



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

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

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

1650 Mission St.
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CA 94103-2479

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**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 28, 2016**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1234 – 1268 Grant Street	Case No.:	2015-009551VAR
Cross Street(s):	Vallejo	Building Permit:	2015-0709-1099
Block /Lot No.:	0145/031,032,044	Applicant:	Wilson Ng
Zoning District(s):	North Beach NCD / 40-X	Telephone:	415-684-0632
Area Plan:	None	E-Mail:	wilsonng2323@yahoo.com

PROJECT DESCRIPTION

The project proposes a change of use from restaurant to residential use at the second and third floors for a total of four new dwelling units. The project would provide common open space in the form of a new roof deck. The project also proposes to screen rooftop mechanical equipment at the rear of the building.

Planning Code Section 134 requires a rear yard of 15 feet at the second floor and above. The existing building extends to the rear property line and the conversion from commercial to residential is considered to be an intensification of the non-complying structure that requires a rear yard variance. Additionally, the proposed rooftop mechanical equipment screening is within the required rear yard and requires a variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department’s website at: <http://sf-planning.org/ftp/files/notice/2015-009551VAR.pdf>

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
 Planner: **Claudine Asbagh** Telephone: **(415) 575-9108** E-Mail: claudine.asbagh@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

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

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

APPEAL INFORMATION

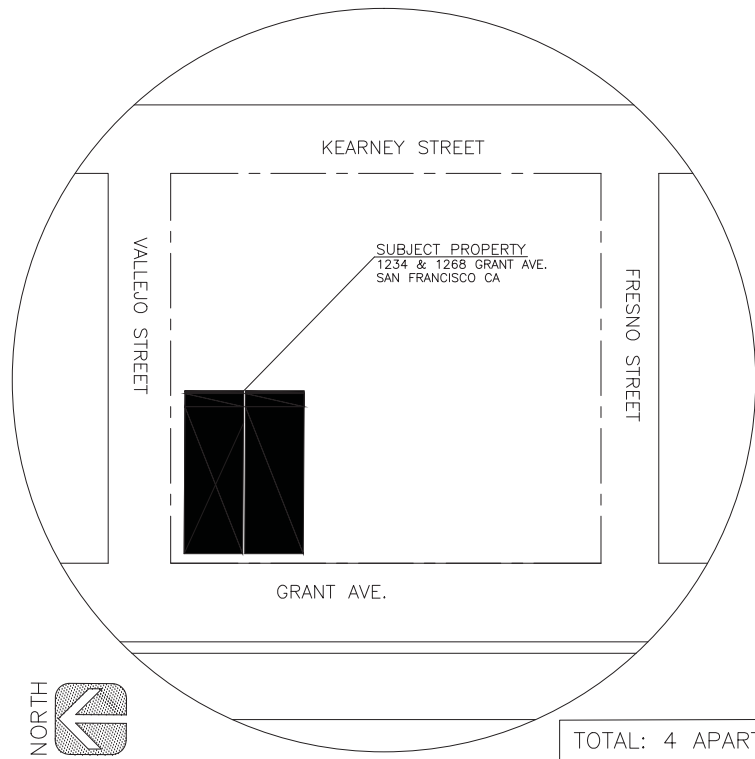
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

1234 & 1268 GRANT AVENUE SAN FRANCISCO, CA

TENANT: 4 APARTMENT UNITS



VICINITY MAP
NTS

BUILDING DESCRIPTION:

ZONING : NCD
BLOCK/LOT: 0145/044, 0145/031/32
OCCUPANCY : RESIDENTIAL
BUILDING TYPE : VB
STORY(IES) : THREE
PREVIOUS USE : RESTAURANT/DINING
PROPOSED USE : R-2, 4 APARTMENT UNITS
EXISTING SPRINKLERED BUILDING
CODE REFERENCE : C.B.C. : 2013
C.P.C. : 2013
C.M.C. : 2013
C.E.C. : 2013
CALIFORNIA TITLE 24 : 2013

LEGEND-TYPICAL

- EXISTING WALL
- NEW WALL- ONE HR. RATED 2X4 STUD @ 16" O.C. WITH 5/8" SHEETROCK
- WALL TO BE REMOVED
- LIGHT FIXTURE
- RECESSED CANISTER LIGHT
- DUPLEX OUTLET
- LIGHT SWITCH
- FLOOR DRAIN
- EXHAUST FAN
- ILLUMINATED EXIT SIGN W/ EMERGENCY LICITS
- EMERGENCY LIGHTS W/ BATTERY BACKUP
- FIRE EXTINGUISHER- CLASS K

ABBREVATIONS:

- D = DIMMER SWITCH
- F = FLUORESCENT LIGHT
- M = MOTION SENSOR DETECTION
- T = TIMED LIGHT
- GFI = GFCI PROTECTED OUTLET
- 3 = 3 WAY SWITCH
- (E) = EXISTING
- (N) = NEW
- (S) SMOKE DETECTOR (HARDWIRE) W/ BATTERY BACK UP
- (C) CARBON MONOXIDE = (C)
- (S_c) COMBINATION UNIT = (S_c)

LEGEND

SCOPE OF WORK

THE TENANT IMPROVEMENTS FOR CHANGE OF USE: RESTAURANT DINING AREA TO APARTMENTS.

- *FRAME FOR NEW PARTITION WALLS AND INSTALL NEW DOORS, BATHROOMS, KITCHENS, CLOSETS FOR 4 APARTMENT UNITS:
- 2ND FLOOR-
 - *1 STUDIOS & 2-ONE BEDROOM/BATH, WITH BICYCLE STORAGE ROOM & OFFICE AT 2ND FLOOR.
- 3RD FLOOR & ROOF-
 - *1-ONE BEDROOM/BATH AT 3RD FLOOR.
 - *CONSTRUCT NEW ROOF TOP DECK AND GARDEN AREA.

TOTAL: 4 APARTMENT UNITS:

2nd FLOOR: 3 APARTMENT UNITS:

- 1 - STUDIO/BATH
- 2 - ONE BEDROOM/ONE BATH
- [1 - BICYCLE STORAGE & OFFICE]

3rd FLOOR: 1 APARTMENT UNIT:

- 1 - ONE BEDROOM/ONE BATH
- [ROOF DECK AND GARDEN AREA]

THIS PROJECT IS A DESIGN BUILT PROJECT. ALL WORK UNDER SEPARATE PERMITS:

- *MECHANICAL/HVAC/VENTILATION
- *PLUMBING
- *ELECTRICAL
- *SPRINKLER SYSTEM

TITLE SHEET

- T-1 VICINITY MAP AND TITLE SHEET
- A-1 EXISTING SITE PLAN
- A-2 EXISTING BASEMENT/GRD. FLOOR & SITE PL.
- A-3 EXISTING SECOND & THIRD FLOOR PLAN
- A-4 PHOTOS OF PROPERTY
- A-5 EXISTING ELEVATIONS
- A-5.1 PROPOSED ELEVATIONS
- A-6 PROPOSED 2ND & 3RD FLOOR PLANS
- A-7 BUILDING SECTIONS
- A-8 INTERIOR WALL SECTION AND DETAILS
- A-9 WALL SECTION AND DETAILS
- A-10 GENERAL AND UTILITY NOTES

FLOOR AREA TO BE CHANGE FROM RESTAURANT TO DWELLINGS:			
EXISTING SQ. FOOTAGE BREAKDOWN		PROPOSED SQ. FOOTAGE BREAKDOWN	
(E) SECOND FLOOR LEVEL	(E) DINING 1302 S/F	(E) STORAGE 192 S/F	(E) SECOND FLOOR LEVEL
	(E) BAR 90 S/F	(E) STAIRS 230 S/F	APT. #1 STUDIO 282 S/F
	(E) RESTROOM 90 S/F	(E) EQUIP./ROOF DECK 284 S/F	RESTAURANT OFFICE 220 S/F
TOTAL 2ND FLOOR AREA: 2,188 S/F		TOTAL 2ND FLOOR AREA: 2,181 S/F	
(E) 3RD FLOOR	(E) RESTAURANT OFFICE 461 S/F	(E) STAIRS 100 S/F	(E) 3RD FLOOR
	(E) SUNROOM 75 S/F	(E) ROOF 590 S/F	APT. #2 1 BED/BATH 305 S/F
		(E) EQUIP. AREA 277 S/F	2ND FLOOR ROOF DECK (OPEN SPACE) 120 S/F
TOTAL 3RD FLR. AREA: 1,503 S/F		TOTAL 3RD FLR. AREA: 1,503 S/F	
		(E) STAIRS 100 S/F	APT. #3 1 BED/BATH 393 S/F
			BICYCLE STORAGE 230 S/F
			ROOF DECK AND GARDEN 324 S/F
			HALLWAY 74 S/F
			(E) EQUIP. AREA 277 S/F
			STORAGE 75 S/F

SUBJECT PROPERTY
1234 & 1268 GRANT AVE.
SAN FRANCISCO, CA
BLOCK/LOT: 0145/031 0145/032
NCD-NORTH BEACH NEIGHBORHOOD COMMERCIAL 40X

GREEN BUILDING MEASURES NOTE:
THE GREEN BUILDING MEASURES TO BE TAKEN USING ENERGY EFFICIENT APPLIANCES (REFRIGERATOR, WASHER/DRYER) LOW WATTAGE LIGHT BULBS, TOILETS WITH SMALL AMOUNTS OF WATER PER FLUSH. NEWLY ENGINEERED INSULATION WILL BE USED TO MINIMIZE THE TREMBLING SOUND OF AIRPLANES. THIS INSULATION WILL ALSO KEEP THE HOME OF COMFORTABLE TEMPERATURES TO AVOID HAVING TO USE ELECTRICITY FOR HEATING/WARMING PURPOSES. THE WOOD BEING USED FOR THE ADDITION WILL COME FROM OLD PROJECTS PROVIDED BY MY CONTRACTOR TO DECREASE THE PURCHASE OF NEWLY CUT LUMBER.

ARCHITECTURE

- Contractor shall verify location of building on site. Notify Architect at time of staking of there are any discrepancy or inconsistencies found.
- Subcontractors to submit delivery schedules as a part of their bid submittal.
- All warranties due to Owner shall be forwarded in triplicate form to General Contractor upon completion of the job with no exception. Failure to comply with will result in delay in payment to subcontractor.
- Changes in design or materials will NOT be accepted without written authorization from Architect.
- General Contractor shall (2) sets submit as-built drawings to Architect upon completion. (1 set of blue prints and 1 set of sepia)
- All glazing shall conform to federal glazing regulations and chapter 24, 2010 California Building Code.

PLUMBING

- Contractor's work shall include all pipe, valves, fittings, reducers, stops, saddles, etc. required for complete operable sanitary, water and storm drainage.
- Electrical contractor shall install "UNDER GROUND" at electrical service entrance to building per City details.
- Site fixture shall be wired in approved conduit to electrical house panel.
- City shall supply and install gas meters & gas lines.
All fees shall be paid by Owner.

ELECTRICAL

- Electrical conduits and transformer pad shall be per CITY standards.
- Electrical contractor shall install "UNDER GROUND" at electrical service entrance to building per City details.
- Site fixture shall be wired in approved conduit to electrical house panel.
- City shall supply and install gas meters & gas lines.
All fees shall be paid by Owner.

GENERAL NOTE

- ALL WORK SHALL COMPLY WITH LASTEST APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA TITLE 24
- ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES AND STATE LAWS.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT TITLE 24, CALIFORNIA ADMINISTRATIVE CODE ACCESSIBILITY REQUIREMENTS.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
- ALL MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED AND SEISMICALLY BRACED PER CODE.
- DIMENSIONS ON WORKING DRAWINGS GOVERN. DO NO SCALE DRAWINGS.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE, THE COST FOR COMPLETE FINISHED INSTALLATION, INCLUDING ANOMOLIES, OF ALL TRADES.
- ALL CONTRACTORS SHALL THOROUGHLY REVIEW CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK. PRIOR TO BIDDING, CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY CONDITIONS WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS. DURING CONSTRUCTION, CONTRACTORS SHALL NOTIFY THE OWNER AND SEEK CLARIFICATION IF ANY DISCREPANCIES ARE FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS AFTER A DISCREPANCY IS IDENTIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT MATERIALS, LABOR, INSTALLATION, ETC., CONFORMS TO THE CODES AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
- NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK.
- CONSTRUCTION MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED SO AS TO PREVENT DAMAGE OR DETERIORATION UNTIL USED. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK.
- FINISHED AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY. DAMAGE TO FINISHES OR CONSTRUCTION CAUSED IN THIS MANNER SHALL BE REPAIRED OR REPLACED (OWNER'S & ARCHITECT'S DECISION) BY CONTRACTOR WITH IDENTICAL MATERIAL AND/OR FINISHES.
- ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS RESULTING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
- IN ADDITION TO THOSE SHOWN ON DRAWINGS, PROVIDE AND LOCATE ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED FOR MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
- PROVIDE BACKING FOR ALL EQUIPMENT AND ACCESSORIES.
- CONTRACTOR TO FIELD VERIFY "AS-BUILT" CONDITIONS AND NOTIFY THE ARCHITECT IF THEY VARY SUBSTANTIALLY FROM THOSE SHOWN.

FIRE PROTECTION NOTES:

- ALL PORTION OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MIN. SIZE OF THE EXTINGUISHER SHALL BE 2-A: 10-BC
- PROVIDE A CLASS K FIRE EXTINGUISHER IN THE KITCHEN AREA IF OPEN FLAME EQUIPMENT PRESENT.
- FIRE SUPPRESSION SYSTEM UNDER KITCHEN HOOD SHALL BE UNDER SEPERATE PERMIT SUBMITTAL.

REVISIONS:

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SJA DEVELOPMENT-LLC
DESIGN DIVISION
562 BRYANT STREET TEL: (415) 684-0632
SAN FRANCISCO, CA 94107

CHANGE OF USE
COMMERCIAL TO RESIDENCE
1234 & 1268 GRANT AVE.
SAN FRANCISCO, CA

VICINITY MAP AND TITLE SHEET

DATE: 9/30/16

SCALE: AS SHOWN

DRAWN BY: WILSON NG

SHEET NO.

T-1

OF SHEETS



SUBJECT PROPERTY



SUBJECT PROPERTY WITH ADJACENT BLDG.



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY WITH ADJACENT BLDG.



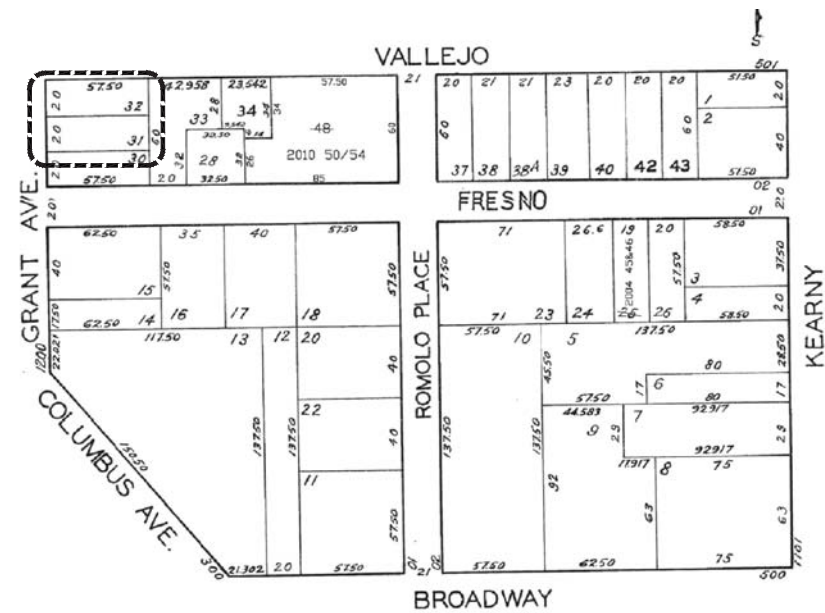
PROPERTY OPPOSITE SIDE



PROPERTY OPPOSITE CORNER



PROPERTY OPPOSITE CORNER



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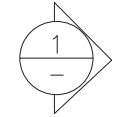
SJA DEVELOPMENT-LLC
DESIGN DIVISION
 562 BRYANT STREET
 SAN FRANCISCO, CA 94107
 TEL (415) 684-0632

CHANGE OF USE
COMMERCIAL TO RESIDENCE
 1234 & 1268 GRANT AVE.
 SAN FRANCISCO, CA

PHOTOS
 DATE: 6/17/15
 SCALE: AS SHOWN
 DRAWN BY: WILSON NG

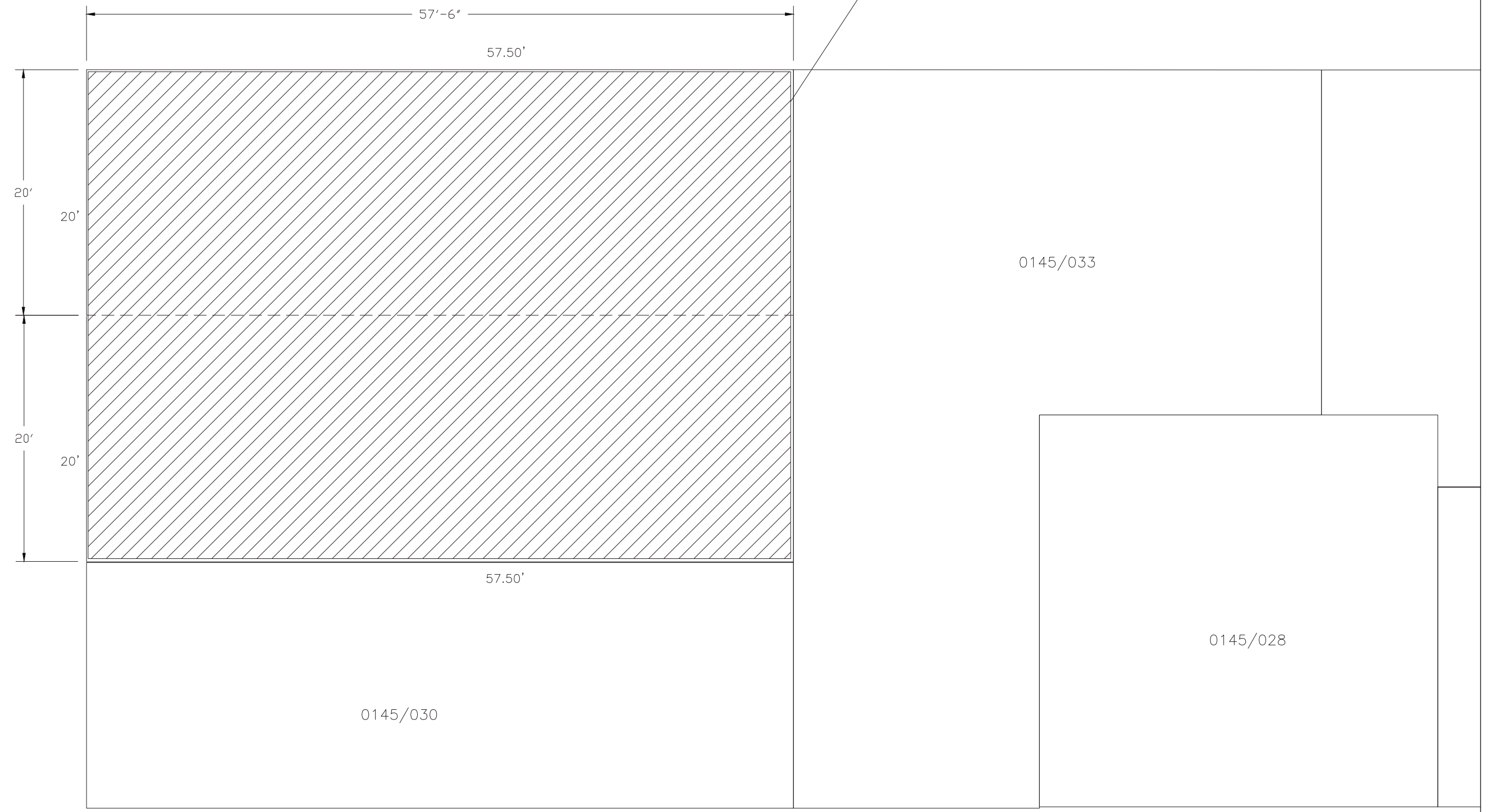
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GRANT AVE.



VALLEJO STREET

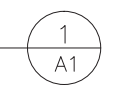
SUBJECT PROPERTY
1234 & 1268 GRANT AVE.
SAN FRANCISCO, CA
BLOCK/LOT: 0145/031 0145/032
NCD-NORTH BEACH NEIGHBORHOOD COMMERCIAL
40X



FRESNO STREET

SITE PLAN

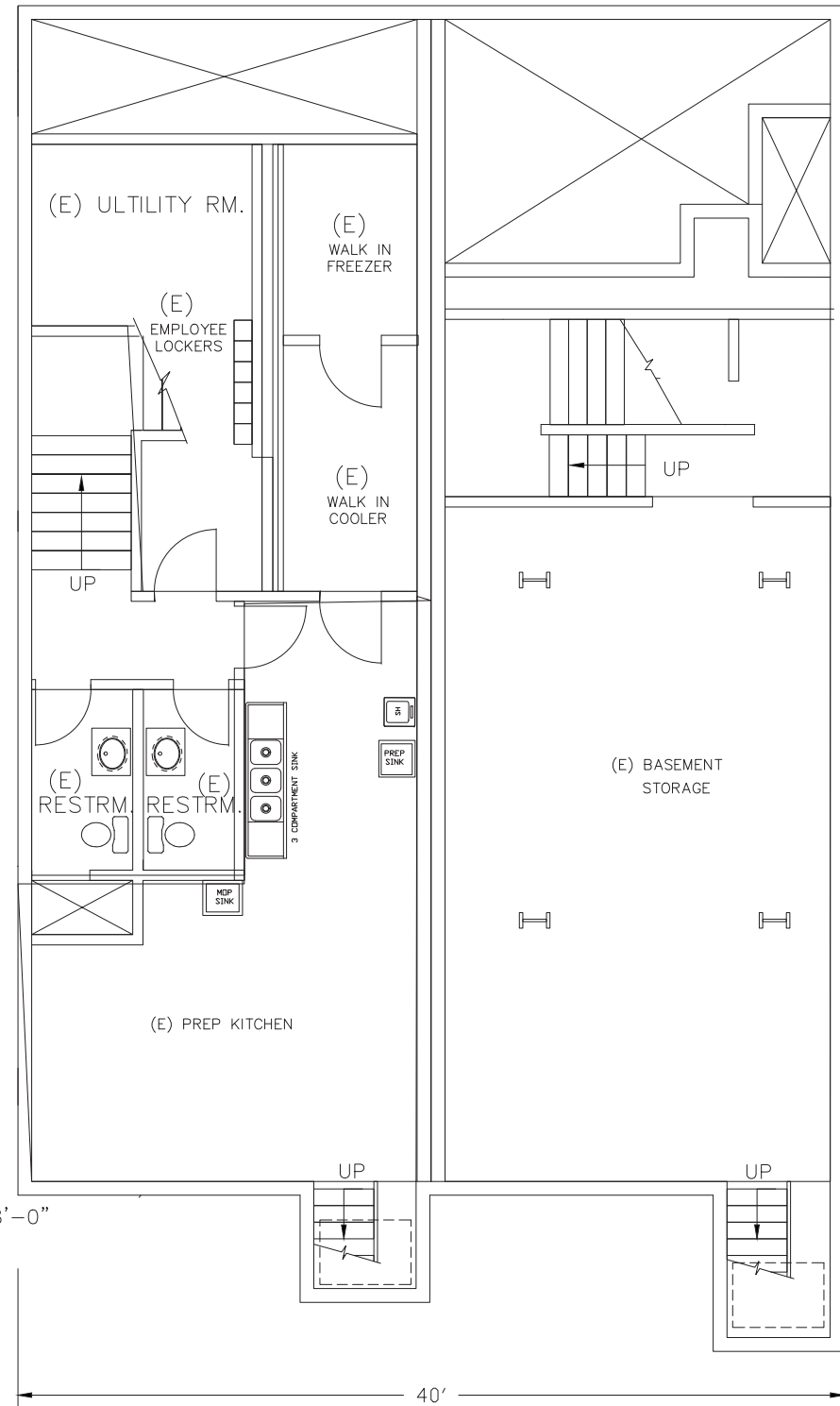
1/8" = 1'-0"



REVISIONS:	
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SJA DEVELOPMENT- LLC	
DESIGN DIVISION	
562 BRYANT STREET TEL (415) 684-0632 SAN FRANCISCO, CA 94107	
CHANGE OF USE COMMERCIAL TO RESIDENCE	
1234 & 1268 GRANT AVE. SAN FRANCISCO, CA	
SITE PLAN	
DATE:	9/30/16
SCALE:	AS SHOWN
DRAWN BY:	WILSON NG
JOB NO.	
SHEET NO.	A-1
OF	SHEETS

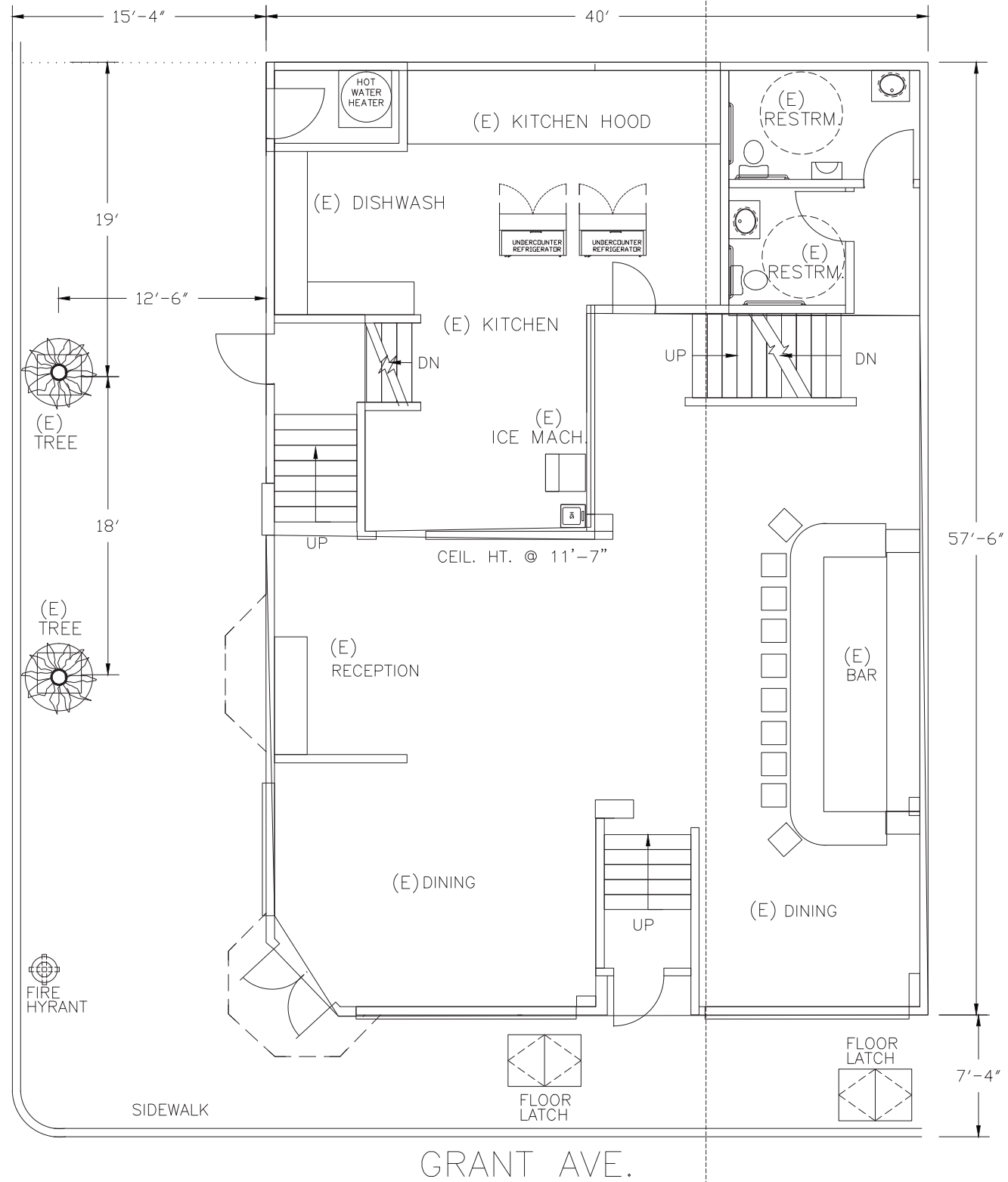


0' 4' 8' 12'
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT FLOOR PLAN 1
1/4" = 1'-0" RESTAURANT TO REMAIN A2

VALLEJO STREET



EXISTING SITE/GROUND FLOOR PLAN 3
1/4" = 1'-0" RESTAURANT TO REMAIN A2

REVISIONS:	
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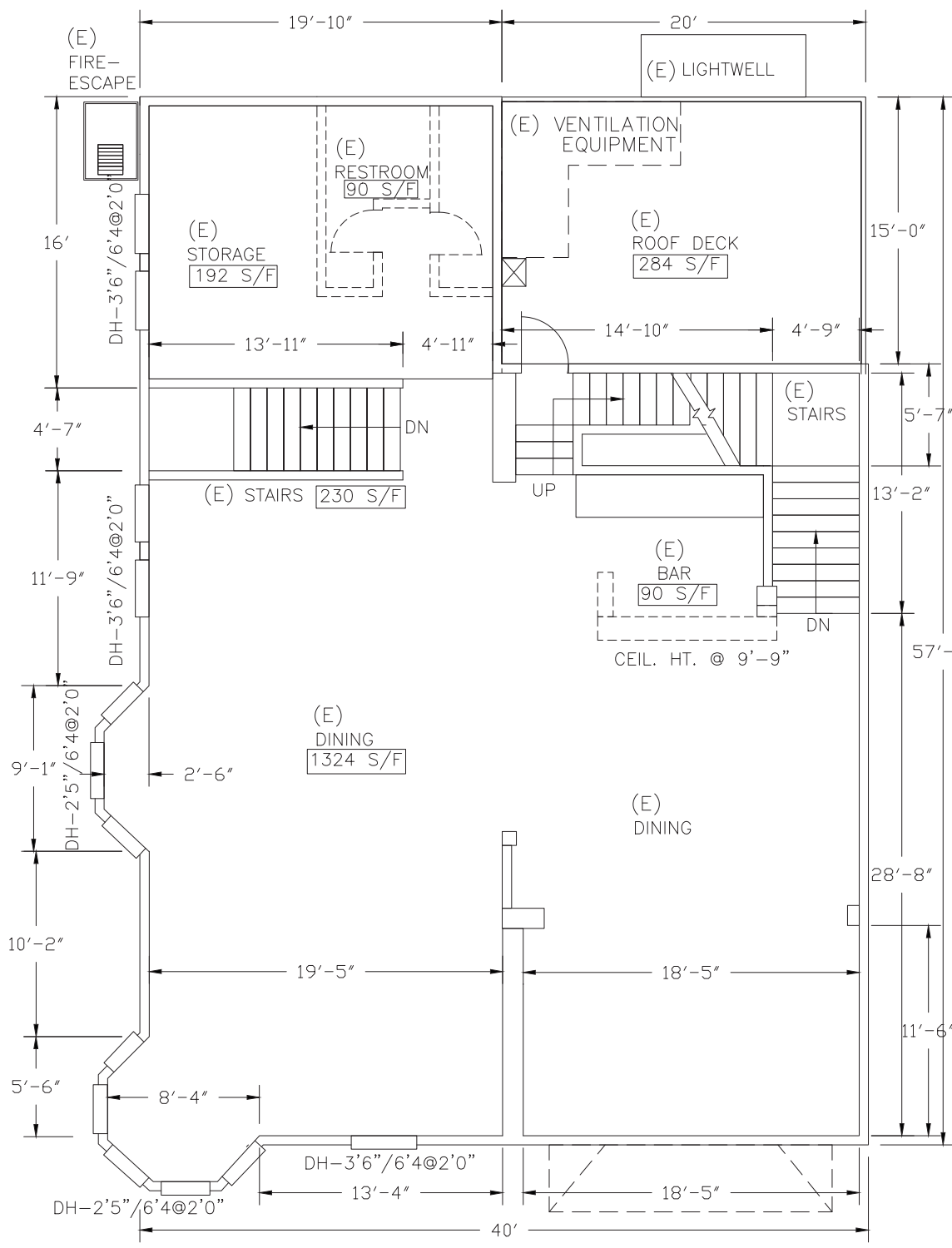
**CHANGE OF USE
COMMERCIAL TO RESIDENCE**
**1234 & 1268 GRANT AVE.
SAN FRANCISCO, CA**

EXISTING
BASEMENT/
GROUND FLR.
& SITE PLAN

DATE: 9/30/16
SCALE: AS SHOWN
DRAWN BY: WILSON NG

SHEET NO.
A-2

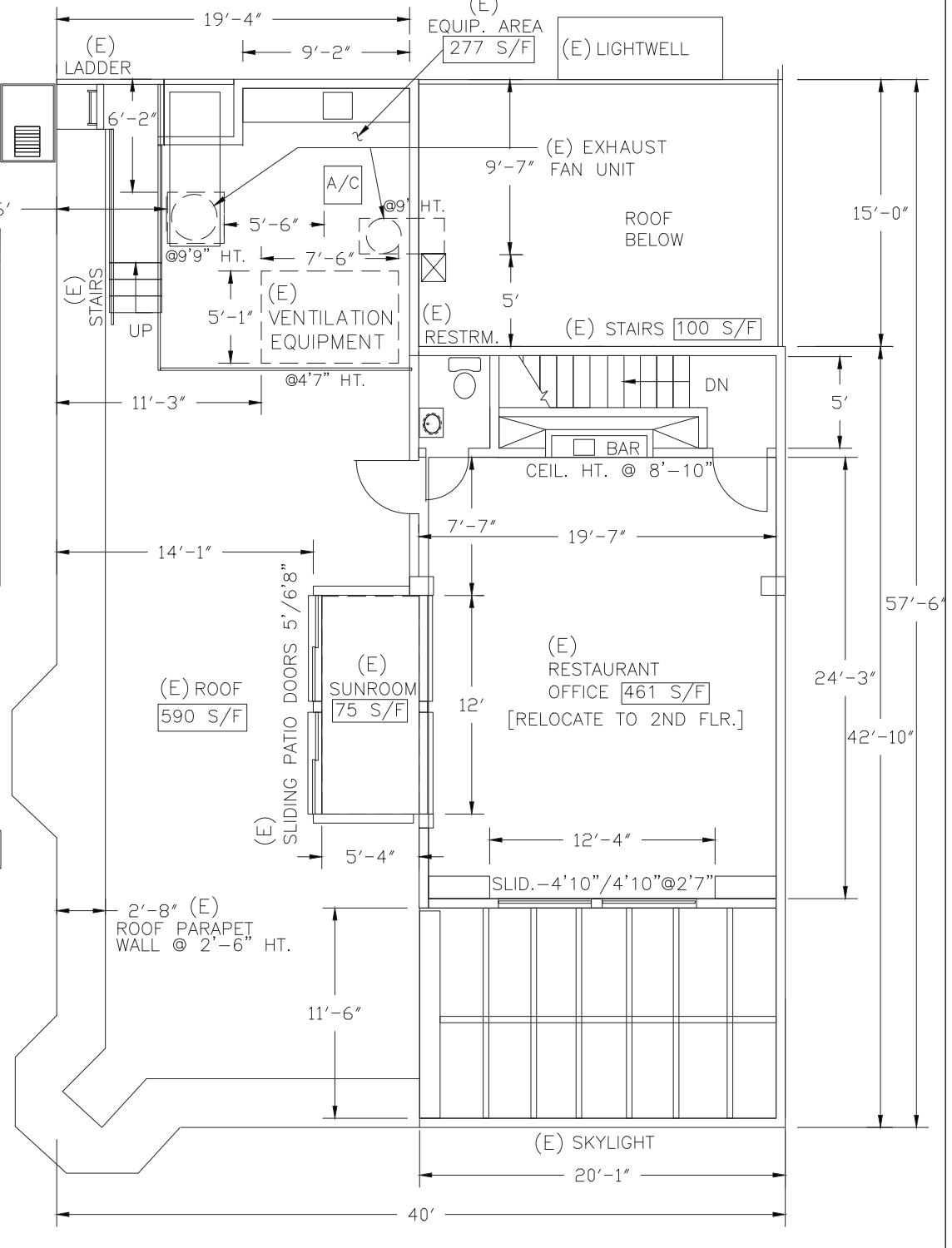
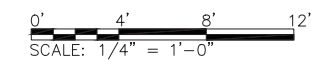
OF SHEETS



EXISTING SECOND FLOOR PLAN
 1/8" = 1'-0" CHANGE OF USE (1) A3

EXISTING SQ. FOOTAGE BREAKDOWN

SECOND FLOOR LEVEL	(E) DINING 1302 S/F	(E) STORAGE 192 S/F
	(E) BAR 90 S/F	(E) STAIRS 230 S/F
	(E) RESTROOM 90 S/F	(E) EQUIP./ROOF DECK 284 S/F
TOTAL 2ND FLOOR AREA: 2,188 S/F		
3RD FLOOR	(E) RESTAURANT OFFICE 461 S/F	(E) STAIRS 100 S/F
	(E) SUNROOM 75 S/F	(E) ROOF 590 S/F
	(E) EQUIP. AREA 277 S/F	
TOTAL 3RD FLR. AREA: 1,503 S/F		



EXISTING THIRD FLOOR PLAN
 1/8" = 1'-0" CHANGE OF USE (2) A3

REVISIONS:

1	CP REVISION	2/23/16
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CHANGE OF USE
COMMERCIAL TO RESIDENCE
1234 & 1268 GRANT AVE.
SAN FRANCISCO, CA

EXISTING 2ND & 3RD FLOOR PLANS

DATE:	9/30/16
SCALE:	AS SHOWN
DRAWN BY:	WILSON NG
SHEET NO.	A-3
OF	SHEETS

REVISIONS:	
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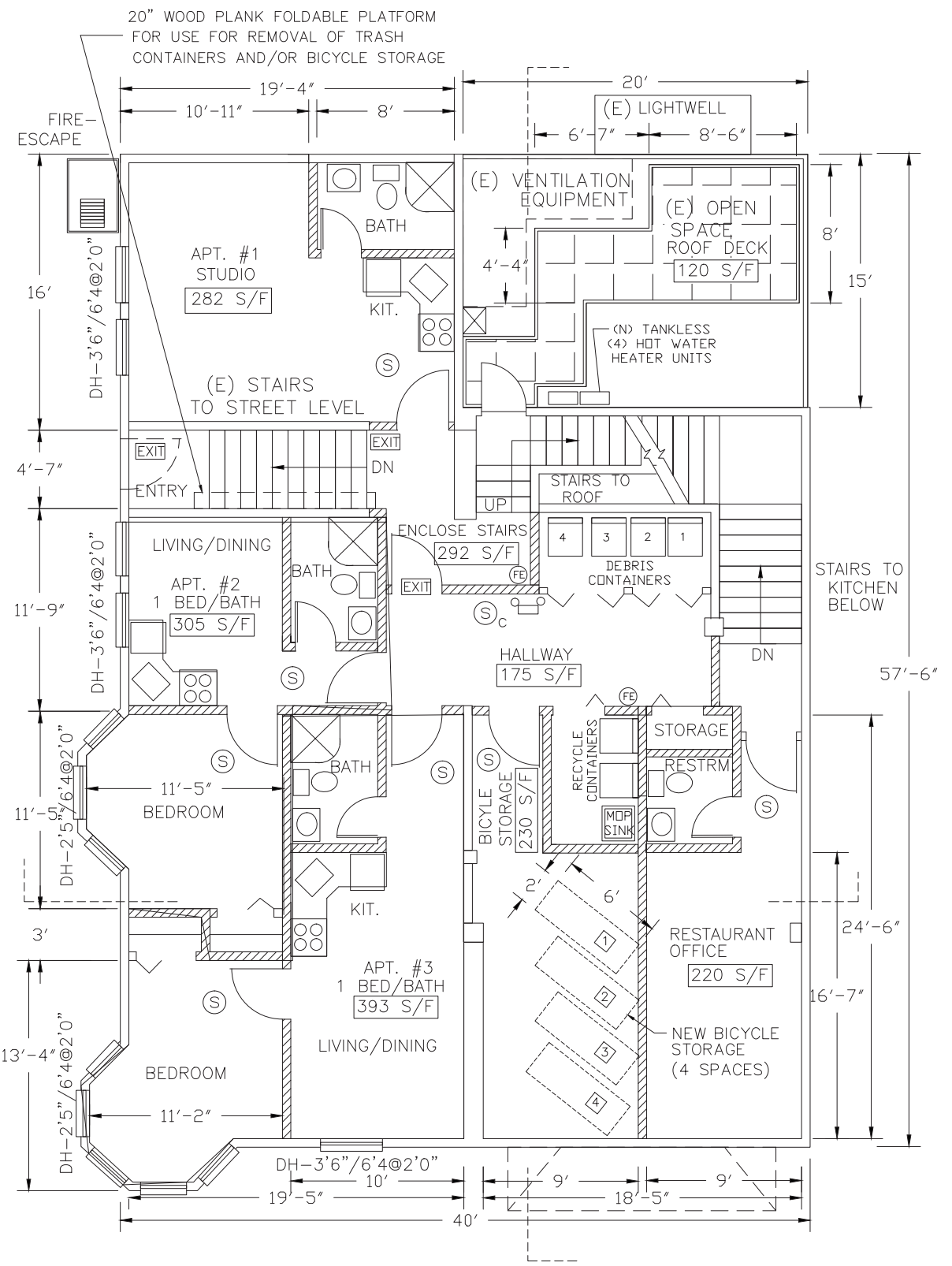
**CHANGE OF USE
COMMERCIAL TO RESIDENCE
1234 & 1268 GRANT AVE.
SAN FRANCISCO, CA**

PROPOSED
2ND & 3RD
FLOOR PLANS

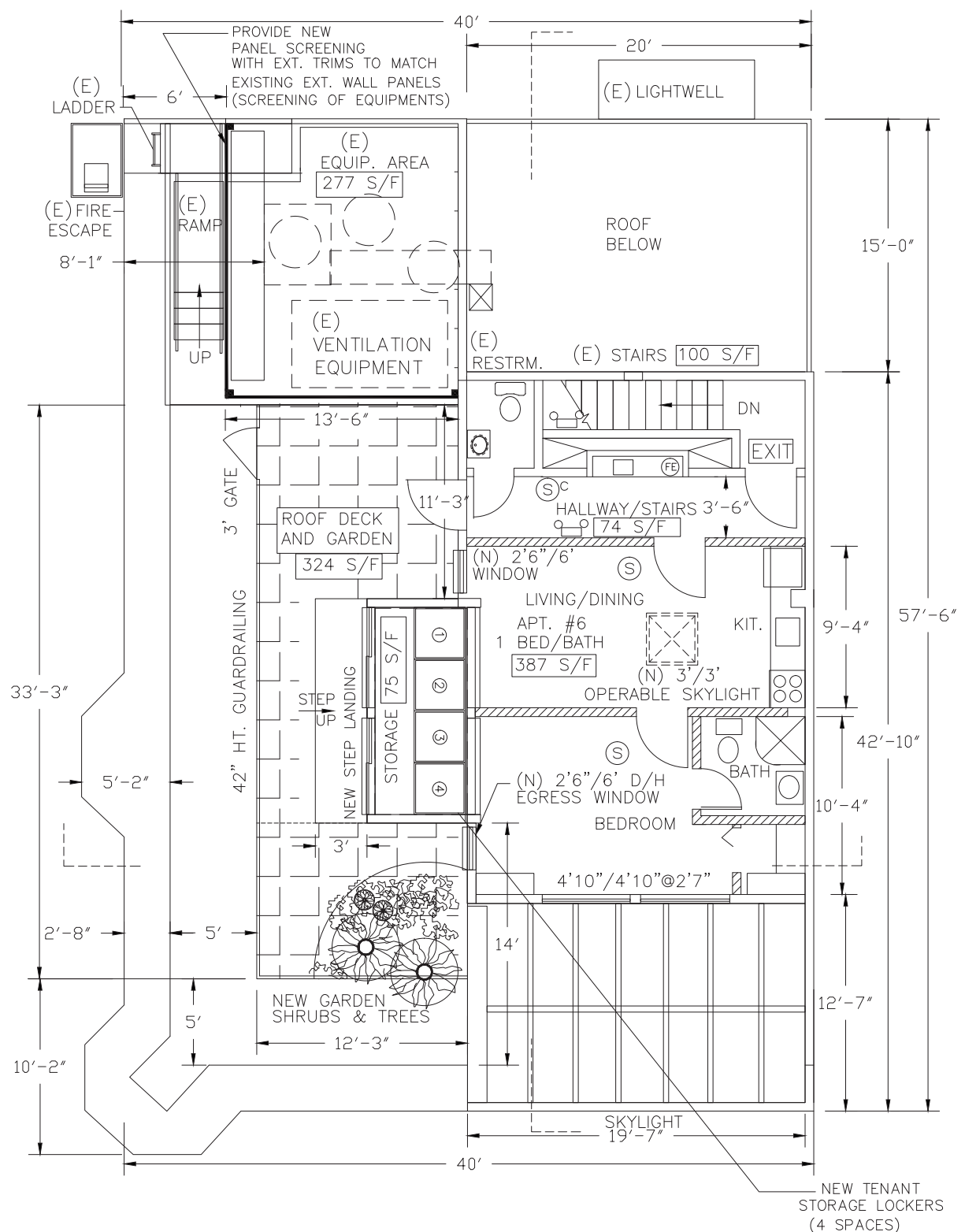
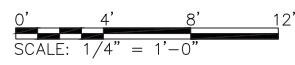
DATE: 10/1/16
SCALE: AS SHOWN
DRAWN BY: WILSON NG

SHEET NO.
A-6

OF SHEETS



PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0" PROPOSED



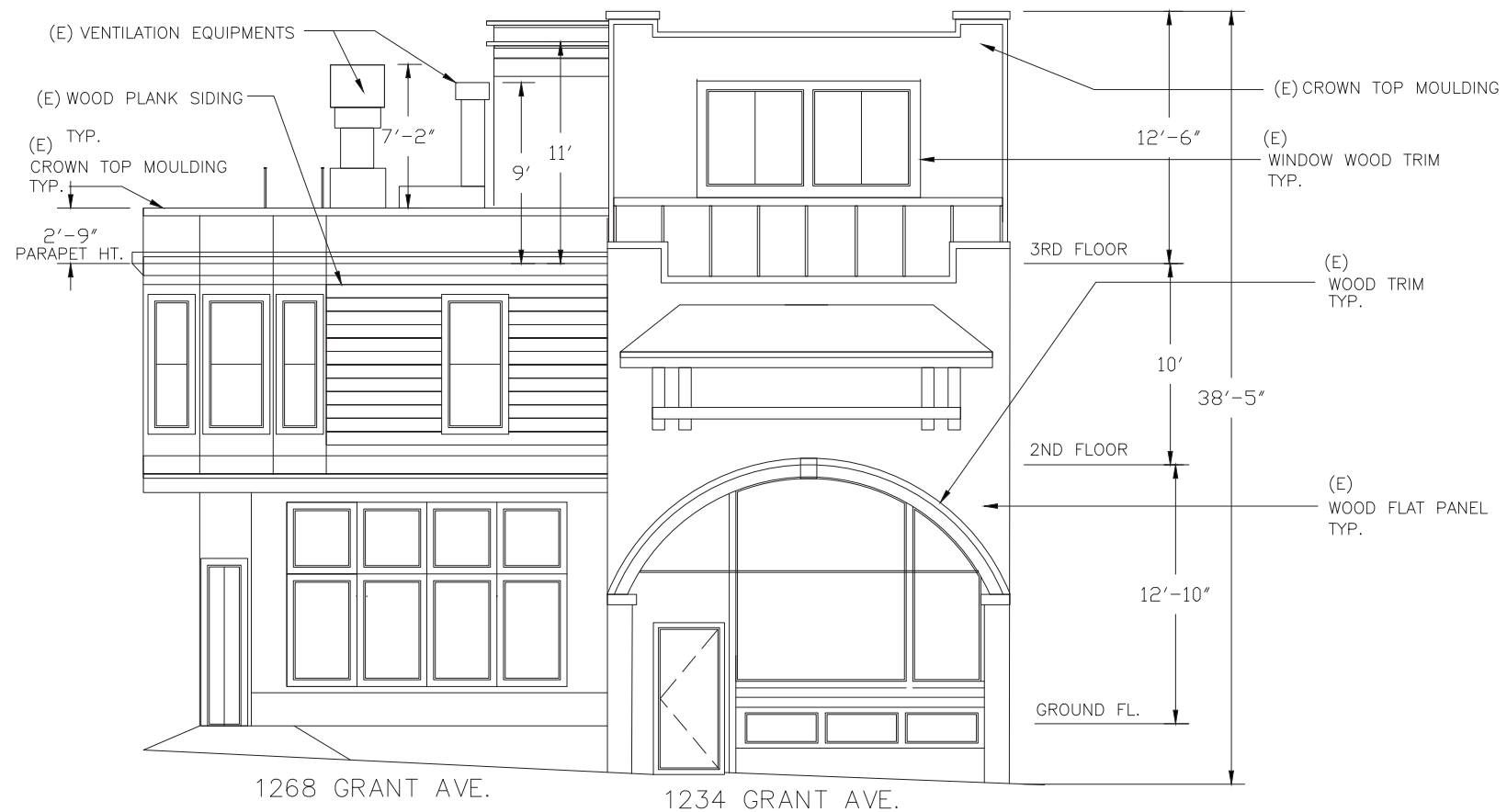
PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0" PROPOSED

OF SHEETS

SUBJECT PROPERTY
 1234 & 1268 GRANT AVE.
 SAN FRANCISCO, CA
 0145/034000/157031 /32
 NCD-NORTH BEACH NEIGHBORHOOD COMMERCIAL
 40X

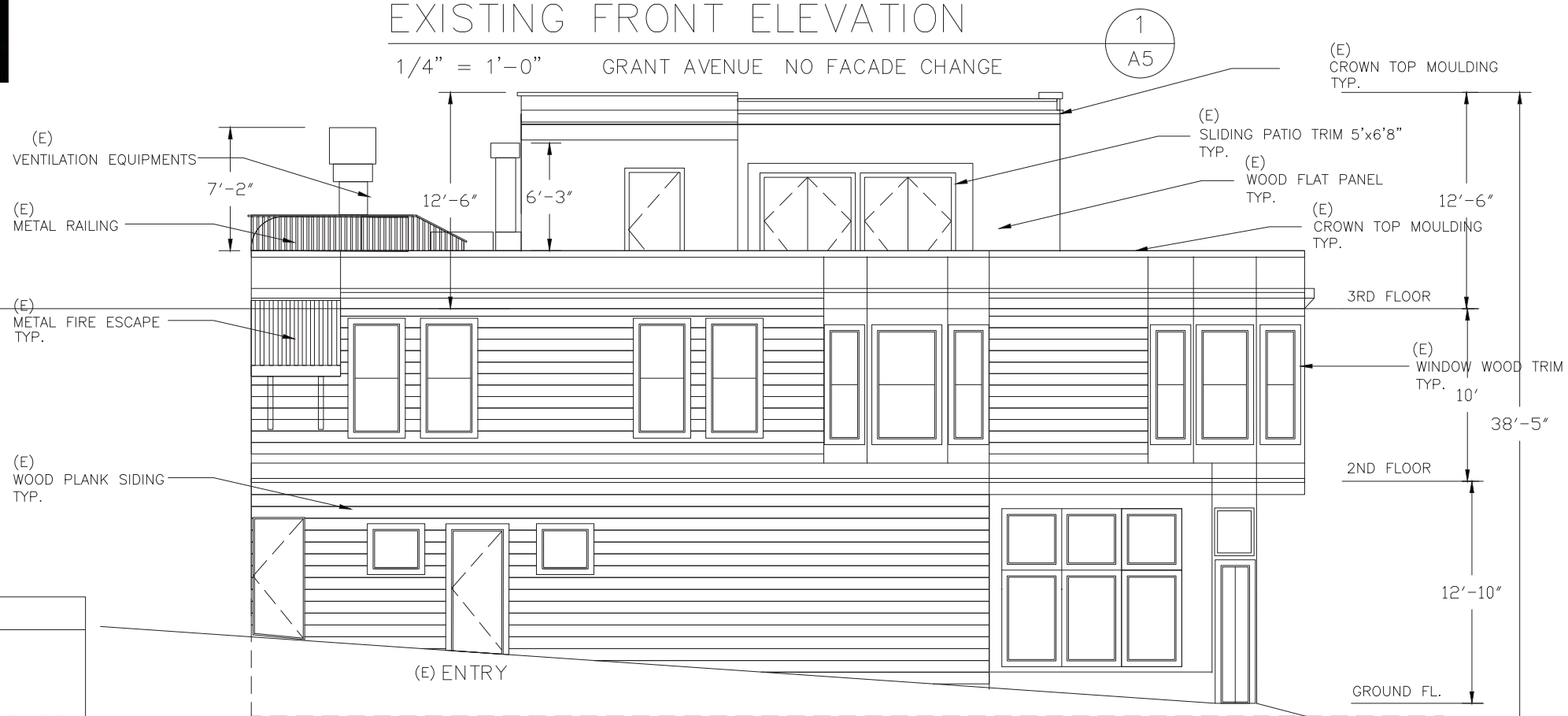


ROOF TOP LEVEL
 SUBJECT PROPERTY



EXISTING FRONT ELEVATION

1/4" = 1'-0" GRANT AVENUE NO FACADE CHANGE



EXISTING SIDE ELEVATION

1/4" = 1'-0" VALLEJO STREET NO FACADE CHANGE

EXTERIOR FINISHES:

EXTERIOR 8" WOOD SHIPLAP SIDING-1ST & 2ND LEVELS
 EXTERIOR FLAT PANEL WALL SIDING-ROOF LEVEL
 EXTERIOR WOOD FRAME WINDOWS WITH WOOD TRIMS
 EXTERIOR WOOD FRAME DOORS WITH WOOD TRIMS
 CROWN TOP MOULDING- @ GROUND OVERHANG, 2ND & ROOF LEVEL
 GOLD DECOR TRIM MOULDING AT PARAPET WALL @ 2ND LEVEL
 REAR METAL EXTERIOR FIRE ESCAPE RAILING AND LADDER
 EXTERIOR ATRIUM SKYLIGHT AT GRANT AVE.

REVISIONS:	
1	CP REVISION 2/23/16
2	
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**SJA DEVELOPMENT-
 LLC**
DESIGN DIVISION
 562 BRYANT STREET
 SAN FRANCISCO, CA 94107
 TEL (415) 684-0632

**CHANGE OF USE
 COMMERCIAL TO RESIDENCE**
**1234 & 1268 GRANT AVE.
 SAN FRANCISCO, CA**

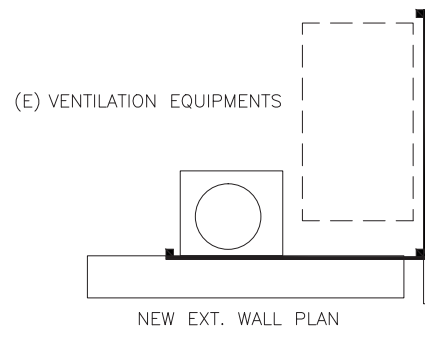
EXISTING
 ELEVATIONS

DATE: 9/30/16
 SCALE: AS SHOWN
 DRAWN BY: WILSON NG

SHEET NO.
 A-5

OF SHEETS

PROVIDE NEW EXT. WALL PANEL SCREENING WITH EXT. TRIMS TO MATCH EXISTING EXT. WALL PANELS (SCREENING OF EQUIPMENTS)



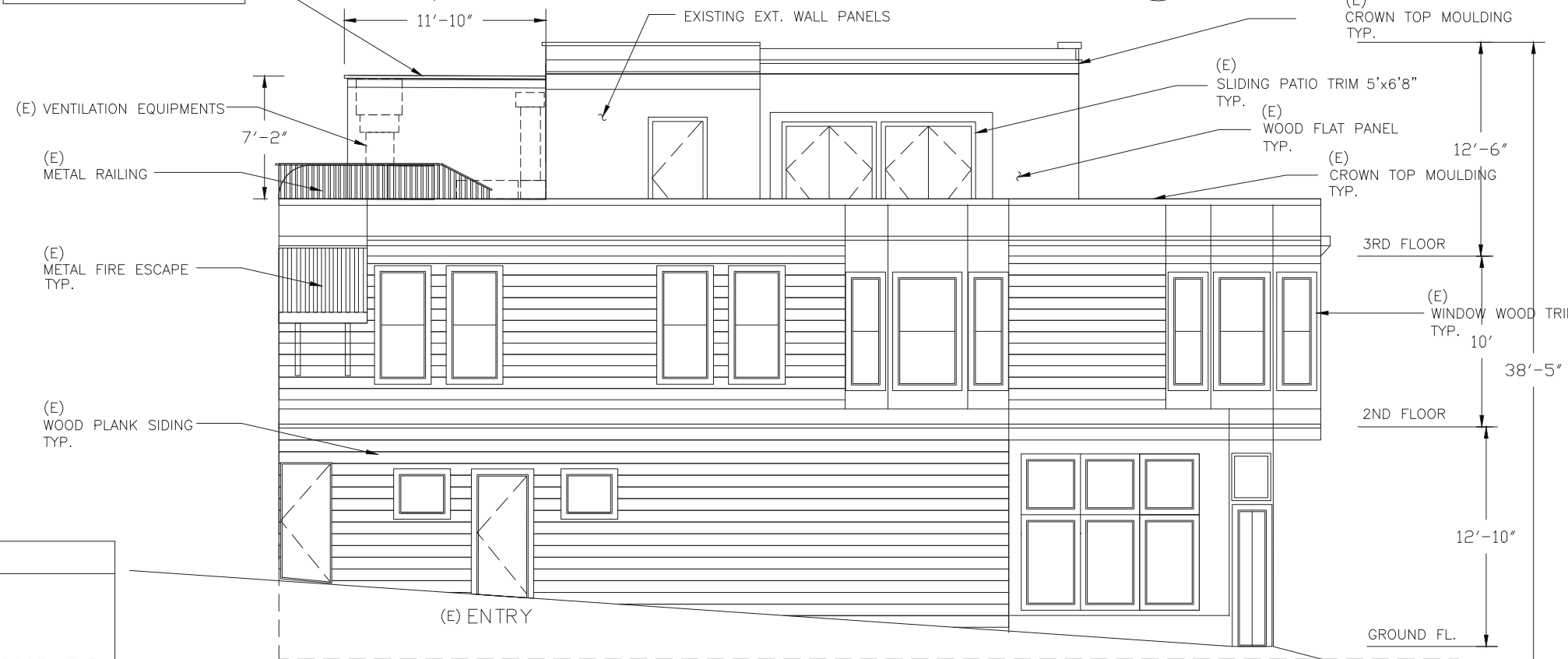
1268 GRANT AVE. 1234 GRANT AVE.

PROPOSED FRONT ELEVATION

1/4" = 1'-0" GRANT AVENUE NO FACADE CHANGE

1
A5.1

PROVIDE NEW EXT. WALL PANEL SCREENING WITH EXT. TRIMS TO MATCH EXISTING EXT. WALL PANELS (SCREENING OF EQUIPMENTS)



PROPOSED SIDE ELEVATION 1268 GRANT AVE.

1/4" = 1'-0" VALLEJO STREET NO FACADE CHANGE

2
A5.1

EXTERIOR FINISHES:
 EXTERIOR 8" WOOD SHIPLAP SIDING-1ST & 2ND LEVELS
 EXTERIOR FLAT PANEL WALL SIDING-ROOF LEVEL
 EXTERIOR WOOD FRAME WINDOWS WITH WOOD TRIMS
 EXTERIOR WOOD FRAME DOORS WITH WOOD TRIMS
 CROWN TOP MOULDING- @ GROUND OVERHANG, 2ND & ROOF LEVEL
 GOLD DECOR TRIM MOULDING AT PARAPET WALL @ 2ND LEVEL
 REAR METAL EXTERIOR FIRE ESCAPE RAILING AND LADDER
 EXTERIOR ATRIUM SKYLIGHT AT GRANT AVE.

REVISIONS:	
1	CP REVISION 2/23/16
2	
3	
4	
5	

SJA DEVELOPMENT-LLC
DESIGN DIVISION
 562 BRYANT STREET
 SAN FRANCISCO, CA 94107
 TEL (415) 684-0632

CHANGE OF USE
COMMERCIAL TO RESIDENCE
1234 & 1268 GRANT AVE.
SAN FRANCISCO, CA

EXISTING ELEVATIONS

DATE: 9/30/16
 SCALE: AS SHOWN
 DRAWN BY: WILSON NG

SHEET NO.
 A-5.1

OF SHEETS

TOTAL: 4 APARTMENT UNITS:
 2nd FLOOR: 3 APARTMENT UNITS:
 1 – STUDIO/BATH
 2 – ONE BEDROOM/ONE BATH
 [1 – BICYCLE STORAGE & OFFICE]
 3rd FLOOR: 1 APARTMENT UNIT:
 1 – ONE BEDROOM/ONE BATH
 [ROOF DECK AND GARDEN AREA]

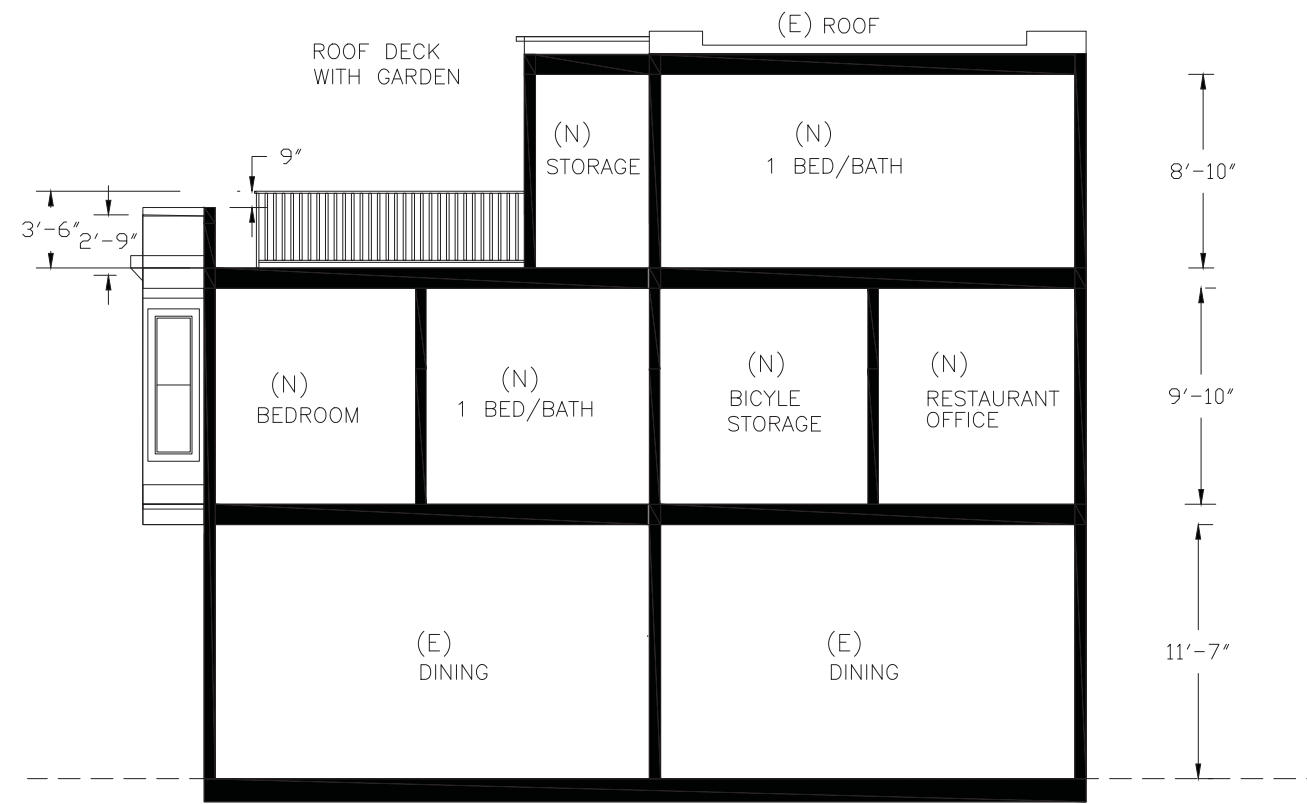
STORAGE LOCKERS:
 REQUIRED: ONE LOCKER STORAGE PER UNIT
 PROVIDED: 4 LOCKERS FOR 4 UNITS

COMMON OPEN SPACE REQUIREMENTS:
 4 UNITS @ 80 S/F PER UNIT = 320 S/F
 PROVIDED: GARDEN ROOF DECK = 590 S/F
 [MIN. 15' PERIMETER FOR SETBACK REQ.
 25'3"x17'10"= 446 S/F FOR CITY REQ.]

PROVIDED: 2ND FLR. ROOF DECK = 120 S/F

BICYCLE STORAGE/PARKING:
 REQUIRED: ONE BICYCLE STORAGE PER UNIT
 PROVIDED: 4 BICYCLE PARKING FOR 4 UNITS

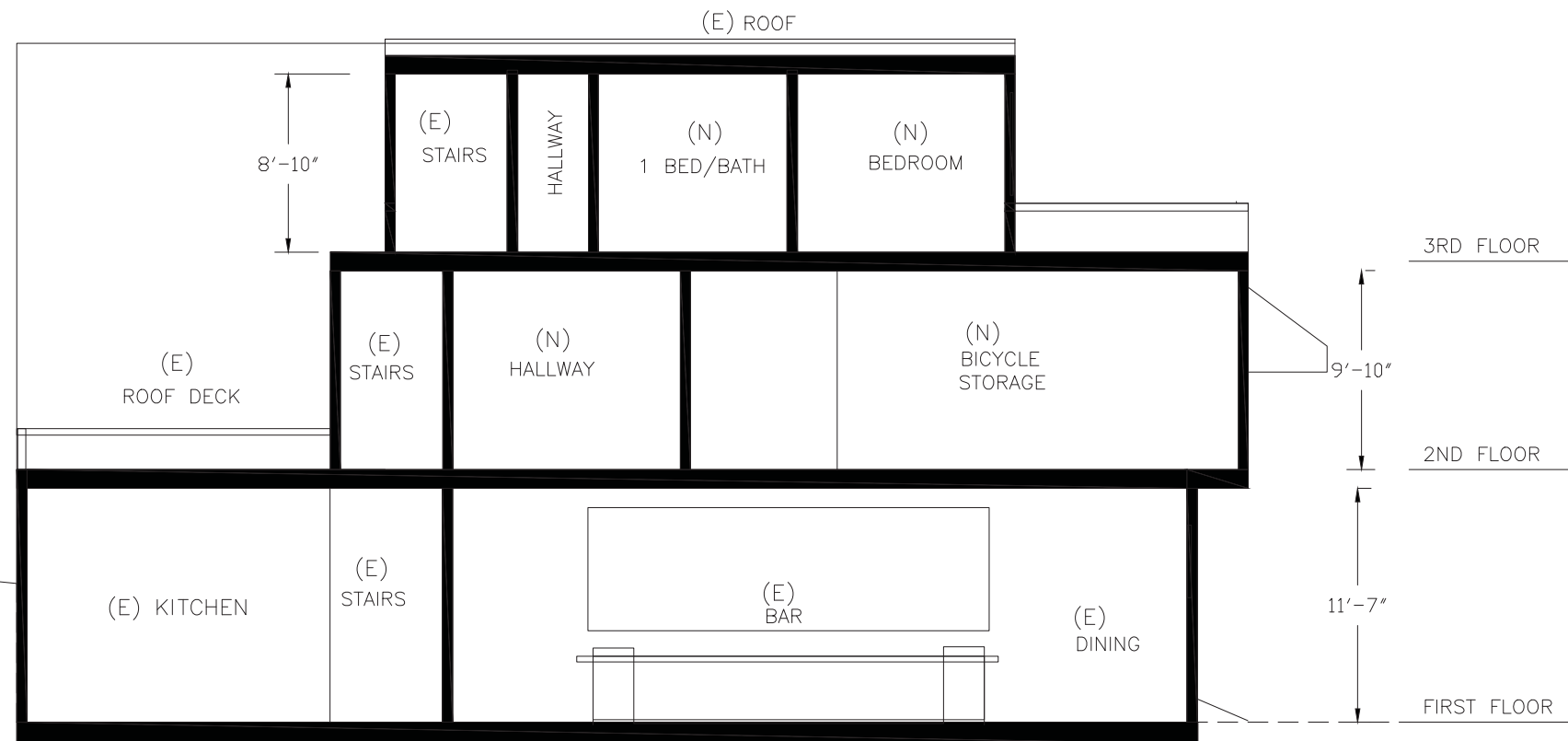
SECOND FLOOR LEVEL	APT. #1 STUDIO	RESTAURANT OFFICE
	282 S/F	220 S/F
	APT. #2 1 BED/BATH	2ND FLOOR ROOF DECK (OPEN SPACE)
	305 S/F	120 S/F
	APT. #3 1 BED/BATH	164 S/F
	ENCLOSE STAIRS	292 S/F
	BICYCLE STORAGE	HALLWAY 175 S/F
	230 S/F	
TOTAL 2ND FLR. AREA: 2,181 S/F		
3RD FLOOR	APT. #6 1 BED/BATH	ROOF DECK AND GARDEN
	387 S/F	324 S/F
	HALLWAY	(E) EQUIP. AREA
	74 S/F	277 S/F
	(E) STAIRS	STORAGE
	100 S/F	75 S/F
TOTAL 3RD FLR. AREA: 1,503 S/F		



SECTION

1/4" = 1'-0"

1
A7



SECTION

1/4" = 1'-0"

2
A7

REVISIONS:	
1	
2	
3	
4	
5	

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 SAN FRANCISCO, CA**

BUILDING
 SECTIONS

DATE: 9/30/16
 SCALE: AS SHOWN
 DRAWN BY: WILSON NG

SHEET NO.
 A-7

OF SHEETS