



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 2, 2014

Date: September 25, 2014
Case No.: **2014.1119D**
Project Address: **135 Gladstone Dr.**
Permit Application: 2013.1204.3317
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 5869/022
Project Sponsor: My My Ly
Gabriel Ng Architects
1360 9th Avenue, Ste. 210
San Francisco, CA 94122
Staff Contact: Tina Chang – (415) 575-9197
tina.chang@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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 a two-story horizontal side and rear addition. The project will increase the building's width by 15' 4" and depth by 4', adding 3 bedrooms, 2 bathrooms and a family room. The proposal includes the relocation of an existing garage to the west side of the property where a patio currently exists, and other interior renovations.

SITE DESCRIPTION AND PRESENT USE

The subject property measures approximately 2,500 (50' x 50') square feet and contains a single-family dwelling. The property slopes downward towards the west and upwards towards Silver Avenue on the south. To offer context, the subject lot previously measured 50' x 100' and was a through lot; A lot split and new construction of a single family dwelling unit at the lot's rear, fronting Silver Street, was approved in January 2014. The lot split and new construction is not addressed in this Discretionary Review case.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located on the south side of Gladstone Drive, just north of Silver Avenue in the Excelsior Neighborhood. Properties along Gladstone are characteristic of the Minimal Traditional architectural style, and serve as a common example of Federal Housing Authority tract housing built in San Francisco in the 1930s and 1940s. However, the subject property is not considered to be historic resource, nor is it located within the boundaries of any identified historic district. The block is comprised of two story or one-story-over-garage, single family dwelling units, characterized by this architectural style.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	June 6, 2014 – July 6, 2014	July 7, 2014	October 2, 2014	87 Days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 22, 2014	September 22, 2014	10 days
Mailed Notice	10 days	September 22, 2014	September 19, 2014	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	3
Other neighbors on the block or directly across the street	0	0	2
Neighborhood groups	0	0	5

No neighbors or neighborhood groups have filed comments at the time of the report.

DR REQUESTOR

The DR Requestor is Maan Ghanma at 141 Gladstone Drive, adjacent neighbor directly west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

In summary, the DR Requestor is concerned about the addition's development to the property line, which will change the feel of his home from a detached to an attached unit. Additionally, the DR Requestor is concerned about the blockage of light as a result of the addition at the rear, which will add 4' to the building's depth.

See attached *Discretionary Review Application*, dated December 4, 2013.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The Project Sponsor has agreed to set the addition back 1'-9" from the DR Requestor's building and also cut back the addition to accommodate access to sunlight.

See attached *Response to Discretionary Review*, dated August 1, 2014.

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). The proposed project adds 980 square feet to the existing 1,366 square foot building at 135 Gladstone Drive.

Pursuant to CEQA Guideline Section 15303 (Class 3) provides an exemption from environmental review for the construction and location of new facilities in small structures, and up to three single-family residences in a residential zone. The proposed project at the rear of 135 Gladstone Drive fronting Silver Street includes the construction of one new 4,540-sf residential building, and is thus exempt.

RESIDENTIAL DESIGN TEAM REVIEW

While side yards do exist in the neighborhood, a consistent side yard pattern was not found as many side yards are occupied by one-story garages and/ or additions. Overall, the addition was found to fit with the neighborhood context, and the side yard was deemed appropriate, provided that the subject property is located in an RH-1 zoning district where side yards are not required.

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 project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated August 1, 2014
Reduced Plans

EW: G:\Documents\Discretionary Reviews\2014.1119D - 135 Gladstone Dr \Discretionary Riview Analysis.doc

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CASE NUMBER:

14.1119D

APPLICATION FOR Discretionary Review

DR APPLICANT INFORMATION

DR APPLICANT'S NAME:

Maan Ghanma

DR APPLICANT'S ADDRESS:

141 Gladstone Dr. San Francisco

ZIP CODE:

94112

TELEPHONE:

(510) 3879090

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

Applicant: Jeremy Schaub (owner info not available)

ADDRESS:

1360 9th Ave., Ste. 210 San Francisco

ZIP CODE:

94112

TELEPHONE:

(415) 682-8060

CONTACT FOR DR APPLICATION:

Same as Above **Maan Ghanma**

ADDRESS:

1414 Madera Way

ZIP CODE:

94030

TELEPHONE:

(510) 3879090

E-MAIL ADDRESS:

mghanma@yahoo.com

STREET ADDRESS OF PROJECT:

135 Gladstone Drive

ZIP CODE:

94112

CROSS STREETS:

Stoneyford Ave

ASSESSORS BLOCK/LOT:

5896 /022

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X

PROJECT INFORMATION

Please check all that apply

Change of Use

Change of Hours

New Construction

Alterations

Demolition

Other

Additions to Building:

Rear

Front

Height

Side Yard

Residential - Single Family House

Present or Previous Use:

Proposed Use: Residential - Single Family House

Building Permit Application No. 2013.1204.3317

Date Filed: 12/04/2013

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"/>

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.

I discussed with the applicant about the two concerns below:

- 1- Extending the project all the way to my house broader. Applicant refused to change the plan and will not accept to keep space between the new extension and my house
- 2- Blocking the natural light (sun light) from the back of the house. Applicant proposed a modification as in the attached exhibit A. This change is not sufficient as it does not solve the problem.

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 site specific sections of the Residential Design Guidelines.

See attached

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:

See attached

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?

14.1119D

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: 

Date: 7/7/14

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

Maan Channa, Owner
Owner / Authorized Agent (circle one)

CASE NUMBER

14.1119D

Application received by Planning Department
on 07/07/2014

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

JUL 07 2014

For Department Use Only
Application received by Planning Department:

By: M. Conette

Date: **CITY & COUNTY OF S.F.**
PLANNING DEPARTMENT
P I C

14.11190

DISCRETIONARY Review for building permits application #: 2013.1204.3317

This project affects my house on 141 Gladstone Drive in two major ways:

Extending their house to attach to mine:

Homeowners at "135 Gladstone Drive" are planning to extend their house to the side (towards my house) leaving no space "0" inch distance. All houses at Gladstone drive on my house side have distance in between except for one. This intention to extend to the side will convert my house from being a detached house to an attached one.

Blocking sun light:

My house faces north (no sun gets into my house from the front – North side of the house). The main natural light (sun) the house gets is from the kitchen glass sliding door in the back of the house.

Homeowners at "135 Gladstone Drive" are planning to extend the house to the back by 4 feet (in addition to the side extension mentioned above). Because of the slope their house will also be 3.5 feet higher than mine at the point of attachment. This will cause a major sun blockage to the only side accessing natural light (the sliding door I mentioned above)

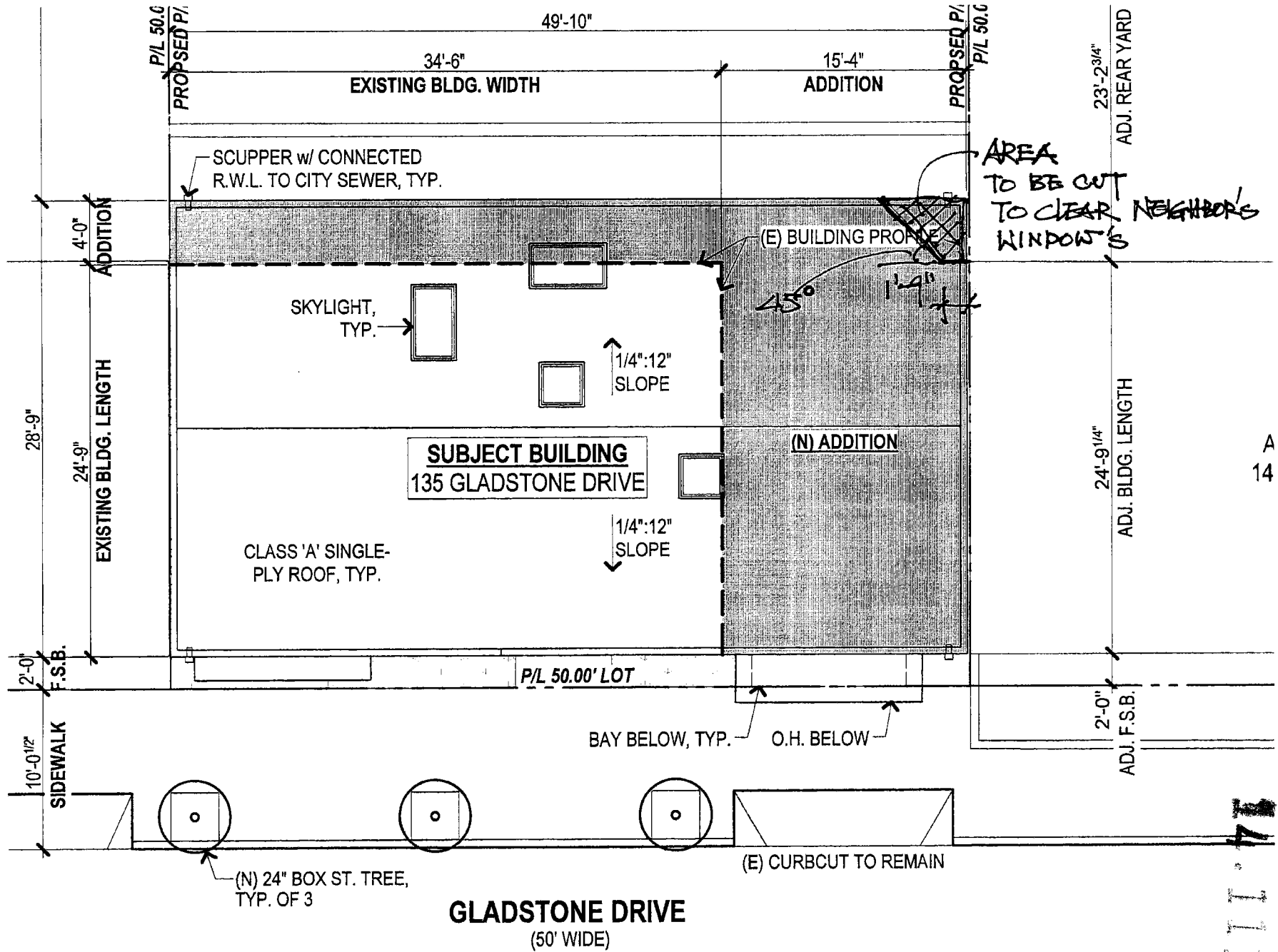


Exhibit A

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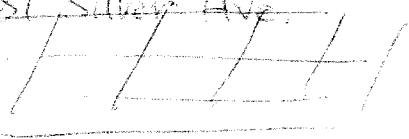
5846/040
Herman Santos
147 Gladstone Dr
San Francisco, CA 94112

5896/054
Neighbors
131 Gladstone Dr
San Francisco CA 94112

5896/053
Amy Tran
727 Silver Ave
San Francisco CA 94134

5846/028
Loni Hebert
45 Steinerford
San Francisco CA 94112

5846/050
Maan Ghanma
141 Gladstone Dr
San Francisco, CA 94112

631 Silver Ave.


5896/025
Margaret Anderson
95 Steinerford Ave
San Francisco CA 94112

Maan Ghanma
1414 Madalena Way
Millbrae CA 94030

5846/022
Cindy Lee
135 Gladstone Dr
San Francisco CA 94112

5896/049
Amy Tran
631 Silver Ave
San Francisco CA 94134

5896/024
Margaret Anderson
46 Gladstone Dr
San Francisco CA 94112

Jeremy Schaub
1360 9th Ave, Ste. 210
San Francisco CA 94122

14.1119D



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: _____

Building Permit No.: _____

Address: _____

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: _____

Telephone No.: _____ (for Planning Department to contact)

- 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.

- 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.

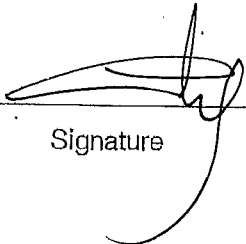
- If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes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

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>2</u>	<u>5</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1,366</u>	<u>2,347</u>
Height	<u>19'-2"</u>	<u>19'-2"</u>
Building Depth	<u>24'-9"</u>	<u>24'-9"</u>
Most recent rent received (if any)	<u>N/A (previously owner occupied)</u>	
Projected rents after completion of project	<u> </u>	<u>unknown</u>
Current value of property	<u>\$174,000</u>	<u> </u>
Projected value (sale price) after completion of project (if known)	<u> </u>	<u>unknown</u>

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


7/31/14
Gabriel Ng

Signature Date Name (please print)

July 31, 2014



RESPONSE TO DISCRETIONARY REVIEW

PROPERTY ADDRESS: 135 Gladstone Drive
BUILDING PERMIT APPLICATION #: 2013-1204-3317
CASE NO.: 2014.1119D
ZONING DISTRICT: RH-1

- 1. Given the concerns of the DR requestor 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 requestor, please meet the DR requestor in addition to reviewing the attached DR application.)**

In response to DR requestor's concern #1 – he requested the project to not add towards his house because it would convert his house from a detached to an attached one:

- The proposed project should be approved because it was designed to comply with SF Planning Code and the Residential Design Guidelines, as reviewed and approved by staff.
- This entire neighborhood is zoned RH-1, not RH-1 (D), any building is allowed to build up to the side property lines. Just because the DR requestor feels his house should be detached does not mean others have no right to a code-complying addition.
- The DR requestor claims most of the buildings on this block are “detached homes”. This block of Gladstone has 16 original buildings built up to zero lot line on one side and a wide set back from the other side, creating an illusion of detached homes. However, through the years, there were additions to the zero lot line on the undeveloped side as well. Five of the 16 buildings had either 1- or 2-story additions to the side. One of them belongs to the DR requestor, with his 1-story garage abutting the building to his west. See Exhibit A.
- Besides these 16 homes, the vast majority of other buildings in the immediate vicinity (on Gladstone, Stoneyford, Stoneybrook, Maynard) were built to zero lot line on both sides. See Exhibit A.

- 2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties?**

On DR requestor's concern #2 – his rear-facing kitchen sliding glass door may be blocked by the proposed 2nd Floor 4-foot rear addition in the late morning and early afternoon:

- We explained to him on the phone that late morning and early afternoon suns are overhead so his building won't be affected by our addition.
- We spoke to him the 2nd time on the phone and proposed to set the addition back 1'-9" from his building and cut a 45-degree angle from that point. See attached sketch.
- He did not respond to the offer and filed the DR.

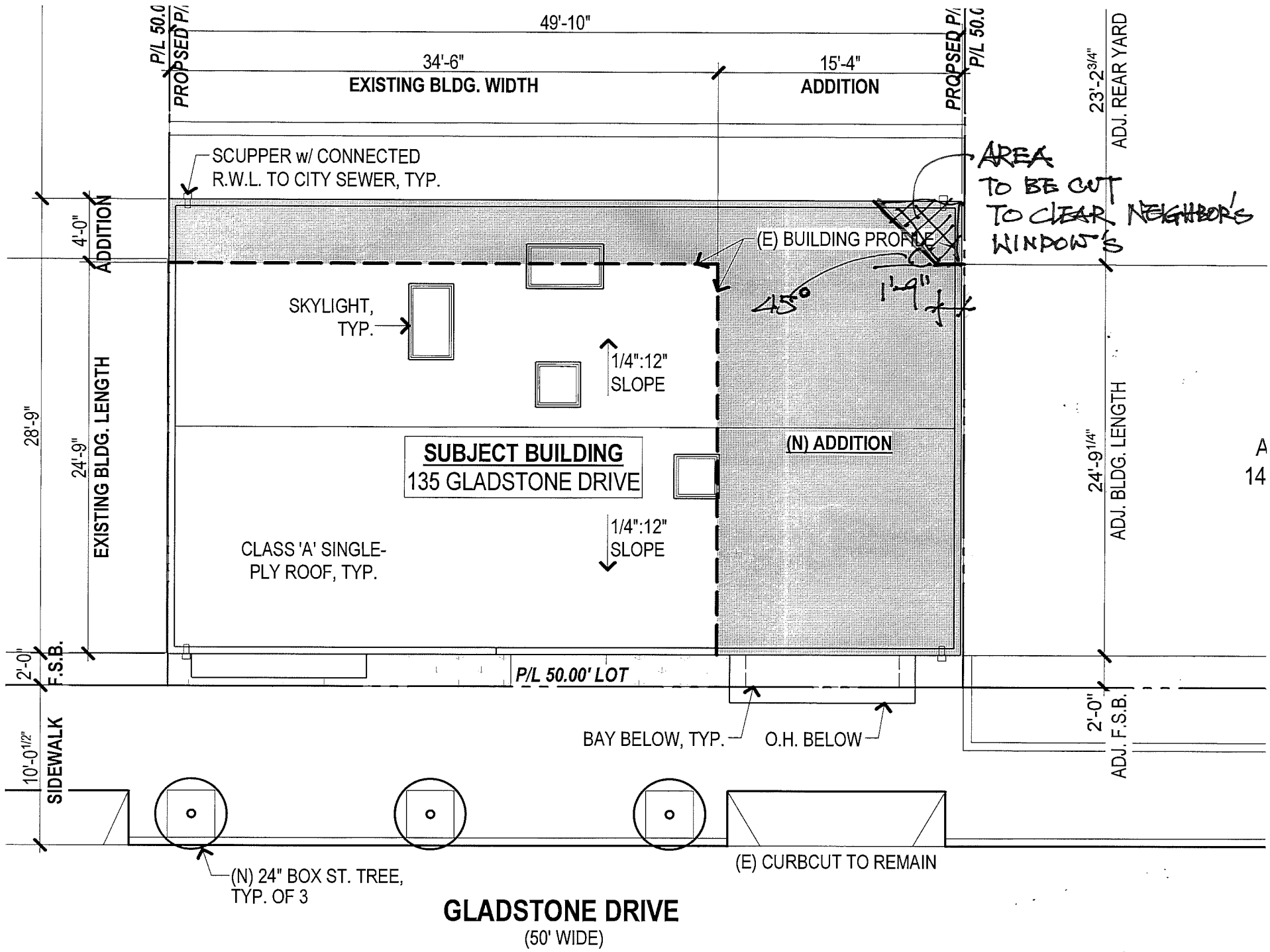
GABRIEL NG + ARCHITECTS INC.

1360 9th Avenue Suite 210 · San Francisco · CA · 94122 | (415) 682-8060 | Fax (510) 281-1359 | www.gabrielngarchitects.com

- 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 requestor.**

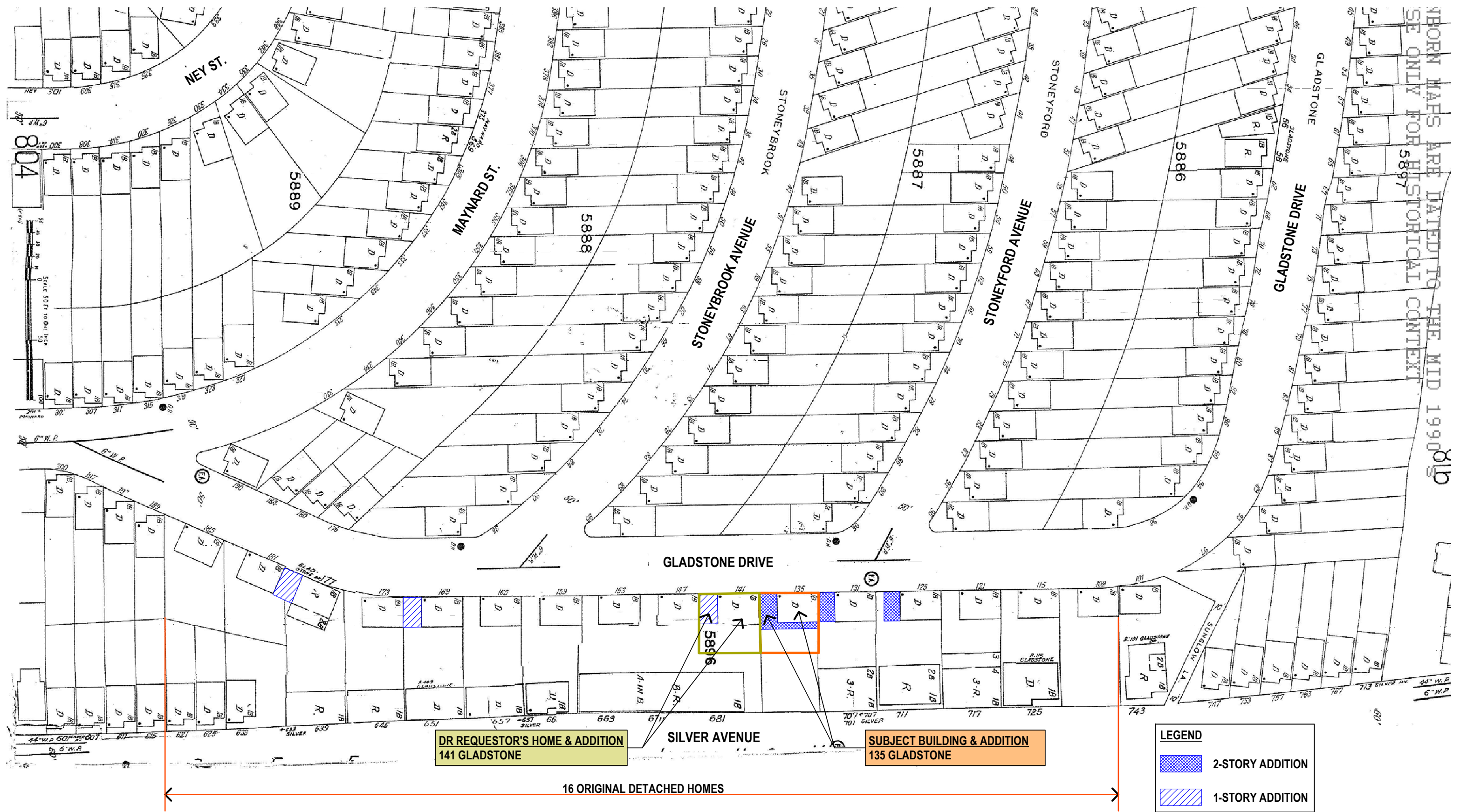
We are willing to change and have offered the DR requestor to cut back on the addition to accommodate his needs for sunlight. However, he did not respond to give us a chance to work with him.

The proposal is a modest addition and is well within the allowed buildable area in the RH-1 Zoning District. The adjacent building to the east of the subject has enjoyed a 2-story addition and even the DR requestor has had a 1-story addition built fully to the side lot line. With the proposed setback, the project would not have negative impacts on the surrounding properties and the DR requestor's house in particular.



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THESE MAPS ARE DATED TO THE MID 1900'S
 USE ONLY FOR HISTORICAL CONTEXT

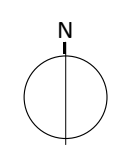


GABRIEL NG + ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 eFax 510-281-1359

**HORIZONTAL ADDITION
 135 GLADSTONE DRIVE**
 BLOCK 5896, LOT 022
 SAN FRANCISCO, CA 94134

ORIGINAL DETACHED HOMES ALONG GLADSTONE & SIDE
 ADDITIONS
 SCALE: N.T.S.

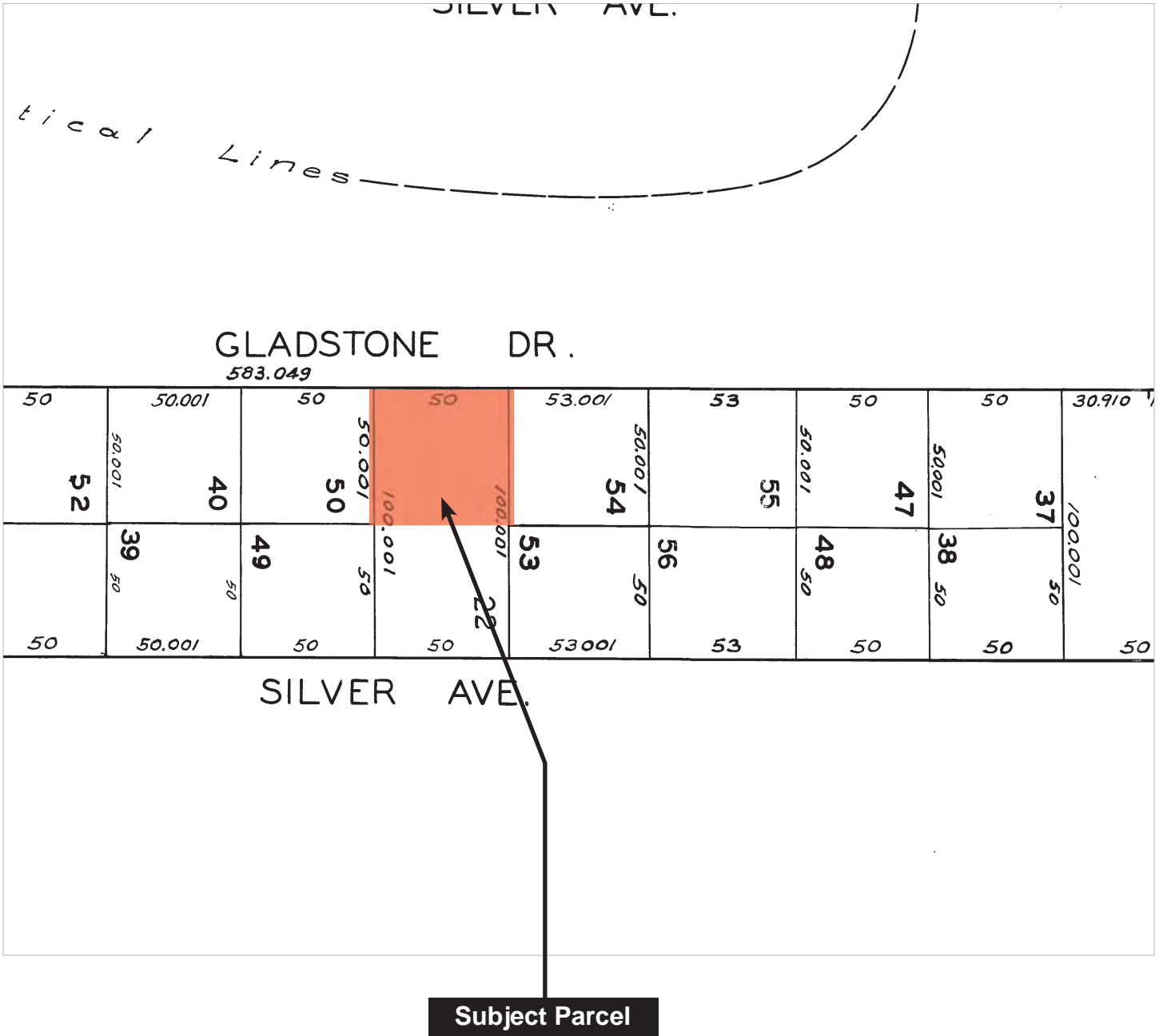
7/31/14 DR RESPONSE MML



Exhibits

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Parcel Map



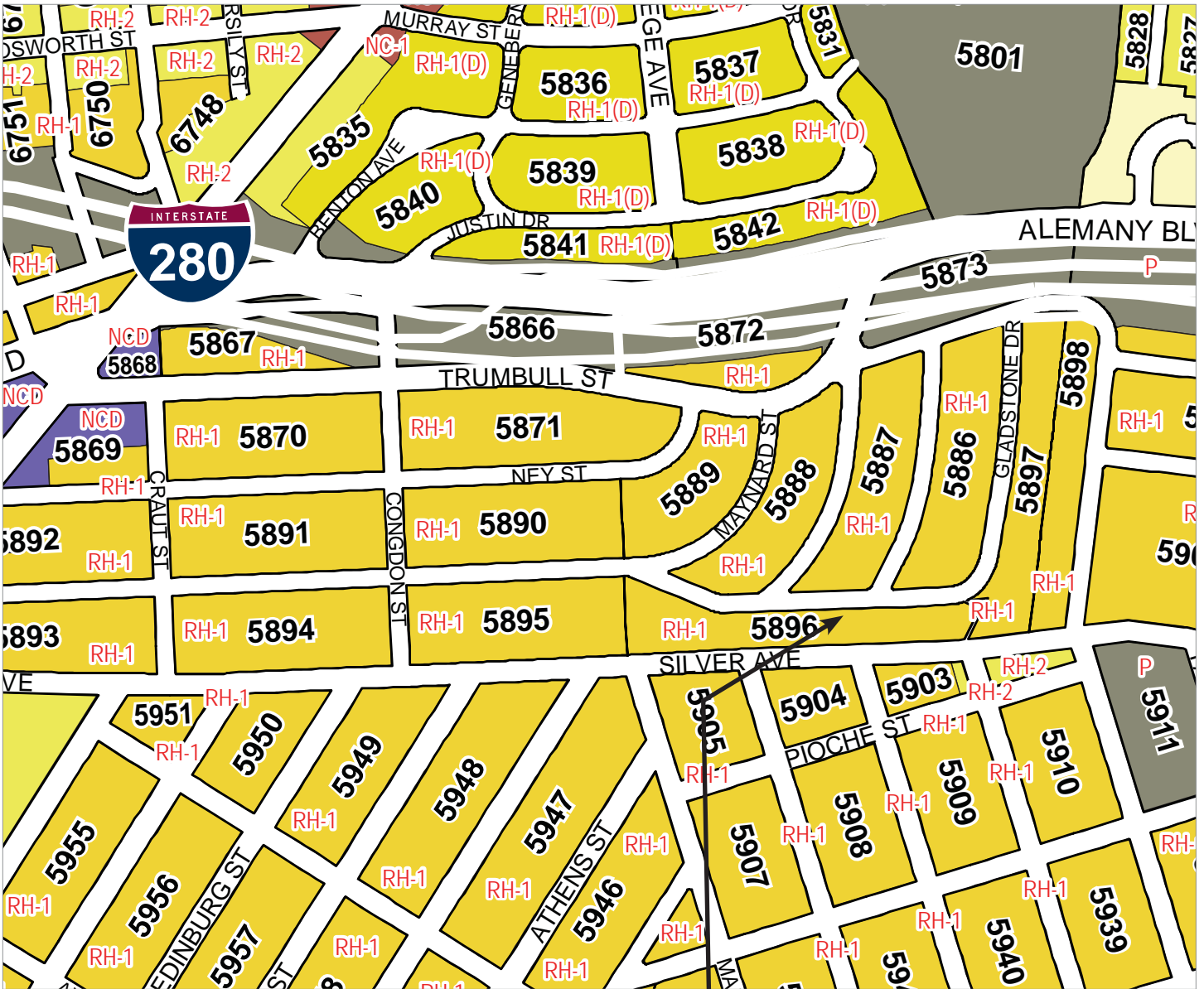
Sanborn Map



Subject Property

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

Zoning Map



Subject Property

Aerial Photo - Facing South



Subject Property

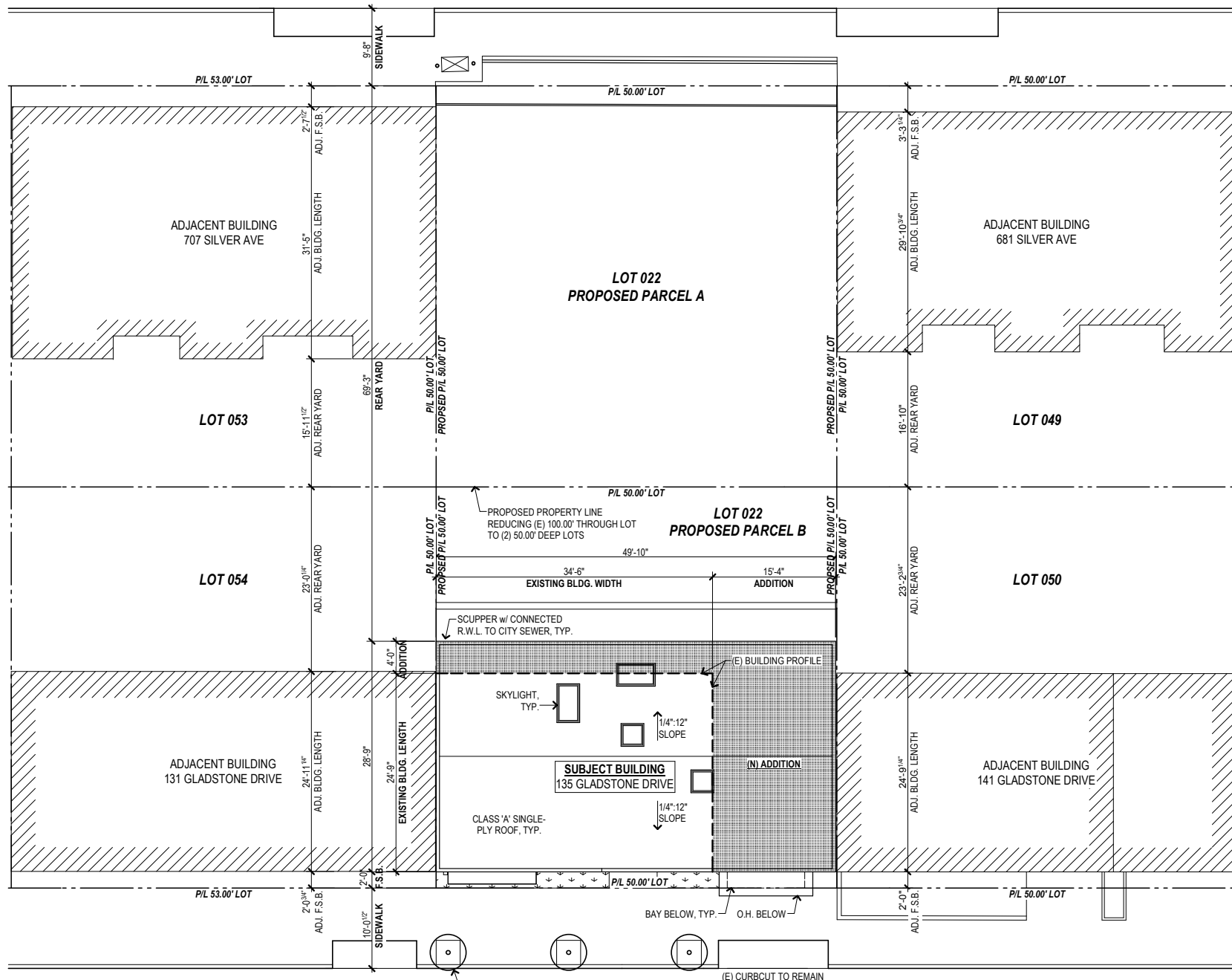
Site Photos



ABBREVIATIONS

- & @ #
- AND
- AT
- CENTER LINE
- DIAMETER
- FOUND OR NUMBER
- PROPERTY LINE
- A.D. AREA DRAIN
- ADJ. ADJACENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- ARCH. ARCHITECTURAL
- AWN. AWNING WINDOW
- BD. BOARD
- BLDG. BUILDING
- BLKG. BLOCKING
- BM. BEAM
- BOT. BOTTOM
- C.B. CATCH BASIN
- C.O. CLEANOUT
- CAB. CABINET
- CLG. CEILING
- CLO. CLOSET
- CLR. CLEAR
- COL. COLUMN
- CONC. CONCRETE
- CONST. CONSTRUCTION
- CORR. CORRIDOR
- CSMT. CASEMENT WINDOW
- D.H. DOUBLE HUNG WINDOW
- DBL. DOUBLE
- DEPT. DEPARTMENT
- DET. DETAIL
- DIA. DIAMETER
- DIM. DIMENSION
- DN. DOWN
- DR. DOOR
- D/W. DISHWASHER
- DWG. DRAWING
- E. EAST
- (E) EXISTING
- EA. EACH
- EL. ELEVATION
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- EQ. EQUAL
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- F.D.C. FIRE DEPT. CONNECTION
- F.G. FIXED GLASS WINDOW
- F.P. FIREPLACE
- FDN. FOUNDATION
- FIN. FINISH
- FLR. FLOOR
- FLUOR. FLUORESCENT
- FT. FOOT OR FEET
- FTG. FOOTING
- G.F.I. GROUND FAULT INTERRUPTER
- G.S.M. GALVANIZED SHEET METAL
- GA. GAUGE
- GL. GLASS
- GND. GROUND
- GYP. GYPSUM
- H.B. HOSE BIBB
- HDWD. HARDWOOD
- HORIZ. HORIZONTAL
- HR. HOUR
- HT. HEIGHT
- INSUL. INSULATION
- INT. INTERIOR
- LAV. LAVATORY
- LT. LIGHT
- MAX. MAXIMUM
- MECH. MECHANICAL
- MET. METAL
- MFR. MANUFACTURER
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- N. NORTH
- (N) NEW
- N.T.S. NOT TO SCALE
- NO. OR # NUMBER
- O.C. ON CENTER
- O.F.D. OVERFLOW DRAIN
- O.H. OVERHANG
- OBS. OBSCURED
- OPNG. OPENING
- PL. PROPERTY LINE
- PL. PLATE
- PLYWD. PLYWOOD
- PT. POINT
- Q.T. QUARRY TILE
- R. RISER
- R.D. ROOF DRAIN
- R.W. REDWOOD
- R.W.L. RAIN WATER LEADER
- RAD. RADIUS
- REFR. REFRIGERATOR
- REINF. REINFORCED
- REQ. REQUIRED
- RET. RETAINING
- S. SOUTH
- S.G.D. SLIDING GLASS DOOR
- S.H. SINGLE HUNG WINDOW
- SIM. SIMILAR
- SL. SLIDER WINDOW
- SPEC. SPECIFICATION
- SQ. SQUARE
- STD. STANDARD
- STL. STEEL
- STOR. STORAGE
- STR.L. STRUCTURAL
- SYM. SYMMETRICAL
- T.&G. TONGUE & GROOVE
- THK. THICK
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- VERT. VERTICAL
- W. WEST
- W/O. WITHOUT
- WP. WATERPROOF
- WT. WEIGHT

SILVER AVENUE
(60' WIDE)



PROPOSED SITE / ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

Area Calculation (In Square Feet):

	Existing		Addition		Total	
	Living	Garage	Living	Garage	Living	Garage
2nd Floor	820		698		1,418	
Ground Floor	546	200	383	24	929	224
Sub-Total	1,366	200	981	24	2,347	224
Total Gross Area		1,566		1,005		2,571

NOTE: Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.

NOTES

- PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT THE BLDG. AND UNDER SEPARATE PERMIT.
- FIRE SPRINKLER SYSTEM TO BE DESIGN-BUILT BY A LICENSED FIRE PROTECTION CONTRACTOR.
- CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER SYSTEM.
- PROVIDE SMOKE ALARMS PER SEC. 907.2.11.2
- PROVIDE CARBON MONOXIDE ALARMS PER SEC. 420.4
- PROVIDE TEMPERED (SAFETY) GLASS AT HAZARDOUS LOCATIONS PER SEC. 2406.4
- ROOF DRAIN AND OVERFLOW DRAIN AT ROOF OR DECK SHALL CONNECT TO CITY SEWER
- PROVIDE MET. STRAP TO WALL FOR WATER HEATER ON 18" PLATFORM
- ALL LIGHTS SHALL COMPLY WITH 2008 CALIFORNIA TITLE 24 RESIDENTIAL STANDARDS
- UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT.
- STATE INDUSTRIAL SAFETY PERMIT IS REQUIRED
- SEE SOIL REPORT PREPARED BY FRANK LEE & ASSOCIATES DATED 1-9-14

GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL NG + ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS. THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT. THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.

DRAWING INDEX

- A-0 PROJECT INFO & PROPOSED SITE PLAN
- A-1.0 EXISTING SITE PLAN
- A-1.1 EXISTING / DEMOLITION GROUND & SECOND FLOOR PLANS
- A-2.0 PROPOSED GROUND & SECOND FLOOR PLANS
- A-3.0 FRONT & REAR ELEVATIONS
- A-3.0A FRONT & REAR ELEVATIONS WITH ADJACENT BUILDINGS
- A-3.1 SIDE ELEVATIONS
- A-3.2 SECTIONS

APPLICABLE CODES & ORDINANCES

- 2010 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS
- 2010 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS
- 2008 CALIFORNIA ENERGY CODE - TITLE 24
- 2010 NFPA 13D STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

SCOPE OF WORK

2-STORY HORIZONTAL ADDITION TO (E) SINGLE-FAMILY HOUSE.

PROJECT DATA

- BUILDING PERMIT APPLICATION #: 2013-1204-3317
- BLOCK/LOT: 5896 / 022
- ZONING: RH-1
- OCCUPANCY: R-3
- NUMBER OF UNITS: 1
- NUMBER OF STORIES: 2
- TYPE OF CONSTRUCTION: V-B (FULLY SPRINKLERED)

VICINITY MAP



SYMBOLS

- COLUMN GRID LINE
- EL = XXX.XX' ELEVATION
- EXISTING STUD WALL
- NEW STUD WALL
- SECTION / DETAIL IDENTIFICATION SHEET NUMBER
- INTERIOR ELEVATION #
- NEW DOOR
- EXISTING WALL/DOOR TO BE REMOVED
- EXISTING WALL/DOOR TO REMAIN
- ENLARGED PLAN SECTION OR DETAIL REFERENCE
- DOOR NUMBER
- WINDOW NUMBER
- WALL DETAIL NUMBER



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HORIZONTAL ADDITION
135 GLADSTONE DRIVE
BLOCK 5896, LOT 022
SAN FRANCISCO, CA 94134

PROJECT INFO & PROPOSED SITE PLAN

Date	By
11/23/13 Pre-App	VAE
12/3/13	VAE
3/11/14 RDT Comments	VAE
5/20/14 Sec. 311	VAE

Job 130918

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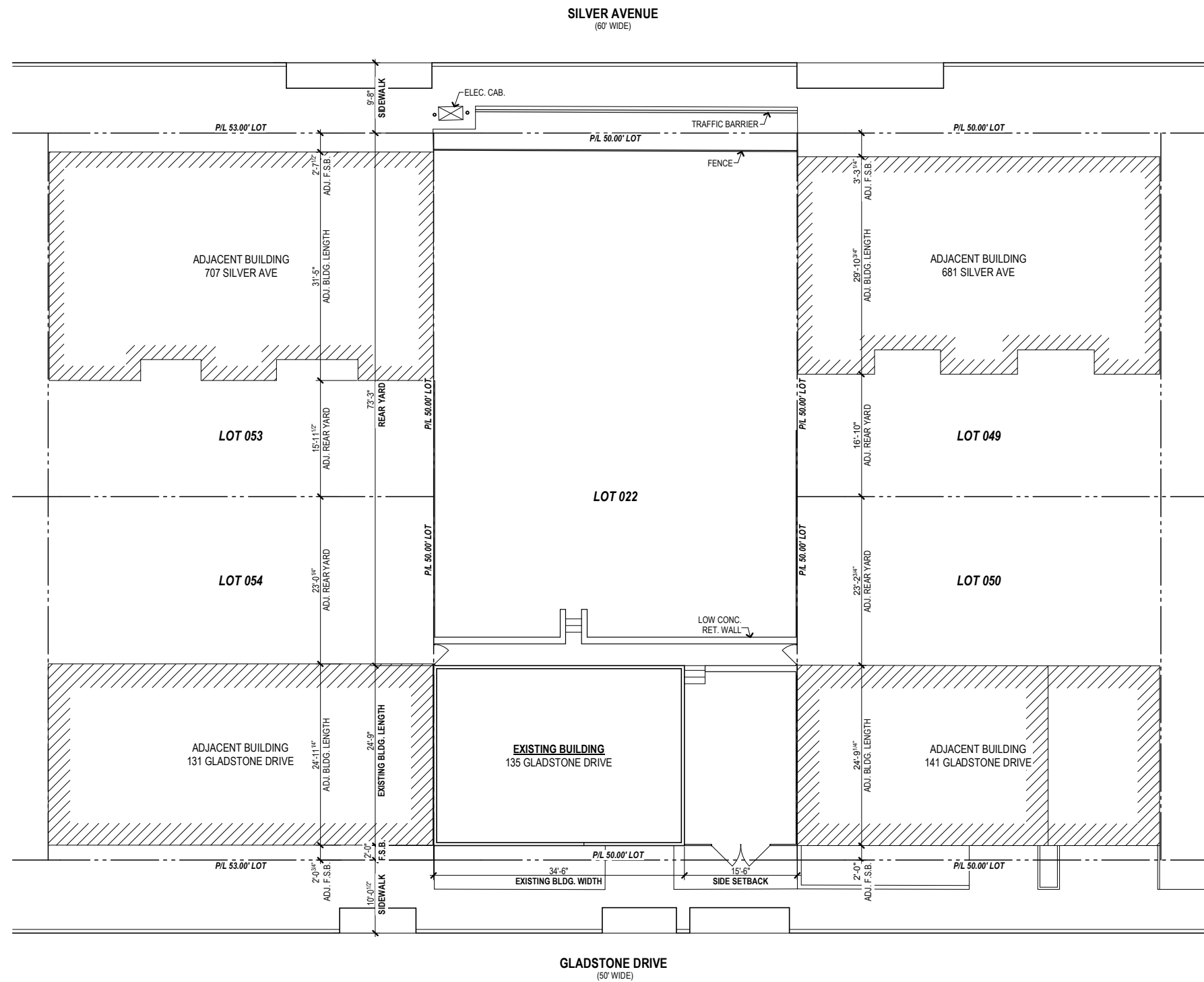
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EXISTING SITE PLAN

Date 11/23/13 Pre-App By VAE
 12/3/13 VAE
 3/11/14 RDT Comments VAE
 5/20/14 Sec. 311 VAE



(E) SITE / ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

DEMOLITION CALCULATION (Planning code Sec. 317(b))

Linear Footage Measurement (in feet) at the foundation level

Element	(E) Length	Removed Length	% Removed
A: Front façade	68.00	20.59	29%
C: Rear façade	69.00	34.30	50%
Total:	138.00	54.89	40% ±50%
B: Side 1 façade	61.42	0.00	0%
D: Side 2 façade	61.42	49.34	80%
Total:	122.84	49.34	40% ±65%

Linear Footage Measurement is below demolition threshold

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**HORIZONTAL ADDITION
135 GLADSTONE DRIVE
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**EXISTING / DEMOLITION GROUND &
SECOND FLOOR PLANS**

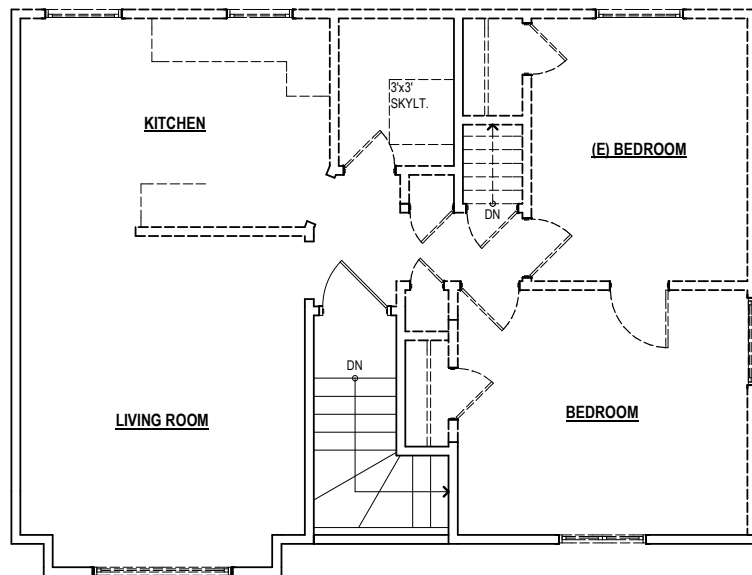
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5/20/14 Sec. 311	VAE

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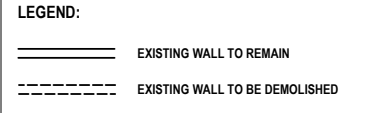
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(E) / DEMO SECOND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

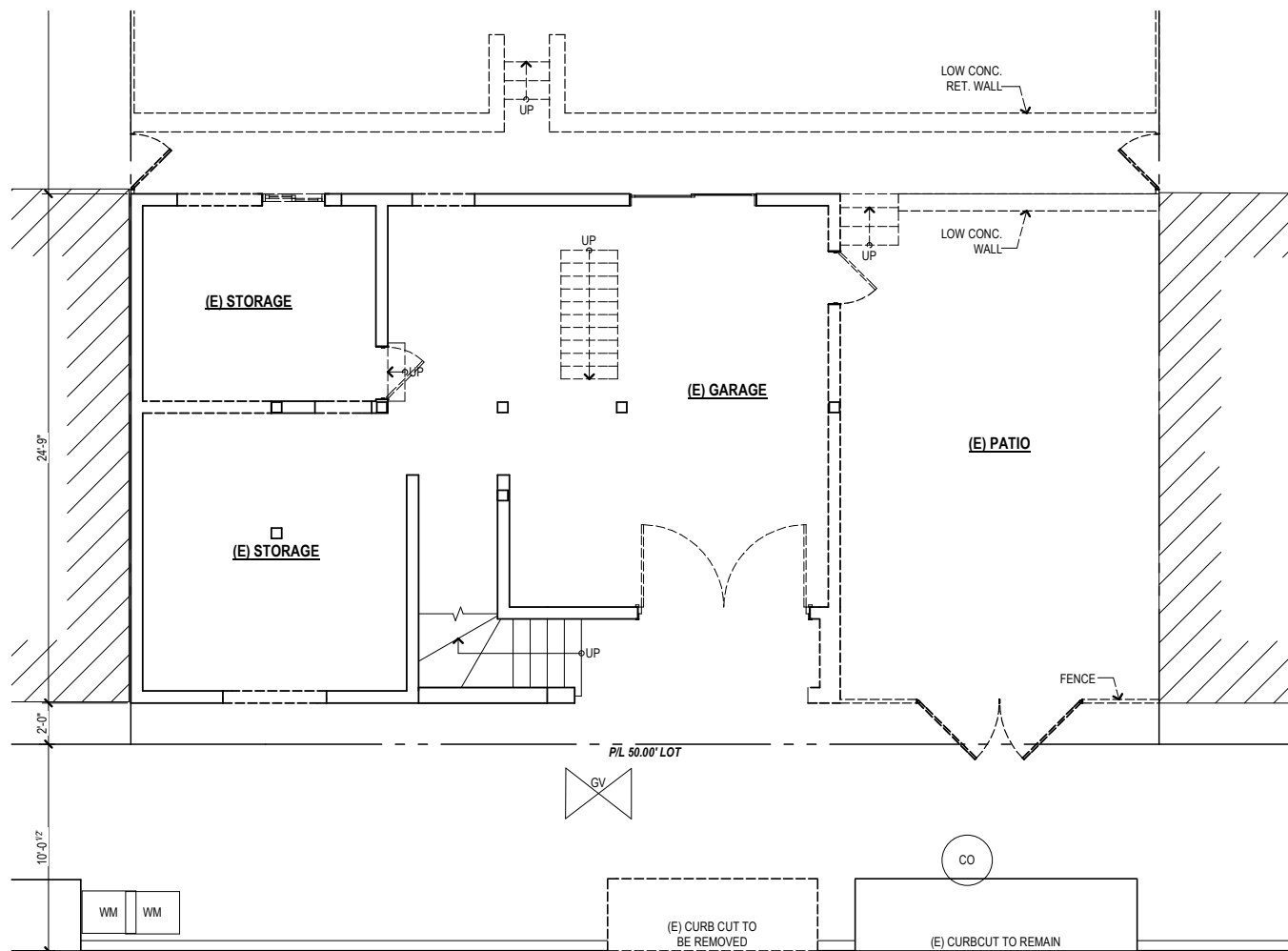
SCALE: 1/4" = 1'-0"



(E) FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

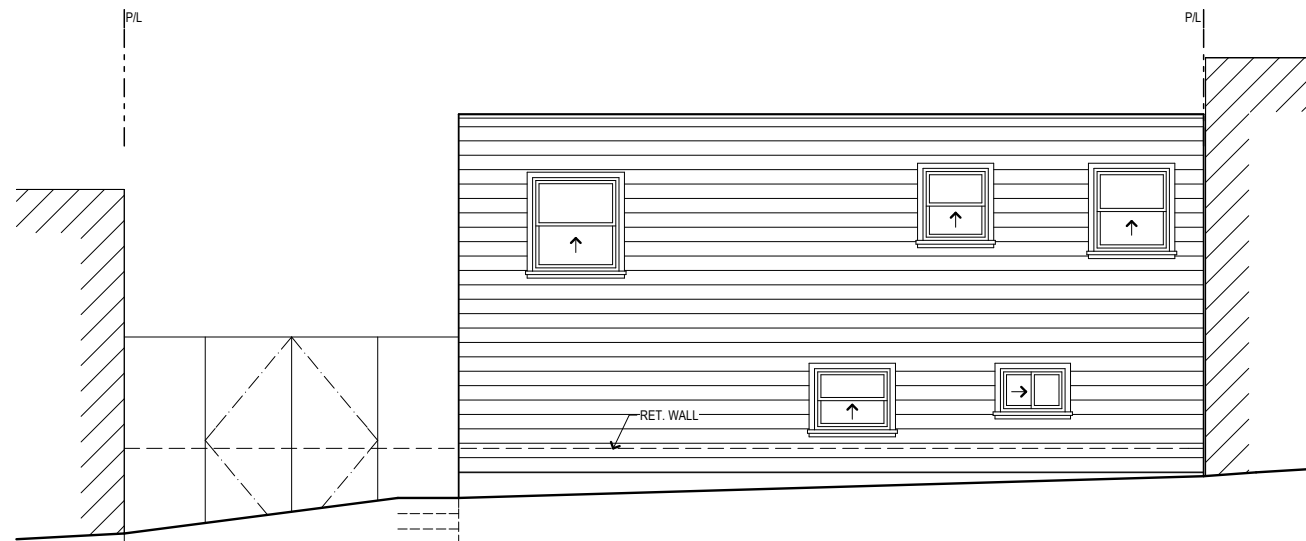
SCALE: 1/4" = 1'-0"



(E) / DEMO GROUND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

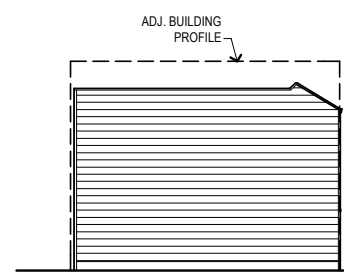
SCALE: 1/4" = 1'-0"



(E) REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

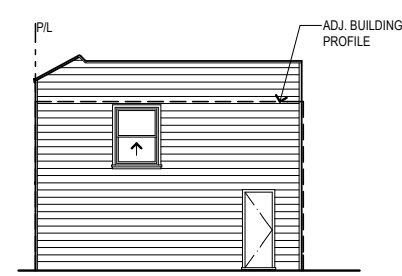
SCALE: 1/4" = 1'-0"



(E) LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"



(E) RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"



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135 GLADSTONE DRIVE
BLOCK 5896, LOT 022
SAN FRANCISCO, CA 94134

PROPOSED GROUND & SECOND FLOOR PLANS

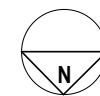
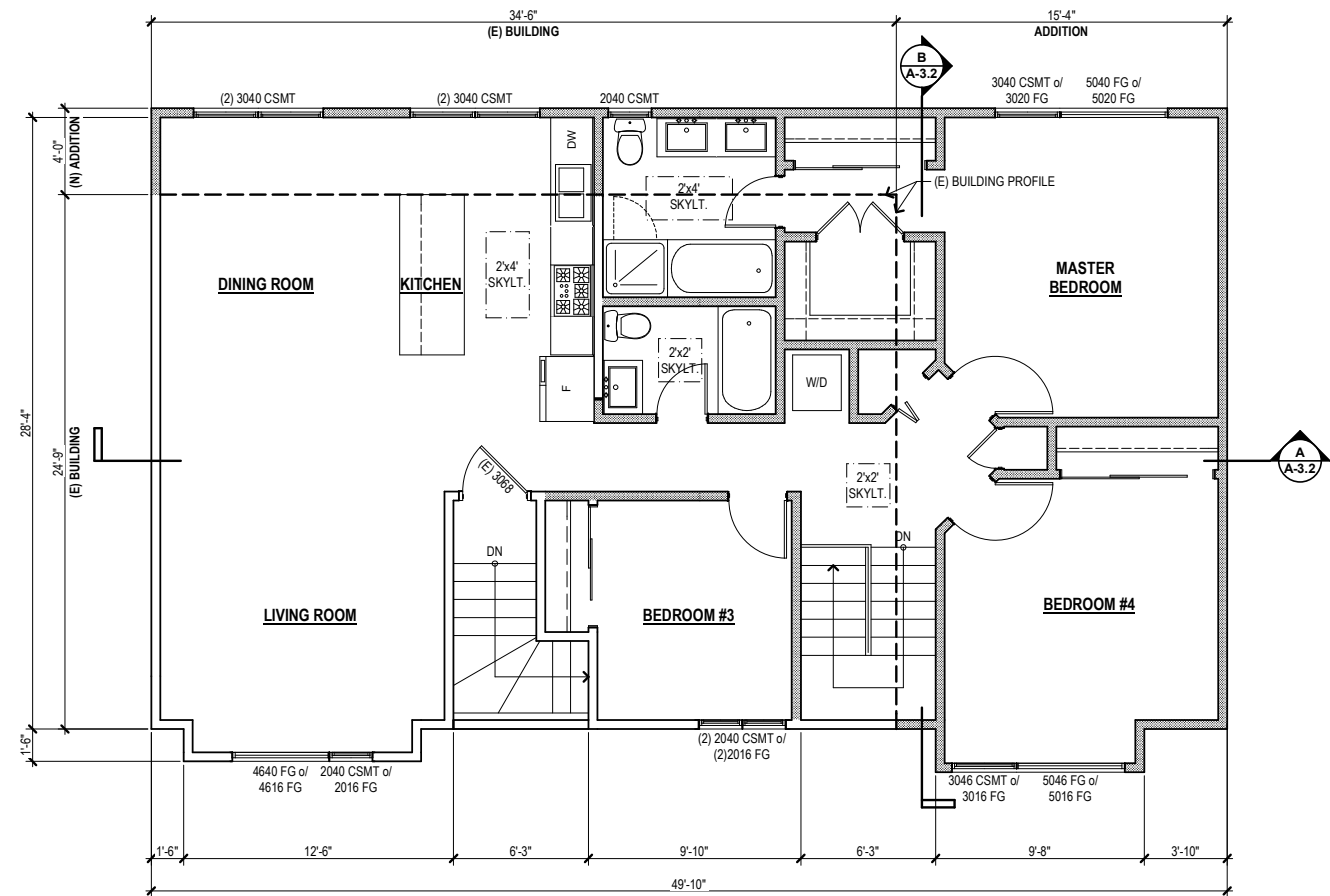
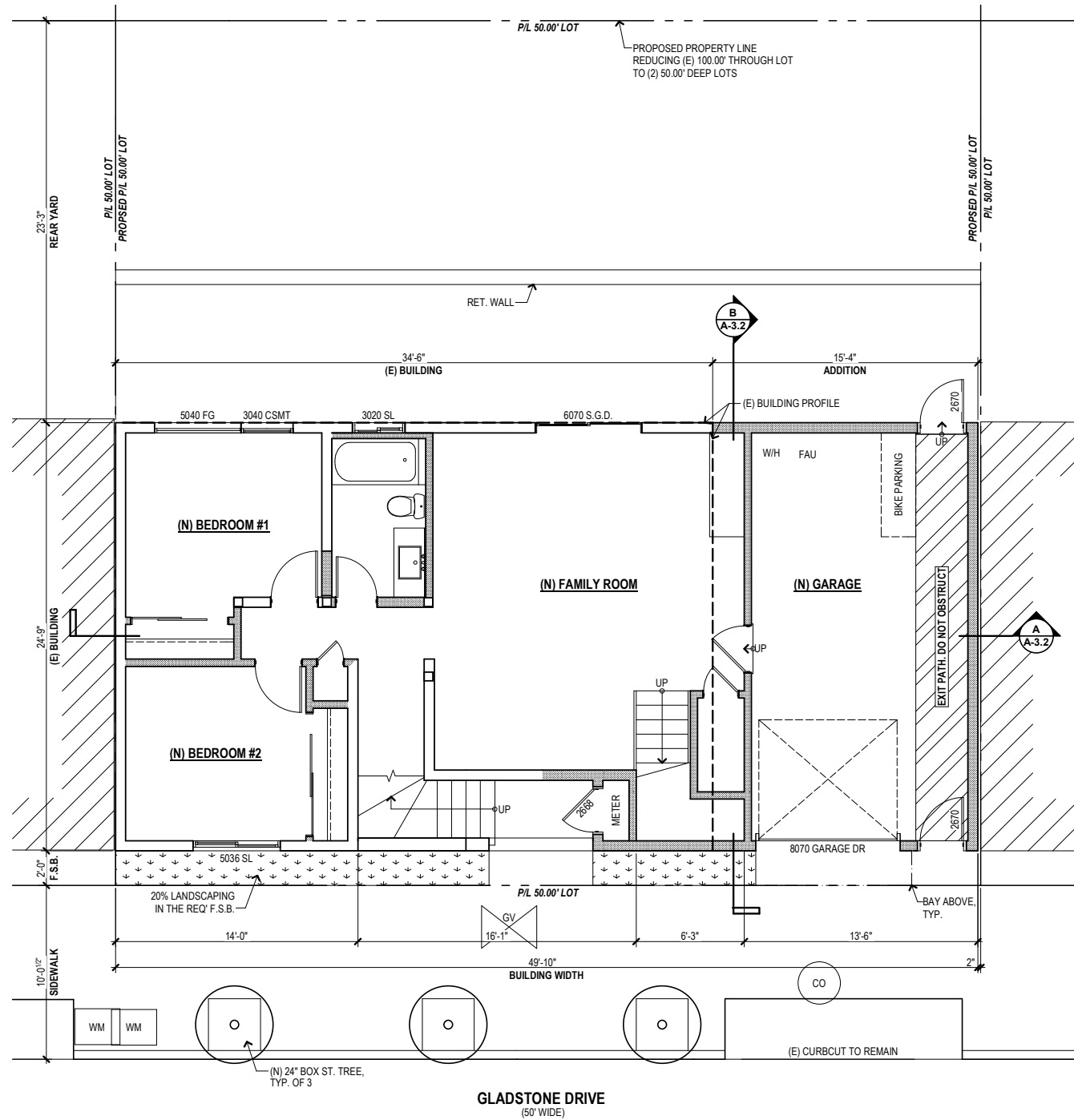
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PROPOSED SECOND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

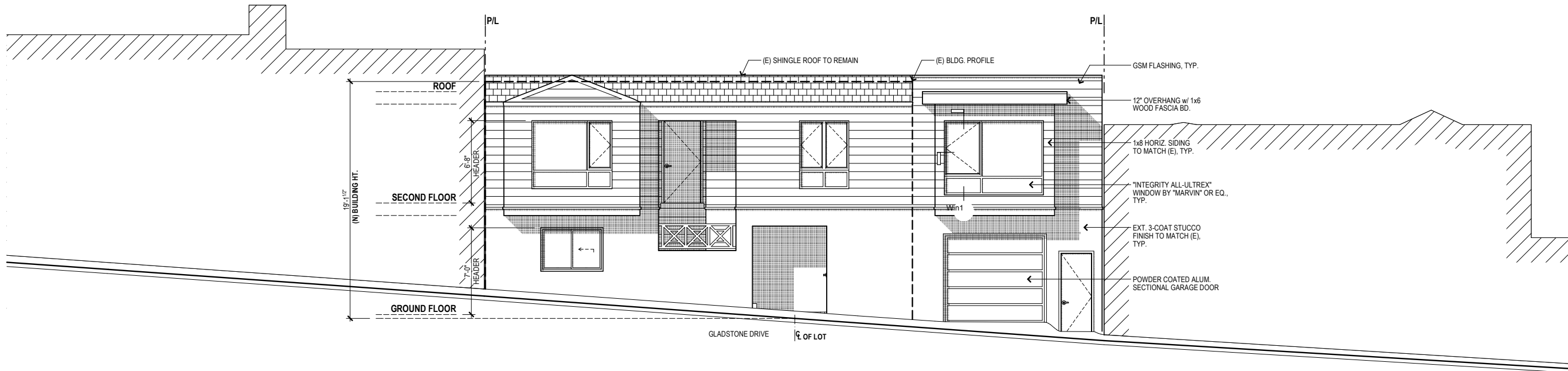
SCALE: 1/4" = 1'-0"



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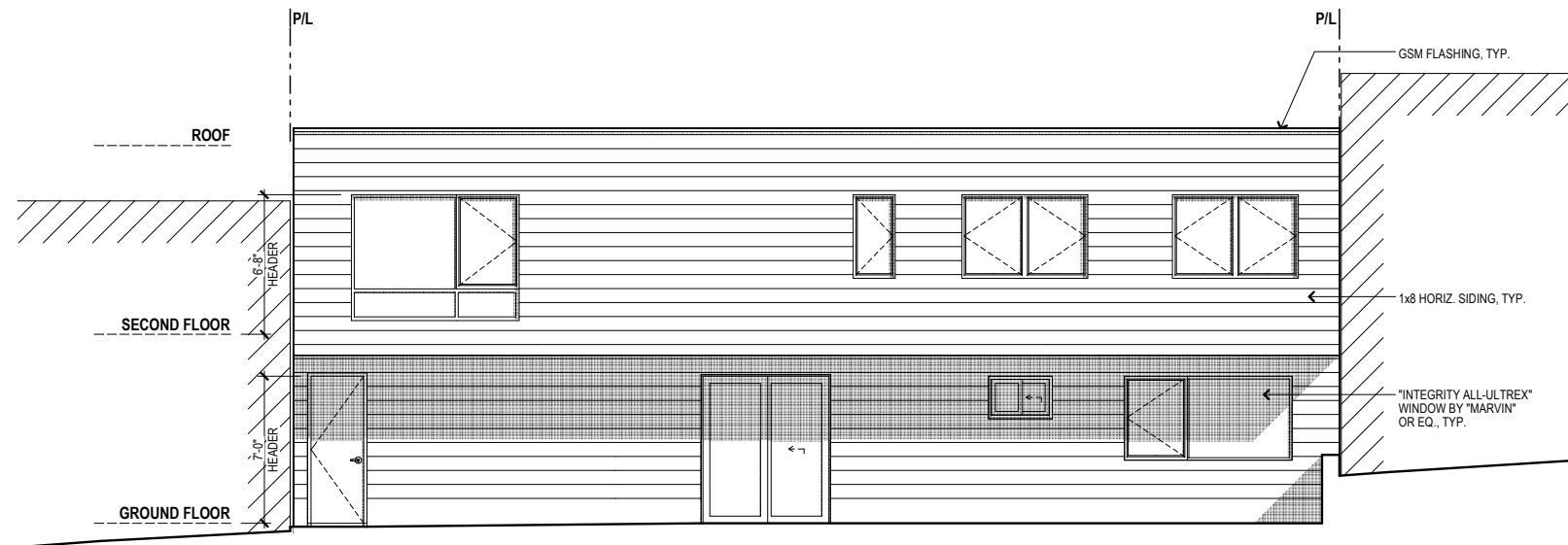
HORIZONTAL ADDITION
 135 GLADSTONE DRIVE
 BLOCK 5896, LOT 022
 SAN FRANCISCO, CA 94134



FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

FRONT & REAR ELEVATIONS

Date	By
11/23/13 Pre-App	VAE
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3/11/14 RDT Comments	VAE
5/20/14 Sec. 311	VAE

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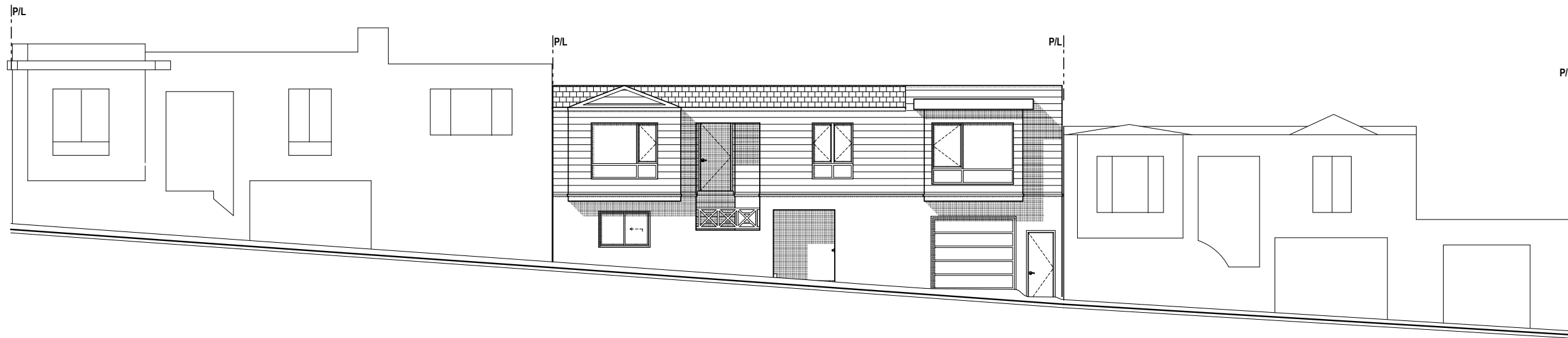
FRONT & REAR ELEVATIONS WITH
ADJACENT BUILDINGS

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12/3/13	VAE
3/11/14 RDT Comments	VAE
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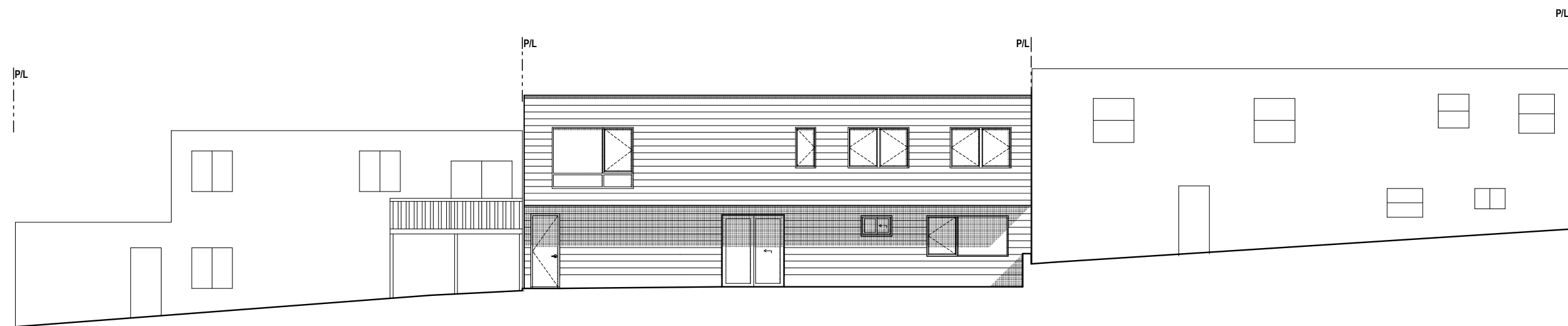
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FRONT ELEVATION WITH ADJACENT BUILDINGS

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



REAR ELEVATION WITH ADJACENT BUILDINGS

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

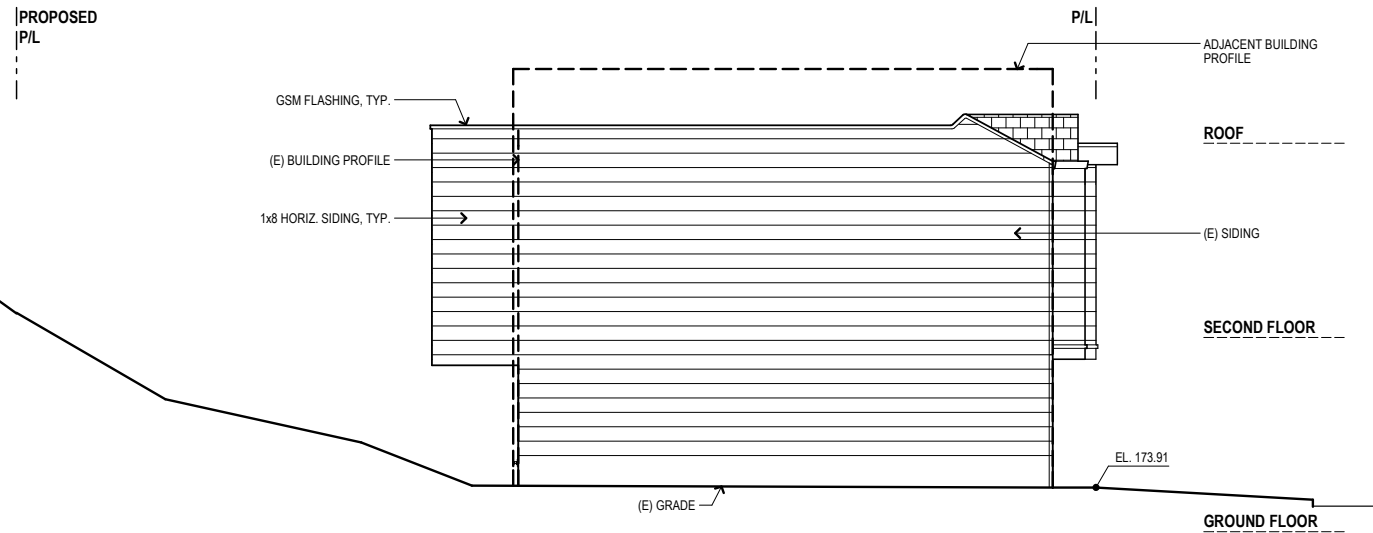
SCALE: 3/16" = 1'-0"



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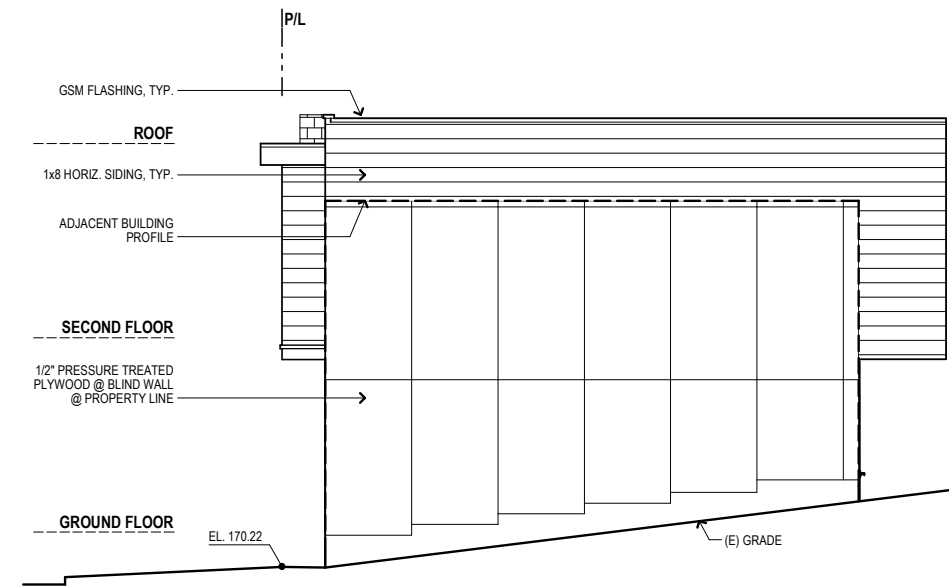
HORIZONTAL ADDITION
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BLOCK 5896, LOT 022
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LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

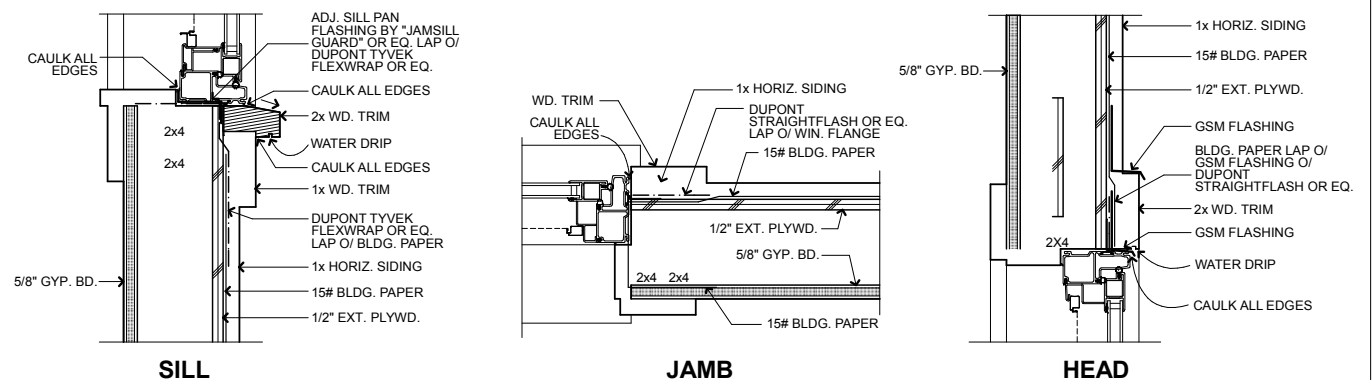
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



1 WINDOW DETAIL - WOOD SIDING

SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.

SIDE ELEVATIONS

Date	By
11/23/13 Pre-App	VAE
12/3/13	VAE
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Job 130918

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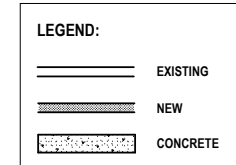
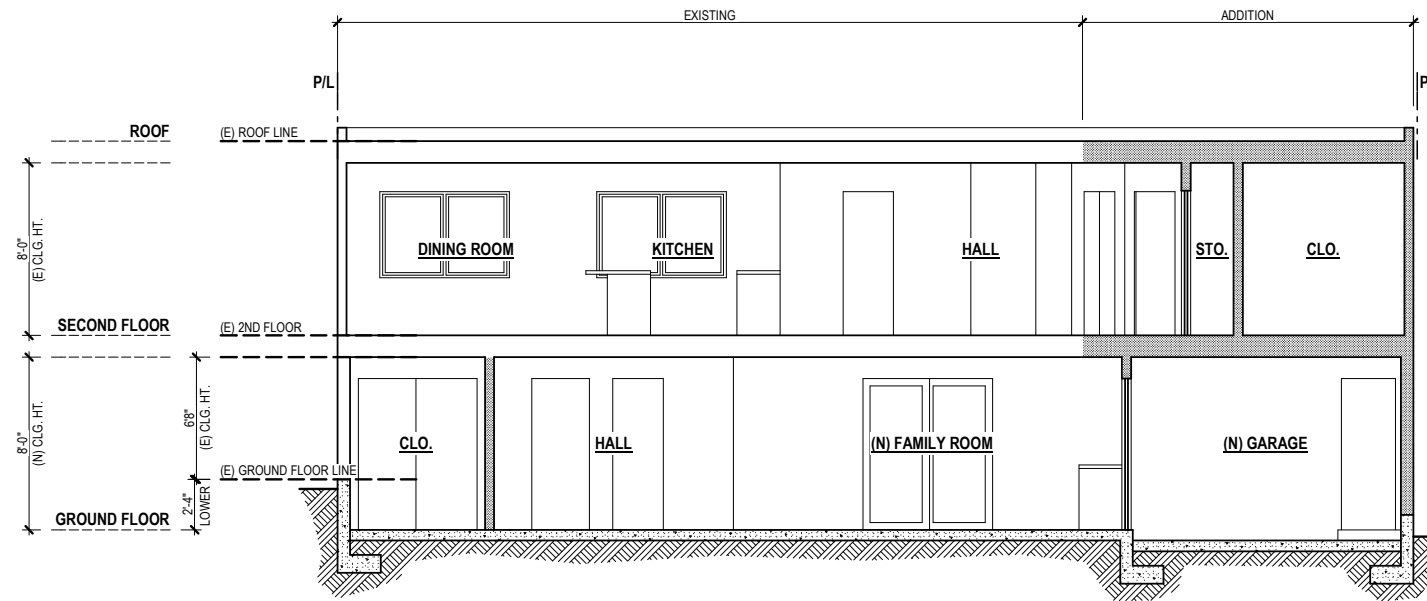
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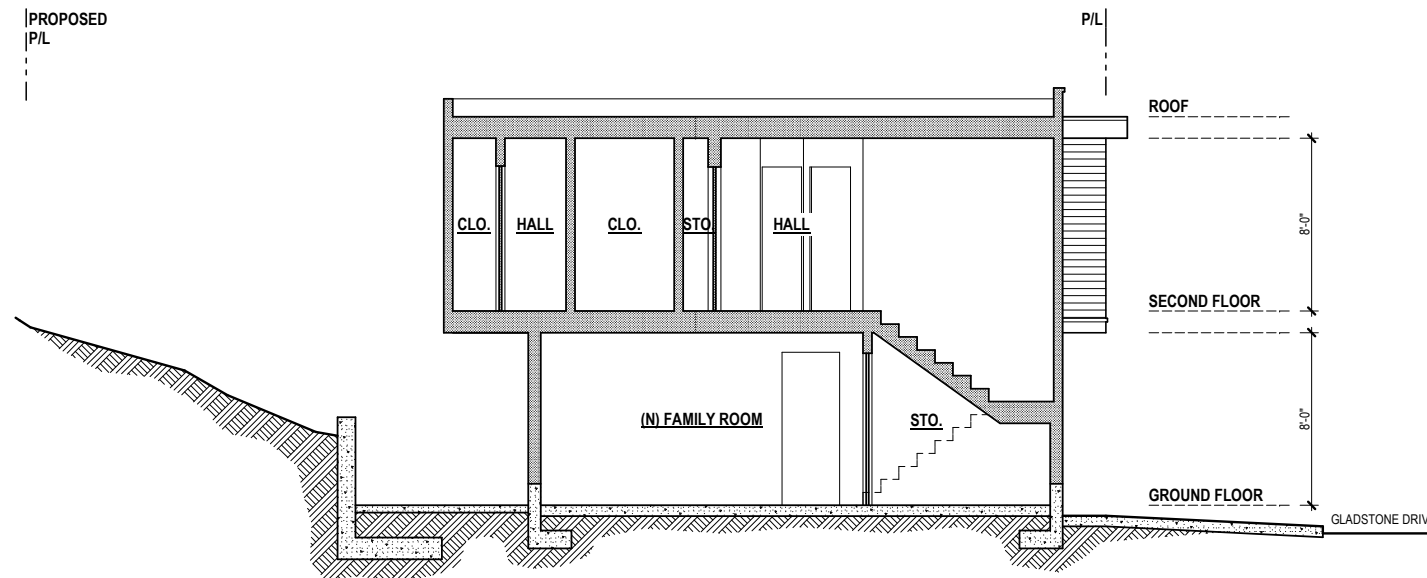
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HORIZONTAL ADDITION
 135 GLADSTONE DRIVE
 BLOCK 5896, LOT 022
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A LONGITUDINAL SECTION
 1/4" = 1'-0"



B CROSS SECTION
 1/4" = 1'-0"

SECTIONS

Date	By
11/23/13 Pre-App	VAE
12/3/13	VAE
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Job 130918

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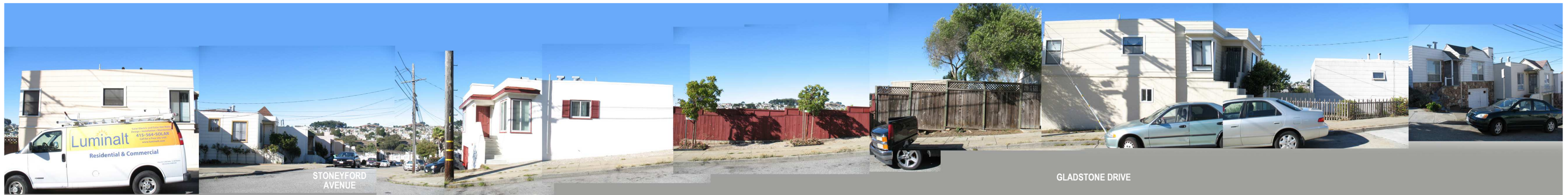
SUBJECT AND ADJACENT BUILDINGS TO THE EAST ON GLADSTONE DRIVE (LOOKING SOUTH)



SUBJECT SITE AND ADJACENT BUILDINGS TO THE WEST ON GLADSTONE DRIVE (LOOKING SOUTH)



BUILDINGS ACROSS THE STREET ON GLADSTONE DRIVE (LOOKING NORTH FROM STONEYBROOK TO STONEYFORD AVENUE)



BUILDINGS ACROSS THE STREET ON GLADSTONE DRIVE (LOOKING NORTH FROM STONEYFORD AVENUE TO THE EAST)



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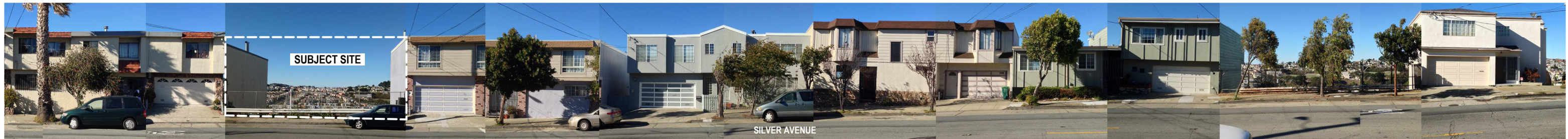
**HORIZONTAL ADDITION
 135 GLADSTONE DRIVE**
 BLOCK 5896, LOT 022
 SAN FRANCISCO, CA 94134

CONTEXT PHOTOS ALONG GLADSTONE DRIVE

DATE: 12/3/2013



SUBJECT AND ADJACENT BUILDINGS TO THE WEST ON SILVER AVENUE (LOOKING NORTH)



SUBJECT AND ADJACENT BUILDINGS TO THE EAST ON SILVER AVENUE (LOOKING NORTH)



BUILDINGS ACROSS THE STREET ON SILVER AVENUE (LOOKING SOUTH FROM OXFORD TO HARVARD STREET)



BUILDINGS ACROSS THE STREET ON SILVER AVENUE (LOOKING SOUTH FROM HARVARD TO GAMBIER STREET)



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**HORIZONTAL ADDITION
 135 GLADSTONE DRIVE**
 BLOCK 5896, LOT 022
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CONTEXT PHOTOS ALONG SILVER AVENUE

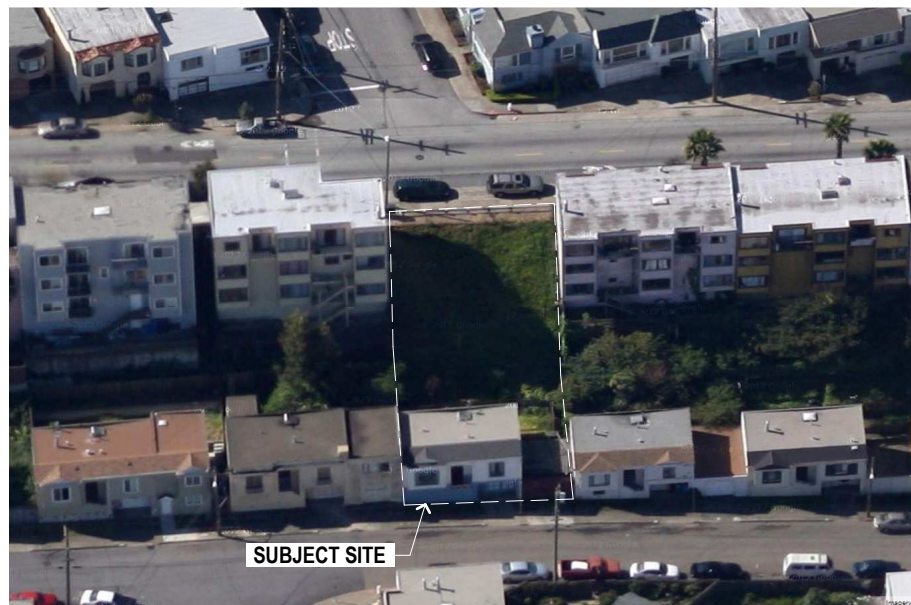
DATE: 12/3/2013



AERIAL VIEW LOOKING NORTH



REAR FACADE OF SUBJECT AND ADJACENT BUILDINGS ALONG GLADSTONE DRIVE



AERIAL VIEW LOOKING SOUTH



REAR FACADE OF ADJACENT BUILDINGS ALONG SILVER AVE



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**HORIZONTAL ADDITION
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CONTEXT PHOTOS OF REAR FACADES

DATE: 12/3/2013