



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 14, 2010

*Date:* October 6, 2010  
*Case No.:* **2009.0909D**  
*Project Address:* **253 Parker Avenue**  
*Zoning:* RM-1 [Residential, Mixed, Low Density]  
40-X Height and Bulk District  
*Block/Lot:* 1086/006  
*Project Sponsor:* Hawk Lee  
1609 Noriega Street  
San Francisco, CA 94118  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* **Do not take DR and approve as modified**

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 subject building is three stories and contains two dwelling units. The proposal is to extend the ground, second and third floors approximately 13' into the rear yard; construct an additional 3' deep bay window at the rear of the second and third floors; partially infill the front north side setback to add decks; construct a 4<sup>th</sup> floor vertical addition that will be set back 10' from the rear wall as required by the Planning Code; and make interior alterations. The proposal also includes adding a garage in the ground floor and increasing the unit count from two to three.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the west side of Parker Avenue between Geary Blvd. and Anza Street. The subject lot is 125' deep by 25' wide with a legislated 16' front setback line. The existing building covers approximately 45% of the lot and was constructed prior to 1900 in the Victorian Era. While the building still maintains its original form and cornice, it has lost integrity and is not considered a historic resource pursuant to CEQA.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the City's Inner Richmond Neighborhood less than 1 block from Geary Blvd, one block south of the Jordan Park Neighborhood and northwest of the USF Lone Mountain Campus. The immediate area is primarily residential with a variety of densities from 2-unit to 15-unit buildings. The Parker Avenue right-of-way is 100' wide, including a 22' wide sidewalk. The subject block face is mixed with buildings from a variety of eras and styles.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 10, 2010– June 11, 2010	June 11, 2010	October 14, 2010	125 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 4, 2010	October 4, 2010	10 days
Mailed Notice	10 days	October 4, 2010	October 4, 2010	10 days

**PUBLIC COMMENT**

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

During the 311 notification process, the Department heard from the Jordan Park Neighborhood Association and from the adjacent neighbor to the south regarding this project. However, it appears that their concerns have been addressed. The Department has not received any letters in support of or opposition to the DR Requestor’s application.

**DR REQUESTOR**

Annie Yuen  
 247 Parker Avenue  
 San Francisco, CA 94118  
 The DR Requestor lives directly to the north of the subject property.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated June 11, 2010 and an additional letter dated September 28, 2010 from the DR Requestor’s representative.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated October 4, 2010.

## 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

Based on information provided by the DR Requestor, it became apparent that the plans submitted by the Project Sponsor and sent out for 311 notification did not accurately represent the articulation at the rear of the DR Requestor's property. Once the plans were revised to accurately reflect the actual site conditions, the RDT required that the applicant provide a 5-foot side setback at the proposed 4th floor to align with the rear edge of the adjacent stairs to the north. With this revision, the RDT determined that the project would create no unusual light impacts on the DR Requestor's property. In addition the proposed stair penthouse has been eliminated from the project and replaced with a roof hatch.

Additionally, the RDT did not find proposed driveway encroachment to result in an adverse impact on the public realm, due to the width of the sidewalk which is 22' wide.

**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.**

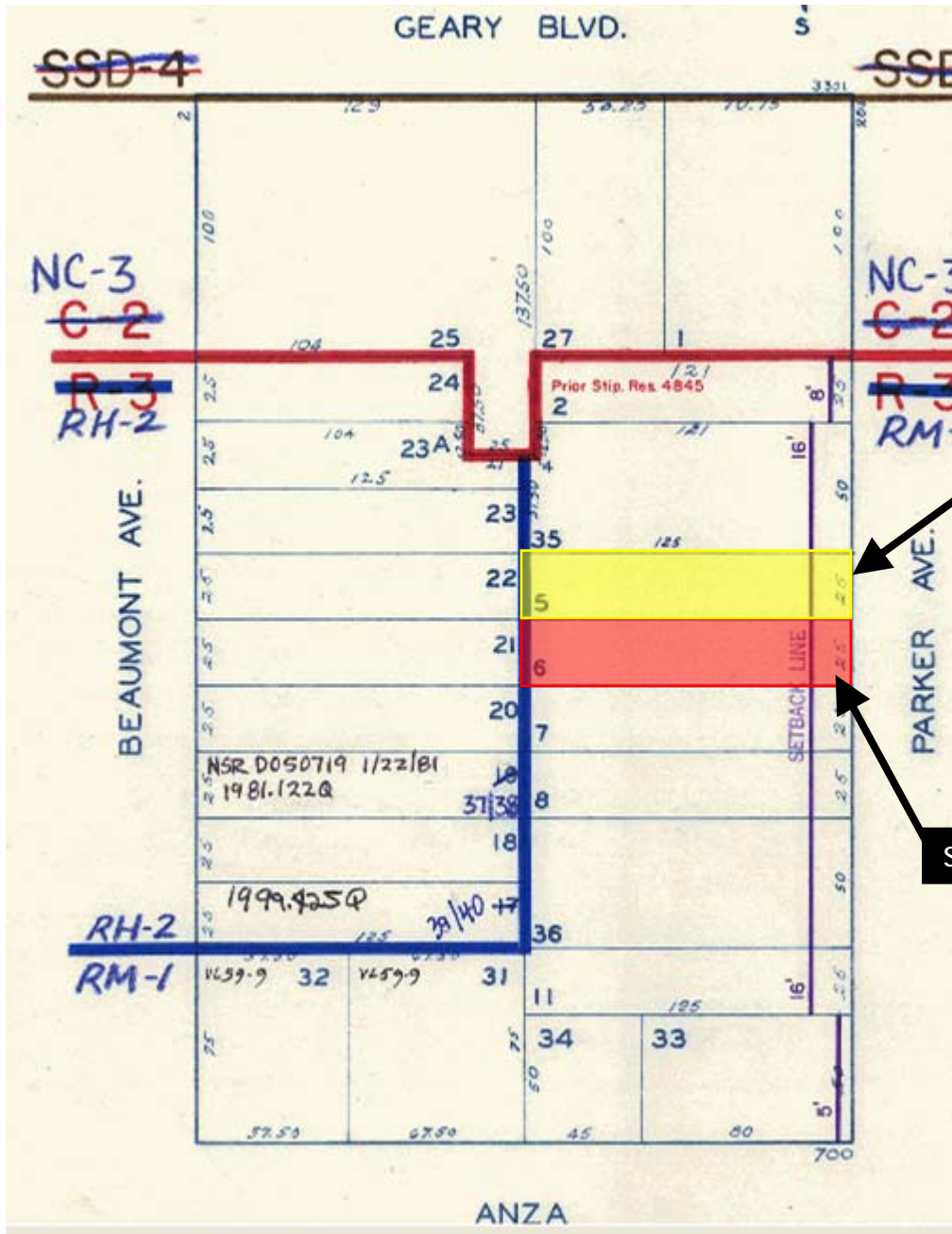
<b>RECOMMENDATION:</b> Do not take DR and approve project as revised
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### Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photograph
- Section 311 Notice
- DR Application
- Response to DR Application dated 10/4/10
- Reduced Plans

AS: G:\DOCUMENTS\Discretionary Review\253 Parker Avenue\253 Parker Ave.AbbreviatedDR.doc

# Parcel Map



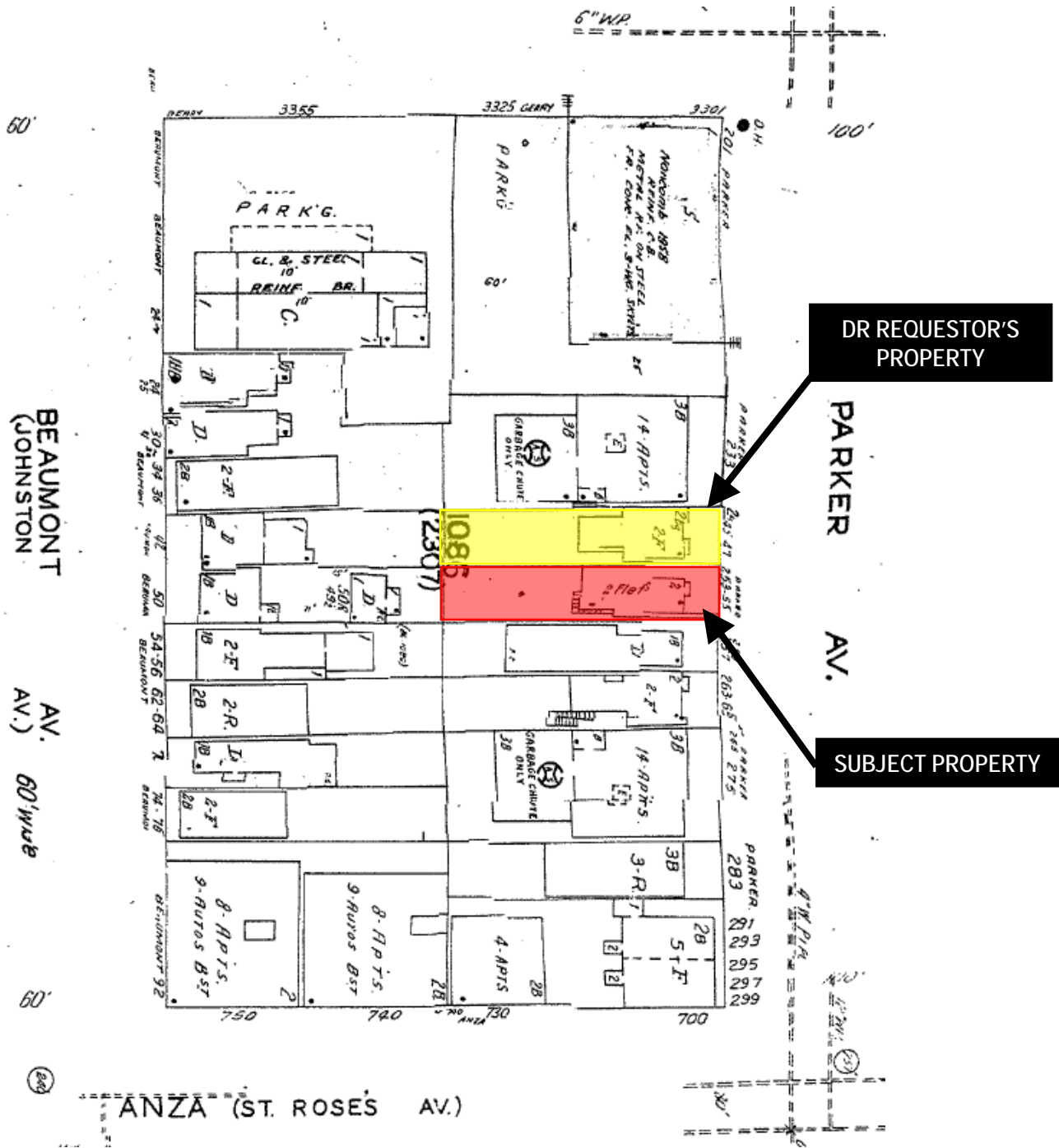
DR REQUESTOR'S PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2009.0909D  
253 Parker Avenue

# Sanborn Map\*

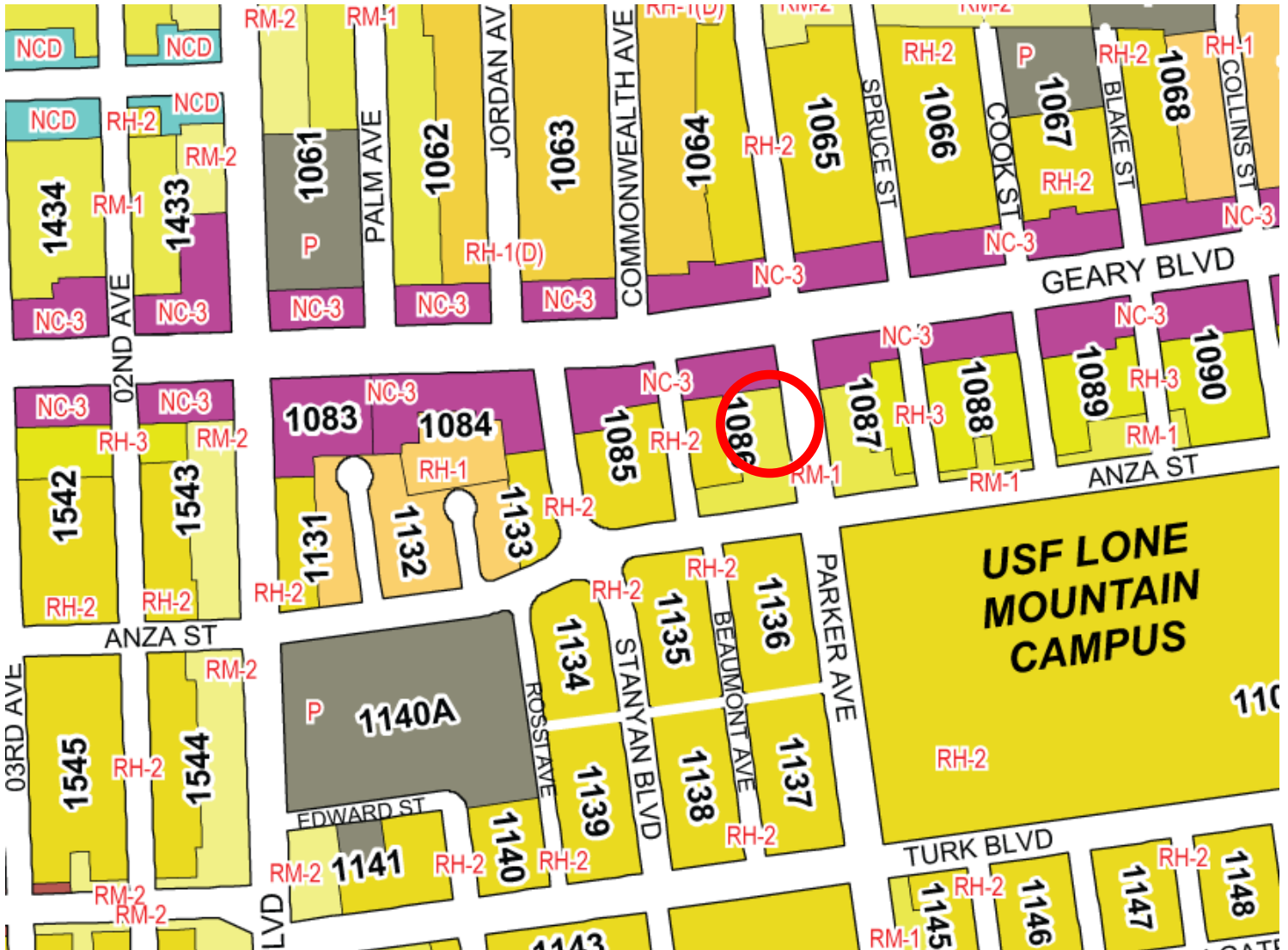


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
 Case Number 2009.0909D  
 253 Parker Avenue

# Zoning Map



Discretionary Review Hearing  
Case Number 2009.0909D  
253 Parker Avenue

# Aerial Photo



Discretionary Review Hearing  
Case Number 2009.0909D  
253 Parker Avenue

# Site Photo





# Site Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2009.0909D  
253 Parker Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 22, 2009**, the Applicant named below filed Building Permit Application No. **2009.01.22.0624** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Hawk N. Lee, P.E.</b>	Project Address:	<b>253-255 Parker Street</b>
Address:	<b>1609 Noriega Street</b>	Cross Streets:	<b>Geary St./Anza St</b>
City, State:	<b>San Francisco, CA 94122</b>	Assessor's Block /Lot No.:	<b>1086/006</b>
Telephone:	<b>(415) 681-6325</b>	Zoning Districts:	<b>RM-1 /40-X</b>

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 checked="" 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
FRONT SETBACK .....	15'	No Change
REAR YARD .....	52'	39'
NUMBER OF STORIES .....	2 over basement	3 over garage
NUMBER OF DWELLING UNITS .....	2	3
NUMBER OF OFF-STREET PARKING SPACES .....	0	3

### PROJECT DESCRIPTION

The proposal is to extend the ground, second and third floors approximately 13' into the rear yard; construct and additional 3' deep bay window at the rear of the second and third floor; partially infill the front north side setback to add decks; construct a 4<sup>th</sup> floor vertical addition that will be set back 10' from the rear wall as required by the Planning Code; and interior alterations. The proposal also includes adding a garage and increasing the unit count from two to three.

PLANNER'S NAME: **Aaron Starr**  
 PHONE NUMBER: **(415) 558-6362**  
 EMAIL: **aaron.starr@sfgov.org**

DATE OF THIS NOTICE:  
 EXPIRATION DATE: \_\_\_\_\_

**APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")**

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name ANNIE C. YUEN Telephone No: (415) 751-3770

D.R. Applicant's Address 247 PARKER AVENUE  
Number & Street (Apt. #)  
SAN FRANCISCO, CA 94118  
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): \_\_\_\_\_  
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name CHRISTINA Y. JANG Telephone No: (415) 752-5264

Address 245 PARKER AVENUE  
Number & Street (Apt. #)  
SAN FRANCISCO, CA 94118  
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 253-255 PARKER AVENUE, SAN FRANCISCO, CA 94118

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: JOHN BARRY (415) 564-0225

Building Permit Application Number of the project for which you are requesting D.R.: 2009.01.22.0624

Where is your property located in relation to the permit applicant's property?  
ON THE NORTH SIDE

**A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST**

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES  NO
2. Did you discuss the project with the Planning Department permit review planner? YES  NO
3. Did you participate in outside mediation on this case? Community Board  Other  NO

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

THERE WAS A MEETING WITH THE APPLICANT OF THE PROJECT, AS WELL AS THE OWNER, TO POINT OUT THE DRAWINGS INACCURACIES. NO CHANGES WERE MADE.

**B. DISCRETIONARY REVIEW REQUEST**

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?

(PLEASE SEE ATTACHED ADDENDUM)

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

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 B1)?

TO NOT BUILD THE TOP FLOOR, OR REDUCE THE SCALE OF THE ADDITION TO WHERE IT DOESN'T BLOCK THE SUNLIGHT TO HER WINDOWS.

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")  
For 253-255 Parker Avenue, San Francisco, CA 94118  
Addendum to Page 2

B. DISCRETIONARY REVIEW REQUEST

1) a) My mother lives in the upper flat, and is 87 years old with limited mobility. The addition to 253-255 Parker Avenue will block the sunlight coming into her kitchen from the window in the light well. She spends most of her time during the day in this room, near this window.

b) The drawings inaccurately depict residence on north side of the project, such as not showing the rear windows, light well and stairs which currently receives the sunlight from the south.

c) The drawings inaccurately depict the rear set back of the residence on south side of project.

d) Sidewalk encroachment for new driveway will be the only encroachment on the entire block. The 5' encroachment will stand out as it will be beyond a 15' set back. Every building on that side of the block is set back from the sidewalk and property line.

e) The height of the front elevation of the house on the north side is not as high as the drawing indicates.

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

**CHECKLIST FOR APPLICANT:**

Indicate which of the following are included with this Application:

**REQUIRED:**

- Check made payable to Planning Department (see current fee schedule).
- Address list for nearby property owners, in label format, plus photocopy of labels.
- Letter of authorization for representative/agent of D.R. applicant (if applicable).
- Photocopy of this completed application.

**OPTIONAL:**

- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify).

**File this objection in person at the Planning Information Center.** If you have **questions** about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

**Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.**

Signed Annie C. Yuen  
Applicant

6/11-2010  
Date


APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")  
For 253-255 Parker Avenue, San Francisco, CA 94118  
Page 4


City and County of San Francisco  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

I, Annie C. Yuen, owner of 245-247 Parker Avenue, give authority to my son-in-law, Craig Jang and my daughter, Christina Yuen Jang, to represent me in this Application Requesting Discretionary Review.

  
\_\_\_\_\_  
Annie C. Yuen, Owner  
245-247 Parker Avenue  
San Francisco, CA 94118  
(415) 751-3770

  
\_\_\_\_\_  
Date

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")  
For 253-255 Parker Avenue, San Francisco, CA 94118  
Pictures, Page 1 of 3





APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")  
For 253-255 Parker Avenue, San Francisco, CA 94118  
Pictures, Page 2 of 3





245 & 247 Parker Avenue  
San Francisco, CA 94118  
September 28, 2010

Mr. Aaron Starr  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Project Address: 253-255 Parker Avenue  
Assessor's block/Lot No.: 1086/006  
Case No. 2009.0909D  
Building Permit Application Number D.R. 2009.01.22.0624

Dear Mr. Starr,

We, Christina Jang, and my husband, Craig Jang, will be speaking for Annie C. Yuen. She is the property owner of 245 & 247 Parker Avenue. She is my mother, who is 87 years old, speaks limited English, is disabled, diabetic and lives in 247 Parker Avenue, the upper flat of our home. We live in 245 Parker Avenue.

Attached are photos of 253-255 Parker Avenue and 245 & 247 Parker Avenue. The photos will show you our concerns for the proposed building and extension of 253-255 Parker Avenue, which is on the southern side of our home.

The first photo is the view of the rear exterior stairway of 245 & 247 Parker Avenue looking up. On the left side of this photo shows the window of 247 Parker Avenue which is on the south of our home. This is the window where my mother sits next to everyday. It is 10:45am, and the sunlight is shinning on half the window. As the day progresses, the sunlight shines fully on this window.

The second and third photo shows a closer view the south side window of 247 Parker Avenue with the sun shinning on it.

The fourth photo shows the window from inside the kitchen of 247 Parker Avenue. Through the window shows the northern side of the roof of 253-255 Parker Avenue. One can easily imagine the addition of another floor will surely block the sun from shinning on and through this window.

The fifth and sixth photos show my mother's kitchen, the dinning table and her wheelchair that she sits in. It shows the sunlight not only shines where my mother sits, but that it illuminates the kitchen as well. The sixth photo shows that this is the place where my mother sits regularly every day.

We believe that the height of the proposed addition will block the sunlight to the windows of the bedrooms and kitchens on the southern side of our home. My mother condition makes her primarily homebound, and she spends most of her time in her bedroom and in the kitchen by the window for sunlight. We believe the additional height and length to 253-255 Parker Avenue will put her in the dark for the rest of her life. We appreciate Mr. Jack Barry and Mr. Hawk Lee's attempt to make adjustments in their second drawings, but we believe it still does not provide enough clearance for sunlight.

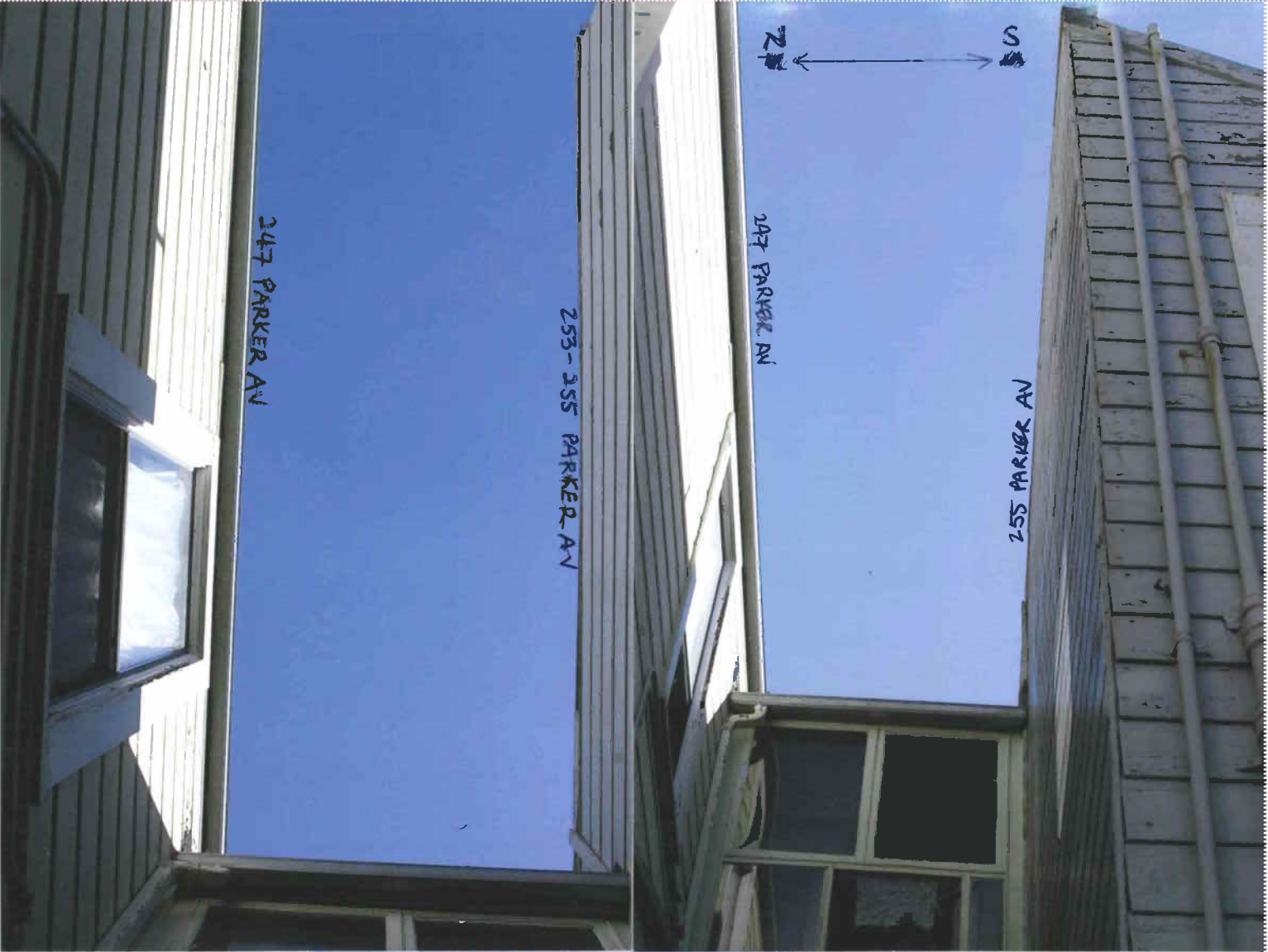
Additionally, Mr. Barry and Mr. Lee did not address our concerns for the driveway to the garage. The proposal shows that the driveway will extend 5 feet beyond the buildings line into the sidewalk. None of the properties on the east side of the 200 block of Parker Avenue is like this. We believe it will be a hazard to pedestrians as well.

Please do not hesitate to contact us if you have any questions.

Thank you very much,

A handwritten signature in black ink that reads "Christina Y. Jang". The signature is written in a cursive style with a large, stylized "Y" and "J".

Christina Jang for Annie C. Yuen  
(415) 452-5756, 9am to 3pm  
(415) 516-5264-cell





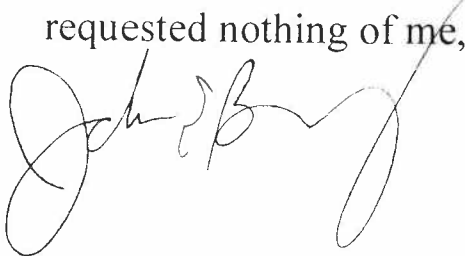
Response of Project Sponsor, Property Owner,  
John Barry..... to Discretionary Review filed by:

Craig Jang, of 247 Parker Avenue, S.F., Ca.  
Subject Property: 253/255 Parker Avenue  
10 4 , 2010

To: San Francisco Planning Commission

Dear Commissioners:

My north side-neighbor has complained of inaccuracies in the drawing of his property, on my architect's plans. Those were inadvertent, and have been corrected. He asks that the addition of a third apartment, where there has been an attic, be disallowed. He cites the loss of sunshine on a window on the south side of his building.... Planner Aaron Starr, in response to this point has asked us to set back, 5 feet, from the side lot line, any construction that would be higher than what is now present, all the way up to where Mr. Jiang's side line "setback" ends...where his rear stairs begin. We have done that, giving Mr. Jiang a matching "setback".  
...Further: we have eliminated the "roof access penthouse", for aesthetic reasons, and replaced it with a roof hatch. We were not asked to do this, but thought it enhanced the overall appearance. We have done what staff has asked, and they, with those changes, are approving the project. The result will be 3 flats, with parking where there are now two flats, and no parking, in a sadly worn-out Building, on a block with some Very Large apartment houses. The D.R. requestor did contact me....only on the 30<sup>th</sup> Day, when I had taken them on a tour of my property, to review all. She requested nothing of me, earlier, or at that time.....





In correct drawings for 253 Parker

Tuesday, August 31, 2010 11:33 AM

From: "Aaron.Starr@sfgov.org" <Aaron.Starr@sfgov.org>  
To: "Jack Barry" <jackbarry99@gmail.com>  
Cc: hawknlee@yahoo.com

John,

I brought your application and the DR Application to the Residential Design Team last week for review. One of the complaints of the DR filer was that the drawings were incorrect and did not show the side setback at the rear. After reviewing the aerial photographs, we determined that she is correct. The drawings are not accurate and need to be revised to show the actual existing conditions on the adjacent property. Also, the side setback should be match in length and at a depth of 5'. Please have your designer revise the drawings so that they are accurate and that the side setback is matched. If you choose not to do this we will ask the Commission to direct you to do it at the hearing.

Thank you,

Aaron D Starr, LEED AP  
Planner, NW Quadrant, Neighborhood Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

415.558.6362 (voice)  
415.558.6409 (fax)



HAWK N. LEE, P.E.  
CONSULTING ENGINEER

TRANSMITTAL

3 Pages in FAX transmission including this sheet

Via Delivery

Via Pick Up

~~FAX~~ 558-6409

Date 9/9/10

To Aaron Starr

Job Number \_\_\_\_\_

Project 253 Parker Ave

P L A N S

- Reproductions
- Originals
- For Your Information
- Review As Noted
- Per Your Request

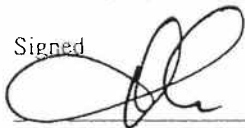
Copies Description  
Revise plans  
Set Back 5' @ 8' fair  
8'-3"

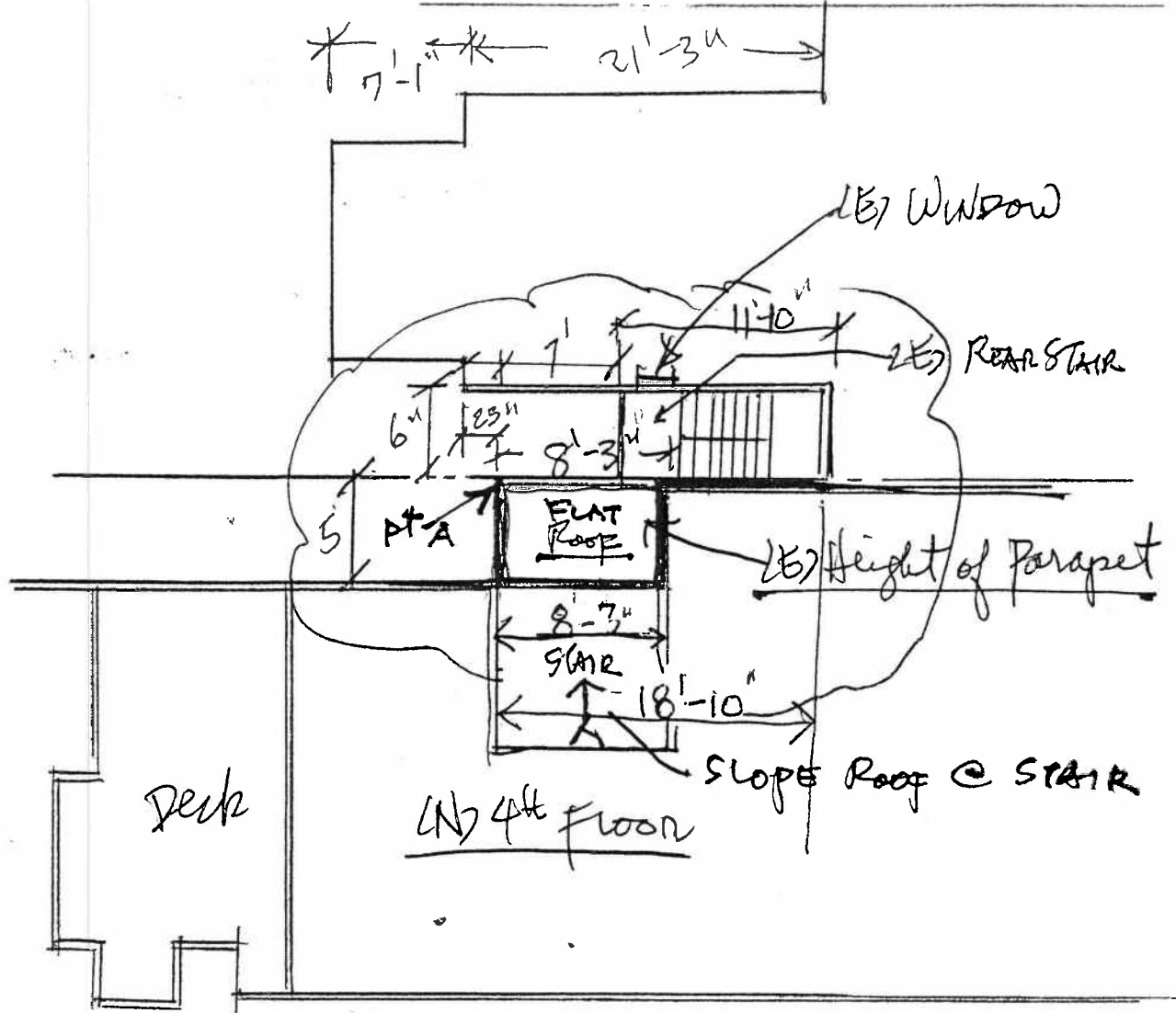
O T H E R

- For Your Information
- Review As Noted
- Per Your Request

Remarks  

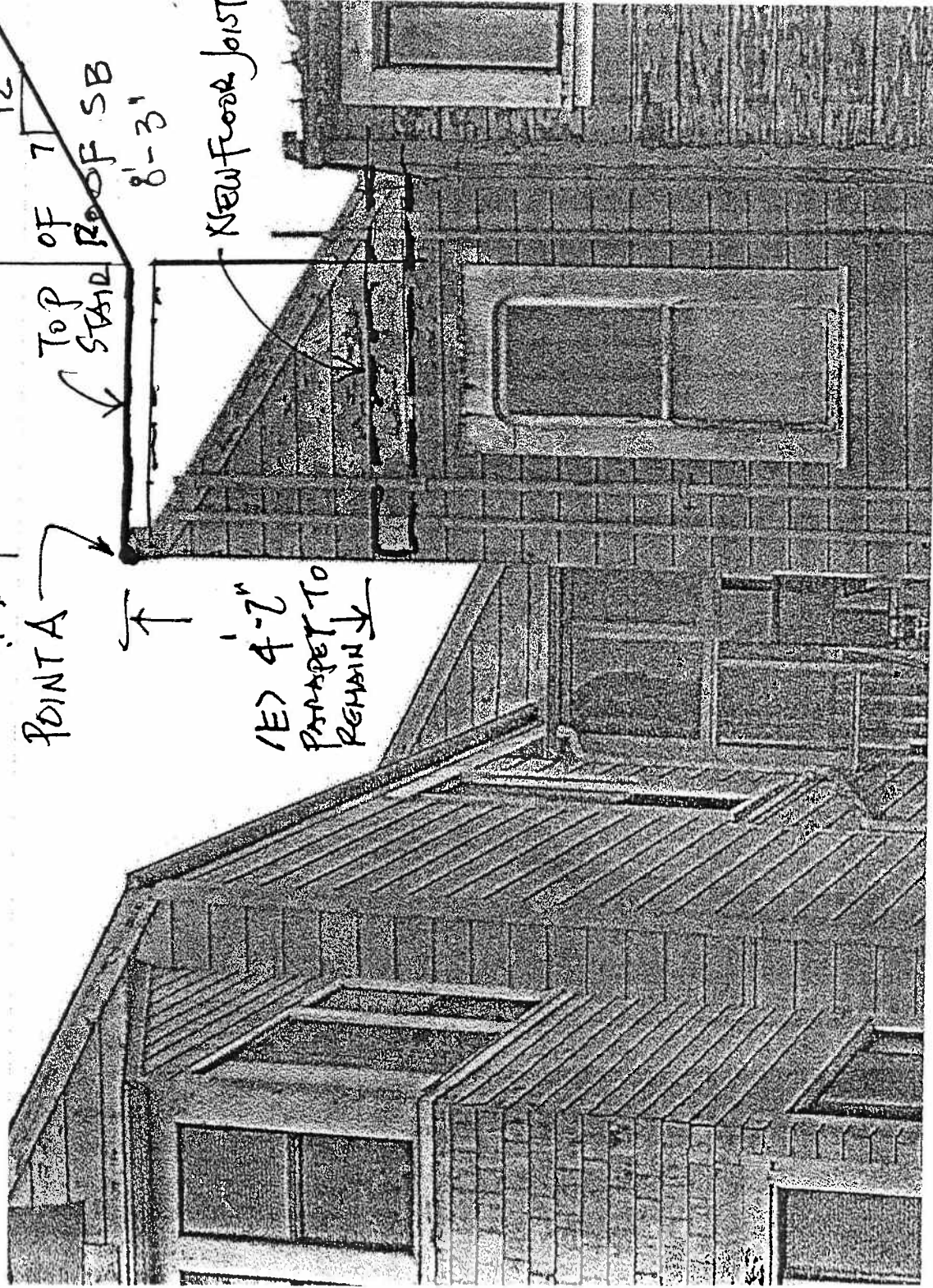
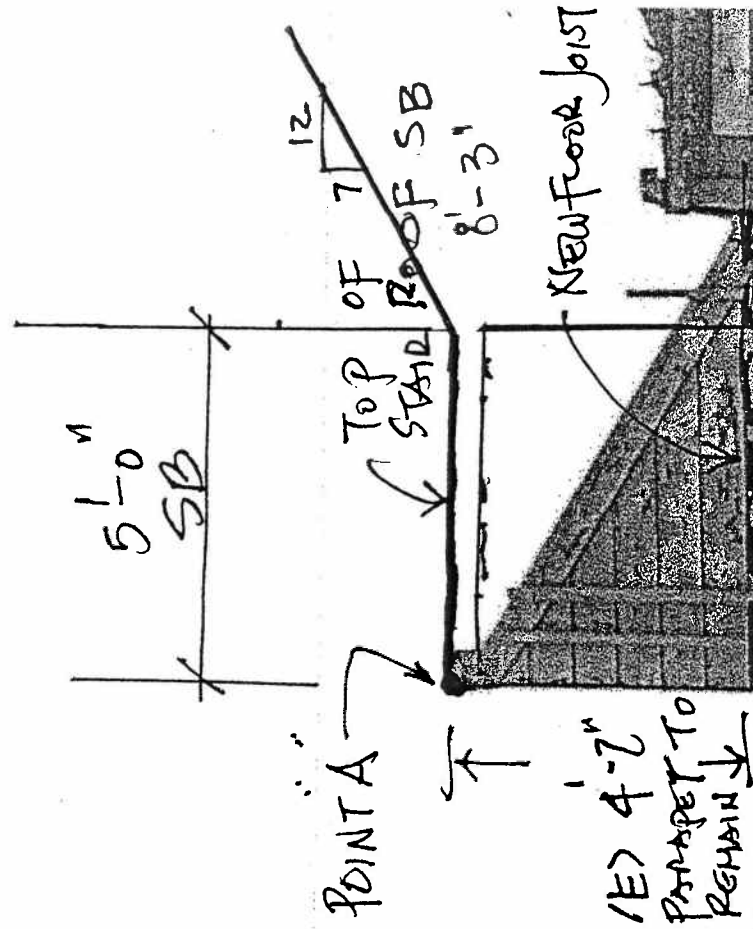
- Diagram of propose  
Set Back
- Plan of Propose Set Back

Signed  Hawk Lee  
823 1685



Propose SET BACK @ 4<sup>th</sup> FLOOR  
STAIR WAY

# Propose Stair Way Set Back

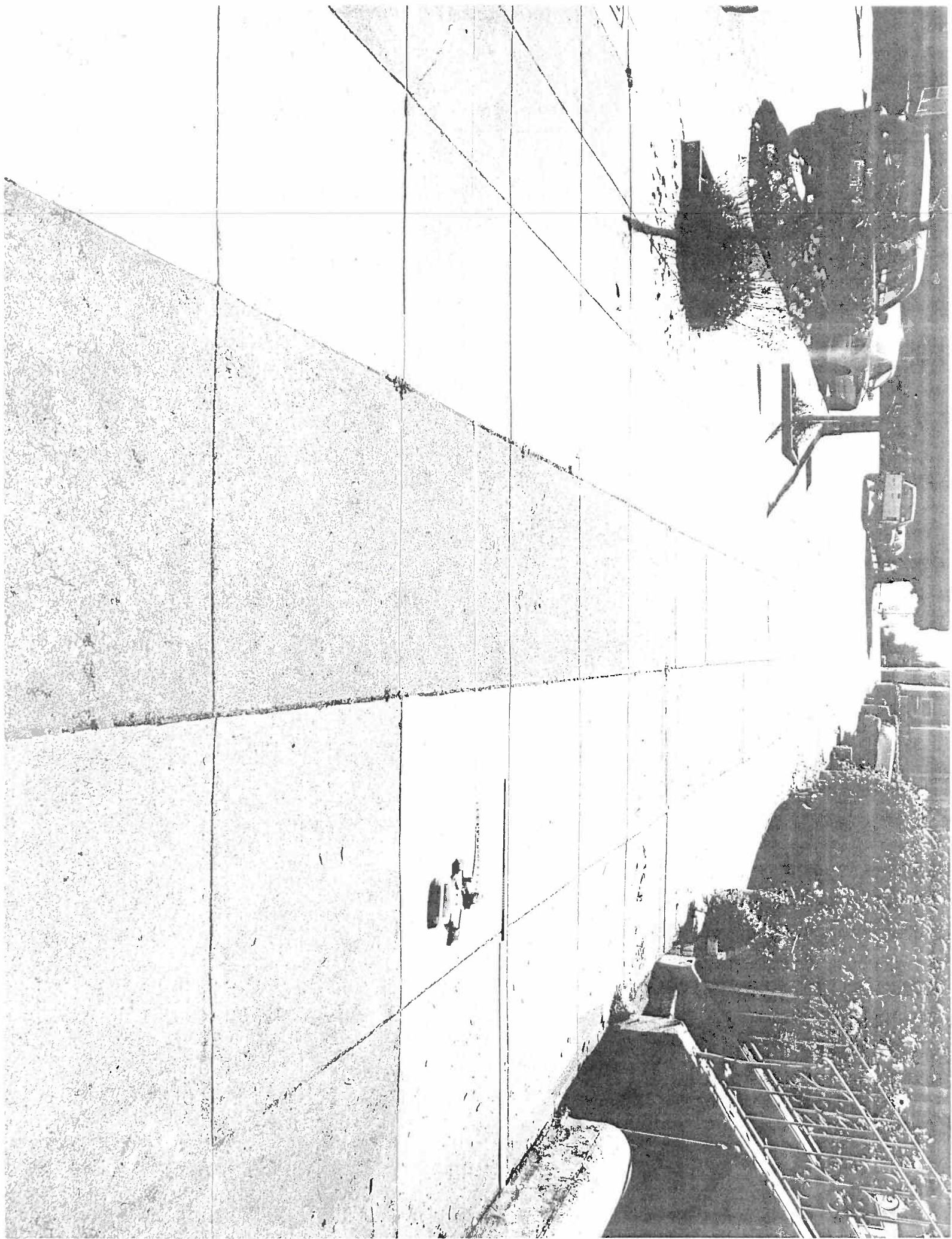




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orris St. San Francisco 94107 (415) 781-3034



**BUILDING DATA:**

ADDRESS: 253-255 PARKER AVE.  
 SAN FRANCISCO, CA  
 STORIES: 4 STORIES  
 OCCUPANCY: THREE FAMILYS  
 TYPE: 5A  
 SPRINKLER: YES  
 ZONING: RM1  
 BLOCK: 1086 LOT: 006

**SCOPE OF WORK:**

REAR AND 4TH FLOOR  
 ADDITION OF 3RD UNIT  
 ADDITION OF 3 CARS  
 GARAGE ON GROUND FLOOR.  
 INTERIOR REMODELING OF  
 2ND AND 3RD FLOOR

**INDEX:**

- A1. FRONT ELEVATION & SITE PLAN
- A1-1. FRONT ELEV. WITH ADJACENT BLD'GS
- A1-2. REAR ELEV. WITH ADJACENT BLD'GS
- A2. ELEVATIONS AND ROOF PLAN
- A3. NEW & EXISTING GRN. FL. PLANS
- A4. NEW & EXISTING 2ND FL. PLANS
- A5. NEW & EXISTING 3RD FLOOR PLANS
- A6. NEW 4TH FLOOR PLAN
- A7. SECTIONS & PENTHOUSE PLAN

**DEMOLITION NOTE:**

ALTERATION IS NOT TO EXCEED THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS. A SEPARATE AND ADDITIONAL PERMIT IS REQUIRED TO REPAIR DRY-ROT OR FOR ANY ALTERATION WHICH EXCEEDS THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS.

**AREA ANALYSIS**

GROUND FLOOR	= 1631.00 FT <sup>2</sup>
2ND FLOOR	= 1665.00 FT <sup>2</sup>
3RD FLOOR	= 1665.00 FT <sup>2</sup>
4TH FLOOR	= 1512.00 FT <sup>2</sup>
TOTAL FT <sup>2</sup>	= 6473.00 FT <sup>2</sup>

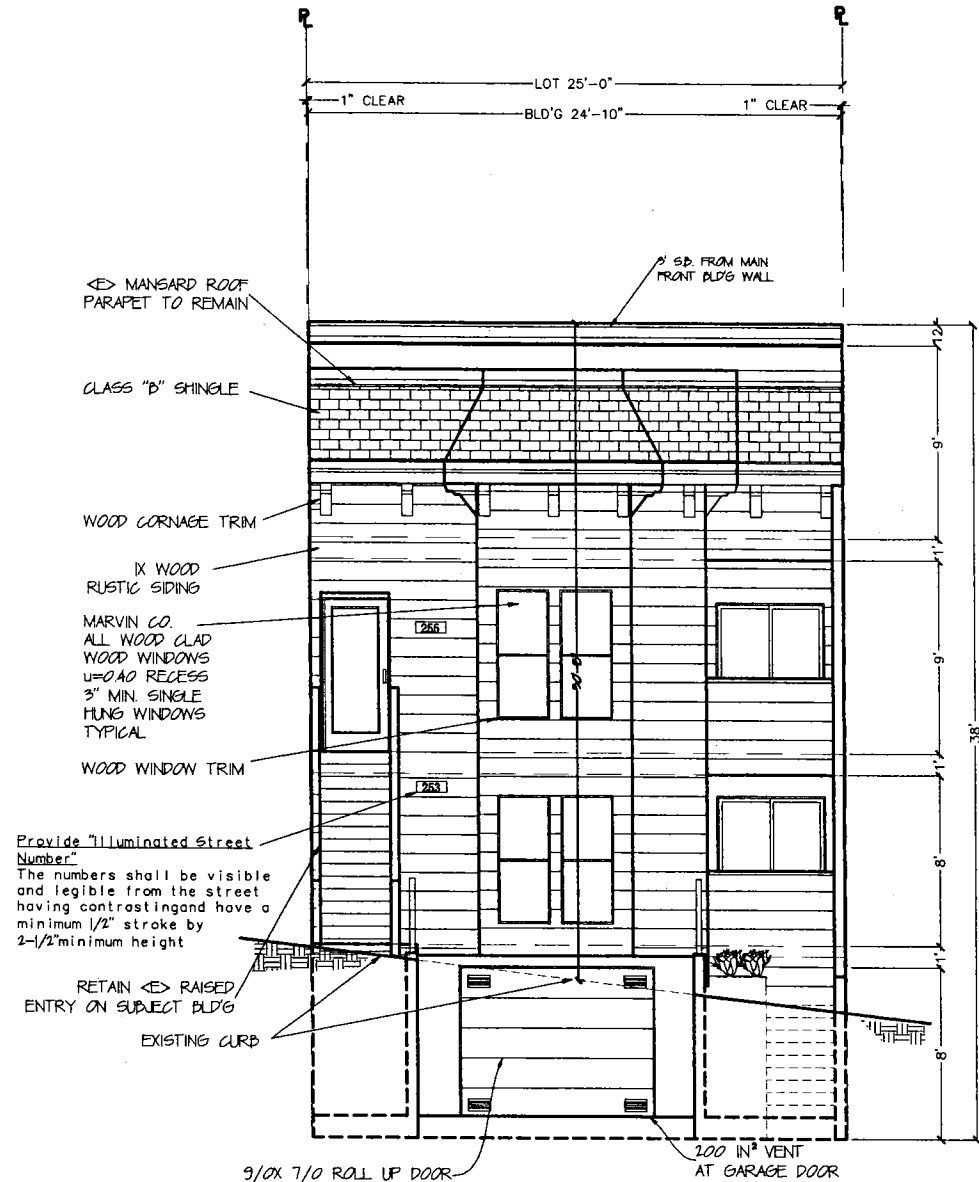
REVISIONS	BY
10-05-10	

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 San Francisco, California 94122  
 (415) 681-6925 fax (415) 681-1012

BLOCK 1086 LOT 006  
 253-255 PARKER AVENUE  
 SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

2009 0122 0624
Date: 7-3-07
Scale: 1/4" = 1'-0"
Drawn: H. LEE
Job: 253 P
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Of <b>A1</b> Sheet

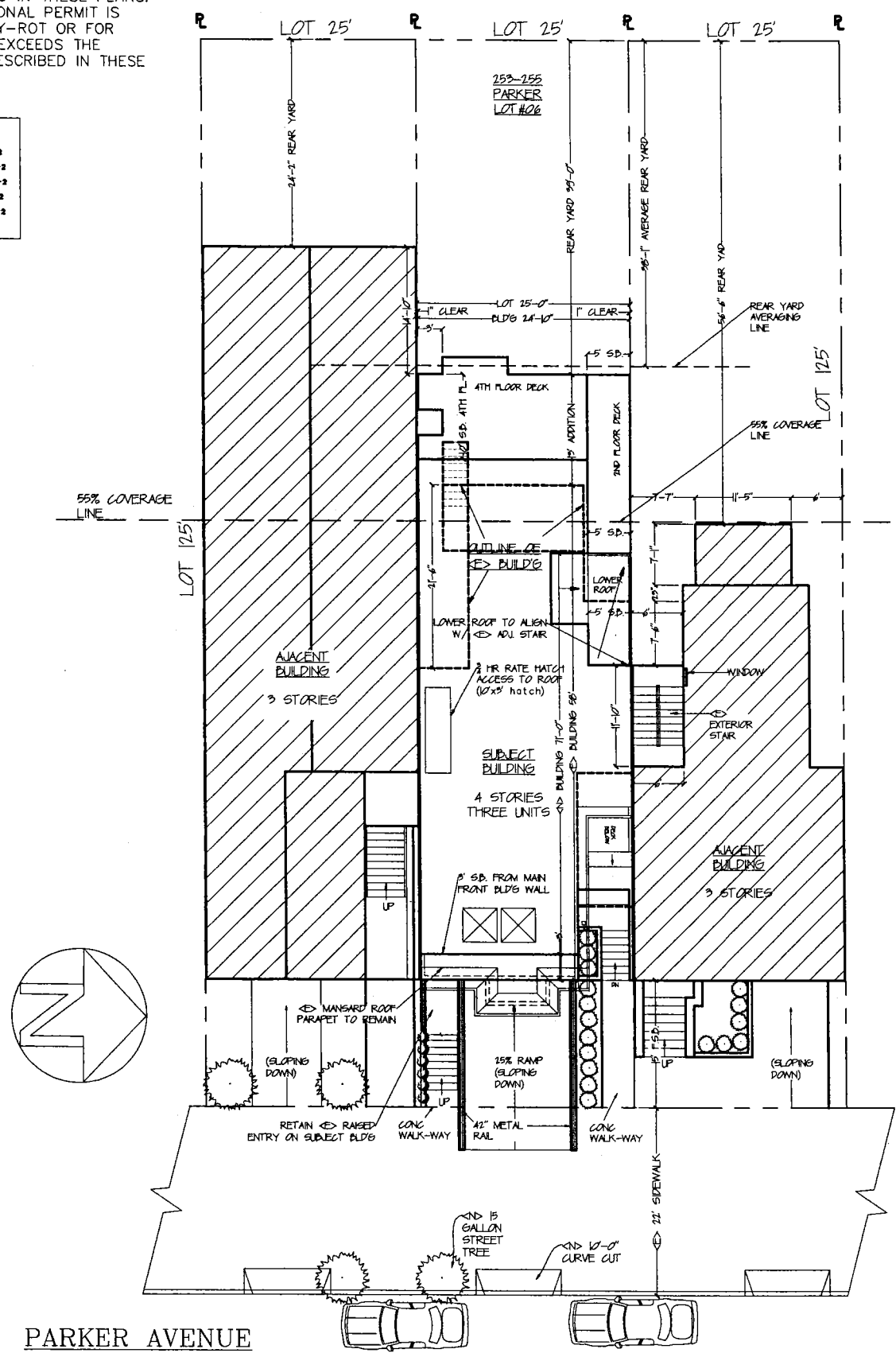


**FRONT ELEVATION**

( 1/4" = 1'-0" )

BY USE OF THESE PLANS THE OWNER AND THE GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ENGINEER FOR ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD ENGINEER HARMLESS. THE ENGINEERS LIABILITY IS LIMITED TO FEES RECEIVED FOR SERVICES RENDERED.

**CODE REQ:** ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC), 2007 CALIFORNIA PLUMBING CODE (CPC), 2007 CALIFORNIA MECHANICAL CODE (CMC); 2007 CALIFORNIA ELECTRICAL CODE (CEC); CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEES); AND 2007 SAN FRANCISCO BUILDING CODE.



**PARKER AVENUE**

**SITE PLAN**

( 1/8" = 1'-0" )



EXISTING FRONT ELEVATION  
WITH ADJACENT BUILDING  
( 3/16" = 1'-0" )



PROPOSED FRONT ELEVATION  
WITH ADJACENT BUILDING  
( 3/16" = 1'-0" )

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03-26-09	
06-05-09	
02-28-10	
03-22-10	
05-22-10	

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BLOCK 1086 LOT 008  
253-255 PARKER AVENUE  
SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

Date: 7-3-07

Scale: 1/4"=1'-0"

Drawn: H. LEE

Job: 253 P

Sheet

A1.1  
Of Sheet





EXISTING REAR ELEVATION  
WITH ADJACENT BUILDING  
 ( 3/16" = 1'-0" )



PROPOSED REAR ELEVATION  
WITH ADJACENT BUILDING  
 ( 3/16" = 1'-0" )

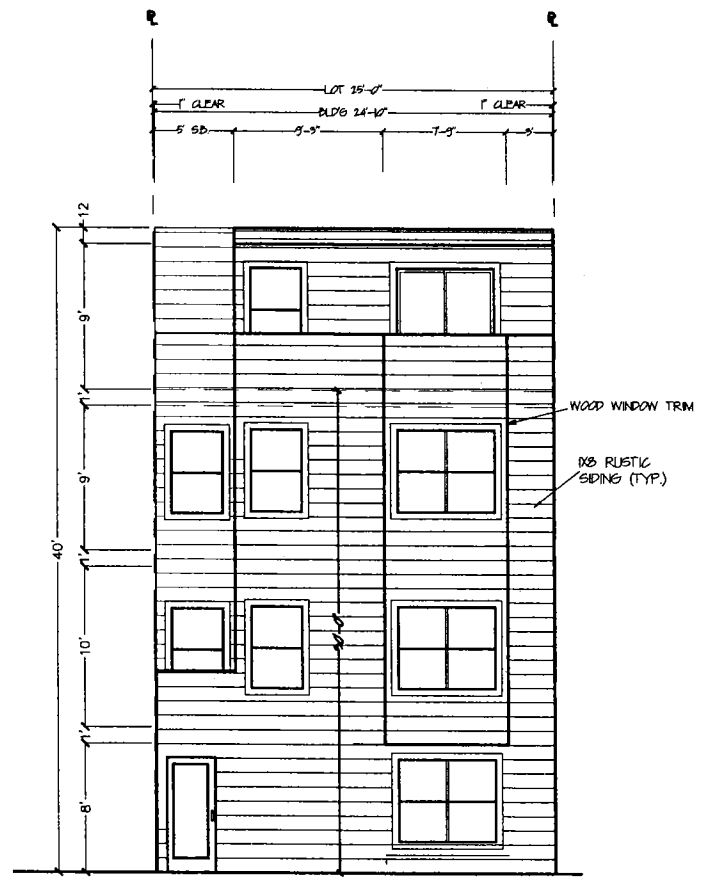
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 San Francisco, California 94122  
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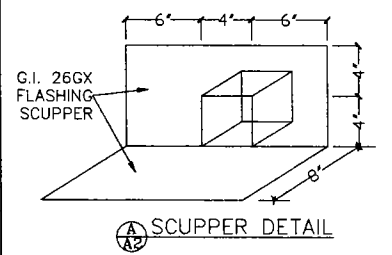
BLOCK 1086 LOT 006  
 253-255 PARKER AVENUE  
 SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

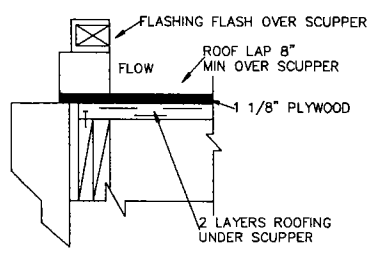
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 Job: 253 P  
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 Of Sheet



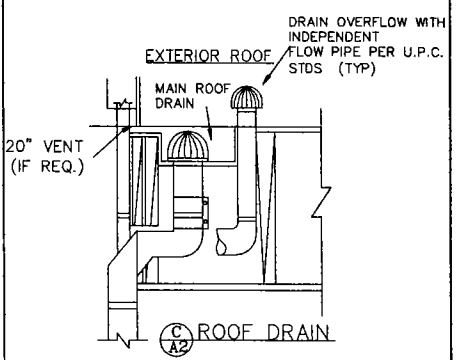
**REAR ELEVATION**  
(3/16" = 1'-0")



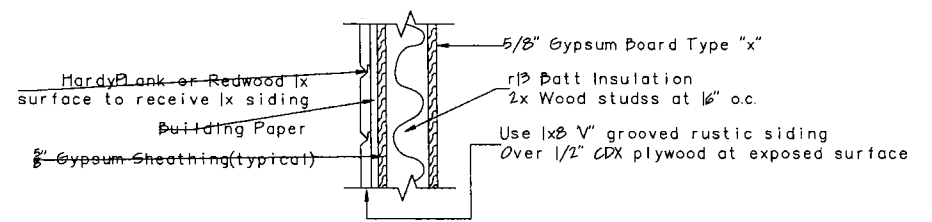
**SCUPPER DETAIL**



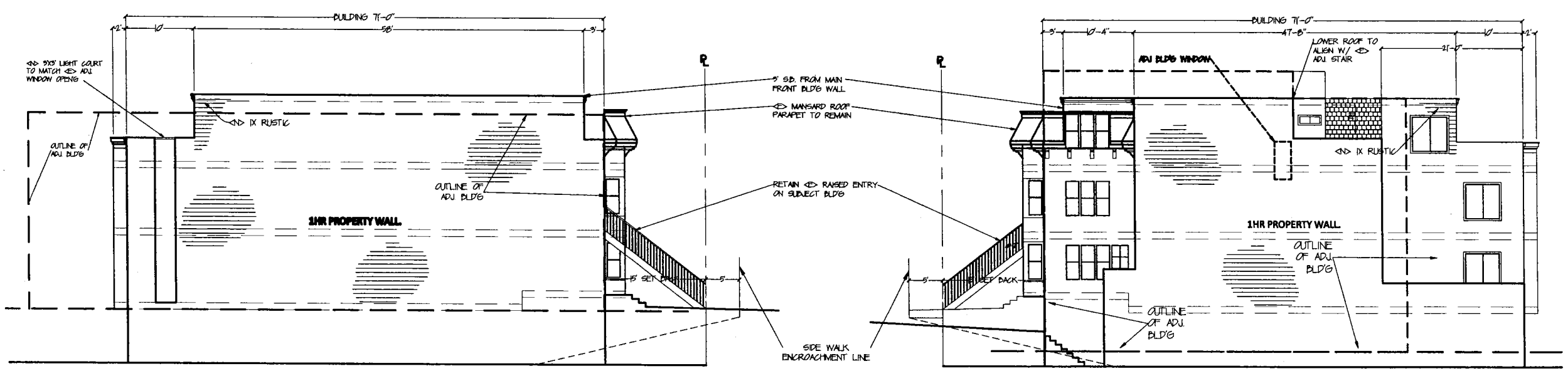
**SCUPPER DETAIL**



**ROOF DRAIN**



**NOTE 1: ONE HOUR PROPERTY LINE WALL CONSTRUCTION DETAIL**



**SOUTH ELEVATION**  
(1/8" = 1'-0")

**NORTH ELEVATION**  
(1/8" = 1'-0")

REVISIONS	BY
10-05-10	

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BLOCK 1086 LOT 006  
253-255 PARKER AVENUE  
SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

Date: 7-3-07
Scale: AS SHOWN
Drawn: H. LEE
Job: 253 P
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Of Sheet

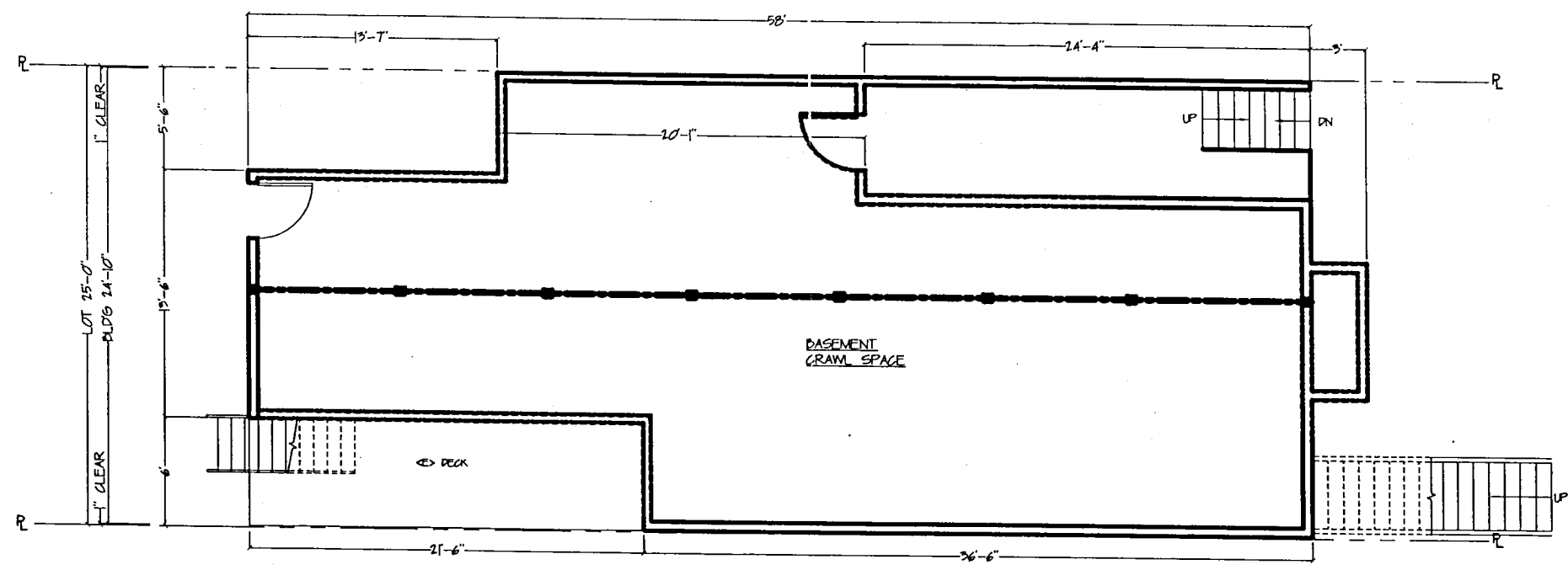
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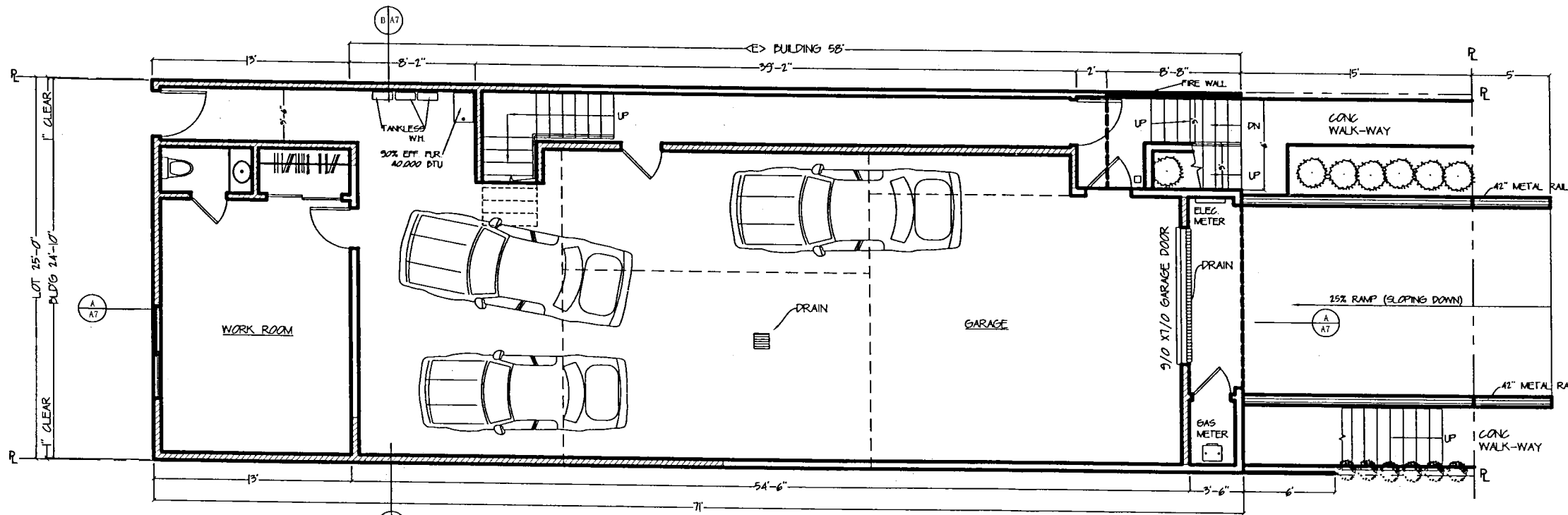
BLOCK 1086 LOT 006  
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 SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

Date: 7-3-07  
 Scale: 1/4"=1'-0"  
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 Job: 253 P  
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 A3  
 01 of 1 Sheet



EXISTING GRN. FLOOR PLAN  
 ( 1/4" = 1'-0" )



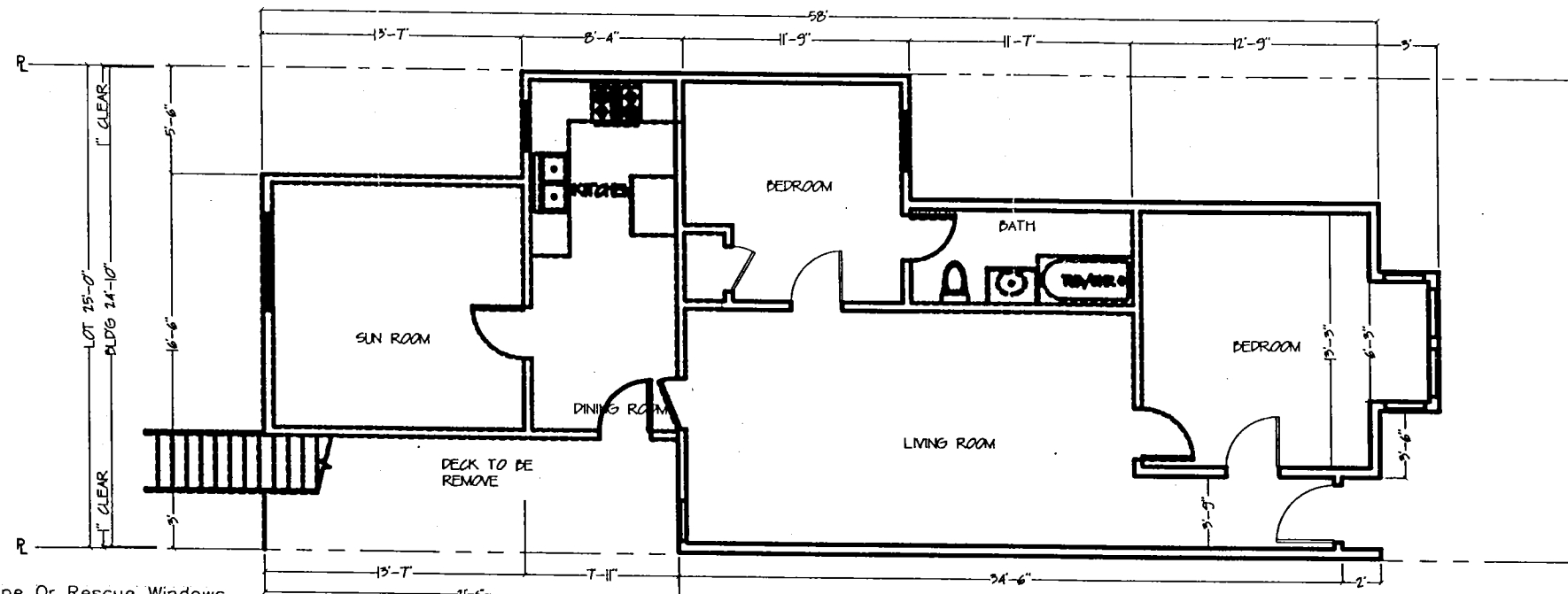
PROPOSED GRN. FLOOR PLAN  
 GROUND FLOOR = 181 5/8 SQ. FT.  
 ( 1/4" = 1'-0" )

**LEGEND**

	EXISTING WALLS TO REMAIN
	NEW WALLS
	DEMOLISHED WALLS

**AREA ANALYSIS**

<N>	GROUND FLOOR = 848.00 FT <sup>2</sup>
TOTAL	FT <sup>2</sup> = 9799.50 FT <sup>2</sup>

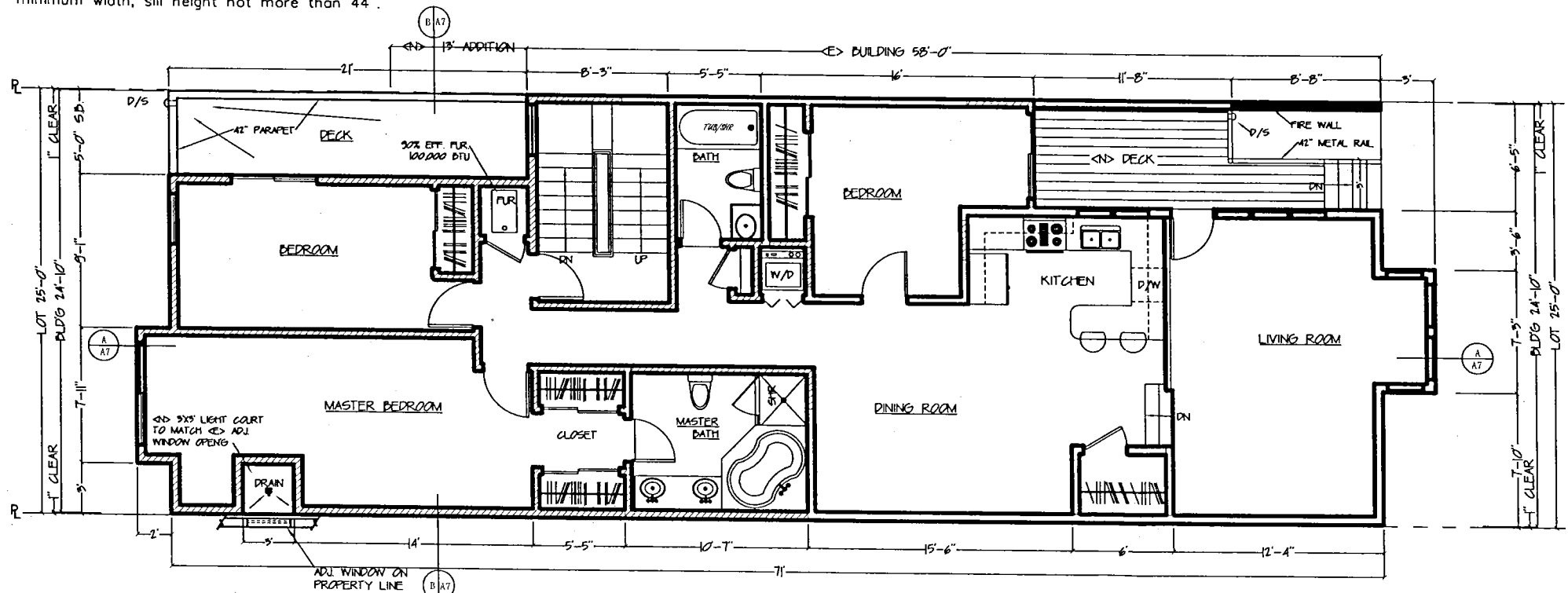


**EXISTING 2ND FLOOR PLAN**

2ND FLOOR = 1166 SQ. FT. (1/4" = 1'-0")

**Emergency Escape Or Rescue Windows**

In every sleeping room in every dwelling unit shall have at least a window or door approved for emergency egress and rescue which shall open into a public street, public alley, yard or exit court. The emergency door or window shall be operated from the inside to provide a full clear opening per California Building Code Section 310.4 without the use of special tools. Minimum net clear area of 5.7 sq. ft. Dimensions: ht. 24" minimum, 20" minimum width, sill height not more than 44".



**PROPOSED 2ND FLOOR PLAN**

2ND FLOOR = 1665 SQ. FT. (1/4" = 1'-0")

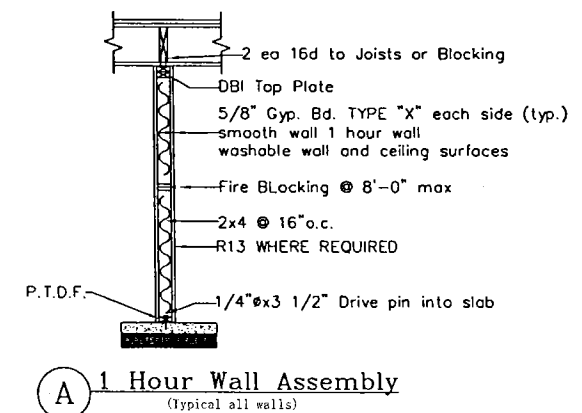
- (FAN) FAN
- (SD) SMOKE DETECTOR W/ BATTERY BACKUP
- (HR) HEATING REGISTER
- (RF) ALL RECESS FLOURESENTS PLUG IN TUBE HI EFF.(TYP.)

LEGEND	
[Solid Line]	EXISTING WALLS TO REMAIN
[Hatched Area]	NEW WALLS
[Dashed Line]	DEMOLISHED WALLS

- GENERAL LIGHTING FOR KITCHENS AND TOILET ROOMS MUST HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT(FLOURESCENT) AND BE CONTROLLED BY THE MOST ACCESSIBLE SWITCH.
- WATER CLOSETS SHALL BE "ULTRA LOW FLOW FLUSH" TYPE WITH 1.6 GALLONS MAXIMUM PER FLUSH.
- CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER UPC 410.7.
- MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED FOR BATHROOMS WITHOUT WINDOWS AND SHALL PROVIDE 5 AIR CHANGE PER HOUR. UBC 1203.3.

**ARCHITECTURAL**

1. DURING BIDDING AND NEGOTIATION PERIOD, THE GENERAL AND SUBCONTRACTOR(S) SHALL CONFIRM, IN WRITING, APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY HAWK N. LEE, P.E. (ENGINEER) IN WRITING, ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
2. UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS AND GENERAL CONTRACTORS WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT WORK IS BUILDABLE, AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM HAWK N. LEE, P.E. (ENGINEER) BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
4. GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY CITY AND STATE AGENCIES.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING SURFACES. ALIGN AND SAND SMOOTH.
7. GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PORTIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE ENGINEER IN THE FIELD, BEFORE PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
9. CONTRACTOR SHALL PROVIDE ALL EXISTING CONSTRUCTION AND FINISHES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED BY HIM OR HIS SUBCONTRACTOR(S).
10. GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FINISH FLOOR, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED BY THE WORK OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR.
11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
12. CABINET WORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE "MANUAL OF MILLWORK".



**A 1 Hour Wall Assembly**  
(Typical all walls)

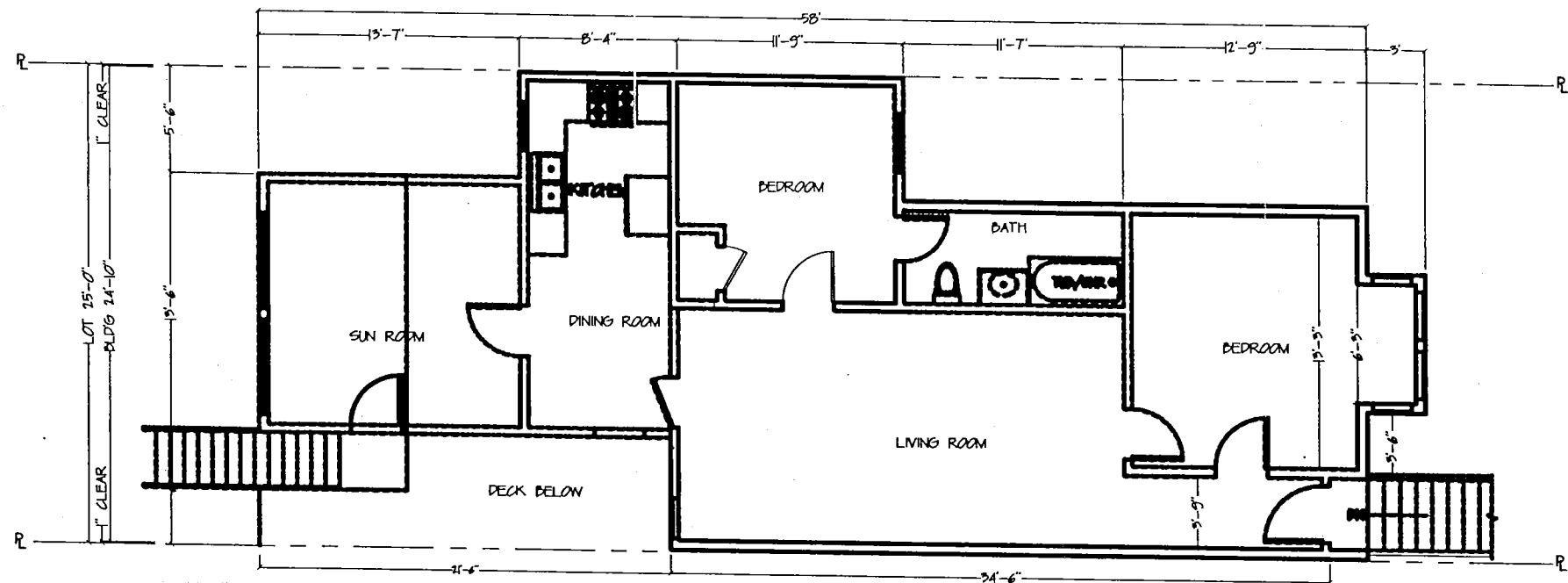
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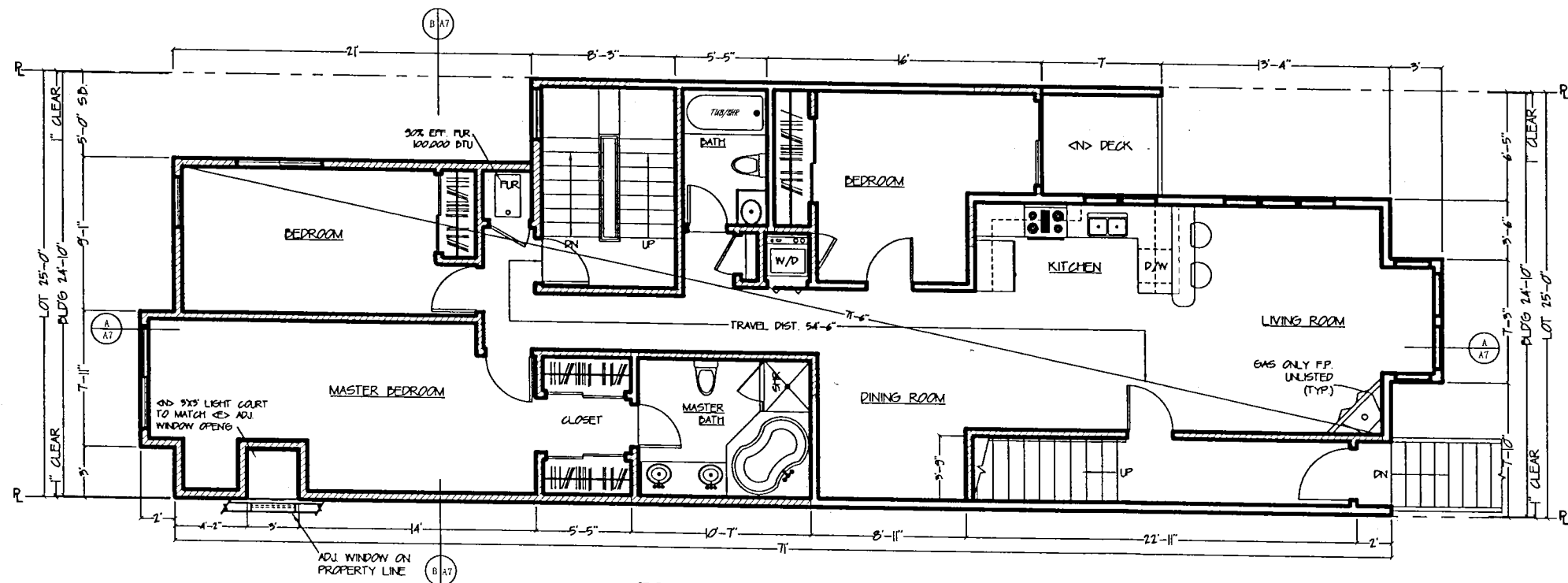
BLOCK 1086 LOT 006  
253-255 PARKER AVENUE  
SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

Date: 7-3-07  
Scale: 1/4"=1'-0"  
Drawn: H. LEE  
Job: 253 P  
Sheet  
A4  
Of Sheet



**EXISTING 3RD FLOOR PLAN**  
 3RD FLOOR = 11646 SQ. FT. (1/4" = 1'-0")



**PROPOSED 3RD FLOOR PLAN**  
 3RD FLOOR = 1665 SQ. FT. (1/4" = 1'-0")

\* GENERAL LIGHTING FOR KITCHENS AND TOILET ROOMS MUST HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT (FLUORESCENT) AND BE CONTROLLED BY THE MOST ACCESSIBLE SWITCH.  
 \* WATER CLOSETS SHALL BE "ULTRA LOW FLOW FLUSH" TYPE WITH 1.6 GALLONS MAXIMUM PER FLUSH.  
 \* CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER UPC 410.7.  
 \* MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED FOR BATHROOMS WITHOUT WINDOWS AND SHALL PROVIDE 5 AIR CHANGE PER HOUR, UBC 1203.3.

⊕ FAN  
 ⊕ SMOKE DETECTOR W/ BATTERY BACKUP  
 ⌚ HEATING REGISTER  
 ⊕ ALL RECESS FLOURESENTS PLUG IN TUBE HI EFF.(TYP.)

**LEGEND**  
 [ ] EXISTING WALLS TO REMAIN  
 [ // ] NEW WALLS  
 [ - ] DEMOLISHED WALLS

**MECHANICAL SPECIFICATIONS:**

- All work shall be performed by Mechanical Contractor in conformance with the Series 2001 California Mechanical Code.
- The contractor shall obtain all required mechanical permits.
- Provide 200 square inches vent for garage and add 2 square inch of vent for each additional 100 square feet of garage area.
- Provide combustion air for furnaces and water heaters at 1 square inches per 1,000 b.t.u. of the rated capacity of the units.
- Install thermostat w/ night set back controller at each unit.
- Provide 18 inch high platform for all water heaters installed in the garage.
- Provide seismic straps tie to the wall for the water heaters at 4" from the top and bottoms of the water heater.
- All outlet register to be H & C or equal units connected to the furnace.
- All new ducts in the garage shall be 22 gage ridged sheet metal pipes.
- All joints shall be sealed with an approved sealer to keep all ducts air tight. The duct work workmanship shall be of the highest quality. The ducts will be installed in concealed space hanging from the ceiling.
- Fire and smoke dampers shall be installed where duct work penetrates rated wall assemblies.
- Terminate gas vents min. 4'-0" from the property line and 3'-0" above any openings.
- Terminate exhaust outlets outside and 3'-0" min. away from the property line and any window openings.
- Dryer vents shall not exceed 14'-0" with out booster pumps. Provide dryer booster pump when the length of the dryer vent exceeds 14'-0".
- The contractor shall request clarification if conflicts arise from the construction documents.
- The contractor may substitute materials that are equivalent to specified items on these plans for this construction project.

**ELECTRIC LEGEND**

- ⊕ DUPLEX OUTLET
- ⊕ DUPLEX OUTLET(220 VOLTS)
- ⊕ DUPLEX OUTLET(SPLIT WIRED)
- ⊕ DUPLEX OUTLET(WATER PROOFED)
- ⊕ DUPLEX OUTLET(GROUND FAULT INTERRUPTER TYPE)
- ⊕ WALL FIXTURE
- ⊕ TEL TELEPHONE OUTLET
- ⊕ INTERCOM
- ⊕ TELEVISION OUTLET
- ⊕ JUNCTION BOX
- ⊕ GAS OUTLET
- ⊕ HI EFF. WATER PROOF
- ⊕ SWITCH (SINGLE POLE)
- ⊕ J WAY SWITCH
- ⊕ THERMOSTAT
- ⊕ GARAGE DOOR KEY OPERATOR
- ⊕ CEILING FIXTURE (SURFACE MOUNTED)
- ⊕ RECESS FLUORESCENT (ALL RECESS FLUORESCENTS PLUG IN TUBE HI EFF.(TYP.))
- ⊕ SMOKE DETECTOR (110V) PER SEC. 1210(3) U.S.B.
- ⊕ BASEBOARD HEATER
- ⊕ FLOURESCENT LIGHT
- ⊕ EXHAUST FAN ⊕ MECHANICAL VENT
- ⊕ FAN-LIGHT COMBINATION

**INTERIOR FINISH SCHEDULE**

ROOM	SUBFLOOR	FIN. FLR.	BASE	WALL AND CEILING
STAIRS	WOOD	HARD WOOD	WOOD	5/8" GYPSUM
LIVING	WOOD	HARD WOOD	WOOD	5/8" GYPSUM
DINING	WOOD	HARD WOOD	WOOD	5/8" GYPSUM
FAMILY	WOOD	HARD WOOD	WOOD	5/8" GYPSUM
OFFICE	WOOD	HARD WOOD	WOOD	5/8" GYPSUM
KITCHEN	WOOD	HARD WOOD	WOOD	5/8" GYPSUM
BEDROOM	WOOD	CARPET	WOOD	5/8" GYPSUM
BATHS	WOOD	TILE	WOOD	5/8" GYPSUM WATERPROOF

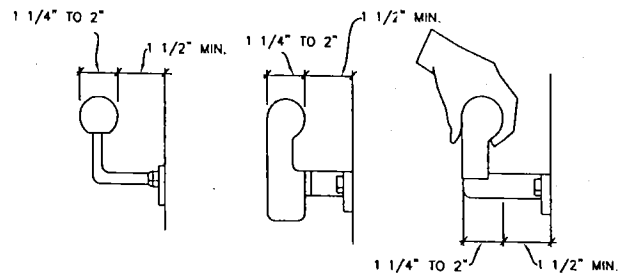
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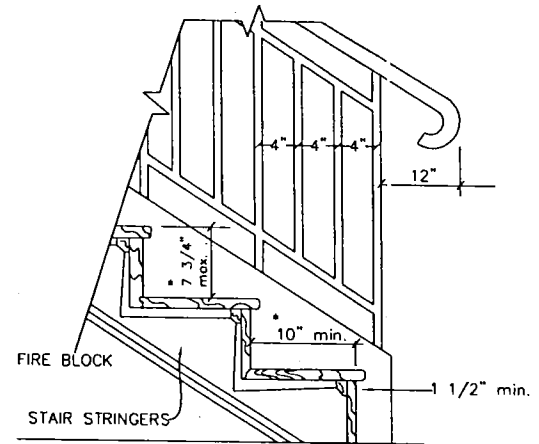
BLOCK 1086 LOT 006  
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 SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

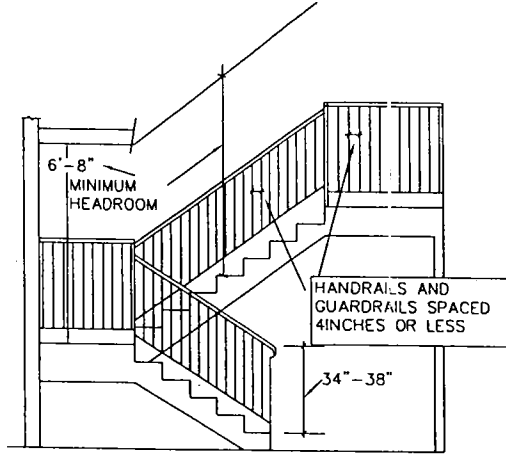
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**C** HANDRAILS  
**A6**



**B** STAIR DETAIL  
**A6** NO SCALE



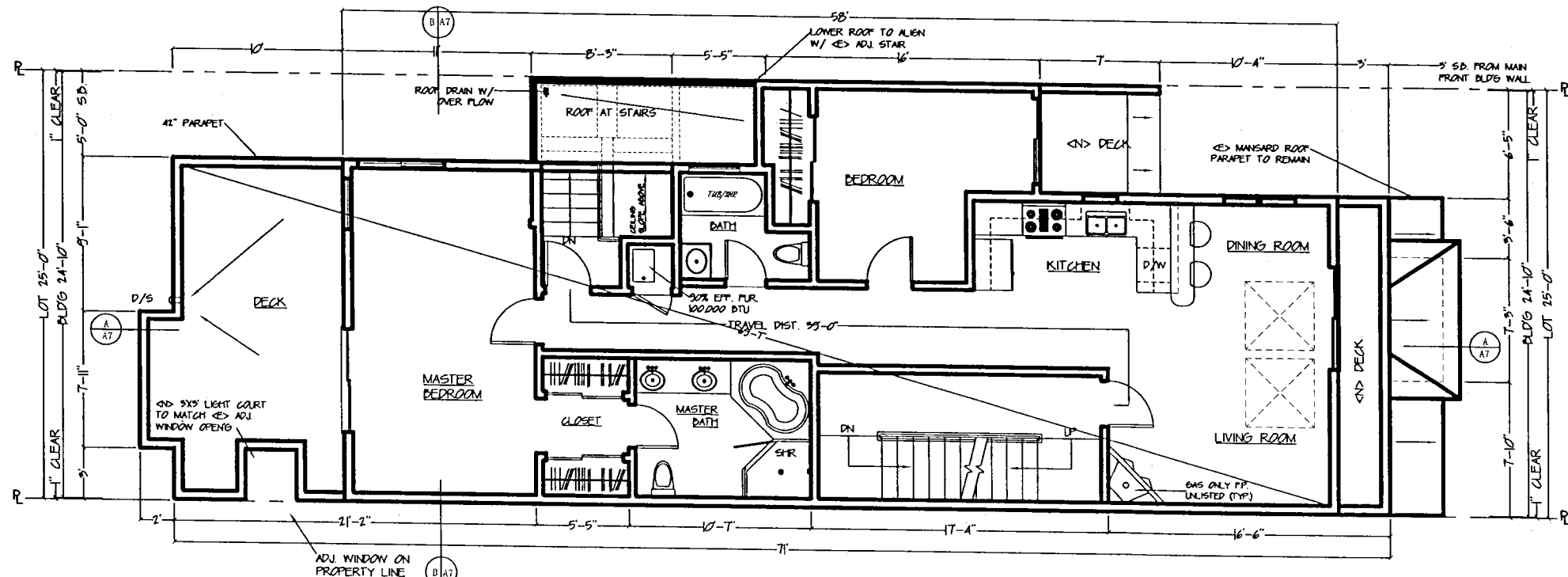
**A** STAIR WELL HEADROOM  
**A6**

**NOTES:**

- Minimum ceiling height of proposed bathroom compartments that shall not be less than 7'-0" (CBC 310.6.1).
- Interior finish materials shall have smooth, hard non-absorbent surface such as portland cement, concrete, ceramic tile or other approved materials that extend to a height not less than 70 inches above the drain inlet (CBC section 807.1.3).
- No plastic plumbing pipes are allowed for domestic water supply and sanitary waste system.
- Water closet shall have a maximum 1.6 gallons per flush (CPC 402.3).
- Shower heads shall not exceed a water supply flow rate of 2.5 gallons per minute (CPC 402.7).
- Shower shall be provided with individual control valves of the pressure balance or thermostatic mixing type valve (CPC 420).
- Provide a 30-inch minimum clear width where the water closet is located (CPC 408.6).
- Strap water heater within the upper 1/3 and lower 1/3 of its vertical dimension. Strapping at the lower point shall be installed 4 inches above water heater controls (CPC 210.5). Raise the water heater to 18" from the garage floor to the flame. Any water heater w/ an energy factor less than 0.59 must be eternally wrapped w/ insul. Having a thermal resistance of R-12 or greater (CEC 1151 (f) 8). The minimum capacity for water heaters shall be in accordance w/ the first hour rating listed in table 5-1. (CPC 201.0) The first hour recovery rate shall be 8- gallons.
- Bathroom outlet shall be on a dedicated 20-ampere circuit (CEC 210-52-d).
- Provide at least one GFCI protected outdoor outlet (CEC 210-52e).
- Provide at least one wall switched-controlled lighting outlet or a light in each proposed room (CEC 210-70).
- Provide a lighting outlet at the stairway controlled by a wall switch at each level (CEC-270 (a)).
- Provide one switch-controlled outdoor light outlet at the exterior side of the outdoor entrance or exit at the master bedroom (CEC 210.70).
- Upgrade the existing electrical service to at least 100 amperes due to additional load created by the addition (CEC 230-79-c).
- Provide at least one fluorescent light fixture or approved high efficacy lamps of 40 lumens per watt or greater for the bathroom.
- Electrical outlets installed in bedrooms shall be protected with an arc fault circuit interrupter (CEC 210-12 (b)).
- Duct connection and opening shall be sealed with pressure sensitive duct tape tested and labeled ul 181, ul 181 A or ul 181 B (CEES.STD 150 (K) 2-m).
- Provide a minimum 26 gauge galvanized sheet metal heating supply ducts between (E) mechanical and (N) bedrooms (CBC 302.4.3).
- Exhaust duct discharge to the outside of the building located at least 3 feet from any openings into the building (CMC 504.1).
- Domestic clothes dryer exhaust duct shall terminate outside of the building at least 3 feet from any opening into the building (CMC 504.3.1).
- The minimum capacity for water heaters shall be in accordance with the first hour rating used in table 5-1 (CPC 501.0).

**REMODELING NOTES**

- CONTRACTOR TO PAINT INTERIOR OF ALL WORK, WHERE WORK IS PERFORMED.
- PATCH ALL EXISTING WALLS, CEILINGS, AND FLOORS WHERE ADJACENT DEMOLITION, ELECTRICAL, PLUMBING, OR MECHANICAL REMOVAL OCCURS; NEW FINISHES TO MATCH EXISTING.
- NEW ELECTRICAL AND MECHANICAL WORK SHOWN ON PLANS REPRESENTS MINIMUM REQUIRED; UTILIZE ALL EXISTING OUTLETS, LIGHT FIXTURES, ETC. IN COMBINATION WITH NEW, TO PROVIDE THE ELECTRICAL WORK AS SHOWN ON PLANS.
- STUB OFF AND RE-ROUTE ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS AS REQUIRED TO COMPLETE THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT SITE FOR DEMOLITION AND NEW CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES AS REQUIRED.



**PROPOSED 4TH FLOOR PLAN**

4TH FLOOR = 1076 SQ. FT. (1/4" = 1'-0")

- ⊙ FAN
- ⊙ SMOKE DETECTOR W/ BATTERY BACKUP
- ⊙ HEATING REGISTER
- ⊙ ALL RECESS FLOURESENTS PLUG IN TUBE HI EFF.(TYP.)

- GENERAL LIGHTING FOR KITCHENS AND TOILET ROOMS MUST HAVE AN EFFICACY OF AT LEAST 40 LUMENS PER WATT(FLOURESCENT) AND BE CONTROLLED BY THE MOST ACCESSIBLE SWITCH.
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- MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED FOR BATHROOMS WITHOUT WINDOWS AND SHALL PROVIDE 5 AIR CHANGE PER HOUR. UBC 1203.3.

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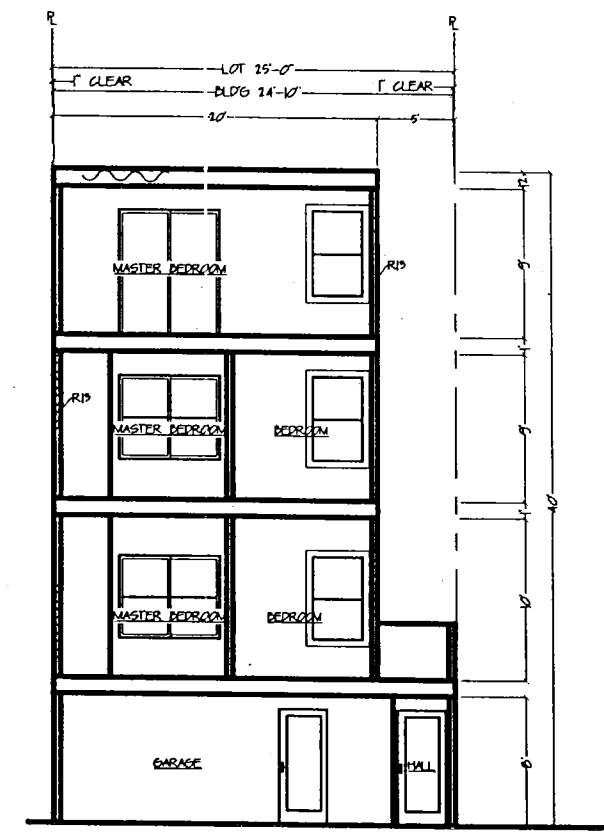
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253-255 PARKER AVENUE  
SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

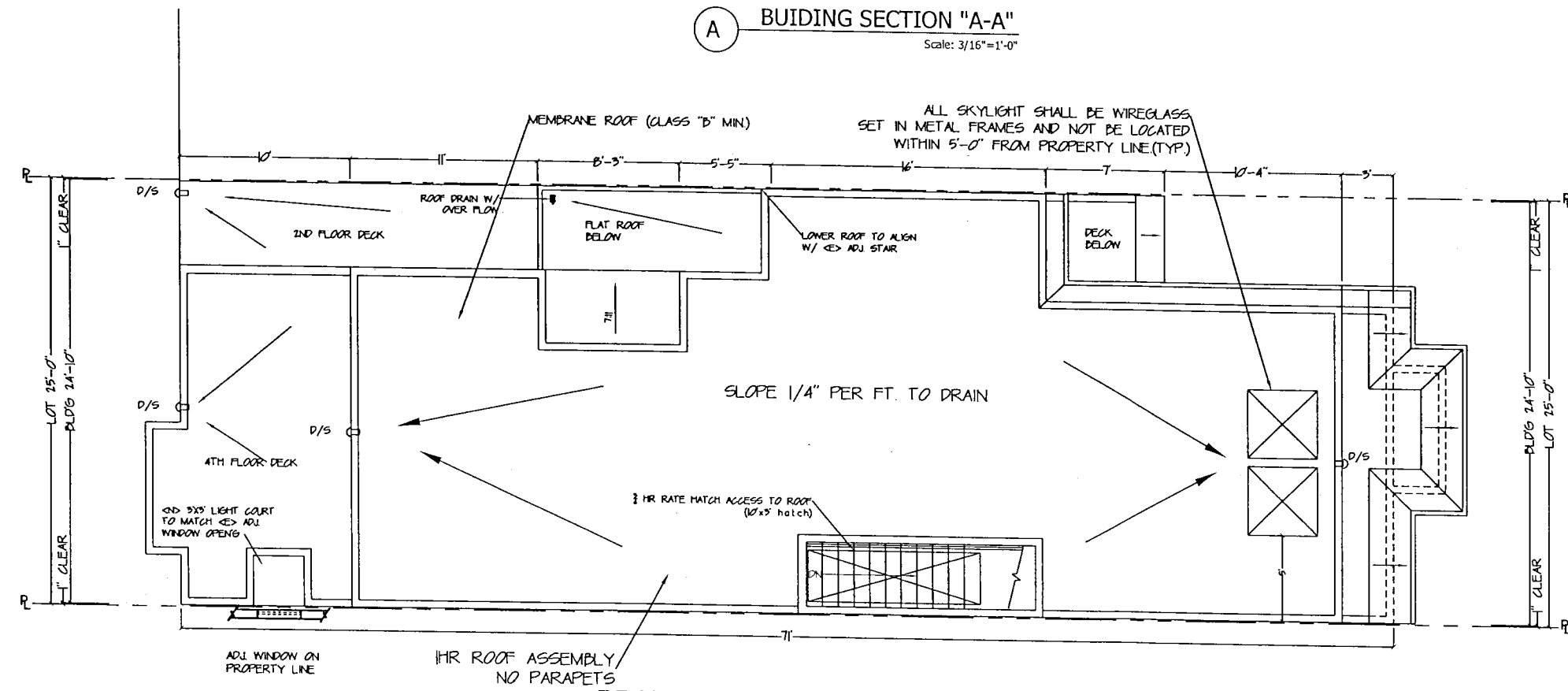
Date: 7-3-07  
Scale: 1/4"=1'-0"  
Drawn: H. LEE  
Job: 253 P  
Sheet  
**A6**  
Of Sheet



**A** BUILDING SECTION "A-A"  
Scale: 3/16"=1'-0"



**B** BUILDING SECTION "B-B"  
Scale: 3/16"=1'-0"



**PROPOSED PENTHOUSE FLOOR PLAN**  
(1/4" = 1'-0")

ROOF SPECIFICATION: ROOFING SHALL BE CLASS A OR B 4 PLY TAR AND GRAVEL BUILT UP ROOF. SLOPE 1/4" PER FT. TO DRAIN

REVISIONS	BY
01-12-09	
03-26-09	
06-05-09	
02-28-10	
03-22-10	
05-22-10	

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San Francisco, California 94122  
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BLOCK 1086 LOT 006  
253-255 PARKER AVENUE  
SAN FRANCISCO, CALIFORNIA

REAR & 4TH FLOOR ADDITION

Date: 7-3-07  
Scale: 1/4"=1'-0"  
Drawn: H. LEE  
Job: 253 P  
Sheet  
A7  
Of Sheet