

REVISED STREET SCAPE



EXISTING STREET SCAPE



2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Issue	Date
SITE PERMIT/311	
REVISION SET	06 06 18
PLANNING COMMISSION SET	03 16 20
PLANNING COMMISSION SET	04 17 20
PLANNING COMMISSION SET	06 08 20
PLANNING COMMISSION SET	07 01 20
PLANNING COMMISSION SET	07 06 20
PLANNING COMMISSION SET	07 12 20

Drawing Title
**EXISTING & REVISED
STREETSCAPES
ENLARGED**

Sheet Number
A0.34b



2 EXISTING MASSING STUDY



1 PROPOSED MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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san francisco, california 94103
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PLANNING COMMISSION SET	07 12 20

Drawing Title
**EXISTING + REVISED
REAR FACADE
RENDERINGS**

Sheet Number
A0.43





2 EXISTING REAR FACADE RENDERING



1 PROPOSED REAR FACADE RENDERING

2

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PLANNING COMMISSION SET	07 12 20

Job No. 16112

Drawing Title
**EXISTING + REVISED
REAR FACADE
RENDERINGS**

Sheet Number
A0.44



2 EXISTING REAR FACADE RENDERING



1 PROPOSED REAR FACADE RENDERING

3

2417 GREEN STREET

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BLOCK 0560 LOT 028

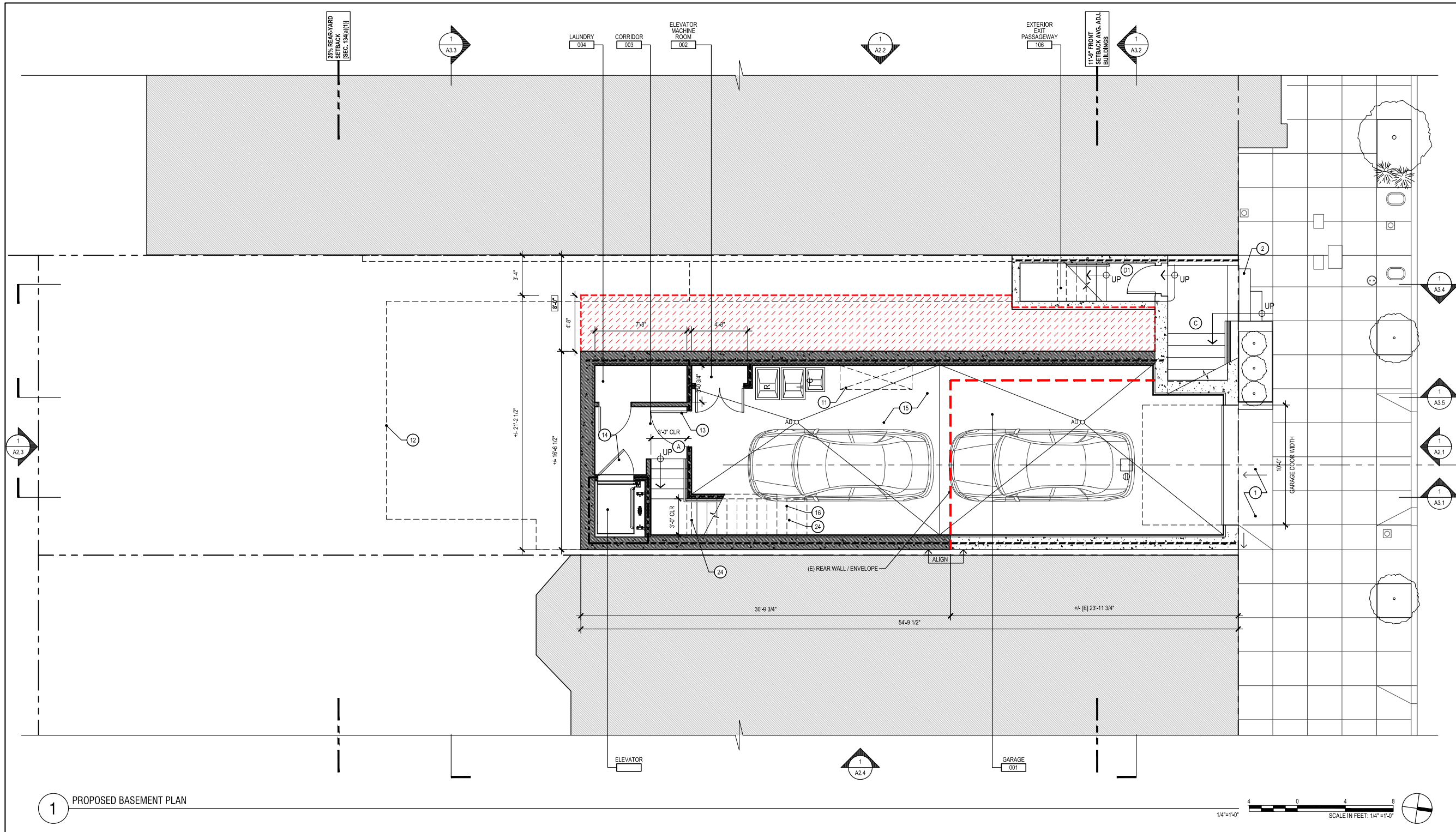
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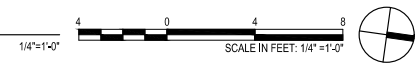
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PLANNING COMMISSION SET	07 12 20

Drawing Title
**EXISTING + REVISED
REAR FACADE
RENDERINGS**

Sheet Number
A0.45



1 PROPOSED BASEMENT PLAN



GENERAL PLAN NOTES

- 1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
- [E] BUILDING, U.O.N.
- REDUCED EXCAVATION
- REDUCED BUILDING MASS

PROPOSED DORMER NOTES

- (1)** [N] DORMER 1, AREA = 110sf
- (2)** [N] DORMER 2, AREA = 98sf
- (3)** [E] ROOF AREA = 1050sf
ALLOWABLE DORMER AREA PER PLANNING CODE SECTION 260 (b)(1)(B):
DORMER WINDOWS MAY NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF; 20% X 1050sf = 210sf MAX.
DORMER 1 (110sf) + DORMER 2 (98sf) = 208sf < 210sf MAX. ALLOWABLE

PROPOSED PLAN SHEET NOTES

- (1)** [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
- (2)** [E] STEPS TO REMAIN
- (3)** [N] GUARD RAIL @ 42" A.F.F., REF. ELEVATION SHEETS [A2 SERIES], NOTE 5' FOR ADDITIONAL INFORMATION
- (4)** [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
- (5)** NEIGHBORING BUILDING WINDOWS/DOORS FOR REFERENCE
- (6)** [N] FIXED SKYLIGHT
- (7)** ROOF DECK BELOW
- (8)** ROOF BELOW
- (9)** [N] PLANTER
- (10)** [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
- (11)** [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
- (12)** OUTLINE OF FLOOR ABOVE
- (13)** 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

- (14)** 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- (15)** [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8" : 1'-0" MIN. TYP.
- (16)** [N] STAIR ABOVE
- (17)** [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
- (18)** DORMER/ROOF ABOVE
- (19)** [N] GAS-FIRED FIREPLACE
- (20)** [N] TRENCH DRAIN, TYP.
- (21)** [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
- (22)** [N] SKYLIGHT ABOVE
- (23)** 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- (24)** CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
- (25)** [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
- (26)** [N] WINDOW IN [E] OPENING
- (27)** [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- (A)** BASEMENT F.F. TO 1ST FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 1/2"; 15 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 16'-4"; 3'-0" CLR WIDTH
 - (B)** 1ST FLR F.F. TO ADU LIVING/DINING ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 9'-0" CLR WIDTH
 - (C)** [E] PORCH STAIR
 - (D1)** EXIT PASSAGEWAY STAIR 1: 6 RISERS (EXISTING)
 - (D2)** NOT USED
 - (E)** EXIT PASSAGEWAY STAIR 2: 12 RISERS @ +/- 7 3/16" EA = 7'-2 1/2"; 11 TREADS @ 10" EA = 9'-2"; 3'-4" CLR WIDTH
 - (F)** 1ST FLR F.F. TO ADU ENTRY F.F.: 3 RISERS @ 5 1/4" EA = 1'-5 1/4"; 2 TREADS @ 10" EA = 1'-8"; 4'-0" CLR WIDTH
 - (G)** NOT USED
 - (H)** 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-5"; 3'-4" CLR WIDTH
 - (I)** NOT USED
 - (J)** 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 11'-4"; 3'-0" CLR WIDTH
 - (K)** 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-0" CLR WIDTH
- NOTE: ALL RISERS TO BE 7 3/4" MAX. TYP.

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Drawing Title

PROPOSED BASEMENT PLAN [GARAGE]

Sheet Number

A1.0

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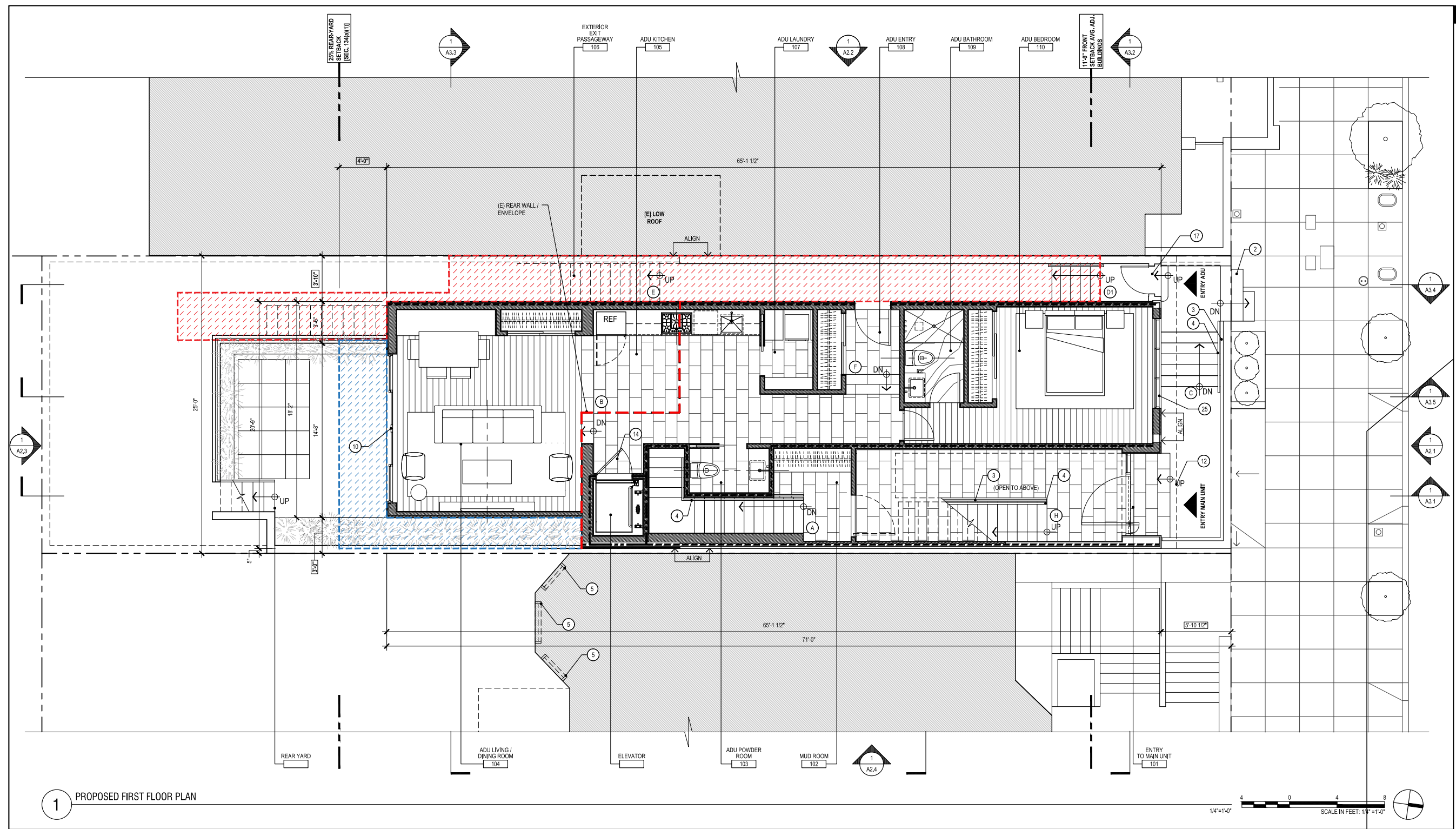
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Drawing Title

PROPOSED FIRST FLOOR PLAN

Sheet Number

A1.1



1 PROPOSED FIRST FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

[E] BUILDING, U.O.N.

[REDACTED] REDUCED EXCAVATION

[BLUE HATCH] REDUCED BUILDING MASS

PROPOSED DORMER NOTES

(1) [N] DORMER 1, AREA = 110sf

(2) [N] DORMER 2, AREA = 98sf

(3) [E] ROOF AREA = 1050sf
ALLOWABLE DORMER AREA PER PLANNING CODE SECTION 260 (b)(1)(B):
DORMER WINDOWS MAY NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF; 20% X 1050sf = 210sf MAX.
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PROPOSED PLAN SHEET NOTES

(1) [E] DRIVEWAY SLOPE TO REMAIN/PROTECT

(2) [E] STEPS TO REMAIN

(3) [N] GUARD RAIL @ 42" A.F.F., REF. ELEVATION SHEETS [A2 SERIES], NOTE 5' FOR ADDITIONAL INFORMATION

(4) [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.

(5) NEIGHBORING BUILDING WINDOWS/DOORS FOR REFERENCE

(6) [N] FIXED SKYLIGHT

(7) ROOF DECK BELOW

(8) ROOF BELOW

(9) [N] PLANTER

(10) [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING

(11) [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2

(12) OUTLINE OF FLOOR ABOVE

(13) 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

(14) 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

(15) [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN. TYP.

(16) [N] STAIR ABOVE

(17) [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY

(18) DORMER/ROOF ABOVE

(19) [N] GAS-FIRED FIREPLACE

(20) [N] TRENCH DRAIN, TYP.

(21) [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.

(22) [N] SKYLIGHT ABOVE

(23) 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE

(24) CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED

(25) [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030

(26) [N] WINDOW IN [E] OPENING

(27) [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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(B) 1ST FLR F.F. TO ADU LIVING/DINING ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 9'-0" CLR WIDTH

(C) [E] PORCH STAIR

(D1) EXIT PASSAGEWAY STAIR 1: 6 RISERS (EXISTING)

(D2) NOT USED

(E) EXIT PASSAGEWAY STAIR 2: 12 RISERS @ +/- 7 3/16" EA = 7'-2 1/2"; 11 TREADS @ 10" EA = 9'-2"; 3'-4" CLR WIDTH

(F) 1ST FLR F.F. TO ADU ENTRY F.F.: 3 RISERS @ 5 1/8" EA = 1'-5 7/8"; 2 TREADS @ 10" EA = 1'-8"; 4'-0" CLR WIDTH

(G) NOT USED

(H) 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH

(I) NOT USED

(J) 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND, @

(K) 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

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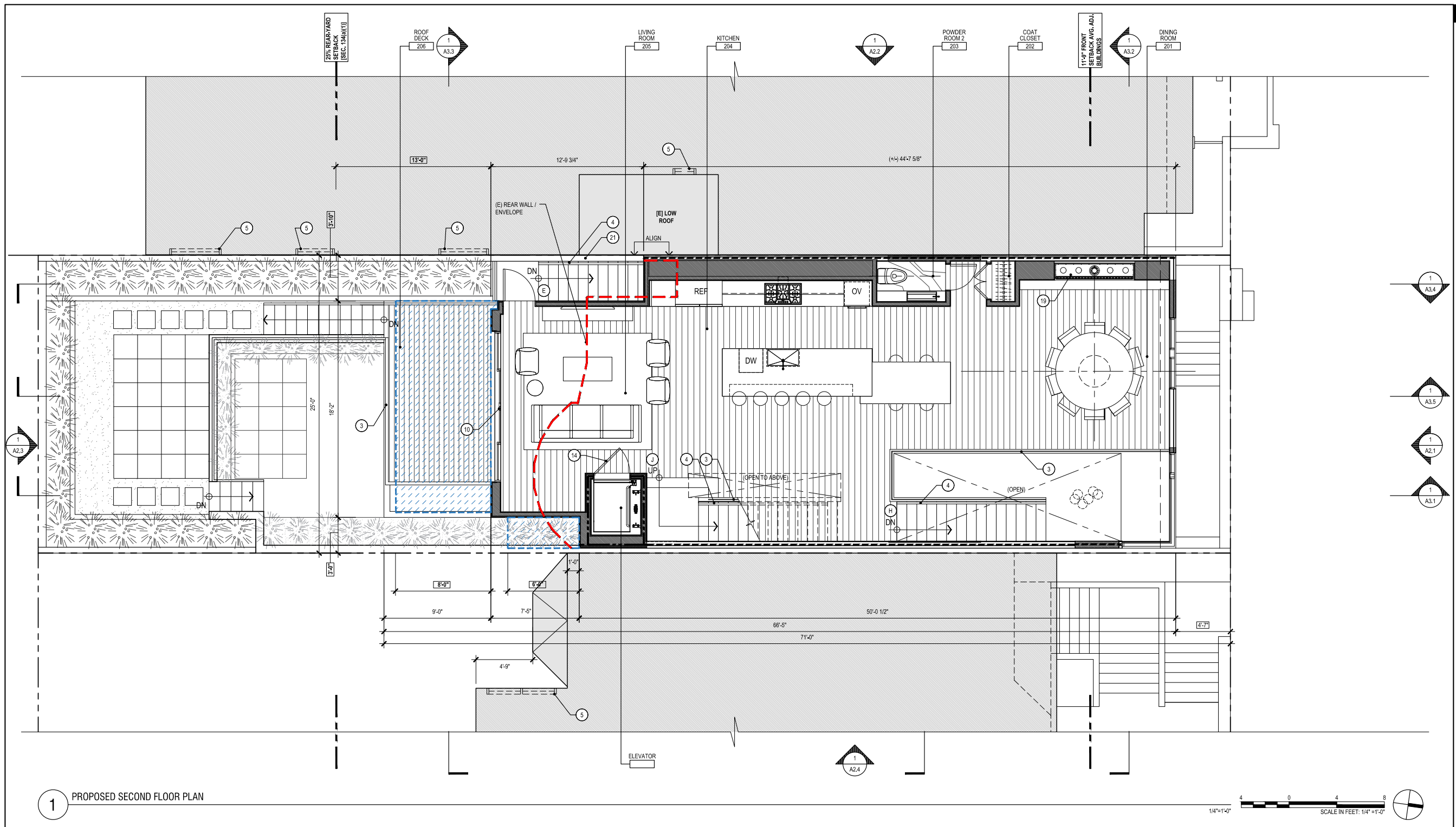
Drawing Title

PROPOSED SECOND FLOOR PLAN

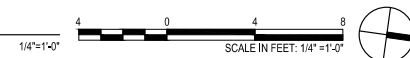
Sheet Number

A1.2

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1 PROPOSED SECOND FLOOR PLAN

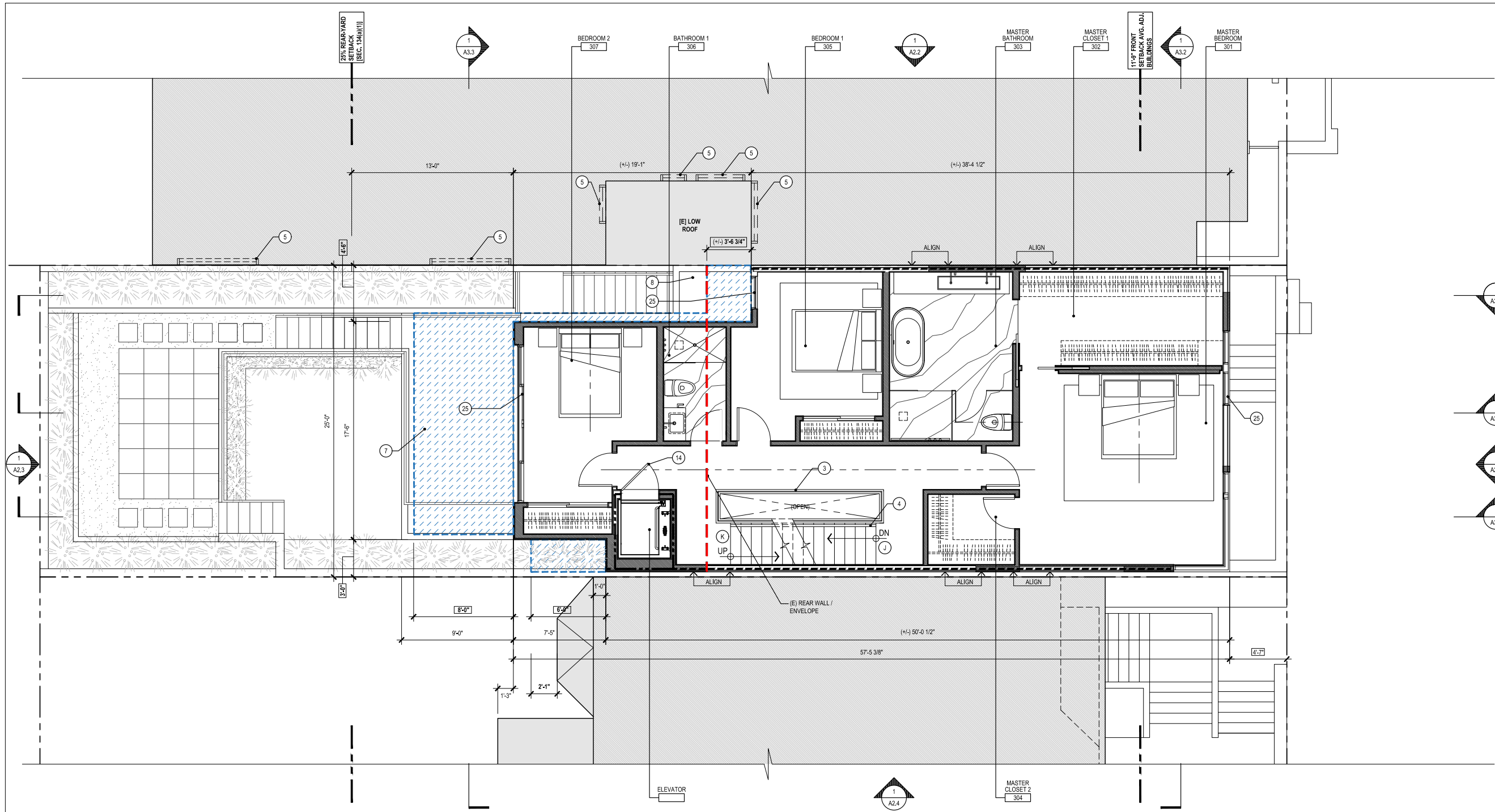


GENERAL PLAN NOTES
1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
[E] BUILDING, U.O.N.
REDUCED EXCAVATION
REDUCED BUILDING MASS
PROPOSED DORMER NOTES
(1) [N] DORMER 1, AREA = 110sf
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(3) [E] ROOF AREA = 1050sf ALLOWABLE DORMER AREA PER PLANNING CODE SECTION 260 (b)(1)(B): DORMER WINDOWS MAY NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF; 20% X 1050sf = 210sf MAX. DORMER 1 (110sf) + DORMER 2 (98sf) = 208sf < 210sf MAX. ALLOWABLE

PROPOSED PLAN SHEET NOTES
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(5) NEIGHBORING BUILDING WINDOWS/DOORS FOR REFERENCE
(6) [N] FIXED SKYLIGHT
(7) ROOF DECK BELOW
(8) ROOF BELOW
(9) [N] PLANTER
(10) [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
(11) [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
(12) OUTLINE OF FLOOR ABOVE
(13) 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

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(15) [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8" : 1'-0" MIN. TYP.
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(17) [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
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(19) [N] GAS-FIRED FIREPLACE
(20) [N] TRENCH DRAIN, TYP.
(21) [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
(22) [N] SKYLIGHT ABOVE
(23) 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
(24) CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
(25) [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
(26) [N] WINDOW IN [E] OPENING
(27) [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES
(A) BASEMENT F.F. TO 1ST FLR F.F.: 17 RISERS @ +/- 7 3/8" EA = 10'-7 1/2"; 15 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 16'-4"; 3'-0" CLR WIDTH
(B) 1ST FLR F.F. TO ADU LIVING/DINING ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 9'-0" CLR WIDTH
(C) [E] PORCH STAIR
(D1) EXIT PASSAGEWAY STAIR 1: 6 RISERS (EXISTING)
(D2) NOT USED
(E) EXIT PASSAGEWAY STAIR 2: 12 RISERS @ +/- 7 3/16" EA = 7'-2 1/2"; 11 TREADS @ 10" EA = 9'-2"; 3'-4" CLR WIDTH
(F) 1ST FLR F.F. TO ADU ENTRY F.F.: 3 RISERS @ 5 1/8" EA = 1'-5 1/8"; 2 TREADS @ 10" EA = 1'-8"; 4'-0" CLR WIDTH
(G) NOT USED
(H) 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-5"; 3'-4" CLR WIDTH
(I) NOT USED
(J) 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND, @
(K) 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8";
NOTE: ALL RISERS TO BE 7 3/4" MAX. TYP.



1 PROPOSED THIRD FLOOR PLAN



GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

[E] BUILDING, U.O.N.

[REDACTED] REDUCED EXCAVATION

[BLUE HATCH] REDUCED BUILDING MASS

PROPOSED DORMER NOTES

1 [N] DORMER 1, AREA = 110sf

2 [N] DORMER 2, AREA = 98sf

3 [E] ROOF AREA = 1050sf

ALLOWABLE DORMER AREA PER PLANNING CODE SECTION 260 (b)(1)(B):
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PROPOSED PLAN SHEET NOTES

1 [E] DRIVEWAY SLOPE TO REMAIN/PROTECT

2 [E] STEPS TO REMAIN

3 [N] GUARD RAIL @ 42" A.F.F., REF. ELEVATION SHEETS [A2 SERIES], NOTE 5' FOR ADDITIONAL INFORMATION

4 [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.

5 NEIGHBORING BUILDING WINDOWS/DOORS FOR REFERENCE

6 [N] FIXED SKYLIGHT

7 ROOF DECK BELOW

8 ROOF BELOW

9 [N] PLANTER

10 [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING

11 [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2

12 OUTLINE OF FLOOR ABOVE

13 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

STAIR NOTES

14 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

15 [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN. TYP.

16 [N] STAIR ABOVE

17 [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY

18 DORMER/ROOF ABOVE

19 [N] GAS-FIRED FIREPLACE

20 [N] TRENCH DRAIN, TYP.

21 [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.

22 [N] SKYLIGHT ABOVE

23 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE

24 CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED

25 [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030

26 [N] WINDOW IN [E] OPENING

27 [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

A BASEMENT F.F. TO 1ST FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 1/2"; 15 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 16'-4"; 3'-0" CLR WIDTH

B 1ST FLR F.F. TO ADU LIVING/DINING ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 9'-0" CLR WIDTH

C [E] PORCH STAIR

D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS (EXISTING)

D2 NOT USED

E EXIT PASSAGEWAY STAIR 2: 12 RISERS @ +/- 7 3/16" EA = 7'-2 1/2"; 11 TREADS @ 10" EA = 9'-2"; 3'-4" CLR WIDTH

F 1ST FLR F.F. TO ADU ENTRY F.F.: 3 RISERS @ 5 1/8" EA = 1'-5 7/8"; 2 TREADS @ 10" EA = 1'-8"; 4'-0" CLR WIDTH

G NOT USED

H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH

I NOT USED

J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 16'-4"; 3'-0" CLR WIDTH

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NOTE: ALL RISERS TO BE 7 3/4" MAX. TYP.

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DUMICAN MOSEY ARCHITECTS

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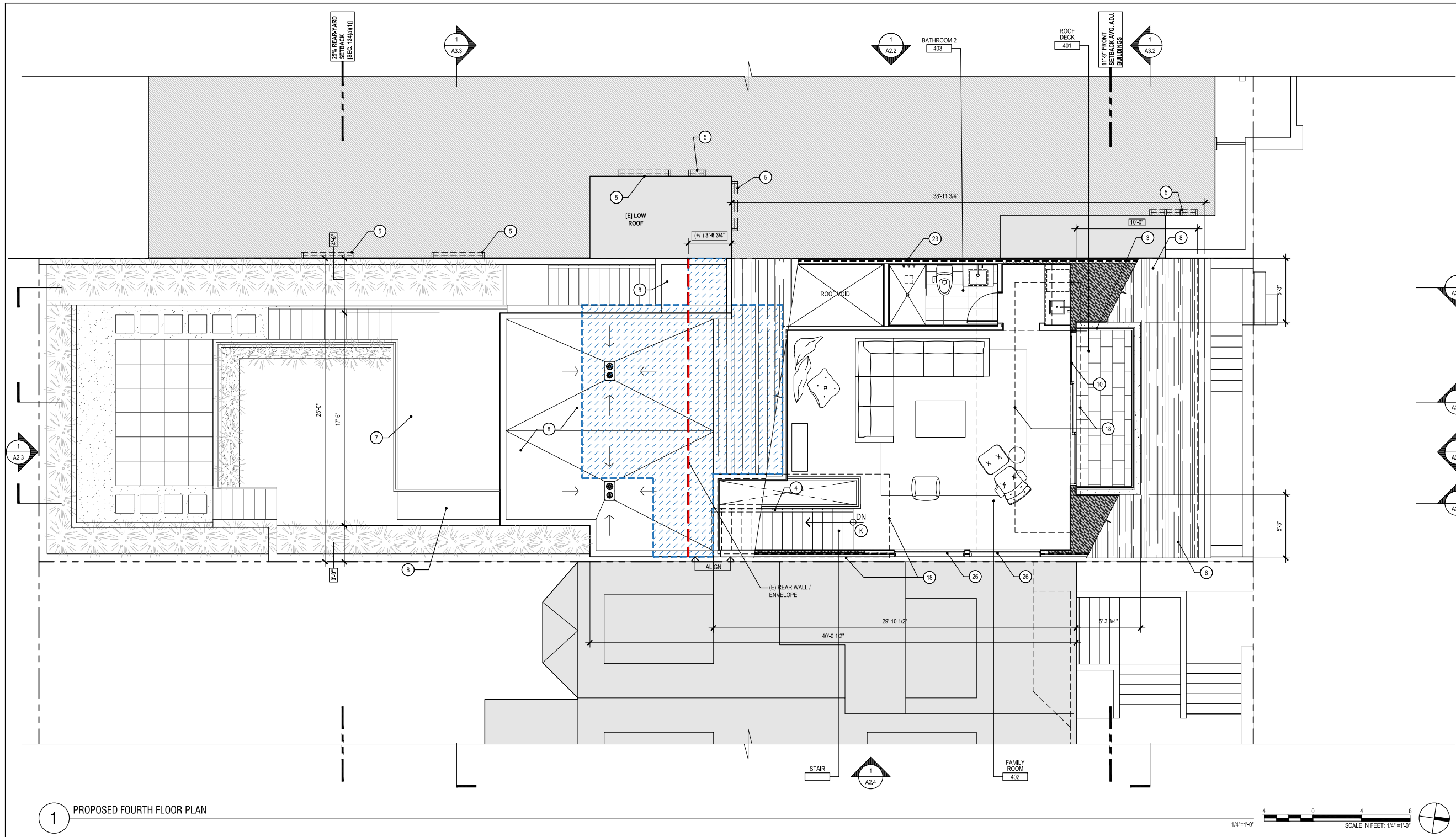
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PLANNING COMMISSION SET	07 12 20

Drawing Title

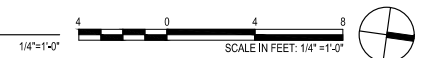
PROPOSED THIRD FLOOR PLAN

Sheet Number

A1.3



1 PROPOSED FOURTH FLOOR PLAN



GENERAL PLAN NOTES

- 1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
- [E] BUILDING, U.O.N.
- REDUCED EXCAVATION
- REDUCED BUILDING MASS

PROPOSED DORMER NOTES

- (1) [N] DORMER 1, AREA = 110sf
- (2) [N] DORMER 2, AREA = 98sf
- (3) [E] ROOF AREA = 1050sf
ALLOWABLE DORMER AREA PER PLANNING CODE SECTION 260 (b)(1)(B):
DORMER WINDOWS MAY NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF; 20% X 1050sf = 210sf MAX.
DORMER 1 (110sf) + DORMER 2 (98sf) = 208sf < 210sf MAX. ALLOWABLE

PROPOSED PLAN SHEET NOTES

- (1) [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
- (2) [E] STEPS TO REMAIN
- (3) [N] GUARD RAIL @ 42" A.F.F., REF. ELEVATION SHEETS [A2 SERIES], NOTE 5' FOR ADDITIONAL INFORMATION
- (4) [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
- (5) NEIGHBORING BUILDING WINDOWS/DOORS FOR REFERENCE
- (6) [N] FIXED SKYLIGHT
- (7) ROOF DECK BELOW
- (8) ROOF BELOW
- (9) [N] PLANTER
- (10) [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
- (11) [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
- (12) OUTLINE OF FLOOR ABOVE
- (13) 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER

- (14) 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
- (15) [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8" : 1'-0" MIN. TYP.
- (16) [N] STAIR ABOVE
- (17) [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
- (18) DORMER/ROOF ABOVE
- (19) [N] GAS-FIRED FIREPLACE
- (20) [N] TRENCH DRAIN, TYP.
- (21) [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
- (22) [N] SKYLIGHT ABOVE
- (23) 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
- (24) CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
- (25) [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
- (26) [N] WINDOW IN [E] OPENING
- (27) [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- (A) BASEMENT F.F. TO 1ST FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 1/2"; 15 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 16'-4"; 3'-0" CLR WIDTH
 - (B) 1ST FLR F.F. TO ADU LIVING/DINING ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 9'-0" CLR WIDTH
 - (C) [E] PORCH STAIR
 - (D) EXIT PASSAGEWAY STAIR 1: 6 RISERS (EXISTING)
 - (D2) NOT USED
 - (E) EXIT PASSAGEWAY STAIR 2: 12 RISERS @ +/- 7 3/16" EA = 7'-2 1/2"; 11 TREADS @ 10" EA = 9'-2"; 3'-4" CLR WIDTH
 - (F) 1ST FLR F.F. TO ADU ENTRY F.F.: 3 RISERS @ 5 1/4" EA = 1'-5 1/4"; 2 TREADS @ 10" EA = 1'-8"; 4'-0" CLR WIDTH
 - (G) NOT USED
 - (H) 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
 - (I) NOT USED
 - (J) 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 1/2"; 15 TREADS @ 10" EA, 1 LAND, @
 - (K) 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8";
- NOTE: ALL RISERS TO BE 7 3/4" MAX. TYP.

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2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Issue	Date
SITE PERMIT/311	
REVISION SET	06 06 18
PLANNING COMMISSION SET	03 16 20
PLANNING COMMISSION SET	04 17 20
PLANNING COMMISSION SET	06 08 20
PLANNING COMMISSION SET	07 01 20
PLANNING COMMISSION SET	07 06 20
PLANNING COMMISSION SET	07 12 20

Drawing Title

PROPOSED FOURTH FLOOR PLAN

Sheet Number

A1.4

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

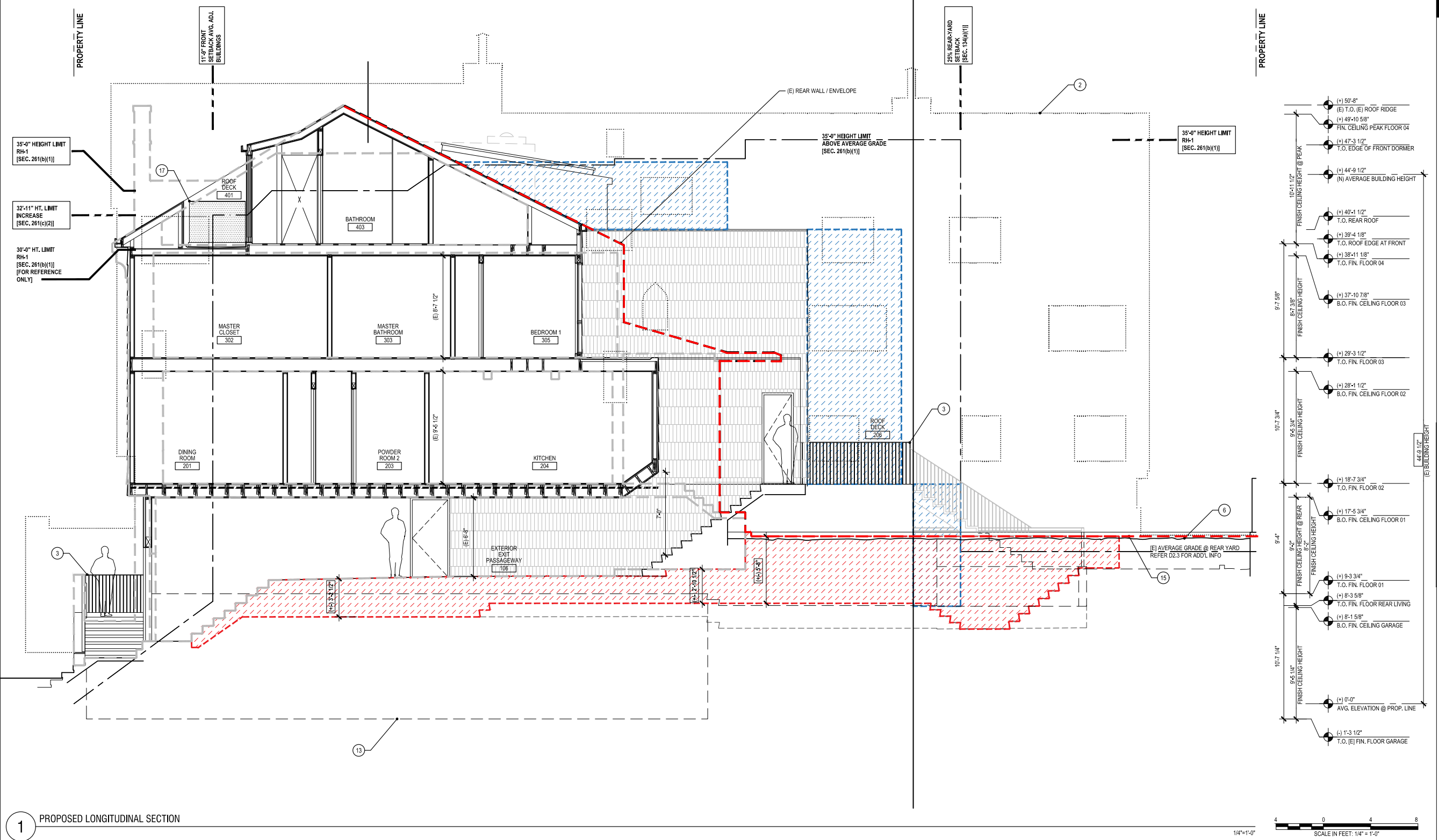
Job No.	16112
Issue	Date
SITE PERMIT/311	
REVISION SET	06 06 18
PLANNING COMMISSION SET	03 16 20
PLANNING COMMISSION SET	04 17 20
PLANNING COMMISSION SET	06 08 20
PLANNING COMMISSION SET	07 01 20
PLANNING COMMISSION SET	07 06 20
PLANNING COMMISSION SET	07 12 20

Drawing Title

PROPOSED SECTION

Sheet Number

A3.4



1 PROPOSED LONGITUDINAL SECTION

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP. UNLESS OTHERWISE NOTED.

SECTION SHEET NOTES

- 1 ADJACENT BUILDING: 2415 GREEN STREET
- 2 ADJACENT BUILDING: 2421 GREEN STREET
- 3 (N) EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
- 4 (N) INTERIOR GUARD RAIL 42" A.F.F.
- 5 (N) SKYLIGHT
- 6 (N) PLANTER
- 7 DASHED LINE INDICATES (E) T.O. ROOF RIDGE
- 8 (N) 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
- 9 APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
- 10 APPROXIMATE ELEVATION OF ADJACENT GRADE @ REAR YARD, FOR REFERENCE ONLY
- 11 APPROXIMATE OUTLINE OF ADJACENT GRADE @ 2415 GREEN STREET, FOR REFERENCE ONLY

- 12 APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET, FOR REFERENCE ONLY
- 13 DASHED LINE INDICATES GARAGE INTERIOR FINISHED FLOOR AND WALLS BEYOND
- 14 SLOPED CEILING UNDER STAIR, 1-HR FIRE-RESISTANCE RATED
- 15 OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO
- 16 OUTLINE OF (E) GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY, REFER D2.1 FOR ADD'L INFO
- 17 (N) EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 26, A2 SERIES
- 18 (E) EXTERIOR GUARD RAIL, 42" A.F.F.

LINE LEGEND

- (E) BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.
- REDUCED EXCAVATION
- REDUCED BUILDING MASS

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2417 GREEN STREET

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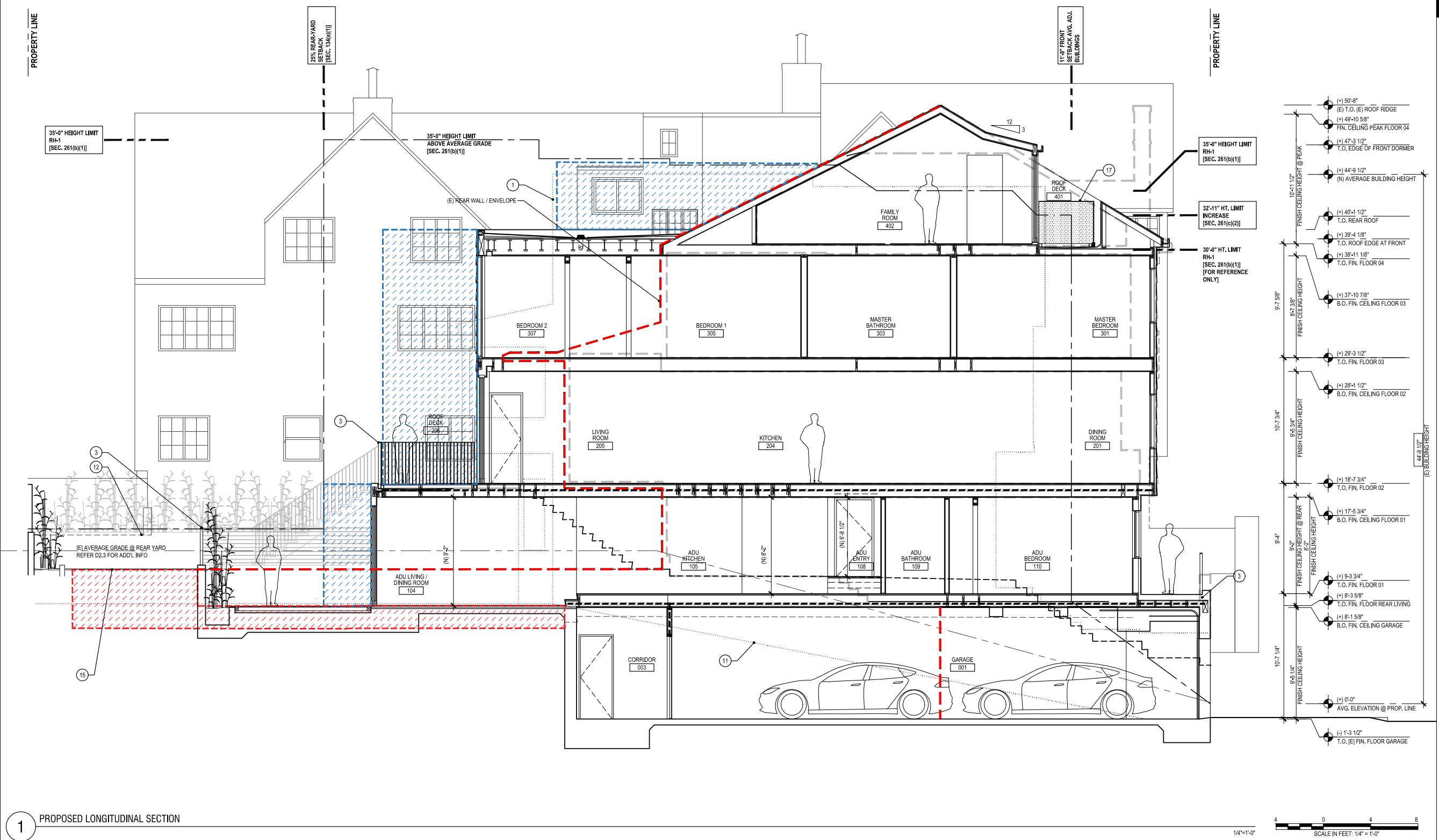
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PLANNING COMMISSION SET	07 06 20
PLANNING COMMISSION SET	07 12 20

Drawing Title

PROPOSED SECTION

Sheet Number

A3.5



1 PROPOSED LONGITUDINAL SECTION

GENERAL SECTIONS NOTES

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- 18 (E) EXTERIOR GUARD RAIL, 42" A.F.F.

LINE LEGEND

- (E) BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.
- REDUCED EXCAVATION
- REDUCED BUILDING MASS

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Substantial Evidence:

Mere opinion, even expert opinion, is not substantial evidence. (*Apartment Ass'n of Greater Los Angeles v. City of Los Angeles*, 90 Cal. App. 4th 1162, 1176, (2001) (“*Apartment Ass’n*”), citing CEQA Guidelines § 15064(f)(5).) As provided by the Court in *Apartment Ass’n*:

We do not believe an expert's opinion which says nothing more than ‘it is reasonable to assume’ that something ‘potentially ... may occur’ constitutes the substantial evidence necessary to invoke an exception to a categorical exemption. ‘Substantial evidence’ is defined in the CEQA guidelines to include ‘expert opinion supported by facts.’ It does not include ‘[a]rgument, speculation, unsubstantiated opinion or narrative.’

Deferred Mitigation:

Formulation of mitigation measures shall not be deferred until some future time. The specific details of a mitigation measure, however, may be developed after project approval when it is impractical or infeasible to include those details during the project's environmental review provided that the agency (1) commits itself to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure. Compliance with a regulatory permit or other similar process may be identified as mitigation if compliance would result in implementation of measures that would be reasonably expected, based on substantial evidence in the record, to reduce the significant impact to the specified performance standards.