

# **DISCRETIONARY REVIEW** ABBREVIATED ANALYSIS

**HEARING DATE: November 12, 2020** 

**Continued from October 15, 2020** 

Record No.: 2020-000056DRP

**Project Address: 695 Rhode Island Street** 

Permit Applications: 2019.1220.0232

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

40-X Height and Bulk District

4031/004C Block/Lot: **Project Sponsor:** Marc Dimalanta

> **D-Scheme Studio** 228 8<sup>th</sup> Street

San Francisco, CA 94103

**Staff Contact:** David Winslow - (628) 652-7335

david.winslow@sfgov.org

**Recommendation:** Do Not Take DR and Approve

# **Project Description**

The project proposes to construct a third-floor vertical addition, rear horizontal addition, and facade alterations including a new garage door and driveway of an existing two-story, two-unit residential building.

# **Site Description and Present Use**

The site is a 25' wide x 75'-0" deep lateral and down sloping lot containing an existing 2-story, two-family home. The existing building is a Category 'C' historic resource built in 1914.

# **Surrounding Properties and Neighborhood**

The buildings on this block of Rhode Island are predominantly 3-story buildings fronting the the street with flat roofs, that transition to 2-story buildings at 19th street. The adjacent 1-story building to the south is the anomaly to an otherwise consistent street scale. The mid-block open space is defined by buildings that extend deeper than the proposed project.

# **Building Permit Notification**

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July22, 2020– August 21, 2020	8.21 2020	10.15. 2020 to 11.12.2020	83 days

## **Hearing Notification**

Туре	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	September 25, 2020	September 25, 2020	20 days
Mailed Notice	20 days	September 25, 2020	September 25, 2020	20 days
Online Notice	20 days	September 25, 2020	September 25, 2020	20 days

## **Public Comment**

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

### **Environmental Review**

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

## **DR Requestors**

Dan Feldman of 699A Rhode Island, resident of the property to the south of the proposed project.

# **DR Requestor's Concerns and Proposed Alternatives**

Is concerned that the proposed vertical addition is out of character and scale with the pattern of scale and massing at the street face.

### **Proposed alternatives:**



Restrict project to a remodel and deny the vertical addition.

See attached Discretionary Review Application, dated August 21, 2020.

## **Project Sponsor's Response to DR Application**

The proposal to upgrade this 2-unit building is code-complying and conforms to the Residential Design Guidelines related to the height and scale at the street, and privacy. The building depth is also compatible with existing context. Changes have been made to reduce the roof deck before and after the permit application was submitted.

See attached Response to Discretionary Review, dated September 18, 2020

## **Department Review**

The Planning Department's review of this proposal confirms support for this Code-conforming project as it conforms to the Residential Design Guidelines. This is not a demolition per PC Section 317.

The proposed 3<sup>rd</sup>-story vertical addition has a staggered setback of 15' and 10' is minimally visible and therefore retains the appropriate scale relationship with the predominant 3-story context. The proposed setback is a reasonable response to transition from the predominant pattern of three-story buildings on the street face to the one and two-story buildings to the immediate south.

The third-floor deck at the front is set back 3' from the front wall and partially blocked by the existing front parapet and the rear deck is set back 5' from between adjacent properties' side walls so as not to pose any discernable impacts to privacy.

The proposed rear addition extends no further than the adjacent neighboring buildings.

Staff deems there are no exceptional or extraordinary circumstances and recommends not taking Discretionary review

**Recommendation:** Do Not Take DR and Approve

### **Attachments:**

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application

Response to DR Application, dated September 18, 2020

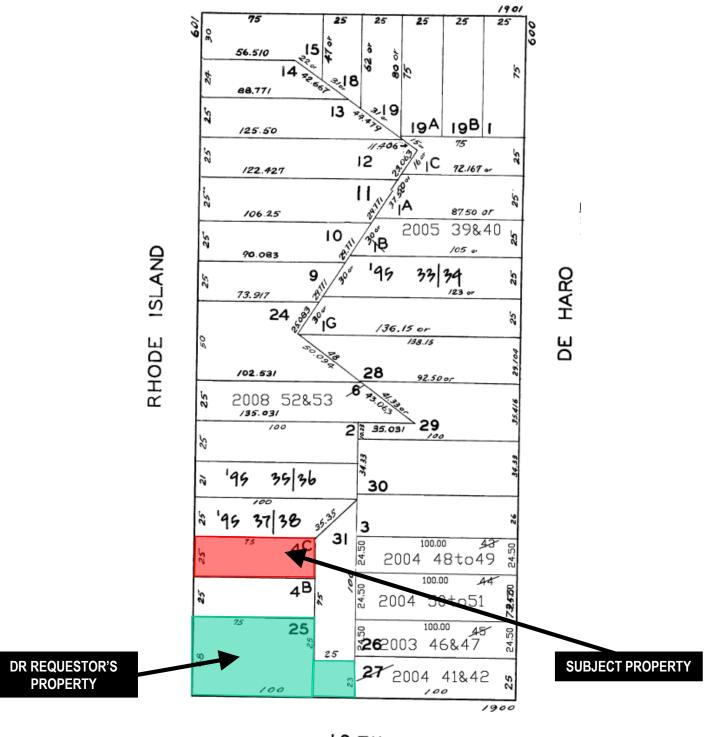
311 plans



# **Exhibits**

# **Parcel Map**

**18TH** 

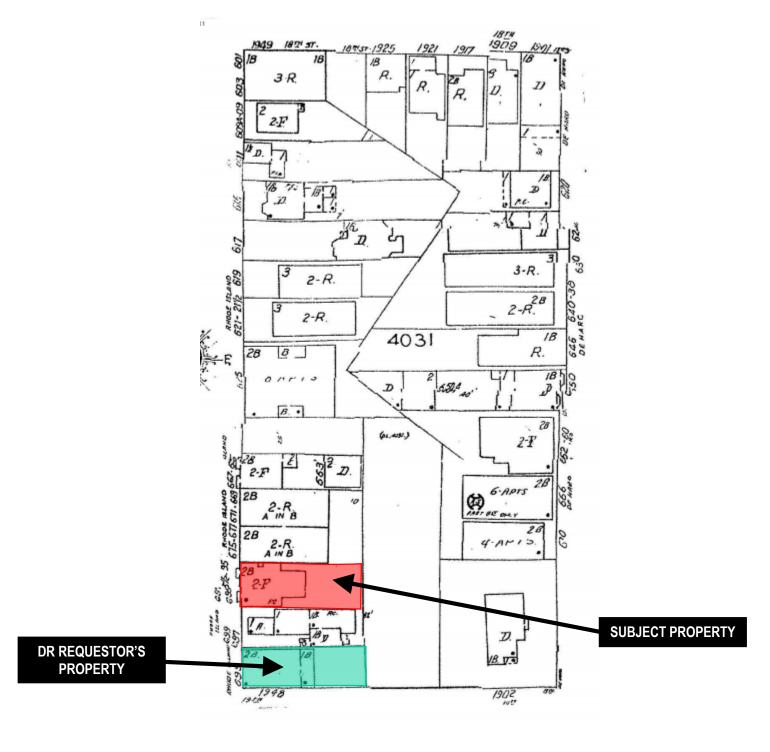


19 TH

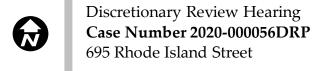


Discretionary Review Hearing Case Number 2020-000056DRP 695 Rhode Island Street

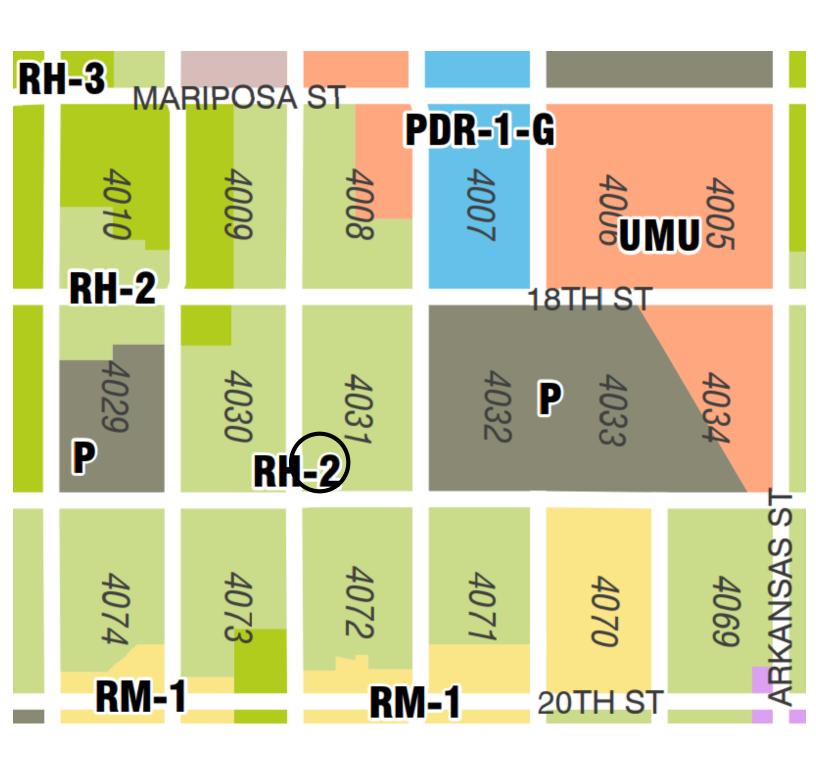
# Sanborn Map\*



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



# **Zoning Map**





Discretionary Review Hearing Case Number 2020-000056DRP 695 Rhode Island Street

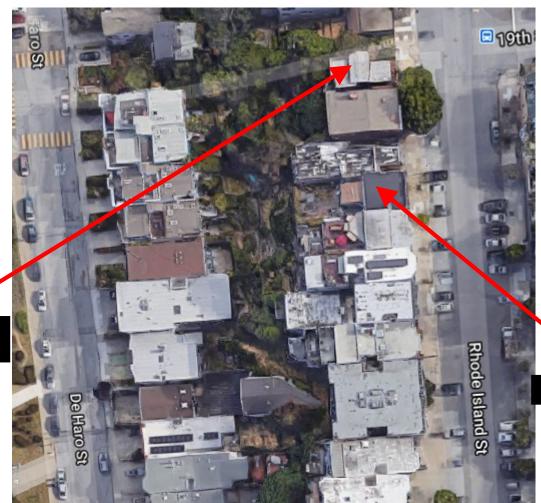


DR REQUESTOR'S **PROPERTY** 



Discretionary Review Hearing Case Number 2020-000056DRP 695 Rhode Island Street





**SUBJECT PROPERTY** 

0

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18th St

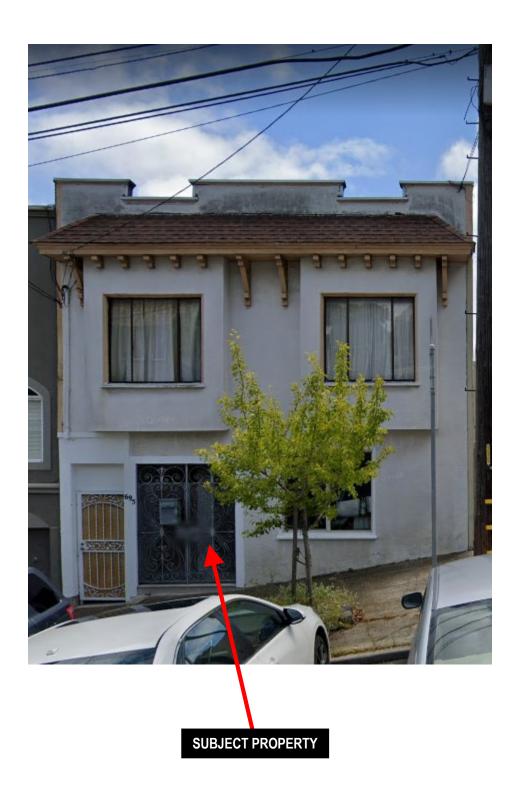
a D Maxwell le School

18th St

DR REQUESTOR'S PROPERTY



# **Site Photo**



Discretionary Review Hearing Case Number 2020-000056DRP 695 Rhode Island Street

# **CEQA Categorical Exemption Determination**

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)		
695 RHODE ISLAND ST			4031004C		
Case No.			Permit No.		
2020-000056ENV			201912200232		
Addition/ Demolition (requires HRE for		Demolition (requires HRE for	New		
_	teration	Category B Building)	Construction		
Proje	ct description for	Planning Department approval.			
	The project would remodel the existing two-story, two-unit residential building. The work includes adding a third floor, rear horizontal addition, and facade alterations including a new garage door and driveway.				
The p		ON CLASS etermined to be categorically exempt under the	California Environmental Quality		
ACI	ct (CEQA).  Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.				
	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.				
	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:  (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.  (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.  (c) The project site has no value as habitat for endangered rare or threatened species.  (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.  (e) The site can be adequately served by all required utilities and public services.  FOR ENVIRONMENTAL PLANNING USE ONLY				
	Class				

### **STEP 2: CEQA IMPACTS**

### TO BE COMPLETED BY PROJECT PLANNER

	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)			
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?  Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).			
	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?			
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)			
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.			
	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)  If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.			
Com	Comments and Planner Signature (optional): Don Lewis			
Planr	ning department staff archaeologist cleared the project with no effects on 3/2/2020.			
Healt Conti vacui	Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.			

# STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. 2. Interior alterations to publicly accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

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

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

中文詢問請電: 415.575.9010

photographs, plans, physical evidence, or similar buildings.

existing historic character.

features.

	7. <b>Addition(s)</b> , 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> .			
	8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):			
	The project would remodel the existing two-story, two-unit residential building. The work includes adding a third floor, rear horizontal addition, and facade alterations including a new garage door and driveway.			
	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):			
	(Requires approval by Senior Preservation Planner/Preservation Coordinator)			
	10. <b>Reclassification of property status</b> . (Requires approval by Senior Preservation Planner/Preservation			
	Reclassify to Category A Reclassify to Category C			
	a. Per HRER or PTR dated 06/01/2020 (attach HRER or PTR)			
	b. Other (specify): Per signed PTR form dated 5/29/20			
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.			
	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.			
Comm	rents (optional):			
Preser	rvation Planner Signature: Monica Giacomucci			
STF	STEP 6: CATEGORICAL EXEMPTION DETERMINATION			

### TO BE COMPLETED BY PROJECT PLANNER

	No further environmental review is required. The project is categorically exempt under CEQA.  There are no unusual circumstances that would result in a reasonable possibility of a significant effect.		
	Project Approval Action: Signature:		
	Building Permit	Monica Giacomucci	
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.  Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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.		

### 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.

### **MODIFIED PROJECT DESCRIPTION**

Modi	fied Project Description:			
DE	TERMINATION IF PROJECT (	CONSTITUTES SUBSTANTIAL MODIFICATION		
Com	pared to the approved project, w	ould the modified project:		
	Result in expansion of the buil	ding envelope, as defined in the Planning Code;		
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;			
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?			
	•	nted 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 I	east one of the above boxes is	checked, further environmental review is required.		
DET	ERMINATION OF NO SUBSTA	NTIAL MODIFICATION		
	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			
website	e and office and mailed to the applicant	ew is required. This determination shall be posted on the Planning Department , 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.			
Plan	ner Name:	Date:		



# SAN FRANCISCO PLANNING DEPARTMENT

# **Historic Resource Evaluation Response**

*Record No.:* **2020-000056ENV** 

Project Address: 695 RHODE ISLAND ST

Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District

40-X Height and Bulk District

*Block/Lot:* 4031/004C

Staff Contact: Monica Giacomucci - 415-575-8714

Monica.Giacomucci@sfgov.org

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

Reception:

415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

### PART I: HISTORIC RESOURCE EVALUATION

### PROJECT SPONSOR SUBMITTAL:

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

Supplemental Information for Historic Resource Determination Form (HRD)

Consultant-prepared Historic Resource Evaluation (HRE)

### **BUILDINGS AND PROPERTY DESCRIPTION:**

Neighborhood: Potrero Hill

• Date of Construction: 1907

• Construction Type: Wood-Frame

Architect: N/A

• Builder: Goebel-Collins Construction Co.

Stories: 2

• **Roof Form**: Flat

• Cladding: Stucco

Primary Façade: Rhode Island Street (West)

• Visible Facades: West

### **EXISTING PROPERTY PHOTOS:**



Source: Google Maps, 2019



PRE-EXISTING HISTORIC RATING / SURVEY		
$\square$ Category A – Known Historic Resource, per: $\underline{N}$	/A	
	nown	
☐ Category C – Not Age Eligible / No Historic Ro	esource Present, per: <u>N/A</u>	
Adjacent or Nearby Historic Resources: No	☐ Yes:	
•		
CEQA HISTORICAL RESOURCE(S) EVALUATION: Step A: Significance		
Individual Significance	Historic District/Context Significance	
Property is individually eligible for inclusion in a	Property is eligible for inclusion in a California	
California Register under one or more of the	Register Historic District/Context under one or	
following Criteria:	more of the following Criteria:	
Criterion 1 - Event:       □ Yes ⋈ No         Criterion 2 - Persons:       □ Yes ⋈ No         Criterion 3 - Architecture:       □ Yes ⋈ No         Criterion 4 - Info. Potential:       □ Yes ⋈ No	Criterion 1 - Event:       □ Yes □ No         Criterion 2 - Persons:       □ Yes □ No         Criterion 3 - Architecture:       □ Yes □ No         Criterion 4 - Info. Potential:       □ Yes □ No	
Period of Significance:	Period of Significance:	
	$\square$ Contributor $\square$ Non-Contributor $\boxtimes$ N/A	

### **Analysis:**

The building at 695 Rhode Island Street was constructed in 1907 as a one-story 22' by 25' cottage by the Goebel-Collins Construction Company for Frank Tisack. In 1927, the cottage was moved and replaced on the subject property and expanded by Colman O'Toole, a relative of then-owner Edmund O'Toole. This is likely when the second story was constructed and the existing Mediterranean Revival façade elements were added. The O'Toole family resided at the property from 1920 through 1983.

Per the material submitted by the project sponsor and information assessed from the Planning Department's files, the subject property does not appear historically or architecturally significant such that it would rise to a level of individual eligibility. No historic events (Criterion 1) or significant persons (Criterion 2) appear to be associated with the Subject Property. The building is a modest example of a period revival style with limited architectural detailing and is not significant under architecture (Criterion 3). Nor is the subject building a rare example of construction (Criterion 4). Archaeological assessment is outside the scope of this review. Additionally, the subject property does not appear to be part of a significant concentration of historically or aesthetically unified buildings such that it would rise to the level of an eligible historic district. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

CEQA HISTORIC RESOURCE DETERMINATION:	
☐ Individually-eligible Historical Resource Present	
Contributor to an eligible Historical District / Contextual Resource Present	
☐ Non-contributor to an eligible Historic District / Context / Cultural District	
No Historical Resource Present	
NEXT STEPS:	
☐ HRER Part II Review Required	
☐ Categorically Exempt, consult:	
☐ Historic Design Review	
Design Advisory Team	
☐ Current Planner	
PART I: PRINCIPAL PRESERVATION PLANNER REVIEW	
FART I. FRINCIPAL PRESERVATION PLANNER REVIEW	
Signature:	Date:
Allison Vanderslice, Principal Preservation Planner	
CEQA Cultural Resources Team Manager, Environmental Planning Division	
CC: Monica Giacomucci, Preservation Planner	
Southeast Quadrant Team, Current Planning Division	

1650 Mission Street Suite 400 San Francisco, CA 94103

# NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 20, 2019 Building Permit Application No. 201912200232 was filed for work at the Project Address below.

Notice Date: July 22, 2020 Expiration Date: August 21, 2020

PROJECT INFORMATION		APPLICANT I	APPLICANT INFORMATION	
Project Address:	695 RHODE ISLAND ST	Applicant:	Marc Dimalanta, D-Scheme Studio	
Cross Street(s):	19 <sup>th</sup> Street	Address:	222 8th Street	
Block/Lot No.:	4031 / 004C	City, State:	San Francisco, CA 94103	
Zoning District(s):	RH-2 / 40-X	Telephone:	415-252-0888	
Record Number:	2020-000056PRJ	Email:	m.dimalanta@dscheme.com	

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

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

PROJECT SCOPE		
☐ Demolition	□ New Construction	☐ Alteration
☐ Change of Use	■ Façade Alteration(s)	☐ Front Addition
■ Rear Addition	☐ Side Addition	■ Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	42 feet	56 feet
Rear Yard	36 feet	19 feet
Building Height	22 feet	33 feet
Number of Stories	2	3
Number of Dwelling Units	2	No Change
Number of Parking Spaces	0	2
DDA LECT DESCRIPTION		

#### PROJECT DESCRIPTION

The Project includes the remodel of an existing 2,696 square foot, two-story, two-unit residential building. The building will be expanded by 1,599 square feet via a third-floor vertical addition, a rear horizontal addition, and façade alterations including a new garage and driveway.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

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

For more information, please contact Planning Department staff:

Claire Feeney, 415-575-9174, Claire.Feeney@sfgov.org

## **GENERAL INFORMATION ABOUT PROCEDURES**

## **DURING COVID-19 SHELTER-IN-PLACE ORDER**

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at <a href="mailto:pic@sfgov.org">pic@sfgov.org</a>.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, you must file a DR Application prior to the Expiration Date shown on the front of this notice.

To file a DR Application, you must:

- 1. Create an account or be an existing registered user through our Public Portal (https://aca-ccsf.accela.com/ccsf/Default.aspx).
- 2. Complete the Discretionary Review PDF application (<a href="https://sfplanning.org/resource/drp-application">https://sfplanning.org/resource/drp-application</a>) and email the completed PDF application to <a href="mailto:CPC.Intake@sfgov.org">CPC.Intake@sfgov.org</a>. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at <a href="www.sfplanning.org">www.sfplanning.org</a>. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

### **BOARD OF APPEALS**

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

### **ENVIRONMENTAL REVIEW**

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

To: SF Planning Commission 49 South Van Ness Street San Francisco, CA 94103-2479

Supplement to Discretionary Review Application for: 695 Rhode Island Street, SF Building Permit Application No. 201912200232

Dear Members of the Planning Commission:

We have recently met with D-Scheme Studio Architects and their attorney Victor Marquez three times regarding the proposed remodel and vertical and depth additions to 695 Rhode Island Street.

After reviewing the plans and the proposed project in relation to the Building Scale section of the Residential Design Guidelines (p.23-25) and to the existing height pattern on the east side of Rhode Island on the 600 and 700 Blocks between 18<sup>th</sup>-20<sup>th</sup> Streets, we strongly hold that the answer to the first Building Scale question on page 60, "Is the building's height and depth compatible with the existing building scale at the street" has to be NO.

The proposed site at 695 Rhode Island is at the point where the height pattern facing the street changes from 3 story building fronts to 2 (current state of 695) and then 1 and 2 story building fronts respectively facing the street or 2 story fronts with an inhabited gable roof. The building immediately to the South of 695 Rhode Island (697 Rhode Island) is only 1 story above the street. Buildings to the North of 695 have the pattern of three story street **fronts that gradually transition** to 2 stories and then 1 story buildings going northward (619- 3 story; 617- 2 story + gable/attic (set back from street); 615 -1 story; 611- 1 + gable/attic; 609- 2 + gable/attic and 601- 1 story).

South of 695 going up the hill, the pattern is of 1 and 2 story building fronts facing the street. Moving South from 695 we have 697- 1 story; 699A\*- 2 story: 699B\*- 2 story; 701- 1 story; 713- 1 story, 719- 2 story; 725, 727- 2 story + gable/attic; 731- 1 story; 737, 741- 1 story + gable/attic; 743- 2 story; 747, 749- 2 story; 795- 2 story + gable/attic; 765, 767- 2 story + gable/attic; 773, 775- 2 story with pop-up 3<sup>rd</sup> story; 785- 3 story; 787- 3 story. Note that most of 19th Street heading east has been privatized, what is left is an 18 ft. wide landscaped space for a staircase so that the break between 699 and 701 is far less than a normal street width. From this frontage pattern we can see that from 697 to 749 there is a pattern of six 1 or 2 story house fronts. South of 749 there are two 2 story fronts with gables with attics. It is not until 775 that there is a third story pop-up addition and not until 785 that there are a full three stories at the street; there is a lower street pattern by one story South of 695 (including 695) than there is North of 695.

Normally a pop-up addition might be a suitable transition from a two story pattern to a three story pattern, but **considering that the building immediately adjacent to 695 to the south** (697

Rhode Island) is a 1 story building at the beginning of 1 and 2 story pattern of house fronts, having a new third story on 695 is too abrupt of a transition to the shorter pattern to the South and is incompatible with that of surrounding buildings. Having 695 remain a 2 story building in relation to the street as it is now is the most appropriate height for the street pattern between 695 and northward to 749 Rhode Island.

In addition, NO house on that east block of Rhode Island St has a street-facing outdoor patio deck use area as is planned for the vertical addition of 695 Rhode Island, and this addition would again pose a drastic change from the design facade pattern and defined visual character of the rest of the street and would disrupt neighborhood character.

For these reasons, we the immediate neighbors would be adversely affected and request that the developer pursue the remodel project of 695 Rhode Island **but without the proposed vertical addition**.

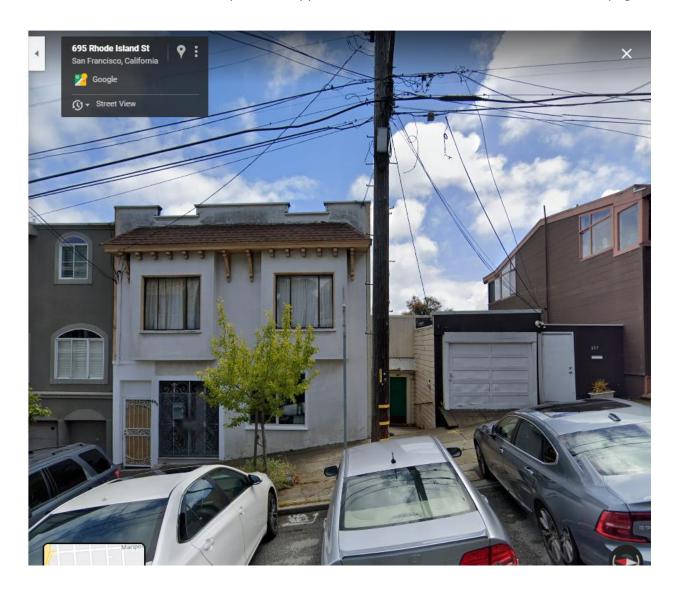
Sincerely,
Dan Feldman. 699A Rhode Island St., San Francisco, CA 94107
dfeldman@post.harvard.edu
415-531-4428

And immediate neighbors in the alliance:

Emily Roberson. 699 Rhode Island St.
Leonard Jung. 675 Rhode Island St. (immediately adjacent to project)
Lisa Wu. 675 Rhode Island St. (immediately adjacent to project)
James Ahn. 2004 19<sup>th</sup> St.
Ashley Cowart. 2004 19<sup>th</sup> St.
Jeff Trull. 2000 19<sup>th</sup> St.
Kit Morris. 666 Rhode Island St. #2
Garth Phillips. 666 Rhode Island St. #2
Lynelle Hanson. 666 Rhode Island St. #1
Jean Paul Weber. 666 Rhode Island St. #1
Amy Solliday. 677 Rhode Island St.
Kevin Solliday. 677 Rhode Island St.

\*699A and 699B are on one lot but are two separate structures that present as separate houses.

See street front photo below





Project Information	
Property Address: 695 Rhode Island Street	Zip Code: 94107
Building Permit Application(s): 2019-1220-0232	
Record Number: 2020-00056DRP	Discretionary Review Coordinator: David Winslow
Project Sponsor	
Name: Marc Dimalanta / D-Scheme Studio (Arc	chitect) Phone: (415) 252-0888
Email: m.dimalanta@dscheme.com	
Required Questions	
	rned parties, why do you feel your proposed project should n to the DR requester, please meet the DR requester in addition
Refer to attached pages.	
<ol> <li>What alternatives or changes to the proposed project are you requester and other concerned parties? If you have already explain those changes and indicate whether they were made</li> </ol>	changed the project to meet neighborhood concerns, please
Refer to attached pages.	
, , , , , , , , , , , , , , , , , , , ,	ue other alternatives, please state why you feel that your project erties. Include an explaination of your needs for space or other anges requested by the DR requester.
Refer to attached pages.	

## **Project Features**

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	2
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (off-Street)	0	2
Bedrooms	Lower Unit: 2 Upper Unit: 3	Lower Unit: 1 Upper Unit: 4
Height	23'-6"+/-	32'-10"
Building Depth	41'-7''	56'-3"
Rental Value (monthly)	Lower Unit: \$1,500	Lower Unit: \$3,000
Property Value	\$1.65m	\$2.8m

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

Signature:	and	<b>Date:</b> 9/17/2020
Printed Name:	Charles Quach	<ul><li>☑ Property Owner</li><li>☑ Authorized Agent</li></ul>

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

# **D-Scheme Studio**

Dream – Ideas :: Design – with a purpose :: Develop – relationships

# PLANNING DR RESPONSE LTR

222 8th Street San Francisco, CA 94103 T: 415.252.0888 F: 415.252.8388 Project: 695 Rhode Island Street
San Francisco, CA 94107

Building Permit No.: 2019-1220-0232 Planning Record No.: 2020-000056DRP

RE: Response to Discretionary Review

Date: September 17, 2020

Dear Planning Commissioners & Planning Dept. Discretionary Review Coordinator:

This letter is the Project Sponsor's and Property Owner's response to the issues raised by the Discretionary Review Applicants for 695 Rhode Island Street.

Response to Form Question 1)

The Property Owner & Design Team feel the proposed project should be approved and have designed a home that adheres to the City's Residential Design Guidelines, and horizontal and vertical addition requirements.

The current home, although charming, has significant outdated utilities (including power & plumbing), structural features, and its upkeep neglected.

The proposed project fits within the broader neighborhood context, per the City's Residential Design Guidelines, Pg. 23 - Chapter 4 - Building Scale & Form, by having 3 stories over a basement level. This feature is similar to the immediately adjacent Northern Neighbor & D.R. Applicant (675/677 Rhode Island Street) and similar to over 70% of the 3-story residences on the same side of Rhode Island Street (i.e. looking south to north: 675/677 Rhode Island Street (D.R. Applicant), 669/699/671 Rhode Island Street, 663 Rhode Island Street, 657/659 Rhode Island Street, 625 Rhode Island Street, 621/623 Rhode Island Street, & 619/619A Rhode Island Street).

Moreover, the immediately adjacent Southern Neighbor (697 Rhode Island Street) - a 1-story residence with a flat roof over basement level - is an anomaly and does not represent the overall neighborhood or street character. This is evidenced by the next Southern Neighbor (699 Rhode Island Street & D.R. Applicant) which rises 2.5 stories above street level. Adjacent to this Southern Neighbor (699 Rhode Island Street & D.R. Applicant) is a significant gap between houses where 19th Street intersects with Rhode Island Street, and the street character changes to 1-story residences with gabled roofs until the peak of the hill.

Most importantly, the 1-story Southern Neighbor (697 Rhode Island Street) is out of character due to the unique window easement, specific and customized to this address only, recorded with the County Assessor-Recorder, between the previous Owner of 697 Rhode Island Street and the Owners of 699 Rhode Island Street (& D.R. Applicant). Please refer to the attached certified copy of the document.

The proposed project is also consistent with the height of the existing building scale at the street, per the City's Residential Design Guidelines, Pg. 24 & 25 - Chapter 4 - Building Scale & Form. Please note the proposed vertical addition is significantly setback at both the front and rear. The visibility of the proposed upper most floor is limited at street view, similar to the next Southern Neighbor's (699 Rhode Island Street & D.R. Applicant) top-most floor.

# **D-Scheme Studio**

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# PLANNING DR RESPONSE LTR

222 8th Street San Francisco, CA 94103 T: 415.252.0888 F: 415.252.8388 Project: 695 Rhode Island Street
San Francisco, CA 94107

Building Permit No.: 2019-1220-0232 Planning Record No.: 2020-000056DRP

RE: Response to Discretionary Review

Date: September 17, 2020

In addition, the proposed project's depth is also compatible with the existing street scale, per the City's Residential Design Guidelines, Pg. 24 & 25 - Chapter 4 - Building Scale & Form, by having the proposed rear horizontal addition setback significantly from the rear property line. The proposed rear horizontal addition is also less deep than the 2 immediate adjacent neighbors - the Northern Neighbor (675/677 Rhode Island Street & D.R. Applicant) and Southern Neighbor (697 Rhode Island Street).

### Response to Form Question 2)

The Property Owner & Design Team met numerous times or attempted to meet with Neighbors, most of which are signatories to this Discretionary Review Request. The correspondence and meetings occurred from April to December 2019. Please refer to the attached Summary of Neighborhood Outreach.

Several changes were made in response to the Neighbor's concerns, both before and after the Building Permit was submitted to the City.

The design changes include:

To address the concerns of the far Southern Neighbor - 699 Rhode Island Street:

\* On Proposed South (Side) Exterior Elevation, added painted striped design for neighbor's visual interest.

To address the concerns of the Northern Neighbor - 675 Rhode Island Street, as communicated through the Planning Department:

The North (Side) & East (Rear) Exterior Elevations were extensively modified, to provide increased privacy and additional light and air for the Northern Neighbor who resides at the top-most floor.

- \* Reduced 2nd Floor Rear Deck to be offset 5'-0" from the North (side) property line.
- \* Reduced 3rd Floor Rear Deck to be offset 5'-0" from both North & South (sides) property lines.
- \* Added Neighbor at 675 Rhode Island Street to 3D Renderings and included their deck's views.

To address the concerns of the Neighbor West across the street - 2004 19th Street:

The West (Front) Exterior Elevation was modified, to address privacy and view concerns for the Western Neighbor who resides at the top-most floor.

- \* Reduced size of 3rd Floor Front Deck to be offset 3'-0" from the existing parapet.
- \* At 3rd Floor Front Deck, added opaque glass at guardrail.
- \* Changed exterior paint color (P-1) from dark brown to light blue-gray throughout project, including at proposed 3rd Floor.
- \* Added Neighbor at 2004 19th Street to 3D Renderings per their request, and included their 3 decks' views.

# **D-Scheme Studio**

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# PLANNING DR RESPONSE LTR

222 8th Street San Francisco, CA 94103 T: 415.252.0888 F: 415.252.8388 Project: 695 Rhode Island Street
San Francisco, CA 94107

Building Permit No.: 2019-1220-0232 Planning Record No.: 2020-000056DRP

RE: Response to Discretionary Review

Date: September 17, 2020

To address the concerns of the D.R. Applicants regarding the absence of street-facing outdoor decks on Rhode Island:

We would like to note this issue was not mentioned during the numerous Neighbor Outreach meetings.

Please note: there are numerous residences on Rhode Island Street that have street-facing outdoor decks, balconies, and yards, such as the following:

on the same side of the street as the Subject Property (looking right to left):

699 Rhode Island Street (& D.R. Applicant) (deck) & 625 Rhode Island Street (balconies), and on the opposite side of the street as the Subject Property (looking left to right):

2004 19<sup>th</sup> Street (Upper Unit & D.R. Applicant) (numerous decks), 666 Rhode Island Street (D.R. Applicant) (balcony), 655 Kansas Street (exterior façade facing Rhode Island Street) (numerous balconies), 638 Rhode Island Street (front deck), 630/632 Rhode Island Street (front deck), 624/626 Rhode Island Street) (numerous front decks).

### Response to Form Question 3)

The proposed project will not have an adverse effect on the surrounding neighbors and their properties. The proposed horizontal and vertical addition of 695 Rhode Island Street is designed per the City's Residential Guidelines, was modified in response to the Neighbor's concerns, and is tailored to the needs of the Property Owners.

The Property Owners are a recently married couple that purchased the existing residence at 695 Rhode Island Street in Fall 2018, and plan to live here with their extended family for many decades. The Owner is a long-time resident of San Francisco. He has attended public schools in San Francisco, attended public university in nearby Berkeley, and continues to work in San Francisco. The Owner has lived in this neighborhood of Potrero Hill for over a decade. His family has strong roots here in San Francisco and in this specific neighborhood. Both he & his wife would like to continue to live in this neighborhood in their dream home.

Sincerely,

Marc Dimalanta

Architect & Firm Principal

D-Scheme Studio

Charles Quach
Property Owner of
695 Rhode Island Street

September 15, 2020

San Francisco Planning Department 49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103

RE: 695 Rhode Island Street renovation project

Dear SF Planning Commissioners:

We live at 692 De Haro Street and are the direct eastern neighbor of the proposed residential addition at 695 Rhode Island Street.

We are writing this letter to offer our support for this project. We have spoken to the owners and know about their plans to remodel this fixer-upper and that they plan to live in this house for many years to come. We also welcome them as our immediate neighbor.

Thank you for your consideration.

Sincerely,

Susan Hwang

# SUBJECT PROPERTY: 695 RHODE ISLAND STREET

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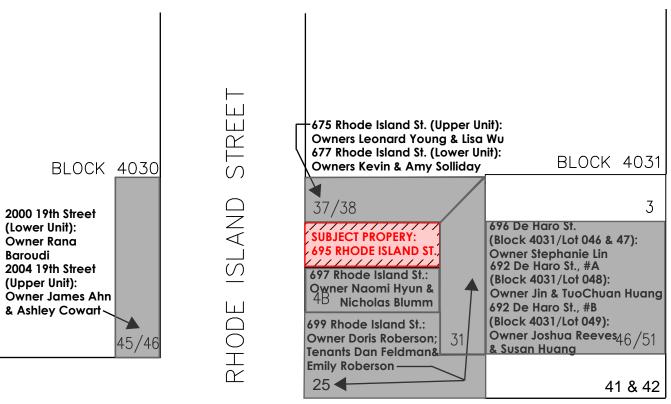
1221 Harrison Street Suite 1 San Francisco CA 94103-444 (415) 391-4775

BLOCK 4031 LOT 4C

San Francisco, CA

JOB NO: DATE: 190322 403104CT DRAWN: DC CHECKED: DC

PRE-APPLICATION AREA MAP



19TH STRFFT

DIAGRAM: LOCATION OF ADJACENT NEIGHBORS

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.



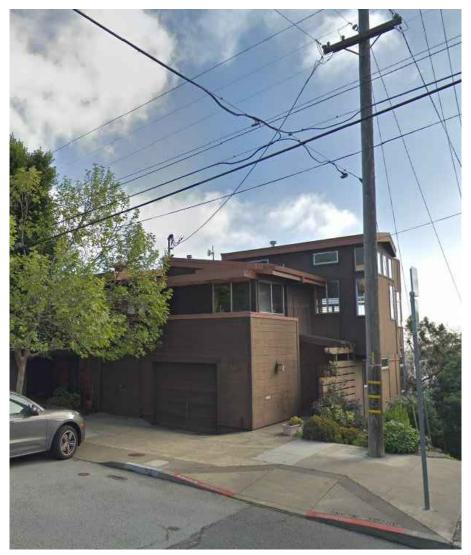
VIEW LOOKING NORTH ON RHODE ISLAND ST.

NORTHERN NEIGHBORS: 675/677 RHODE ISLAND ST., 669/699/671 RHODE ISLAND ST., 663 RHODE ISLAND ST., 657/659 RHODE ISLAND ST., & 625 RHODE ISLAND ST. (LOOKING FROM RIGHT TO LEFT)



SUBJECT PROPERTY

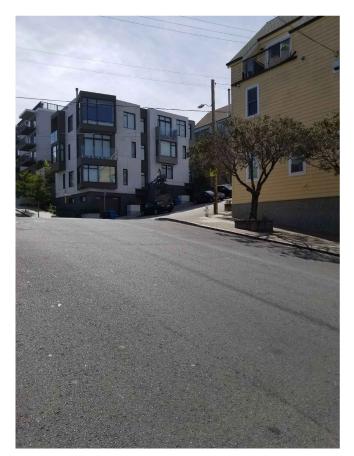
ADJACENT PROPERTY: SOUTHERN NEIGHBOR: 697 RHODE ISLAND ST. ADJACENT PROPERTY: FURTHER SOUTHERN NEIGHBOR: 699 RHODE ISLAND ST.



ADJACENT PROPERTY: FURTHER SOUTHERN NEIGHBOR: 699 RHODE ISLAND ST.



**CLOSEUP VIEW** 







BUILDING ACROSS ST. FROM SUBJECT PROPERTY: 2000/2004 19TH ST. (BLOCK 4030/LOTS 45 & 46)

#### **RESPONSE TO DISCRETIONARY REVIEW**



BUILDING ACROSS ST. FROM SUBJECT PROPERTY: 2000/2004 19TH ST. (BLOCK 4030/LOTS 45 & 46) VIEW FROM 19TH STREET



BUILDING ACROSS ST. FROM SUBJECT PROPERTY: 2000/2004 19TH ST. (BLOCK 4030/LOTS 45 & 46) VIEW FROM RHODE ISLAND STREET

### **D-Scheme Studio**

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#### P L A N N I N G NEIGHBORHOOD OUTREACH

222 8th Street San Francisco, CA 94103 T: 415.252.0888 F: 415.252.8388

То:	Planner	From:	Marc Dimalanta / Jennifer Fong
Company:	City of San Francisco	Company:	D-Scheme Studio
	Planning Department		222 8th Street San Francisco, CA 94103
Address:	1650 Mission Street, Suite 400 San Francisco, CA 94103	Project Name:	695 RHODE ISLAND STREET
Phone:	(415) 558-6378 Main Ofc.	Date:	December 19, 2019.
		Re:	Summary of Neighborhood Outreach

PROJECT: 695 RHODE ISLAND STREET

RE: Summary of Neighborhood Outreach

Below is a summary of the recent neighborhood outreach efforts/discussions for 695 Rhode Island Street, as of today 12/19/2019, for your reference. Please note: Some of the information below was provided by the Project Sponsor.

Please also refer to the attached map diagram showing the location of the neighbors noted below.

#### **Neighbor North of Subject Property:**

(Located to left of Subject Property)

Owners of 675 Rhode Island Street (Upper Unit): Leonard Jung & Lisa Wu Owners of 677 Rhode Island Street (Lower Unit): Kevin & Amy Solliday

06/09/2019 Project Sponsor met in person with Kevin Solliday (Owner of 677 Rhode Island Street) in person at Subject Property to present proposed project.

06/03/2019 Project Sponsor contacted both Owners of 675 & 677 Rhode Island Street to notify of

proposed project.

04/25/2019 1st Pre-Application Meeting with Neighbors:

Leonard Jung & Lisa Wu (Owners of 675 Rhode Island Street) did not attend. Kevin & Amy Solliday (Owners of 677 Rhode Island Street) did not attend.

04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.

#### **Neighbor East of Subject Property:**

(Vacant Lot located at rear of Subject Property)

Owner of Vacant Lot (Block 4031 / Lot 31): Doris Roberson

[The Owner of the Vacant Lot is the same Owner of 699 Rhode Island Street (Neighbor 2 houses South of Subject Property). The Tenants of 699 Rhode Island Street are Dan Feldman & Emily Roberson. Please refer to additional entry below.]

12/04/2019	Project Sponsor discussed comments wit	th D-Scheme Studio.

11/30/2019 Dan Feldman sent a list of comments.

11/15/2019 2<sup>nd</sup> Pre-Application Meeting with Neighbors:

Tenants Dan Feldman & Emily Roberson attended.

11/12/2019 Project Sponsor confirmed Fri., 11/15/2019 meeting.

11/12/2019 Dan Feldman requested to move meeting to Fri., 11/15/2019.

11/11/2019 Project Sponsor confirmed Wed., 11/03/2019 meeting.

11/08/2019 Dan Feldman responded and requested to meet Wed. 11/03/2019.

11/06/2019 Dan Feldman responded to Community Liaison Victor Martinez call to schedule another meeting to review the subject property's proposed drawings.

[Continued on the Next Page]

#### **D-Scheme Studio**

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#### P L A N N I N G NEIGHBORHOOD OUTREACH

222 8th Street San Francisco, CA 94103 T: 415.252.0888 F: 415.252.8388

08/21/2019	Architect Alan Martinez reviewed proposed subject property's proposed drawings.
08/19/2019	D-Scheme Studio sent copy of proposed subject property's proposed drawings to Dan
	Feldman's Architect – Alan Martinez, per Project Sponsor's direction. Project Sponsor noted
	he was traveling and apologized for the delay in response.
07/27/2019	Dan Feldman requested copy of proposed subject property's proposed drawings be sent to his
	Architect Alan Martinez.
07/26/2019	Dan Feldman reviewed proposed subject property's proposed drawings.
07/25/2019	D-Scheme Studio sent copy of proposed subject property's proposed drawings.
07/24/2019	Dan Feldman requested copy of proposed subject property's proposed drawings.
04/25/2019	1st Pre-Application Meeting with Neighbors:
	Dan Feldman attended.
04/09/2019	Project Sponsor sent Pre-Application Meeting Notification Mailings.

#### **Neighbor Farther East of Subject Property:**

(Located at rear of Vacant Lot behind Subject Property)
Owner of 696 De Haro Street (Block 4031 / Lot 046 & 47): Stephanie Lin

04/25/2019	1 <sup>st</sup> Pre-Application Meeting with Neighbors:
	Stephanie Lin did not attend.
04/09/2019	Project Sponsor sent Pre-Application Meeting Notification Mailings.

#### **Neighbor Farther East of Subject Property:**

Owners of 692 De Haro Street, #B (Block 4031 / Lot 049): Joshua Reeves & Susan Hwang

04/25/2019	1st Pre-Application Meeting with Neighbors:
	Joshua Reeves & Susan Hwang did not attend.
04/18/2019	Project Sponsor corresponded with Susan Hwang by phone to discuss subject property's
	proposed project.
04/18/2019	Susan Hwang notified Project Sponsor that she could not attend 1st Pre-Application Meeting.
04/09/2019	Project Sponsor sent Pre-Application Meeting Notification Mailings.
01/29/2019	Project Sponsor met in person with Susan Hwang to discuss subject property's proposed
	project.

#### Neighbor South of Subject Property:

#### (Located to right of Subject Property)

Non-residing Owner of 697 Rhode Island Street: Naomi Hyun & Nicholas Blumm

11/15/2019	2 <sup>nd</sup> Pre-Application Meeting with Neighbors: Naomi Hyun attended.
08/09/2019	Naomi Hyun reviewed proposed subject property's proposed drawings.
07/26/2019	Naomi Hyun reviewed proposed subject property's proposed drawings.
07/25/2019	D-Scheme Studio sent copy of proposed subject property's proposed drawings.
04/25/2019	1 <sup>st</sup> Pre-Application Meeting with Neighbors:
	Naomi Hyun attended.
04/24/2019	Project Sponsor met with Naomi Hyun in person to discuss subject property's proposed
	drawings.
04/09/2019	Project Sponsor sent Pre-Application Meeting Notification Mailings.

[Continued on Next Page]

### **D-Scheme Studio**

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#### P L A N N I N G NEIGHBORHOOD OUTREACH

222 8th Street San Francisco, CA 94103 T: 415.252.0888 F: 415.252.8388

Neighbor Further South of Subject Property:
(Located to 2 houses to the right of Subject Property)
Owner of 699 Rhode Island Street: Doris Roberson
Tenants of 699 Rhode Island Street: Dan Feldman & Emily Roberson

### [The Owner of 699 Rhode Island Street is the same Owner of the Vacant Lot at rear of Subject Property. Please refer to additional entry above.]

12/04/2019	Project Sponsor discussed comments with D-Scheme Studio.
11/30/2019	Dan Feldman sent a list of comments.
11/15/2019	2 <sup>nd</sup> Pre-Application Meeting with Neighbors:
	Tenants Dan Feldman & Emily Roberson attended.
11/12/2019	Project Sponsor confirmed Fri., 11/15/2019 meeting.
11/12/2019	Dan Feldman requested to move meeting to Fri., 11/15/2019.
11/11/2019	Project Sponsor confirmed Wed., 11/03/2019 meeting.
11/08/2019	Dan Feldman responded and requested to meet Wed. 11/03/2019.
11/06/2019	· J
	meeting to review the subject property's proposed drawings.
08/21/2019	
08/19/2019	
	Feldman's Architect – Alan Martinez, per Project Sponsor's direction. Project Sponsor noted
	he was traveling and apologized for the delay in response.
07/27/2019	
	Architect Alan Martinez.
07/26/2019	
07/25/2019	D-Scheme Studio sent copy of proposed subject property's proposed drawings.
07/24/2019	Dan Feldman requested copy of proposed subject property's proposed drawings.
04/25/2019	11 3 3
	Dan Feldman attended.
04/09/2019	Project Sponsor sent Pre-Application Meeting Notification Mailings.

#### **Neighbor West of Subject Property:**

(Located across the street from Subject Property)
Owner of 2000 19th Street (Lower Unit): Rana Baroudi

Owner of 2004 19th Street (Upper Unit): James Ahn & Ashley Cowart

11/15/2019	2 <sup>nd</sup> Pre-Application Meeting with Neighbors:
	James Ahn & Ashley Cowart (Owner of 2004 19th Street) attended.
04/25/2019	1 <sup>st</sup> Pre-Application Meeting with Neighbors:
	Rana Baroudi (Owner of 2000 19 <sup>th</sup> Street) did not attend.
	James Ahn & Ashley Cowart (Owner of 2004 19th Street) attended.
07/25/2019	D-Scheme's email was returned, due to invalid email given.
07/25/2019	D-Scheme Studio sent copy of proposed subject property's proposed drawings.
04/09/2019	Project Sponsor sent Pre-Application Meeting Notification Mailings.

[Continued on Next Page]

WHEN RECORDED MAIL TO Doris B.W. Roberson 699 Rhode Island Street San Francisco, CA 94107

APN 4031-25, 31 - Dominant Tenem APN 4031-4B - Servient Tenement

SAN FRANCISCO, CA RECORDER'S OFFICE Bruce Jamison, Recorder DOC-F038135

Tuesday, December 10, 1991 11:35:37am Rec 18.00 --- Ps 16.00 Stp 15.00 --- Mic 1.00 Ttx 32.50 --- Amt 82.50 TOTAL -> \$82.50 REEL F518 IMAGE 0538

#### GRANT OF VIEW EASEMENT APPURTENANT AGREEMENT

The undersigned grantors declare:

Documentary transfer tax is \$732.50

) Computed on full value of property conveyed, or ) Computed on full value less value of liens and encumbrances remaining at

time of sale.

) Unincorporated area ( ) City of Tax Parcel No.

This agreement made this 20 day of NOVEMBER 1991, by and between Patrick Gleeson and Joan Jeanrenaud, husband and wife, hereinafter referred to as "Grantors", and Doris B. W. Roberson, a single woman, and Emily Brin Roberson, a married woman, as her separate property, joint tenants, hereinafter referred to as "Grantee".

WHEREAS, Grantors are the owners of certain real property commonly known as 697 Rhode Island Street, in the City and County of San Francisco, State of California, hereinafter referred to as the "Servient Tenement" or as 697 Rhode Island Street, and described as follows:

> COMMENCING AT A POINT on the Easterly line of Rhode Island Street, distant thereon 25 feet Northerly from the Northerly line of 19th Street, as said street existed prior to vacation of a portion thereof by San Francisco City and County Resolution No. 16761, a certified copy thereof being filed June 19, 1956, Series No. 83211; running thence Northerly and along said line of Rhode Island Street 25 feet; thence at a

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#### F038135

right angle Easterly 75 feet; thence at a right angle Southerly 25 feet; thence at a right angle Westerly 75

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Tenement.

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27 28 Being a part of Potrero Nuevo Block No. 162.

APN Block 4031, Lot 4B,

and Grantors propose to build a new structure on said Servient

feet to the point of commencement

WHEREAS, Grantee is the owner of certain real property commonly known as 699 Rhode Island Street, in the City and County of San Francisco, State of California, hereinafter referred to as the "Dominant Tenement", or as 699 Rhode Island Street, and described as follows:

APN Block 4031, Lot 25:

#### PARCEL I:

BEGINNING at the point of intersection of the easterly line of Rhode Island Street with the northerly line of 19th Street, as said 19th Street existed prior to the vacation of portions thereof by Resolution No. 16761 adopted by the Board of Supervisors on June 4, 1956; running thence northerly along said line of Rhode Island Street 25 feet; thence at a right angle easterly 75 feet; thence at a right angle southerly 25 feet to the former northerly line of 19th Street; and thence westerly along said former line of 19th Street 75 feet to the point of beginning.

Being a portion of POTRERO NUEVO BLOCK NO. 162.

#### PARCEL II:

Beginning at the point of intersection of the easterly line of Rhode Island Street with the northerly line of 19th Street, as said 19th Street existed prior to the vacation of portions thereof by Resolution No. 16761, adopted by the Board of Supervisors on June 4, 1956; running thence easterly along said former northerly line of 19th Street 100 feet; thence at a right angle southerly 23 feet; thence at a right angle westerly 100 feet to the easterly line of Rhode Island Street; thence at a right angle northerly along said easterly line of Rhode Island Street; thence at a right angle northerly along said easterly line of Rhode Island Street 23 feet to the point of beginning.

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Being a portion of 19th Street vacated by Resolution No. 16761, adopted by the Board of Supervisors on June 4, 1956.

APN Block 4031, Lot 31:

BEGINNING at a point on the northerly line of 19th Street, as said Street existed prior to the vacation of portions thereof by Resolution No. 16761 adopted by the Board of Supervisors on June 4, 1956, distant thereon 75 feet easterly from the easterly line of Rhode Island Street; running thence easterly along said former line of 19th Street 25 feet; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet; thence at a right angle southerly 100 feet to the point of beginning.

BEING a portion of Potrero Nuevo Block No. 162.

EXCEPTING THEREFROM that portion thereof conveyed to Elyse A. Lyons by Deed recorded February 24, 1964 in Book A721, page 771, Official Records, and more particularly described as follows:

BEGINNING at a point which is perpendicularly distant 75 feet easterly from the easterly line of Rhode Island Street and also perpendicularly distant 75 feet northerly from the northerly line of 19th Street, as said 19th Street existed prior to the vacation of portions thereof by Resolution No. 16761 adopted by the Board of Supervisors on June 4, 1956; running thence northerly and parallel with the easterly line of Rhode Island Street 25 feet; thence at a right angle easterly 25 feet; thence southwesterly in a direct line to the point of beginning.

BEING a portion of Potrero Nuevo Block No. 162.

WHEREAS, Grantee desires to acquire certain rights in the Servient Tenement;

NOW, THEREFORE, it is agreed as follows:

1. (a) In consideration of SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$6,500.00), receipt of which is hereby acknowledged by Grantors, Grantors hereby grant to Grantee an easement as hereinafter described.

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(b) Grantors warrant to Grantees that there is no lien or other encumbrance on the Servient Tenement which is senior to this grant of easement.

2. The easement granted herein is appurtenant to the Dominant Tenement.

- 3. The easement granted herein is a view easement.
- 4. The drawings, including all dimensions and scale as shown, which are attached to this Agreement and marked Drawings A, B, and C, are incorporated herein and are an integral part of the Agreement. All measurements, dimensions and scale referred to below are intended by the parties to conform to said drawings. Said drawings are an accurate description of Grantors' proposed structure at 697 Rhode Island Street, subject to such revision and modification as are within the limitations of the view easement granted herein.
  - 5. The intent of said view easement is as follows:
  - (a) To preserve completely all views out of the eastfacing windows of the top floor of 699 Rhode Island Street.
  - (b) To preserve substantial portions of the views out of the northfacing windows of 699 Rhode Island Street.
  - (c) To allow all but two of the existing northfacing windows at 699 Rhode Island Street to be retained without obstruction by any structure to be constructed at 697 Rhode Island Street. One window

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 which will be blocked is the northfacing smaller window farther from the street in the kitchen of 699 Rhode Island. This window (consisting of a larger rectangular pane and a smaller trapezoidal pane immediately above it) is indicated as window A on the accompanying drawing C which is an integral part of the easement document.

The second window which will be blocked with respect to view but not with respect to function is the central northfacing groundfloor bathroom window at 699 Rhode Island. On any structure constructed at 697 Rhode Island Street, such structure will provide this window with a code-approved lightwell for natural light and ventilation. The lightwell is indicated on the accompanying drawing C which is an integral part of the easement document.

- 6. The view easement granted herein is located so that as to the view from the living room windows of the existing structure on the Dominant Tenement (699 Rhode Island Street):
  - (a) Except as noted below, no part of any structure on the Servient Tenement (697 Rhode Island Street) shall extend farther eastward than the plane of the east facing living room windows at 699 Rhode Island Street, unless it is at least 18' 6" feet lower than the bottom sill of said windows; so that the view

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facing eastward from the living room windows at 699 Rhode Island Street shall be totally unobstructed by any structure at 697 Rhode Island Street. ornamental iron railing of a maximum height of 3' 6" shall be allowed provided (i) that it does not exceed 5 by more than 5% the minimum allowable dimensions for 6 such railing, therefore providing an open design and 7 (ii) that no portion of the railing shall be closer 8 than 14 feet to the existing structure at 699 Rhode 9 Island Street. 10 Except as noted below, no part of any (b) 11

- structure at 697 Rhode Island Street shall extend both eastward of the westmost (inner) edge of the north facing living room windows at 699 Rhode Island Street and upward farther than the top of the bottom sill of the said north facing living room windows.
  - Eaves and downspouts of such diameter and other dimensions shall visually intrude no more than the sum of such intrusions by such devices on the structures now existing at 610 Rhode Island Street and at 699 Rhode Island Street divided by 2 and they shall be of such design as to minimize any visual interference with the views at 699 Rhode Island Street.
  - The rear wall of the top floor of any structure at 697 Rhode Island Street shall be

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allowed to extend forward (that is eastward) from the westmost (rear) edge of the existing living room windows at 699 Rhode Island Street provided that:

- i) it shall not extend eastward beyond said westmost (inner) edge at that point nearest the property line dividing 697 and 699 Rhode Island Street, and
- ii) no part of any structure shall fall within an area bounded by a line drawn in the horizontal plane from the westmost (inner) edge of the existing living room windows along the property line and a line drawn from said westmost edge and extending in the horizontal plane no less than 63.5 degress counterclockwise (therefore generally northeastward), as said line is set forth on attached drawing B at line "A", and
- iii) the above notwithstanding, no part of the rear wall of the top floor of the proposed structure shall extend farther eastward than 37 feet from the property line.

Therefore the views from the northfacing windows at 699 Rhode Island Street shall be completely unobstructed to the east and northeast and substantially unobstructed to the north,

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except that the rearmost side windows will have a partial obstruction northward as described above and indicated on the drawings.

- 7. The view easement granted herein is located so that as to the view from the kitchen windows of the existing structure on the Dominant Tenement (699 Rhode Island Street):
  - (a) No part of the structure at 697 Rhode Island Street shall extend farther westward than the plane of the west facing kitchen windows at 699 Rhode Island Street. Therefore the view facing westward from the kitchen windows at 699 Rhode Island Street shall be totally unobstructed by the structure at 697 Rhode Island Street.
  - (b) With the exceptions noted, no part of the structure shall extend both westward from the eastward edge of the unblocked northfacing windows as indicated on the accompanying drawings and upward farther than the top of the bottom sill of the northfacing kitchen windows at 699 Rhode Island Street.
    - 1) The 2-paned eastmost and northfacing kitchen window, indicated as window A on the accompanying drawings which are an integral part of this easement, will be blocked by the proposed structure. Grantors agree to give Grantee adequate notice to permit Grantee to remove the windows to be block and to seal the wall.

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- 2) An ornamental iron railing of a maximum height of 3' 6" shall be allowed provided (i) that it does not exceed the minimum allowable dimensions for such a railing, therefore providing an open design and (ii) that no portion of the railing shall be closer than 15 feet to the existing structure at 699 Rhode Island Street.
- 3) Eaves and downspouts of such diameter and dimensions as such devices shall visually intrude no more than the sums of such intrusions by such devices at 610 Rhode Island Street and at 699 Rhode Island Street divided by 2.
- 8. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.
- 9. In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, such controversy, claim or dispute will be resolved by binding arbitration pursuant to Sections 1280 et seq. of the code of Civil Procedure and not by litigation in Court. The prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

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benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto. The parties understand and agree that Grantors personally have no control over and no personal responsibility for any impairment of the subject easement by any owner successor to either or both of them, or by any person not a party to or otherwise bound by Grantors' grant of the subject appurtenant view easement.

IN WITNESS, the parties hereto have executed this instrument the day and year first above written.

GRANTORS

Patrick Gleeson 610 Rhode Island Street San Francisco, CA 94107

JOAN JEANRENAUD 610 Rhode Island St

610 Ahode Island Street San Francisco, CA 94107

GRANTEE

DORIS B. W. ROBERSON 699 Rhode Island Street San Francisco, CA 94107

EMILY BRIN ROBERSON 2439-Cl Jefferson Berkeley, CA 94703

NOTARIAL ACKNOWLEDGEMENT)

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& Do' S' from COLNER TO NOW,

ENTRY

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BCALE 1/2" - 110"

LOCATES PLOID IN REPERENCE TO SURVEY MON. DRAWING A

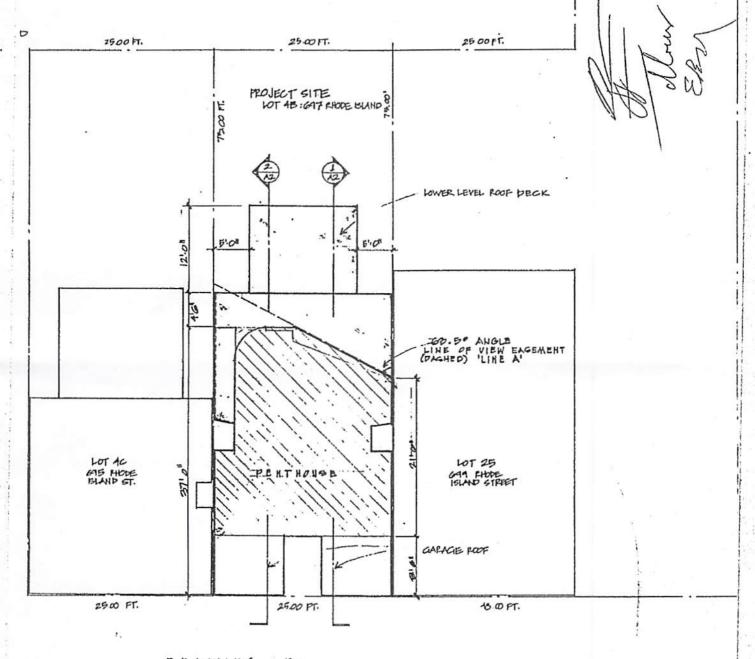
GOO KHIDE ICLAND

PASPERTY CORNER POINT '010'

67 % OF ORIGINAL

SCALE:

F038135



DRAWING . B.

RHODE ISLAND STREET

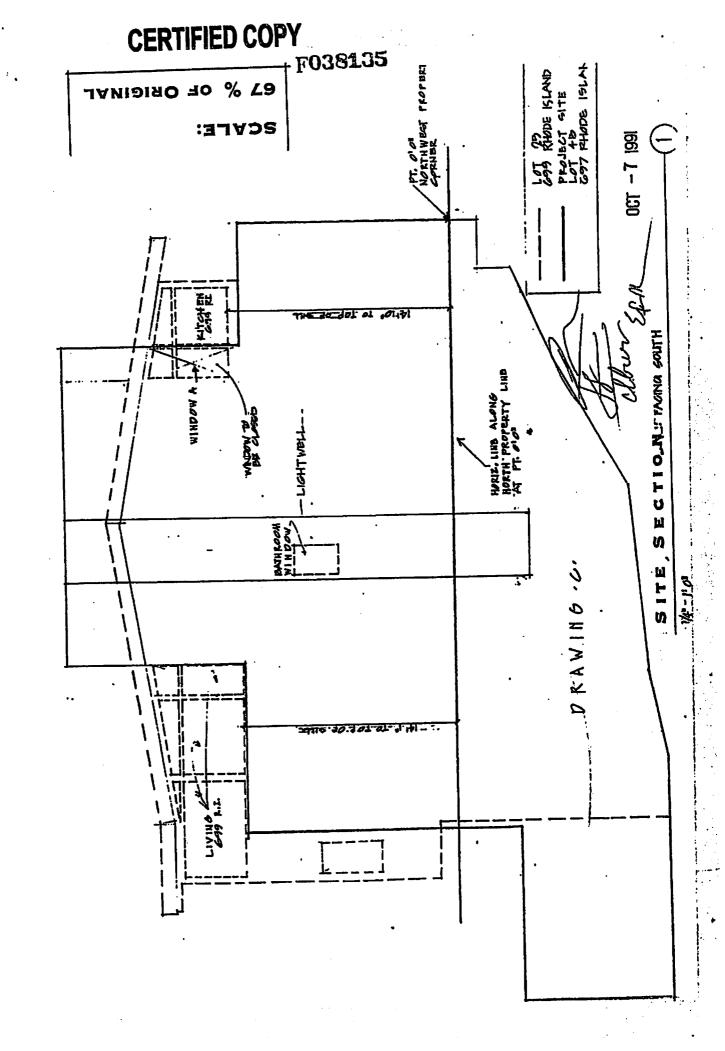
SITE AND ROOF PLAN

SCALE : 16"-1'-0"

SCALE:

67 % OF ORIGINAL

OCT - 7 1991



., personally known to me before me, the undersigned, a Notary Public in and for said State, personally appeared or proved to me on the basis of satisfactory evidence to be the persons. whose names. in the year 19\_91 GLEESON and JOAN JEANRENAUD F038135 -November WITNESS my hand and official seal. day of \_ On this \_20±h PATRICK are executed it. NOTARY PUBLIC - CALIFORNIA PHINCIPAL OFFICE IN ALAMEDA COUNTY RUTH E. ELOBY My Commission Expires June 19, 1992 CECTANTE SAN FRANCISCO OFFICIAL SEAL STATE OF CALIFORNIA

Notary Public in and for said Stat

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82

(price class 8-2)

©1982 WOLCOTTS, INC.

., personally known to me

(or proved to me on the basis of satisfactory evidence) to be the person\_whose name\_

subscribed to the within instrumept-and acknowledged to me that She\_

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20th On this,

before me, the undersigned, a Notary Public in and for said State, personally appeared in the year 19<u>91.</u> November

ROBERSON DORIS B. W.

executed It.

WITNESS my hand and official seaf.

(pnce class 8-2) ©1982 WOLCOTTS, INC.

otary Fublic in and for said State,

SAN FRANCISCO

COUNTY OF.

STATE OF CALIFORNIA CITY &

RUTH E. ELOBY
NOTARY RUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ALAMEDA COUNTY My Commission Expires June 19, 1992 OFFICIAL SEAL

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82

F038135	On this 21st day of November, in the year 19_91, before me, the undersigned a Notary Public in and for said State, personally appeared EMILY BRIN ROBERSON.  The said State, personally appeared to me on the basis of satisfactory evidence) to be the person. whose name secuted it.  WITNESS my hand and official seat.  Agary Public in and for said State.
- Si	before me, the undersignment of proved to me on the textured it.  WITNESS my hand and or
STATE OF CALIFORNIA COUNTY OF ALAMEDA	OFFICIAL SEAL RUTH E. ELOBY NOTARY PUBLIC - CALIFORNIA PRINCIPAL OFFICE IN ALAMEDA COUNTY My Commission Expires June 19, 1992

The state of the s

ACKHOYLEDGMENT—General—Woltotts Form 233CA—Rev. 5-82 @1982 WDLCOTTS, INC. (price class 8-2)

### **CERTIFIED COPY**

This is a true certified copy of the record if it bears the seal, imprinted in purple ink of the Assessor-Recorder



AUG 2 4 2020

CARMEN CHU

ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA
BY\_\_\_\_\_\_

Alan Fok

#### **ABBREVIATIONS** LAB. LAM. LAV. LKR. LNDG. PROPERTY LINE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES LAMINATE LAVATORY WITH SITE CONDITIONS, WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS LOCKER WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT. LANDING CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES DIAMETER OR ROUND REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK. PERPENDICULAR MATERIAL MAXIMUM CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN MACHINE BOLT ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING MEDICINE CABINET A COUSTICAL MEDIUM DENSITY FIBERBOARD CODES AND REQUIREMENTS AREA DRAIN **MECHANICAL** MEMBRANE THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS. **AGGREGATE** MANUFACTURER INCLUDING CONDITIONS OF APPROVAL BY THE CITY OF SAN FRANCISCO AND FIELD ALUMINUM CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS MINIMUM ANOD. **ANODIZED** BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY MIRROR APPROX APPROXIMATE QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS MISCELLANEOUS ARCH. ARCHITECTURA MASONRY OPENING RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION. ASPHALTIC CONCRET BALANCE MOUNTING GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MULLION AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL BITUM. BLDG. BITUMINOUS BUILDING REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT NOT IN CONTRACT NUMBER NOMINAL BEAM BOTTOM NOT TO SCALE THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES O.A. OBS. O.C. O.D. O.F.C.I. OVFRAL WITH THE OWNER'S REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING OBSCURE WITH CONSTRUCTION. OUTSIDE DIAMETER (DIM. OWNER FURNSHED CONTRACTOR INSTALLED CATCH BASIN DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN, VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE CORNER GUARD CAST IRON CONTROL JOINT 8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED CAULKING P.I.P. POURED IN PLACE PLATE PLAN PL. PLN. 9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY P.LAM. PLAS. PLYWD. PLASTIC LAMINATE DIMENSIONS AND ORIENTATION ON PLAN. CLASSROOM CONCRETE MASONRY UNIT PLYWOOD 10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE PAIR PRE-CAST POINT PAPER TOWEL DISPENSER PR. PRCST. DAMAGE TO ANY EXISTING ADJACENT BUILDINGS. COMPT. CONC. CONN. CONSTR. CONT. CORR. CNTR. CTR. CTR. CTR. CTR. CTSK. COMPACTOR CONCRETE ONNECTION ONSTRUCTION ONTINUOUS 11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS COMBINATION PAPER TOWE P.T.D./R PENSER & RECEPTACLE TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED - CONFIRM W/ THE CITY OF SAN FRANCISCO RECYCLING SPECIALIST. ORRIDOR OUNTER ENTER PAPER TOWEL RECEPTABLE PNEUMATIC TUBE SYSTEM 12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY Q.T. **QUARRY TILE** PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE. **RELOCATED EXISTING** 13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON RAD. R.D. REF. REFL. RADIUS PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECT'S APPROVAL. **ROOF DRAIN** REFERENCE REFLECTED 14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF REFRIGERATOR N.I.C. ITEMS WITH OTHER TRADES. RESIDENTIAL RESILIENT 15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. DISPENSER LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY. REINFORCED FIBERGLASS PANELS DOOR OPENING ROBE HOOK 16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND OOWNSPOU NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS. DRY STANDPIPI ROUGH OPENING REDWOOD RAIN WATER LEADER DRAWING DRAWER 17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMEN OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE, OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES SOLID CORE DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED B SEE CIVIL DWGS. **EXPANSION JOINT** CHEDULE GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN SOAP DISPENSER ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS. FI FVATION EMERGENCY SEE ELEC. DWGS. 18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK ELECTRICAL PANELBOARD SHOWER A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & EQUIPMENT SUBCONTRACTOR'S WORK. ELECTRICAL WATER COOLER SEE MECH. DWGS SHEET METAL SCREV 19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY EXPANSIO SANITARY NAPKIN RECEPTACLE POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO EXTR. EXTRUSION SEAT PROTECTION DISPENER THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE FIRE ALARM ACCEPTED AFTER CONSTRUCTION STARTS. SEE STRUCT DWGS STAINLESS STEEL FIRE BLANKET SERVICE SINK 20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND FLOOR DRAIN **FOUNDATION** PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT STANDARD FIRE EXTINGUISHER SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR STL. STOR. STRL. STRUCT. SUSP. SYM. FIRE EXTINGUISHER CAB. STORAGE CONFORMANCE WITH DESIGN CONCEPT ONLY. FIRE HOSE CABINET STRUCTURAL STRUCTURAL SUSPENDED 21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR SYMMETRICAL **FLUORESCENT** FACE OF CONCRETE 22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL FACE OF FINISH FACE OF PLYWOOD CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN FACE OF STUDS WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL FIRFPROOF EMPORARY FIRE RETARDEN TERRAZZO THICK TOP OF PUNCH LIST HAVE BEEN CORRECTED. FLOOR SINK FIRE SPREAD RATING 23. ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL TOP OF CURB TOP OF PAVEMENT SURFACES SHALL BE ALIGNED & SANDED SMOOTH. FOOT OR FEET TOP OF SLAB FURR. FUT. F.V. **FURRING** TOP OF WALL 24. ALL DIMS. ARE FINISH TO FINISH, U.N.O. DIMS. NOTED "CLEAR" OR "CLR." ARE MIN. TÖILET PAPER DISPENSER REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY FIELD VERIFY TRASH RECPTACLE MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCHITECT. ALL DIMS. MARKED GAUGE TREAD TELEVISION TACKABLE WALL COVERING "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. GALVANIZED CARPET (& CUSHION), CERAMIC TILE, ETC. GRAB BAR GENERAL CONTRACTOR UNFINISHED GL. GND. GR. G.S.M. GYP. 25. DIMS MARKED + MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM GROUND UNLESS OTHERWISE NOTED INDICATED DIM., U.N.O. URINAL GALVANIZED SHEET METAL VERTICAL OR VERTICALLY 26. ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM. VINYL COMPOSITION TILE 27. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER **WEST OR WIRE** HAND HARDWOOD ALIGNMENT. WATER CLOSET WATER HEATER 28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS HOLLOW METAL WD. WIND. WINDOW TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE HANGER STRIP LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB WHERE OCCURS CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS INSIDE DIAMETER (DIM.) WATERPROOF 29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O. WORKING POIN WATER RESISTANT INTERIOR 30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. WEIGHT JAN. 31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE. 32. ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY. 33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, SYMBOLS WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM. INSTALL ALL SIGNAGE AS REQUIRED BY CODE. DETAIL NUMBER **NORTH ARROW** SHEET NUMBER ----- CENTER LINE **ENLARGED DETAIL** DETAIL NUMBER **ELEVATION** ELEVATION NUMBER SHEET NUMBER SHEET NUMBER

#### GENERAL NOTES GENERAL FINISH NOTES

#### A. FLOOR COVERING

1. ONLY ONE LOT PER CARPET COLOR SHALL BE USED. WHERE CUTTING IS NECESSARY, CARPET SHALL BE CUT IN A MANNER TO ALLOW PROPER SEAM AND PATTERN MATCH. CUTS SHALL BE STRAIGHT, TRUE AND

3. CARPET PILE SHALL RUN IN DIRECTION OF ANTICIPATED TRAFFIC. DO NOT CHANGE PILE RUN IN ONE ROOM OR FROM ONE ROOM TO THE NEXT U.O.N.

4. AFTER EACH AREA OF CARPET HAS BEEN INSTALLED, PROTECT FORM SOIL 5. INSTALL RUBBER EDGE STRIPS AT UNPROTECTED OR EXPOSED EDGES WHERE FLOOR

6. SUBMIT CARPET SEAMING DIAGRAMS FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION.

B. BASE FIT JOINTS TIGHT AND VERTICAL. JOINTS SHALL OCCUR AT INSIDE CORNERS

WHEREVER POSSIBLE AND SHALL NOT BE CLOSER THAN 18" APART. ADHERE BASE TIGHT TO WALL AND FLUSH TO FLOOR SURFACES. SCRIBE AND FIT TO DOOR FRAMES AND OTHER OBSTRUCTIONS.

ALL RUBBER BASES AT PARTITION CORNERS (INSIDE AND OUTSIDE) ARE TO BE SCORED W/ A 90 DEGREE GROOVE AT BACK. FOLD AND APPLY TIGHT TO PARTITION USING MANUFACTURER'S RECOMMENDED ADHESIVE. C. PAINTING

PREPARE SURFACES AS REQUIRED TO ACHIEVE A SMOOTH, CONSISTENT AND DURABLE FINISH.

REMOVE ALL WALL PLATES AND ACCESSORIES FOR PROPER FINISH APPLICATION; REPLACE UPON COMPLETION.

PROVIDE 2 QUARTS OF TOUCH-UP PAINT TO TENANT FOR EACH COLOR UPON COMPLETION.

### **ADDITIONAL NOTES**

#### DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE DESIGNER/ARCHITECT'S BASIC SERVICES IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. D-SCHEME STUDIO AVAILS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE.

ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE DESIGNER/ARCHITECT' INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE DESIGNER/ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE DESIGNER/ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. D-SCHEME STUDIO IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE DESIGNER/ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE DESIGNER/ARCHITECT'S CONTROL.

# 695 RHODE ISLAND STREET

SAN FRANCISCO, CA 94107



### PROJECT TEAM SCOPE OF WORK

: 408.806.7187

695 RHODE ISLAND SAN FRANCISCO, CA 94107 CONTACT: VICTOR MARQUEZ, SAN FRANCISCO, CA 94103 STE. 270 COMMUNITY OUTREACH DIRECTOR

STRUCTURAL

**ENERTIA DESIGNS** 

T: 415.626.8300

F: 415.701.0212

1167 MISSION ST., FL. 1

SAN FRANCISCO, CA 94103

CONTACT: JEFFERSON CHEN

D-SCHEME STUDIO 222 8TH STREET CONTACT: MARC DIMALANTA SAN JOSE, CA 95112 T: 415.252.0888

LC ENGINEERING 598 E. SANTA CLARA STREET CONTACT: NINH LE

REMODEL OF (E) 2-STORY, 2-UNIT RESIDENCE. SCOPE OF WORK TO INCLUDE (N) REAR HORIZONTAL EXTENSION AT (E) LOWER LEVEL, FIRST, & SECOND FLOOR, AND (N) VERTICAL ADDITION OF 3RD FLOOR. MINOR ALTERATIONS TO (E) RHODE ISLAND (STREET-FACING) EXTERIOR ELEVATION TO INCLUDE (N) GARAGE DOOR, (N) DRIVEWAY, AND (N) CURB CUT.

fire sprinkler system to be design-build and submitted under separate PERMITS. AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED PER CBC 903.3.

SAN FRANCISCO, CA 94107

ZONING DISTRICT: RH-2 - RESIDENTIAL HOUSE, TWO FAMILY

EXISTING BUILDING: (E) 2-STORY OVER BASEMENT, 2-UNIT RESIDENCE

(N) 3RD FLOOR

PROPOSED BUILDING: PROPOSED 3-STORY OVER BASEMENT, 2-UNIT RESIDENCE

(E) GROUND FLOOR (E) 957 G.S.F. + 13 G.S.F. (N) 970 G.S.F

(E) 1ST FLOOR (E) 859 G.S.F. + 466 G.S.F. (N) 1,325 G.S.F

N/A | + 711 G.S.F.| (N) 711 GS.F

(E) 2ND FLOOR (E) 833 G.S.F. + 409 G.S.F. (N) 1,242 G.S.F

OVERALL G.S.F. (E) 2,649 G.S.F. + 1,599 G.S.F. (N) 4,248 G.S.F

4 BEDROOMS, 4 BATHROOMS

1 BEDROOM, 1 BATHROOM

2016 CBC, 2016 CPC, 2016 CMC, 2016 CEC, 2016 CFC

AMENDED BY THE CITY OF SAN FRANCISCO, AND THE

2016 CALIFORNIA ENERGY CODE, AS ADOPTED AND

CITY OF SAN FRANCISCO MUNICIPAL CODE, &

**BUILDING DATA** 

HEIGHT LIMIT: 40-X

GROSS BUILDING AREA:

(E) LOT AREA: (E) 1,875 S.F

CONSTRUCTION TYPE: V-B, SPRINKLERED

OCCUPANCY: R-3, U

UNIT BREAKDOWN:

LOCATION 695 RHODE ISLAND ST

BLOCK / LOT: BLOCK 4031 / LOT 004C

## DRAWING INDEX

### (42 SHEETS TOTAL)

(28 SHEETS)

### ARCHITECTURAL:

A0.0 COVER SHEET A0.1 EXISTING SITE PHOTOS

A0.2 SURROUNDING SITE SURVEY

A0.3 CONFORMITY TO S.F. RESIDENTIAL DESIGN GUIDELINE

A0.4 BICYCLE PARKING NOTES & DETAILS A0.5 GREEN BUILDING CHECKLIST

A0.6 TREE PLANTING CHECKLIST A1.0 EXISTING SITE PLAN

**BOUNDARY SURVEY & TOPOGRAPHIC MAP** 

PROPOSED SITE PLAN A2.0 EXISTING / DEMOLITION & PROPOSED GROUND FLOOR PLAN

A2.1 EXISTING / DEMOLITION & PROPOSED FIRST FLOOR PLAN A2.2 EXISTING / DEMOLITION & PROPOSED SECOND FLOOR PLAN

A2.3 EXISTING ROOF PLAN & PROPOSED THIRD FLOOR PLAN A2.4 PROPOSED ROOF PLAN & PLANNING DEMOLITION CALCS.

A2.5 PROPOSED GROUND & FIRST FLOOR REFLECTED CEILING PLANS

A3.0 EXISTING / DEMOLITION & PROPOSED EXTERIOR ELEVATIONS - WEST (FRONT)

EXISTING / DEMOLITION & PROPOSED EXTERIOR ELEVATIONS - SOUTH (SIDE) A3.2 EXISTING / DEMOLITON & PROPOSED EXTERIOR ELEVATIONS - EAST (REAR)

1ST FLOOR FOUNDATION PLAN, SECOND FLOOR LOWER ROOF FRAMING

THIRD FLOOR LOWER ROOF FRAMING PLAN, ROOF FRAMING PLAN THIRD FLOOR LOWER ROOF FRAMING PLAN, ROOF FRAMING PLAN

SSW1 SIMPSON STRONG WALLS DETAILS AND ELEVATION SSW2 SIMPSON STRONG WALLS DETAILS AND ELEVATION SSW3 SIMPSON STRONG WALLS DETAILS AND ELEVATION

(14 SHEETS)

### DEFERRED SUBMITTALS

UPPER UNIT:

LOWER UNIT:

NFPA 13D STANDARD.

THE FOLLOWING WORK TO BE DESIGN/BUILD AND SUBMITTED UNDER SEPARATE PERMITS BY

1. MECHANICAL

2. ELECTRICAL

3. PLUMBING

4. FIRE SPRINKLERS

12.13.2019 FOR BLDG PERMIT 06.12.2020 PLANNING NOPDR-01 RESPONSE

RESIDENTIAL REMODEL

RHODE ISLAND ST.

SAN FRANCISCO, CA 94107

BLOCK 4031/LOT 004C

■ ■ D-Scheme Studio

SAN FRANCISCO, CA 94103

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222 8TH STREET

T: 415.252.0888

F: 415.252.8388

JOB NUMBER:	

02.08.2019

AS NOTED

SHEET TITLE:

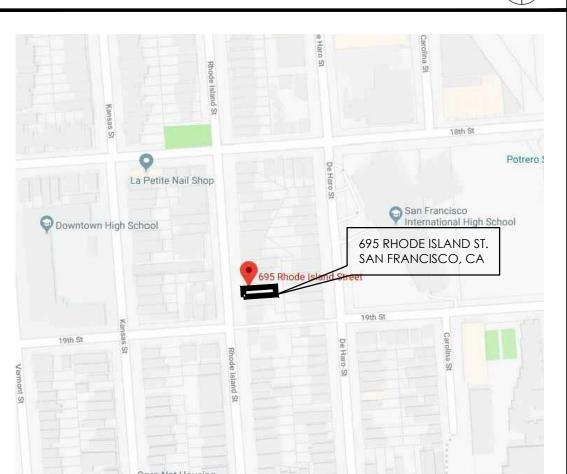
**COVER PAGE** 

DRAWN BY:

CHECKED BY:

JU / JF

SHEET NUMBER:



# ASSESSOR MAP

DOOR SYMBOL

DOOR MARK

SEE SPECS.

⟨8⟩ — PARTITION TYPE

SOME OF THE ABOVE

SYMBOLS MAY NOT HAVE

BEEN USED FOR THIS PROJECT.

SEE DOOR SCHEDULE

HARDWARE GROUP

ALIGNMENT SYMBOL

FINISH MATERIAL

ROOM NUMBER

& SHEET NOTES

REFLECTED CEILING PLAN:

KEY NOTES

OFFICE - ROOM NAME

+9'-6" — CEILING HEIGHT

REVISION

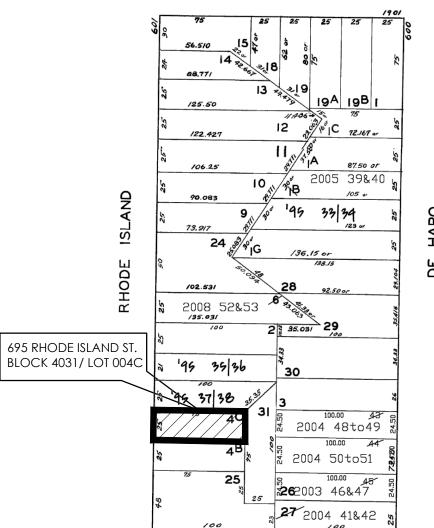
102

ELEVATION GROUP NUMBER

**ELEVATION DESIGNATION** 

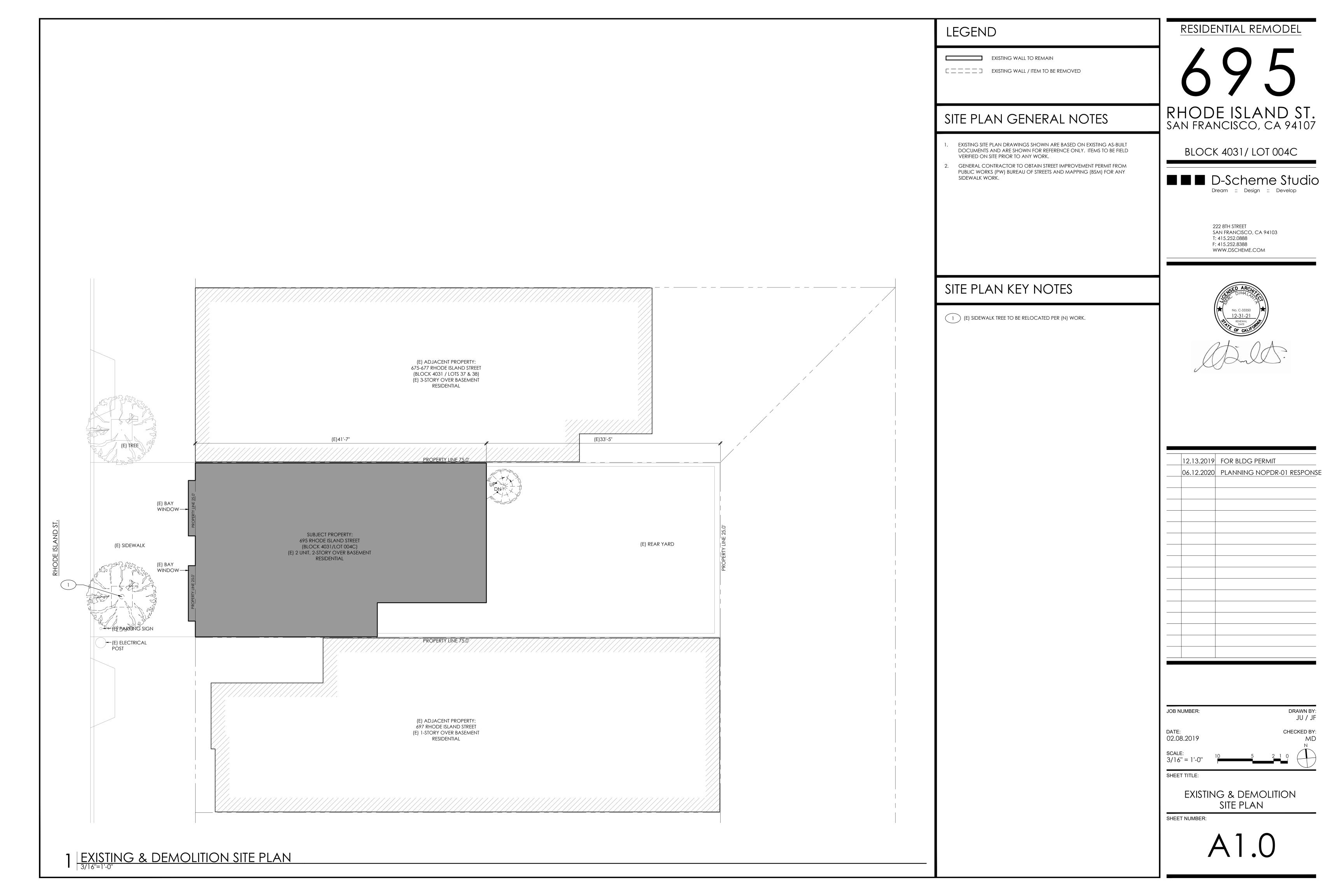
VICNITY MAP

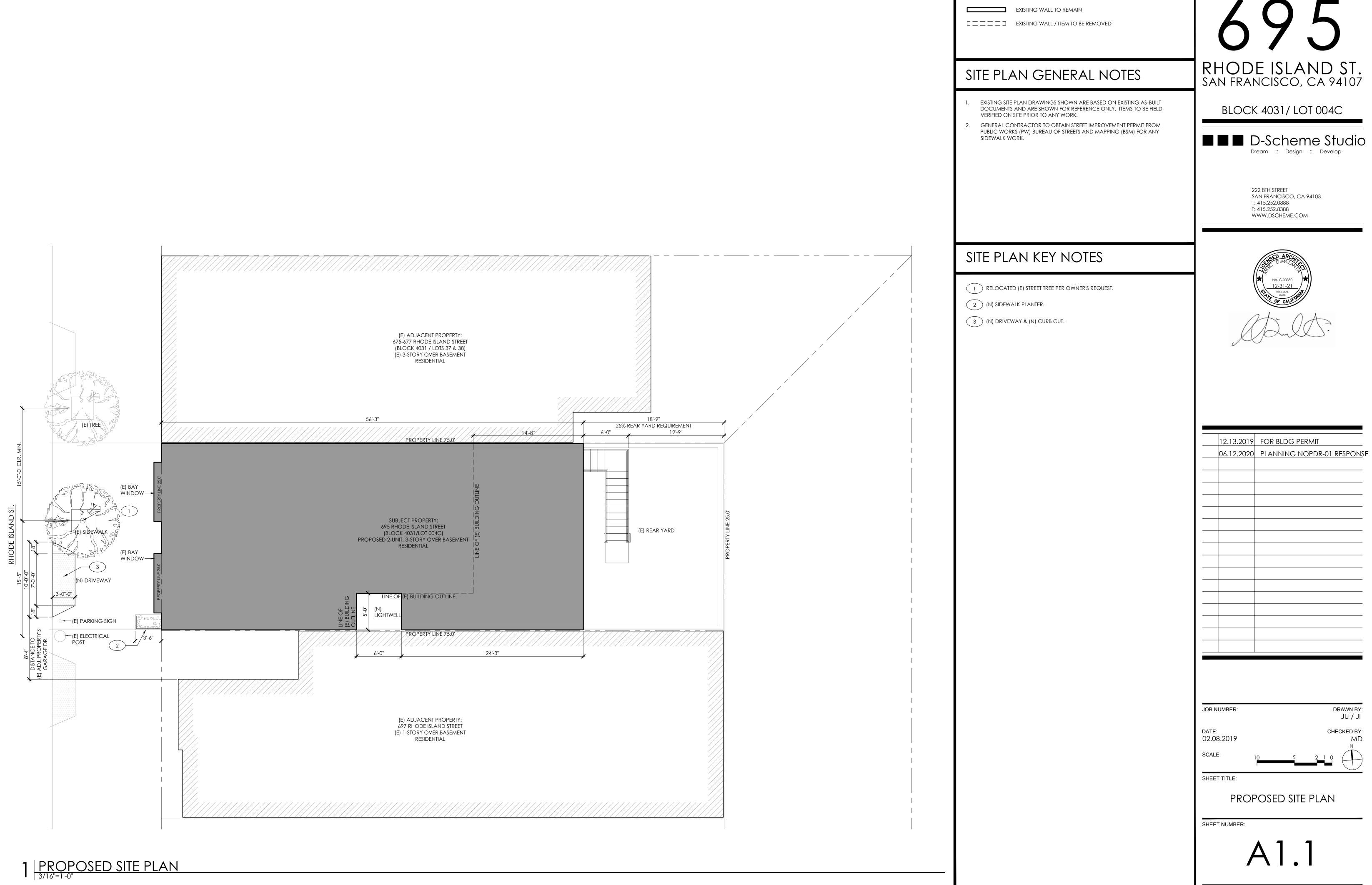
NOT TO SCALE



19 TH

18TH A2.6 PROPOSED SECOND & THIRD FLOOR REFLECTED CEILING PLANS A3.3 EXISTING / DEMOLITION & PROPOSED EXTERIOR ELEVATIONS - NORTH (SIDE) A4.0 EXISTING & PROPOSED BUILDING SECTIONS A5.0 WINDOW & DOOR SCHEDULES A6.0 PROPOSED EXTERIOR PERSPECTIVES (3D) A6.1 NEIGHBOR STUDY 3D RENDERINGS A6.2 NEIGHBOR STUDY 3D RENDERINGS A7.0 DETAILS T-24 TITLE 24 ENERGY COMPLIANCE - LIGHTING STRUCTURAL: \$1.0 TITLE SHEET \$1.1A TYPICAL WOOD DETAILS \$1.1B TYPICAL WOOD DETAILS \$1.2A TYPICAL CONCRETE DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS SSW4 SIMPSON STRONG WALLS DETAILS AND ELEVATION

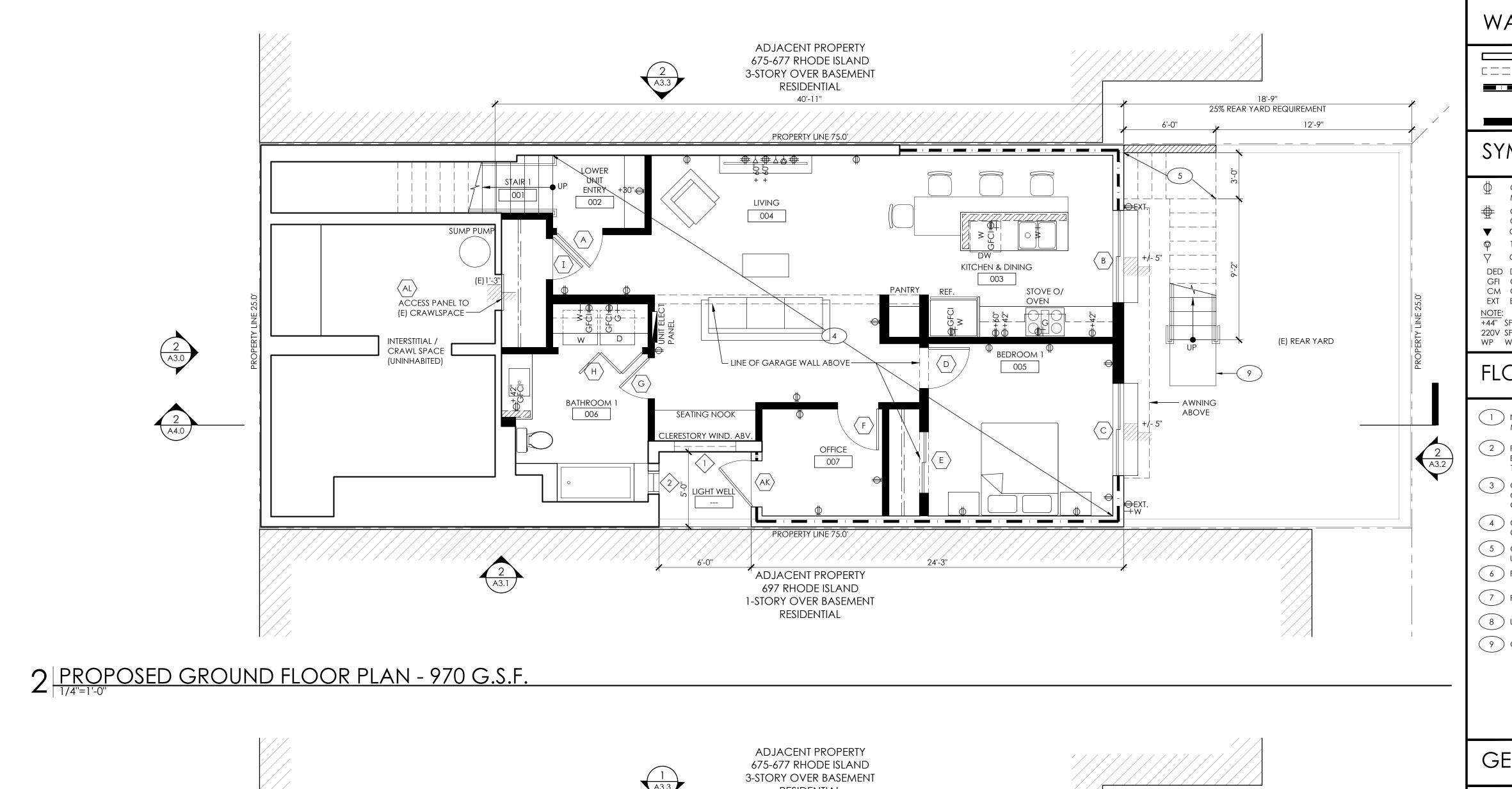


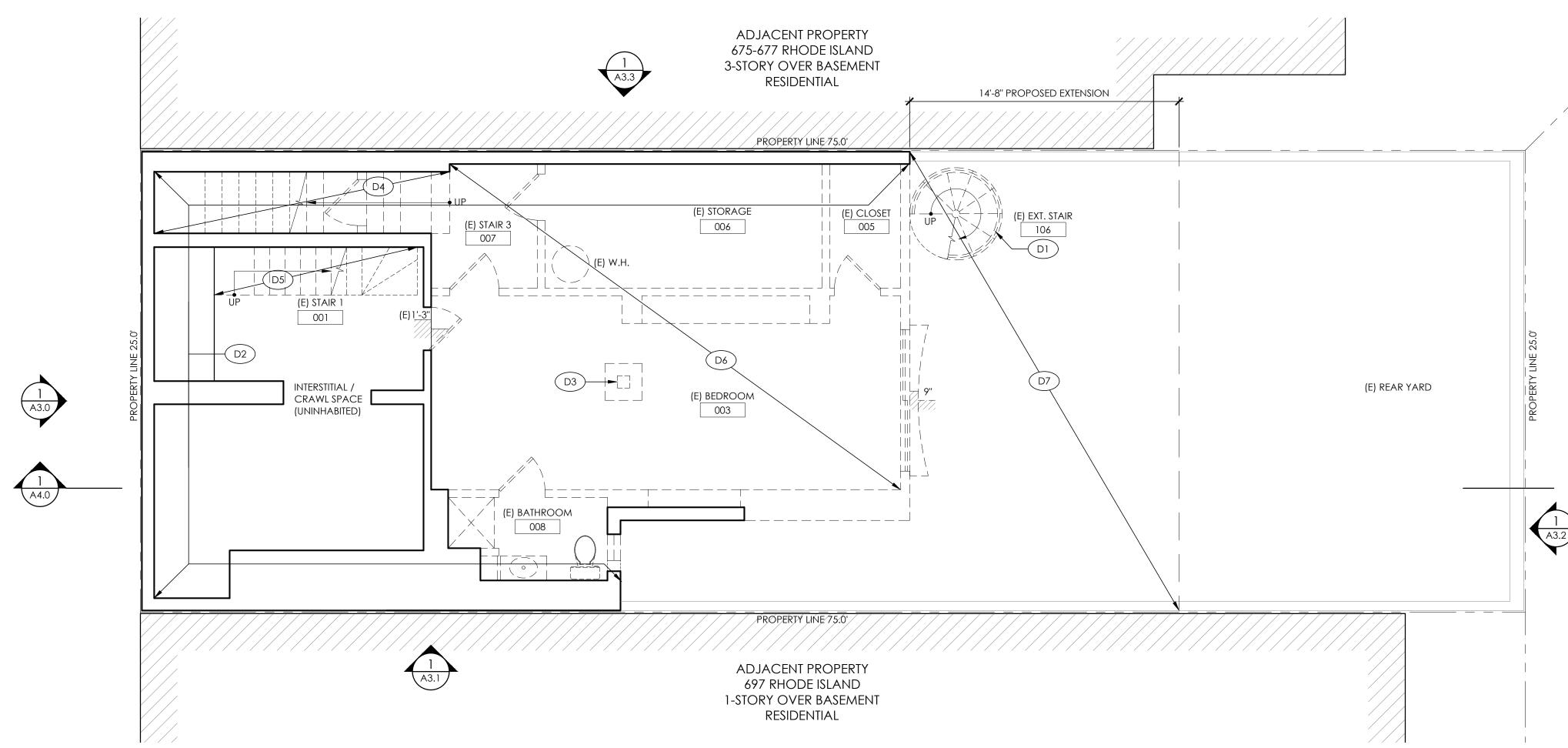


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LEGEND

12.13.2019	FOR BLDG PERMIT
06.12.2020	PLANNING NOPDR-01 RESPONS





EXISTING & DEMOLITION GROUND FLOOR PLAN - (E) 957 G.S.F.

### WALL LEGEND

EXISTING WALL TO REMAIN 

1-HR RATED WALL ASSEMBLY - INDICATES 1/2" THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.

# NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

### SYMBOLS

- MOUNTED AT 18" A.F.F. GROUNDED FOUR-PLEX ELECTRICAL
- OUTLET MOUNTED AT 18" A.F.F. ▼ CAT VI DATA TELEPHONE JACK
- DED DEDICATED GFI GROUND FAULT INTERRUPT CM CEILING MOUNTED EXT EXTERIOR WITH COVER
- +44" SPECIAL MOUNTING HEIGHT 220V SPECIAL VOLTAGE WP WATERPROOF
- GROUNDED DUPLEX ELECTRICAL OUTLET FLOOR-MOUNTED DATA OUTLET FLOOR-MOUNTED DUPLEX OUTLE
  - FLOOR-MOUNTED COMBINATION DUPLEX AND DATA OUTLET
  - CEILING-MOUNTED ELECTRICAL OUTLET
  - →<sup>G</sup> GAS HOOKUP TWH TANKLESS WATER HEATER

→W WATER HOOKUP

ELECTRICAL PANEL

### FLOOR PLAN KEY NOTES

- NEW WATER METERS QTY: 2. GENERAL CONTRACTOR TO CONFIRM SIZE OF WATER
- PROVIDE SLOPE AT EXTERIOR LANDINGS NOT TO EXCEED 2% PER CRC R311.3. EXTERIOR LANDING NOT TO BE MORE THAN 7.75" BELOW THE TOP OF THE DOOR THRESHOLD OF IN-SWINGING DOOR PER CRC R311.3.2.
- CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD ON CEILING, AND 1/2" THK. TYPE X GYPSUM BOARD ON WALLS OF GARAGE (ON GARAGE SIDE) PER CRC TABLE R302.6.
- (4) CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD ON CEILING THROUGHOUT ENTIRE FLOOR OF UNIT.
- ( 5 ) CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD AT WALL UNDER STAIR.
- ( 6 ) FULL-HEIGHT MIRROR.
- 7 ) PROVIDE WALL BACKING FOR FUTURE BALLET BAR.
- ( 8 ) UNDER-STAIR ACCESS PANEL W/ BLIND HARDWARE.
- ( 9 ) CONCRETE LANDING AT BOTTOM OF STAIR.

# GENERAL FINISH NOTES

- A. CONTRACTOR TO PROVIDE AND INSTALL GYPCRETE OVER SUBFLOOR FOR SOUND REDUCTION, TYPICAL.
- B. OWNER TO PROVIDE WALL AND FLOOR FINISHES; CONTRACTOR TO INSTALL. HARDWD. FLOOR W/ WOOD BASE AT LIVING, KITCHEN, HALLWAYS, AND LAUNDRY ROOMS, TYP. WALL AND FLOOR TILE AT POWDER AND BATHROOMS, TYP. CARPET OVER THICK PAD (FOR SOUND REDUCTION) W/ WOOD BASE AT BEDROOMS, TYPICAL.
- C. CONTRACTOR TO PROVIDE ACOUSTICAL INSULATION AT ALL POWDER ROOM, BATHRM. AND BEDROOM WALLS.

### **HVAC NOTES**

- A. PROVIDE FORCED AIR/DUCTED HEATING SYSTEM FOR THE FOLLOWING ZONES: (2) SEPARATE ZONES PER FLOOR, TYPICAL.
- AT FIRST FLOOR (ENTRY LEVEL): (1) ZONE FOR COMMON LOBBY AREA, (1) ZONE FOR UNI
- B. GENERAL CONTRACTOR TO PRICE THE FOLLOWING AS A SEPARATE LINE ITEM: AIR CONDITIONING WITH (2) SEPARATE ZONES PER FLOOR, TYPICAL.

### DEMOLITION PLAN KEY NOTES

- (D1) (E) EXTERIOR SPIRAL STAIR TO BE REMOVED.
- (  $\mathsf{D2}$  ) (E) retaining wall to remain. Confirm with structural engineer.
- D3 (E) POST TO BE REMOVED.
- (E) STAIR TO BE REMOVED. PREPARE AREA TO RECEIVE (N) STAIR PER (N) WORK.
- (D5) (E) STAIR TO BE REMOVED.
- ig( D6 ig) (E) SLAB ON GRADE TO REMAIN. PATCH AND REPAIR AS NECESSARY PER (N) WORK. REFER TO STRUCTURAL DRAWINGS.
- D7 PREPARE AREA TO RECEIVE (N) SLAB ON GRADE PER (N) WORK. REFER TO STRUCTURAL DRAWINGS.

12.13.2019 FOR BLDG PERMIT

06.12.2020 PLANNING NOPDR-01 RESPONSE

RESIDENTIAL REMODEL

RHODE ISLAND ST.

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■ ■ D-Scheme Studio

SAN FRANCISCO, CA 94103

WWW.DSCHEME.COM

222 8TH STREET

T: 415.252.0888

F: 415.252.8388

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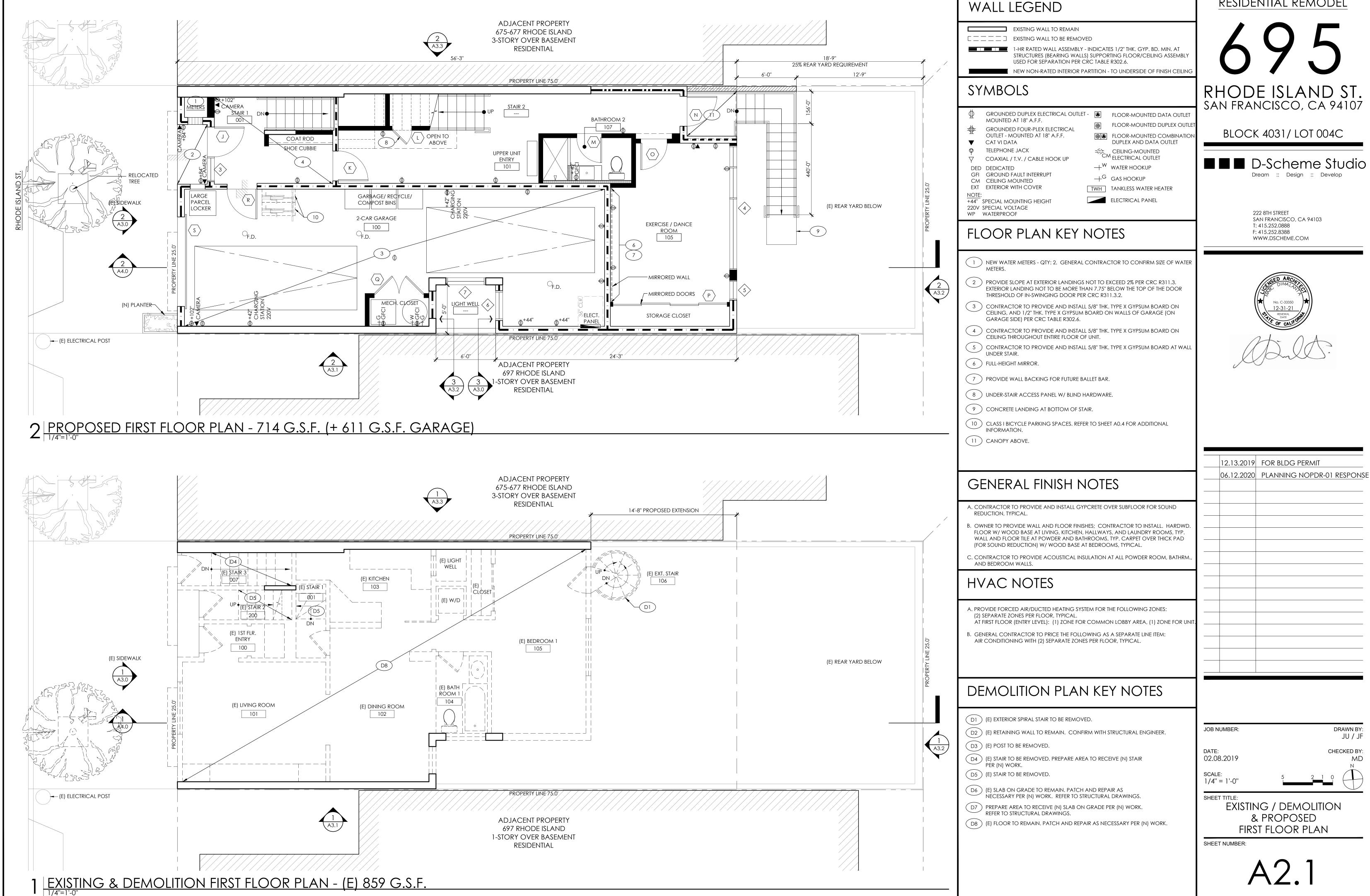
02.08.2019	С
SCALE: 1/4" = 1'-0" 5 2 1 0	

DRAWN BY:

EXISTING / DEMOLITION & PROPOSED GROUND FLOOR PLAN

SHEET NUMBER:

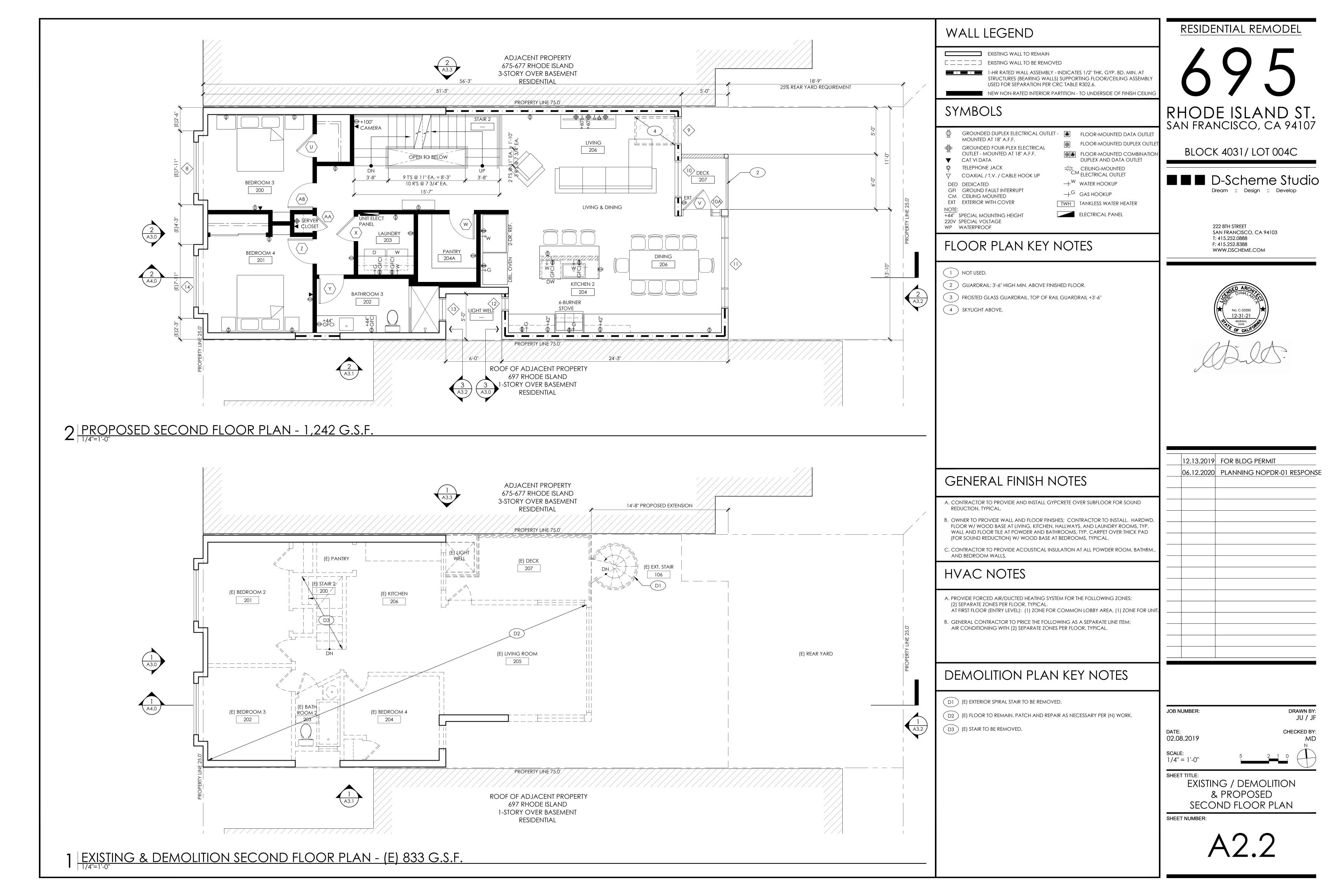
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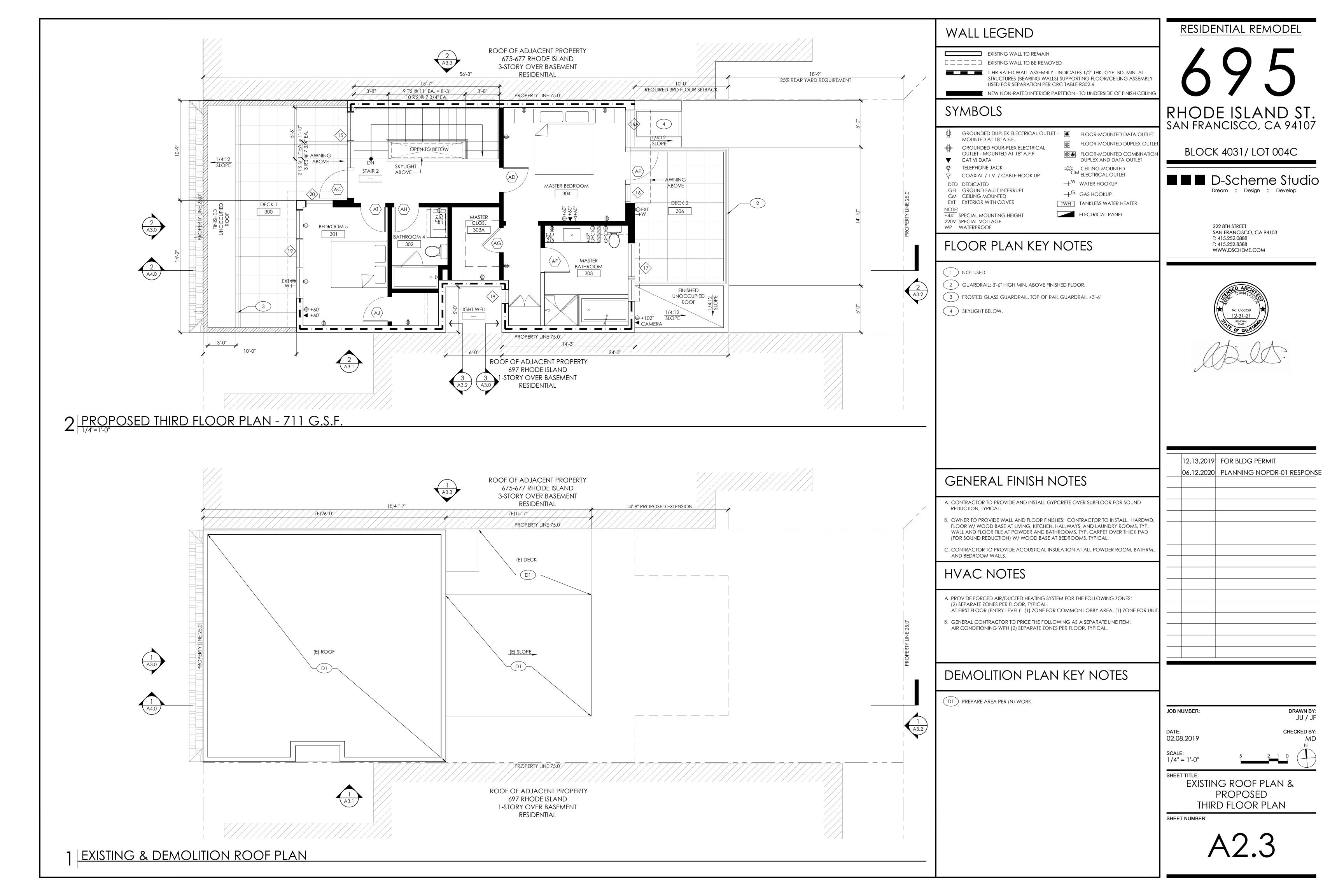


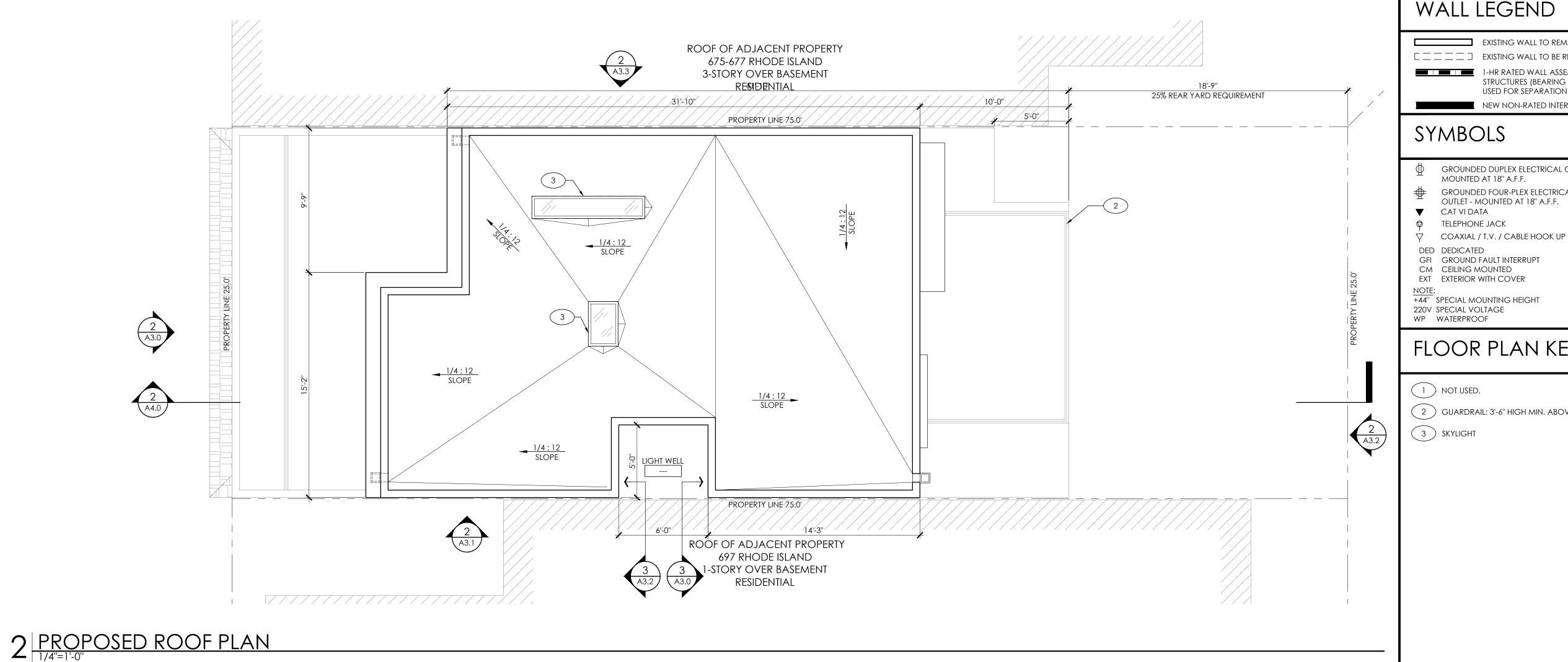
RESIDENTIAL REMODEL

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WALL LEGEND

EXISTING WALL TO REMAIN

MOUNTED AT 18" A.F.F.

GROUNDED FOUR-PLEX ELECTRICAL

OUTLET - MOUNTED AT 18" A.F.F.

1-HR RATED WALL ASSEMBLY - INDICATES 1/2" THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6. NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

GROUNDED DUPLEX ELECTRICAL OUTLET - FLOOR-MOUNTED DATA OUTLET

FLOOR-MOUNTED DUPLEX OUTLE

FLOOR-MOUNTED COMBINATION DUPLEX AND DATA OUTLET

 $+^{\mathsf{G}}$  gas hookup

ELECTRICAL PANEL

TWH TANKLESS WATER HEATER

RHODE ISLAND ST. SAN FRANCISCO, CA 94107

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CEILING-MOUNTED
CM ELECTRICAL OUTLET ■■ D-Scheme Studio →<sup>W</sup> WATER HOOKUP Dream :: Design :: Develop

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1 ) NOT USED.

2 GUARDRAIL: 3'-6" HIGH MIN. ABOVE FINISHED FLOOR.

3 SKYLIGHT



12.13.2019 FOR BLDG PERMIT

06.12.2020 PLANNING NOPDR-01 RESPONSE

### GENERAL FINISH NOTES

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- B. GENERAL CONTRACTOR TO PRICE THE FOLLOWING AS A SEPARATE LINE ITEM: AIR CONDITIONING WITH (2) SEPARATE ZONES PER FLOOR, TYPICAL.

# DEMOLITION CALCULATIONS

TOTAL = 3,747 S.F. TOTAL = 3,635 S.F.

AREA)

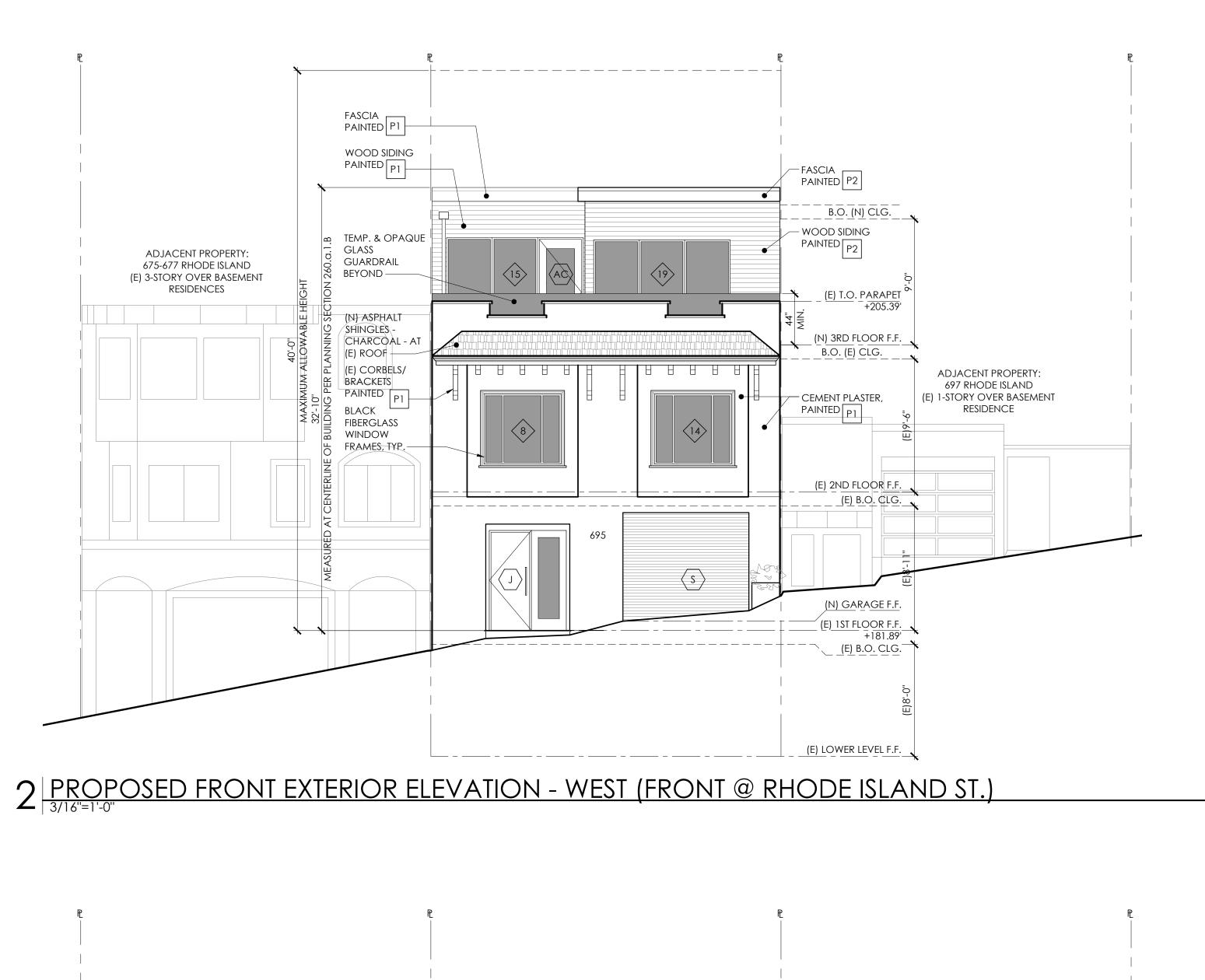
(PER PLANNING	CODE SECTION 317	7)		
PLANNING CODE REQUIREMENT	(E) BUILDING	REMAINING IN PROPOSED	OUTCOME / (PLANNING CODE)	COMPLIANCE
FRONT + REAR FACADE		REAR = 4'-11"	60% REMAINING (OR 40% DEMO) > 50%	
(LINEAR FT. AT FOUNDATION)	TOTAL = 50'-0"	TOTAL = 29'-11"	REQ'D. PER PLANNING CODE	<b>~</b>
ALL EXTERIOR WALLS	WEST = 25'-0" SOUTH = 41'-7"	WEST = 25'-0" SOUTH = 32'-8"	78% REMAINING (OR 22% DEMO) > 65% REQ'D. PER	<b>~</b>
(LINEAR FT. AT FOUNDATION)	TOTAL = 133'-2"	TOTAL = 104'-2"	PLANNING CODE	
VERTICAL ENVELOPE (S.F. OF SURFACE	WEST = 589 S.F. SOUTH = 1,377 S.F.	NORTH = 1,127 S.F. WEST = 363 S.F. SOUTH = 1,015 S.F. EAST = 164 S.F.	(OR 35% DEMO) > 50%	<b>✓</b>
AREA)	TOTAL = 4,124 S.F.	TOTAL = 2,669 S.F.		
horizontal elements	1ST = 958 S.F. 2ND = 964 S.F.	2ND = 954 S.F.	(OR 3% DEMO) > 50% REQ'D. PER	<b>/</b>
(S.F. OF SURFACE			PLANNING CODE	٠

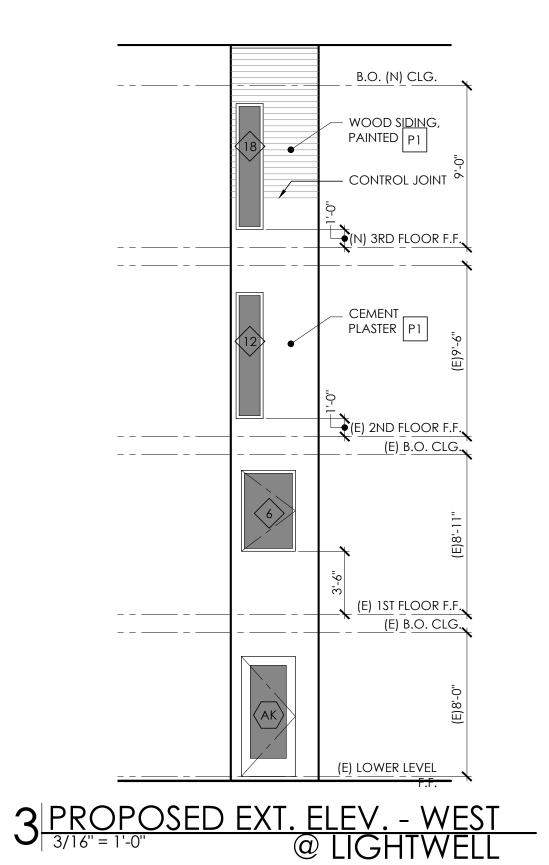
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SHEET TITLE:

PROPOSED ROOF PLAN & DEMOLITION CALCULATIONS SHEET NUMBER:

NOT USED





# ELEVATION GENERAL NOTES

A. EXISTING NEIGHBORING BUILDINGS, INCLUDING BUT NOT LIMITED TO FACADES AND WINDOW LOCATIONS, ARE PROVIDED FOR REFERENCE ONLY. ALL ITEMS SHOULD BE FIELD VERIFIED ON SITE PRIOR TO ANY WORK.

# PROPOSED EXTERIOR FINISHES







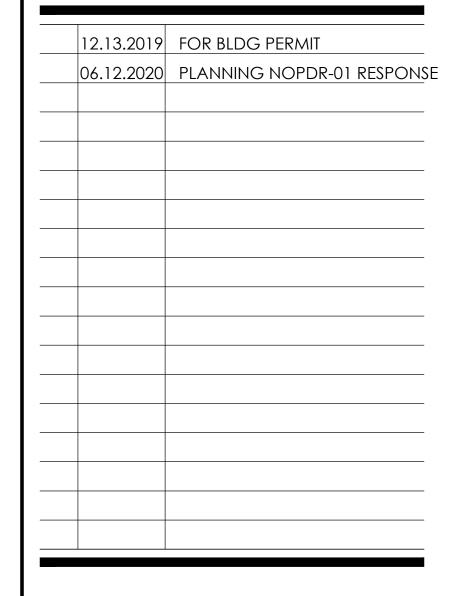
GUARDRAIL



TEMPERED GLASS GUARDRAIL W/ CLEAR SILICONE BUTT JOINTS







RESIDENTIAL REMODEL

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222 8TH STREET

T: 415.252.0888

F: 415.252.8388

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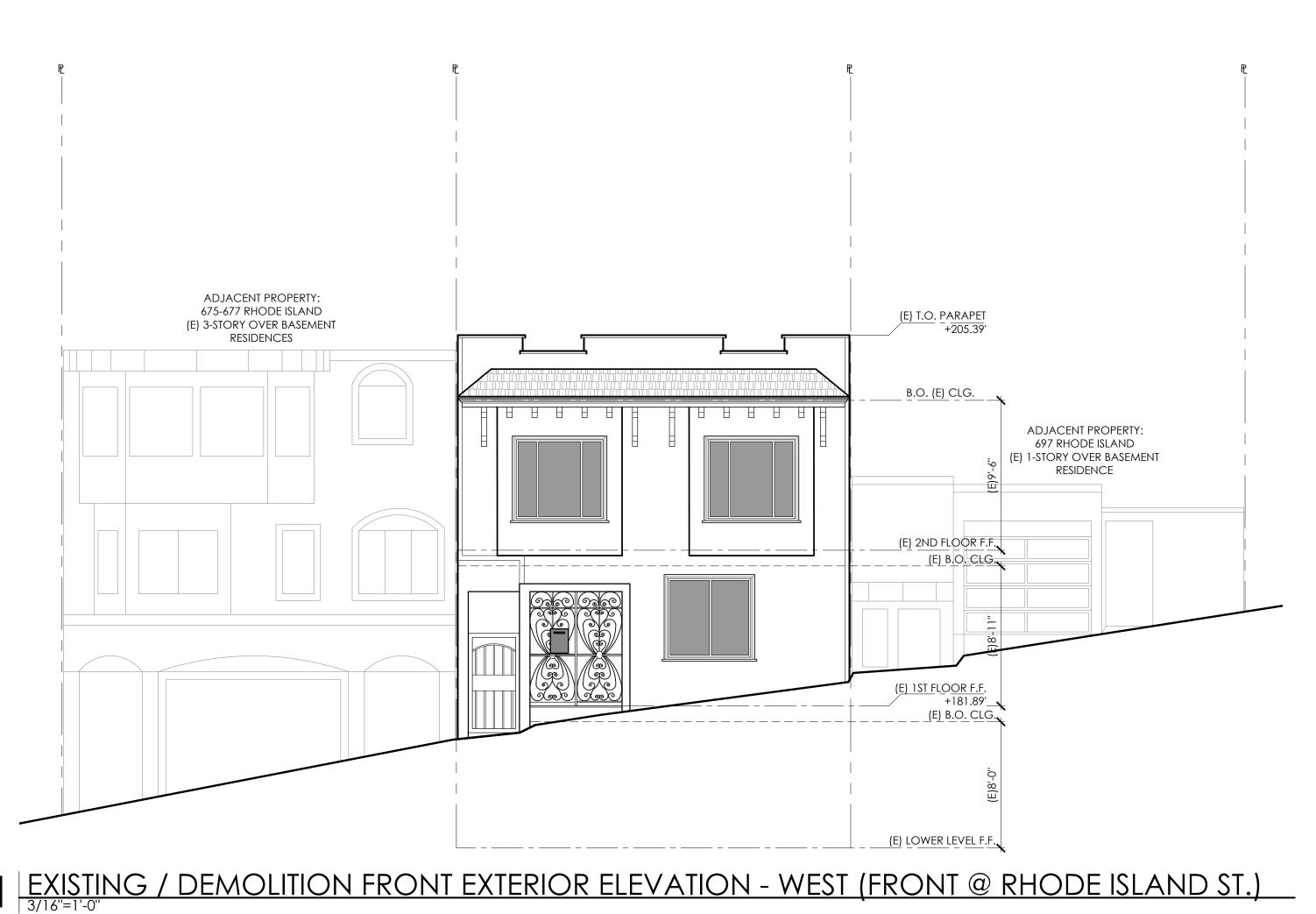
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DRAWN BY: JU / JF

SCALE: 3/16" = 1'-0"

EXISTING / DEMOLITION & PROPOSED EXTERIOR ELEVATIONS - WEST (FRONT)

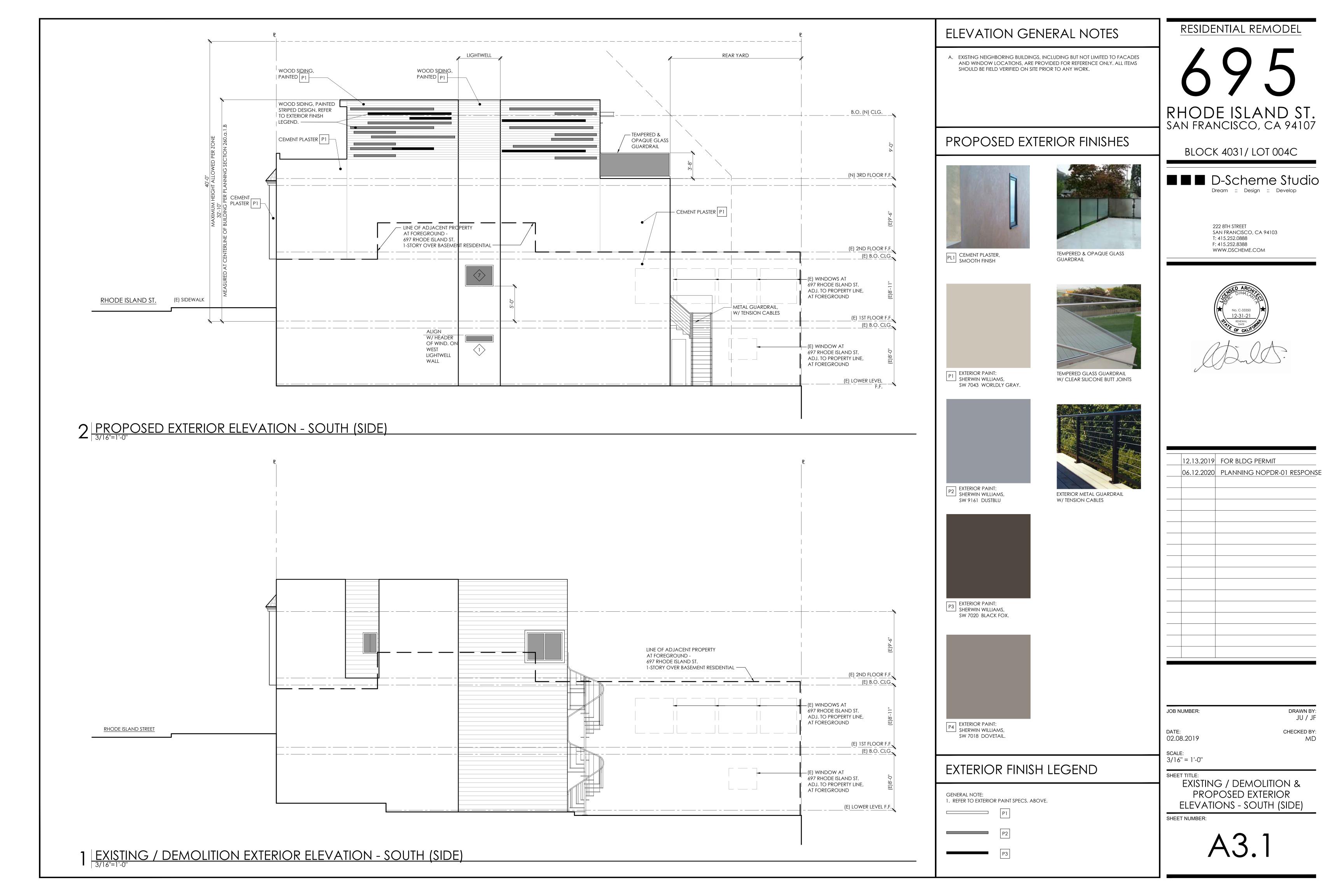
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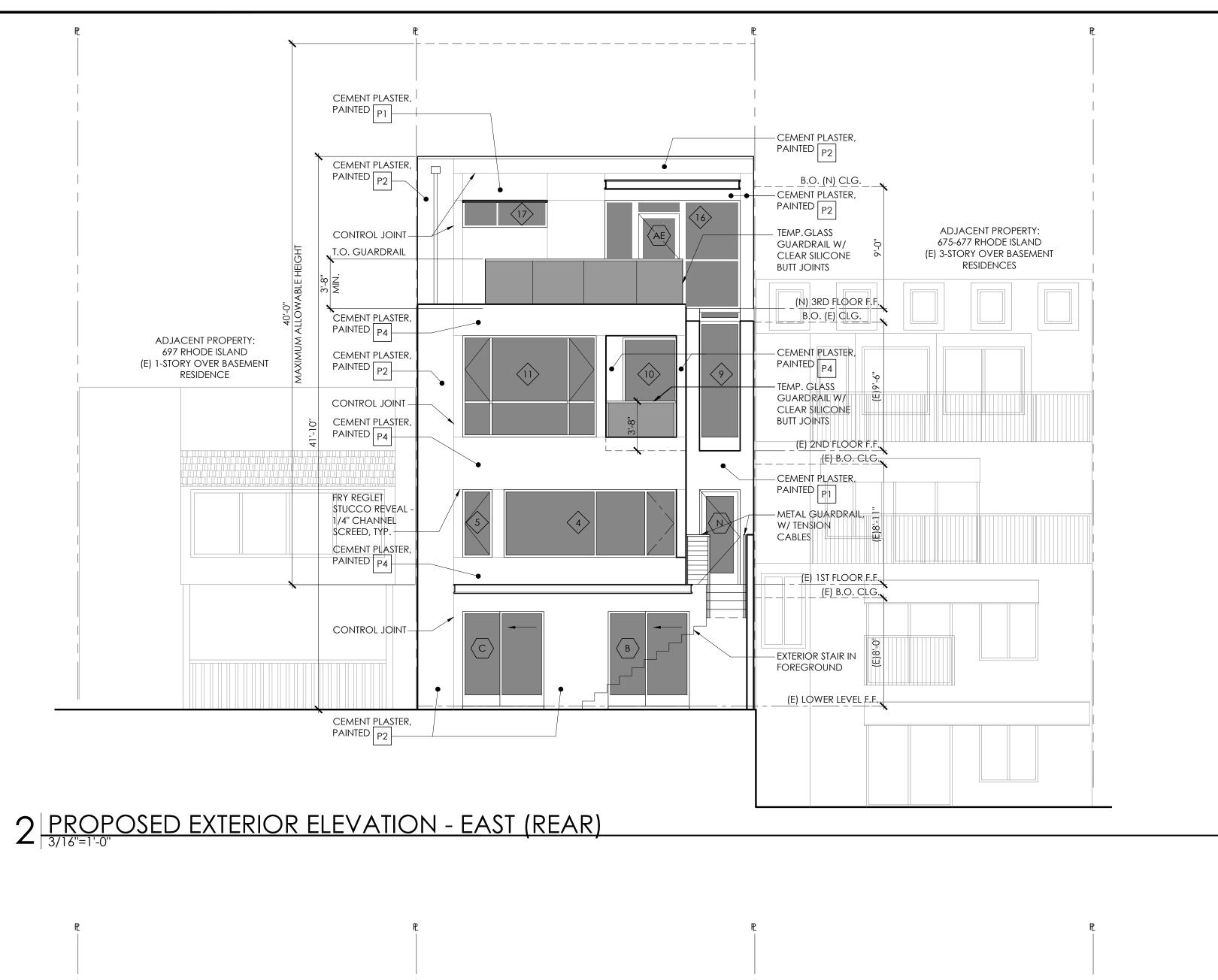


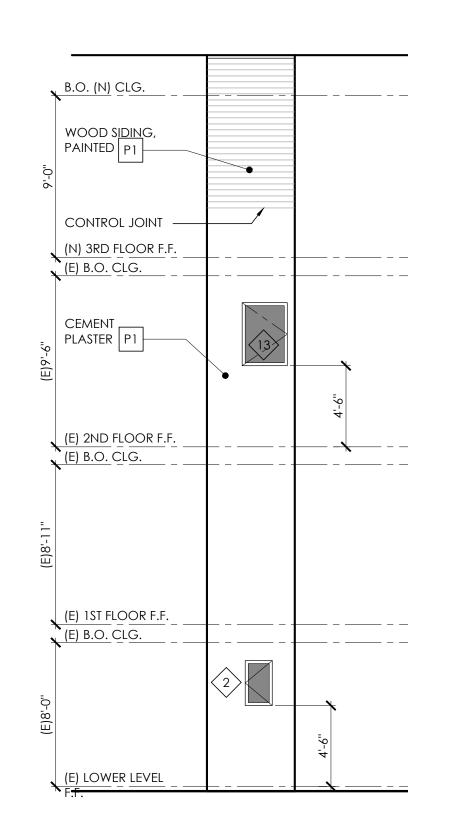


GENERAL NOTE:

1. REFER TO EXTERIOR PAINT SPECS. ABOVE.







## ELEVATION GENERAL NOTES

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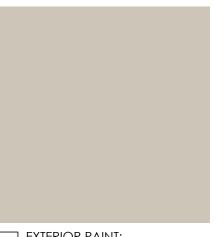
### PROPOSED EXTERIOR FINISHES







GUARDRAIL



P1 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7043 WORLDLY GRAY.





P2 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 9161 DUSTBLU



W/ TENSION CABLES



P3 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7020 BLACK FOX.



P4 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7018 DOVETAIL.

### EXTERIOR FINISH LEGEND

GENERAL NOTE: 1. REFER TO EXTERIOR PAINT SPECS. ABOVE.

RESIDENTIAL REMODEL

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W/ CLEAR SILICONE BUTT JOINTS



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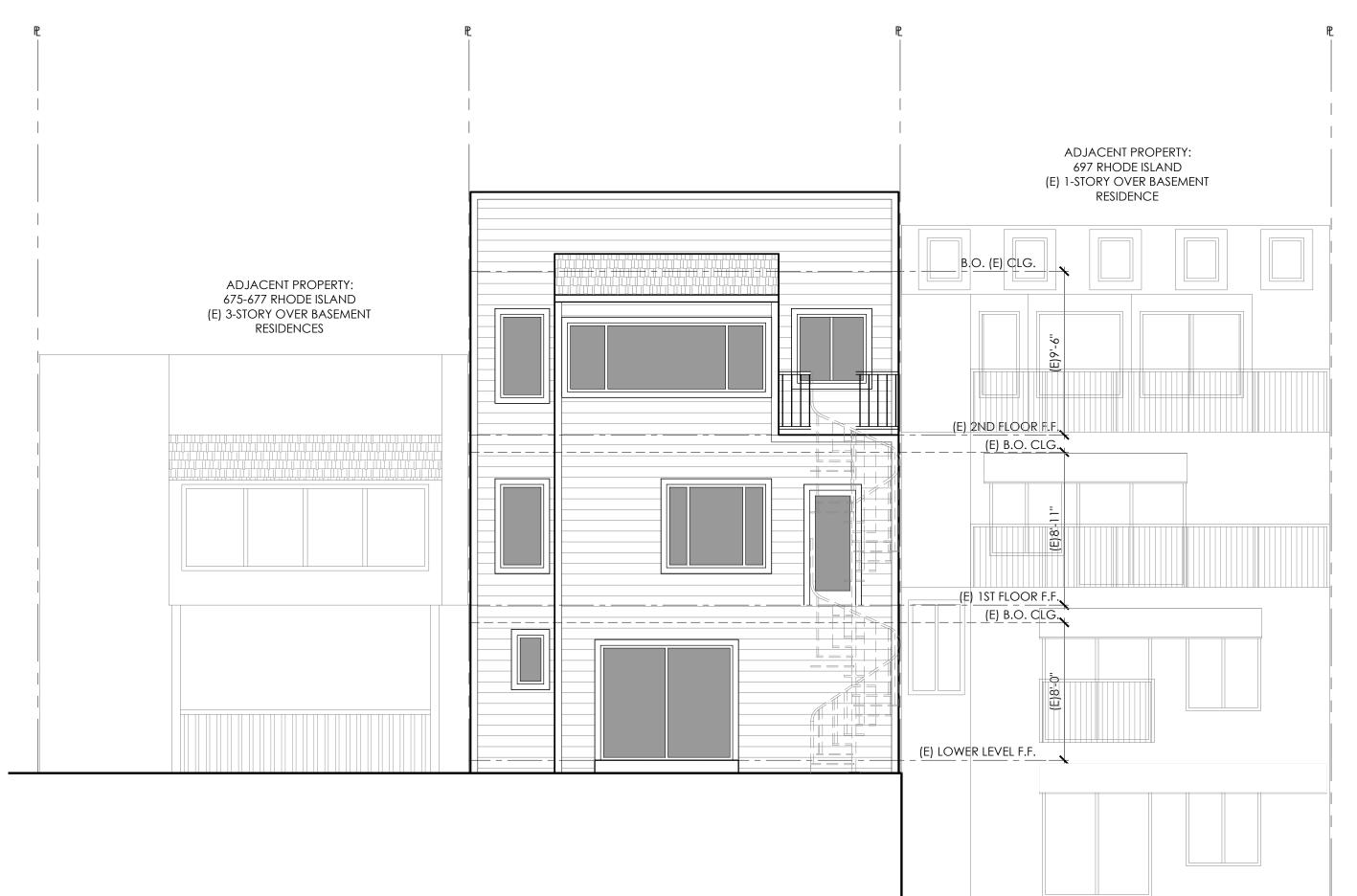
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EXISTING / DEMOLITION & PROPOSED EXTERIOR **ELEVATIONS - EAST (REAR)** 

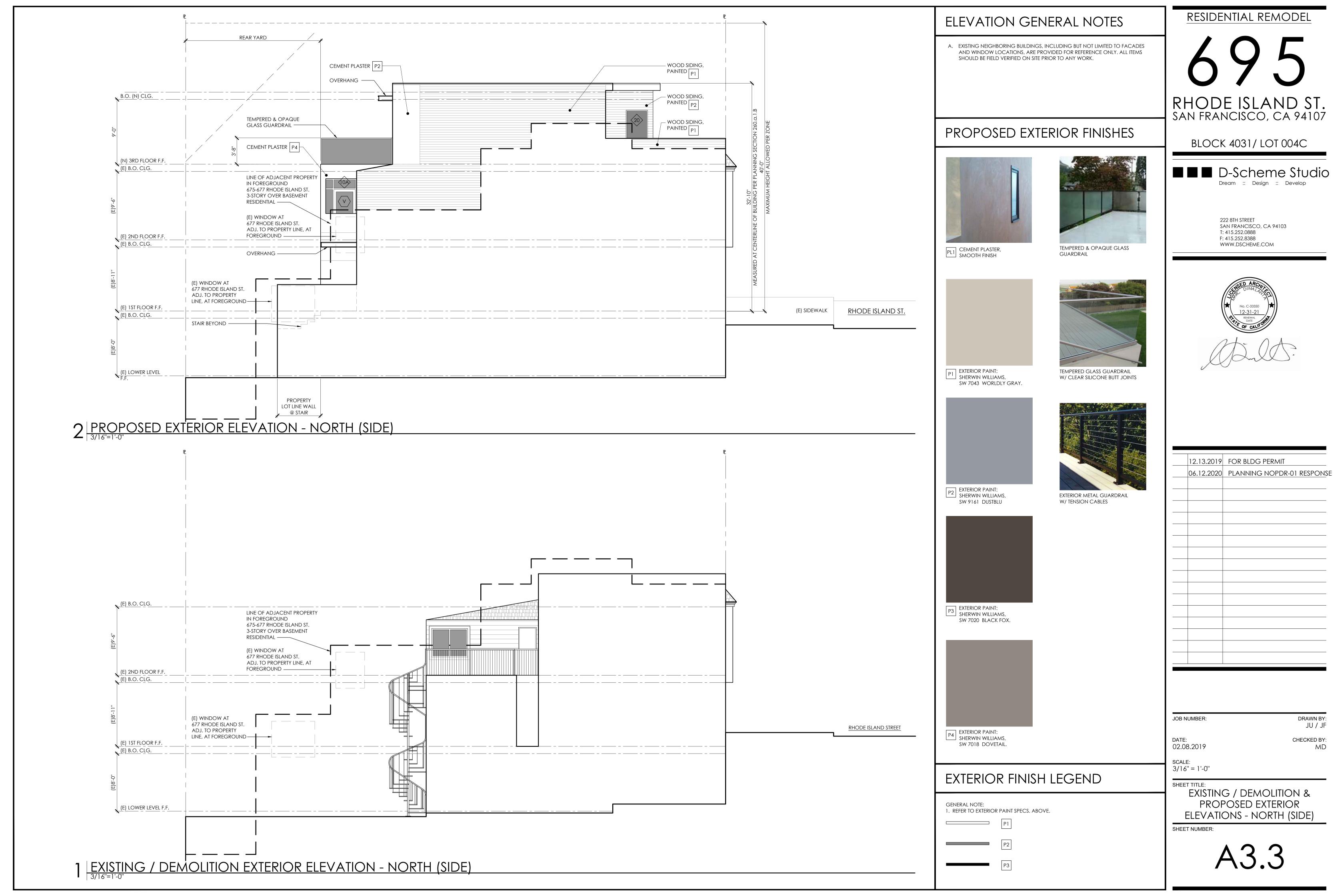
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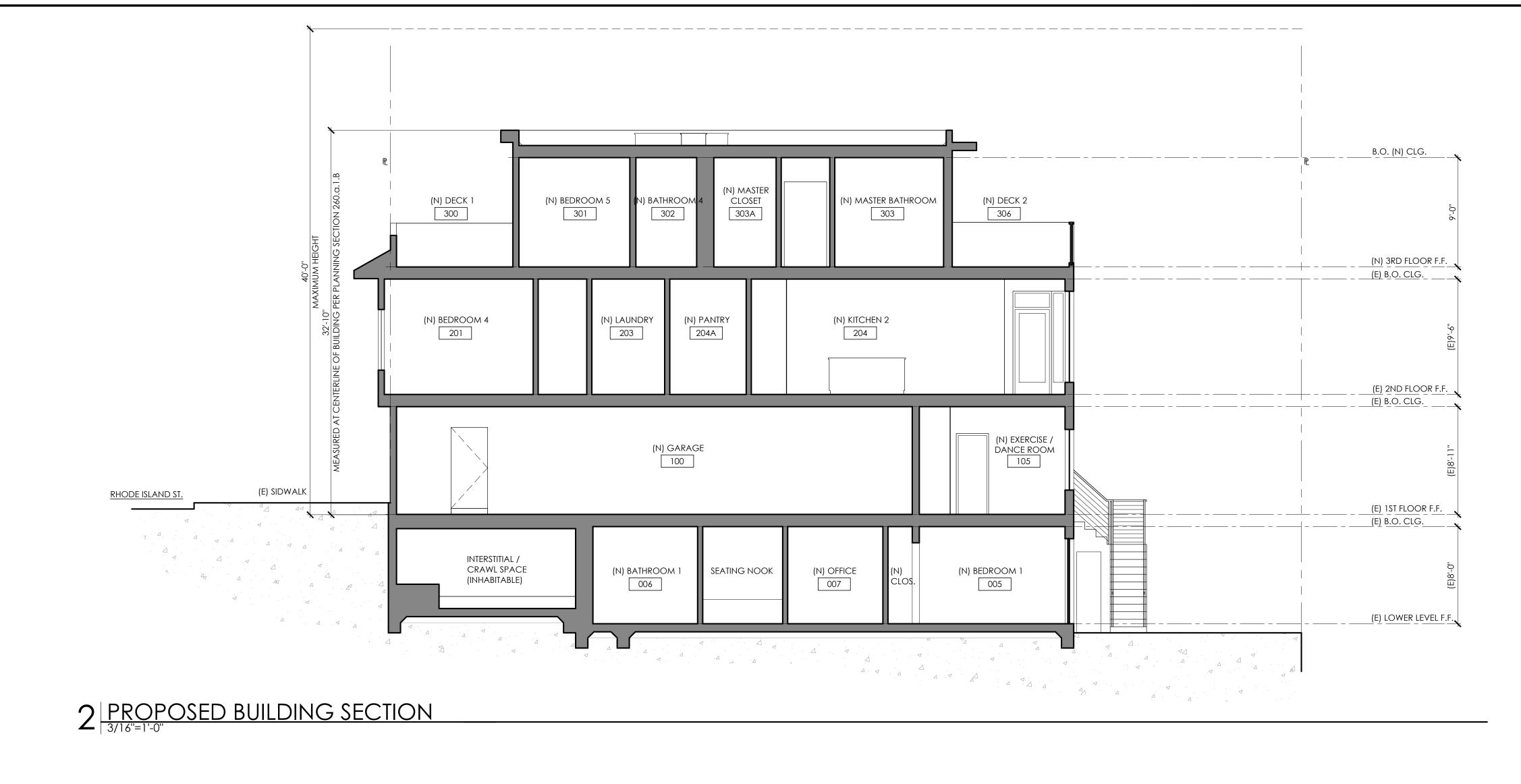
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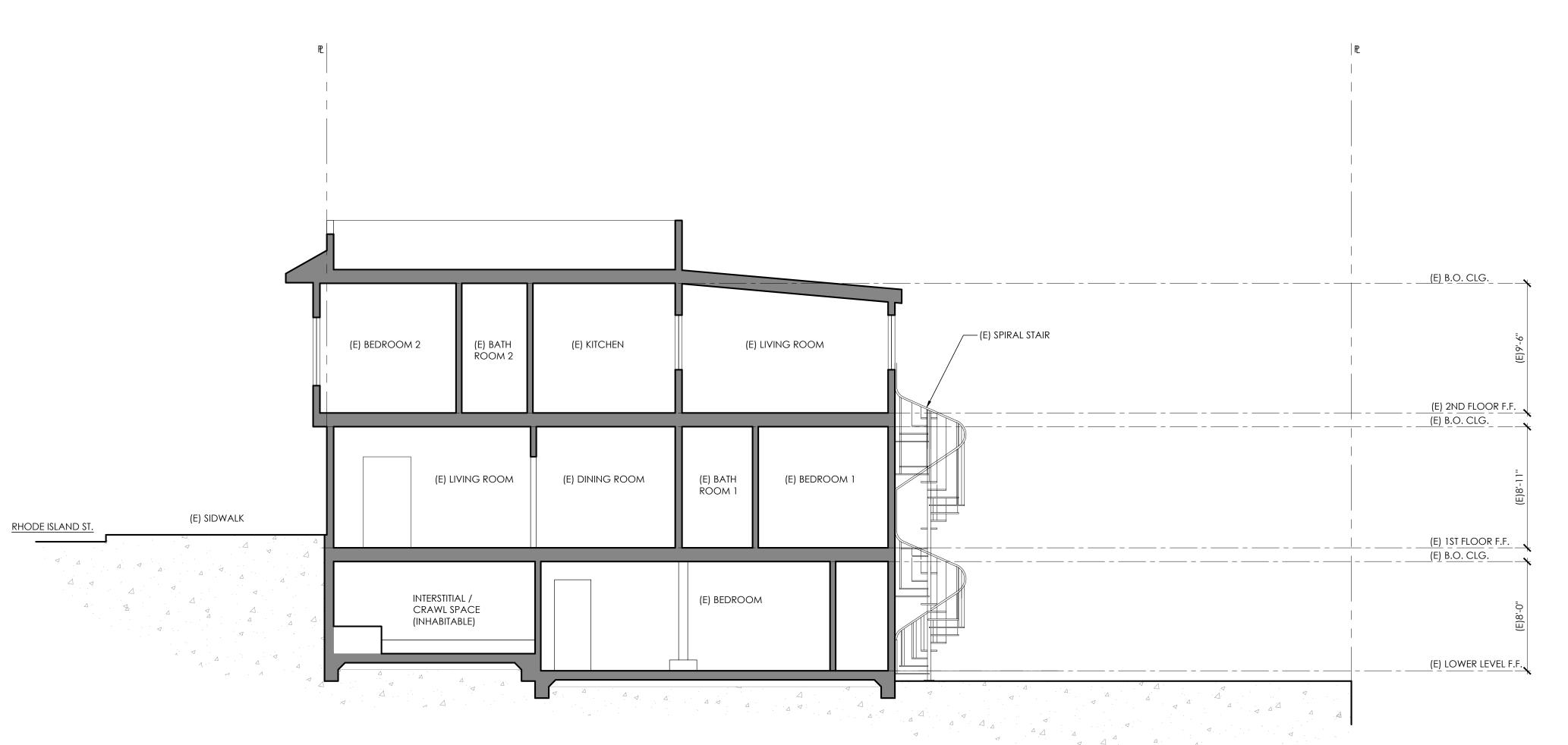


EXISTING / DEMOLITION EXTERIOR ELEVATION - EAST (REAR)



06.12.2020 PLANNING NOPDR-01 RESPONSE





1 EXISTING BUILDING SECTION

3/16"=1'-0"

RESIDENTIAL REMODEL

695

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12.13.2019	FOR BLDG PERMIT
06.12.2020	PLANNING NOPDR-01 RESPONS
	-
-	

JOB NUMBER:

DATE: 02.08.2019

DRAWN BY:

CHECKED BY:

JU / JF

SCALE: 3/16" = 1'-0"

SHEET TITLE:

EXISTING & PROPOSED BUILDING SECTIONS

SHEET NUMBER:

A4.0