



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 1, 2011

Date: November 21, 2011
Case No.: **2011.0716C**
Project Address: **259 BROAD STREET**
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 7114/052
Project Sponsor: Tommy Lee
Merced Residential Care Facility
259 Broad Street
San Francisco, CA 94112
Staff Contact: Michael Smith – (415) 558-6322
michael.e.smith@sfgov.org
Recommendation: **Approval with Conditions**

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 proposal is to construct a one-story vertical addition on the existing building that would add a caretaker's unit to the existing facility. The addition would add approximately 1,150 square-feet to the building and would contain two bedrooms, one full bath, and a living room. The property was conditionally permitted as a residential care facility for twelve patients in January, 2000. The addition would not add an independent dwelling unit to the property or increase the facilities overall number of patients. The addition would provide caretaker housing for the facility and is only accessed through the facility below. The addition would not be used to add patient capacity beyond the existing 12 persons to the facility. The addition would be set back 15 feet from the front of the building and 10-feet from the rear of the building with roof decks within the setback areas.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of the street between Capitol and Orizaba Avenues, Assessor's Block 7114, Lot 052. The property is located within the RH-1 (Residential, House, One-Family) District and 40-X height and bulk districts. The subject property is a mid-block lot that measures 25 feet in width and 125 feet in depth and is improved with a two-story building that was constructed in 1999, it has six bedrooms and three full baths in approximately 3,230 square-feet and is residential in character. In January 2000 the subject property was granted a conditional use authorization to operate as a residential care facility for up to 12 people (d.b.a. "Merced Residential Care Facility").

The facility provides long-term care for twelve individuals with Alzheimer's disease or other forms of dementia, who do not require skilled nursing care. The facility allows these individuals, who are at risk

for being unnecessarily placed in institutions, to be treated in a family-like setting in a community. The facility is licensed by the California Department of Social Services (DSS), which primarily licenses facilities for mental health and the developmentally disabled. Basic services at the site are for men and women and include a furnished room, meals and planned activities. Referrals are made to health care professionals and social service agencies that can assist the residents and their family members, where appropriate. These services are not provided on-site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The neighborhood is defined by one- and two-story single-family dwellings and is architecturally mixed. The neighborhood is close to a number of commercial and institutional uses. The adjacent building to the east was also constructed in 1999 and is nearly identical to the subject building but has a third floor addition that is set back 15-feet from the front of the building.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is categorically exempt from environmental review, pursuant to CEQA Guideline Sections 15301(e)(1).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 11, 2011	November 9, 2011	22 days
Posted Notice	20 days	November 11, 2011	November 10, 2011	21 days
Mailed Notice	20 days	November 11, 2011	November 9, 2011	22 days

PUBLIC COMMENT

- The Department is not aware of any opposition to this project.

ISSUES AND OTHER CONSIDERATIONS

- The Commission disapproved a similar project on May 19, 2011, case No. 2010.0937C, proposing to construct a third floor addition that would add an independent dwelling unit to the property. In making its decision the Commission found that the addition of an independent dwelling to the property would greatly increase the development intensity of the site to an extent that it would no longer be compatible with the single-family residential nature of the neighborhood. The applicant's desire has always been to provide space for a facility caretaker within the building.
- The Residential Design Team (RDT) reviewed the proposal and determined that the proposed building scale is compatible with the scale of the buildings within this residential district. The addition would be set back 15-feet to preserve the predominant two-story character of the

streetwall, the addition would have a matching lightwell, and the rear portion of the addition is set back five-feet from the side property line to acknowledge the shorter building to the west.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization pursuant to Section 303 of the Code, amending Motion No. 14958 to allow for the expansion of a conditionally permitted residential care facility within a RH-1 District.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The additional space would serve as a caretaker's space which is a normal feature for a residential care facility.
- The additional space does not contain a separate kitchen and is well integrated into the residential care facility making it difficult to convert the space into an illegal dwelling unit.
- The Department determined that the scale of the project complies with the *Residential Design Guidelines* and is compatible with the character of the neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

MES
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Information:
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Planning Commission Draft Motion

HEARING DATE: DECEMBER 1, 2011

Date: April 28, 2011
Case No.: **2011.0716C**
Project Address: **259 BROAD STREET**
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 7114/052
Project Sponsor: Tommy Lee
Merced Residential Care Facility
259 Broad Street
San Francisco, CA 94112
Staff Contact: Michael Smith – (415) 558-6322
michael.e.smith@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 303 OF THE PLANNING CODE TO MODIFY THE CONDITIONS OF APPROVAL PLACED UPON THE EXISTING RESIDENTIAL CARE FACILITY (D.B.A. "MERCED RESIDENTIAL CARE FACILITY") IN MOTION NO. 14958 TO ALLOW FOR THE CONSTRUCTION OF A ONE STORY VERTICAL ADDITION THAT WOULD ADD A CARETAKER'S UNIT TO THE EXISTING FACILITY, LOCATED WITHIN A RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 7, 2011 Augustine Fallay on behalf of Tommy Lee (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 303 to modify the conditions of approval placed on the existing residential care facility in Motion No. 14958, Case No. 1999.644C, to allow for the construction of a one-story vertical addition that would add rooms for a caretaker's unit to the existing facility, located within a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

On December 1, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0716C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.0716C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of the street between Capitol and Orizaba Avenues, Assessor's Block 7114, Lot 052. The property is located within the RH-1 (Residential, House, One-Family) District and 40-X height and bulk districts. The subject property is a mid-block lot that measures 25 feet in width and 125 feet in depth and is improved with a two-story building that was constructed in 1999, it has six bedrooms and three full baths in approximately 3,230 square-feet and is residential in character. In January 2000 the subject property was granted a conditional use authorization to operate as a residential care facility for up to 12 people (d.b.a. "Merced Residential Care Facility").

The facility provides long-term care for twelve individuals with Alzheimer's disease or other forms of dementia, who do not require skilled nursing care. The facility allows these individuals, who are at risk for being unnecessarily placed in institutions, to be treated in a family-like setting in a community. The facility is licensed by the California Department of Social Services (DSS), which primarily licenses facilities for mental health and the developmentally disabled. Basic services at the site are for men and women and include a furnished room, meals and planned activities. Referrals are made to health care professionals and social service agencies that can assist the residents and their family members, where appropriate. These services are not provided on-site.

3. **Surrounding Properties and Neighborhood.** The neighborhood is defined by one- and two-story single-family dwellings and is architecturally mixed. The neighborhood is close to a number of commercial and institutional uses. The adjacent building to the east

was also constructed in 1999 and is nearly identical to the subject building but has a third floor addition that is set back 15-feet from the front of the building.

4. **Project Description.** The proposal is to construct a one-story vertical addition on the existing building that would add a caretaker's unit to the existing facility. The addition would add approximately 1,150 square-feet to the building and would contain two bedrooms, one full bath, and a living room. The property was conditionally permitted as a residential care facility for twelve patients in January, 2000. The addition would not add an independent dwelling unit to the property or increase the facilities overall number of patients. The addition would provide caretaker housing for the facility and is only accessed through the facility below. The addition would not be used to add patient capacity beyond the existing 12 persons to the facility. The addition would be set back 15 feet from the front of the building and 10-feet from the rear of the building with roof decks within the setback areas.
5. **Public Comment.** The Department has not received any comments from the public regarding this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Land Use.** Planning Code Section 209.3 conditionally permits a residential care facility for seven or more persons within a RH-1 District.

The project proposes to add a caretaker's unit to an existing conditionally permitted residential care facility for twelve persons.

- B. **Parking.** Planning Code Section 151 requires one off-street parking space for each 10 residents, where the number of residents exceeds nine.

The property has one existing off-street parking space for twelve existing persons. The project would not increase the capacity of the facility but instead provide living space for a caretaker.

- C. **Open Space.** For group housing structures Section 135 of the Planning Code requires that the minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit in the District. This Code Section further states that dwellings specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code, the minimum amount of usable open space to be provided for use by each dwelling unit shall be 1/2 the amount.

The Code requires 600 square-feet of usable open space for the proposed use. The requirement would be met with the open space located in the rear yard and within the third floor roof decks.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers

The project would promote the retention of a commercial use that provides employment opportunities for semi-skilled workers.

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICE

Policy 7.2:

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The project would expand a health related service within a residential district in a manner that minimizes disruption on adjacent residential uses. The addition would be set back and articulated in a manner that retains the residential scale of the property and minimizes light and air blockage to adjacent properties.

Policy 7.3:

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city

The project would strengthen an existing residential care facility for persons suffering from dementia and related diseases in an area of the City that is underserved by such uses.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

There are no retail uses on the site that would be displaced by the project.

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

The project would preserve the existing residential care facility on the site thereby protecting the cultural and economic diversity of the neighborhood.

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

The Project would not result in the loss of affordable housing.

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

The site is located on Broad Street which is served by the M-Oceanview transit line. The proposed dwelling would not have required off-street parking but because it is located along a transit line it is presumable that potential occupants of the dwelling could use transit instead of a private automobile. The additional ridership would not impact the M-Oceanview transit line.

- E. That 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. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will not negatively impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building is not a landmark or historic building.

- H. That our 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.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0716C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 2010, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 1, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 1, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to amend Motion No. 14958 pursuant to Planning Code Section 303 to expand an existing conditionally permitted residential care facility by adding a third floor to the property at 259 Broad Street, Block 7114, and Lot 052 located within a RH-1 District and a 40-X Height and Bulk District; in general conformance with plans, dated May 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0716C and subject to conditions of approval reviewed and approved by the Commission on December 1, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 1, 2011 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

2. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

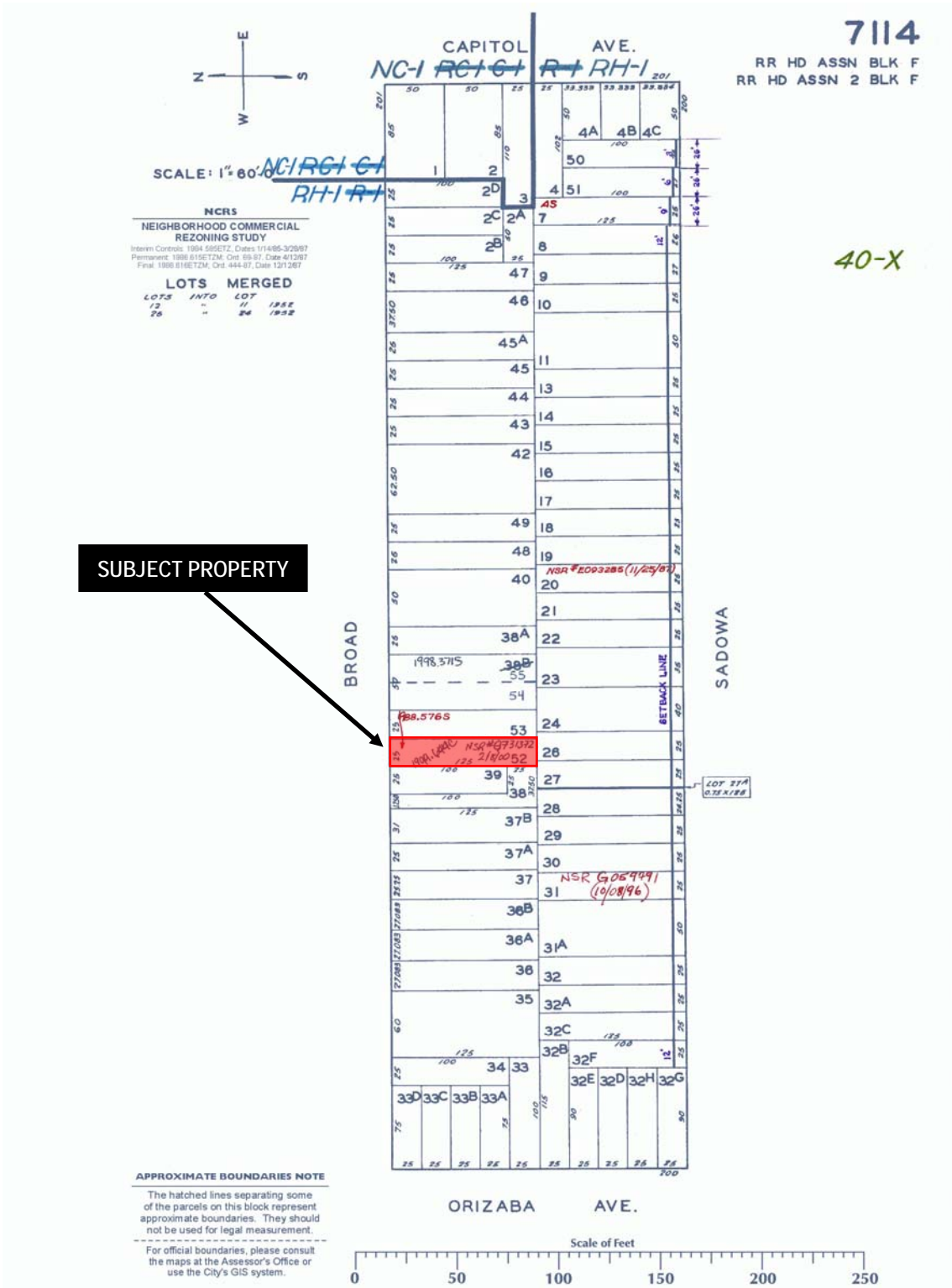
5. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

6. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

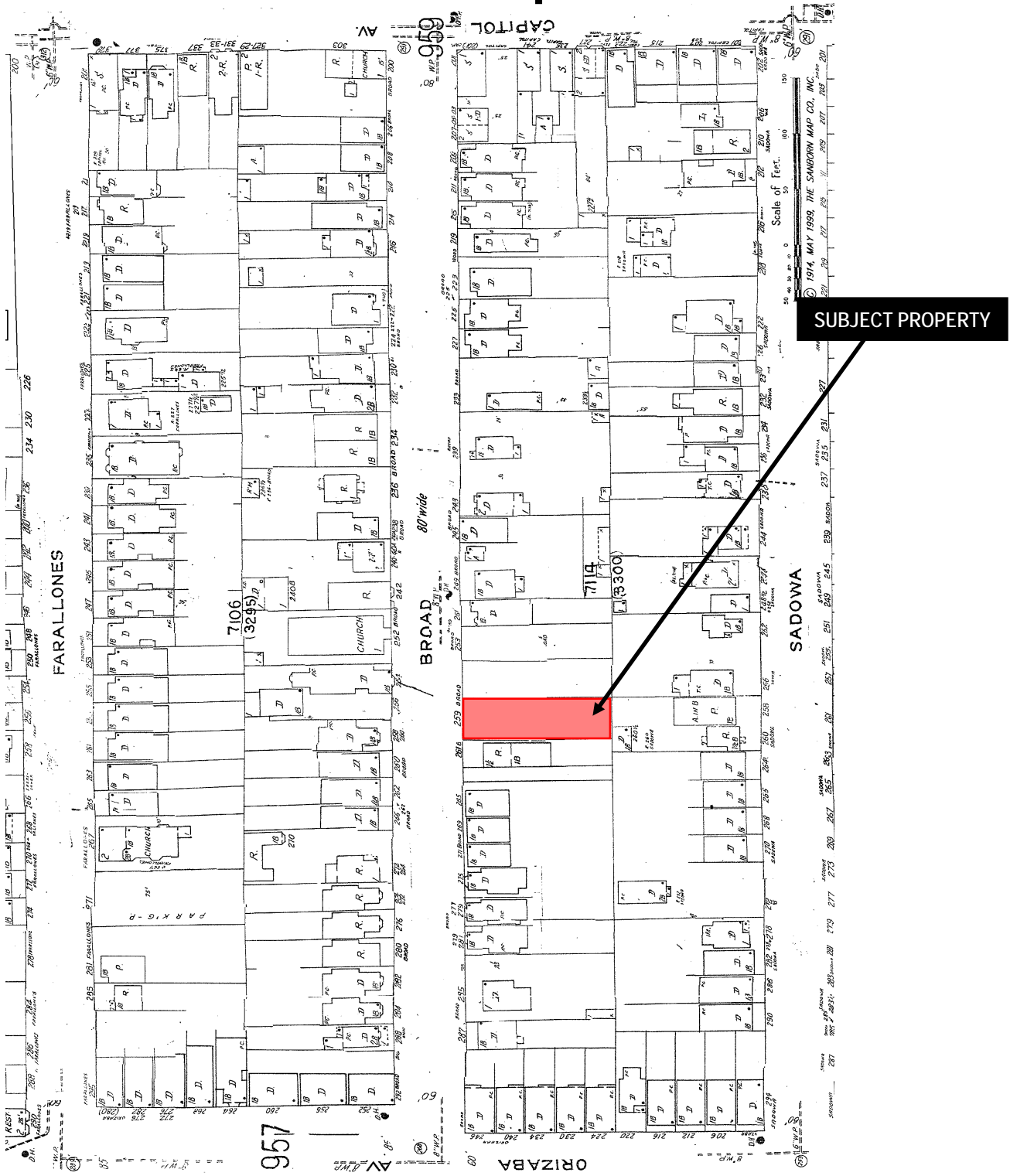
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Parcel Map



Conditional Use Hearing
Case Number 2011.0716C
259 Broad Street

Sanborn Map*

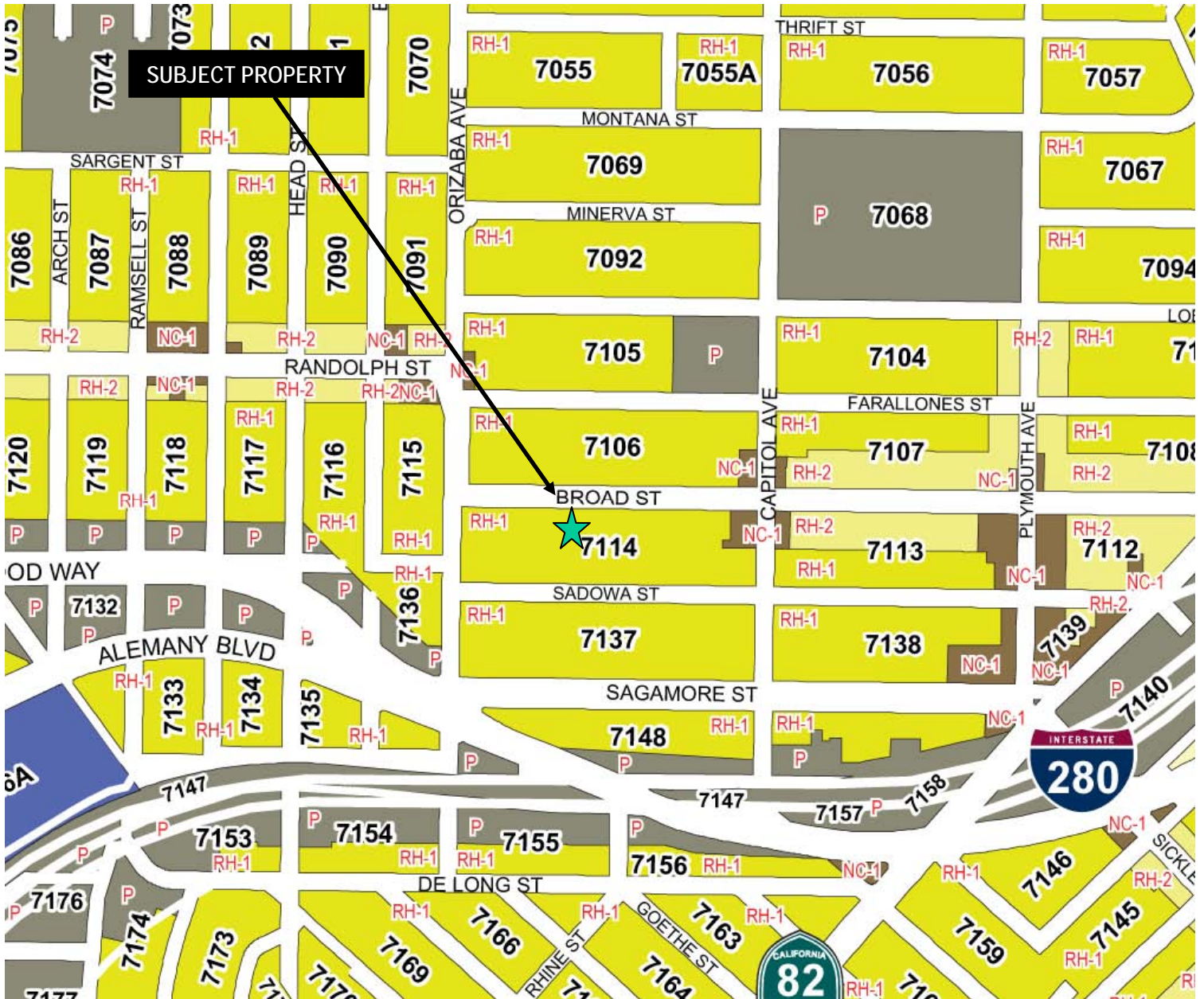


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



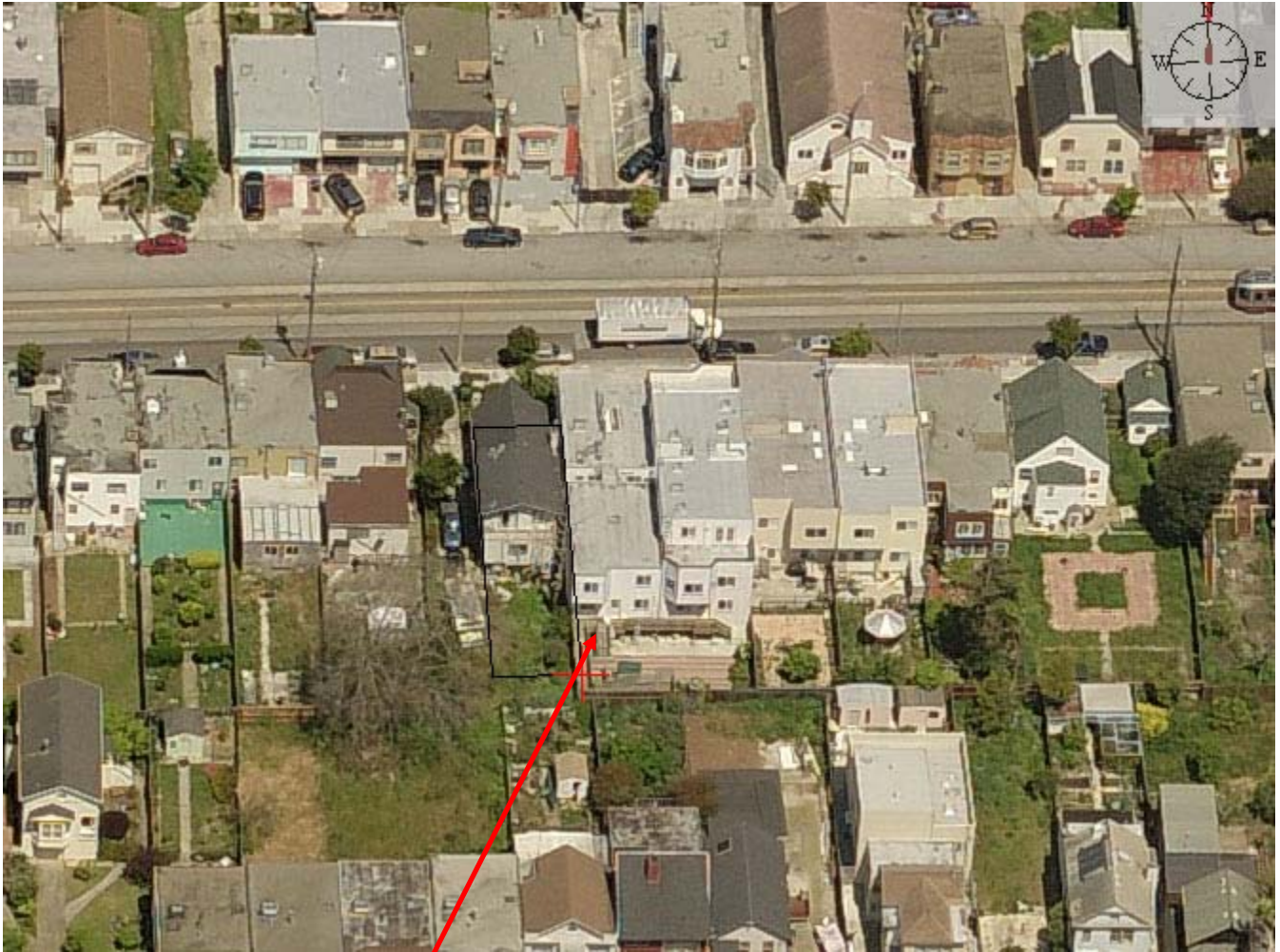
Conditional Use Hearing
 Case Number 2011.0716C
 259 Broad Street

Zoning Map



Conditional Use Hearing
Case Number 2011.0716C
259 Broad Street

Aerial Photo

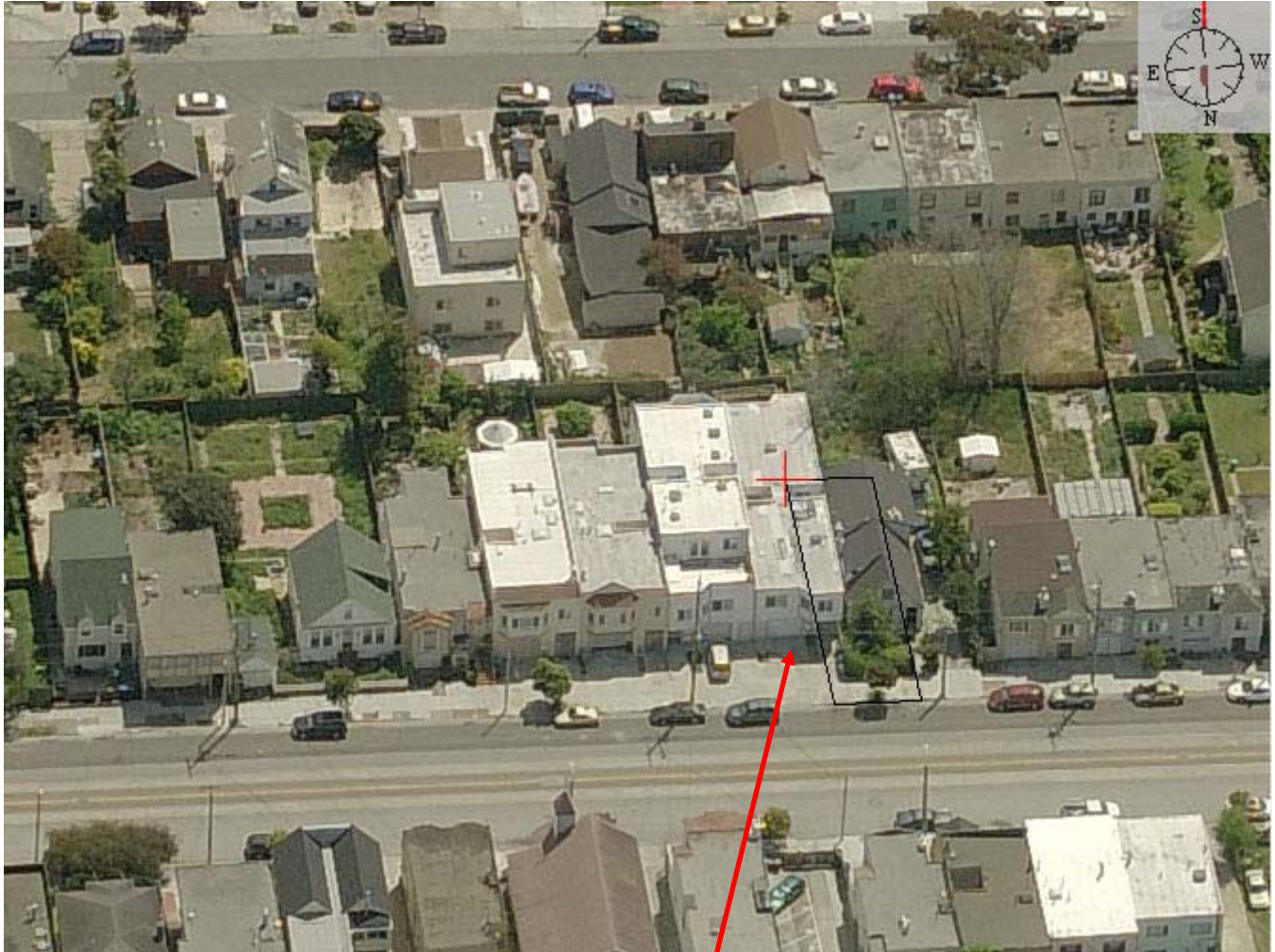


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0716C
259 Broad Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0716C
259 Broad Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0716C
259 Broad Street

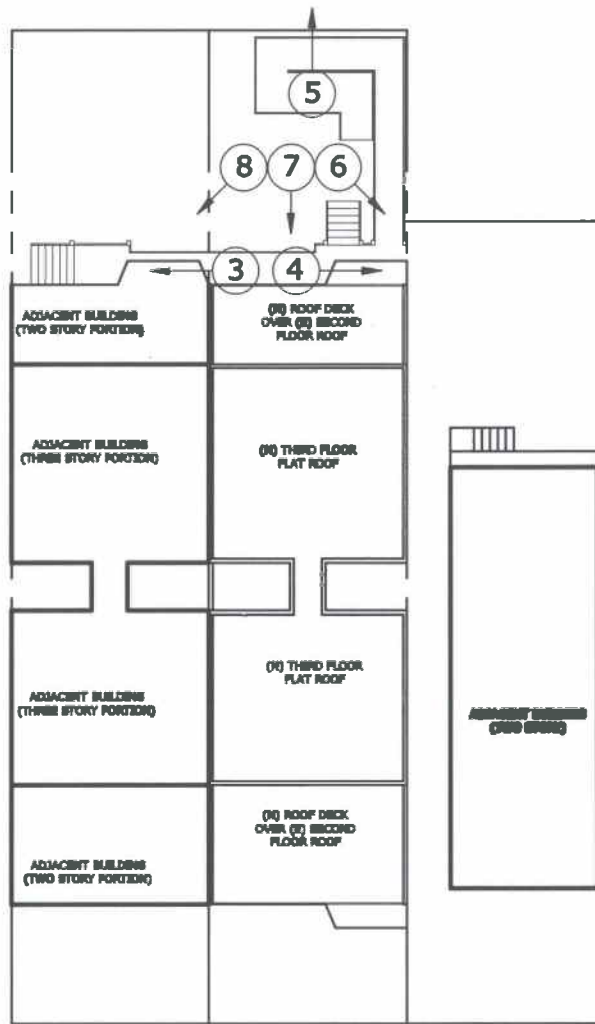
Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2011.0716C
259 Broad Street



SUBJECT PROPERTY



1 - FRONT VIEW



2 - FRONT VIEW (ACROSS STREET)



3 - EAST VIEW AT REAR



4 - WEST VIEW AT REAR



5 - SOUTH VIEW AT REAR



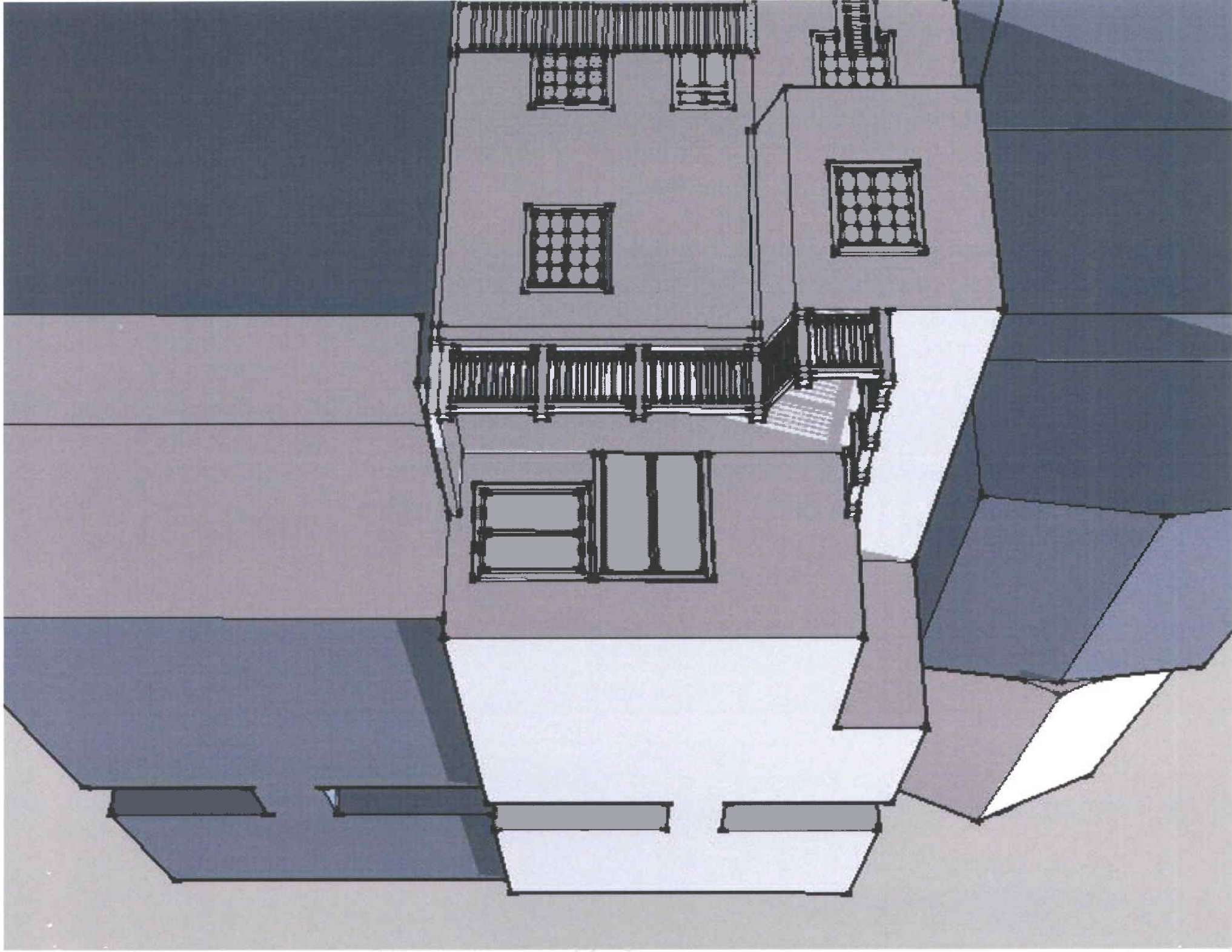
6 - NORTHWEST VIEW AT REAR



7 - NORTH VIEW AT REAR
(SUBJECT PROPERTY)



8 - NORTHEAST VIEW AT REAR



PROJECT DATA

ADDRESS: 259 BROAD STREET
SAN FRANCISCO, CA

STORIES: 3

OCCUPANCY: R2.2 AND R3

ZONING: RH-1

TYPE: V-B

BLOCK: 7114


LOT: 052


LOT AREA: 3125


SCOPE OF WORK

1. VERTICAL ONE STORY VERTICAL ADDITION OVER EXISTING TWO STORY BUILDING

LEGEND

 NEW WALL

 EXISTING WALL

 DEMO WALL

SHEET INDEX

A-0 SITE PLAN AND GENERAL NOTES
A-1 EXISTING FLOOR PLANS
A-2 PROPOSED FLOOR PLANS
A-3 PROPOSED ROOF PLAN AND REAR ELEVATION VIEWS
A-4 EXISTING AND PROPOSED FRONT ELEVATION VIEWS
A-5 EXISTING AND PROPOSED SIDE ELEVATIONS AND SECTION

GENERAL NOTE:

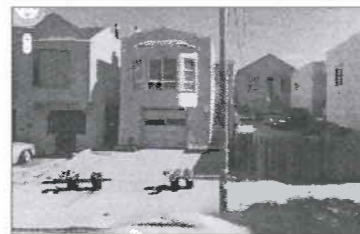
THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION.

GENERAL NOTES

- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE ADOPTED CODES, STANDARDS AND ANY APPLICABLE STATE OR LOCAL AMENDMENTS, INCLUDING BUT NOT LIMITED TO:
 - OCCUPATIONAL SAFETY AND HEALTH STANDARDS, (CAL OSHA).
 - LISTS OF INSPECTED APPLIANCES, EQUIPMENT AND MATERIALS (UNDERWRITERS LABORATORIES).
 - APPROVED EQUIPMENT LISTING (FACTORY MUTUAL).
 - HANDBOOK OF RIGGING (ROSSNAGEL).
 - SAFETY CODE FOR BUILDING CONSTRUCTION, ANSI.
 - CALIFORNIA BUILDING CODE, 2007 EDITION.
 - CALIFORNIA ELECTRICAL CODE, 2007 EDITION.
 - CALIFORNIA ENERGY CODE, 2007 EDITION.
 - CALIFORNIA FIRE CODE, 2007 EDITION.
 - CALIFORNIA MECHANICAL CODE, 2007 EDITION.
 - CALIFORNIA PLUMBING CODE, 2007 EDITION.
 - CALIFORNIA REFERENCED STANDARDS CODE, 2007 EDITION.
- WHERE DIFFERENCES EXIST BETWEEN CODES AFFECTING THIS WORK, THE MORE RESTRICTIVE CODE SHALL GOVERN.
- IF THE CONTRACTORS OBSERVE THAT THESE DRAWINGS AND SPECIFICATIONS ARE IN VARIANCE WITH THE CODES, HE SHALL NOTIFY THE ARCHITECTS AND ENGINEERS IN WRITING AT ONCE.
- DUCTWORK, PIPING AND EQUIPMENT SHALL BE INSTALLED PER SMACNA "SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS" ADDENDUM No. 1 OR EQUAL IN ACCORDANCE WITH ASCE CHAPTER 13 "SEISMIC DESIGN REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS".
- ALL FIRE-RATED WALL AND FLOOR PENETRATIONS SHALL BE FIRESAFED UTILIZING A UL APPROVED FIRE SAFING SYSTEMS.
- ALL PLUMBING AND PIPING SYSTEMS SHALL BE PRESSURE TESTED AND VERIFIED LEAK TIGHT PRIOR TO CALLING FOR CITY PROGRESS OR FINAL INSPECTIONS.

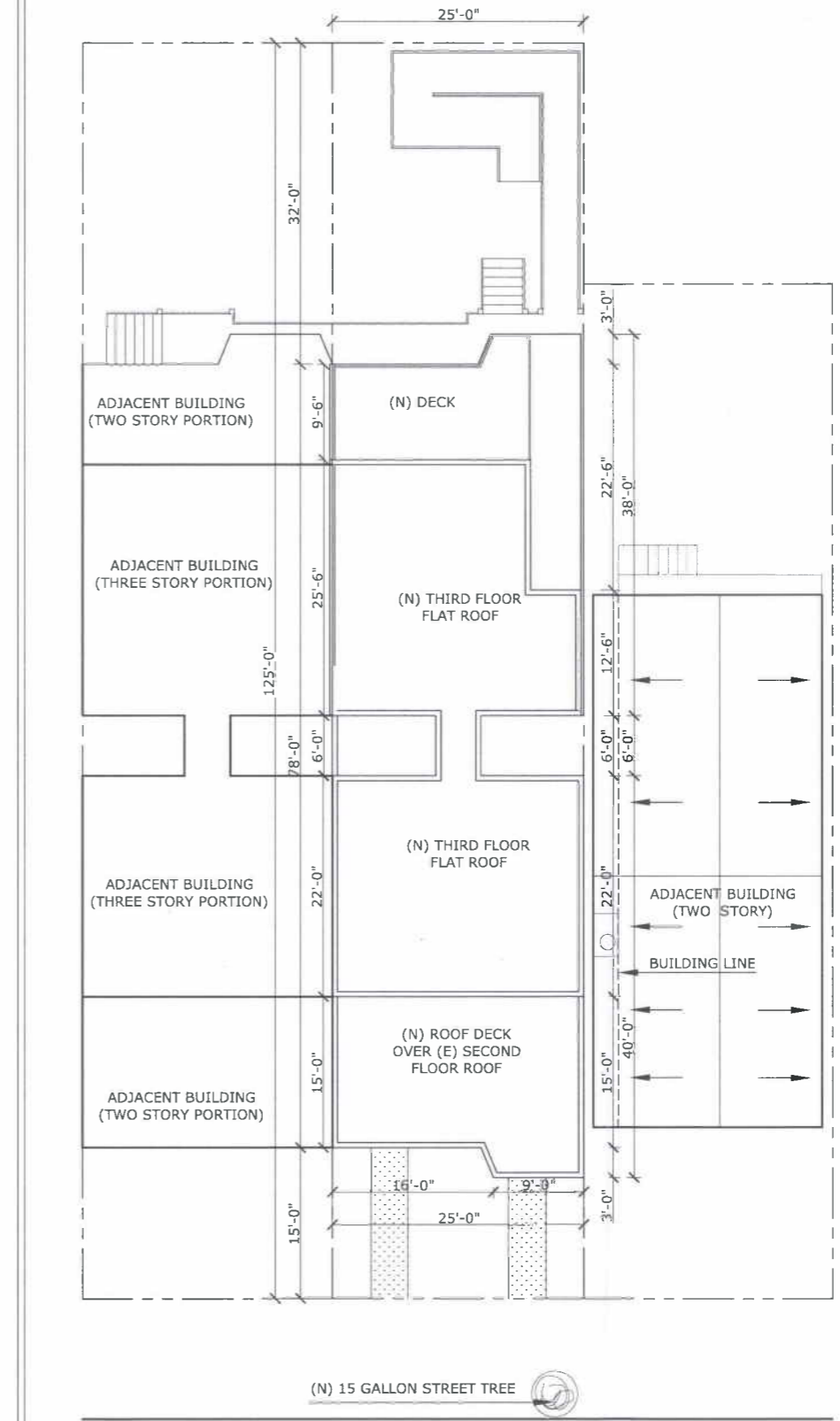


FRONT VIEW



CROSS STREET VIEW

SITE PLAN



1 PLOT PLAN
1/8" = 1'-0"



TOMMY LEE
CONSULTING

259 BROAD STREET
SAN FRANCISCO, CALIFORNIA
415-793-2722

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION 1	7/13/10

PROJECT TITLE
VERTICAL ADDITION

SHEET TITLE

LOCATION
259 Broad Street
San Francisco, CA

BLOCK 7114 LOT 052

ZONING RH-1

OWNER TOMMY LEE



DRAWN R.YU

CHECKED T.LEE

SCALE AS NOTED

DATE MAY, 2010

PROJECT NO.

SHEET
A0

TOMMY LEE
CONSULTING

259 BROAD STREET
SAN FRANCISCO, CALIFORNIA
415-793-2722

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION 1	7/13/10

PROJECT TITLE
VERTICAL ADDITION

SHEET TITLE

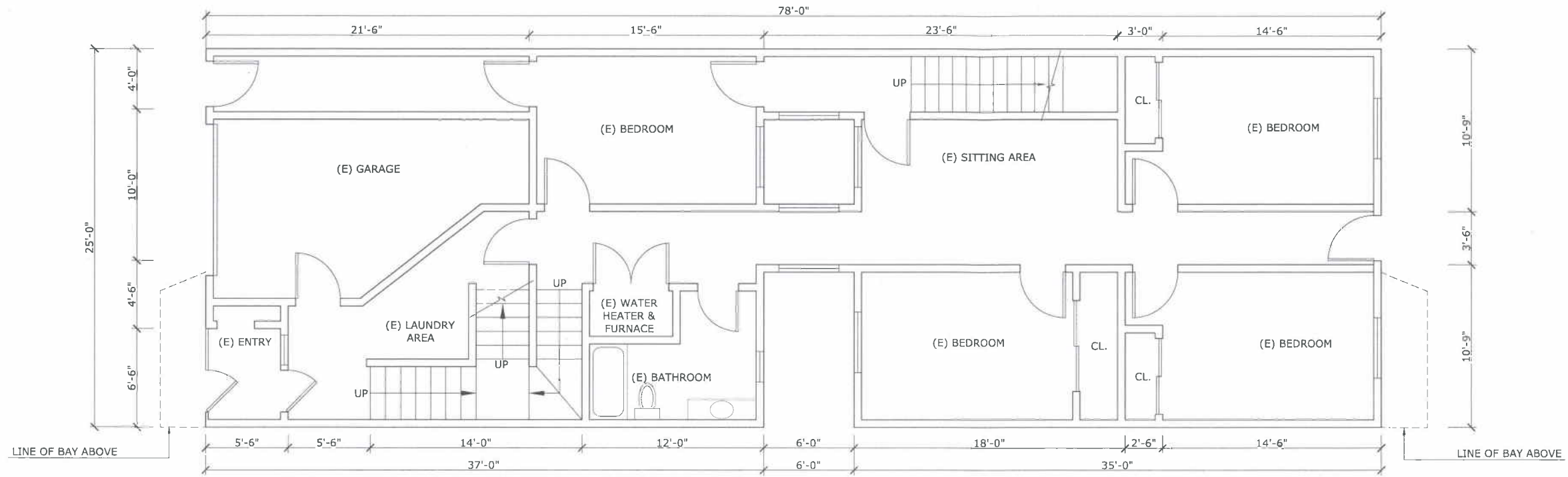
LOCATION
259 Broad Street
San Francisco, CA
BLOCK 7114 LOT. 052
ZONING RH-1

OWNER **TOMMY LEE**

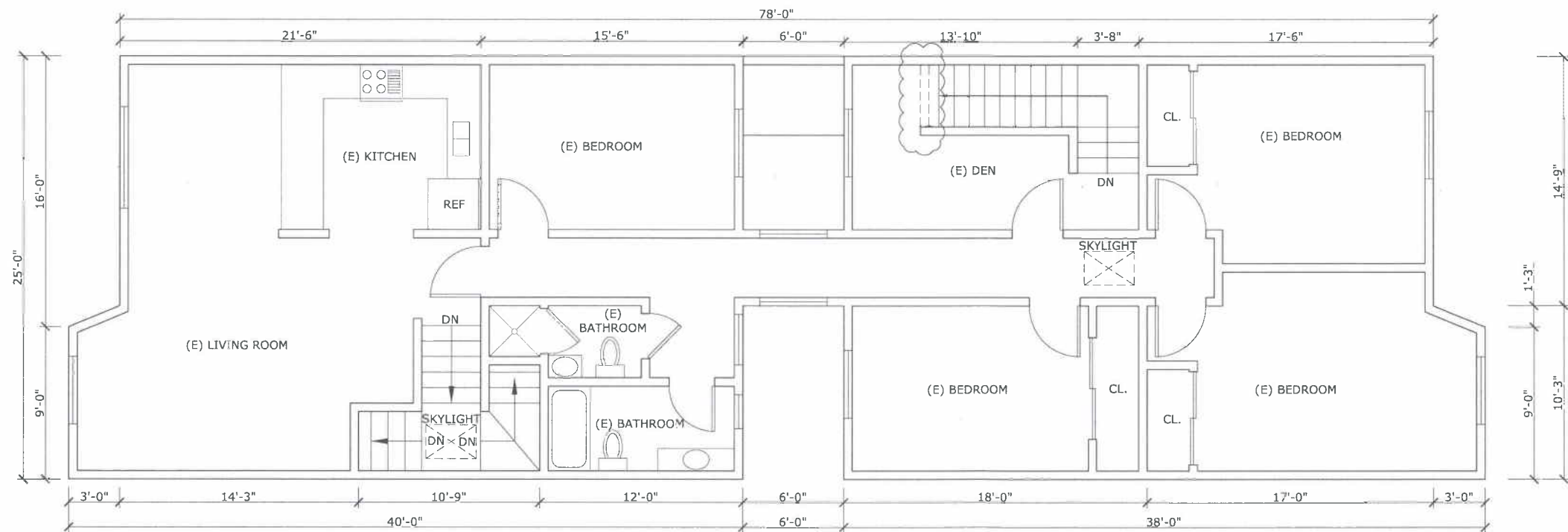


DRAWN **R.YU**
CHECKED **T.LEE**
SCALE **AS NOTED**
DATE **MAY, 2010**
PROJECT NO.

SHEET **A1**

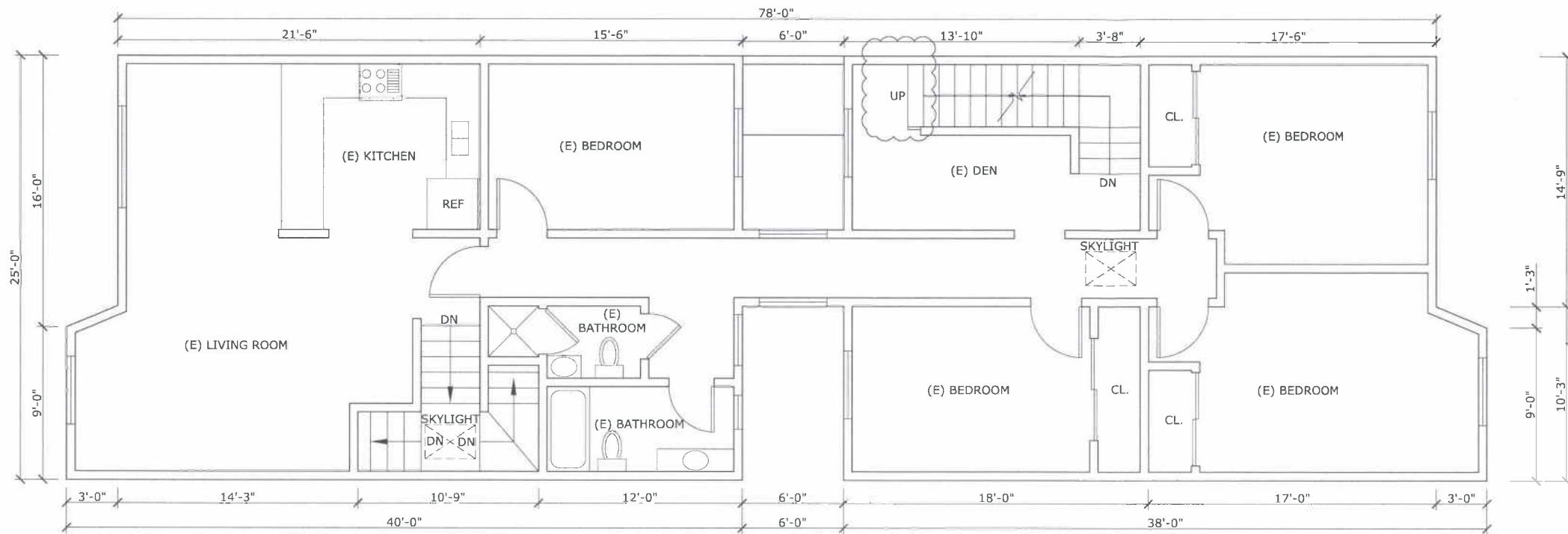


1 EXISTING GROUND FLOOR
1/4" = 1'-0"

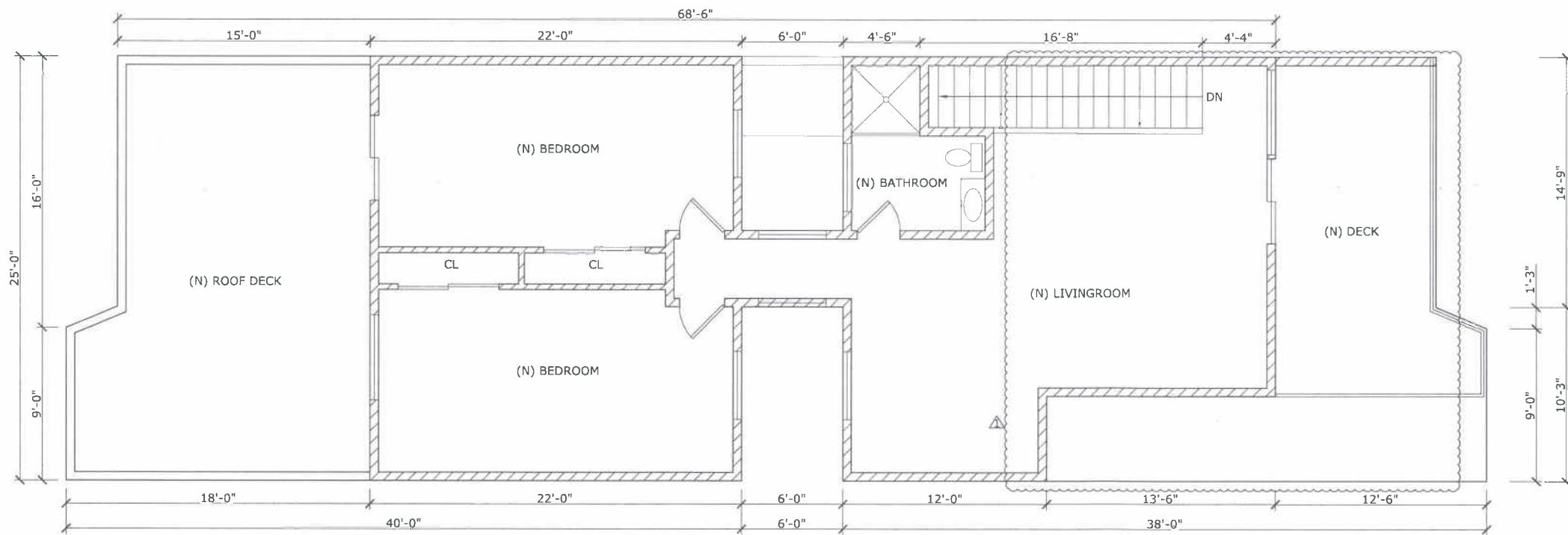


2 EXISTING SECOND FLOOR
1/4" = 1'-0"





1 PROPOSED SECOND FLOOR
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR
1/4" = 1'-0"

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PROJECT TITLE
VERTICAL ADDITION

SHEET TITLE

LOCATION
259 Broad Street
San Francisco, CA
BLOCK 7114 LOT. 052
ZONING RH-1

OWNER **TOMMY LEE**



DRAWN **R.YU**
CHECKED **T.LEE**
SCALE **AS NOTED**
DATE **MAY, 2010**
PROJECT NO.

SHEET **A2**



TOMMY LEE
CONSULTING

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415-793-2722

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION 1	7/13/10

PROJECT TITLE

VERTICAL ADDITION

SHEET TITLE

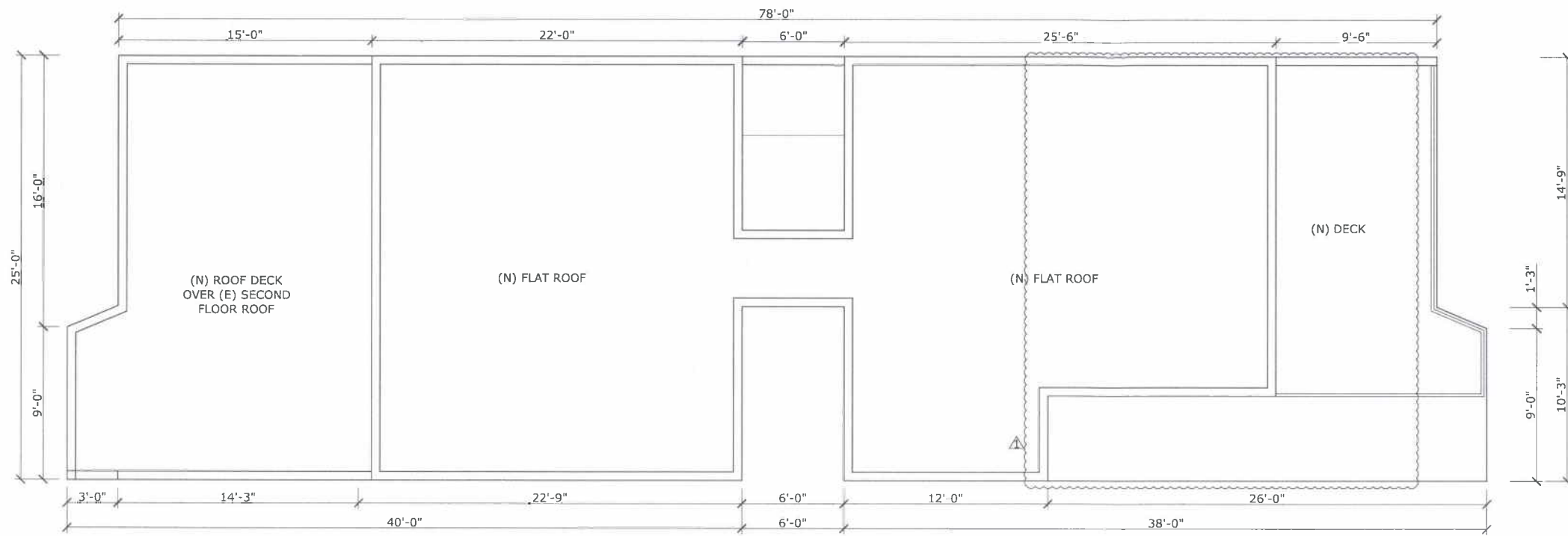
LOCATION
259 Broad Street
San Francisco, CA
BLOCK 7114 LOT. 052
ZONING RH-1

OWNER TOMMY LEE

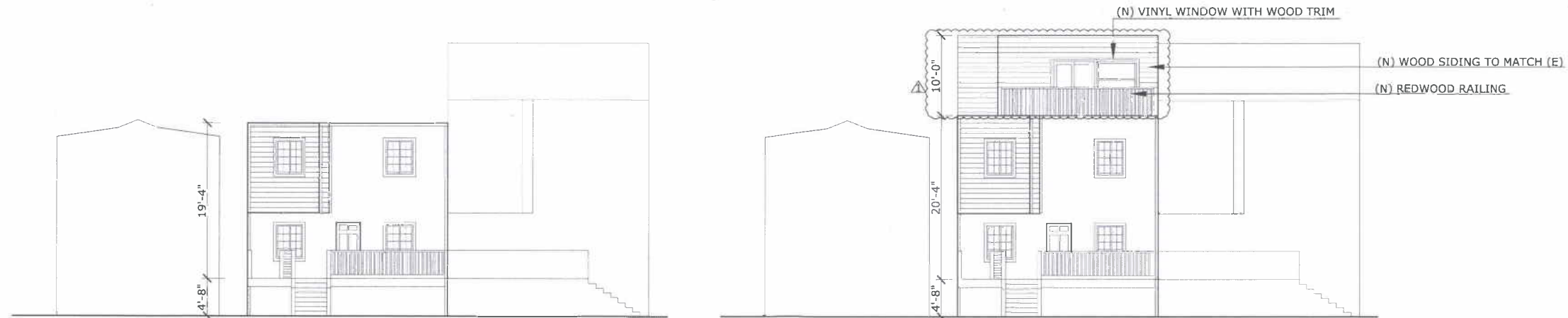


DRAWN R.YU
CHECKED T.LEE
SCALE AS NOTED
DATE MAY, 2010
PROJECT NO.

SHEET **A3**



1 PROPOSED ROOF
1/4" = 1'-0"



2 EXISTING REAR ELEVATION
1/8" = 1'-0"

3 PROPOSED REAR ELEVATION
1/8" = 1'-0"



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REVISIONS		
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PROJECT TITLE

VERTICAL ADDITION

SHEET TITLE

LOCATION
259 Broad Street
San Francisco, CA
BLOCK 7114 LOT. 052
ZONING RH-1

OWNER TOMMY LEE



DRAWN R.YU

CHECKED T.LEE

SCALE AS NOTED

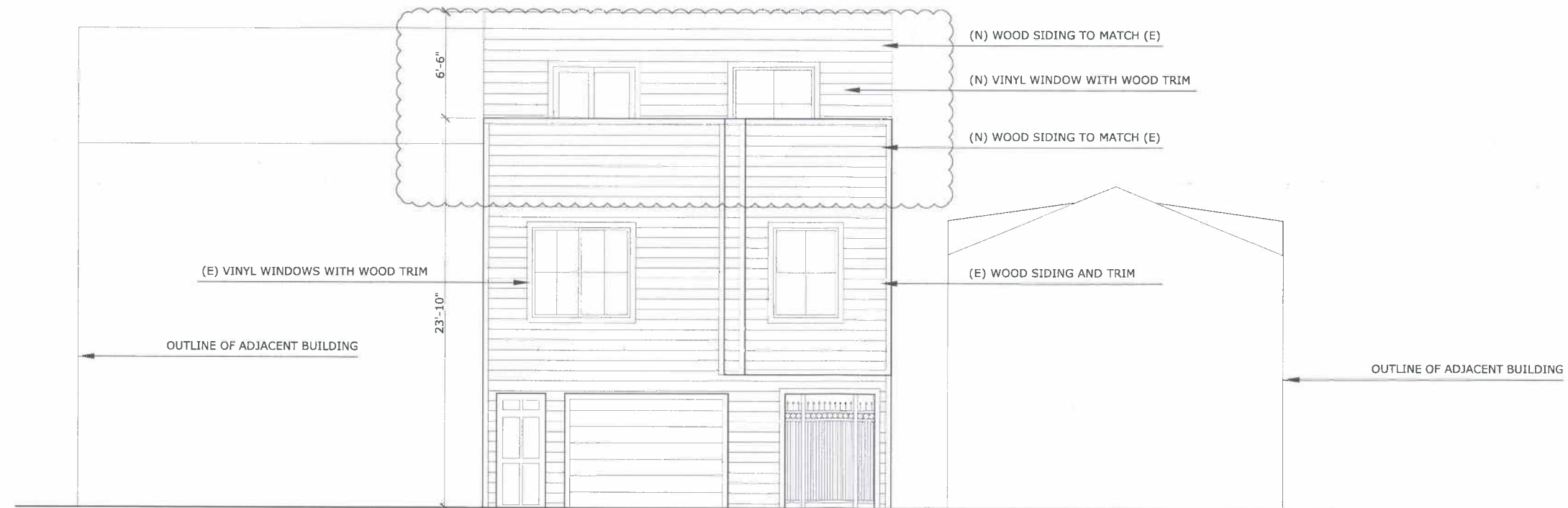
DATE MAY, 2010

PROJECT NO.

SHEET **A4**



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



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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REVISIONS		
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PROJECT TITLE

VERTICAL ADDITION

SHEET TITLE

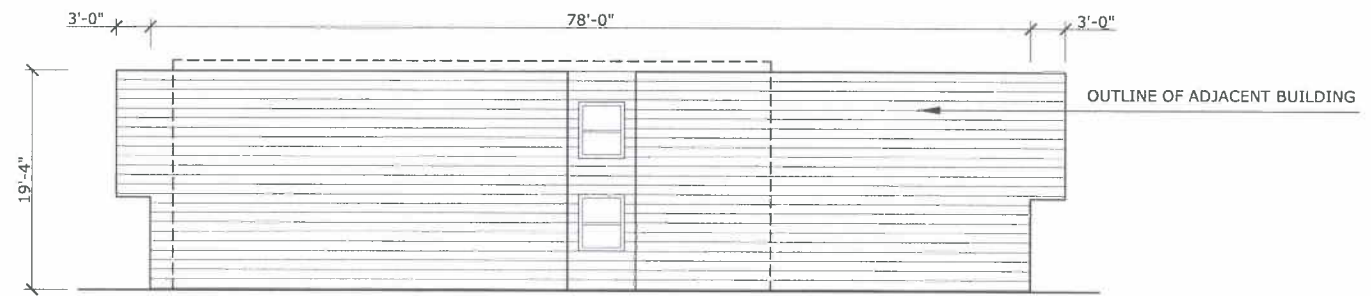
LOCATION
259 Broad Street
San Francisco, CA
BLOCK 7114 LOT. 052
ZONING RH-1

OWNER TOMMY LEE

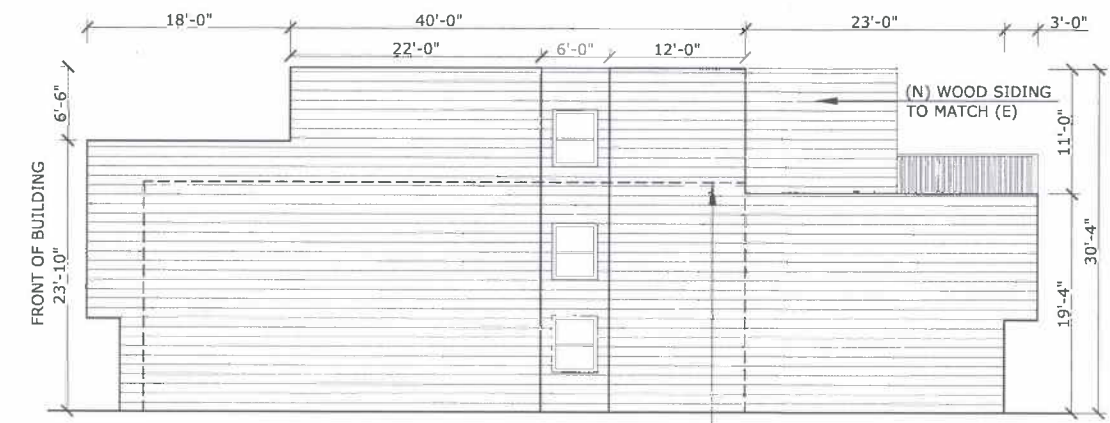


DRAWN R.YU
CHECKED T.LEE
SCALE AS NOTED
DATE MAY, 2010
PROJECT NO.

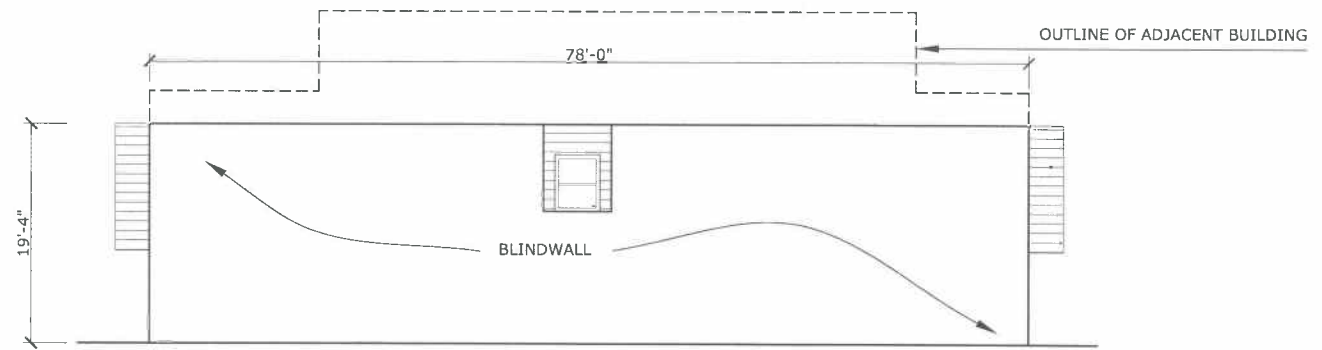
SHEET **A5**



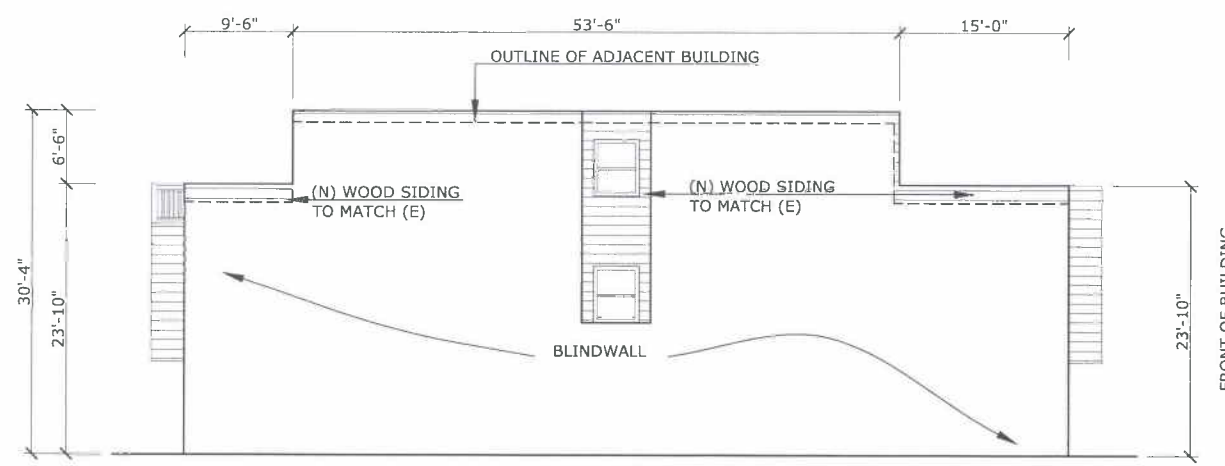
1 EXISTING LEFT ELEVATION
1/8" = 1'-0"



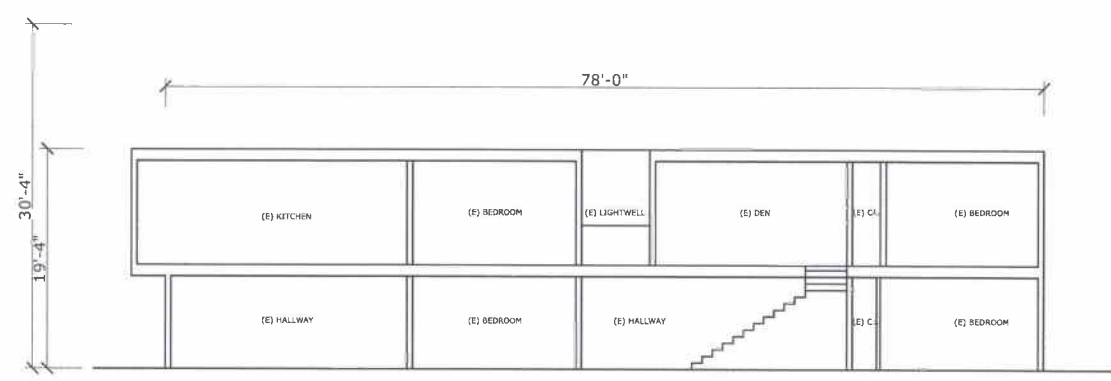
2 PROPOSED LEFT ELEVATION
1/8" = 1'-0"



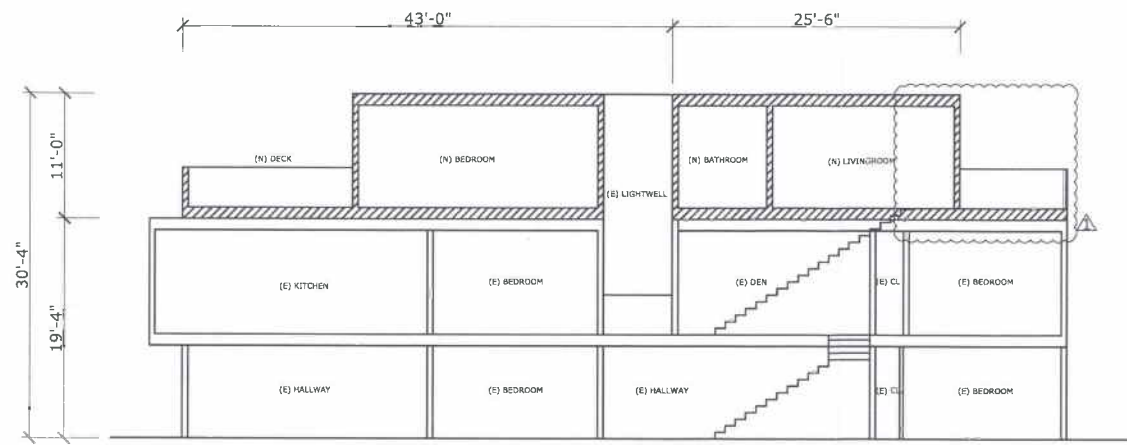
3 EXISTING RIGHT ELEVATION
1/8" = 1'-0"



4 PROPOSED RIGHT ELEVATION
1/8" = 1'-0"



5 EXISTING SECTION
1/8" = 1'-0"



6 PROPOSED SECTION
1/8" = 1'-0"

Subject Property



Cross Street View