



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE: April 29, 2021**

**Record No.:** 2021-000389DRP  
**Project Address:** 366-368 Collingwood Street  
**Permit Applications:** 2020.1120.9381  
**Zoning:** RH-2 [Residential-House, Two Family]  
40-X Height and Bulk District  
**Block/Lot:** 2751/ 036, 037  
**Project Sponsor:** Jamie Maestro  
101 Broadway #309  
Oakland, CA 94607  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve as Modified

## Project Description

The project proposes to expand the roof decks at two upper units of the three-family home.

## Site Description and Present Use

The site is a 40” wide x 100’-0” deep lateral and upsloping lot containing an existing three-story, three-family building. The existing building is a Category ‘B’ – Age eligible historic resource - built in 1960.

## Surrounding Properties and Neighborhood

The building on this block of Collingwood are two stories at the street and configured with side setbacks that enable windows facing side lot lines. The project sponsor’s building terraces up from the street with the slope and in so doing provides multiple roof areas off the living spaces.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
NA	NA	NA	December 31, 2020	April 29, 2021	103 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	April 9, 2021	April 9, 2021	20 days
Mailed Notice	20 days	April 9, 2021	April 9, 2021	20 days
Online Notice	20 days	April 9, 2021	April 9, 2021	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	1
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 Requestor

DR Requestor: Graham Schneider of 378 Collingwood resident of the adjacent property to the north.

## DR Requestors' Concerns and Proposed Alternatives

Is concerned that the proximity of the decks will impact privacy to his apartment.

See attached *Discretionary Review Application*, dated December 31, 2020.

## Project Sponsor’s Response to DR Application

The project has been revised to set the decks back from the building edge and provide a privacy screen from the third-floor deck.

## Department Review

The DR requestor and Project sponsor have reached an agreement that they would like to have memorialized by taking DR. The project sponsor has modified the design of the roof decks from the original plans to:

- 1) Set the third-floor deck 7’-0” from the south edge of the roof;
- 2) Set the second-floor deck 6’-6” from the south edge of the roof and;
- 3) Provide a 6’ high privacy screen at the south roof edge of third floor deck

The Planning Department’s review of this proposal confirms support for this project as it conforms to the Planning Code and the Residential Design Guidelines.

Therefore, staff recommends taking Discretionary Review and approving as modified.

**Recommendation:** Take DR and Approve as Modified

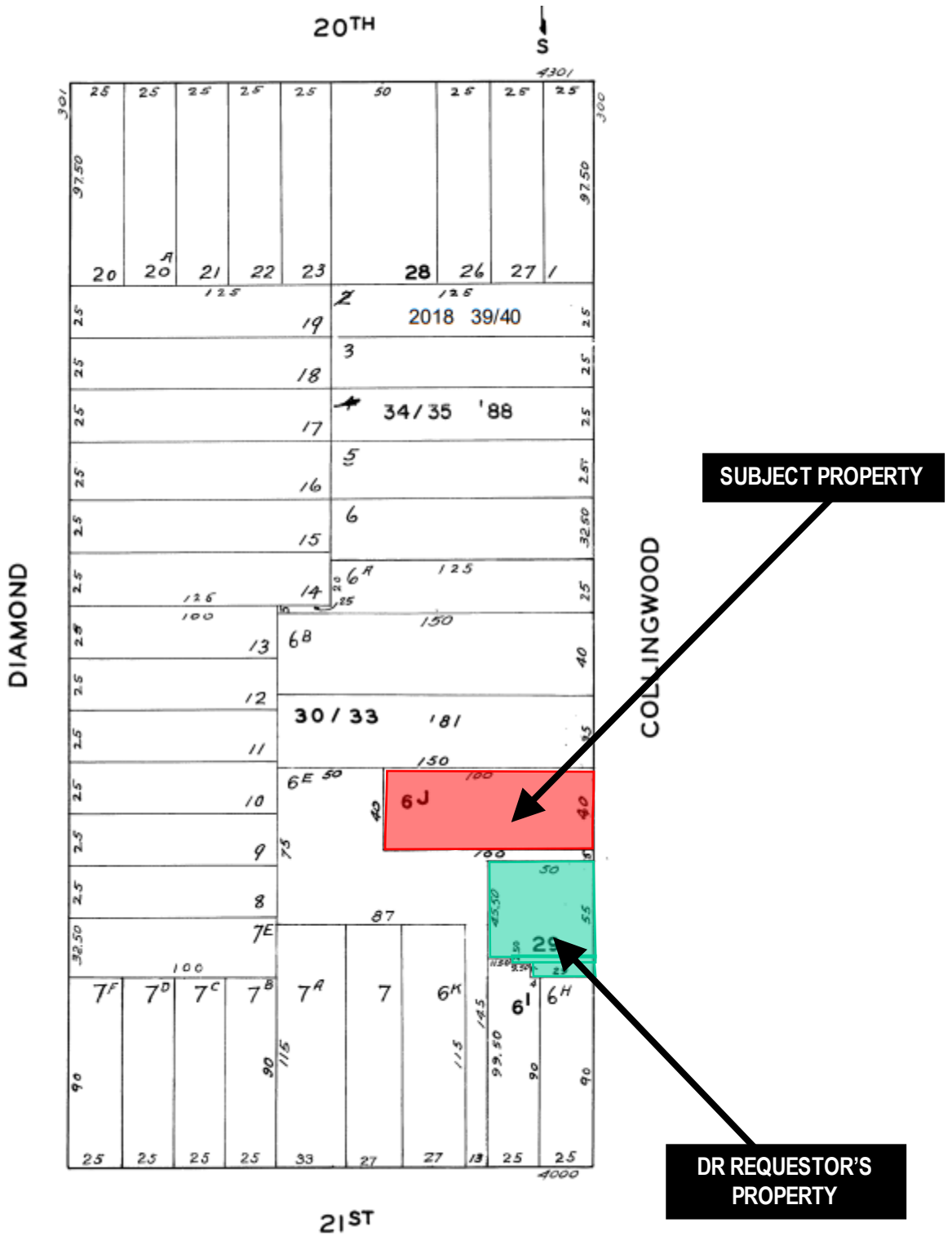
## Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
CEQA Determination  
DR Application  
Plans  
Revised plans dated 4.15.2021

# Exhibits

Discretionary Review Hearing  
Case Number 2021-000389DRP  
366-368 Collingwood Street

# Parcel Map



Discretionary Review Hearing  
 Case Number 2021-000389DRP  
 366-368 Collingwood Street



# Zoning Map



Discretionary Review Hearing  
Case Number 2021-000389DRP  
366-368 Collingwood Street



# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2021-000389DRP  
366-368 Collingwood Street



# Aerial Photo

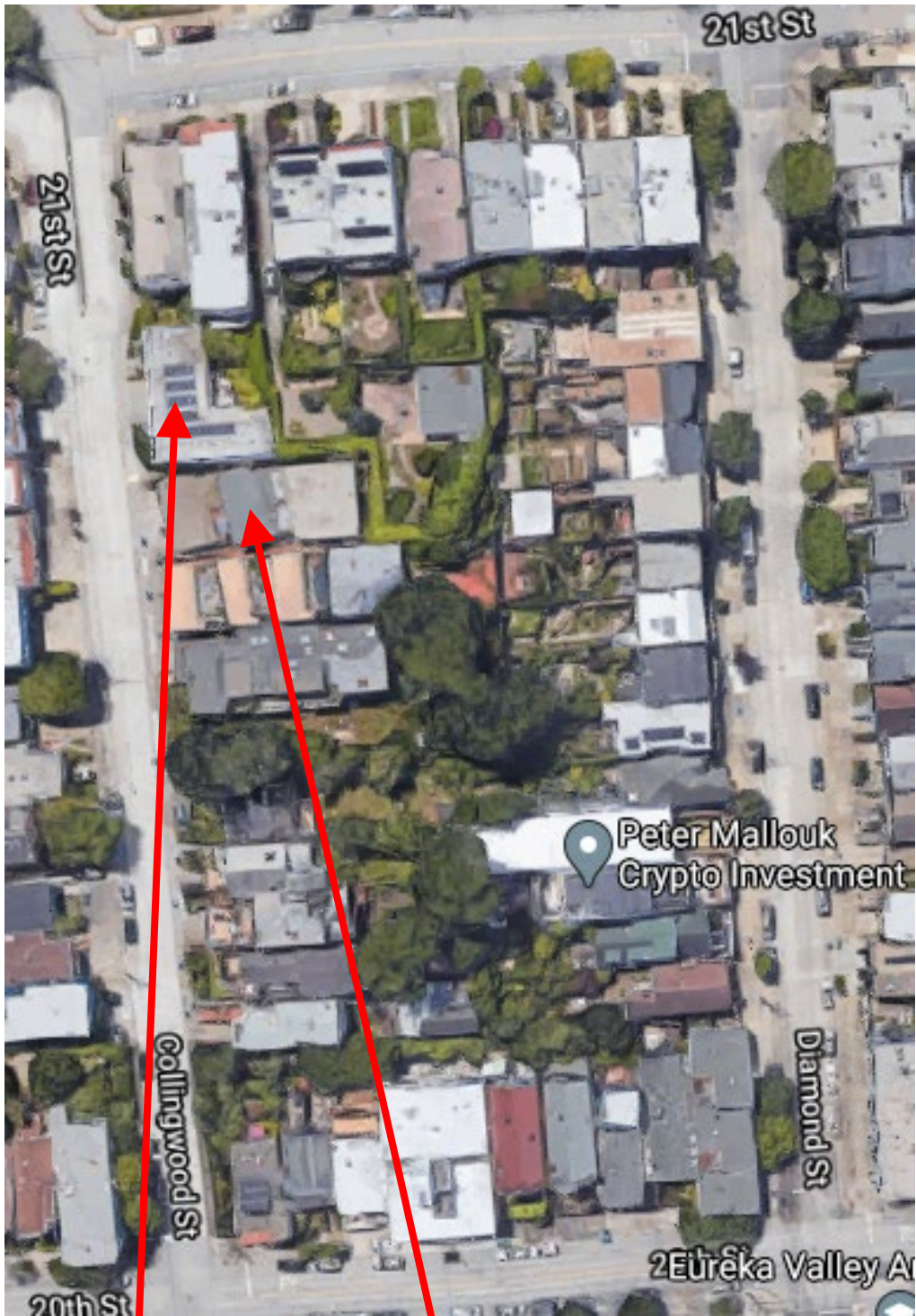


DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2021-000389DRP  
366-368 Collingwood Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2021-000389DRP  
366-368 Collingwood Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2021-000389DRP  
366-368 Collingwood Street





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1/3

## DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

### Discretionary Review Requestor's Information

Name: GRAHAM Schneider  
 Email Address: grahamschneider@mc.com  
 Address: 378 Collingwood St 94114 Telephone: 415 990 3510

### Information on the Owner of the Property Being Developed

Name: Bill And Patti Perry  
 Company/Organization:  
 Address: unknown Email Address: billthelinewman@aol.com  
 Telephone: 650-734-0792

### Property Information and Related Applications

Project Address: 366, 368 Collingwood St SF 94114  
 Block/Lot(s): 2751 / 10060 / 10  
 Building Permit Application No(s): 202011209381

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		
* attempted to discuss but applicant hung up on me when I asked if he had permits		



### DISCRETIONARY REVIEW REQUEST

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

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

*See Attached sheet*

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

*See Attached sheet*

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

*See Attached sheet*

*Dec 31, 2020*



# SF Planning, DRP

Dec 31, 2020

## Attachment

366,368 Collingwood Street SF CA

Bill and Patti Perry

2751/1006J/0

Building permit Application No.: 202011209381

## **Discretionary Review Request questions**

### **1,2 and 3 - answers below:**

1. Applicant's property (though slightly downhill from mine at 378 Collingwood) is a 4 story apartment building. The top unit's floor plate (368 Collingwood) is approximately 3 feet higher up than my upstairs floor plate (2 story single family home). Configuration of the proposed expansion of the deck from approx 250 sq ft to approx 497 sq ft will come to within approx 5 ft of my bedroom (which is wall to wall with windows) and bathroom and shower windows and will look down directly into my bedroom and bathroom creating a severe privacy issue. As proposed the project conflicts with code section 101 (c).
2. The previously existing 250 sq ft deck(s) was approx 30 feet from my house/windows. The proposed expansion to 497 sq ft will bring the deck to within approx 5 ft of my house/windows mentioned above. (this was mostly already done by applicant without permits) and applicant is now seeking to legalize and expand to within approx 5 ft of my bedroom and bathroom. Like the applicant's building who's East side is all glass - my house is mostly glass on the North side. As a result the proposed deck will create a very intrusive/major change in privacy for both buildings. Because the deck will be

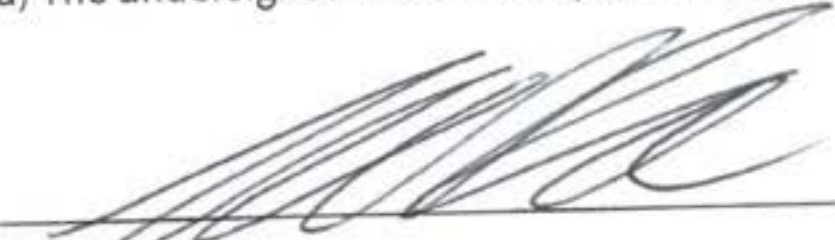


# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

2/3

Under penalty of perjury the following declarations are made:

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

  
\_\_\_\_\_  
Signature

Graham Schneider  
Name (Printed)

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

415-990-3510  
Phone

grahamschneider@me  
Email  
.com

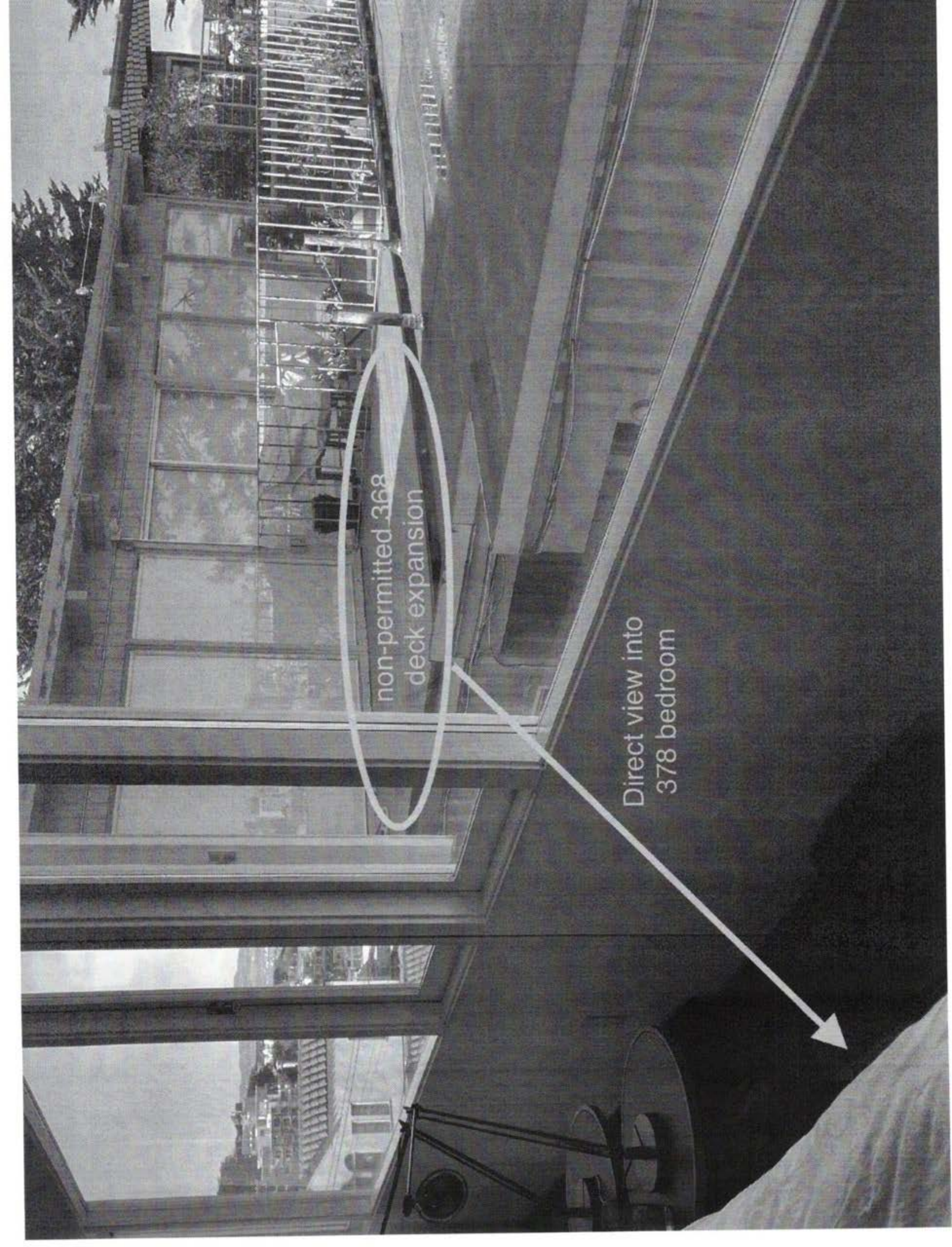
Dec 31, 2020  
Date

For Department Use Only  
Application received by Planning Department:  
By: \_\_\_\_\_ Date: \_\_\_\_\_



non-permitted 368  
deck expansion

Direct view into  
378 bedroom



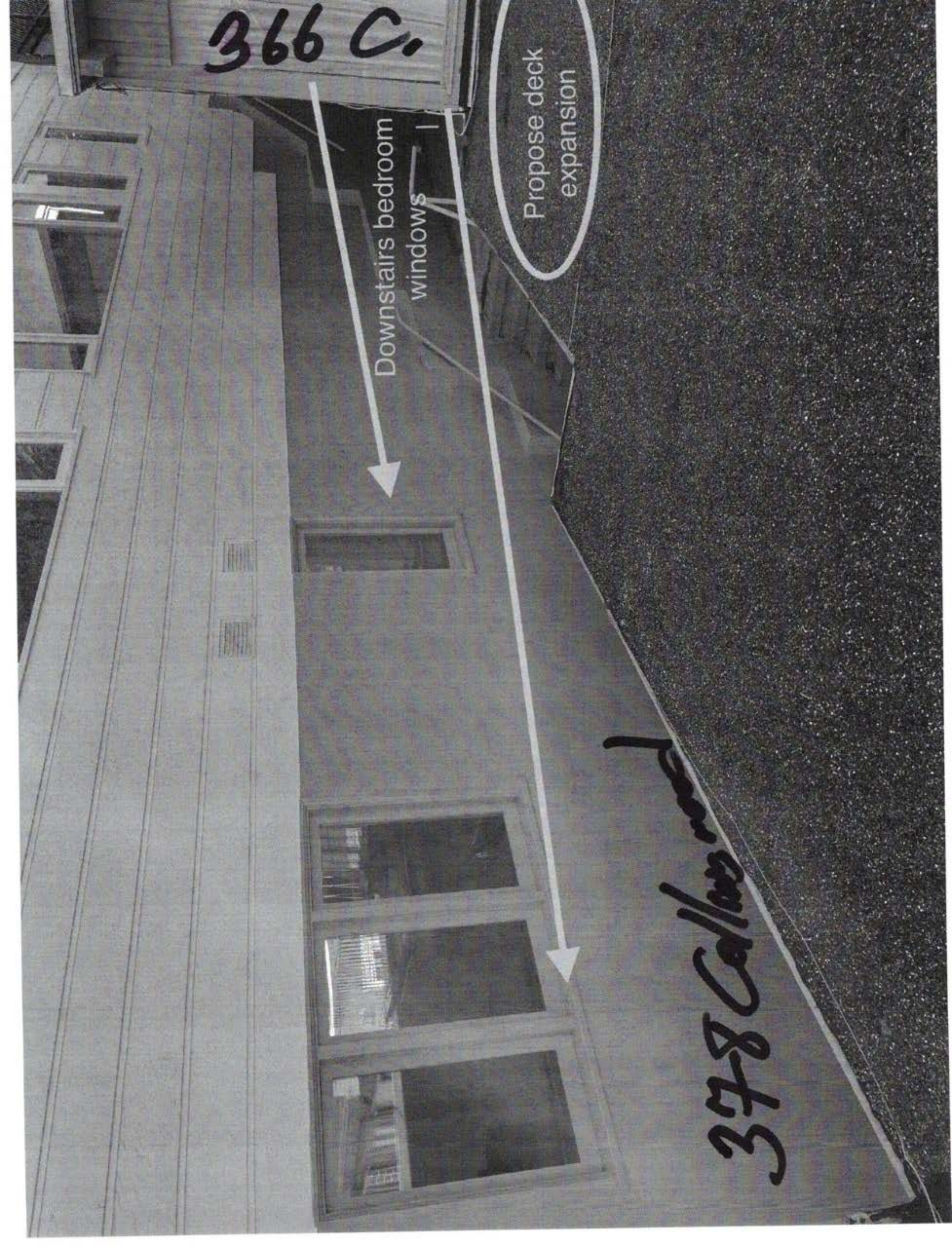


366 C.

Downstairs bedroom  
windows

Propose deck  
expansion

378 Callow road



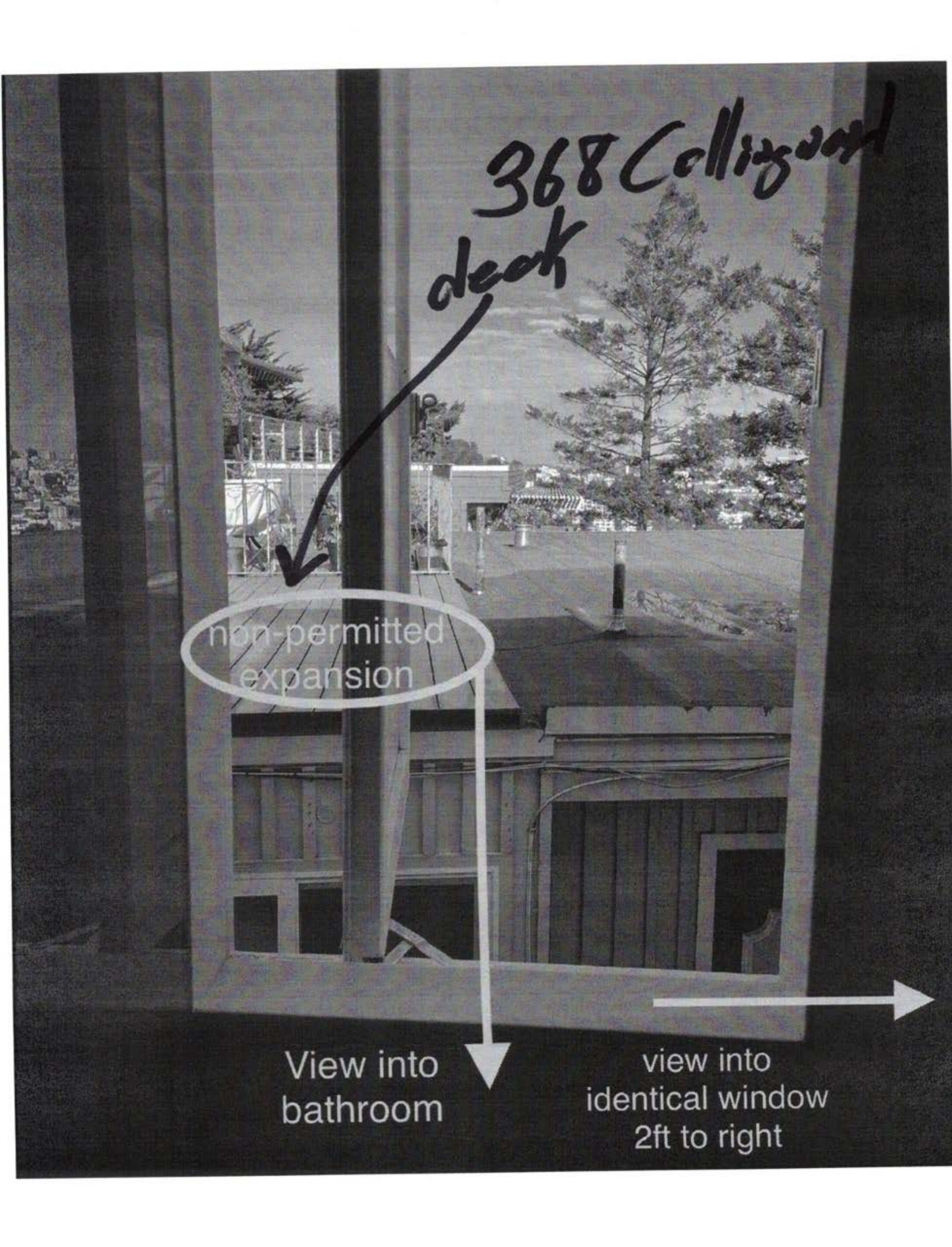


368 Collingwood  
deck

non-permitted  
expansion

View into  
bathroom

view into  
identical window  
2ft to right



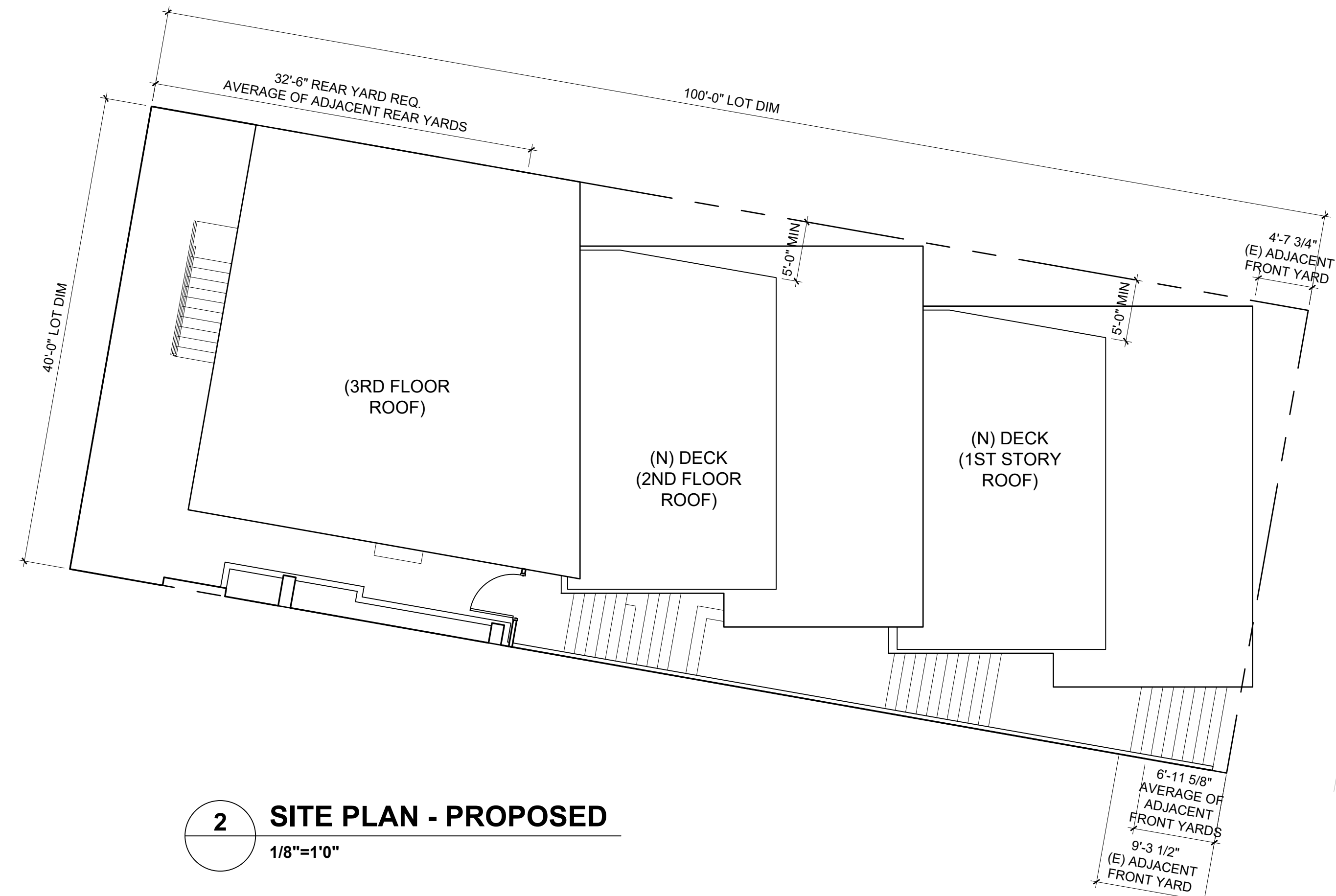


**GENERAL NOTES:**

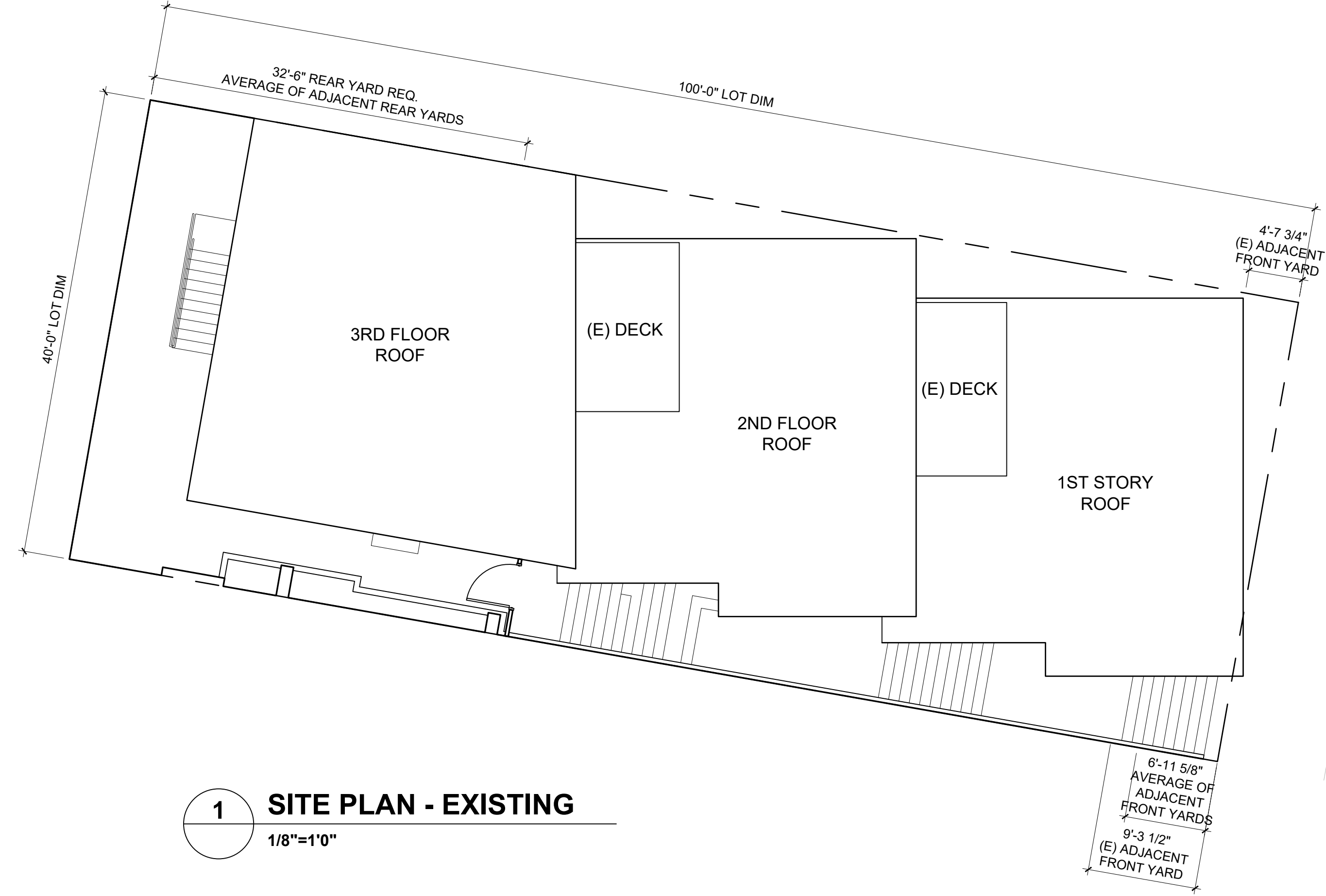
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
- THE CONTRACTOR SHALL COORDINATE ALL TRADES, UTILITIES, AND ARCHITECTURAL PLANS WITH ALL ENGINEERING PLANS. NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES IMMEDIATELY IN WRITING.
- ALL WORK AND MATERIAL SHALL BE EXECUTED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES.
- GENERAL CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL COSTS FOR PUBLIC PROTECTION AS REQUIRED BY THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT AGENCIES.
- GENERAL CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR OWNERS REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAY BE REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY ARCHITECT.
- GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF AND/OR DAMAGE TO THESE ITEMS.
- THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EMERGENCY EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- 'TYP.' SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED. THE DETAILS ON THE DRAWINGS SHALL BE USED WHEREVER APPLICABLE UNLESS OTHERWISE NOTED. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECTS AND ENGINEER'S FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL AS BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT. LOCATIONS NOTED ON ARCHITECTURAL PLANS SUPERSEDE LOCATIONS SHOWN ON OTHER CONSULTANT DRAWINGS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC.
- ALL DIMENSIONS ARE TO THE FACE OF FINISHED WALL, U.O.N.
- CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. SUBCONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
- COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.
- CONTRACTOR TO VERIFY INTEGRITY OF EXISTING CONDITIONS, INCLUDING ALL STRUCTURAL ELEMENTS, AFTER COMPLETION OF DEMOLITION AND NOTIFY THE OWNER'S AND LANDLORDS REPRESENTATIVE IMMEDIATELY OF ANY DAMAGES AND/OR INSTABILITY.
- SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- UTILITY SERVICES: CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFIRM LOCATIONS OF ALL UTILITIES AND NOTIFY ALL PERSONS WORKING ON THE SITE OF EXISTING UTILITIES. CONTRACTOR SHALL LOCATE AND IDENTIFY ACTIVE UTILITY SERVICE AND TEMPORARILY DEACTIVATE THEN WHEN THEY CONSTITUTE A HAZARD. LOCATION OF GAS, ELECTRIC, AND WATER METERS TO CONFORM TO UTILITY COMPANY REQUIREMENTS.
- PROTECT THE EXISTING CONSTRUCTION FINISHES, ADJACENT PROPERTY, PLANTINGS AND TREES. PROTECT THE WORK FROM RAIN AND OTHER NATURAL ELEMENTS. REPAIR, REFINISH, OR REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION.

**ABBREVIATIONS:**

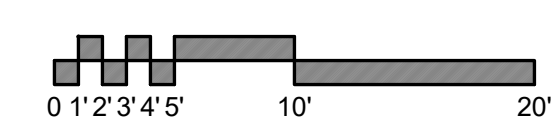
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
AL, ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT
BD	BOARD
BDRM	BEDROOM
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BTWN	BETWEEN
BO	BOTTOM OF
CAB	CABINET
CL	CENTERLINE
CLG	CEILING
CH	CEILING HEIGHT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
C/C	CENTER TO CENTER
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
(E)	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FF	FINISH FLOOR
FLG	FLOORING
FLUOR	FLUORESCENT
FO	FINISHED OPENING
FRMG	FRAMING
FRF	FIRE RESISTIVE TREATED
GL	GLASS
GSM	GALVANIZED SHEET
METAL	
GYP BD	GYPSUM BOARD
HDF	HIGH DENSITY FIBERBOARD
HT	HEIGHT
HORIZ	HORIZONTAL
HM	HOLLOW METAL
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
ID	INTERIOR DESIGNER
INCAND	INCANDESCENT
INCL	INCLUDED
INT	INTERIOR
L	LEVEL
LED	LIGHT EMITTING DIODE
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFG	MANUFACTURER
MISC	MISCELLANEOUS
MIN	MINIMUM
MTL	METAL
MTR	UTILITY METER
(N)	NEW
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NS	NOT SPECIFIED
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
P	PAINT
PL	PLATE
PLEX	PLEXIGLASS
PLYWD	PLYWOOD
PREFIN	PREFINISHED
PM	PROJECT MANAGER
PT	PRESSURE TREATED
RAD	RADIUS
REQD	REQUIRED
REF	REFERENCE
RCP	REFLECTED CEILING
PLAN	
RO	ROUGH OPENING
SC	SOLID CORE
SECT	SECTION
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
SQ	SQUARE
SF	SQUARE FEET
STL	STEEL
STRUCT	STRUCTURE
TRAN	TRANSOM
TEMP	TEMPERATURE
TEMP GL	TEMPERED GLASS
THRU	THROUGH
TO	TOP OF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCB	VOLUME CONTROL
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
W	WITH
WC	WATER CLOSET
WO	WALL OPENING
W/O	WITHOUT
WD	WOOD



**2 SITE PLAN - PROPOSED**  
1/8"=1'0"



**1 SITE PLAN - EXISTING**  
1/8"=1'0"



COLLINGWOOD ST

COLLINGWOOD ST

SHEET INDEX		PERMIT SUBMIT
A0.0	COVER SHEET AND SITE PLAN	X
A0.01	PROPOSED SITE PLAN W/ ADJACENT PROPERTIES	X
A2.0	EXISTING FLOOR PLANS	X
A2.1	EXISTING FLOOR PLANS	X
A2.2	EXISTING FLOOR PLANS	X
A2.3	EXISTING FLOOR PLANS	X
A2.4	PROPOSED FLOOR PLANS	X
A2.5	PROPOSED FLOOR PLANS	X
A5.0	CONSTRUCTION DETAILS	X

**PROJECT DATA:**

PROJECT ADDRESS: 364-368 COLLINGWOOD  
 BLOCK / LOT: 2751 / 036, 037  
 BUILDING TYPE: TYPE VB  
 OCCUPANCY GROUP: R-2  
 # OF STORIES: 3 STORIES + BASEMENT  
 ZONING DISTRICT: RH-2  
 LOT SQ. FT.: 4,000 SF  
 (E) FIRE SPRINKLERS: UNSPRINKLERED

**SCOPE OF WORK:**

ENLARGEMENT OF (E) PRIVATE DECKS SERVING UNITS 368 AND 366 INCLUDING REINFORCEMENT OF ROOF FRAMING TO COMPLY WITH NOV # 202031851.

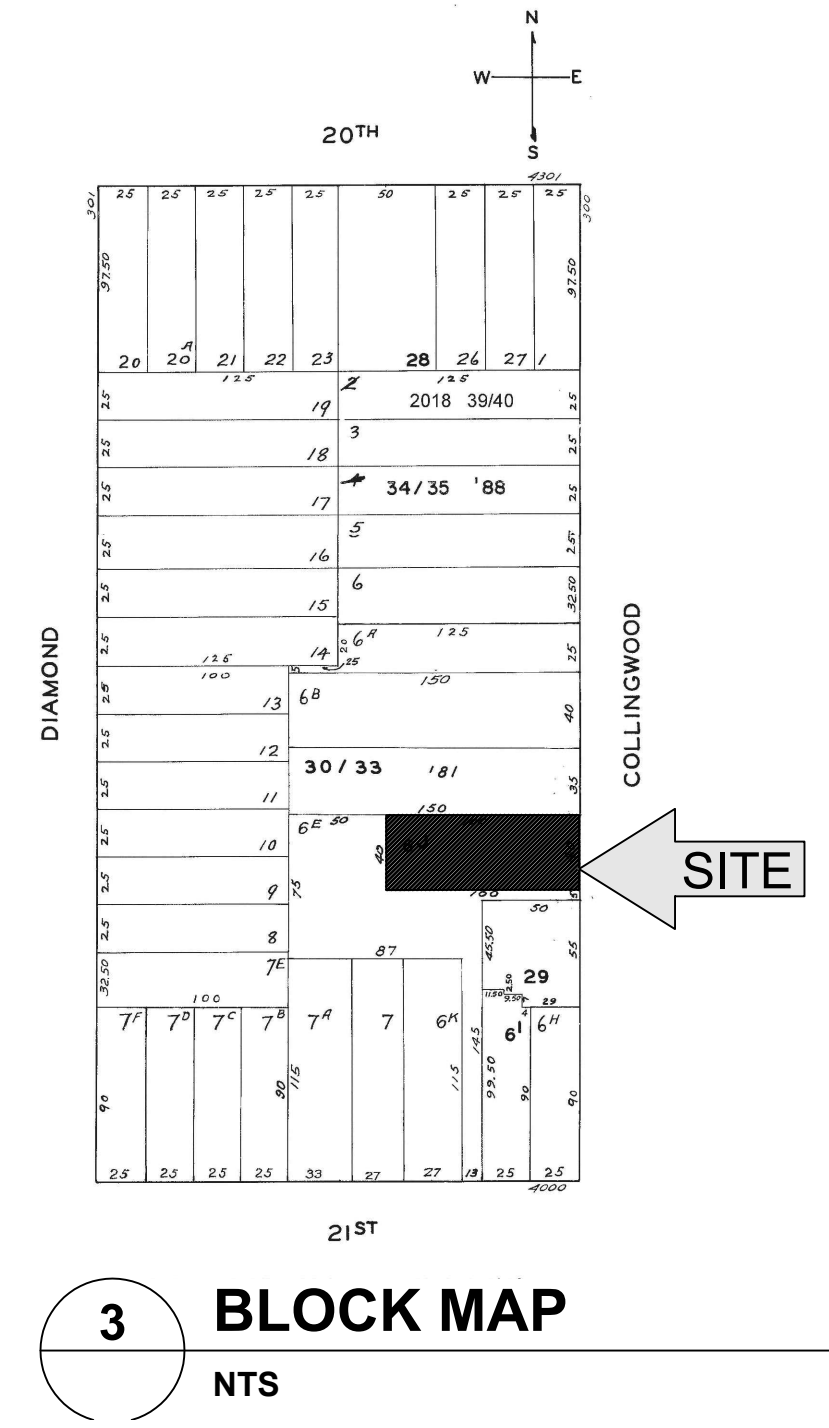
**CODES & ORDINANCES:**

**CALIFORNIA CODES**  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE

**AMENDMENTS OF THE CITY AND COUNTY OF SAN FRANCISCO**  
 2019 SF BUILDING CODE AMENDMENTS  
 2019 SF ELECTRICAL CODE AMENDMENTS  
 2019 SF HOUSING CODE AMENDMENTS  
 2019 SF MECHANICAL CODE AMENDMENTS  
 2019 SF PLUMBING CODE AMENDMENTS  
 2019 SF FIRE CODE  
 2019 SF PLANNING CODE

**SEPARATE PERMITS:**

PERMITS FOR THIS WORK TO BE OBTAINED SEPARATELY: ELECTRICAL AND PLUMBING.

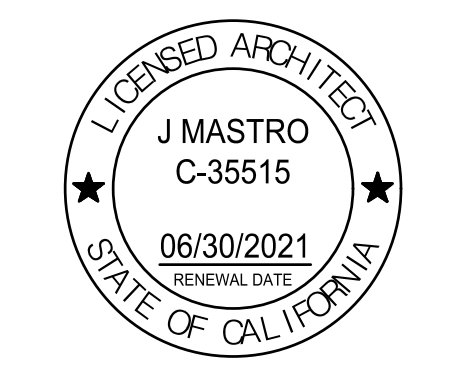


**3 BLOCK MAP**  
NTS

3" X 2" AREA



101 Broadway #309  
 Oakland CA 94607  
 info@cm-architects.com  
 (510)926-6688



366 - 368  
**COLLINGWOOD ST**  
 SAN FRANCISCO, CA 94114  
 2751 / 036, 037

No.	Date	Issue
	11.18.2020	BLG PERMIT SUBMITTAL
	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

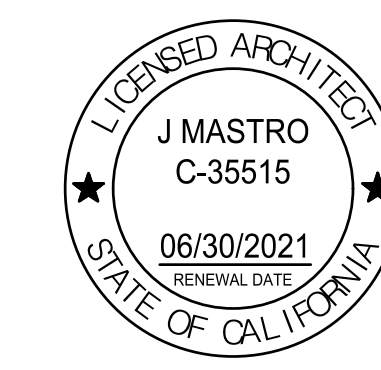
Date: 01.05.2021  
 Project No.: 2021  
 Scale:

COVER SHEET AND  
 SITE PLAN

**A0.0**



101 Broadway #309  
Oakland CA 94607  
info@cm-architects.com  
(510)926-6688



**366 - 368**  
**COLLINGWOOD ST**  
SAN FRANCISCO, CA 94114  
2751 / 036, 037

No.	Date	Issue
	11.18.2020	BLG PERMIT SUBMITTAL
	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

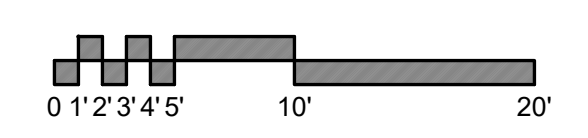
Date 01.05.2021  
Project No. 2021  
Scale

PROPOSED SITE PLAN W/  
ADJACENT PROPERTIES

**A0.01**

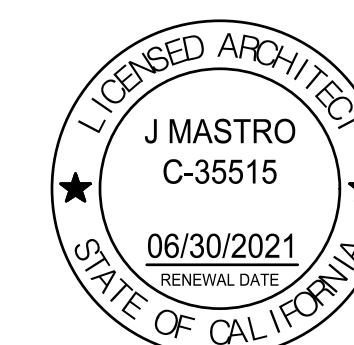


**3 SITE PLAN - PROPOSED W/ ADJACENT PROPERTIES**  
1/8"=1'0"





101 Broadway #309  
Oakland CA 94607  
info@cm-architects.com  
(510)926-6688



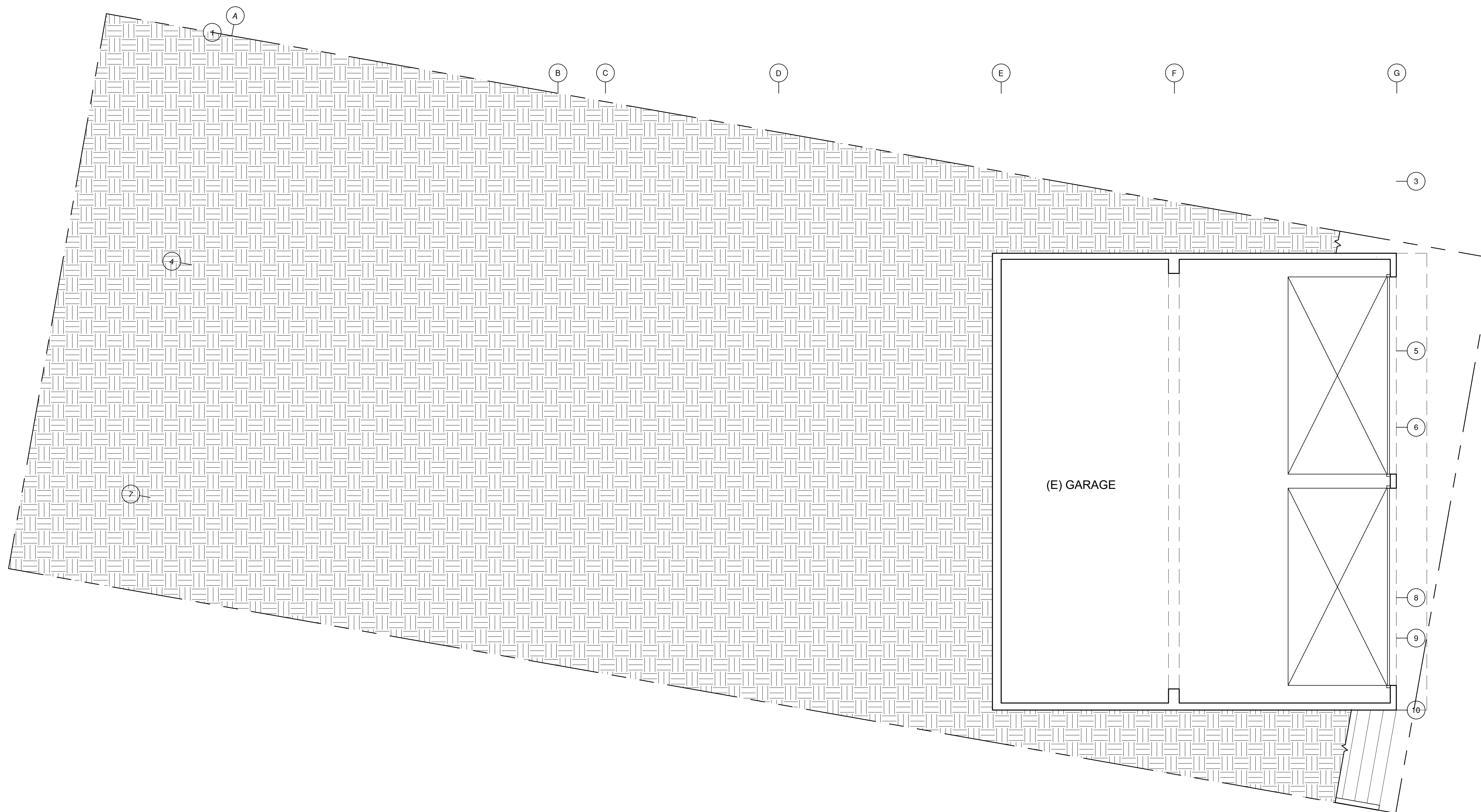
**366 - 368**  
**COLLINGWOOD ST**  
SAN FRANCISCO, CA 94114  
2751 / 036, 037

No.	Date	Issue
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	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

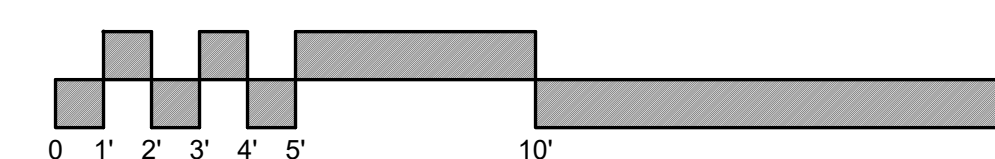
Date 01.05.2021  
Project No. 2021  
Scale

EXISTING  
FLOOR PLANS

**A2.0**



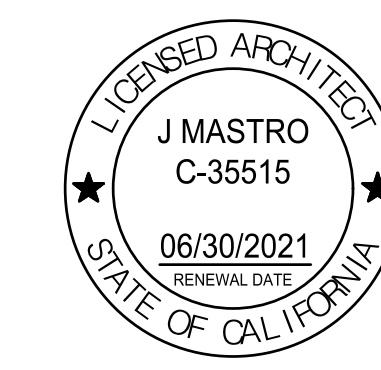
**1** EXISTING BASEMENT PLAN  
1/4"=1'-0" NO CHANGE







101 Broadway #309  
Oakland CA 94607  
info@cm-architects.com  
(510)926-6688



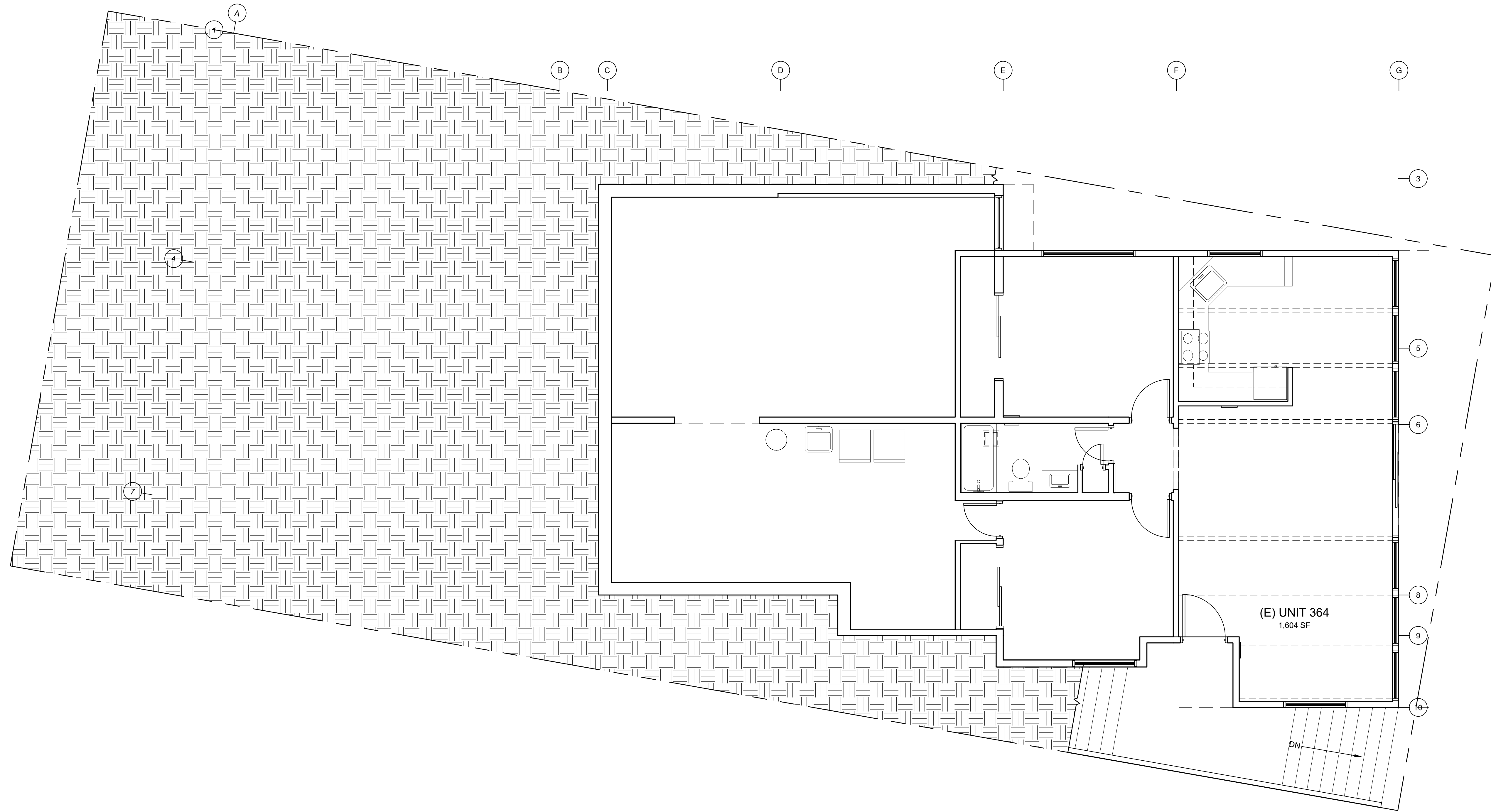
**366 - 368**  
**COLLINGWOOD ST**  
SAN FRANCISCO, CA 94114  
2751 / 036, 037

No.	Date	Issue
	11.18.2020	BLG PERMIT SUBMITTAL
	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

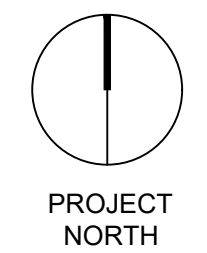
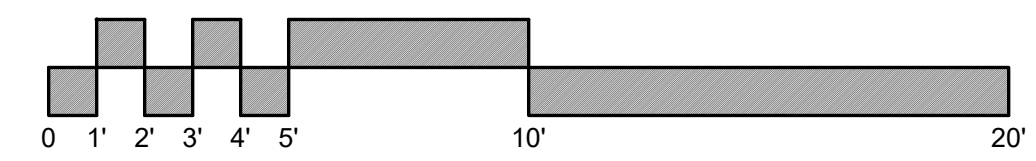
Date 01.05.2021  
Project No. 2021  
Scale

EXISTING  
FLOOR PLANS

A2.1



**1** EXISTING 1ST FLOOR PLAN  
1/4"=1'-0" NO CHANGE



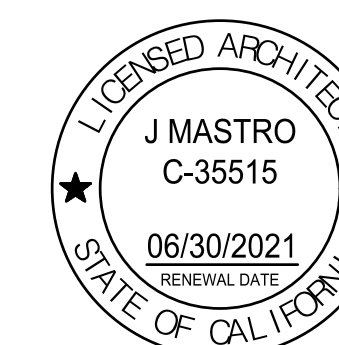
**DEMO PLAN GENERAL NOTES**

GENERAL NOTES

1. DEMOLITION DRAWINGS MAY NOT SHOW ENTIRE SCOPE OF WORK. CONTRACTOR IS TO REMOVE ALL EXISTING CONSTRUCTION AND SYSTEMS TO FACILITATE CONSTRUCTION OF NEW SCOPE OF WORK
2. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK
3. CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK
4. CONTRACTOR SHALL PHASE DEMOLITION IN ACCORDANCE WITH AND OWNER-APPROVED CONSTRUCTION SCHEDULE
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING WORK TO REMAIN. DAMAGE TO EXISTING WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER
6. CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE, PROVIDE AND PLACE BRACING AND SHORING, BE RESPONSIBLE FOR SAFETY AND SUPPORT OF THE STRUCTURE AND ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY
7. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF THE SAFETY OF THE STRUCTURE APPEARS TO BE ENDANGERED. OPERATIONS SHALL NOT BE RESUMED UNTIL SAFETY IS RESTORED.
8. CONTRACTOR SHALL PROTECT EXISTING FOUNDATION, GRADE BEAMS AND SUPPORTING STRUCTURAL MEMBERS TO REMAIN, COORDINATE WITH STRUCTURAL DRAWINGS AS APPLICABLE.
9. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION. IN THE EVENT OF DAMAGE TO NEIGHBORING PROPERTIES, CONTRACTOR SHALL IMMEDIATELY CEASE ALL OPERATIONS AND NOTIFY THE ARCHITECT AND OWNER. OPERATIONS SHALL NOT BE RESUMED UNTIL SAID DAMAGE IS RESOLVED AND A SOLUTION APPROVED BY ARCHITECT AND OWNER.
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11. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK AND LEAVE THE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT AND OWNER.
12. ALL DEMOLITION DEBRIS TO BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL APPLICABLE CODES AND CITY REQUIREMENTS
13. CONTRACTOR SHALL CAP OFF ANY EXISTING UTILITY NOT USED. DISCONNECT UTILITIES WITHIN DEMOLITION AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW WORK. PROVIDE NOTIFICATION AND OBTAIN APPROVALS TO/FROM UTILITY COMPANIES AS REQUIRED.



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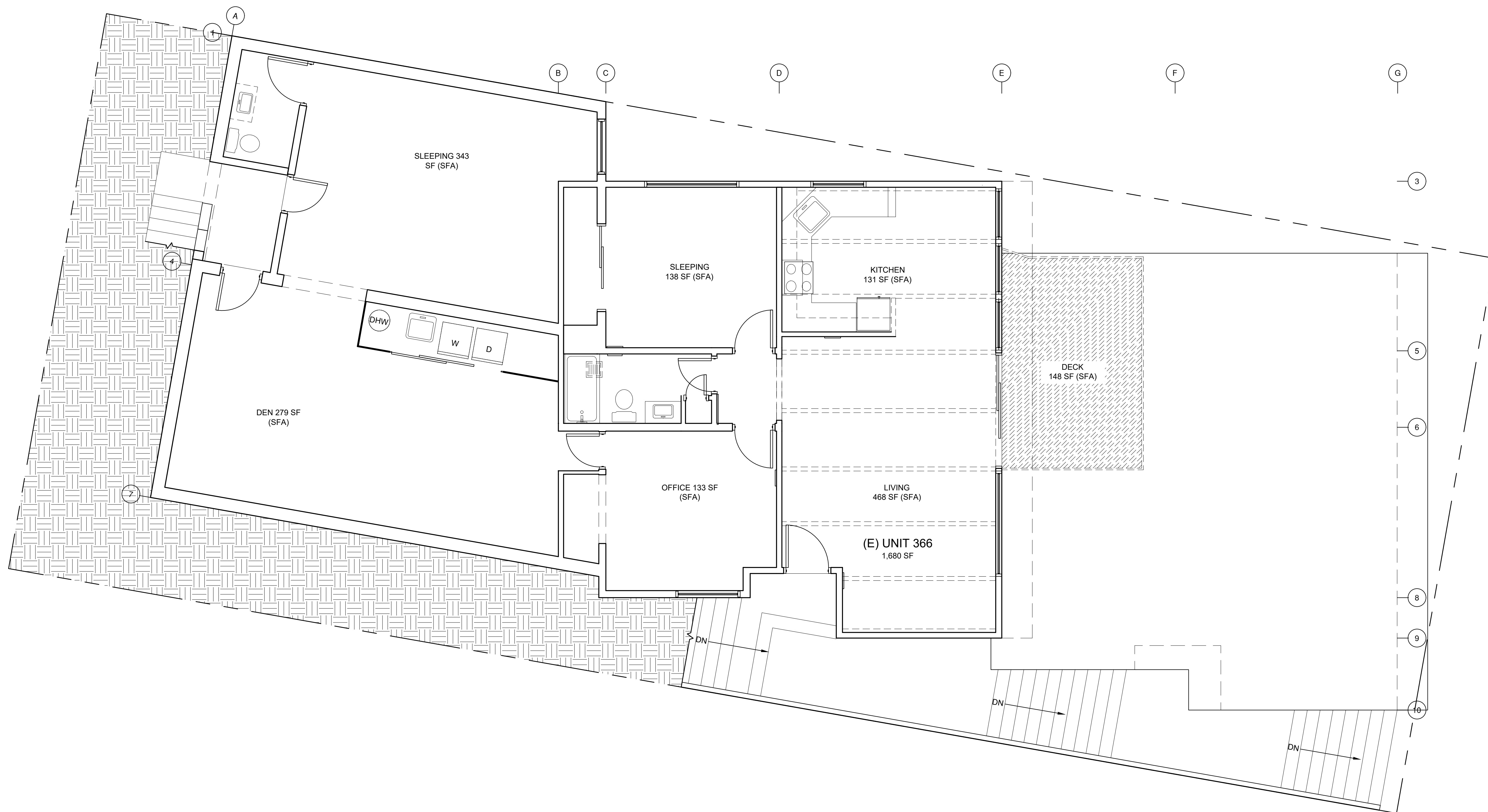
**366 - 368**  
**COLLINGWOOD ST**  
SAN FRANCISCO, CA 94114  
2751 / 036, 037

No.	Date	Issue
	11.18.2020	BLG PERMIT SUBMITTAL
	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

Date 01.05.2021  
Project No. 2021  
Scale

EXISTING  
FLOOR PLANS

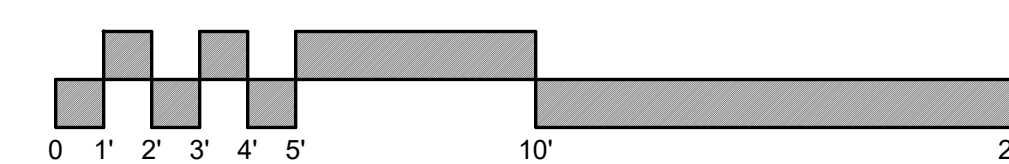
**A2.2**



**1** EXISTING 2ND FLOOR PLAN  
1/4"=1'-0"

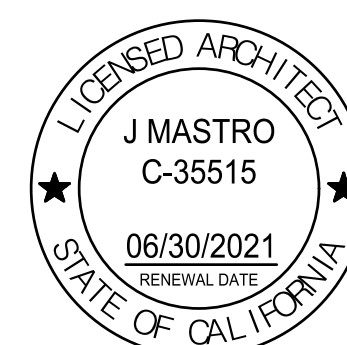
**HATCH LEGEND**

- (E) WALLS TO REMAIN
- (D) WALLS, WINDOWS, DOORS, FIXTURES, ETC





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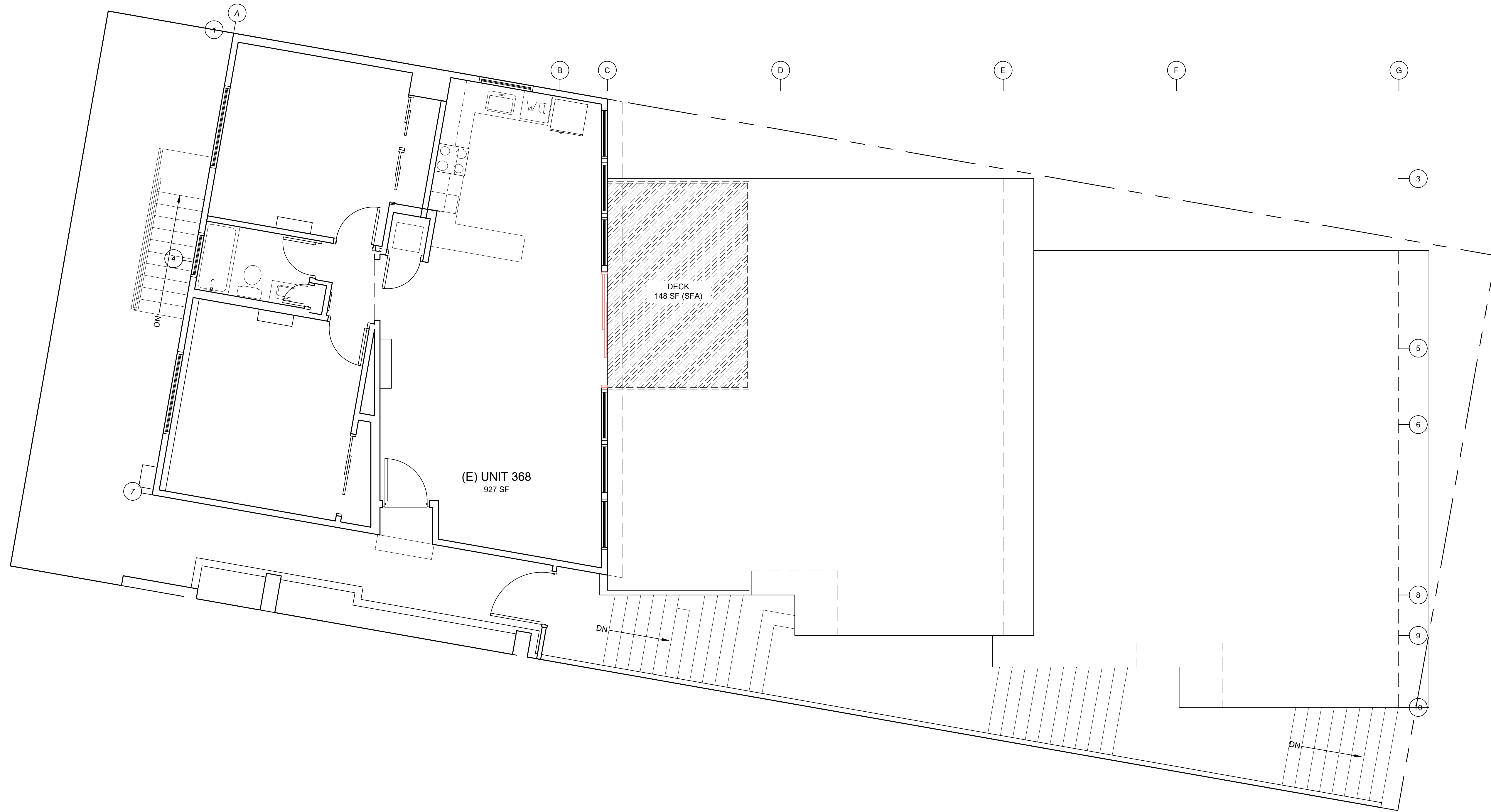


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**COLLINGWOOD ST**  
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2751 / 036, 037

**DEMO PLAN GENERAL NOTES**

GENERAL NOTES

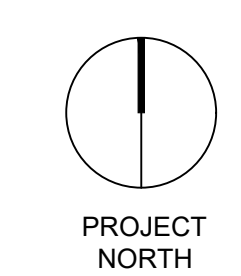
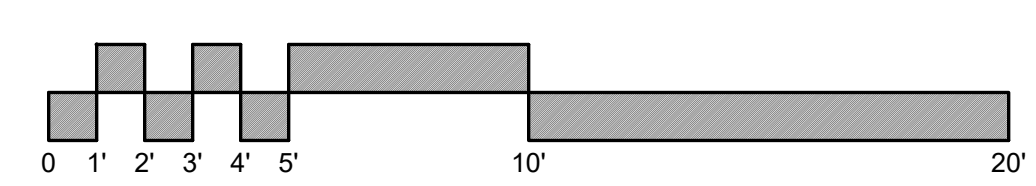
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**1** EXISTING 3RD FLOOR PLAN  
1/4"=1'-0"

**HATCH LEGEND**

- (E) WALLS TO REMAIN
- (D) WALLS, WINDOWS, DOORS, FIXTURES, ETC



No.	Date	Issue
	11.18.2020	BLG PERMIT SUBMITTAL
	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

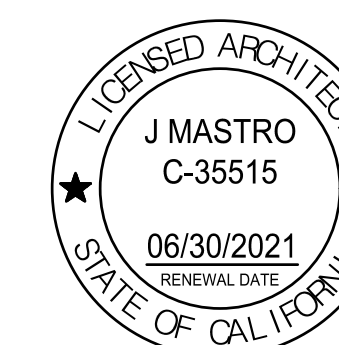
Date 01.05.2021  
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Scale

EXISTING FLOOR PLANS

**A2.3**



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**366 - 368**  
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No.	Date	Issue
	11.18.2020	BLG PERMIT SUBMITTAL
	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

Date 01.05.2021  
Project No. 2021  
Scale

PROPOSED  
FLOOR PLANS

**A2.4**

**KEYNOTES**

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 REINFORCE (E) ROOF FRAMING - TIMBERSTRAND LSL 1.55E GRADE 1 3/4" X 9 1/2" @ 24" OC
- 5 NOT USED
- 6 COMPOSITE DECKING - SEE 2,3/A5.0
- 7 WROUGHT IRON GUARDRAIL - SEE 2,3/A5.0 - MAX 4" BTWN PICKETS, MIN 42" HEIGHT ABOVE DECK SURFACE

**FLOOR PLAN GENERAL NOTES**

GENERAL NOTES

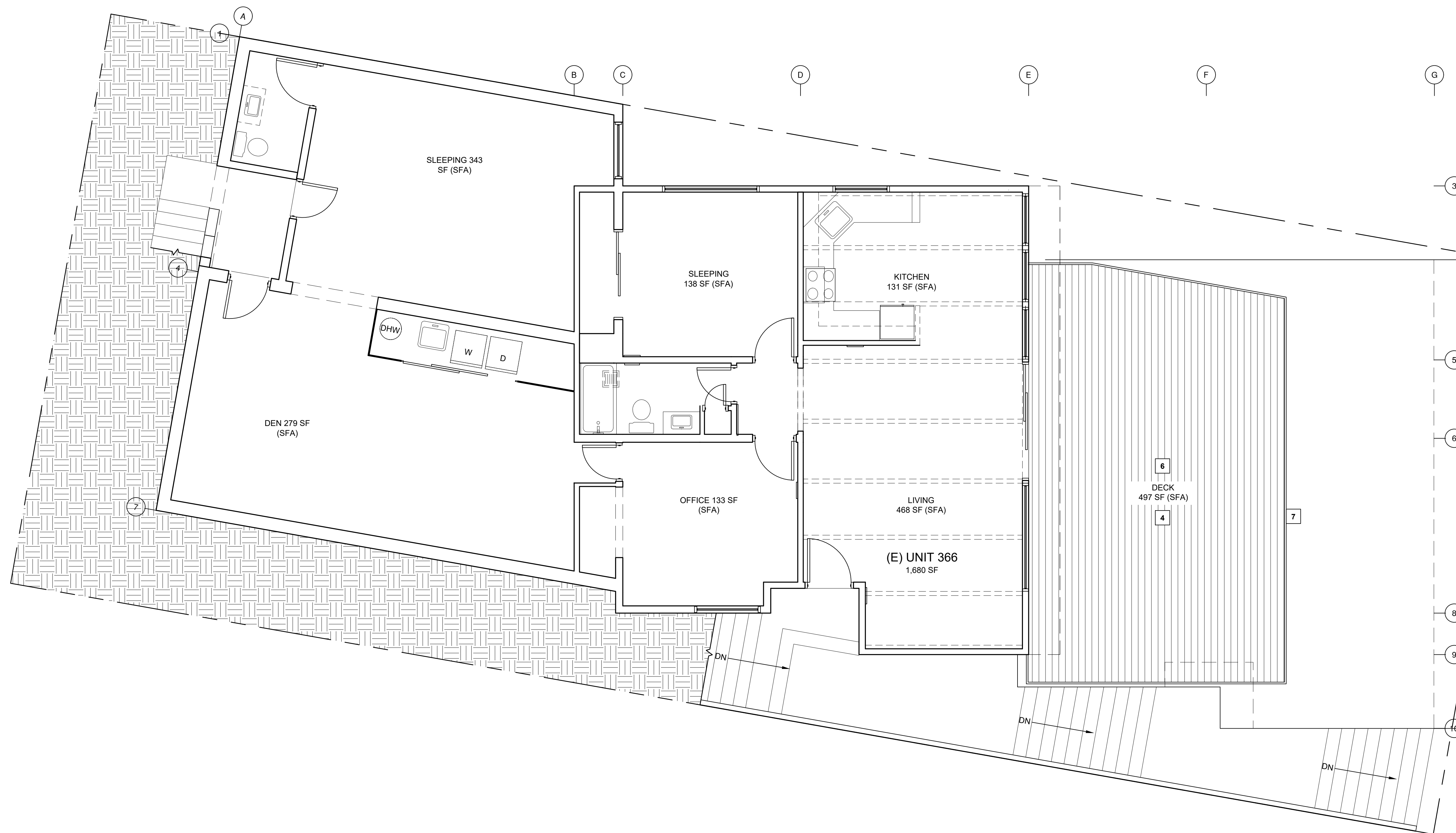
1. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISH, U.N.O.; VERTICAL DIMENSIONS ARE SHOWN FROM TOP OF FINISH FLOOR, U.N.O.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF (E) AND (N) WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCIES BETWEEN DIMENSIONS IN THE FIELD AND ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION PRIOR TO CONSTRUCTION.
3. WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.

CONSTRUCTION NOTES

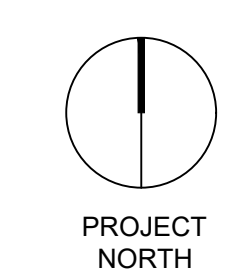
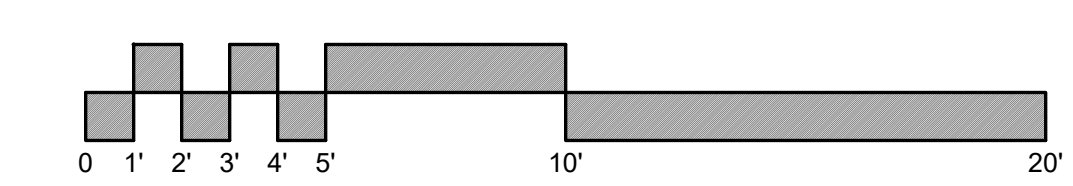
4. (N) LVT FLOOR- SUB-FLOORS TO BE INSPECTED AND APPROVED FOR WOOD FLOORING INSTALLATION BY FLOORING CONTRACTOR PRIOR TO INSTALLATION OF FINISH FLOOR.
5. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CRC SECTION R308.
6. ALL COUNTERS, TUB DECKS AND WALLS AT TUBS AND SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OVER CEMENTITIOUS BACKER BOARD AND A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +70" MINIMUM ABOVE DRAIN INLET, REF CRC 2103.
7. SEE CLIENT SPECS FOR TILE INSTALLATION STANDARDS AND TYPICAL DETAILS
8. WHERE (E) PLASTER IS DEMOLISHED REMOVE TO ARCHITECTURAL LIMITS AND REPLACE WITH (N) DRYWALL
9. ADEQUATE BLOCKING, BRACING, BACKING AND/OR ADDITIONAL STUDS PER MANUFACTURER MUST BE PROVIDED BY THE CONTRACTOR TO SUPPORT ANY FIXTURES, SHELVES, MILLWORK, DECORATIVE ELEMENTS, OR TRIM FASTENED TO THE WALLS.
10. ALL WALLS CONTAINING HORIZONTAL VENTS OR 4" PIPES SHALL BE MADE OF 2X6 STUDS MINIMUM.
11. SEE GREEN BUILDING AND ENERGY DOCUMENTATION FOR MANDATORY REQUIREMENTS FOR ALL ALTERED ENVELOPE ASSEMBLIES AND NEW FIXTURES
12. SIZE WASHER/DRYER CLOSET PER APPLIANCE MFG AND TO ACCOMMODATE MIN DOOR SIZE PER SCHEDULE. SEE CLIENT SPECS AND DETAILS.

PLUMBING NOTES

13. ALL WATER SUPPLY LINES SHALL BE SECURELY ATTACHED TO THE STRUCTURE.
14. COPPER PLUMBING SHALL BE USED AT ALL NEW SUPPLY LINES. EXCEPTION: WHERE A REFRIGERATOR IS CONNECTED TO AN UNDER COUNTER WATER FILTRATION UNIT COPPER SHALL NOT BE USED.
15. ANY WASTE LINES ADJACENT TO SLEEPING ROOMS SHALL BE CAST IRON. ABS SHALL NOT BE USED.
16. BATHTUBS AND SHOWERS SHALL HAVE SOLID CONNECTIONS THEREBY ELIMINATING ACCESS PANELS. IF SOLID CONNECTIONS ARE NOT USED LOCATE A 12"x12" ACCESS PANELS AS DIRECTED BY ARCHITECT.
17. HOT WATER SUPPLY LINES SHALL BE INSULATED IN UNCONDITIONED SPACE.



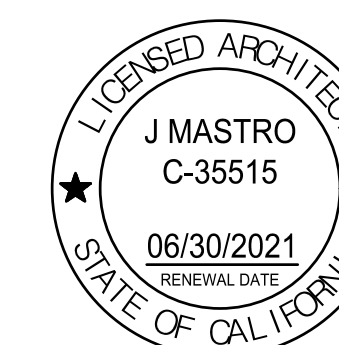
**1** EXISTING 2ND FLOOR PLAN  
1/4"=1'-0"







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**366 - 368**  
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SAN FRANCISCO, CA 94114  
2751 / 036, 037

No.	Date	Issue
	11.18.2020	BLG PERMIT SUBMITTAL
	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

Date 01.05.2021  
Project No. 2021  
Scale

PROPOSED  
FLOOR PLANS

**A2.5**

**KEYNOTES**

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 REINFORCE (E) ROOF FRAMING - TIMBERSTRAND LSL 1.55E GRADE 1 3/4" X 9 1/2" @ 24" OC
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- 7 WROUGHT IRON GUARDRAIL - SEE 2,3/A5.0 - MAX 4" BTWN PICKETS, MIN 42" HEIGHT ABOVE DECK SURFACE

**FLOOR PLAN GENERAL NOTES**

GENERAL NOTES

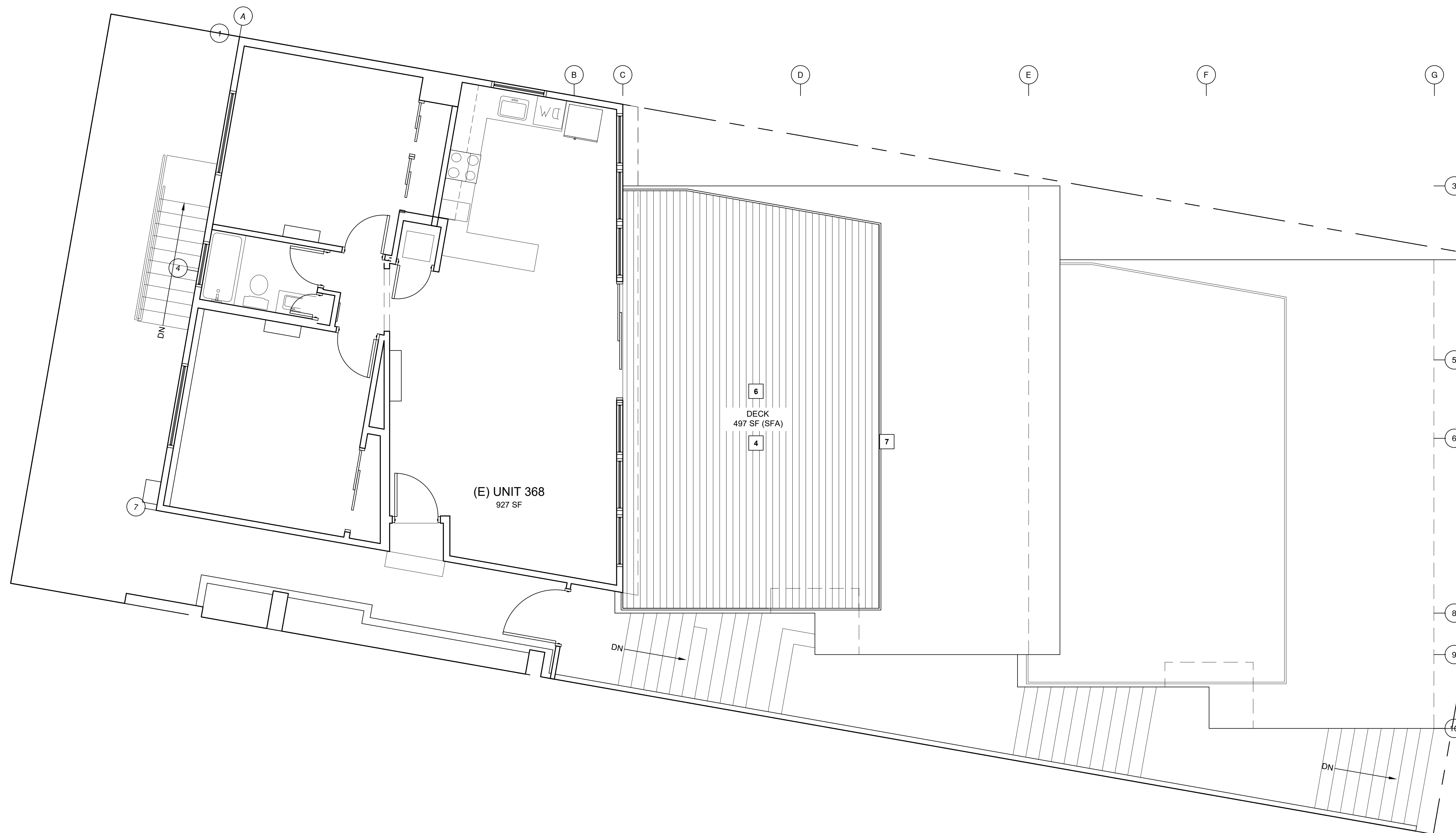
1. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISH, U.N.O.; VERTICAL DIMENSIONS ARE SHOWN FROM TOP OF FINISH FLOOR, U.N.O.
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3. WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.

CONSTRUCTION NOTES

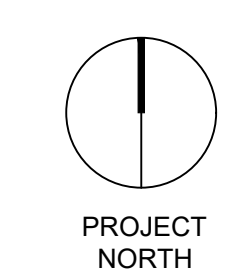
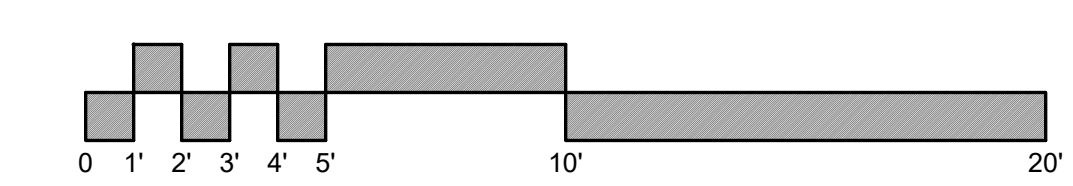
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5. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CRC SECTION R308.
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7. SEE CLIENT SPECS FOR TILE INSTALLATION STANDARDS AND TYPICAL DETAILS
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17. HOT WATER SUPPLY LINES SHALL BE INSULATED IN UNCONDITIONED SPACE.

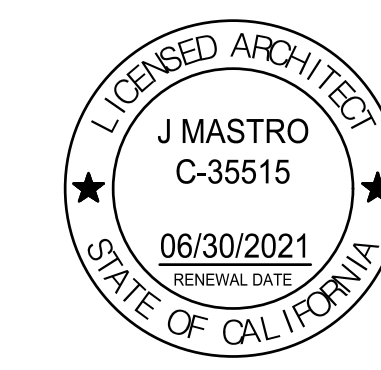


**1 EXISTING 3RD FLOOR PLAN**  
1/4"=1'-0"

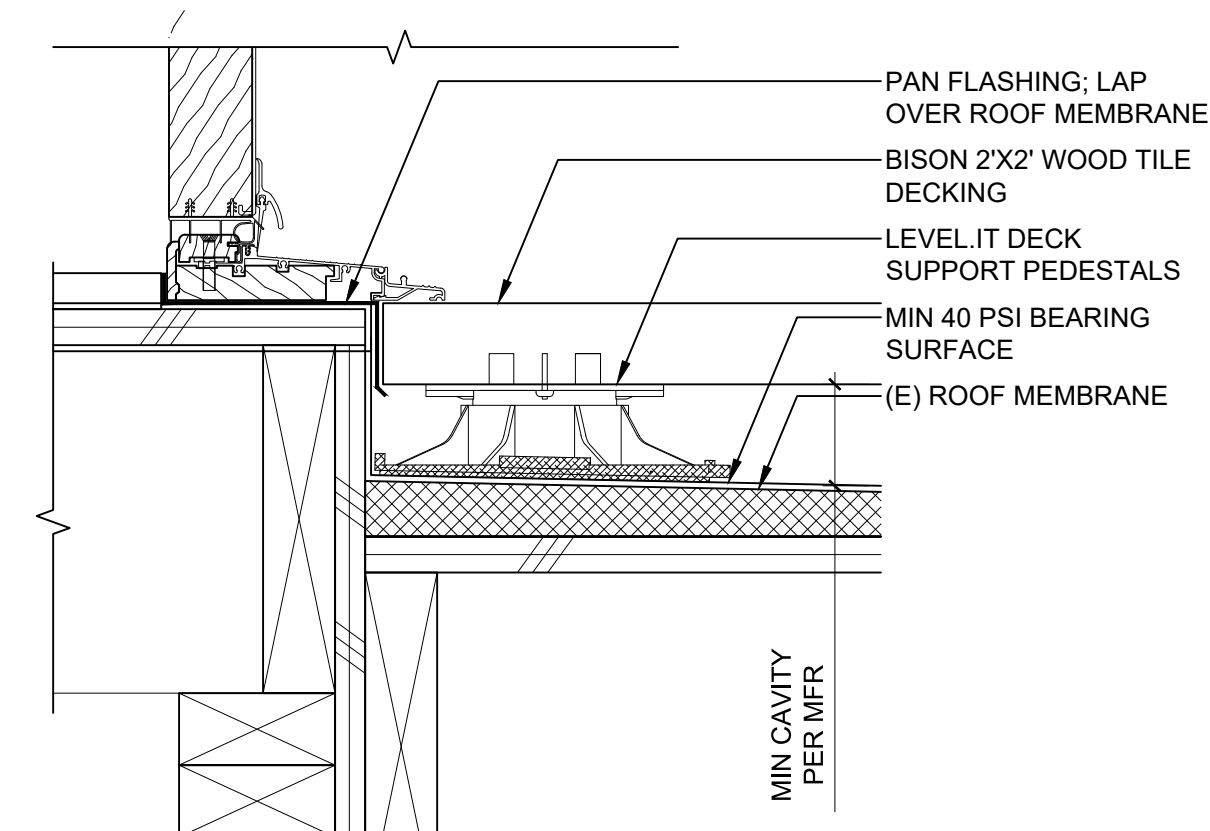




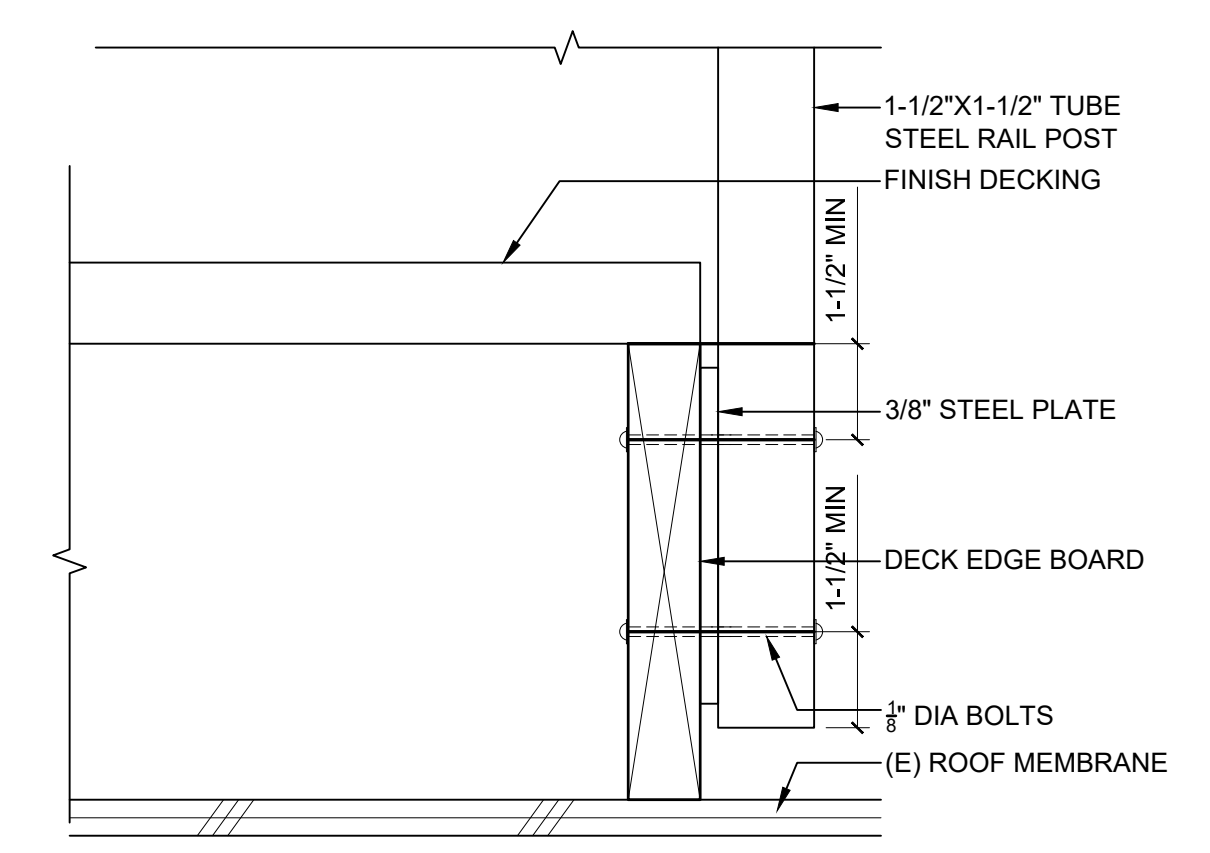
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**366 - 368**  
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**3 ROOF DECK @ DR THRESHOLD**  
3" = 1'-0"



**2 GUARDRAIL CONNECTION**  
3" = 1'-0"

No.	Date	Issue
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	12.10.2020	BLG PERMIT REVS
	01.05.2021	BLG PERMIT REV 1

Date 01.05.2021  
Project No. 2021  
Scale

**CONSTRUCTION DETAILS**

**A5.0**

**KEYNOTES**

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 COMPOSITE DECKING - SEE 2.3/A5.0
- 7 WROUGHT IRON GUARDRAIL - SEE 2.3/A5.0 - MAX 4" BTWN PICKETS, MIN 42" HEIGHT ABOVE DECK SURFACE
- 8 (E) SKYLIGHT OPENING TO REMAIN, VIF (E) CONDITION, REPLACE WITH CURB MOUNT VELUX 2' X2' SKYLIGHT WITH SAFETY GLAZING

**FLOOR PLAN GENERAL NOTES**

GENERAL NOTES

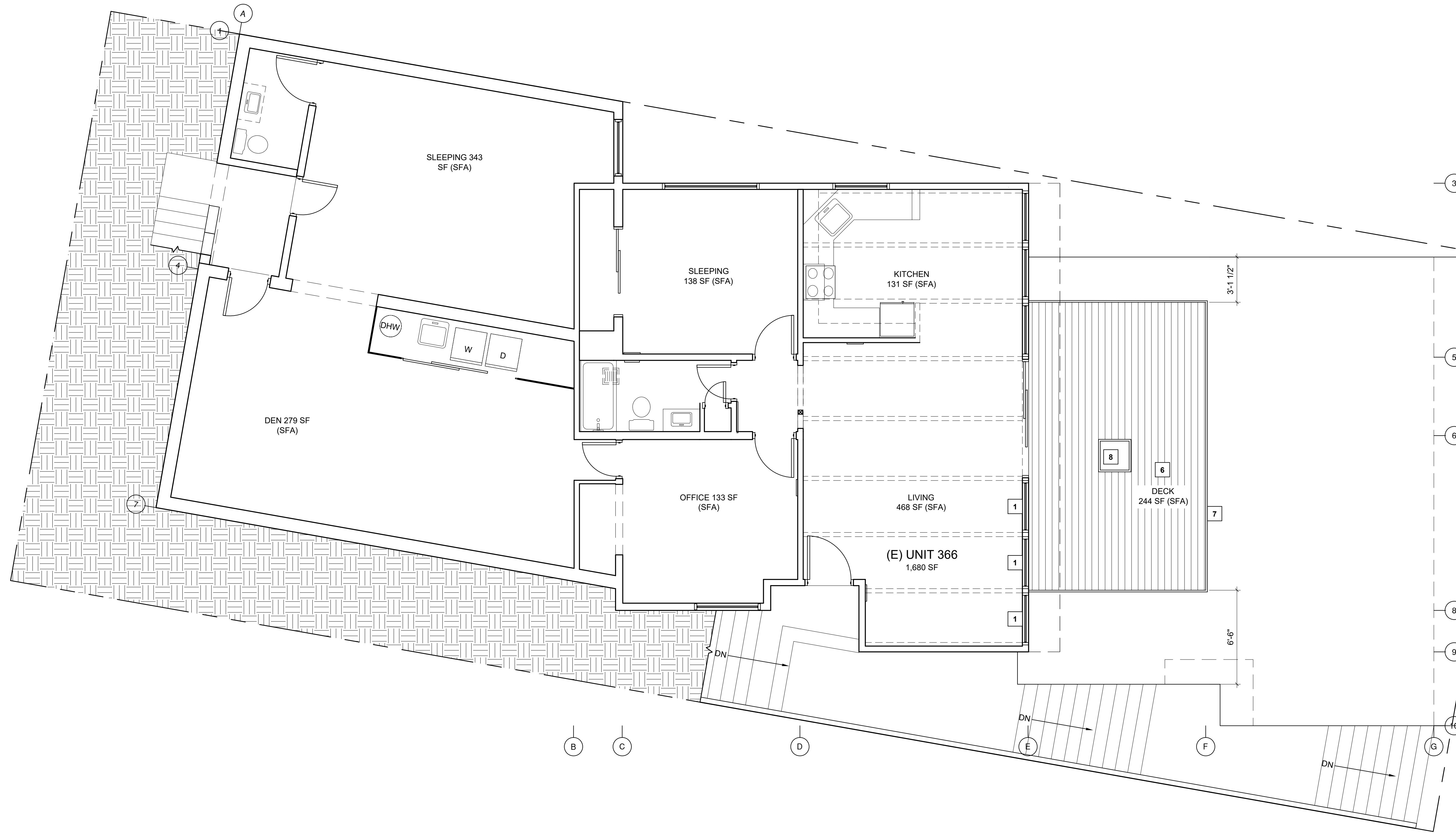
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CONSTRUCTION NOTES

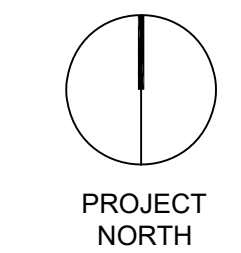
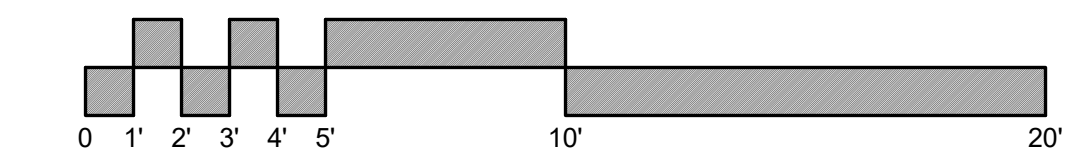
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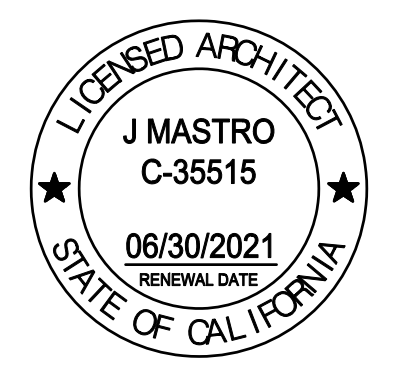
**1 PROPOSED 2ND FLOOR PLAN**  
1/4"=1'-0"



3" X 2" AREA



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**366 - 368**  
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No.	Date	Issue
11.18.2020	11.18.2020	BLG PERMIT SUBMITTAL
01.05.2021	01.05.2021	BLG PERMIT REV 1
04.15.2021	04.15.2021	BLG PERMIT REV 2 DRAFT

Date 04.15.2021  
Project No. 2021  
Scale

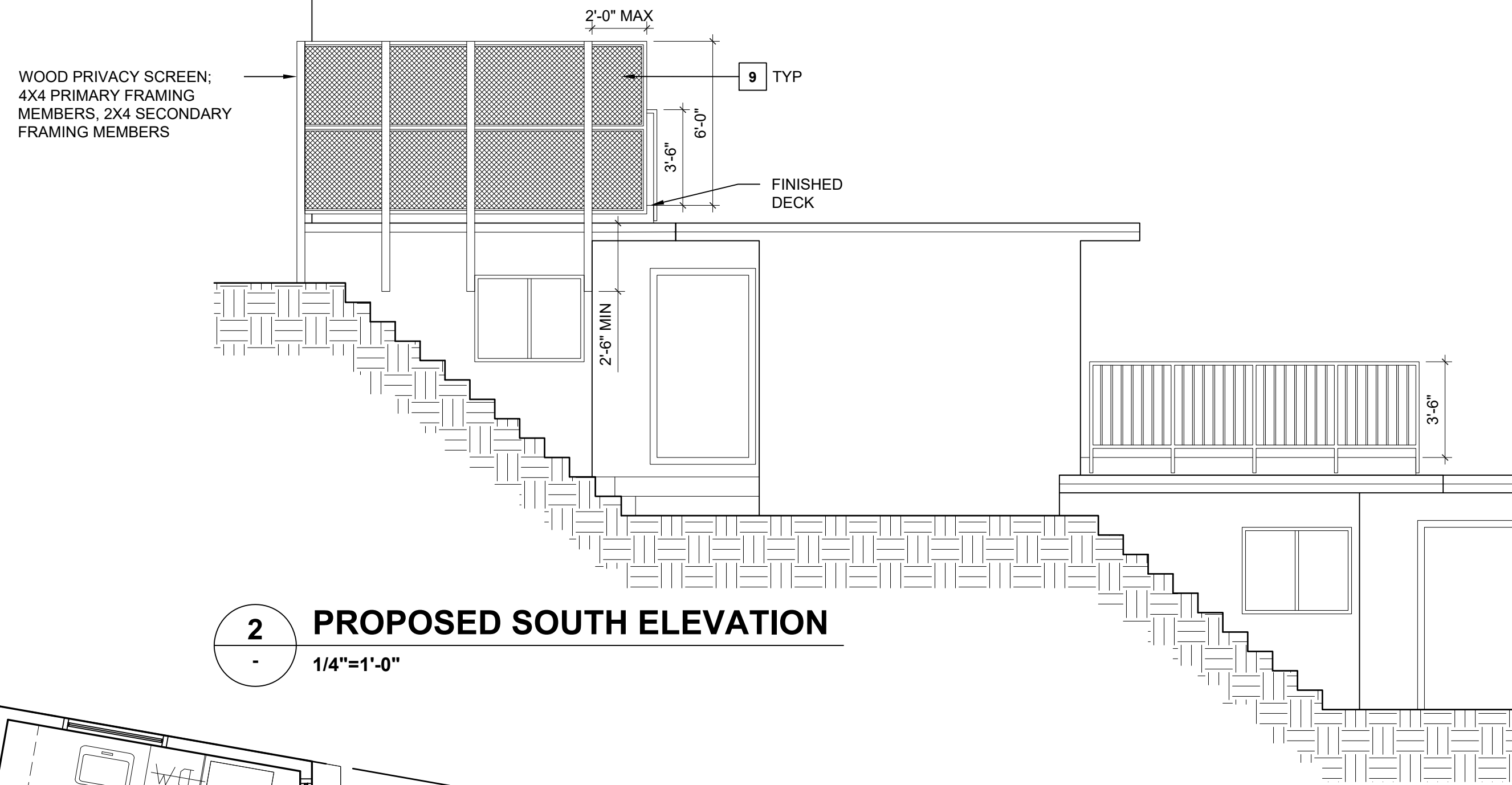
**PROPOSED FLOOR PLANS**

**A2.4**

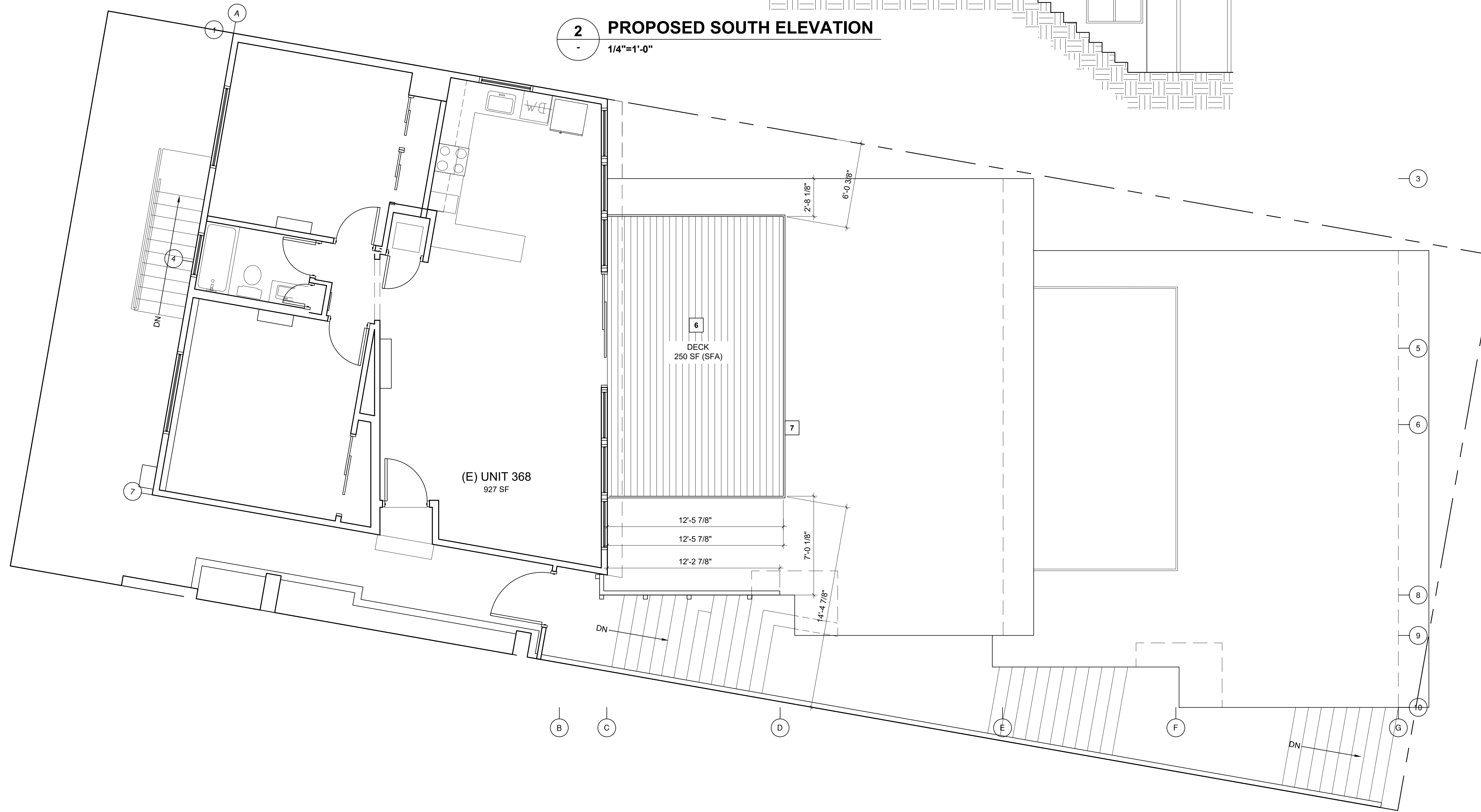


**KEYNOTES**

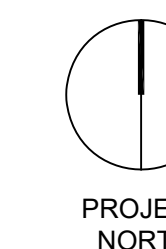
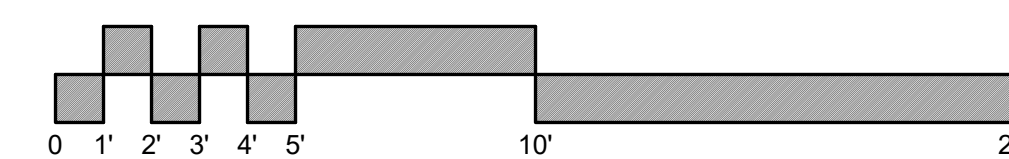
- 1 NOT USED
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- 6 COMPOSITE DECKING - SEE 2.3/A5.0
- 7 WROUGHT IRON GUARDRAIL - SEE 2.3/A5.0 - MAX 4" BTWN PICKETS, MIN 42" HEIGHT ABOVE DECK SURFACE
- 8 (E) SKYLIGHT OPENING TO REMAIN, VIF (E) CONDITION, REPLACE WITH CURB MOUNT VELUX 2' X2' SKYLIGHT WITH SAFETY GLAZING
- 9 WOOD LATTICE PANEL; 1" X 1" PICKETS W/ 1" SPACING BETWEEN



**2 PROPOSED SOUTH ELEVATION**  
1/4"=1'-0"



**1 PROPOSED 3RD FLOOR PLAN**  
1/4"=1'-0"



**FLOOR PLAN GENERAL NOTES**

**GENERAL NOTES**

1. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISH, U.N.O.; VERTICAL DIMENSIONS ARE SHOWN FROM TOP OF FINISH FLOOR, U.N.O.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF (E) AND (N) WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCIES BETWEEN DIMENSIONS IN THE FIELD AND ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION PRIOR TO CONSTRUCTION.
3. WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.

**CONSTRUCTION NOTES**

4. (N) LVT FLOOR- SUB-FLOORS TO BE INSPECTED AND APPROVED FOR WOOD FLOORING INSTALLATION BY FLOORING CONTRACTOR PRIOR TO INSTALLATION OF FINISH FLOOR.
5. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CRC SECTION R308.
6. ALL COUNTERTOPS, TUB DECKS AND WALLS AT TUBS AND SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OVER CEMENTITIOUS BACKER BOARD AND A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +70" MINIMUM ABOVE DRAIN INLET, REF CRC 2103.
7. SEE CLIENT SPECS FOR TILE INSTALLATION STANDARDS AND TYPICAL DETAILS
8. WHERE (E) PLASTER IS DEMOLISHED REMOVE TO ARCHITECTURAL LIMITS AND REPLACE WITH (N) DRYWALL
9. ADEQUATE BLOCKING, BRACING, BACKING AND/OR ADDITIONAL STUDS PER MANUFACTURER MUST BE PROVIDED BY THE CONTRACTOR TO SUPPORT ANY FIXTURES, SHELVES, MILLWORK, DECORATIVE ELEMENTS, OR TRIM FASTENED TO THE WALLS.
10. ALL WALLS CONTAINING HORIZONTAL VENTS OR 4" PIPES SHALL BE MADE OF 2X6 STUDS MINIMUM.
11. SEE GREEN BUILDING AND ENERGY DOCUMENTATION FOR MANDATORY REQUIREMENTS FOR ALL ALTERED ENVELOPE ASSEMBLIES AND NEW FIXTURES
12. SIZE WASHER/DRYER CLOSET PER APPLIANCE MFG AND TO ACCOMMODATE MIN DOOR SIZE PER SCHEDULE. SEE CLIENT SPECS AND DETAILS.

**PLUMBING NOTES**

13. ALL WATER SUPPLY LINES SHALL BE SECURELY ATTACHED TO THE STRUCTURE.
14. COPPER PLUMBING SHALL BE USED AT ALL NEW SUPPLY LINES. EXCEPTION: WHERE A REFRIGERATOR IS CONNECTED TO AN UNDER COUNTER WATER FILTRATION UNIT COPPER SHALL NOT BE USED.
15. ANY WASTE LINES ADJACENT TO SLEEPING ROOMS SHALL BE CAST IRON. ABS SHALL NOT BE USED.
16. BATHTUBS AND SHOWERS SHALL HAVE SOLID CONNECTIONS THEREBY ELIMINATING ACCESS PANELS. IF SOLID CONNECTIONS ARE NOT USED LOCATE A 12"X12" ACCESS PANELS AS DIRECTED BY ARCHITECT.
17. HOT WATER SUPPLY LINES SHALL BE INSULATED IN UNCONDITIONED SPACE.

3" X 2" AREA



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No.	Date	Issue
11.18.2020	11.18.2020	BLG PERMIT SUBMITTAL
01.05.2021	01.05.2021	BLG PERMIT REV 1
04.15.2021	04.15.2021	BLG PERMIT REV 2 DRAFT

Date 04.15.2021  
Project No. 2021  
Scale

PROPOSED FLOOR PLANS

**A2.5**