



# SAN FRANCISCO PLANNING DEPARTMENT

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## Staff Initiated Discretionary Review Full Analysis

HEARING DATE JANUARY 12, 2012

*Date:* January 5, 2012  
*Case No.:* 2011.0379DV  
*Project Address:* 1 Massasoit Street  
*Permit Application:* 2010.08.20.9282  
*Zoning:* RH-1 (Residential House, One-Family)  
40-X Height and Bulk District  
*SUD:* Bernal Heights Special Use District  
*Block/Lot:* 5554/001  
*Project Sponsor:* Shaun Moynihan  
1 Massasoit Street  
San Francisco, CA 94110  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)  
*Recommendation:* **Take DR and approve the project with modifications.**

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

Reception:  
**415.558.6378**

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### PROJECT DESCRIPTION

The proposal is a 438 square foot rear extension of an existing single family dwelling. The extension is approximately 13 feet in depth and 25 feet in width at the first story and 10 feet 6 inches in depth and 25 feet in width at the second story. A rear deck and stair, 17 feet in width, 9 feet in height and 7 feet in depth, are also proposed and will provide access to the rear yard from the second floor. The proposed deck and stair are within the required rear yard and require a variance from the rear yard requirement under Planning Code Section 242. The combined new useable floor area, 2,066 square feet, requires a second off-street parking space. The proposal only provides one off-street parking space. A variance from the off-street parking requirement under Planning Code Section 242 is also required.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located at the southwest corner of Massasoit and Franconia Streets within the Bernal Heights Special Use District. The subject property measures 25 feet in width and 75 feet in depth. The subject property is improved with a two story single family dwelling of approximately 1,750 square feet built in 1949, according to Assessor Records.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

Properties surrounding the subject property are generally two story single family dwellings built to the front property line. On the subject block the vast majority of properties are approximately 35 feet in depth with a 12 foot extension set in from the side property lines 5 to 7 feet. This dominant pattern creates a strong mid-block open space pattern. The subject property and surrounding properties are

located within the Bernal Heights Special Use District and the RH-1 (Residential, House, One-Family) Zoning District.

**BUILDING PERMIT APPLICATION NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 15, 2011 – December 15, 2011	November 7, 2011	January 12, 2012	66 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 2, 2012	December 22, 2011	22 days
Mailed Notice	10 days	January 2, 2012	December 22, 2011	22 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	2	0	0
Neighborhood groups	0	0	0

The Department received two letters in support of the proposed project from neighbors either on the subject block or directly across the street.

**STAFF INITATED DISCRETIONARY REVIEW CONCERNS AND PROPOSED ALTERNATIVES**

**Issue #1:** The Department is concerned that the proposal does not respect the existing pattern of side spacing at the mid-block open space and consequently adversely impacts the adjacent property’s access to privacy, light and air.

**Issue #2:** The Department is concerned that the proposal does not respect the existing pattern at the mid-block open space with respect to the depth and width of the proposed rear extension.

The Department has proposed the following alternatives to address the concerns raised above:

- A 5 foot 7 inch by 5 foot notch at the southwest corner of the second floor building; or

- A 10 foot 7 inch by 3 foot side setback along the west side of second floor of the building.

## **PROJECT SPONSOR'S RESPONSE**

The Project Sponsor declined to alter the proposal in the manner requested by the Department in accordance with the Residential Design Team review.

## **PROJECT ANALYSIS**

### **Residential Design Guidelines**

The Department believes that the proposal conflicts with the Residential Design Guidelines and has concluded that it requires a variance from the rear yard and off-street parking requirements under Planning Code Section 242. The proposal fails to articulate the rear extension so as to minimize adverse impacts on the access to light and air and the maintenance of privacy for the adjacent property. The Residential Guidelines explicitly recommend the setting back of upper floors as a means to properly articulate building mass (pages 16 and 26). In addition Planning Code Section 101 states that the one of the purposes of the Planning Code is to provide adequate light, air and privacy.

### **Variance**

Planning Code Section 242 requires a rear yard equivalent to 35% of lot depth, free of obstructions. The subject property is 70 feet in depth and the required rear yard is 24 feet 6 inches. The proposed rear deck and stair intrude 5 feet 6 inches into the required rear yard and are obstructions that are not allowed within the required rear yard. This aspect of the proposal necessitates a variance from the rear yard requirement under Planning Code Section 242.

Planning Code Section 242 states that when the combined useable floor area of a proposed addition at least 400 square feet in size and the existing building exceed 1,651 square feet two off-street parking spaces are required. The combined useable floor area of the proposed rear extension and the existing single family dwelling is 2,066 square feet and requires two off-street parking spaces. The proposal provides only one off-street parking space and requires a variance from the parking requirement under Planning Code Section 242.

The Zoning Administrator will hold a public hearing to determine if the proposal meets the minimum findings for the granting of the aforementioned variances in light of the Planning Department position that exceptional and extraordinary circumstances exist that warrant modifications to the proposal.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## **RESIDENTIAL DESIGN TEAM REVIEW**

The Residential Design Team proposed one of two of the following reductions along the west side of the building:

- A 5 foot 7 inch by 5 foot notch at the southwest corner of the building; or
- A 10 foot 7 inch by 3 foot side setback along the west side of the building.

The Residential Design Team found that the proposal is inconsistent with the existing and dominant mid-block open space pattern found on the subject block and that the proposal would create an exceptional and extraordinary circumstance. The proposal would completely break from an establish pattern at the mid-block open space of residential buildings with two story, approximately 15 foot wide “pop outs” into the rear yard.

### **BASIS FOR RECOMMENDATION**

The Department recommends the Planning Commission take Discretionary Review and approve the project with the modifications as specified by the Residential Design Team:

- The specified modifications maintain an adequate level of access to light and air and maintenance of privacy for the adjacent property while allowing for a reasonable rear extension of the subject property.
- The specified modifications result in a project that respects the existing mid-block open space pattern yet allows for a practical rear extension.
- The specified modifications are consistent with the Residential Design Guidelines and Planning Code Section 101.

<b>RECOMMENDATION:</b> <b>Take DR and approve the project with modifications.</b>
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**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Images
- Section 311 Notice
- Response to DR Application dated December 19, 2011
- Letters from the Public
- Reduced Plans

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** Buildings of approximately 35 feet in depth with 12 foot “pop-outs” define the dominate pattern at the mid-block open space on the subject block.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
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
<b>Front Setback (pages 12 - 15)</b>			
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?			
Does the building provide landscaping in the front setback?			X
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?		X	
<b>Rear Yard (pages 16 - 17)</b>			
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	
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
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 proposal does not respect the existing pattern of side spacing as the proposal is to eliminate the “pop-out” feature that is prevalent on the block. By proposing full lot width extension at the first and second stories, the proposal does not minimize impacts on light and privacy to the adjacent property. This is in contrast to other properties on the block that do respect the existing pattern of side spacing.

**BUILDING SCALE AND FORM (PAGES 23 - 30)**

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
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	
<b>Building Form (pages 28 - 30)</b>			
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 proposed building depth at the street and at the mid-block open space is not compatible with the existing pattern on the subject block. No other properties on the subject block extend to the depth and width of the proposal, either at Franconia Street or at the mid-block open space.

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
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
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
<b>Garages (pages 34 - 37)</b>			
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
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other			X

building elements?			
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:** *Not applicable given proposed scope of work.*

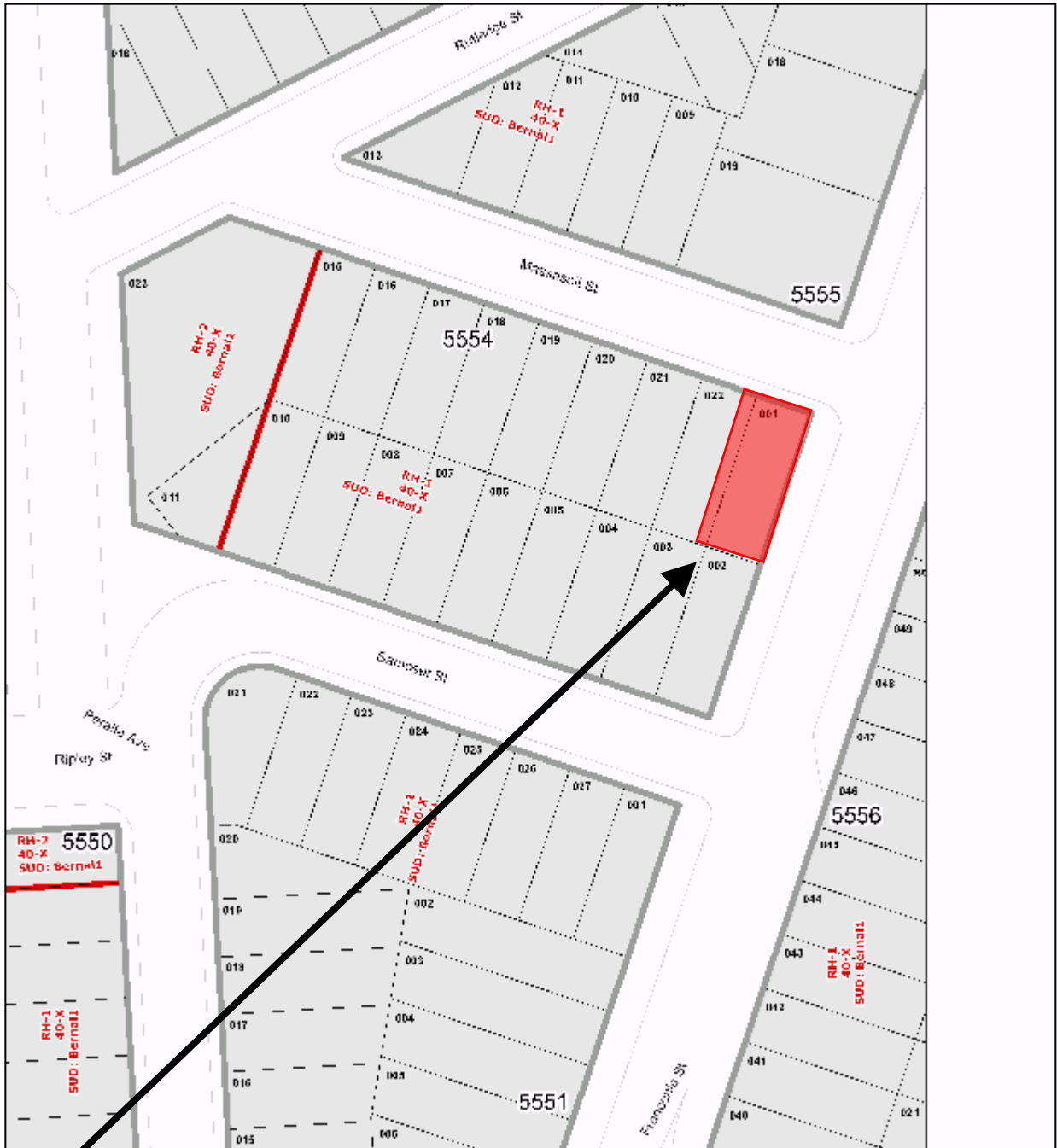
**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?			X
<b>Windows (pages 44 - 46)</b>			
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
<b>Exterior Materials (pages 47 - 48)</b>			
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 Planning Department believes the proposed exterior materials' finish, quality and details are compatible and appropriately applied.

*DRS: g:\documents\discretionary review\1 massasoit staff initiated dr - full analysis.doc*

# Parcel Map



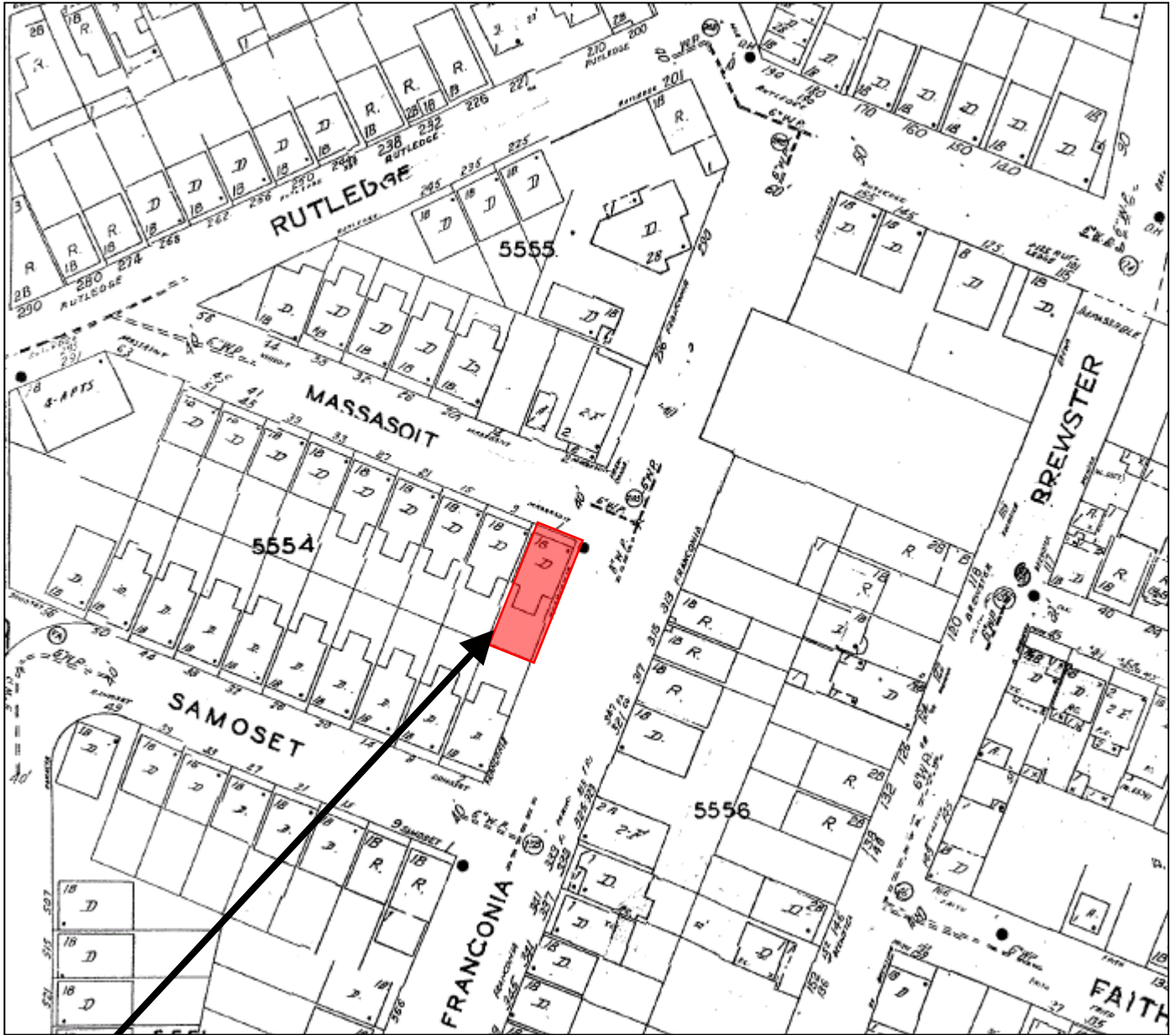
**SUBJECT PROPERTY**



Staff Initiated Discretionary Review Hearing  
Case Number 2011.0379DV  
1 Massasoit Street



# Sanborn Map\*



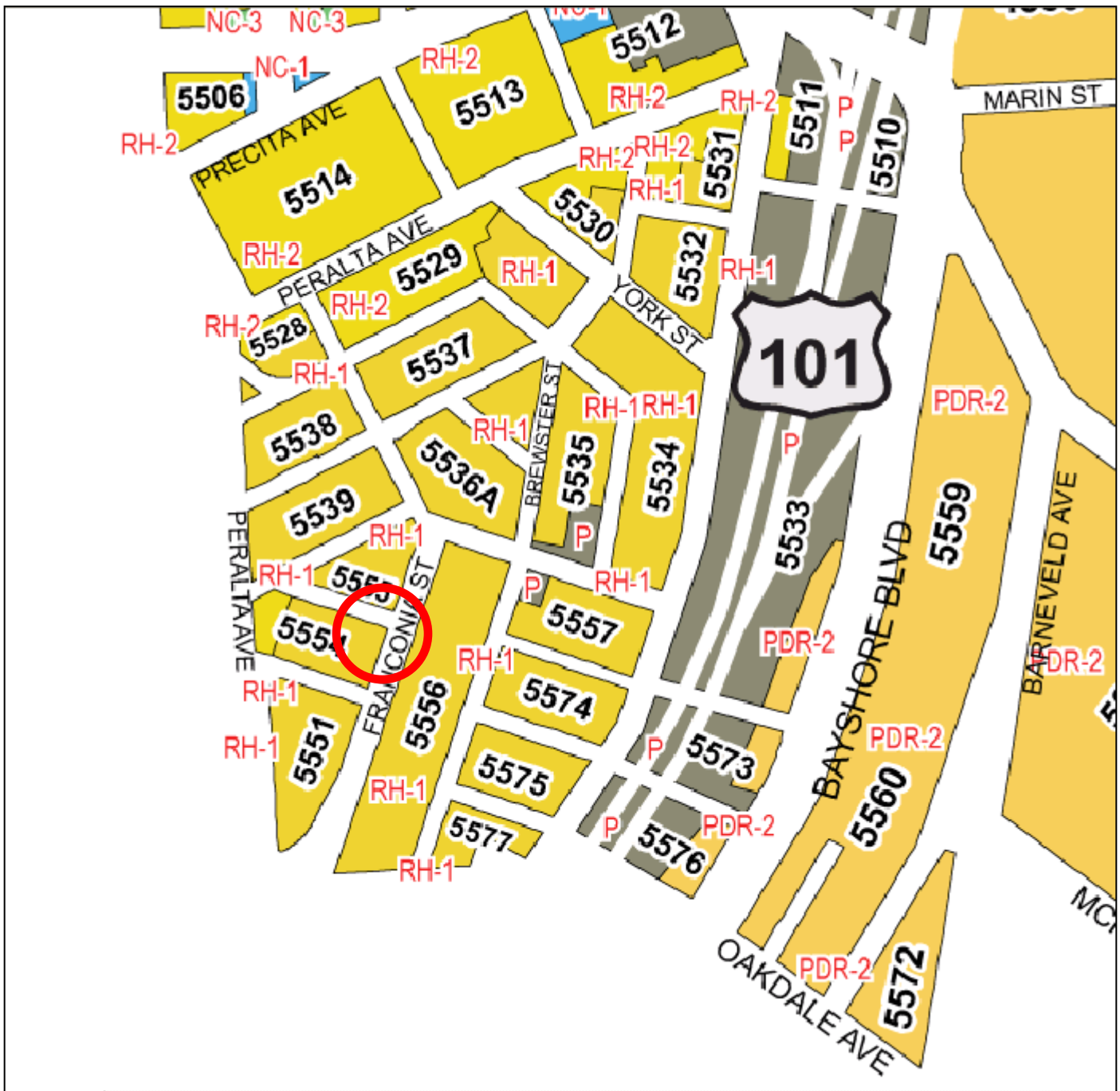
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

**SUBJECT PROPERTY**



Staff Initiated Discretionary Review Hearing  
Case Number 2011.0379DV  
1 Massasoit Street

# Zoning Map



Staff Initiated Discretionary Review Hearing  
Case Number 2011.0379DV  
1 Massasoit Street

# Aerial Photo



**SUBJECT PROPERTY**



# Context Images

Subject Property



Staff Initiated Discretionary Review Hearing  
Case Number 2011.0379DV  
1 Massasoit Street

# Context Images

Subject Property



Staff Initiated Discretionary Review Hearing  
Case Number 2011.0379DV  
1 Massasoit Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 20, 2010, the Applicant named below filed Building Permit Application No. 2010.08.20.9282 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Shaun Moynahan	Project Address:	1 Massasoit
Address:	1 Massasoit	Cross Streets:	SW corner of Franconia
City, State:	San Francisco, CA 94110	Assessor's Block /Lot No.:	5554/001
Telephone:	(415) 553-8810	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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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 type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" 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 checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING DEPTH .....	±31 feet	±44 feet
REAR YARD .....	±39 feet	±19 feet
HEIGHT OF BUILDING .....	±17 feet 6 inches	±20 feet
NUMBER OF STORIES .....	2	No Change
NUMBER OF DWELLING UNITS .....	1	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1	No Change
PROJECT DESCRIPTION		

The proposal is a rear extension of an existing single family dwelling. The extension is approximately 13 feet at the first story and 10 feet 6 inches at the second story. A rear deck and stair, 7 feet in width and 9 feet in height, are also proposed and will provide access to the rear yard from the second floor. The proposed deck and stair are within the required rear yard and require a variance from the Planning Code. The combined new useable floor area requires a second off-street parking space. The proposal is to provide only one off-street parking space. A variance from the off-street parking requirement under is also required. Further, the proposal will be heard before the Planning Commission under a Staff Initiated Mandatory Discretionary Review (Case 2011.0379DV). The Variance and Planning Commission hearings are scheduled for December 15, 2011.

PLANNER'S NAME: **Diego R Sánchez**  
PHONE NUMBER: **(415) 575-9082**  
EMAIL: **diego.sanchez@sfgov.org**

DATE OF THIS NOTICE:  
EXPIRATION DATE:

11/15/11  
12/15/11



*December 19, 2011*

DR Response by Boor Bridges Architecture, Inc.

1 Massasoit Street, San Francisco, CA

#### STAFF INITIATED DISCRETIONARY REVIEW CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The Department is concerned that the proposal does not respect the existing pattern of side spacing at the mid-block open space and consequently adversely impacts the adjacent property's access to privacy, light and air.

#### BBA Comments:

The proposed design would not negatively impact the adjacent property's access to privacy lack and air for the following reasons:

1. **Air:** The subject property is located in a block that does not have closure at the ends (ie, there no houses facing Franconia, just a fence); this, along with the fact that this corner is at the top of a rise, allows significant air access to the rear of the adjacent property.
2. **Light:** The subject and adjacent property have rear South facing yards. This exposure allows wonderful and immensely beautiful access to daylight.
3. **Privacy:** If the setback were enforced, then we would add windows along this west face which would substantially DECREASE the privacy allotted to the adjacent property. By infilling this area to the property line, both properties are afforded maximum privacy.
4. **Neighbor Support:** The adjacent property owner has written a letter of support for this project.

**Issue #2:** The Department is concerned that the proposal does not respect the existing pattern at the mid-block open space with respect to the depth and width of the proposed rear extension.

#### BBA Comments:

The proposed design would not be disrespectful of the existing pattern at the mid-block open space for the following reasons:

1. **No significant effect on mid-block open space:** The subject property is located in an area of Bernal Heights that has significant block pattern variations from the standard mid-block open space layout. This particular block is open on the east end (Franconia) and cuts off at an angle at the other west end (Rutlege) thereby creating a mid-block open space with essentially two open ends. This open-ended condition provides this block with a substantial open feeling that is not consistent with other mid-block open spaces in SF. As such, the proposed project's rear extension would not have any significant impact on the pattern of the mid-block open space in this particular block

**San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103**

December 16, 2011

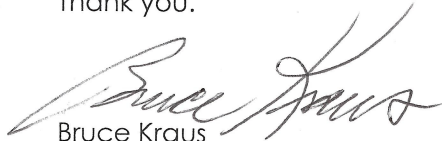
Dear San Francisco Planning Department:

This letter is in reference to the proposed project at 1 Massasoit Street in San Francisco, Block 55554 / Lot 001, application: 2010.0820.9282.

As the southern neighbor to the proposed project, the rear of my building faces the rear of the intended project. I have received and reviewed the 311 notification drawings.

I am submitting this letter endorsing the expansion of the rear of the building to the property lines and the intended deck and stairs off the back of the building. I suggest the planning department allow the homeowners to proceed with the project.

Thank you.



Bruce Kraus  
2 Samoset Street  
San Francisco, CA 94110



# James O'Connor

317 Franconia St • San Francisco, CA 94110  
Phone: 415 505 2530 • Fax: 772-325-2953 • E-Mail: jamesboyd\_o@yahoo.com

Date: November 19, 2011

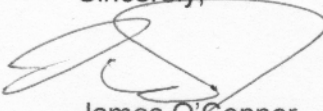
To Whom It May Concern:

My name Jim O'Connor and I am the owner of 317 Franconia, which is directly to the East of Shaun's house at 1 Massasoit. From the front of my house we can see the entire side profile of Shaun's house including the back portion with the proposed deck addition and new bay windows.

We don't have any issues with the proposed enhancements to Shaun's house and believe it will be a nice addition to the neighborhood helping to improve everyone's home values.

If you have any questions or would like more information, please feel free to contact me at any time, by mail at my home address: 317 Franconia St, San Francisco, CA 94110 or by cell phone at 415-505-2530.

Sincerely,

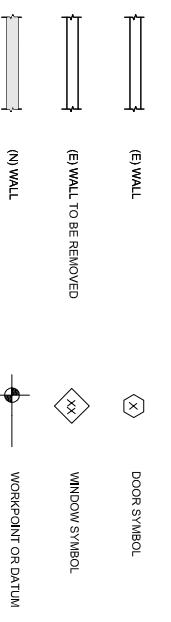


James O'Connor

### GENERAL NOTES

- CONTRACTOR ACKNOWLEDGES THAT THEY HAVE THOROUGHLY FAMILIARIZED THEMSELVES WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS AND WITH ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSURES ALL RISKS, CONTRACTOR TO VERIFY DIMENSIONS BEFORE COMMENCING WORK, CONTRACTOR SHALL REPORT ANY ERRORS, INCONSISTENCIES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH CONSIST OF CALIFORNIA BUILDING CODE, AND LOCAL (2007) SAN FRANCISCO BUILDING CODE (DOORS AND SAFETY ORDINANCES IN EFFECT).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH WORK. CONTRACTORS ARE RESPONSIBLE FOR ANY ACTS, OMISSIONS OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- FOR OPENINGS NOT SHOWN OR DETAIL ED ON THE DRAWINGS WHICH REQUIRE STRUCTURAL ELEMENTS, OBTAIN APPROVAL FROM THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTORS AGREE THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION ON THIS PROJECT, INCLUDING SHEETS OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENT SHALL APPLY DERIVED, INDEFINITE AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FOR THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.
- ALL ITEMS NOT NOTED AS (E) OR 'EXISTING' ARE NEW.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION BY ARCHITECT AND OWNER.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONDITIONS SHOWN ON A WEIGHTED ORANGE OVERLAY SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IF REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES, CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGN AND IMPLEMENTATION OF TEMPORARY SHORING REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE.
- ALL DIMENSIONS ARE TO FINISH SURFACE UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILINGS AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION EXCEPT AS OTHERWISE NOTED.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE PROJECT TO PREVENT ARBORICIDE DUE TO THE WORK. MAINTAIN WORK AREA AS CLEAN AND FREE FROM UNDER ENCUMBRANCES, AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- MATERIALS INDICATED TO BE REINSTALLED SHALL BE STORED AND PROTECTED ON SITE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS TO BE HANDLED, STORED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WEATHERSTRIP ALL DOORS, LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
- GULCH AND SEAL OPENINGS IN BUILDING EXTERIOR 1/2" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE MADE OPERABLE AND CLEAN U.O.N.
- ALL WALL FRAMING TO BE 2x4 @ 16" OC MINIMUM U.O.N.
- ALL GYPSUM BOARD WALLS TO BE 1/2" THICK, U.O.N.
- ALL GYPSUM SURFACES TO BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE D BUILDING PAPER.

### SYMBOLS



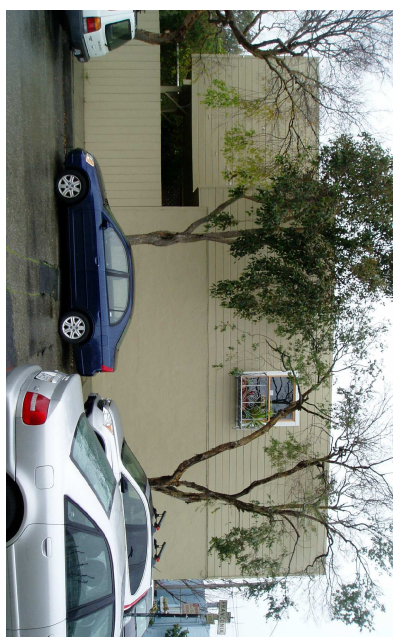
### ABBREVIATIONS

A	AND	SHR	SHOWER
AL	ALUMINUM	SM	SMOKE
ALUM	ALUMINUM	SHL	SHOWER
APPROX	APPROXIMATE	SMK	SMOKE
ARCH	ARCHITECTURAL	SPC	SPECIFICATION
AV	AUDIO VISUAL	SQ	SQUARE
BD	BOARD	S.S.D.	SEE STRUCTURAL DWG.
BLDG	BUILDING	STD	STANDARD
BLK	BLOCK	STL	STEEL
BLKG	BLOCKING	STR	STORAGE
BLD	BUILDING	STRUC	STRUCTURAL
BURS	BOTTOM OF	SYML	SYMMETRICAL
CAB	CABINET	T	TREAD
CEN	CENTER	T.B.	TOWEL BAR
CEM	CEMENT	TEL	TELEPHONE
CLG	CEILING	T&G	TONGUE AND GROOVE
CLKG	CEILING	TK	THICK
CLR	CLEARING	TK	THICK
C.O.	CENTER OF	T.O.	TOP OF
COL	COLUMN	T.O.P.	TOP OF PAVEMENT
CONT	CONTINUOUS	T.S.	TOP OF WALL
COIT	CONTINUOUS	T.S.	TUBULAR STEEL
COIT	CONTINUOUS	TV	TELEVISION
COIT	CONTINUOUS	U.O.N.	UNLESS OTHERWISE NOTED
COIT	CONTINUOUS	V.C.T.	VINYL COMPOSITION TILE
COIT	CONTINUOUS	VERT	VERTICAL
COIT	CONTINUOUS	V.F.	VERTICAL FIELD
COIT	CONTINUOUS	W	WEST
COIT	CONTINUOUS	W	WOOD
COIT	CONTINUOUS	W/O	WITHOUT
COIT	CONTINUOUS	W/P	WITH PAINT
COIT	CONTINUOUS	WT	WEIGHT

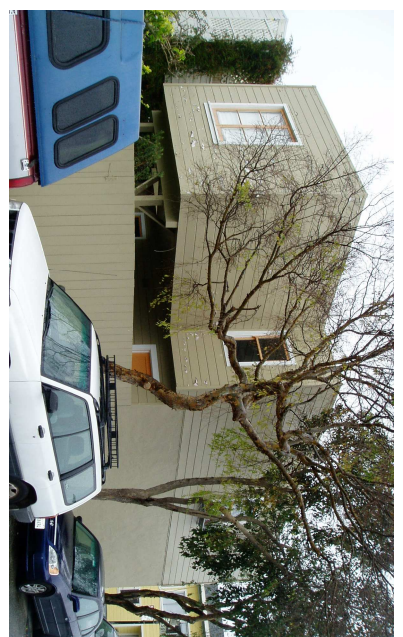
### EXISTING NORTH EAST ELEVATION



### EXISTING EAST ELEVATION



### EXISTING SOUTH EAST ELEVATION



### REVISION STATUS

MARK	DATE	ISSUED BY	DESCRIPTION
	02/22/10	SM	B1R.B
	06/21/10	SM	PRE-APP
	08/20/10	SM	PERMIT
	11/19/10	SM	PLANNING REV
	01-10-11	SM	PLANNING REV

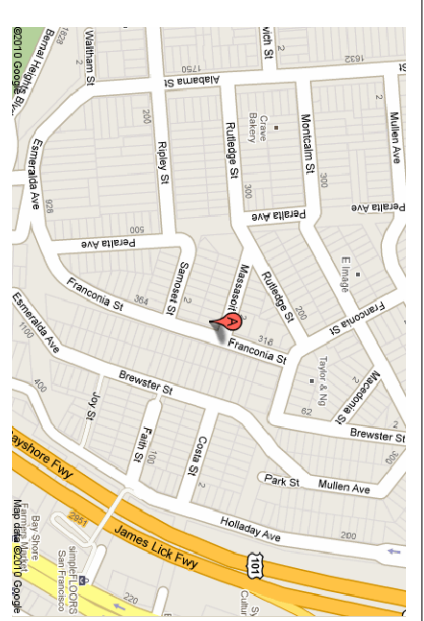
### SEMCO ENGINEERING INC.

360 Langdon Street, Suite 304  
San Francisco, CA 94110  
San Francisco, CA 94110  
Tel: 415.553.8810  
Fax: 415.553.8768  
Email: info@semcoengineering.net

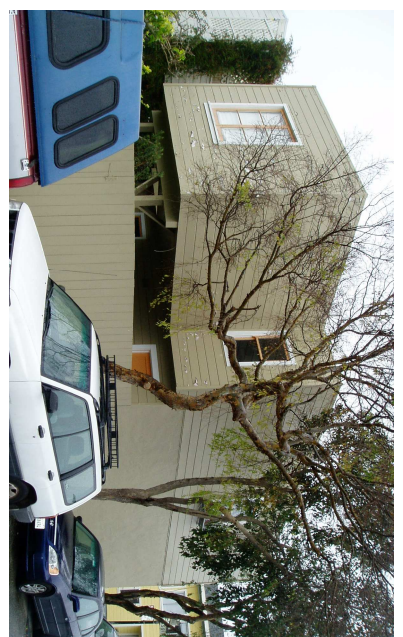
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STAMP:

### VICINITY MAP



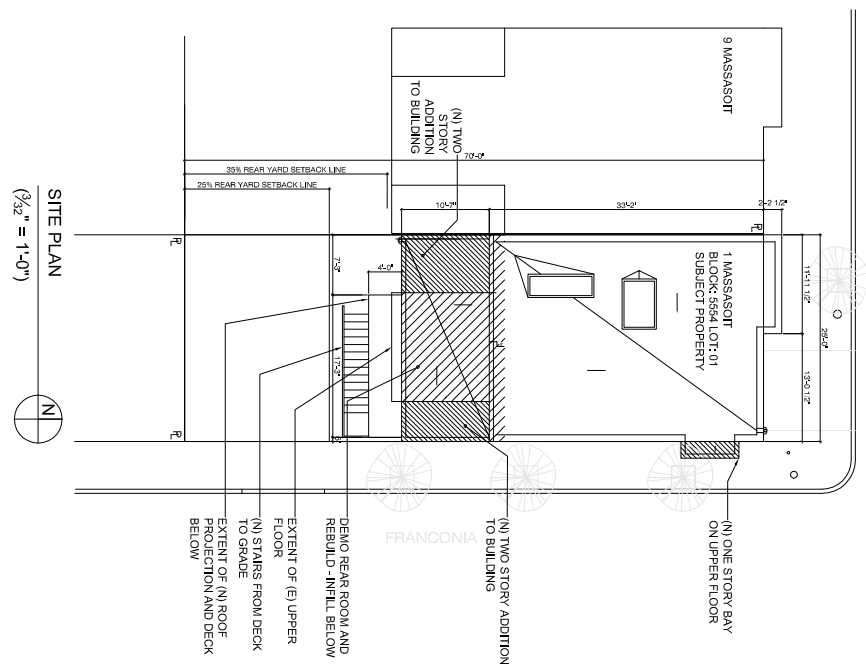
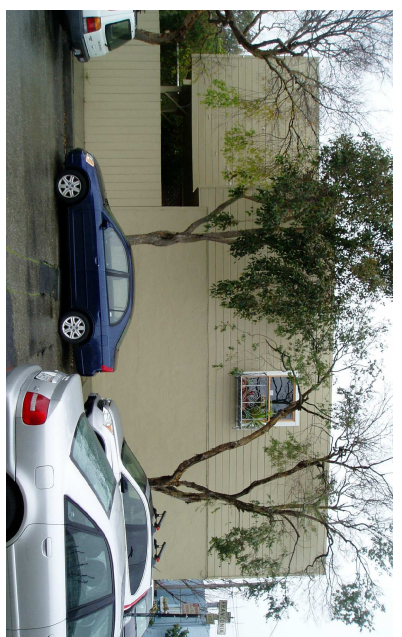
### EXISTING SOUTH EAST ELEVATION



### EXISTING NORTH EAST ELEVATION



### EXISTING EAST ELEVATION



SITE PLAN  
(1/32" = 1'-0")

### PROJECT DATA

LOT SIZE: 1750 S.F.  
BLOCK: 564  
LOT: 001  
CONSTRUCTION CLASSIFICATION: TYPE V-N  
OCCUPANCY: R3  
NUMBER OF UNITS: 01  
STORIES: 02  
FLOOR (E) USABLE AREA (SF) (N) USABLE AREA (SF)  
UPPER 342  
TOTAL 1,044  
NET INCREASE: 1877  
2,066  
389  
NUMBER OF PARKING SPACES: 01  
APPLICABLE CODES:  
2007 CALIFORNIA BUILDING CODE  
2007 CALIFORNIA MECHANICAL CODE  
2007 CALIFORNIA PLUMBING CODE  
2007 CALIFORNIA ELECTRICAL CODE  
2007 CALIFORNIA FIRE CODE  
2007 CALIFORNIA HSE CODE  
2007 CALIFORNIA BUILDING CODE

### SHEET INDEX

- A0 TITLE SHEET
- A1 EXISTING AND PROPOSED LOWER FLOOR PLANS
- A2 EXISTING AND PROPOSED ROOF PLANS
- A3 EXISTING AND PROPOSED EAST ELEVATIONS
- A4 EXISTING AND PROPOSED WEST ELEVATIONS
- A5 EXISTING AND PROPOSED NORTH ELEVATIONS
- A6 EXISTING AND PROPOSED SOUTH ELEVATIONS
- A7 EXISTING AND PROPOSED CONSTRUCTION SECTIONS

### SCOPE OF WORK

DEMOLITION AND REBUILD REAR ROOM OF BUILDING TO HIGHER ELEVATION. INFILL TO GROUND AND UP TO SIDE PROPERTY LINES. ADD NEW EXTERIOR DECK TO REAR SIDE ON UPPER FLOOR. ADD NEW BAY WINDOW OVER SIDEWALK ON EXTERIOR SIDE. INTERIOR REMODEL TO REAR SIDE ON UPPER FLOOR. ADD NEW BATHROOM ON GROUND FLOOR INCLUDING SECOND BATHROOM.

PROJECT ADDRESS:  
**REMODEL / ADDITION  
1 MASSASOIT STREET  
SAN FRANCISCO, CA**

CHECKED BY: SM  
DRAWN BY: SM  
PROJECT NUMBER: 0001  
FILE NUMBER: A-O-11A55-Bldg  
OWNER: MOTYMAN / LIJUNG  
SCALE: AS NOTED

SHEET TITLE:  
**TITLE SHEET**

SHEET #:  
**A-0**

SHEET SCALE:  
**1 OF 1**

REVISION STATUS		
MARK	DATE	ISSUED BY / DESCRIPTION
	02.22.10	SM B.I.R.B.
	06.21.10	SM PRE-APP
	08.20.10	SM PERMIT
	11.19.10	SM PLANNING REV
	01.10.11	SM PLANNING REV

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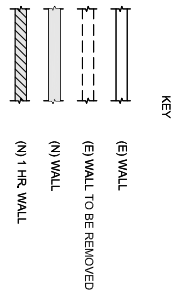
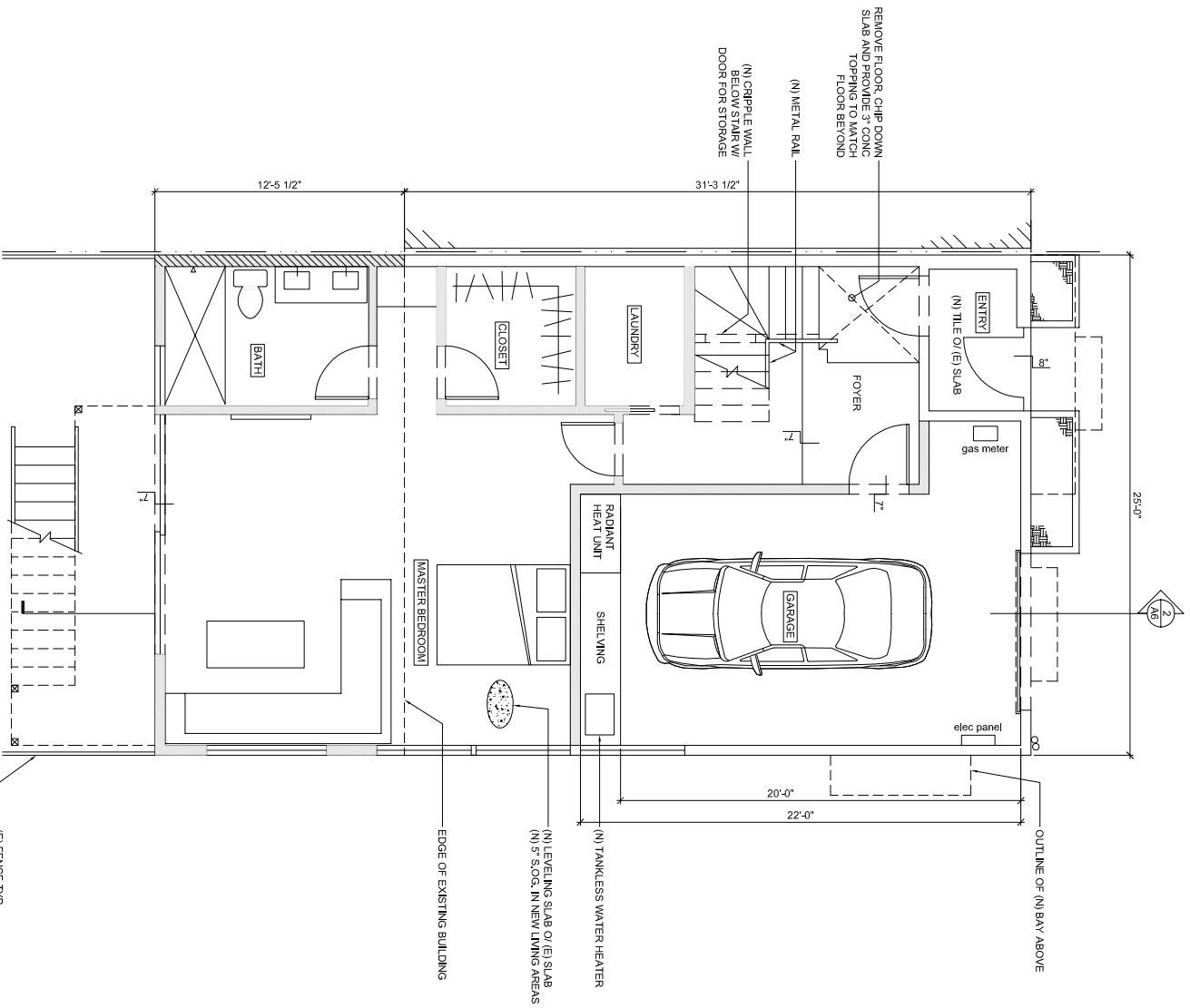
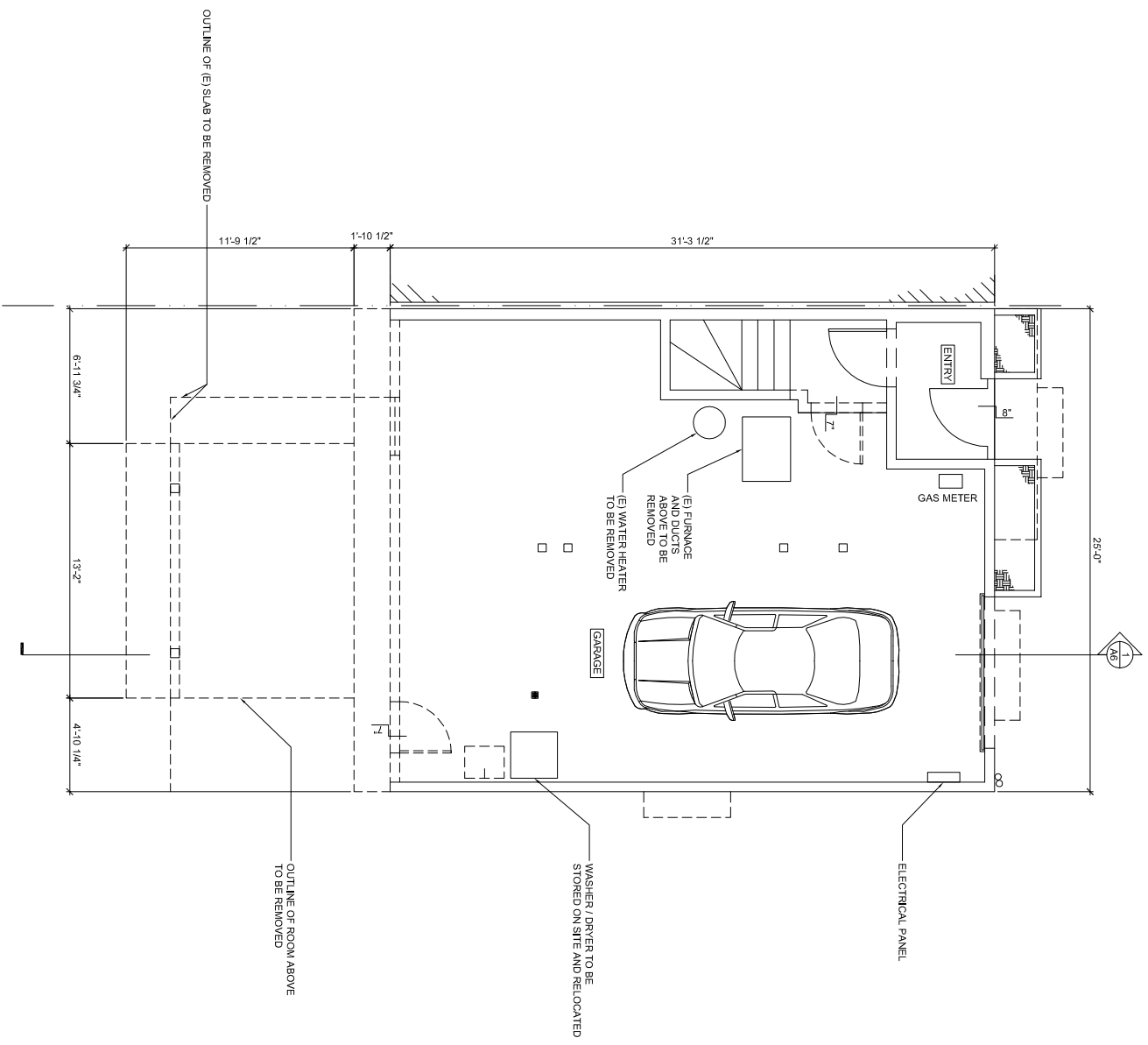
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PROJECT ADDRESS:  
**REMDEL / ADDITION  
 1 MASSASOIT STREET  
 SAN FRANCISCO, CA**

CHECKED BY: SM  
 DRAFTED BY: SM  
 PROJECT NUMBER: 0001  
 FILE NUMBER: A-1-11KASG-B-DWG  
 OWNER: MORMAN / LYONS  
 SCALE: AS NOTED

SHEET TITLE:  
**EXISTING +  
 PROPOSED LOWER  
 FLOOR PLAN**  
 SHEET #  
**A-1**  
 SHEET SEQUENCE: 2 OF 1



REVISION STATUS		
MARK	DATE	ISSUED BY / DESCRIPTION
	02.22.10	SM B4/FKA.
	06.21.10	SM PRE-APP
	08.20.10	SM PERMIT
	11.19.10	SM PLANNING REV
	01.10.11	SM PLANNING REV

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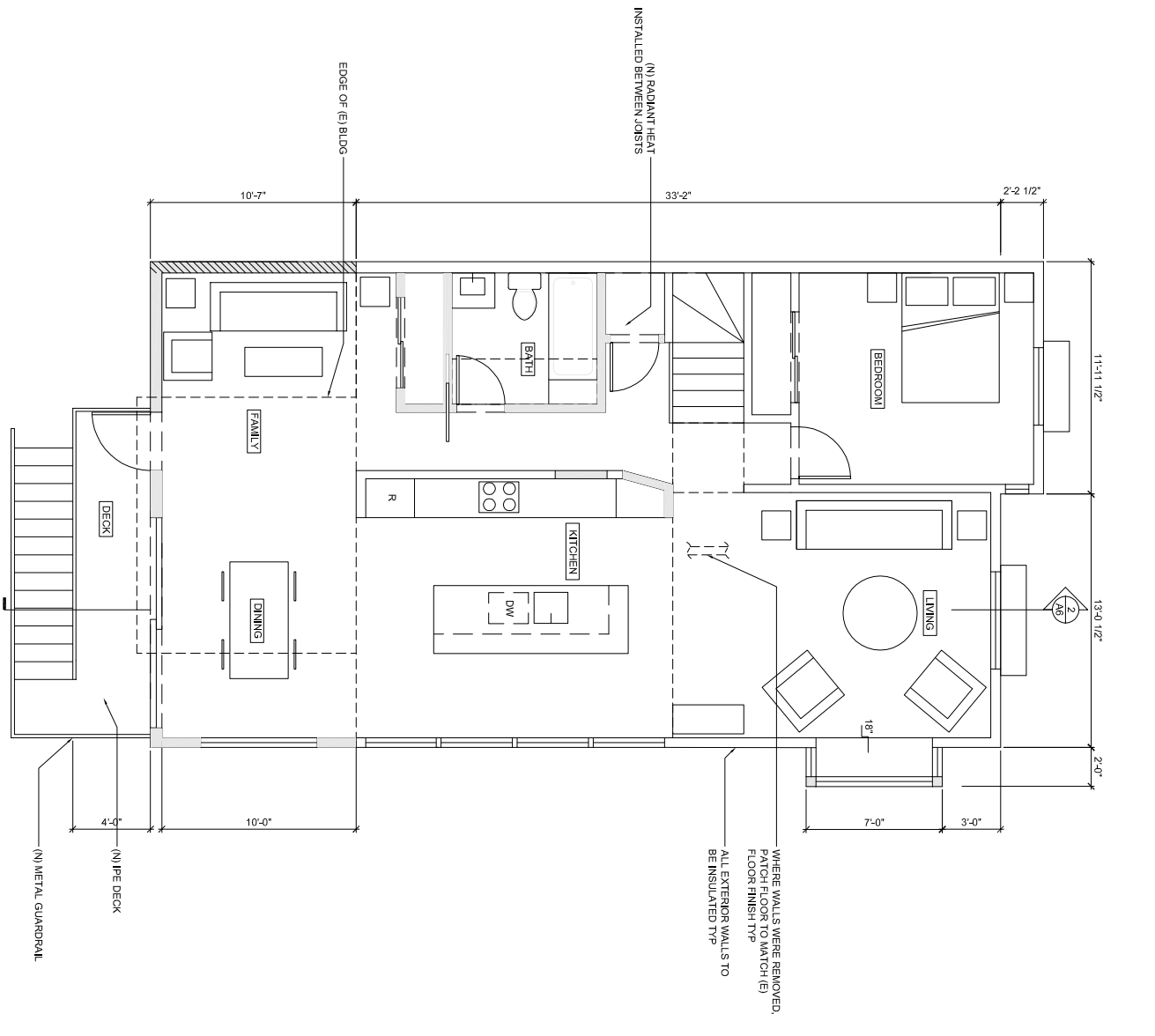
PROJECT ADDRESS:  
**REMDEL / ADDITION  
1 MASSASOIT STREET  
SAN FRANCISCO, CA**

CHECKED BY: SM  
DRAFTED BY: SM  
PROJECT NUMBER: 0001  
FILE NUMBER: A-2-11A95-B4DW  
OWNER: MOYMAN / LIVING  
SCALE: AS NOTED

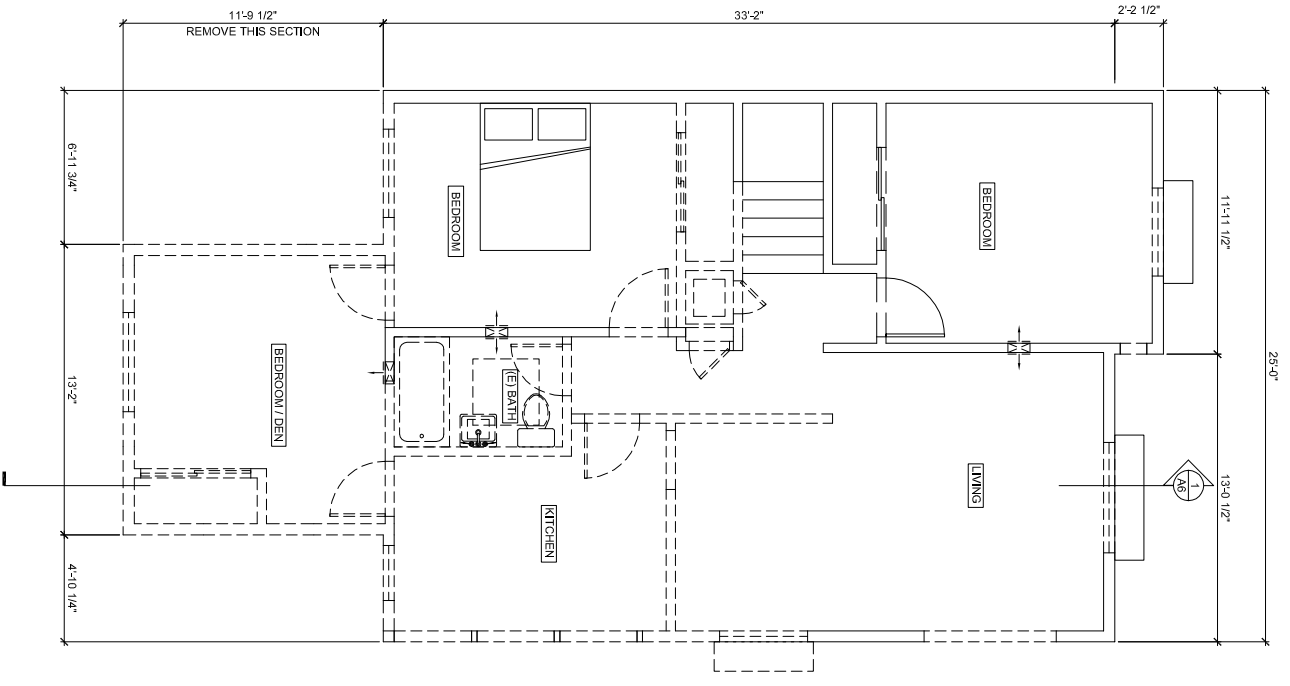
SHEET TITLE:  
**EXISTING +  
PROPOSED UPPER  
FLOOR PLAN**

SHEET #  
**A-2**

SHEET SEQUENCE: 3 OF 1



PROPOSED UPPER LEVEL PLAN  
(1/4" = 1'-0")



EXISTING / DEMO UPPER LEVEL PLAN  
(1/4" = 1'-0")



REVISION STATUS			
MARK	DATE	ISSUED BY	DESCRIPTION
	02.22.10	SM	B.H.R.S.
	06.21.10	SM	PRE-APP
	08.20.10	SM	PERMIT
	11.19.10	SM	PLANNING REV
	01.10.11	SM	PLANNING REV

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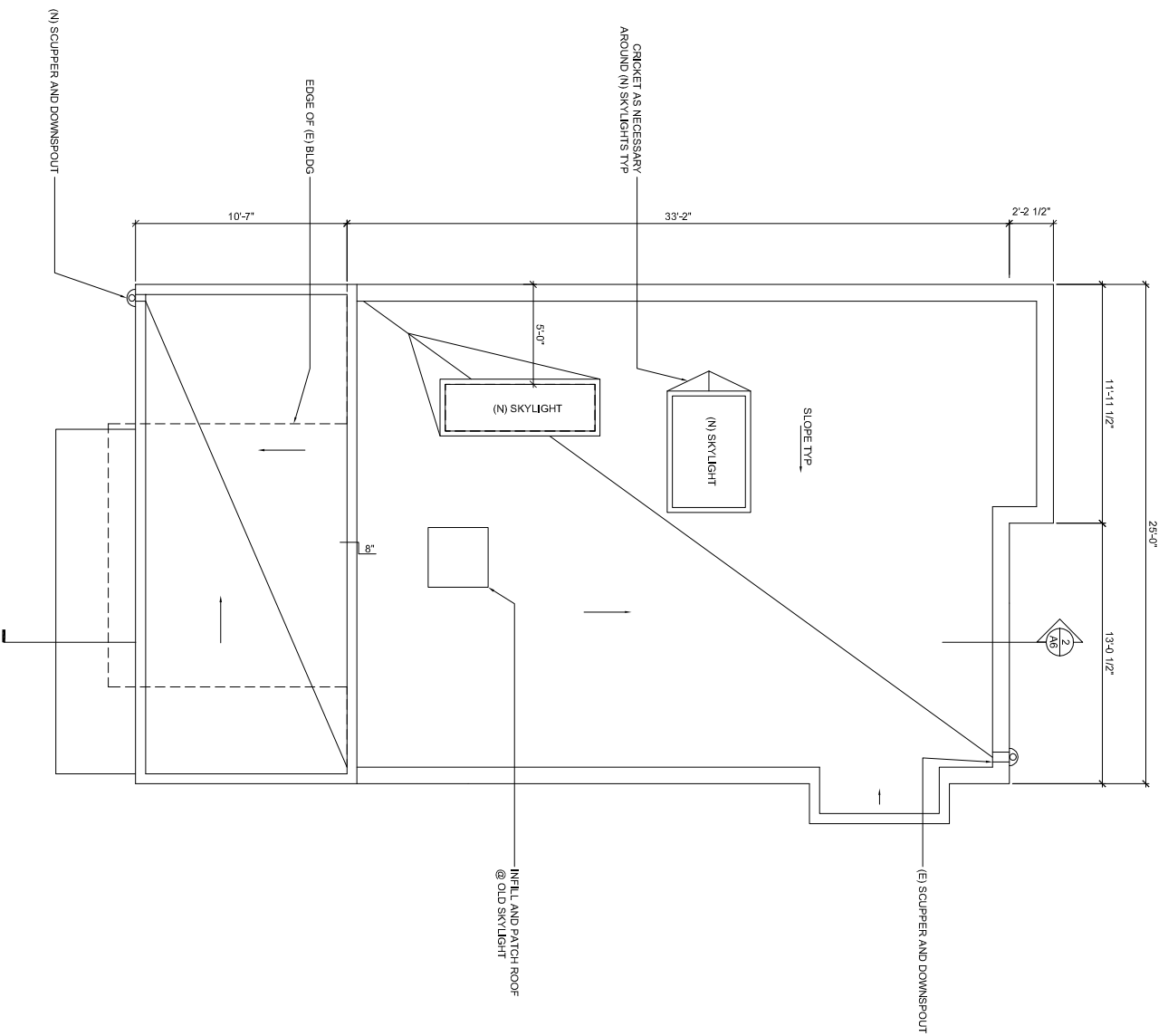
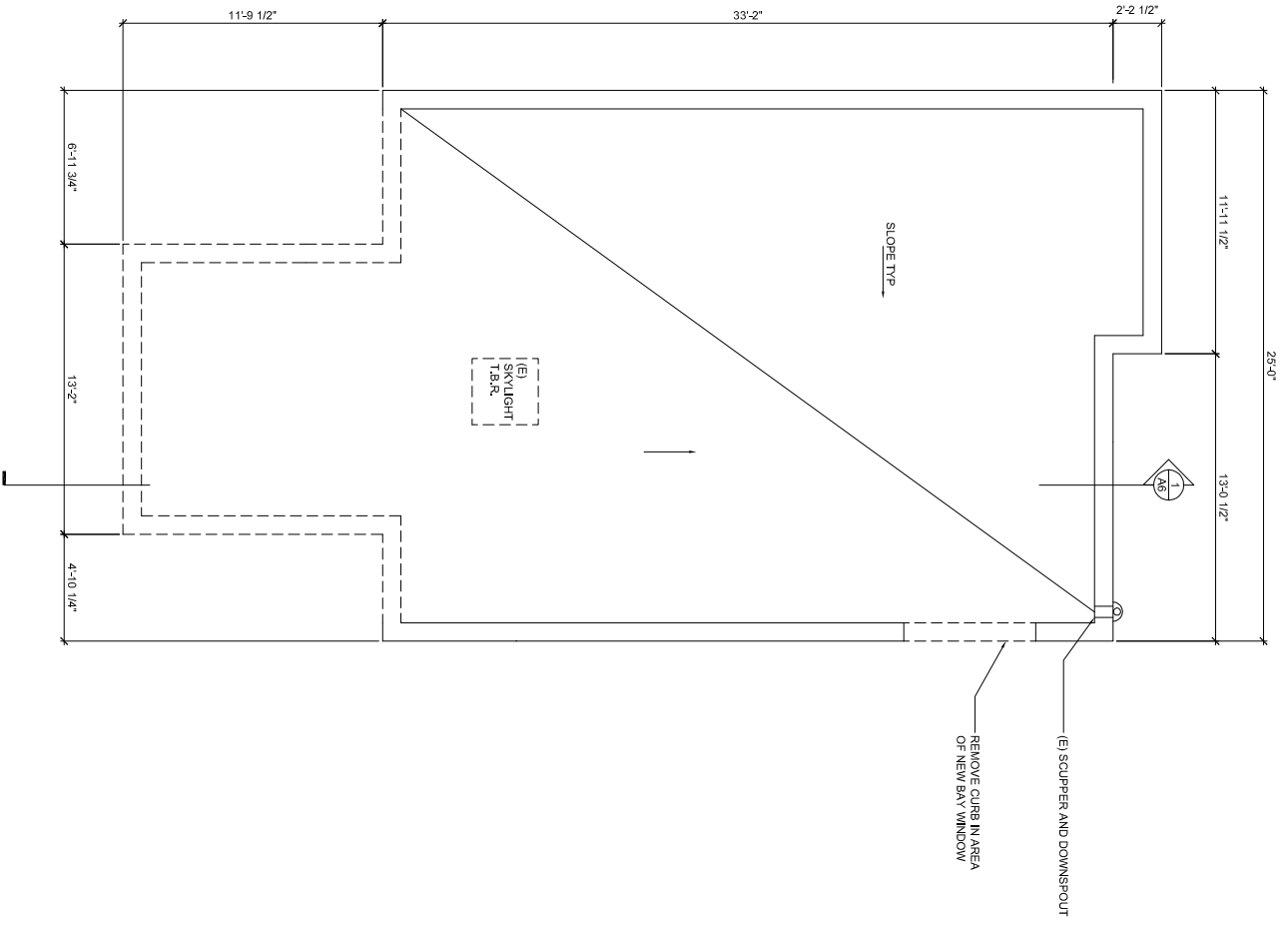
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PROJECT ADDRESS:  
**REMODEL / ADDITION  
 1 MASSASOIT STREET  
 SAN FRANCISCO, CA**

CHECKED BY: SM  
 DRAFTED BY: SM  
 PROJECT NUMBER: 0001  
 FILE NUMBER: A-3-11A95-B4DWJ  
 OWNER: MORNHAYN / LYONS  
 SCALE: AS NOTED

SHEET TITLE:  
**EXISTING +  
 PROPOSED  
 ROOF PLAN**  
 SHEET #  
**A-3**  
 SHEET SEQUENCE: 4 OF 7



EXISTING / DEMO ROOF PLAN  
 (1/4" = 1'-0")

PROPOSED ROOF PLAN  
 (1/4" = 1'-0")

REVISION STATUS			
MARK	DATE	ISSUED BY	DESCRIPTION
	02.22.10	SM	B4/R8
	06.21.10	SM	PRE-APP
	08.20.10	SM	PERMIT
	11.09.10	SM	PLANNING REV
	01.10.11	SM	PLANNING REV

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STAMP:

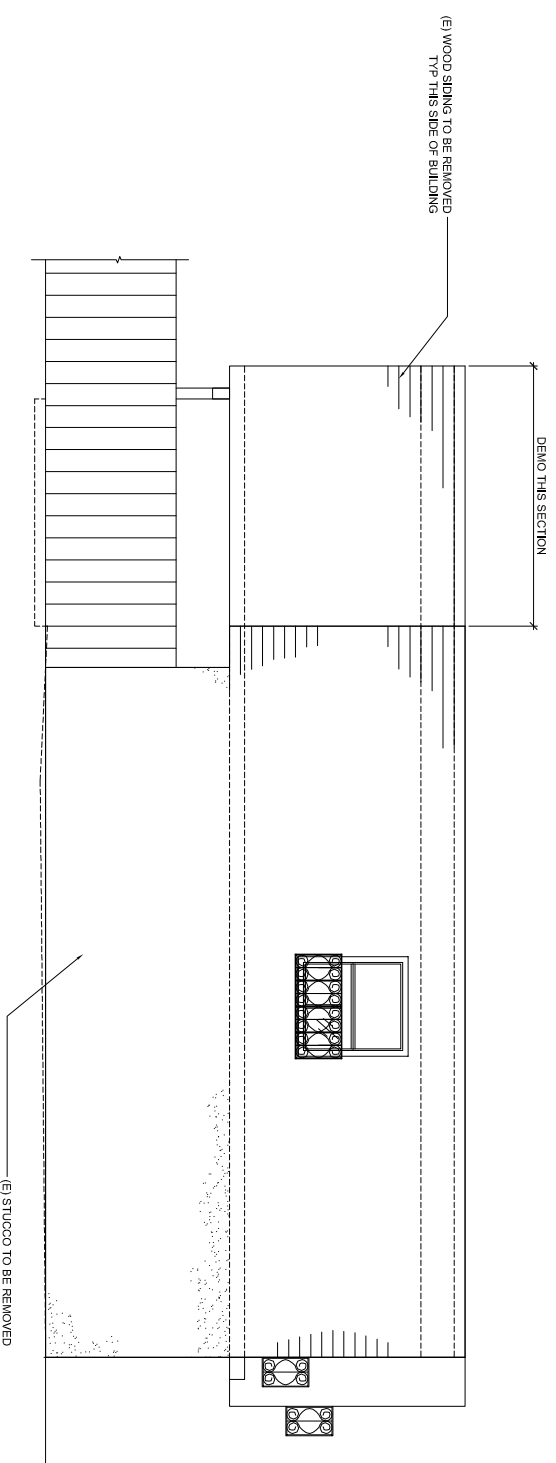
PROJECT ADDRESS:  
 REMODEL / ADDITION  
 1 MASSASOIT STREET  
 SAN FRANCISCO, CA

CHECKED BY: SM  
 DRAWN BY: SM  
 PROJECT NUMBER: 0001  
 FILE NUMBER: A-4-11A55-B4WG  
 OWNER: MORNHAWN / LILONG  
 SCALE: AS NOTED

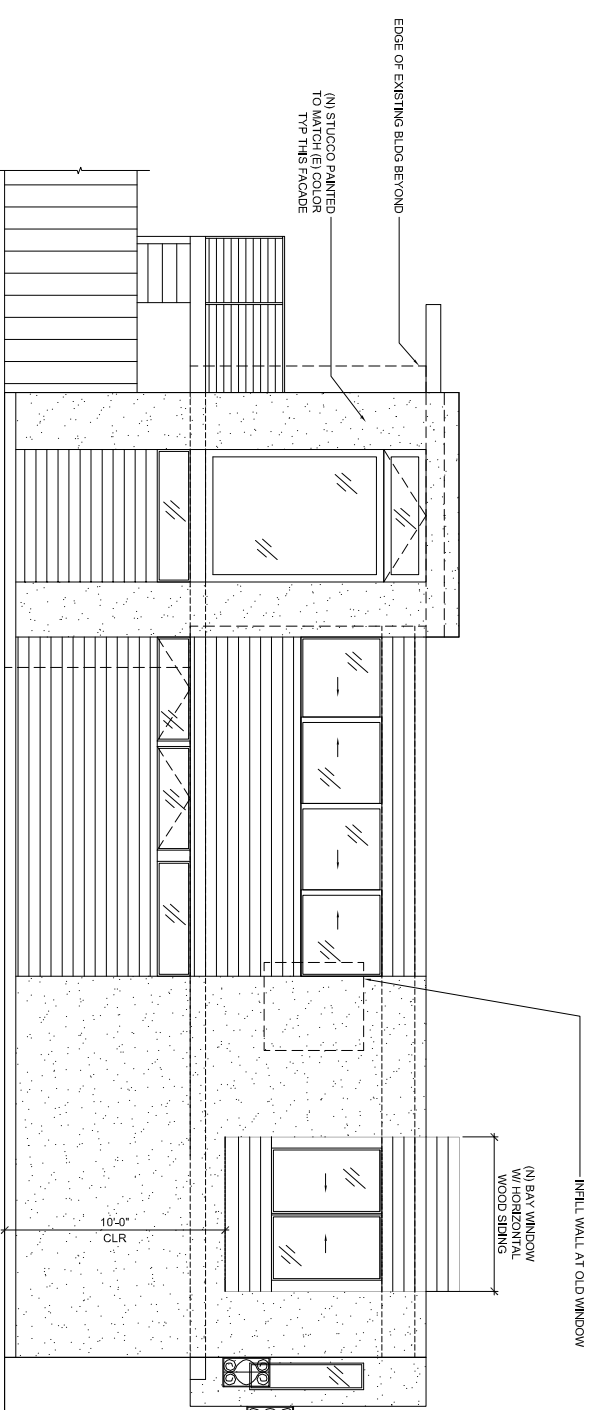
SHEET TITLE  
 EXISTING AND  
 PROPOSED EAST +  
 NORTH ELEVATIONS

SHEET #  
 A-4

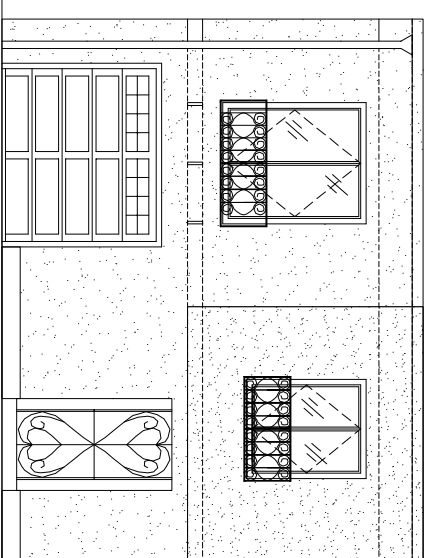
SHEET SEQUENCE: 5 OF 7



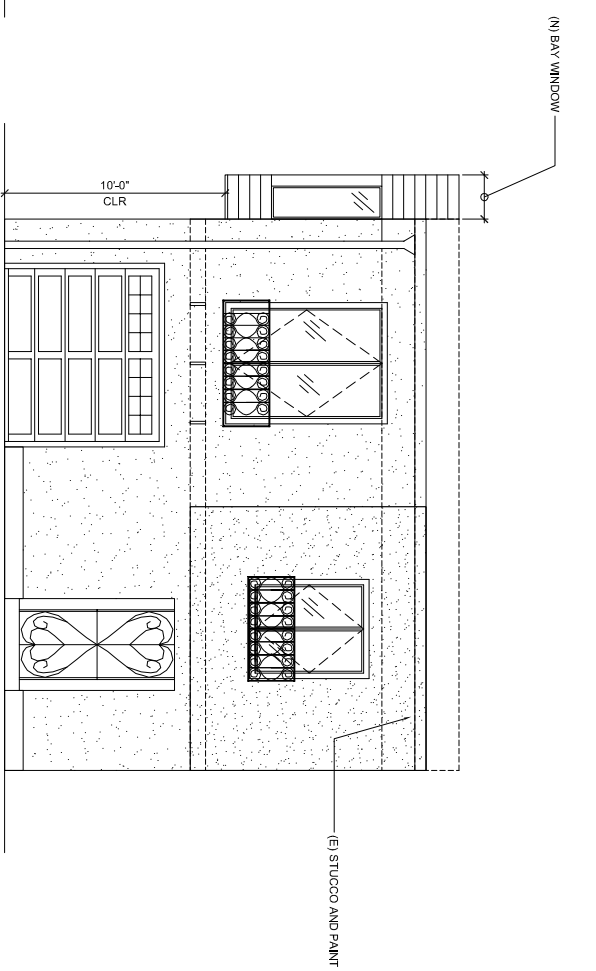
EXISTING EAST (FRANCONIA ST) ELEVATION  
 (1/4" = 1'-0")



PROPOSED EAST (FRANCONIA ST) ELEVATION  
 (1/4" = 1'-0")



EXISTING NORTH (MASSASOIT ST) ELEVATION  
 (1/4" = 1'-0")



PROPOSED NORTH (MASSASOIT ST) ELEVATION  
 (1/4" = 1'-0")

REVISION STATUS		
MARK	DATE	ISSUED BY / DESCRIPTION
	02.22.10	SM B4/R8
	06.21.10	SM PRE-APP
	08.20.10	SM PERMIT
	11.09.10	SM PLANNING REV
	01.10.11	SM PLANNING REV

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 FX: 415.553.8768  
 email: info@semcoengineering.net

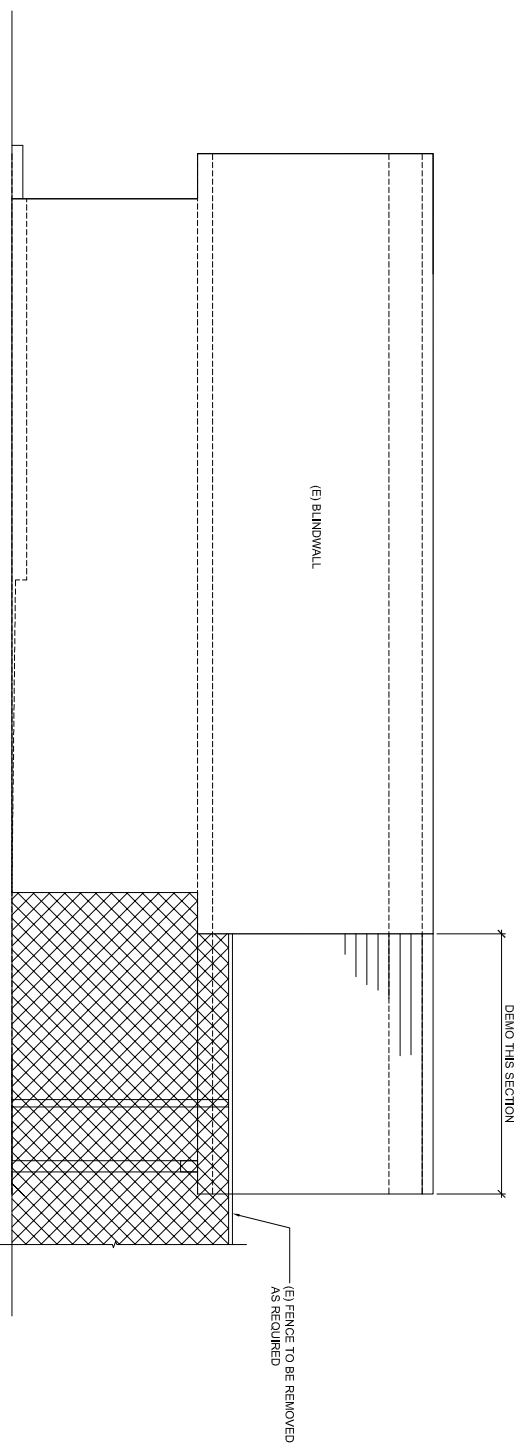
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STAMP:

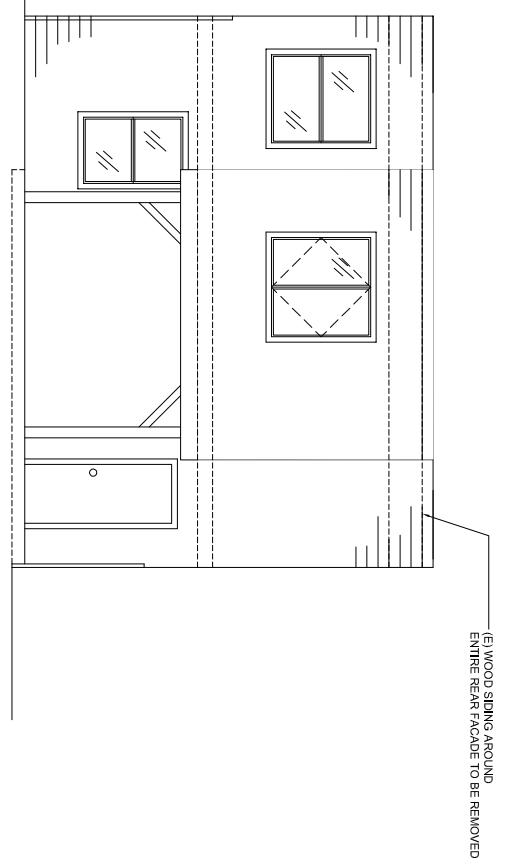
PROJECT ADDRESS:  
 REMODEL / ADDITION  
 1 MASSASOIT STREET  
 SAN FRANCISCO, CA

CHECKED BY: SM  
 DRAWN BY: SM  
 PROJECT NUMBER: 0001  
 FILE NUMBER: A-5-11A95-B4WG  
 OWNER: MORNHAWN / LILONG  
 SCALE: AS NOTED

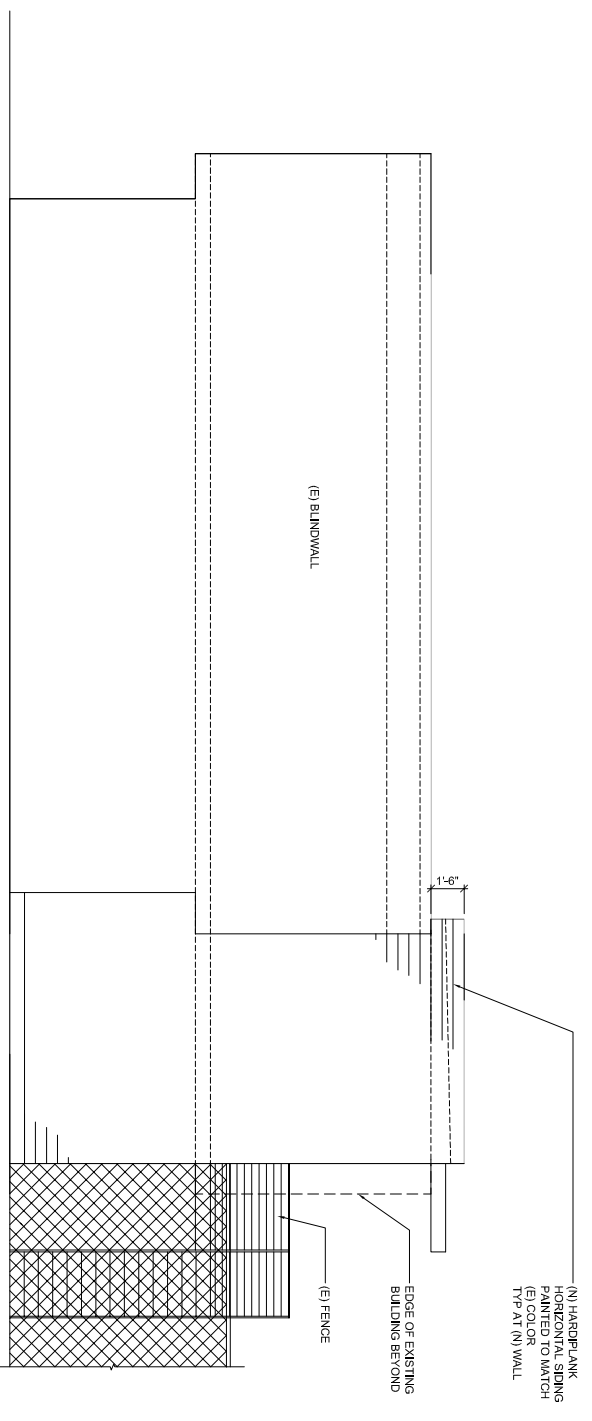
SHEET TITLE:  
 EXISTING +  
 PROPOSED WEST +  
 SOUTH ELEVATIONS  
 SHEET #  
 A-5  
 SHEET SEQUENCE: 6 OF 7



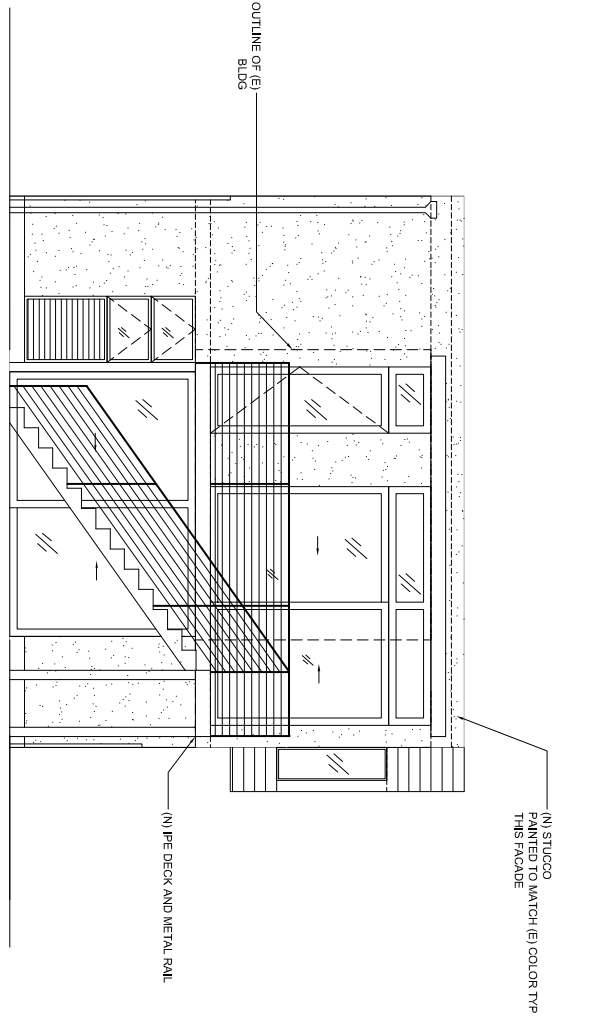
EXISTING WEST ELEVATION  
 (1/4" = 1'-0")



EXISTING SOUTH ELEVATION  
 (1/4" = 1'-0")



PROPOSED WEST ELEVATION  
 (1/4" = 1'-0")



PROPOSED SOUTH ELEVATION  
 (1/4" = 1'-0")

REVISION STATUS

MARK	DATE	ISSUED BY	DESCRIPTION
	02.22.10	SM	B.I.R.B.
	06.21.10	SM	PRE-APP
	08.20.10	SM	PERMIT
	11.19.10	SM	PLANNING REV
	01.10.11	SM	PLANNING REV

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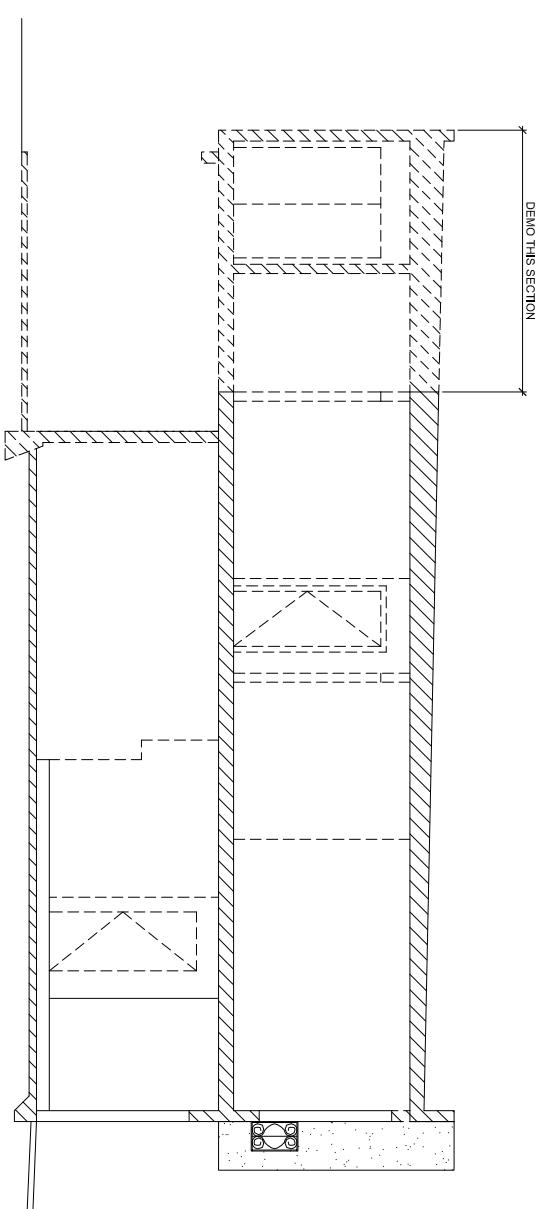
PROJECT ADDRESS:  
**REMODEL / ADDITION  
1 MASSASOIT STREET  
SAN FRANCISCO, CA**

CHECKED BY:	SM
DRAWN BY:	SM
PROJECT NUMBER:	0001
FILE NUMBER:	A-6-11A65.dwg
OWNER:	KOYAMAAN / LYONS
SCALE:	AS NOTED

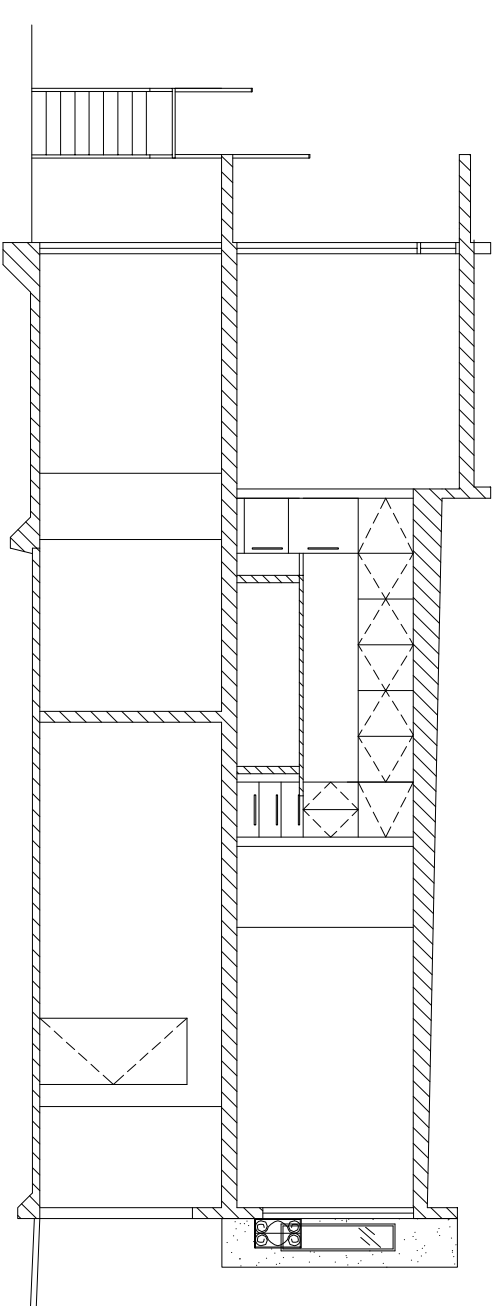
SHEET TITLE  
**EXISTING +  
PROPOSED SECTIONS**

SHEET #  
**A-6**

SHEET SEQUENCE: 1 OF 1



**1**  
EXISTING LONGITUDINAL SECTION  
(1/4" = 1'-0")



**2**  
PROPOSED LONGITUDINAL SECTION  
(1/4" = 1'-0")