



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 12, 2012

Date: January 5, 2012
Case No.: **2011.0625D**
Project Address: **100 Edna Street**
Permit Application: 2011.02.23.0811
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 3182/021
Project Sponsor: Jing Chen
61 Rome Street
San Francisco, CA 94112
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Do not take DR and approve**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project is to demolish an existing rear deck and construct a two-story horizontal extension at the rear of a two-story, single-family building. The proposed horizontal extension is approximately 24 feet deep and will be setback at least 5 feet from the northern side property line and will not increase the height of the building. The proposed addition will extend approximately 8 feet further than the rear wall of the adjacent building to north.

SITE DESCRIPTION AND PRESENT USE

The project site is a 2,500 square-foot corner lot located at the northeast corner of Edna Street and Marston Avenue. The parcel slopes up from front (west) to rear (east) and also laterally up slopes from south to north. The project site is developed with a two-story, single-family building with a one-level rear deck at the second floor level. City records indicate that the structure was originally constructed circa 1938. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject block is located within the RH-1 Districts that is predominantly developed with two-to-three story single-family buildings. A majority of the lots on the subject block are 25 feet wide and between 100 to 112.5 feet deep. Buildings ages on the block range from circa 1913 to 1969 with a majority of the buildings having been constructed between 1919 and 1927. The adjacent lot to the north (106 Edna Street) is developed with three-story, single-family buildings. The opposite side of Edna Street is also zoned RH-1 and developed predominately with two-story, single-family buildings. City College of San Francisco's Ocean Avenue Campus is located one block west of the project site.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 11, 2011 – June 10, 2011	June 10, 2011	January 12, 2011	216 days

HEARING NOTIFICATION

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

PUBLIC COMMENT

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

DR REQUESTOR

Bradley Doran, owner of 106 Edna Street, which is the adjacent property to the north of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated June 9, 2011.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated July 7, 2011.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) conducted a review of the project after the filing of this DR application and found that DR requestor's privacy concerns are not exceptional of extraordinary when considering that there are no windows facing the DR requestor's building, and thus there are no unusual

privacy impacts on the adjacent interior living space resulting from the proposed horizontal rear addition. (RDG, pg. 17)

Additionally, when considering the laterally-sloping topography of the lot the project is effectively a one-story above grade addition that extends 8 feet beyond the DR Requestor's rear wall, and has a 5 feet side setback along the shared property line. The resulting addition will have no more of an impact on the adjacent property as would a 10 foot tall property line fence. Therefore, the proposed massing will not have any unusual light or air impacts on the DR Requestor's property. (RDG, pg. 16, 25-26)

For the reasons outlined above, the RDT does not find the project to contain or create any exceptional or extraordinary circumstances. As such, the project warrants an Abbreviated DR staff analysis.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

DR Application dated June 9, 2011

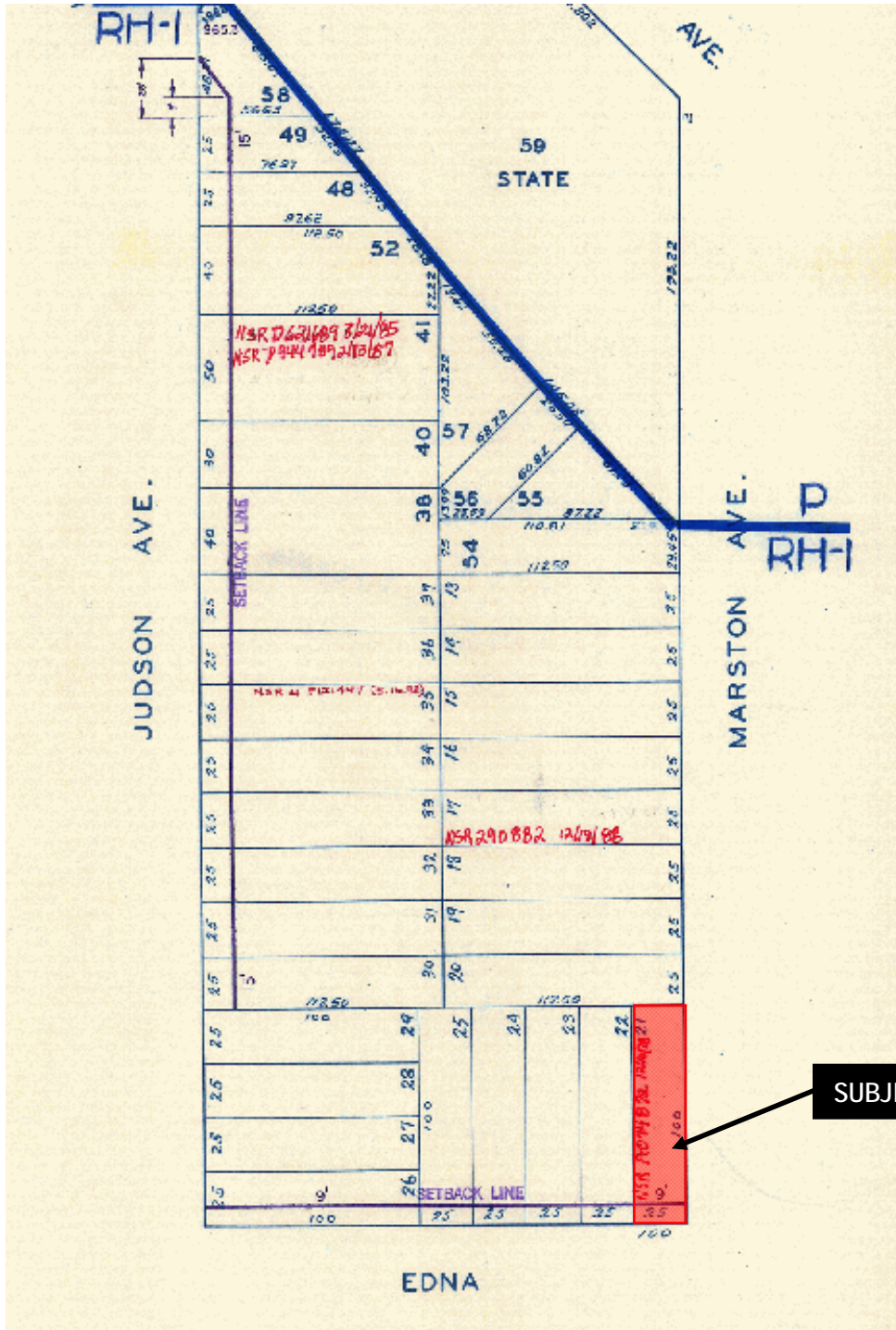
Project sponsor submittal:

 Response to DR Application dated July 7, 2011

 Reduced Plans

ACP: G:\Documents\DRs\100 Edna Street\100 Edna Street - 2011.0625D - DR - Abbreviated Analysis.doc

Parcel Map

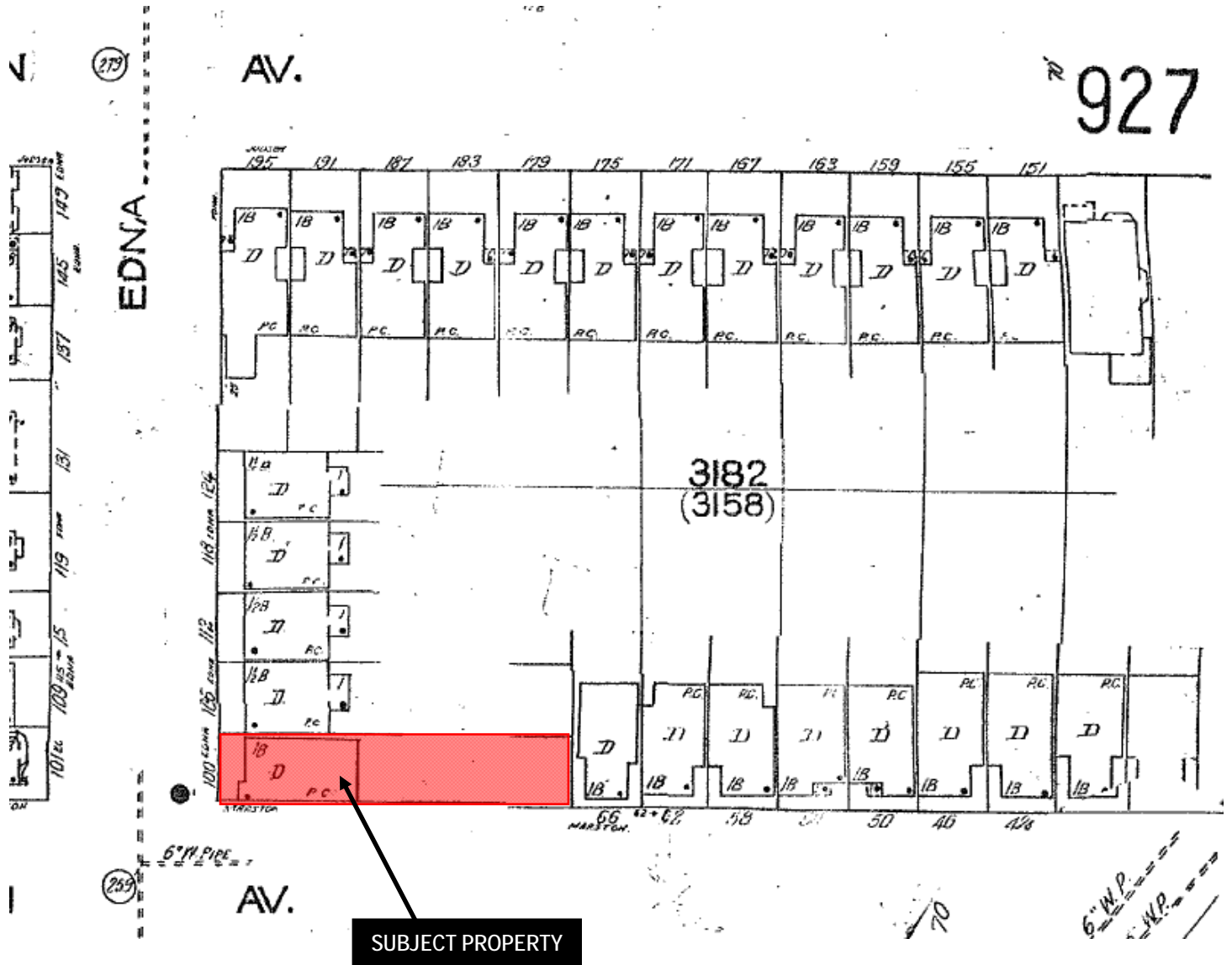


SUBJECT PROPERTY

Discretionary Review Hearing
 Case Number 2011.0625D
 Abbreviated Analysis
 100 Edna Street



Sanborn Map*



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



Discretionary Review Hearing
 Case Number 2011.0625D
 Abbreviated Analysis
 100 Edna Street

Aerial Photo 1



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0625D
Abbreviated Analysis
100 Edna Street

Aerial Photo 2



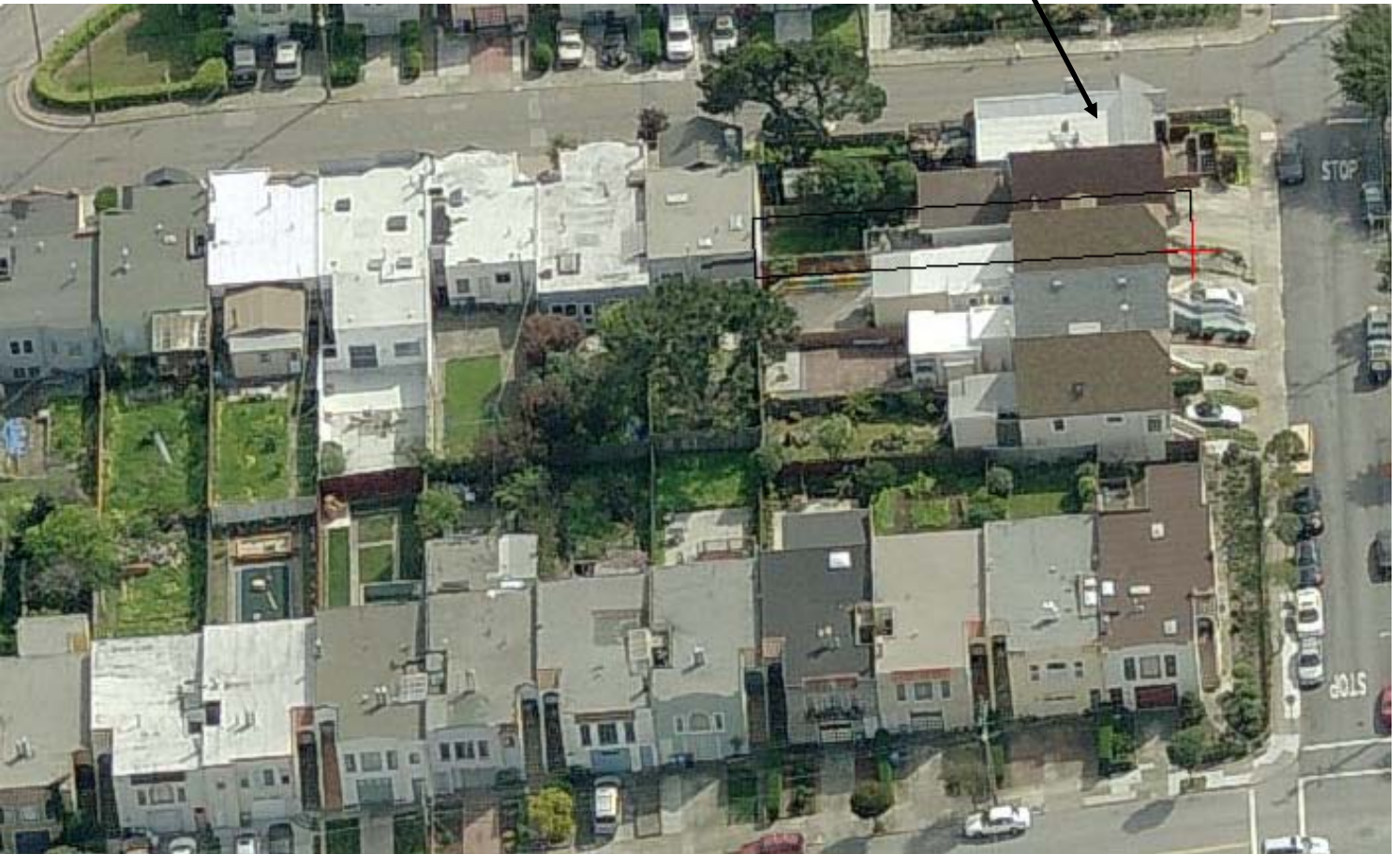
SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0625D
Abbreviated Analysis
100 Edna Street

Aerial Photo 3

SUBJECT PROPERTY

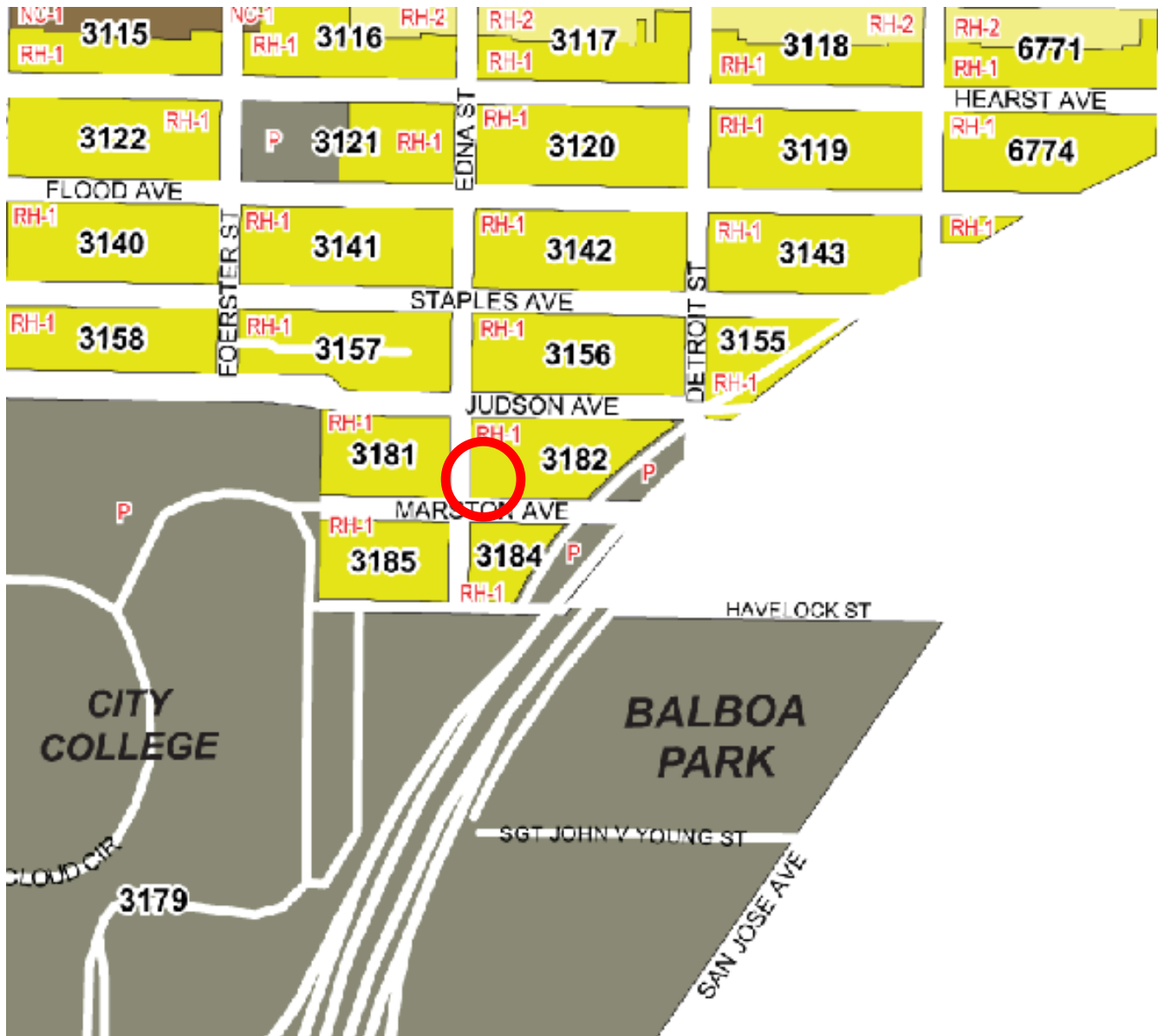


Aerial Photo 4

SUBJECT PROPERTY



Zoning Map



Discretionary Review Hearing
Case Number 2011.0625D
Abbreviated Analysis
100 Edna Street

Site Photo from the front



report a problem

Discretionary Review Hearing
Case Number 2011.0625D
Abbreviated Analysis
100 Edna Street

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: BIZAN DORAN

DR APPLICANT'S ADDRESS: 106 EDNA ST SAN FRANCISCO CA 94112 ZIP CODE: 94112 TELEPHONE: (415) 310-0467

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: JOEY CHEUNG

ADDRESS: 100 EDNA ST SAN FRANCISCO CA 94112 ZIP CODE: 94112 TELEPHONE: (415) 806 2627
 ARCHITECT - JING CHEN 61 BOME ST SF CA 94112 (415) 806 2627

CONTACT FOR DR APPLICATION: Same as Above

ADDRESS: 106 EDNA ST SAN FRANCISCO CA 94112 ZIP CODE: 94112 TELEPHONE: (415) 310-0467

E-MAIL ADDRESS: SOCKEYE8@GMAIL.COM

2. Location and Classification

STREET ADDRESS OF PROJECT: 106 EDNA ST SAN FRANCISCO CA 94112 ZIP CODE: 94112

CROSS STREETS: MASTEN AVE / JUDSON AVE

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
<u>3182 1021</u>	<u>2500</u> <u>100x25</u>	<u>2,500</u>	<u>RH-1</u>	<u>40-X</u>

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: RH-1

Proposed Use: RH-1

Building Permit Application No. 2011.02.23.0811 Date Filed: 2-23-11

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

NO CHANGES MADE TO THE PROPOSED PROJECT

Discretionary Review Request

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

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

REDUCE BULK AND MASS OF HOME.

BULK AND MASS OF HOME NOT CONSISTENT WITH BUILDING IN NEIGHBORHOOD
 DEVISE A PLAN OF BUILDING INTO THE GROUND INSTEAD OF BUILDING UP
 ADOPT A PLAN TO PITCH ROOFLINE IN REAR LIKE AN ATTIC TO LET IN
 LIGHT AND AIR. ELEVATION RENDERINGS OF DWELLING LOOKS LIKE
 AN APARTMENT BUILDING AND NOT CONSISTENT WITH NEIGHBORHOOD
 HOMES ON BLOCK. PRIVACY, LIGHT AND AIR CONCERNS WITH PROPOSED
 DRAWINGS

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

PRIVACY, LIGHT, AND AIR CONCERNS WITH PROPOSED
 DRAWINGS.

BULK AND MASS OF HOME NOT CONSISTENT WITH HOMES
 IN THE NEIGHBORHOOD

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

REDUCE BULK AND MASS OF HOME
 DEVISE A PLAN OF BUILDING INTO THE GROUND INSTEAD
 OF UP
 ADOPT A PLAN TO PITCH ROOFLINE LIKE AN ATTIC TO LET
 IN LIGHT AND AIR
 UPDATE FINISH MATERIALS TO COINCIDE WITH HOMES ON
 THE BLOCK

11.0625D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Brad Doran

Date: 6/9/2011

Print name, and indicate whether owner, or authorized agent:

BRAD DORAN
Owner / Authorized Agent (circle one)



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 11.0625D
Building Permit No.: 2011.02.23.0811
Address: 100 EDNA ST.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: JING CHEN

Telephone No.: 415-806-2627 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

THE PROPOSED ADDITION COMPLY TO THE CURRENT PLANNING CODE. IT'S SETBACK 5'-0" FEET FROM THE NORTH PROPERTY LINE WHERE DR PROPERTY IS LOCATED. THE PROPOSED ADDITION DID NOT BLOCK LIGHT AND AIR FROM DR PROPERTY. NO WINDOW IS PROPOSED AT NORTH SIDE TO INVADE HIS PRIVACY.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

NO CHANGE IS MADE TO THE PROPOSED PROJECT. MY CLIENT BELIEVED THAT THE PROPOSED ADDITION IS APPROPRIATED.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

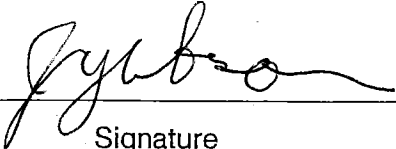
MY CLIENT HAS A BIG FAMILY. 7 PEOPLE LIVED IN THE HOUSE INCLUDING 3 CHILDREN, TWO ELDERS. TO PROVIDE THEM COMFORTABLE SPACE TO LIVE, AN EXTENSION IS A MUST. THE PROPOSED ADDITION DOES NOT BLOCK LIGHT, AIR TO ADJ. PLOTS.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms)	<u>0</u>	<u>0</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>4</u>	<u>5</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1690</u>	<u>2626</u>
Height	<u>23'-10"</u>	<u>23'-10"</u>
Building Depth	<u>49'-0"</u>	<u>73'-0"</u>
Most recent rent received (if any)	<u>0</u>	<u>0</u>
Projected rents after completion of project	<u>0</u>	<u>0</u>
Current value of property	<u>N/A</u>	<u>N/A</u>
Projected value (sale price) after completion of project (if known)	<u>N/A</u>	<u>N/A</u>

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


7.7.11
JING CHEN

Signature
Date
Name (please print)



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On February 23, 2011, the Applicant named below filed Building Permit Application No. 2011.02.23.0811 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Jing Chen	Project Address:	100 Edna Street
Address:	61 Rome Street	Cross Streets:	Judson & Marston Avenues
City, State:	San Francisco, CA 94112	Assessor's Block /Lot No.:	3182/021
Telephone:	(415) 806-2627	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 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.....	±65 feet, 6 inches (including deck).....	±73 feet
REAR YARD.....	±34 feet, 6 inches (from rear deck).....	±27 feet
HEIGHT OF BUILDING (at the rear).....	±22 feet.....	No Change
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 project is to demolish an existing rear deck and construct a two-story horizontal extension at the rear of the subject building. The proposed horizontal extension will be setback at least 5 feet from the northern side property line and will not increase the height of the building. Please see attached plans.

PLANNER'S NAME: Adrian C. Putra

PHONE NUMBER: (415) 575-9079

EMAIL: adrian.putra@sfgov.org

DATE OF THIS NOTICE: 5-11-11

EXPIRATION DATE: 6-10-11

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) 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.

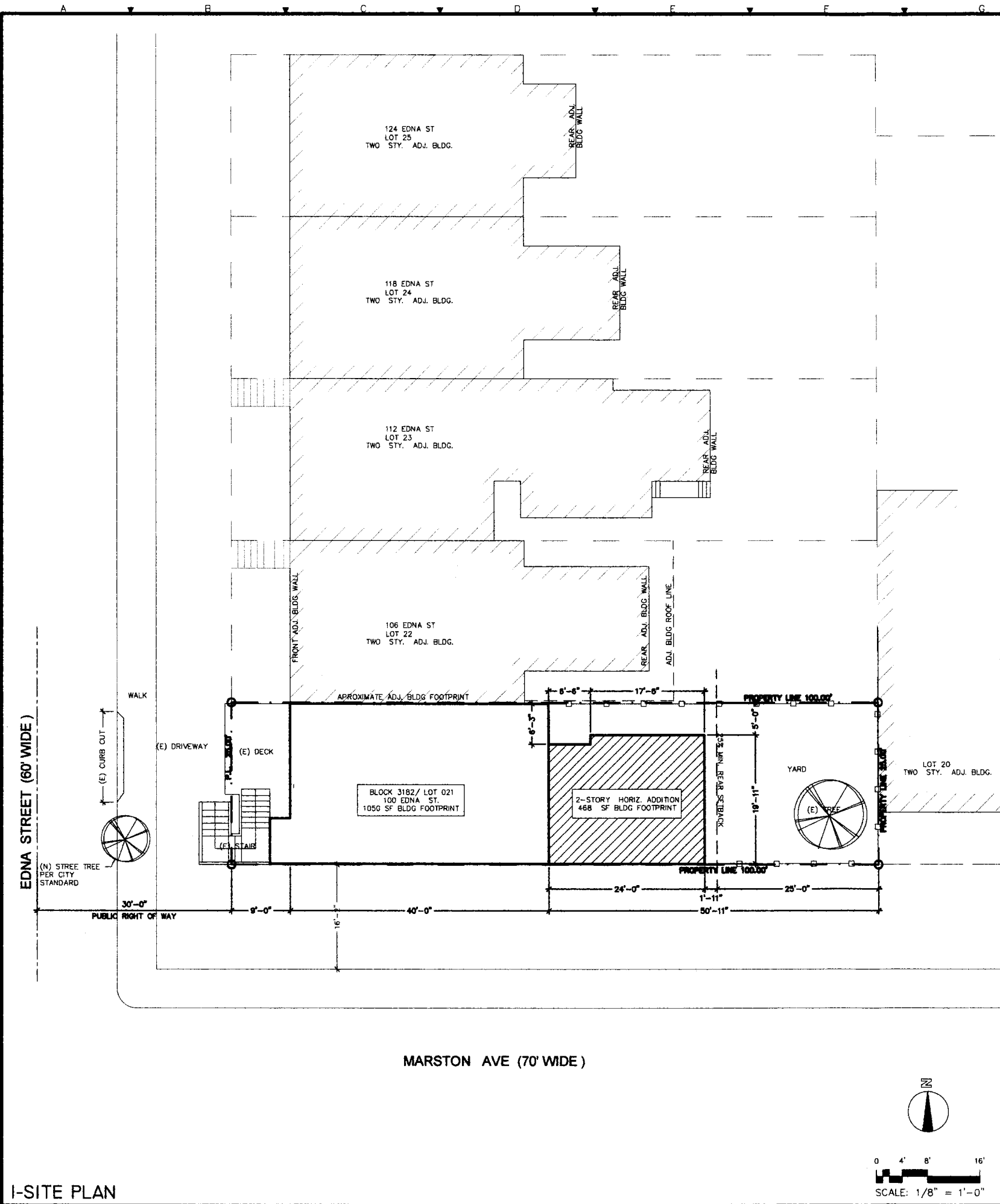
1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is 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.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. 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.



PROPERTY DATA

- OWNER: CHEUNG JOEY
- ADDRESS: 100 EDNA ST, SAN FRANCISCO, CA 94112
- BLOCK/LOT#: 3182/021
- ZONING: RH-1
- LOT AREA: 2,500 sq ft
- MIN. REAR SETBACK: 25'-0" (25% OF LOT)
- MAX. HEIGHT LIMIT: 40'-X
- ASSESSOR USE: SINGLE DWELLING
- PARKING REQUIRED: ONE

GENERAL NOTES

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN FORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
- 2010 CALIFORNIA BUILDING CODE W/ S.F. AMENDMENTS
2010 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS
2010 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS
2010 CALIFORNIA MECHANICAL CODE W/ S.F. AMENDMENTS
2010 SAN FRANCISCO HOUSING CODE
2010 CALIFORNIA FIRE CODE(CFC)
2008 CALIFORNIA ENERGY CODE(CEC/T-24)W/ S.F. AMENDMENTS
- ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.
- ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF RAUM. ANY DISCREPANCY NOT REPORTED TO RAUM WILL ABSOLVE RAUM FROM ANY LIABILITY.
- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
- ALL INFORMATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY LIC. SURVEYOR.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- 6" WOOD FENCE LINE
- EXISTING BLDG FOOTPRINT
- TWO-STORY HORIZONTAL ADDITION
- ADJ. BLDG FOOTPRINTS

SCOPE OF WORK

- CONSTRUCT NEW 2-STORY REAR HORIZONTAL ADDITION WITH 5'-0" SIDE SETBACK AT THE NORTH. NEW ADDITION INCLUDES NEW BEDROOMS AND BATHROOMS AT BOTH FLOORS.
- AT FIRST FLOOR, GARAGE LEVEL DEMOLISH (E) WALLS FOR FAMILY ROOM.

LOCATION MAP

Map showing project location at 100 Edna St, San Francisco, CA. Surrounding streets include Flood Ave, Staples Ave, Judson Ave, Alamo St, and San Jose Ave. Major roads like Highway 280 and Highway 101 are also shown.

SHEET INDEX

SHEET #	SHEET TITLE	SITE PERMIT
A1.0	SITE PLAN, SECTIONS, & NOTES	12/26/11
A2.0	EXISTING FLOOR PLANS	
A2.1	PROPOSED FLOOR PLANS	
A3.0	EXTERIOR ELEVATIONS	
A4.0	SECTION, DETAILS AND FRONT ELEVATIONS	

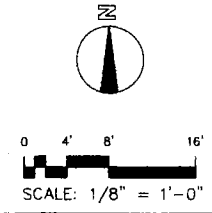
RESIDENTIAL ADDITION

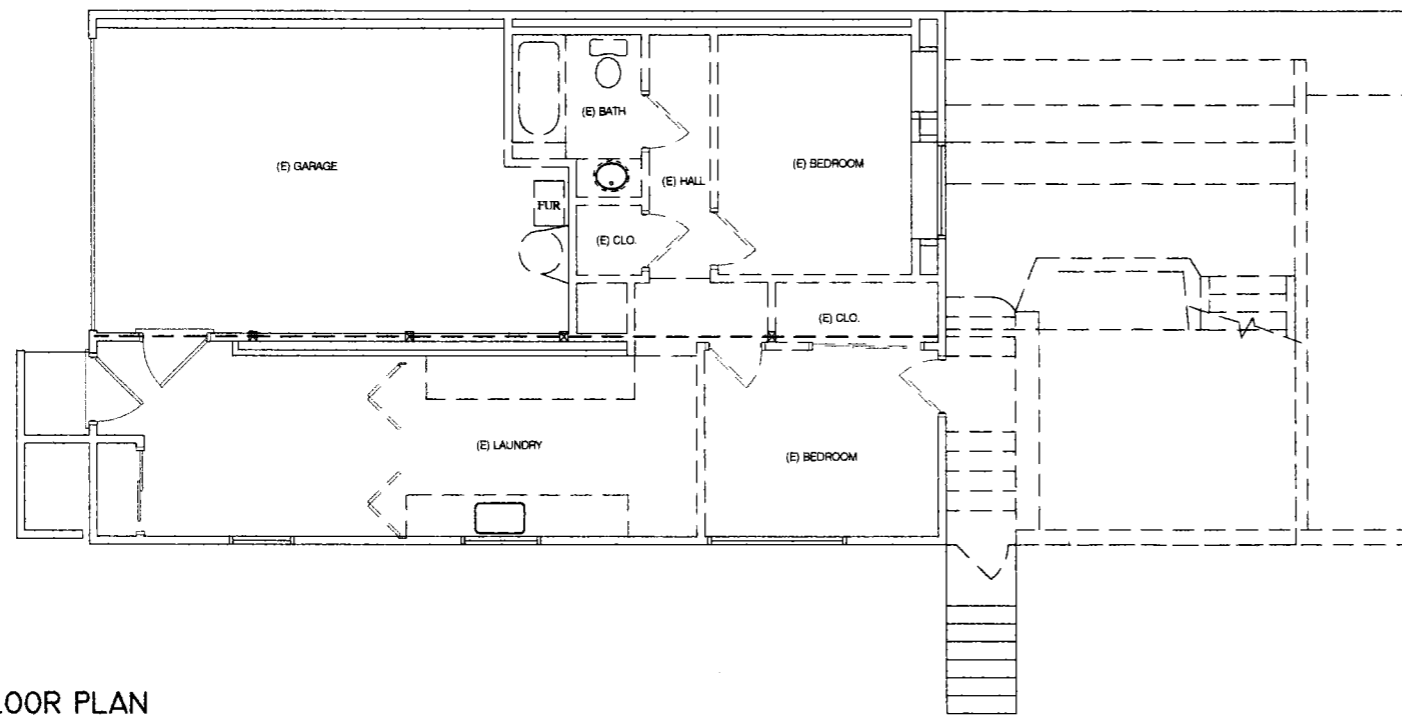
FOR CHEUNG FAMILY

JC ASSOCIATES
 61 ROME ST
 SAN FRANCISCO, CA 94112
 TEL: (415) 652-3047

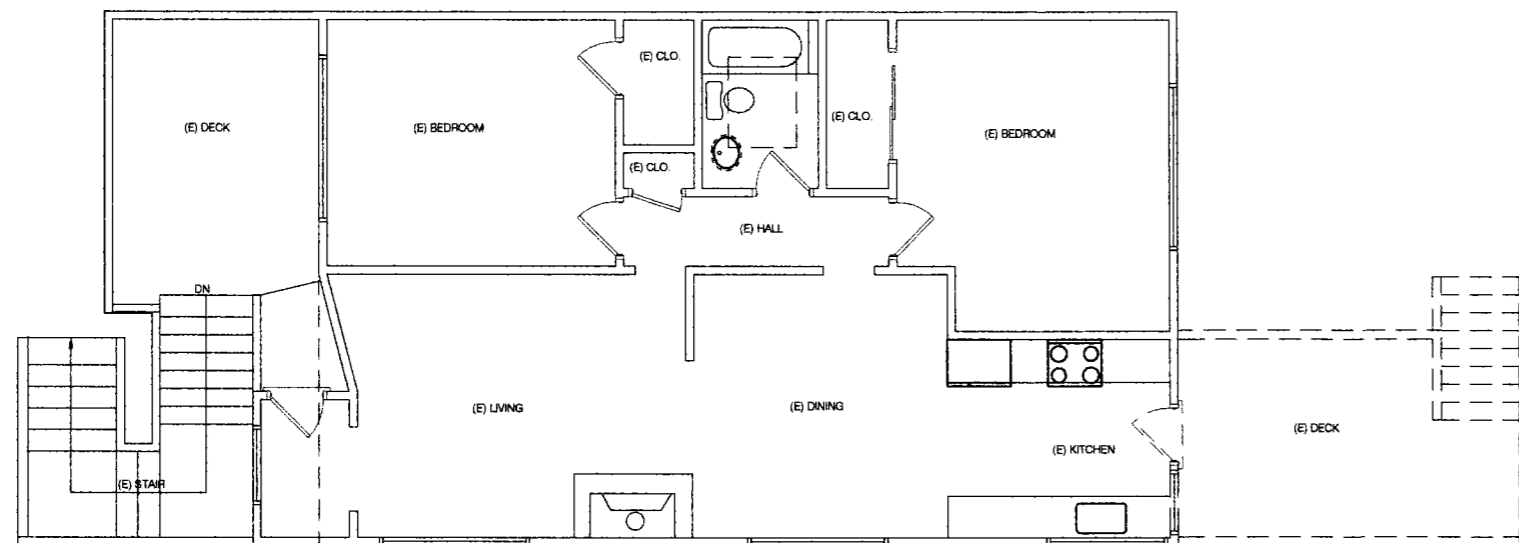
100 EDNA ST
SAN FRANCISCO
CALIFORNIA

I-SITE PLAN





1-EXISTING FIRST FLOOR PLAN



2-EXISTING SECOND FLOOR PLAN

LEGEND

- WALLS**
 ———— EXISTING WALL TO REMAIN
 - - - - - (E) WALL TO BE REMOVE
- DOORS**
 ———— EXISTING DOOR TO REMAIN
 - - - - - (E) DOOR TO BE REMOVE
- WINDOWS**
 ———— EXISTING WINDOW TO REMAIN
 - - - - - EXISTING WINDOW TO BE REMOVED

PROJECT:
RESIDENTIAL ADDITION
FOR CHEUNG FAMILY
 JC ASSOCIATES
 61 ROME ST
 SAN FRANCISCO, CA 94112
 TEL: (415) 652-3047

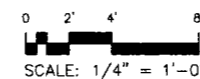
**100 EDNA ST
 SAN FRANCISCO
 CALIFORNIA**

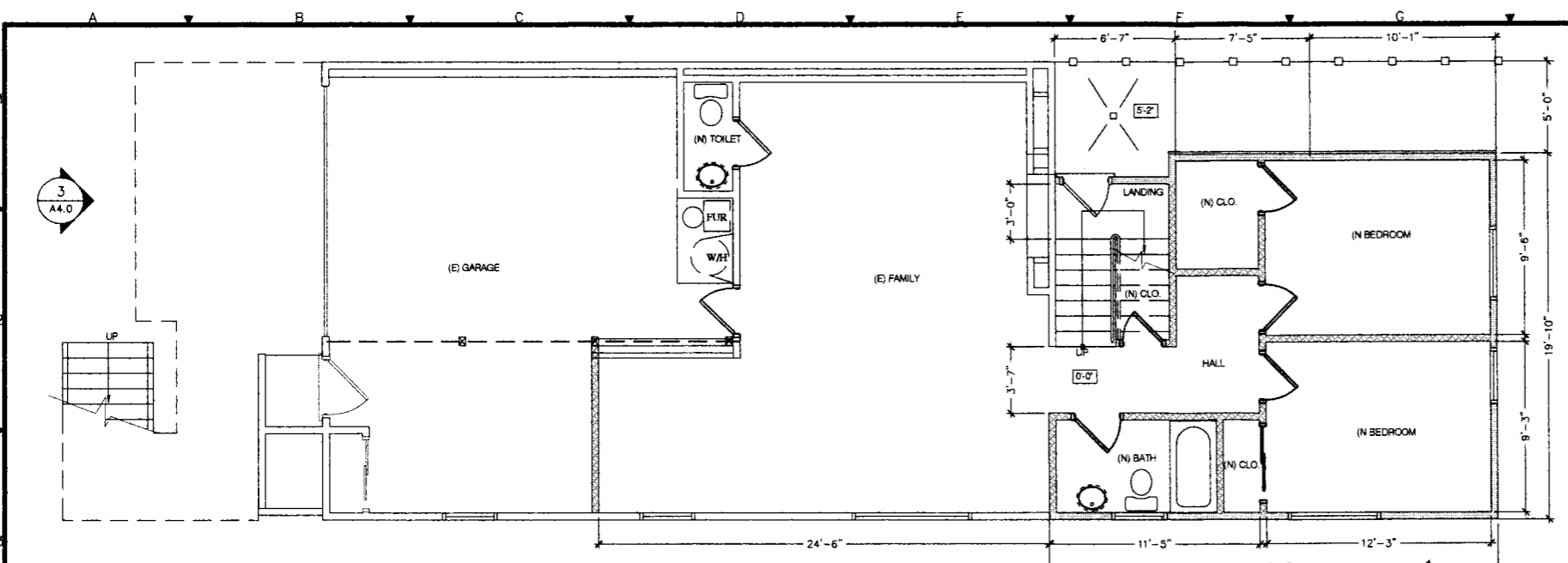
REVISION		
MARK	DATE	DESCRIPTION

PROJECT NO:	
MODEL FILE:	
DRAWN BY: JC	
CHECK: JC	
DATE: 08/21/11	

SHEET TITLE
EXISTING FLOOR PLANS

A2.0





LEGEND

- EXISTING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL

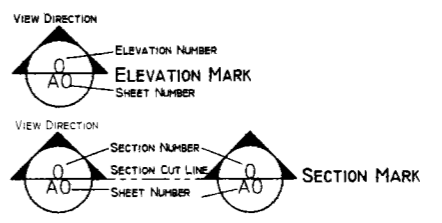
DOORS

- NEW DOOR

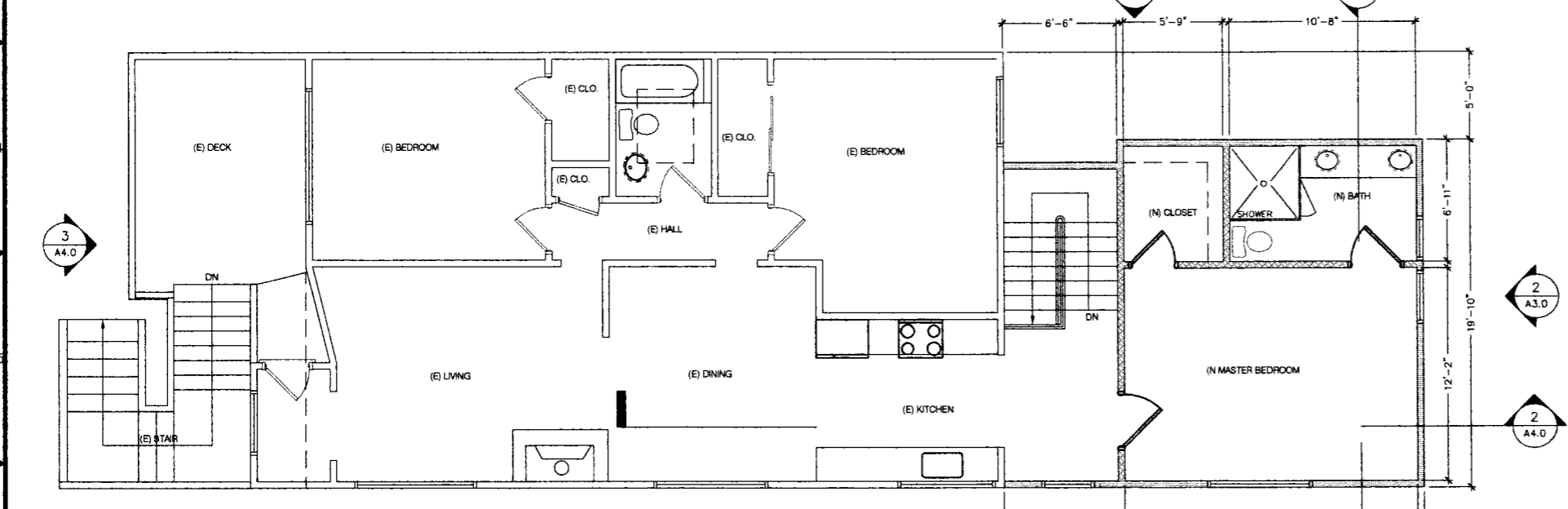
WINDOWS

- NEW WINDOW

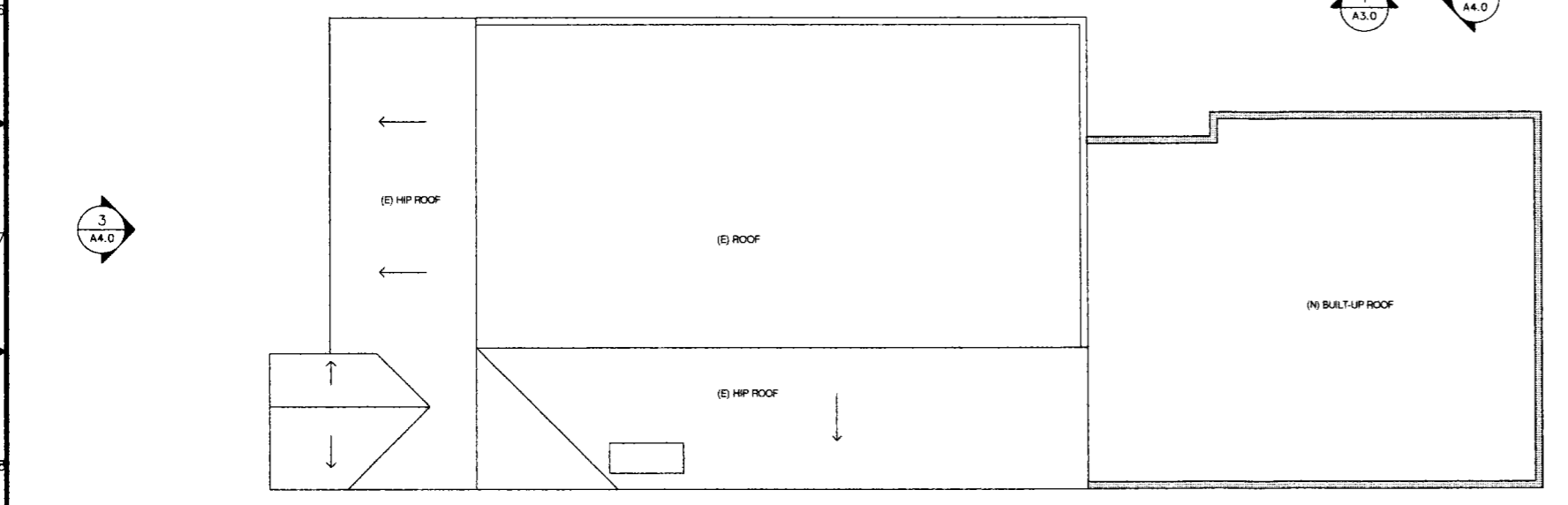
REFERENCE MARKS



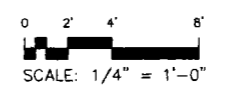
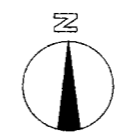
1-PROPOSED 1ST FLOOR PLAN



2-PROPOSED SECOND FLOOR PLAN



3-PROPOSED ROOF PLAN



PROJECT:
RESIDENTIAL ADDITION

FOR CHEUNG FAMILY

JC ASSOCIATES
611 ROME ST
SAN FRANCISCO, CA 94112
TEL: (415) 652-3047

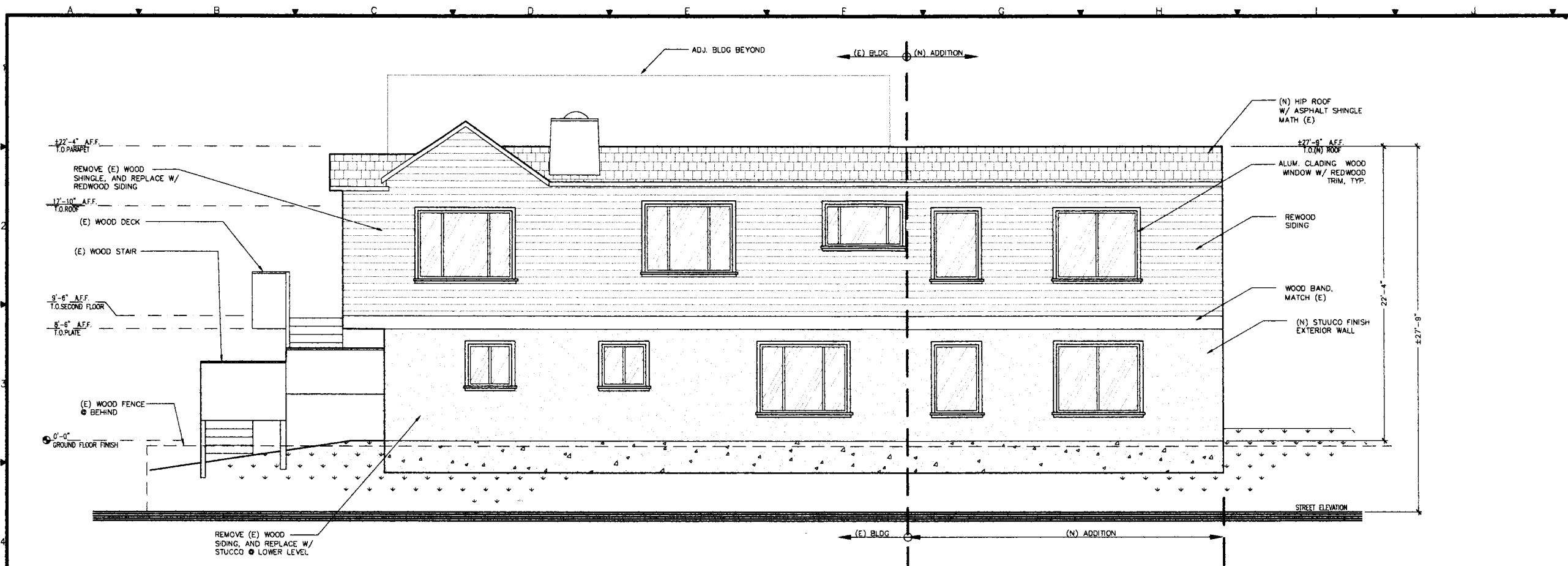
**100 EDNA ST
SAN FRANCISCO
CALIFORNIA**

REVISION		
MARK	DATE	DESCRIPTION

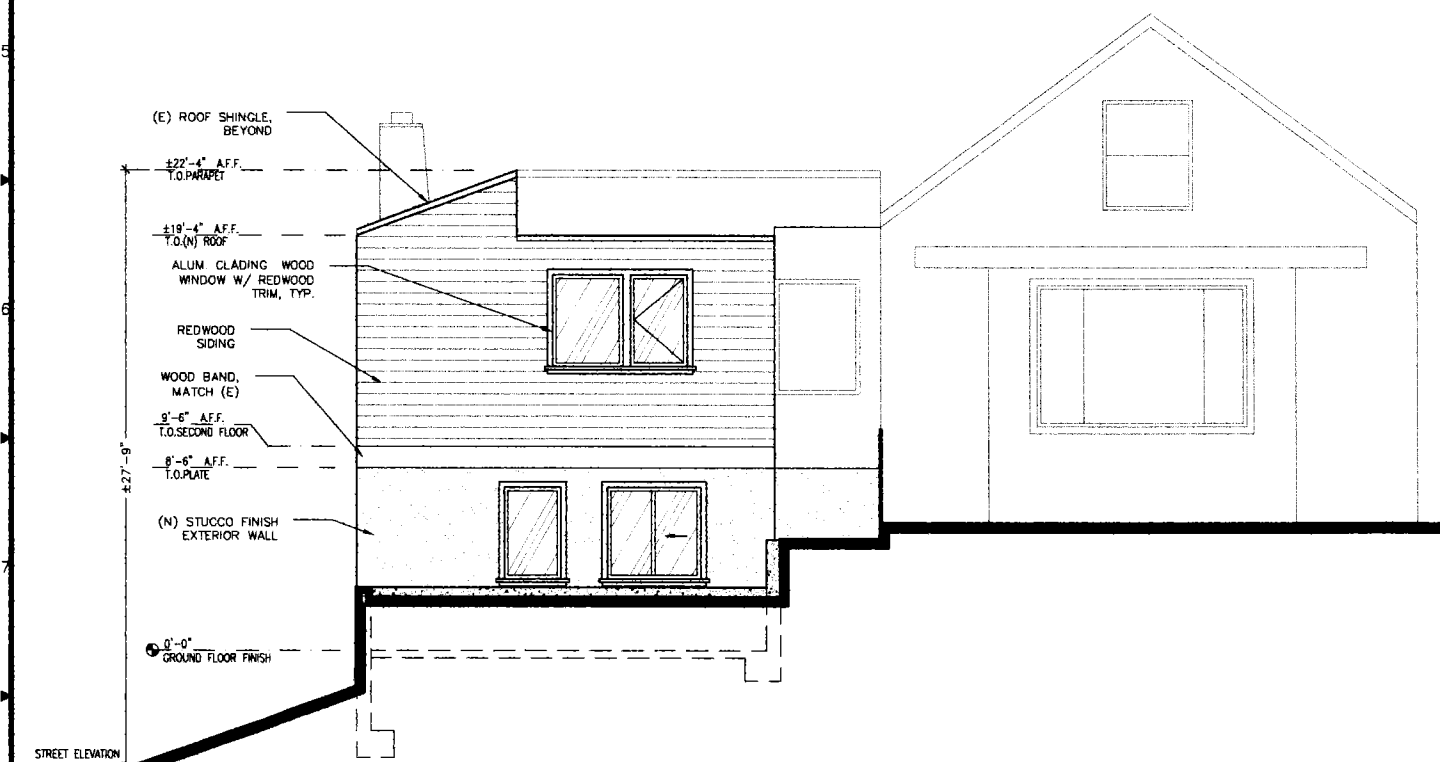
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CHECKED:	
DATE: 08/11	

SHEET TITLE
PROPOSED FLR PLANS

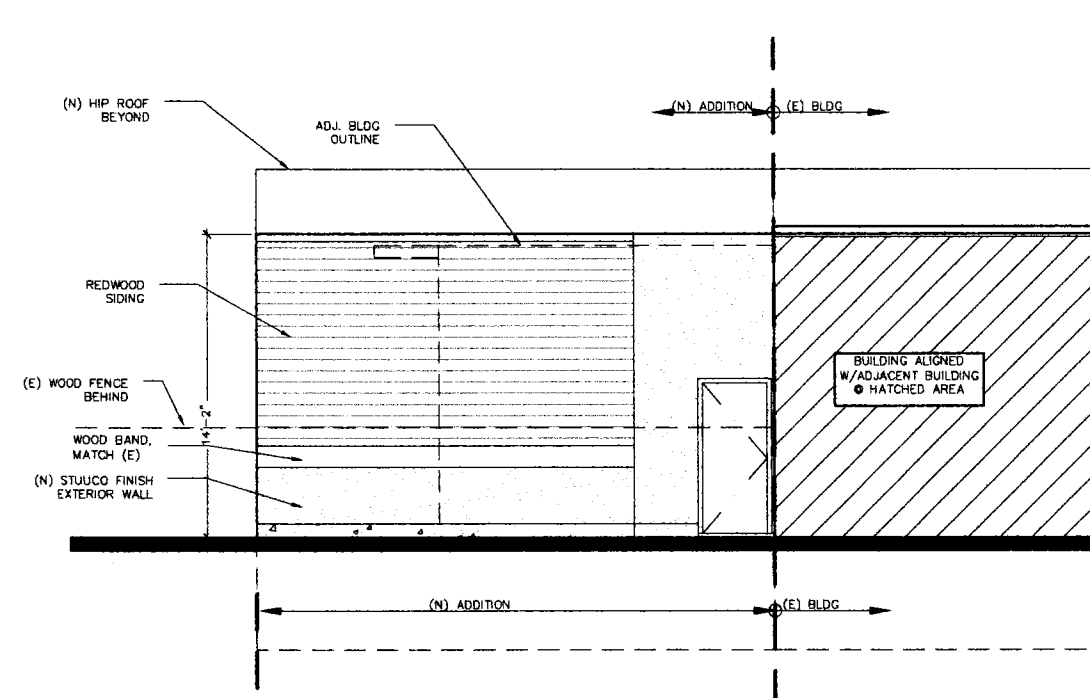
A2.1



1-SOUTH(RIGHT) ELEVATION



2-EAST(REAR) ELEVATION

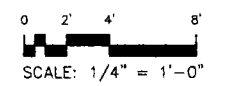


3-NORTH (LEFT) ELEVATION

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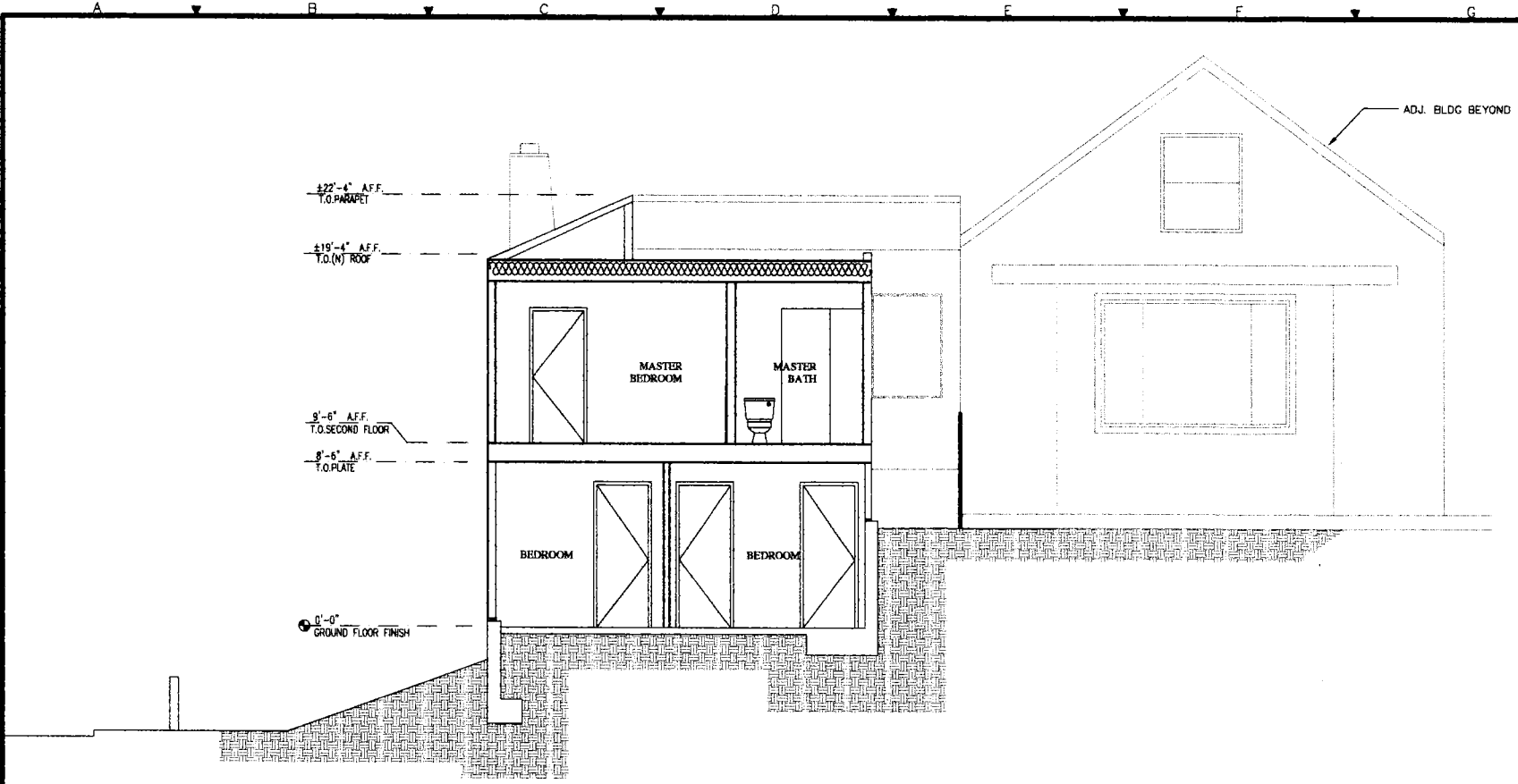
REVISION		
NO.	DATE	DESCRIPTION

PROJECT NO.	
MODEL FILE	
DRAWING JC	
CHECK JC	
DATE 08/07/11	

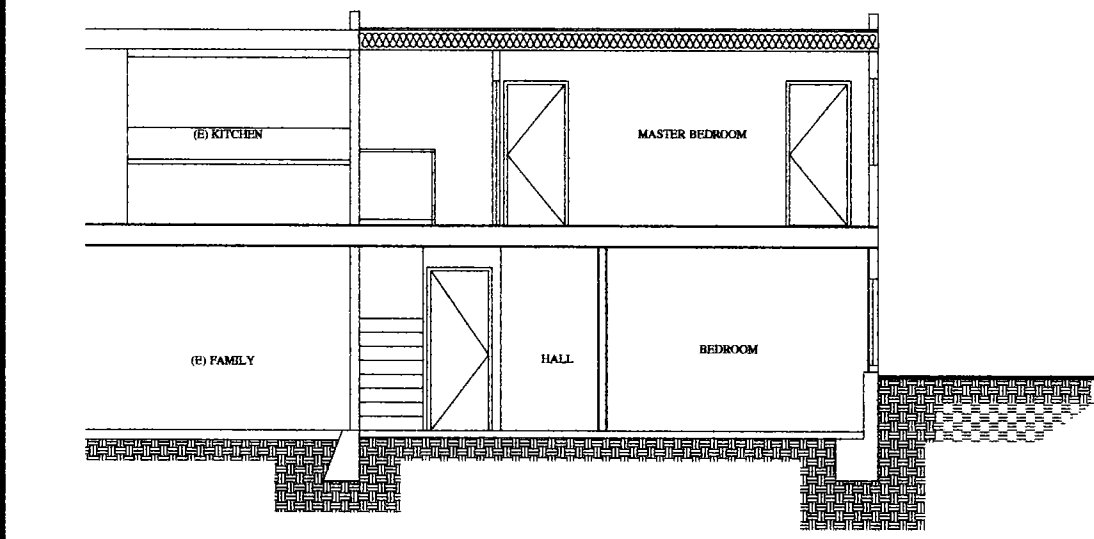
SHEET TITLE

EXTERIOR ELEVATIONS

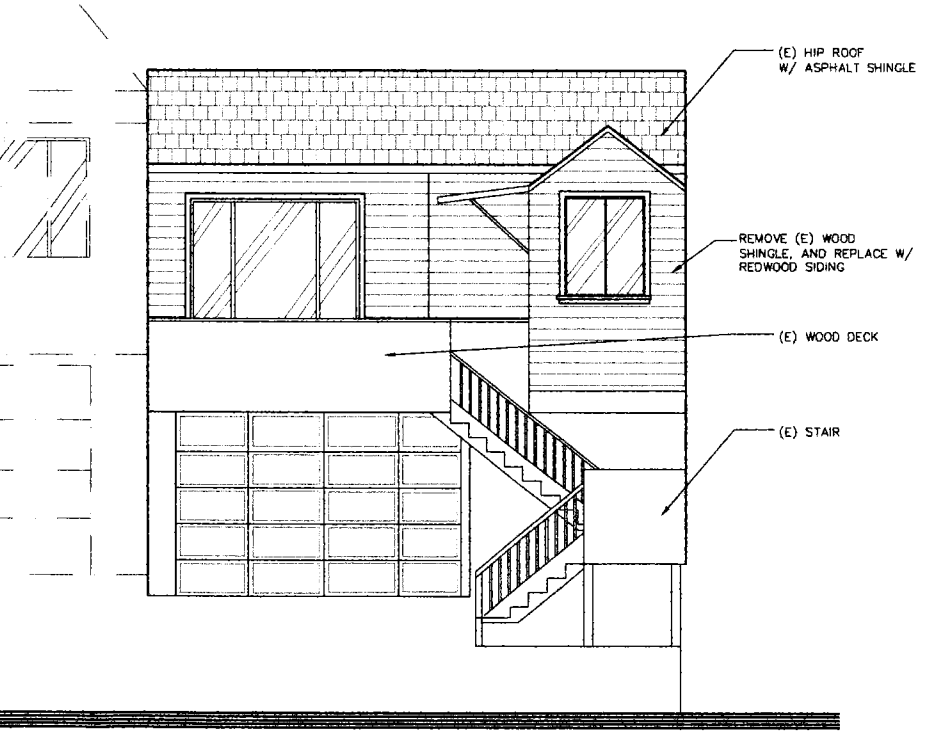
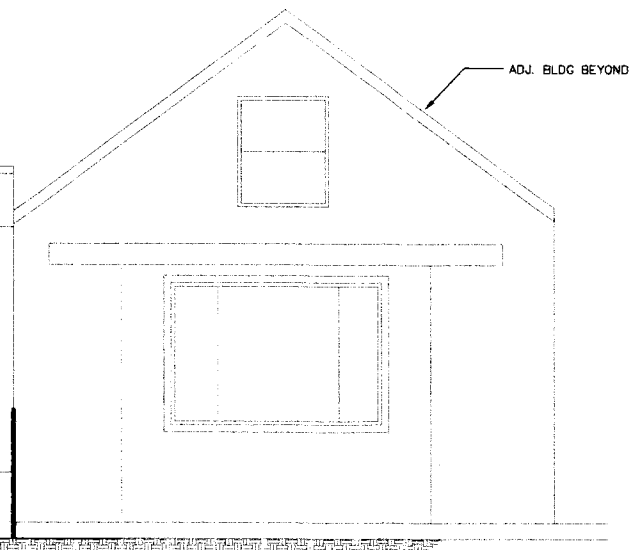
A3.0



I-BUILDING SECTION



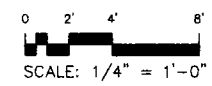
2-BUILDING SECTION



3-WINDOW SECTION

NTS

3-FRONT ELEVATION WITH NEW WOOD SIDING



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REVISION		
NO.	DATE	DESCRIPTION

PROJECT NO:
 MODEL FILE:
 DRAWN BY: JC
 CHECKED:
 DATE: 08/01/11

SECTION TITLE
SECTIONS & DTLS

A4.0