



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, November 18, 2009**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Nonconforming Structure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 225 Crescent Way Cross Street(s): Arnold Ave Block /Lot No.: 5744/036 Zoning District(s): RH-2 / 40-X Area Plan: NA	Case No.: 2009.0956V Building Permit: 2009.07.28.3614 Applicant/Agent: Chika Nii Telephone: (510) 533-7270 E-Mail: kpnii@netscape.net

PROJECT DESCRIPTION

The proposal is to legalize work already completed to raise the height of the room at the far rear of the existing building from approximately 8 feet to approximately 12 feet. This room was converted from a laundry room to a family room. Additionally, the attic space was converted to a master bedroom.

PER SECTION 242 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 45 feet. The existing building currently extends approximately 16 feet into the required rear yard. Therefore, that portion of the structure is nonconforming with the Planning Code. Raising the height of a nonconforming structure is considered an intensification of the nonconformity, and therefore requires a variance per Section 188.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Corey Teague** Telephone: **(415) 575-9081** E-Mail: corey.teague@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:

http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2009.0956V.pdf

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing.

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **On October 26, 2009, the Department issued the required Section 311/312 notification for this project (expires November 25, 2009).**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 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**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

MANDATORY MEASURES SUMMARY: RESIDENTIAL (Page 1 of 2) MF-1R

Project Title: _____ Date: _____

Note: Low-rise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. More stringent compliance requirements from the Certificate of Compliance supersede the items marked with an asterisk (*) below. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

Instructions: Check or initial applicable boxes or check NA if not applicable and included with the permit application documentation.

DESCRIPTION	NA	Designer	Enforcement
Building Envelope Measures:			
* §150(a): Minimum R-7 in wood frame ceiling insulation or equivalent U-factor in metal frame ceiling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
§150(b): Loose fill insulation manufacturer's labeled R-Value.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* §150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-factor in metal frame walls (does not apply to exterior masonry walls).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* §150(d): Minimum R-3 raised floor insulation in framed floors or equivalent U-factor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs.			
1. Masonry and factory-built fireplaces have:			
a. closable metal or glass door covering the entire opening of the fireplace.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. outside air intake with damper and control, flue damper and control.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. No continuous burning gas pilot lights allowed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(f): Air retarding wrap installed to comply with §151 meets requirements specified in the ACM Residential Manual.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(g): Vapor barrier: mandatory in Climate Zones 14 and 16 only.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(h): Slab edge insulation - water absorption rate for the insulation material alone without facings no greater than 0.3%, water vapor permeance no greater than 2.0 perm-inch.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§118: Insulation specified or installed meets insulation installation quality standards. Indicate type and include CF-GR Form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§116-§117: Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls.			
1. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fenestration products (except field-fabricated) have label with certified U-factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Exterior doors and windows weather-stripped, all joints and penetrations caulked and sealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Space Conditioning, Water Heating and Plumbing System Measures:			
§110-§113: HVAC equipment, water heaters, showerheads and faucets certified by the Energy Commission.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(i): Setback thermostat on all applicable heating and/or cooling systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(j): Water system pipe and tank insulation and cooling systems line insulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Storage gas water heaters rated with an Energy Factor less than 0.58 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Back-up tanks for gas systems, unfired storage tanks, or other indirect hot water tanks have R-12 external insulation or R-10 insulation (not indicated on the exterior of the tank showing the R-value).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The following piping is insulated according to Table 150-A/B or Equation 150-A Insulation Thickness:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes shall be insulated to Table 150-B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Cooling system piping (except chilled water, or base lines), piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Steam hydronic heating systems or hot water systems >15 psi, meet requirements of Table 123-A.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Space Conditioning, Water Heating and Plumbing System Measures: (continued)			
5. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Insulation for chilled water piping and refrigerant suction piping includes a vapor retardant or is enclosed entirely in conditioned space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Solar water-heating systems/collectors are certified by the Solar Rating and Certification Corporation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* §150(m): Ducts and Fans.			
1. All ducts and plenums installed, sealed and insulated to meet the requirement of the CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or approved sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Exhaust fan systems have back draft or automatic dampers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Protection of insulation. Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water resistant and provides shielding from solar radiation that can cause degradation of the material.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Flexible ducts cannot have porous inner cores.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§114: Pool and Spa Heating Systems and Equipment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. A thermal efficiency that complies with the Appliance Efficiency Regulations, on-off switch mounted outside of the heater, weatherproof operating instructions, no electric resistance heating and no pilot light.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. System is installed with:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. at least 36" of pipe between filter and heater for future solar heating.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. cover for outdoor pools or outdoor spas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Pool system has directional inlet and a circulation pump time switch.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§115: Gas-fired fan-type central furnace, pool heaters, spa heaters or household cooking appliances have no continuously burning pilot light. (Exception: Non-electrical cooking appliances with pilot < 150 Btu/hr).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§118(i): Cool Roof material meets specified criteria.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential Lighting Measures:			
§150(k)(1): HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID: contain only high efficacy lamps as outlined in Table 150-C, and do not contain a medium screw base socket (E24/E26). Ballast for lamps 13 watts or greater are electronic and have an output frequency no less than 20 kHz.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(2): HIGH EFFICACY LUMINAIRES - OUTDOOR HID: contain only high efficacy lamps as outlined in Table 150-C, luminaire has factory installed HID ballast.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(3): Permanently installed luminaires in kitchens shall be high efficacy luminaires. Up to 50 percent of the wattage, as determined in § 130(c), of permanently installed luminaires in kitchens may be in luminaires that are not high efficacy luminaires, provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(4): Permanently installed luminaires in bedrooms, garages, laundry rooms and utility rooms shall be high efficacy luminaires. OR are controlled by an occupant sensor(s) certified to comply with Section 119(d) that does not turn on automatically or have an always on option.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(5): Permanently installed luminaires located other than in kitchens, bedrooms, garages, laundry rooms, and utility rooms shall be high efficacy luminaires (except closets less than 70ft²). OR are controlled by a dimmer switch OR are controlled by an occupant sensor that complies with Section 119(d) that does not turn on automatically or have an always on option.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(6): Luminaires that are recessed into insulated ceilings are approved for zero clearance insulation cover (IC) and are certified airtight to ASTM D283 and labeled as air tight (AT) to less than 2.0 CFM at 75 Pascals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(7): Luminaires providing outdoor lighting and permanently mounted to a residential building or other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pools/water features or other Article 680 locations). OR are controlled by occupant sensors with integral photo control certified to comply with Section 119(d).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(8): Lighting for parking lots for 8 or more vehicles shall have lighting that complies with Sec. 130, 132, and 147.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§150(k)(9): Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires OR are controlled by occupant sensor(s) certified to comply with Section 119(d).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	SITE/ROOF PLAN, PROJECT DATA
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3	FLOOR PLANS
4	REFLECTED CEILING PLANS, AREA CALC.
5	EXISTING ELEVATIONS
6	ELEVATIONS
7	SECTIONS
8	STRUCTURAL PLANS, NOTES & DTL

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2007 EDITIONS OF THE "CALIFORNIA BUILDING CODE", "CALIFORNIA MECHANICAL CODE", "CALIFORNIA PLUMBING CODE", "CALIFORNIA ELECTRIC CODE", "TITLE 24 ENERGY COMPLIANCE", AND THE LATEST EDITION OF LOCAL CODES AND ORDINANCES WHICH APPLY.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL REVIEW ALL DRAWINGS SUPPLIED BY THE ARCHITECT, VERIFY ALL SITE CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY FOUND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY MEANS NECESSARY TO ENSURE SAFETY OF PERSON AND PROPERTY.
- ALL WORK SHALL BE PLUMB, LEVEL, AND SQUARE.
- PROVIDE VENTILATION TO CRAWL SPACE. LOCATE VENTS AS CLOSE AS POSSIBLE TO CORNERS TO PROVIDE CROSS VENTILATION. OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA.
- PROVIDE NECESSARY SCREENED VENTS FOR ATTIC SPACE UNDER THE EAVES UNLESS OTHERWISE NOTED.

NOTES

- BALLUSTERS OF GUARD RAIL SHALL BE SPACED SUCH THAT 4" DIAMETER SPHERE CANNOT PASS THROUGH THE SPACE.
- GUARD RAIL SHALL BE MANUFACTURED. IT SHALL BE CAPABLE OF RESISTING A 20 PLF HORIZONTAL LOAD PERPENDICULAR TO TOP RAIL AND 25 PSF HORIZONTAL LOAD PERPENDICULAR TO THE BALLUSTER.
- THE TOP RAIL OF GUARD RAIL SHALL BE USED AS THE HANDRAIL UNLESS OTHERWISE NOTED.
- HANDRAIL SHALL BE 1-1/2" DIAMETER MAXIMUM OR 1-1/4" DIAMETER MINIMUM AND SHALL BE AN EXTENSION OF THE TOP RAIL OF GUARDRAIL.
- STAIRWAY WIDTH TO BE MINIMUM OF 36" CLEAR.
- STAIR TO HAVE MAXIMUM RISER OF 7-3/4" & MINIMUM TREAD OF 10".
- ALL WALL AND CEILING SURFACES IN OCCUPIED SPACE BENEATH STAIR SHALL BE ENCLOSED WITH TYPE "X" GYP. BD.
- ALL HALLWAYS TO HAVE MINIMUM CLEAR SPACE OF 36".
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
- TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO SUPPLYING WALL & COUNTER OUTLETS. THEY CANNOT SERVE OUTSIDE PLUGS, RANGE, HOOD, DISPOSALS, DISHWASHER & MICROWAVES. THEY SERVE ONLY COUNTERTOP / WALL OUTLETS & MAY INCLUDE THE REFRIGERATOR.
- REQUIRED BATHROOM OUTLETS TO BE SERVED BY DEDICATED 20 AMP CIRCUIT.
- ANY LIGHT FIXTURES IN TUB AND SHOWER ENCLOSURED SHALL BE WITH LABEL STATING "SUITABLE FOR DAMP LOCATION".
- SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM WATER SETTING OF 120 DEGREES F (49 DEGREES C).
- WATER CLOSETS SHALL BE "ULTRA LOW FLUSH" TYPE AND PROVIDE A MAXIMUM FLUSH VOLUME OF 1.6 GALLONS PER FLUSH.
- PLACE WATER HEATER & FAU ON STAND 18" ABOVE FLOOR.
- WATER HEATER SHALL BE ANCHORED FOR SEISMIC CONDITIONS, SECURE W.H. TO WALLS WITH STRAPS AT POINTS WITHIN THE UPPER & LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP TO BE LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE FLOOR.
- THE WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABOVE GRADE AND POINTED DOWN.
- PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBBS.
- ALL LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- ALL LUMINAIRES IN ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT AREA LESS THAN 70 S.F. ARE EXEMPT FROM THIS REQUIREMENT.
- ALL LUMINAIRES MOUNTED TO THE OUTSIDE OF THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.
- THE MANUAL-ON SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT, AND MUST BE TURNED ON MANUALLY WITH A SWITCH.
- RECESSES CAN LIGHTS SHALL BE IC RATED AND CERTIFIED AS AIR TIGHT CONSTRUCTION.
- NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.
- THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14' IN LENGTH. EXHAUST DUCTS SHALL BE A MINIMUM OF 4" DIAMETER AND BE PROVIDED WITH BACK DRAFT DAMPER AND BE CONSTRUCTED OF METAL WITH A SMOOTH INTERIOR SURFACE. DUCTS SHALL TERMINATE AT LEAST 3' FROM ANY OPENINGS INTO BUILDING.

PROJECT DATA

APN: 5744-036
ZONE: RH-2
(E) FL. AREA: 2,481.55 SF
(N) FL. AREA: NO ADDITION
FL. AREA ALLOWED: 4,500 SF
HEIGHT (E)/(N): 31'-0"
OCCUPANCY: R-3/U
CONSTRUCTION TYPE: V-B
LOT AREA: 2,500 SF

SCOPE OF WORK: ALTERATION OF (E) ATTIC INTO HABITABLE SPACE
CONSISTING OF (N) BEDROOM, 2 BATHROOMS, 9 STAIRS. ALTERATION OF MAIN FLOOR; RELOCATING LAUNDRY, BATHROOM, FAMILY ROOM (REAR), LIVING & DINING ROOM. ALSO RECONFIGURATION OF A PORTION OF THE (E) ROOF IN REAR.

25.00' 25.00' 25.00'

100.00'

45.0" REAR SETBACK

27'-0"

100.00' AREA OF ROOF ALTERATION

15.0' FRONT SETBACK

ADJ. PROPERTY 219 CRESCENT

ADJ. PROPERTY 293 CRESCENT

SIDEWALK

CRESCENT AVENUE

N

SITE/ROOF PLAN

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

VICINITY MAP

REVISIONS

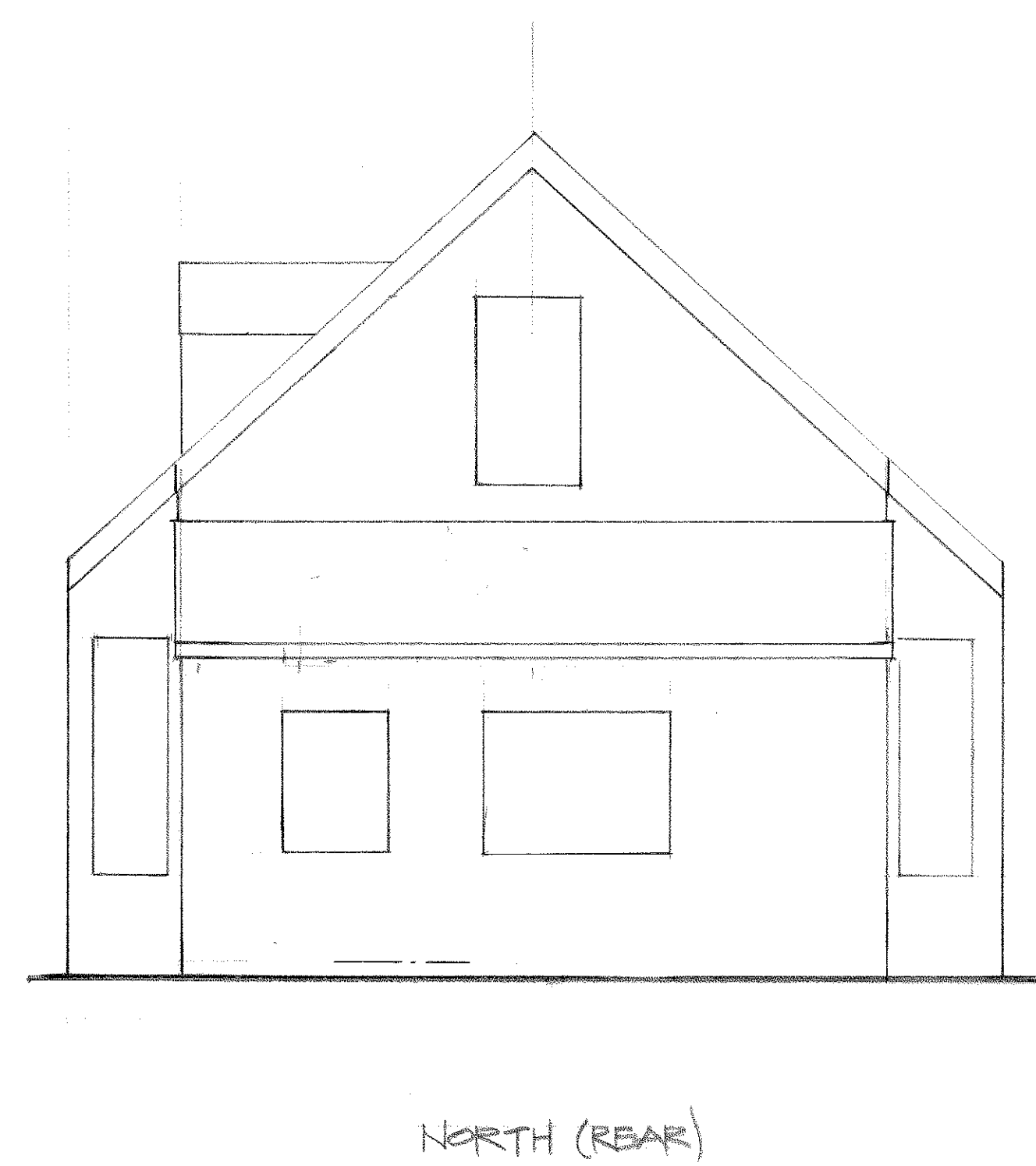
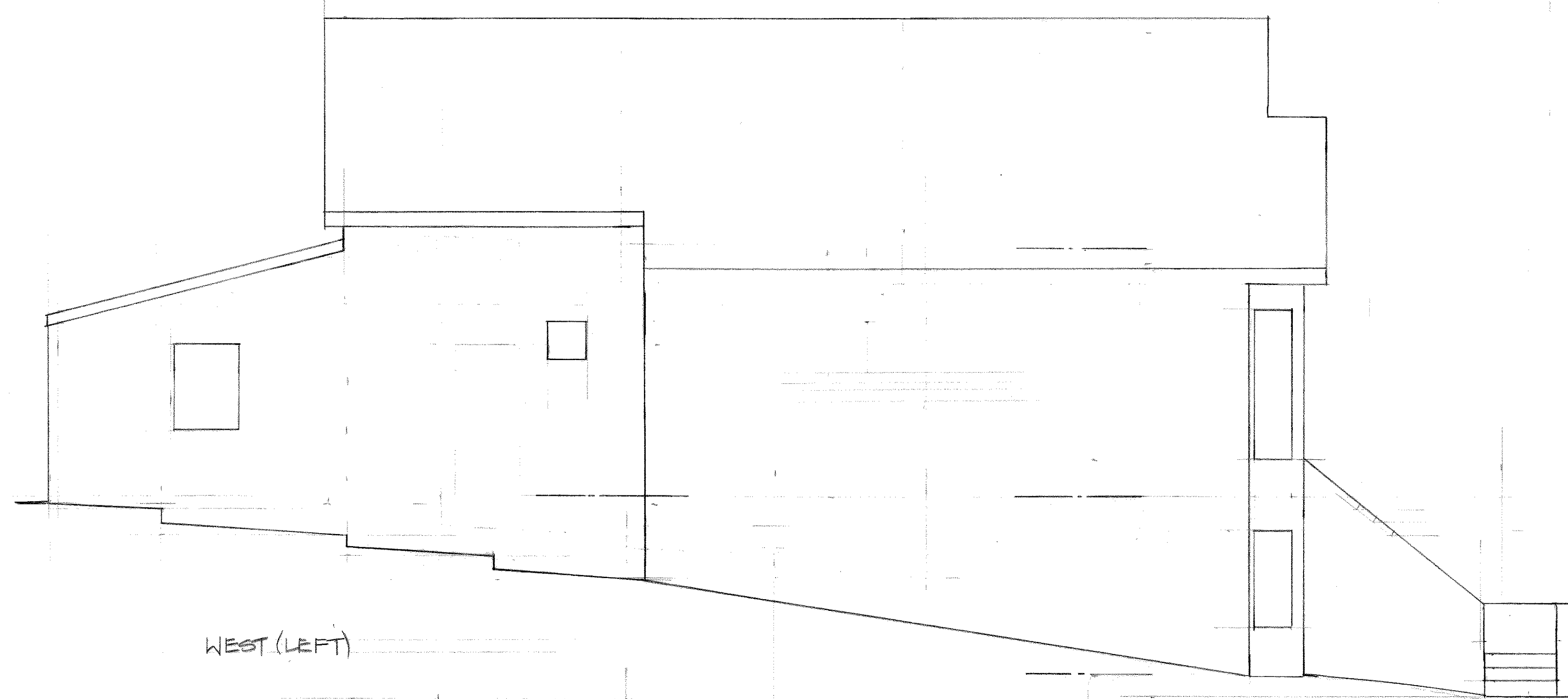
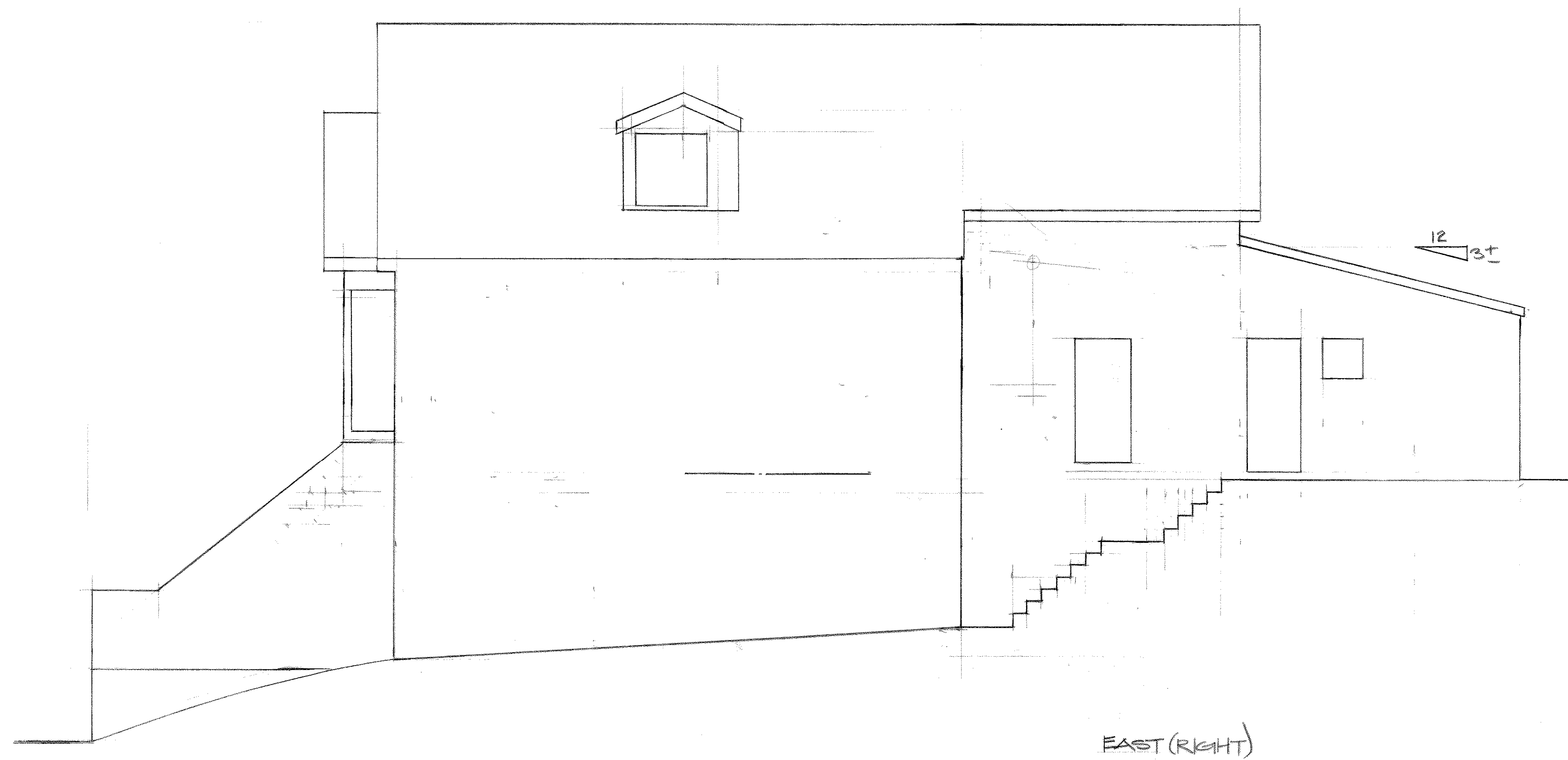
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7.27.09

ALTERATIONS TO THE
HUSSEIN RESIDENCE
AT 225/227 CRESCENT AVENUE
SAN FRANCISCO, CA 94110
(415) 624-5291

1080 23rd avenue suite 105 oakland ca
N I N E ARCHITECTS, Inc.
tel (510) 533-7270 fax (510) 533-4214

Date: 7.27.09
Scale:
Drawn:
Job:
Sheet:
Of 8 Sheets

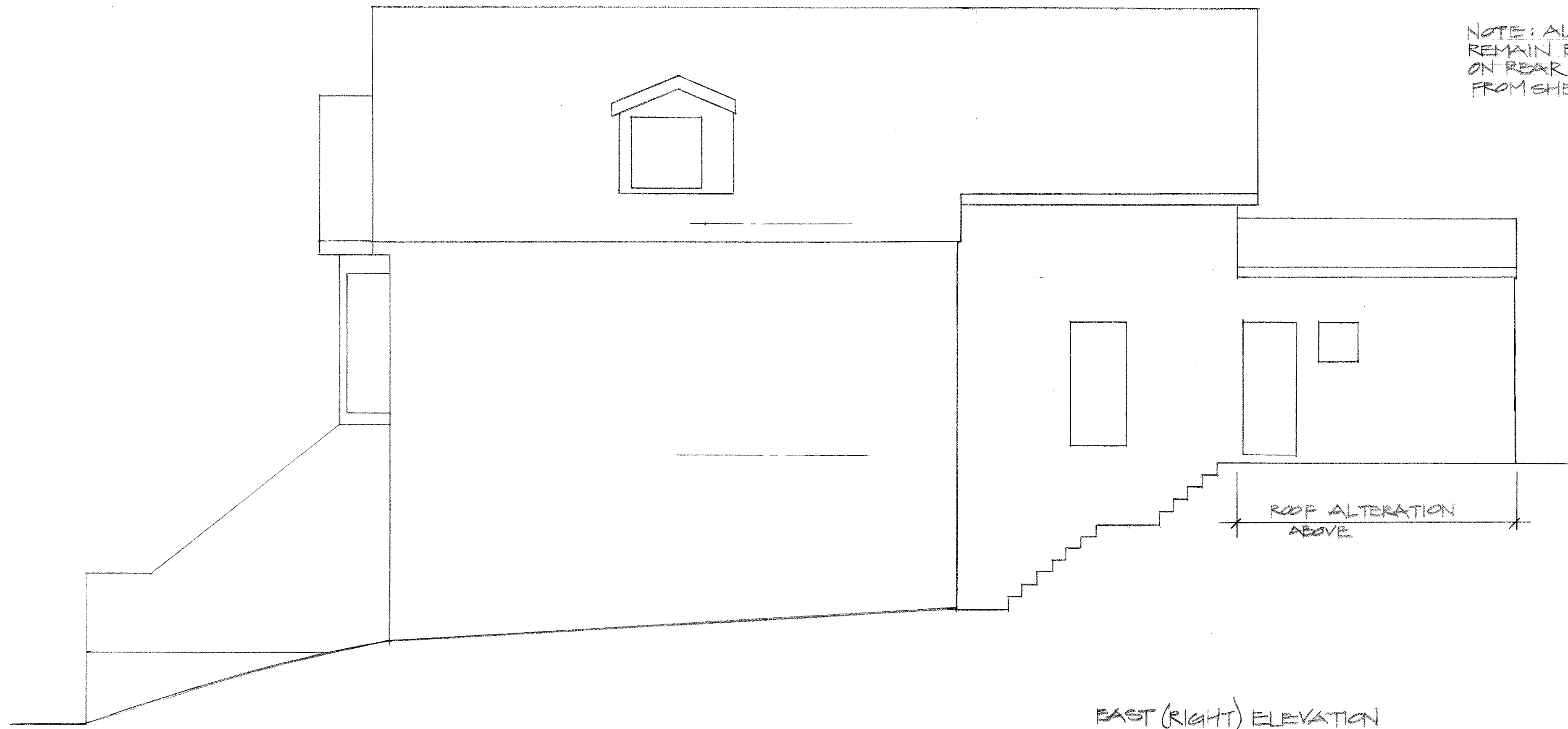
24 X 36 PRINTED ON NO. 100% CLEARPRINT®



EXISTING ELEVATIONS

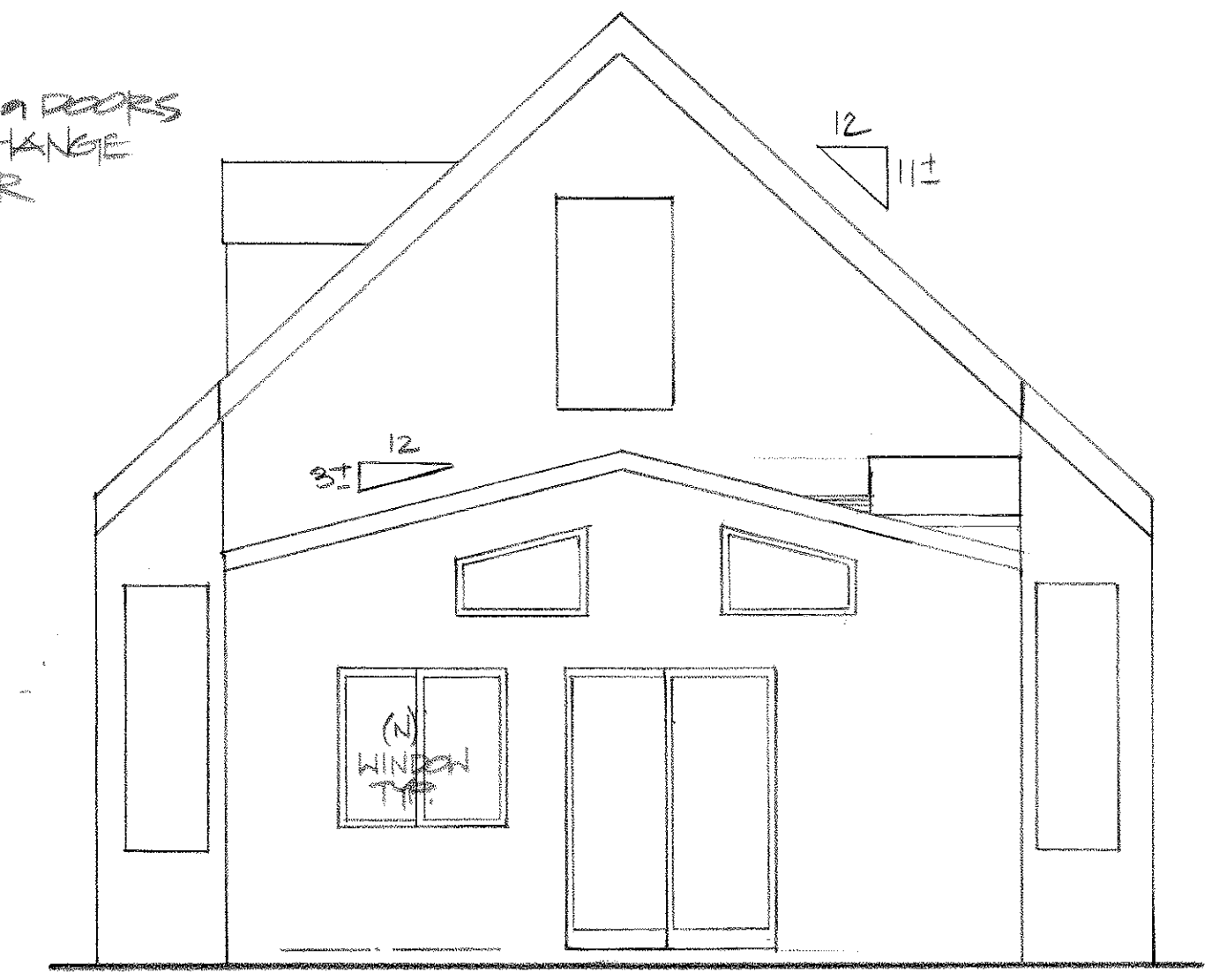
SCALE: $\frac{1}{4}'' = 1'-0''$

ALTERATIONS TO THE HUSSEIN RESIDENCE AT 225/227 CRESCENT AVENUE SAN FRANCISCO, CA 94110 (415) 624-5291	1080 23rd avenue suite 105 oakland ca N I I A R C H I T E C T S, Inc. t e l (5 1 0) 5 3 3 - 7 2 7 0 f a x (5 1 0) 5 3 3 - 4 2 1 4	REVISIONS BY
Date 7-27-09 Scale Drawn Job Sheet 5 Of 8 Sheets		

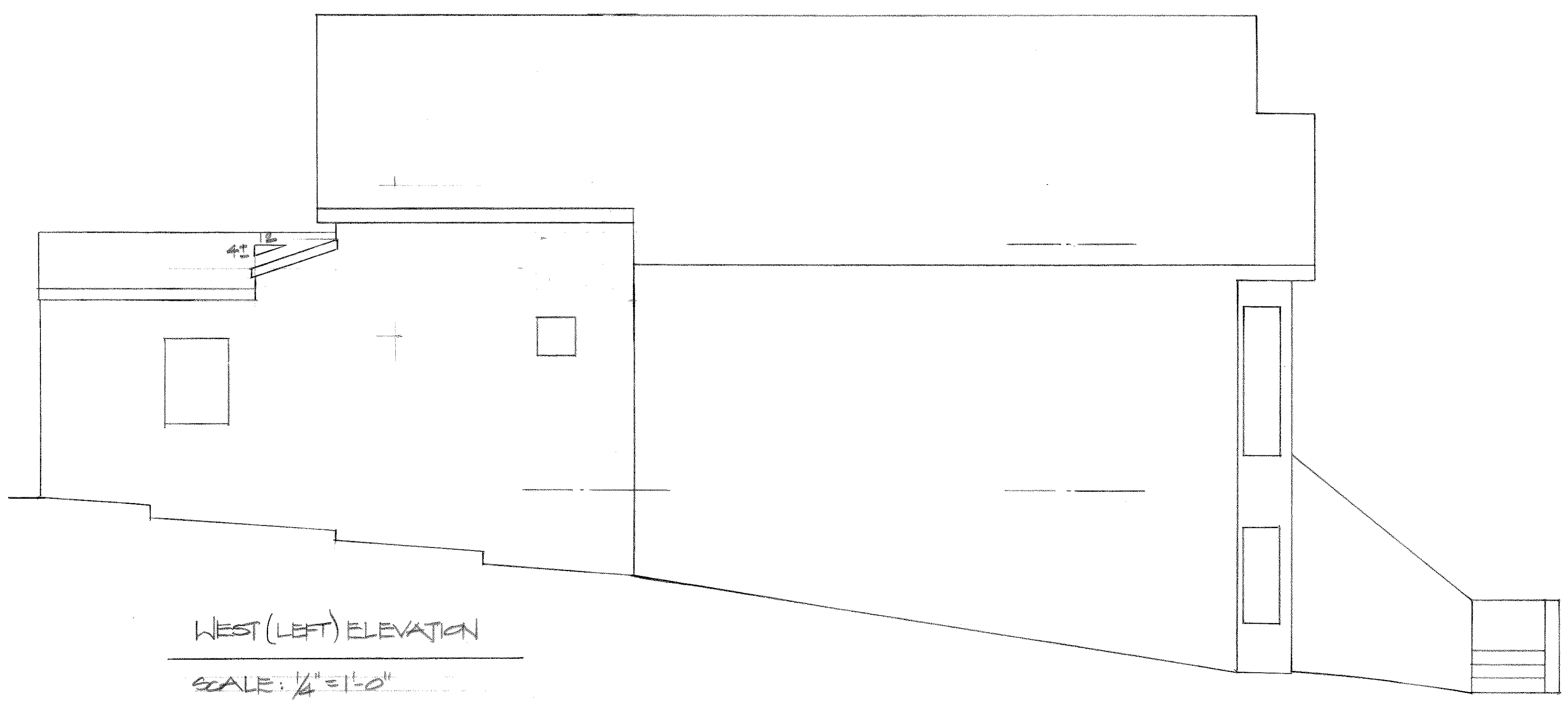


EAST (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL (E) ELEVATIONS TO REMAIN EXCEPT FOR WINDOWS & DOORS ON REAR ELEVATION & ROOF CHANGE FROM SHED TO GABLE IN REAR.



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



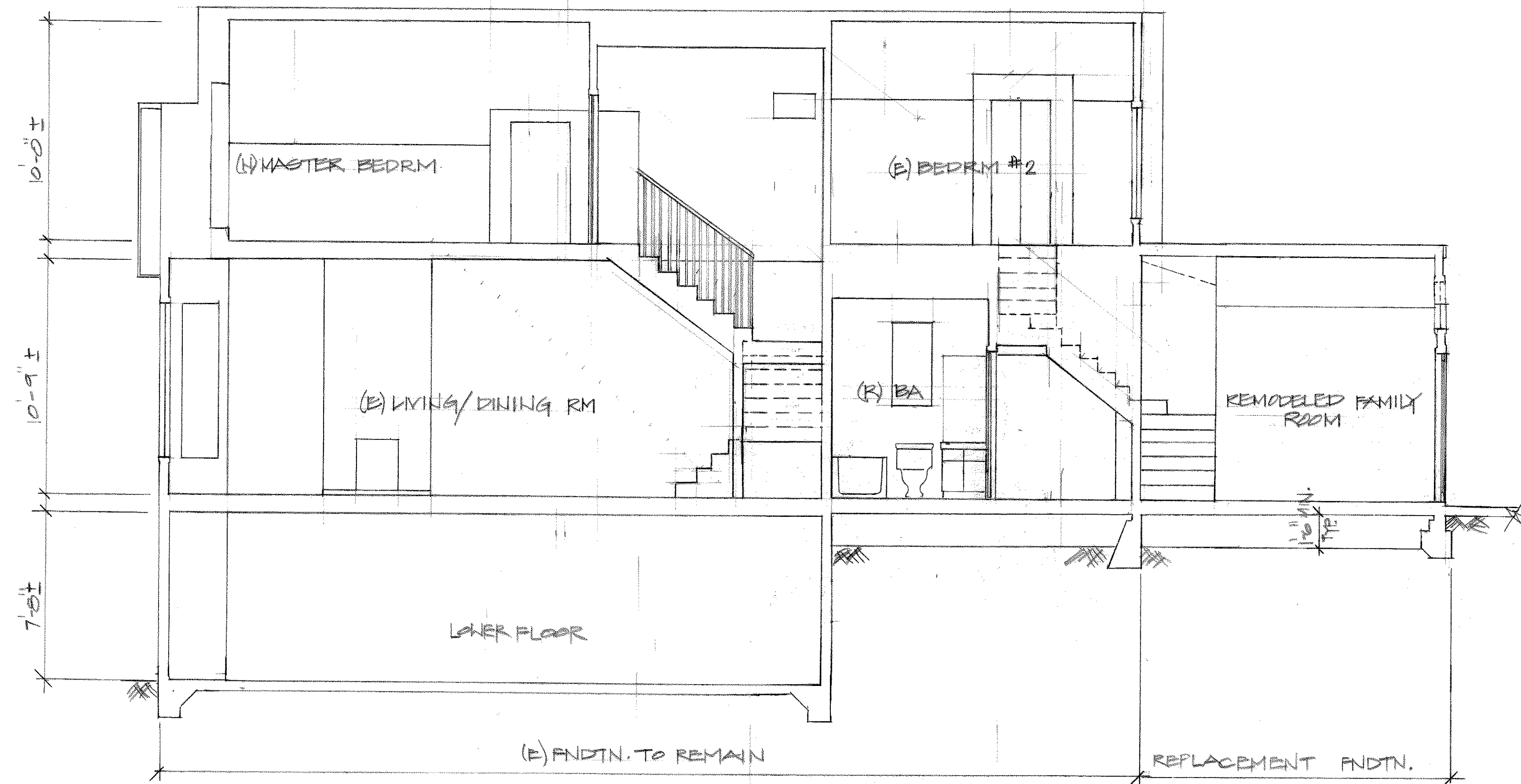
WEST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

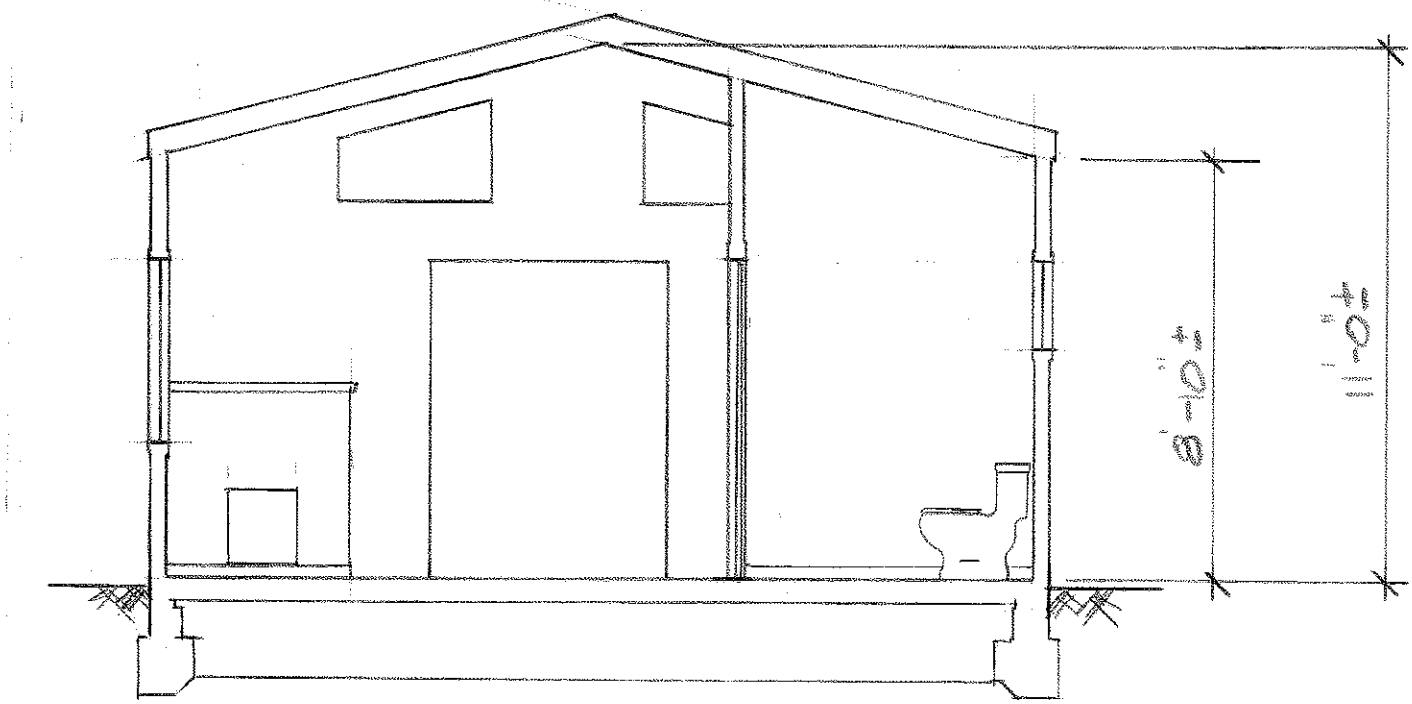
1080 23rd avenue suite 105 oakland ca
N I I A R C H I T E C T S, I N C.
 tel (510) 533-7270 fax (510) 533-4214

ALTERATIONS TO THE
 HUSSEIN RESIDENCE
 AT 225/227 CRESCENT AVENUE
 SAN FRANCISCO, CA 94110
 (415) 624-5291

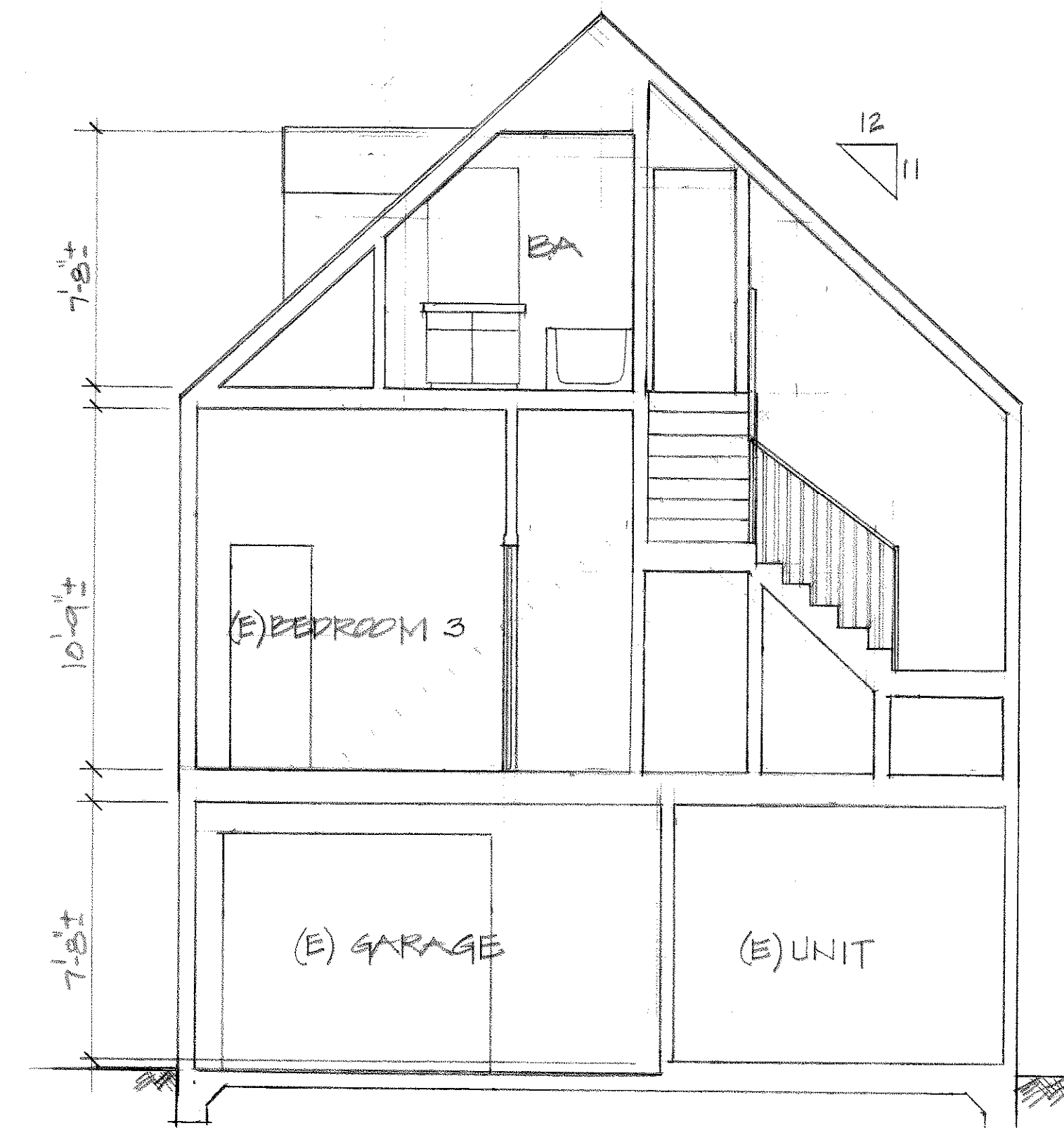
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Job	
Sheet	5
Of	5 Sheets



SECTION A-A



SECTION B-B



SECTION C-C