



# PLANNING COMMISSION MOTION NO. 20856

**HEARING DATE: FEBRUARY 18, 2021**

**Record No.:** 2018-011430CUA  
**Project Address:** 1776 GREEN STREET  
**Zoning:** RH-2 (Residential-House, Two-Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 0544/006  
**Project Sponsor:** Georgianna Kleman  
Sutro Architects  
1055 Post Street  
San Francisco, CA 94109  
**Property Owner:** Local Capital Group  
572 Ruger St, Suite A  
San Francisco, CA 94129  
**Staff Contact:** Christopher May – (415) 575-9087  
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 TO PERMIT A TWO-STORY VERTICAL ADDITION AND A CHANGE OF USE FROM AN AUTOMOBILE REPAIR GARAGE TO A RESIDENTIAL BUILDING CONTAINING FIVE NEW RESIDENTIAL UNITS WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On September 6, 2018, Georgianna Kleman of Sutro Architects (hereinafter "Project Sponsor") filed Application No. 2018-011430CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential dwelling units (hereinafter "Project") at 1776 Green Street, Block 0544 Lot 006 (hereinafter "Project Site").

On November 7, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011430CUA. After hearing and closing public comment, the Commission continued the item to December 5, 2019, and again to February 27, 2020, and again indefinitely, to allow Planning staff an opportunity to conduct additional environmental review to address neighbors' concerns

regarding the subject property being listed on the California Environmental Protection Agency's list of sites with potentially contaminated soils, also known as the "Cortese List".

During California Environmental Quality Act (CEQA) review, it was determined that it can be seen with certainty that there is no possibility of a significant effect on the environment. The proposed project is therefore exempt from CEQA under the common sense exemption (CEQA Guidelines 15061(b)(3)).

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-011430CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-011430CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the construction of a two-story vertical addition measuring approximately 13,408 square feet and a change of use from an automobile repair garage to a residential building (approximately 13,710 gross square feet) with five 3-bedroom units, 10 below-grade off-street parking spaces, and fifteen Class 1 bicycle parking spaces. The Project includes 2,265 square feet of private open space via balconies and terraces. The Project also includes alterations to the front façade including the restoration of two pilasters that were removed from the central arch to allow a wider garage opening during a 1933 alteration.
- 3. Site Description and Present Use.** The Project site is located on the north side of Green Street, between Octavia and Gough Streets within the Marina neighborhood and bordering the Pacific Heights neighborhood. The subject property is approximately 7,425 square feet in size with 54 feet of frontage on Green Street. The Project site slopes downward from the front to the rear and is occupied by a one-story-plus-mezzanine industrial building covering the entire lot. The existing automobile repair garage building (formerly d.b.a. Green Street Auto Body) was constructed circa 1914 in the Classical Revival style and is currently vacant.

4. **Surrounding Properties and Neighborhood.** The surrounding neighborhood is primarily within the RH-2 Zoning District. The neighborhood context is primarily residential in character with a mix of two-to-three-story multi-unit buildings. Immediately adjacent to the subject property, and to the west, is a two-story, two-unit residential building. Immediately adjacent to the subject property, and to the east, is a seven-story apartment building containing 26 units. Immediately to the rear and to the north of the subject property is the Union Street Neighborhood Commercial District, which is characterized primarily by two-to-three-story buildings with residential uses located above ground floor commercial uses.
5. **Public Outreach and Comments.** The Department received two letters in opposition to and two letters in support of the project in advance of the February 18, 2021 hearing. The opposition relates primarily to the requested front setback and rear yard variances, as well as the perceived affordability of the proposed dwelling units.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 209.1 permits residential uses at a maximum density of one dwelling unit per 1,500 square feet of lot area in the RH-2 Zoning District, as a Conditional Use.

*The subject property is approximately 7,425 square feet, which would allow for a total of five dwelling units through Conditional Use Authorization. The project proposes a total of five dwelling units. The additional required findings are listed below under Subsection 7.*

- B. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

*Only one adjacent property, located at 1778-1780 Green Street, has a front setback, of approximately 22 feet. As such, the required front setback for the subject property is approximately 11 feet. The proposed two-story vertical addition is set back 20 feet from the front lot line, which complies with the front setback requirements of the Planning Code. The existing two-story building, however, has no front setback, and is therefore a noncomplying structure. Because the Project proposes the intensification of a noncomplying structure, a variance is required. After hearing and closing public comment, the Zoning Administrator indicated his intent to approve a request for a variance from the front setback requirements of Planning Code Section 132.*

- C. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total lot depth, at grade and above, for properties within the RH-2 Zoning District. Planning Code Section 134(c)(1) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings, to a maximum of 25% of the lot depth or to 15 feet, whichever is greater. When a rear yard requirement is reduced by averaging the two adjacent buildings, the last 10 feet of building depth shall be limited to a height of 30 feet.

*The subject property has a lot depth of approximately 137.5 feet; therefore, the 45 percent requirement is approximately 62 feet. However, given that the adjacent apartment building at 1770 Green Street has no rear yard, the required rear yard for the Project may be reduced to of 25 percent of the total depth of the lot, which in this case is approximately 34 feet. The proposed third-floor vertical addition is set back*

*34 feet from the rear lot line, and the fourth-floor vertical addition is set back an additional 10 feet, both of which comply with the rear yard requirements of the Planning Code. The existing one-story-plus-mezzanine building has no rear yard and is therefore a noncomplying structure. Because the Project proposes the intensification of a noncomplying structure, a variance is required. After hearing and closing public comment, the Zoning Administrator indicated his intent to approve a request for a variance from the rear yard requirements of Planning Code Section 134.*

- D. Useable Open Space.** Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or 166 square feet of common usable open space per unit.

*The Project proposes five dwelling units. Each unit would have its own private usable open space via terraces and decks, ranging in size from 219 square feet to 512 square feet, accessed directly from each unit. As such, the Project exceeds the minimum amount of usable open space required by the Planning Code.*

- E. Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*All of the proposed dwelling units will have exposure onto either Green Street, onto the interior courtyard at the rear of the lot, or onto a Code-complying rear yard.*

- F. Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story of a dwelling along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

*The project proposes to replace the existing 29-foot wide central garage door on the ground floor of the building with windows into a common space for the residential units.*

- G. Off-Street Parking.** Planning Code Section 151 does not require any off-street parking spaces and permits a maximum of 1.5 off-street parking spaces for each dwelling unit.

*The Project proposes 10 off-street parking spaces in the below-grade basement level. While this would exceed the maximum permitted by two spaces, Planning Code Section 150(e) states that any off-street parking spaces which existed lawfully at the effective date of that section and which exceed the maximum permitted under Section 151.1 shall be considered noncomplying features and shall be regulated as set forth in Planning Code Section 188. Planning Code Section 188 states that a noncomplying structure may be enlarged, altered, or relocated, or undergo a change or intensification of use provided that there is no increase in any discrepancy, or any new discrepancy, at any level of the structure, between existing conditions on the lot and the required standards for new construction. The existing building contains ten off-street parking spaces in the below-grade basement level and two off-street parking spaces on the ground floor, all of which are considered noncomplying features. As such, the Project, which proposes to retain 10 of the 12 existing noncomplying off-street parking spaces,*



*complies with the requirements of the Planning Code.*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

*The Project proposes five Class 1 bicycle parking spaces; one for each unit. Given the large size of the dwelling units, as well as the total number of bedrooms, the Commission determined that an additional ten (10) Class 1 bicycle parking spaces, all of which may be oriented vertically, would be appropriate. As such, the total number of Class 1 bicycle parking spaces is fifteen (15).*

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Section 260(a)(1)(B) states that where a lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street for the first 100 feet of lot depth. The remainder of the building shall be measured from grade at the rear lot line.

*The subject property is located within a 40-foot height district. The existing building is approximately 22 feet in height. The proposed two-story vertical addition will result in a building height of approximately 40 feet.*

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of five new residential units. As such, the Project is subject to the Residential Child Care Impact Fee, which will be collected prior to the issuance of the first construction document.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The size of the enlarged building is compatible with the surrounding neighborhood and its proposed conversion to residential uses is desirable as the existing neighborhood consists of residential uses at various scales, from single-family dwellings to multi-unit apartment buildings.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the building will remain the same at the block face and does not increase in massing until 20 feet back from the front facade. The Project will restore elements of the façade that had been altered in a previous renovation, which will be more in keeping with its original architectural style.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project will reduce vehicular traffic compared to the site's previous use as an automobile repair garage. The existing off-street parking spaces will be available for building residents and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The proposed change of use from an automobile repair garage to residential uses will eliminate the potential for noxious or offensive emissions.*

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*Usable open space, in the form of terraces and roof decks will be provided and appropriately landscaped for the use of the building's future residents. The Project includes the partial removal of the existing building's roof at the rear to create an internal courtyard for residents of the buildings' lower floors. New street trees will be planted on the Green Street sidewalk and off-street parking for residential use will be located within the existing below-grade garage.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed in Subsection 8 below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The Project is consistent with the stated purposed of RH-2 Zoning District in that it proposes the conversion of the existing automobile repair garage to a residential use, which is a more compatible use given its location in a predominantly residential neighborhood*

- 8. 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 1**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

**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.

**OBJECTIVE 11**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

**OBJECTIVE 12**

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

**TRANSPORTATION ELEMENT**

Objectives and Policies

**OBJECTIVE 2:**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

**OBJECTIVE 11:**

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

**OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

**OBJECTIVE 34:**

**RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.**

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

*The Project will revitalize a vacant building, previously occupied by a nonconforming automobile repair garage use, by converting it to a multi-unit residential building. The Project will provide five three-bedroom units which would be suitable for families with children, each with its own private usable open space. The vertical addition to the building is designed to be sensitive and subordinate to the historic building below, will be architecturally cohesive with the surrounding neighborhood and will be of a height and density appropriate to the scale of the nearby properties on Green Street. The proposed residential building would provide five weather-protected bicycle parking spaces for its residents to encourage bicycling, and is located within walking distance to several public transit lines, including the 28 – 19<sup>th</sup> Ave, 30-X – Marina Express, 41 – Union, 45 – Union/Stockton, 47 – Van Ness, 49 – Van Ness/Mission and 76-X – Marin Headlands Express MUNI bus routes. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

**9. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

*While the subject property has previously been used as a neighborhood-serving automobile repair garage, it was a nonconforming use that is no longer in operation. The Project does not propose any neighborhood-serving retail uses.*

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

*The Project will provide five new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The existing historic building will be retained, and its façade restored, thereby preserving neighborhood character and cultural and economic diversity.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The Project does not propose affordable housing.*

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

*The Project site is well served by nearby public transportation options. The Project is within walking distance of the 28 – 19<sup>th</sup> Ave, 30-X – Marina Express, 41 – Union, 45 – Union/Stockton, 47 – Van Ness, 49 – Van Ness/Mission and 76-X – Marin Headlands Express MUNI bus routes. The Project also provides off-street parking and sufficient bicycle parking for residents and their guests.*

- E. That 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.

*The Project does not include commercial office development. Although the Project proposes the conversion of an industrial use to residential uses, the Project will bring the property into conformity with the uses permitted by the Planning Code.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project will retain and restore the existing historic building occupying the site, and the vertical addition will be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project does not cast shadow onto any parks or open space*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.



## DECISION

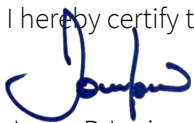
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-011430CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 20, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 18, 2021.



Jonas P. Ionin  
Commission Secretary

AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
NAYS: None  
ABSENT: None  
ADOPTED: February 18, 2021

## EXHIBIT A

### **Authorization**

This authorization is for a conditional use to allow the construction of a two-story vertical addition, a change of use from an automobile repair garage to a residential building, and alterations to the front façade located at 1776 Green Street, Block 0544, and Lot 006, pursuant to Planning Code Sections 209.1 and 303 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 20, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2018-011430CUA and subject to conditions of approval reviewed and approved by the Commission on February 18, 2021 under Motion No. **20856**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **Recordation of Conditions of Approval**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 18, 2021 under Motion No. **20856**.

### **Printing of Conditions of Approval on Plans**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20856** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **Severability**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

### **Changes and Modifications**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to do so, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)

## Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)

- 7. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)

- 8. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)

## Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than **fifteen (15)** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. Ten (10) of these spaces may be oriented vertically.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)

- 10. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **ten (10)** off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)

- 11. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction

contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Provisions

**12. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

**13. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**14. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*





# GREEN STREET RESIDENCES

1776 GREEN STREET, SAN FRANCISCO, CA 94123

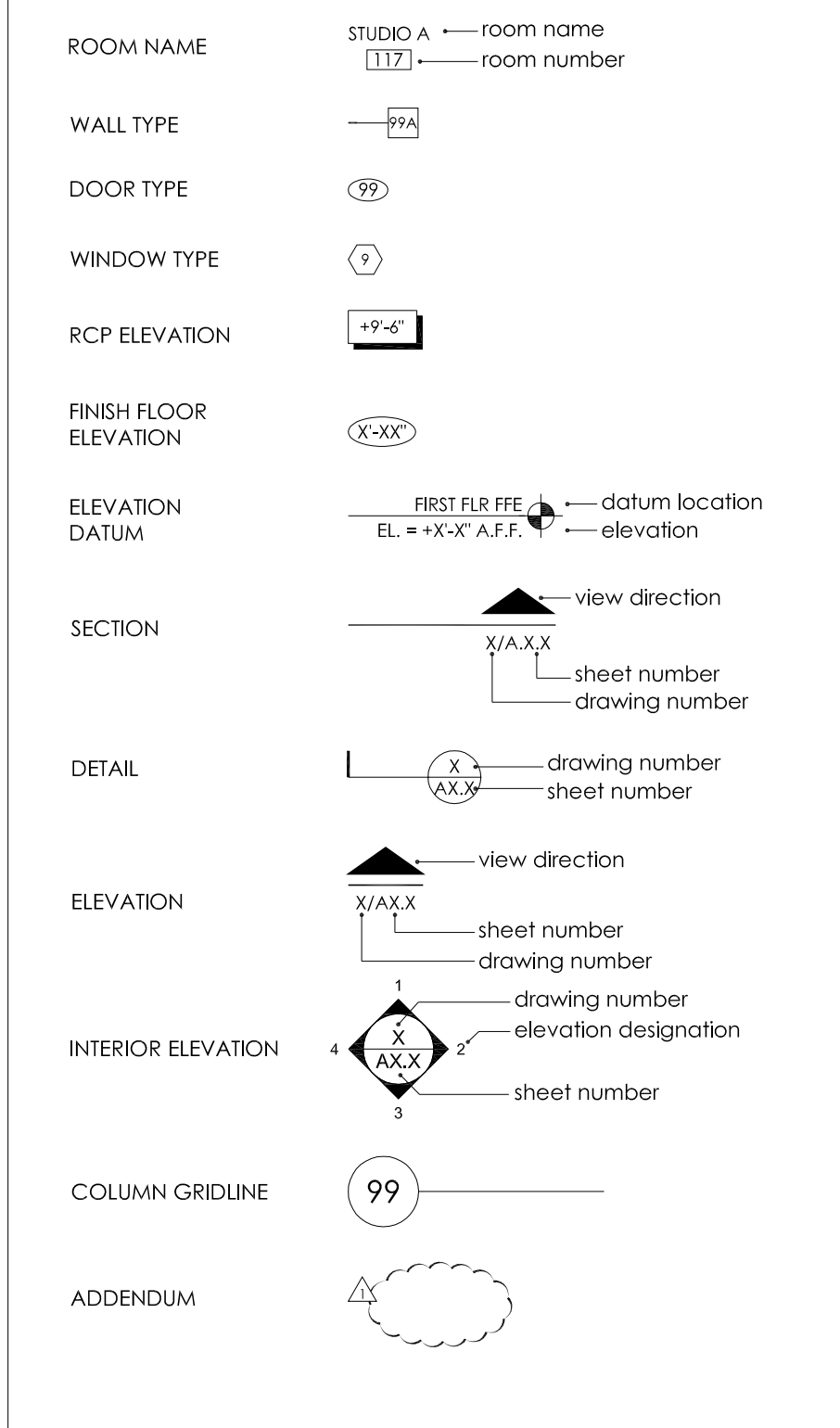
## ABBREVIATIONS

&	and	H.D.	head	S.L.D.	see landscape drawings
<	angle	HDR.	header	S.M.D.	see mechanical drawings
@	at	HGR.	hanger	S.F.D.	see plumbing drawings
#	at	H.M.	hollow metal	SPEC.	specification
#	at	HORIZ.	horizontal	SQ.	square
A.B.	plus or minus	H.R.	handrail	STA.	station
A.C.	air conditioning	H.R.	height	STL.	stainless steel
A.D.	area drain	H.F.	height	STD.	standard
A.D.J.	adjustable	H.W.H.	hot water heater	STN.	steel
A.F.F.	above finish floor	I.D.	inside diameter	STR.	storage
AGGR.	aggregate	IN.	inch	STRUCT.	structural
ALT.	alternate	INSUL.	insulation	SUSP.	suspended
ALUM.	aluminum	INT.	interior	S.V.	sheet vinyl
APPROX.	approximate	INTER.	intermediate	S.W.	shear wall
ARCH.	architectural	JST.	joint	SYM.	symmetrical
B.B.	butcher block	JT.	joint	SYS.	system
BD.	board	LAM.	laminated	T.O.C.	tread
BDJM.	bituminous	LAV.	lavatory	TEL.	top of curb
BLDG.	building	LB.	load	TEMP.	tempered
BKG.	blowing	LT.FIXT	light fixture	TER.	terrace
BM.	beam	LN.	linear	T & G	tongue & groove
B.O.	bottom of	LT.	light	THK.	thick
B.P.	building paper	MACH.	machine	THRU.	through
B.R.	brick	MAINT.	maintenance	T.I.E.	to match existing
BTWN.	between	MAT.	material	T.N.	tee nailed
C.	centerline	MECH.	mechanical	T.O.C.	top of concrete
CAB.	cabinet	MEM.S.	membrane	T.O.P.	top of plate
CEM.	cement	MIL.	metal	T.O.PLY	top of plywood
CER.	ceramic	MFR.	manufacturer	T.O.W.	top of wall
CHM.	chimney	MIN.	mirror	T.V.	television
C.J.	control joint	MIR.	mirror	TPP.	typical
CLG.	ceiling	MISC.	miscellaneous	U.B.C.	uniform building code
CLOS.	close	MSBY.	mounted	UNEC.	unexcavated
CLT.	clear	MID.	mounted	UNF.	unfinished
C.M.U.	concrete masonry unit	MUL.	mullion	U.O.N.	unless otherwise noted
C.O.	clean out	(N)	new	V.C.T.	vinyl composition tile
COL.	column	N	north	VEN.	veneer
CONC.	concrete	N.I.C.	not in contract	VERT.	vertical
COND.	condition	NO.CR#	number	VEST.	vestibule
CONN.	connection	NOA.	nominal	V.F.	verify in field
CONSTR.	construction	N.T.S.	not to scale	VOL.	volume
CONT.	continuous	O.	owner	W.C.	with
CPT.	carpet	OBS.	obscure	WD.	wood
CPT.	carpet	OC	on center	W/D.	washer / dryer
C.R.	center	O.D.	outside diameter	W.H.	water heater
C.W.	cold water	OFF.	opening	W/O	without
D.	dryer	OPNG.	opposite	W.P.	work point
DBL.	double	OPP.	opposite	W.P.M.	waterproof membrane
DEPT.	depth	P.	pole	WT.	weight
DET.	detail	PAC	paper backed wire lath	W.R.	water resistant
DIA.	diameter	PBWL	perimeter	W.W.F.	welded wire mesh
DIM.	dimension	PERIM.	perimeter	W.W.F.	welded wire fabric
DISP.	dispenser	P.G.	plastic gas & electric company		
DN.	down	P.I.P.	plastic pipe		
DR.	door	P.L.A.M.	plastic laminate		
D.S.P.	dry standpipe	PLAS.	plaster		
D.W.	dishwasher	PLYWD.	plywood		
DWG.	drawing	PNL	panel		
DWR.	drawer	PNT.	point		
		PR.	pair		
		P.S.I.	per square inch		
		PT.	point		
		P.T.	pressure treated		
		PTD.	pointed		
		Q.T.	quarry tile		
		(R)	existing to be removed		
		R.	riser		
		R.A.	return air		
		RAD.	radius		
		R.C.P.	reflected ceiling plan		
		R.D.	roof drain		
		REC.	recessed		
		REF.	reference		
		REFL.	reflected		
		REFR.	refrigerator		
		REG.	register		
		REIN.	reinforced		
		REMOV.	removable		
		REQ'D.	required		
		RESL.	resilient		
		RET.	retaining		
		REV.	revision/revised/reversed		
		RM.	room		
		R.O.	rough opening		
		RWD.	redwood		
		R.W.L.	rain water leader		
		S.	south		
		S.A.D.	see architectural drawings		
		S.C.	solid core		
		S.C.E.D.	schedule		
		SCHED.	schedule		
		S.D.	soap dispenser/dish		
		SECT.	section		
		SEP.	separation		
		SERV.	service		
		SH.	shelf		
		S.H.	sprinkler head		
		S.H.	shower		
		SHT.	sheet		
		SHTG.	sheathing		

## PROJECT DIRECTORY

<b>OWNER:</b>	1776 GREEN STREET LLC 1776 GREEN STREET SAN FRANCISCO, CA 94123	<b>CONTACT:</b> JOHN BICKFORD EMAIL: JBICKFORD@LOCALCAPGROUP.COM	<b>CONTRACTOR:</b> TBD	<b>CONTACT:</b>
<b>ARCHITECT:</b>	SUTRO ARCHITECTS 1055 POST STREET SAN FRANCISCO, CA 94109	<b>CONTACT:</b> STEPHEN SUTRO TELEPHONE: 415.956.3445 EMAIL: SSUTRO@SUTROARCHITECTS.COM	<b>STRUCTURAL ENGINEER:</b> TBD	<b>CONTACT:</b>
		<b>CONTACT:</b> GEORGIANNA KLEMAN TELEPHONE: 415.956.3445 EMAIL: GKLEMAN@SUTROARCHITECTS.COM	<b>INTERIOR DESIGNER:</b> TBD	<b>CONTACT:</b>

## SYMBOL LEGEND



## PROJECT DATA

**SITE DATA**

**PROJECT NAME:** GREEN ST. MULTI-FAMILY RESIDENCE

**PROJECT TYPE:** MULTI-FAMILY ADDITION

**PROJECT ADDRESS:** 1776 GREEN ST., SAN FRANCISCO, CA, 94123

**DESCRIPTION OF WORK:** (5) (N) RESIDENTIAL UNITS WITHIN (E) STRUCTURE & IN A TWO-STORY VERTICAL ADDITION

**BUILDING DATA**

**APPLICABLE BUILDING CODES:** 2016 California Building Code (CBC), 2016 California Electrical Code (CEC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Fire Code (CFC), 2016 California Energy Code, 2016 San Francisco Building Code Amendments, 2016 San Francisco Electrical Code Amendments, 2016 San Francisco Mechanical Code Amendments, 2016 San Francisco Plumbing Code Amendments, 2016 San Francisco Green Building Code Amendments, 2016 San Francisco Housing Code Amendments

**TYPE OF CONSTRUCTION:** TYPE III-A

**SPRINKLER PROTECTION:** WILL BE SPRINKLERED

**OCCUPANCY TYPE / USE:** EXISTING: COMMERCIAL, PROPOSED: R-2 / MULTI FAMILY RESIDENCE

**ASSESSOR'S BLOCK/LOT:** 0544.006

**ZONING DISTRICT:** RH-2

**NO. OCCUPIED FLOORS:** EXISTING: 2, PROPOSED: 4

**NO. OF STORIES:** EXISTING: 2, PROPOSED: 4

**NO. OF BASEMENTS:** EXISTING: 1, PROPOSED: 1

**NO. OF BEDROOMS/BATHS:** EXISTING: 0/1, PROPOSED: 15/16.5; (5) 3-BEDROOM MARKET RATE UNITS.

**NO. OF PARKING SPACES:** EXISTING: 12 CAR, PROPOSED: 10 CAR, 5 BIKE

**BUILDING HT:** EXISTING: 26'-6", PROPOSED: 40'-0"

**GROSS FLOOR AREA:** EXISTING: 13,710 SF, PROPOSED: 24,823 SF

## UNIT AREA CALCULATIONS

RESIDENTIAL UNIT AREA	TOTAL SF
<b>UNIT 101 (3 BED/3.5 BATH)</b>	
HABITABLE	3238
OUTDOOR SPACE	623
<b>STORAGE 102</b>	
HABITABLE	1017
<b>UNIT 201 (3 BED/3.5 BATH)</b>	
HABITABLE	2920
OUTDOOR SPACE	219
<b>UNIT 301 (3 BED/3 BATH)</b>	
HABITABLE	2088
OUTDOOR SPACE	414
<b>UNIT 302 (3 BED/3.5 BATH)</b>	
LOWER LEVEL HABITABLE	2114
UPPER LEVEL HABITABLE	1057
OUTDOOR SPACE	512
<b>UNIT 401 (3 BED/3 BATH)</b>	
HABITABLE	2944
OUTDOOR SPACE	497
<b>ROOF LEVEL</b>	

## EXISTING AND PROPOSED AREA CALCULATIONS

AREA CALCULATIONS	EXISTING	(LOCATION)	PROPOSED	(LOCATION)	NET CHANGE
<b>BASEMENT</b>					
HABITABLE	N/A		0		0
NON HABITABLE	5516		7131		+1615
<b>1st FLOOR</b>					
HABITABLE	0		6061		+6061
NON HABITABLE	7123		0		-7123
<b>2nd FLOOR</b>					
HABITABLE	1071		6258		+5187
NON HABITABLE	0		0		+0
<b>3rd FLOOR</b>					
HABITABLE	0		4150		+4150
NON HABITABLE	0		0		+0
<b>4th FLOOR</b>					
HABITABLE	0		3518		+3518
NON HABITABLE	0		0		+0
<b>TOTAL HABITABLE</b>	<b>1071</b>		<b>19987</b>		<b>18916</b>
<b>TOTAL NON HABITABLE</b>	<b>12639</b>		<b>7131</b>		<b>-5508</b>
<b>TOTAL GROSS</b>	<b>13710</b>		<b>27118</b>		<b>13408</b>

## PROJECT OCCUPANCY USE TABLE

PROJECT USE TABLE	EXISTING	PROPOSED
<b>USES</b>		
PARKING GSF	5073	4882
RESIDENTIAL GSF	0	15378
RETAIL/COMMERCIAL GSF	0	0
OFFICE GSF	0	0
INDUSTRIAL PDR	0	0
MEDICAL GSF	0	0
VISITOR GSF	0	0
CIE	0	0
USABLE OPEN SPACE	0	2265
PUBLIC OPEN SPACE	0	0

## SHEET INDEX

NO.	DESCRIPTION
A0.0	COVER SHEET / PROJECT INFO.
A0.1	GENERAL NOTES / PLOT PLAN
A0.2	SITE PHOTOS
A0.3	NEIGHBORHOOD DIAGRAM PLAN
A0.4	NEIGHBORHOOD DIAGRAM PHOTOS
A0.5	EXISTING 3D VIEWS-PHOTO SIMULATIONS
A0.6	PROPOSED 3D VIEWS-PHOTO SIMULATIONS
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED ELEVATION RENDERERS
A1.3A	DEMOLITION CALCULATIONS
A1.3B	DEMOLITION CALCULATIONS
A1.4	DEMOLITION CALCULATIONS
A2.0	EXISTING/DEMOLITION BASEMENT PLAN
A2.1	PROPOSED BASEMENT PLAN
A2.2	EXISTING/DEMOLITION FIRST FLOOR PLAN
A2.3	PROPOSED FIRST FLOOR PLAN
A2.4	EXISTING/DEMOLITION MEZZANINE PLAN
A2.5	PROPOSED SECOND FLOOR PLAN
A2.6	PROPOSED THIRD FLOOR PLAN
A2.7	PROPOSED FOURTH FLOOR PLAN
A2.8	EXISTING/DEMOLITION ROOF PLAN
A2.9	PROPOSED ROOF PLAN
A3.1	EXISTING/DEMOLITION WEST EXTERIOR ELEVATION
A3.2	PROPOSED WEST EXTERIOR ELEVATION
A3.3	EXISTING/DEMOLITION SOUTH EXTERIOR ELEVATION
A3.4	PROPOSED SOUTH EXTERIOR ELEVATION
A3.5	EXISTING/DEMOLITION NORTH EXTERIOR ELEVATION
A3.6	PROPOSED NORTH EXTERIOR ELEVATION
A3.7	EXISTING/DEMOLITION EAST EXTERIOR ELEVATION
A3.8	PROPOSED EAST EXTERIOR ELEVATION
A3.9	EXISTING/DEMOLITION LIGHTWELL EXTERIOR ELEVATIONS
A3.10	PROPOSED LIGHTWELL A, B & EXTERIOR ELEVATIONS
A3.11	PROPOSED LIGHTWELL C & D EXTERIOR ELEVATIONS
A4.0	EXISTING/DEMOLITION TRANSVERSE SECTION
A4.1	PROPOSED TRANSVERSE SECTION
A4.2	EXISTING/DEMOLITION LONGITUDINAL SECTION
A4.3	PROPOSED LONGITUDINAL SECTION

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**GREEN STREET RESIDENCES**  
 1776 GREEN STREET, SAN FRANCISCO, CA 94123  
 BLOCK 0544 LOT 006 | PROJECT NO. 2018.014

**SUTRO ARCHITECTS**  
 415 RIFLE SQUARE  
 SAN FRANCISCO, CA 94109  
 1027 Post Street, San Francisco, CA 94109

PRE-APP MEETING 07.18.2018  
 SITE PERMIT 07.31.2018  
 SITE PERMIT REVISIONS 03.06.2019  
 SITE PERMIT REVISIONS 08.14.2019  
 SITE PERMIT REVISIONS 10.03.2019  
 SITE PERMIT REVISIONS 01.20.2021

COVER SHEET  
 N.T.S.  
**A0.0**





# GREEN STREET RESIDENCES

1776 GREEN STREET, SAN FRANCISCO, CA 94123

## GENERAL NOTES - CONSTRUCTION

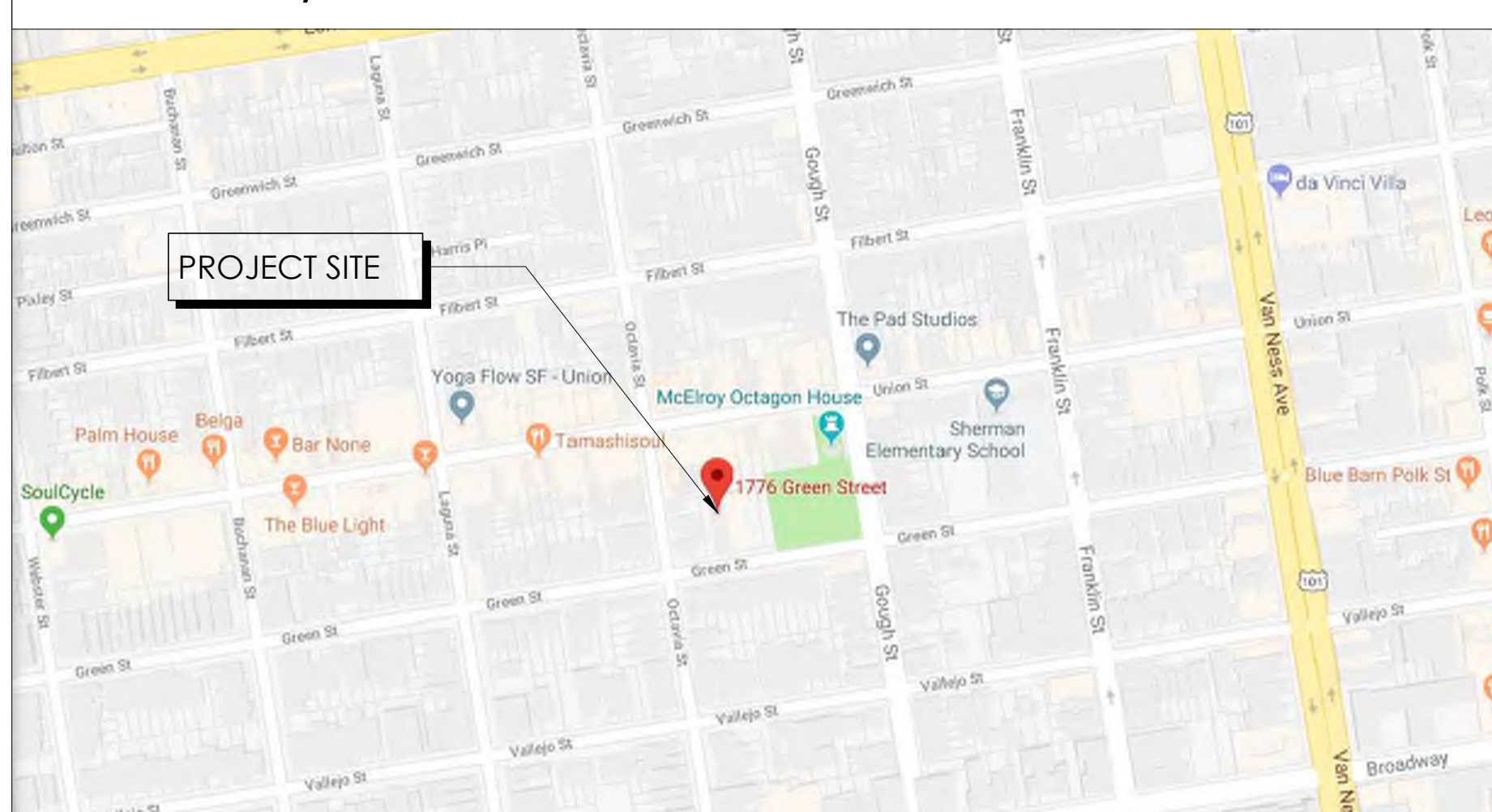
1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
9. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
10. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)
11. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
12. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

## PLOT PLAN LEGEND

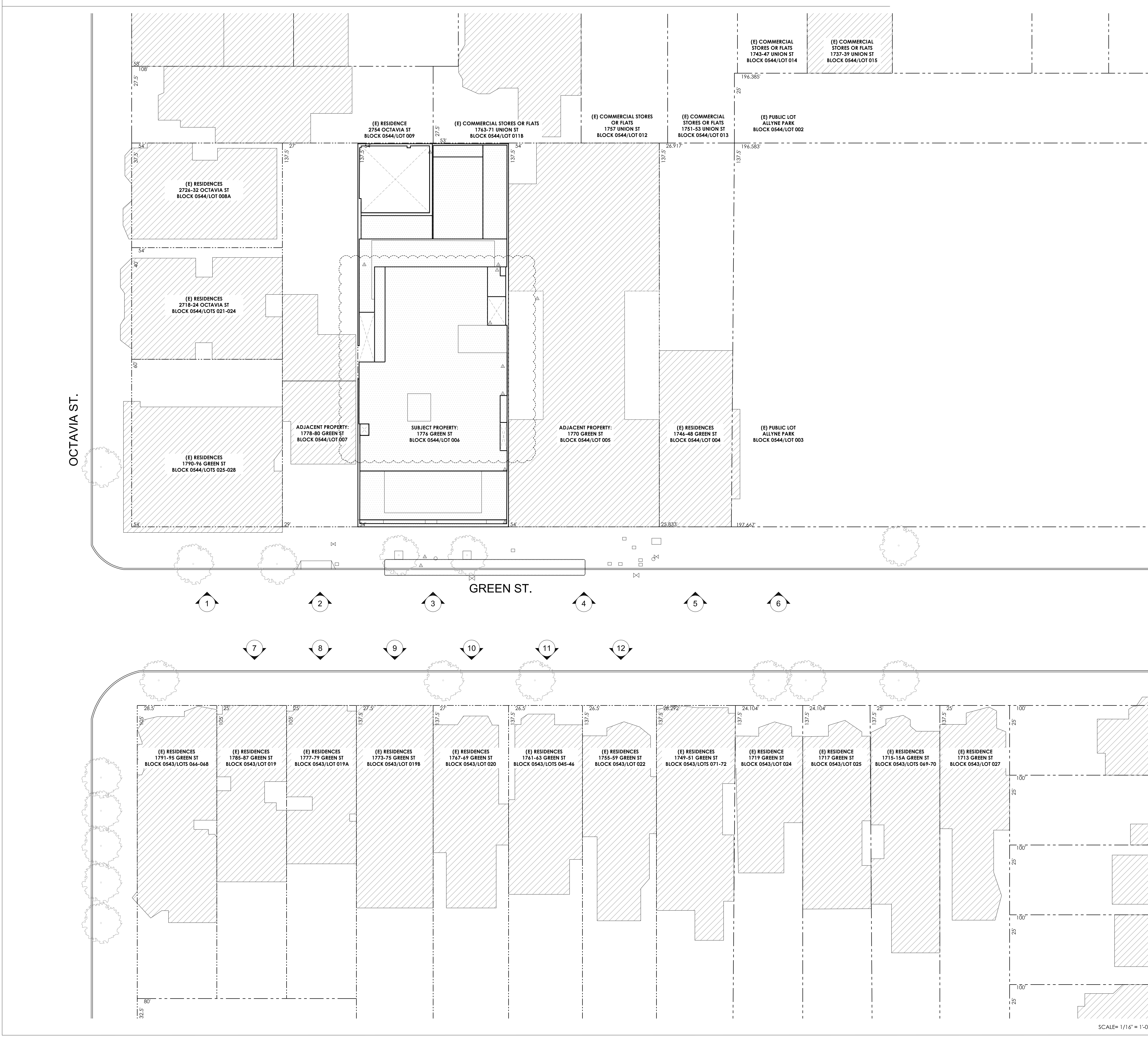
### PLOT PLAN LEGEND:

- PROPERTY LINE
- ADJACENT NEIGHBOR'S BUILDING
- PROPOSED BUILDING OF SUBJECT PROPERTY
- (E) PROPERTY TO BE REMOVED

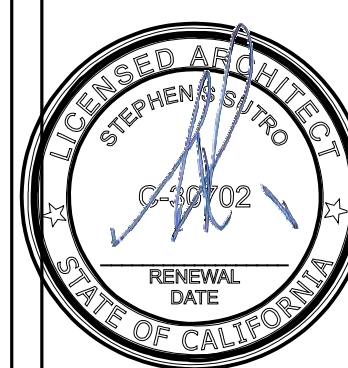
## VICINITY MAP / SITE PLAN



## PLOT PLAN



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- PRE-APP MEETING 07.18.2018
- SITE PERMIT 07.31.2018
- △ SITE PERMIT REVISIONS 03.06.2019
- △ SITE PERMIT REVISIONS 08.14.2019
- △ SITE PERMIT REVISIONS 10.03.2019
- △ SITE PERMIT REVISIONS 01.30.2021

GENERAL NOTES / VICINITY MAP / PLOT PLAN

AS NOTED



**FRONT OF SUBJECT PROPERTY**



1 FRONT BUILDING FACADE



2 FRONT BUILDING FACADE & ROOF



3 PARKING ENTRANCE AT FRONT FACADE

**REAR OF SUBJECT PROPERTY**



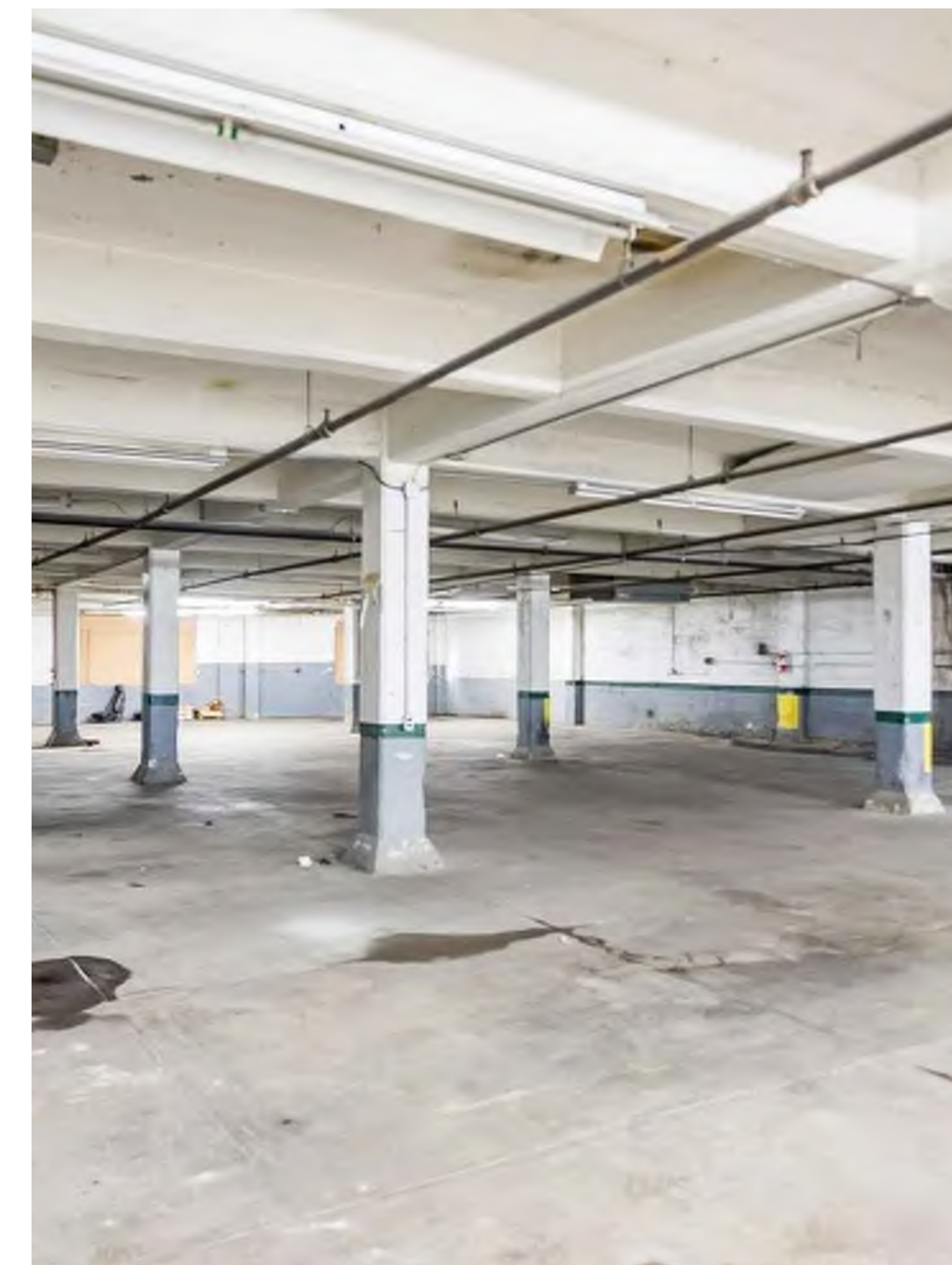
4 REAR BUILDING FACADE



5 REAR FACADE BLOCKED BY ADJ. BLDG.



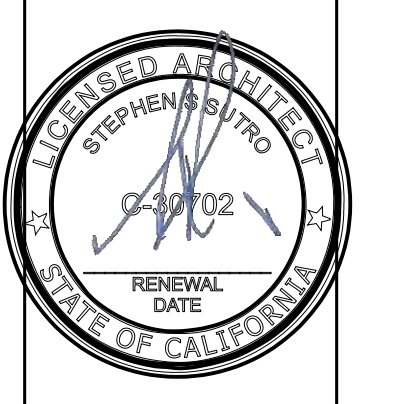
6 INTERIOR OF BUILDING AT FIRST FLOOR



6 INTERIOR OF BUILDING AT BASEMENT

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**SUTRO ARCHITECTS**  
 415.856.3445  
 sutroarchitects.com  
 1008 Post Street, San Francisco, CA 94109  
**GREEN STREET RESIDENCES**  
 1776 GREEN STREET, SAN FRANCISCO, CA 94123  
 BLOCK 0544 LOT 006 I PROJECT NO. 2018.014



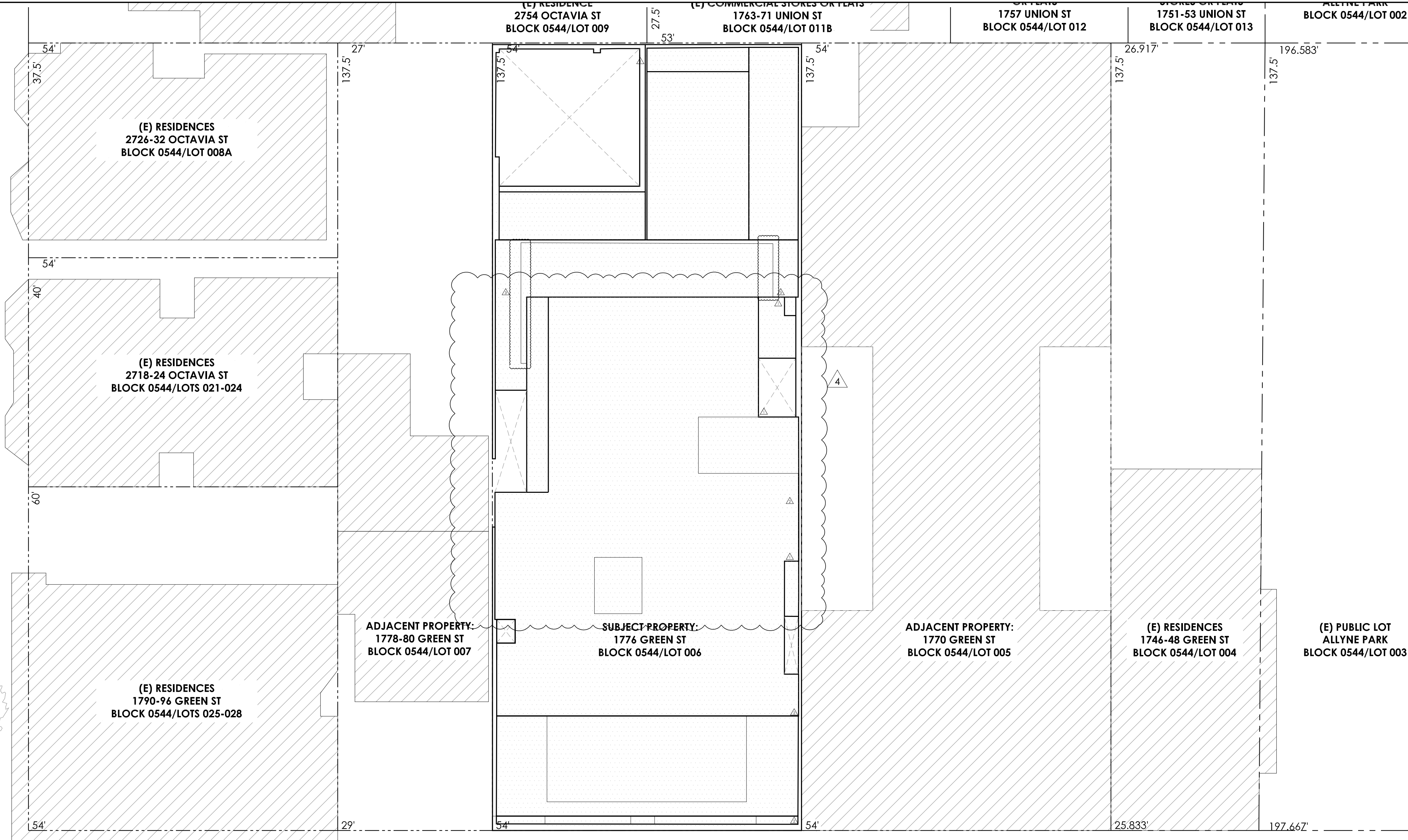
PRE-APP MEETING  
 07.18.2018  
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 Δ SITE PERMIT REVISIONS  
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 Δ SITE PERMIT REVISIONS  
 10.03.2019

SITE PHOTOS

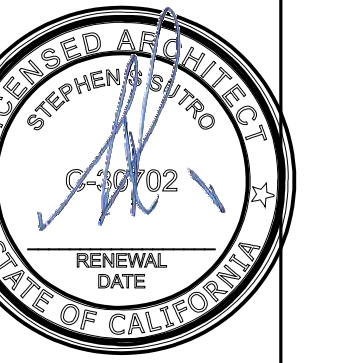
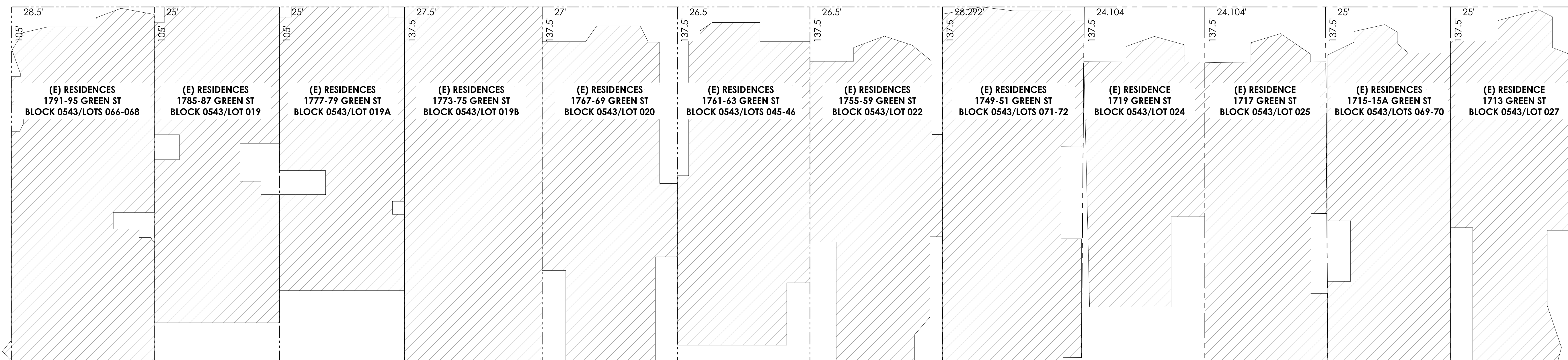
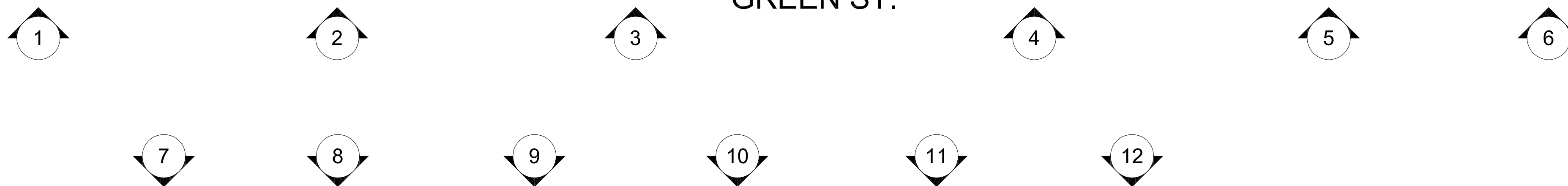


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OCTAVIA ST.



GREEN ST.



- PRE-APP MEETING 07.18.2018
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- △ SITE PERMIT REVISIONS 08.14.2019
- △ SITE PERMIT REVISIONS 10.03.2019
- △ SITE PERMIT REVISIONS 01.20.2021

NEIGHBOR DIAGRAM PLAN



**BUILDINGS ON THE SAME SIDE OF THE STREET AS SUBJECT BUILDING**



1 1790-1796 GREEN ST.



2 1778-1780 GREEN ST.



3 1776 GREEN ST.  
SUBJECT PROPERTY



4 1770 GREEN ST.

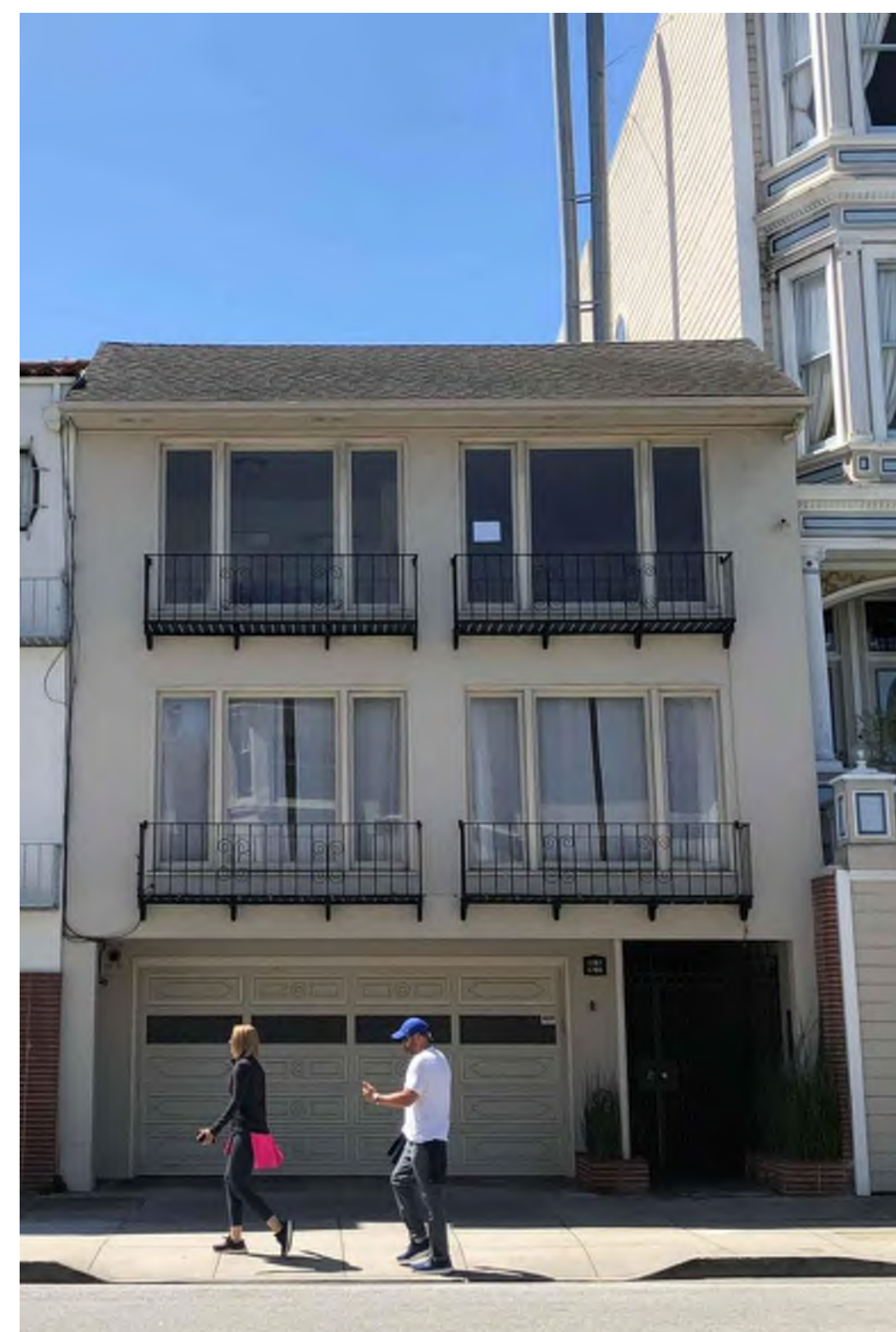


5 1746-1748 GREEN ST.



6 ALLYNE PARK

**BUILDINGS ON THE FACING SIDE OF THE STREET**



7 1785-1787 GREEN ST.



8 1777-1779 GREEN ST.



9 1773-1775 GREEN ST.



10 1767-1769 GREEN ST.



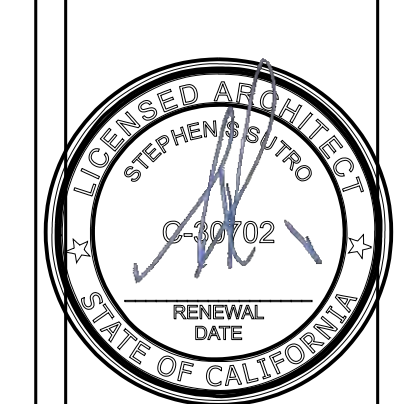
11 1761-1763 GREEN ST.



12 1755-1759 GREEN ST.

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 1776 GREEN STREET, SAN FRANCISCO, CA 94123  
 BLOCK 0544 LOT 006 | PROJECT NO. 2018.014



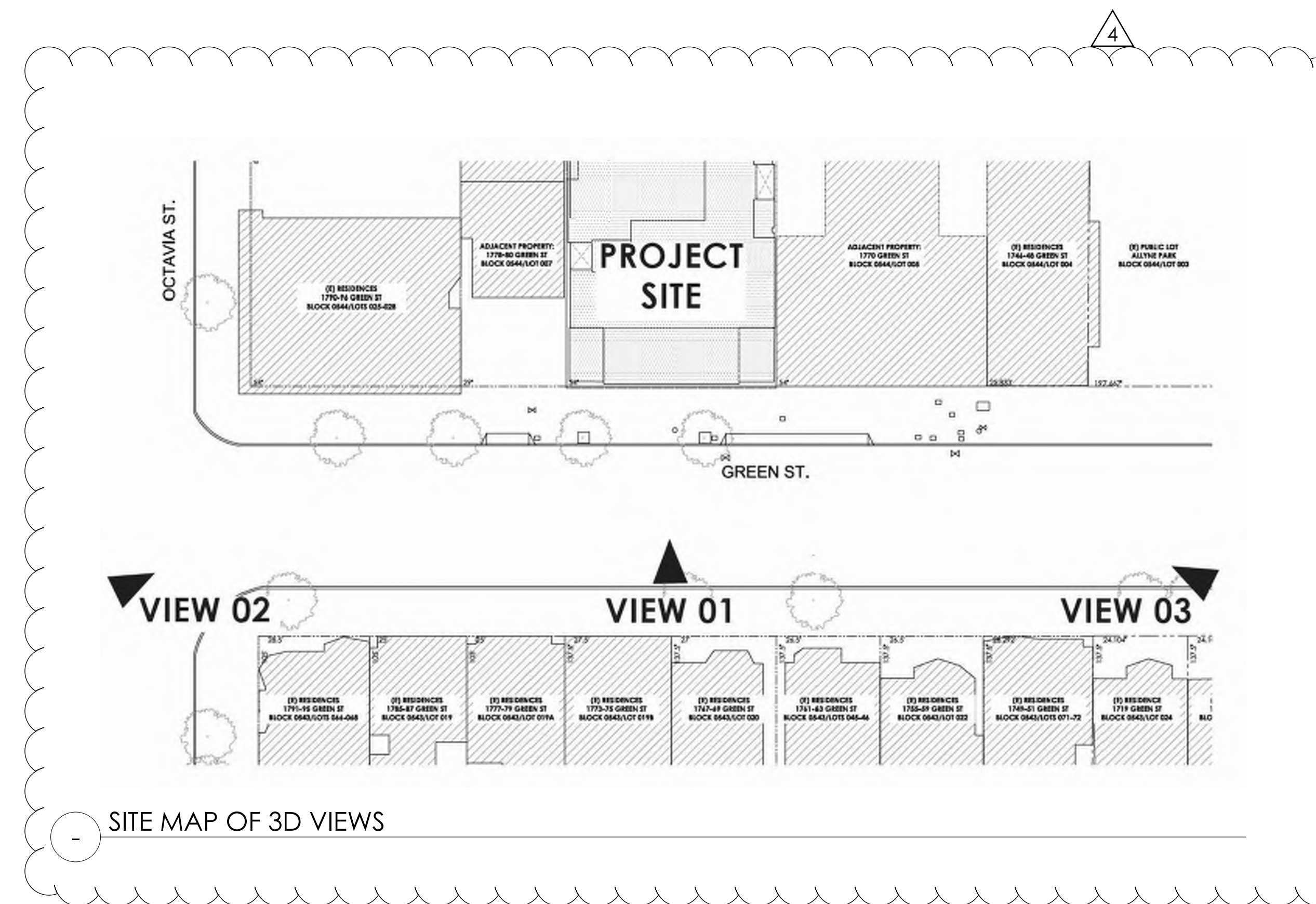
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 07.18.2018  
 SITE PERMIT  
 07.31.2018  
 Δ SITE PERMIT REVISIONS  
 03.06.2019  
 Δ SITE PERMIT REVISIONS  
 08.14.2019  
 Δ SITE PERMIT REVISIONS  
 10.03.2019

NEIGHBORHOOD DIAGRAM PHOTOS





1 EXISTING VIEW 01 - DIRECTLY ACROSS THE STREET FROM SUBJECT PROPERTY



SITE MAP OF 3D VIEWS

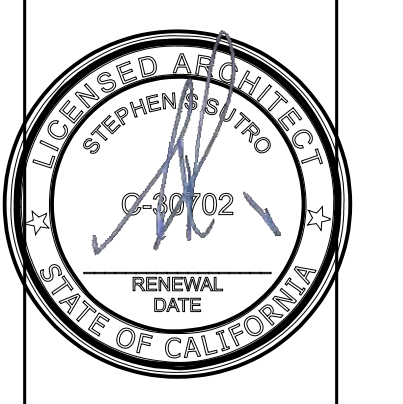


2 EXISTING VIEW 02 - VIEW FROM +/- 150 FEET SOUTHWEST OF SUBJECT PROPERTY



3 EXISTING VIEW 03 - VIEW FROM +/- 150 FEET SOUTHEAST OF SUBJECT PROPERTY

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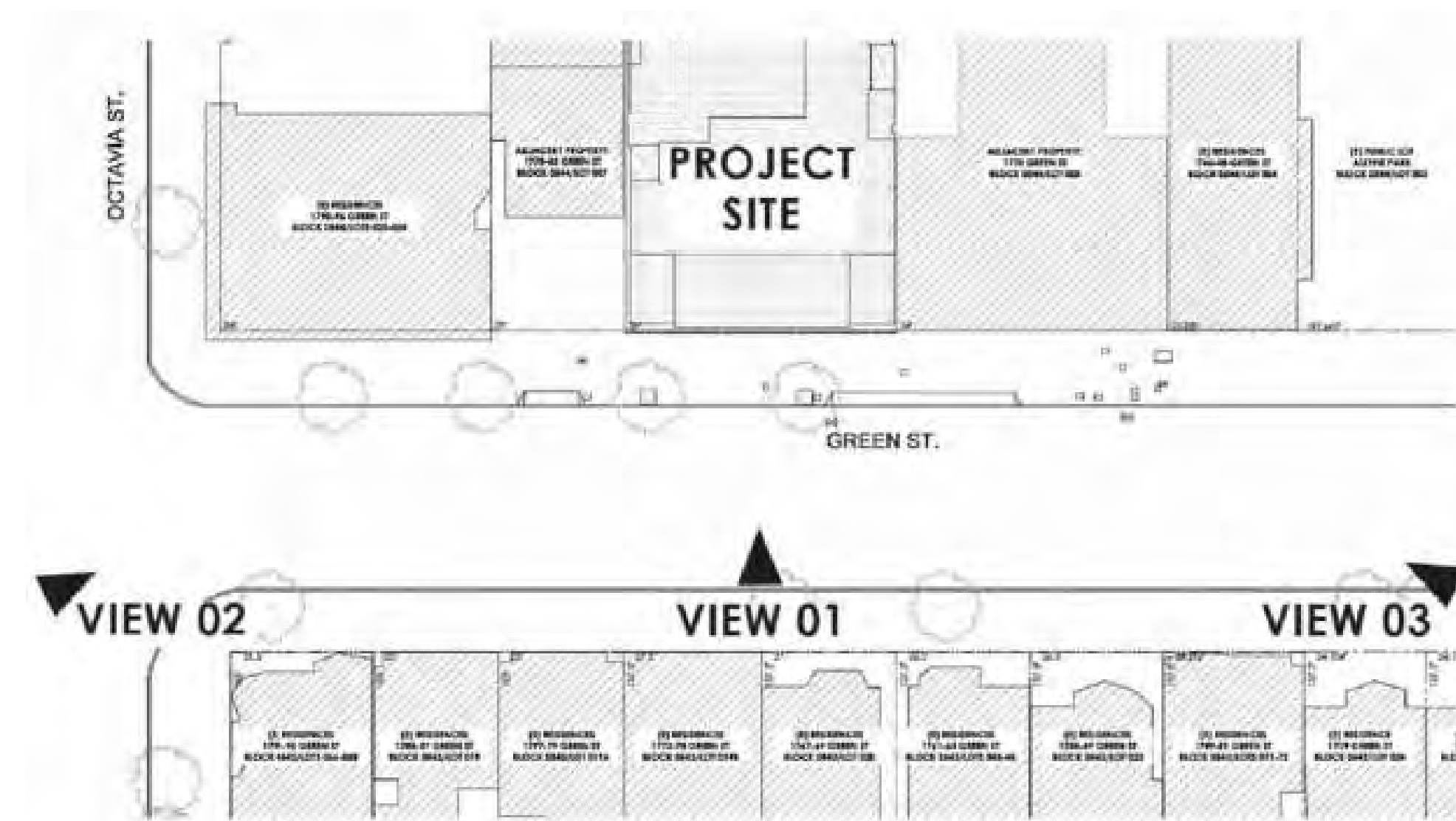
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SITE PERMIT	07.31.2018
Δ SITE PERMIT REVISIONS	03.06.2019
Δ SITE PERMIT REVISIONS	08.14.2019
Δ SITE PERMIT REVISIONS	10.03.2019
Δ SITE PERMIT REVISIONS	01.20.2021

EXISTING 3D RENDERINGS/ PHOTO COMPOSITES





1 VIEW 01 - DIRECTLY ACROSS THE STREET FROM SUBJECT PROPERTY



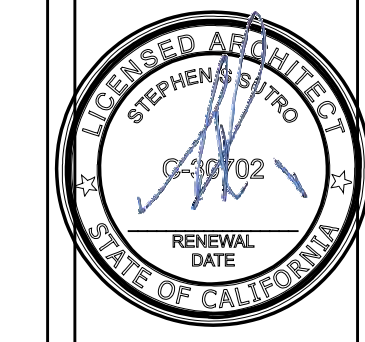
2 SITE MAP OF 3D VIEWS



2 VIEW 02 - VIEW FROM +/- 150 FEET SOUTHWEST OF SUBJECT PROPERTY



3 VIEW 03 - VIEW FROM +/- 150 FEET SOUTHEAST OF SUBJECT PROPERTY



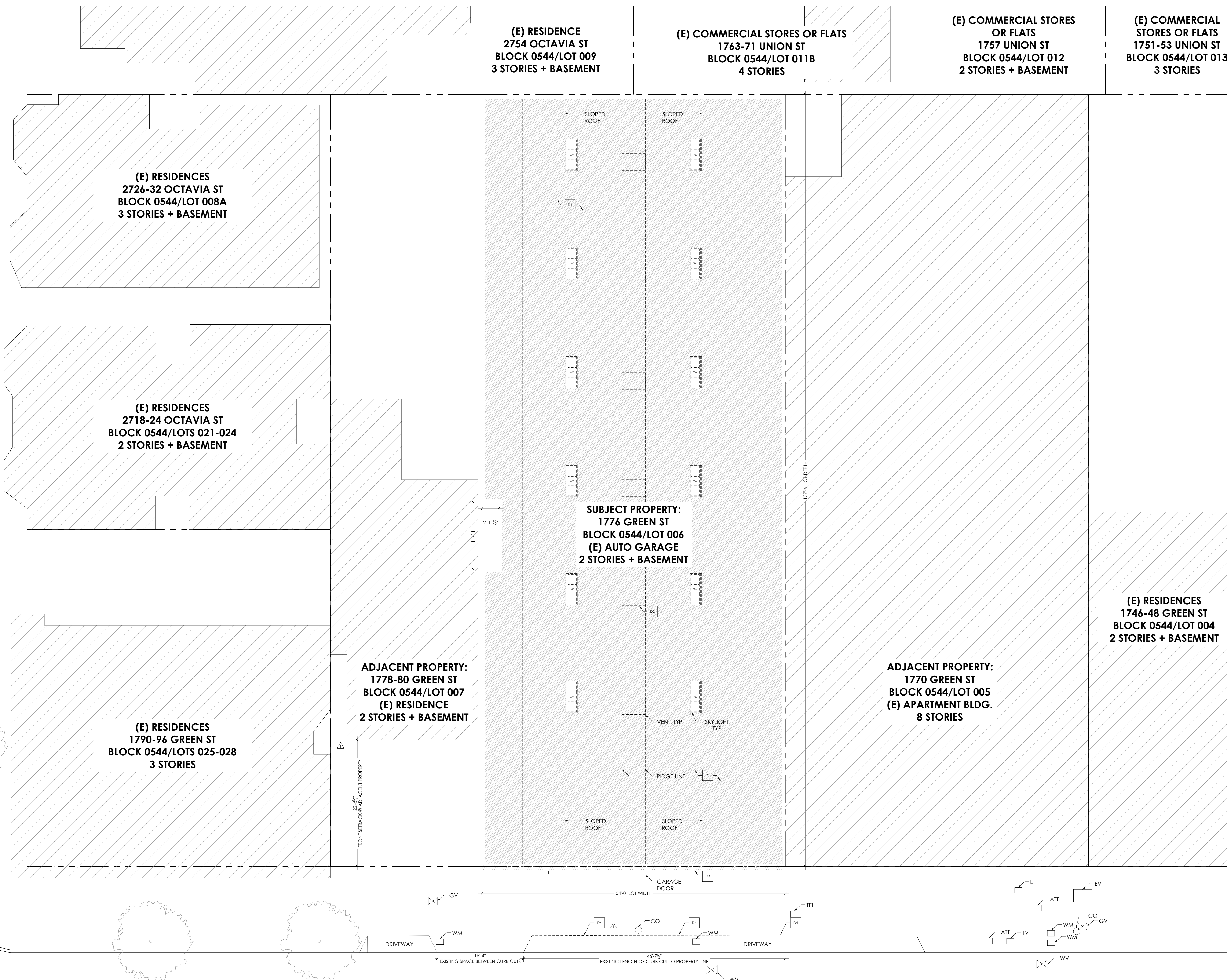
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△ SITE PERMIT REVISIONS	08.14.2019
△ SITE PERMIT REVISIONS	10.03.2019
△ SITE PERMIT REVISIONS	01.20.2021

PROPOSED 3D  
 RENDERINGS/  
 PHOTO COMPOSITES



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OCTAVIA ST.



(E) RESIDENCE  
2754 OCTAVIA ST  
BLOCK 0544/LOT 009  
3 STORIES + BASEMENT

(E) COMMERCIAL STORES OR FLATS  
1763-71 UNION ST  
BLOCK 0544/LOT 011B  
4 STORIES

(E) COMMERCIAL STORES  
OR FLATS  
1757 UNION ST  
BLOCK 0544/LOT 012  
2 STORIES + BASEMENT

(E) COMMERCIAL STORES OR FLATS  
1751-53 UNION ST  
BLOCK 0544/LOT 013  
3 STORIES

(E) RESIDENCES  
2726-32 OCTAVIA ST  
BLOCK 0544/LOT 008A  
3 STORIES + BASEMENT

(E) RESIDENCES  
2718-24 OCTAVIA ST  
BLOCK 0544/LOTS 021-024  
2 STORIES + BASEMENT

**SUBJECT PROPERTY:**  
1776 GREEN ST  
BLOCK 0544/LOT 006  
(E) AUTO GARAGE  
2 STORIES + BASEMENT

**ADJACENT PROPERTY:**  
1778-80 GREEN ST  
BLOCK 0544/LOT 007  
(E) RESIDENCE  
2 STORIES + BASEMENT

**ADJACENT PROPERTY:**  
1770 GREEN ST  
BLOCK 0544/LOT 005  
(E) APARTMENT BLDG.  
8 STORIES

(E) RESIDENCES  
1746-48 GREEN ST  
BLOCK 0544/LOT 004  
2 STORIES + BASEMENT

(E) RESIDENCES  
1790-96 GREEN ST  
BLOCK 0544/LOTS 025-028  
3 STORIES

**GENERAL SITE PLAN NOTES:**

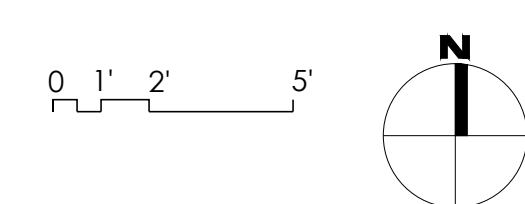
1. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
3. (E) STREET TREE TO REMAIN.

**DEMO SITE PLAN KEY NOTES:**

- D1 (E) COMP. SHINGLE ROOF AND SKYLIGHTS TO BE REMOVED, TYP.
- D2 (E) VENTS AND ROOF ELEMENTS TO BE REMOVED, TYP.
- D3 (E) CORNICE TO REMAIN.
- D4 PORTION OF (E) DRIVEWAY AND CURB CUTS TO BE REMOVED.

**(E) SITE PLAN LEGEND:**

- PROPERTY LINE
- - - - - AREA OF DEMOLITION
- ▨ (E) NEIGHBOR'S PROPERTIES
- ▩ AREA OF (E) ROOF TO BE REMOVED
- ▧ AREA OF (E) ROOF TO REMAIN



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 BLOCK 0544 LOT 006 I PROJECT NO. 2018.014

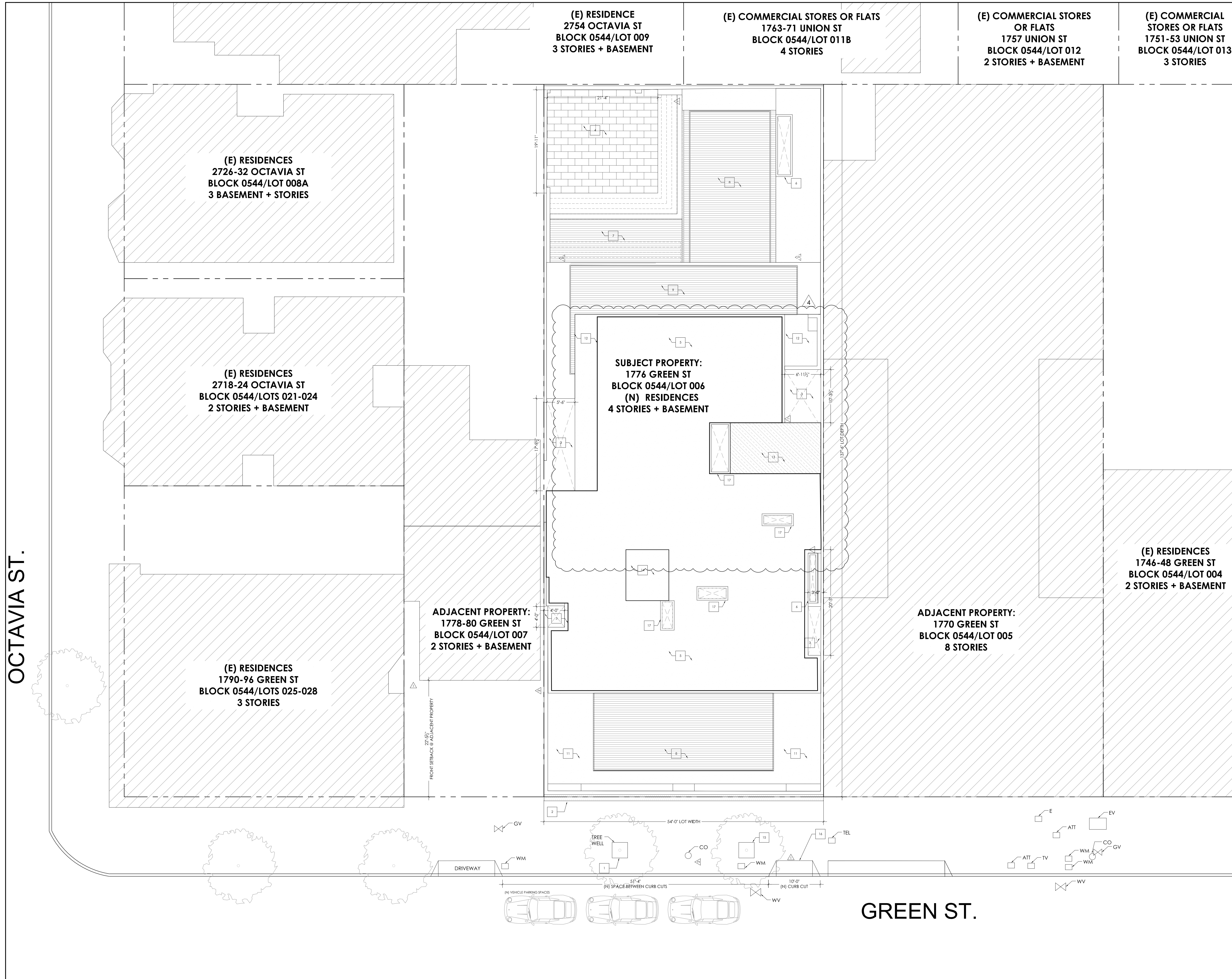
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 Δ SITE PERMIT REVISIONS 03.06.2019  
 Δ SITE PERMIT REVISIONS 08.14.2019  
 Δ SITE PERMIT REVISIONS 10.03.2019

**EXISTING SITE PLAN**  
 1/8" = 1'-0"  
**A1.0**



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OCTAVIA ST.



**GENERAL SITE PLAN NOTES:**

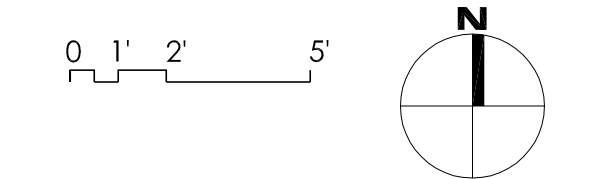
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2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
3. (E) STREET TREE TO REMAIN.
4. LOCATE SEPUIC, PG&E GAS AND ELECTRIC LOCATIONS PER FIELD MEASUREMENTS.

**CONSTRUCTION SITE PLAN KEY NOTES:**

- 1 (E) TREE WELL TO REMAIN.
- 2 (E) CORNICE TO REMAIN.
- 3 (N) LIGHTWELL.
- 4 (N) COURTYARD.
- 5 (N) FLAT ROOF WITH 12" HIGH PARAPET, TYP.
- 6 (N) SKYLIGHT WITH 30" PARAPET WALLS.
- 7 (N) TERRACE OVER 1 STORY.
- 8 (N) TERRACE OVER 2 STORIES.
- 9 (N) TERRACE OVER 3 STORIES.
- 10 (N) NOT USED
- 11 (N) FLAT ROOF OVER 2 STORIES.
- 12 (N) FLAT ROOF OVER 4 STORIES.
- 13 (N) OPERABLE HATCH OVER (N) STAIR.
- 14 (N) ROOF OVER ELEVATOR.
- 15 (N) STREET TREE. EXACT LOCATION TO BE COORDINATED WITH EXISTING UTILITIES.
- 16 EXTENTS OF (N) DRIVEWAY W/ CURB CUTS.
- 17 (N) SKYLIGHT

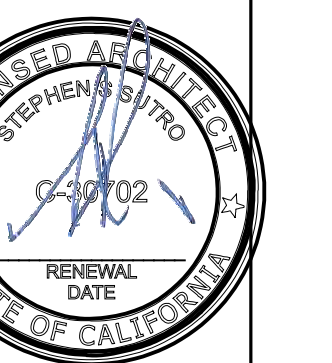
**(N) SITE PLAN LEGEND:**

- PROPERTY LINE
- AREA OF DEMOLITION
- (E) NEIGHBOR'S PROPERTIES
- AREA OF (N) DECK
- AREA OF (N) ROOF
- AREA OF (N) COURTYARD/ROOF DECK



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SITE PERMIT REVISIONS  
10.03.2019  
SITE PERMIT REVISIONS  
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**PROPOSED  
SITE PLAN**

1/8" = 1'-0"

**A1.1**



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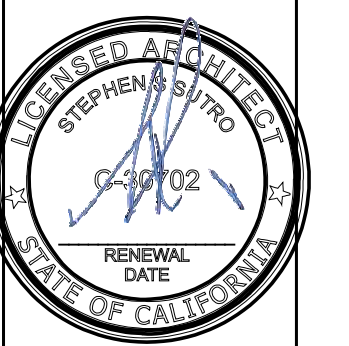
1 PROPOSED SOUTH ELEVATION RENDERING  
N.T.S.



2 PROPOSED NORTH ELEVATION RENDERING  
N.T.S.



3 PROPOSED WEST ELEVATION RENDERING  
N.T.S.



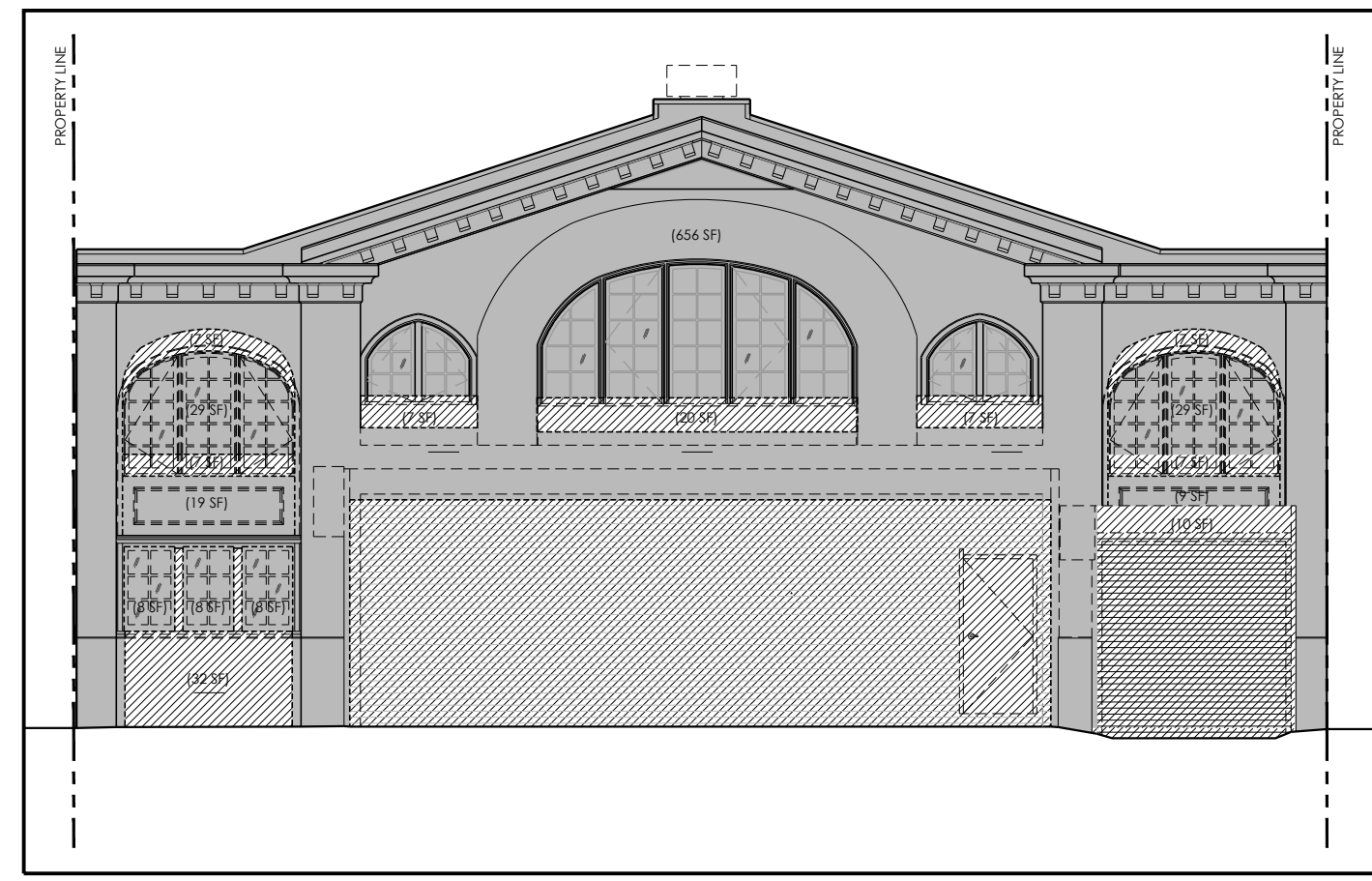
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SITE PERMIT	07.31.2018
△ SITE PERMIT REVISIONS	03.06.2019
△ SITE PERMIT REVISIONS	08.14.2019
△ SITE PERMIT REVISIONS	10.03.2019
△ SITE PERMIT REVISIONS	01.20.2021

PROPOSED ELEVATION RENDERS

N.T.S.



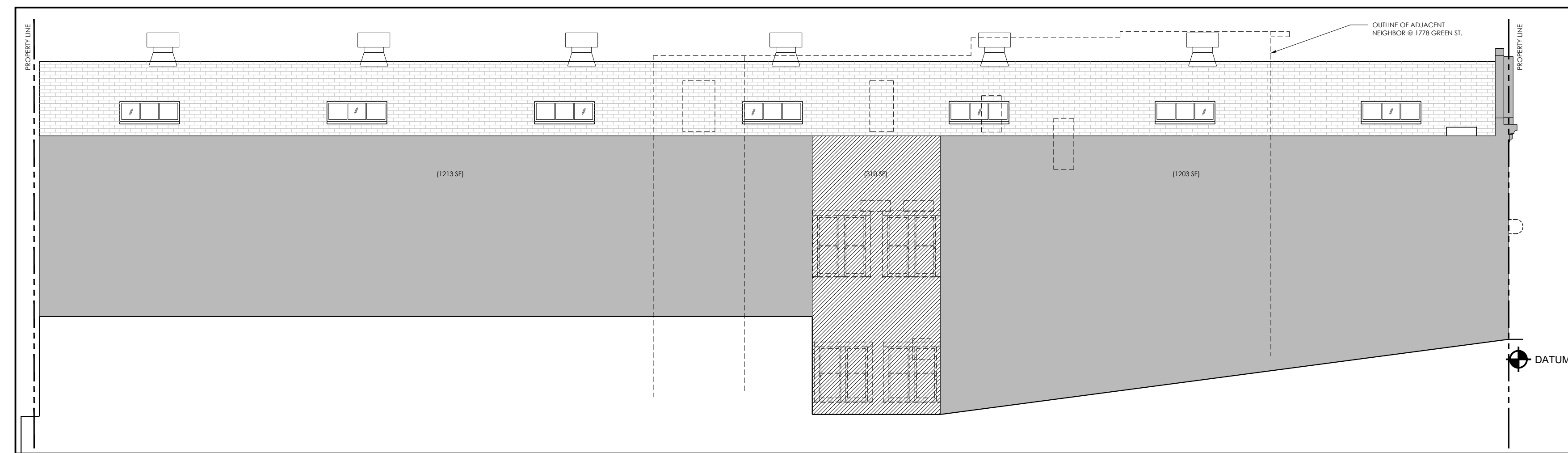
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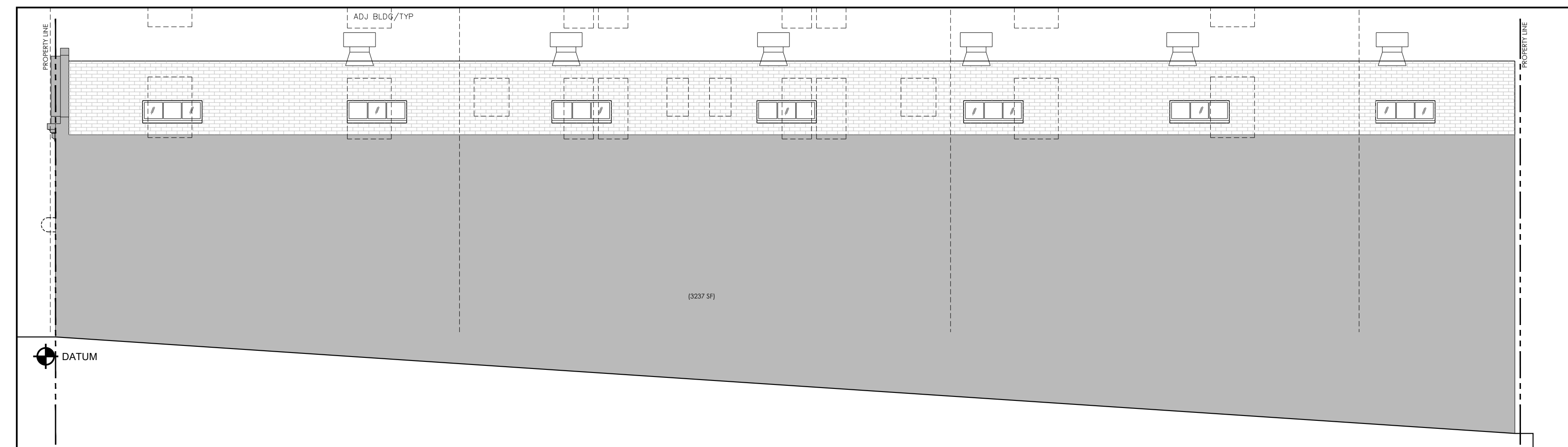
1 SOUTH ELEVATION  
1/8" = 1'-0"



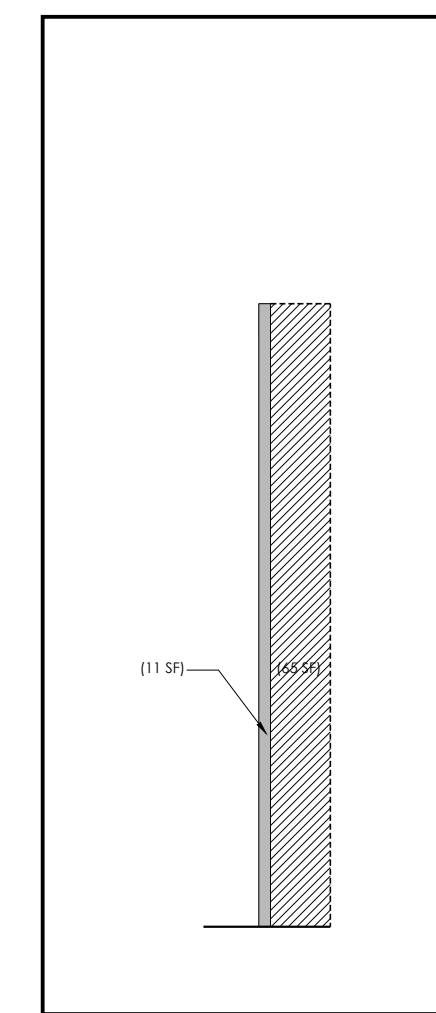
2 NORTH ELEVATION  
1/8" = 1'-0"



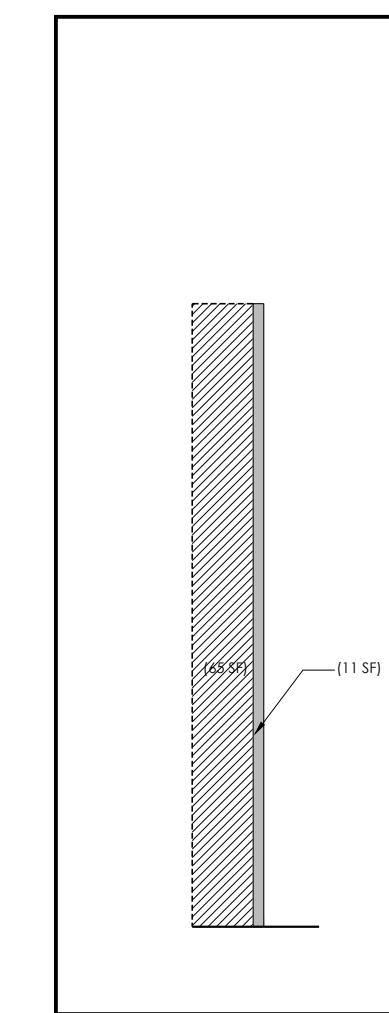
3 WEST ELEVATION  
1/8" = 1'-0"



6 EAST ELEVATION  
1/8" = 1'-0"



4 LIGHTWELL SOUTH ELEV.  
1/8" = 1'-0"



5 LIGHTWELL NORTH ELEV.  
1/8" = 1'-0"

**DEMOLITION AREA - GENERAL NOTES**

PER SF PLANNING CODE SECTION 1005(F) THRESHOLD BELOW, PROPOSED SCHEME DOES NOT EXCEED THE THRESHOLD IN ANY CATEGORY OF HISTORIC RESIDENTIAL DEMOLITION. PLEASE SEE CALCULATIONS PROVIDED.

FOR PURPOSES OF ARTICLE 10: PRESERVATION OF HISTORICAL ARCHITECTURAL & AESTHETIC LANDMARKS, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

(1) REMOVAL OF MORE THAN 25 PERCENT OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); **OR**

(2) REMOVAL OF MORE THAN 50 PERCENT OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; **OR**

(3) REMOVAL OF MORE THAN 25 PERCENT OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; **OR**

(4) REMOVAL OF MORE THAN 75 PERCENT OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE. (SEE SHEET A1.3 FOR DIAGRAM OF INTERNAL STRUCTURAL FRAMEWORK & FLOOR PLATE DEMOLITION)

**DEMOLITION AREA - KEY**

- EXISTING VERTICAL AREA TO REMAIN
- EXISTING VERTICAL AREA TO BE REMOVED
- EXISTING EXTERNAL WALL AREA TO BECOME INTERNAL WALL

(1) TOTAL DEMOLITION OF STREET FACING EXTERIOR WALL

1005 (F) 1	VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMOVED	
	SOUTH FACADE (FRONT)	860	94	766	10.9%	<25%

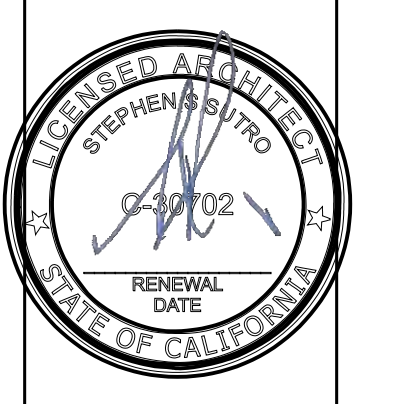
(2) TOTAL DEMOLITION OF EXTERIOR WALLS FROM FUNCTION AS EXTERNAL WALLS

1005 (F) 2	VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMOVED	
	1. SOUTH FACADE - FRONT	860	94	766	10.9%	
	2. NORTH FACADE - REAR	1954	0	1954	0%	
	3. WEST FACADE - SIDE	2726	310	2416	11.4%	
	4. LIGHTWELL SOUTH - SIDE	76	65	11	86%	
	5. LIGHTWELL NORTH - SIDE	76	65	11	86%	
	6. EAST FACADE - SIDE	3237	0	3237	0%	
	<b>AREA TOTAL</b>	<b>8929</b>	<b>534</b>	<b>8395</b>	<b>6.0%</b>	<b>&lt;50%</b>

(3) TOTAL DEMOLITION OF EXTERIOR WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS

1005 (F) 3	VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMOVED	
	1. SOUTH FACADE - FRONT	860	94	766	10.9%	
	2. NORTH FACADE - REAR	1954	0	1954	0%	
	3. WEST FACADE - SIDE	2726	310	2416	11.4%	
	4. LIGHTWELL SOUTH - SIDE	76	65	11	86%	
	5. LIGHTWELL NORTH - SIDE	76	65	11	86%	
	6. EAST FACADE - SIDE	3237	0	3237	0%	
	<b>AREA TOTAL</b>	<b>8929</b>	<b>534</b>	<b>8395</b>	<b>6.0%</b>	<b>&lt;25%</b>

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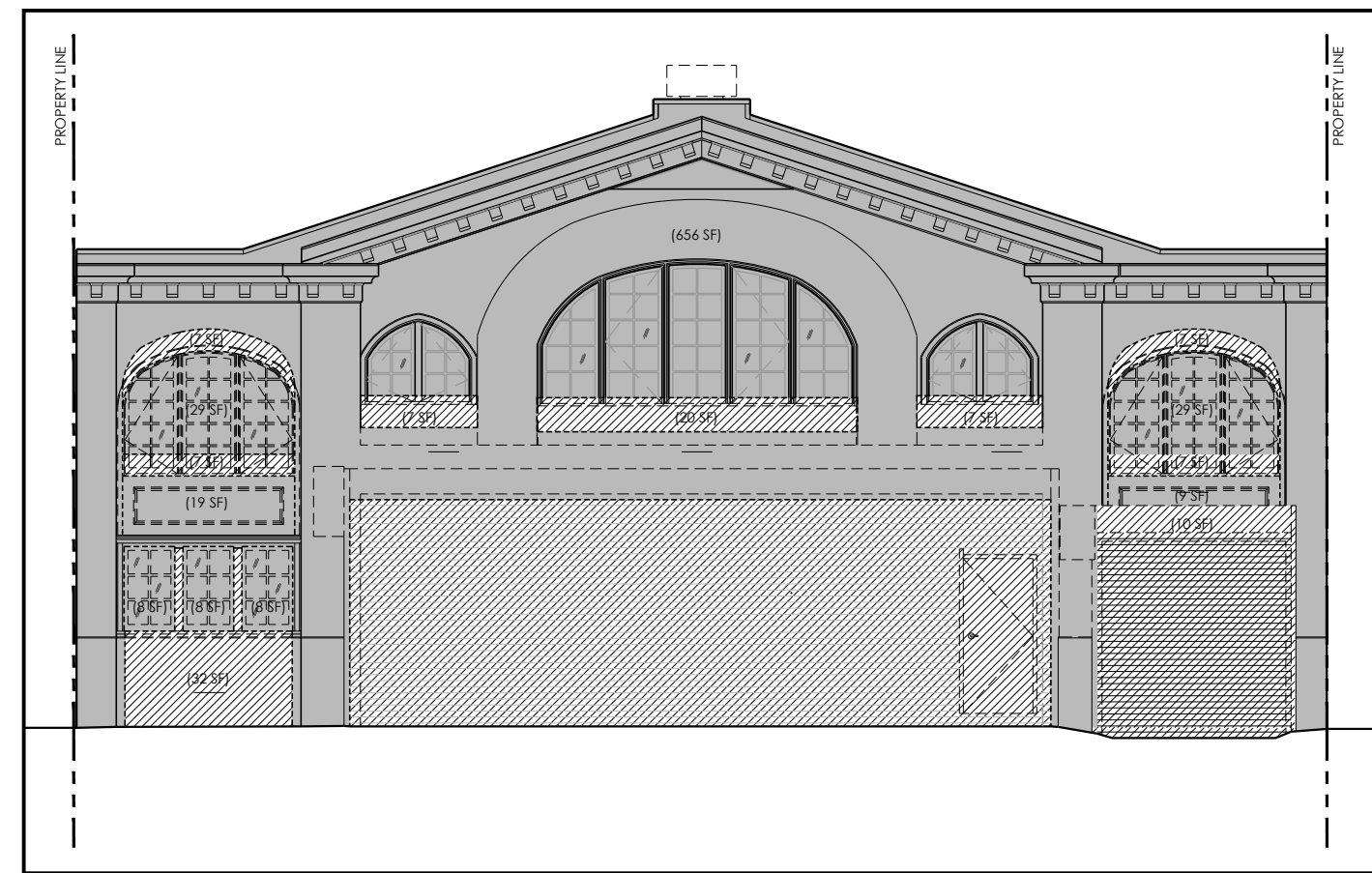
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SITE PERMIT REVISIONS  
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SITE PERMIT REVISIONS  
10.03.2019

**DEMOLITION CALCULATIONS**

1/8" = 1'-0"

**A1.3A**

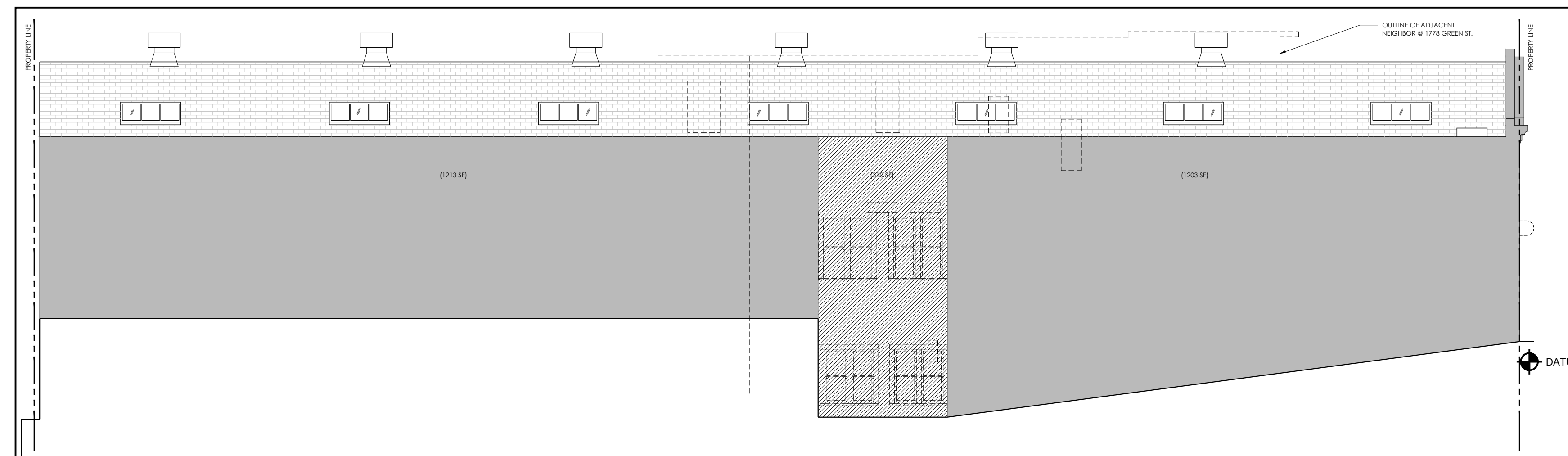
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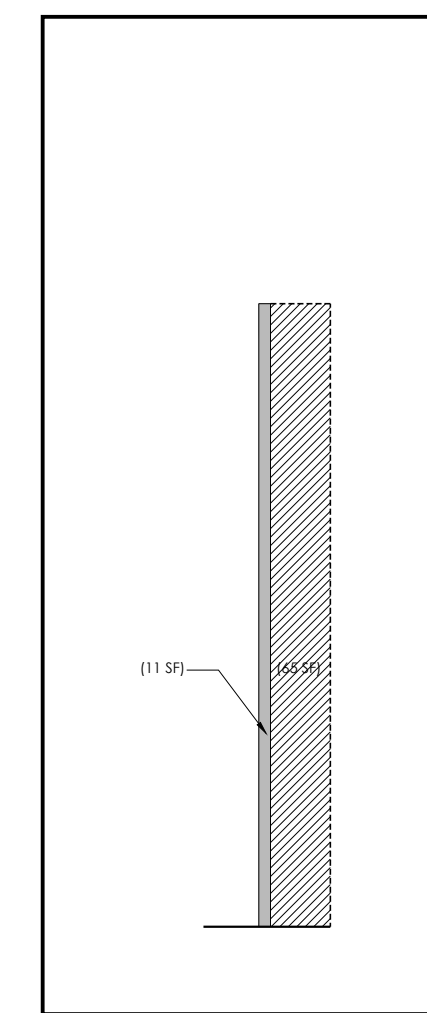
1 SOUTH ELEVATION  
1/8" = 1'-0"



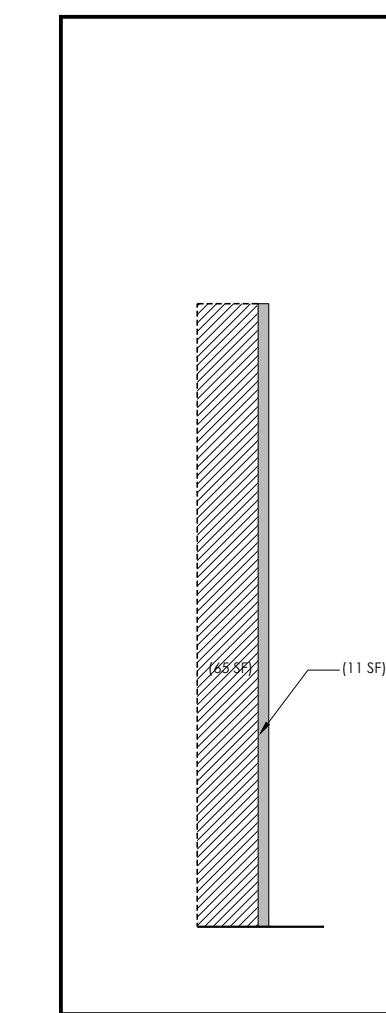
2 NORTH ELEVATION  
1/8" = 1'-0"



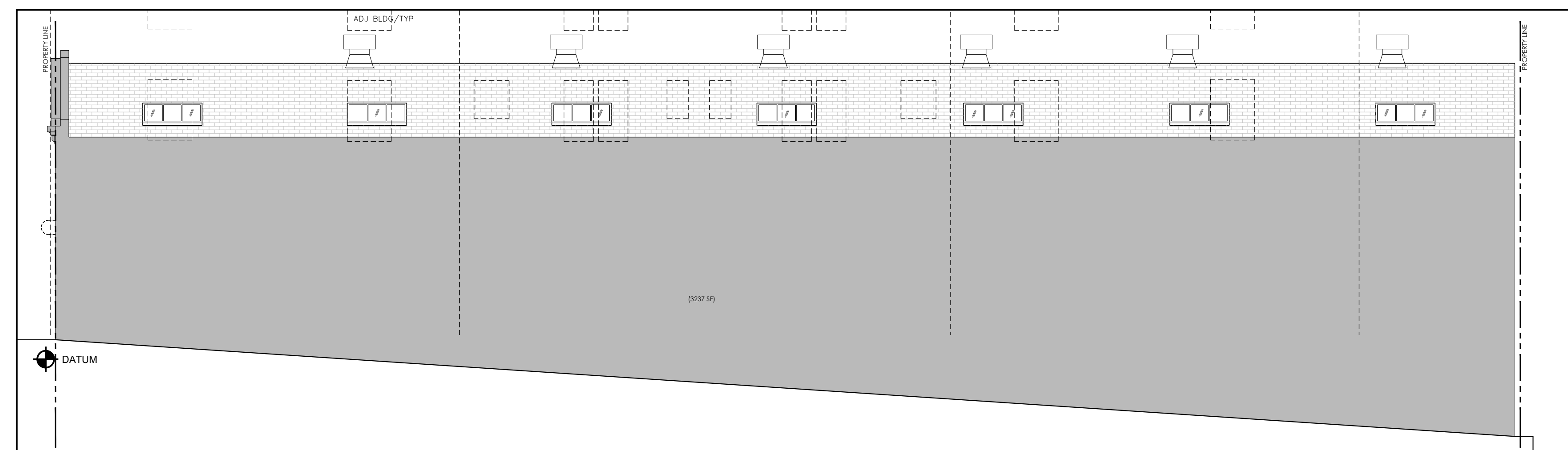
3 WEST ELEVATION  
1/8" = 1'-0"



4 LIGHTWELL SOUTH ELEV.  
1/8" = 1'-0"



5 LIGHTWELL NORTH ELEV.  
1/8" = 1'-0"



6 EAST ELEVATION  
1/8" = 1'-0"

**DEMOLITION AREA - GENERAL NOTES**

PER SF PLANNING CODE SECTION 317(B) THRESHOLD BELOW, PROPOSED SCHEME DOES NOT EXCEED THE THRESHOLD IN ANY CATEGORY OF RESIDENTIAL DEMOLITION. PLEASE SEE CALCULATIONS PROVIDED.

1. PROPOSED SCHEME PROPOSES REMOVAL OF LESS THAN 50% OF SUM OF ALL EXTERIOR FRONTAGES **(B1)**
2. PROPOSED SCHEME PROPOSES REMOVAL OF LESS THAN 65% OF LINEAL FOUNDATION MEASUREMENTS **(B2)**
3. PROPOSED SCHEME RETAINS OVER 50% OF ALL VERTICAL ELEMENTS **(C1)**
4. PROPOSED SCHEME RETAINS OVER 50% OF ALL HORIZONTAL ELEMENTS **(C2)**

\*\*\*\*\* "RESIDENTIAL DEMOLITION" SHALL MEAN ANY OF THE FOLLOWING:

- (A)** ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION FOR A DEMOLITION PERMIT IS REQUIRED, OR
- (B1)** A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE, AND
- (B2)** ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, OR
- (C1)** A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS, AND
- (C2)** MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

"HORIZONTAL ELEMENTS" SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE.

"VERTICAL ENVELOPE ELEMENTS" SHALL MEAN ALL ABOVE GRADE EXTERIOR WALLS THAT PROVIDE WEATHER AND THERMAL BARRIERS BETWEEN THE INTERIOR AND EXTERIOR OF THE BUILDING, OR THAT PROVIDE STRUCTURAL SUPPORT TO OTHER ELEMENTS OF THE BUILDING ENVELOPE.

NOTE: ELEMENTS THAT SLOPE MORE THAN 30 DEGREES OFF VERTICAL SHALL BE CONSIDERED HORIZONTAL, NOT VERTICAL, ELEMENTS.

**DEMOLITION AREA - KEY**

- EXISTING VERTICAL AREA TO REMAIN
- EXISTING VERTICAL AREA TO BE REMOVED

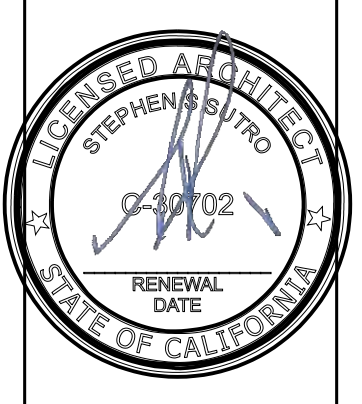
**(1) TOTAL DEMOLITION OF FRONT AND REAR FACADES**

VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMOVED
<b>(B1)</b> SOUTH FACADE (FRONT)	860	94	766	10.9%
NORTH FACADE (REAR)	1954	0	1954	0%
<b>AREA TOTAL</b>	<b>2818</b>	<b>94</b>	<b>2720</b>	<b>&lt;50%</b>

**(3) TOTAL DEMOLITION OF SUM OF EXTERIOR WALLS**

VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMOVED
<b>(C1)</b> 1. SOUTH FACADE - FRONT	860	94	766	10.9%
2. NORTH FACADE - REAR	1954	0	1954	0%
3. WEST FACADE - SIDE	2726	310	2416	11.4%
4. LIGHTWELL SOUTH - SIDE	76	65	11	86%
5. LIGHTWELL NORTH - SIDE	76	65	11	86%
6. EAST FACADE - SIDE	3237	0	3237	0%
<b>AREA TOTAL</b>	<b>8929</b>	<b>534</b>	<b>8395</b>	<b>6.0%</b>

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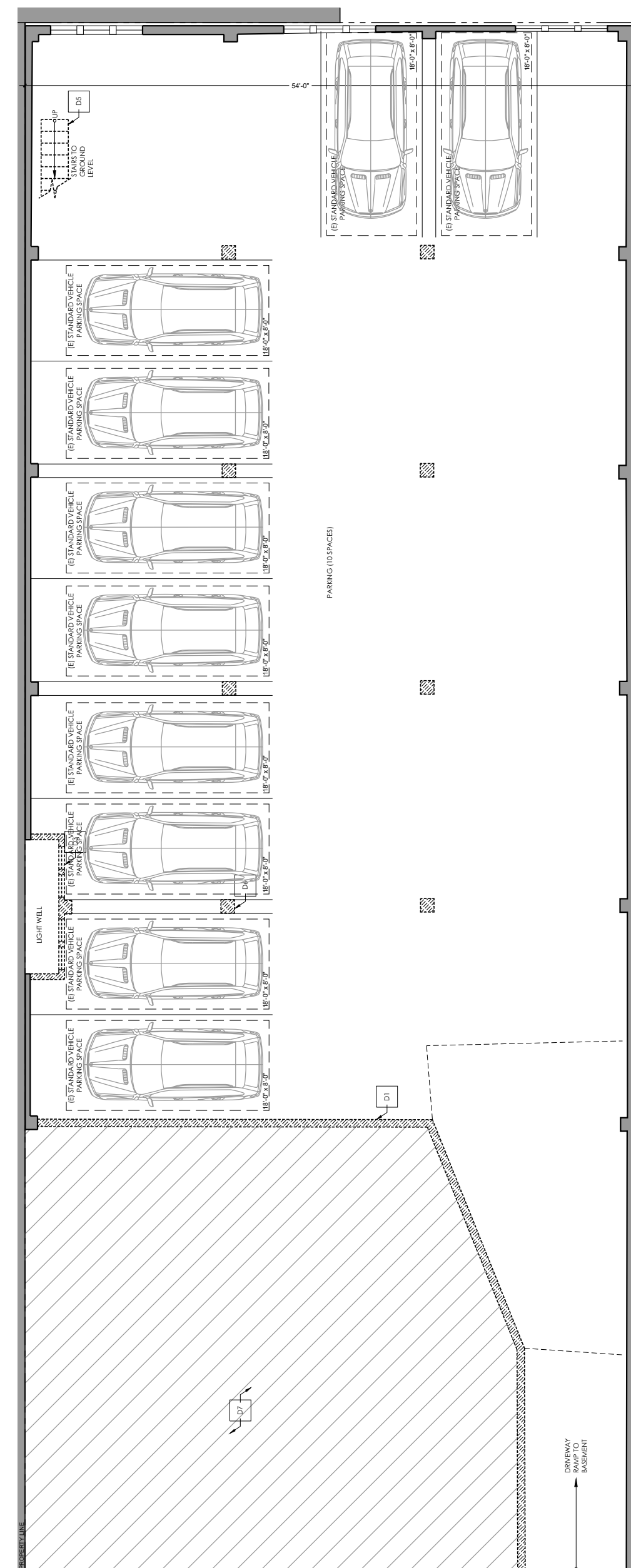


- PRE-APP MEETING 07.18.2018
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- △ SITE PERMIT REVISIONS 03.06.2019
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- △ SITE PERMIT REVISIONS 10.03.2019

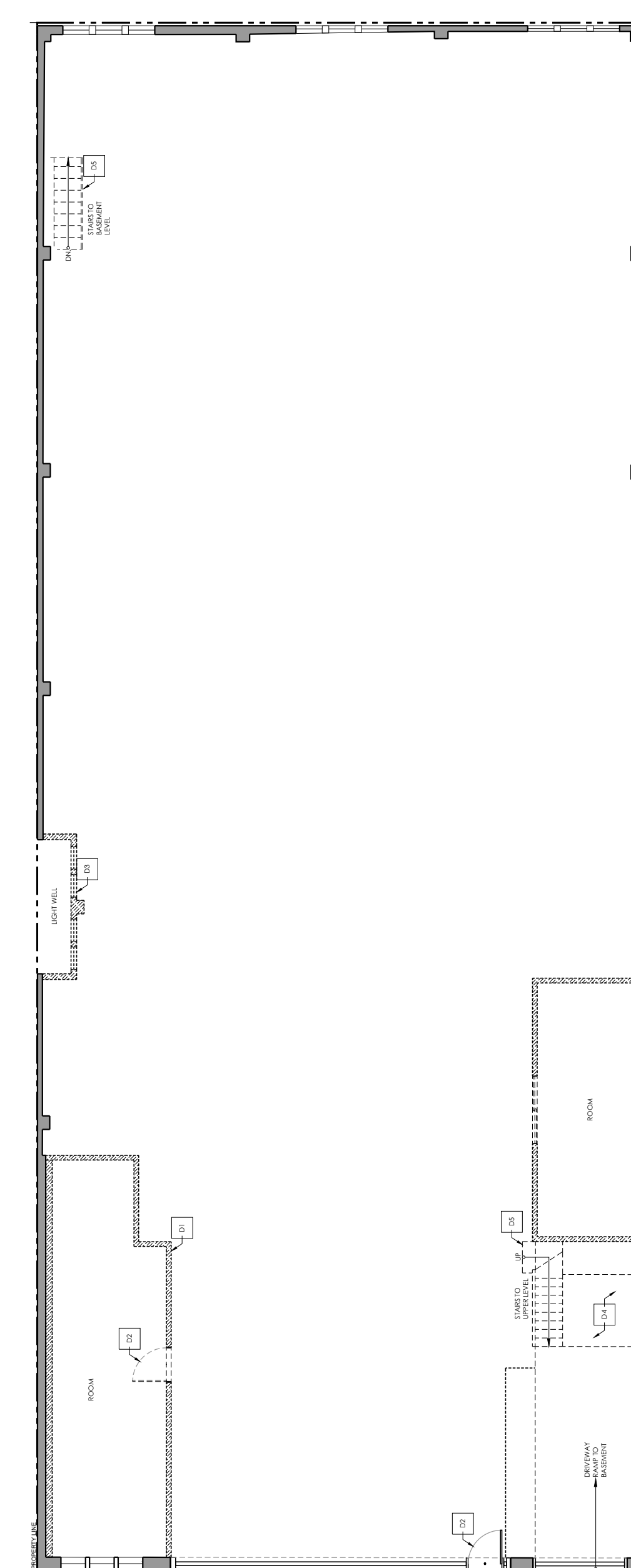
DEMOLITION CALCULATIONS  
1/8" = 1'-0"  
**A1.3B**



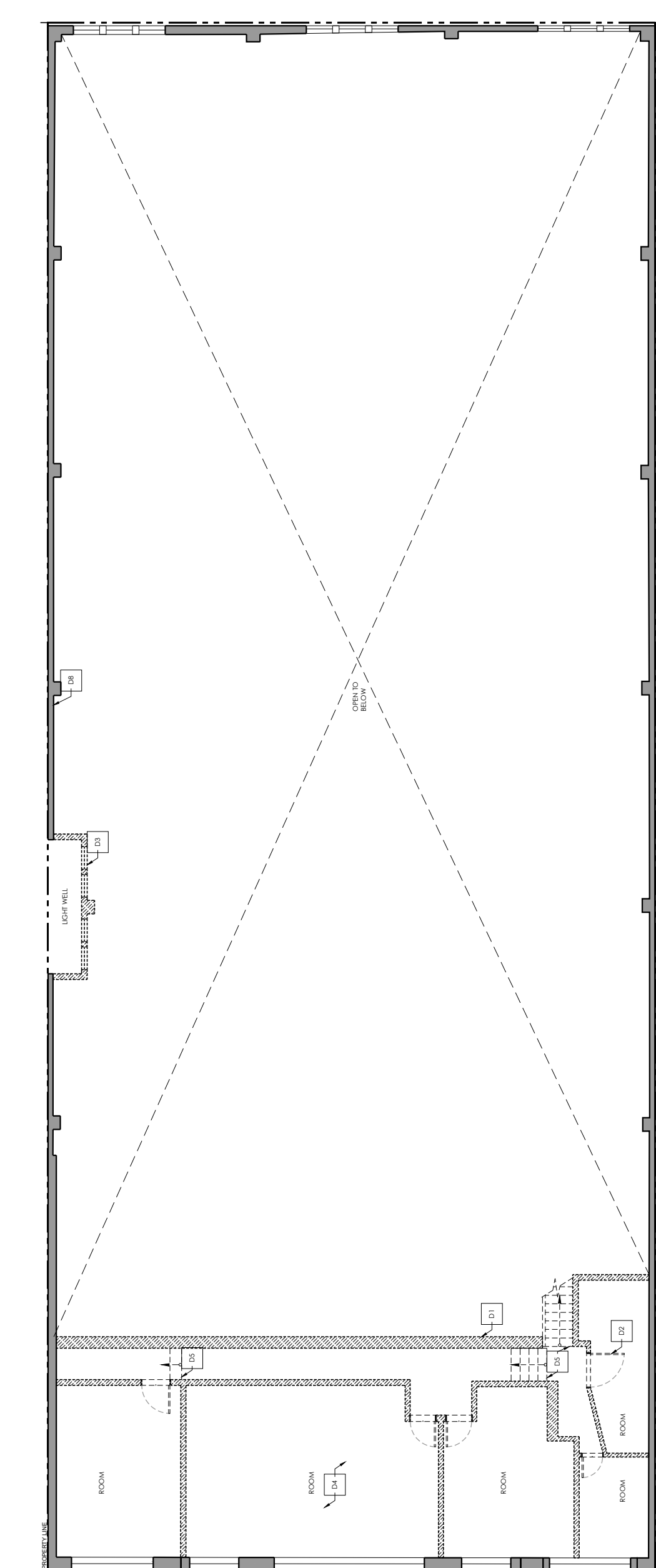
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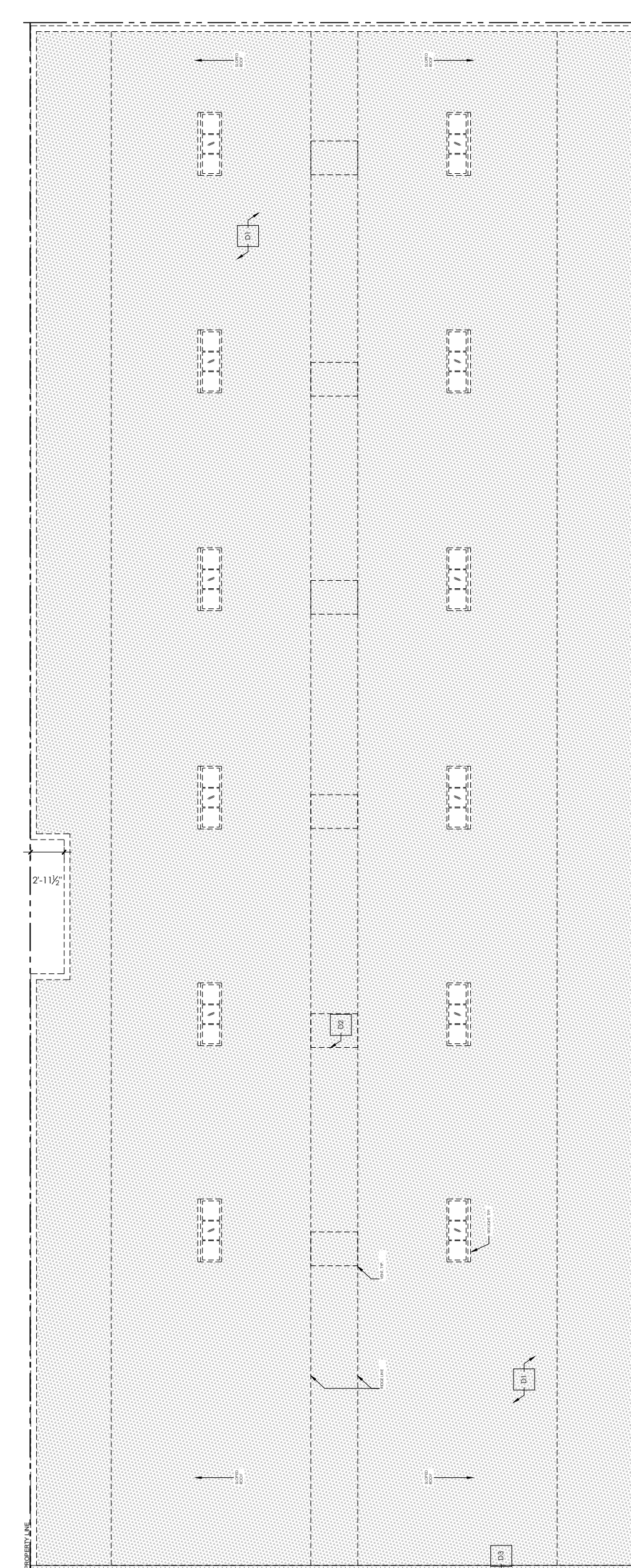
1 BASEMENT PLAN  
3/32" = 1'-0"



2 LEVEL 1 PLAN  
3/32" = 1'-0"



3 MEZZANINE PLAN  
3/32" = 1'-0"



4 ROOF PLAN  
3/32" = 1'-0"

**DEMOLITION AREA - GENERAL NOTES**

PER SF PLANNING CODE SECTION 1005(F) THRESHOLD BELOW. PROPOSED SCHEME DOES NOT EXCEED THE THRESHOLD IN ANY CATEGORY OF HISTORIC RESIDENTIAL DEMOLITION. PLEASE SEE CALCULATIONS PROVIDED.

FOR PURPOSES OF ARTICLE 10: PRESERVATION OF HISTORICAL ARCHITECTURAL & AESTHETIC LANDMARKS, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

(1) REMOVAL OF MORE THAN 25 PERCENT OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); **OR**

(2) REMOVAL OF MORE THAN 50 PERCENT OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; **OR**

(3) REMOVAL OF MORE THAN 25 PERCENT OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; **OR**

(4) REMOVAL OF MORE THAN 75 PERCENT OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE. (SEE SHEET A1.3 FOR DIAGRAM OF INTERNAL STRUCTURAL FRAMEWORK & FLOOR PLATE DEMOLITION)

**DEMOLITION AREA - KEY**

- EXISTING HORIZONTAL AREA TO REMAIN
- EXISTING HORIZONTAL AREA TO BE REMOVED
- EXISTING INTERIOR STRUCTURAL FRAMEWORK TO REMAIN
- EXISTING INTERIOR STRUCTURAL FRAMEWORK TO BE REMOVED

(4) TOTAL DEMOLITION OF INTERNAL STRUCTURAL FRAMEWORK

LEVEL	(E) STRUCTURAL WALLS LENGTH (IN)	WALL LENGTH REMOVED (IN)	WALL LENGTH RETAINED (IN)	% REMOVED
LEVEL 1	0	0	0	0%
MEZZANINE	0	0	0	0%
<b>LINEAL TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>

NO INTERNAL STRUCTURAL FRAMEWORK

(4) TOTAL DEMOLITION OF FLOOR PLATES

LEVEL	(E) AREA	REMOVED	RETAINED	% REMOVED
BASEMENT	N/A	N/A	N/A	N/A
LEVEL 1	5102	5102	0	100%
MEZZANINE	1071	1071	0	100%
ROOF	7237	7173	0	100%
<b>AREA TOTAL</b>	<b>13410</b>	<b>13410</b>	<b>0</b>	<b>100%</b>

BASEMENT IS BELOW GRADE. PORTION OF FIRST FLOOR IS AT GRADE.

**SUTRO ARCHITECTS**  
415.856.3445  
sutroarchitects.com  
1008 Post Street, San Francisco, CA 94109

**GREEN STREET RESIDENCES**  
1776 GREEN STREET, SAN FRANCISCO, CA 94123  
BLOCK 0544 LOT 006.1 PROJECT NO. 2018.014

PRE-APP MEETING 07.18.2018  
SITE PERMIT 07.31.2018  
SITE PERMIT REVISIONS 03.06.2019  
SITE PERMIT REVISIONS 08.14.2019  
SITE PERMIT REVISIONS 10.03.2019

DEMOLITION CALCULATIONS

3/32" = 1'-0"

**A1.4**



**GENERAL DEMO NOTES:**

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

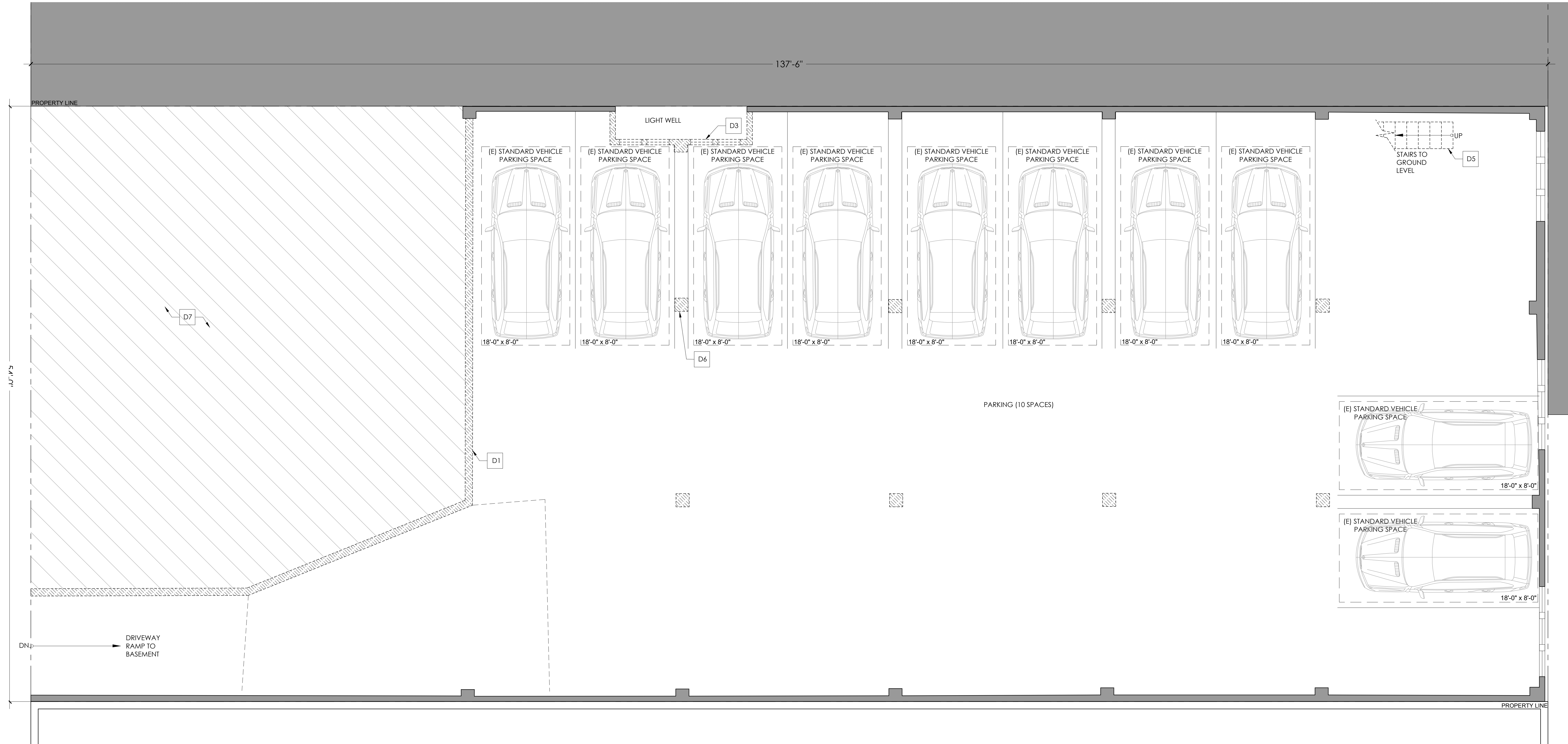
**DEMO PLAN KEY NOTES:**

- D1 (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D2 (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D3 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D4 (E) PLUMBING FIXTURES, CABINETS, AND FINISHES TO BE REMOVED, TYP.
- D5 (E) STAIRS AND RAILS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D6 (E) COLUMNS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D7 EXCAVATION IN THIS AREA TO ACCOMMODATE FUTURE LAYOUT. SEE SECTIONS FOR MORE INFORMATION.

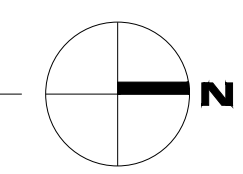
**DEMO / EXISTING PLAN LEGEND:**

- PROPERTY LINE
- (E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- //// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

Use of these plans and specifications shall be restricted to the original date for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these instructions.



1 EXISTING/DEMO BASEMENT FLOOR PLAN  
1/4" = 1'-0"



PRE-APP MEETING	07.18.2018
SITE PERMIT	07.31.2018
△ SITE PERMIT REVISIONS	03.06.2019
△ SITE PERMIT REVISIONS	08.14.2019
△ SITE PERMIT REVISIONS	10.03.2019

EXISTING/DEMO  
BASEMENT FLOOR PLAN

1/4" = 1'-0"

**A2.0**



**GENERAL FLOOR PLAN NOTES:**

- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

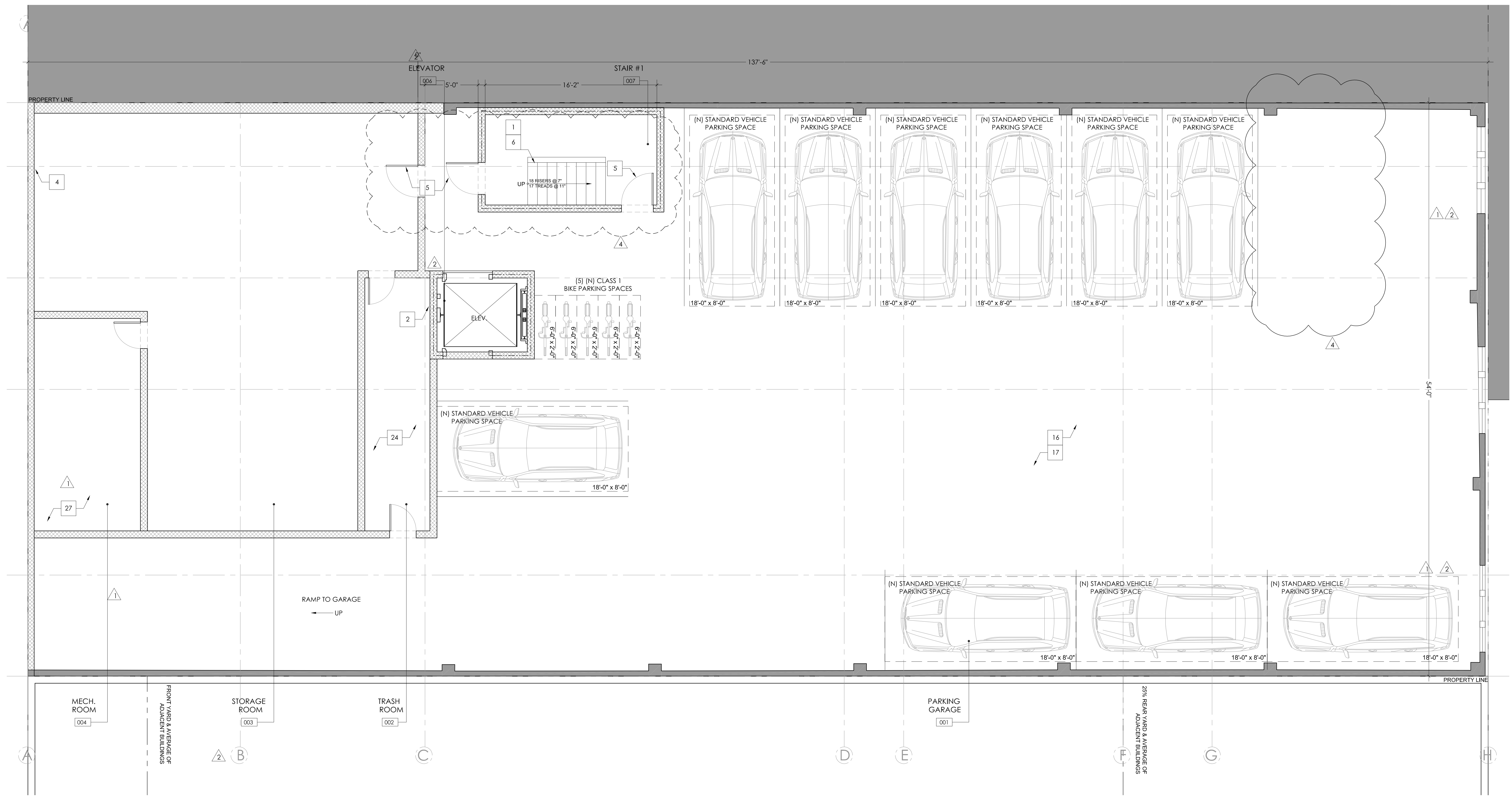
**KEY NOTES:**

- |  |  |   |
|--|--|---|
| 1 (N) STAIRS FROM BASEMENT TO 4TH FLOOR. PROVIDE 1 HOUR FIRE RATED ENCLOSURE AT WALLS, CEILING, AND UNDERSIDE OF STAIRS.     | 10 (N) DOOR WITH SIDELITE AT ENTRY.  | 19 (N) TERRACE.   |
| 2 (N) ELEVATOR FROM BASEMENT TO 4TH FLOOR. PROVIDE 2 HOUR FIRE RATED ENCLOSURE AT WALLS, AND CEILING.                        | 11 (N) GARAGE DOOR TO BASEMENT PARKING.  | 20 (N) PRIVACY TRELLIS ABOVE.                                     |
| 3 (N) STAIRS FROM FIRST FLOOR TO ROOF LEVEL. PROVIDE 1 HOUR FIRE RATED ENCLOSURE AT WALLS, CEILING, AND UNDERSIDE OF STAIRS. | 12 (N) WINDOWS WITH DIVIDED LITES TO MATCH EXISTING. SEE ELEVATIONS.   | 21 (N) PRIVACY TRELLIS BELOW.                                     |
| 4 (N) CONCRETE RETAINING WALL.   | 13 (N) WINDOWS.  | 22 (N) SKYLIGHT ABOVE.  |
| 5 (N) 20 MIN. RATED DOOR.  | 14 (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.   | 23 (N) COURTYARD.   |
| 6 (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F.                             | 15 (N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N) HARDWARE, TYP.   | 24 LOCATION OF TRASH/COMPOST/RECYCLING BINS PER SF PLANNING CODE. |
| 7 PROVIDE 1 HOUR RATED CONSTRUCTION AT CORRIDORS, TYP.   | 16 (N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL AND FIRST FLOOR LEVEL, SSD.  | 25 (N) EXTERIOR SLIDING DOORS.                                    |
| 8 (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN.   | 17 (N) 10 VEHICLE PARKING AND 5 BIKE PARKING SPACES PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS OF SF PLANNING CODE. | 26 (N) EXTERIOR POCKET DOOR.                                      |
| 9 (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS.  | 18 (N) LIGHTWELL.  | 27 (N) UTILITY PANELS LOCATED IN THIS ROOM.                       |

**PROPOSED FLOOR PLAN LEGEND:**

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN. UPGRADE TO 5/8" GWB IF WALL IS REMOVED AND REPLACED
- (N) WALLS
- (N) 1 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) 2 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) SOLID 42" H. GUARDRAIL
- (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE

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**1 PROPOSED BASEMENT FLOOR PLAN**  
1/4" = 1'-0"

**GREEN STREET RESIDENCES**

**SUTRO ARCHITECTS**

1776 GREEN STREET, SAN FRANCISCO, CA 94123  
BLOCK 0541 LOT 006 | PROJECT NO. 2018.014

1150 16th Street, San Francisco, CA 94109  
415.456.8145  
sutroarchitects.com

PRE-APP MEETING 07.18.2018  
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SITE PERMIT REVISIONS 10.03.2019  
SITE PERMIT REVISIONS 01.20.2021

**PROPOSED BASEMENT FLOOR PLAN**

1/4" = 1'-0"

**A2.1**



**GENERAL DEMO NOTES:**

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

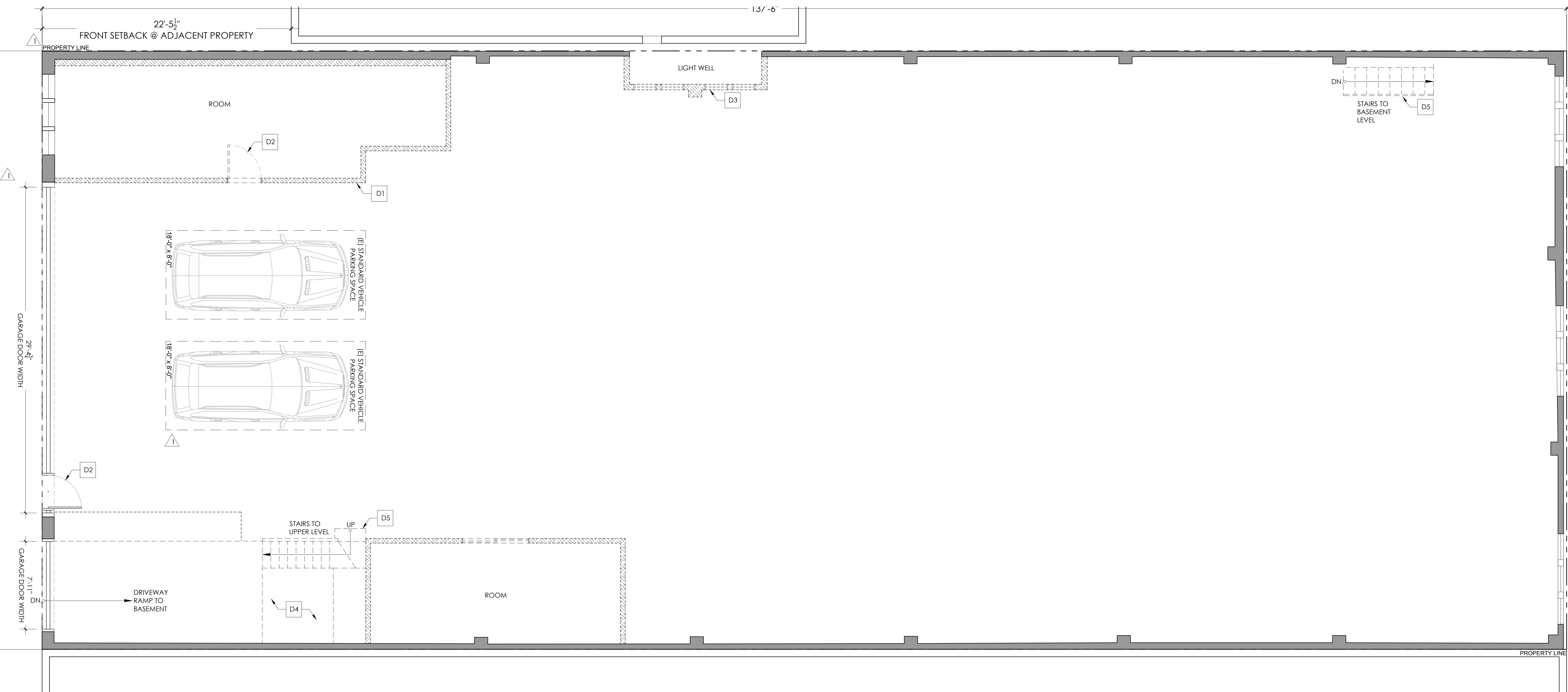
**DEMO PLAN KEY NOTES:**

- D1 (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D2 (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D3 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D4 (E) PLUMBING FIXTURES, CABINERY, AND FINISHES TO BE REMOVED, TYP.
- D5 (E) STAIRS AND RAILS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D6 (E) COLUMNS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D7 EXCAVATION IN THIS AREA TO ACCOMMODATE FUTURE LAYOUT. SEE SECTIONS FOR MORE INFORMATION.

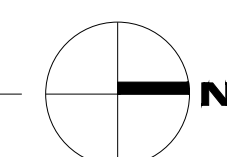
**DEMO / EXISTING PLAN LEGEND:**

- PROPERTY LINE
- (E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- /// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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1 EXISTING/DEMO FIRST FLOOR PLAN  
1/4" = 1'-0"



- PRE-APP MEETING 07.18.2018
- SITE PERMIT 07.31.2018
- △ SITE PERMIT REVISIONS 03.06.2019
- △ SITE PERMIT REVISIONS 08.14.2019
- △ SITE PERMIT REVISIONS 10.03.2019

EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"

**A2.2**



**GENERAL FLOOR PLAN NOTES:**

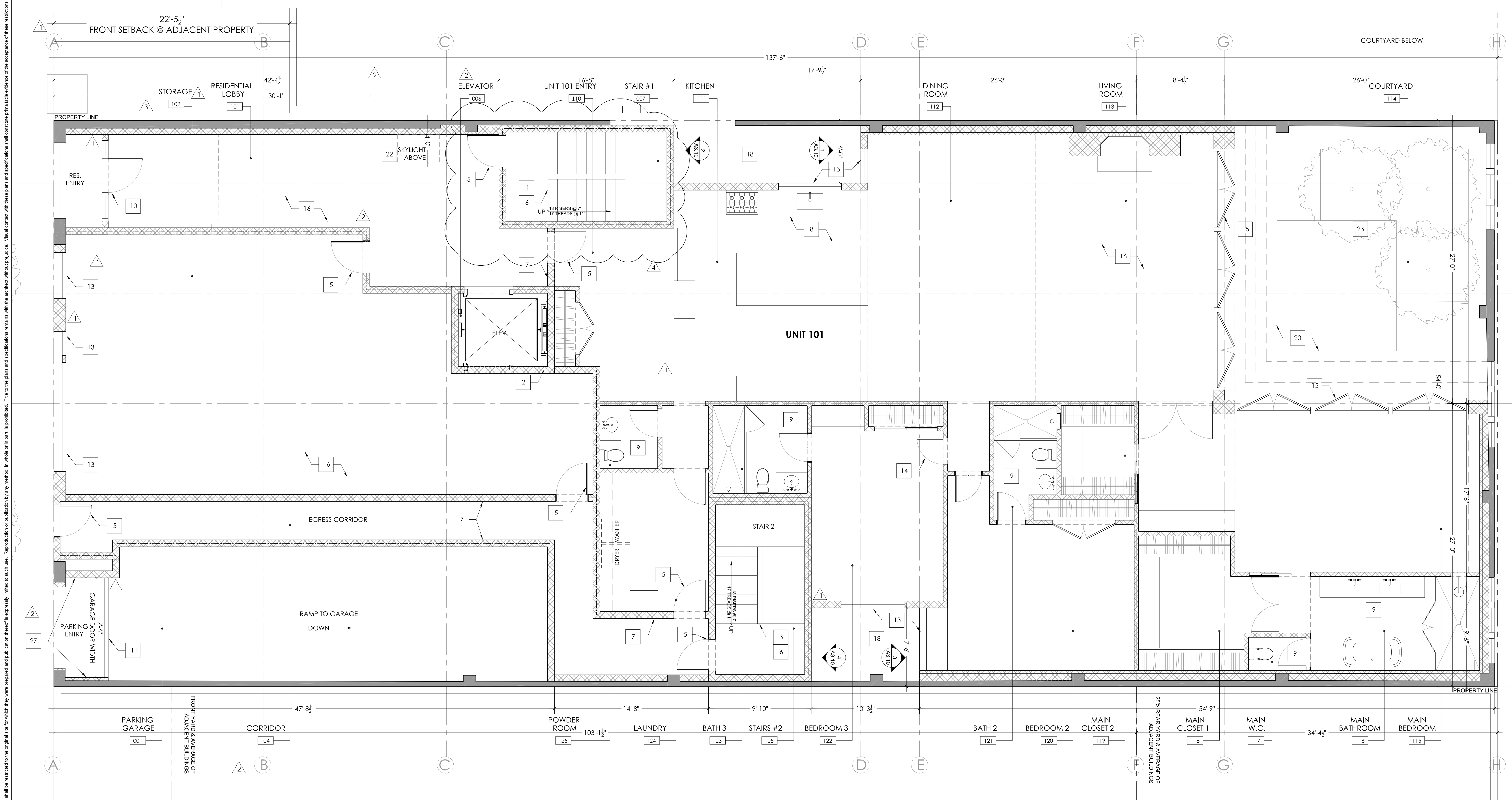
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
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**KEY NOTES:**

- |  |   |   |
|--|---|---|
| 1 (N) STAIRS FROM BASEMENT TO 4TH FLOOR. PROVIDE 1 HOUR FIRE RATED ENCLOSURE.                    | 10 (N) DOOR WITH SIDELITES AT ENTRY.  | 19 (N) TERRACE.   |
| 2 (N) ELEVATOR FROM BASEMENT TO 4TH FLOOR. PROVIDE 2 HOUR FIRE RATED ENCLOSURE.                  | 11 (N) GARAGE DOOR TO BASEMENT PARKING.   | 20 (N) PRIVACY TRELLIS ABOVE.                                     |
| 3 (N) STAIRS FROM FIRST FLOOR TO ROOF LEVEL. PROVIDE 1 HOUR FIRE RATED ENCLOSURE.                | 12 (N) WINDOWS WITH DIVIDED LITES TO MATCH EXISTING.  | 21 (N) PRIVACY TRELLIS BELOW.                                     |
| 4 (N) CONCRETE RETAINING WALL.   | 13 (N) WINDOWS.   | 22 (N) SKYLIGHT ABOVE.  |
| 5 (N) 20 MIN. RATED DOOR.  | 14 (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.  | 23 (N) COURTYARD.   |
| 6 (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F. | 15 (N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N) HARDWARE, TYP.  | 24 LOCATION OF TRASH/COMPOST/RECYCLING BINS PER SF PLANNING CODE. |
| 7 PROVIDE 1 HOUR RATED CONSTRUCTION AT CORRIDORS, TYP.   | 16 (N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL AND FIRST FLOOR LEVEL, SSD.   | 25 (N) EXTERIOR SLIDING DOORS.                                    |
| 8 (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN.                                   | 17 (N) 10 VEHICLE PARKING AND 5BIKE PARKING SPACES PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS OF SF PLANNING CODE. | 26 (N) EXTERIOR POCKET DOOR.                                      |
| 9 (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS.  | 18 (N) LIGHTWELL.   | 27 (N) UTILITY PANELS.  |
|  |   | 28 (N) GARAGE DOOR TO PARKING.                                    |

**PROPOSED FLOOR PLAN LEGEND:**

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN. UPGRADE TO 5/8" GWB IF WALL IS REMOVED AND REPLACED
- (N) WALLS
- (N) 1 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) 2 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) SOLID 42" H. GUARDRAIL
- (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



**1 PROPOSED FIRST LEVEL FLOOR PLAN**  
1/4" = 1'-0"

**GREEN STREET RESIDENCES**  
 1776 GREEN STREET, SAN FRANCISCO, CA 94123  
 BLOCK 0541 LOT 006 | PROJECT NO. 2018.014

**SUTRO ARCHITECTS**  
 115 10TH ST. #145  
 SAN FRANCISCO, CA 94103  
 415.778.8888  
 sutroarchitects.com  
 1000 Park Street, San Francisco, CA 94109

STEPHEN B. BIRNBOIM

07/18/2018

RENEWAL DATE

STATE OF CALIFORNIA

PRE-APP MEETING 07.18.2018  
 SITE PERMIT 07.31.2018  
 SITE PERMIT REVISIONS 03.06.2019  
 SITE PERMIT REVISIONS 08.14.2019  
 SITE PERMIT REVISIONS 10.03.2019  
 SITE PERMIT REVISIONS 01.12.2021

**PROPOSED FIRST LEVEL FLOOR PLAN**

1/4" = 1'-0"

**A2.3**

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**GENERAL DEMO NOTES:**

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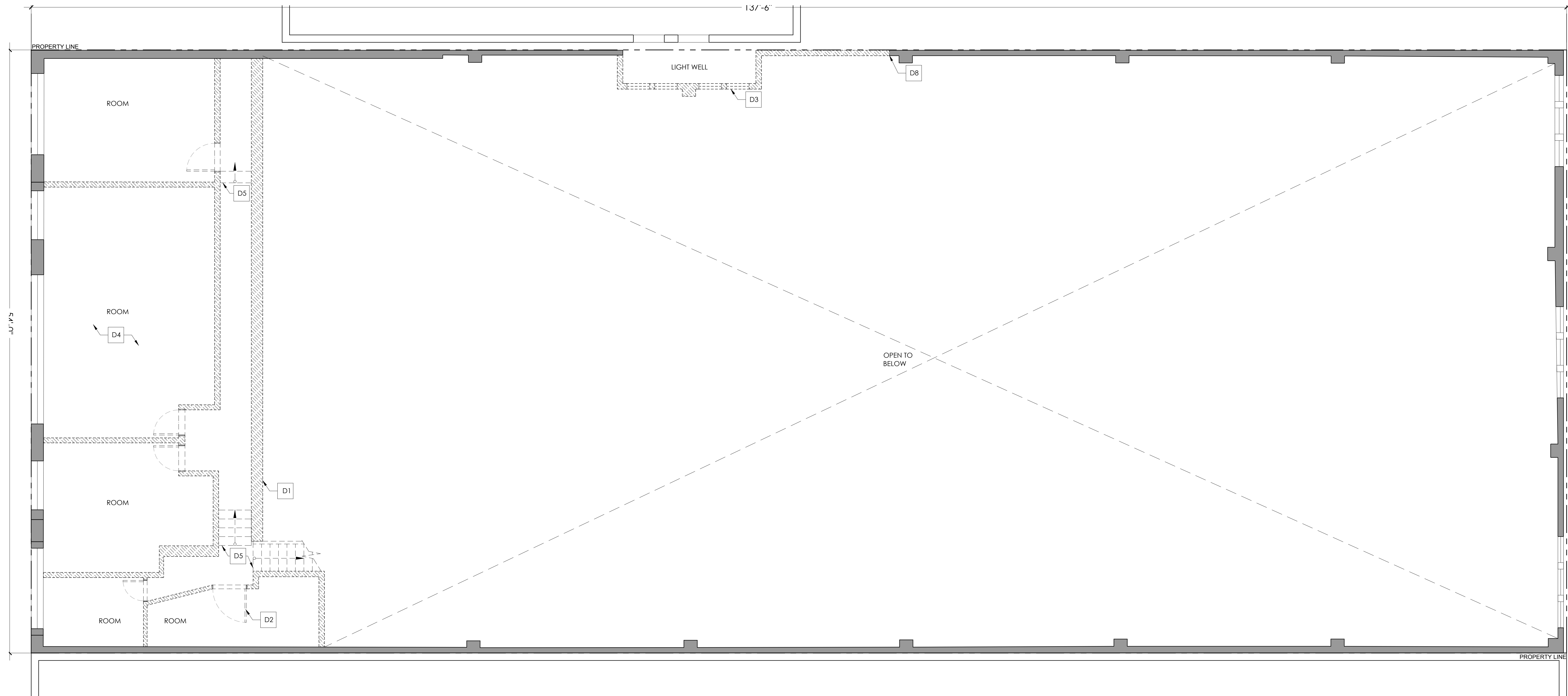
**DEMO PLAN KEY NOTES:**

- D1 (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D2 (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D3 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D4 (E) PLUMBING FIXTURES, CABINETS, AND FINISHES TO BE REMOVED, TYP.
- D5 (E) STAIRS AND RAILS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D6 (E) COLUMNS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D7 EXCAVATION IN THIS AREA TO ACCOMMODATE FUTURE LAYOUT. SEE SECTIONS FOR MORE INFORMATION.
- D8 DEMOLISH (E) EXTERIOR WALL TO THIS POINT, IF POSSIBLE.

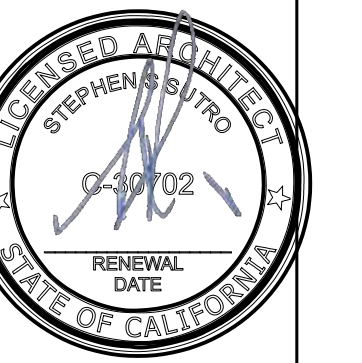
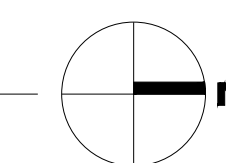
**DEMO / EXISTING PLAN LEGEND:**

- PROPERTY LINE
- (E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- /// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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1 EXISTING/DEMO MEZZANINE FLOOR PLAN  
1/4" = 1'-0"



- PRE-APP MEETING 07.18.2018
- SITE PERMIT 07.31.2018
- △ SITE PERMIT REVISIONS 03.06.2019
- △ SITE PERMIT REVISIONS 08.14.2019
- △ SITE PERMIT REVISIONS 10.03.2019

EXISTING/DEMO MEZZANINE FLOOR PLAN

1/4" = 1'-0"



**GENERAL FLOOR PLAN NOTES:**

- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS, ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

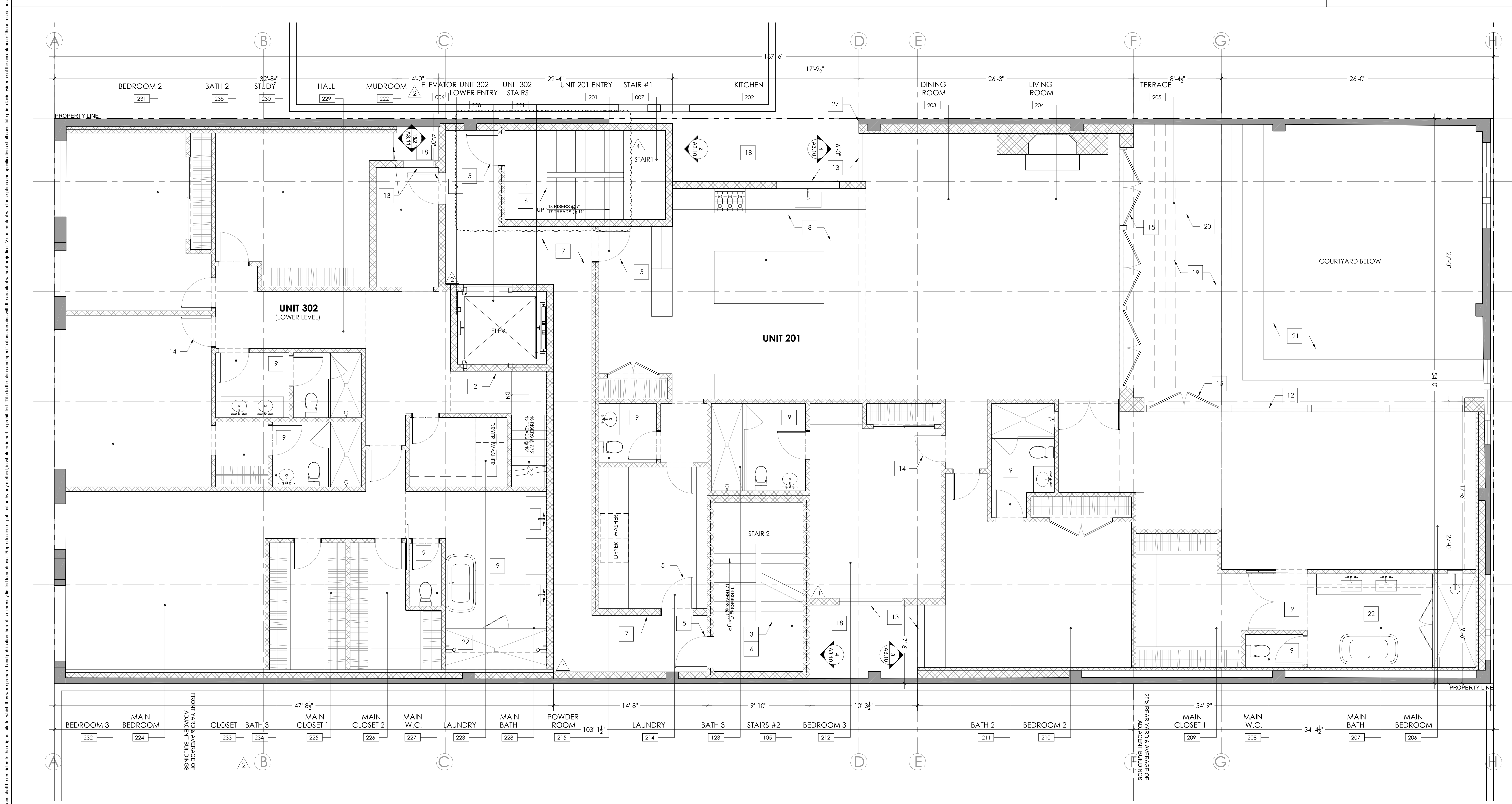
**KEY NOTES:**

- (N) STAIRS FROM BASEMENT TO 4TH FLOOR. PROVIDE 1 HOUR FIRE RATED ENCLOSURE.
- (N) ELEVATOR FROM BASEMENT TO 4TH FLOOR. PROVIDE 1 HOUR FIRE RATED ENCLOSURE.
- (N) STAIRS FROM FIRST FLOOR TO ROOF LEVEL. PROVIDE 1 HOUR FIRE RATED ENCLOSURE.
- (N) CONCRETE RETAINING WALL.
- (N) 20 MIN. RATED DOOR.
- (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS. (N) GUARDRAILS TO BE 42" A.F.F.
- PROVIDE 1 HOUR RATED CONSTRUCTION AT CORRIDORS, TYP.
- (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN.
- (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS.
- (N) PAIR OF DOORS WITH SIDELITE AT ENTRY.
- (N) GARAGE DOOR TO BASEMENT PARKING.
- (N) WINDOWS WITH DIVIDED LITES, TYP.
- (N) WINDOWS.
- (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.
- (N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N) HARDWARE, TYP.
- (N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL AND FIRST FLOOR LEVEL, SSD.
- (N) 10 VEHICLE PARKING AND 5 BIKE PARKING SPACES PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS OF SF PLANNING CODE.
- (N) LIGHTWELL.

- (N) TERRACE.
- (N) PRIVACY TRELLIS ABOVE.
- (N) PRIVACY TRELLIS BELOW.
- (N) SKYLIGHT ABOVE.
- (N) COURTYARD.
- LOCATION OF TRASH/COMPOST/RECYCLING BINS PER SF PLANNING CODE.
- (N) EXTERIOR SLIDING DOORS.
- (N) EXTERIOR POCKET DOOR.
- (E) EXTERIOR WALL DEMOLISHED TO THIS POINT, IF POSSIBLE.

**PROPOSED FLOOR PLAN LEGEND:**

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN. UPGRADE TO 5/8" X GWB BOTH SIDES IF WALL IS REMOVED AND REPLACED
- (N) WALLS
- (N) 1 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) 2 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) SOLID 42" H. GUARDRAIL
- (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



**1 PROPOSED SECOND LEVEL FLOOR PLAN**  
1/4" = 1'-0"

**SUTRO ARCHITECTS**  
415 BR 3 348  
sutroarchitects.com  
1009 Post Street, San Francisco, CA 94109

**GREEN STREET RESIDENCES**  
1776 GREEN STREET, SAN FRANCISCO, CA 94123  
BLOCK 0544 LOT 006 | PROJECT NO. 2018014

**PROPOSED SECOND LEVEL FLOOR PLAN**

1/4" = 1'-0"

**A2.5**

PRE-APP MEETING 07.18.2018  
SITE PERMIT 07.31.2018  
SITE PERMIT REVISIONS 03.06.2019  
SITE PERMIT REVISIONS 08.14.2019  
SITE PERMIT REVISIONS 10.03.2019  
SITE PERMIT REVISIONS 01.12.2021

**SEMPER PARATI**  
SUTRO ARCHITECTS  
03/27/2021  
REVISION DATE

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**GENERAL FLOOR PLAN NOTES:**

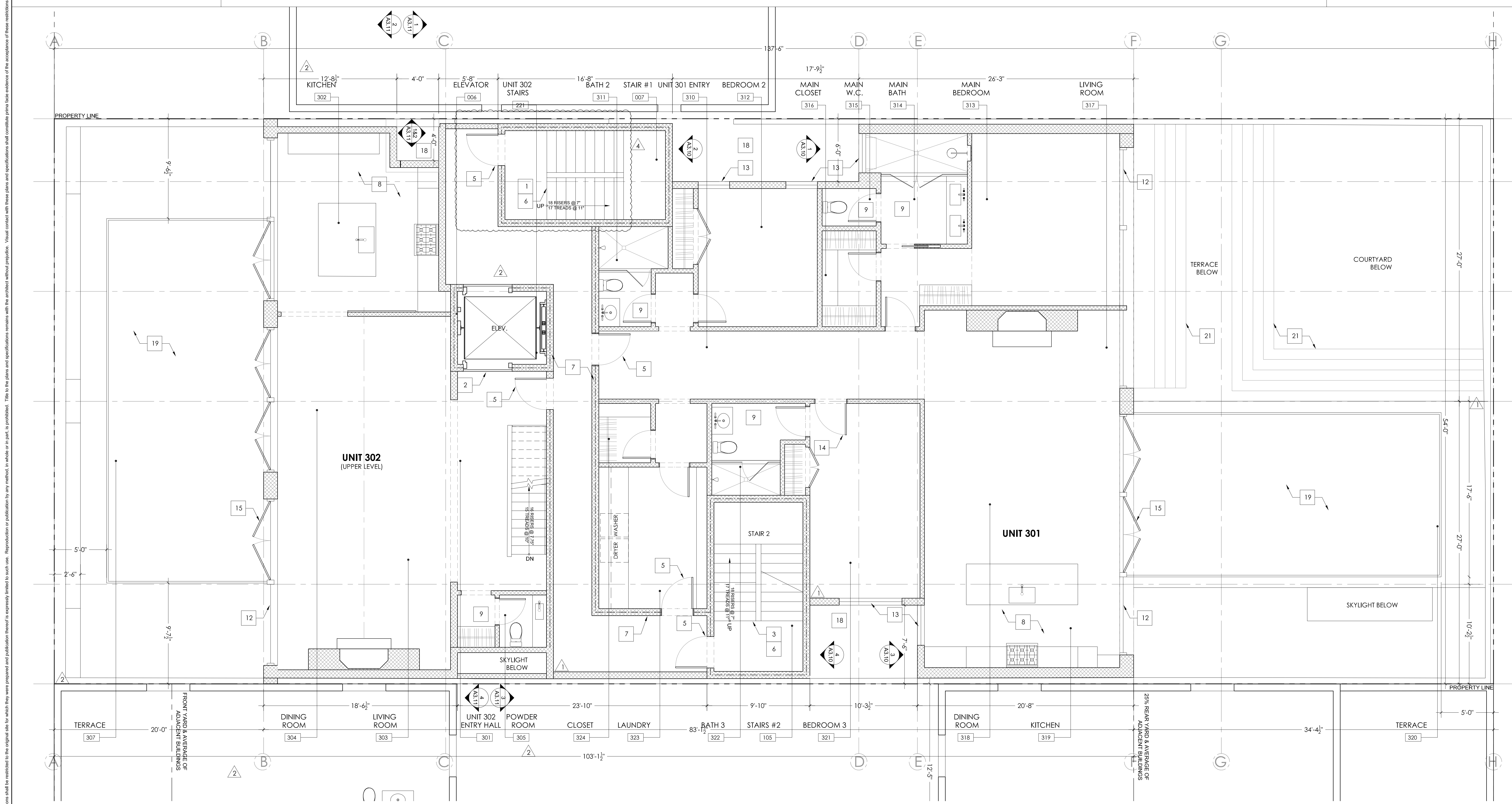
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS, ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

**KEY NOTES:**

- |   |  |   |
|---|--|---|
| 1 (N) STAIRS FROM BASEMENT TO 4TH FLOOR, PROVIDE 1 HOUR FIRE RATED ENCLOSURE.                     | 10 (N) PAIR OF DOORS WITH SIDELITES AT ENTRY.  | 19 (N) TERRACE.   |
| 2 (N) ELEVATOR FROM BASEMENT TO 4TH FLOOR, PROVIDE 1 HOUR FIRE RATED ENCLOSURE.                   | 11 (N) GARAGE DOOR TO BASEMENT PARKING.  | 20 (N) PRIVACY TRELLIS ABOVE.                                     |
| 3 (N) STAIRS FROM FIRST FLOOR TO ROOF LEVEL, PROVIDE 1 HOUR FIRE RATED ENCLOSURE.                 | 12 (N) WINDOWS WITH DIVIDED LITES.   | 21 (N) PRIVACY TRELLIS BELOW.                                     |
| 4 (N) CONCRETE RETAINING WALL.  | 13 (N) WINDOWS.  | 22 (N) SKYLIGHT ABOVE.  |
| 5 (N) 20 MIN. RATED DOOR.   | 14 (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.   | 23 (N) COURTYARD.   |
| 6 (N) HANDRAIL TO MEET 2013 CBC 1012, 36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F. | 15 (N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N) HARDWARE, TYP.   | 24 LOCATION OF TRASH/COMPOST/RECYCLING BINS PER SF PLANNING CODE. |
| 7 PROVIDE 1 HOUR RATED CONSTRUCTION AT CORRIDORS, TYP.  | 16 (N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL AND FIRST FLOOR LEVEL, SSD.  | 25 (N) EXTERIOR SLIDING DOORS.                                    |
| 8 (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN.                                    | 17 (N) 10 VEHICLE PARKING AND 5 BIKE PARKING SPACES PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS OF SF PLANNING CODE. | 26 (N) EXTERIOR POCKET DOOR.                                      |
| 9 (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS.   | 18 (N) LIGHTWELL.  |   |

**PROPOSED FLOOR PLAN LEGEND:**

- PROPERTY LINE
- REQ'D SETBACK
- ===== (E) WALLS TO REMAIN, UPGRADE TO 5/8" GWB IF WALL IS REMOVED AND REPLACED
- ===== (N) WALLS
- ===== (N) 1 HOUR RATED WALL: TYPE 8" X GWB BOTH SIDES.
- ===== (N) 2 HOUR RATED WALL: TYPE 8" X GWB BOTH SIDES.
- ===== (N) SOLID 42" H. GUARDRAIL
- ===== (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



1 PROPOSED THIRD LEVEL FLOOR PLAN  
1/4" = 1'-0"

**GREEN STREET RESIDENCES**  
 1776 GREEN STREET, SAN FRANCISCO, CA 94123  
 BLOCK 0544 LOT 006 | PROJECT NO. 2018014

**SUTRO ARCHITECTS**  
 415 BRIDGE STREET, SAN FRANCISCO, CA 94103  
 415.BRIDGE.3.14.18@sutroarchitects.com  
 1009 Post Street, San Francisco, CA 94109

SEAL OF THE BOARD OF ARCHITECTS  
 STATE OF CALIFORNIA  
 No. 3702  
 EXPIRES 01/01/2021

PRE-APP MEETING 07.18.2018  
 SITE PERMIT 07.31.2018  
 SITE PERMIT REVISIONS 03.06.2019  
 SITE PERMIT REVISIONS 08.14.2019  
 SITE PERMIT REVISIONS 10.03.2019  
 SITE PERMIT REVISIONS 01.12.2021

**PROPOSED THIRD LEVEL FLOOR PLAN**  
 1/4" = 1'-0"  
**A2.6**

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**GENERAL FLOOR PLAN NOTES:**

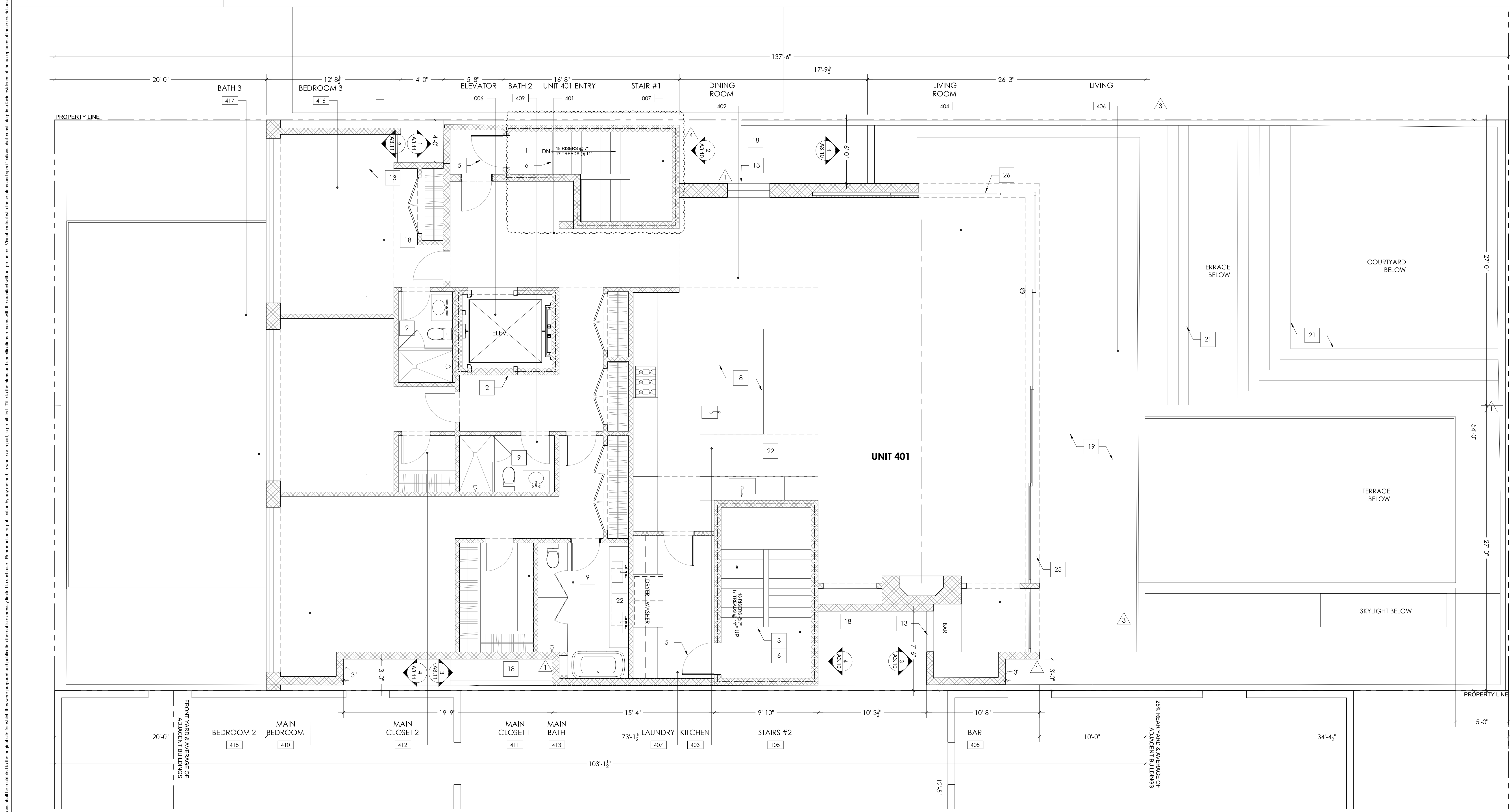
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40" ABOVE THE WALKING SURFACE.

**KEY NOTES:**

- |   |  |   |
|---|--|---|
| 1 (N) STAIRS FROM BASEMENT TO 4TH FLOOR.  | 10 (N) PAIR OF DOORS WITH SIDELITES AT ENTRY.  | 19 (N) TERRACE.   |
| 2 (N) ELEVATOR FROM BASEMENT TO 4TH FLOOR, PROVIDE 2 HOUR FIRE RATED ENCLOSURE AT WALLS, AND CEILING. | 11 (N) GARAGE DOOR TO BASEMENT PARKING.  | 20 (N) PRIVACY TRELLIS ABOVE.                                     |
| 3 (N) STAIRS FROM FIRST FLOOR TO ROOF LEVEL.  | 12 (N) WINDOWS WITH DIVIDED LITES.   | 21 (N) PRIVACY TRELLIS BELOW.                                     |
| 4 (N) CONCRETE RETAINING WALL.  | 13 (N) WINDOWS.  | 22 (N) SKYLIGHT ABOVE.  |
| 5 (N) 20 MIN. RATED DOOR.   | 14 (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.   | 23 (N) COURTYARD.   |
| 6 (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F.      | 15 (N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N) HARDWARE, TYP.   | 24 LOCATION OF TRASH/COMPOST/RECYCLING BINS PER SF PLANNING CODE. |
| 7 PROVIDE 1 HOUR RATED CONSTRUCTION AT CORRIDORS, TYP.  | 16 (N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL AND FIRST FLOOR LEVEL, SSD.  | 25 (N) EXTERIOR SLIDING DOORS.                                    |
| 8 (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN.  | 17 (N) 10 VEHICLE PARKING AND 5 BIKE PARKING SPACES PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS OF SF PLANNING CODE. | 26 (N) EXTERIOR POCKET DOOR.                                      |
| 9 (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS.   | 18 (N) LIGHTWELL.  |   |

**PROPOSED FLOOR PLAN LEGEND:**

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN, UPGRADE TO 5/8" GWB IF WALL IS REMOVED AND REPLACED
- (N) WALLS
- (N) 1 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) 2 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) SOLID 42" H. GUARDRAIL
- (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



**1 PROPOSED FOURTH LEVEL FLOOR PLAN**  
1/4" = 1'-0"

**SUTRO ARCHITECTS**  
 415 BR 3 348  
 sutroarchitects.com  
 1000 Post Street, San Francisco, CA 94109

**GREEN STREET RESIDENCES**  
 1776 GREEN STREET, SAN FRANCISCO, CA 94123  
 BLOCK 0544 LOT 006 | PROJECT NO. 2018014

REGISTERED ARCHITECT  
 STEPHEN SUTRO  
 03702  
 EXPIRES 12/31/2024

PRE-APP MEETING 07.18.2018  
 SITE PERMIT 07.31.2018  
 SITE PERMIT REVISIONS 03.06.2019  
 SITE PERMIT REVISIONS 08.14.2019  
 SITE PERMIT REVISIONS 10.03.2019  
 SITE PERMIT REVISIONS 01.12.2021

**PROPOSED FOURTH LEVEL FLOOR PLAN**  
 1/8" = 1'-0"  
**A2.7**



**GENERAL DEMO NOTES:**

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
4. EXISTING VENT STACK AND ALL PLUMBING STACK TO BE RE-ROUTED, TYP.

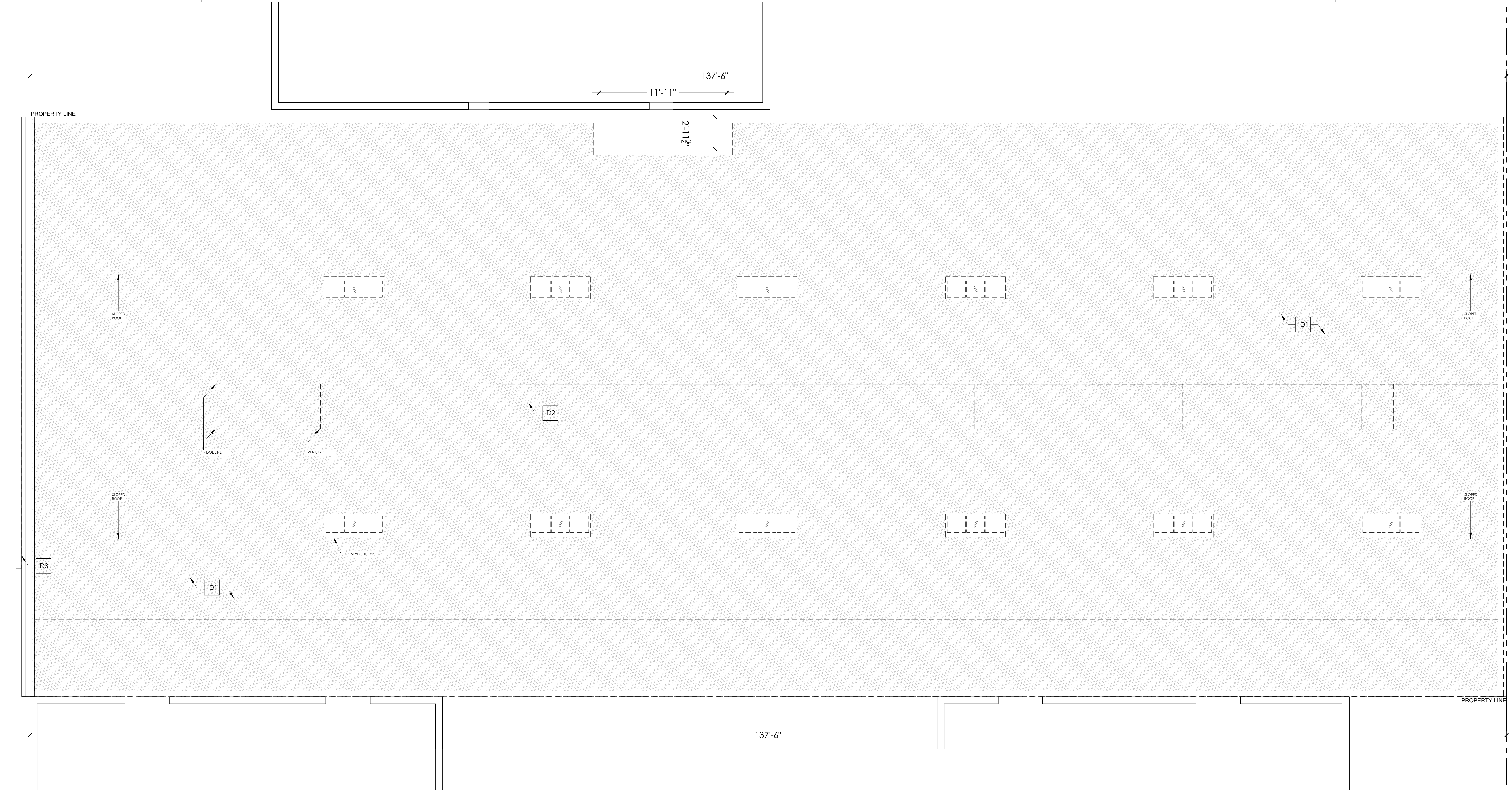
**DEMO ROOF PLAN KEY NOTES:**

- D1 (E) ROOF AND SKYLIGHTS TO BE REMOVED, TYP.
- D2 (E) VENTS AND ROOF ELEMENTS TO BE REMOVED, TYP.
- D3 (E) CORNICE TO REMAIN.

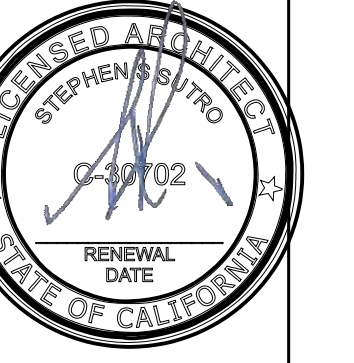
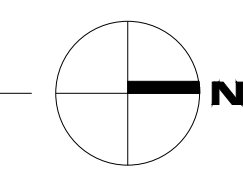
**PROPOSED FLOOR PLAN LEGEND:**

- PROPERTY LINE
- - - - - REQ'D SETBACK
- ▬ (E) WALLS TO REMAIN. UPGRADE TO 5/8" GWB IF WALL IS REMOVED AND REPLACED
- ▬ (N) WALLS
- ▬ (N) 1 HOUR RATED WALL: TYPE <sup>ENY</sup> X GWB BOTH SIDES.
- ▬ (N) 2 HOUR RATED WALL: TYPE <sup>ENY</sup> X GWB BOTH SIDES.
- ▬ (N) SOLID 42" H. GUARDRAIL
- ▬ (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE

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1 EXISTING/DEMO ROOF PLAN  
1/4" = 1'-0"



- PRE-APP MEETING 07.18.2018
- SITE PERMIT 07.31.2018
- △ SITE PERMIT REVISIONS 03.06.2019
- △ SITE PERMIT REVISIONS 08.14.2019
- △ SITE PERMIT REVISIONS 10.03.2019

EXISTING/DEMO ROOF PLAN

1/4" = 1'-0"



**CONSTRUCTION PLAN NOTES:**

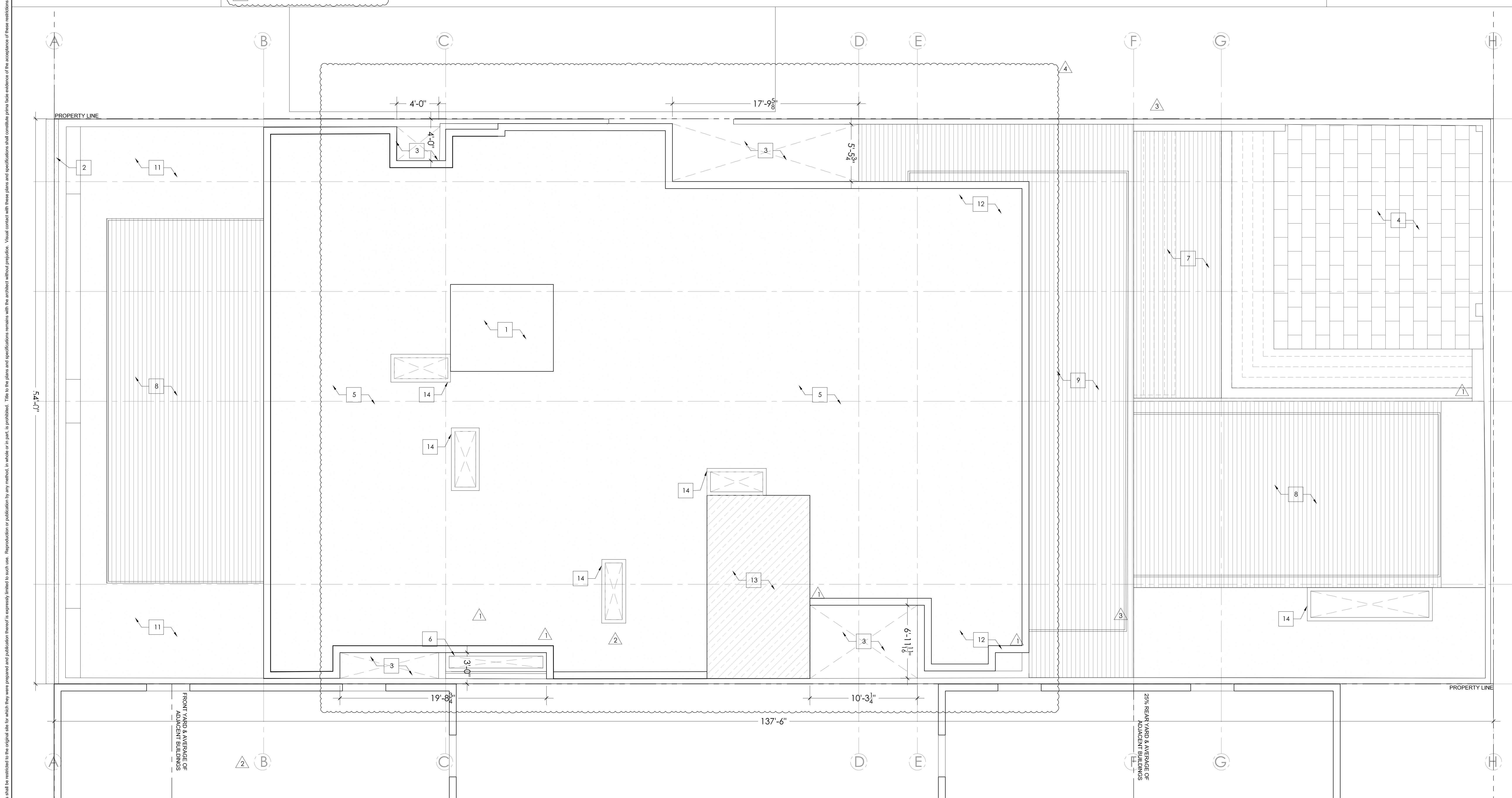
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**ROOF CONSTRUCTION KEY NOTES:**

- |   |                                       |
|---|---------------------------------------|
| 1 (N) ROOF OVER ELEVATOR.                   | 11 (N) FLAT ROOF OVER 2 STORIES.      |
| 2 (E) CORNICE TO REMAIN.                    | 12 (N) FLAT ROOF OVER 4 STORIES.      |
| 3 (N) LIGHTWELL.                            | 13 (N) OPERABLE HATCH OVER (N) STAIR. |
| 4 (N) COURTYARD.                            | 14 (N) SKYLIGHT                       |
| 5 (N) FLAT ROOF WITH 12" HIGH PARAPET, TYP. |                                       |
| 6 (N) SKYLIGHT WITH 30" PARAPET WALLS.      |                                       |
| 7 (N) TERRACE OVER 1 STORY.                 |                                       |
| 8 (N) TERRACE OVER 2 STORIES.               |                                       |
| 9 (N) TERRACE OVER 3 STORIES.               |                                       |
| 10 NOT USED                                 |                                       |

**PROPOSED FLOOR PLAN LEGEND:**

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN. UPGRADE TO 5/8" GWB IF WALL IS REMOVED AND REPLACED
- (N) WALLS
- (N) 1 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) 2 HOUR RATED WALL: TYPE 5/8" X GWB BOTH SIDES.
- (N) SOLID 42" H. GUARDRAIL
- (N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



1 PROPOSED ROOF PLAN  
1/4" = 1'-0"

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**SUTRO ARCHITECTS**  
 415 BR 3 348  
 sutroarchitects.com  
 1009 Post Street, San Francisco, CA 94109

**GREEN STREET RESIDENCES**  
 1776 GREEN STREET, SAN FRANCISCO, CA 94123  
 BLOCK 0544 LOT 006 | PROJECT NO. 2018.014

APPROVED FOR THE CITY OF CALIFORNIA

07.18.2018

07.31.2018

03.06.2019

08.14.2019

10.03.2019

01.12.2021

PRE-APP MEETING 07.18.2018  
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 SITE PERMIT REVISIONS 10.03.2019  
 SITE PERMIT REVISIONS 01.12.2021

PROPOSED ROOF PLAN

1/4" = 1'-0"

**A2.9**

**GENERAL ELEVATION DEMO NOTES:**

- ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN U.O.N.
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES, SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

**DEMOLITION ELEVATION KEY NOTES:**

- |  |   |
|--|---|
| D1 (E) PTD. STUCCO   | D8 (E) PTD. WD. CORNICE TO REMAIN               |
| D2 (E) CONCRETE TO REMAIN  | D9 (E) COMP SHINGLE ROOF TO BE REMOVED          |
| D3 (E) WD WINDOWS TO BE REMOVED  | D10 (E) WD WINDOWS TO BE REPLACED IN KIND, TYP. |
| D4 (E) WD WINDOWS TO REMAIN, TYP.  | D11 (E) WD WINDOWS TO BE REPLACED IN KIND, TYP. |
| D5 (E) PTD. WOOD PANEL TO BE REMOVED   | D12 (E) BARS ON WINDOWS TO BE REMOVED, TYP.     |
| D6 (E) WINDOW TO BE REMOVED & REPLACED TO ALIGN WITH ADJACENT WINDOW. WINDOW TO BE REPLACED IN KIND W/ DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E). |   |
| D7 (E) GARAGE DOOR TO BE REMOVED   |   |

**DEMO / EXISTING ELEVATION LEGEND:**

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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03.06.2019  
SITE PERMIT REVISIONS  
08.14.2019  
SITE PERMIT REVISIONS  
10.03.2019

DEMO SOUTH ELEVATION

1/4" = 1'-0"

**A3.1**

**SUTRO ARCHITECTS**

415, 2015, 2016, 2018  
sutroarchitects.com  
1058 Pied Street, San Francisco, CA 94109

**GREEN STREET RESIDENCES**

1776 GREEN STREET, SAN FRANCISCO, CA 94123  
BLOCK 0544 LOT 006 | PROJECT NO. 2018.014



GENERAL ELEVATION NOTES:

1.

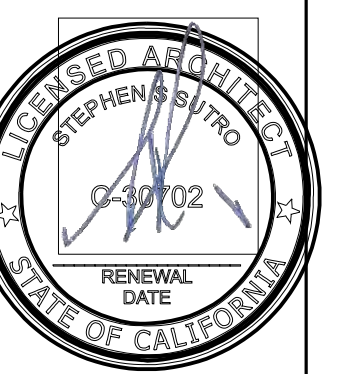
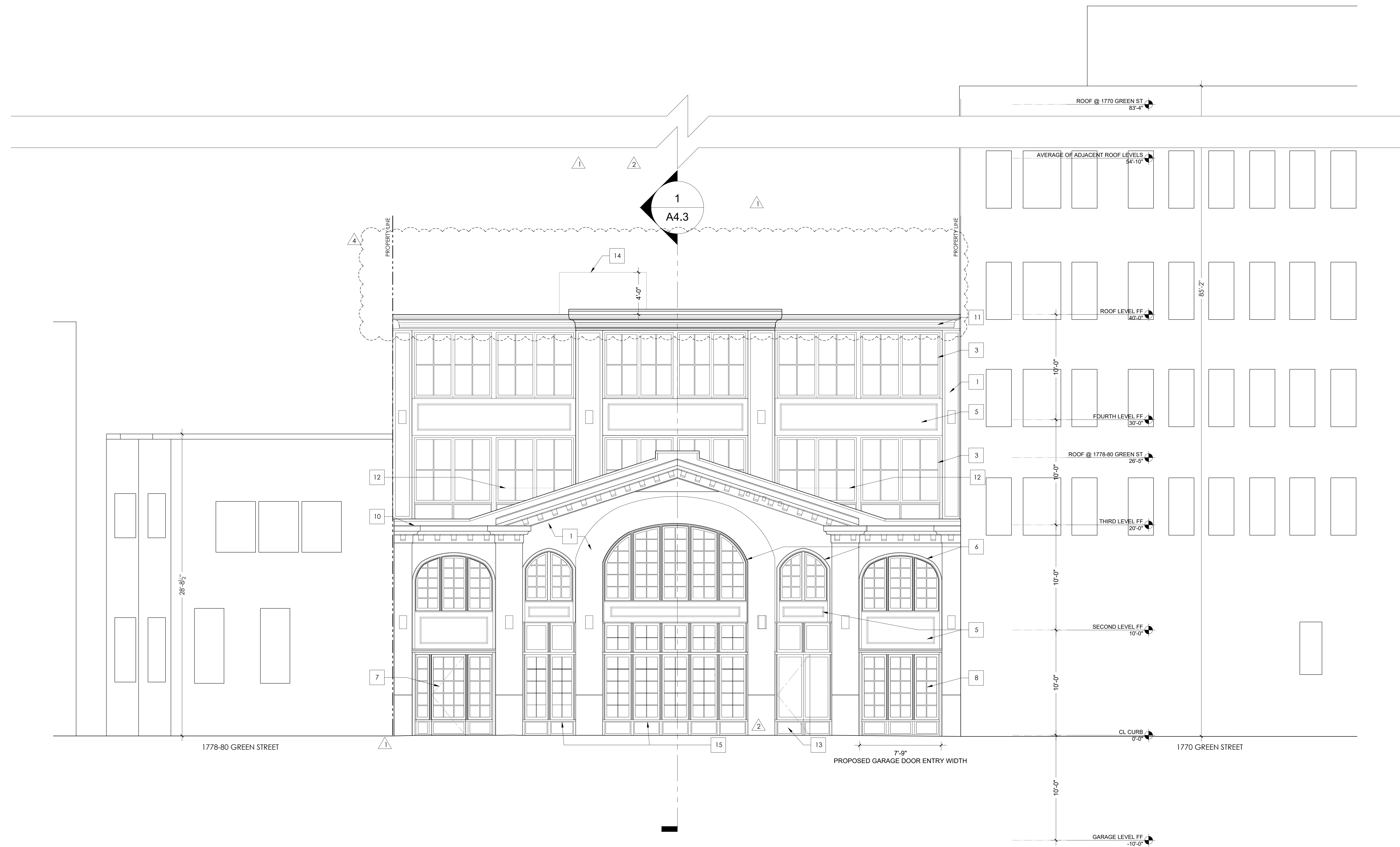
CONSTRUCTION ELEVATION KEY NOTES:

- |   |   |
|---|---|
| 1 (N) INTEGRAL COLOR CEMENT PLASTER, TYP.   | 8 (N) PTD. METAL & GLASS GARAGE DOOR.   |
| 2 (E) CONCRETE TO REMAIN  | 9 (N) PTD. WD. TRIM, TYP.   |
| 3 (N) METAL WINDOWS, TYP.   | 10 (E) PTD. WD. CORNICE, TYP.   |
| 4 (E) PTD. WD. WINDOWS TO BE REPLACED IN KIND, TYP.   | 11 (N) PTD. WD. CORNICE, TYP.   |
| 5 (N) PTD. WOOD PANEL, TYP.   | 12 (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F.       |
| 6 REMOVE & MATCH WINDOW IN KIND, DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E), ADD ONE LITE BELOW EXISTING WINDOW | 13 (N) PTD. METAL EGRESS DOOR + SPANDREL PANEL. DETAILS TO MATCH ADJACENT WINDOW @ CENTRAL BAY. |
| 7 (N) PTD. METAL & GLASS DOOR WITH SIDELITES  | 14 (N) PTD. STUCCO ELEVATOR ENCLOSURE   |
|   | 15 (N) PTD. METAL WINDOWS + PANELS. SPANDREL PANEL ABOVE.                                       |

PROPOSED ELEVATION LEGEND:

- PROPERTY LINE
- - - - BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING

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- △ SITE PERMIT REVISIONS 08.14.2019
- △ SITE PERMIT REVISIONS 10.03.2019
- △ SITE PERMIT REVISIONS 12.21.2020

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

**A3.2**

**GENERAL ELEVATION DEMO NOTES:**

1. ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN U.O.N.
2. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
3. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
4. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES, SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

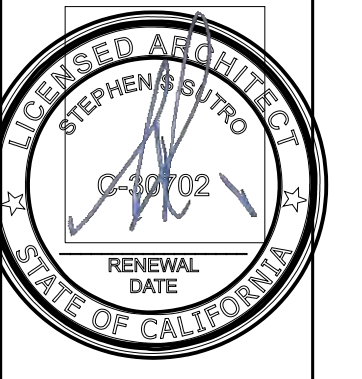
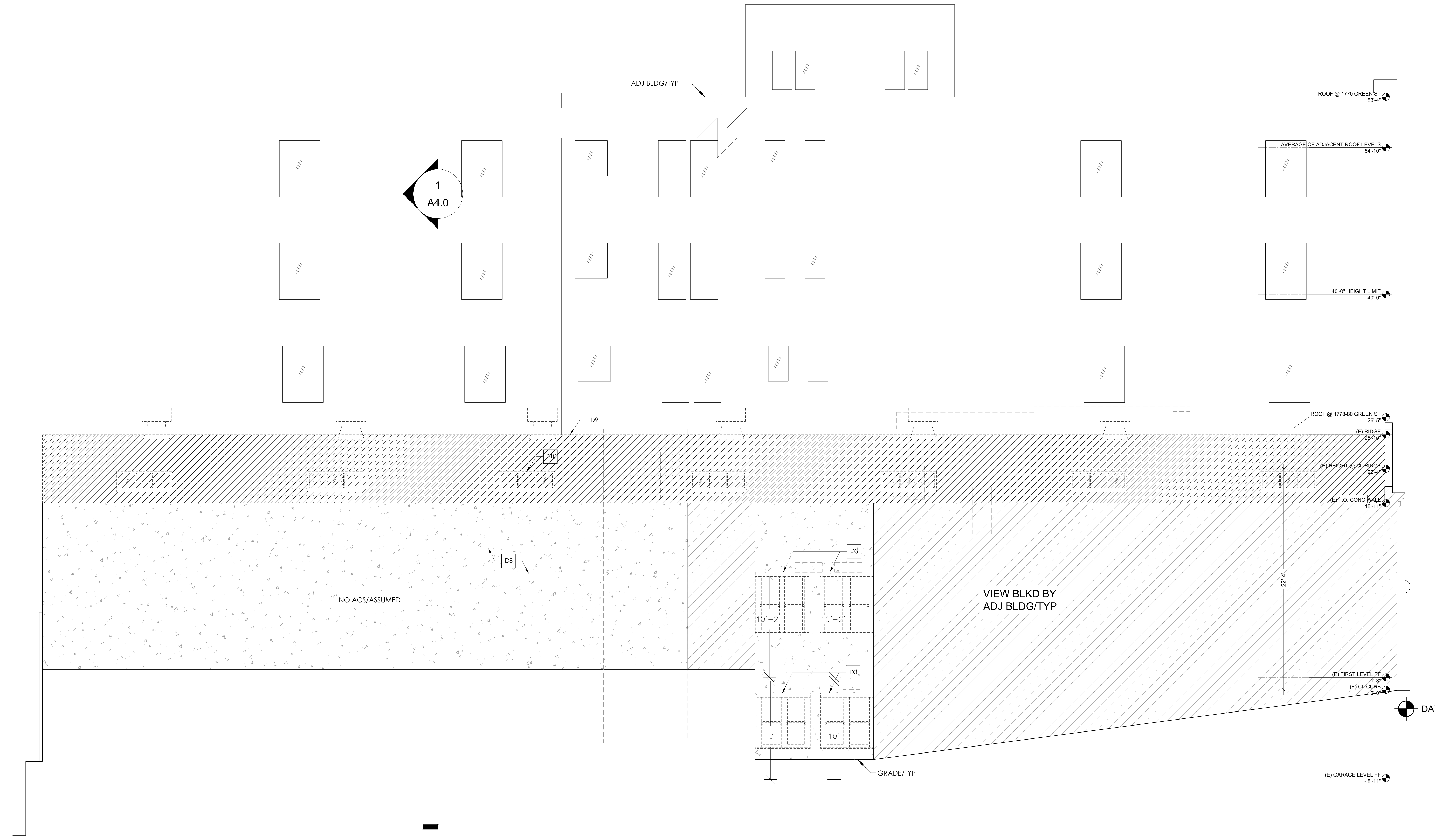
**DEMOLITION ELEVATION KEY NOTES:**

- |  |   |
|--|---|
| D1 (E) PTD. STUCCO   | D8 (E) PTD. WD. CORNICE TO REMAIN               |
| D2 (E) CONCRETE TO REMAIN  | D9 (E) COMP SHINGLE ROOF TO BE REMOVED          |
| D3 (E) WD WINDOWS TO BE REMOVED  | D10 (E) SKYLIGHTS TO BE REMOVED, TYP.           |
| D4 (E) WD WINDOWS TO REMAIN  | D11 (E) WD WINDOWS TO BE REPLACED IN KIND, TYP. |
| D5 (E) PTD. WOOD PANEL TO BE REMOVED   | D12 (E) BARS ON WINDOWS TO BE REMOVED, TYP.     |
| D6 (E) WINDOW TO BE REMOVED & REPLACED TO ALIGN WITH ADJACENT WINDOW. WINDOW TO BE REPLACED IN KIND W/ DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E). |   |
| D7 (E) GARAGE DOOR TO BE REMOVED   |   |

**DEMO / EXISTING ELEVATION LEGEND:**

- PROPERTY LINE
- - - BUILDABLE ENVELOPE
- - - SETBACKS
- - - OUTLINE OF ADJACENT BUILDING
- /// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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△ SITE PERMIT REVISIONS	08.14.2019
△ SITE PERMIT REVISIONS	10.03.2019

**DEMO WEST ELEVATION**

1/4" = 1'-0"

**A3.3**



GENERAL ELEVATION NOTES:

1.

CONSTRUCTION ELEVATION KEY NOTES:

- |   |   |
|---|---|
| 1 (N) INTEGRAL COLOR CEMENT PLASTER.  | 8 (N) PTD. METAL & GLASS GARAGE DOOR.   |
| 2 (E) CONCRETE TO REMAIN  | 9 (N) PTD. WD. TRIM, TYP.   |
| 3 (N) METAL WINDOWS, TYP.   | 10 (E) PTD. WD. CORNICE, TYP.   |
| 4 (E) WD. WINDOWS TO BE REPLACED IN KIND, TYP.  | 11 (N) PTD. WD. CORNICE, TYP.   |
| 5 (N) PTD. WOOD PANEL, TYP.   | 12 (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F. |
| 6 REMOVE & MATCH WINDOW IN KIND, DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E), ADD ONE LITE BELOW EXISTING WINDOW | 13 (N) PTD. METAL DOOR  |
| 7 (N) PTD. METAL & GLASS DOOR WITH SIDELITES  | 14 (N) PT. STUCCO ELEVATOR ENCLOSURE  |

PROPOSED ELEVATION LEGEND:

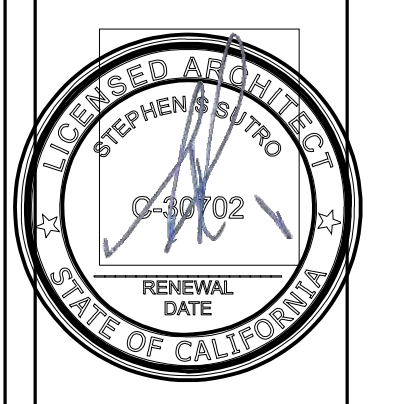
- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING

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**SUTRO ARCHITECTS**  
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1000 Third Street, San Francisco, CA 94109

**GREEN STREET RESIDENCES**  
1776 GREEN STREET, SAN FRANCISCO, CA 94123  
BLOCK 0544 LOT 006 | PROJECT NO. 2018.014



- PRE-APP MEETING 07.18.2018
- SITE PERMIT 07.31.2018
- SITE PERMIT REVISIONS 03.06.2019
- SITE PERMIT REVISIONS 08.14.2019
- SITE PERMIT REVISIONS 10.02.2019
- SITE PERMIT REVISIONS 12.21.2020

PROPOSED WEST ELEVATION

1/4" = 1'-0"

**A3.4**

**GENERAL ELEVATION DEMO NOTES:**

- ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN U.O.N.
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES, SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

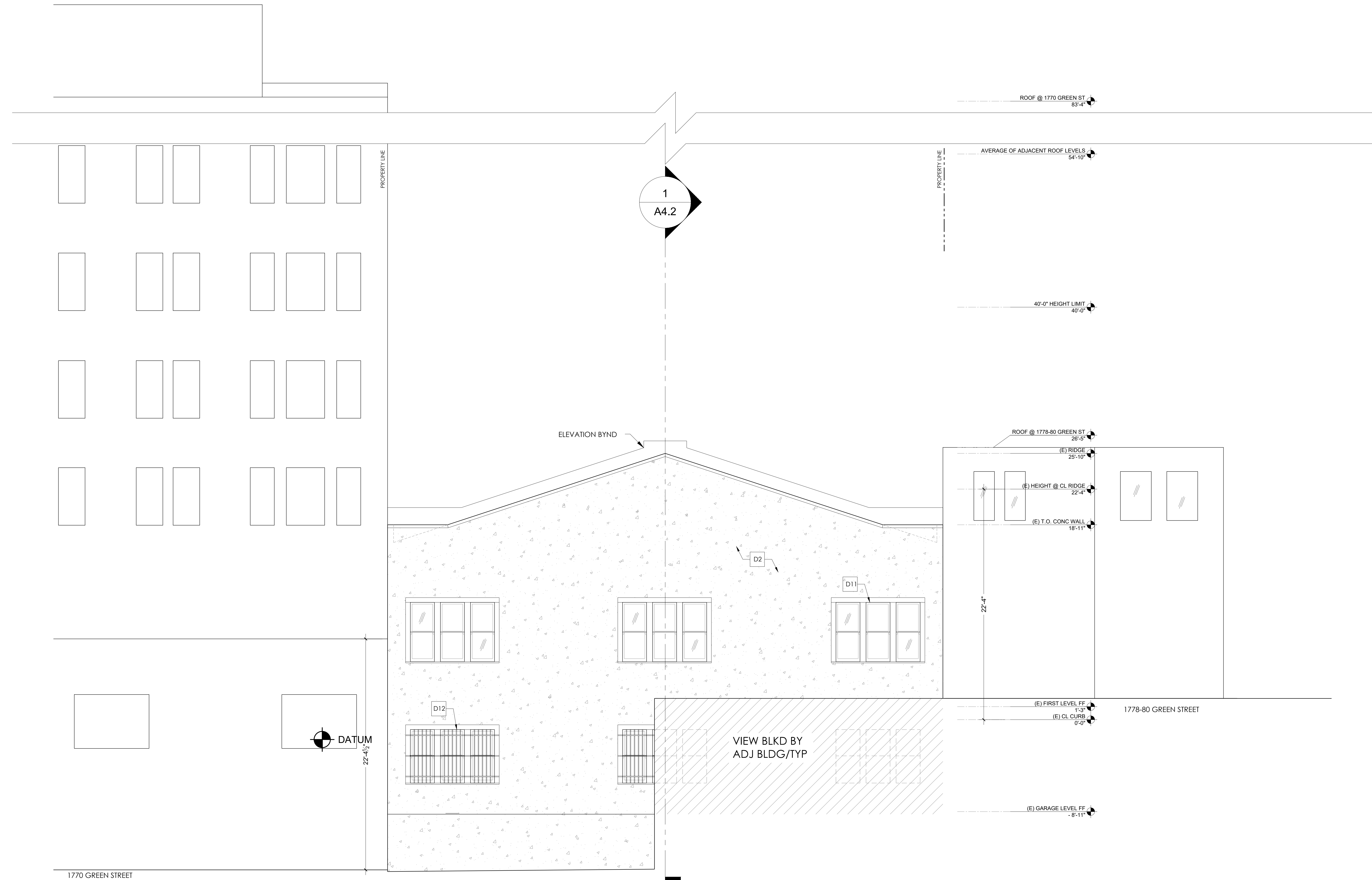
**DEMOLITION ELEVATION KEY NOTES:**

- |  |   |
|--|---|
| D1 (E) PTD. STUCCO   | D8 (E) PTD. WD. CORNICE TO REMAIN               |
| D2 (E) CONCRETE TO REMAIN  | D9 (E) COMP SHINGLE ROOF TO BE REMOVED          |
| D3 (E) WD WINDOWS TO BE REMOVED  | D10 (E) SKYLIGHTS TO BE REMOVED, TYP.           |
| D4 (E) WD WINDOWS TO REMAIN  | D11 (E) WD WINDOWS TO BE REPLACED IN KIND, TYP. |
| D5 (E) PTD. WOOD PANEL TO BE REMOVED   | D12 (E) BARS ON WINDOWS TO BE REMOVED, TYP.     |
| D6 (E) WINDOW TO BE REMOVED & REPLACED TO ALIGN WITH ADJACENT WINDOW. WINDOW TO BE REPLACED IN KIND W/ DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E). |   |
| D7 (E) GARAGE DOOR TO BE REMOVED   |   |

**DEMO / EXISTING ELEVATION LEGEND:**

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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DEMO NORTH ELEVATION

1/4" = 1'-0"

**A3.5**



GENERAL ELEVATION NOTES:

1.

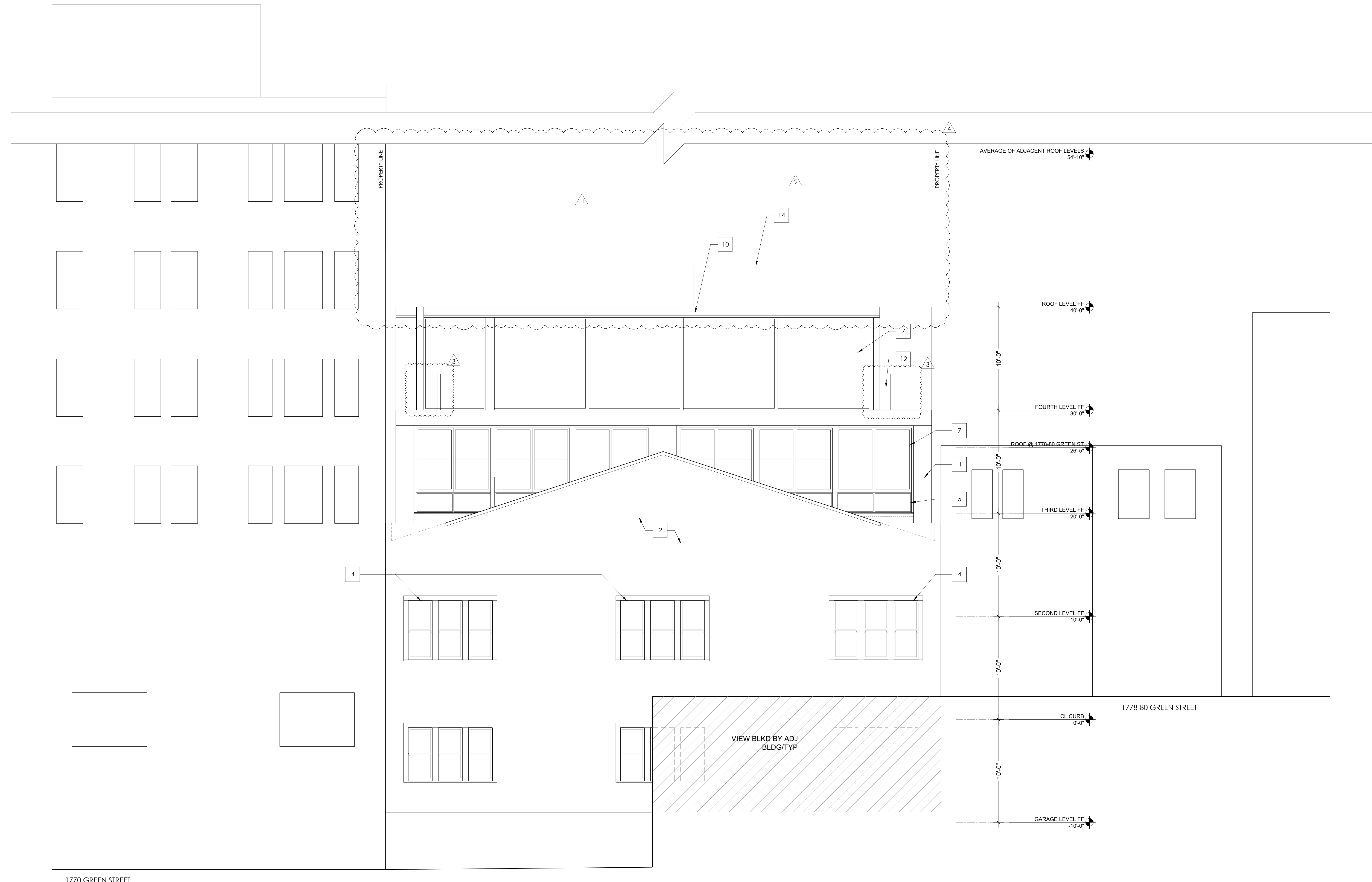
CONSTRUCTION ELEVATION KEY NOTES:

- |   |   |
|---|---|
| 1 (N) INTEGRAL COLOR CEMENT PLASTER.  | 8 (N) PTD. METAL & GLASS GARAGE DOOR.   |
| 2 (E) CONCRETE TO REMAIN  | 9 (N) PTD. WD. TRIM, TYP.   |
| 3 (N) METAL WINDOWS, TYP.   | 10 (E) PTD. WD. CORNICE, TYP.   |
| 4 (E) WD. WINDOWS TO BE REPLACED IN KIND, TYP.  | 11 (N) PTD. WD. CORNICE, TYP.   |
| 5 (N) PTD. WOOD PANEL, TYP.   | 12 (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F. |
| 6 REMOVE & MATCH WINDOW IN KIND, DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E), ADD ONE LITE BELOW EXISTING WINDOW | 13 (N) PTD. METAL DOOR  |
| 7 (N) PTD. METAL & GLASS DOOR WITH SIDELITES  | 14 (N) PT. STUCCO ELEVATOR ENCLOSURE  |

PROPOSED ELEVATION LEGEND:

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING

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△ SITE PERMIT REVISIONS  
08.14.2019  
△ SITE PERMIT REVISIONS  
10.03.2019  
△ SITE PERMIT REVISIONS  
12.21.2020

PROPOSED NORTH ELEVATION

1/4" = 1'-0"

**A3.6**



**GENERAL ELEVATION DEMO NOTES:**

- ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN U.O.N.
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- DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES, SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

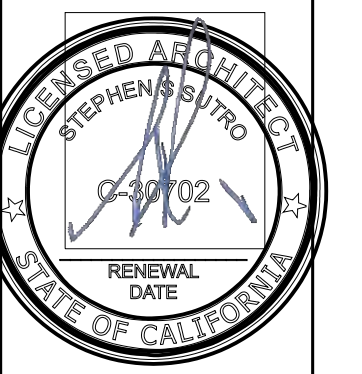
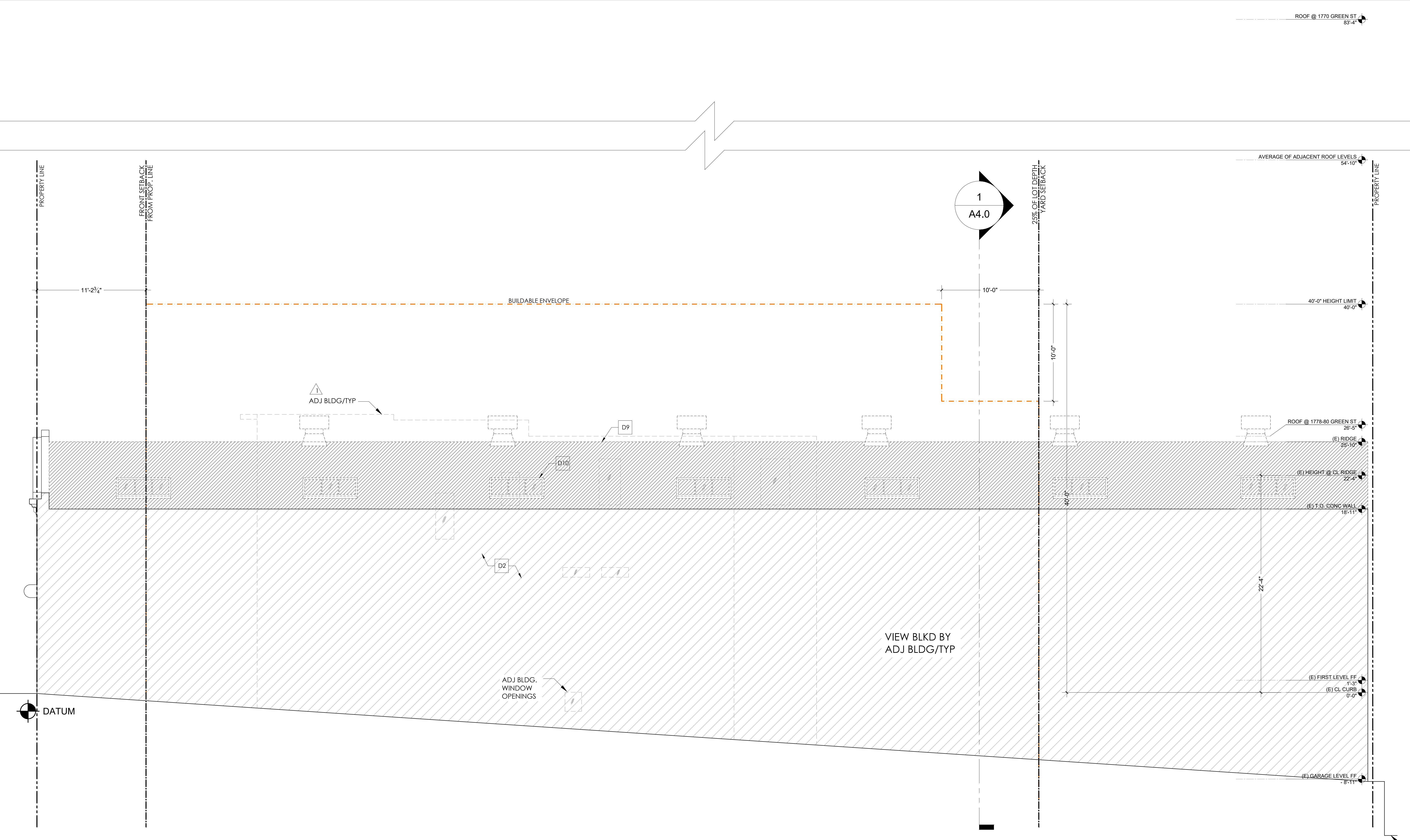
**DEMOLITION ELEVATION KEY NOTES:**

- |  |   |
|--|---|
| D1 (E) PTD. STUCCO   | D8 (E) PTD. WD. CORNICE TO REMAIN               |
| D2 (E) CONCRETE TO REMAIN  | D9 (E) COMP SHINGLE ROOF TO BE REMOVED          |
| D3 (E) WD WINDOWS TO BE REMOVED  | D10 (E) SKYLIGHTS TO BE REMOVED, TYP.           |
| D4 (E) WD WINDOWS TO REMAIN  | D11 (E) WD WINDOWS TO BE REPLACED IN KIND, TYP. |
| D5 (E) PTD. WOOD PANEL TO BE REMOVED   | D12 (E) BARS ON WINDOWS TO BE REMOVED, TYP.     |
| D6 (E) WINDOW TO BE REMOVED & REPLACED TO ALIGN WITH ADJACENT WINDOW. WINDOW TO BE REPLACED IN KIND W/ DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E). |   |
| D7 (E) GARAGE DOOR TO BE REMOVED   |   |

**DEMO / EXISTING ELEVATION LEGEND:**

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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- ▲ SITE PERMIT REVISIONS 10.03.2019

DEMO EAST ELEVATION

1/4" = 1'-0"

**A3.7**



GENERAL ELEVATION NOTES:

1.

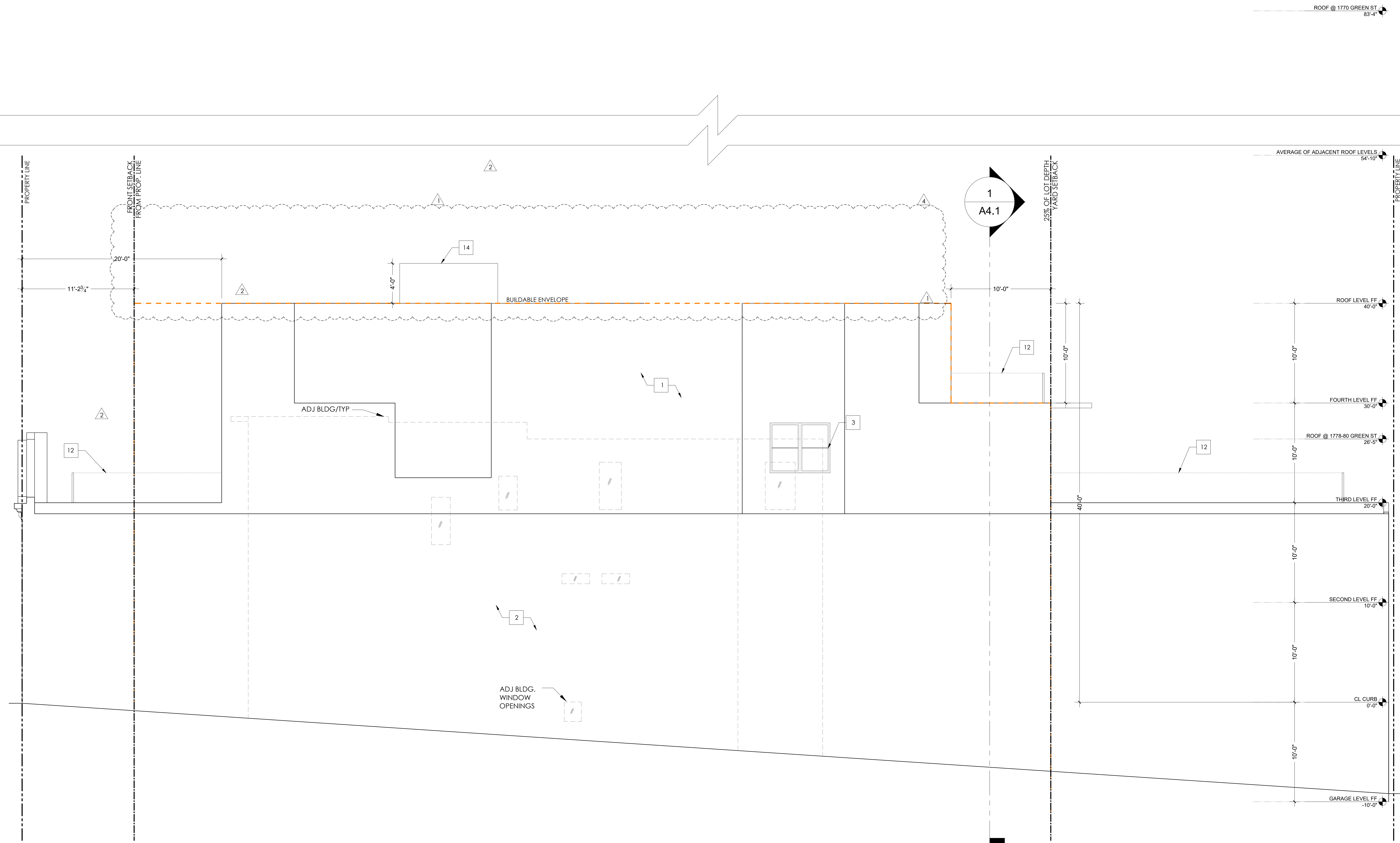
CONSTRUCTION ELEVATION KEY NOTES:

- |   |   |
|---|---|
| 1 (N) INTEGRAL COLOR CEMENT PLASTER.  | 8 (N) PTD. METAL & GLASS GARAGE DOOR.   |
| 2 (E) CONCRETE TO REMAIN  | 9 (N) PTD. WD. TRIM, TYP.   |
| 3 (N) METAL WINDOWS, TYP.   | 10 (E) PTD. WD. CORNICE, TYP.   |
| 4 (E) WD. WINDOWS TO BE REPLACED IN KIND, TYP.  | 11 (N) PTD. WD. CORNICE, TYP.   |
| 5 (N) PTD. WOOD PANEL, TYP.   | 12 (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F. |
| 6 REMOVE & MATCH WINDOW IN KIND, DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E), ADD ONE LITE BELOW EXISTING WINDOW | 13 (N) PTD. METAL DOOR $\triangle$  |
| 7 (N) PTD. METAL & GLASS DOOR WITH SIDELITES $\triangle$  | 14 (N) PT. STUCCO ELEVATOR ENCLOSURE  |

PROPOSED ELEVATION LEGEND:

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING

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07.31.2018  
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 $\triangle$  SITE PERMIT REVISIONS  
08.14.2019  
 $\triangle$  SITE PERMIT REVISIONS  
10.03.2019  
 $\triangle$  SITE PERMIT REVISIONS  
12.21.2020

PROPOSED EAST ELEVATION

1/4" = 1'-0"

**A3.8**



**GENERAL ELEVATION DEMO NOTES:**

- ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN U.O.N.
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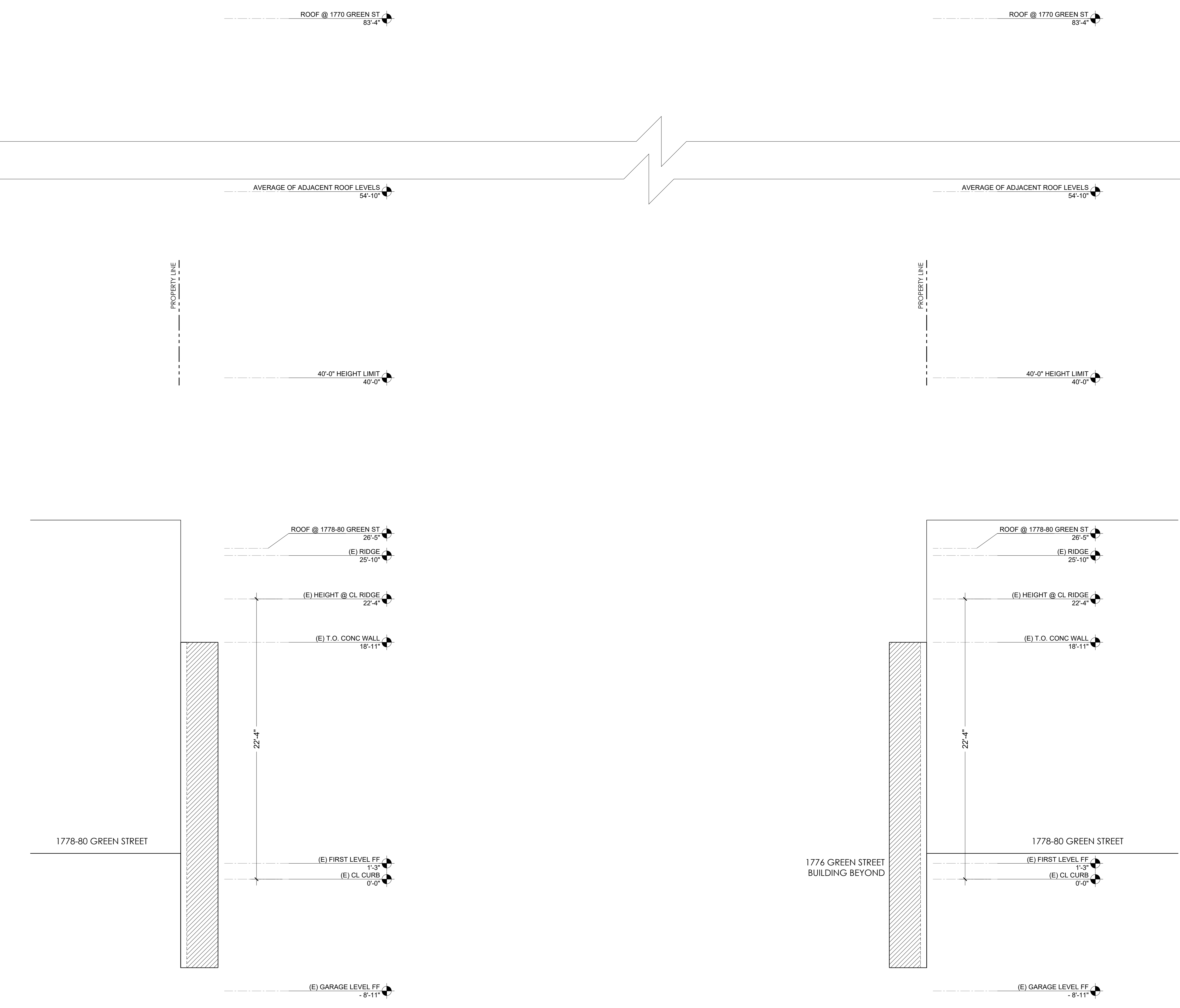
**DEMOLITION ELEVATION KEY NOTES:**

- |  |  |
|--|--|
| D1 (E) PTD. STUCCO   | D8 (E) PTD. WD. CORNICE TO REMAIN      |
| D2 (E) CONCRETE TO REMAIN  | D9 (E) COMP SHINGLE ROOF TO BE REMOVED |
| D3 (E) WD WINDOWS TO BE REMOVED  | D10 (E) SKYLIGHTS TO BE REMOVED, TYP.  |
| D4 (E) WD WINDOWS TO REMAIN  |  |
| D5 (E) PTD. WOOD PANEL TO BE REMOVED   |  |
| D6 (E) WINDOW TO BE REMOVED & REPLACED TO ALIGN WITH ADJACENT WINDOW. WINDOW TO BE REPLACED IN KIND W/ DIMENTIONS, PROPORTIONS & MATERIALS TO MATCH (E). |  |
| D7 (E) GARAGE DOOR TO BE REMOVED   |  |

**DEMO / EXISTING ELEVATION LEGEND:**

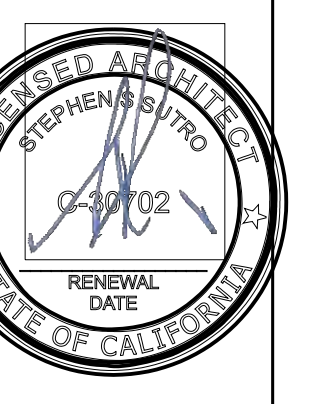
- PROPERTY LINE
- - - BUILDABLE ENVELOPE
- SETBACKS
- - - OUTLINE OF ADJACENT BUILDING
- /// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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1 EXISTING/DEMO LIGHTWELL ELEVATION - SOUTH  
1/4" = 1'-0"

2 EXISTING/DEMO LIGHTWELL ELEVATION - NORTH  
1/4" = 1'-0"



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EXISTING LIGHTWELL ELEVATIONS

1/4" = 1'-0"

**A3.9**



GENERAL ELEVATION NOTES:

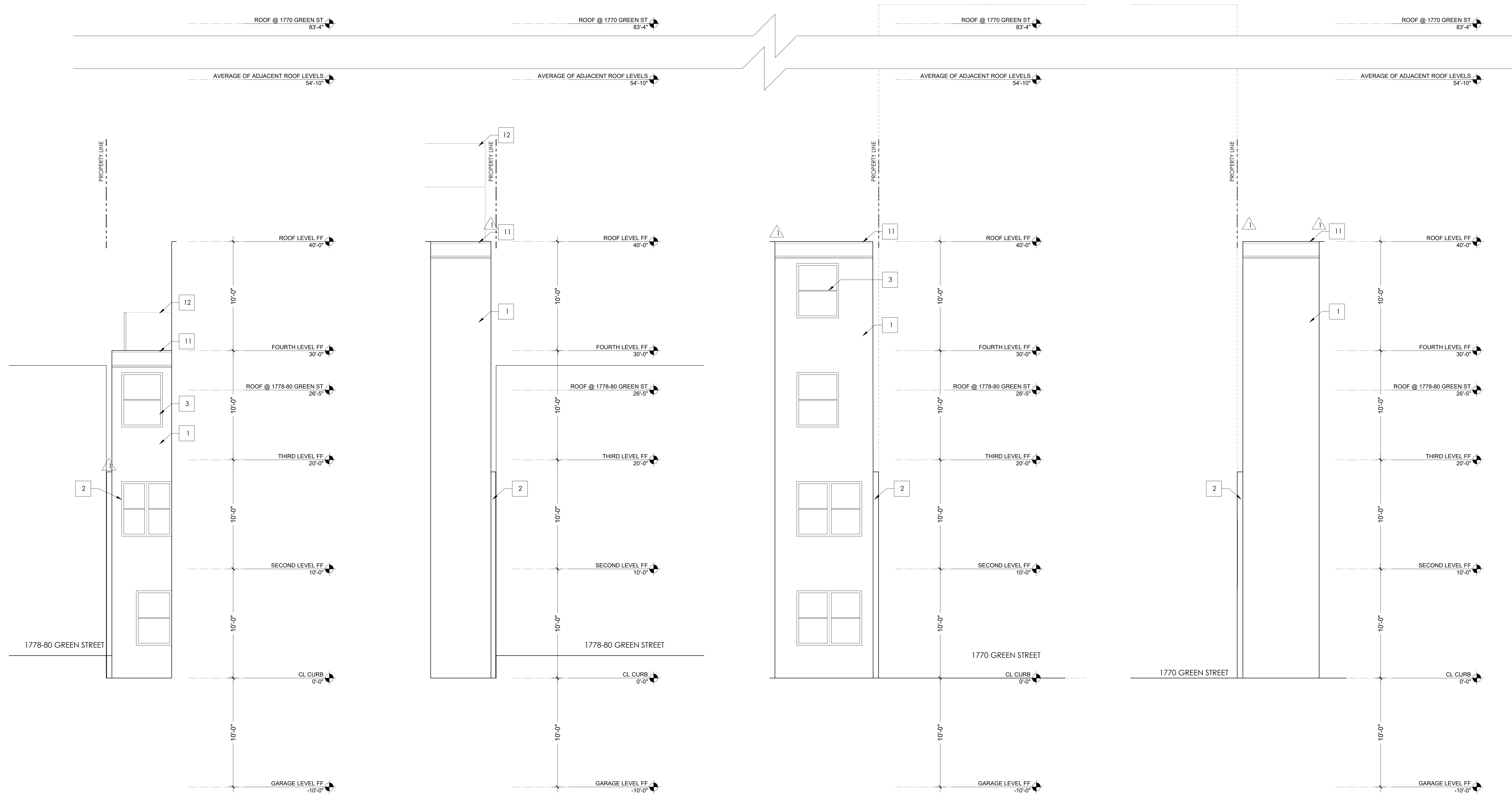
1.

CONSTRUCTION ELEVATION KEY NOTES:

- |   |   |
|---|---|
| 1 (N) INTEGRAL COLOR CEMENT PLASTER.  | 8 (N) PTD. METAL & GLASS GARAGE DOOR.   |
| 2 (E) CONCRETE TO REMAIN  | 9 (N) PTD. WD. TRIM, TYP.   |
| 3 (N) METAL WINDOWS, TYP.   | 10 (E) PTD. WD. CORNICE, TYP.   |
| 4 (E) WD. WINDOWS TO BE REPLACED IN KIND, TYP.  | 11 (N) PTD. WD. CORNICE, TYP.   |
| 5 (N) PTD. WOOD PANEL, TYP.   | 12 (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F. |
| 6 REMOVE & MATCH WINDOW IN KIND, DIMENSIONS, PROPORTIONS & MATERIALS TO MATCH (E). ADD ONE LITE BELOW EXISTING WINDOW | 13 (N) PTD. METAL DOOR  |
| 7 (N) PTD. METAL & GLASS DOOR WITH SIDELITES  | 14 (N) PT. STUCCO ELEVATOR ENCLOSURE  |

PROPOSED ELEVATION LEGEND:

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING



1 PROPOSED LIGHTWELL A ELEVATION - SOUTH  
1/4" = 1'-0"

2 PROPOSED LIGHTWELL A ELEVATION - NORTH  
1/4" = 1'-0"

3 PROPOSED LIGHTWELL B ELEVATION - SOUTH  
1/4" = 1'-0"

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

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03.06.2019  
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08.14.2019  
SITE PERMIT REVISIONS  
10.03.2019

PROPOSED  
LIGHTWELL A & B  
ELEVATIONS

1/4" = 1'-0"

A3.10



GENERAL ELEVATION NOTES:

1.

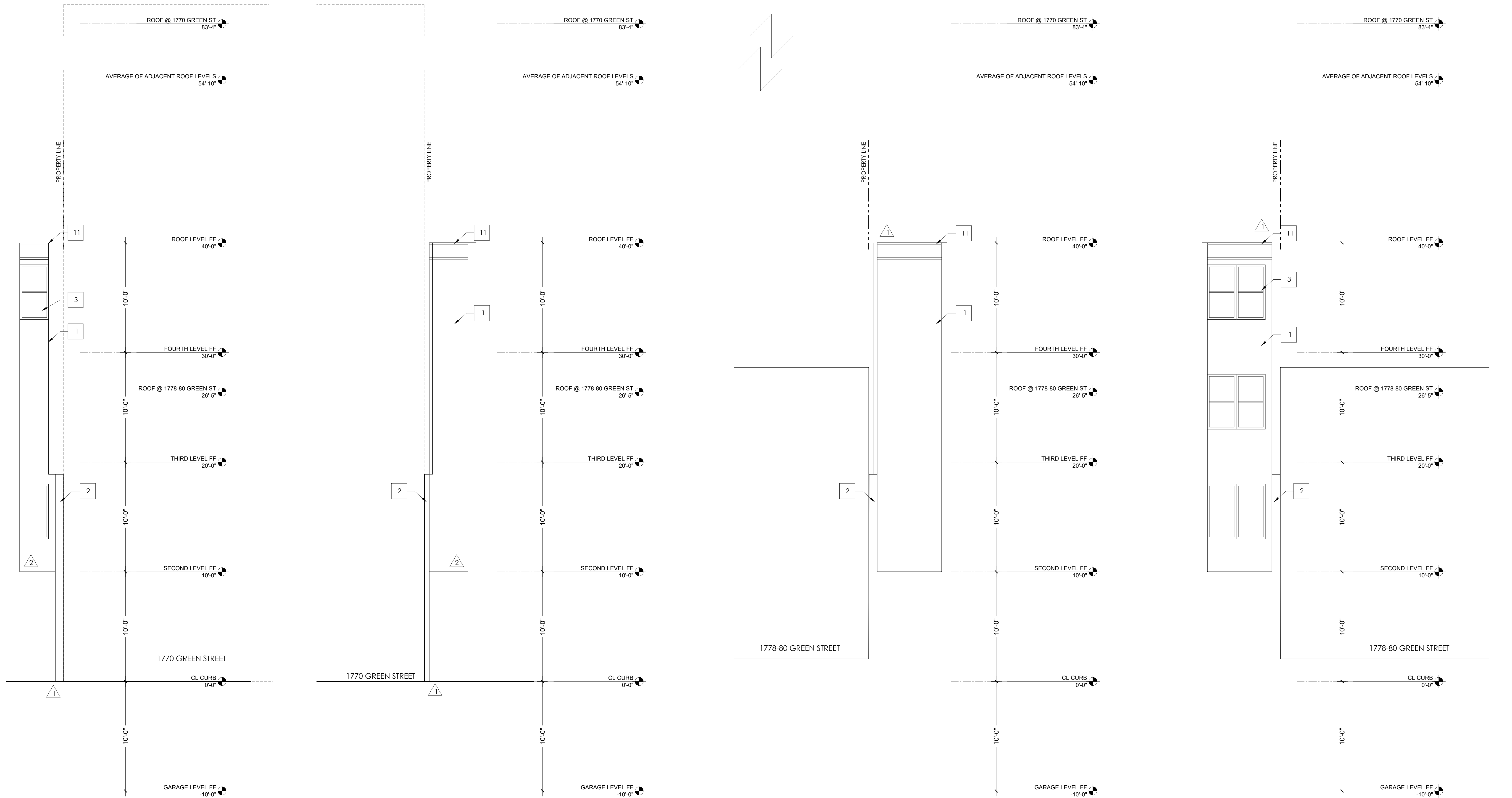
CONSTRUCTION ELEVATION KEY NOTES:

- |   |   |
|---|---|
| 1 (N) INTEGRAL COLOR CEMENT PLASTER.  | 8 (N) PTD. METAL & GLASS GARAGE DOOR.   |
| 2 (E) CONCRETE TO REMAIN  | 9 (N) PTD. WD. TRIM, TYP.   |
| 3 (N) METAL WINDOWS, TYP.   | 10 (E) PTD. WD. CORNICE, TYP.   |
| 4 (E) WD. WINDOWS TO BE REPLACED IN KIND, TYP.  | 11 (N) PTD. WD. CORNICE, TYP.   |
| 5 (N) PTD. WOOD PANEL, TYP.   | 12 (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F. |
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| 7 (N) PTD. METAL & GLASS DOOR WITH SIDELITES  | 14 (N) PT. STUCCO ELEVATOR ENCLOSURE  |

PROPOSED ELEVATION LEGEND:

- PROPERTY LINE
- - - - - BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING

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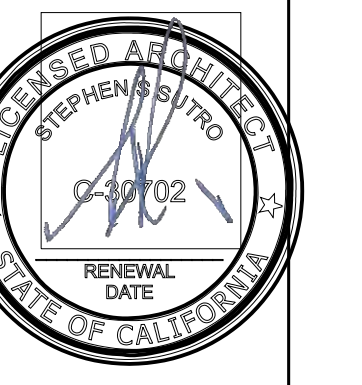


1 PROPOSED LIGHTWELL C ELEVATION - SOUTH  
1/4" = 1'-0"

2 PROPOSED LIGHTWELL C ELEVATION - NORTH  
1/4" = 1'-0"

3 PROPOSED LIGHTWELL D ELEVATION - SOUTH  
1/4" = 1'-0"

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



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PROPOSED  
LIGHTWELL C & D  
ELEVATIONS

1/4" = 1'-0"



DEMOLITION SECTION GENERAL NOTES:

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
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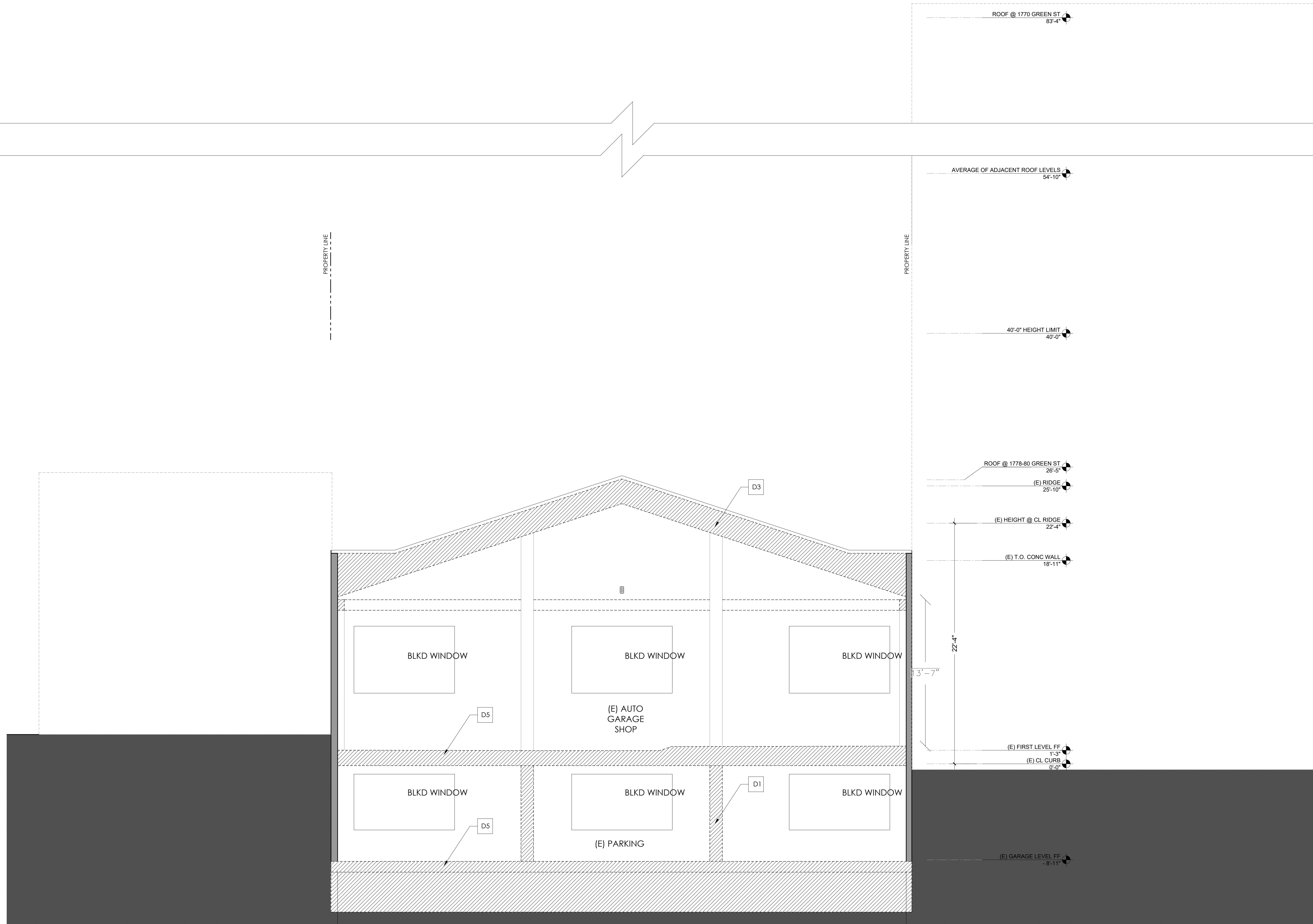
DEMOLITION SECTION KEY NOTES:

- D1 (E) WALLS AND COLUMNS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D2 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D3 (E) COMP SHINGLE ROOF, CEILING, AND ROOF ELEMENTS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D4 (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D5 (E) CONC. SLAB TO BE REMOVED TO ACCOMMODATE EXCAVATION AND NEW LAYOUT.

DEMO/EXISTING SECTION LEGEND:

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING
- ////// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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- ▲ SITE PERMIT REVISIONS 10.03.2019

EXISTING TRANSVERSE SECTION

1/4" = 1'-0"

A4.0



**CONSTRUCTION SECTION GENERAL NOTES:**

- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOOR JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

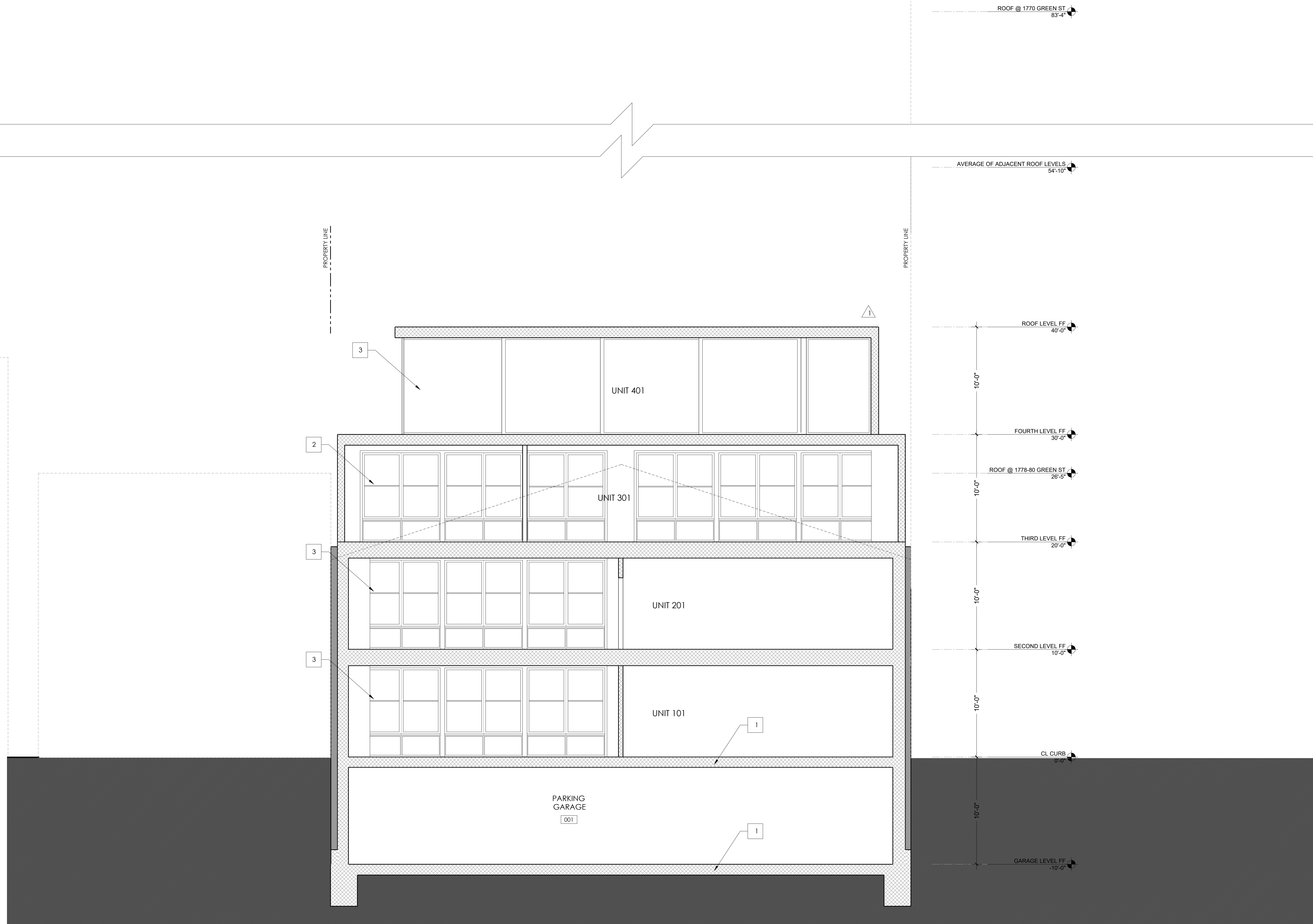
**CONSTRUCTION SECTION KEY NOTES:**

- |   |  |
|---|--|
| 1 | (N) FOUNDATION/CONCRETE SLAB, AT FIRST FLOOR AND BASEMENT, SSD.                        |
| 2 | (N) METAL WINDOWS, TYP.  |
| 3 | (N) METAL DOORS, TYP.  |
| 4 | (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012, GUARDRAILS TO BE 42" A.F.F. |
| 5 | (N) STAIR ENCLOSURE  |
| 6 | (N) ELEVATOR ENCLOSURE   |

**CONSTRUCTION SECTION LEGEND:**

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
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- △ SITE PERMIT REVISIONS 10.03.2019
- △ SITE PERMIT REVISIONS 12.21.2020

PROPOSED TRANSVERSE SECTION

1/4" = 1'-0"



**DEMOLITION SECTION GENERAL NOTES:**

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

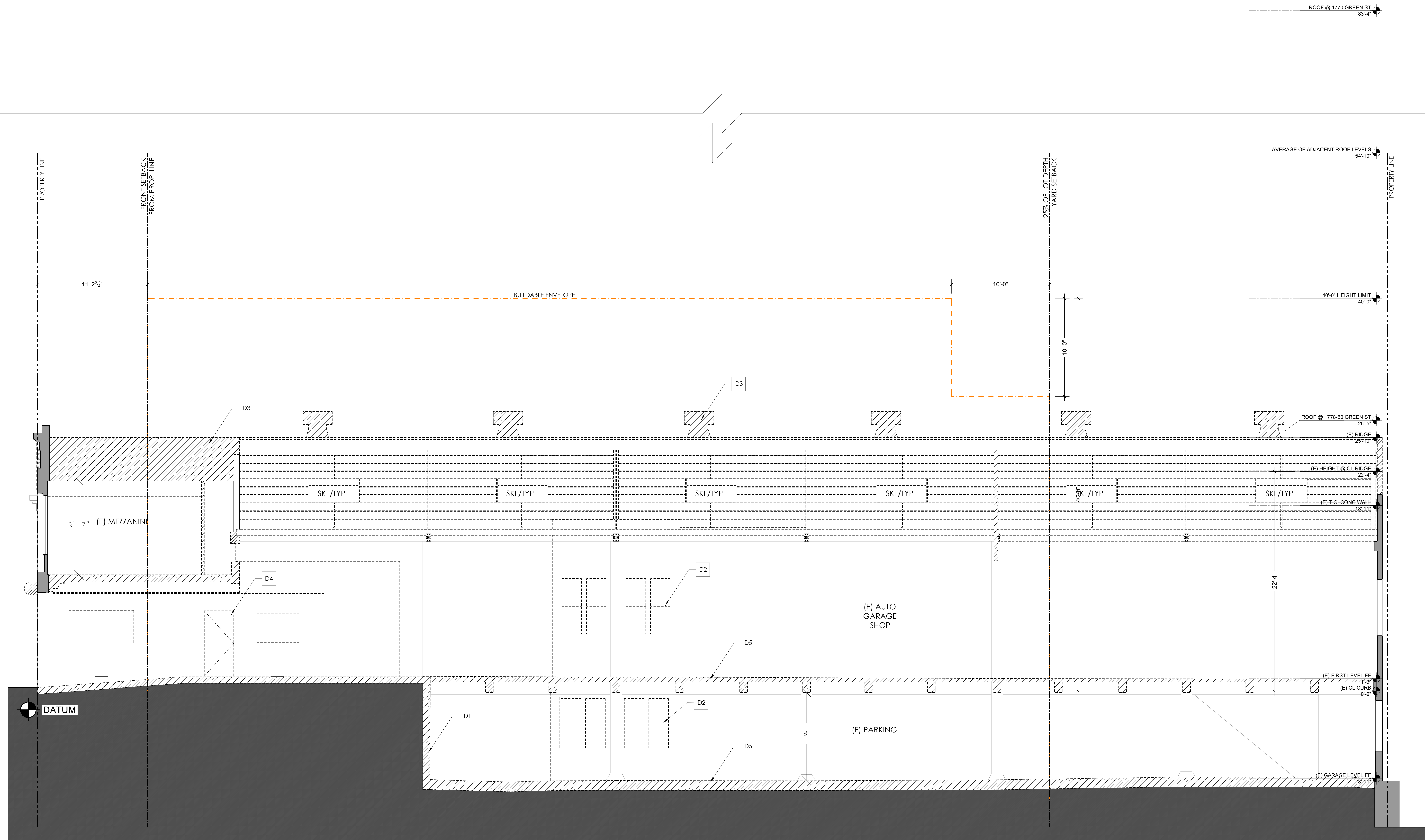
**DEMOLITION SECTION KEY NOTES:**

- D1 (E) WALLS AND COLUMNS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D2 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D3 (E) COMP SHINGLE ROOF, CEILING, AND ROOF ELEMENTS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D4 (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP.
- D5 (E) CONC. SLAB TO BE REMOVED TO ACCOMMODATE EXCAVATION AND NEW LAYOUT.

**DEMO/EXISTING SECTION LEGEND:**

- PROPERTY LINE
- - - - BUILDABLE ENVELOPE
- SETBACKS
- - - - OUTLINE OF ADJACENT BUILDING
- /// (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



PRE-APP MEETING 07.18.2018  
 SITE PERMIT 07.31.2018  
 SITE PERMIT REVISIONS 03.06.2019  
 SITE PERMIT REVISIONS 08.14.2019  
 SITE PERMIT REVISIONS 10.03.2019

EXISTING LONGITUDINAL SECTION  
 1/4" = 1'-0"

**A4.2**



**CONSTRUCTION SECTION GENERAL NOTES:**

- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOOR JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.S.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

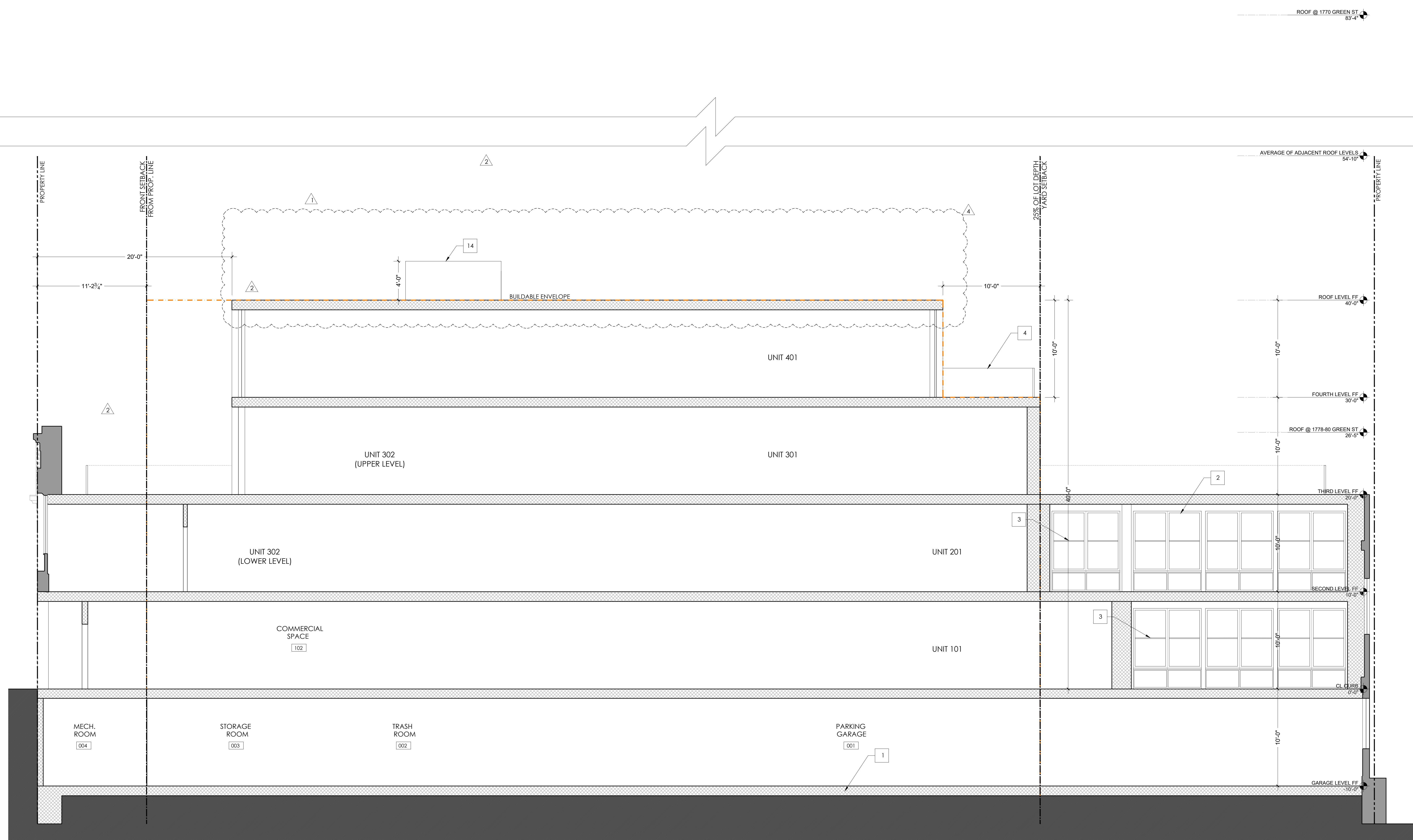
**CONSTRUCTION SECTION KEY NOTES:**

- |   |  |
|---|--|
| 1 | (N) FOUNDATION/CONCRETE SLAB, AT FIRST FLOOR AND BASEMENT, SSD.                        |
| 2 | (N) METAL WINDOWS, TYP.  |
| 3 | (N) METAL DOORS, TYP.  |
| 4 | (N) GLASS RAILING AT DECK, HANDRAIL TO MEET 2016 CBC 2012, GUARDRAILS TO BE 42" A.F.F. |
| 5 | (N) STAIR ENCLOSURE  |
| 6 | (N) ELEVATOR ENCLOSURE   |

**CONSTRUCTION SECTION LEGEND:**

- PROPERTY LINE
- BUILDABLE ENVELOPE
- SETBACKS
- OUTLINE OF ADJACENT BUILDING

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PROPOSED LONGITUDINAL SECTION

1/4" = 1'-0"

**A4.3**