



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger

HEARING DATE: APRIL 5, 2012

Date: March 29, 2012
Case No.: **2011.1298D**
Project Address: **2347-2351 BAY STREET**
Permit Application: **2011.12.02.9973**
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0926/035
Project Sponsor: Yakuh Askew
Y.A. Studio
2407 Harrison Street, #2
San Francisco, CA 94110
Staff Contact: Christine Lamorena – (415) 575-9085
christine.lamorena@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

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415.558.6378

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Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to merge two of the residential units into one unit, changing the building's unit count from three units to two units. The project also includes construction of a three-story rear horizontal addition and deck, a one-story rear horizontal addition with a roof deck and stairs to grade, the infill of the ground floor of the existing eastern lightwell, and the installation of a roof hatch and skylights. Various interior alterations are also proposed.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Bay Street between Baker and Broderick Streets in the Marina neighborhood. The site contains a two-story over garage, three-unit building constructed in 1926 and has approximately 25 feet of lot frontage with a lot depth of approximately 137 feet and a lot area of approximately 3,400 square feet.

The existing building is comprised of a garage and one-bedroom unit of approximately 550 square feet in size on the ground floor, a two-bedroom flat of approximately 1,700 square feet in size on the second floor, and an identical two-bedroom flat of the same size on the third floor. Upon completion, the proposed dwelling unit on the ground floor will be approximately 850 square feet in size while the merged upper unit will be approximately 3,650 square feet in size. The subject property is within an RH-3 Zoning District and 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a combination of two- to four-story buildings, containing a mix of single-family dwellings, two- to four-unit buildings, as well as larger apartment buildings. The subject block is split in terms of zoning designation. Properties to the west fronting on Baker Street are zoned RH-1 while the corner properties to the east on Broderick Street are zoned RM-3, which allows for higher density at a rate of one dwelling unit per 1,000 square feet of lot area. The adjacent properties to the east, south, and north are three, two and four unit buildings, respectively.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 26, 2012	March 26, 2012	10 days
Mailed Notice	10 days	March 26, 2012	March 26, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	1 (Resident at 2355 Bay Street)	X
Other neighbors on the block or directly across the street	X	X	X
Neighborhood groups	X	X	X

Department staff has exchanged several phone calls with a neighbor at the adjacent property (2355 Bay Street) in opposition to the one-story horizontal addition at the rear of the building.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would only eliminate owner occupied housing.

Project Meets Criteria

According to the Project Sponsor, the subject property was purchased in 2007. Since that time, all three of the units have been owner-occupied. The property owner's in-laws currently reside in the ground floor unit while the property owner and his immediate family occupy the upper units.

2. Removal of the unit(s) and the merger with another is intended for owner occupancy.

Project Meets Criteria

The property will continue to be occupied by the property owner and his family members. There is no intention for either of the units to be rented to the general public.

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and the same zoning.

Project Meets Criteria

The prevailing density in the area is mixed. The density of the subject block ranges from single-family dwellings, two- to four-dwelling unit buildings, as well as larger apartment buildings. Within the same RH-3 Zoning District in the immediate area, the prevailing density is two-unit buildings accounting for 39 percent of the total, single-family dwellings accounting for 24 percent of the total, and three-unit buildings accounting for 21 percent of the total.

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning.

Project Does Not Meet Criteria

The subject property is zoned RH-3, which permits three dwelling units.

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criteria

There are no functional deficiencies in the existing building.

GENERAL PLAN COMPLIANCE:

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Although this proposal would remove one dwelling unit, it would allow the property owner to remodel and expand his home for his growing immediate family. The merged upper unit would have common living areas such as the kitchen and family room on the lower floor with three bedrooms and an office on the upper floor.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

This is not applicable since the property is a residential use.

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

The Department of Building Inspection authorizes this building as a three-unit building. Originally, it was constructed as a two-unit building.

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

The proposal will remove one family-sized unit from the City's housing stock.

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

The proposal will not impede MUNI service or overburden streets or neighborhood parking. Public transit lines are available nearby on Broderick Street.

5. 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.

This is not applicable since the property is a residential use.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal will comply with applicable code standards.

7. Landmarks and historic buildings be preserved.

The existing building is not a landmark nor is it identified in any surveys.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal will not affect any existing parks or open spaces.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

BASIS FOR RECOMMENDATION

- The project meets a majority of the dwelling unit merger criteria.
- The project is in an area of mixed densities and will bring the building closer into conformance with the prevailing density in its immediate area and in the same RH-3 Zoning District.

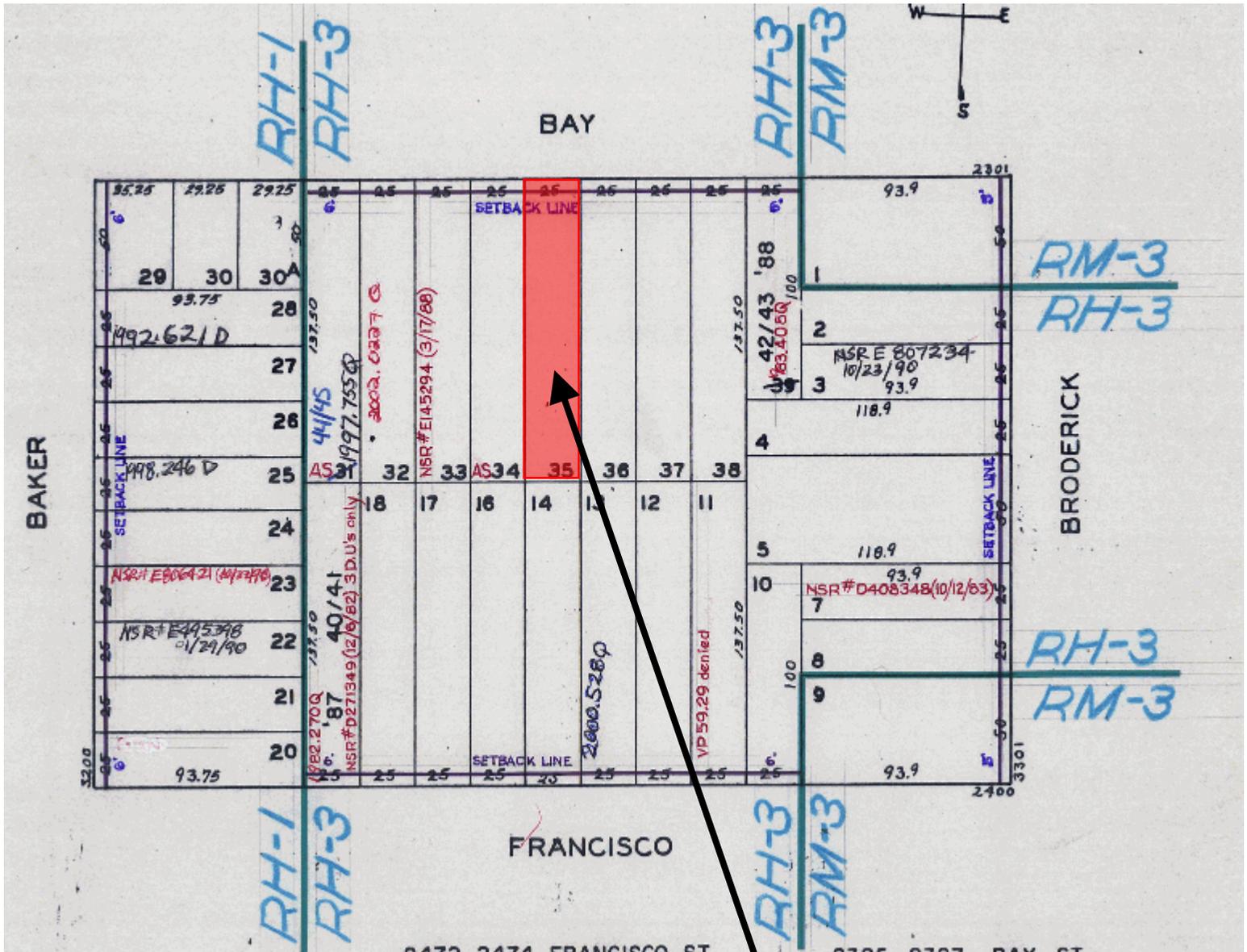
RECOMMENDATION: Do not take DR and approve as proposed
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Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
Project Sponsor Submittal
 Cover Letter
 Response to Dwelling Unit Merger Criteria – Form B
 Site Photos
 Density Map
 Reduced Plans

CL: G:\DOCUMENTS\2011\DRs\2011.1298\2347-2351 Bay St_DR Analysis for DUM.doc

Parcel Map

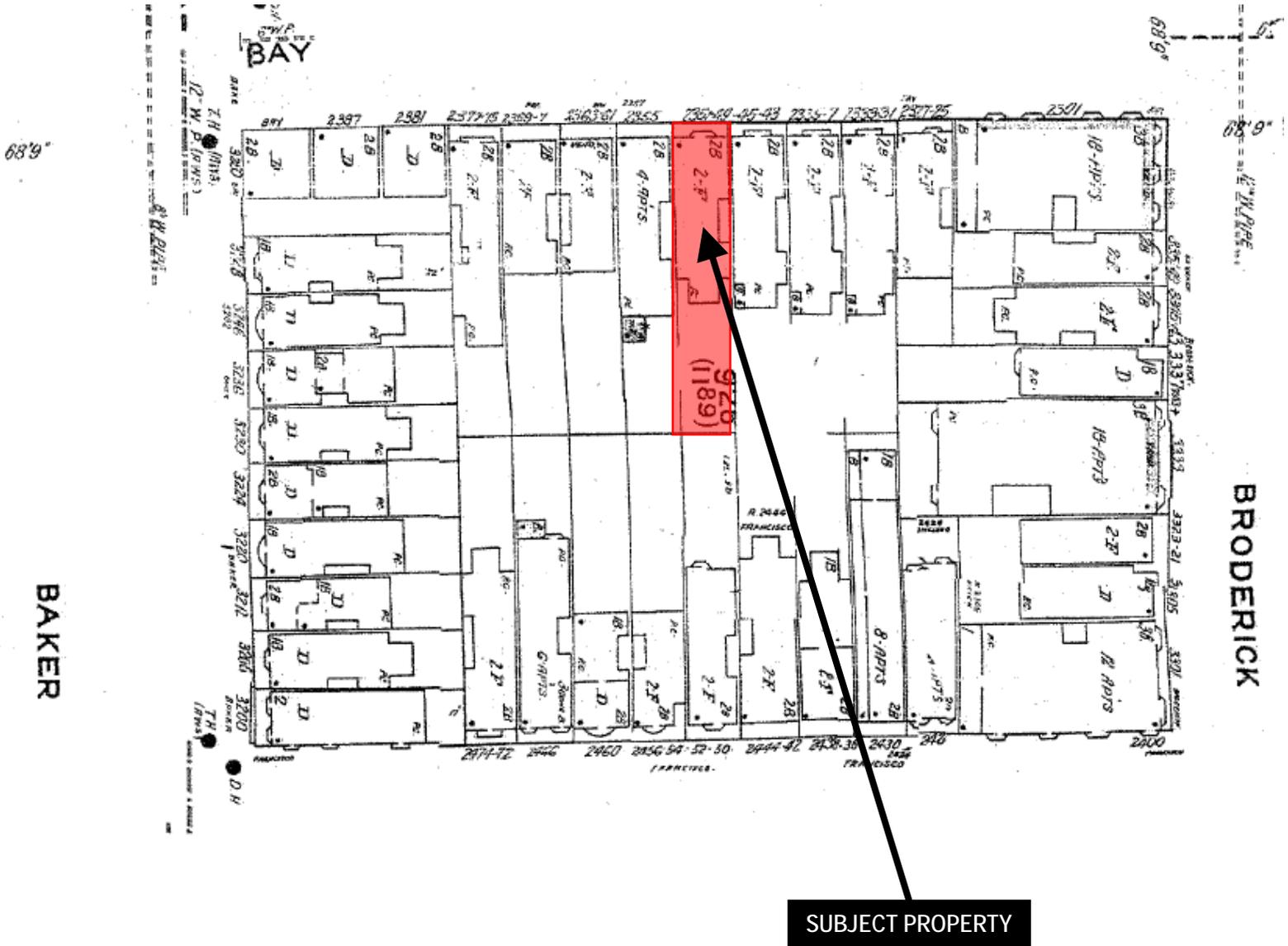


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2011.1298D
 2347-2351 Bay Street
 Block 0926 / Lot 035

Sanborn Map*

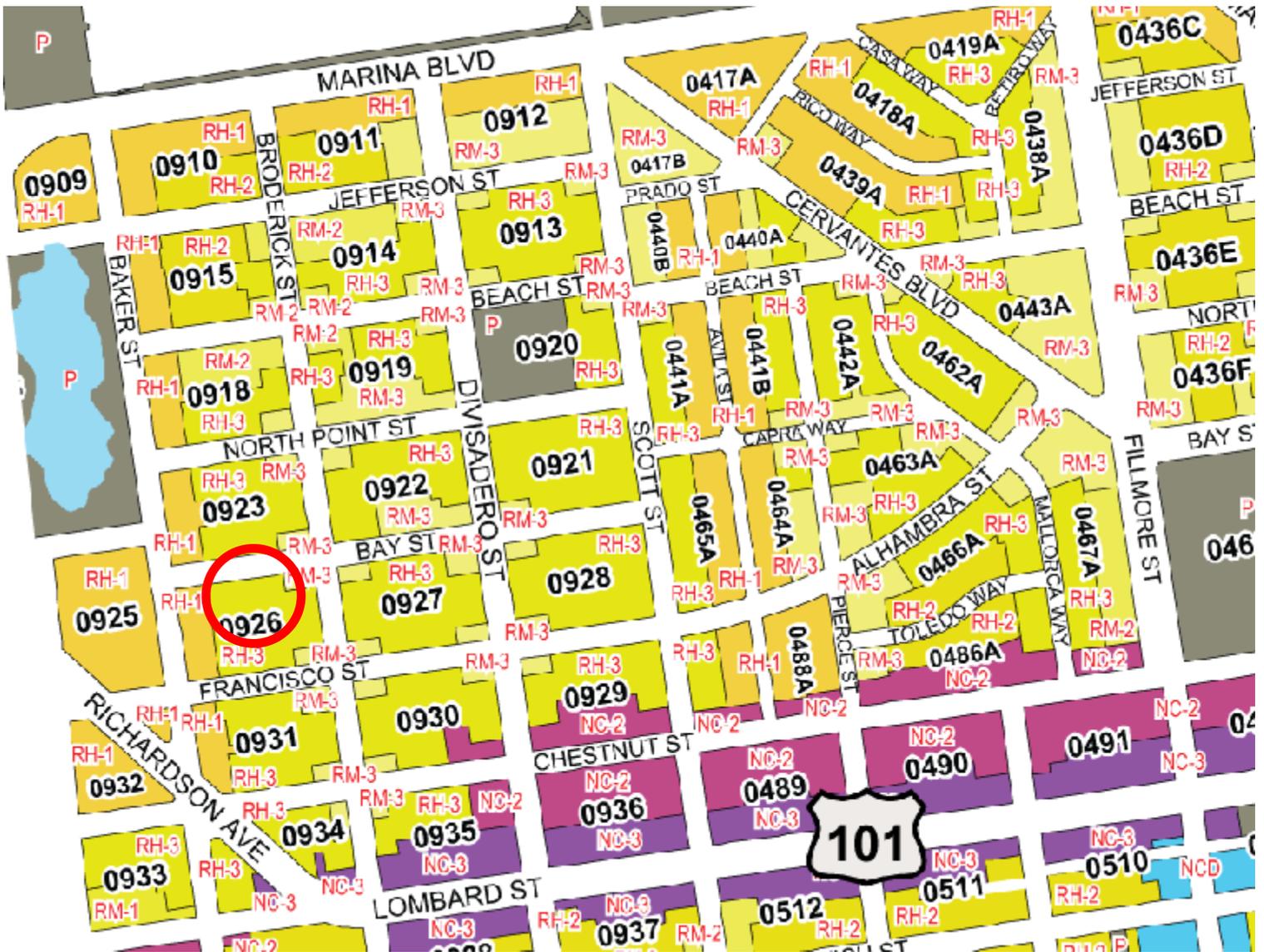


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2011.1298D
2347-2351 Bay Street
Block 0926 / Lot 035

Zoning Map

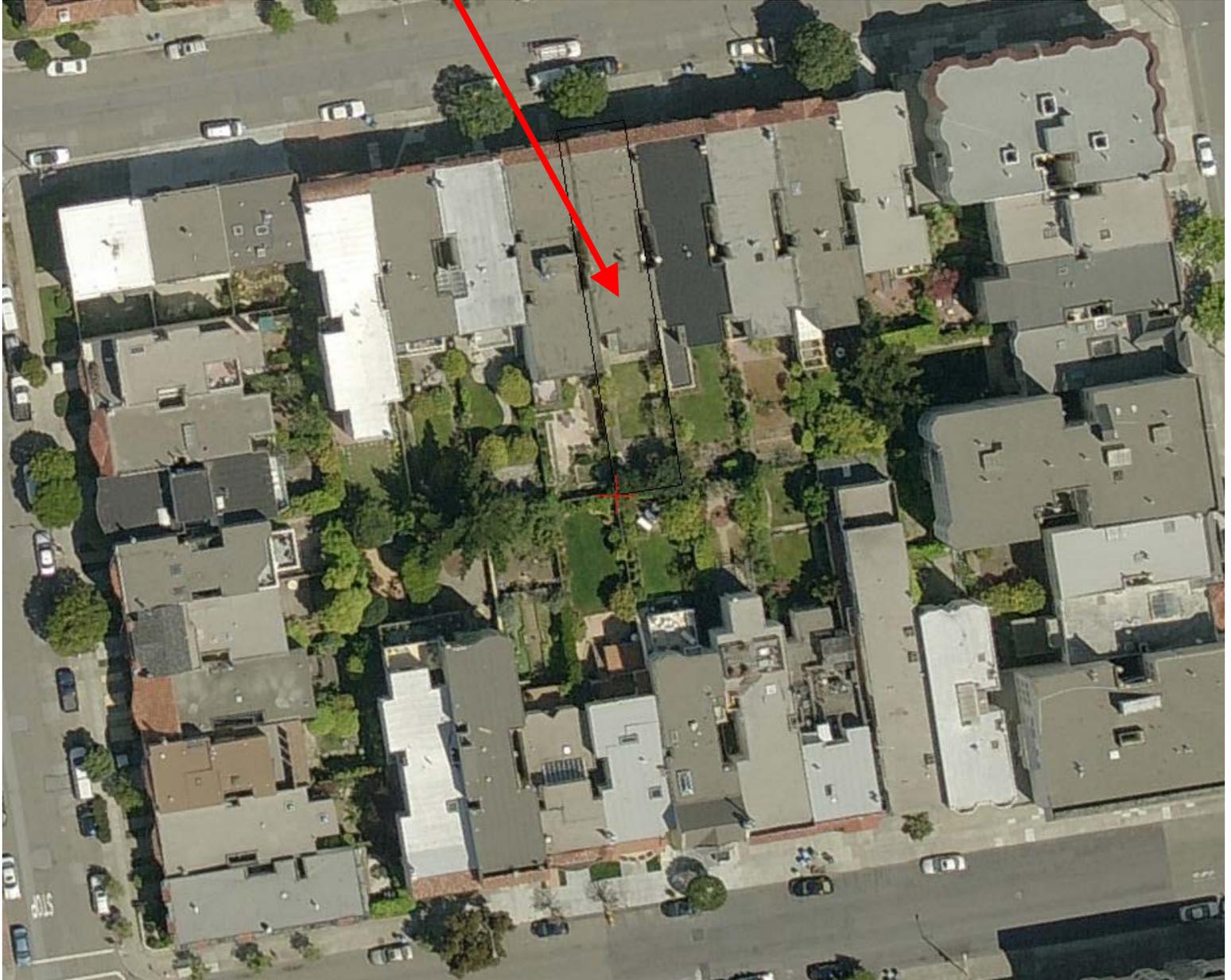


Discretionary Review Hearing
Case Number 2011.1298D
2347-2351 Bay Street
Block 0926 / Lot 035



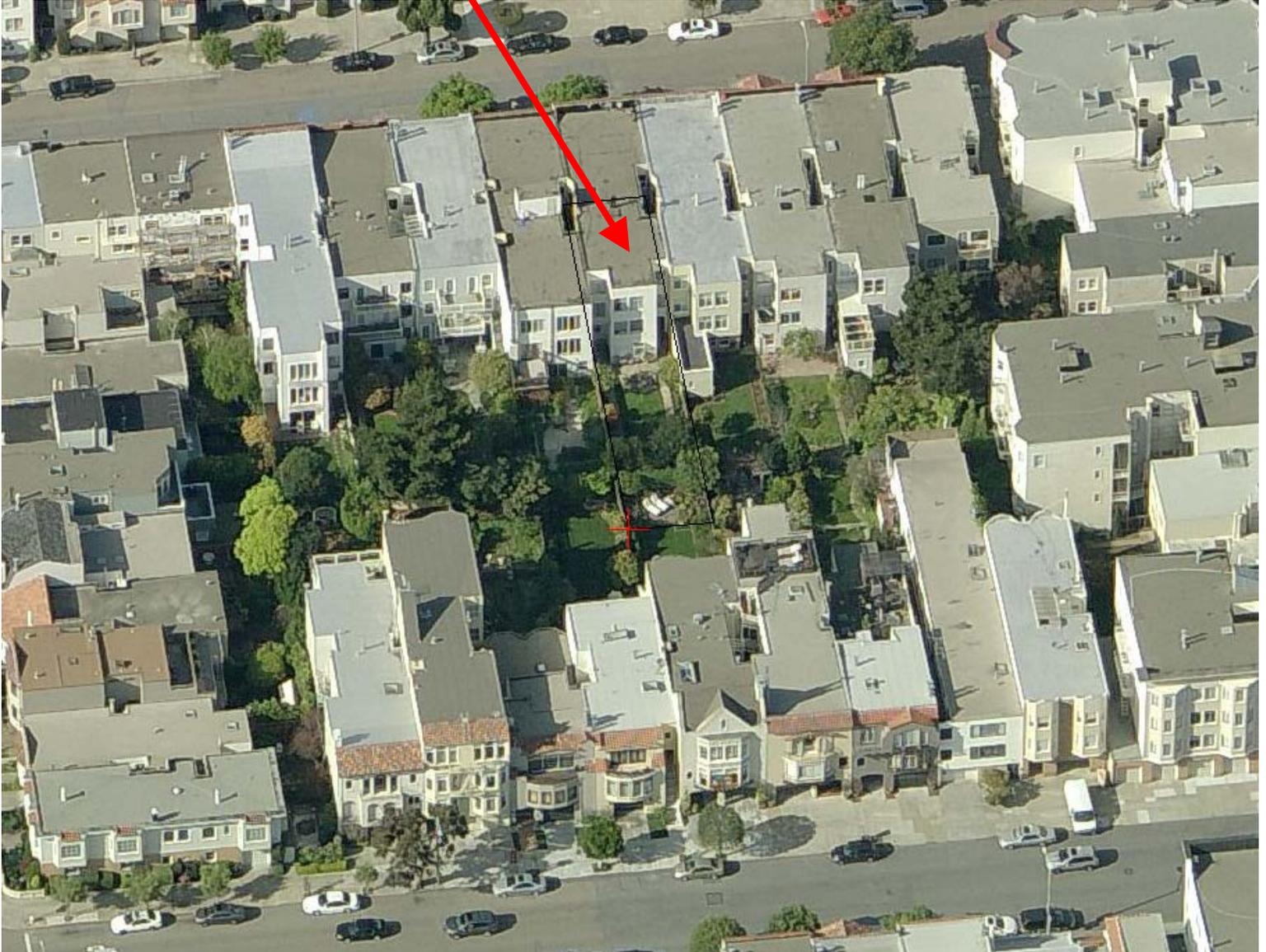
Aerial Photo

SUBJECT PROPERTY



Aerial Photo

SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 2, 2011, the Applicant named below filed Building Permit Application No. 2011.12.02.9973 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Yakuh Askew	Project Address:	2347-2351 Bay Street
Address:	2407 Harrison Street, Suite #2	Cross Streets:	Baker and Broderick Streets
City, State:	San Francisco, CA 94110	Assessor's Block /Lot No.:	0926/035
Telephone:	(415) 920-1839	Zoning Districts:	RH-3/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Residential	No Change
FRONT SETBACK	approx. 6 ft	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	approx. 79 ft	approx. 94 ft
REAR YARD	approx. 52 ft	approx. 37 ft
HEIGHT OF BUILDING	approx. 30 ft	No Change
NUMBER OF STORIES	2 over garage	No Change
NUMBER OF DWELLING UNITS	3	2
NUMBER OF OFF-STREET PARKING SPACES	2	2

PROJECT DESCRIPTION

The proposal is to merge two of the residential units located on the 2nd and 3rd floors into one unit, changing the building's unit count from three to two units, to construct a three-story horizontal addition and 3rd story deck, to construct a one-story horizontal addition with a roof deck and stairs to grade at the rear of the building, to infill the ground floor of the existing eastern lightwell, and to install a roof hatch and skylights. Various interior alterations are proposed. The Dwelling Unit Merger (Case 2011.1298D) is subject to a public hearing with the Planning Commission. A hearing has been tentatively scheduled for April 5, 2012. Please see the attached plans for additional information.

PLANNER'S NAME: Christine Lamorena

PHONE NUMBER: (415) 575-9085

EMAIL: christine.lamorena@sfgov.org

DATE OF THIS NOTICE: 2/23/2012

EXPIRATION DATE: 3/23/2012

Planner: Christine Lamorena
Application: 2011.12.02.9973
Case: 2011.1295D

**Russell Residence
Dwelling Unit Merger
2347-2351 Bay Street
San Francisco, CA**

Architect / Authorized Agent:
Yakuh Askew, AIA, NoMa, LEED AP BD+C
Y.A. studio
2407 Harrison Street, Suite 2
San Francisco, CA 94110
415.920.1839 p
415.920.1840 f

Hearing Date: April 5th, 2012

Planner: Christine Lamorena
Application: 2011.0928.5663
Case: 12.0068D
Hearing Date: April 5th, 2012
Project: Russell Residence, 2347-51 Bay Street

Dear President Fong and fellow Commissioners,

The project before you is a proposal to merge two of the three residential units at 2347-2351 Bay Street.

Recent History of Tenants:

Our clients Mark and Zhanna Russell have lived in the building with their extended family since purchasing the property in 2007. Since at least that time, no units have been rented. As their family has been growing over the years, it has become necessary to expand the bedroom and living areas, to accommodate their needs.

Conformance with Neighborhood:

The immediate neighborhood is a mix of 1, 2, 3 unit and even higher density buildings. However, the majority (40%) are 2-unit buildings, which supports the intent of this proposal, which is to become closer into conformance. 3-unit buildings only make up about 21% and single-family residences, about 24%.

Design:

From the street, there will be no noticeable change to the building. The majority of the proposal involves updating the interior of the residence with a modest exterior addition that requests no variances or other special consideration, and is supported by the neighborhood.

Summary:

We are confident that based on the merits of this case, supported by the fact that it meets a majority of the criteria for a merger, you will share our conclusion, and follow the recommendation of the Planning Department, to not take DR, and support this family's desire to update their home.

Thank you for your time and consideration.

Sincerely,

Yakuh Askew, AIA

Loss of Dwelling Units Through Merger

(FORM B – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative review criteria only apply to those Residential Units proposed for Merger that are (1) not affordable or financially accessible housing are exempt from Mandatory DR (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) meet a supermajority of the merger criteria listed below. Please see website under Publications for Loss of Dwelling Units Numerical Values.

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

The property was purchased by the Project Sponsor in 2007. Since that time, all the units have been occupied by the Project Sponsor and his family. The in-laws currently reside in the lower unit and the upper units are occupied by the Project Sponsors growing immediate family.

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

The property will continue to be occupied by the Project Sponsor as his primary residence, and the remodeled lower level unit, will continue to be occupied by the Project Sponsors in-laws. There is no intention for either of the units to be rented to the general public.

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

The prevailing density of the immediate area and in the same zoning district is (2) unit buildings with 39% being described as such. The approval of the proposed Dwelling Unit Merger would bring the property into closer conformance with the prevailing density. The second highest densities are Single-Family properties accounting for 24% of the total, followed by 21% for (3) unit buildings. The zoning district allows for 1, 2 or 3 units properties.

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

The zoning district allows for 1, 2 or 3 units properties. The property will be in-compliance with or without the proposed dwelling unit merger.

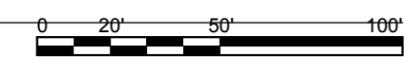
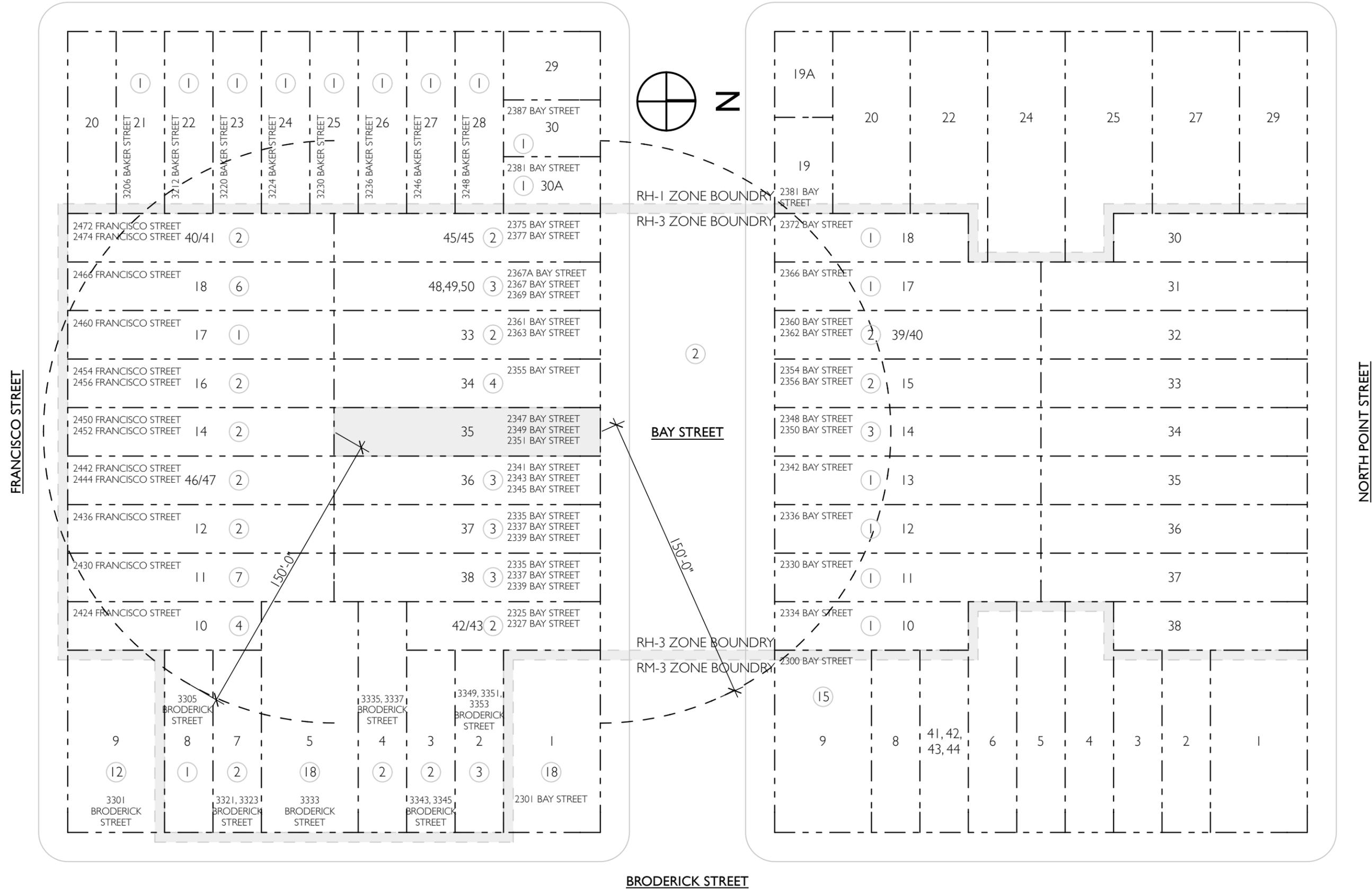
5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

The current building does not have any design or functional deficiencies that can not be correct through interior alterations. Those that have been identified will be addressed as a component of this permit.

BLOCK 926

BAKER STREET

BLOCK 923



		2347-2351 BAY STREET DENSITY CALCULATIONS (BASED ON PROPERTIES WITHIN THE SAME RH-3 ZONE AND WITHIN 150'-0" OF PROJECT SPONSOR)							
		NUMBER OF DWELLING UNITS PER LOT							
		1	2	3	4	6	7	18	
BLOCK	LOT								
923	18	1							
	17	1							
	039-040		1						
	15		1						
	14			1					
	13	1							
	12	1							
	11	1							
	10	1							
926	44-45		1						
	48-50			1					
	33		1						
	34				1				
	35			1					
	36			1					
	37			1					
	38			1					
	42-43		1						
	2			1					
	3		1						
	4		1						
	5							1	
	40-41		1						
	18					1			
	17	1							
	16		1						
	14		1						
	46-47		1						
	12		1						
	11						1		
	10				1				
	7		1						
	8	1							
									TOTAL
	SUBTOTAL	8	13	7	2	1	1	1	33
	Percentage	24.2%	39.4%	21.2%	6.1%	3.0%	3.0%	3.0%	100.0%









GENERAL NOTES:

- All work shall be in conformance with all applicable codes including but not limited to those listed in "Project Data," and to include all the requirements of other agencies having jurisdiction.
- All work shall be done in accordance with AIA General Conditions Documents A-201, the edition attached to the Construction Contract.
- Examination of the site and portions thereof which affect this work shall be made by the General Contractor, who shall compare existing conditions with the contract documents and satisfy him/herself as to the existing conditions under which work is to be performed. Contractor shall at such time ascertain and verify the locations of existing structures.
- The contract documents describe design intent, and are not intended to be all inclusive. Contractor is responsible for the means and methods to provide complete operational systems & installations. No claims for additional work will be awarded for work which is described in these documents or which is reasonably inferable from them.
- Contractor shall be responsible for thorough coordination of trades. All claims for additional work will not be awarded for any and all work related to such coordination.
- Contractor shall verify all dimensions, elevations and conditions at the site, confirm that the work is buildable as shown, and notify Architect in writing of any discrepancies prior to proceeding with any and all work in question.
- All dimensions are to finish face of concrete, centerline of steel, face of stud or casework unless otherwise noted. Dimensions noted as "CLR" must be precisely maintained. Dimensions are not adjustable without architect's approval unless noted as "+/-". Verify dimensions marked "VLF" prior to commencement of construction, and notify architect of any inconsistencies.
- All dimensions, notes and details shown on one portion of a drawing shall apply typically to all opposite hand and/or conditions unless otherwise noted.
- "Align" shall mean to accurately locate finish faces in the same plane.
- The contract documents are complementary. What is shown or referred to partially or whole on any shall be provided as though shown on all.
- Do not scale drawings. Dimensions shall govern. Drawings at a large scale shall take precedence over drawings of a small scale. Details shall govern over plans and elevations.
- Contractor shall verify layout of partitions, doors, electrical outlets, data and telephone outlets, light fixtures, and switches with Architect prior to proceeding with construction. Contractor shall verify that no conflicts exist in locations of any mechanical, telephone, data, electrical, lighting, plumbing, and sprinkler equipment (to include, but not limited to all piping, ductwork and conduit) and that all required clearances for installation and maintenance are provided.
- Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the Owner at the expense of the Contractor.
- All work listed, shown, or implied on any contract document shall be supplied and installed by the Contractor, except where noted otherwise.
- In case of conflict between the architect's and engineer's drawings in the location of materials and/or equipment, architectural drawings shall govern. The Contractor shall notify the Architect immediately of such conflict.
- All manufactured articles, materials, and equipment shall be installed, connected, erected, cleaned, and conditioned per the manufacturer's instructions. In case of differences between manufacturer's instructions and the contract documents, the contractor shall notify the architect before proceeding with the work in question.
- All work noted "By Others" or "N.I.C." shall be provided by owner or under separate contract. Submit to the architect and owner schedule requirements for this "other" work in the construction progress schedule and coordinate as required to assure orderly sequence of installation.
- The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a daily basis and shall exercise strict control over job cleaning to prevent any dirt, debris, or dust from affecting any finished areas in or outside the job site. Burning of debris on site shall not be permitted.
- Contractor shall not proceed with any work requiring additional compensation beyond the contract amount without authorization from the architect or owner's representative. Failure to obtain authorization shall invalidate any claim for additional compensation.
- Provide fireblocking at all ceilings, floors, furred-down ceilings, soffits, and concealed draft openings per CBC 708.2.1. Fireblocking shall not exceed 10 ft. max in both vertical and horizontal directions.
- Some work shall be designated as design / build - deferred submittal. It shall be submitted to the project architect and engineer of record for review and coordination. Following completion review and coordination by architect and engineer of record, the Design Builder is responsible to submit stamped drawings and calculations to the San Francisco Building Department for review and approval along with a letter from Architect and Engineer of record that they have been coordinated and found to be acceptable with no exceptions. Design / Build - deferred submittal work shall include, but is not limited to:
 - Electrical Plans
 - Plumbing Plans
 - Mechanical Plans
 - Sprinkler and Fire Alarm Plans

GENERAL CONSTRUCTION NOTES:

- PROVIDE SMOKE DETECTORS AT BEDROOMS AND HALLWAYS PER CALIFORNIA BUILDING CODE.
- AT ALL HABITABLE AREAS, RECEPTICLE OUTLETS ARE TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - AT 12" O.C. MAXIMUM AND WITHIN 6 FEET FROM END OF WALLS.
 - ANY WALL SPACE 2 OR MORE FEET WIDE.
 - AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", AND LOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTICLE
 - IN ANY HALLWAY MORE THAN 10' IN LENGTH.
 - ADJACENT TO EACH BATHROOM BASIN LOCATION.
- GROUND FAULT CIRCUIT INTERRUPT (GFCI) OUTLETS SHALL BE INSTALLED IN REMODELED AREAS AT THE FOLLOWING LOCATIONS:
 - GARAGE
 - BATHROOMS
 - ALL KITCHEN COUNTERTOPS
 - ALL EXTERIOR RECEPTICLES
 - ALL UNFINISHED BASEMENT AREAS
 - WITHIN 6 FEET OF WET BAR SINKS
- KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE 20 AMPERE SMALL APPLIANCE CIRCUITS.
- LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE CIRCUIT FOR LAUNDRY APPLIANCES.
- BATHROOM RECEPTICLE OUTLETS SHALL BE ON A DEDICATED 20 AMPERE CIRCUIT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.
- PROVIDE A MINIMUM 100 SQ. IN. MAKE-UP AIR GRILL TO SERVE DRYER.
- WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL BE CERAMIC TILE TO A HEIGHT OF +70", OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.
- ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARE TO BE MOISTURE RESISTANT.
- GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II, WITH ALL DOORS TO SHOWER SWINGING OUTWARD.
- NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. CIRCLE.
- ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS.
- ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING DEVICES.
- ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE FOLLOWING:
 - A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS WITH 4 OR MORE RISERS.
 - THE TOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS.
 - INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA. CANNOT PASS THROUGH.
 - HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
 - HANDGRIP SURFACE SHALL BE 1-1/4" TO 1-1/2" IN CROSS SECTION OR A SHAPE THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE.
 - HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL SURFACE.
- A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 36" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. OPENINGS BETWEEN BALUSTERS SHALL BE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
- IN BATHROOMS OR KITCHENS: HIGH EFFICACY LAMPS SHALL HAVE LAMP EFFICACY AS FOLLOWS:
 - < 15 W = MIN. 40 LM/W
 - 15-40 W = MIN. 50 LM/W
 - >40 W = 60 LM/W
- PROVIDE ATTIC VENTILATION AT PROPOSED WORK AS PER C.B.C.
- PROVIDE ATTIC ACCESS WITH A MIN. OPENING AREA OF 22" X 30" WHERE ATTIC HEIGHT 30" OR GREATER, AS PER C.B.C.
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A RESCUE WINDOW THAT COMPLIES WITH C.B.C. EACH RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQUARE FEET, WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - GLAZING IN EGRESS OR EGRESS DOORS
 - GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, AND SHOWERS.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
 - GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS LESS THAN 36" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES
 - WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

APPLICABLE CODES:

2010 CALIFORNIA BUILDING CODE WITH SF ADMENDMENTS
 2010 CALIFORNIA FIRE CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA ELECTRICAL
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA ENERGY CODE

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

DEFERRED SUBMITTALS:

NONE

SCOPE OF WORK:

REMODEL AND ADDITION TO EXISTING (3) UNIT BUILDING INCLUDING DWELLING UNIT MERGER TO COVERT TO (2) UNIT BUILDING. REAR YARD ADDITION, REMODELED KITCHEN, NEW BATHS, NEW ACCESS TO UN-OCCUPIED ROOF DECK.

PROJECT DATA:

BLOCK / LOT: 0926 / 035
 EXISTING USE: R2
 PROPOSED USE: R3
 EXISTING UNITS: (3) APARTMENTS
 PROPOSED UNITS: (2) DWELLING UNITS
 ZONING: RH-3, RESIDENTIAL
 HEIGHT LIMIT: 40-X
 LOT: ~25'-0" X ~137'-6"
 LOT AREA: 3,437.50 SQ.FT.
 (E) CONSTRUCTION TYPE: TYPE V-B, NS
 (P) CONSTRUCTION TYPE: TYPE V-B, NS

PROJECT DIRECTORY:

OWNER:
 MARK RUSSEL
 2351 BAY STREET
 SAN FRANCISCO, CA 94123
 415-806-3590

ARCHITECTURAL:
 YA studio
 2407 HARRISON STREET, SUITE 2
 SAN FRANCISCO, CA 94110
 415.920.1839

SHEET INDEX:

ARCHITECTURAL:

A0.1	COVER, INDEX, DESCRIPTION, NOTES, CALCS.
A1.0	EXISTING AND PROPOSED SITE PLANS
EC2.1	EXISTING FLOOR PLANS
EC3.1	EXISTING ELEVATIONS
A2.1	PROPOSED FIRST AND SECOND FLOOR PLAN
A2.2	PROPOSED THIRD FLOOR AND ROOF PLAN
A3.1	PROPOSED FRONT AND REAR ELEVATIONS
A3.2	PROPOSED SIDE ELEVATIONS

BUILDING CALCS:

EXISTING

FIRST FLOOR GARAGE:	750	SQ.FT.
FIRST FLOOR (UNIT 1):	550	SQ.FT.
SECOND FLOOR (UNIT 2):	1,704	SQ.FT.
THIRD FLOOR (UNIT 3):	1,720	SQ.FT.
TOTAL CONDITIONED:	3,974	SQ.FT.

PROPOSED

GARAGE:	695	SQ.FT.
FIRST FLOOR (UNIT 1):	855	SQ.FT.
FIRST FLOOR (UNIT 2):	85	SQ.FT.
SECOND FLOOR (UNIT 2):	1,750	SQ.FT.
THIRD FLOOR (UNIT 2):	1,815	SQ.FT.
TOTAL CONDITIONED:	4,505	SQ.FT.

UNIT 2 TOTAL: 3,650 SQ.FT.



LOCATION PHOTO

2347, 2349, 2351 BAY STREET



LOCATION MAP

2347, 2349, 2351 BAY STREET



FRONT FACADE PHOTO

2347, 2349, 2351 BAY STREET



ARIAL PHOTO

2347, 2349, 2351 BAY STREET



REAR YARD PHOTO

2347, 2349, 2351 BAY STREET

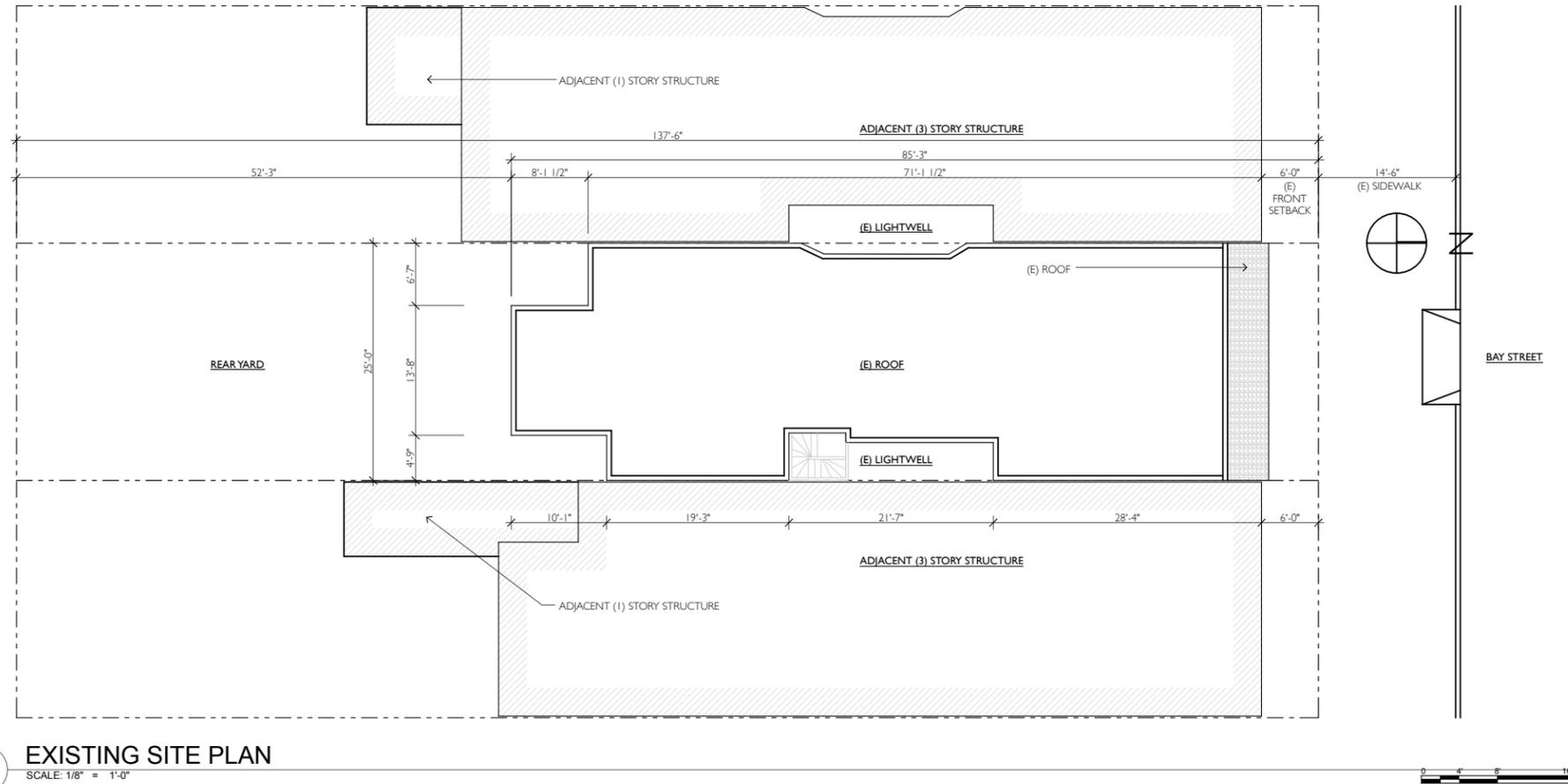
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INDEX, NOTES, LOCATION MAP

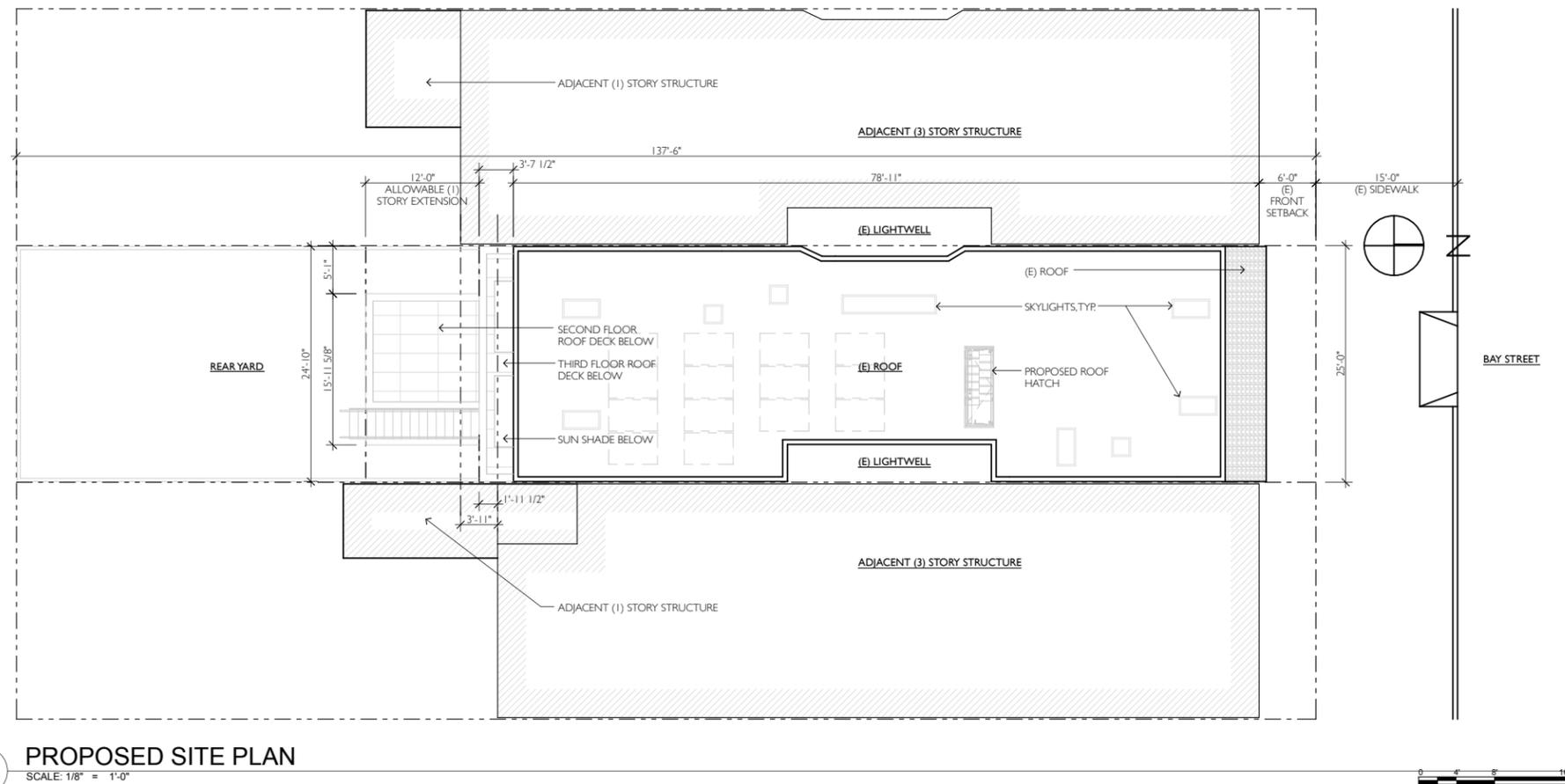
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A0.1



2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

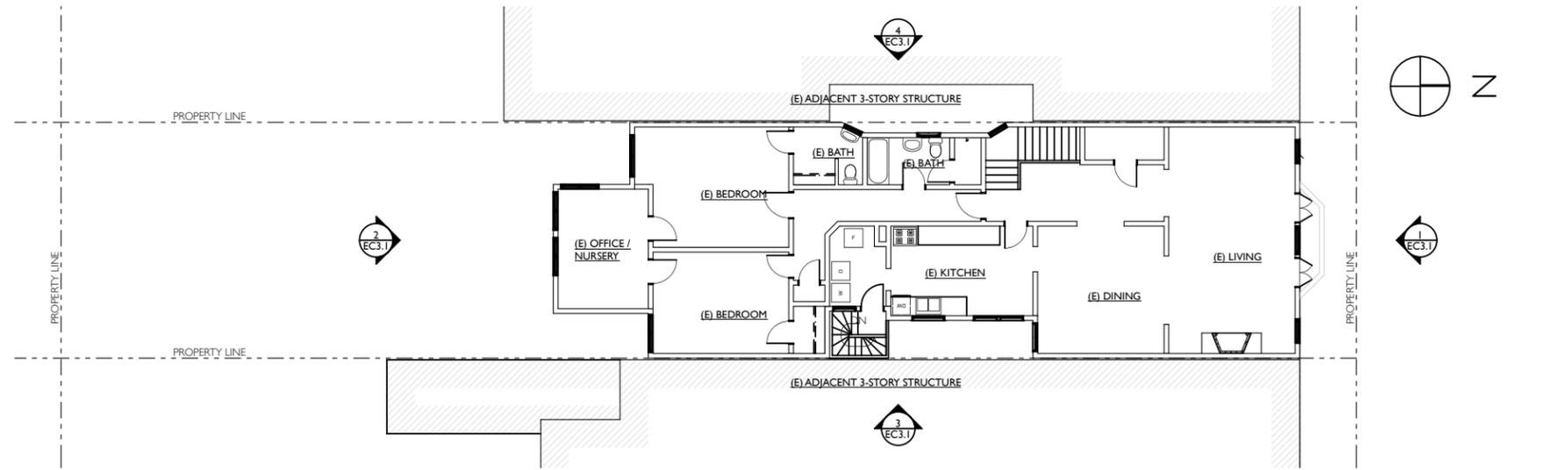
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EXISTING AND
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PLANS

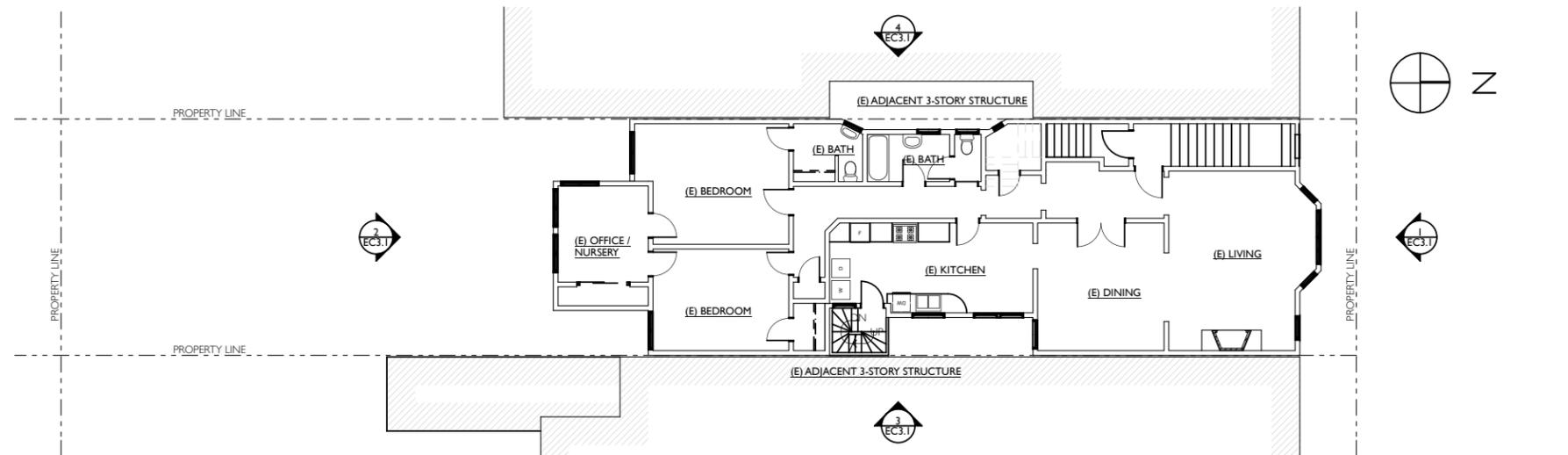
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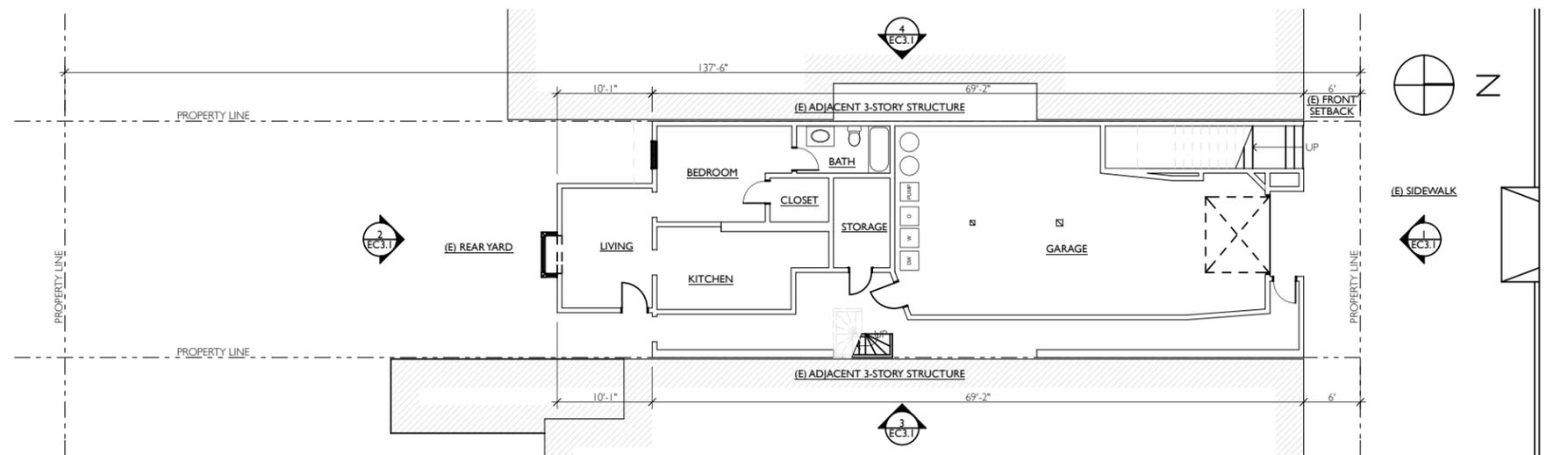
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3 EXISTING THIRD FLOOR
SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR
SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR
SCALE: 1/8" = 1'-0"

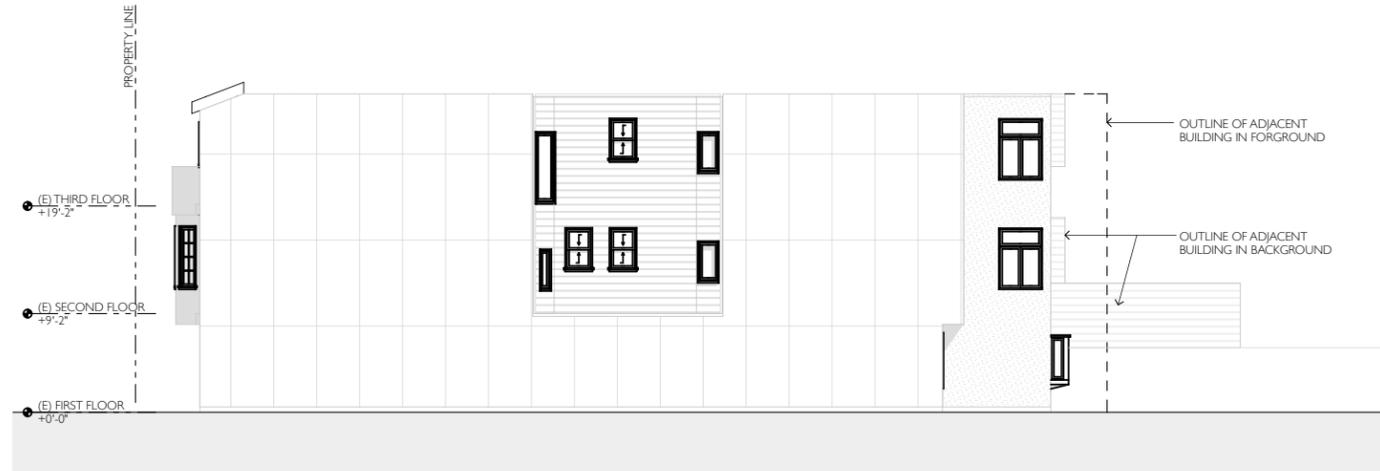
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TITLE:
**EXISTING FLOOR
PLANS**

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4 EXISTING WEST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



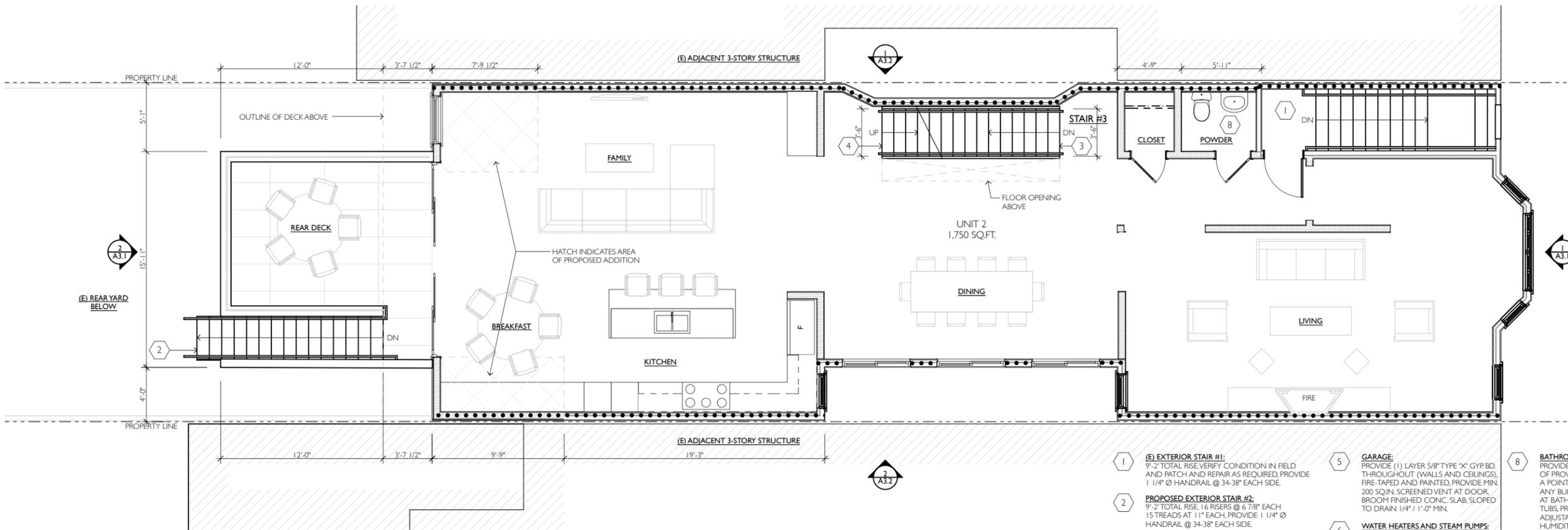
2 EXISTING SOUTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

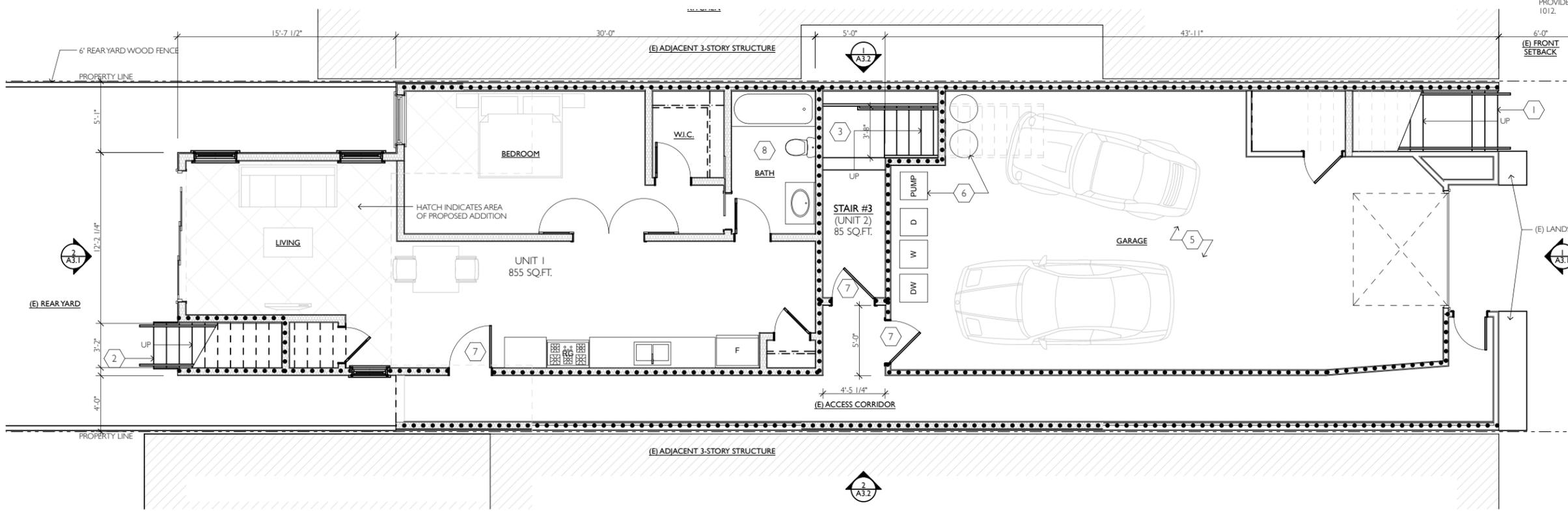


1 EXISTING NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- 1 (E) EXTERIOR STAIR #1:
9'-2" TOTAL RISE, VERIFY CONDITION IN FIELD AND PATCH AND REPAIR AS REQUIRED, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" EACH SIDE.
- 2 PROPOSED EXTERIOR STAIR #2:
9'-2" TOTAL RISE, 16 RISERS @ 6 7/8" EACH, 15 TREADS AT 11" EACH, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" EACH SIDE.
- 3 PROPOSED INTERIOR STAIR #3 - FIRST FLOOR TO SECOND FLOOR:
9'-2" TOTAL RISE, 16 RISERS @ 6 7/8" EACH, 15 TREADS AT 10.5" EACH, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" ONE SIDE.
- 4 PROPOSED INTERIOR STAIR #3 - SECOND FLOOR TO THIRD FLOOR:
10'-2" TOTAL RISE, 17 RISERS @ 7 11/16" EACH, 15 TREADS AT 10.5" EACH, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" ONE SIDE.
- 5 GARAGE:
PROVIDE (1) LAYER 5/8" TYPE 'X' GYP BD THROUGHOUT (WALLS AND CEILINGS), FIRE-TAPED AND PAINTED, PROVIDE MIN. 200 SQIN. SCREENED VENT AT DOOR, BROOM FINISHED CONC. SLAB, SLOPED TO DRAIN 1/4" / 1'-0" MIN.
- 6 WATER HEATERS AND STEAM PUMPS:
-PROVIDE 18" PLATFORM AND METAL SEISMIC STRAPPING FOR WATER HEATERS WITHIN LOWER AND UPPER THIRD OF THE UNIT W/ LOWER STRAP AT LEAST 4" ABOVE CONTROLS.
-PROVIDE WATER HEATER PRESSURE / TEMP. PRESSURE RELIEF VALVE WITH DRAIN TO CITY SEWER.
-FLUES FOR FURNACES, WATER HEATERS, AND BOILERS SHALL BE TERMINATED AT LEAST 4'-0" FROM PROPERTY LINES, TYP.
- 7 45 MIN. DOOR ASSEMBLY WITH SELF-CLOSER AND SMOKE GASKETS
- 8 BATHROOMS:
PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR WITH A POINT OF DISCHARGE AT LEAST 3'-0" FROM ANY BUILDING OPENINGS OR PROPERTY LINES. AT BATHROOMS WITH SHOWERS AND /OR TUBS, PROVIDE HUMIDISTAT CONTROLS ADJUSTABLE BETWEEN 50-80% RELATIVE HUMIDITY. PROVIDE CERAMITIC OR OTHER PROPRIETARY NON-GYPSUM BACKERBOARD AT AREAS UNDER TILE AT SHOWER AND TUB LOCATIONS, PROVIDE TILE TO MINIMUM 70" ABOVE DRAIN INLET. SHOWER AND TUB COMBINATIONS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
-TUB / SHOWER ENCLOSURE SHALL BE CONSTRUCTED OF FULLY TEMPERED, LAMINATED SAFETY GLASS PER CBC 2406.3.
- 9 ALTERNATING TREAD DEVICE TO ROOF:
PER CBC 1009.10, PROJECT TREAD OF 5" MIN. TREAD DEPTH OF 8.5", MAX RISER HEIGHT 9.5". 30"X96" BILCO TYPE 'L' ROOF HATCH ABOVE. PROVIDE HANDRAILS AT EACH SIDE PER CBC 1012.



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

STAMP:

TITLE:
PROPOSED AND SECOND FIRST FLOOR PLANS

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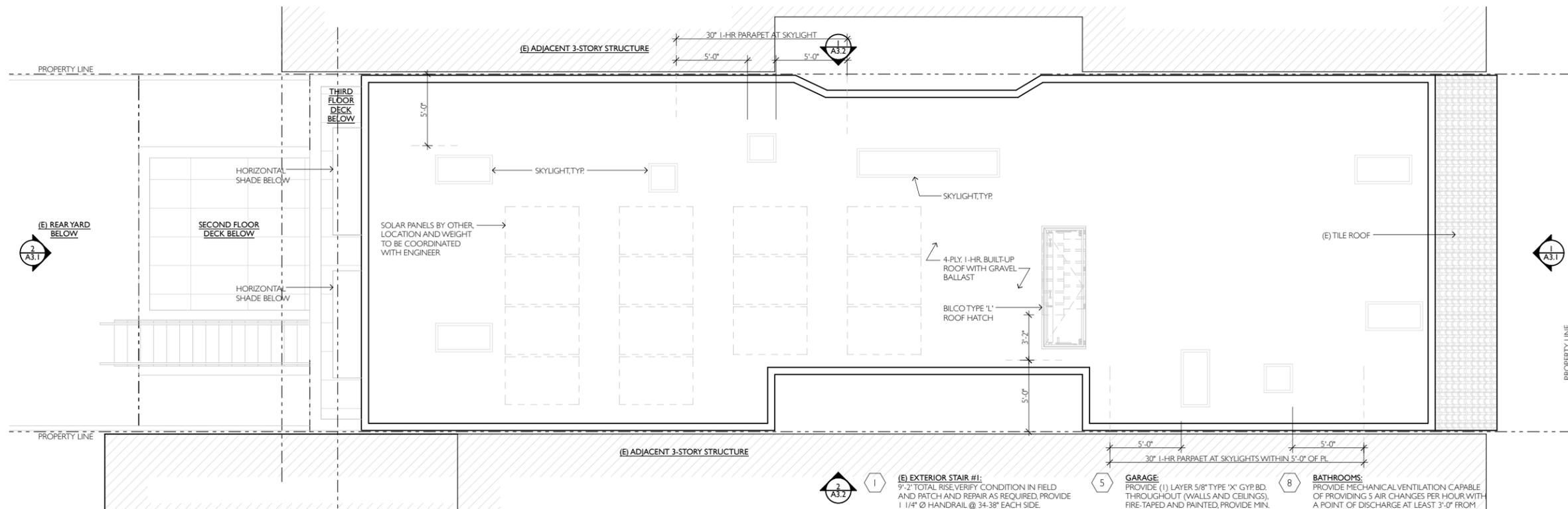
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TITLE:
 PROPOSED THIRD
 FLOOR PLAN

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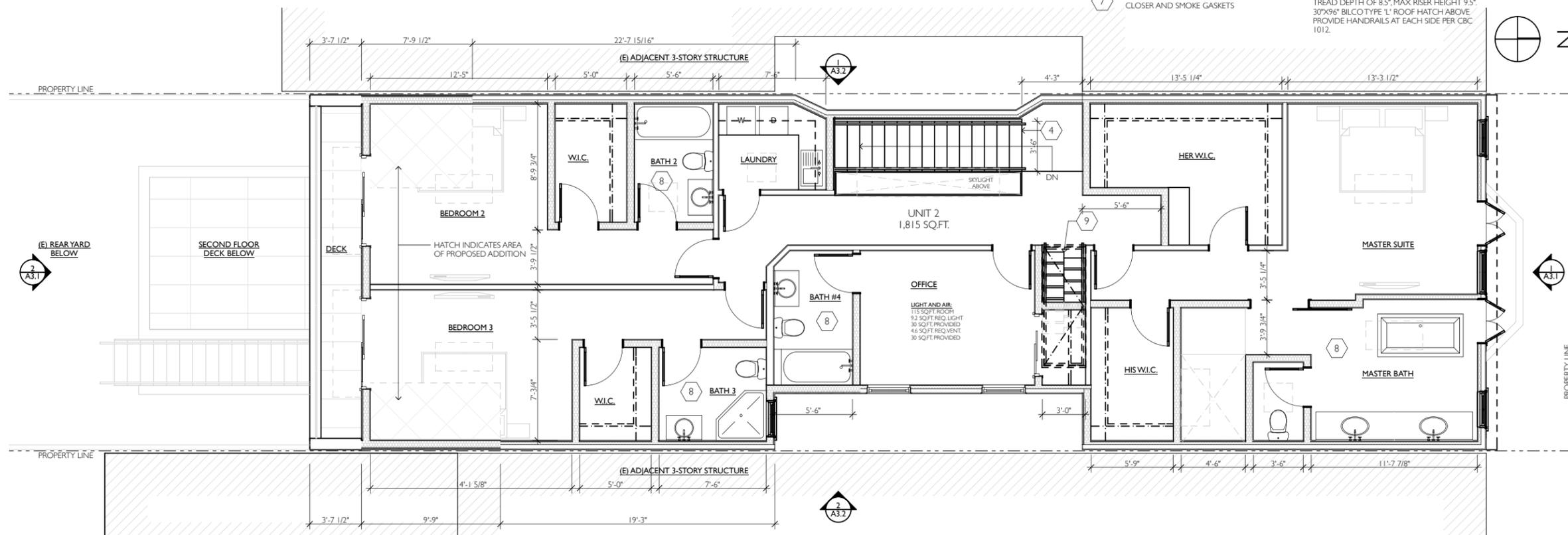
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A2.2



2 PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

- 1 (E) EXTERIOR STAIR #1:
9'-2" TOTAL RISE, VERIFY CONDITION IN FIELD AND PATCH AND REPAIR AS REQUIRED, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" EACH SIDE.
- 2 PROPOSED EXTERIOR STAIR #2:
9'-2" TOTAL RISE, 16 RISERS @ 6 7/8" EACH, 15 TREADS AT 11" EACH, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" EACH SIDE.
- 3 PROPOSED INTERIOR STAIR #3 - FIRST FLOOR TO SECOND FLOOR:
9'-2" TOTAL RISE, 16 RISERS @ 6 7/8" EACH, 15 TREADS AT 10.5" EACH, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" ONE SIDE.
- 4 PROPOSED INTERIOR STAIR #3 - SECOND FLOOR TO THIRD FLOOR:
10'-2" TOTAL RISE, 17 RISERS @ 7 11/16" EACH, 15 TREADS AT 10.5" EACH, PROVIDE 1 1/4" Ø HANDRAIL @ 34-38" ONE SIDE.
- 5 GARAGE:
PROVIDE (1) LAYER 5/8" TYPE 'X' GYP BD. THROUGHOUT (WALLS AND CEILINGS), FIRE-TAPED AND PAINTED, PROVIDE MIN. 200 SQ. IN. SCREENED CONC. SLAB, SLOPED TO DRAIN 1/4" / 1'-0" MIN.
- 6 WATER HEATERS AND STEAM PUMPS:
- PROVIDE 18" PLATFORM AND METAL SEISMIC STRAPPING FOR WATER HEATERS WITHIN LOWER AND UPPER THIRD OF THE UNIT W/ LOWER STRAP AT LEAST 4" ABOVE CONTROLS.
- PROVIDE WATER HEATER PRESSURE / TEMP. PRESSURE RELIEF VALVE WITH DRAIN TO CITY SEWER.
- FLUES FOR FURNACES, WATER HEATERS, AND BOILERS SHALL BE TERMINATED AT LEAST 4'-0" FROM PROPERTY LINES, TYP.
- 7 45 MIN. DOOR ASSEMBLY WITH SELF-CLOSER AND SMOKE GASKETS
- 8 BATHROOMS:
PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR WITH A POINT OF DISCHARGE AT LEAST 3'-0" FROM ANY BUILDING OPENINGS OR PROPERTY LINES. AT BATHROOMS WITH SHOWERS AND / OR TUBS, PROVIDE HUMIDISTAT CONTROLS ADJUSTABLE BETWEEN 50-80% RELATIVE HUMIDITY, PROVIDE CEMENTIOUS OR OTHER PROPRIETARY NON-GYPSUM BACKERBOARD AT AREAS UNDER TILE AT SHOWER AND TUB LOCATIONS, PROVIDE TILE TO MINIMUM 70" ABOVE DRAIN INLET, SHOWER AND TUB COMBINATIONS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
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1 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



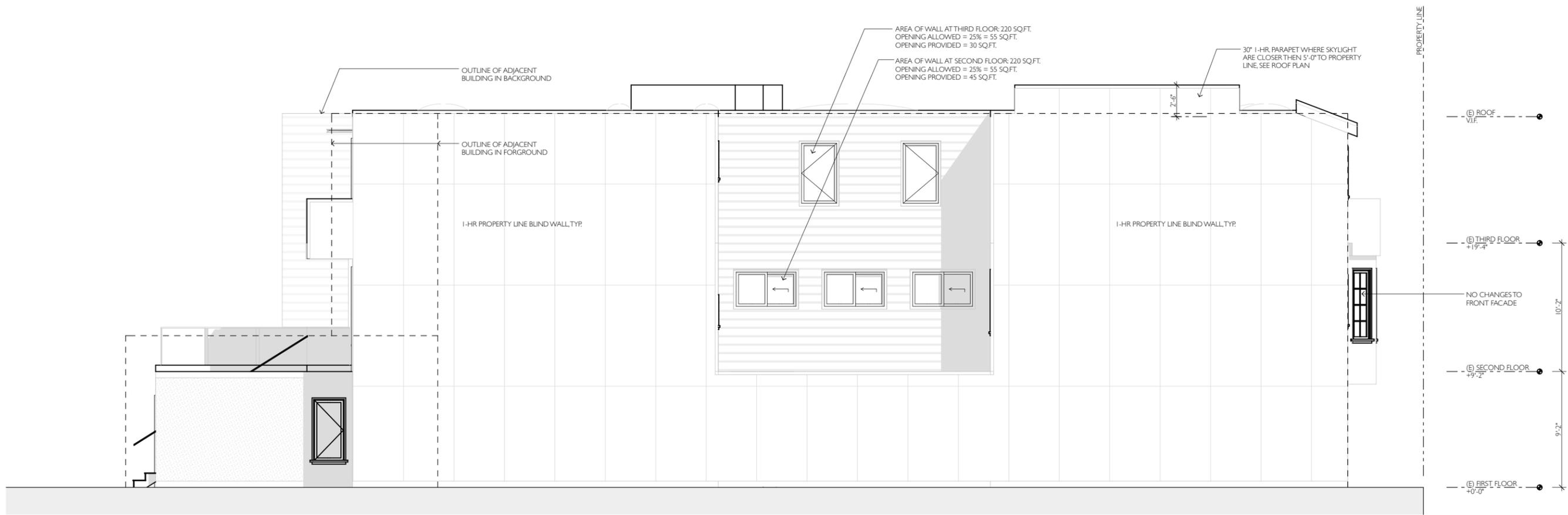
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TITLE:
**PROPOSED FRONT
AND REAR
ELEVATIONS**

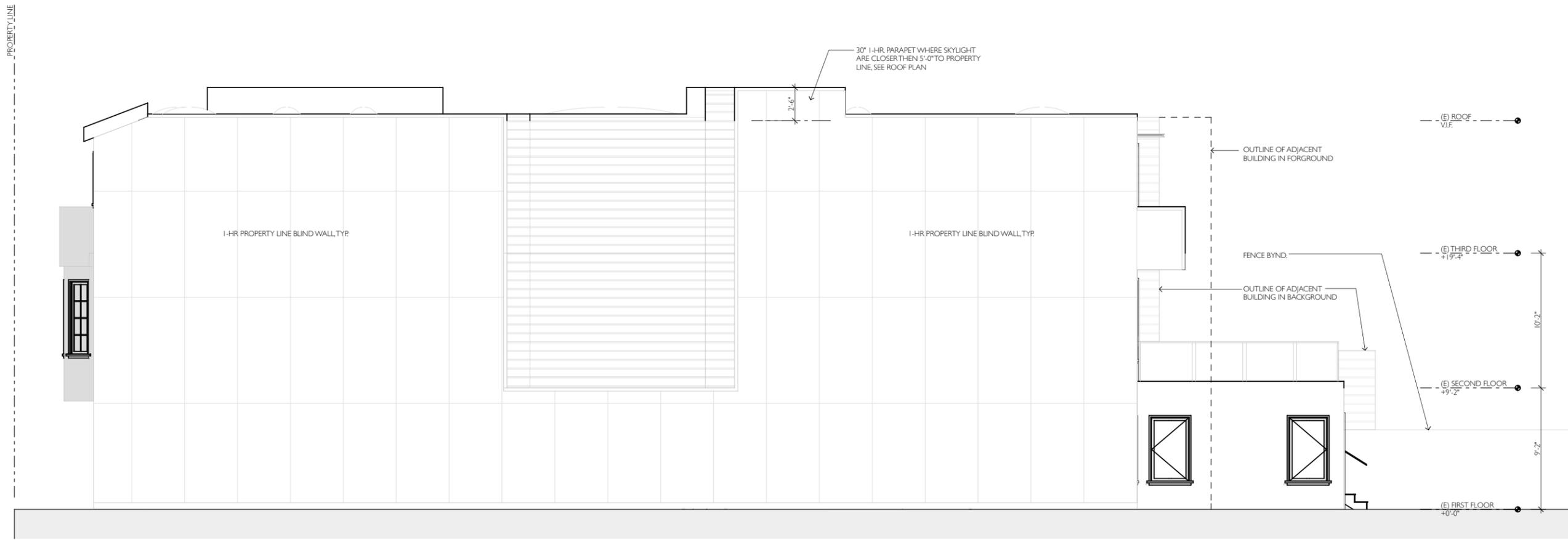
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2 PROPOSED EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



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



STAMP:

TITLE:
**PROPOSED SIDE
ELEVATIONS**

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