



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JUNE 9, 2011

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San Francisco,
CA 94103-2479

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Date: June 2, 2011
Case No.: 2006.0858D/2006.0890D
Project Address: 14 COSTA STREET
Zoning: RH-1 (Residential House, One-Family)
 40-X Height and Bulk District
Block/Lot: 5557/008
Project Sponsor: Cesar Lozada
 2240 Delvin Way
 South San Francisco, CA 94080
Staff Contact: Ben Fu – (415) 588-6613
 Ben.Fu@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2006.0858D	New Building Case Number	2006.0890D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2006.0713.6479	New Construction Application Number	2006.0713.6485
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	3
Existing Building Area	±780 Sq. Ft.	New Building Area	±2,450 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	4/8/11	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to demolish the existing one-story-over-garage, single-family dwelling, and to replace it with a new two-story-over-garage, single-family dwelling. The existing building has already been substantially demolished.

SITE DESCRIPTION AND PRESENT USE

The property at 14 Costa Street is located on the north side of Costa Street between Holladay and Brewster Streets. The property has approximately 25'-0" of lot frontage along Costa Street with a lot depth of 80'-0". The down-sloping lot had previously contained a one-story, one-family detached dwelling of approximately 776 gross square-feet. The property is within a RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk designation, and is located in the Bernal Heights Special Use District. City records indicate that the structure was originally constructed in 1908 as a one-story, single-family dwelling.

PROJECT HISTORY

On June 11, 2004, the previous owner filed Building Permit Application No. 2004.0611.6172 to remodel the kitchen and bathroom. On June 23, 2005, the same owner filed Building Permit Application No. 2005.0623.5920 to comply with a Notice of Violation issued on November 17, 2004, for the addition of a family room, bedroom and full bath at the ground floor. The review process for the 2005 permit discovered that the building had been mostly demolished except for the front wall and the foundation. Mandatory Discretionary Review (DR) for de-facto, or tantamount to demolition, was filed in 2006.

In 2007, Board of Supervisors Ordinance No. 071122 imposed interim zoning controls through April 18, 2009, for the Bernal Heights Brewster/Joy Neighborhood, requiring Conditional Use (CU) authorization for new development on East Slope Blocks 5556, 5557, 5574, 5575, and 5577, pursuant to Planning Code Section 306.7. These controls have expired. The owner did not pursue cu approval and subsequently sold the property to the current owner in January 2010.

Since owning the property, the Lozada family has been diligently pursuing approval by working with the Department to refine the details of the project, and to correct undocumented construction performed under the previous owner. Since the building was mostly demolished by the previous owner, the soundness of the existing building cannot be evaluated.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Subject Property is located in the Bernal Heights Special Use District, on the north side of Costa Street, between Holladay and Brewster Streets. The Subject Property is located within the RH-1 Zoning District in a residential area of mixed architectural styles and design quality. The surrounding neighborhood consists of mostly two-story buildings, containing mostly single-family dwellings. The majority of the buildings on the block appear to have been constructed in the early 1900's and post 1906 earthquake. Architectural styles, building heights, and front setbacks vary widely on Costa Street at this location.

The residential neighborhood on the block contains dwellings of varying heights and depths. The adjacent property to the east at 8 Costa Street is a three-story, single-family dwelling constructed in 2008 with a similar design and massing as the proposed project. The adjacent property to the west at 16 Costa Street is a two-story, single-family dwelling with a third level attic. The project is consistent with the development pattern of the immediate vicinity and the neighborhood.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 30, 2011	May 27, 2011	13 days
Mailed Notice	10 days	May 30, 2011	May 27, 2011	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	9
Other neighbors on the block or directly across the street	0	0	32
Neighborhood groups	1	0	0

REPLACEMENT STRUCTURE

The replacement structure will provide one dwelling unit with a two-car garage, and would rise to approximately 30'-0" in height, measured to the top of the ridge. The ground floor will contain a two-car garage, family room, a full bathroom and mechanical and laundry spaces. The second floor will contain the main living space, which has two bedrooms, living room, dining room, kitchen and a full bathroom. The third floor will contain a bedroom, bathroom and a den. The total occupied floor area is approximately 1,950 square feet; the gross floor area including the garage is approximately 2,450 square feet.

The Project proposes a Code-complying rear yard of 34'-6", which is the requirement for the Subject Property. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with stucco siding and wood-clad single/double hung windows with wood window trim.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has received one phone call from the property owner of the adjacent lot to the east at 8 Costa Street, who was concerned about the building encroachment from 8 Costa Street onto the subject property. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

**HOUSING ELEMENT
Objectives and Policies**

OBJECTIVE 1. PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4. Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.7. Encourage and support the construction of quality, new family housing.

OBJECTIVE 11. IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1. Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.2. Ensure housing is provided with adequate public improvements, services, and amenities.

Policy 11.3. Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

Policy 11.5. Promote the construction of well-designed housing that enhances existing neighborhood character.

Policy 11.8. Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The Project appropriately locates a housing unit at a site zoned for residential use and increases the supply of housing in conformity with the allowable density of the RH-1 Zoning District. The Project is also consistent with the City's policies of providing housing appropriate for families: the proposed three-bedroom dwelling provides adequate space for a modern family. The Project's architectural design is compatible with the existing scale, character of the neighborhood. The Project is well designed and provides a quality living environment.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The project will not affect existing retail uses as the site is occupied by a residential use.

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

The project will preserve the existing neighborhood character and residential use by proposing a new dwelling.

3. That the City's supply of affordable housing be preserved and enhanced.

The project will not affect the City's supply of affordable housing. The project proposes the construction of a new owner-occupied, single-family dwelling.

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

Traffic generated by the residential use would be intermittent and not significant to overburden local streets. The proposed single-family dwelling replaces the existing single-family dwelling and will not increase the existing traffic conditions.

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

The project will not displace any service or industry establishment.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

7. Landmarks and historic buildings be preserved.

No landmark or historic building currently occupies the Project site.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on January 2, 2007.

RESIDENTIAL DESIGN TEAM REVIEW

Residential Design Team (RDT) reviewed the proposal and was in general support of the project scale, massing and design. RDT requested that (1) the deck railing on the roof of the second floor be as transparent as possible; (2) limit the garage door to 10'-0" in width; and (3) Select high quality exterior

materials and specify in detail on the elevations. With these modifications, the RDT found no exceptional or extraordinary circumstances relate to the project.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new single-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will create one family-sized, three-bedroom, dwelling-unit.
- No tenants will be displaced as a result of this Project.
- The new building will be owner-occupied.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-1 Zoning District allows a maximum of one dwelling-unit on this lot. This District is intended to accommodate a lower density. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2006.0858D – Do not take DR and approve the demolition.

Case No. 2006.0890D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317. However, the building has mostly been demolished and has been in the current condition since 2005.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Meets Criteria

Based on Planning staff's review of the Soundness Report prepared by Peter Lum – an independent third party for this Project –the soundness of the existing structure cannot be evaluated. The majority of the existing building has already been removed by the previous owner, so there is no building to evaluate. The associated costs of repairing the structure to its previous livable condition would clearly exceeding 50% of the replacement cost since there is no building at the site. Additionally, the previous dwelling is substandard in size and should be able to factor in costs associated with meeting the minimum Housing Code requirements.

DEMOLITION CRITERIA

Existing Building

3. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

4. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Does Not Meet Criteria

The property was issued a Notice of Violation for partial demolition performed by the previous owner without the benefit of a building permit.

5. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

7. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because the existing building has been partially demolished and has been uninhabitable since 2004.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling has already mostly been demolished. Nonetheless, the Project results in a replacement housing unit and thus preserves the quantity of housing. A family-sized unit will replace an essentially vacant lot that used to contain a small two-bedroom dwelling. The creation of the new family-sized unit will preserve the cultural and economic diversity within the neighborhood.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating a compatible new building in a neighborhood defined by single-family units, the neighborhood's cultural and economic diversity will be preserved.

11. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

The existing building was essentially demolished by the previous owner in 2004. By creating a new dwelling unit where the existing has been partially demolished and uninhabitable for the last seven years, the relative affordability of existing housing is being preserved because the land costs associated with the housing is now spread out over a building rather than a vacant lot.

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of one unit does not trigger Section 415 review.

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one partially demolished single-family dwelling with one dwelling unit in a neighborhood characterized by one-family dwellings.

14. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will create one family-sized unit with three-bedrooms. The floor plans reflect such new quality, family housing.

15. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and constructed of high-quality materials.

17. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The Project increases the number of dwelling units on the site from none to one, as the existing dwelling had already been mostly demolished by the previous owner in 2004.

18. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from one to three.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of mostly two-story buildings, containing mostly single-family dwellings. The residential neighborhood contains dwellings of varying heights and depths. The adjacent property to the east at 8 Costa Street is a three-story, single-family dwelling constructed in 2008 in similar design and massing as the proposed project. The adjacent property to the west at 16 Costa Street is a two-story, single-family dwelling with a third level attic.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The new building respects the existing block pattern by impeding into the established mid-block open space. The adjacent property to the north is noncomplying and located at the rear of the lot. The adjacent property to the east at 8 Costa Street is a three-story, single-family dwelling constructed in 2008 in similar design and massing as the proposed project. The adjacent property to the west at 16 Costa Street is a two-story, single-family dwelling with a third level attic. The new building respects the

immediate context and scale. Privacy on adjacent properties has been respected by utilizing minimal amounts glazing directed toward the adjacent properties. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the building are compatible with the existing mid-block open space, as most buildings on the block extend up to or close to the 25% required rear yard. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		

Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance is consistent with the predominant pattern of elevated entrances found on the north side of Costa Street. The garage door is recessed from the front façade and limited to a width of 10 feet. There is no rooftop parapet or stair penthouse that would possibly extend the building scale and mass.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The double/single hung wood clad windows with wood trim are residential in character and compatible with the window patterns found on neighboring buildings. The siding wall finish with wood trim and detailing are compatible with the existing buildings in the neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

Attachments:

- Design Review Checklist for replacement building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- Environmental Evaluation / Historic Resources Information
- Soundness Report
- Prop M findings
- Reduced Plans
- Context Photos
- Color Rendering

* All page numbers refer to the Residential Design Guidelines

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Parcel Map



SUBJECT PROPERTY



Planning Commission Hearing
Case Numbers 2006.0858D / 2006.0890D
14 Costa Street

Sanborn Map*



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



Planning Commission Hearing
Case Numbers 2006.0858D / 2006.0890D
14 Costa Street

Aerial Photo

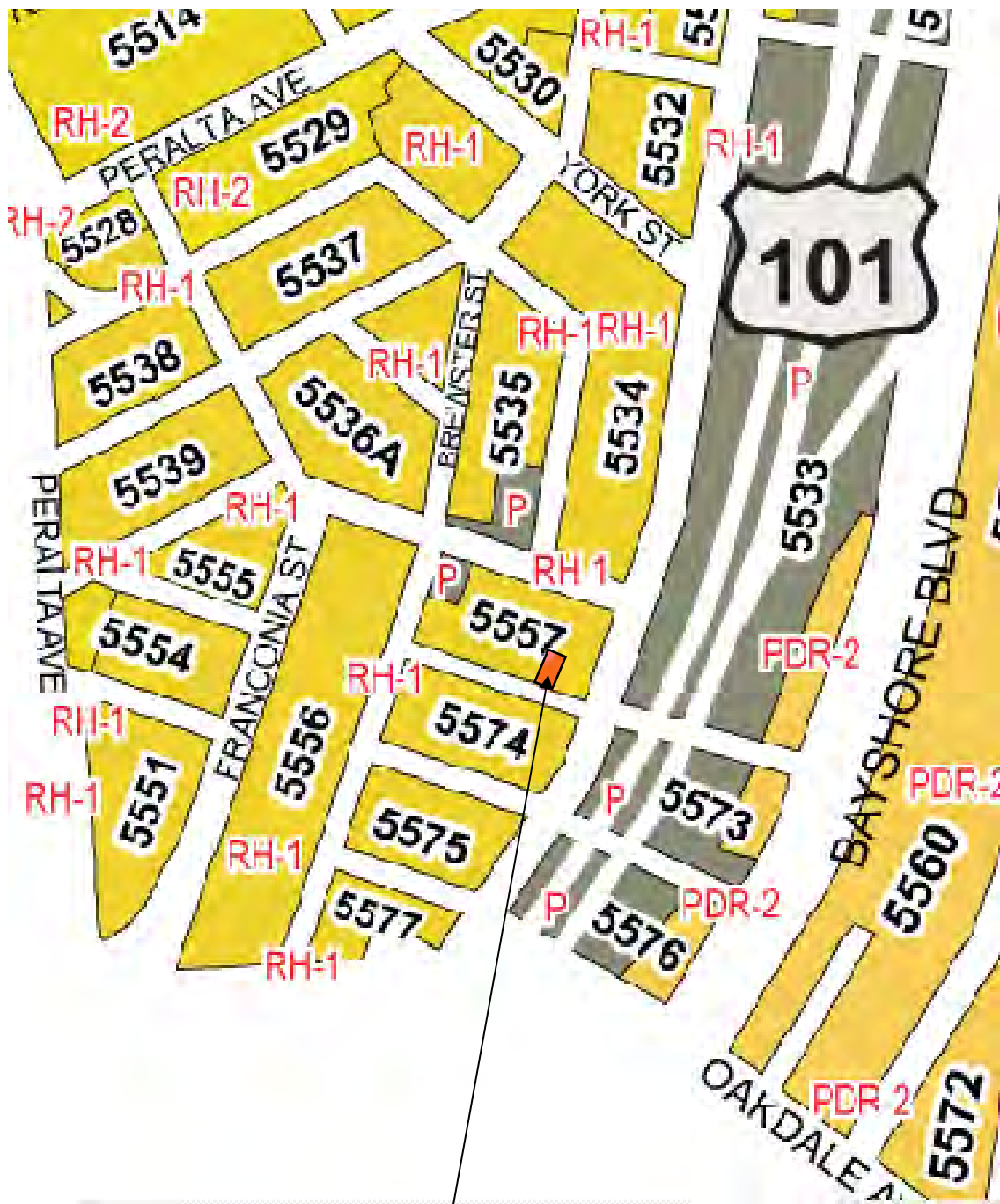


SUBJECT PROPERTY



Planning Commission Hearing
Case Numbers 2006.0858D / 2006.0890D
14 Costa Street

Zoning Map



SUBJECT PROPERTY



Planning Commission Hearing
Case Numbers 2006.0858D / 2006.0890D
14 Costa Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 13, 2006, the Applicant named below filed Building Permit Application Nos. 2006.07.13.6479 (Demolition) and 2006.07.13.6485 (New Construction) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Cesar Lozada	Project Address:	14 Costa Street
Address:	2240 Delvin Way	Cross Streets:	Brewster St. / Holladay Ave.
City, State:	South San Francisco, CA 94080	Assessor's Block /Lot No.:	5557 / 008
Telephone:	415.533.2224	Zoning Districts:	RH-1 / 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, 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.

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	N/A	+4'-6"
TOP STORY FRONT SETBACK	N/A	+6'-0"
BUILDING DEPTH	+38'-0"	+41'-0"
REAR YARD	+42'-0"	+34'-6"
HEIGHT OF BUILDING (to top of ridge)	+17'-6"	+30'-0"
NUMBER OF STORIES	2	3
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	1	2

PROJECT DESCRIPTION

The proposal is to (1) demolish the existing single-family dwelling, and (2) construct a new two-story over garage single-family dwelling. The project complies with the applicable Planning Code requirements.

The demolition and new construction portions of this project are subject to mandatory Discretionary Review Hearing by the Planning Commission, which will be noticed separately and heard at a public hearing.

PLANNER'S NAME:	Ben Fu	DATE OF THIS NOTICE:	3-9-11
PHONE NUMBER:	(415) 558-6613	EXPIRATION DATE:	4-8-11
EMAIL:	ben.fu@sfgov.org		

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local Community Board at (415) 920-3820 for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$300.00, for each Discretionary Review request payable to the Planning Department. If the project includes multi 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 approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.



SAN FRANCISCO PLANNING DEPARTMENT

Date: March 9, 2011

The attached notice is provided under the Planning Code. It concerns property located **14 Costa Street, Case No. 2006.07.13.6479**. A hearing may occur, a right to request review may expire or a development approval may become final unless appealed by **April 8, 2011**.

To obtain information about this notice in Spanish, please call (415) 558-6378, or in Chinese, please call (415) 558-6378. Please be advised that the Planning Department will require at least one business day to respond to any call.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

附上的是三藩市城市規劃局的通告。

此通告是與位於 14 Costa Street, Case No.

2006.07.13.6479的建築計劃有關。如果在 April 8, 2011.

之前沒有人申請聽證會來檢討這一個建築計劃,這計劃可會被核准。

如果你需要用華語獲得關於這通告的細節, 請電415-558-6378.

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la siguiente dirección: **14 Costa Street, Case No. 2006.07.13.6479**. Es un requisito del Código de Planeación (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho para revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de **Abril 8, 2011**.

Para obtener más información en Español acerca de este proyecto, llame al siguiente telefono (415) 558-6378. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeación (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningun derecho adicional o extensión del tiempo requerido por la ley.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0858E – Demolition of an Existing Two-Story, Single-Family Dwelling and Construction of a Three-Story, Single-Family Dwelling with a Two-Car Garage

Location: 14 Costa Street, between Brewster Street and Holladay Avenue

Block and Lot: Block 5557; Lot 008

City and County: San Francisco

Description of Nature and Purpose of Project: The single-family dwelling at 14 Costa Street [Block 5557, Lot 008] is located mid-block on the east side of Costa Street, between Brewster Street and Holladay Avenue in the Bernal Heights neighborhood. The proposed project would include demolition of the existing, approximately 776-square-foot (sf), two-story, 19-foot high, single-family residence with a one-car garage and construction of a new, approximately 2,474 sf, three-story, 29-foot high, single-family residence with a two-car garage.

The project site is approximately 2,000 square feet in size, zoned RH-1 (Residential, One-Family), and is within a 40-X height and bulk district. The existing building on the project site was constructed in 1908 and has been approximately 75% demolished. It is not included in any survey or inventory, and because the majority of this structure has been demolished, it has been determined by the Planning Department's preservation staff not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The Bernal Heights East Slope Design Review Board (Bernal Heights ESDRB) has reviewed the proposed project.

Remarks: Please see next page

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Alex Nie, Project Contact for Chow Kwok Hing

Telephone (415) 656-3528

EXEMPT STATUS:

Categorical Exemption [State CEQA Guidelines Sections 15301(I)(1) and 15303(a)]

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

12/21/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:

Alex Nie, Project Contact
Ben Fu, SE Quadrant Planner
Sue Hestor
Supervisor Tom Ammiano
Historical Preservation List

Terry Milne, Bernal Heights ESDRB
Bulletin Board
M.D.F.
Exemption/Exclusion File

Description of Nature and Purpose of Project: (continued from previous side)

Per *San Francisco Planning Code* Section 143, one street tree shall be planted in the case of construction of a new building and trees shall be a minimum of 15-gallon size for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. The proposal includes the planting of one new street tree; no street trees currently exist at the subject property. Trees may be located either within a setback area on the lot or within the public right-of-way along such lot. The required street tree would be planted in the property's front yard in accordance with the Bernal Heights ESDRB suggestion, due to the narrow width of the sidewalk. The new garage would require a new curb cut, which would require approval from the Department of Public Works (DPW).

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that because the building located on the project site is largely demolished (see attached photograph), the structure is not an historic resource as defined by CEQA. The project site is located in the Bernal Heights neighborhood, within the East Slope area on the east side of Costa Street. The buildings on the subject block face range from one-story with attic to two-stories in height. Most homes were constructed shortly after the 1906 earthquake, with the exception of a few. There are no existing or proposed historic districts in the project vicinity. Because the existing building is not considered a historical resource under CEQA, this project may be found to be exempt from environmental review if other criteria are satisfied.¹ As described below, the proposed project was found to satisfy criteria for exemption under Classes 1 and 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition and removal of one single-family residence; in urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1(l)(1).

California Environmental Quality Act (CEQA) State Guidelines Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of new, small facilities or structures, such as one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted. The proposed project would result in the construction of one new single-family residence and would therefore be exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the structure on the property is not an historical resource under CEQA, and there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Fu, Ben, Historic Preservation Technical Specialist. *Memorandum: Historic Resource Evaluation Response*, to Rachel Schohn, Environmental Planner. December 11, 2006.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Rachel Schohn

Project Info:

Address: 14 Costa Street
Block/Lot: 5557/008
Case No.: 2006.0858E
Date of Review: December 11, 2006

Planning Department Reviewer:

Ben Fu
415.558.6613
Ben.Fu@sfgov.org

Preparer / Consultant

Name: Alex Nie
Company: Best Design & Construction
Address: 100 Old County Road,
Suite 100C
Brisbane, CA 94005
Phone: (415) 656.3528
Fax: (415) 656.4416

Owner

Name: Kwok Hing Chow
Company:
Address: 132 Ward Street
San Francisco, CA 94134
Phone: (415) 601.9827
Fax:

PROPOSED PROJECT

- Demolition
- Alteration

Project description:

The proposal is to demolish the last remaining wall of the existing one-story over garage, single-family dwelling, constructed circa 1908, and construct a new two-story over garage, single-family dwelling. The existing building has already been substantially demolished.

Pre-Existing Historic Rating / Survey

None

Historic District / Neighborhood Context

None; According to the submitted photographs, the design quality and level of integrity of individual buildings is mixed.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or Yes No Unable to determine
- **Persons:** or Yes No Unable to determine
- **Architecture:** or Yes No Unable to determine
- **Information Potential:** Further investigation recommended.

District or Context Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The existing dwelling has been substantially demolished and is not a historic resource because it possesses no characteristics that would lead to a determination of significance. The subject property is not believed to be an historic resource so there is no period of significance. The building is not located in any known historic district. According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	setting,	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
design,	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	feeling,	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
materials,	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	association.	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
workmanship	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. There is only one wall remaining. The existing dwelling has been substantially demolished and retains no integrity as a building. No resource present.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

No Resource Present
(Go to 6. below)

Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
 The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response: N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

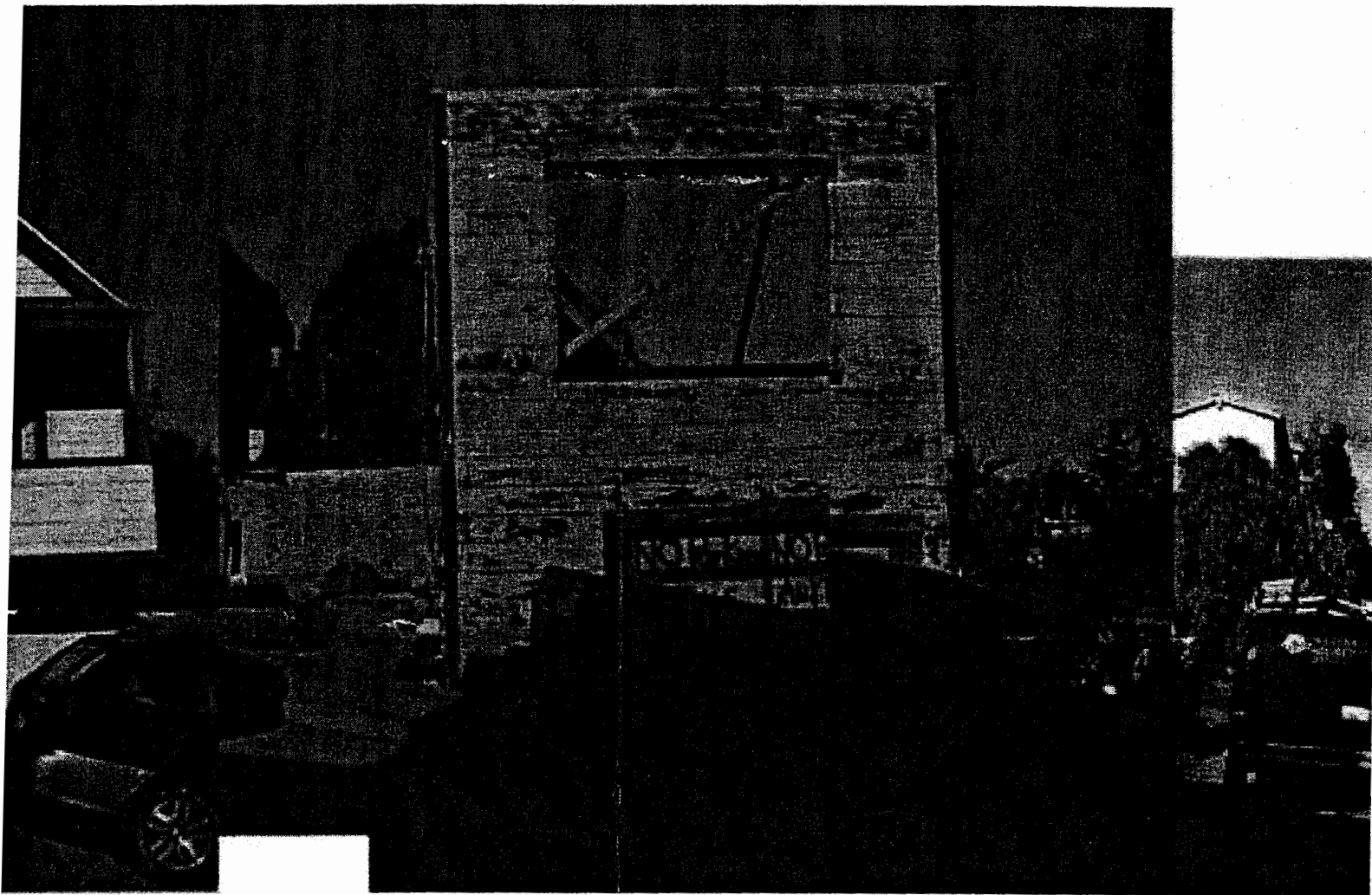
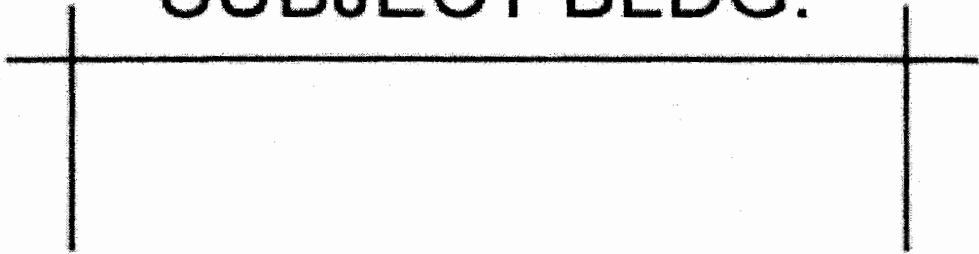
PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: 12-13-06

SUBJECT BLDG.



FRONT FACADE OF SUBJECT BLDG.

14 COSTA STREET, SAN FRANCISCO, CA 94110

BLOCK: 5557 LOT: 008

06.08

SOUNDNESS REPORT

Soundness Report for:

Demolition of the Existing Building
at
14 Costa Street, San Francisco, CA

Block No. 5557, Lot No. 008

Report Prepared By:

Peter K. W. Lum, PE
Consulting Engineer
431 Helen Drive, Millbrae, CA 94030
Tel. No. (510) 703-9960
Fax No. (510) 692-8070

Date:

04/06/2006
(Revision 0)

Peter K. W. Lum, PE
Consulting Engineer
431 Helen Drive, Millbrae, CA 94030
Tel. No. (650) 703-9960

April 6, 2006

Mr. Ben Fu, Planner
Department of City Planning
1660 Mission Street, Suite 500
San Francisco, CA 94103

Subject: 14 Costa Street, San Francisco, California.
Block: 5557 Lot: 008
Permit Application No. 2005 /06 /23 /5920

SOUNDNESS REPORT

Dear Mr. Fu:

The subject building is a two story, single family residential structure located at Bernal Heights. During my site visit on March 14, 2006, I found the building was approximately 90% demolished. Regarding the original structure, only the two side perimeter concrete footing foundation and portion of the front façade remained.

It seemed to me that some new wood framing construction were recently constructed. Later on, I was informed by the Owner that the building was unlawfully demolished and the construction was performed without a proper building permit.

Currently, the construction was stopped and the building structure was temporary braced with 2x4. In my opinion, additional bracings and supports may be required to secure the stability of the structure.

At the existing condition, as the building is over 90% demolished, in my opinion, only the concrete footing foundation from the previous may be salvaged. The new building layout design will require major modification to the concrete footing foundation in order to meet the requirements of the current San Francisco Building Codes.

In conclusion, the building at its current condition is not sound. It is more practical and cost effective to demolish the old structure and replace with a new building.

If you have any questions, please call me at (650) 703-9960.

Yours truly,



Peter K. W. Lum, PE
BS, MS, Civil & Structural Engineering
CA Licensed Civil Engineer, Lic. No. C30645
NV Licensed Civil Engineer, Lic. No. 012974



Attachment A: Letter from Planning Department dated 1/12/2006
Attachment B: Photos of Subject Building



Photo 1: Front View from Downhill



Photo 2: Front view from Uphill



Photo 3: Interior View in Garage



Photo 4: Looking right of Garage



Photo 5: Upper View of Photo 3 with New Construction



Photo 6: New Construction with new Foundation



Photo 7: New Exterior Wall



Photo 8: Exterior Wall under New Foundation



Photo 9: Interior Side of New Wall



Photo 10: Anchor Bolt on New Stud Wall



Photo 11: Upper Level with TJI Joists



Photo 12: Viewing Right of Photo 11

Joseph Duffy/DBI/SFGOV

04/24/2007 04:05 PM

To Ben Fu/CTYPLN/SFGOV@SFGOV

cc

bcc

Subject

Hi Ben

This E-mail is to confirm that the project at 14 Costa was not deemed to be an unlawful demolition. This decision was reached following a review by Building Inspection Division staff.

If you have any further questions regarding this matter please do not hesitate to contact me.

Sincerely

Joe Duffy

Acting Chief Building Inspector

Building Inspection Division



14 COSTA STREET
SAN FRANCISCO, CA 94110

LEGEND

- EXISTING WALL OR CONDITION TO BE REMOVED
- NEW STUDYWALL
- (E) - 'EXISTING'
- (N) - 'NEW'
- (R) - 'REPLACEMENT'
- U.O.N. - UNLESS OTHERWISE NOTED
- N/A - NOT APPLICABLE
- DN - DOWN
- 2/Øx6/8 - DENOTES 2'-Ø" WIDE x6'-8" HIGH
- EE - EMERGENCY EGRESS
- FXD - FIXED GLASS
- SG - SAFETY GLAZING/TEMPERED GLASS
- SLDR - SLIDER
- CSMT - CASEMENT
- W - WASHER
- D - DRYER
- LT - LAUNDRY TUB
- WH - WATER HEATER
- F - FURNACE
- WC - WATER CLOSET
- DS - DOWNSPOUT

Bernal Heights
 East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • (285-8978)
 June 20, 2006

Rm 14 Costa Street
 Block/Lot: 5557-7

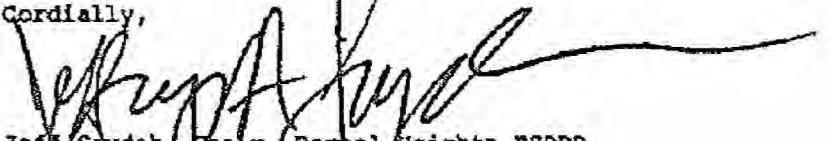
Dear Applicant:

The East Slope Design Review Board held neighborhood meetings to review plans for a new house following a demolition on Costa St.

The Design Review Board recommends that the Department of City Planning approve this project. The Board believes that the plans comply with the East Slope Building Guidelines. Neighbors' concerns were addressed with refinements to the design.

The Review Board supports the project because requested revisions were made to the facade to make the design more compatible with the neighborhood. Per the Guidelines, space for a street tree is provided in the front setback, there is a "significant entry" and a "zoned sideyard" on the west, and top floor setbacks at the front and rear. The project sponsor has assured us that the depth of twenty-eight feet for the garage will work for the requirement of two cars side by side.

The Review Board wishes to thank the project sponsor for presenting the plans to the neighborhood. Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,

 Jeff Sydah, Chair, Bernal Heights ESDRB

REVISIONS	BY

DESIGNER
HECTOR G. ESTIFONA
 223 BONITA AVENUE
 SOUTH SAN FRANCISCO, CA 94080
 TEL. # 415-305-8731 FAX # 800-871-8345
 hestifona@aol.com

PROJECT DATA

BLOCK: 5557 LOT: 008
 ZONE: RH-1

OCCUPANCY: R-3
 RESIDENTIAL UNIT: 1

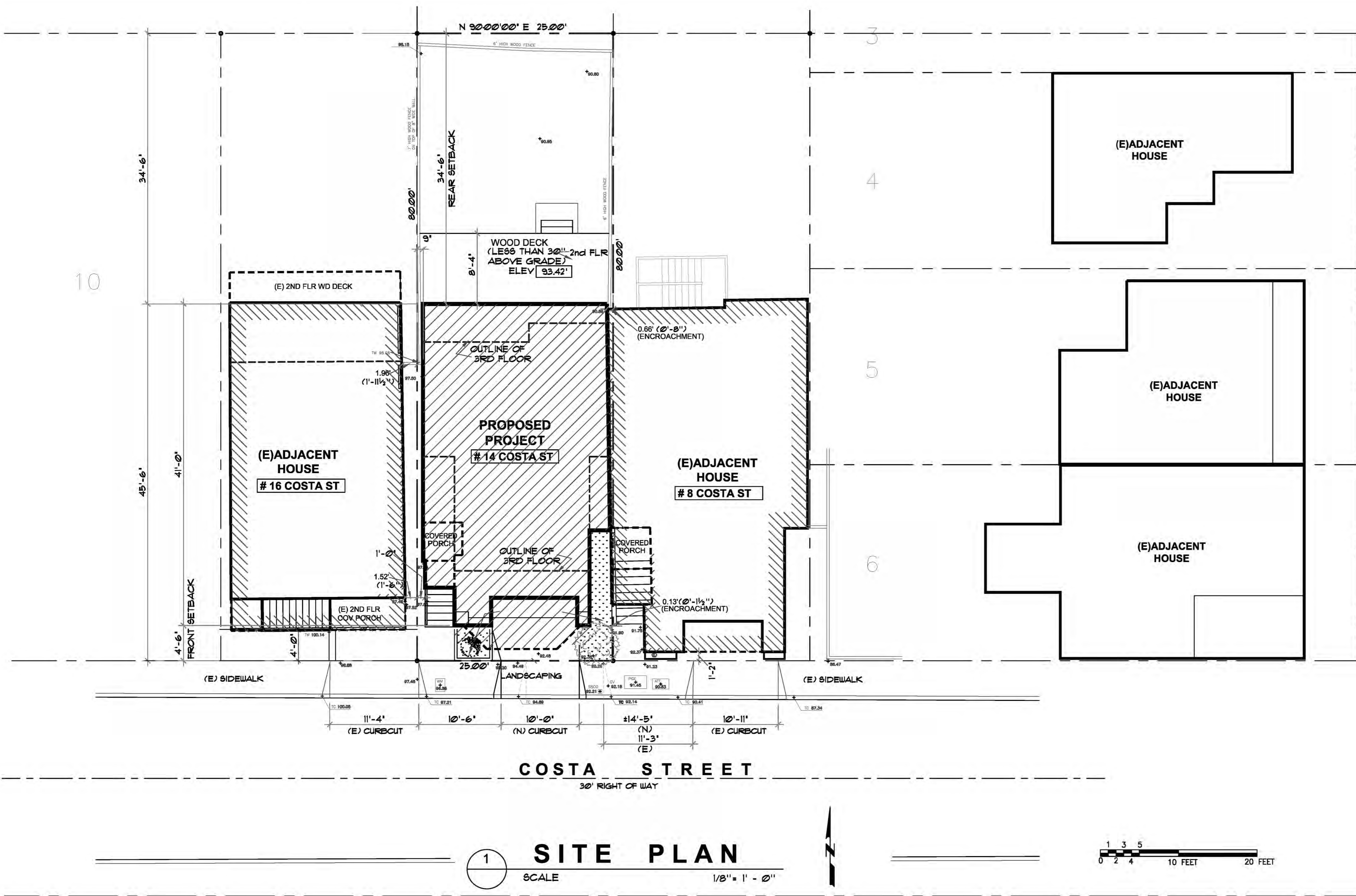
CONSTRUCTION TYPE: V-B, (3-STORY)
 MAXIMUM HEIGHT: 40'-0" MAX

BUILDING AREA

FIRST FLOOR (GARAGE)	498 SF
FIRST FLOOR (FAMILY ROOM)	378 SF
SECOND FLOOR	920 SF
COVERED ENTRY PORCH	24 SF
THIRD FLOOR	621 SF
TOTAL FLOOR AREA (498+ 378+ 920+621)	2,417 SF
PARKING GARAGE AREA (2-CAR) (INCLUDING STORAGE)	498 SF
HABITABLE AREA (378+ 920+621)	1,919 SF

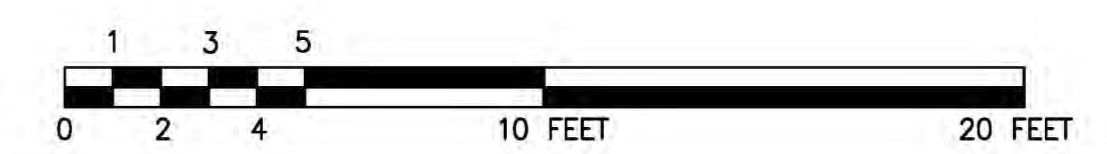
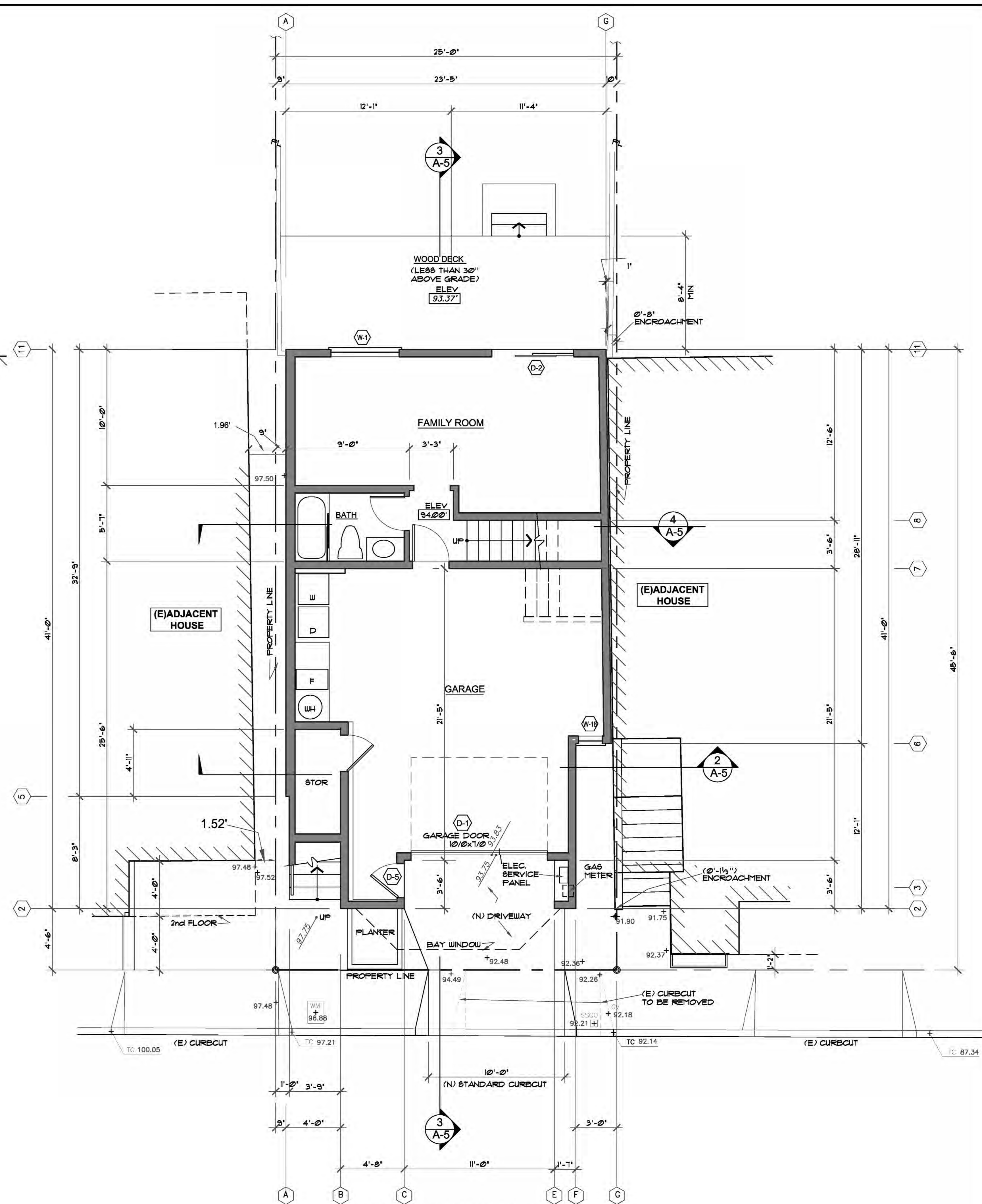
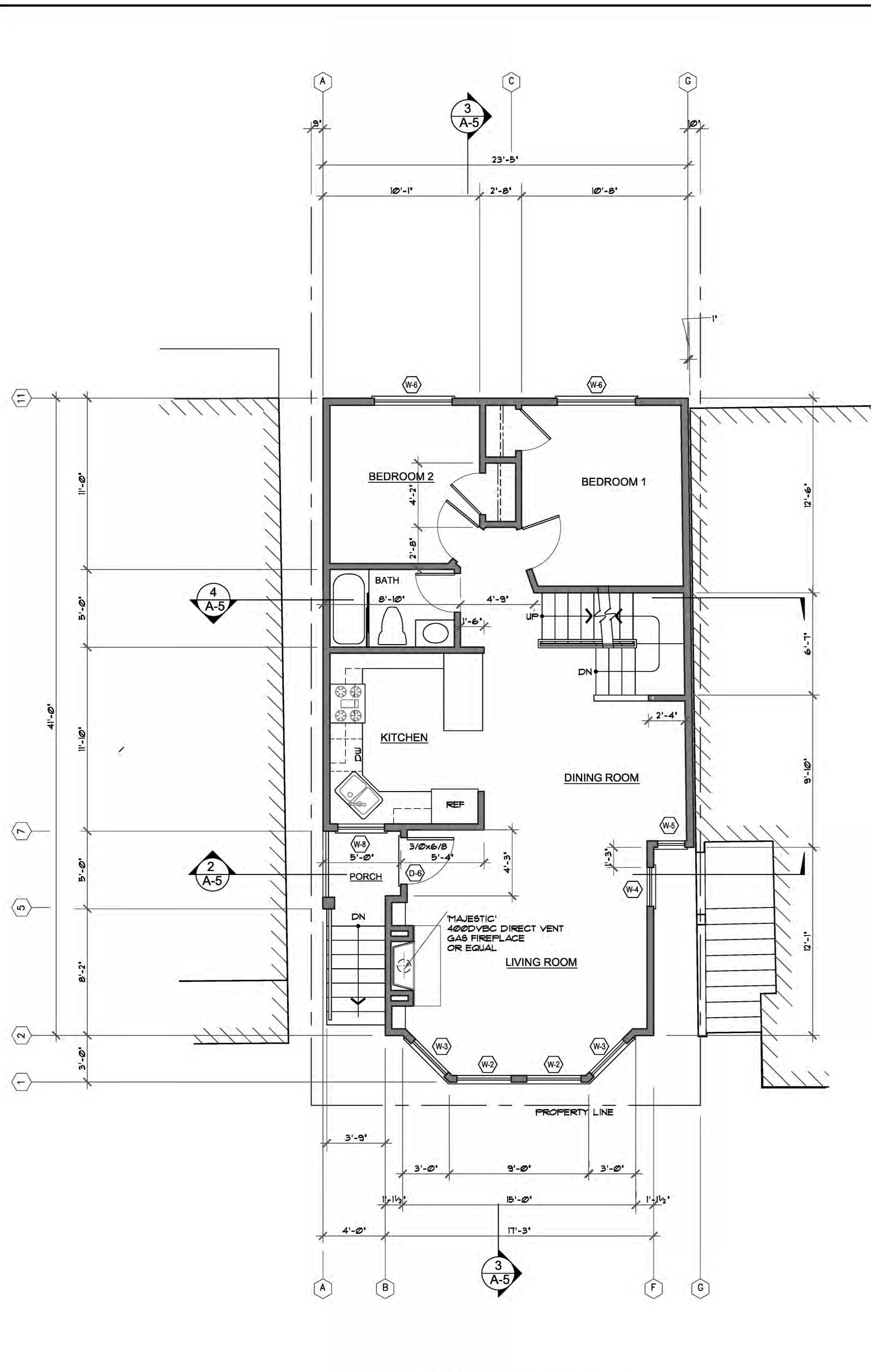
- GENERAL NOTES**
- 1 - ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY AND COUNTY OF SAN FRANCISCO CODES AND OTHER ORDINANCES.
 SAN FRANCISCO HOUSING CODE (2010 SFHC)
 SAN FRANCISCO BUILDING CODE (2010 SFBIC)
 SAN FRANCISCO PLUMBING CODE (2010 SFPIC)
 SAN FRANCISCO ELECTRICAL CODE (2010 SFECC)
 SAN FRANCISCO MECHANICAL CODE (2010 SFMC)
 - 2 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITION ON THE JOB SITE AND EXISTING CONDITION.
 - 3 - DO NOT SCALE DRAWINGS, USE WRITTEN, IN NO CASE SHALL PLANS BE SCALED.

- DRAWING INDEX**
- A-1 — SITE PLAN
 - A-2 — FIRST & SECOND FLOOR PLAN
 - A-3 — THIRD FLOOR PLAN, ROOF PLAN, WINDOW & DOOR SCHEDULE
 - A-4 — FRONT, REAR, LEFT SIDE ELEVATIONS
 - A-5 — RIGHT SIDE ELEVATION, BUILDING SECTIONS



NEW SINGLE FAMILY RESIDENCE
14 COSTA STREET
 SAN FRANCISCO, CA 94110
OWNER

DATE 04-10-10
 SCALE AS NOTED
 DRAWN HE
 JOB
 SHEET
A-1
 OF SHEET



REVISIONS	BY

HECTOR G. ESTIPONA
DESIGNER
223 BONITA AVENUE
SOUTH SAN FRANCISCO, CA 94080
TEL. #415-305-9731 FAX # 650-971-6245
hge@gai.com

NEW SINGLE FAMILY RESIDENCE
14 COSTA STREET
SAN FRANCISCO, CA 94110
OWNER:

DATE 04-10-10
SCALE AS NOTED
DRAWN HEE
JOB
SHEET

A-2
OF SHEET

WINDOW & EXTERIOR DOOR SCHEDULE

NOTE: THESE WINDOWS OR DOORS VISIBLE FROM PUBLIC RIGHT OF WAY

MARK	SIZE	DESCRIPTION	REMARKS
(W1)	5/0x44/0	DOUBLE PANE GLASS VINTL. SLIDING	
(W2)	3/6x5/0	DOUBLE PANE GLASS, CROSSHEAD CROWN HOLDING	- W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W3)	3/0x5/0	WOOD ALUMINUM CLAD WITH SIMULATED LITES	- W/ TRIM STRIP (SEE FRONT ELEVATION)
(W4)	2/6x4/0	DOUBLE PANE GLASS, CROSSHEAD CROWN HOLDING	- W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W5)	1/3x4/0	DOUBLE PANE GLASS, CROSSHEAD CROWN HOLDING	- W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W6)	5/0x44/0	DOUBLE PANE GLASS VINTL. SLIDING	EMERGENCY EGRESS SEE DETAIL
(W7)	(NOT USED)		
(W8)	3/0x3/6	DOUBLE PANE GLASS, DBL./SINGLE HUNG WOOD ALUMINUM CLAD WITH SIMULATED LITES	W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W9)	2/6x4/0	DOUBLE PANE GLASS, DBL./SINGLE HUNG WOOD ALUMINUM CLAD WITH SIMULATED LITES	W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W10)	2/6x3/0	DOUBLE PANE GLASS, DBL./SINGLE HUNG WOOD ALUMINUM CLAD WITH SIMULATED LITES	W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W11)	1/3x3/0	DOUBLE PANE GLASS, DBL./SINGLE HUNG WOOD ALUMINUM CLAD WITH SIMULATED LITES	- SAFETY GLAZING (TEMPERED GLASS) - W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W12)	5/0x44/0	DOUBLE PANE GLASS VINTL. SLIDING	
(W13)	(NOT USED)		
(W14)	3/0x3/6	DOUBLE PANE GLASS VINTL. STATIONARY	SAFETY GLAZING (TEMPERED GLASS)
(W15)	3/0x3/6	DOUBLE PANE GLASS VINTL. STATIONARY	- W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W16)	2/0x2/0	DOUBLE PANE GLASS, DBL./SINGLE HUNG WOOD ALUMINUM CLAD WITH SIMULATED LITES	- W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(W17)	2/0x2/0	DOUBLE PANE GLASS, DBL./SINGLE HUNG WOOD ALUMINUM CLAD WITH SIMULATED LITES	- W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)

MARK	SIZE	DESCRIPTION	REMARKS
(D1)	(SEE PLAN)	WOOD PANEL OVERHEAD GARAGE DOOR	
(D2)	6/0x6/0	DOUBLE PANE GLASS VINTL. SLIDING	SAFETY GLAZING (TEMPERED GLASS)
(D3)	(2) 2/6x6/0	DOUBLE PANE GLASS, FRENCH DOOR WOOD ALUMINUM CLAD WITH SIMULATED LITES	- EMERGENCY EGRESS - SAFETY GLAZING (TEMPERED GLASS)
(D4)	2/6x6/0 EA. END	DOUBLE PANE GLASS, FRENCH STATIONARY DOOR WOOD ALUMINUM CLAD WITH SIMULATED LITES	- W/ TRIM/CASING AND CROSSHEAD CROWN HOLDING (SEE ELEVATION)
(D5)	2/6x6/0	DOUBLE PANE GLASS W/ VINTL. CLAD, FRENCH	
(D6)	3/0x6/0	EXTERIOR SOLID PANEL DOOR	
(D7)	3/0x6/0	EXTERIOR SOLID PANEL ENTRY DOOR	

EXTERIOR SIDING & ACCESSORIES SPECIFICATIONS

ES LEGACY REPORT **NER-405**
Revised April 1, 2004

ICC Evaluation Service, Inc.
www.iccsd.org

Legacy report on the 2000 International Building Code, the 1998 International Building Code, the 1995 International Building Code, the 1991 International Building Code, the 1988 International Building Code, the 1985 International Building Code, the 1982 International Building Code, the 1979 International Building Code, the 1976 International Building Code, the 1973 International Building Code, the 1970 International Building Code, the 1967 International Building Code, the 1964 International Building Code, the 1961 International Building Code, the 1958 International Building Code, and the 1955 International Building Code.

DIVISION 06 - WOOD AND PLASTICS
Section 06160 - Sheathing

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
Section 07450 - Fiber-Reinforced Cementitious Panels

JAMES HARDE BUILDING PRODUCTS, INC.
FRONT LUM AVENUE
MILWAUKEE, WISCONSIN 53237
908-558-6388
www.jamesharde.com

SUBJECT

1.0 SING AND SOFT BOARDS

- 1.1.1 Hardiplank® Siding
- 1.1.2 Hardiplank® Panel
- 1.1.3 Hardiplank® Panel
- 1.1.4 Hardiplank® Panel
- 1.1.5 Hardiplank® Panel
- 1.1.6 Hardiplank® Panel
- 1.1.7 Hardiplank® Panel
- 1.1.8 Hardiplank® Panel

1.2 LINING BOARD AND UNDERLAYMENT

- 1.2.1 Plym® Panel
- 1.2.2 Hardibacker® backboard
- 1.2.3 Hardibacker® underlayment
- 1.2.4 Hardibacker® backboard
- 1.2.5 Hardibacker® backboard

1.3 SUBFLOOR PANELS

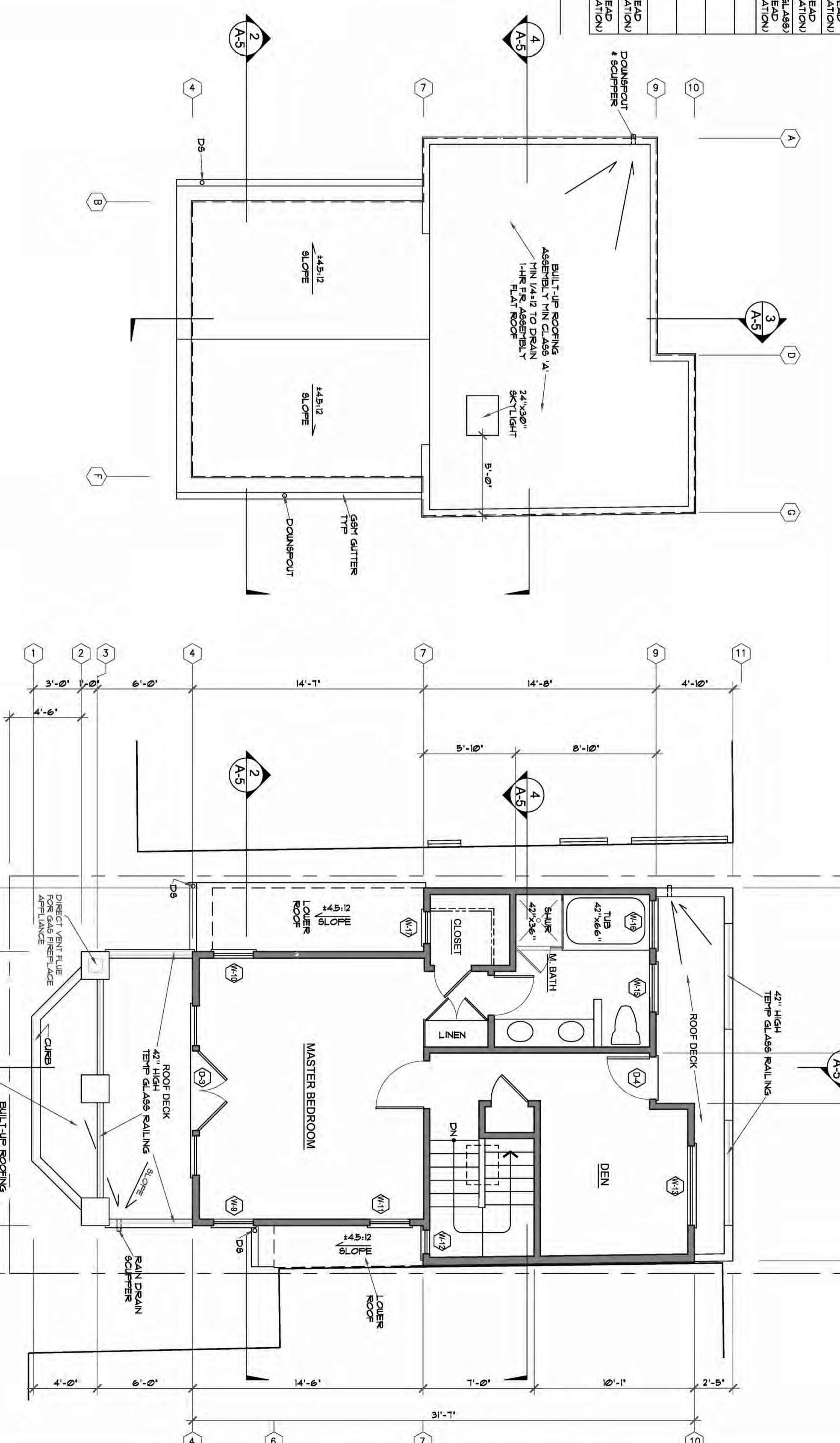
1.3.1 Compressed Sheet™

2.0 PROPERTY FOR WHICH EVALUATION IS SOUGHT

- 2.1 Exterior Wall Covering
- 2.2 Structural Performance
- 2.3 Noncombustible Construction
- 2.4 Fire Resistant Construction
- 2.5 Impact Resistance

ICC-ES Legacy reports are not to be construed as a certification of the product or system. The information is provided for informational purposes only. The user of this report is responsible for the proper use of the information. The user of this report is responsible for the proper use of the information. The user of this report is responsible for the proper use of the information.

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2 ROOF PLAN
SCALE 1/4" = 1' - 0"

1 THIRD FLOOR PLAN
SCALE 1/4" = 1' - 0"

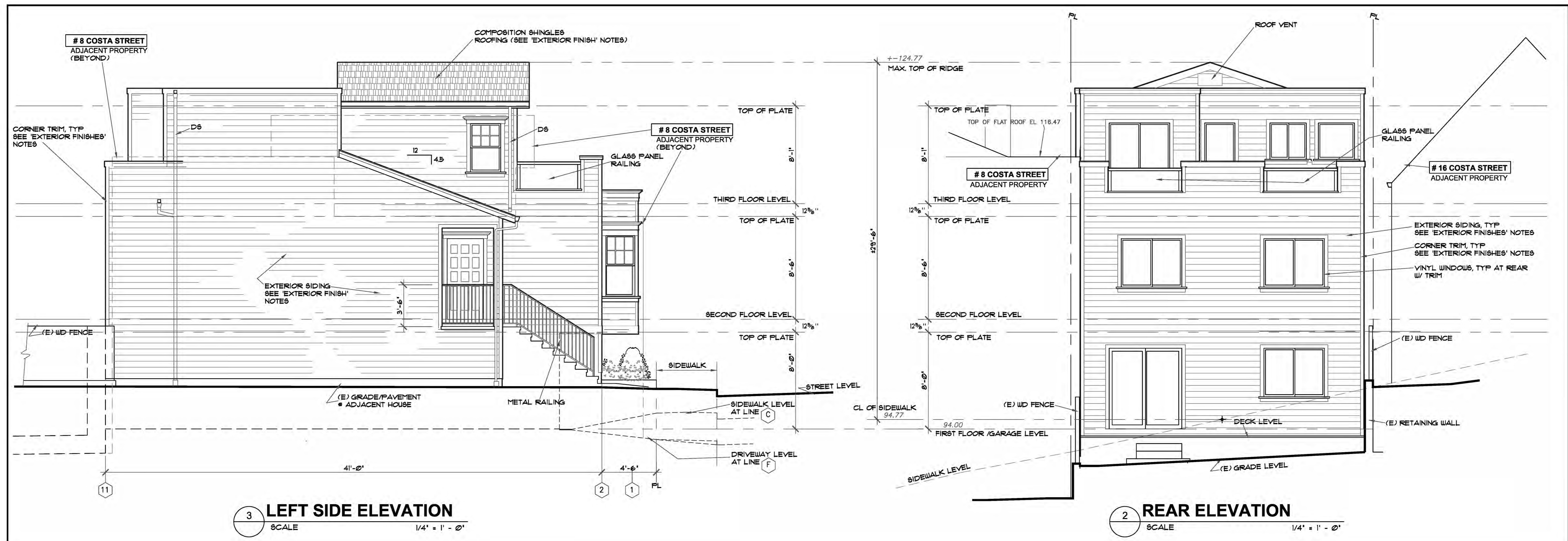


<p>REVISIONS</p> <p>BY</p>	<p>HECTOR G. ESTIPONA</p> <p>DESIGNER</p> <p>223 BONITA AVENUE</p> <p>SOUTH SAN FRANCISCO, CA 94080</p> <p>TEL. # 415-305-8731 FAX # 850-871-6345</p> <p>heckpe@aol.com</p>	<p>NEW SINGLE FAMILY RESIDENCE</p> <p>14 COSTA STREET</p> <p>SAN FRANCISCO, CA 94110</p> <p>OWNER:</p>	<p>DATE 04-10-10</p> <p>SCALE AS NOTED</p> <p>DRAWN HIE</p> <p>SHEET</p> <p>A-3</p> <p>OF SHEET</p>
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REVISIONS	BY

DESIGNER
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 223 BONITA AVENUE
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 hestipona@aol.com

OWNER
NEW SINGLE FAMILY RESIDENCE
14 COSTA STREET
 SAN FRANCISCO, CA 94110



3 LEFT SIDE ELEVATION
 SCALE 1/4" = 1' - 0"

2 REAR ELEVATION
 SCALE 1/4" = 1' - 0"

EXTERIOR FINISHES
 WINDOWS (SEE ALSO SCHEDULES)
 WOOD ALUMINUM CLAD WITH SIMULATED LITES
 WINDOWS SHALL BE USED VISIBLE FROM PUBLIC RIGHT OF WAY
 'SIERRA PACIFIC' OR SELECTED BY THE OWNER

 ENTRY & OTHER EXTERIOR DOORS
 WOOD MANUFACTURED AS SELECTED BY THE OWNER
 DBL PANE WOOD ALUM CLAD FRENCH DOOR
 'SIERRA PACIFIC' OR SELECTED BY THE OWNER

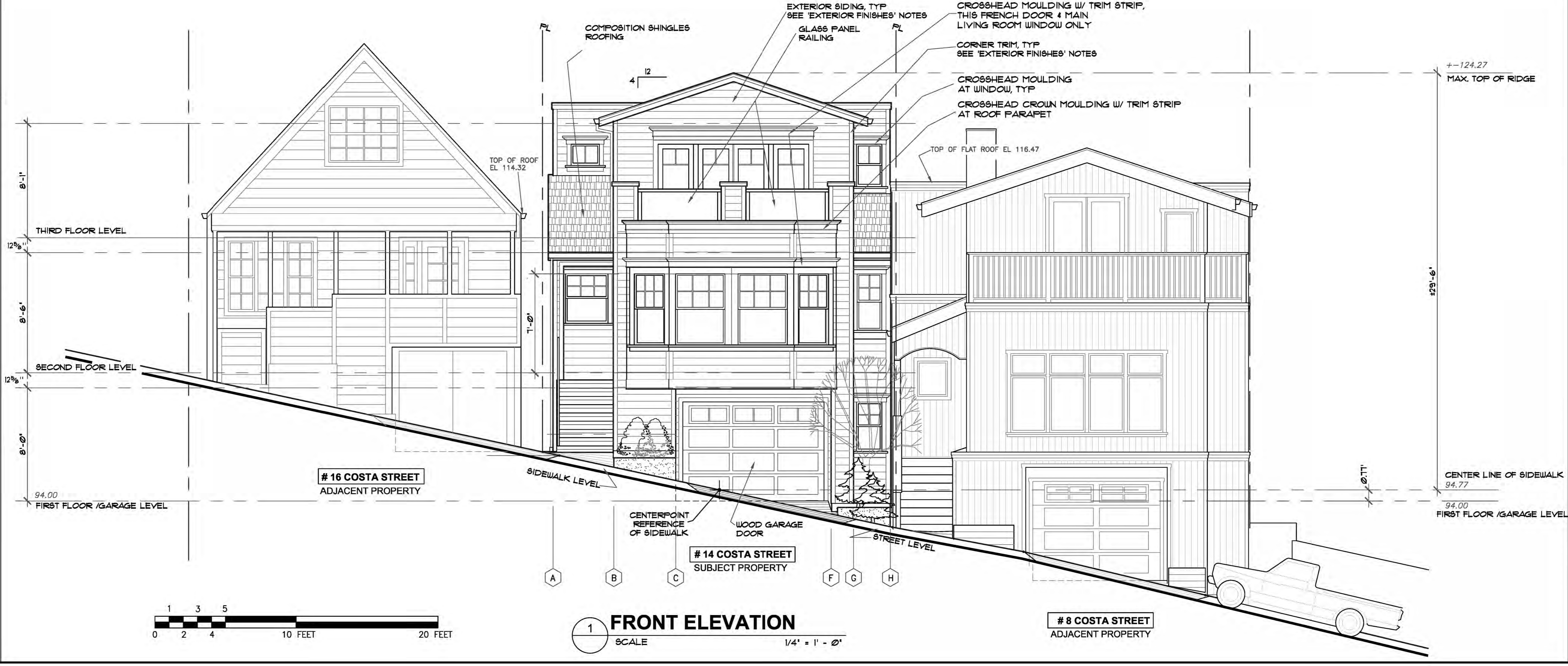
 EXTERIOR SIDING
 'HARDPLANK' LAPSIDING BY 'JAMES HARDIE PRODUCTS' (SEE TECHNICAL SPECIFICATION SHEET - SHEET A-3)
 USE SMOOTH OR EQUAL 5/16" THICKNESS x 1.55" WIDTH (6" EXPOSURE)

 TRIMS
 -USE 3.5" CORNER TRIMS BY 'JAMES HARDIE PRODUCTS' (SEE TECHNICAL SPECIFICATIONS SHEET - SHEET A-3)
 -FOR WINDOW TRIMS USE 3.5" CORNER TRIMS, TYP (* BAY WINDOWS USE 5.5" VERTICAL TRIMS ONLY) BY 'JAMES HARDIE PRODUCTS' (SEE TECHNICAL SPECIFICATIONS SHEET - SHEET A-3)
 -FOR BAND (AT BOTTOM OF BAY WINDOW) USE 1.25" BY 'JAMES HARDIE PRODUCTS' (SEE TECHNICAL SPECIFICATIONS SHEET - SHEET A-3)

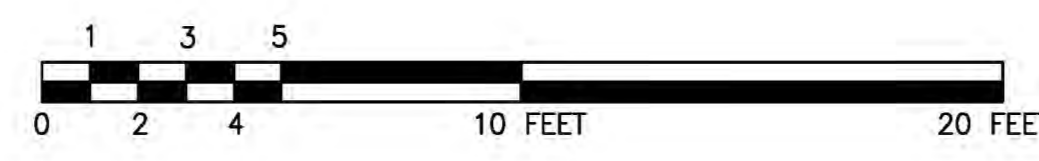
 WINDOW / HEAD MOULDING
 NOTE: SHALL BE USED ONLY AT VISIBLE FROM PUBLIC RIGHT OF WAY AS INDICATED/ DRAIN
 -PREFABRICATED SIMULATED WOOD PRODUCTS MANUFACTURED BY 'SPECTIS' OR EQUAL HEAD MOULDING

 ROOFING (SLOPED)
 COMPOSITION SHINGLES
 'ELK PRESTIGE' OR EQUAL, TYPICAL

 -FOR BAND USE 1.25" BY 'JAMES HARDIE PRODUCTS' (SEE TECHNICAL SPECIFICATIONS SHEET - SHEET A-3)



1 FRONT ELEVATION
 SCALE 1/4" = 1' - 0"



DATE 04-10-10

SCALE AS NOTED

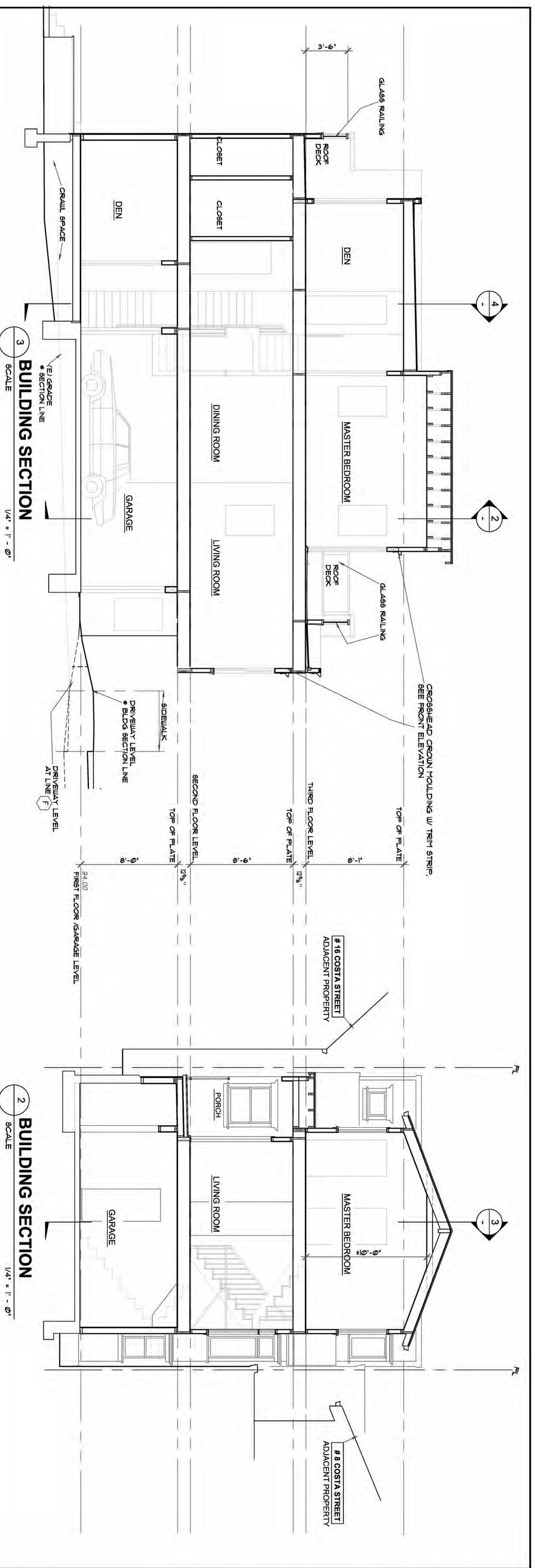
DRAWN HIE

JOB

SHEET

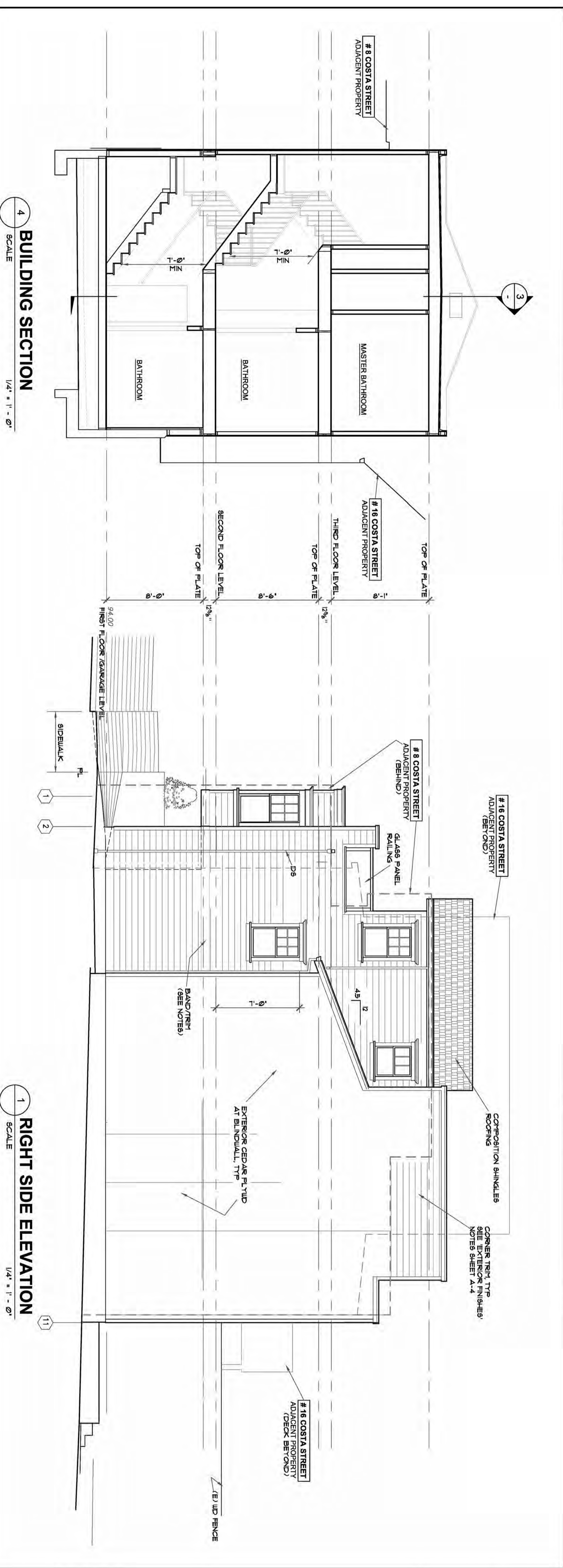
A-4

OF SHEET



3 BUILDING SECTION
SCALE 1/4" = 1' - 0"

2 BUILDING SECTION
SCALE 1/4" = 1' - 0"



4 BUILDING SECTION
SCALE 1/4" = 1' - 0"

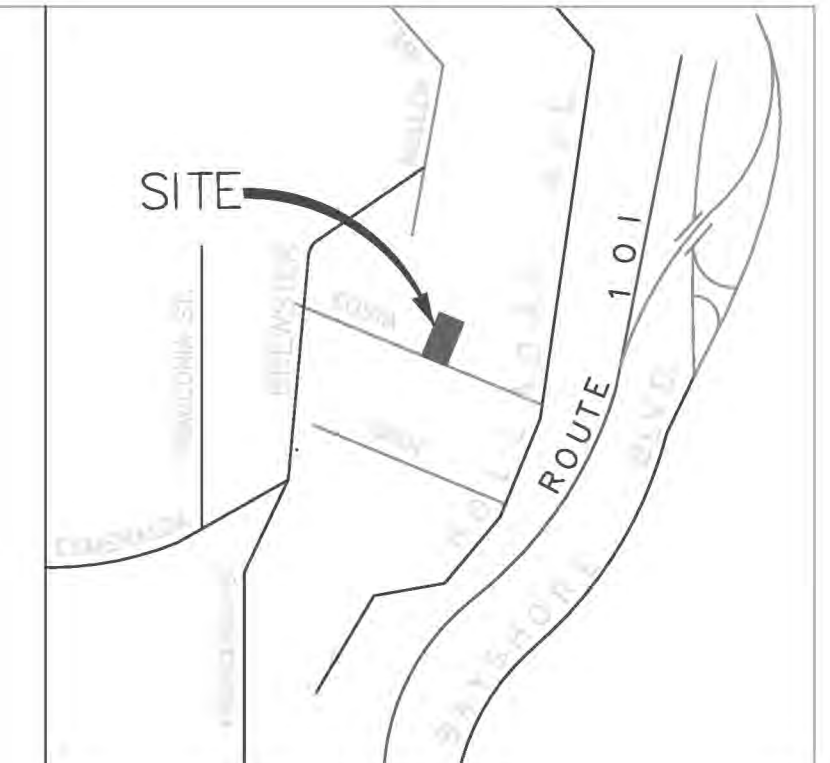
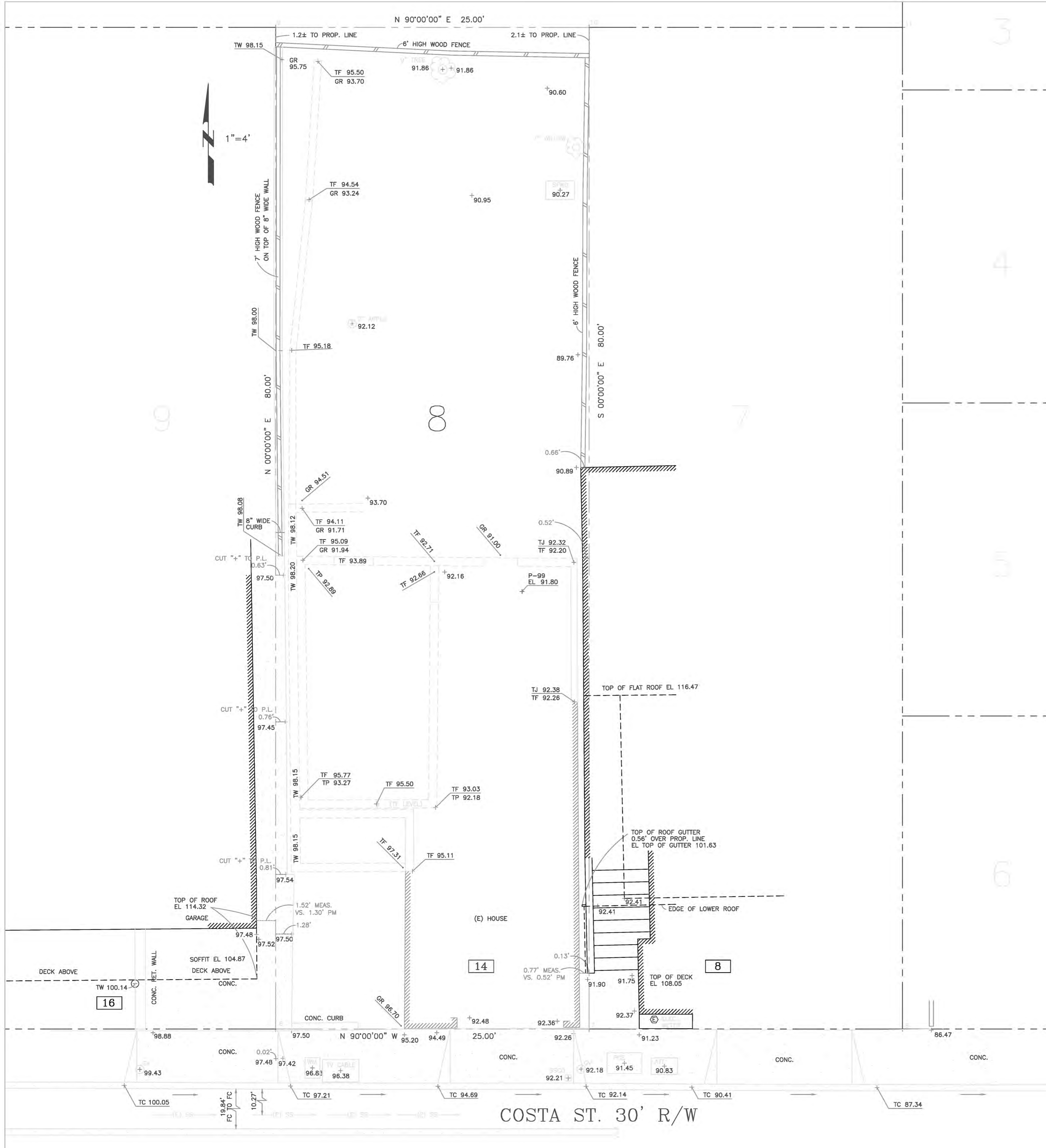
1 RIGHT SIDE ELEVATION
SCALE 1/4" = 1' - 0"

NO.	REVISIONS	BY

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NEW SINGLE FAMILY RESIDENCE
14 COSTA STREET
SAN FRANCISCO, CA 94110

DATE 04-10-10
SCALE AS NOTED
DRAWN HIE
JOB SHEET
SHEET
A-5
OF SHEET



VICINITY MAP

LEGEND

- + SET CUT "+"
- ⊕ ELECTRIC METER
- CONC CONCRETE
- (E) EXISTING
- EL ELEVATION
- GR GROUND
- GV GAS VALVE
- P.L. PROPERTY LINE
- R/W RIGHT OF WAY
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- TC TOP OF CURB
- TF TOP OF FOOTING
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE

NOTES

1. FIELD SURVEYING. Performed during May and June 2010.
2. REFERENCE ELEVATION. Found crow cut on outer rim of SWI, located Southwesterly of Holladay Ave. and Costa St. Elevation 69.53.
3. LEGAL DESCRIPTION. Lot 8 as shown on "Parcel Map 2626" filed Dec. 8, 2006, in Book 47 of Parcel Maps at Page 16. The boundary shown on this Topographic Map is based on the survey monuments in Holladay Ave. as shown on the above reference Parcel Map. The bearing of Costa St. has been assumed at N 90°00'00" E.
ASSESSOR'S BLOCK NO. 5557 AREA 2,000 SF 0.046 AC
4. UNDERGROUND UTILITIES. Shown per surface evidence and record maps, may be different than as shown. Before digging call Underground Service Alert (USA) at (800) 227-2600.



Charles L. Kavanagh
RCE 20858

KAVANAGH ENGINEERING 708 CAROLAN AVE. BURLINGAME, CA 94010 (650) 579-1944 CESAR R. LOZADA SAN FRANCISCO, CA 14 COSTA ST.		SH#: T-1 SCALE: 1"=4' DATE: 6-16-10
APPR: Charles L. Kavanagh BY: DIS, SUL JOB: 1029 SF LOZADA	TOPOGRAPHIC MAP	

COSTA ST. 30' R/W

