



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 6, 2014

Continued from the DECEMBER 12, 2013 and FEBRUARY 6, 2014 Hearings

Date: March 6, 2014
Case No.: **2013.1001DV**
Project Address: **1072-1074 SANCHEZ STREET**
Permit Application: **2013.1021.9769**
Zoning: RH-3 (Residential - House, Three Family)
40-X Height and Bulk District
Block/Lot: 3654/004
Project Sponsor: Bonnie Bridges, AIA
921 Larkin Street
San Francisco, CA 94109
Staff Contact: Casey Noel – (415) 575-9125
casey.noel@sfgov.org
Recommendation: **Take DR and Do Not Approve**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The Discretionary Review hearing for the proposal to merge three dwelling units into two dwelling units was originally scheduled for December 12, 2013. The Planning Commission requested that the project sponsor provide an alternative configuration for the retained second unit. The Planning Commission expressed concern that the size of the retained unit created a stark juxtaposition to the increased size of the new merged unit. The Project Sponsor and Staff subsequently requested a continuance from the February 6, 2014 date to respond to a change in Dwelling Unit Merger criteria which took effect on January 24, 2014.

CURRENT PROPOSAL

Since the continuance of the Discretionary Review hearing, the proposal has been modified as follows:

- The previous design included a retained rental unit (1072 Sanchez) measuring 390 square feet; the revised design has the retained rental unit now measuring 495 square feet. In addition to increasing the size of the unit, the project sponsor also upgraded the unit from a studio to a one bedroom.
- The previous design had a new merged unit (1074 Sanchez) measuring 1,840 square feet; the revised design has the new merged unit now measuring 1,735 square feet. The new merged unit has been reduced by 105 square feet.
- The project still requires the Zoning Administrator's approval for the required rear yard variance.

NEW DWELLING UNIT MERGER CRITERIA

Prior to the Planning Code amendments to Section 317 that became effective on January 24, 2014, the proposed project met three out of five criteria for dwelling unit mergers. The Planning Department accordingly recommended approval of the application as a majority of the criteria were met.

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

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

Project Meets Criterion

The owners have occupied the third floor flat since the purchase of the three-story, three-unit residential building approximately 6 years (since August 2007). The two units on the second floor have not been rented during those six years. The removal of the unit on the second floor would only eliminate owner occupied housing.

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

Project Meets Criterion

The unit resulting from the merger of two of the three units will be owner-occupied. The current top floor flat is too small for the owners; they have one stepdaughter and a baby on the way, in addition to visiting relatives who stay for long periods of time. By merging the two units, the owners are creating a family-friendly dwelling unit that will support this family for many years.

3. Removal of the unit(s) will remove an affordable housing unit as defined in Section 415 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance. If yes, will replacement housing be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed?

Project Does Not Meet Criterion

The removal of the unit on the second floor would eliminate a rent stabilized unit. The rent stabilized unit is owner occupied housing that has not been rented for more than six years. The replacement housing is equal in number of bedrooms; greater in size; less affordable; and more suitable to accommodating children in the household.

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

Project Does Not Meet Criterion

The Subject property is within a RH-3 zoning district and a two-family residence will not bring it into closer conformance in a three-family district. It should be noted that the Subject property is also on the same street as the 24th Street Noe Valley Neighborhood Commercial District and one street away from a RH-2 zoning district.

5. Removal of the unit(s) will provide an equal or greater number of bedrooms in the merged unit than the number of bedrooms in the separate units.

Project Does Not Meet Criterion

The merged unit will have a greater number of bedrooms than the number of bedrooms in the separate unit. The merged unit will have three bedrooms while the separate unit will have one bedroom.

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

Project Does Not Meet Criterion

The proposed merger does not correct any design or functional deficiencies associated with the building. It should be noted that the house was built in 1880 as a two-family residence. In 1949, it was converted to three units. By reducing the dwelling units from three to two, the owners are bringing the property closer to the original use.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must not take discretionary review and approve the dwelling unit merger.

BASIS FOR RECOMMENDATION

- Although the Planning Department previously recommended that this project be approved, the recommendation has changed to disapproval solely due to amended and modified Dwelling Unit Merger criteria.
- The project has been revised to retain a second unit that is approximately 21% larger than the previous design.
- The project is consistent with Planning Code Section 317 findings that specifically relate to owner occupancy of the dwelling units. Yet the project does not meet the last four criteria.
- By reducing the dwelling units from three to two, the project will bring the property back into compliance with the original use.

RECOMMENDATION: Take DR and Do Not Approve
--

Attachments:

Revised Plans were provided to the Planning Commission on February 6, 2014



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: FEBRUARY 6, 2014
Continued from the DECEMBER 12, 2013 Hearing

Date: February 6, 2014
Case No.: **2013.1001DV**
Project Address: **1072-1074 SANCHEZ STREET**
Permit Application: **2013.1021.9769**
Zoning: RH-3 (Residential - House, Three Family)
40-X Height and Bulk District
Block/Lot: 3654/004
Project Sponsor: Bonnie Bridges, AIA
921 Larkin Street
San Francisco, CA 94109
Staff Contact: Casey Noel – (415) 575-9125
casey.noel@sfgov.org
Recommendation: **Do not take DR and Approve**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The Discretionary Review hearing for the proposal to merge three dwelling units into two dwelling units was originally scheduled for December 12, 2013. The Planning Commission requested that the project sponsor provide an alternative configuration for the retained second unit. The Planning Commission expressed concern that the size of the retained unit created a stark juxtaposition to the increased size of the new merged unit.

CURRENT PROPOSAL

Since the continuance of the Discretionary Review hearing, the proposal has been modified as follows:

- The previous design included a retained rental unit (1072 Sanchez) measuring 390 square feet; the revised design has the retained rental unit now measuring 495 square feet. In addition to increasing the size of the unit, the project sponsor also upgraded the unit from a studio to a one bedroom.
- The previous design had a new merged unit (1074 Sanchez) measuring 1,840 square feet; the revised design has the new merged unit now measuring 1,735 square feet. The new merged unit has been reduced by 105 square feet.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must not take discretionary review and approve the dwelling unit merger.

BASIS FOR RECOMMENDATION

- The project has been revised to retain a second unit that is approximately 21% larger than the previous design.
- The project is consistent with Planning Code Section 317 findings that specifically relate to owner occupancy of the dwelling units. The proposed merger would also bring the project into closer conformity with the prevailing density of the area.
- By reducing the dwelling units from three to two, the project will bring the property back into compliance with the original use.

RECOMMENDATION: Do not take DR and Approve
--

Attachments:
Revised Plans



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger

HEARING DATE DECEMBER 12, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 12, 2013
Case No.: **2013.1001DV**
Project Address: **1072-1074 SANCHEZ STREET**
Permit Application: **2013.1021.9769**
Zoning: RH-3 (Residential - House, Three Family)
40-X Height and Bulk District
Block/Lot: 3654/004
Project Sponsor: Bonnie Bridges, AIA
921 Larkin Street
San Francisco, CA 94109
Staff Contact: Casey Noel – (415) 575-9125
casey.noel@sfgov.org
Recommendation: **Do not take DR and Approve**

PROJECT DESCRIPTION

The proposal is to merge three dwelling units into two dwelling units. The structure was built in 1880 as two dwelling units. In 1949, the structure was converted to three dwelling units (one on the 3rd floor, and two smaller units on the second floor). Interior alterations are proposed which will include a new stairway and elevator providing direct access between all floor levels. The existing 434 square foot front dwelling unit on the second floor (1072A Sanchez Street) is a studio consisting of an open plan living / dining / kitchen and one bathroom. The existing 598 square foot rear unit on the second floor (1072B Sanchez Street) consists of an open plan living / dining / kitchen, one bedroom and one bathroom. The existing 1180 square foot unit on the third floor (1074 Sanchez Street) consists of an open plan living / dining, a kitchen, a study, three bedrooms and two bathrooms. After the merger, the front dwelling unit on the second floor (1072A Sanchez Street) will be retained as a smaller studio (390 square feet) consisting of an open plan living / dining / kitchen and one bathroom. The new second dwelling unit (1074 Sanchez Street) would be approximately 1840 square feet; this would merge the third floor unit and the rear unit on the second floor. The second dwelling unit would also include repurposed storage space at the rear of the first floor. The new second dwelling unit would consist of an open plan living / dining / kitchen, two bedrooms and one and a half bathrooms on the third floor. Additionally, the new second dwelling unit would include a masterbedroom and bathroom on the second floor, alongwith a library and bathroom on the first floor.

The proposal also includes replacing a rear staircase with a third floor balcony and second floor landing at the rear of the dwelling. Additionally, the proposal includes a horizontal addition/infill at the rear of the dwelling on the first and second floors at the southwest elevation. Per Section 134 of the Planning

Code, the subject property is required to maintain a rear yard of approximately 21 feet based on the average of adjacent structures. The proposed infill, landing and balcony would encroach approximately 10 feet into the required rear yard and result in a rear setback of approximately 11 feet; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

The Project Sponsor has submitted a Variance Application No. 2013.1001DV for the rear yard requirement. The Zoning Administrator will hold a public hearing on the requested variance while the Planning Commission will consider the requested Discretionary Review.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is on the west side of Sanchez Street between 24th and Elizabeth streets; Lot 004 in Assessor’s Block 3654 within the RH-3 (Residential, House Three-Family) Zoning District and a 40-X Height and Bulk District. The Subject Property, a rectangular shaped lot, has 25 feet of frontage on Sanchez Street and a depth of 102 feet and contains an area of 2,550 square feet. The Subject Property is developed with a three-level dwelling. The structure has a front setback of 6 feet and contains a gross floor area of approximately 2,650 square feet. The structure was constructed circa 1880.

The Subject property was purchased in August 2007 by its current owners. The owners have lived in the third floor flat since the purchase and the two units on the second floor have not been rented since the purchase.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject property is in the Noe Valley neighborhood. The surrounding residential neighborhood is a mix of RH-3 zoning district to the north, 24th Street Noe Valley Neighborhood Commercial District to the immediate south and RH-2 zoning district slightly further south. The neighborhood contains mostly two-story, single-family and two-family dwellings with a consistent visual continuity in terms of scale, materials and age.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 2, 2013	November 22, 2013	20 days
Mailed Notice	10 days	December 2, 2013	November 22, 2013	20 days

PUBLIC COMMENT

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

Neighborhood groups			X
---------------------	--	--	---

To date, the Department has not received any letters or phone calls in support of or in opposition to the project.

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 Criterion

The owners have occupied the third floor flat since the purchase of the three-story, three-unit residential building approximately 6 years (since August 2007). The two units on the second floor have not been rented during those six years. The removal of the unit on the second floor would only eliminate owner occupied housing.

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

Project Meets Criterion

The unit resulting from the merger of two of the three units will be owner-occupied. The current top floor flat is too small for the owners; they have one stepdaughter and a baby on the way, in addition to visiting relatives who stay for long periods of time. By merging the two units, the owners are creating a family-friendly dwelling unit that will support this family for many years.

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 Criterion

The prevailing density in the immediate area is primarily one and two units; there are only three buildings with three or more units nearby – all three are on larger corner lots.

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

Project Does Not Meet Criterion

The Subject property is within a RH-3 zoning district and a two-family residence will not bring it into closer conformance in a three-family district. It should be noted that the Subject property is also on the same street as the 24th Street Noe Valley Neighborhood Commercial District and one street away from a RH-2 zoning district.

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 Criterion

The proposed merger does not correct any design or functional deficiencies associated with the building. It should be noted that the house was built in 1880 as a two-family residence. In 1949, it was converted to three units. By reducing the dwelling units from three to two, the owners are bringing the property closer to the original use.

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.

The proposal creates a more family-friendly dwelling unit that will support this family for many years as the current top floor flat is too small for the owners; they have one stepdaughter and a baby on the way, in addition to visiting relatives who stay for long periods of time.

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..

The proposal removes a small one-bedroom unit in order to create a more family-friendly dwelling unit that will support the owners' family as it grows and ages – there are two children in the home.

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.

No neighborhood-serving retail uses are in the building and none would be affected by the proposal.

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

The proposal maintains the historic façade which contributes to the conservation of the neighborhood character. There will be no visible exterior work that might alter the character of the neighborhood.

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

The proposal will remove one small one-bedroom 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. The two units will have two off-street parking spaces in the groundfloor garage.

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 historic 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 is consistent with Planning Code Section 317 findings that specifically relate to owner occupancy of the dwelling units. The proposed merger would also bring the project into closer conformity with the prevailing density of the area.

- By reducing the dwelling units from three to two, the project will bring the property back into compliance with the original use.

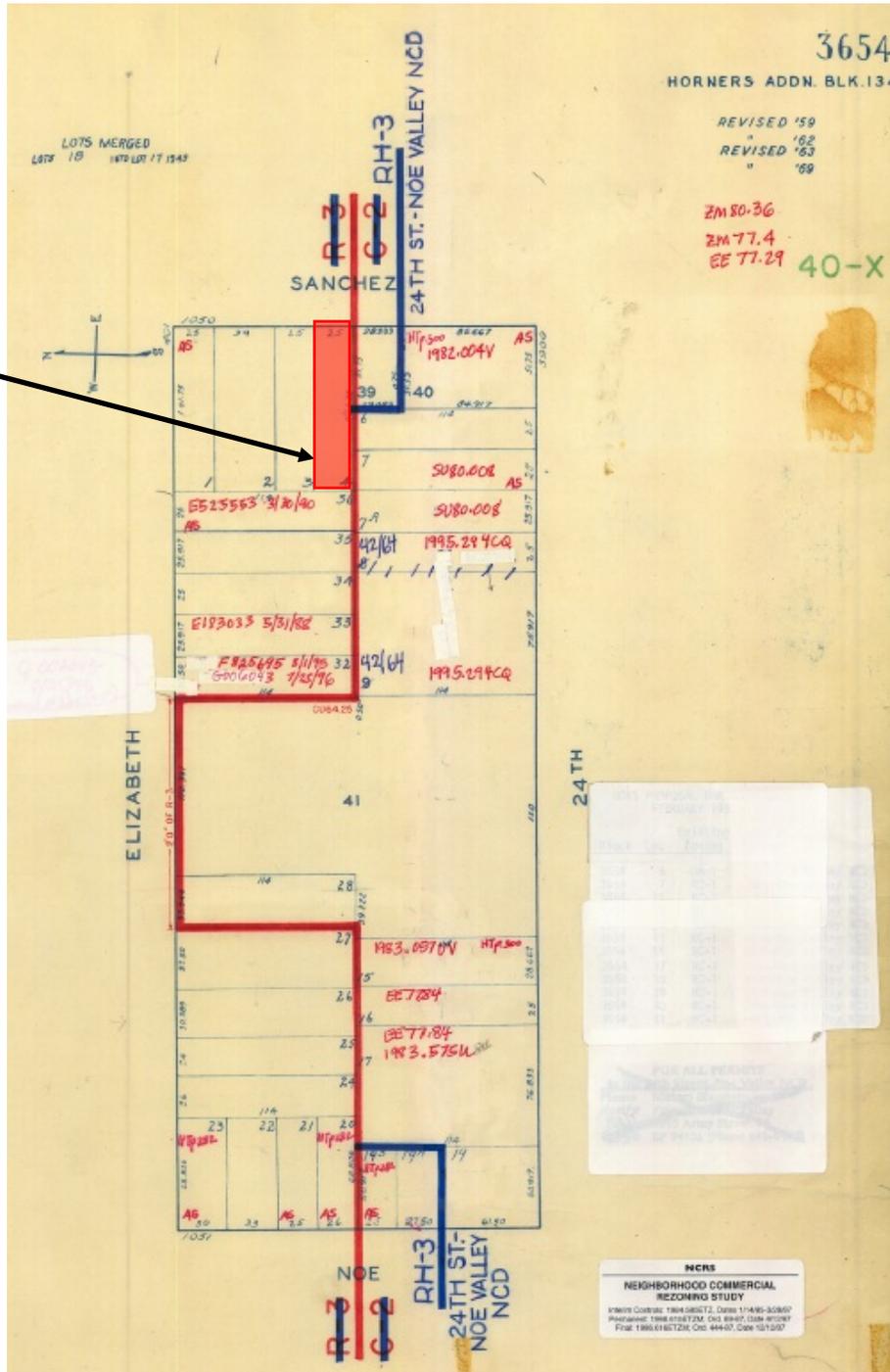
RECOMMENDATION: Do not take DR and Approve
--

Attachments:

Parcel Map
Sanborn/Dwelling Unit Map
Zoning Map
Aerial Photographs
Section 311 Notice
Reduced Plans

CJN: G:\Documents\DRs\1072-1074 Sanchez Street_2013.1001DV\Reports\1072-1074 Sanchez Street_2013.1001D.doc

Parcel Map

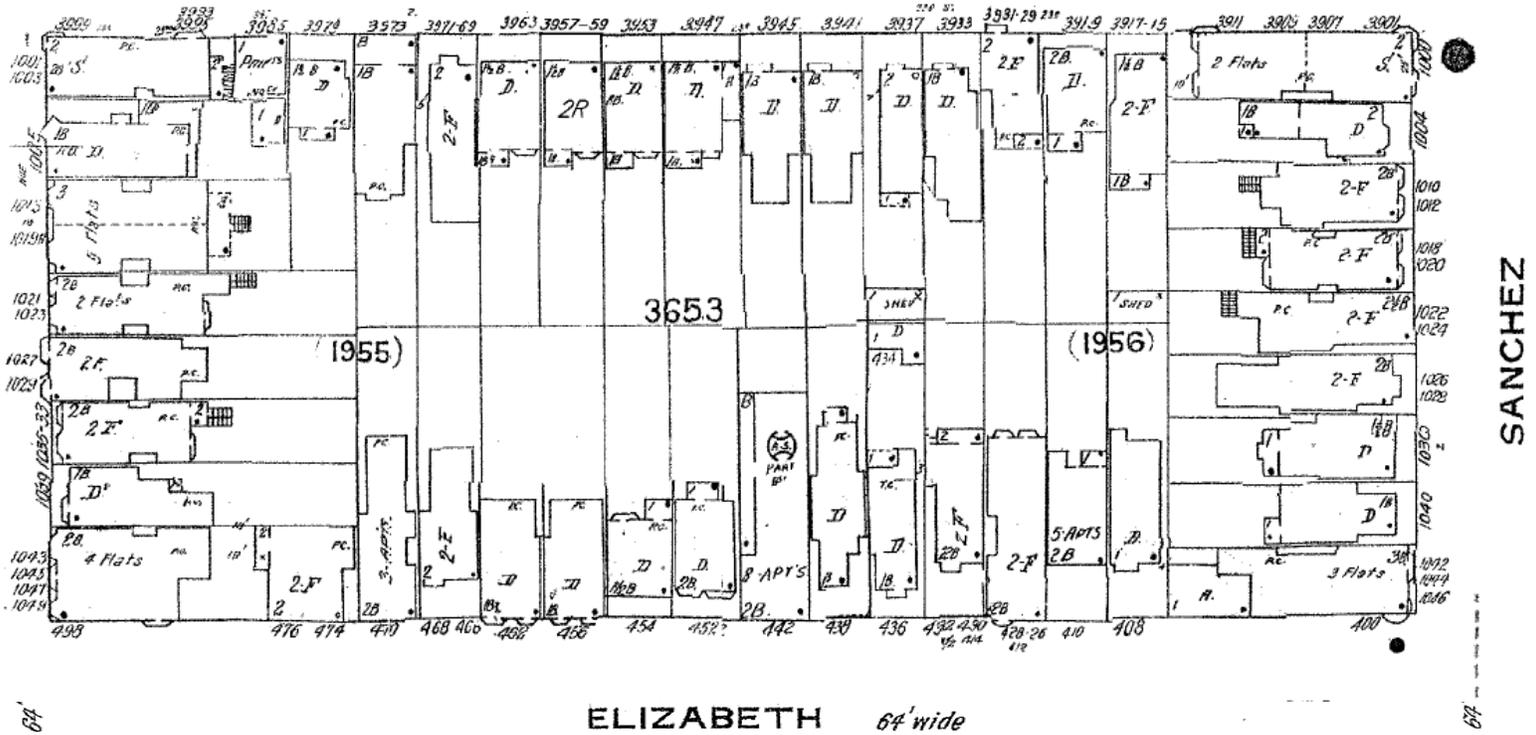


SUBJECT PROPERTY

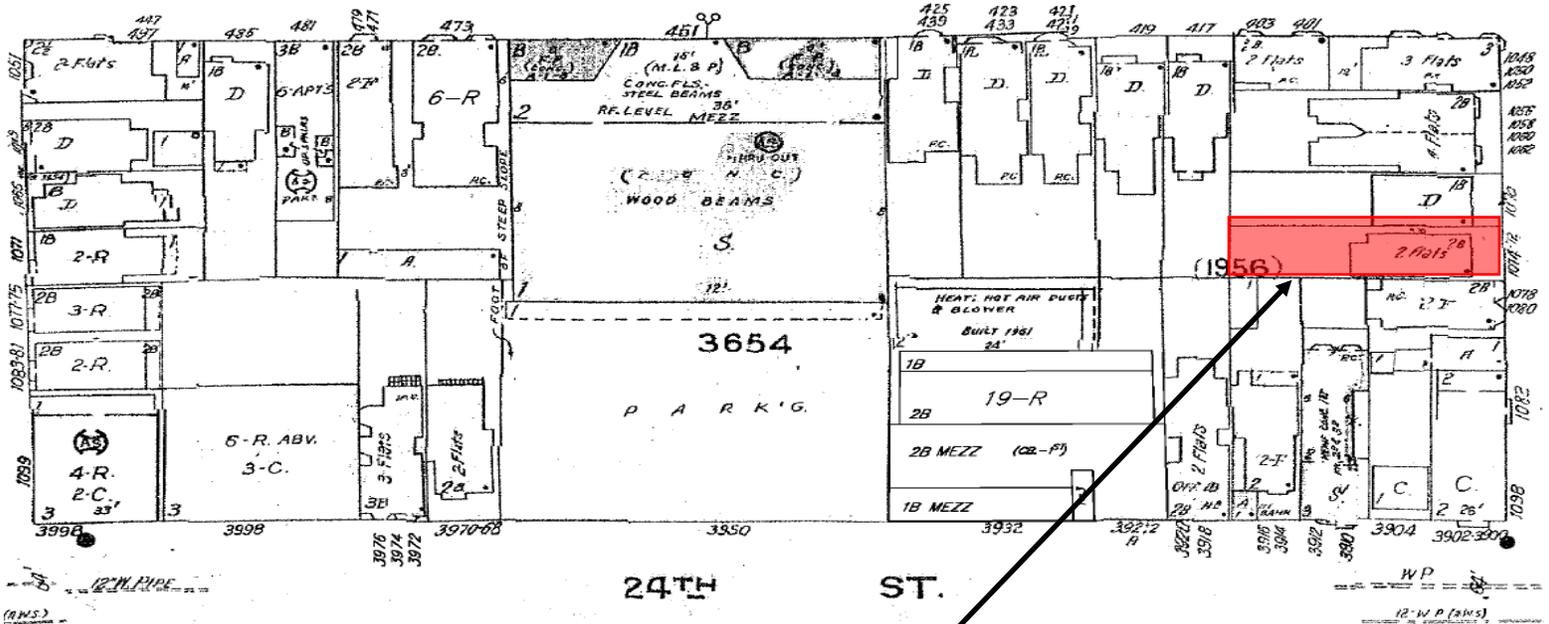


Dwelling Unit Merger DR Hearing
Case Number 2013.1001DV
1072-1074 Sanchez Street

Sanborn Map



ELIZABETH 64' wide

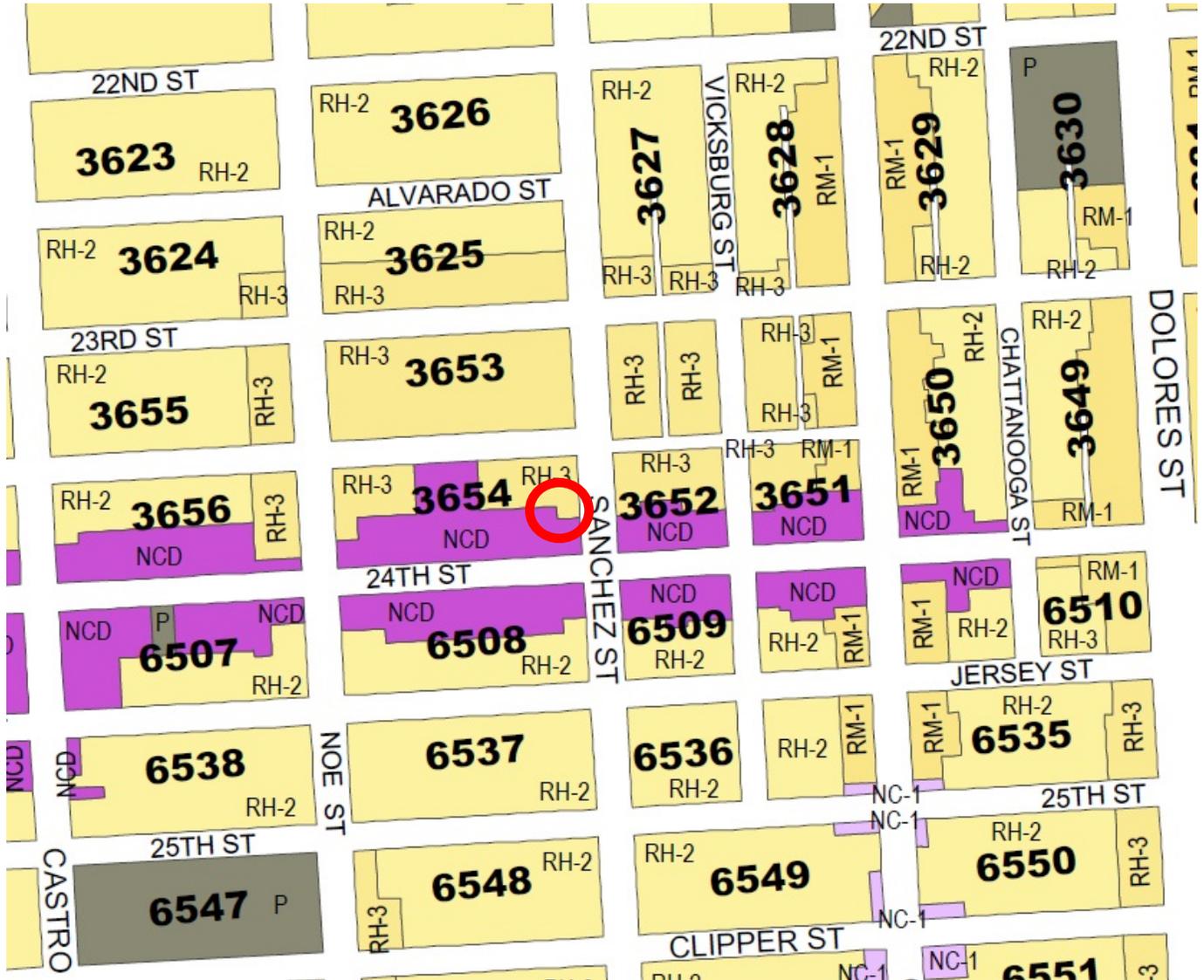


SUBJECT PROPERTY



Dwelling Unit Merger DR Hearing
 Case Number 2013.1001DV
 1072-1074 Sanchez Street

Zoning Map



Dwelling Unit Merger DR Hearing
Case Number 2013.1001DV
1072-1074 Sanchez Street

Aerial Photo

View Looking North

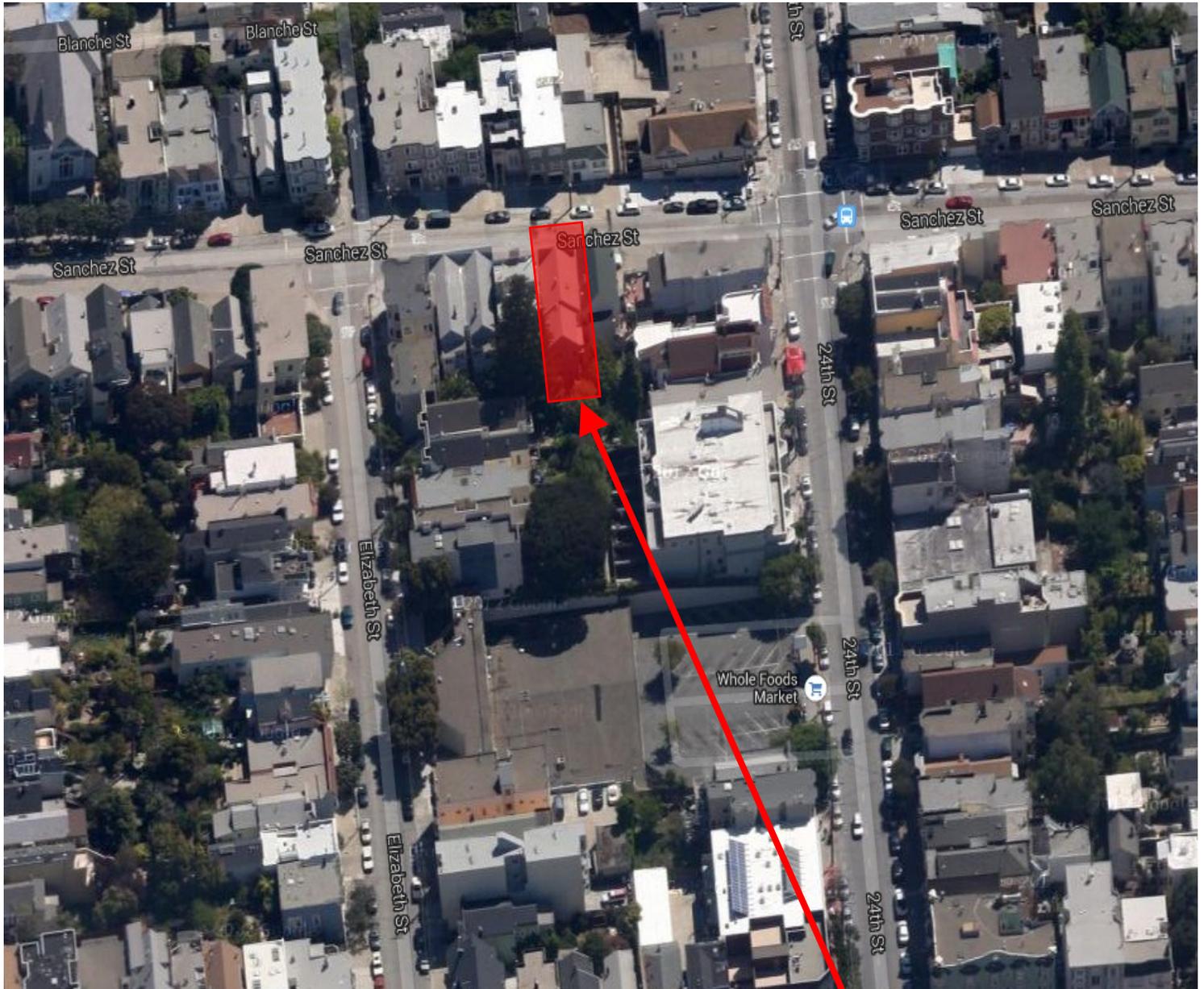


PROJECT SITE

Dwelling Unit Merger DR Hearing
Case Number 2013.1001DV
1072-1074 Sanchez Street

Aerial Photo

View Looking East



PROJECT SITE

Dwelling Unit Merger DR Hearing
Case Number **2013.1001DV**
1072-1074 Sanchez Street

Aerial Photo

View Looking West



PROJECT SITE

Dwelling Unit Merger DR Hearing
Case Number **2013.1001DV**
1072-1074 Sanchez Street

Aerial Photo

View Looking South



SUBJECT PROPERTY

Dwelling Unit Merger DR Hearing
Case Number **2013.1001DV**
1072-1074 Sanchez Street

Site Photo – Subject Front



Dwelling Unit Merger DR Hearing
Case Number **2013.1001DV**
1072-1074 Sanchez Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 21, 2013**, the Applicant named below filed Building Permit Application No. **2013.1021.9769** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1072-1074 Sanchez Street	Applicant:	Bonnie Bridges, AIA
Cross Street(s):	Elizabeth and 24th Street	Address:	921 Larkin Street
Block/Lot No.:	3654/004	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 241-7161

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Roof Modification	<input checked="" type="checkbox"/> Horizontal Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Three Family Dwelling	Two Family Dwelling
Front Setback	+/- 6 feet	No Change
Side Setbacks	+/- 3 feet	No Change
Building Depth	+/- 75 feet	+/- 71 feet
Rear Yard	+/- 7 feet	+/- 11 feet
Building Height	+/- 38 feet	No Change
Number of Stories	3	No Change
Number of Dwelling Units	3	2
PROJECT DESCRIPTION		
<p>The building permit application is for a Dwelling Unit Merger to go from three dwelling units to two dwelling units. The project requires a Discretionary Review (Case# 2013.1001D) which will be heard before the Planning Commission on Thursday, December 12, 2013, beginning at 12:00 p.m. or later in City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place. The proposal also includes removing a rear staircase and replacing it with a second floor balcony at the rear of the dwelling. Additionally, the proposal includes a horizontal addition/infill at the rear of the dwelling on the first and second floors. Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of approximately 21 feet based on the average of adjacent structures. The proposed infill and balcony would encroach approximately 10 feet into the required rear yard and result in a rear setback of approximately 11 feet; therefore, the project requires a variance from the rear yard requirement of the Planning Code. The Variance request (Case# 2013.1001V) will be heard before the Zoning Administrator on Thursday, December 12, 2013, beginning at 12:00 p.m. or later in City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place. This notice will also cover the Variance hearing notification. See attached plans.</p>		

For more information, please contact Planning Department staff:

Planner: Casey Noel
 Telephone: (415) 575-9125
 E-mail: casey.noel@sfgov.org

Notice Date: 11/7/13
 Expiration Date: 12/7/13

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any **general questions** concerning this **application review process** may be answered by the **Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m.** Please phone the Planner listed on the reverse of this sheet with **questions specific to this project.**

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. **Call the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org** for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org**). You must submit the application to the **Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m.,** with all required materials, and a check, **for each Discretionary Review request payable to the Planning Department.** To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the decision of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.



Existing Photos - Sanchez Street (West)

SUBMITTED ON 2013 - 07 - 30

SANCHEZ - VARIANCE

MAIL 921 Larkin Street, San Francisco, CA 94109 TEL 415 241 7160 FAX 415 241 7164 WWW boorbridges.com BOOR BRIDGES ARCHITECTURE



1063-1065 Sanchez Street
across the street from 1056-1062 Sanchez St



1067 Sanchez Street
across the street from 1068-1070 Sanchez St



1071-1073 Sanchez Street
across the street from 1072-1074 Sanchez St



1077 Sanchez Street
across the street from 1078-1080 Sanchez St

Existing Photos - Sanchez Street (East)

SUBMITTED ON 2013 - 07 - 30



Front Elevation
facing Sanchez Street

Existing Photos - 1072-1074 Sanchez Street

SUBMITTED ON 2013 - 07 - 30



Rear Elevation
facing rear patio

SANCHEZ - VARIANCE

MAIL 921 Larkin Street, San Francisco, CA 94109 TEL 415 241 7160 FAX 415 241 7164 WWW boorbridges.com BOOR BRIDGES ARCHITECTURE



Block 3654
aerial view between Noe & Sanchez / 24th & Elizabeth St



Exterior Southwest corner
looking East



Exterior Southwest corner
looking East

Existing Photos - 1072-1074 Sanchez Street

ADDITIONAL SUBMISSION ON 2013 - 12 - 03

December 2, 2013

Mr. Casey Noel
Planner – Southwest Quadrant
Planning Department, City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: Proposed Project at 1072-1074 Sanchez Street (Block/Lot 3654/004)
Variance Case # 2013.1001V / Account # 20132795**

Dear Mr. Noel,

As neighbors we are responding to the Variance posting for 1072-1074 Sanchez Street. We met with the Owners of the property (Susan Choe and Tom Tobiason) and discussed their proposed plans. We feel that the proposed design addresses our concerns. Specifically, we would like to address the infill under the existing 3rd floor of the Southwest portion of the property as well as the changes to the West or rear façade and rear yard.

We feel that the proposed infill on the south side would be better than the existing conditions as the infilling will help the structure to be more sound and less unstable than it seems now.

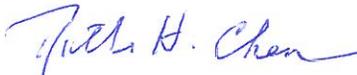
Furthermore, the proposed changes to the West or rear façade and the rear yard of the property pose no concern as they face an open backyard. The planned rear façade will also be similar to what their neighbors to the north have in their rear yard and is therefore not a concern.

Please take this letter as an indication of our support for the proposed project. We reserve the right to review the project again upon receiving the official notification documents should there be any changes that might be of concern.

Sincerely,



Michael M Chen,
Professor of Mechanical Engineering (Emeritus)
University of Michigan, Ann Arbor, MI.



Ruth H. Chen

Residence:
1060 Sanchez Street
San Francisco, CA 94114

ABBREVIATIONS

# - NUMBER OR POUND	ID - INSIDE DIAMETER
& - AND	IN - INCH
(E) - EXISTING	INSUL - INSULATION
@ - AT	INT - INTERIOR
+/- - PLUS OR MINUS	ISO - ISOLATION
< - LESS THAN	JAN - JANITOR
> - GREATER THAN	JB - JUNCTION BOX
AB - ANCHOR BOLT	JST - JOIST
ABV - ABOVE	JT - JOINT
AC - ASPHALTED CONCRETE	LAB - LABORATORY
ACT - ACOUSTICAL CLG TILE	LB - POUND
AD - AREA DRAIN	LBS - POUNDS (WEIGHT)
ADD - ADDENDUM	LN - LINEAR
ADDL - ADDITIONAL	LOC - LOCATION OR LOCATE
ADJ - ADJUSTABLE	LT - LIGHT
ADJ - ADJACENT	LTG - LIGHTING
ADMIN - ADMINISTRATION	M - MIDDLE
APF - ABOVE FINISH FLOOR	MAN - MANUAL
ALT - ALTERNATE	MATL - MATERIAL
ALUM - ALUMINUM	MAX - MAXIMUM
AMEND - AMENDMENT	MECH - MECHANICAL
AP - ACCESS PANEL	MEMB - MEMBRANE
APROX - APPROXIMATE	MEZZ - MEZZANINE
ARCH - ARCHITECT	MFR - MANUFACTURER
AUTO - AUTOMATIC	MN - MINIMUM
BFE - BOTTOM FOOTING ELEV	MIR - MIRROR
BIT - BITUMINOUS	MISC - MISCELLANEOUS
BKT - BRACKET	MONO - MONOLITHIC
BLDG - BUILDING	MTD - MOUNTED
BLKG - BLOCKING	MTL - METAL
BLW - BELOW	MULL - MULLION
BM - BEAM	NA - NOT APPLICABLE
BO - BY OWNER	NIC - NOT IN CONTRACT
BOT - BOTTOM	NO - NUMBER
BSMT - BASEMENT	NOM - NOMINAL
BTWN - BETWEEN	NRIC - NOISE REDUCTION COEF.
CAB - CABINET	NT - NOTE
CANTL - CANTILEVER	NTS - NOT TO SCALE
CCTV - CLOSED CIRCUIT TV	OC - ON CENTER
CJT - CONTROL JOINT	OD - OUTSIDE DIAMETER
CL - CENTER LINE	OFF - OFFICE
CLG - CEILING	OH - OVERHEAD
CLR - CLEAR	OPP - OPPOSITE
CO - CASSED OPENING	PART - PARTITION
COL - COLUMN	PED - PEDESTAL
CONC - CONCRETE	PL - PROPERTY LINE
CONF - CONFERENCE	PLAM - PLASTIC LAMINATE
CONST - CONSTRUCTION	PLT - PLATE
CONT - CONTINUOUS	PLWD - PLYWOOD
CONTR - CONTRACTOR	PRELIM - PRELIMINARY
COORD - COORDINATE	PRESS - PRESSURE
CPT - CARPET	PT - PAINT
CT - CERAMIC TILE	PVC - POLYVINYL CHLORIDE
CTR - CENTER	R - RADIUS
CTSK - COUNTER-SUNK/SINK	REC - RECESSED
CW - COLD WATER	REF - REFERENCE
D - DEPTH OR DEEP	REFR - REFRIGERATOR
DEG - DEGREE(S)	REG - REGISTER
DEMO - DEMOLITION	REIN - REINFORCE-ED-ING
DEPT - DEPARTMENT	REM - REMOVE
DF - DRINKING FOUNTAIN	REQD - REQUIRED
DM - DIAMETER	RET - RETAINING
DMD - DIAGONAL	REV - REVISE/REVISION
DIA - DIMENSION	RH - ROOF HATCH
DIST - DISTRIBUTION	RM - ROOM
DN - DOWN	RO - ROUGH OPENING
DR - DOOR	RS - RISER
DS - DOWNSPOUT	RWL - RAIN WATER LEADER
DW - DISHWASHER	SCHED - SCHEDULE
DWG - DRAWING	SD - SHOWER DRAIN
EA - EACH	SECT - SECTION
EJ - EXPANSION JOINT	SECY - SECRETARY
ELEC - ELECTRICAL	SF - SQUARE FOOT
ELEV - ELEVATION	SH - SHEET
EMERG - EMERGENCY	SHG - SHEATHING
EQ - EQUAL	SHWR - SHOWER
EQUIP - EQUIPMENT	SM - SIMILAR
EXT - EXTERIOR	SLNT - SEALANT
FA - FIRE ALARM	SM - SURFACE MOUNTED
FD - FLOOR DRAIN	SPEC - SPECIFICATIONS
FDN - FOUNDATION	SS - SQUARE
FE - FIRE EXTINGUISHER	SS - STAINLESS STEEL
FH - FIRE HOSE	ST - STREET
FIN - FINISH	STC - SOUND TRANSMISSION
FKT - FIXTURE	STD - STANDARD
FL - FLOOR	STL - STEEL
FLASH - FLASHING	STN - STONE
FLOOR - FLUORESCENT	STOR - STORAGE
FRMG - FRAMING	STRUCT - STRUCTURAL
FRN - FURNACE	SUPV - SUPERVISOR
FT - FOOT/FEET	SUSP - SUSPENDED
FTG - FOOTING	SW - SWITCH
FURN - FURNITURE	SWD - SOFTWOOD
FURN - FURRING	SYM - SYMMETRICAL
FUTR - FUTURE	TAN - TANGENT
GA - GAUGE	TEL - TELEPHONE
GAL - GALLONS	TEMP - TEMPERATURE
GALV - GALVANIZED	TG - TONGUE & GROOVE
GB - GRAB BAR	THRES - THRESHOLD
GEN - GENERAL	TR - TREAD
GL - GLASS	TRANS - TRANSFORMER
GRL - GUARD RAIL	TV - TELEVISION
GWB - GYPSUM WALL BOARD	TYP - TYPICAL
H - HEIGHT/HIGH	UNO - UNLESS NOTED OTHERWISE
HB - HOSE BIB	UTI - UTILITY
HC - HOLLOW CORE	VENT - VENTILATION
HDOP - HANDICAP	VERT - VERTICAL
HDR - HEADER	VEST - VESTIBULE
HDW - HARDWARE	W - WIDTH/WIDE
HM - HOLLOW METAL	WI - WROUGHT IRON
HORIZ - HORIZONTAL	WO - WITHOUT
HR - HANDRAIL	WC - WATER CLOSET
HT - HEIGHT	WD - WOOD
HTR - HEATER	WH - WATER HEATER
HVAC - HEATING/VENTILATING	WIN - WINDOW
HW - HOT WATER	WT - WEIGHT
HWD - HARDWOOD	YD - YARD

GENERAL NOTES

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.E.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATIONS IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.
- THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.
- DETAILS ARE USUALLY KEIED ONCE ON THE PLANS OR ELEVATIONS, AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.
- ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.
- BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMANS COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.
- ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT ANY MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH THE 1997 UNIFORM BUILDING CODE.
- THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INTERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, AND RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.
- A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.
- ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.
- COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ADJUTING, ADJOINING, OVERLAPPING AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING AND SEALING AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND FROM THE SITE. HE SHALL DIRECT, SCHEDULE AND MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTORS.
- ALL MATERIALS AND FINISHES USED ON THE PROJECT SHALL BE NEW AND FREE OF DEFECTS OR DAMAGE, U.N.O.
- ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONING STANDARDS:
A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL AND DO NOT INCLUDE FINISH MATERIALS, U.N.O.
B. DIMENSIONS NOTED AS CLEAR OR 'CLR' MUST BE PRECISELY MAINTAINED AND SHALL INCLUDE APPLIED FINISH MATERIALS.
C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS +/-.
D. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, U.N.O.
E. DIMENSIONS MARKED AS 'A.F.F.' ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.
F. DO NOT SCALE DRAWINGS. IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING AND COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.
- DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.
- INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE AND WELL MANNER.
- DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, AND STONE TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SHEET SYMBOLS

	DETAIL REFERENCE
	EXTERIOR ELEVATIONS
	INTERIOR ELEVATIONS
	BUILDING/WALL SECTION
	ROOM DESCRIPTION
	PARTITION TYPE
	ENLARGED REFERENCE
	WINDOW TYPE
	REVISION
	DOOR NUMBER
	ELEVATION ABOVE DATUM
	SHEET NOTE
	KEY NOTE
	GRID LINES
	FLOOR FINISH
	LEVEL CHANGE
	POINT OF EGRESS

LEGEND

	WALL TO REMAIN
	WALL TO BE DEMOLISHED
	NEW WALL
	DOOR TO REMAIN
	DOOR TO BE REMOVED
	NEW DOOR OPENING
	WINDOW TO REMAIN
	WINDOW TO BE REMOVED
	NEW WINDOW OPENING

APPLICABLE CODES

PROJECT SHALL COMPLY WITH 2010 CBC, CMC, CEC, CPC AS AMENDED BY THE CITY OF SAN FRANCISCO

PROJECT SHALL COMPLY WITH 2012 TITLE 24 ENERGY REQUIREMENTS AND ALL MANDATORY MEASURES

PROJECT INFO.

PROJECT ADDRESS	1072-1074 SANCHEZ STREET SAN FRANCISCO, CA 94114
ASSESSORS PARCEL #	BLOCK 3654 / LOT 004
OCCUPANCY/ ZONING	R3/ RH-3
CONSTRUCTION TYPE	V-B

INDEX

- ARCHITECTURAL
- A0.0 - GENERAL NOTES / INDEX
 - A1.1 - SITE & ROOF PLANS
 - A2.1 - EXISTING FLOOR PLANS
 - A2.2 - PROPOSED FLOOR PLANS
 - A4.1 - EXISTING EXTERIOR ELEVATIONS
 - A4.2 - EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A4.3 - PROPOSED EXTERIOR ELEVATIONS
 - A4.4 - EXISTING & PROPOSED SECTIONS
 - A4.5 - PROPOSED SECTIONS
 - A5.1 - DOOR & WINDOW SCHEDULES

CONTACT INFO.

OWNERS
SUSAN CHOE & TOM TOBIASON
1074 SANCHEZ STREET
SAN FRANCISCO, CA 94114
650-575-8816

ARCHITECT
BOOR BRIDGES ARCHITECTURE, INC.
921 LARKIN STREET
SAN FRANCISCO, CA 94109
BONNIE BRIDGES: (415) 241-7161

CONTRACTOR

STRUCTURAL ENGINEER
INGRAHAM-DEJESSE ASSOCIATES
1629 TELEGRAPH AVENUE, STE. 300
OAKLAND, CA 94612
NELLIE INGRAHAM: 510 834-1629

SCOPE OF WORK

- INTERIOR REMODEL: CONVERT FROM 3 TO 2 UNITS
- INFILL UNDER (E) 3RD FLOOR @ SW CORNER
- LOWER GRADE +/- 8'-0" @ REAR PORTION TO CREATE ON GRADE PATIO @ GROUND FLOOR
- ADD REAR BALCONY @ 3RD FLOOR AND ACCESS TO (E) REAR YARD GRADE @ 2ND FLOOR

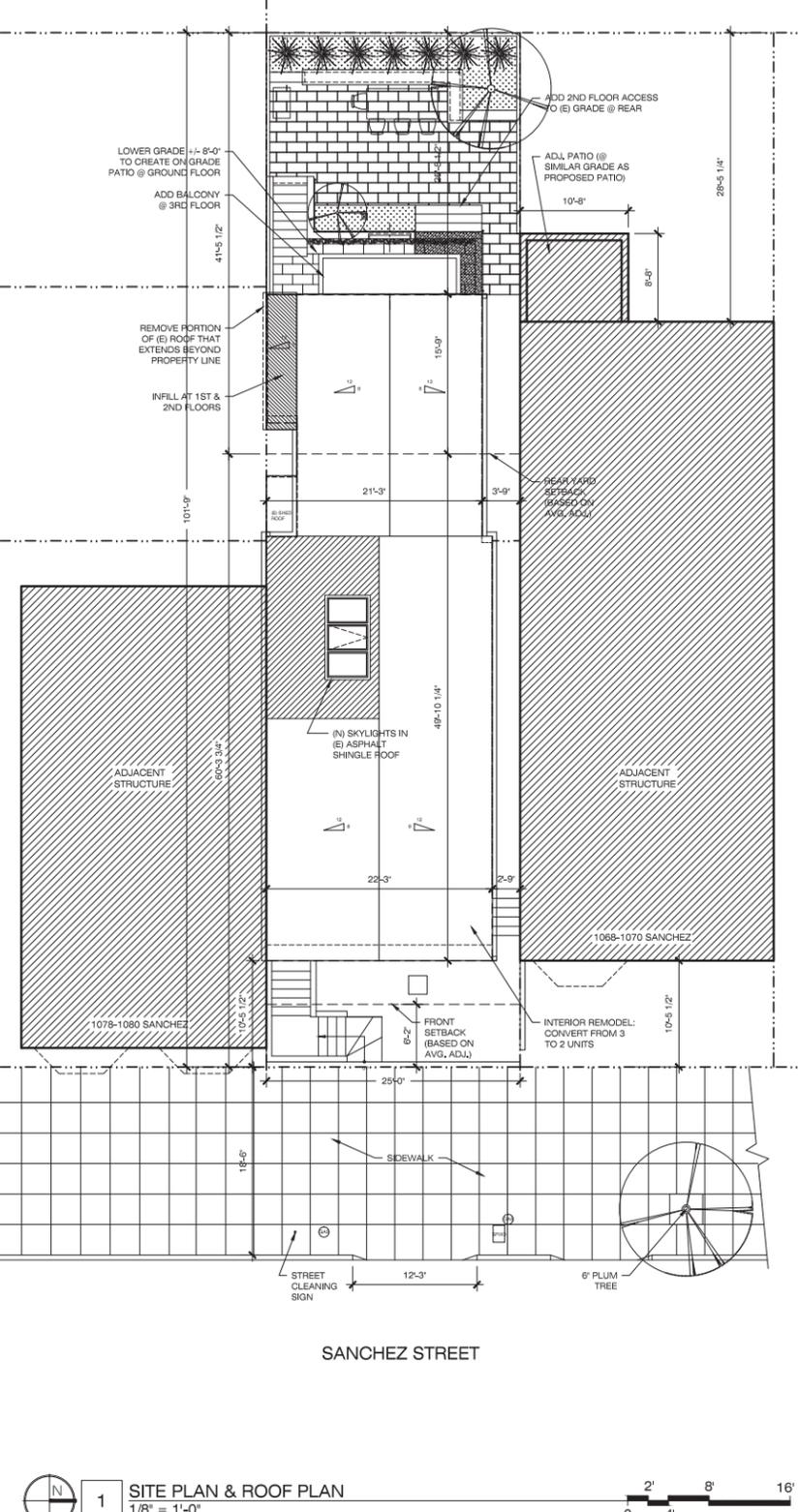
VICINITY MAP



Sanchez

1072-1074 Sanchez Street
San Francisco, CA 94114

2013/10/18 Variance Application



MAIL 921 Larkin Street
San Francisco, CA 94109

TEL 415 241 7160

FAX 415 241 7164

WWW boorbridges.com



NOT FOR CONSTRUCTION

ISSUE	2013/10/18 Variance Application
	2013/08/26 Preliminary Pricing
	2013/07/30 Site Permit Submittal
	2013/07/03 100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2013 Boor Bridges Architecture, Inc.

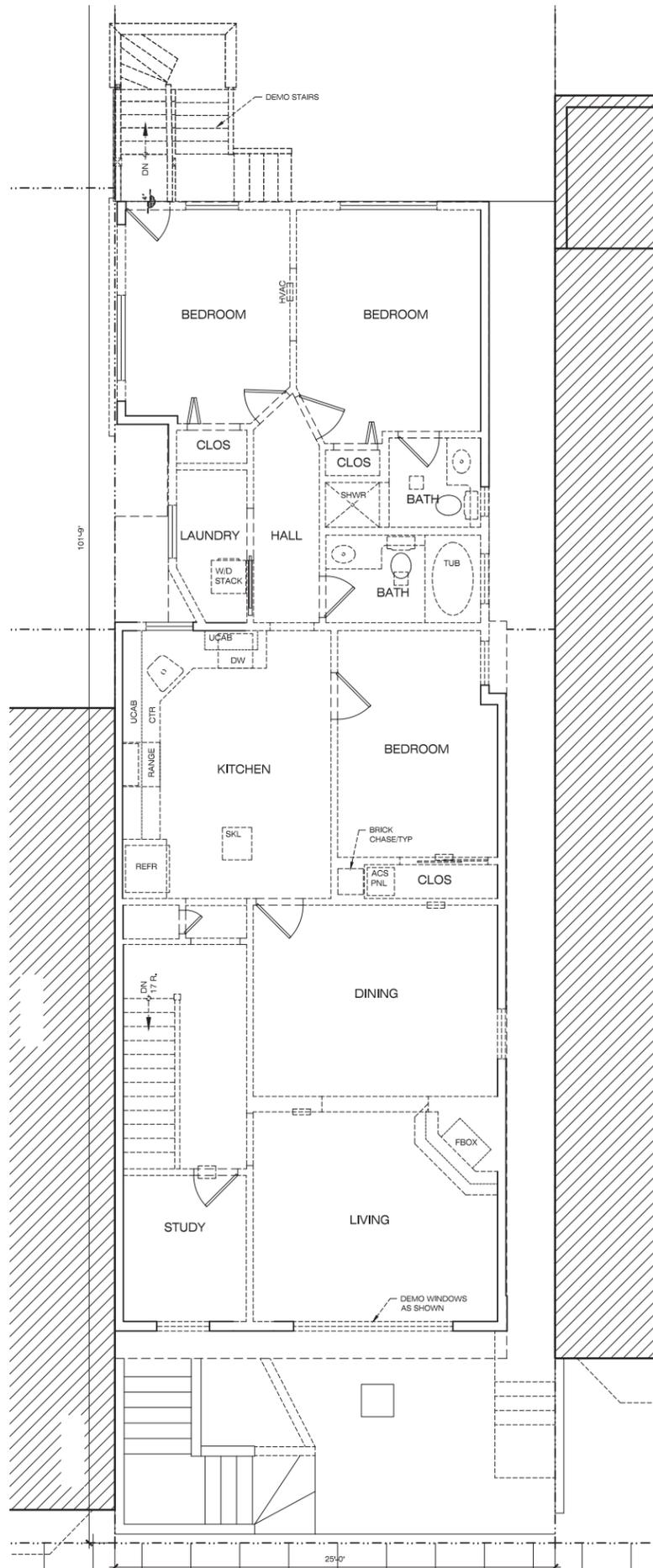
PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306

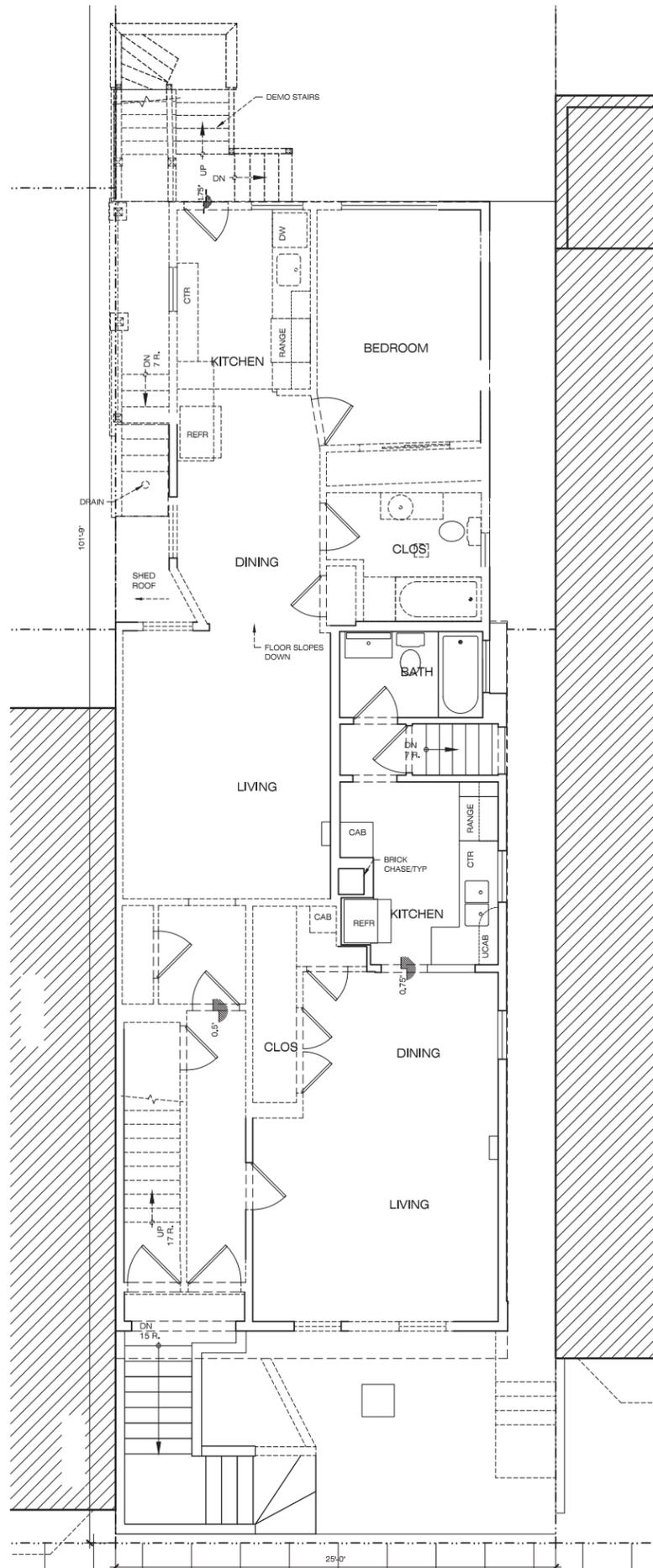
CONTACT Bonnie Bridges - 415 241 7161



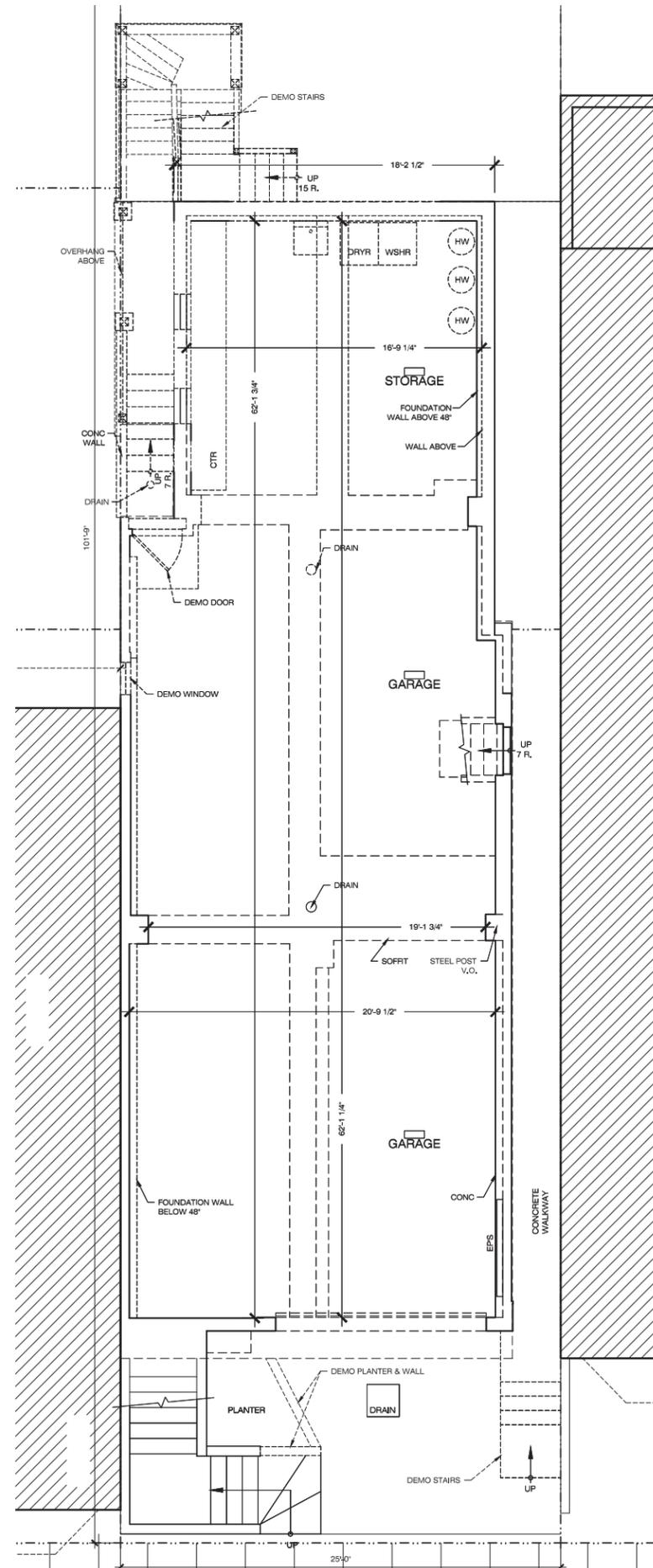
12/2/2013 2:\Projects\201306-Sanchez\DWG\2013-12-02 Planning Commission CAD\A2.1 - (E) FLOOR PLANS.dwg BECKY LAM



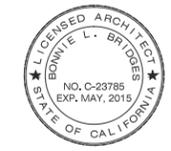
3 3RD FLOOR PLAN - EXISTING/ DEMOLITION
1/4" = 1'-0" 0 2 4 8'



2 2ND FLOOR PLAN - EXISTING/ DEMOLITION
1/4" = 1'-0" 0 2 4 8'



1 1ST FLOOR - EXISTING/ DEMOLITION
1/4" = 1'-0" 0 2 4 8'



NOT FOR CONSTRUCTION

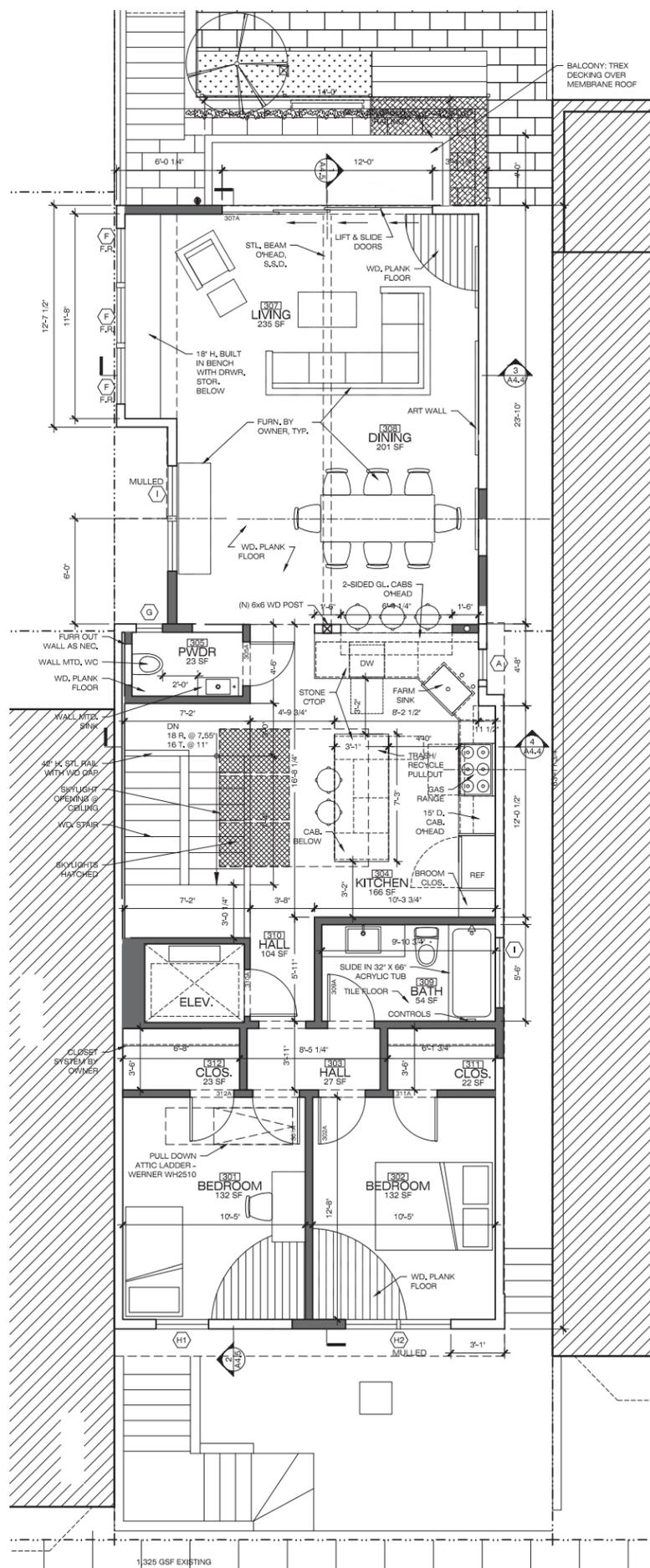
ISSUE
2013/10/18 Variance Application
2013/08/26 Preliminary Pricing
2013/07/30 Site Permit Submittal
2013/07/03 100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

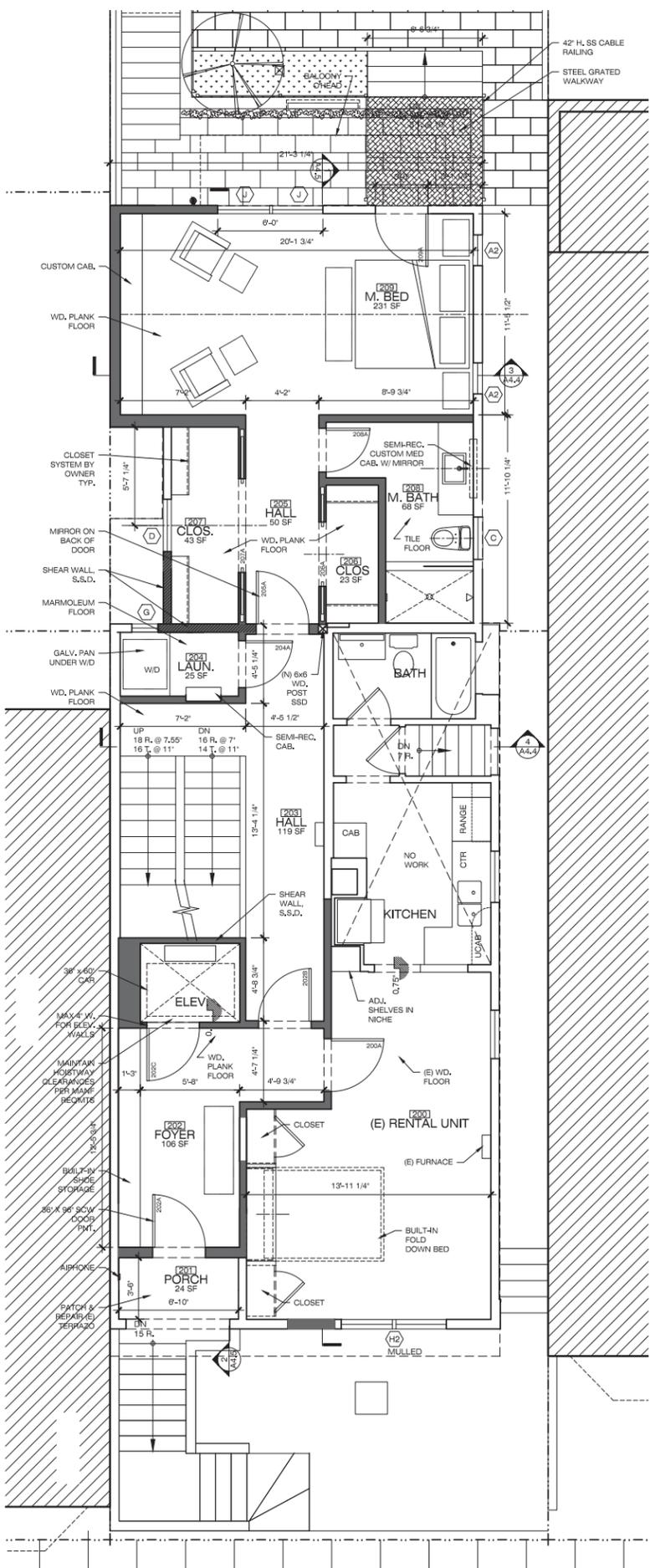
PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

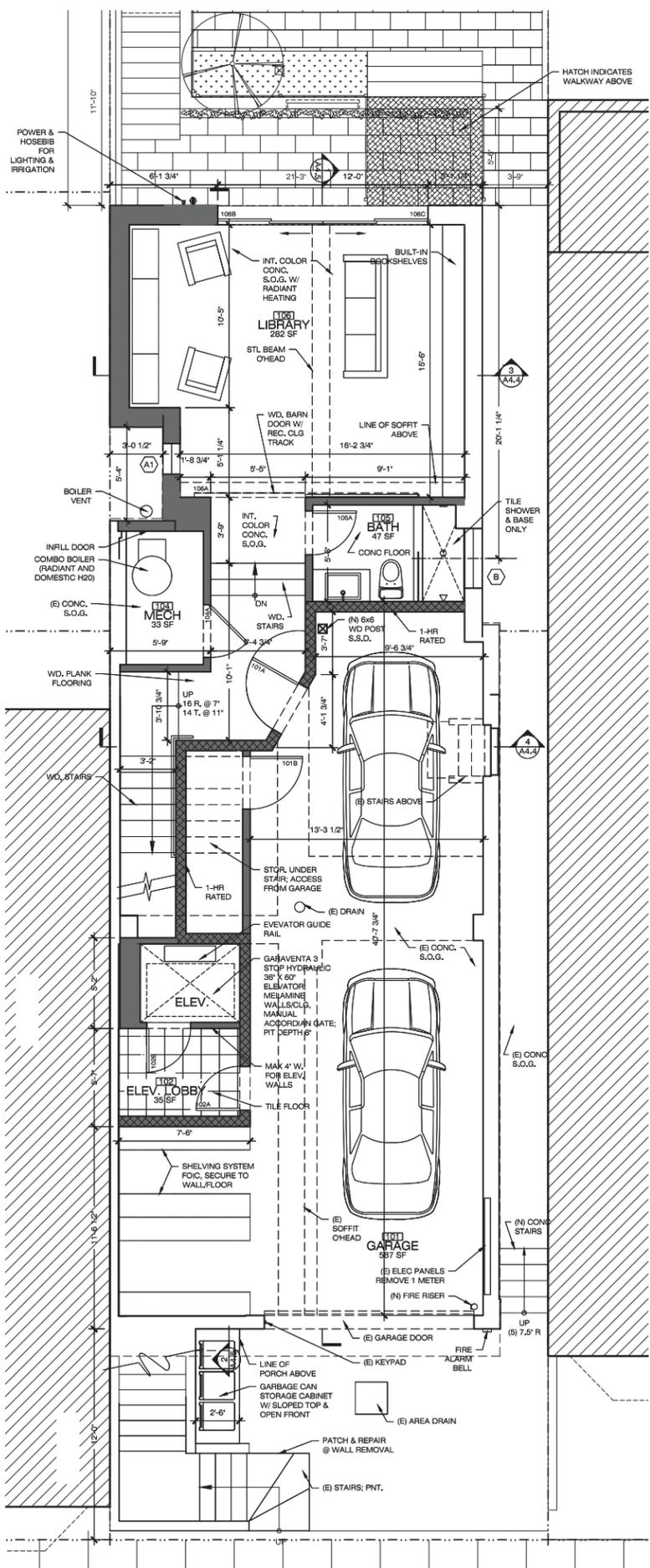
FLOOR PLANS
EXISTING/DEMOLITION



3 3RD FLOOR PLAN - PROPOSED
1/4" = 1'-0"



2 2ND FLOOR PLAN - PROPOSED
1/4" = 1'-0"



1 1ST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE
2013/10/18 Variance Application
2013/08/26 Preliminary Pricing
2013/07/30 Site Permit Submittal
2013/07/03 100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

FLOOR PLANS
PROPOSED

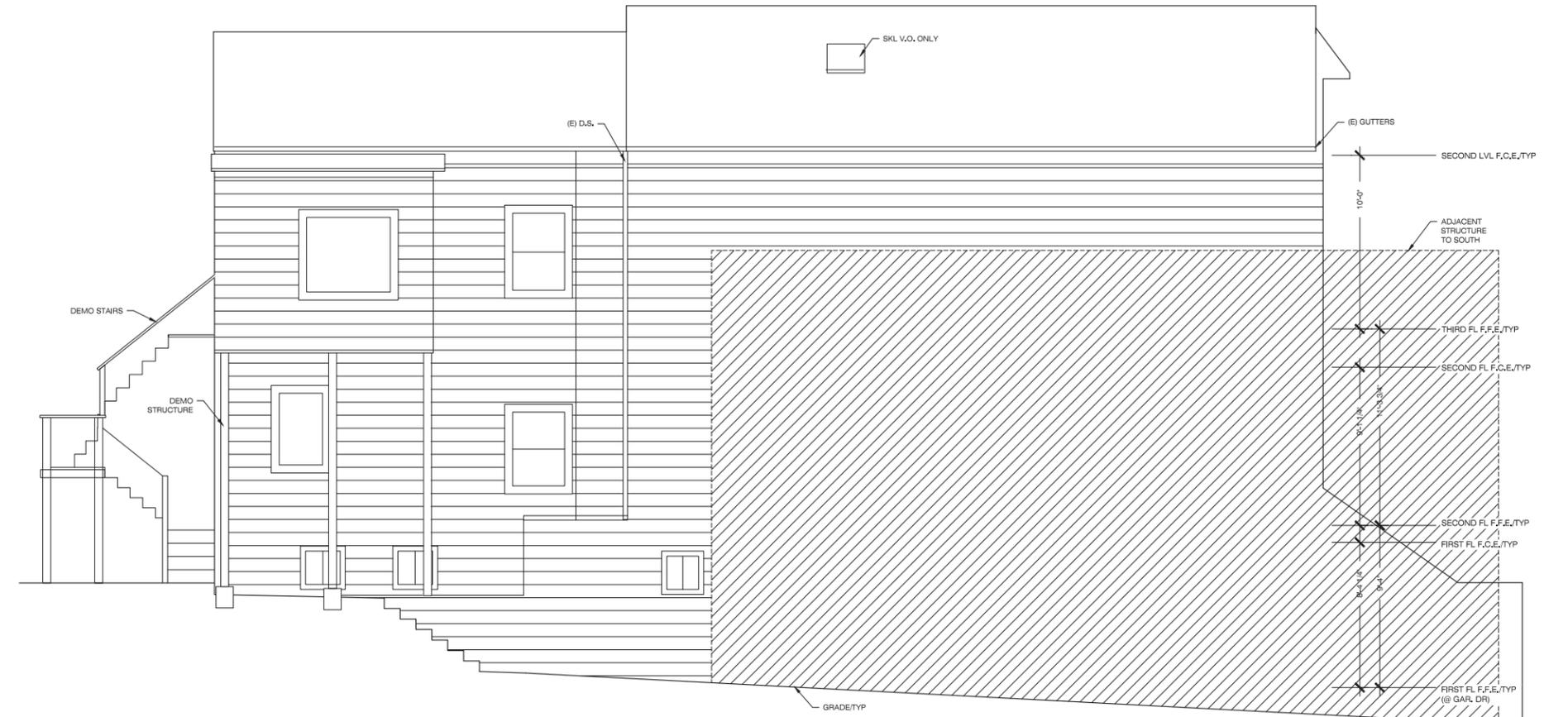
A2.2

12/2/2013 Z:\Projects\201306_Sanchez\DWG\2013-12-02 Planning Commission CAD\A2.2 - (N) FLOOR PLANS.dwg - BECKY LAM

12/2/2013 Z:\Projects\201306-Sanchez\DWG\2013-12-02 Planning Commission CAD\A4.1 - (E) EXTERIOR ELEVATIONS.dwg BECKY LAM



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



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



MAIL 921 Larkin Street
San Francisco, CA 94109
TEL 415 241 7160
FAX 415 241 7164
WWW boorbridges.com



NOT FOR CONSTRUCTION

ISSUE

2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

EXTERIOR ELEVATIONS
EXISTING

A4.1



NOT FOR CONSTRUCTION

ISSUE
2013/10/18 Variance Application
2013/08/26 Preliminary Pricing
2013/07/30 Site Permit Submittal
2013/07/03 100% SD

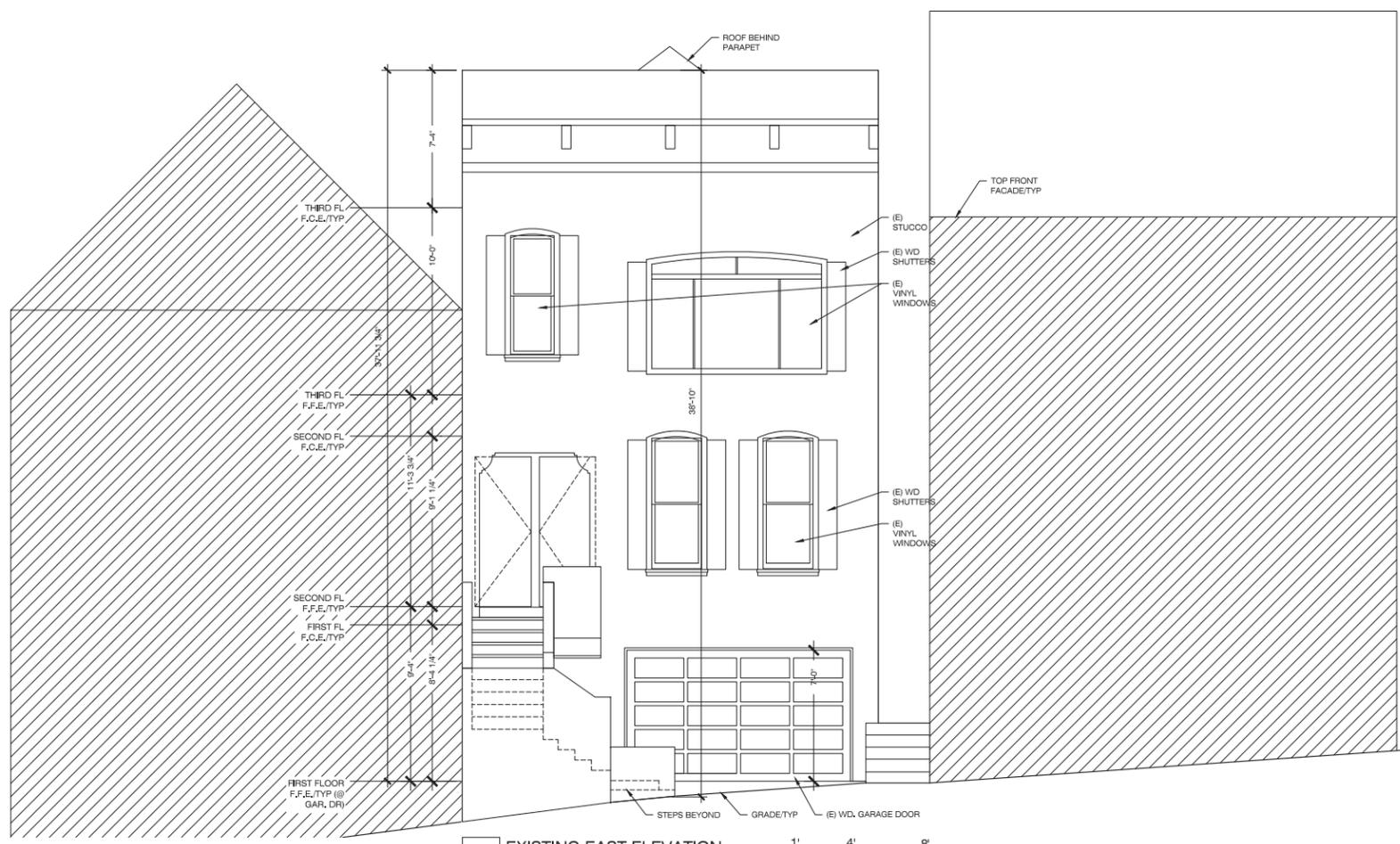
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

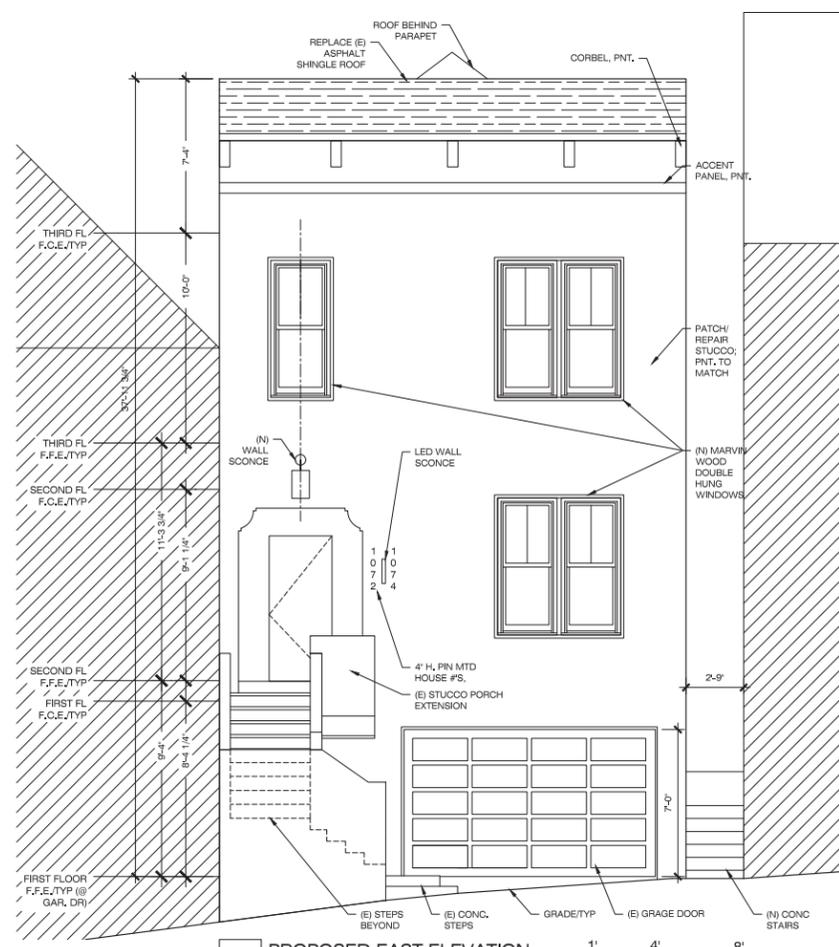
NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

**EXTERIOR ELEVATIONS
EXISTING & PROPOSED**

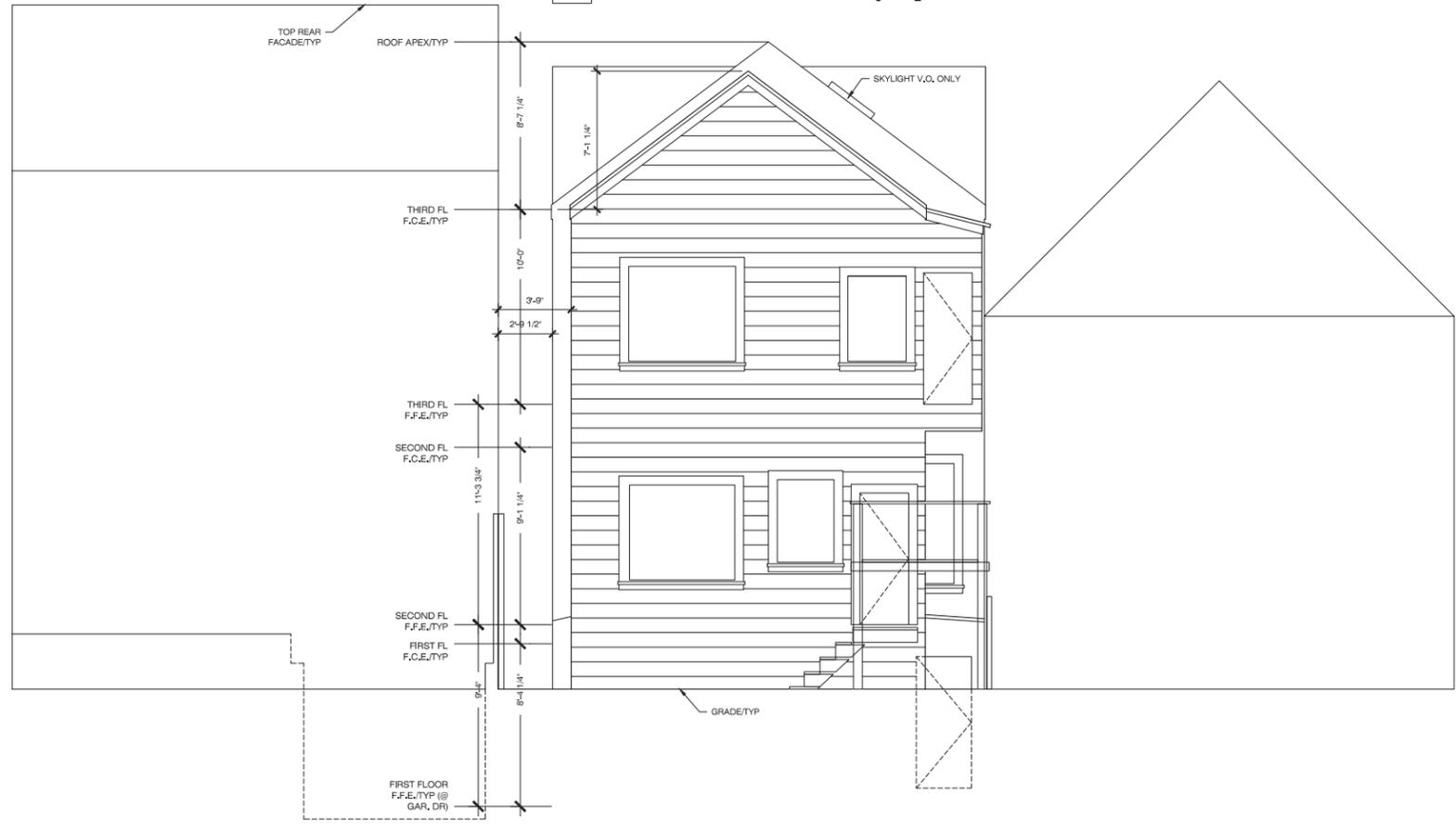
A4.2



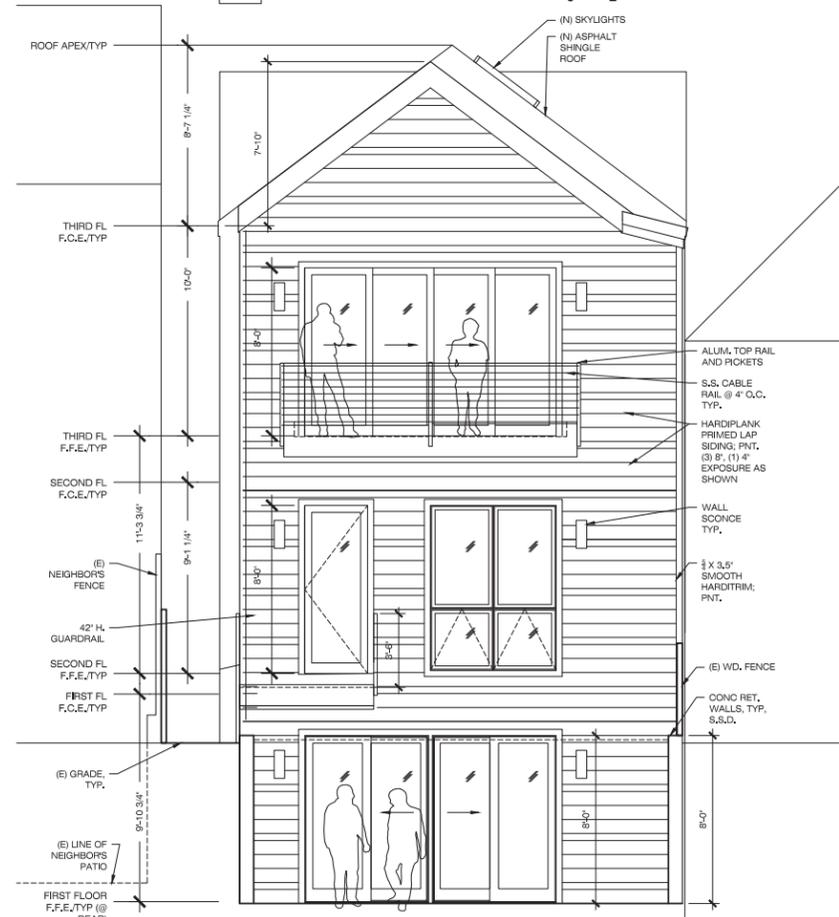
1 EXISTING EAST ELEVATION
1/4" = 1'-0"



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

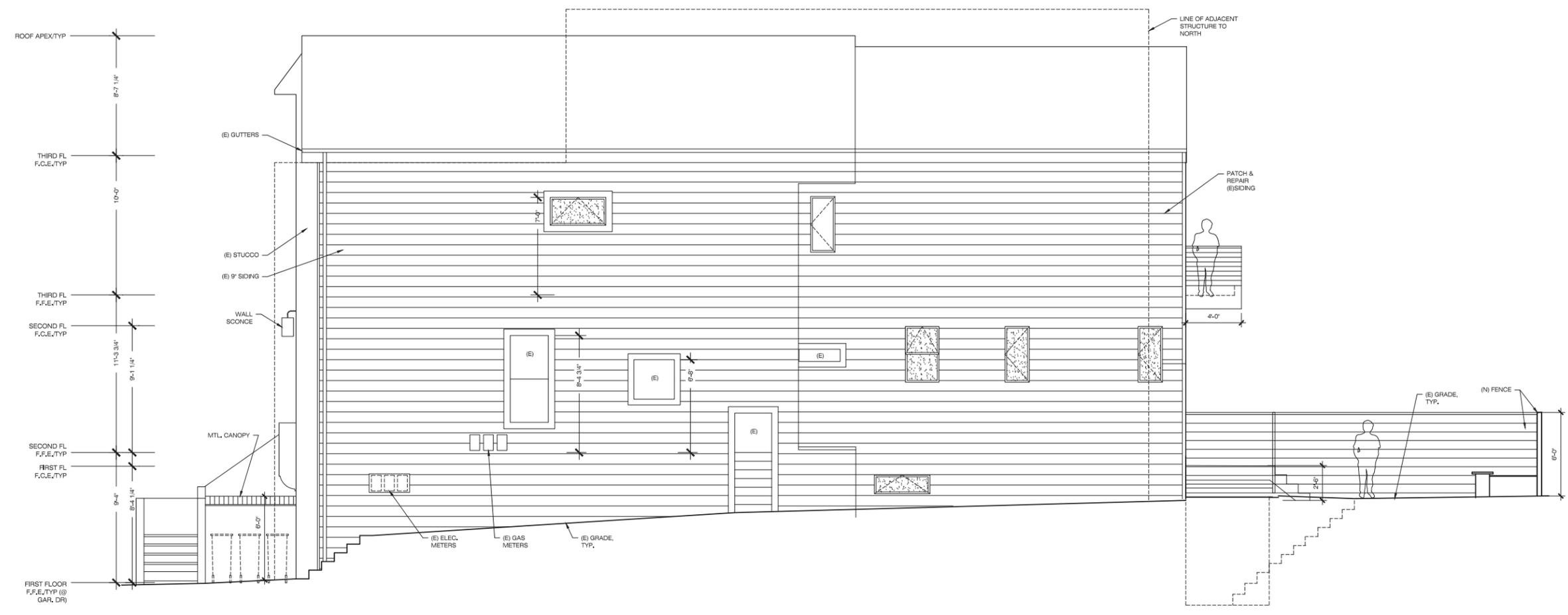


3 EXISTING WEST ELEVATION
1/4" = 1'-0"

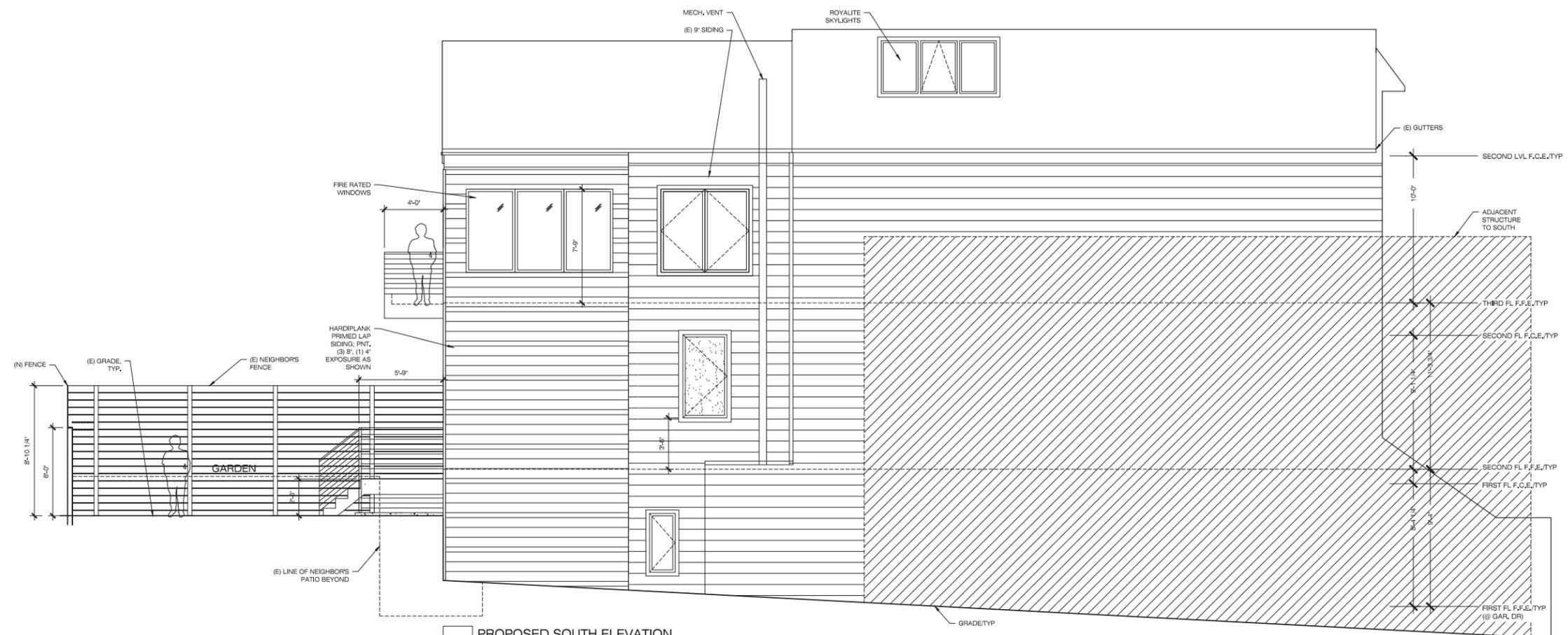


4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

12/2/2013 Z:\Projects\201306_Sanchez\DWGS\2013-12-02 Planning Commission CAD\A4.2 - (E) & (N) EXTERIOR ELEVATIONS.dwg - BECKY LAM



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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

NOT FOR CONSTRUCTION

ISSUE

2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

EXTERIOR ELEVATIONS
PROPOSED

A4.3



NOT FOR CONSTRUCTION

ISSUE

2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

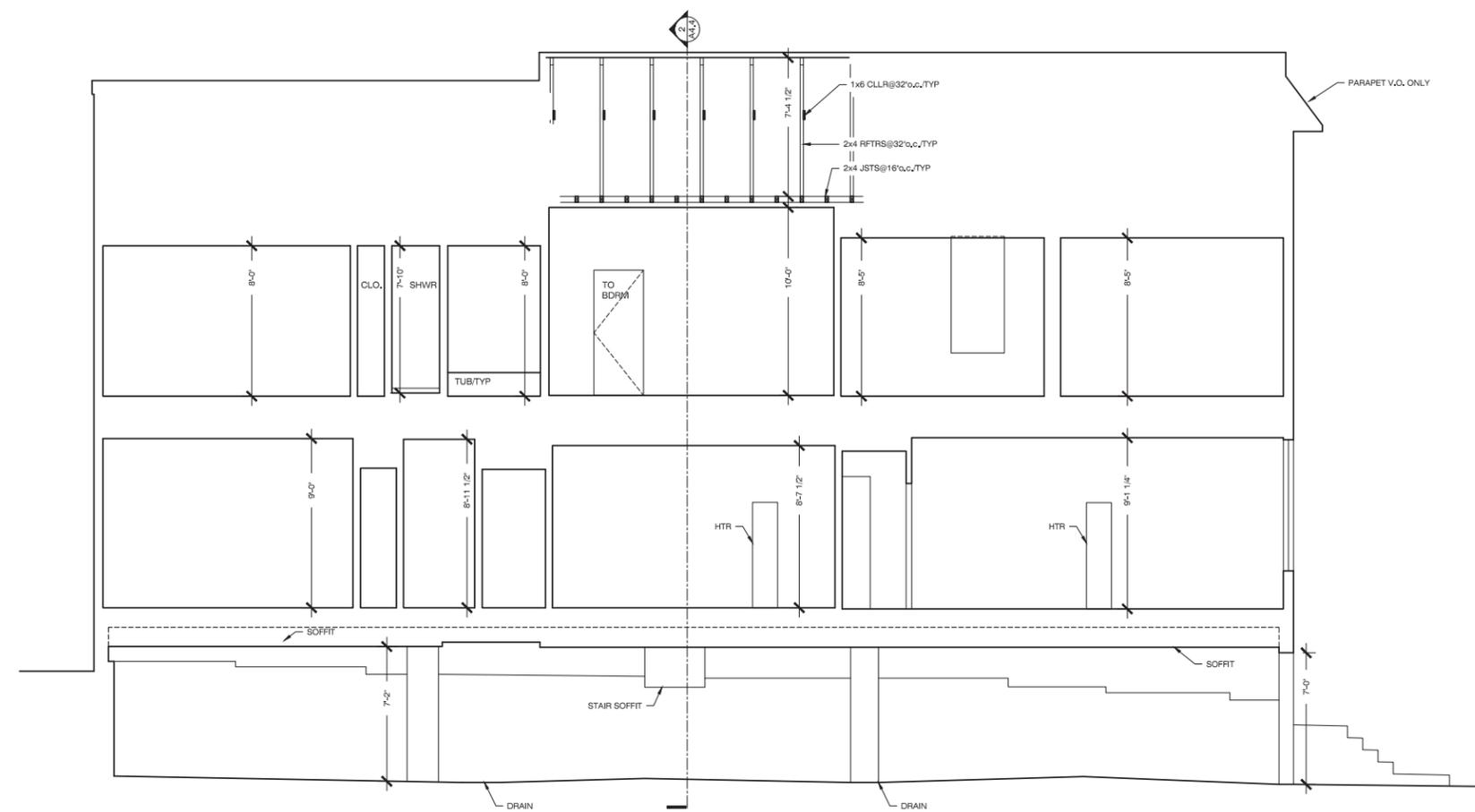
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

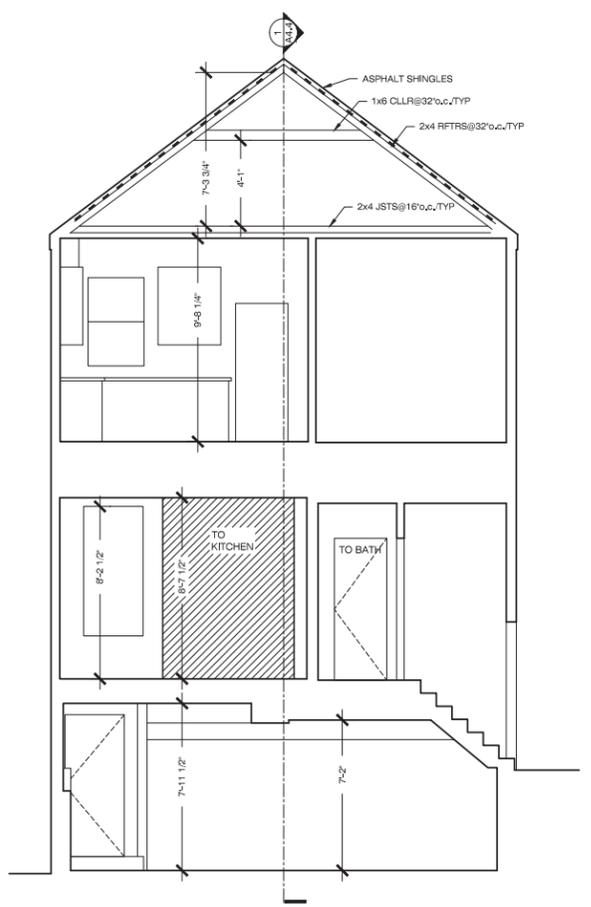
NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

SECTIONS: EXISTING & PROPOSED

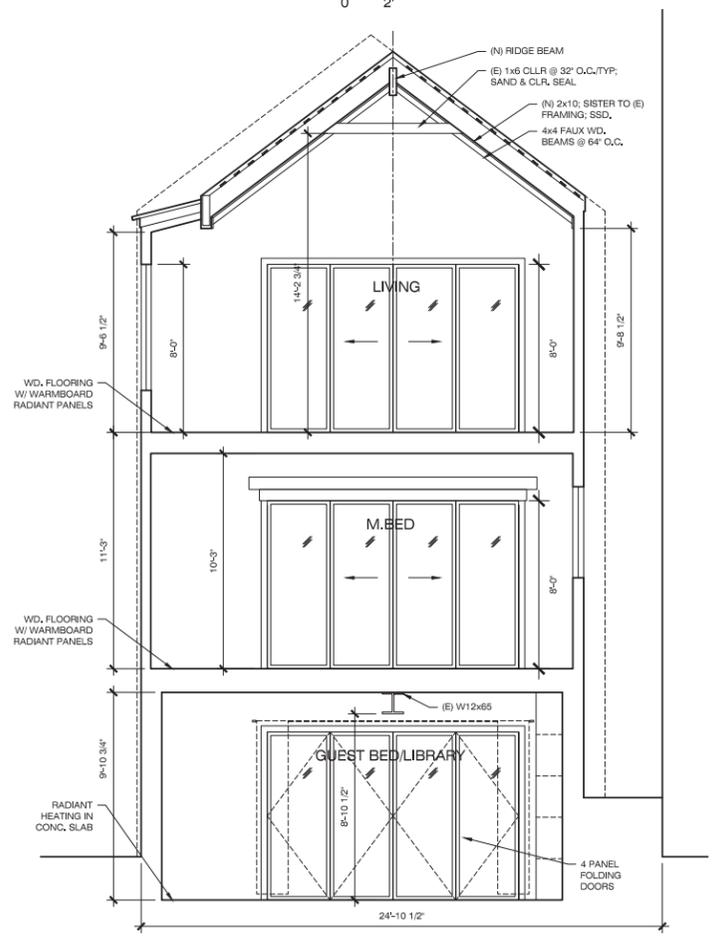
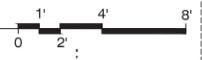
A4.4



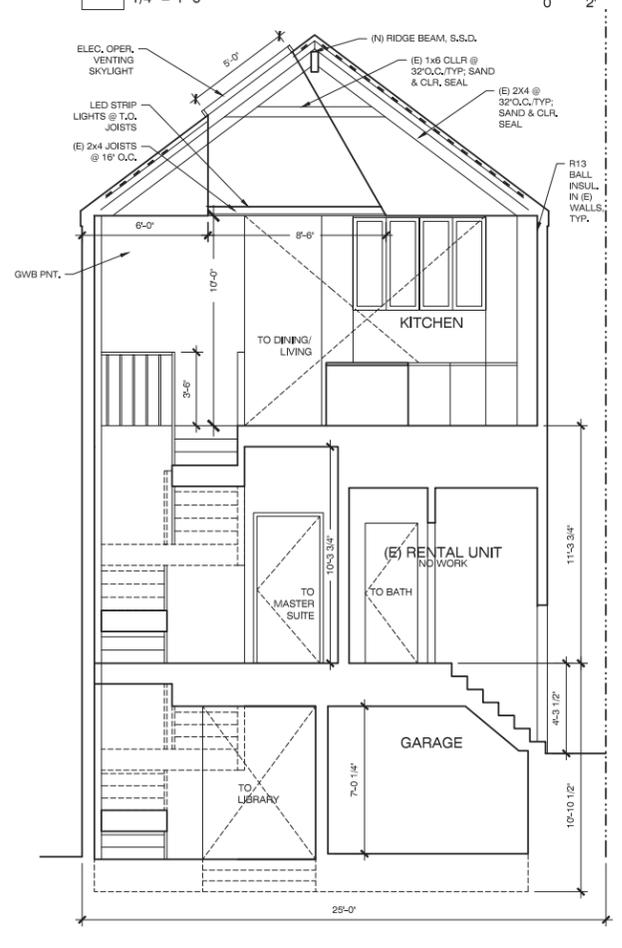
1 EXISTING SECTION LOOKING NORTH
1/4" = 1'-0"



2 EXISTING SECTION LOOKING WEST
1/4" = 1'-0"

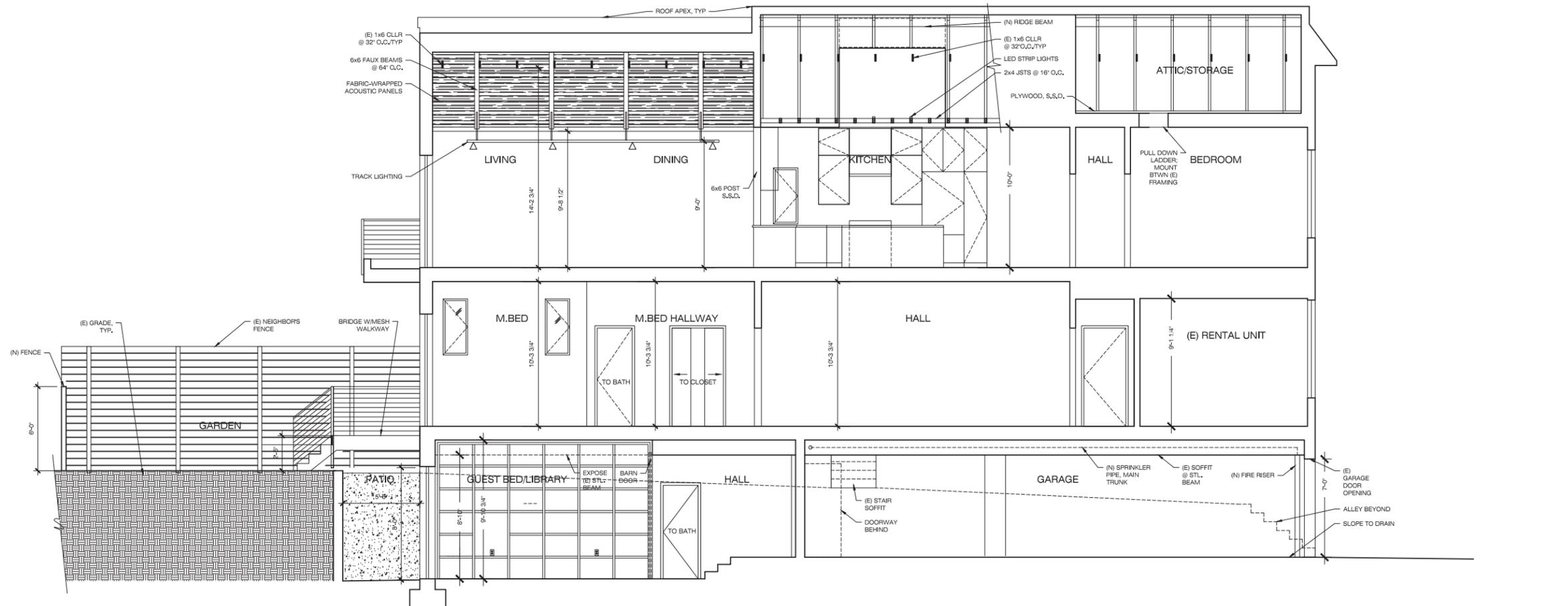


3 PROPOSED SECTION LOOKING WEST
1/4" = 1'-0"



4 PROPOSED SECTION LOOKING WEST
1/4" = 1'-0"





1 EXISTING SECTION LOOKING NORTH
1/4" = 1'-0"
0 2' 4' 8'



2 PROPOSED SECTION LOOKING SOUTH
1/4" = 1'-0"
0 2' 4' 8'

12/2/2013 Z:\Projects\201306_Sanchez\DWG\2013-12-02 Planning Commission CAD\A4.5 - (N) SECTIONS.dwg BECKY LAM

NOT FOR CONSTRUCTION

ISSUE

2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

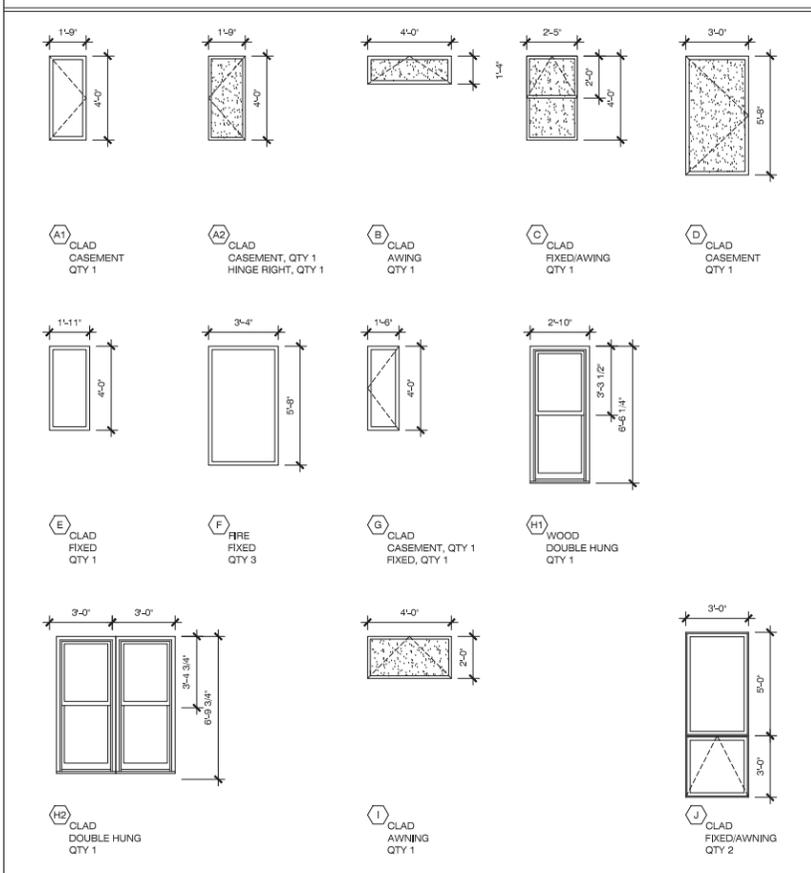
SECTIONS PROPOSED

A4.5

WINDOW SCHEDULE

WINDOW NOTES:

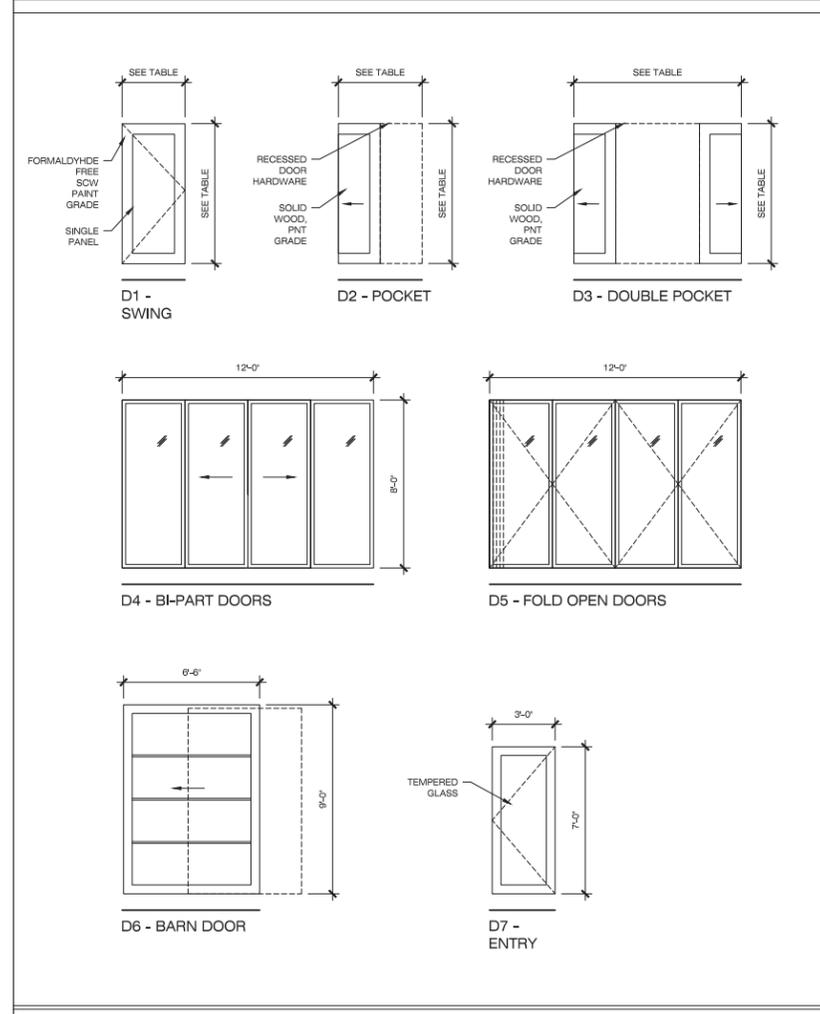
1. DIMENSIONS ARE WINDOW SIZES; CONTRACTOR TO VERIFY ROUGH OPENING.
2. WINDOWS MARKED 'CLAD' ARE MARVIN INTEGRITY - STD. SIZES; WHITE EXTERIOR, PRIMED INTERIOR, LOW E GLAZING (U,N,O.), BRUSHED CHROME WINDOW HARDWARE FINISH; WINDOW HARDWARE: DOUBLE HUNG-STD. SASH LOCK.
3. WINDOWS MARKED 'WOOD' ARE MARVIN WOOD ULTIMATE DOUBLE HUNG - WHITE EXTERIOR, PRIMED INTERIOR, LOW E GLAZING (U,N,O.), BRUSHED CHROME FINISH WINDOW HARDWARE; WINDOW HARDWARE: DOUBLE HUNG-STANDARD SASH LOCK.
4. WINDOWS MARKED 'FIRE' ARE FRELITE FIRE RATED WINDOWS - MINIMUM FIRE WINDOW ASSEMBLY RATING OF 45-MINUTES.
5. DOTTED HATCH INDICATES FROSTED PRIVACY GLASS
6. HEAD HEIGHT PER ELEVATIONS



DOOR SCHEDULE

No.	SIZE	FIRE	DOOR TYPE		FRAME TYPE		HARDWARE		
			TYPE	THICK.	MATRL.FIN.	TYPE	MATRL.FIN.	GRP.	KEY
MAIN FLOOR									
101A	3'-0" x 6'-8"	20 MIN	D1	1-3/4"	SCW			EMTEK	
101B	3'-0" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
102A	2'-6" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
102B	2'-6" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	ELEVATOR DOOR
104A	3'-0" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
105A	2'-6" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
106A	6'-6" x 9'-0"	NR	D6	1-3/8"	SCW			EMTEK	MFR, TBD BONELLI
106B	12'-0" x 8'-0"	NR	D5	1-3/8"	WD/GLASS				
200A	3'-0" x 7'-0"	NR	D1	1-3/8"	SCW			EMTEK	
202A	3'-0" x 7'-0"	NR	D7	1-3/4"	SCW			EMTEK	ALPHONE ENTRY
202B	3'-0" x 7'-0"	NR	D1	1-3/8"	SCW			EMTEK	
202C	2'-6" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	ELEVATOR DOOR
204A	2'-8" x 7'-0"	NR	D1	1-3/8"	SCW			EMTEK	
205A	3'-0" x 7'-0"	NR	D1	1-3/8"	SCW			EMTEK	
206A	3'-8" x 7'-0"	NR	D3	1-3/8"	SCW			EMTEK	
207A	5'-4" x 7'-0"	NR	D3	1-3/8"	SCW			EMTEK	
208A	2'-6" x 7'-0"	NR	D1	1-3/8"	SCW			EMTEK	
209A	12'-0" x 8'-0"	NR	D4	1-3/8"	WD/GLASS				BONELLI
301A	2'-8" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
302A	2'-8" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
305A	2'-6" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
307A	12'-0" x 8'-0"	NR	D4	1-3/8"	WD/GLASS				BONELLI
309A	2'-8" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
310A	2'-8" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	ELEVATOR DOOR
311A	2'-6" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	
312A	2'-6" x 6'-8"	NR	D1	1-3/8"	SCW			EMTEK	

DOOR TYPES



DOOR NOTES:

1. CONTRACTOR TO VERIFY FRAME DIMENSION AND ROUGH OPENING SIZE PRIOR TO ORDERING AND INSTALLATION.
2. OPERATION PER PLAN



MAIL 921 Larkin Street
San Francisco, CA 94109
TEL 415 241 7160
FAX 415 241 7164
WWW boorbridges.com



NOT FOR CONSTRUCTION

ISSUE

2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.
© 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

DOOR & WINDOW SCHEDULES
A5.1

December 1, 2013

Mr. Casey Noel
Planner – Southwest Quadrant
Planning Department, City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: Proposed Project at 1072-1074 Sanchez Street (Block/Lot 3654/004)
Variance Case # 2013.1001V / Account # 20132795**

Dear Mr. Noel,

We are responding to the Variance posting for 1072-1074 Sanchez Street. We met with the Owners of the property (Susan Choe and Tom Tobiason) and feel that the proposed design addresses our concerns.

Specifically, we would like to address the infill under the existing 3rd floor of the Southwest portion of the property as well as the changes to the West or rear façade and rear yard. We feel that the plans as submitted are better than the existing conditions as the infilling will help the structure to be more sound and appear less unstable as it seems now. Furthermore, the proposed changes to the West or rear façade and the rear yard of the property poses no concern as it faces an empty lot. Their rear façade will also be similar to what their neighbors to the north have in their rear yard and is therefore, not a concern.

Please take this letter as an indication of our support for the proposed project. We reserve the right to review the project again upon receiving the official notification documents should there be any changes to the compromise that are of concern.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jessica Lindl and Anton Honikman', with a long horizontal line extending to the right.

Jessica Lindl and Anton Honikman
Property Owner
1070 Sanchez St
San Francisco, CA 94114

ABBREVIATIONS

# - NUMBER OR ROUND	ID - INSIDE DIAMETER
& - AND	IN - INCH
(E) - EXISTING	INSUL - INSULATION
@ - AT	INT - INTERIOR
+/- - PLUS OR MINUS	ISO - ISOLATION
< - LESS THAN	JAN - JANITOR
> - GREATER THAN	JB - JUNCTION BOX
AB - ANCHOR BOLT	JT - JOIST
ABV - ABOVE	JO - JOINT
AC - ASPHALTED CONCRETE	LAV - LAVATORY
ACT - ACOUSTICAL CLG TILE	LB - LOUND
AD - AREA DRAIN	LB - LOUNDS (WEIGHT)
ADD - ADDENDUM	LN - LINEAR
ADOL - ADDITIONAL	LOC - LOCATION OR LOCATE
ADJ - ADJACENT	LT - LIGHT
ADMIN - ADMINISTRATION	LTG - LIGHTING
APF - ABOVE FINISH FLOOR	M - MIDDLE
ALT - ALTERNATE	MAN - MANUAL
ALUM - ALUMINUM	MATL - MATERIAL
AMEND - AMENDMENT	MAX - MAXIMUM
AP - ACCESS PANEL	MECH - MECHANICAL
APPROX - APPROXIMATE	MEMBR - MEMBRANE
ARCH - ARCHITECT	MEZZ - MEZZANINE
AUTO - AUTOMATIC	MFR - MANUFACTURER
BFE - BOTTOM FOOTING ELEV	MIN - MINIMUM
BIT - BITUMINOUS	MISC - MISCELLANEOUS
BLDG - BUILDING	MONO - MONOLITHIC
BLKG - BLOCKING	MTD - MOUNTED
BLW - BELOW	MTL - METAL
BSM - BEAM	MULL - MULLION
BO - BY OWNER	NA - NOT APPLICABLE
BOT - BOTTOM	NIC - NOT IN CONTRACT
BSMT - BASEMENT	NO - NUMBER
BTWN - BETWEEN	NOINM - NONINFL
CAB - CABINET	NRC - NOISE REDUCTION COEF.
CANTL - CANTILEVER	NT - NOTE
CCTV - CLOSED CIRCUIT TV	NTS - NOT TO SCALE
CJT - CONTROL JOINT	OC - ON CENTER
CL - CENTER LINE	OC - OUTSIDE DIAMETER
CLG - CEILING	OFF - OFFICE
CLR - CLEAR	OH - OVERHEAD
CO - CASED OPENING	OPP - OPPOSITE
COL - COLUMN	PART - PARTITION
CONC - CONCRETE	PEDEST - PEDESTAL
CONF - CONFERENCE	PL - PROPERTY LINE
CONST - CONSTRUCTION	PLAM - PLASTIC LAMINATE
CONT - CONTIGUOUS	PLT - PLATE
CONTR - CONTRACTOR	PLYWD - PLYWOOD
COORD - COORDINATE	PRELIM - PRELIMINARY
COT - CARPET	PRESS - PRESSURE
CT - CERAMIC TILE	PT - PAINT
CTR - CENTER	PVC - POLYVINYL CHLORIDE
CTSK - COUNTER-SINK/SINK	R - RADIUS
DE - DEPTH OR DEEP	REC - RECESSED
DEG - DEGREE(S)	REF - REFERENCE
DEMO - DEMOLITION	REFR - REFRIGERATOR
DEPT - DEPARTMENT	REG - REGISTER
DF - DRINKING FOUNTAIN	REIN - REINFORCE-ED-ING
DIAM - DIAMETER	REM - REMOVE
DIAG - DIAGONAL	REQD - REQUIRED
DIM - DIMENSION	RET - RETAINING
DIST - DISTRIBUTION	REV - REVISE/ REVISION
DN - DOWN	RH - ROOF HATCH
DR - DOOR	RM - ROOM
DS - DOWNSPOUT	RO - ROUGH OPENING
DW - DRYWALL	RS - RISER
DWG - DRAWING	RWL - RAIN WATER LEADER
EA - EACH	SCHED - SCHEDULE
EJ - EXPANSION JOINT	SD - SHOWER DRAIN
ELEC - ELECTRICAL	SECT - SECTION
ELEV - ELEVATION	SECY - SECRETARY
EMERG - EMERGENCY	SF - SQUARE FOOT
EQ - EQUAL	SHT - SHEET
EQUIP - EQUIPMENT	SHTG - SHEATHING
EXT - EXTERIOR	SHWR - SHOWER
FA - FIRE ALARM	SM - SIMILAR
FD - FLOOR DRAIN	SLNT - SEALANT
FDN - FOUNDATION	SM - SURFACE MOUNTED
FE - FIRE EXTINGUISHER	SPEC - SPECIFICATIONS
FI - FIRE HOSE	SQ - SQUARE
FIN - FINISH	SS - STAINLESS STEEL
FIXT - FIXTURE	STC - SOUND TRANSMISSION
FL - FLOOR	STD - STANDARD
FLASH - FLASHING	STL - STEEL
FLOOR - FLUORESCENT	STN - STONE
FRNG - FRAMING	STOR - STORAGE
FRN - FURNACE	STRUC - STRUCTURAL
FT - FOOT/FEET	SUPV - SUPERVISOR
FTG - FOOTING	SUSP - SUSPENDED
FURN - FURNITURE	SW - SWITCH
FURR - FURRING	SWD - SOFTWOOD
FUTR - FUTURE	SYM - SYMMETRICAL
GA - GAUGE	TAN - TANGENT
GAL - GALLONS	TEL - TELEPHONE
GALV - GALVANIZED	TEMP - TEMPERATURE
GB - GRAB BAR	TG - TONGUE & GROOVE
GEN - GENERAL	THRES - THRESHOLD
GL - GLASS	TR - TREAD
GRD - GUARD RAIL	TRANS - TRANSFORMER
GWB - GYPSUM WALL BOARD	TV - TELEVISION
H - HEIGHT/HIGH	TYP - TYPICAL
HB - HOSE BIB	UNO - UNLESS NOTED OTHERWISE
HC - HOLLOW CORE	UTL - UTILITY
HDCP - HANDICAP	VENT - VENTILATION
HDR - HEADER	VERT - VERTICAL
HDW - HARDWARE	VEST - VESTIBULE
HM - HOLLOW METAL	W - WIDTH/WIDE
HORIZ - HORIZONTAL	WI - WROUGHT IRON
HR - HANDRAIL	WO - WITHOUT
HT - HEIGHT	WC - WATER CLOSET
HTR - HEATER	WD - WOOD
HVAC - HEATING/VENTILATING	WH - WATER HEATER
HW - HOT WATER	WI - WINDOW
HWD - HARDWOOD	WT - WEIGHT

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.F.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATIONS IN THEIR LATEST ADDED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.

2. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.

3. DETAILS ARE USUALLY KEYED ONCE ON THE PLANS OR ELEVATIONS, AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.

4. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.

6. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.

7. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT ANY MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

8. ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH THE 1997 UNIFORM BUILDING CODE.

9. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INTERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, AND RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.

10. A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.

11. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.

13. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.

14. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CALLINGS AND SEALING AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

15. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND FROM THE SITE. HE SHALL DIRECT, SCHEDULE AND MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFERENCE AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTORS.

16. ALL MATERIALS AND FINISHES USED ON THE PROJECT SHALL BE NEW AND FREE OF DEFECTS OR DAMAGE, U.N.O.

17. ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT, WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.

18. DIMENSIONING STANDARDS:
 A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL AND DO NOT INCLUDE FINISH MATERIALS, U.N.O.
 B. DIMENSIONS NOTED AS CLEAR OR "CLR" MUST BE PRECISELY MAINTAINED AND SHALL INCLUDE APPLIED FINISH MATERIALS.
 C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS "+/-".
 D. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, U.N.O.
 E. DIMENSIONS MARKED AS "A.F.F." ARE ABOVE FINISHED FLOOR MATERIALS, IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.
 F. DO NOT SCALE DRAWINGS. IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.

23. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING AND COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.

24. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.

25. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE AND WELL MANNER.

26. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

27. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.

28. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, AND STONE TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SHEET SYMBOLS

	DETAIL REFERENCE
	EXTERIOR ELEVATIONS
	INTERIOR ELEVATIONS
	BUILDING/ WALL SECTION
	ROOM DESCRIPTION
	PARTITION TYPE
	ENLARGED REFERENCE
	WINDOW TYPE
	REVISION
	DOOR NUMBER
	ELEVATION ABOVE DATUM
	SHEET NOTE
	KEY NOTE
	GRID LINES
	FLOOR FINISH
	LEVEL CHANGE
	POINT OF EGRESS

LEGEND

	WALL TO REMAIN
	WALL TO BE DEMOLISHED
	NEW WALL
	DOOR TO REMAIN
	DOOR TO BE REMOVED
	NEW DOOR OPENING
	WINDOW TO REMAIN
	WINDOW TO BE REMOVED
	NEW WINDOW OPENING

APPLICABLE CODES

PROJECT SHALL COMPLY WITH 2010 CBC, CMC, CEC, CPC AS AMENDED BY THE CITY OF SAN FRANCISCO

PROJECT SHALL COMPLY WITH 2012 TITLE 24 ENERGY REQUIREMENTS AND ALL MANDATORY MEASURES

PROJECT INFO.

PROJECT ADDRESS	1072-1074 SANCHEZ STREET SAN FRANCISCO, CA 94114
ASSESSORS PARCEL #	BLOCK 3654 / LOT 004
OCCUPANCY/ ZONING	R3/ RH-3
CONSTRUCTION TYPE	V-B

INDEX

- ARCHITECTURAL
- A0.0 - GENERAL NOTES / INDEX
 - A1.1 - SITE & ROOF PLANS
 - A2.1 - EXISTING FLOOR PLANS
 - A2.2 - PROPOSED FLOOR PLANS
 - A4.1 - EXISTING EXTERIOR ELEVATIONS
 - A4.2 - EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A4.3 - PROPOSED EXTERIOR ELEVATIONS
 - A4.4 - EXISTING & PROPOSED SECTIONS
 - A4.5 - PROPOSED SECTIONS
 - A5.1 - DOOR & WINDOW SCHEDULES

CONTACT INFO.

OWNERS
 SUSAN CHOE & TOM TOBIASON
 1074 SANCHEZ STREET
 SAN FRANCISCO, CA 94114
 650-575-8816

ARCHITECT
 BOOR BRIDGES ARCHITECTURE, INC.
 921 LARKIN STREET
 SAN FRANCISCO, CA 94109
 BONNIE BRIDGES: (415) 241-7161

CONTRACTOR

STRUCTURAL ENGINEER
 INGRAHAM-DEJESSE ASSOCIATES
 1629 TELEGRAPH AVENUE, STE. 300
 OAKLAND, CA 94612
 NELLIE INGRAHAM: 510 834-1629

SCOPE OF WORK

- INTERIOR REMODEL: CONVERT FROM 3 TO 2 UNITS
- INFLL UNDER (E) 3RD FLOOR @ SW CORNER
- LOWER GRADE +/- 8'-0" @ REAR PORTION TO CREATE ON GRADE PATIO @ GROUND FLOOR
- ADD REAR BALCONY @ 3RD FLOOR AND ACCESS TO (E) REAR YARD GRADE @ 2ND FLOOR

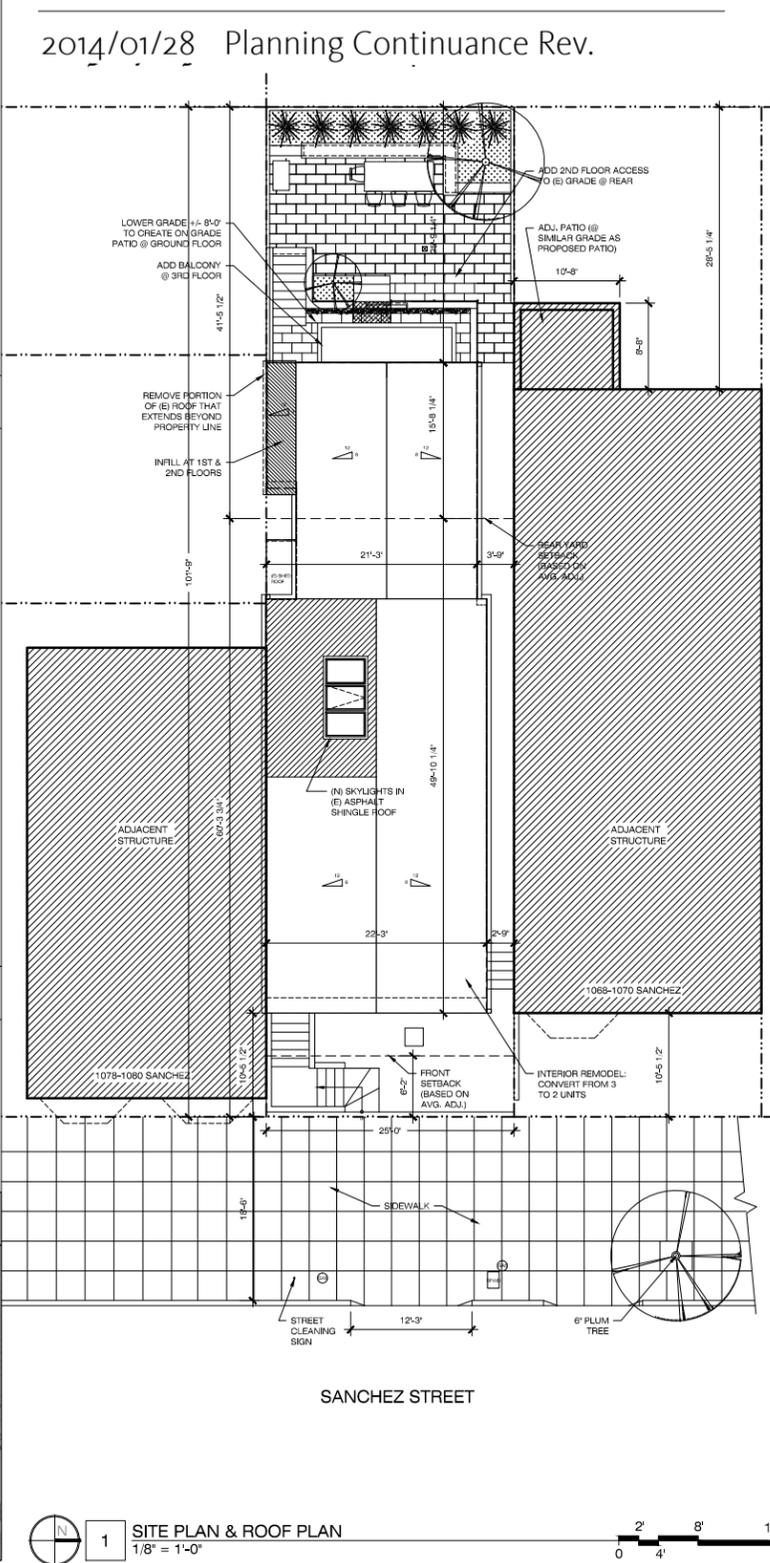
VICINITY MAP



Sanchez

1072-1074 Sanchez Street San Francisco, CA 94114

2014/01/28 Planning Continuance Rev.



MAIL 921 Larkin Street
San Francisco, CA 94109

TEL 415 241 7160

FAX 415 241 7164

WWW boorbridges.com



NOT FOR CONSTRUCTION

ISSUE

2014/01/28	Planning Continuance Rev. 1
2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2013 Boor Bridges Architecture, Inc.

PROJECT Sanchez
 1072-1074 Sanchez Street
 San Francisco, CA 94114

NUMBER 201306

CONTACT Bonnie Bridges - 415 241 7161



1/28/2014 Z:\Projects\201306-Sanchez\Drawings\Previous\2014-02-06 PC Continuance CAD\A.o.o - COVER.dwg BECKY LAM



NOT FOR CONSTRUCTION

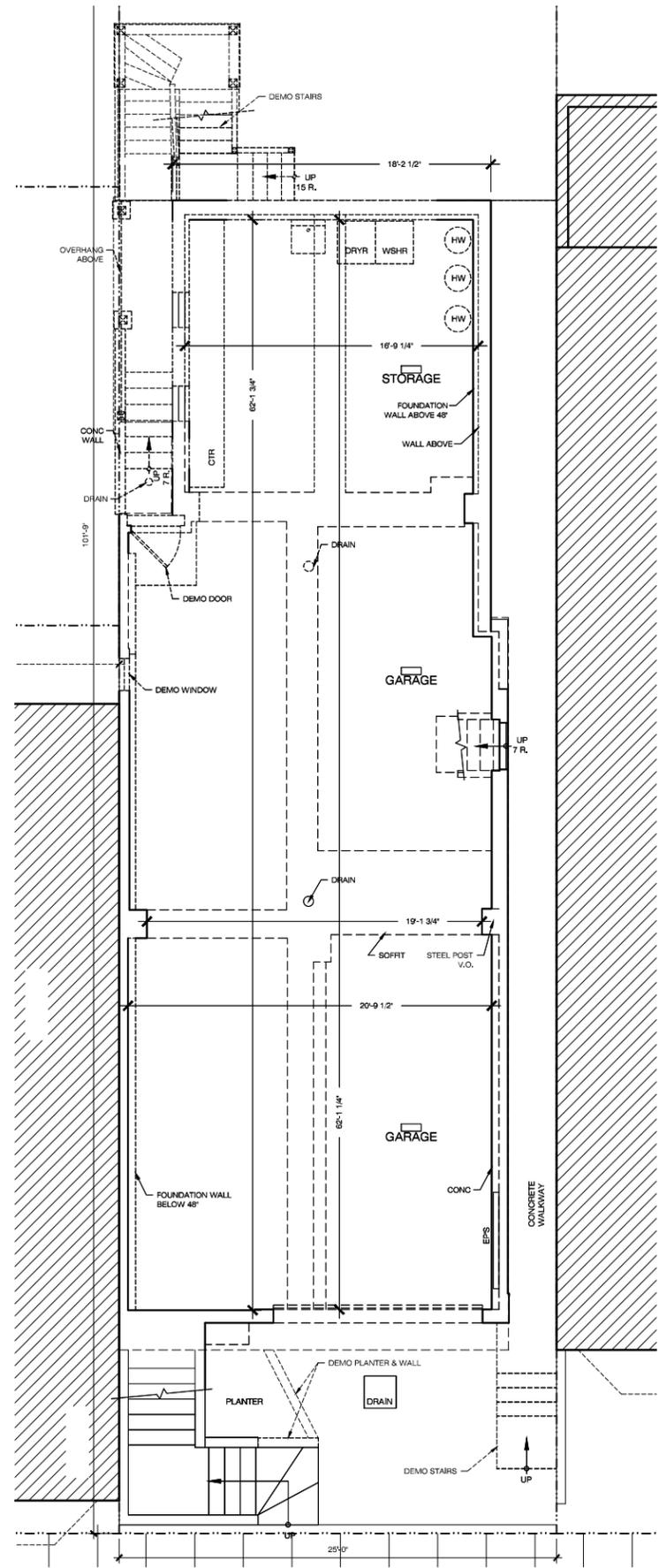
ISSUE

2014/01/28	Planning Continuance Rev. 1
2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

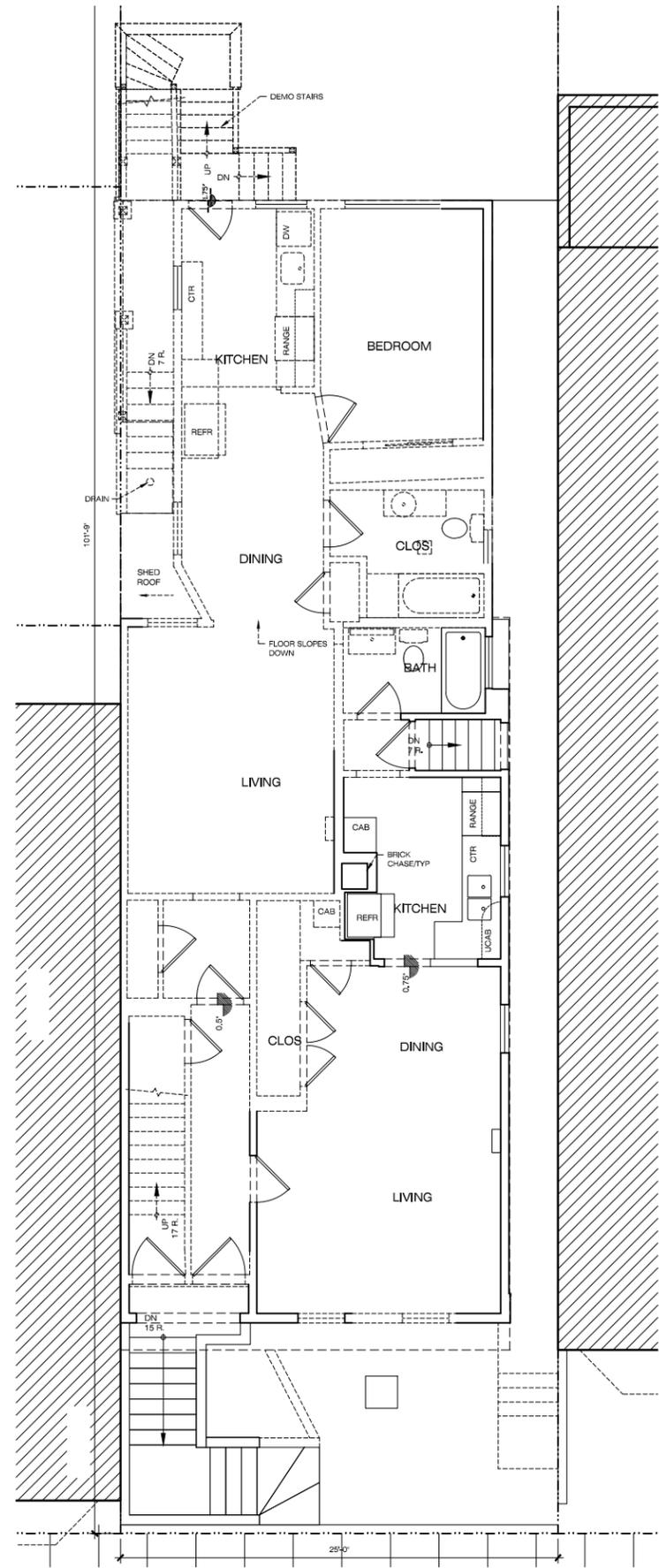
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114
NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

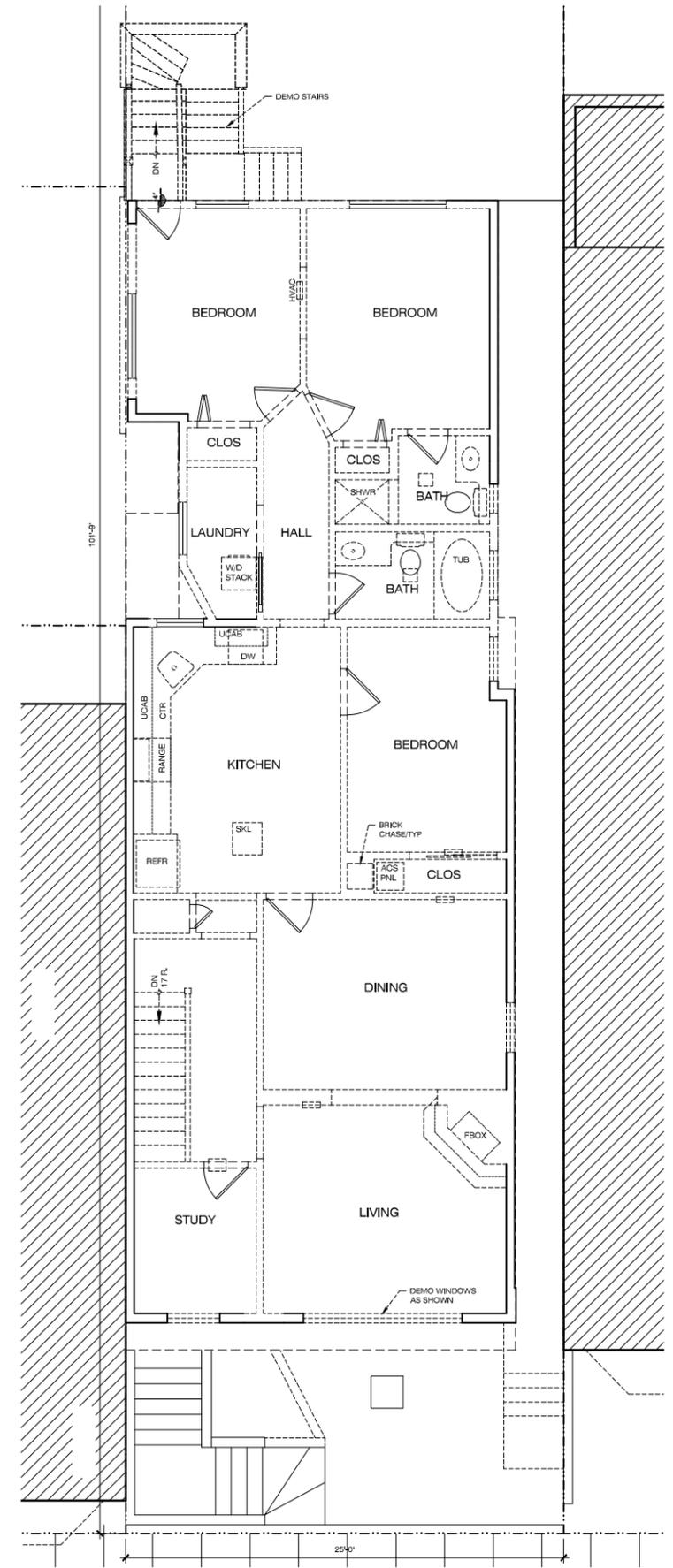
FLOOR PLANS
EXISTING/DEMOLITION
A2.1



1 1ST FLOOR - EXISTING/DEMOLITION
1/4" = 1'-0"



2 2ND FLOOR PLAN - EXISTING/DEMOLITION
1/4" = 1'-0"



3 3RD FLOOR PLAN - EXISTING/DEMOLITION
1/4" = 1'-0"

1/28/2014 Z:\Projects\201306-Sanchez\Drawings\Previous\2014-02-06 PC Continuance CAD\A2.1 - (E) FLOOR PLANS.dwg BECKY LAM



NOT FOR CONSTRUCTION

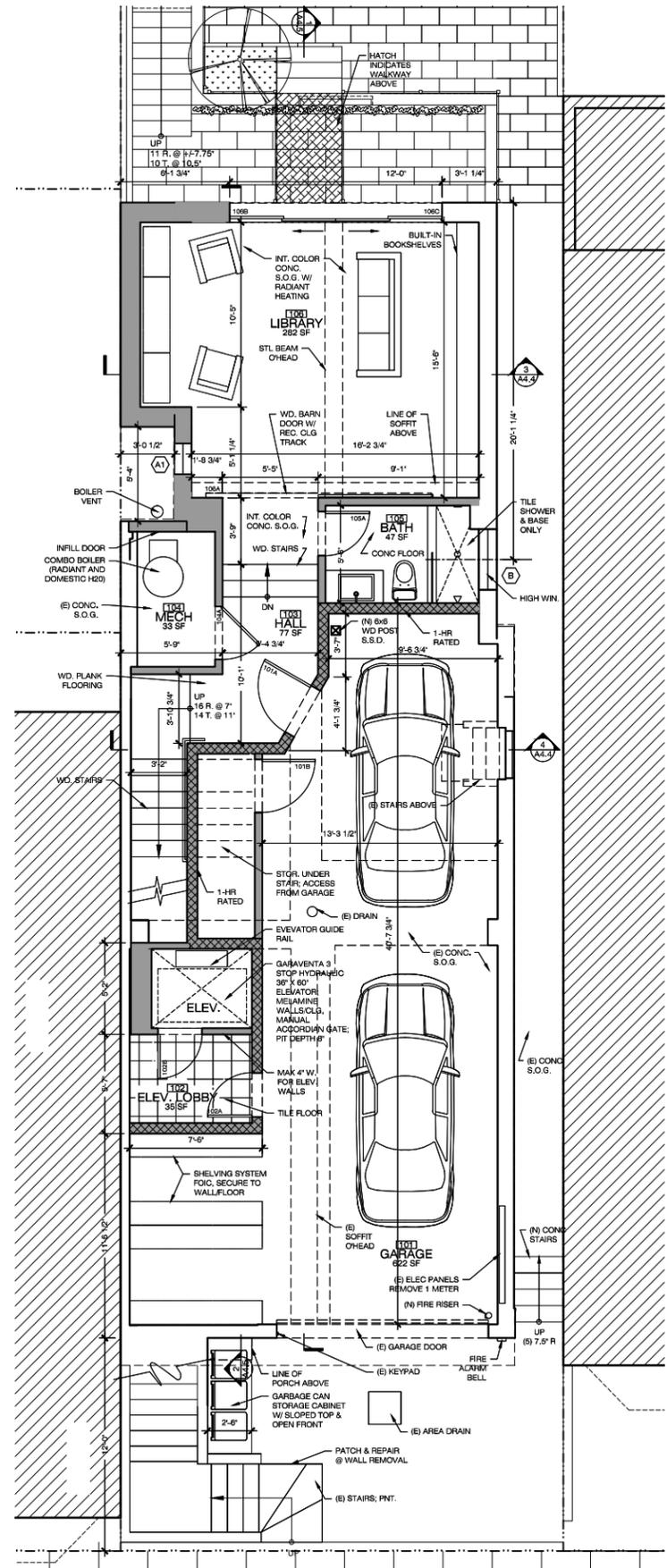
ISSUE

2014/01/28	Planning Continuance Rev. 1
2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

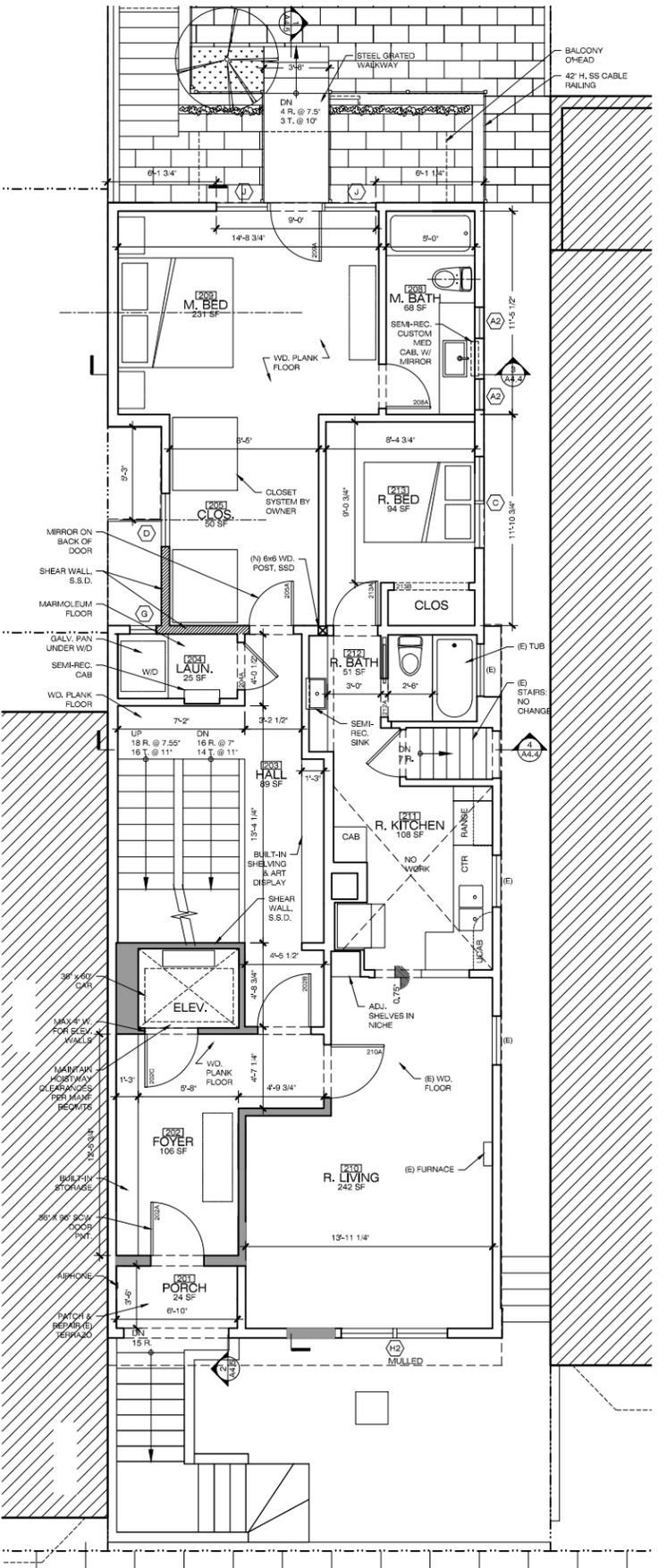
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

PROJECT **Sanchez**
1072-1074 Sanchez Street
San Francisco, CA 94114
NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

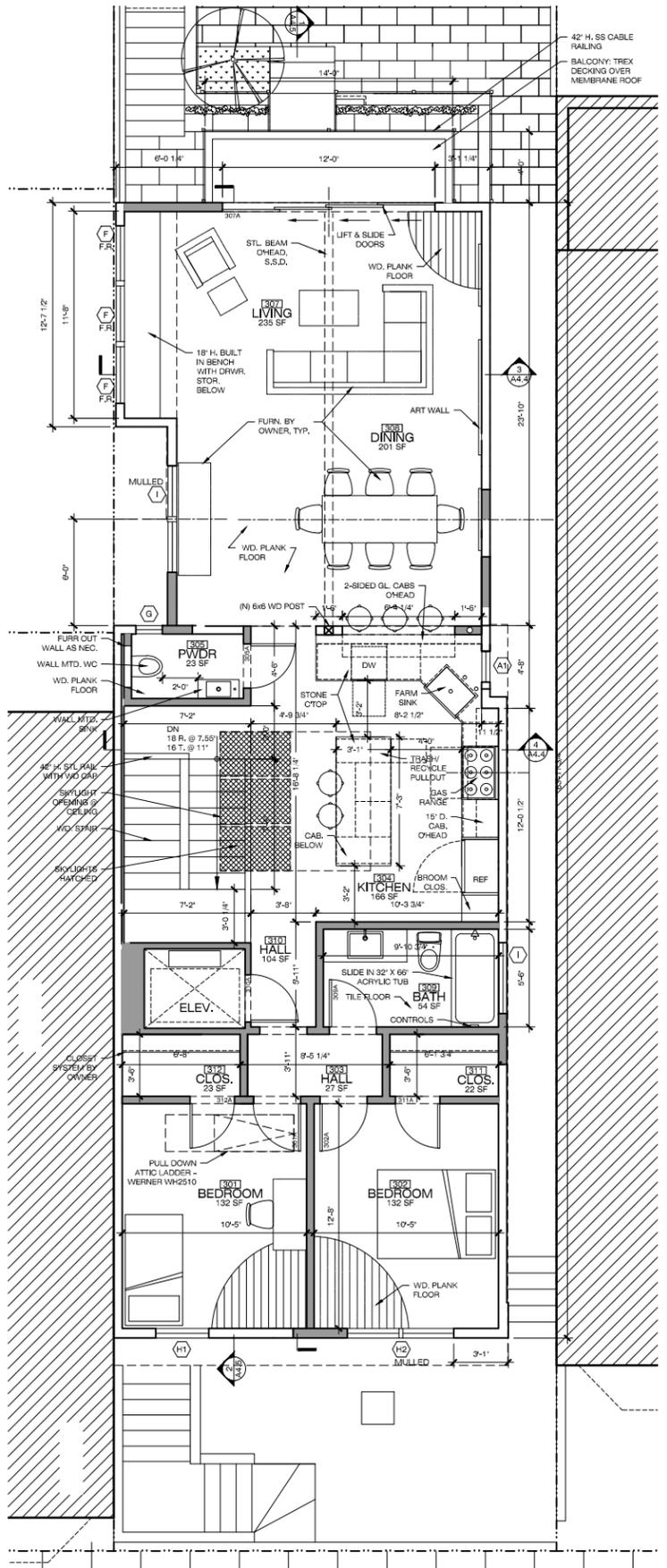
FLOOR PLANS
PROPOSED
A2.2



1 1ST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



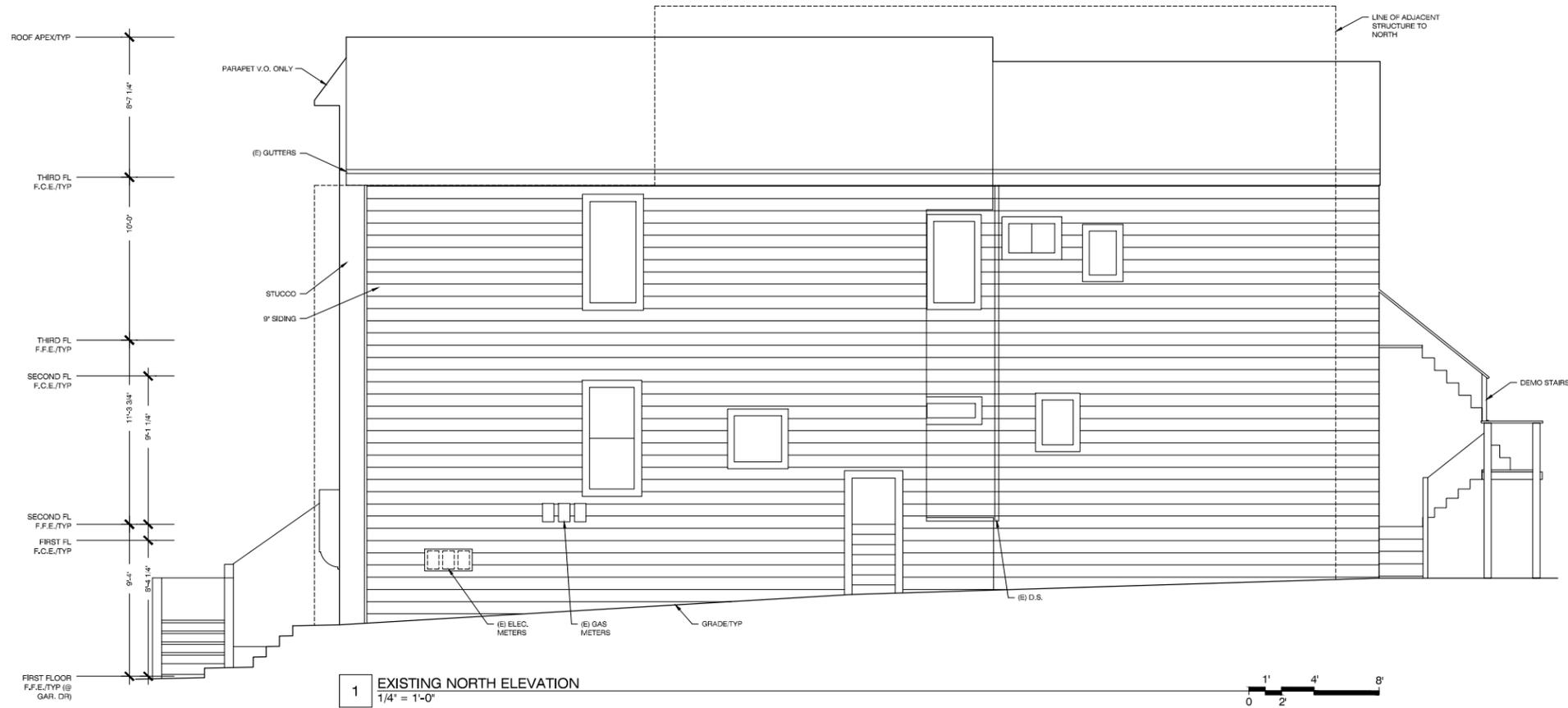
2 2ND FLOOR PLAN - PROPOSED
1/4" = 1'-0"



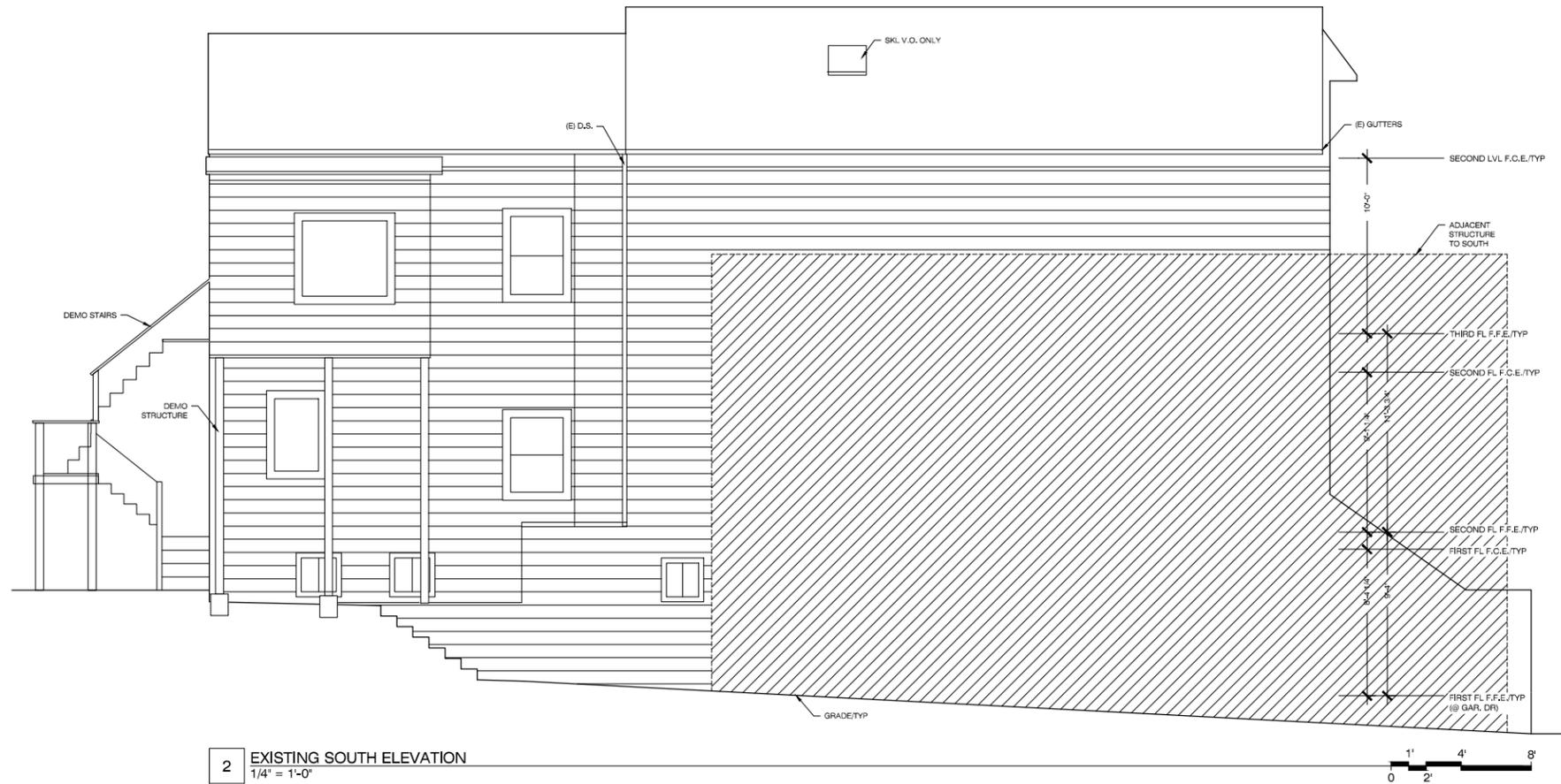
3 3RD FLOOR PLAN - PROPOSED
1/4" = 1'-0"

1/28/2014 Z:\Projects\201306-Sanchez\Drawings\Previous\2014-02-06 PC Continuance CAD\A2.2 - (N) FLOOR PLANS.dwg BECKY LAM

1/28/2014 Z:\Projects\201306-Sanchez\Drawings\Previous\2014-02-06 PC Continuance CAD\A4.1 - (E) EXTERIOR ELEVATIONS.dwg BECKY LAM



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



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



MAIL 921 Larkin Street
San Francisco, CA 94109
TEL 415 241 7160
FAX 415 241 7164
WWW boorbridges.com



NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
2014/01/28	Planning Continuance Rev.	1
2013/10/18	Variance Application	
2013/08/26	Preliminary Pricing	
2013/07/30	Site Permit Submittal	
2013/07/03	100% SD	

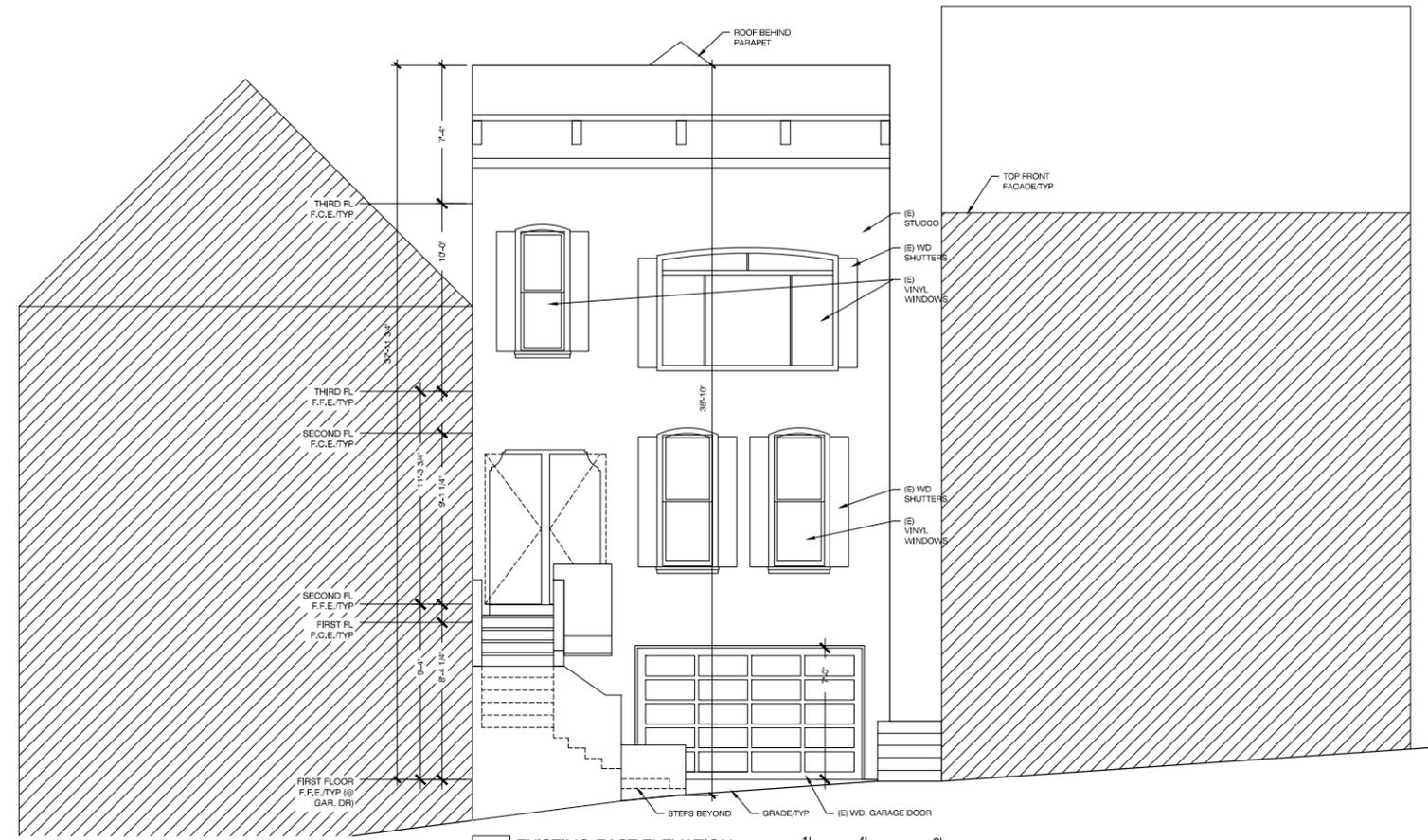
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

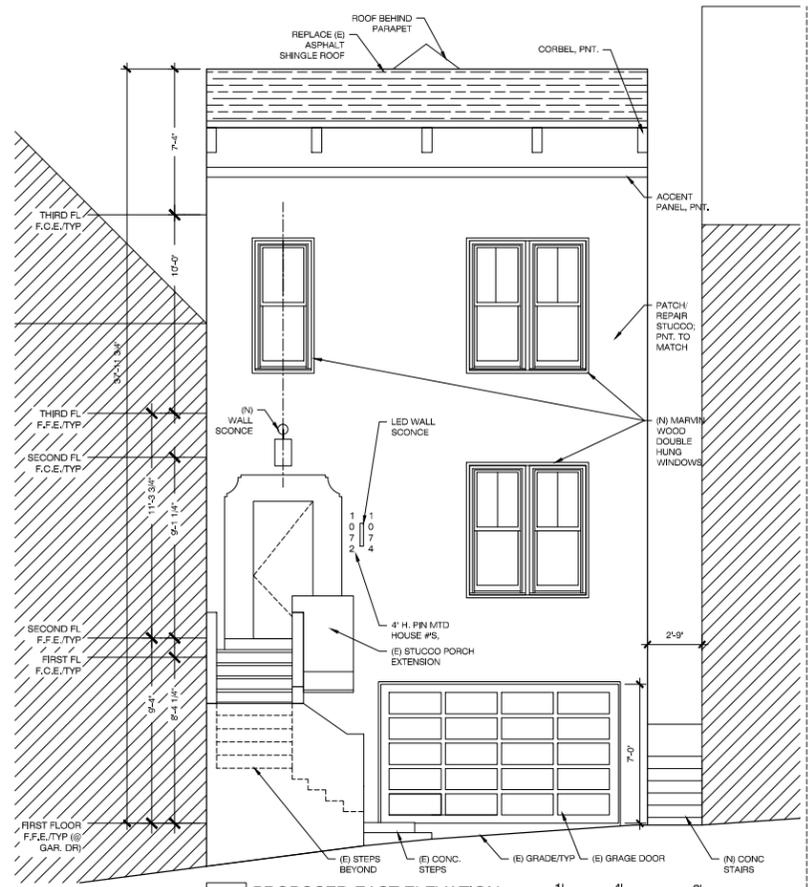
NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

EXTERIOR ELEVATIONS
EXISTING

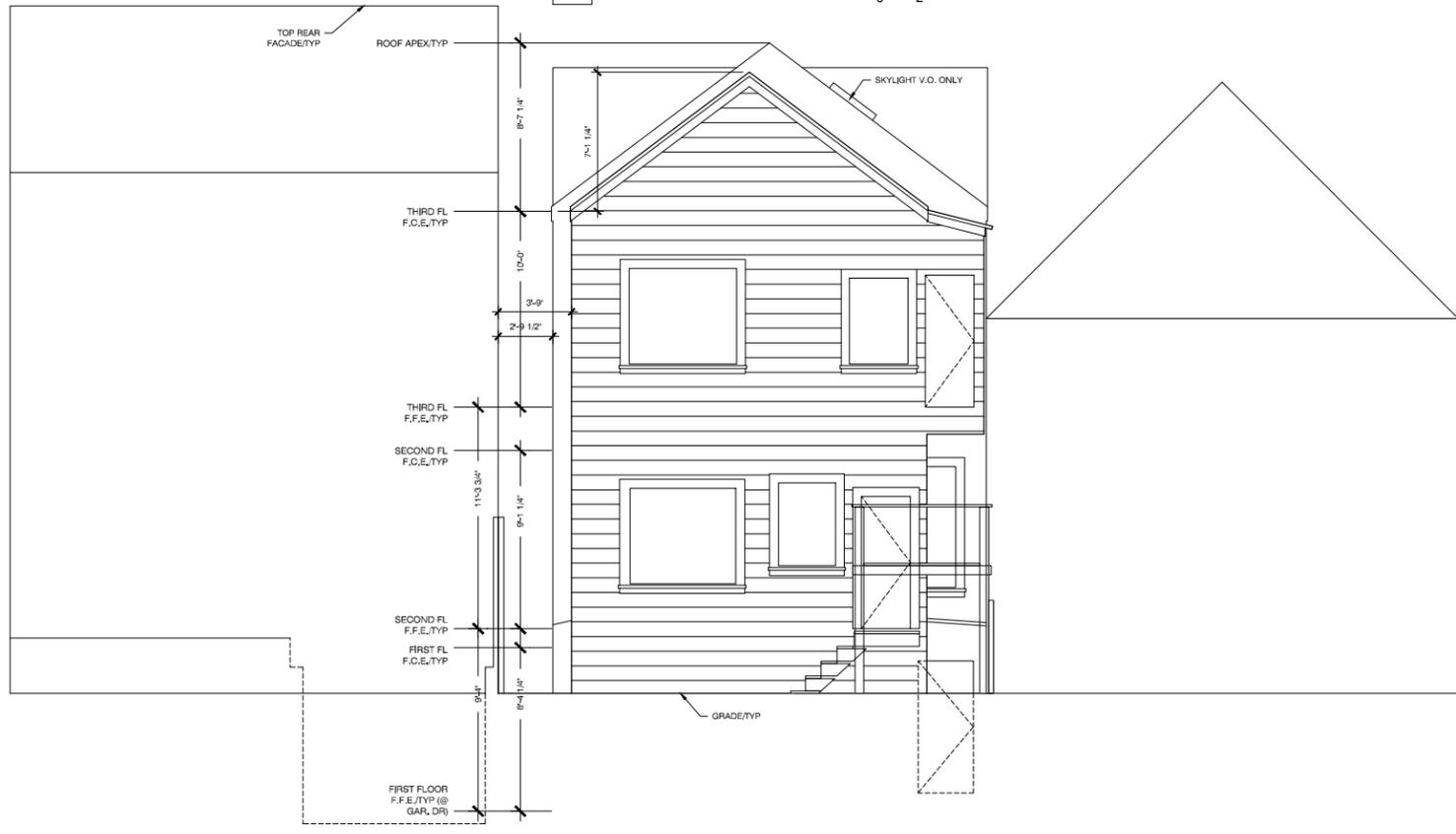
A4.1



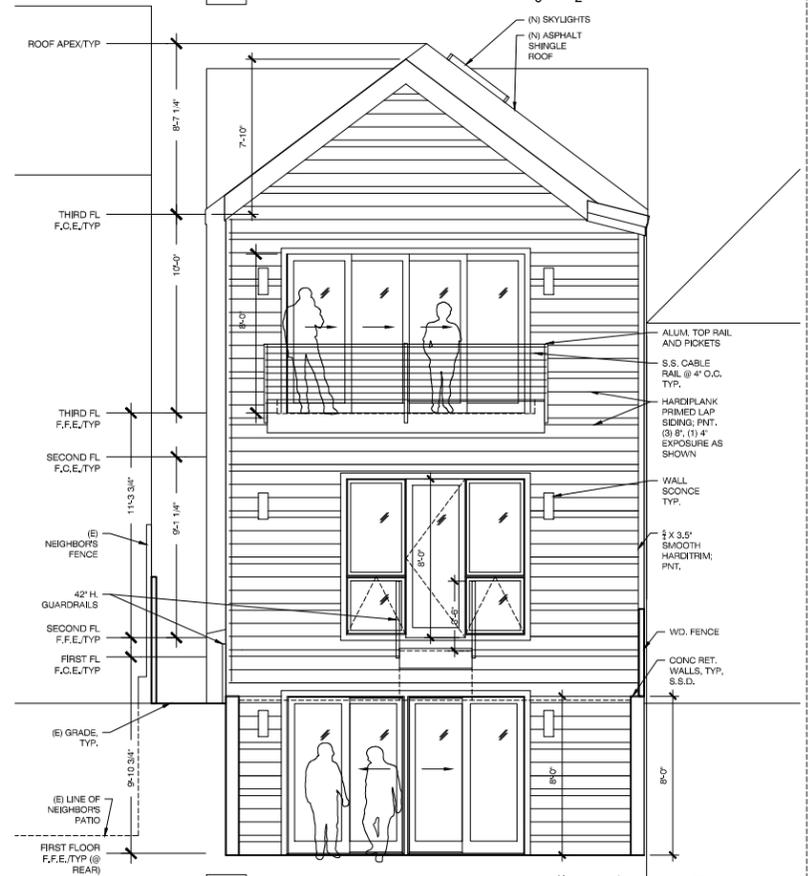
1 EXISTING EAST ELEVATION
1/4" = 1'-0"



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



3 EXISTING WEST ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE

2014/01/28	Planning Continuance Rev.	1
2013/10/18	Variance Application	
2013/08/26	Preliminary Pricing	
2013/07/30	Site Permit Submittal	
2013/07/03	100% SD	

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

EXTERIOR ELEVATIONS
EXISTING & PROPOSED

A4.2



NOT FOR CONSTRUCTION

ISSUE

2014/01/28	Planning Continuance Rev. 1
2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

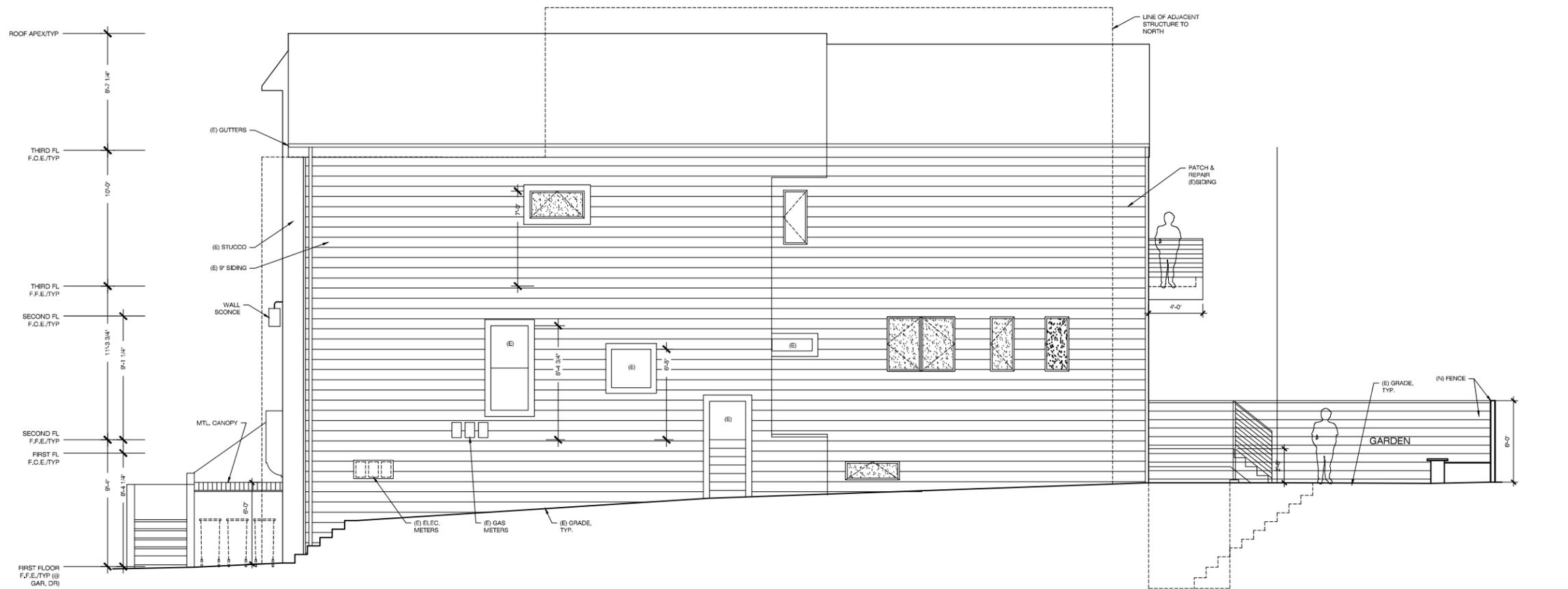
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

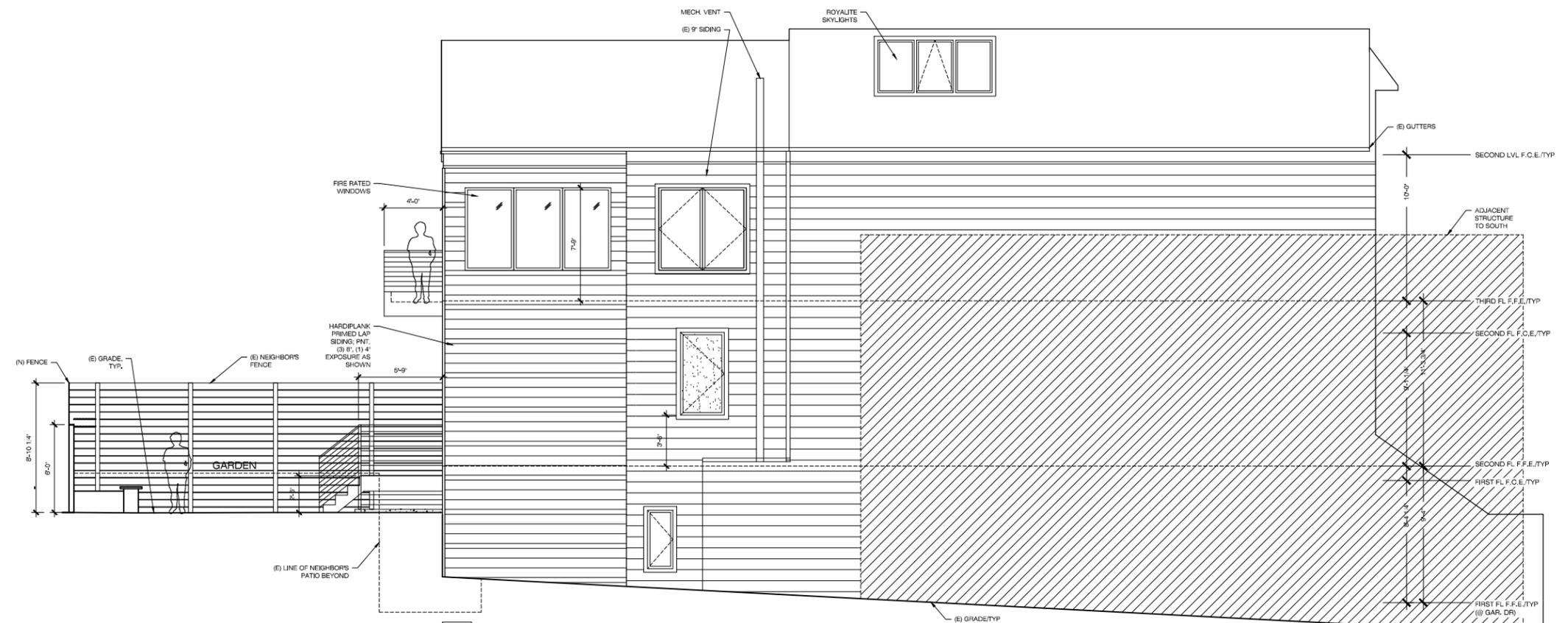
NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

EXTERIOR ELEVATIONS
PROPOSED

A4.3

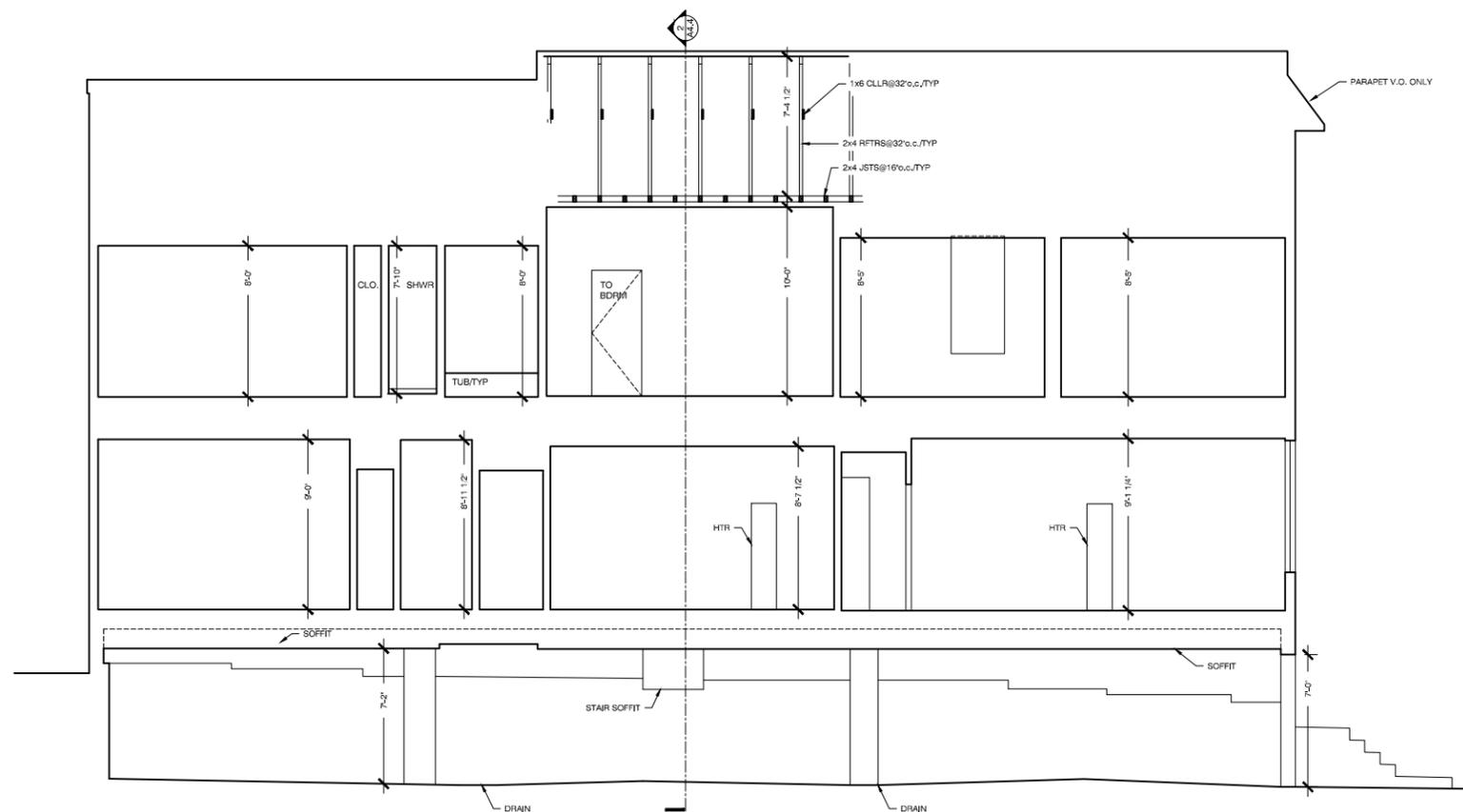


1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

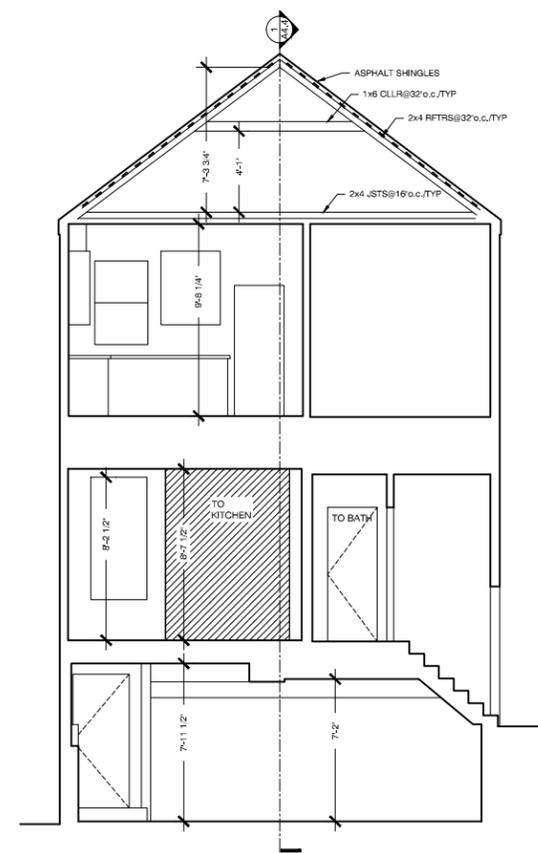
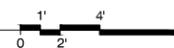


2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

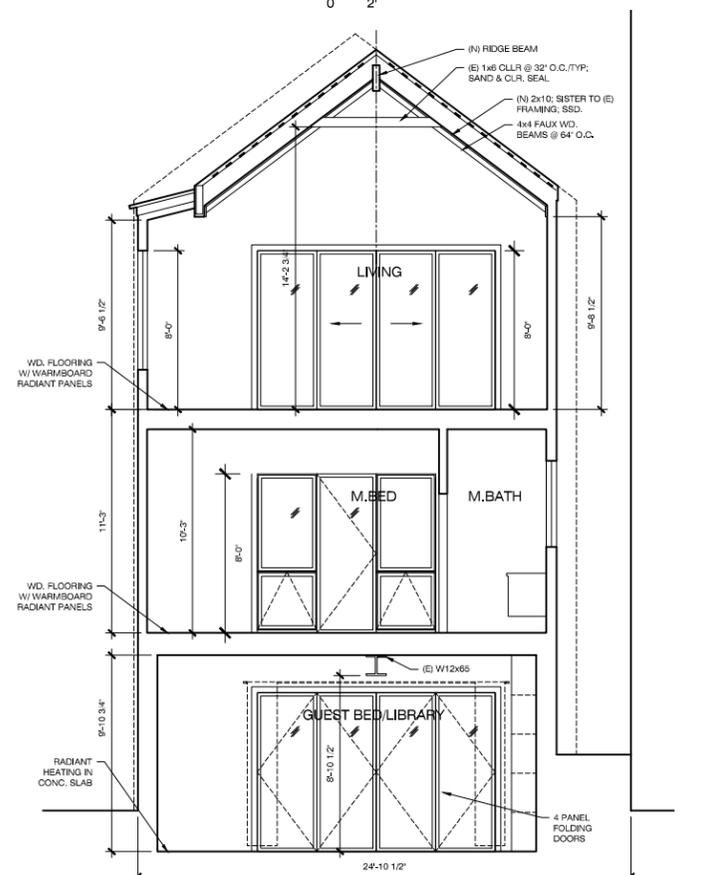
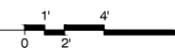
1/28/2014 Z:\Projects\201306-Sanchez\Drawings\Previous\2014-02-06 PC Continuance CAD\A4.3 - (N) EXTERIOR ELEVATIONS.dwg BECKYLAM



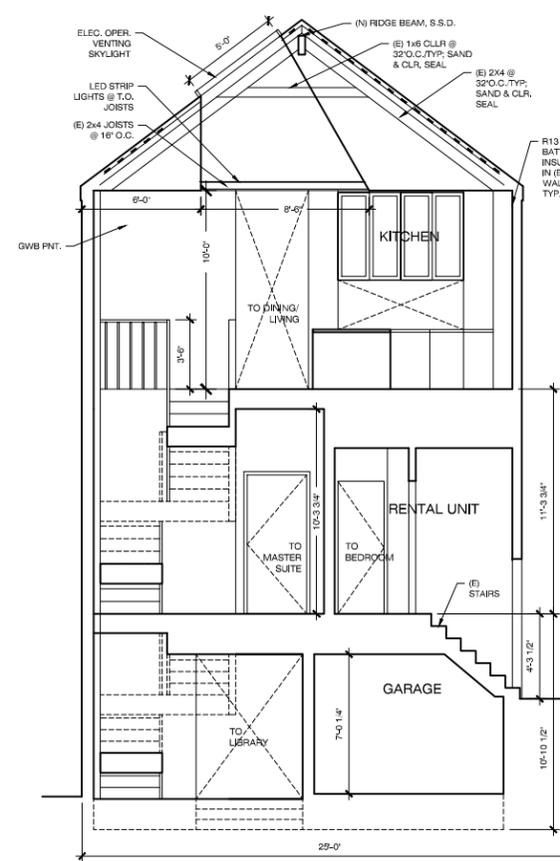
1 EXISTING SECTION LOOKING NORTH
1/4" = 1'-0"



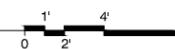
2 EXISTING SECTION LOOKING WEST
1/4" = 1'-0"



3 PROPOSED SECTION LOOKING WEST
1/4" = 1'-0"



4 PROPOSED SECTION LOOKING WEST
1/4" = 1'-0"



NOT FOR CONSTRUCTION

ISSUE

2014/01/28	Planning Continuance Rev. 1
2013/10/18	Variance Application
2013/08/26	Preliminary Pricing
2013/07/30	Site Permit Submittal
2013/07/03	100% SD

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

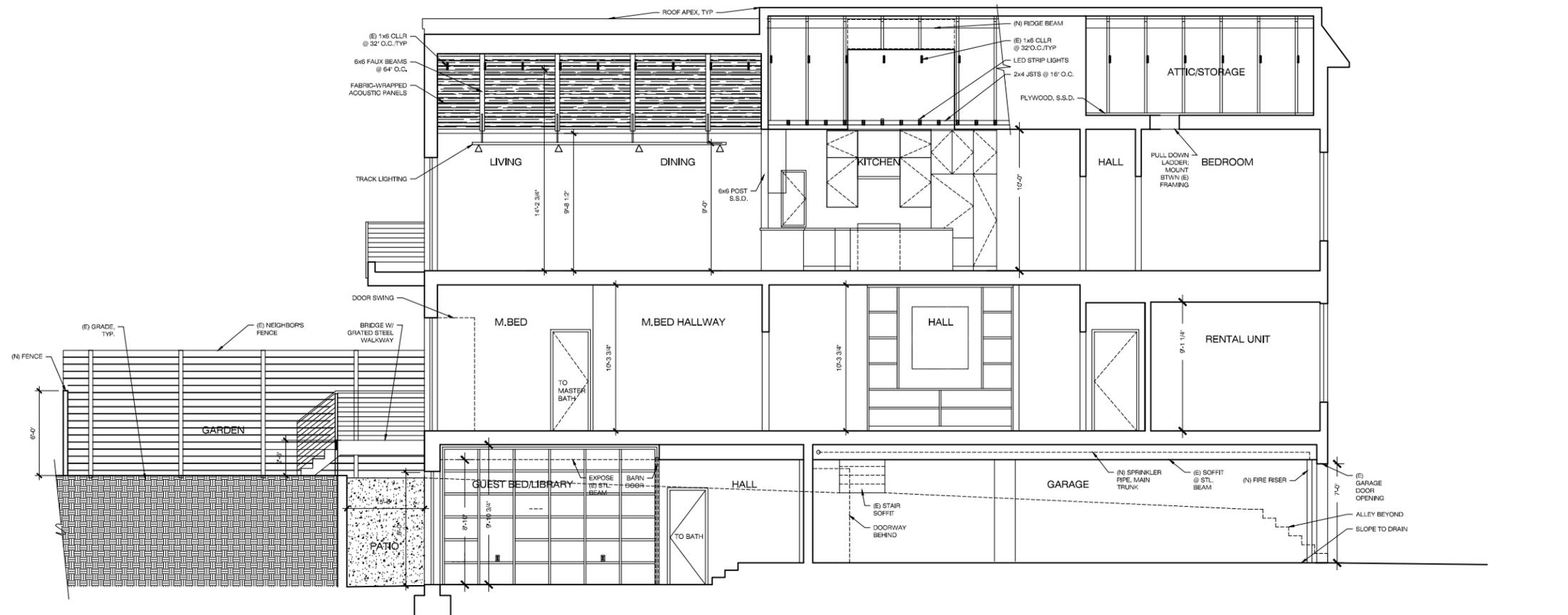
PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306

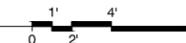
CONTACT Bonnie Bridges - 415 241 7161

SECTIONS: EXISTING & PROPOSED

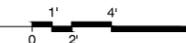
A4.4



1 EXISTING SECTION LOOKING NORTH
1/4" = 1'-0"



2 PROPOSED SECTION LOOKING SOUTH
1/4" = 1'-0"



NOT FOR CONSTRUCTION

ISSUE

2014/01/28	Planning Continuance Rev.	1
2013/10/18	Variance Application	
2013/08/26	Preliminary Pricing	
2013/07/30	Site Permit Submittal	
2013/07/03	100% SD	

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306
CONTACT Bonnie Bridges - 415 241 7161

SECTIONS PROPOSED

A4.5

WINDOW SCHEDULE

WINDOW NOTES:

- DIMENSIONS ARE WINDOW SIZES; CONTRACTOR TO VERIFY ROUGH OPENING.
- WINDOWS MARKED "CLAD" ARE MARVIN INTEGRITY - STD. SIZES, WHITE EXTERIOR, PRIMED INTERIOR, LOW E GLAZING (U,N,O), BRUSHED CHROME WINDOW HARDWARE FINISH; WINDOW HARDWARE: DOUBLE HUNG-STD. SASH LOCK.
- WINDOWS MARKED "WOOD" ARE MARVIN WOOD ULTIMATE DOUBLE HUNG - WHITE EXTERIOR, PRIMED INTERIOR, LOW E GLAZING (U,N,O), BRUSHED CHROME FINISH WINDOW HARDWARE; WINDOW HARDWARE: DOUBLE HUNG-STANDARD SASH LOCK.
- WINDOWS MARKED "FIRE" ARE FIRELITE FIRE RATED WINDOWS - MINIMUM FIRE WINDOW ASSEMBLY RATING OF 45-MINUTES.
- DOTTED HATCH INDICATES FROSTED PRIVACY GLASS
- HEAD HEIGHT PER ELEVATIONS

A CLAD CASEMENT, QTY 1
HINGE LEFT, QTY 1

B CLAD AWNING
QTY 1

C CLAD CASEMENT
QTY 1

D CLAD CASEMENT
QTY 1

E CLAD FIXED
QTY 1

F FIRE FIXED
QTY 3

G CLAD CASEMENT, QTY 1
FIXED, QTY 1

H WOOD DOUBLE HUNG
QTY 1

I CLAD AWNING
QTY 1

J CLAD FIXED AWNING
QTY 2

DOOR SCHEDULE

OPENING No.	SIZE	DOOR TYPE	FRAME TYPE		HARDWARE	GRP. KEY	NOTES
			THICK.	MATRL.FIN.			
MAIN FLOOR							
101A	3'-0" x 6'-6"	20 MIN	D1	1-3/4"	SCW		EMTEK
101B	3'-0" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
102A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
102B	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		ELEVATOR DOOR
104A	3'-0" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
105A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
106A	6'-6" x 6'-6"	NR	D6	1-3/8"	SCW		EMTEK
106B	12'-0" x 8'-0"	NR	D5	1-3/8"	WDGLASS		MFR TBD BONELLI
202A	3'-0" x 7'-0"	NR	D7	1-3/4"	SCW		EMTEK ALPHONE ENTRY
202B	3'-0" x 7'-0"	NR	D1	1-3/8"	SCW		EMTEK
202C	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		ELEVATOR DOOR
204A	2'-6" x 7'-0"	NR	D1	1-3/8"	SCW		EMTEK
205A	2'-6" x 7'-0"	NR	D1	1-3/8"	SCW		EMTEK
206A	3'-0" x 7'-0"	NR	D3	1-3/8"	SCW		EMTEK
207A	3'-0" x 7'-0"	NR	D3	1-3/8"	SCW		EMTEK
208A	2'-6" x 7'-0"	NR	D1	1-3/8"	SCW		EMTEK
209A	12'-0" x 8'-0"	NR	D4	1-3/8"	WDGLASS		BONELLI
210A	3'-0" x 7'-0"	NR	D1	1-3/8"	SCW		EMTEK
212A	2'-6" x 6'-6"	NR	D2	1-3/8"	SCW		EMTEK
213A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
213B	3'-0" x 7'-0"	NR	D1	1-3/8"	SCW		EMTEK
301A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
302A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
305A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
307A	12'-0" x 8'-0"	NR	D4	1-3/8"	WDGLASS		BONELLI
309A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
310A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		ELEVATOR DOOR
311A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK
312A	2'-6" x 6'-6"	NR	D1	1-3/8"	SCW		EMTEK

DOOR TYPES

D1 - SWING

D2 - POCKET

D3 - DOUBLE POCKET

D4 - BI-PART DOORS

D5 - FOLD OPEN DOORS

D6 - BARN DOOR

D7 - ENTRY

DOOR NOTES:

- CONTRACTOR TO VERIFY FRAME DIMENSION AND ROUGH OPENING SIZE PRIOR TO ORDERING AND INSTALLATION.
- OPERATION PER PLAN



MAIL 921 Larkin Street
San Francisco, CA 94109

TEL 415 241 7160

FAX 415 241 7164

WWW boorbridges.com



NOT FOR CONSTRUCTION

ISSUE

2014/01/28	Planning Continuanace Rev.	1
2013/10/18	Variance Application	
2013/08/26	Preliminary Pricing	
2013/07/30	Site Permit Submittal	
2013/07/03	100% SD	

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect. © 2009 Boor Bridges Architecture, Inc.

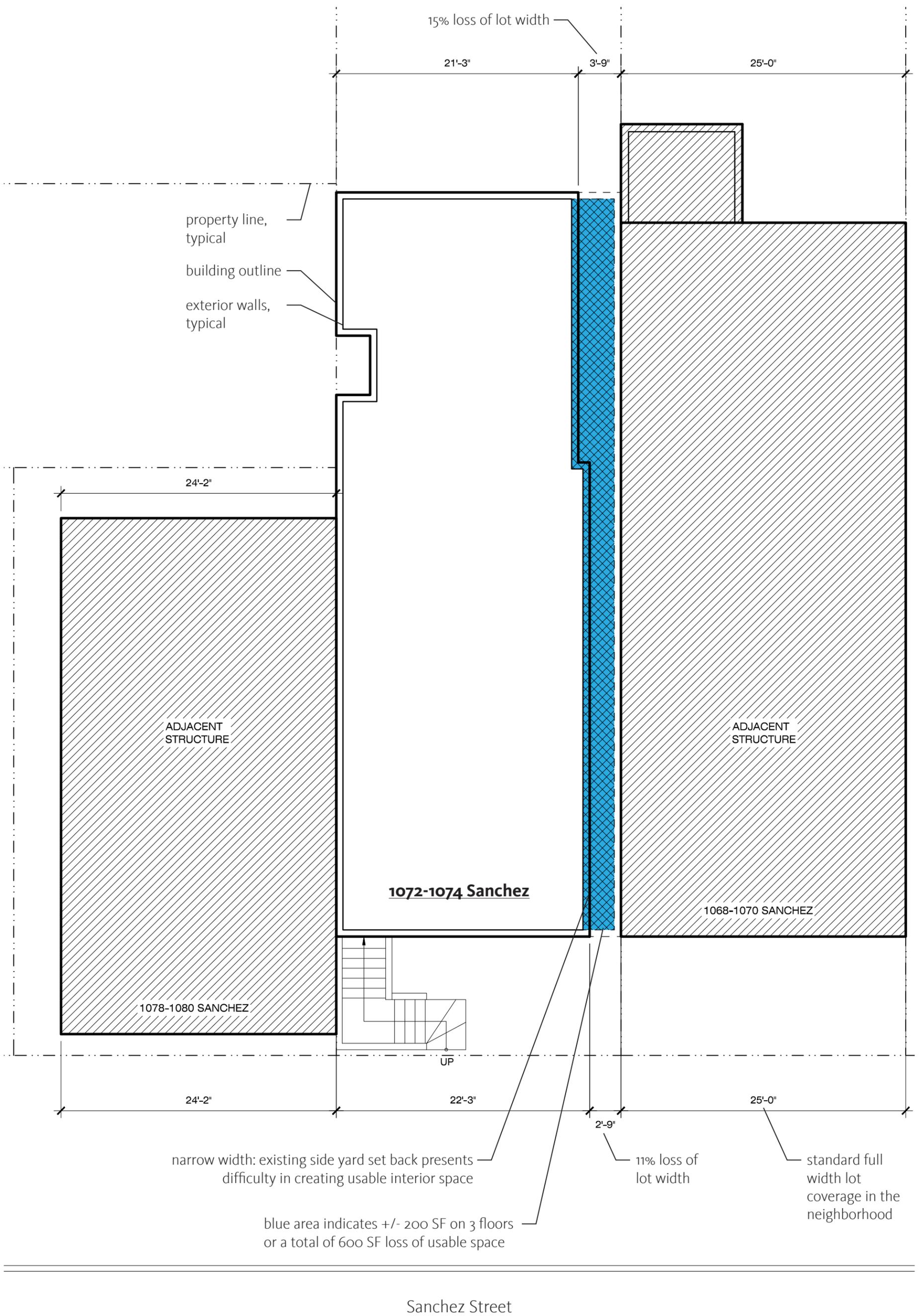
PROJECT Sanchez
1072-1074 Sanchez Street
San Francisco, CA 94114

NUMBER 201306

CONTACT Bonnie Bridges - 415 241 7161

DOOR & WINDOW SCHEDULES

A5.1



Site Plan
1/4" = 1'-0"