



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 29, 2012
TO: Planning Commission
FROM: Glenn Cabrerros, Northwest Quadrant Planner
RE: 2012.0847D
28-30 Toledo Way
Hearing on December 6, 2012

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CA 94103-2479

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On September 6, 2012, following public testimony, the Commission continued the matter to October 4, 2012. On October 4, 2012 the case was continued a second time, without hearing, to November 8, 2012, since revised plans as requested by the Commission had not been provided. On November 8, 2012, without hearing, the Commission continued the case to December 6, 2012. The public hearing remains open.

On October 23, 2012, Commission Antonini facilitated a meeting with the interested parties with Planning staff in attendance. The attached plans reflect revisions made by the project sponsor to address the issues discussed at that meeting. The DR requestor has acknowledged the changes; however the DR requestor would like the Commission to act on the matter.

Planning staff is supportive of the revisions, as the project has been revised to further address the DR requestor's concerns and because the revisions result in a reduction of the building envelope that was proposed under the required Section 311 Notice for the project.

Staff's recommendation to the Commission is to not take Discretionary Review and to approve the project.

If you have any questions regarding this memo, please contact me at 415-244-9325 or by email at glenn.cabreros@sfgov.org.

GC G:\Documents\2012\DR\2012.0847D - 28-30 Toledo way\2012.0847D - 28 Toledo - Memo to PC 112912.doc

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

- California Building Code 2010 Edition
- and the San Francisco Amendments 2010 Edition
- California Fire Code 2010 Edition
- California Plumbing Code 2010 Edition
- California Electrical Code 2010 Edition
- California Mechanical Code 2010 Edition

- Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.
- B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.
- C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.
- D. Unless otherwise shown or noted, all typical details shall used where applicable.
- E. All details shall be construed typical at similar conditions.
- F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.
- G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local building departments, on these plans shall be done by an independent inspection company.
- H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. all surfaces shall align.
- I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified in order to complete the work as herein described in these Drawings.
- J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

DRAWING INDEX:

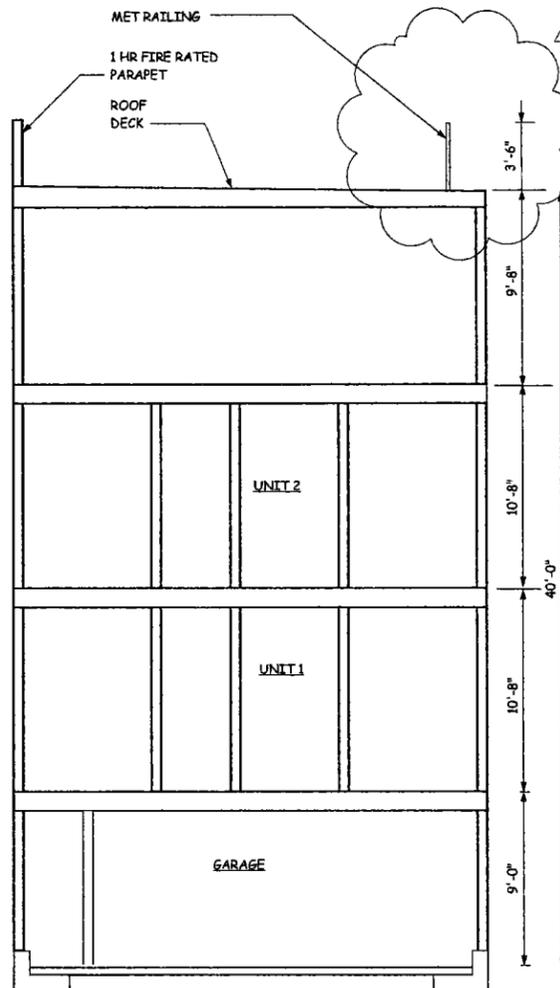
- A 1.01 GENERAL NOTES, DRAWING INDEX AND SITE AND ROOF PLAN
- A 1.02 SITE AND ROOF PLANS NEW AND EXISTING
- A 1.03 ALTERNATE MEANS OF CONSTRUCTION
- A 2.01 FLOOR PLANS NEW AND EXISTING
- A 2.02 FLOOR PLANS NEW
- A 2.03 FLOOR PLANS NEW
- A 3.01 EXTERIOR ELEVATIONS EXISTING
- A 3.02 EXTERIOR ELEVATIONS NEW



VICINITY MAP



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



SECTION A-A
1/4"=1'-0"

PROJECT INFORMATION:

BLOCK: 0466
LOT: A012

CURRENT	PROPOSED	ALLOWABLE
OCCUPANCY: R-3	OCCUPANCY: R-3	OCCUPANCY: R-3
BUILDING TYPE 5-B	BUILDING TYPE 5-B	BUILDING TYPE 5-B
2 RESIDENTIAL UNITS	2 RESIDENTIAL UNIT	2 RESIDENTIAL UNIT
ZONING: RH-2	ZONING: RH-2	ZONING: RH-2
4 STOREYS (*)	4 STOREYS	4 STOREYS
BUILDING HEIGHT: 40'-0"	BUILDING HEIGHT: 40'-0"	BUILDING HEIGHT: 40'-0"
* 3 STOREY OVER GARAGE/STORAGE		

SCOPE OF WORK:

4TH FLOOR ADDITION, NEW ROOF DECK AT FRONT AND REAR.
HORIZONTAL ADDITION AT 2 LIGHTWELLS
REMODEL INTERIOR INCLUDING BOTH KITCHENS AND ALL BATHROOMS.
PROVIDE HABITABLE SPACE AT 1ST FLOOR.
SEISMIC UPGRADE OF BUILDING

EXISTING	NEW
GARAGE/STORAGE: 614 SQ FT	GARAGE/STORAGE: 704 SQ FT
HABITABLE: 1,512 SQ FT SQ FT	HABITABLE: 3,512 SQ FT SQ FT

SIZE OF RESIDENCE:

EXISTING	NEW	UNIT 1	UNIT 2
1ST FLOOR: 1,560 SQ FT	1ST FLOOR: 602 SQ FT	1ST FLOOR: 602 SQ FT	
2ND FLOOR: 1,388 SQ FT	2ND FLOOR: 1,464 SQ FT	2ND FLOOR: 1,464 SQ FT	
3RD FLOOR: 1,466 SQ FT	3RD FLOOR: 1,634 SQ FT	UNIT 1: 2,066 SQ FT	
4TH FLOOR: 224 SQ FT	4TH FLOOR: 602 SQ FT		UNIT 2: 2,236 SQ FT
TOTAL: 4,638 SQ FT	TOTAL: 4,302 SQ FT		
		UNIT 2	
		3RD FLOOR: 50 SQ FT	
		4TH FLOOR: 1,424 SQ FT	
		GARAGE: 930 SQ FT	
		TOTAL: 5,232 SQ FT	

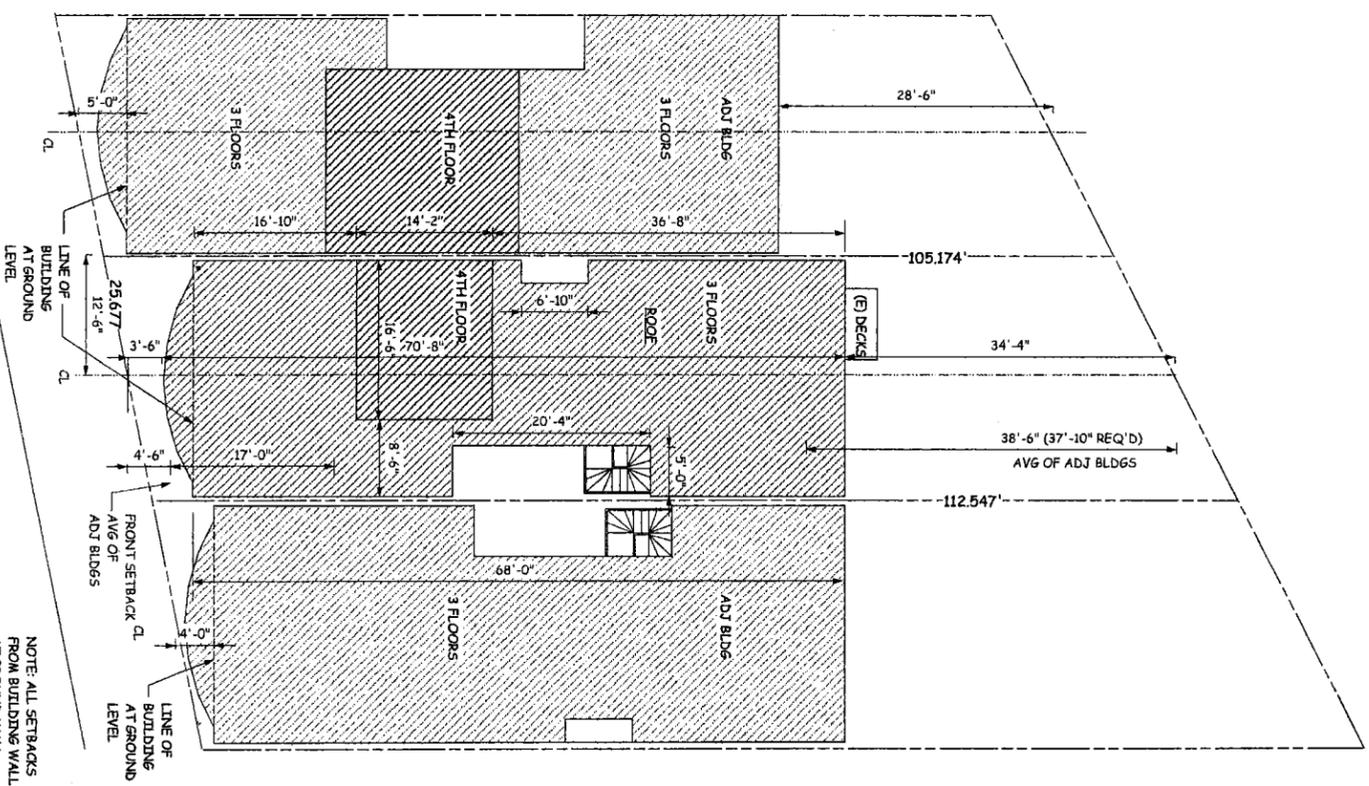
WILLIAM PASHELINSKY ARCHITECT
1837 HAYES STREET
SAN FRANCISCO, CA 94117
415 379 3676

ADDITION AND ALTERATIONS
28-90 TOLEDO WAY
SAN FRANCISCO, CA

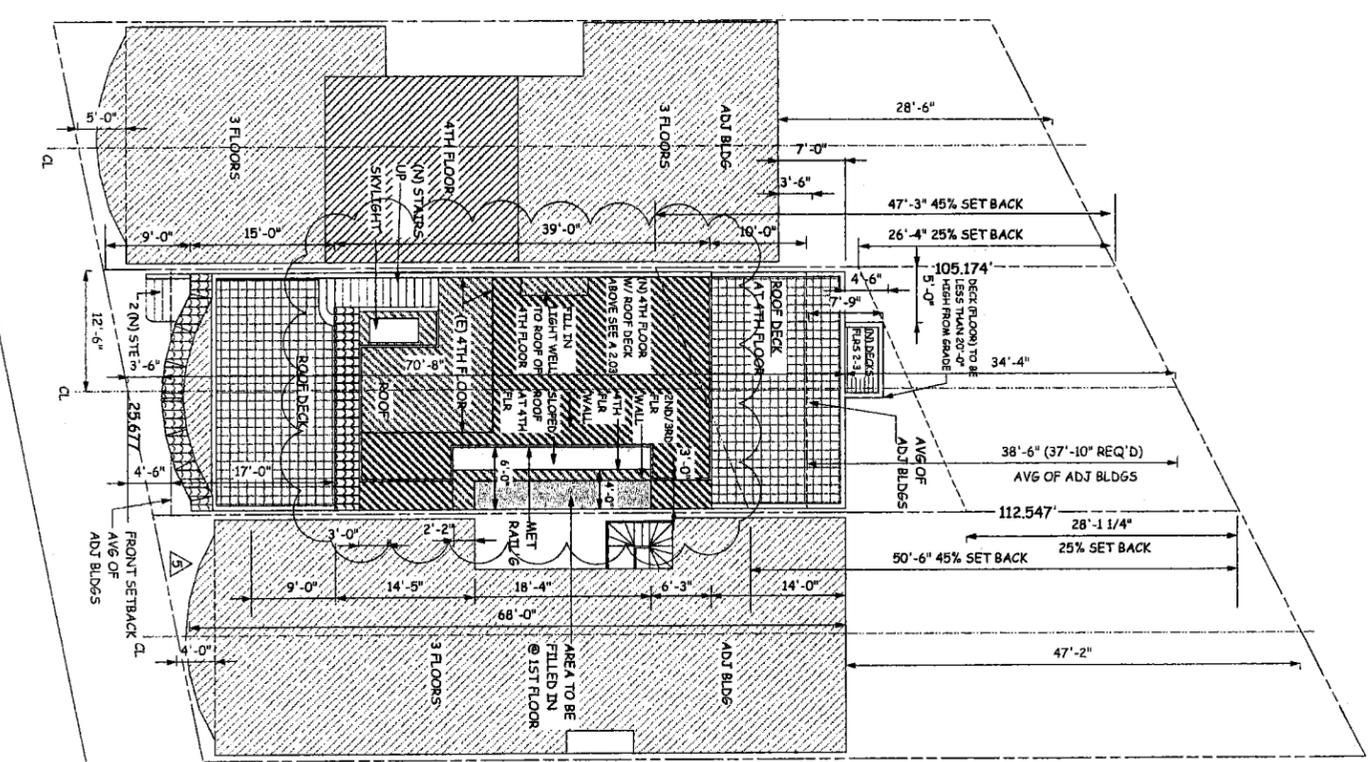
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NO.	DATE	DESCRIPTION
1	10/20/11	PLANNING REV
2	04/04/12	PLANNING REV
5	10/29/12	PLANNING REV

PROJECT NO. 2011.08
SHEET



SITE AND ROOF PLAN (E)
1/8"=1'-0"
NOTE: ALL SETBACKS FROM BUILDING WALL @ CL OF SITE



SITE AND ROOF PLAN (N)
1/8"=1'-0"
NOTE: ALL SETBACKS FROM BUILDING WALL @ CL OF SITE



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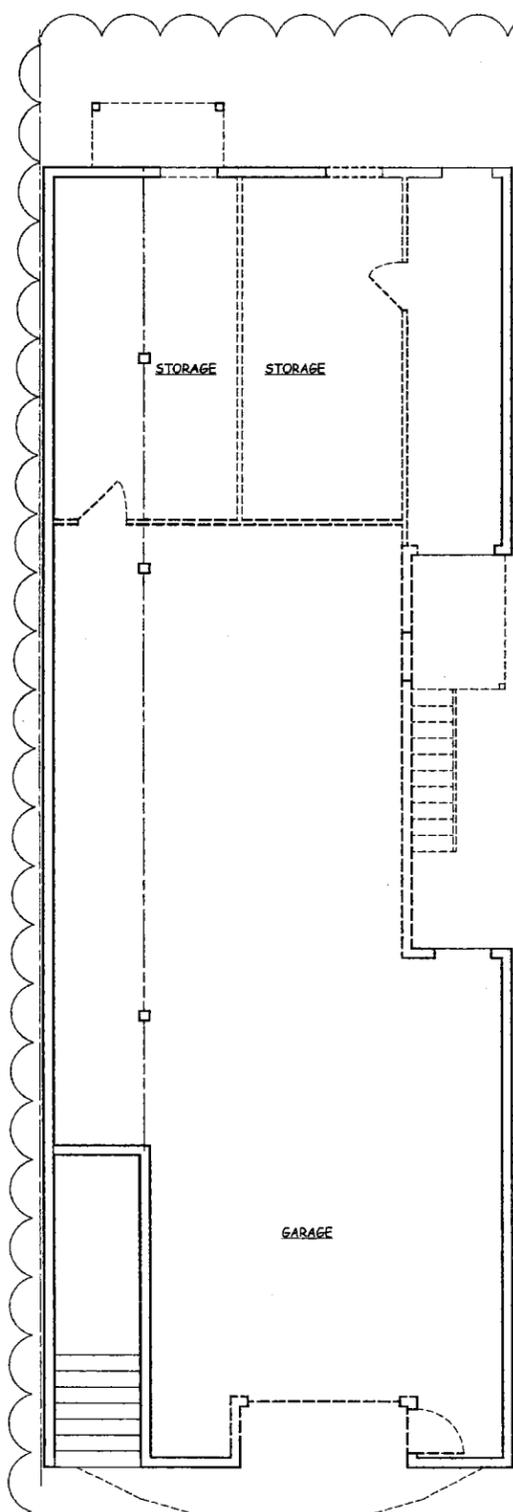
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SHEET

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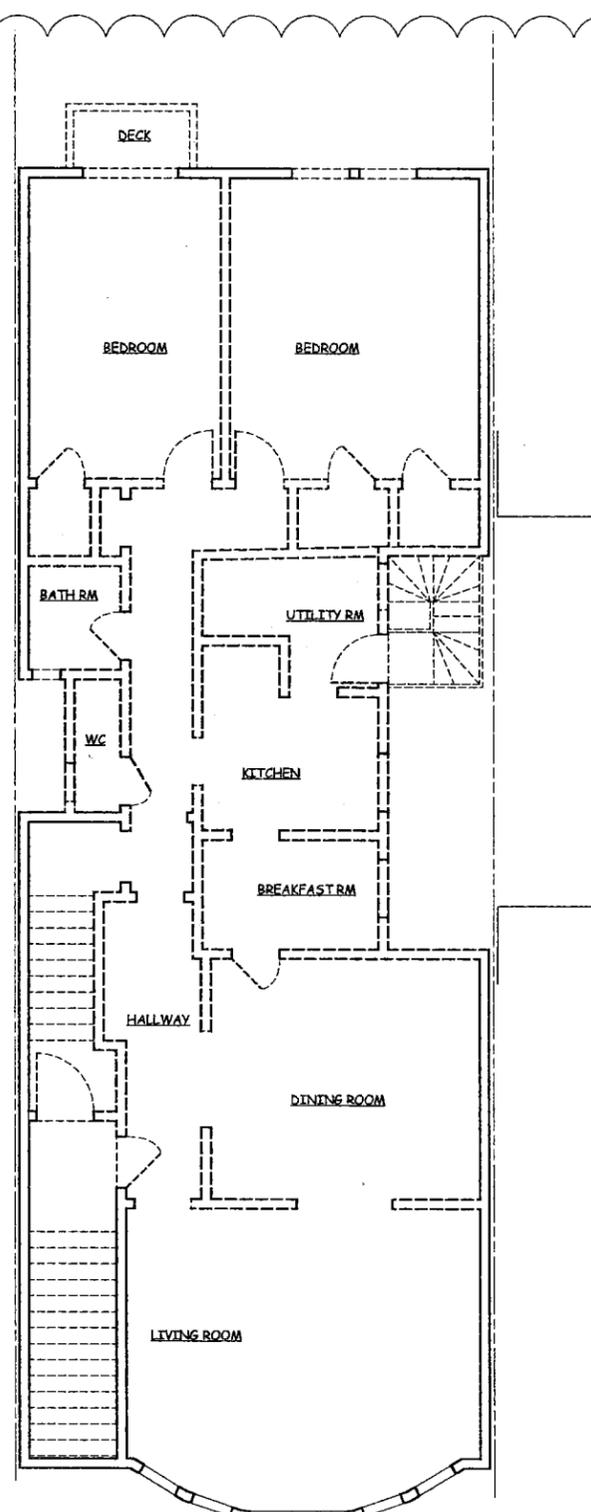
**ADDITION AND
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28-30 TOLEDO WAY
SAN FRANCISCO, CA

WALL LEGEND

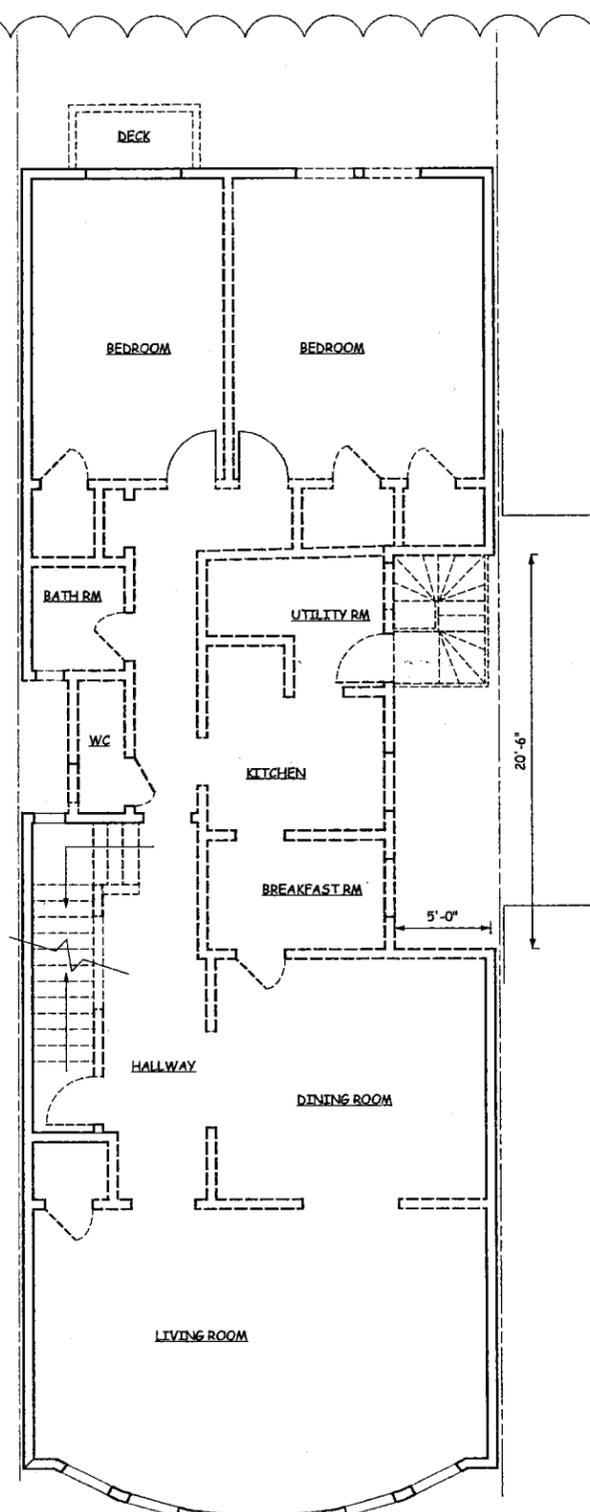
- EXISTING WALL:
- DEMOLISH:
- NEW INTERIOR WALL:
- NEW EXTERIOR WALL:



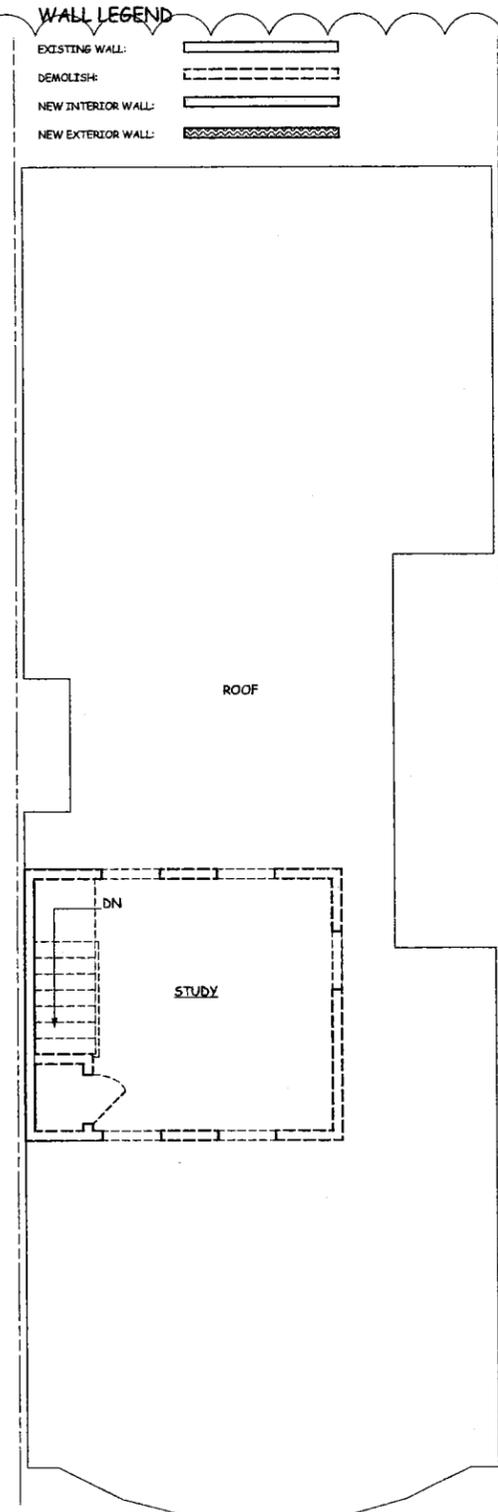
1ST FLOOR PLAN (E)
1/4"=1'-0"



3RD FLOOR PLAN (E)
1/4"=1'-0"



3RD FLOOR PLAN (E)
1/4"=1'-0"

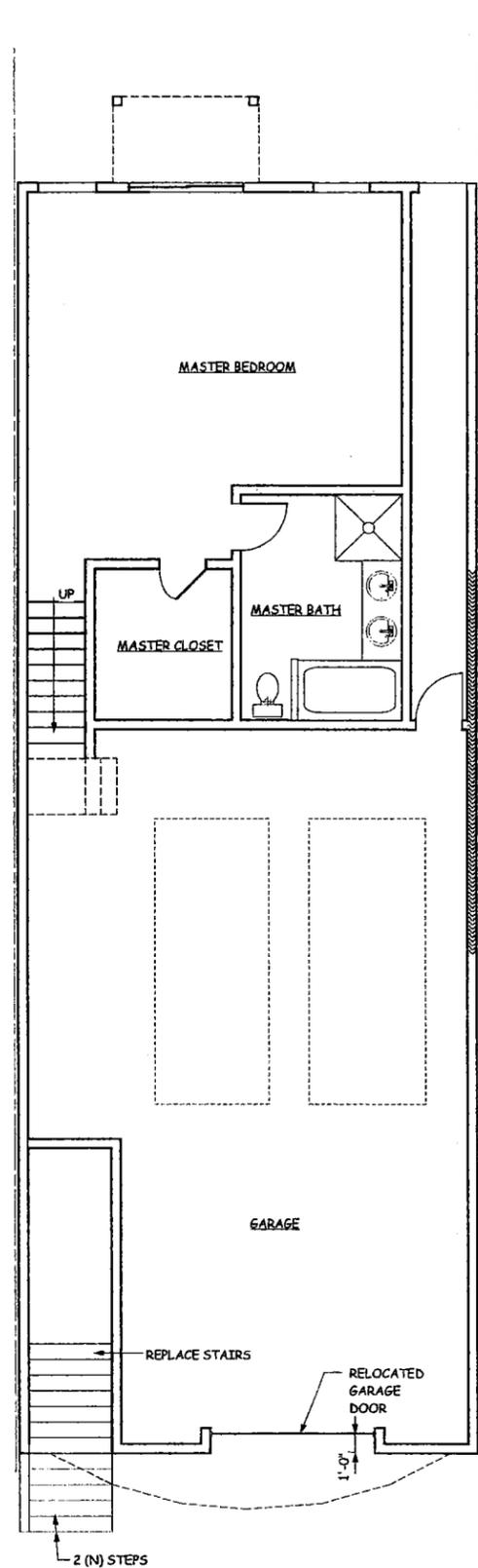


4TH FLOOR PLAN (E)
1/4"=1'-0"

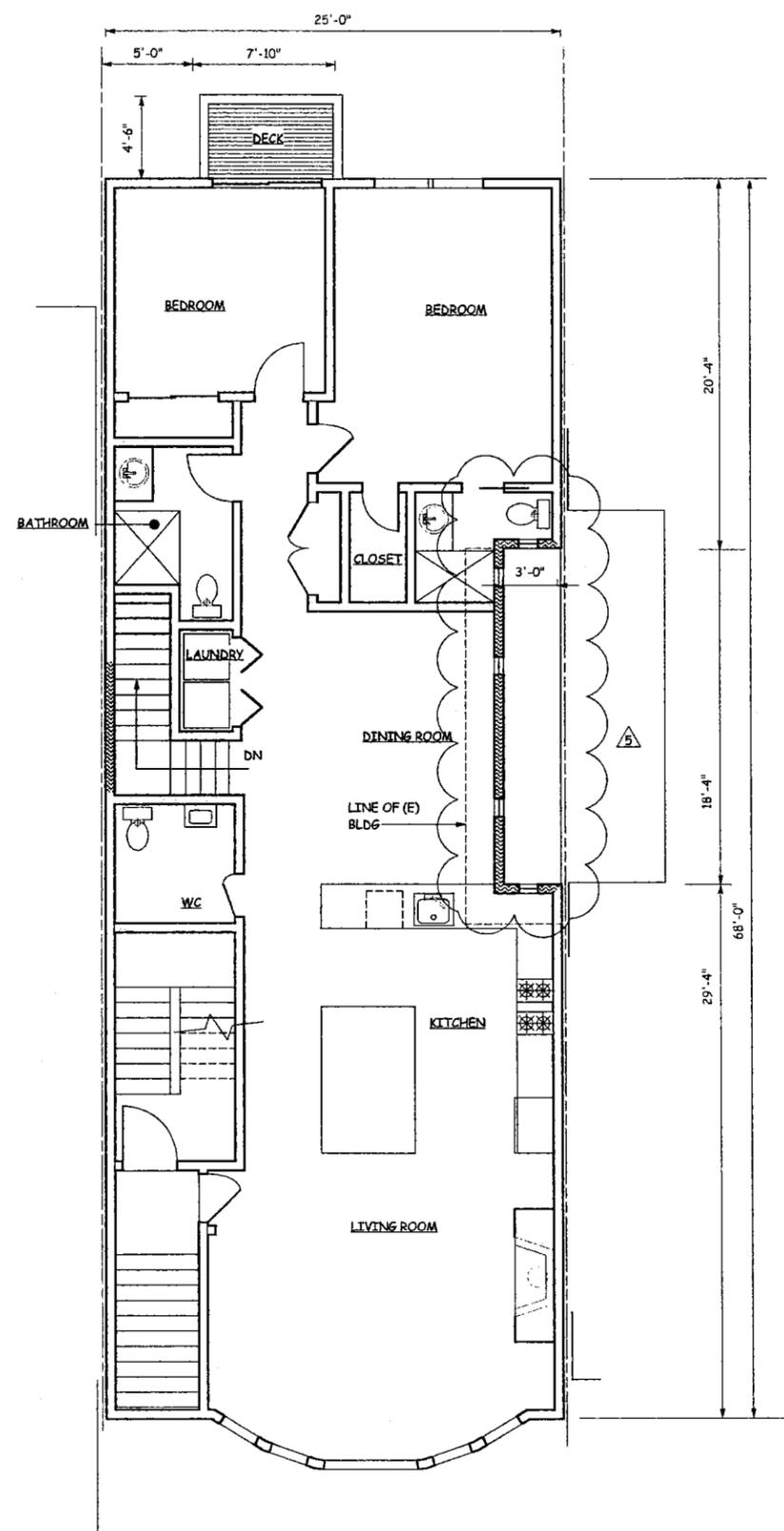
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1ST FLOOR PLAN (N)
1/4"=1'-0"



2ND FLOOR PLAN (N)
1/4"=1'-0"

WALL LEGEND

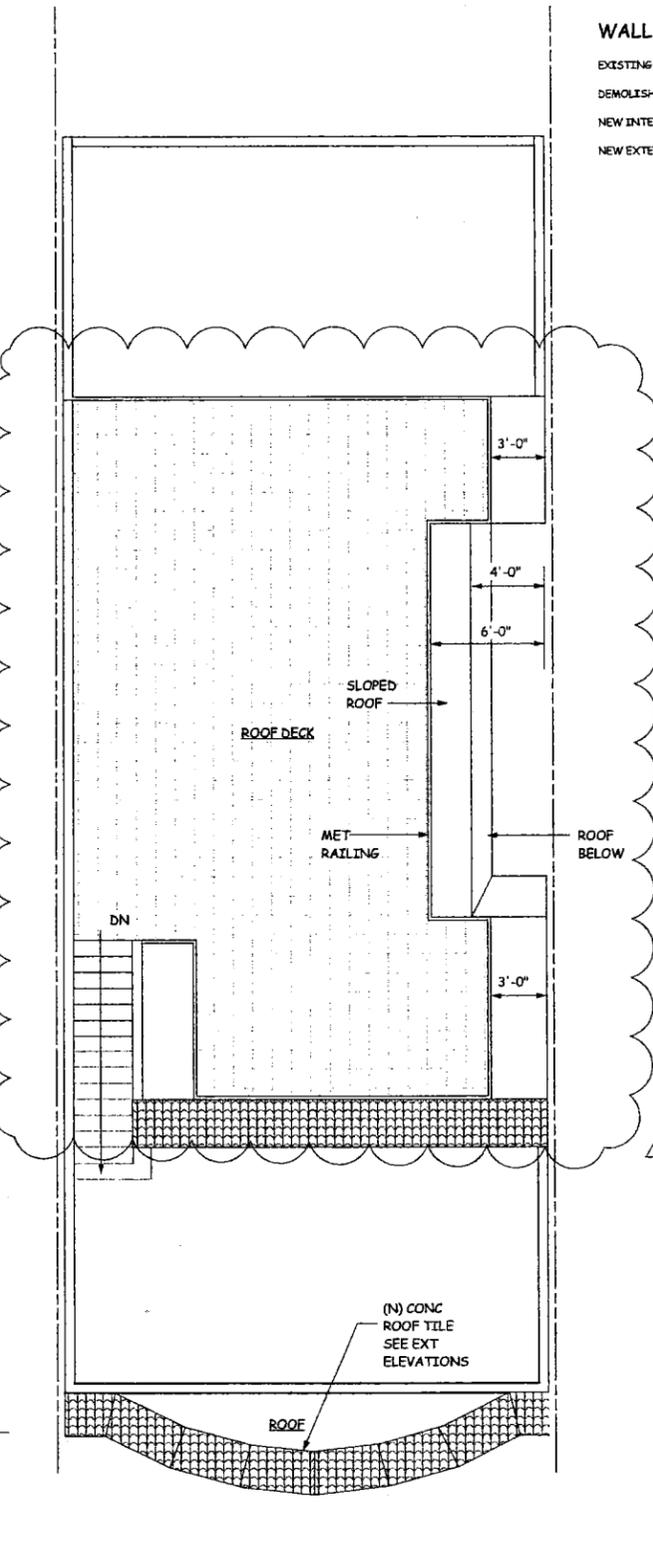
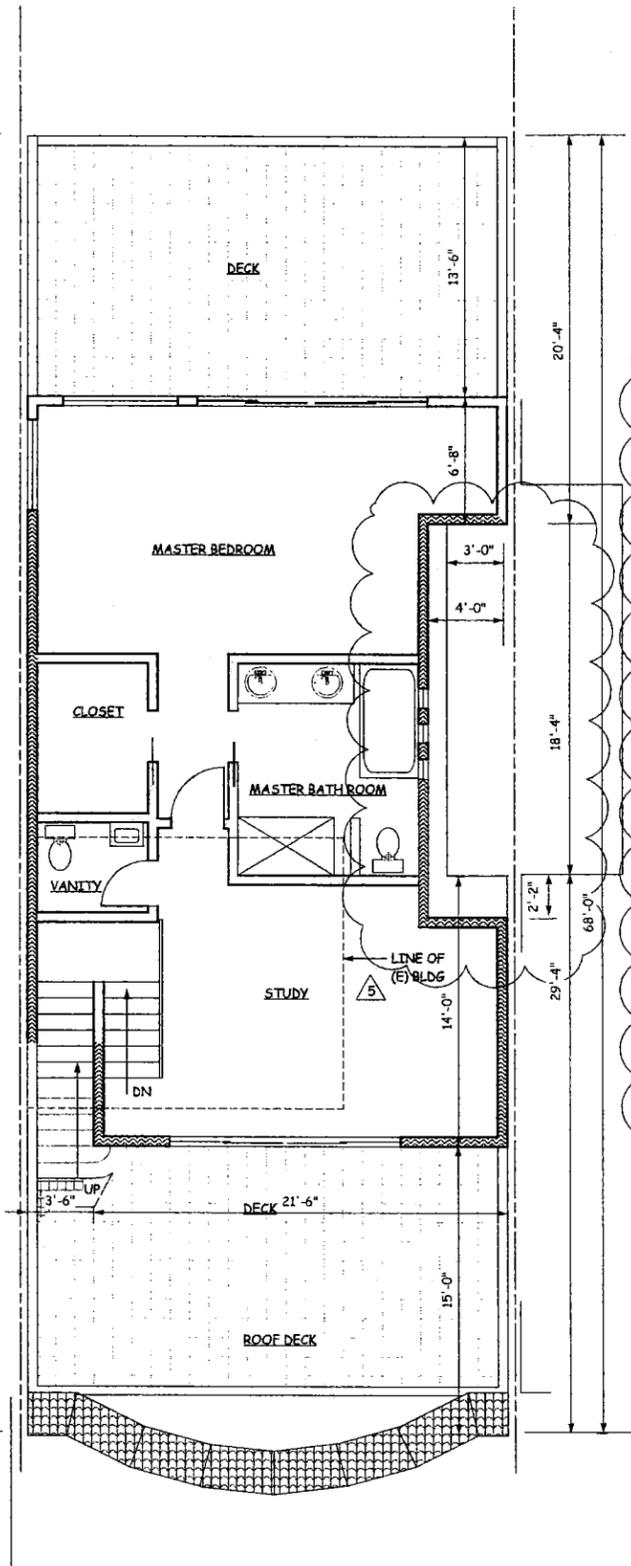
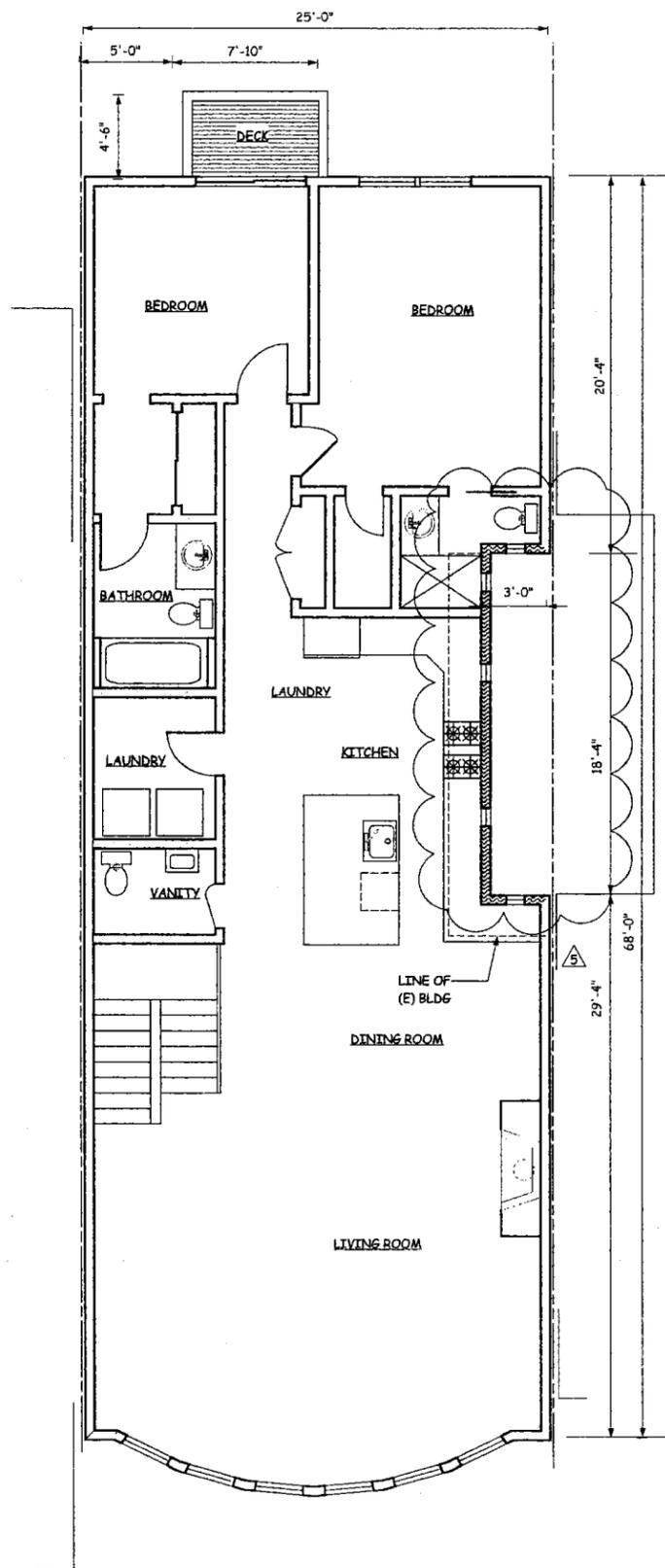
- EXISTING WALL:
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- NEW EXTERIOR WALL:

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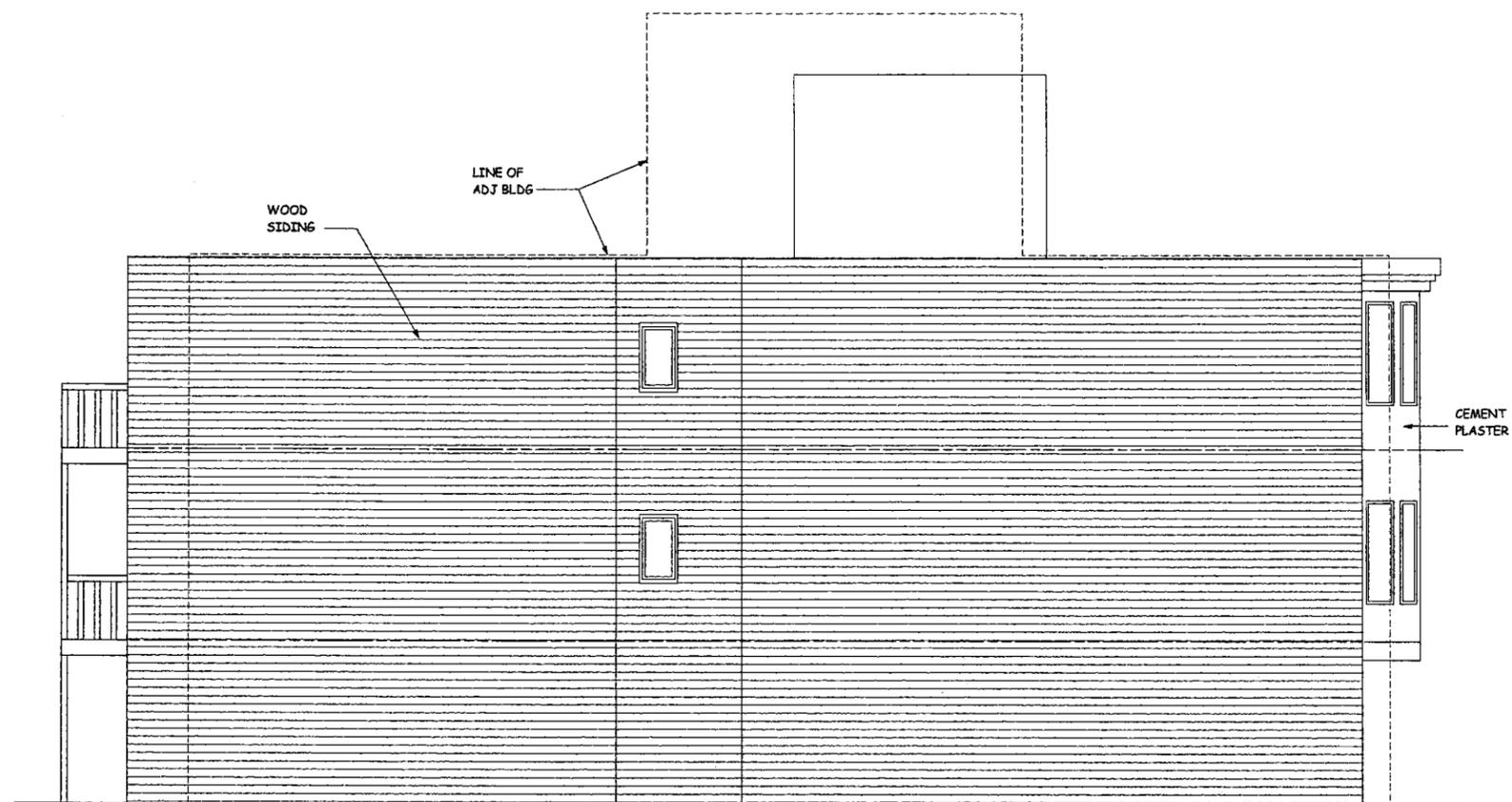
WALL LEGEND

- EXISTING WALL:
- DEMOLISH:
- NEW INTERIOR WALL:
- NEW EXTERIOR WALL:

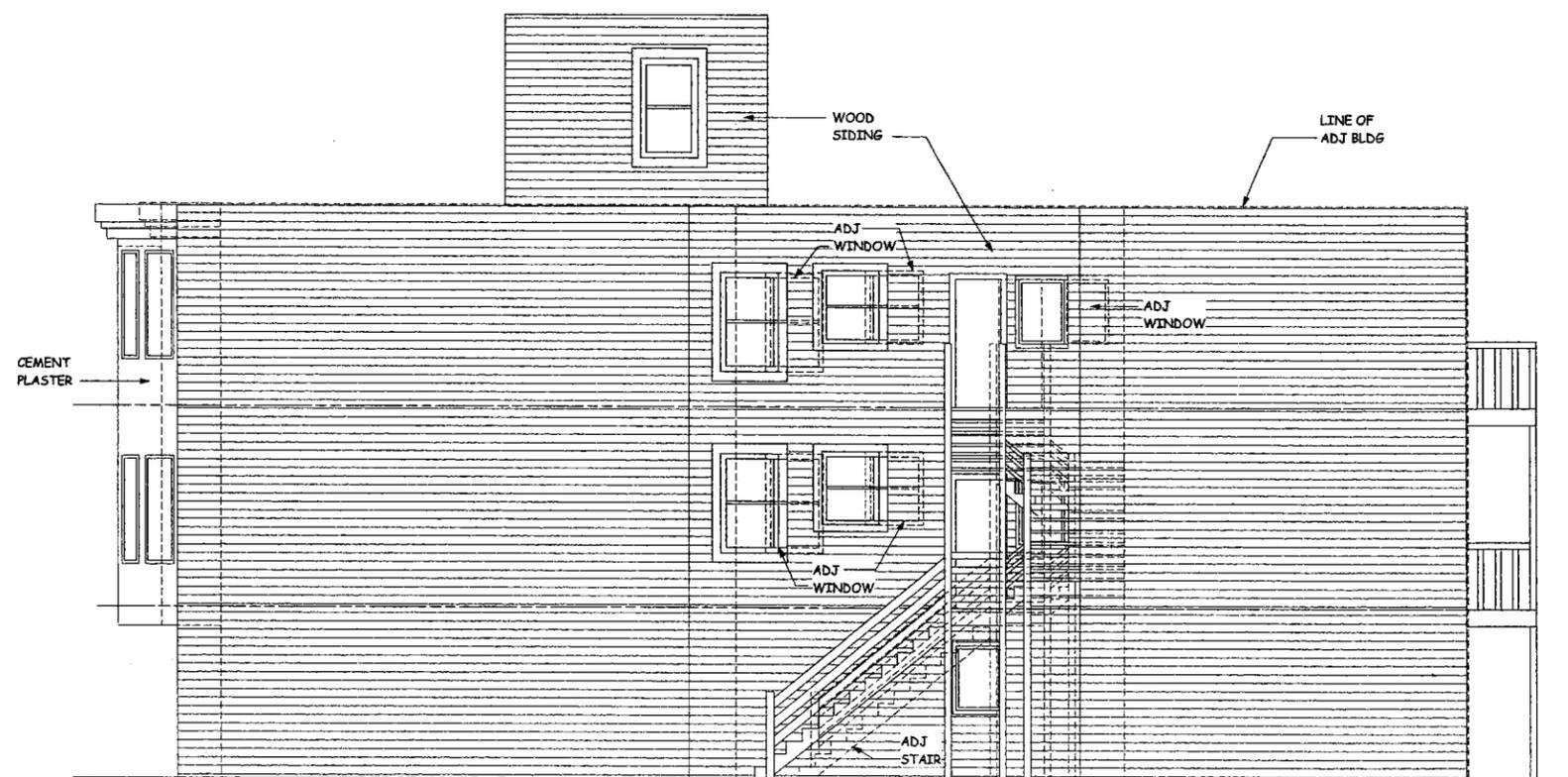


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WEST ELEVATION (E)
1/4"=1'-0"



EAST ELEVATION (E)
1/4"=1'-0"

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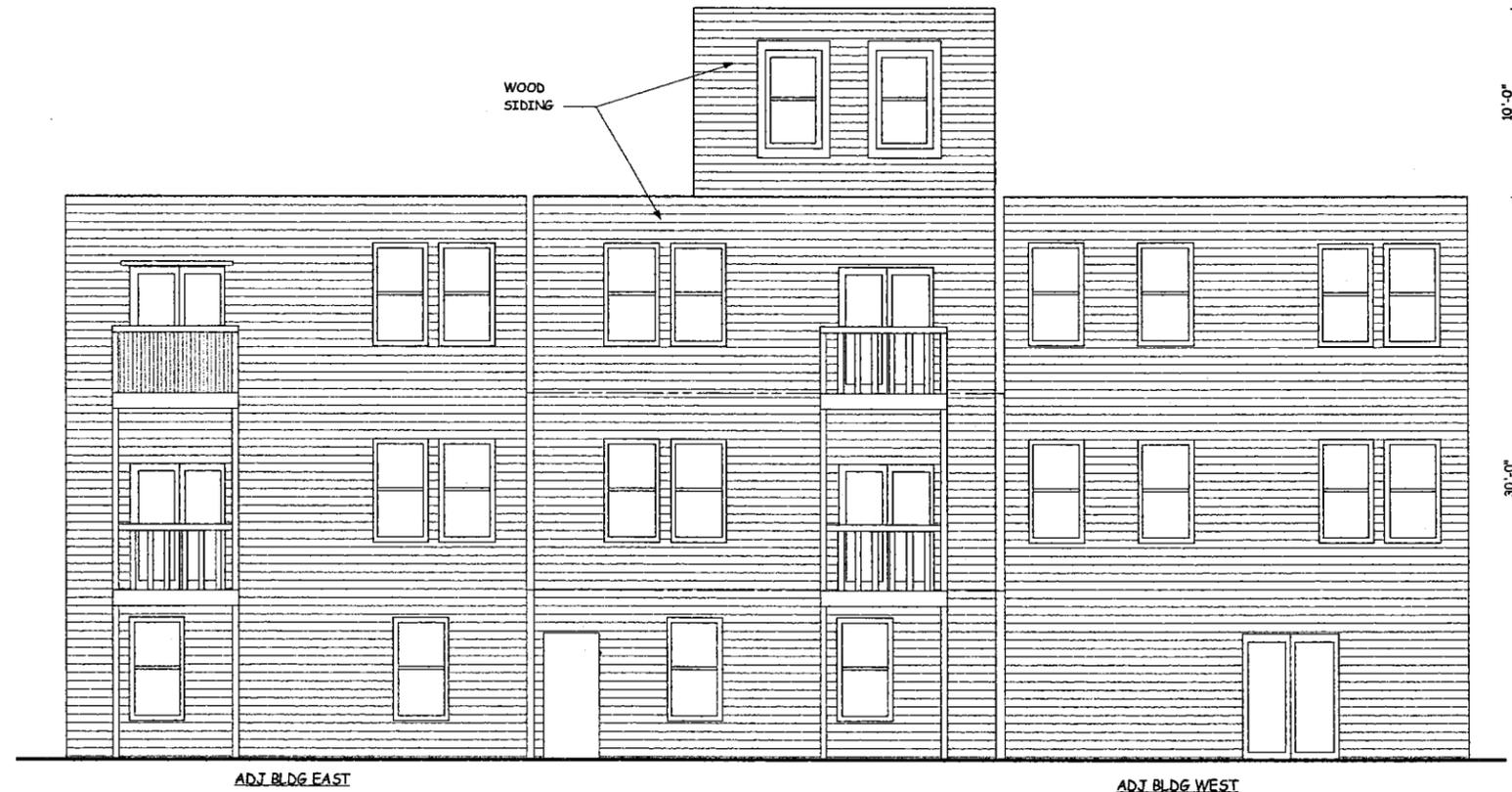
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SAN FRANCISCO, CA 94117
415 579 9678

**ADDITION AND
ALTERATIONS**
25-30 TOLEDO WAY
SAN FRANCISCO, CA



SOUTH ELEVATION (E)
1/4"=1'-0"



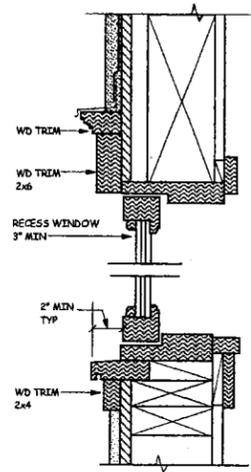
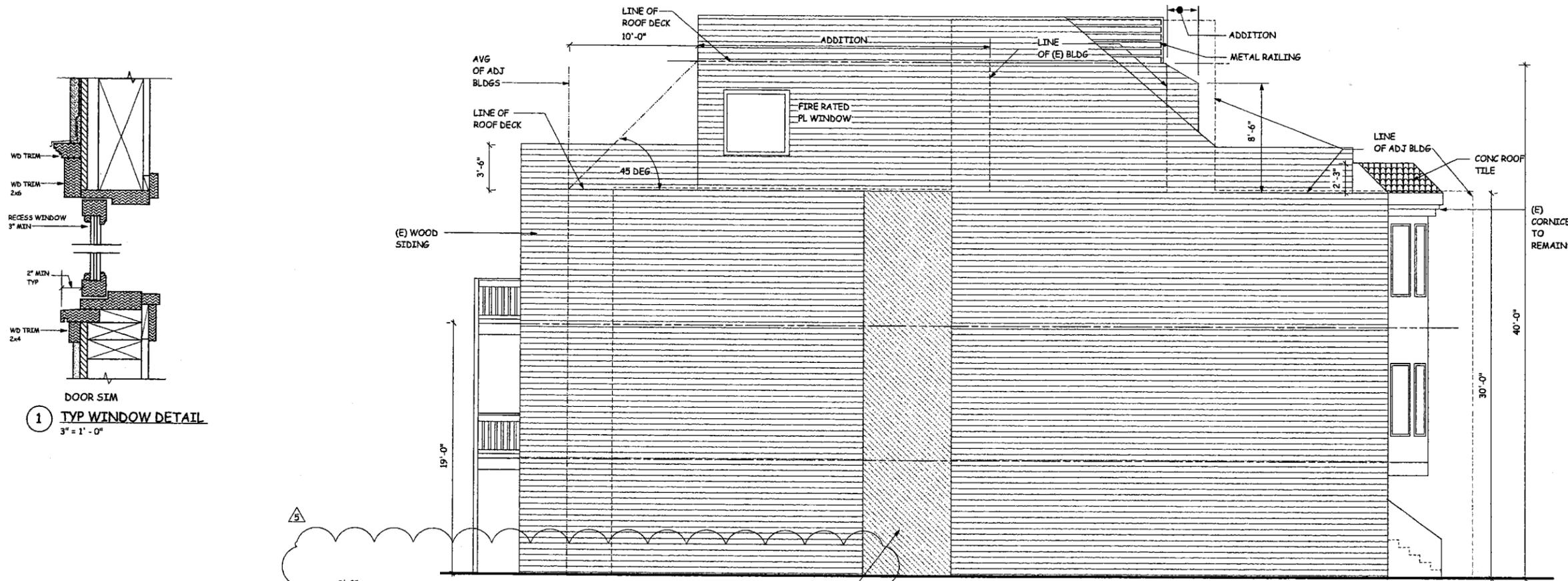
NORTH ELEVATION (E)
1/4"=1'-0"

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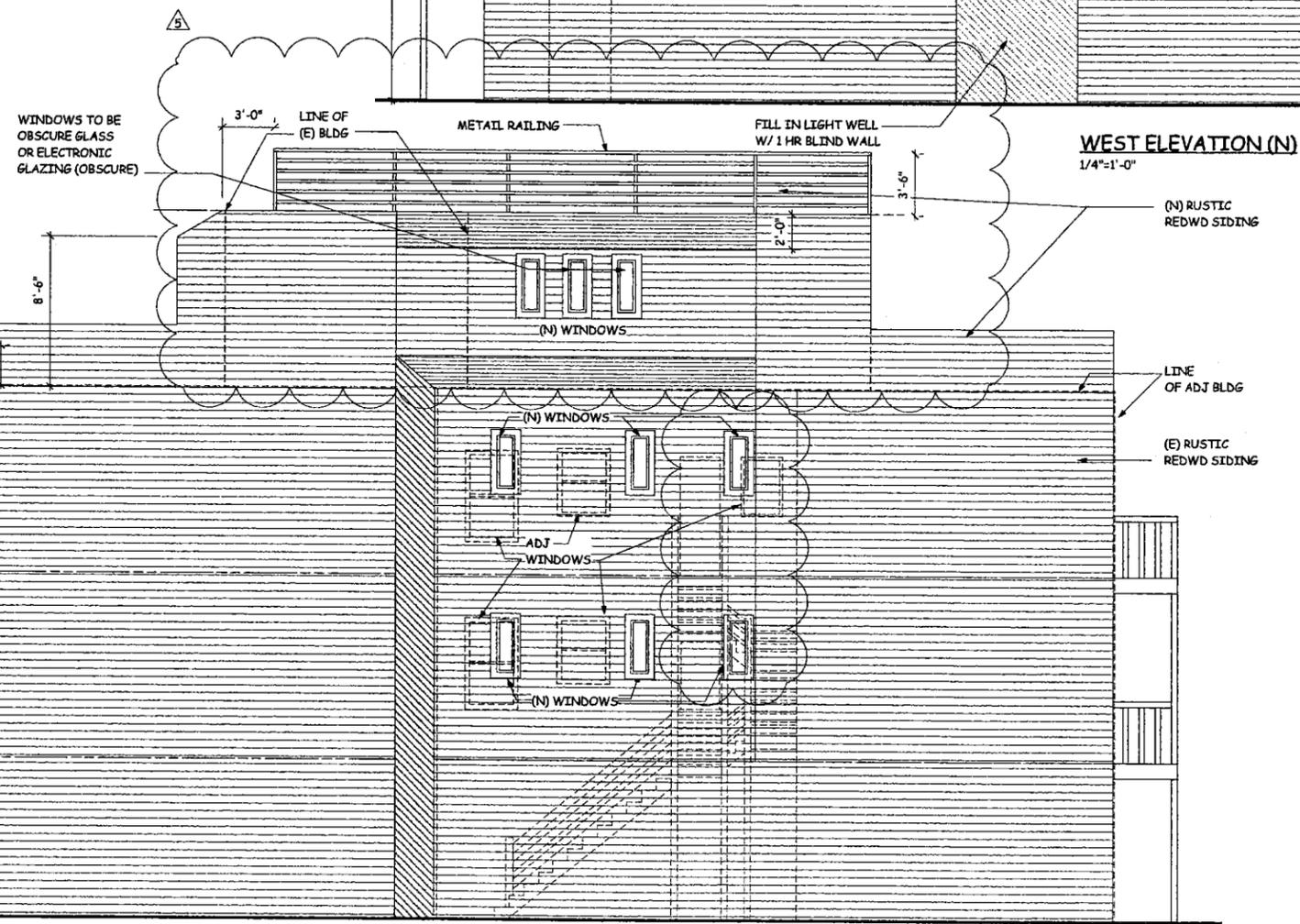
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A-3.02

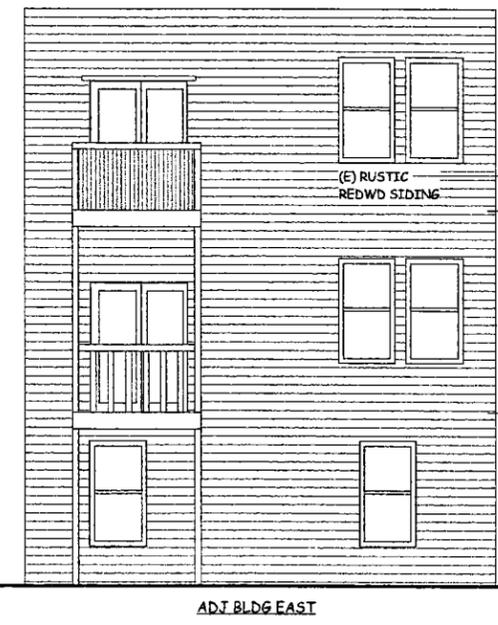
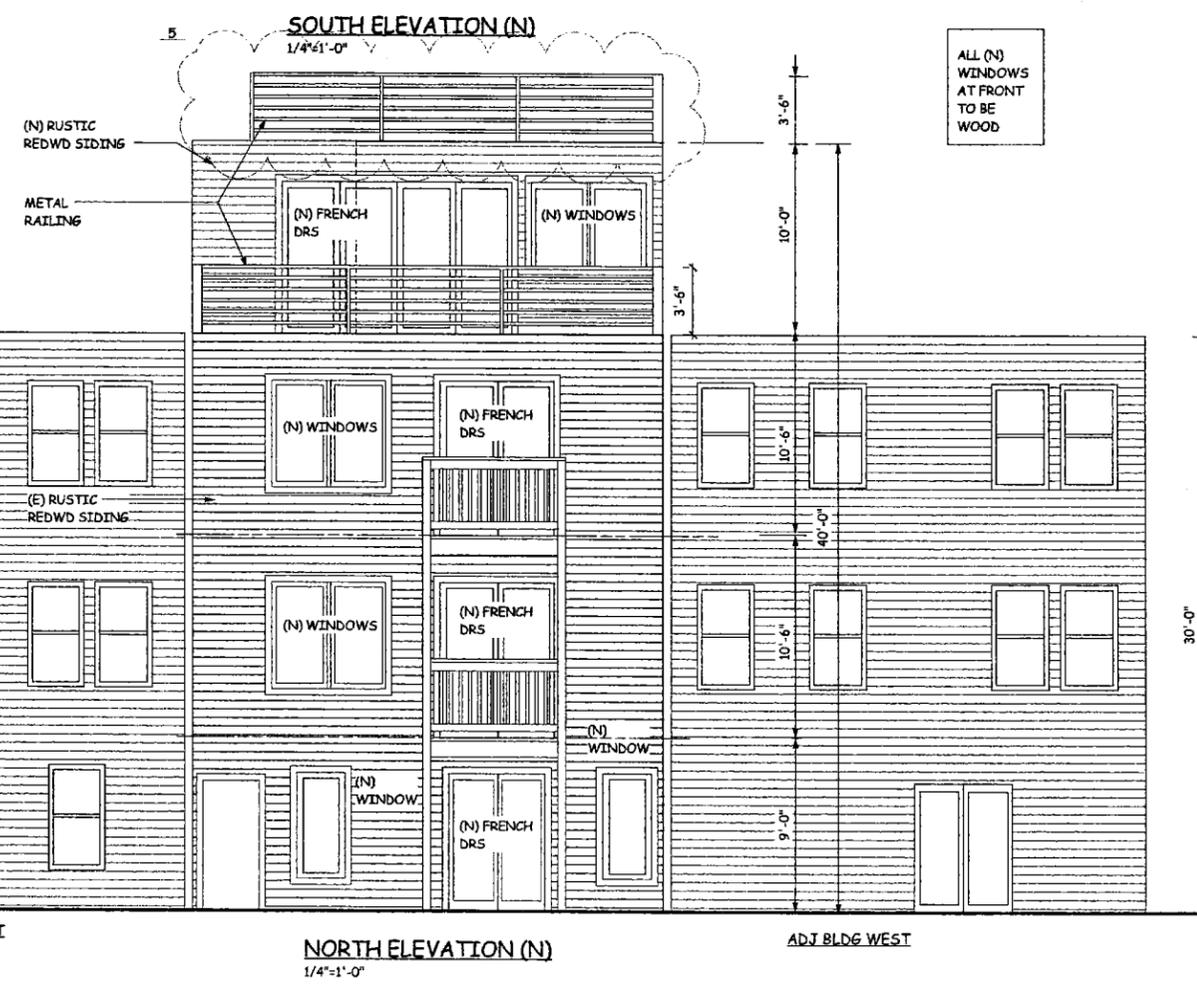
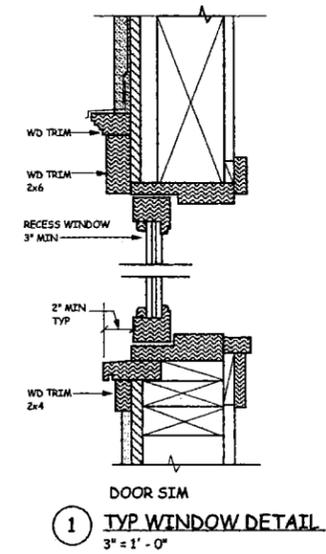
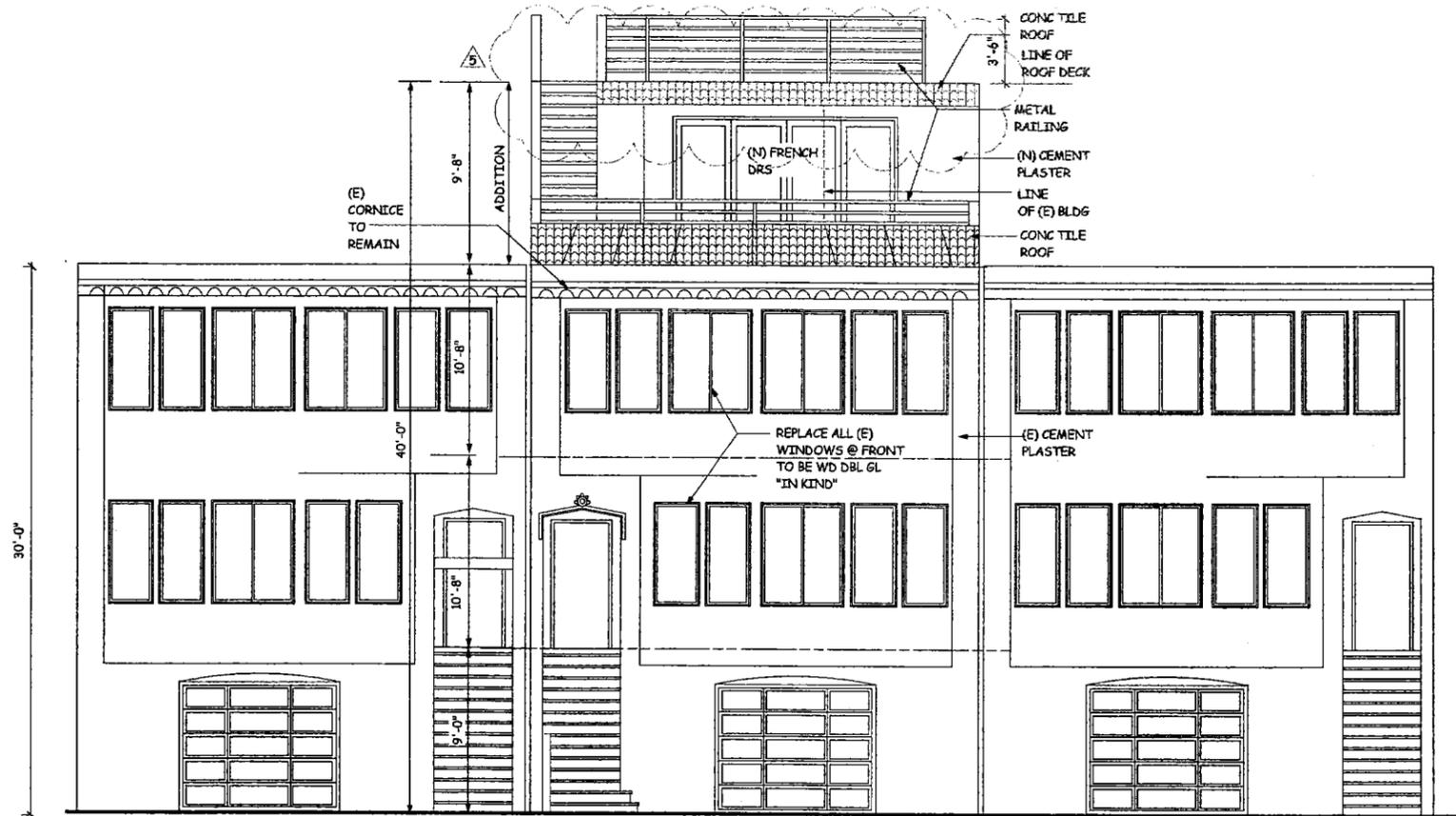


DOOR SIM
1 TYP WINDOW DETAIL
 3/4" = 1' - 0"



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