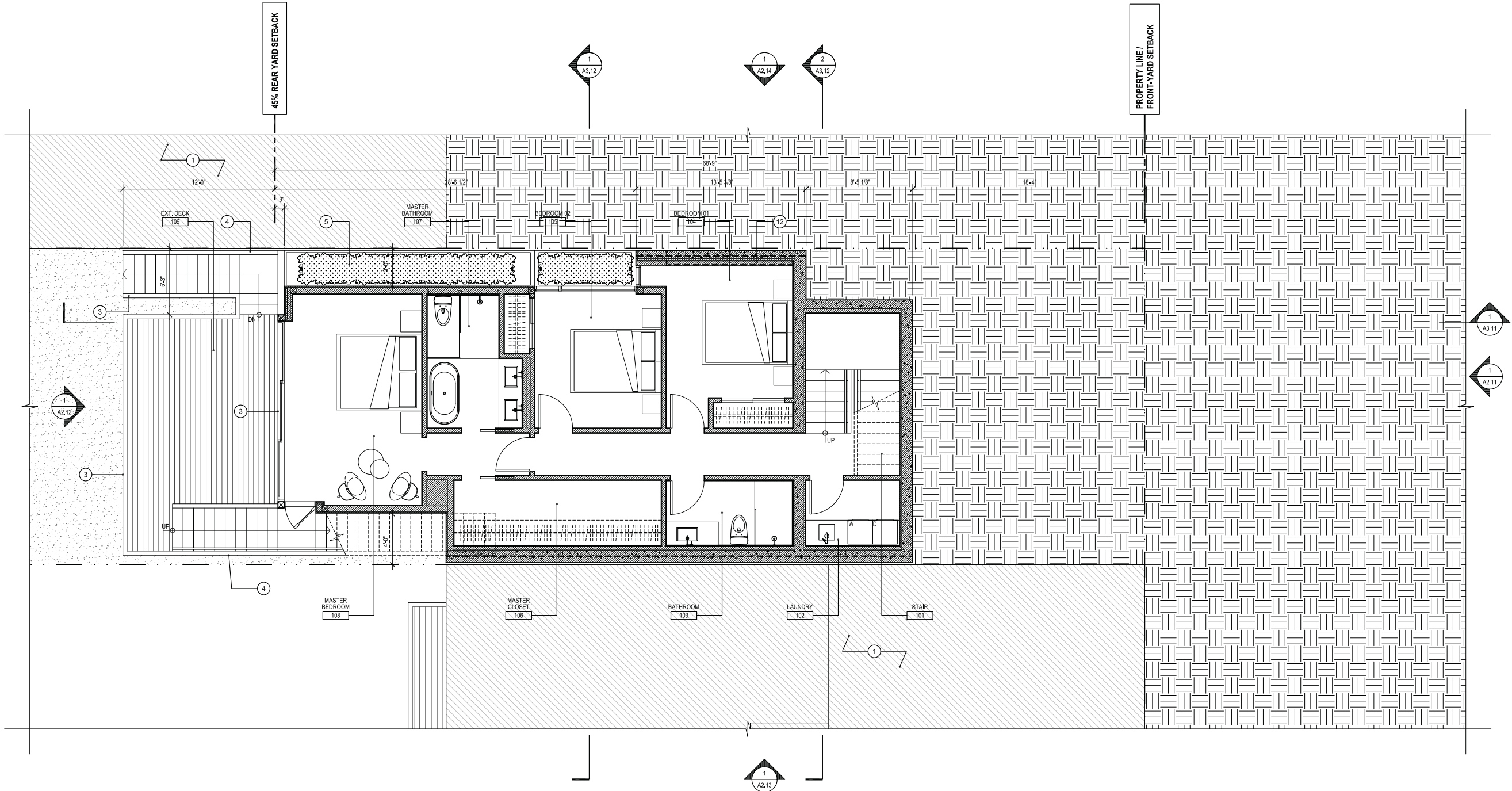
Job No.	19101
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PROGRESS SCHEMATIC DESIGN	05.21.19
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Drawing Title

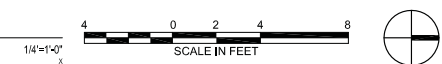
PROPOSED SITE PLAN

Sheet Number

A1.01



1 PROPOSED FLOOR PLAN - BASEMENT



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- (N) 2'-0" x 6'-0" CLASS 1 BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & 2A BULLETIN #9
- (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
- (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- (N) BUILT-IN PLANTER
- DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- ROOF BELOW
- (N) EXTERIOR SECURITY GATE
- (N) EV CHARGING STATION
- (N) 2 CAR PARKING STACKER
- NOT USED
- (N) 1HR FIRE-RESISTANCE RATED CLERESTORY WINDOW ASSEMBLY
- (N) FROSTED PRIVACY GLASS AT THIS WINDOW

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Drawing Title

PROPOSED FLOOR PLAN - BASEMENT (UNIT #1)

Sheet Number

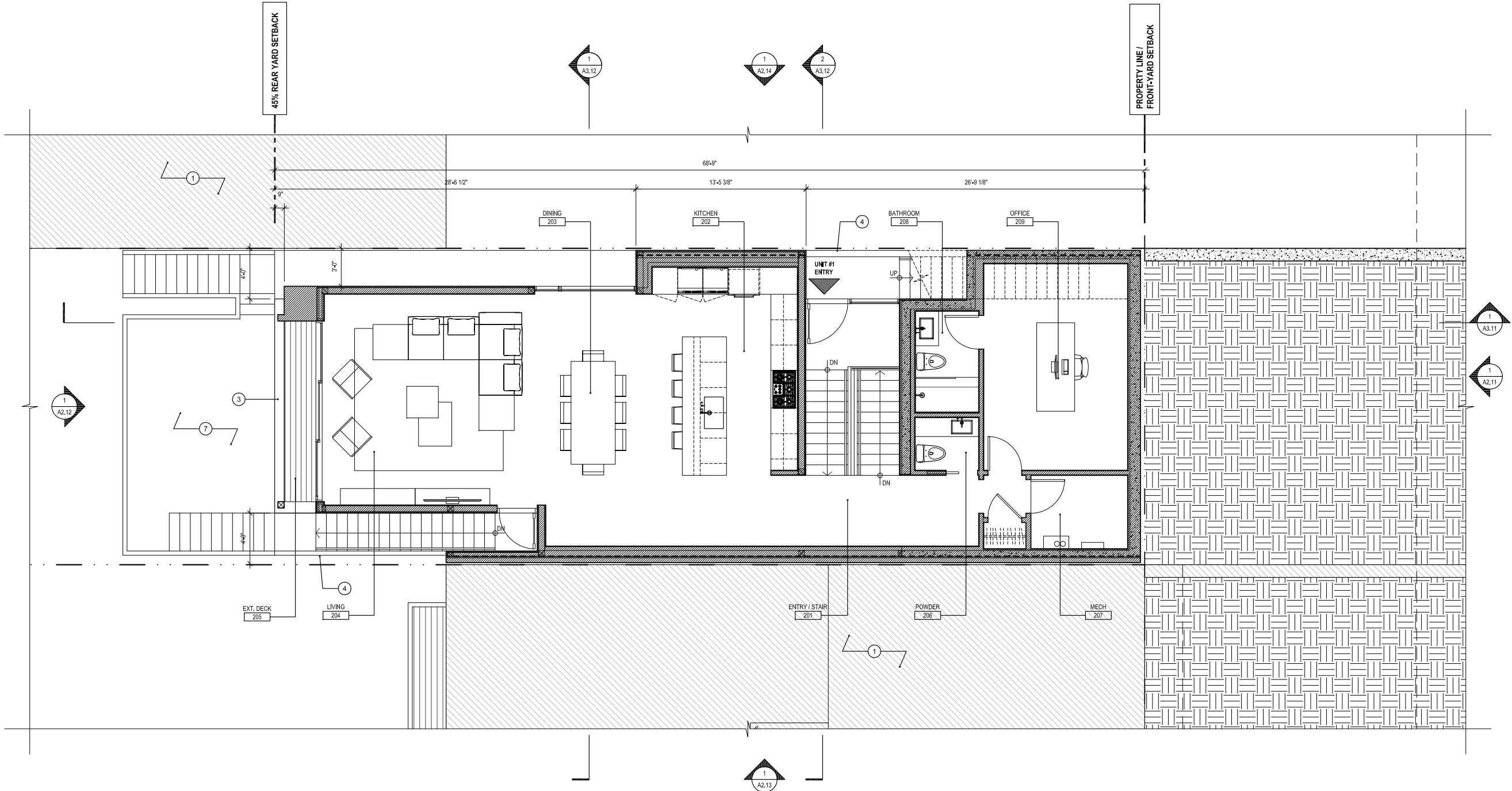
A1.11

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290



1 PROPOSED FLOOR PLAN - FLOOR 01



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- (N) 2'-0"x 6'-0" CLASS 1 BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & 2A BULLETIN #9
- (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
- (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- (N) BUILT-IN PLANTER
- DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- ROOF BELOW
- (N) EXTERIOR SECURITY GATE
- (N) EV CHARGING STATION
- (N) 2 CAR PARKING STACKER
- NOT USED
- (N) 1HR FIRE-RESISTANCE RATED CLERESTORY WINDOW ASSEMBLY
- (N) FROSTED PRIVACY GLASS AT THIS WINDOW

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Drawing Title

PROPOSED FLOOR PLAN -
FLOOR 01 (UNIT #1)

Sheet Number

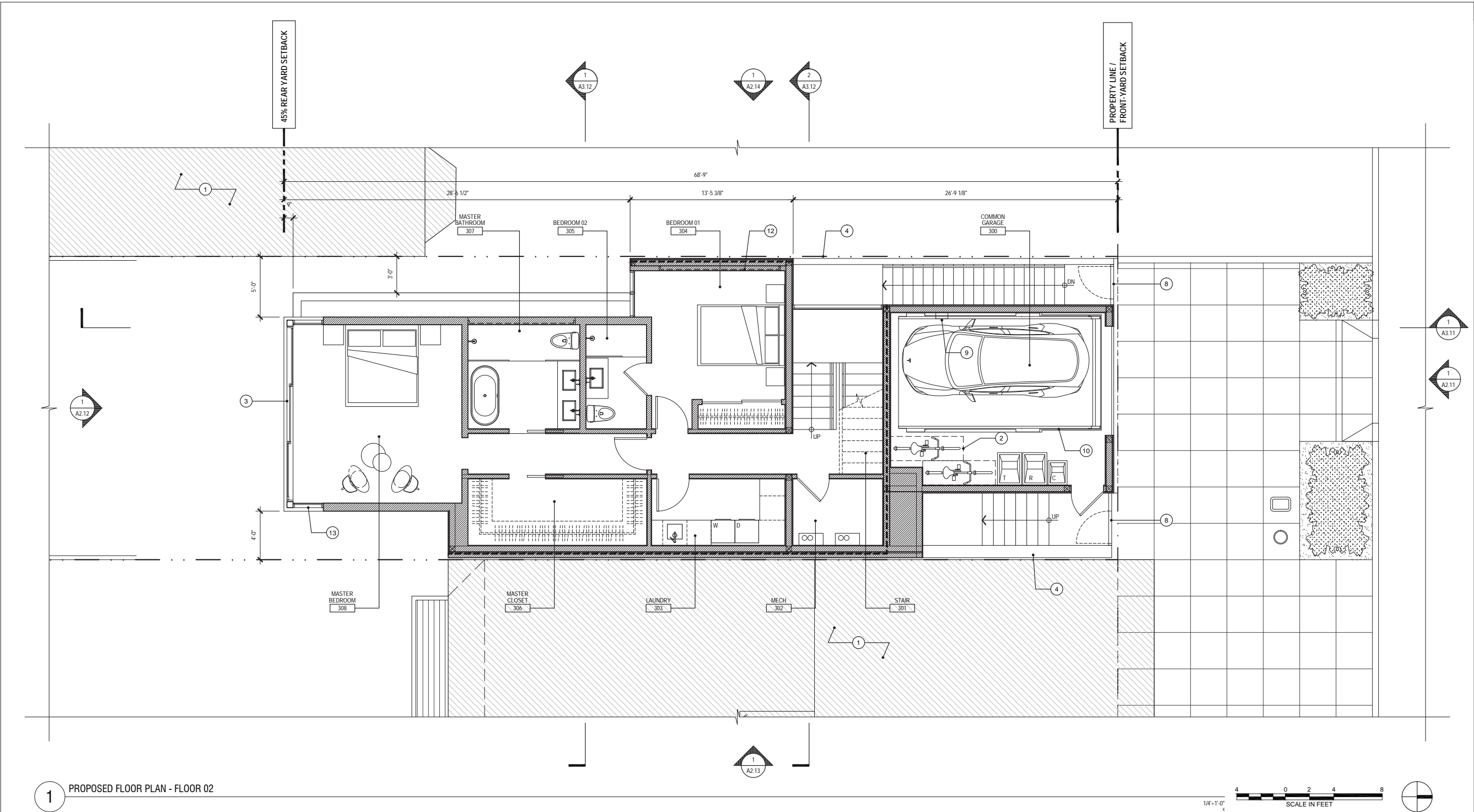
A1.12

MUSEUM WAY RESIDENCES

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DUMICAN MOSEY
ARCHITECTS

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1 PROPOSED FLOOR PLAN - FLOOR 02



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- (N) 2'-0" x 6'-0" CLASS 1 BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
- (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
- (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @ 42" A.F.F.
- (N) BUILT-IN PLANTER
- DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- ROOF BELOW
- (N) EXTERIOR SECURITY GATE
- (N) EV CHARGING STATION
- (N) 2 CAR PARKING STACKER
- NOT USED
- (N) 1HR FIRE-RESISTANCE RATED CLERESTORY WINDOW ASSEMBLY
- (N) FROSTED PRIVACY GLASS AT THIS WINDOW

Job No.	19101
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Drawing Title

PROPOSED FLOOR PLAN -
FLOOR 02 (UNIT #2)

Sheet Number

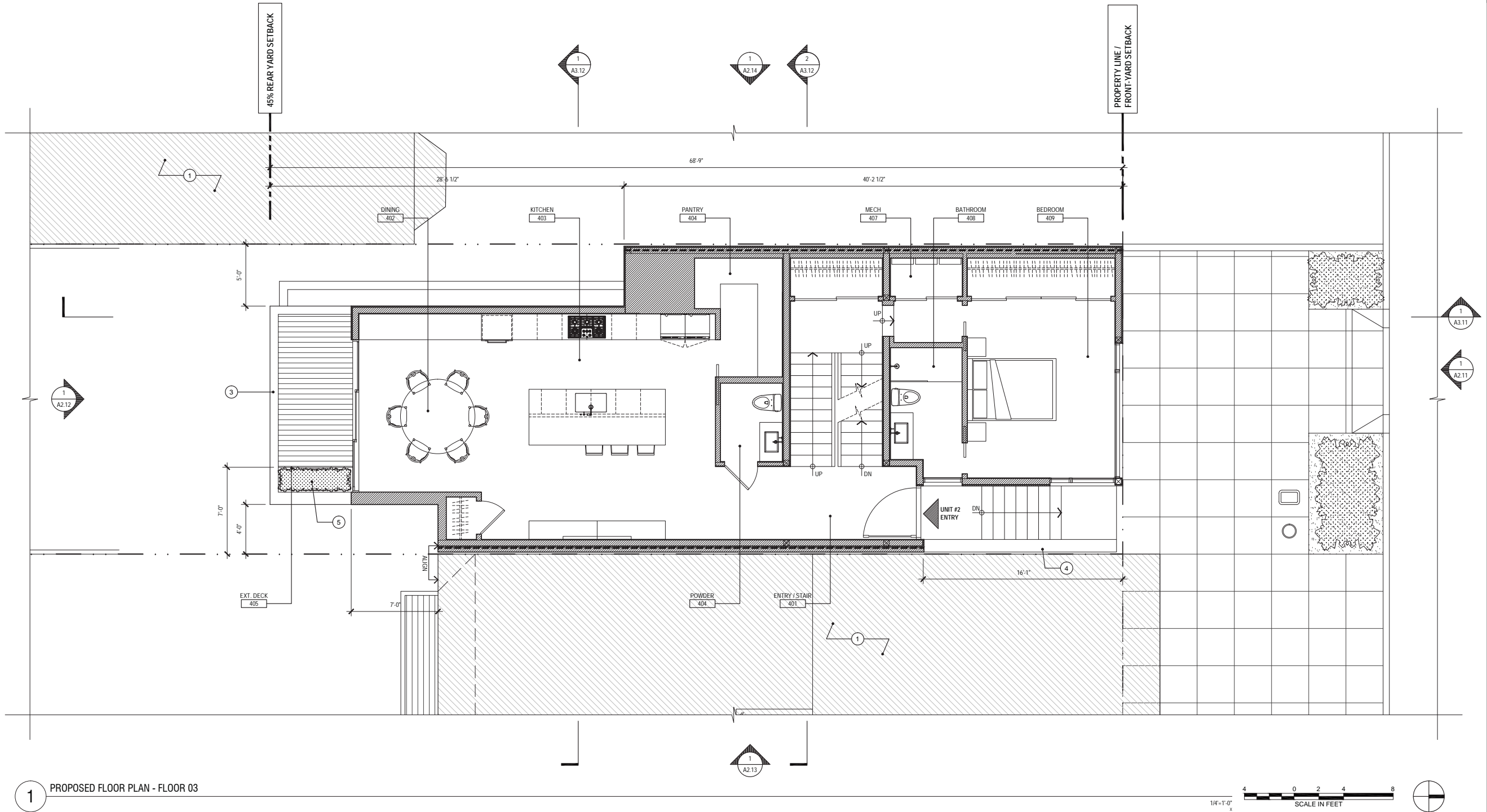
A1.13

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
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1 PROPOSED FLOOR PLAN - FLOOR 03



GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- 2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 (N) 2'-0"x 6'-0" CLASS 1 BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
- 3 (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
- 4 (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- 5 (N) BUILT-IN PLANTER
- 6 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 7 ROOF BELOW
- 8 (N) EXTERIOR SECURITY GATE
- 9 (N) EV CHARGING STATION
- 10 (N) 2 CAR PARKING STACKER
- 11 NOT USED
- 12 (N) 1HR FIRE-RESISTANCE RATED CLERESTORY WINDOW ASSEMBLY
- 13 (N) FROSTED PRIVACY GLASS AT THIS WINDOW

DUMICAN MOSEY ARCHITECTS

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Drawing Title

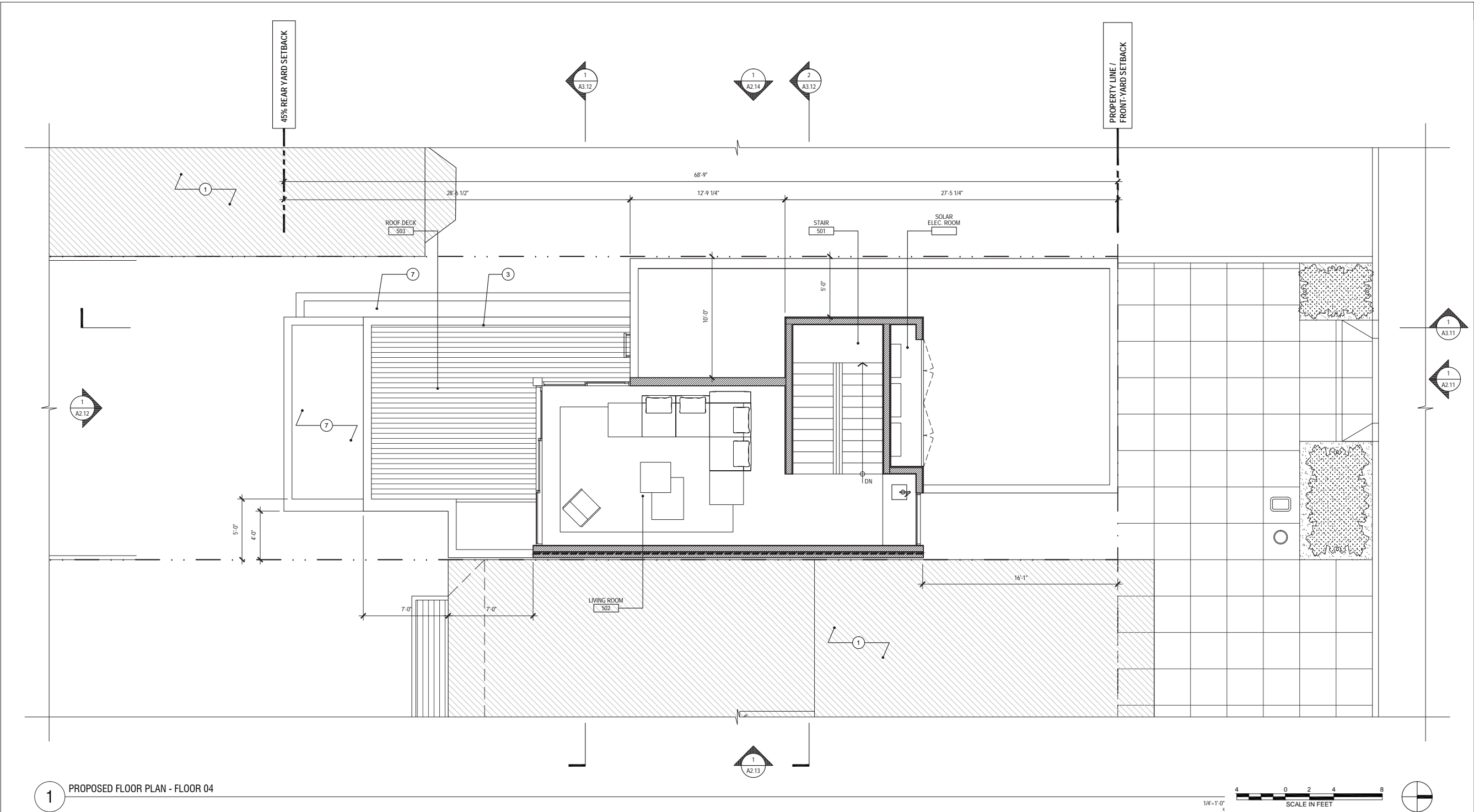
PROPOSED FLOOR PLAN - FLOOR 03 (UNIT #2)

Sheet Number

A1.14

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012



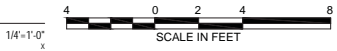
1 PROPOSED FLOOR PLAN - FLOOR 04

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
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SHEET NOTES - PROPOSED PLAN

- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
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- (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- (N) BUILT-IN PLANTER
- DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- ROOF BELOW
- (N) EXTERIOR SECURITY GATE
- (N) EV CHARGING STATION
- (N) 2 CAR PARKING STACKER
- NOT USED
- (N) 1HR FIRE-RESISTANCE RATED CLERESTORY WINDOW ASSEMBLY
- (N) FROSTED PRIVACY GLASS AT THIS WINDOW



Job No.	19101
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Drawing Title

PROPOSED FLOOR PLAN -
FLOOR 04 (UNIT #2)

Sheet Number

A1.15

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
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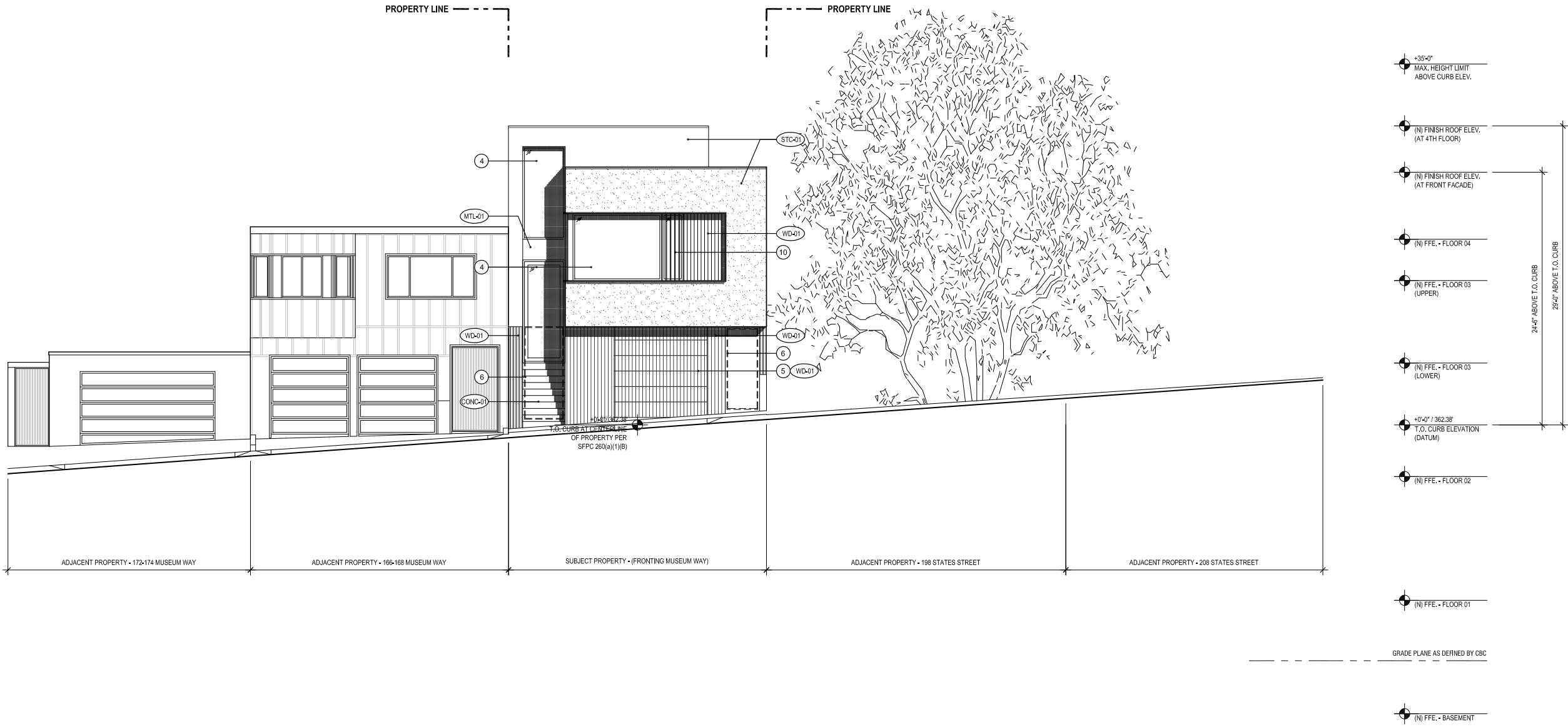
1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

- 1 (E) ADJACENT PROPERTY: FOR REFERENCE ONLY
- 2 NOT USED
- 3 NOT USED
- 4 (N) CLASS A ROOF ASSEMBLY: SLOPE 1/4" PER FT. MIN. TO ROOF DRAINS - TYPICAL
- 5 BETTER ROOF REQUIREMENTS:
PER PLANNING CODE SEC. 149, MINIMUM OF 250 SQ. FT. OF PV SOLAR PANELS ARE REQUIRED IN SOLAR READY ZONE. PV PANELS SHOWN AT ROOF LEVEL. PV SYSTEM IS TO BE DESIGN-BUILD BY GC. REFER TO TITLE-24 REPORT FOR MINIMUM DESIGN EFFICIENCY REQUIREMENTS.
- 6 ALTERNATING TREAD DEVICE TO ROOF PER CBC SECTION 1011.12.2

Drawing Title

Sheet Number

A1.16



1 PROPOSED EXTERIOR ELEVATION - FRONT

GENERAL NOTES	SHEET NOTES - PROPOSED ELEVATIONS	FINISH LEGEND		
1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED 2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET	1 DASHED LINE INDICATES ADJACENT PROPERTY (198 STATES STREET) BEHIND VIEW 2 DASHED LINE INDICATES ADJACENT PROPERTY (166-168 MUSEUM WAY) BEHIND VIEW 3 HATCH INDICATES SHARED PROPERTY LINE WALL 4 (N) ALUM. OR WOOD WINDOW OR DOOR ASSEMBLY; TYPICAL 5 (N) GARAGE DOOR ASSEMBLY 6 DASHED LINE INDICATES (N) SECURITY ENTRY GATE (NOT SHOWN FOR CLARITY) 7 DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE 8 (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F. 9 HATCH INDICATES FROSTED PRIVACY GLASS AT THIS WINDOW LOCATION 10 (N) SLAT SCREEN ASSEMBLY 11 EXTERIOR REAR-YARD DECK 12 (N) 1HR FIRE-RESISTANCE RATED WINDOW ASSEMBLY 13 (N) BUILT-IN PLANTER 14 DASHED LINE INDICATES MAXIMUM 10' ABOVE GRADE PER SFPD PLANNING CODE SECTION 136	STC-01 EXTERIOR STUCCO OR WOOD SIDING; TBD WD-01 EXTERIOR VERTICAL WOOD SIDING MTL-01 EXTERIOR METAL PANEL OR FIBER CEMENT PANEL; TBD CONC-01 EXTERIOR CONCRETE		

Job No.	19101
Issue	Date
PROGRESS SCHEMATIC DESIGN	04.12.19
PROGRESS SCHEMATIC DESIGN	05.21.19
PROGRESS SCHEMATIC DESIGN	06.04.19
PRE-APPLICATION SET	07.02.19
SITE PERMIT SET	07.08.19
CONDITIONAL USE APPLICATION SET	07.08.19
1 SITE PERMIT SET	10.10.19
1 SITE PERMIT SET	11.13.19

Drawing Title

EXTERIOR ELEVATION - FRONT

Sheet Number

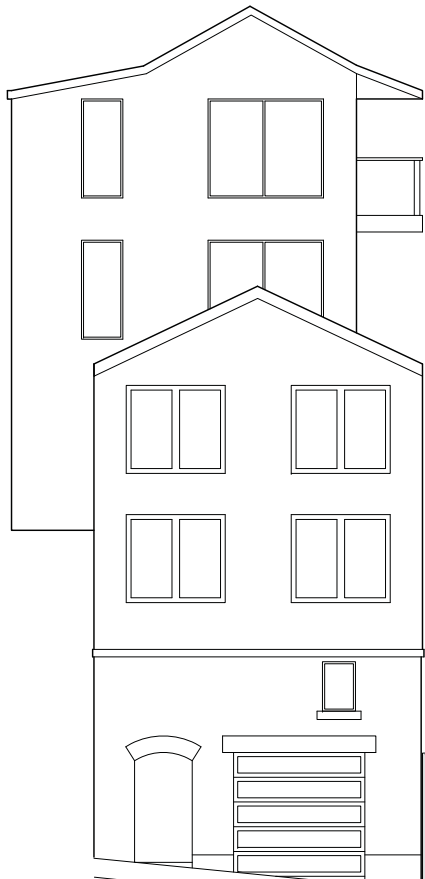
A2.11

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290



PROPERTY LINE

PROPERTY LINE

4

8

STC-01

4

MTL-01

8

MTL-01

4

8

MTL-01

4

8

MTL-01

4

8

MTL-01

4

8

MTL-01

8

14

11

15

+317.86'
(E) GRADE AT BOTTOM OF DECK

+321.45'
(E) GRADE AT BOTTOM OF DECK

(N) FINISH ROOF ELEV.
(AT 4TH FLOOR)

(N) FINISH ROOF ELEV.
(AT FRONT FACADE)

(N) FFE. - FLOOR 04

(N) FFE. - FLOOR 03
(UPPER)

(N) FFE. - FLOOR 03
(LOWER)

+0'-0" / 362.38'
T.O. CURB ELEVATION
(DATUM)

(N) FFE. - FLOOR 02

(N) FFE. - FLOOR 01

GRADE PLANE AS DEFINED BY CBC

(N) FFE. - BASEMENT

24'-5" ABOVE T.O. CURB
28'-0" ABOVE T.O. CURB

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED ELEVATIONS

- DASHED LINE INDICATES ADJACENT PROPERTY (198 STATES STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (166-168 MUSEUM WAY) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUM. OR WOOD WINDOW OR DOOR ASSEMBLY: TYPICAL
- (N) GARAGE DOOR ASSEMBLY
- DASHED LINE INDICATES (N) SECURITY ENTRY GATE (NOT SHOWN FOR CLARITY)
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE
- (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- HATCH INDICATES FROSTED PRIVACY GLASS AT THIS WINDOW LOCATION
- (N) SLAT SCREEN ASSEMBLY
- EXTERIOR REAR-YARD DECK
- (N) 1HR FIRE-RESISTANCE RATED WINDOW ASSEMBLY
- (N) BUILT-IN PLANTER
- DASHED LINE INDICATES MAXIMUM 10" ABOVE GRADE PER SFPC SECTION 136
- (N) SITE STAIR NO MORE THAN 10" ABOVE GRADE PER SFPC SECTION 136

FINISH LEGEND

- STC-01 EXTERIOR STUCCO OR WOOD SIDING; TBD
- WD-01 EXTERIOR VERTICAL WOOD SIDING
- MTL-01 EXTERIOR METAL PANEL OR FIBER CEMENT PANEL; TBD
- CONC-01 EXTERIOR CONCRETE

ADJACENT PROPERTY - 208 STATES STREET

ADJACENT PROPERTY - 198 STATES STREET

SUBJECT PROPERTY - (FRONTING MUSEUM WAY)

ADJACENT PROPERTY - 166-168 MUSEUM WAY

ADJACENT PROPERTY - 172-174 MUSEUM WAY

4 0 4 12
SCALE IN FEET

3/16"=1'-0"
x

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY
ARCHITECTS

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san francisco, california 94103
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Job No.	19101
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1 SITE PERMIT SET	11.13.19

Drawing Title

EXTERIOR ELEVATION -
REAR

Sheet Number

A2.12

1 PROPOSED EXTERIOR ELEVATION - REAR

45% REAR-YARD SETBACK

PROPERTY LINE

+35'-0"
MAX. HEIGHT LIMIT
ABOVE CURB ELEV.

(N) FINISH ROOF ELEV.
(AT 4TH FLOOR)

(N) FINISH ROOF ELEV.
(AT FRONT FACADE)

(N) FFE. • FLOOR 04

(N) FFE. • FLOOR 03
(UPPER)

(N) FFE. • FLOOR 03
(LOWER)

+0'-0" / 362.38'
T.O. CURB ELEVATION
(DATUM)

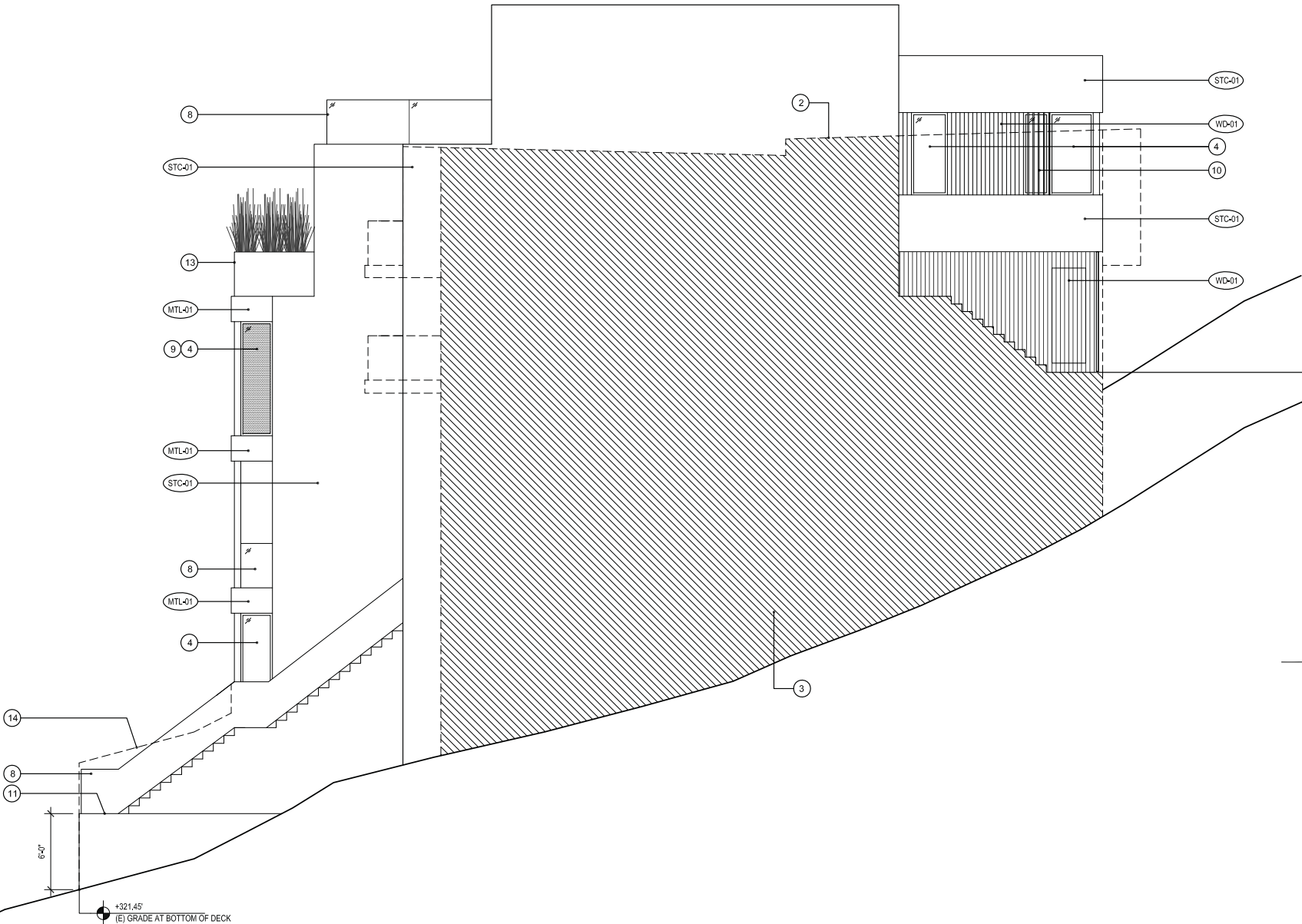
(N) FFE. • FLOOR 02

(N) FFE. • FLOOR 01

GRADE PLANE AS DERIVED BY CBC

(N) FFE. • BASEMENT

24'-0" ABOVE T.O. CURB
29'-0" ABOVE T.O. CURB



3/16"=1'-0"
SCALE IN FEET

1 PROPOSED EXTERIOR ELEVATION - SIDE

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED ELEVATIONS

- DASHED LINE INDICATES ADJACENT PROPERTY (198 STATES STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (166-168 MUSEUM WAY) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUM. OR WOOD WINDOW OR DOOR ASSEMBLY-TYPICAL
- (N) GARAGE DOOR ASSEMBLY
- DASHED LINE INDICATES (N) SECURITY ENTRY GATE (NOT SHOWN FOR CLARITY)
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE
- (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- HATCH INDICATES FROSTED PRIVACY GLASS AT THIS WINDOW LOCATION
- (N) SLAT SCREEN ASSEMBLY
- EXTERIOR REAR-YARD DECK
- (N) 1HR FIRE-RESISTANCE RATED WINDOW ASSEMBLY
- (N) BUILT-IN PLANTER
- DASHED LINE INDICATES MAXIMUM 10' ABOVE GRADE PER SFPC PLANNING CODE SECTION 136

FINISH LEGEND

- (STC-01) EXTERIOR STUCCO OR WOOD SIDING; TBD
- (WD-01) EXTERIOR VERTICAL WOOD SIDING
- (MTL-01) EXTERIOR METAL PANEL OR FIBER CEMENT PANEL; TBD
- (CONC-01) EXTERIOR CONCRETE

Job No.	19101	
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CONDITIONAL USE APPLICATION SET	07.08.19	
1 SITE PERMIT SET	10.10.19	
1 SITE PERMIT SET	11.13.19	

Drawing Title

EXTERIOR ELEVATION -
SIDE

Sheet Number

A2.13

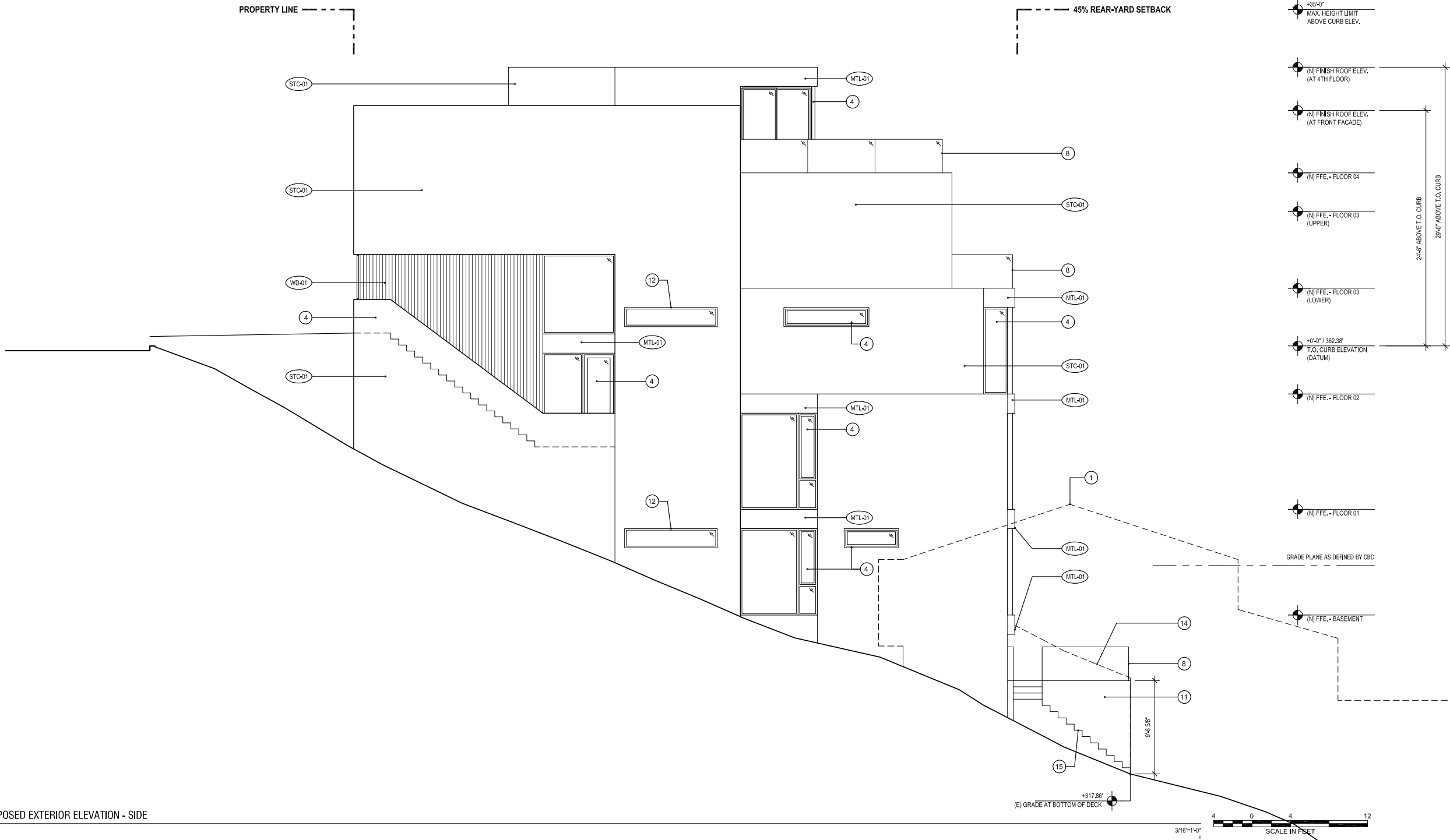
MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114

BLOCK: 2620 LOT: 012

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290



1 PROPOSED EXTERIOR ELEVATION - SIDE

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED ELEVATIONS

- DASHED LINE INDICATES ADJACENT PROPERTY (198 STATES STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (166-168 MUSEUM WAY) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUM. OR WOOD WINDOW OR DOOR ASSEMBLY; TYPICAL
- (N) GARAGE DOOR ASSEMBLY
- DASHED LINE INDICATES (N) SECURITY ENTRY GATE (NOT SHOWN FOR CLARITY)
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE
- (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- HATCH INDICATES FROSTED PRIVACY GLASS AT THIS WINDOW LOCATION
- (N) SLAT SCREEN ASSEMBLY
- EXTERIOR REAR-YARD DECK
- (N) 1HR FIRE-RESISTANCE RATED WINDOW ASSEMBLY
- (N) BUILT-IN PLANTER
- DASHED LINE INDICATES MAXIMUM 10' ABOVE GRADE PER SFPD SECTION 136
- (N) SITE STAIR NO MORE THAN 10' ABOVE GRADE PER SFPD SECTION 136

FINISH LEGEND

- (STC-01) EXTERIOR STUCCO OR WOOD SIDING; TBD
- (WD-01) EXTERIOR VERTICAL WOOD SIDING
- (MTL-01) EXTERIOR METAL PANEL OR FIBER CEMENT PANEL; TBD
- (CONC-01) EXTERIOR CONCRETE

DUMICAN MOSEY ARCHITECTS

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1 SITE PERMIT SET	11.13.19	

Drawing Title

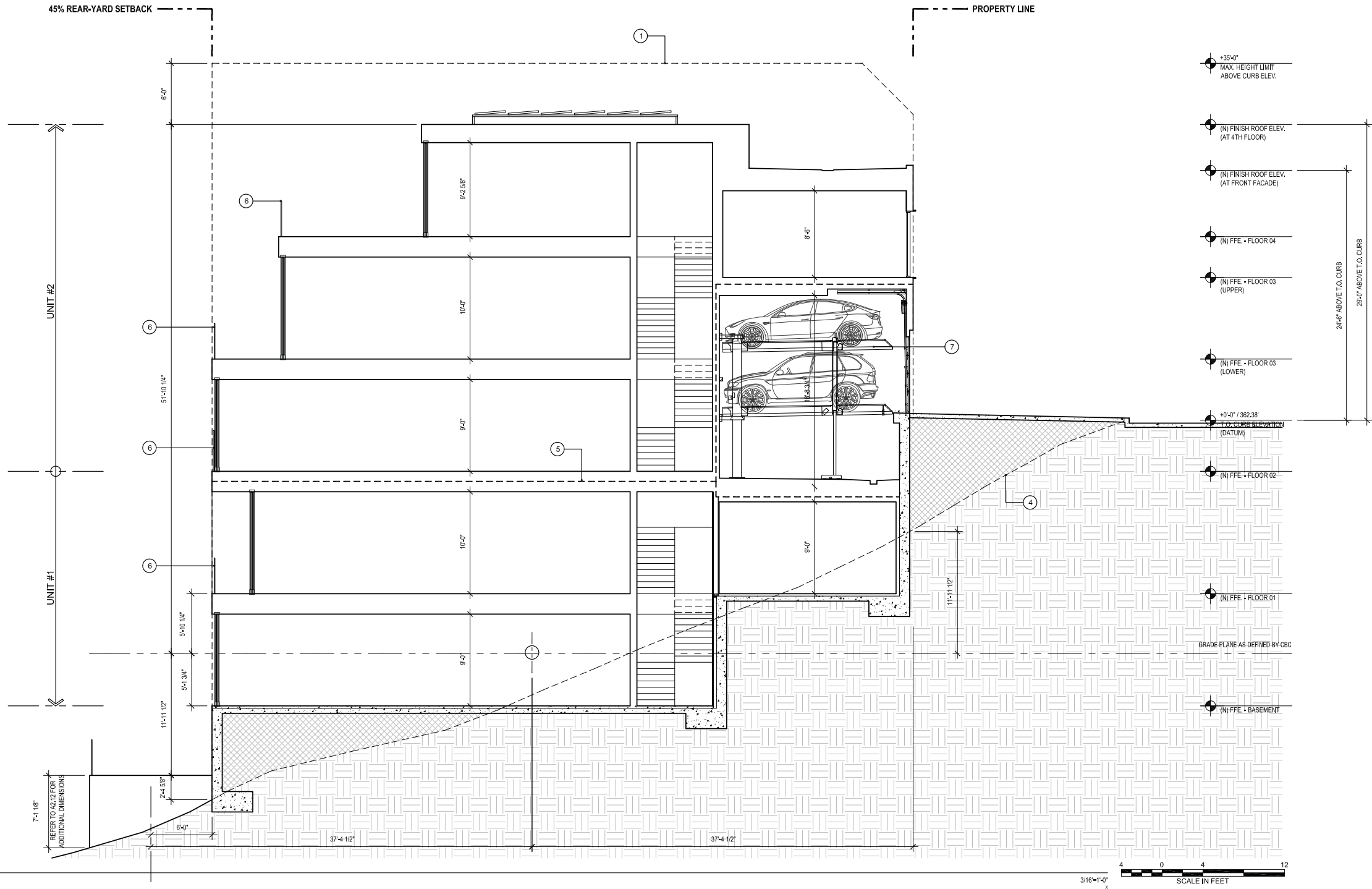
EXTERIOR ELEVATION - SIDE

Sheet Number

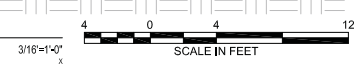
A2.14

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012



- +35'-0" MAX. HEIGHT LIMIT ABOVE CURB ELEV.
- (N) FINISH ROOF ELEV. (AT 4TH FLOOR)
- (N) FINISH ROOF ELEV. (AT FRONT FACADE)
- (N) FFE - FLOOR 04
- (N) FFE - FLOOR 03 (UPPER)
- (N) FFE - FLOOR 03 (LOWER)
- +0'-0" / 362.38' T.O. CURB ELEVATION (DATUM)
- (N) FFE - FLOOR 02
- (N) FFE - FLOOR 01
- GRADE PLANE AS DERIVED BY CBC
- (N) FFE - BASEMENT



1 PROPOSED BUILDING SECTION

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED SECTIONS

- LINE INDICATES MAXIMUM BUILDING ENVELOPE PER SFPC 260(a)(1)(B)
- (E) ADJACENT PROPERTY AT 198 STATES STREET
- (E) ADJACENT PROPERTY AT 166-168 MUSEUM WAY
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE - EXCAVATE OR FILL AS REQ'D
- DASHED LINE INDICATES 1HR FIRE-RESISTANCE RATED ASSEMBLY; TYPICAL
- (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) 2 CAR PLATFORM LIFT
- NOT USED

DUMICAN MOSEY ARCHITECTS

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Job No.	19101	
Issue	Date	
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1 SITE PERMIT SET	10.10.19	
1 SITE PERMIT SET	11.13.19	

Drawing Title

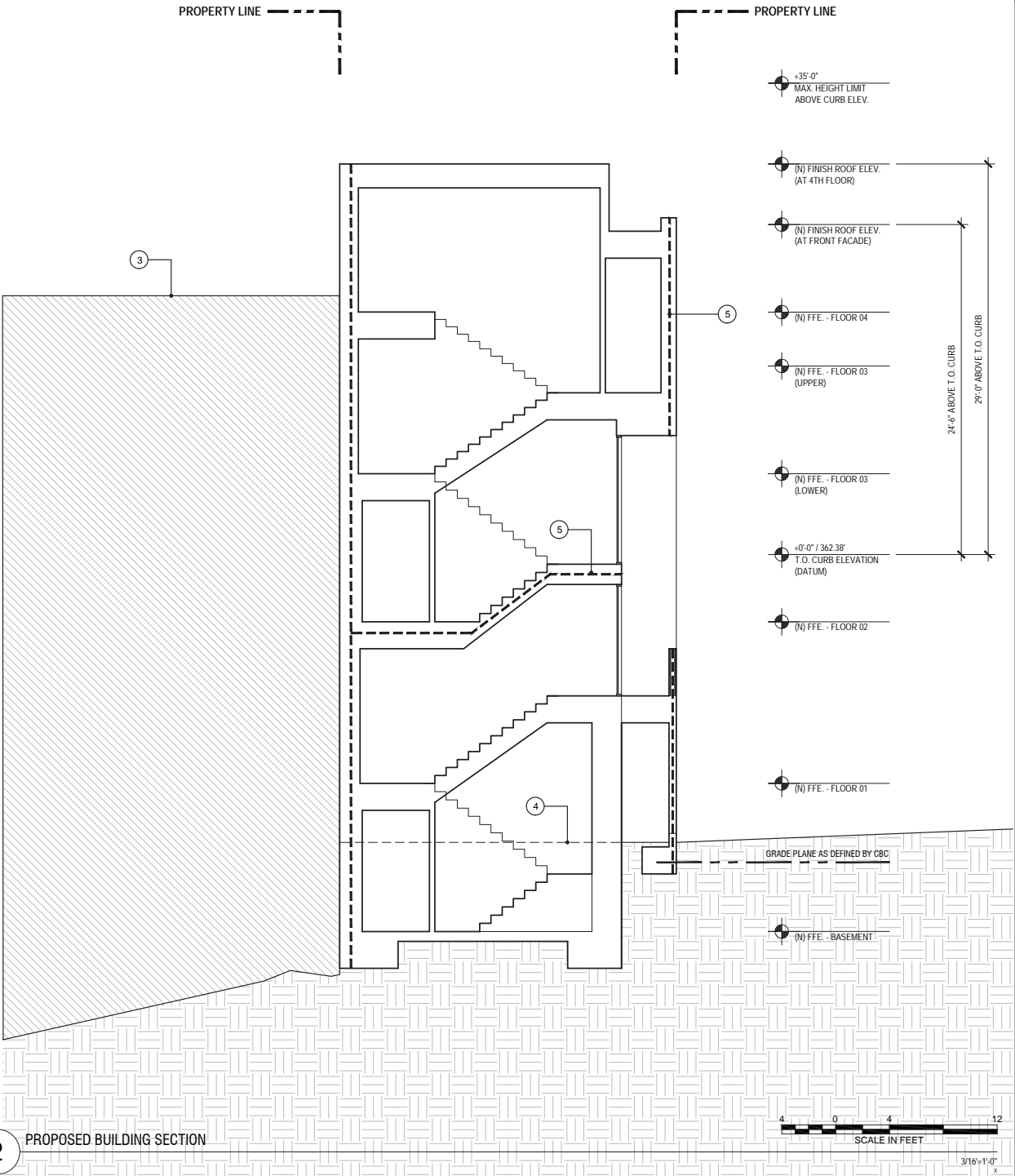
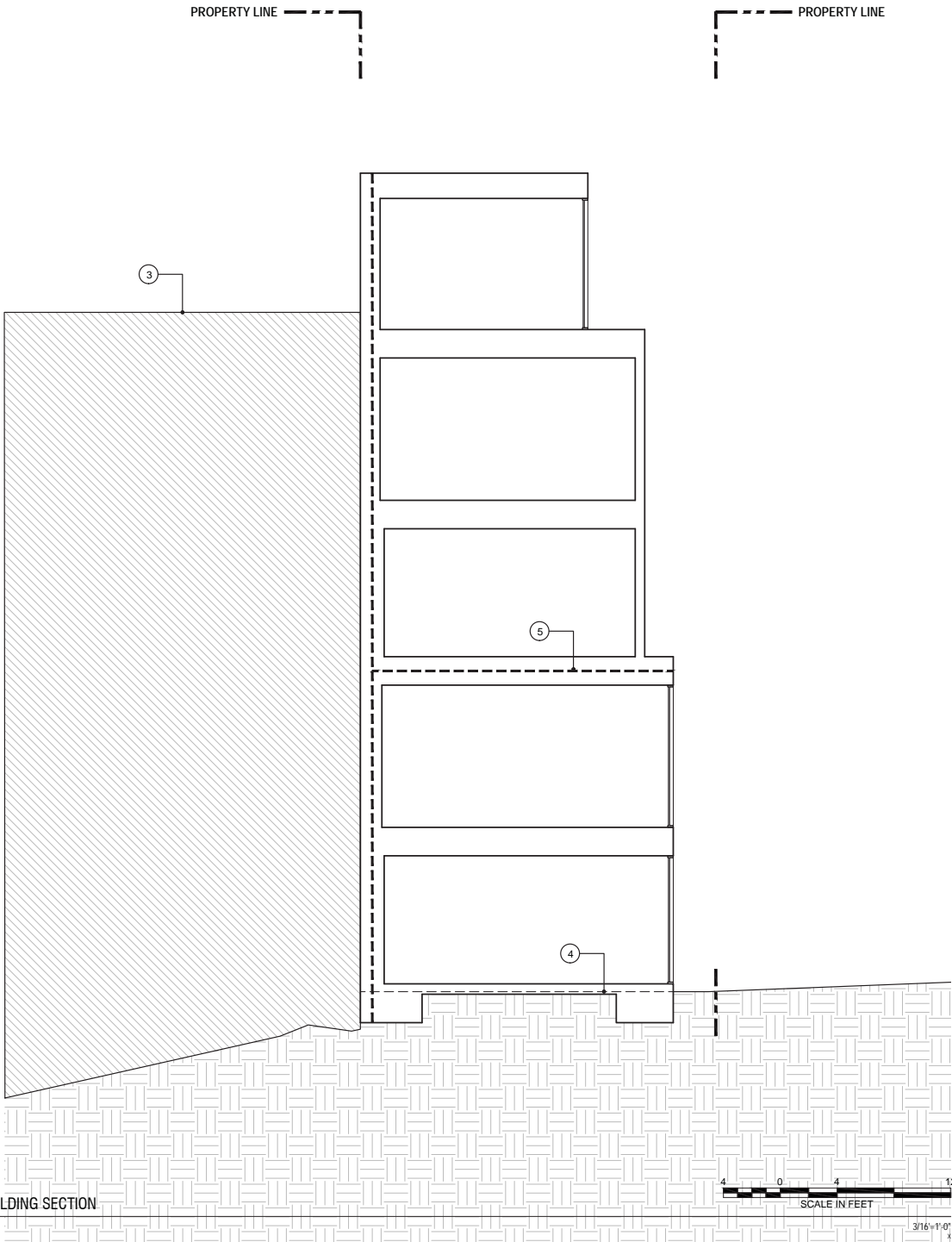
PROPOSED BUILDING SECTION

Sheet Number

A3.11

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012



GENERAL NOTES

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SHEET NOTES - PROPOSED SECTIONS

- LINE INDICATES MAXIMUM BUILDING ENVELOPE PER SFPD 260(a)(1)(B)
- (E) ADJACENT PROPERTY AT 198 STATES STREET
- (E) ADJACENT PROPERTY AT 166-168 MUSEUM WAY
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE - EXCAVATE OR FILL AS REQ'D
- DASHED LINE INDICATES 1HR FIRE-RESISTANCE RATED ASSEMBLY, TYPICAL
- (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) 2 CAR PLATFORM LIFT
- NOT USED

Job No.	19101
Issue	Date
PROGRESS SCHEMATIC DESIGN	04.12.19
PROGRESS SCHEMATIC DESIGN	05.21.19
PROGRESS SCHEMATIC DESIGN	06.04.19
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CONDITIONAL USE APPLICATION SET	07.08.19
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1 SITE PERMIT SET	11.13.19

Drawing Title

PROPOSED BUILDING
SECTION

Sheet Number

A3.12

MUSEUM WAY RESIDENCES

(196 STATES STREET), SAN FRANCISCO, CA 94114
BLOCK: 2620 LOT: 012

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
196 STATES ST		2620012
Case No.		Permit No.
2019-013953ENV		201907085276
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The project site is a vacant, steep sloping (50%) through-lot with frontages on Museum Way and States Street. The proposed project would involve the construction of a new four-story, 2-unit residential building. The units would be 2,487 gsf (Unit 1) and 2,797 gsf (Unit 2). Each unit would include 3-bedrooms, 3.5 baths, one interior parking space, and one Class I bicycle parking space. The building height would be approximately 29 feet at street level on Museum Way. The units would have a shared, stacked parking garage for two vehicles. The dwelling units and garage entrance would be accessed via Museum Way. Each unit would include exterior decks facing States Street.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project 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?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments and Planner Signature (optional): David L Young PLEASE SEE ATTACHED	

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Conditional Use Authorization If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: David L Young 11/26/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

CEQA Impacts

Archeology: Project effects would occur to an approximate depth of 28-feet. Based on review of in-house EP archeological documentation, dated September 6, 2019, no CEQA-significant archeological resources are expected within project-affected soils. Although the project would involve approximately 11 feet of mass excavation and drilled piers that extend into native colluvium, no adverse archeological effects are anticipated based on the low sensitivity for prehistoric and historic archaeological resources.

Subdivision/Lot Line: The proposed project would be located on an existing vacant parcel and would not involve a subdivision or lot line adjustment.

Slope: The project site is located on a steep hillside with slopes greater than 25%. The sponsor submitted a Geotechnical Report on July 12, 2019. The Report included evaluation of seismic conditions and the recommendations for project foundations, retaining walls, driveway, and exterior flatwork. The geotechnical report concludes that the site is suitable for the proposed project provided the recommendations in the geotechnical report are included in the project's design and construction. The Department of Building Inspection would review the site specific geotechnical report during the building permit review process to ensure that project includes appropriate measures in accordance with the building code and site specific geotechnical report.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
196 STATES ST		2620/012
Case No.	Previous Building Permit No.	New Building Permit No.
2019-013953PRJ	201907085276	
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 196 STATES ST
RECORD NO.: 2019-013953CUA

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

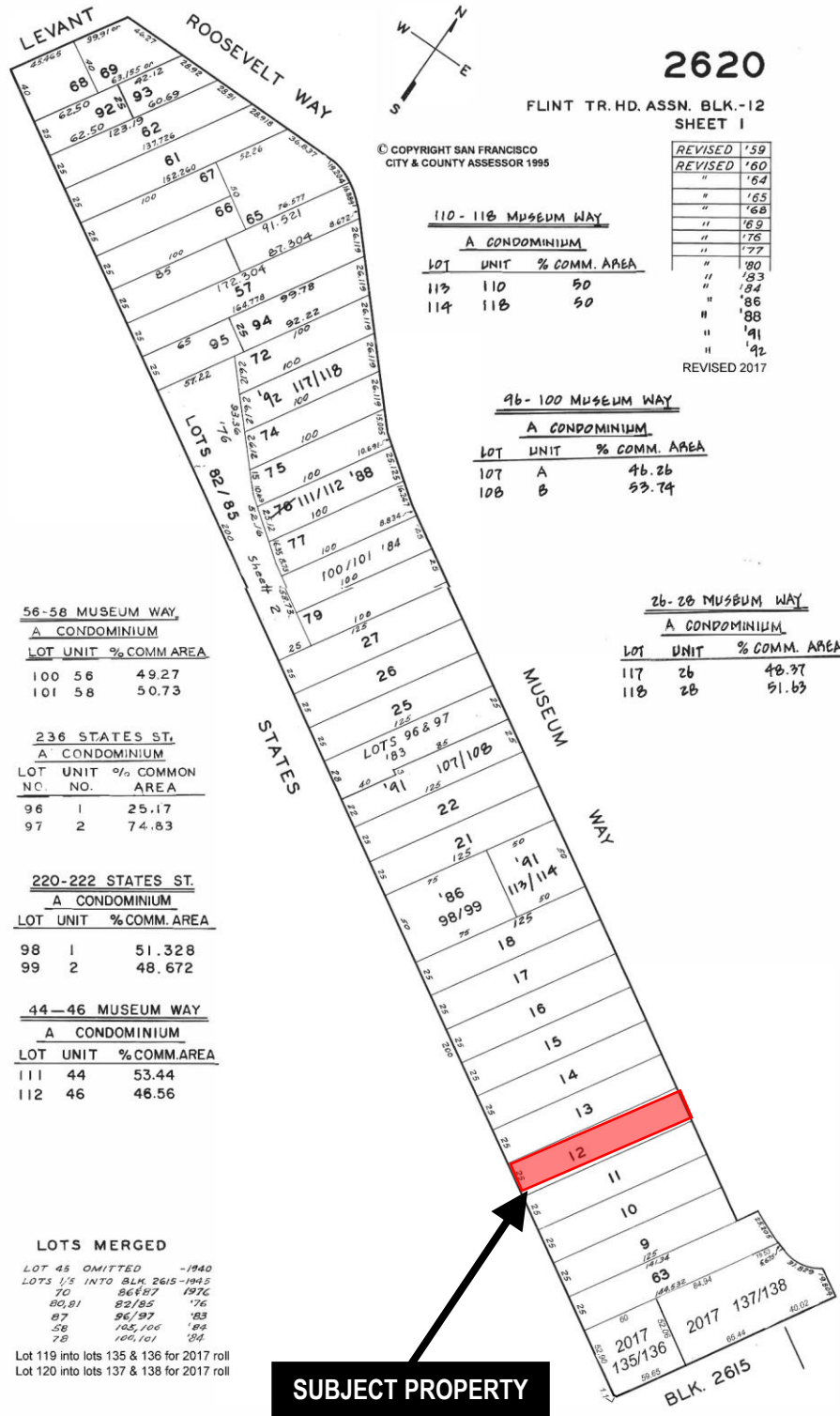
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

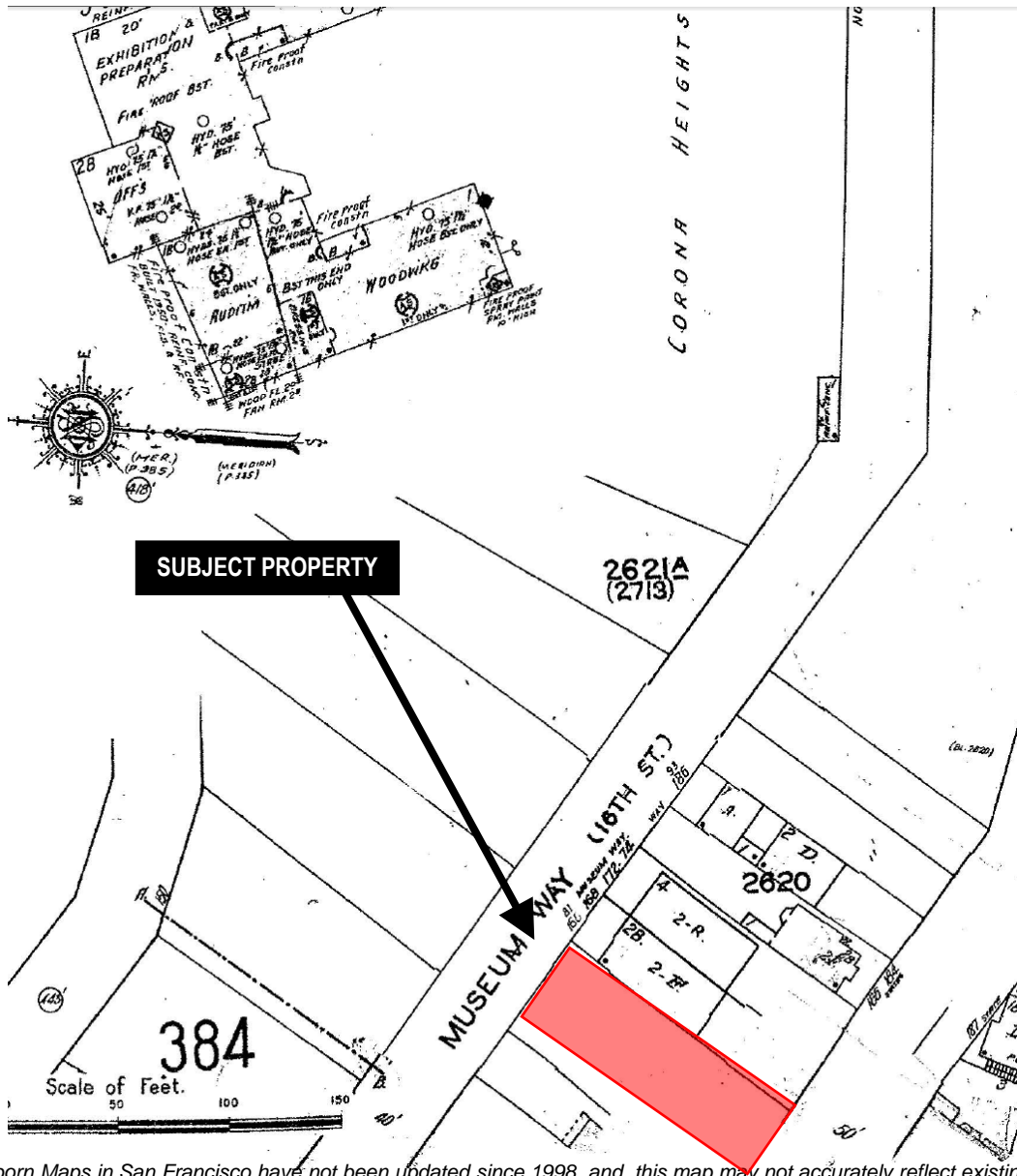
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	Vacant	3,125	3,125
Residential		5,284	5,284
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking		295	295
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	Vacant	5,579	5,579
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate		2	2
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces		2	2
Loading Spaces			
Car Share Spaces			
Bicycle Spaces		2	2
Number of Buildings		1	1
Number of Stories		4, over basement	4, over basement
Height of Building(s)		29'0"	29'0"
Other ()			

Parcel Map



Conditional Use Hearing
Case Number 2019-013953CUA
CUA New Construction Corona Heights Large Residence SUD
1401 19th Ave

Sanborn Map*



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



Conditional Use Hearing

Case Number 2019-013953CUA

CUA New Construction Corona Heights Large Residence SUD
1401 19th Ave

Zoning Map



Aerial Photo – View 1



SUBJECT PROPERTY



Aerial Photo – View 2



SUBJECT PROPERTY



Aerial Photo – View 2



SUBJECT PROPERTY

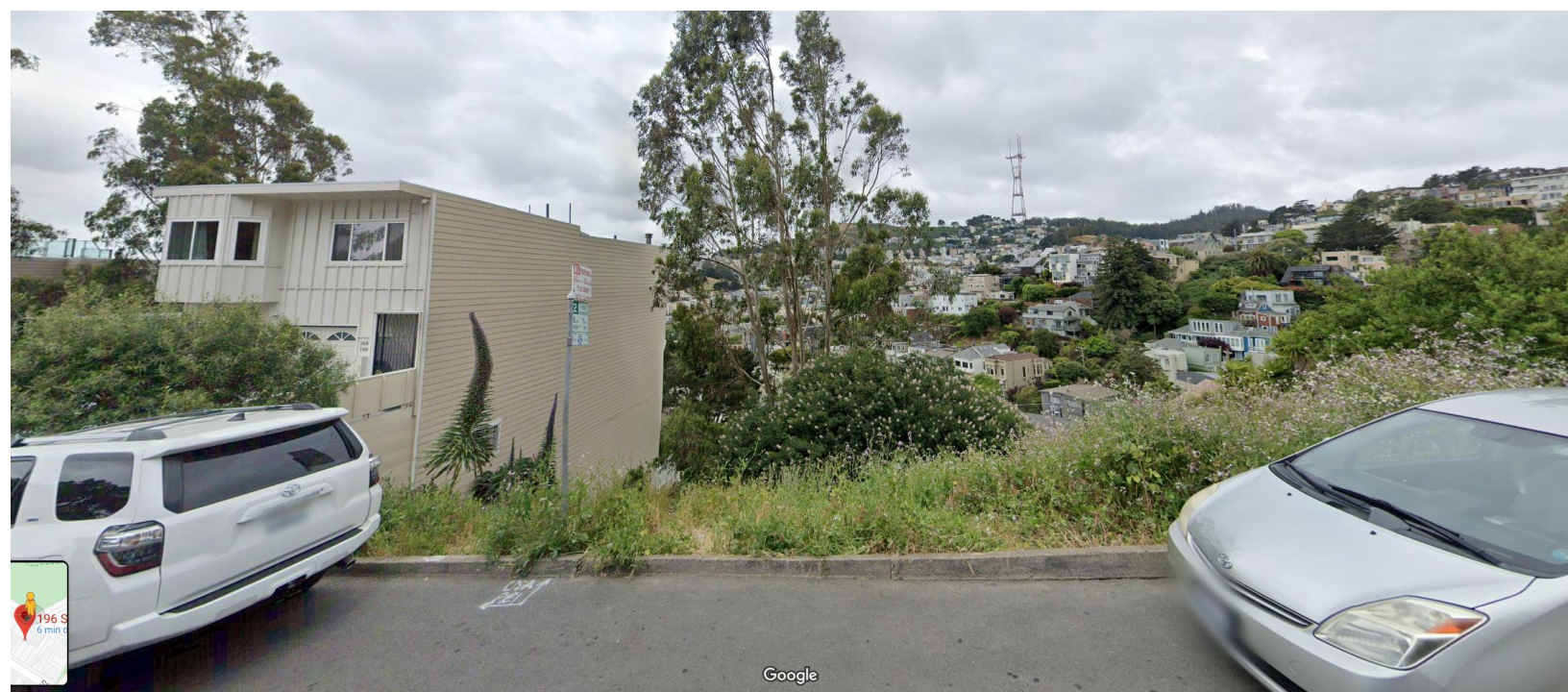


Site Photo



Conditional Use Hearing
Case Number 2019-013953CUA
CUA New Construction Corona Heights Large Residence SUD
1401 19th Ave

Site Photo



Conditional Use Hearing
Case Number 2019-013953CUA
CUA New Construction Corona Heights Large Residence SUD
1401 19th Ave

October 15, 2019

Cathleen Campbell & David Winslow
San Francisco Planning Department
City of County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: 196 States Street/Museum Way Residences - Proposed Project

Dear Cathleen & David:

I am the owner of 166 and 168 Museum Way. I have lived at 168 Museum Way for almost 30 years. The purpose of this letter is to formally voice my support for the proposed project located at 196 States Street/Museum Way, based on the Site Permit Set - Rev 01 Set of Drawings created by Dumican Mosey Architects, dated October 10, 2019. .

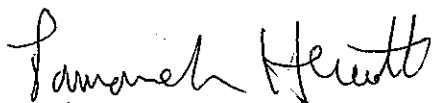
I feel that the Owner and the Architect have done a very good job of developing a high quality project on a challenging site. We are very excited about the prospect of this vacant lot being utilized to further activate this area of the street and feel the two proposed family sized units are the perfect fit for the neighborhood. This building has been beautifully designed and will be a significant improvement to the neighborhood.

Based on the agreement on the following items:

- The Engineers and the Owner of this project have kindly agreed and confirmed to take care of strengthening the foundation of my property during the construction and the Owner has already signed the FTF Engineering's (3rd party structural engineer) proposal dated 10/1/2019 to perform the peer review for the excavation, underpinning/shoring and foundation of my building.
- The Engineers and the Owner have agreed and confirmed to infill the small window on my building wall with proper fire rating, building paper and siding, etc.
- The Engineers and the Owner have agreed and confirmed to provide a built-in planter at the Floor 3 deck along the edge adjacent to my property to act as a privacy screen.
- The Engineers and the Owner have agreed and confirmed to provide frosted glass at the Floor 3 window facing my property to mitigate our privacy concerns;

I am in full support of the proposed project as designed.

Sincerely,



Parvaneh Hewitt
168 Museum Way
San Francisco, CA 94114
415-867-6429

15 October 2019

Cathleen Campbell & David Winslow
San Francisco Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

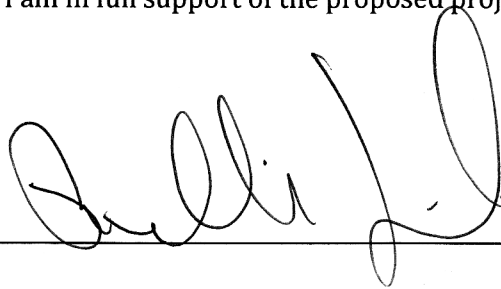
Subject: 196 States Street/Museum Way Residences - Proposed Project

Dear Cathleen & David,

The purpose of this letter is to formally voice my support for the proposed project located at 196 States Street/Museum Way, based on the Site Permit Set- Rev 01 Set of Drawings created by Dumican Mosey Architects, dated 10 October 2019. I feel that the Owner and Architect have done a very good job of developing a high quality project on a challenging site. We are very excited about the prospect of this vacant lot being utilized to further activate this area of the street and feel the two proposed family sized units are the perfect fit for the neighborhood. This building has been beautifully designed and will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project as designed.

Sincerely,



Signature:

Phillip Aguilar

(Print) Name: PHILLIP AGUILAR

10-15-2019

Date:

172-174 Museum Way, San Francisco, CA.

(Print) Address: 172-174 MUSEUM WAY.

Eric Dumican

From: Stuart Hills <stuarthills@me.com>
Sent: Monday, September 23, 2019 2:17 PM
To: cathleen.campbell@sfgov.org
Cc: Eric Dumican
Subject: 196 States Street

Categories: Red category

Dear Ms. Campbell,

I am writing on behalf of the 171-173 States Street HOA. We have been in contact with the project sponsor of 196 States Street, Eric Dumican, and he has addressed our questions regarding the application for construction of two units fronting Museum Way.

We would like to indicate that we support this application.

Sincerely,

Stuart Hills
171-173 States Street HOA

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny
ttunny@reubenlaw.com

December 6, 2019

Delivered Via Email

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 196 States Street/Museum Way
Brief in Support of the Project
Planning Department Case No. 2019-013953CUA
Hearing Date: December 19, 2019
Our File No.: 10455.02**

Dear President Melgar and Commissioners:

Our office is working with Dave Tay, owner of the property located at 196 States Street/Museum Way (the “Property”). The Property is a long-vacant, steeply sloping through-lot, facing States Street at the bottom of the slope and Museum Way at the top. This challenging opportunity site presents a unique infill development opportunity that Mr. Tay has addressed with a thoughtful two-unit residential project (the “Project”) that fulfills the Planning Commission’s design, unit mix, and neighborhood compatibility goals and policies for new residential development.

The Project requires a Conditional Use Authorization (the “CUA”) because it is a residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet in the Corona Heights Large Residence Special Use District. Each of the Project’s two units is under 3,000 square feet, but the combined total exceeds 3,000.

We urge the Planning Commission to approve the CUA for this fully code-compliant Project (no Variances sought) for the following reasons:

- The Project meets the requirements of the Planning Code and is necessary, desirable, and compatible with the neighborhood. The Project maximizes density with two modestly-sized family units at 2,487 square feet and 2,797 square feet, respectively, and 3 bedrooms each, in an RH-2 zoning district.
- The policy intent of the 3,000 square-foot threshold in the Corona Heights Large Residence SUD is to regulate “monster” homes; that policy is not a concern here

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One Bush Street, Suite 600, San Francisco, CA 94104
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Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

where both dwellings are under 3,000 square feet. It is only because their combined size is greater than 3,000 square feet that the CUA is required.

- The Project architect, Dumican Mosey Architects, has been lauded by the Commission on prior projects (*e.g.*, 10 Aladdin Terrace). Project renderings are attached as EXHIBIT A. The architecture and design are modern yet contextual. The building massing continues the existing neighborhood character. Most of the lots on the block are through-lots, with single structures facing either Museum Way, like the Project, or States Street. The Museum Way-facing structures, like the Project, typically are two-units with four or five building floors terracing down the slope in the rear toward States Street. (See aerial photos with unit counts attached as EXHIBIT B.)
- The building massing and visual impact is sensitively reduced through a number of setbacks, which the Project sponsor worked closely with the Residential Design Advisory Team to achieve: the second story is set back 3' on the west side, which expands to 5' on the third story above; the third story also has a 4' side setback on the east side, and a 6' rear setback; the top story is set back 16'-1" at the front, 20' in the rear, and 10' and 5' on the west side.
- The Project proposes two parking spaces. Although off-street parking is not required, access to transit is challenging because of the location near the top of the hill and at the end of Museum Way. The parking maximizes spatial efficiency, creatively working with the steep slope and using a lift to prioritize habitable space.
- Three neighbors have provided letters of support, and we are not aware of any opposition to the Project.

I. PROJECT AND DESIGN NARRATIVE

As stated, the Property is located at 196 States Street/Museum Way (Block/Lot: 2620/012), and is a vacant, steep-sloping (approximately 50% slope), through-lot (measuring 25' x 125') extending from Museum Way to States Street. The Project is located directly adjacent to one of the groupings of buildings fronting Museum Way, with the proposed building sited so that it fronts Museum Way, responding strongly to that portion of the block pattern, streetscape, building heights, massing, scale, and dwelling counts.

The Project proposes two new modestly-sized dwelling units (one at 2,487 square feet and the other at 2,797 square feet), where each programmatically functions as a single-family dwelling unit within a two-unit development, each appropriately-scaled for a young family. The design intent of the Project includes the following: 1) develop a modern yet contextual quality example of architecture; 2) draw from and reinforce the existing context; 3) minimize potential effects on immediately adjacent buildings; 4) respond sensitively to

the challenges of the strongly sloping site; and 5) create usable outdoor spaces that have a strong connection to the living spaces.

II. PLANNING CODE FINDINGS

A. Planning Code Section 249.77 (Corona Heights Large Residence SUD)

In order to approve the CUA, Planning Code Section 249.77(e) requires the Commission to make one or more of the following findings:

- (1) The proposed project promotes housing affordability by increasing housing supply;
- (2) The proposed project maintains affordability of any existing housing unit; or
- (3) The proposed project is compatible with existing development.

Although only one is required, we respectfully submit that all three of the findings are met. The Project promotes housing affordability by increasing housing supply with two new units on a vacant parcel. The proposed units are family-sized but smaller units, and therefore are more approachably priced for families. As such, the Project promotes housing affordability.

There are no existing housing units on the Property. The Project is compatible with existing development as described above in the Project Narrative and the Introduction.

B. Planning Code Section 303(c)

The Commission is well aware of the findings required by Planning Code Section 303(c). For the reasons described in the Project Narrative and the Introduction, we submit that the Project is necessary and desirable for, and compatible with, the neighborhood.

We likewise submit that the Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity. The new structure is appropriately sited on the Property, a vacant steep-sloping through-lot. It is located directly adjacent to one of the groupings of buildings fronting Museum Way, with the proposed building sited fronting Museum Way, and responding strongly to that portion of the block pattern, streetscape, height, mass, scale, and dwelling count. The Project is fully code-complying, and will comply with all applicable construction regulations, including noise.

The Project includes one off-street parking space for each dwelling unit, consistent with the neighborhood pattern. Landscaping, screening, open spaces, lighting, and solar panels all will be provided in accordance with the Planning and Building Codes, as well as the Residential Design Guidelines.

Finally, the Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically the Housing and Urban Design Elements of the General Plan, as follows:

Housing Element

Objective 1 **Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.**

The Project proposes to contribute much-needed dwelling units to the City's housing stock.

Objective 11 **Support and respect the diverse and distinct character of San Francisco's neighborhoods.**

Policy 11.1 **Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.**

Policy 11.6 **Foster a sense of community through architectural design, using features that promote community interaction.**

The existing overgrown lot detracts from the neighborhood character and is an underutilized opportunity site in a residential neighborhood. The Project will provide a well-designed, two-unit building compatible with surrounding development.

Objective 13 **Prioritize sustainable development in planning for and constructing new housing.**

Policy 13.1 **Support "smart" regional growth that locates new housing close to jobs and transit.**

The Property allows for infill development readily accessible by public transportation and in a highly walkable area close to the Castro commercial areas and plentiful public transit options.

Urban Design Element

Objective 1. **Emphasis of the characteristic pattern which gives to the City and its neighborhoods an image, a sense of purpose, and a means of orientation.**

Policy 1.2. **Protect and reinforce the existing street pattern, especially as it is**
REUBEN, JUNIUS & ROSE, LLP

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related to topography.

Policy 1.3. Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Project will enhance the neighborhood by reinforcing the residential nature of the area, being compatible with existing development, and filling in a gap in the streetfront.

Objective 3. Moderation of a major new development to complement the City pattern, the resources to be conserved, and the neighborhood environment.

Policy 3.1 Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.5 Relate the height of buildings to important attributes of the City pattern and to the height and character of existing development.

Policy 3.6 Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project's height, bulk and design are compatible with the surrounding neighborhood and create a harmonious visual transition between the Project and the surrounding buildings.

Objective 4 Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.

Policy 4.12 Install, promote and maintain landscaping in public and private areas

Policy 4.13 Improve pedestrian areas by providing human scale and interest.

The Project improves the safety of the neighborhood by providing "eyes on the street" through the connections between the building and the street-front with a new residential unit in place of an overgrown lot.

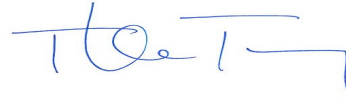
III. CONCLUSION

The proposed Project is a well-designed utilization of a challenging opportunity site in a residential neighborhood, with two new dwelling units and a design consistent with the neighborhood's existing density and character. We respectfully request the Planning Commission approve the Project as proposed.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

cc: Vice President Joel Koppel
Commissioner Sue Diamond
Commissioner Frank Fung
Commissioner Milicent Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
Cathleen Campbell, Project Planner
Dave Tay
Eric Dumican

EXHIBIT A





EXHIBIT B

Subject Property: 196 States Street

68-70 Museum Way
2 units
4 floors

74-76 Museum Way
2 units
5 floors

80- 82 Museum Way
2 units
5 floors

96-100 Museum Way
2 units
4 floors

108 Museum Way
1 unit
3 floors

110-118 Museum Way
2 units
5 floors

166-168 Museum Way
2 units
3 floors



Subject Property: 196 States Street

Subject Property: 196 States Street



Subject Property: 196 States Street