



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

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

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

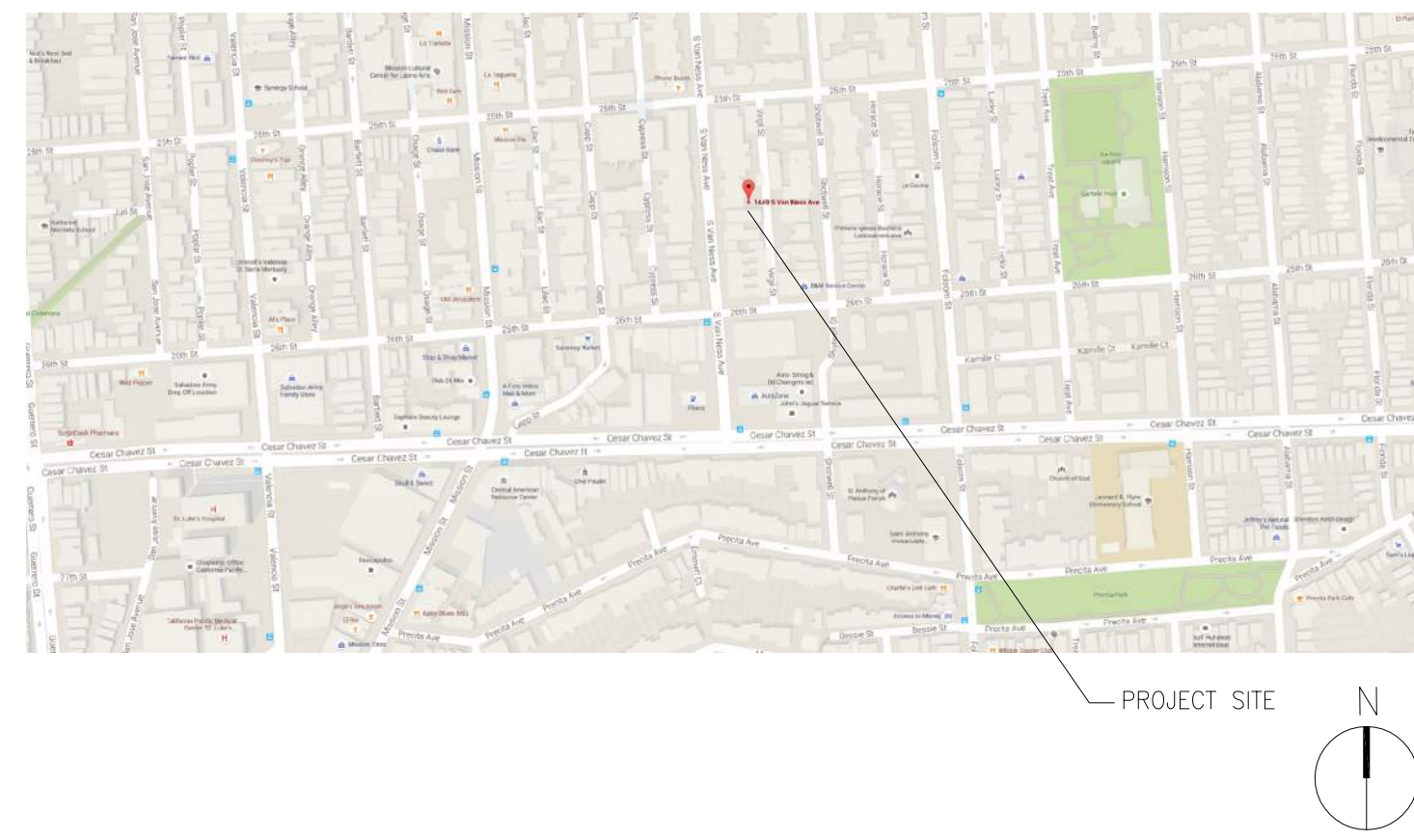
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# LOCATION MAP



# APPLICABLE CODES

- 2013 CALIFORNIA BUILDING CODE
- 2013 SAN FRANCISCO BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
- 2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS
- ENERGY CODE – TITLE 24 – CALIFORNIA CODE OF REGULATIONS
- 2014 MILL VALLEY MUNICIPAL CODE

# GENERAL NOTES

1. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
2. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCE MUST BE ACCURATELY MAINTAINED TO WITHIN 1/8".
3. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN THE DRAWINGS – EITHER APPARENT OR NOT – OR BEAR THE COST OF REPAIRING WORK NOT COMPLETED IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
4. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES WITH ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
5. ALL EXISTING ITEMS INDICATED TO REMAIN/REUSE SHALL BE BROUGHT UP TO LIKE NEW WORKING ORDER AND APPEARANCE, INCLUDING BUT NOT LIMITED TO: CLEAN LIGHT FIXTURE LENSES, EXIT SIGNS, WALL/CEILING DEVICES, WINDOW COVERINGS, ETC.
6. PATCH OR REPAIR ALL EXISTING CONSTRUCTION TO "LIKE NEW" CONDITION. PREPARE FOR NEW FINISHES AS SCHEDULED.

# PROJECT DESCRIPTION

IN EXISTING NONCONFORMING GARAGE STRUCTURE IN THE REAR YARD  
 CHANGE THE EXISTING GARAGE FACING VIRGIL STREET TO RESIDENTIAL USE  
 EXPAND THE EXISTING 2ND LEVEL RESIDENTIAL SPACE FACING VIRGIL STREET  
 THE CHANGE OF USE AND EXPANSION OF THE SECOND LEVEL FACING VIRGIL STREET OCCUR IN THE REAR YARD SETBACK PER PLANNING CODE SECTION 134 (45% IN RM-1)

# PROJECT DIRECTORY

**CLIENT - PROPERTY OWNER**  
 BILL & WAYNE MUFARREH  
 3260 26TH STREET  
 SAN FRANCISCO, CA 94110  
 TEL: 415.285.2439  
 EMAIL: bmfurreh@gmail.com

**ARCHITECT**  
 CUMBY ARCHITECTURE  
 CONTACT: DAVID CUMBY  
 2325 THIRD STREET, SUITE 401  
 SAN FRANCISCO, CA 94107  
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 EMAIL: david@cumbyarchitecture.com

# DRAWING LIST

- ARCHITECTURAL**
- A1.0 PROJECT INFORMATION
  - A1.0B EXISTING PLOT PLAN
  - A1.0C PROPOSED PLOT PLAN
  - A1.1 FIRST FLOOR DEMO PLAN
  - A1.2 SECOND FLOOR DEMO PLAN
  - A2.1 PROPOSED FIRST FLOOR PLAN
  - A2.2 PROPOSED SECOND FLOOR PLAN
  - A2.3 PROPOSED ROOF PLAN
  - A3.1 EXISTING AND PROPOSED SOUTH ELEVATIONS
  - A3.2 EXISTING AND PROPOSED EAST ELEVATIONS
  - A3.3 EXISTING AND PROPOSED NORTH ELEVATIONS
  - A3.4 PROPOSED BUILDING SECTION
  - A3.5 PROPOSED BUILDING SECTION

# Cumby Architecture

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 Email david@cumbyarchitecture.com  
 Web www.cumbyarchitecture.com

PROJECT/CLIENT:  
 Variance Application  
 1449 South Van Ness  
 San Francisco, CA 94110

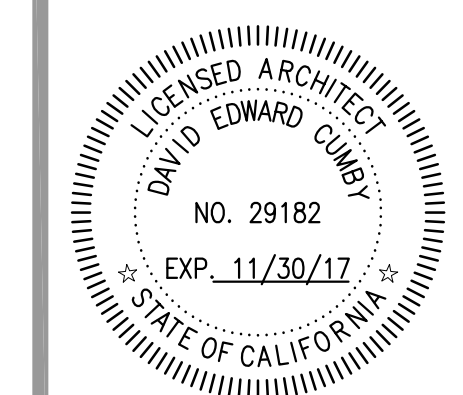
Bill and Wayne Mufarreh  
 3260 26th Street  
 San Francisco, CA 94110  
 415.285.2439

CONSULTANTS:  
 -

ISSUE/DATE:  
 variance 07-25-2017

variance

APPROVAL:

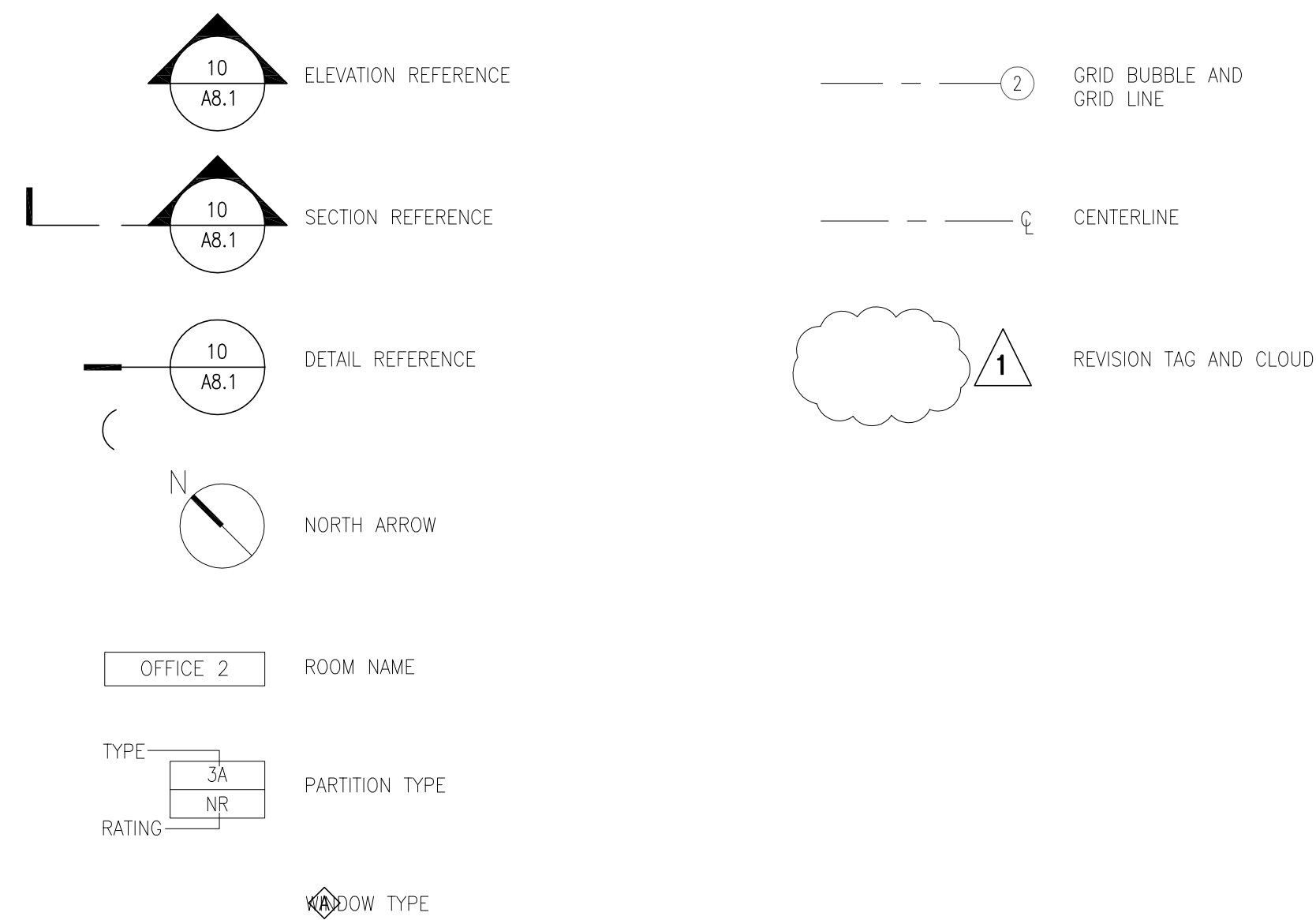


SCALE:  
 TITLE: PROJECT INFO  
 NTS

SHEET:  
 A1.0A

# SYMBOLS/ABBREVIATIONS.

- ABV. ABOVE
- A.F.F. ABOVE FINISHED FLOOR
- ALUM. ALUMINUM
- BLW. BELOW
- BTWN. BETWEEN
- CLR. CLEAR
- (E) EXISTING
- FIN. FLR. FINISH FLOOR
- F.D. FLOOR DRAIN
- GYP. BD. GYPSUM BOARD
- HR. HOUR
- MAX. MAXIMUM
- (N) NEW
- NR NOT RATED
- R PROPERTY LINE
- PF PRE-FINISHED
- PTD. PAINTED
- S.E.D. SEE ELECTRICAL DRAWINGS
- S.M.D. SEE MECHANICAL DRAWINGS
- S.P.D. SEE PLUMBING DRAWINGS
- S.S.D. SEE STRUCTURAL DRAWINGS
- T TEMPERED
- T.O. TOP OF
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- W/ WITH
- WD WOOD



# PROJECT INFORMATION

BLOCK/LOT: 6526/030  
 OCCUPANCY: R2  
 ZONING: RM-1 / 50-X  
 LOT AREA: 4,400 SQ. FT.

CONSTRUCTION TYPE  
 TYPE V-B

FLOOR AREA: EXISTING NON-CONFORMING GARAGE STRUCTURE WITH 2ND FLOOR APARTMENT FACING VIRGIL STREET: SUBJECT OF THIS PERMIT

	EXISTING	PROPOSED	NEW DECK OVER LIVING SPACE	NOTES
1ST FLOOR	2,404 SF (GARAGE)	2,178 SF (NEW RESIDENTIAL)	-	REDUCTION OF FLOOR AREA DUE TO NEW COURTYARDS CUT INTO EXISTING ENVELOPE
2ND FLOOR	320 SF (RESIDENTIAL)	1,173 SF (RESIDENTIAL)	279 SF	
	2,724 SF	3,351 SF		

EXISTING THREE STORY APARTMENT BUILDING FACING SOUTH VAN NESS  
 NO CHANGES UNDER THIS PERMIT

	EXISTING
1ST FLOOR	1,763 SF (GARAGE)
2ND FLOOR	1,614 SF (RESIDENTIAL)
3RD FLOOR	1,614 SF (RESIDENTIAL)
	4,991 SF

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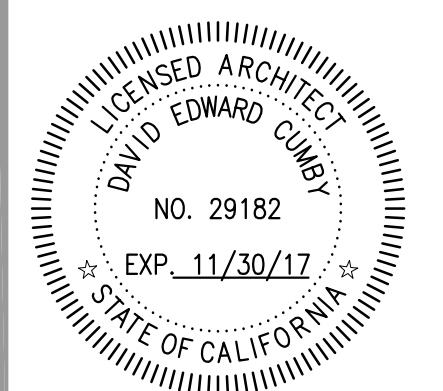
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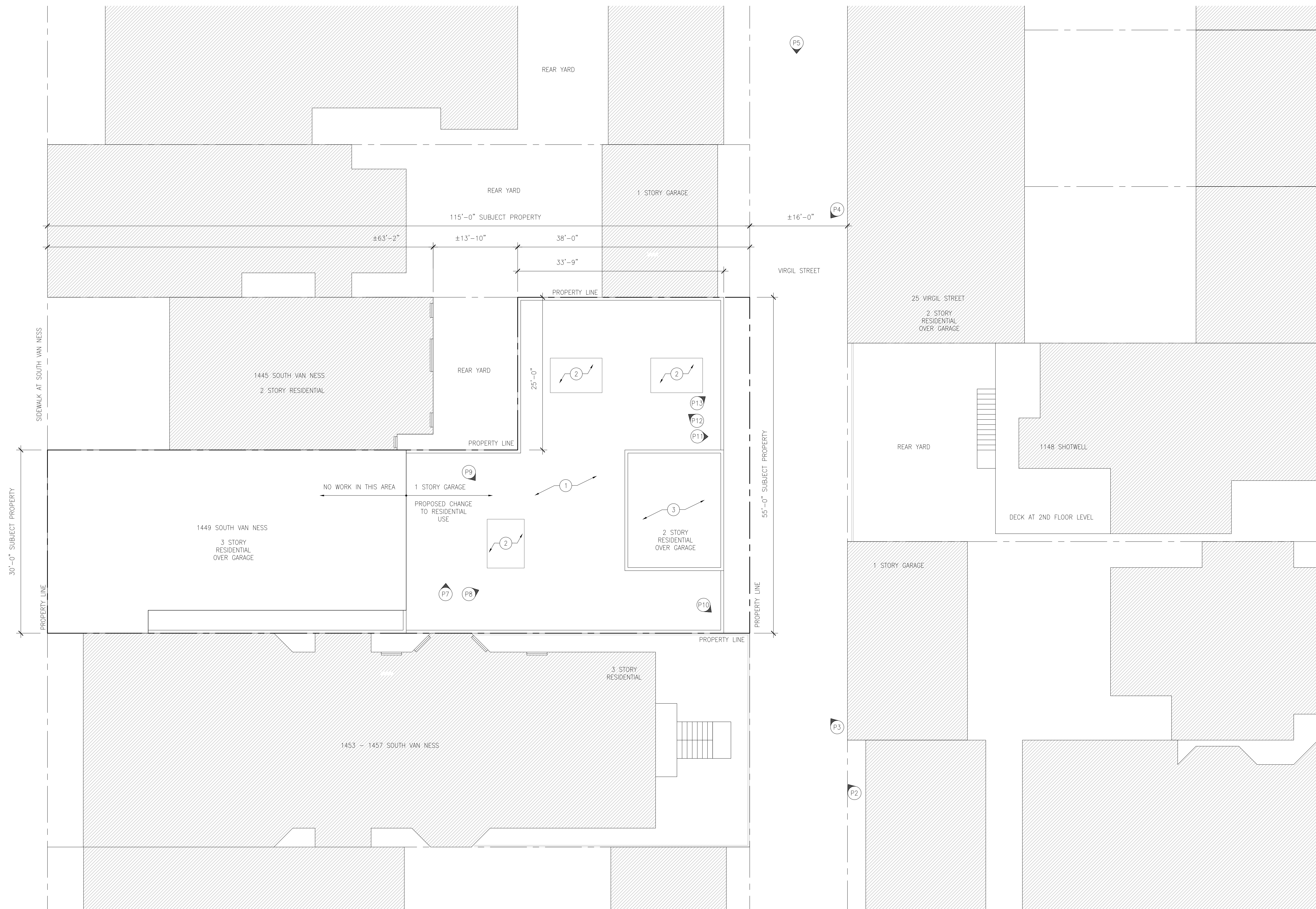


SCALE:  
TITLE: 1/8"=1'-0"

EXISTING  
PLOT PLAN

SHEET:

A1.0B



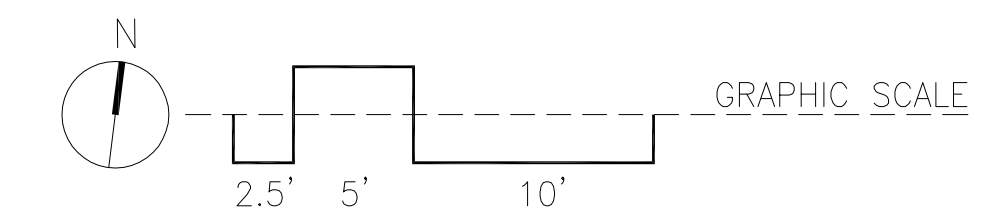
**1** EXISTING PLOT PLAN  
1/8"=1'-0"

**KEYNOTES:**

- ① (E) ROOF OVER GARAGE
- ② (E) SKYLIGHT
- ③ (E) 2ND FLOOR LEVEL RESIDENTIAL UNIT

**LEGEND:**

- P1 PHOTO REFERENCE LOCATION



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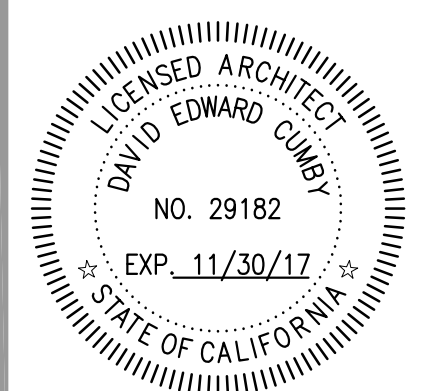
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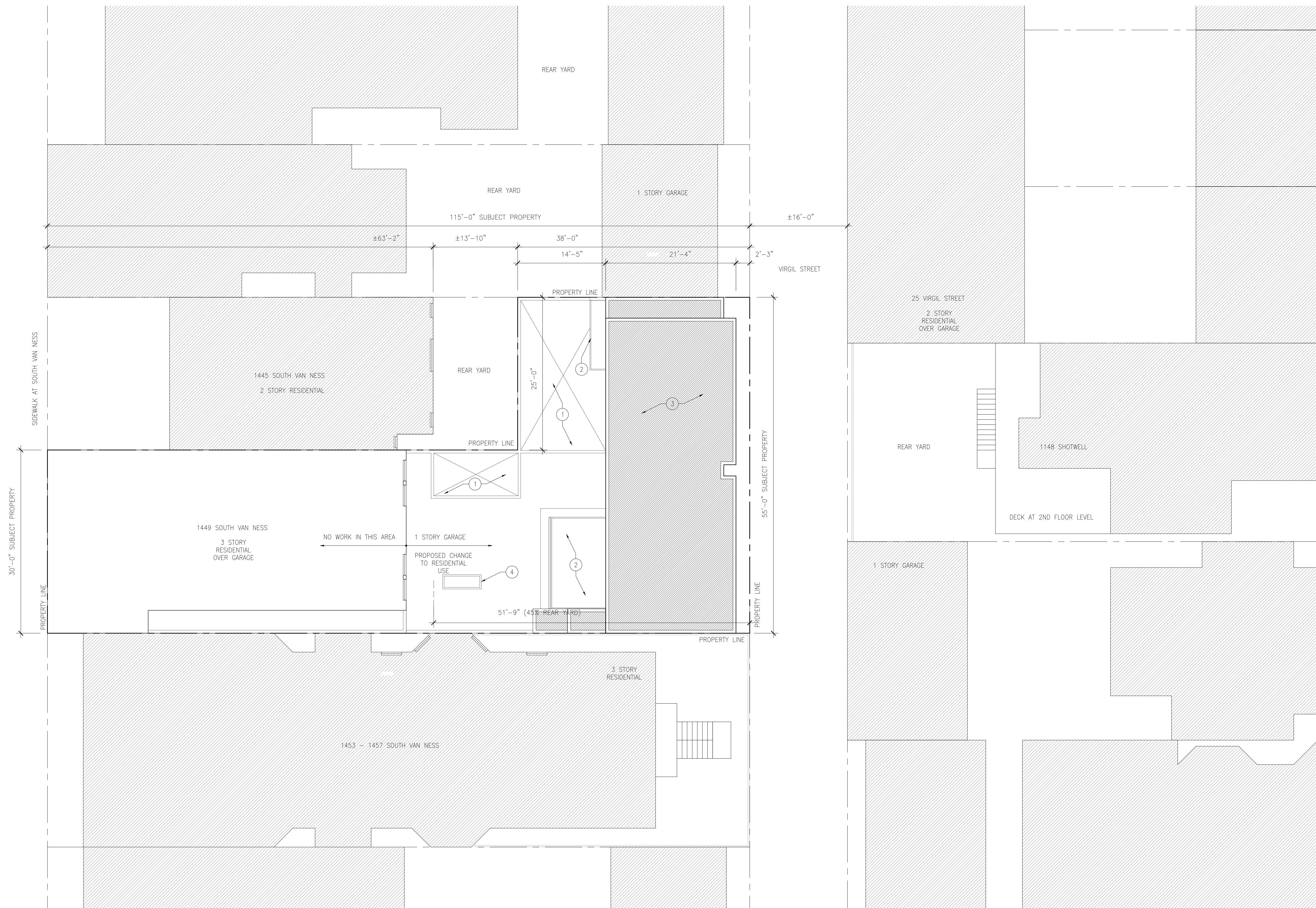


SCALE:  
TITLE: 1/8"=1'-0"

PROPOSED  
PLOT PLAN

SHEET:

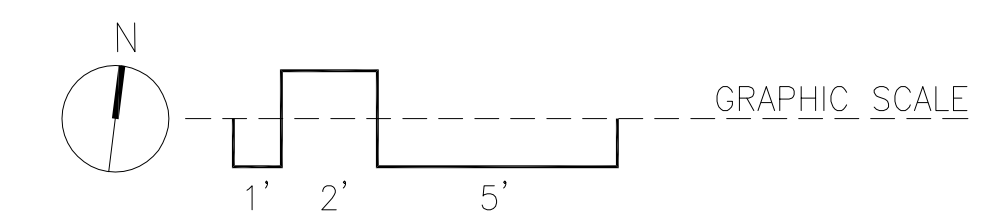
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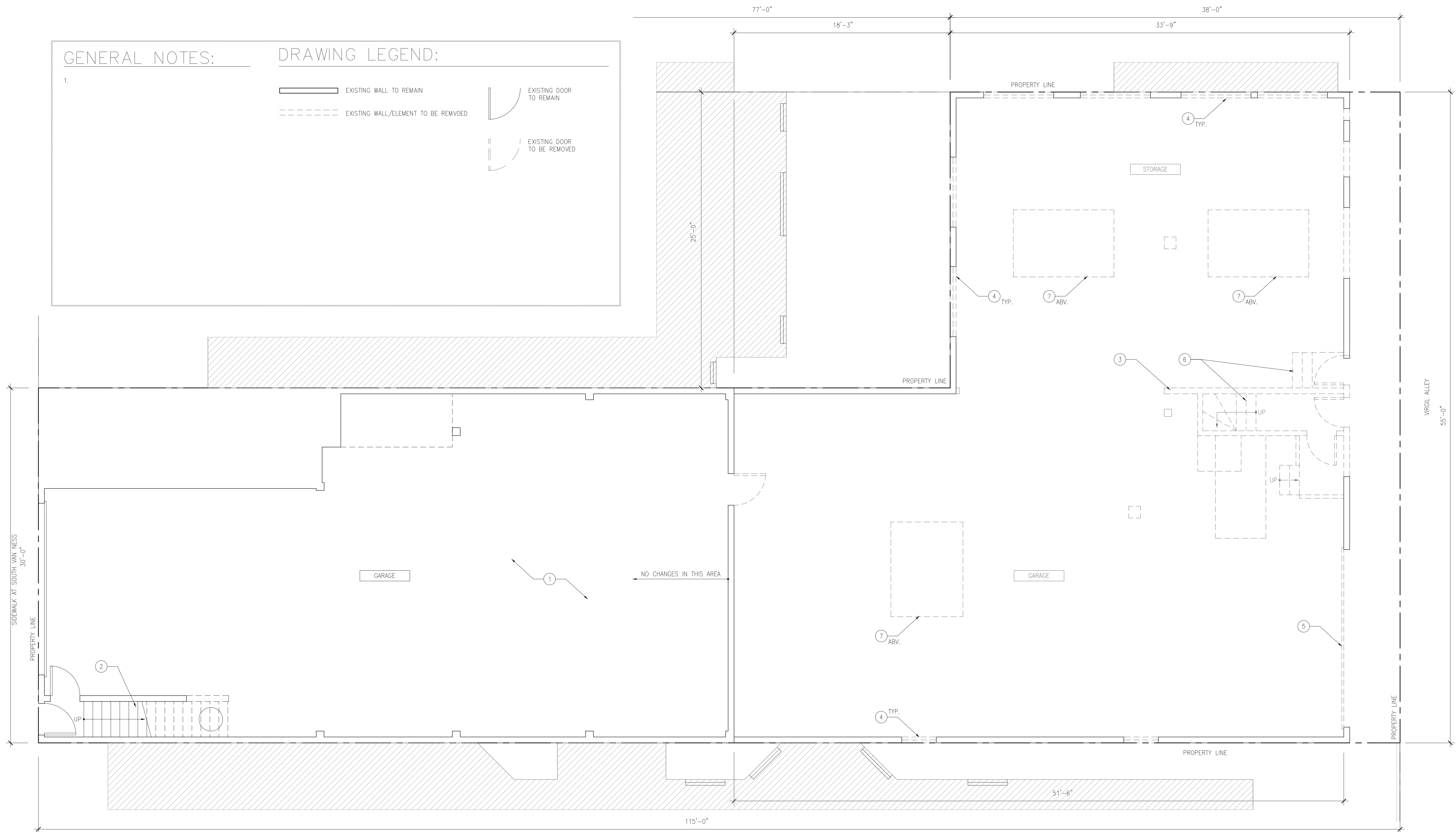
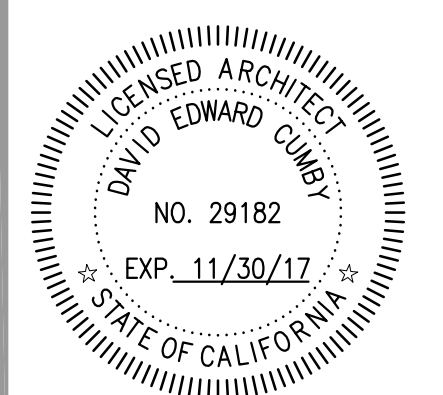


**1** PROPOSED PLOT PLAN  
1/8"=1'-0"

**KEYNOTES:**

- ① (N) LIGHT WELL OPENING IN (E) ROOF
- ② (N) ROOF DECK AT 2ND FLOOR LEVEL
- ③ (N) EXPANDED SECOND FLOOR LEVEL
- ④ (N) SKYLIGHT





GENERAL NOTES:

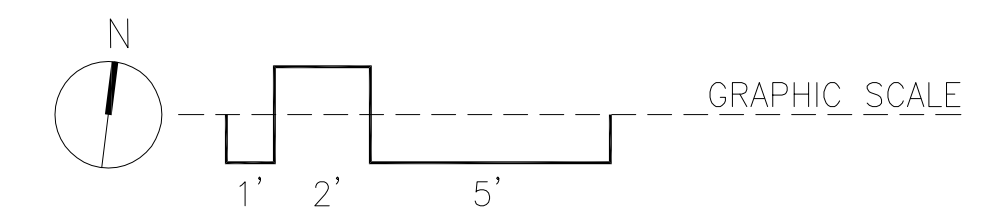
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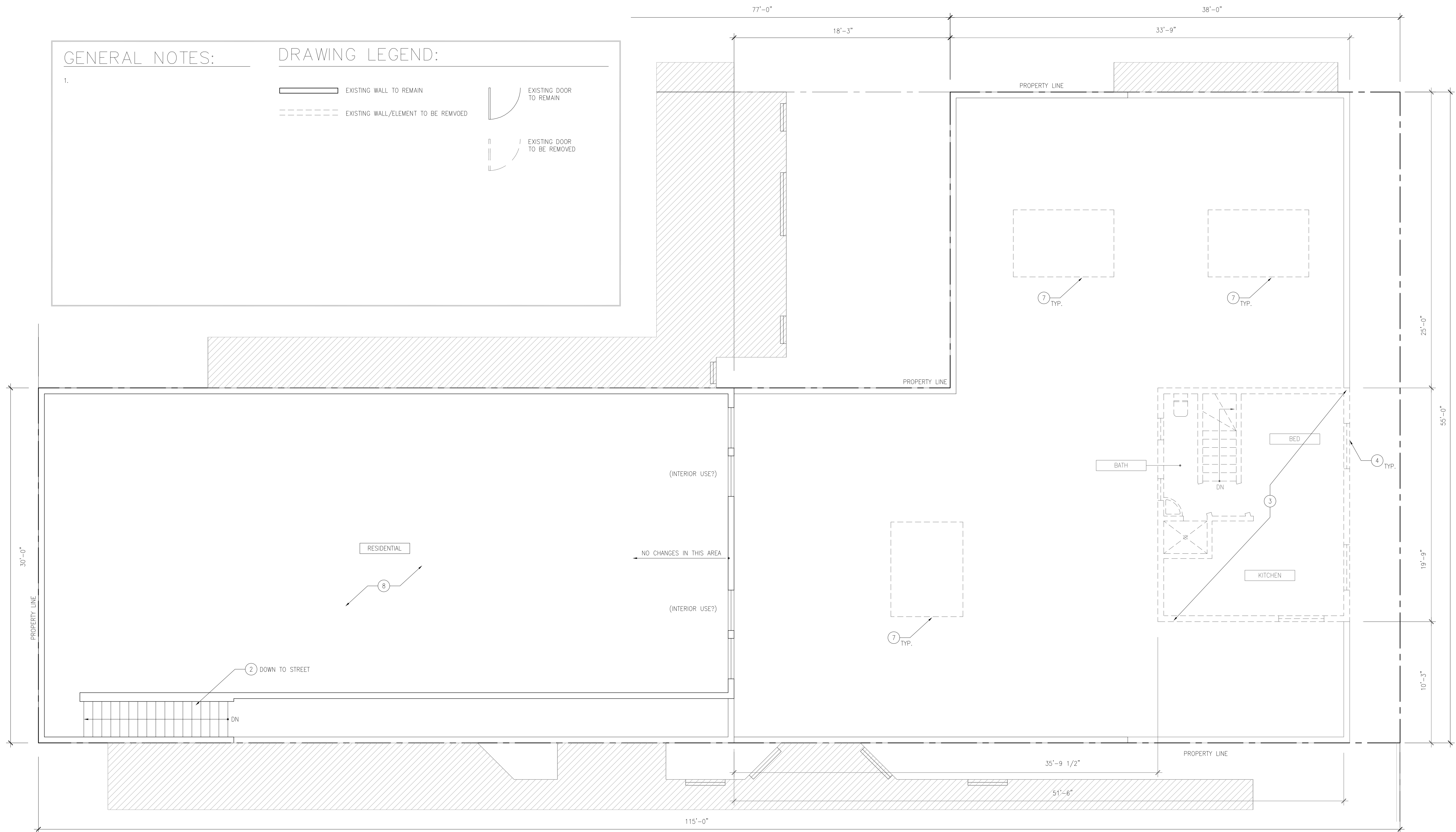
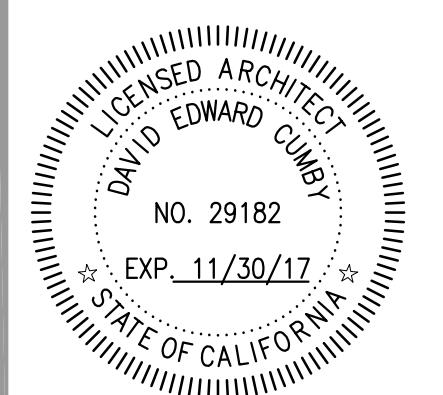
- 1.
- EXISTING WALL TO REMAIN
  - EXISTING WALL/ELEMENT TO BE REMOVED
  - EXISTING DOOR TO REMAIN
  - EXISTING DOOR TO BE REMOVED

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

KEYNOTES:

- ① (E) GARAGE TO REMAIN
- ② (E) STAIR TO REMAIN
- ③ (E) WALL TO BE REMOVED
- ④ (E) WINDOW TO BE REMOVED
- ⑤ (E) GARAGE DOOR TO BE REMOVED
- ⑥ (E) INTERIOR STAIR TO BE REMOVED
- ⑦ (E) SKYLIGHT TO BE REMOVED
- ⑧ (E) APARTMENTS TO REMAIN
- ⑨
- ⑩
- ⑪
- ⑫

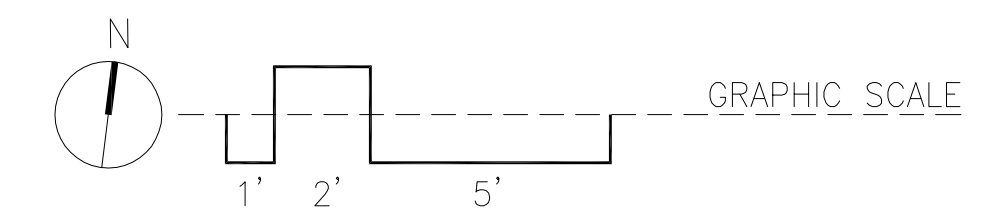


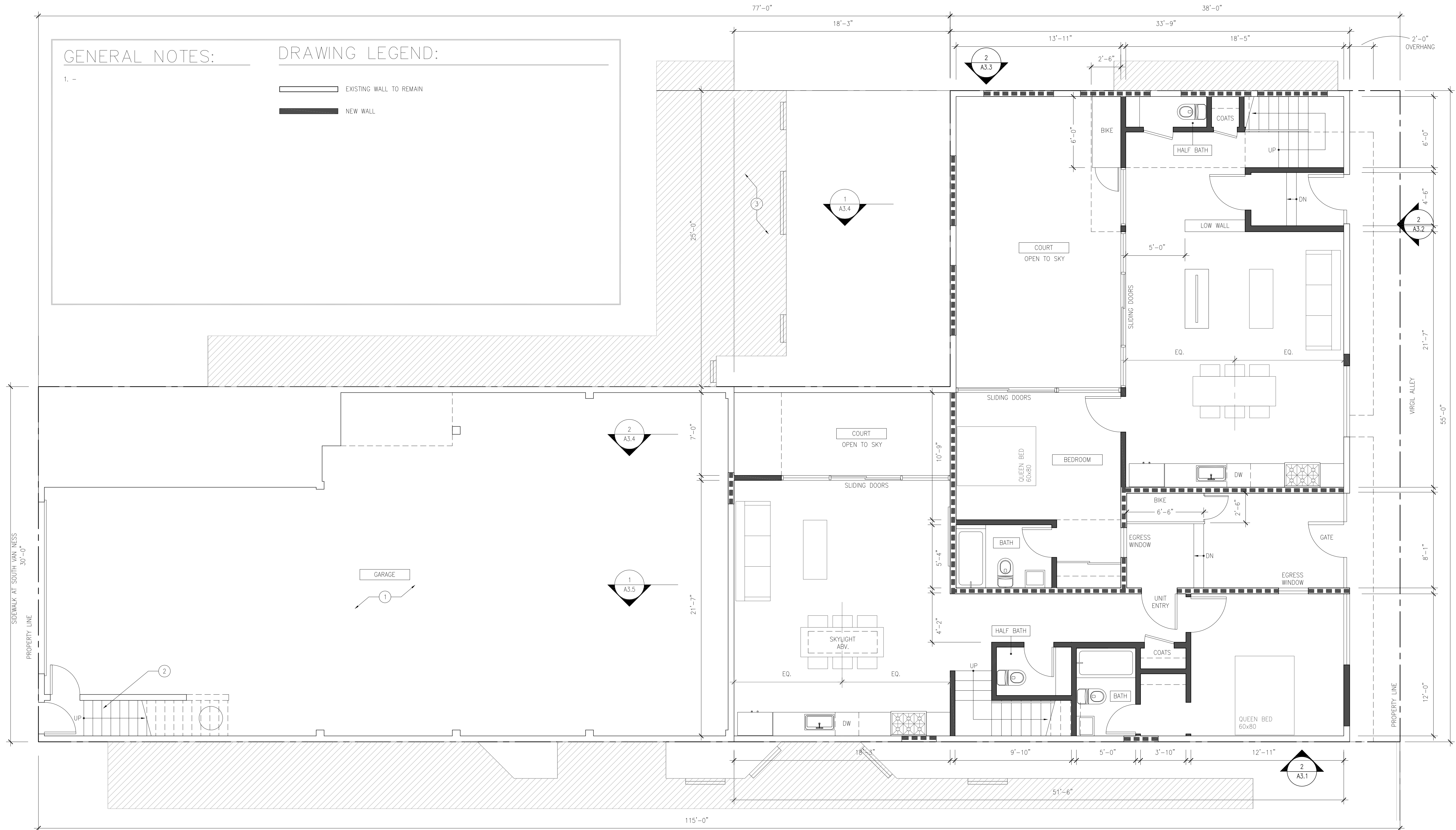
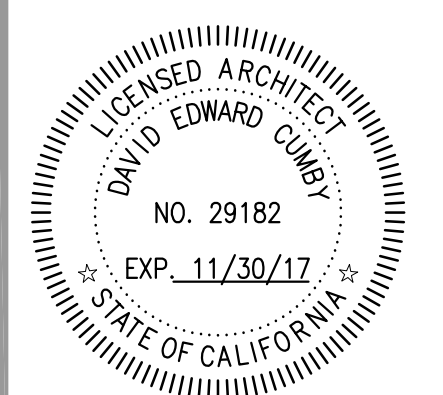


**1 SECOND FLOOR DEMO PLAN**  
1/4"=1'-0"

**KEYNOTES:**

- |                                    |                              |
|------------------------------------|------------------------------|
| ① (E) GARAGE TO REMAIN             | ⑦ (E) SKYLIGHT TO BE REMOVED |
| ② (E) STAIR TO REMAIN              | ⑧ (E) APARTMENTS TO REMAIN   |
| ③ (E) WALL TO BE REMOVED           | ⑨                            |
| ④ (E) WINDOW TO BE REMOVED         | ⑩                            |
| ⑤ (E) GARAGE DOOR TO BE REMOVED    | ⑪                            |
| ⑥ (E) INTERIOR STAIR TO BE REMOVED | ⑫                            |





**GENERAL NOTES:**

1. -

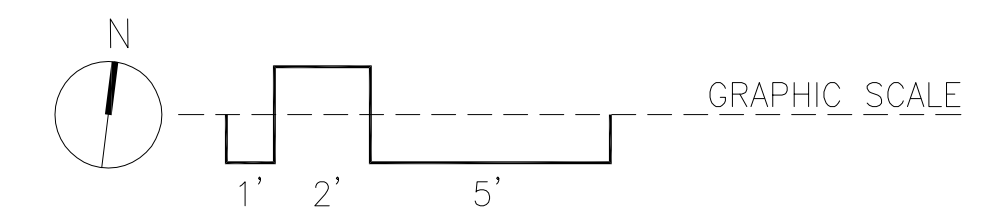
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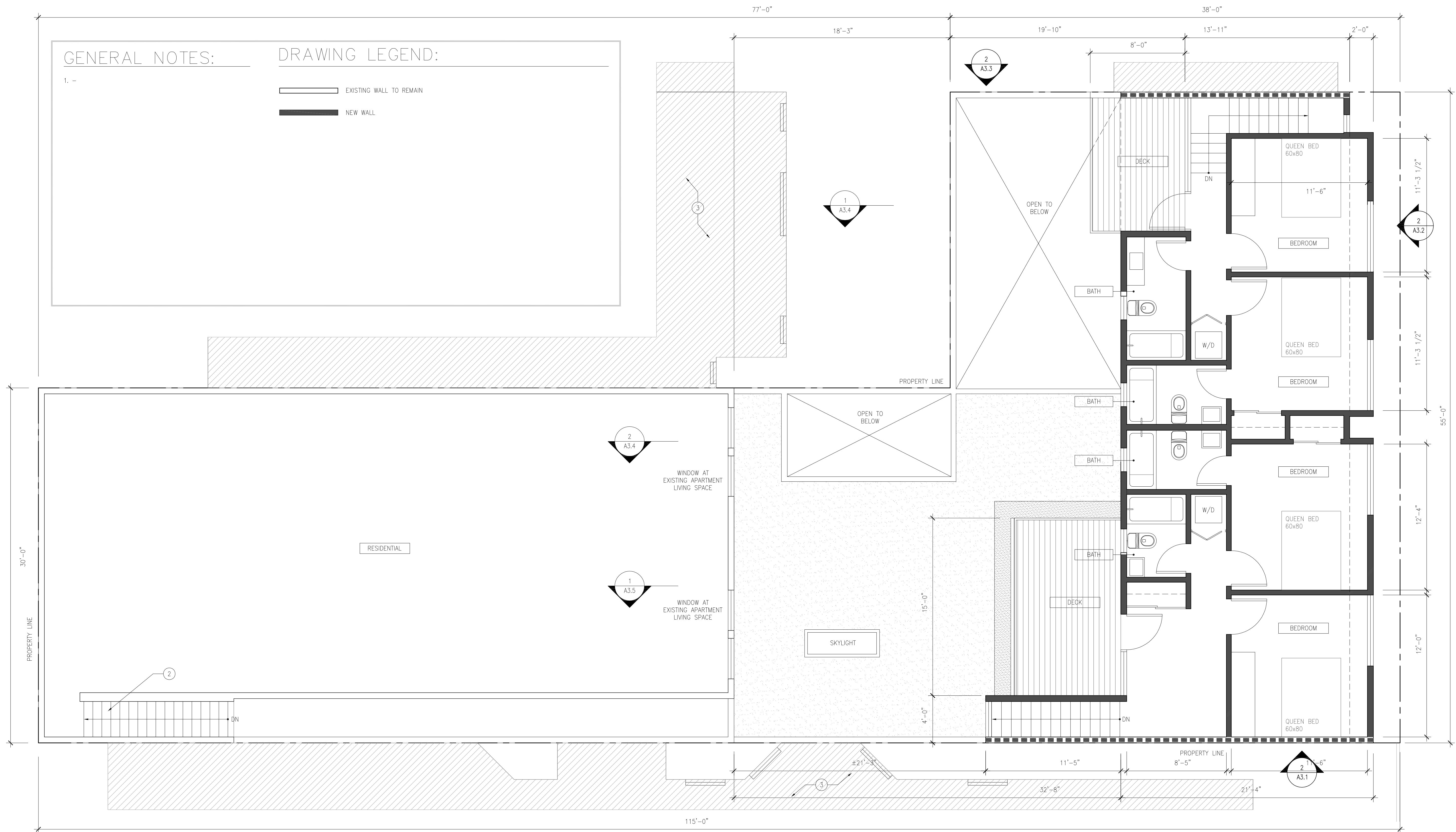
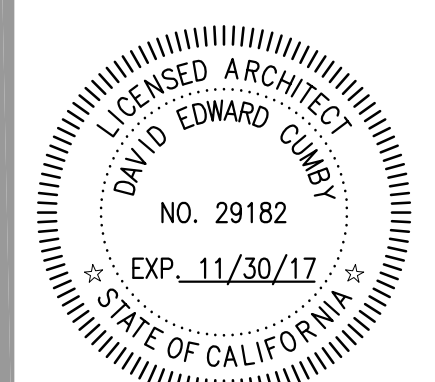
-  EXISTING WALL TO REMAIN
-  NEW WALL

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

**KEYNOTES:**

- |  |         |  |  |
|--|---------|--|--|
| ① (E) GARAGE TO REMAIN                               | ⑦ (E) - | ⑬ (N) INTERIOR STAIR                   | ⑰ OPEN TO BELOW  |
| ② (E) STAIR TO REMAIN                                | ⑧       | ⑭ (N) GARAGE DOOR                      | ⑱ (N) ROOF   |
| ③ (E) NEIGHBORING BUILDING TO REMAIN (SHOWN HATCHED) | ⑨       | ⑮ (N) PLANTING AREA                    | ⑳ (N) PRIVACY SCREEN WITH PLANTING - HEIGHT 6 FEET ABOVE DECK FINISH FLOOR |
| ④  | ⑩       | ⑯ (N) TRANSLUCENT GLAZING AT COURTYARD |  |
| ⑤  | ⑪       | ⑰ (N) GLAZING AT COURTYARD             |  |
| ⑥  | ⑫       | ⑱ OVERHANG OF (N) 2ND FLOOR ABOVE      |  |





**GENERAL NOTES:**

1. -

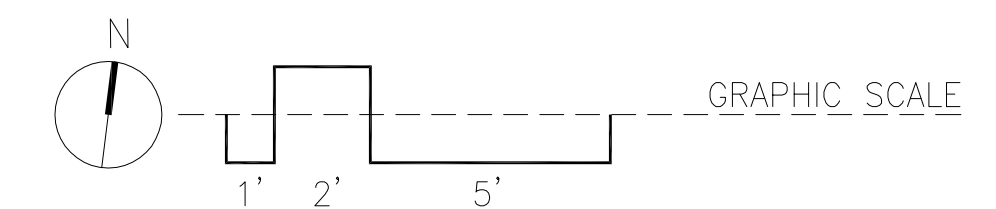
**DRAWING LEGEND:**

-  EXISTING WALL TO REMAIN
-  NEW WALL

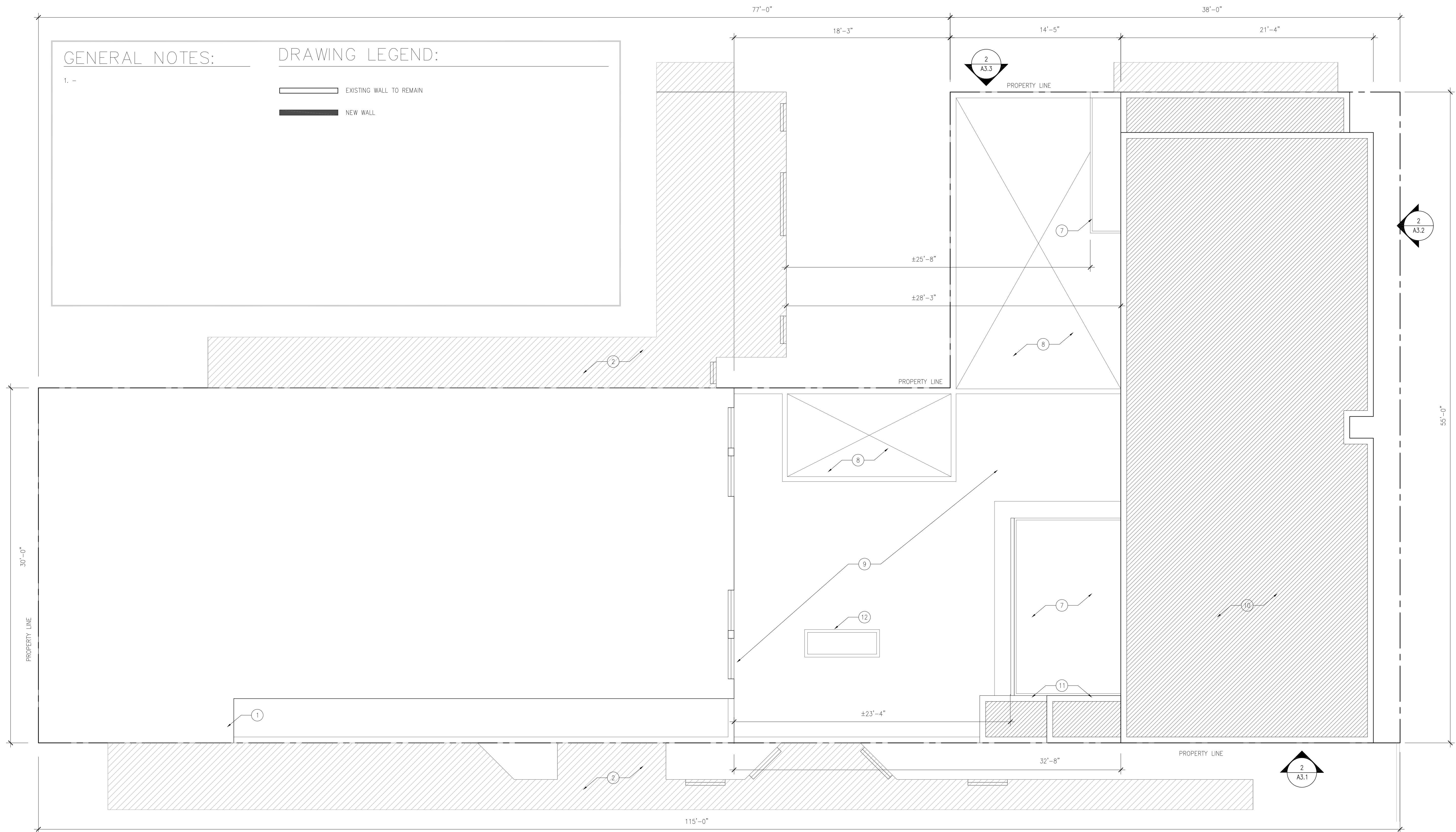
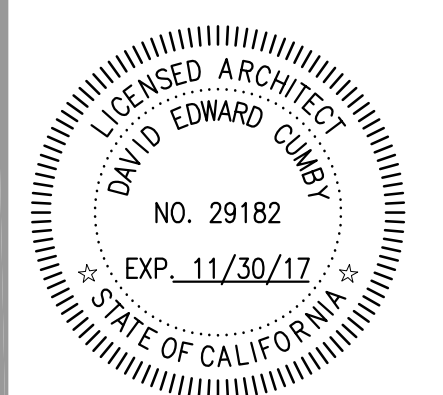
**1 SECOND FLOOR PROPOSED PLAN**  
1/4"=1'-0"

**KEYNOTES:**

- |  |         |  |  |
|--|---------|--|--|
| ① (E) GARAGE TO REMAIN                               | ⑦ (E) - | ⑬ (N) INTERIOR STAIR                   | ⑰ OPEN TO BELOW  |
| ② (E) STAIR TO REMAIN                                | ⑧       | ⑭ (N) GARAGE DOOR                      | ⑱ (N) ROOF   |
| ③ (E) NEIGHBORING BUILDING TO REMAIN (SHOWN HATCHED) | ⑨       | ⑮ (N) PLANTING AREA                    | ⑳ (N) PRIVACY SCREEN WITH PLANTING - HEIGHT 6 FEET ABOVE DECK FINISH FLOOR |
| ④  | ⑩       | ⑯ (N) TRANSLUCENT GLAZING AT COURTYARD |  |
| ⑤  | ⑪       | ⑰ (N) GLAZING AT COURTYARD             |  |
| ⑥  | ⑫       | ⑱ OVERHANG OF (N) 2ND FLOOR ABOVE      |  |







GENERAL NOTES:

1. -

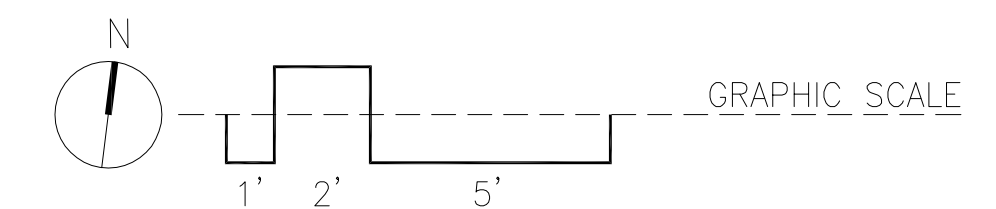
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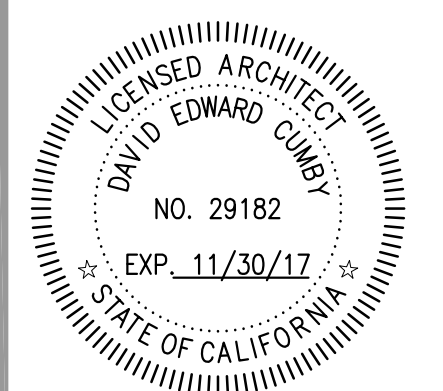
-  EXISTING WALL TO REMAIN
-  NEW WALL

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

KEYNOTES:

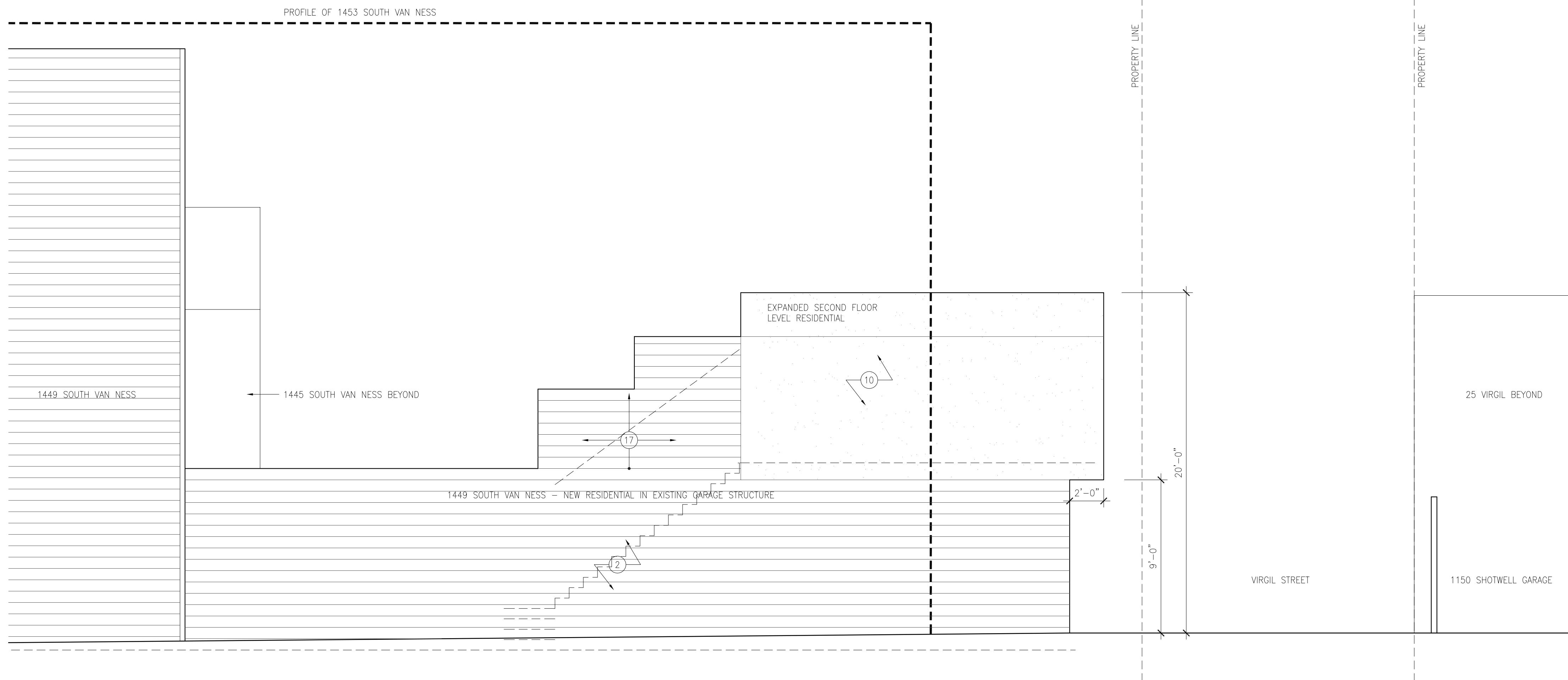
- |  |  |
|--|--|
| ① (E) STAIR TO REMAIN                                | ⑦ (N) ROOF DECK                            |
| ② (E) NEIGHBORING BUILDING TO REMAIN (SHOWN HATCHED) | ⑧ (N) COURTYARD BELOW                      |
| ③  | ⑨ (E) ROOF TO REMAIN, PATCHED AND REPAIRED |
| ④  | ⑩ (N) ROOF ON EXPANDED SECOND FLOOR LEVEL  |
| ⑤  | ⑪ (N) ROOF OVER (N) STAIR ENCLOSURE        |
| ⑥  | ⑫ (N) SKYLIGHT                             |



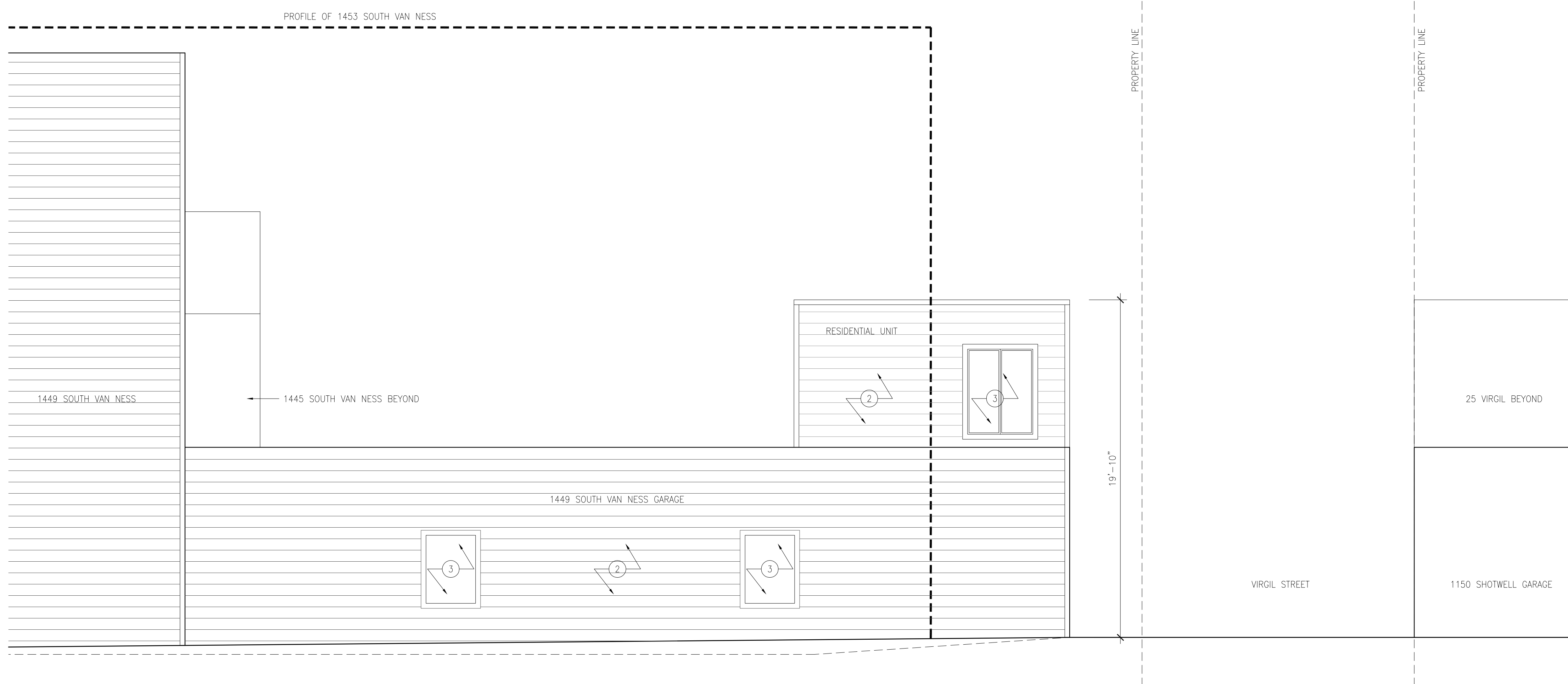


KEYNOTES:

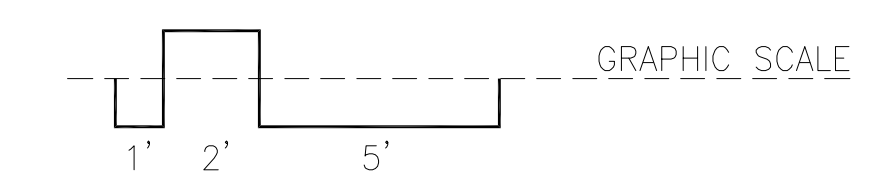
- ① (E) GARAGE DOOR
- ② (E) WOOD SIDING
- ③ (E) WINDOW
- ④ (E) -
- ⑤ (E) -
- ⑥ (E) -
- ⑦ (E) -
- ⑧ (E) -
- ⑨ (E) -
- ⑩ (N) STUCCO
- ⑪ (N) WINDOW
- ⑫ (N) GARAGE DOOR
- ⑬ (N) ENTRY DOOR/GATE
- ⑭ (N) DECK AT SECOND FLOOR LEVEL WITH 42 INCH HIGH GUARDRAIL
- ⑮ (N) PRIVACY SCREEN WITH PLANTING - HEIGHT 6 FEET ABOVE DECK FINISH FLOOR
- ⑯ (N) DECORATIVE PRIVACY/SECURITY SCREEN AT GROUND FLOOR WINDOW WITH OPERABLE PANEL FOR BEDROOM EGRESS
- ⑰ (N) WOOD SIDING, PAINTED



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



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



GRAPHIC SCALE

PROJECT/CLIENT:  
Variance Application  
1449 South Van Ness  
San Francisco, CA 94110

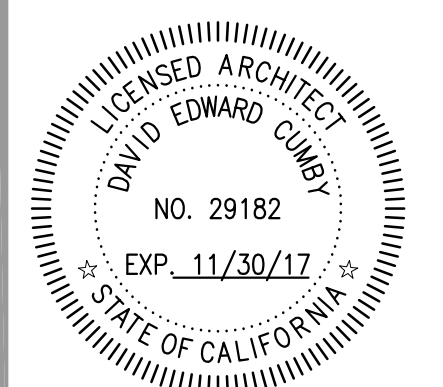
Bill and Wayne Mufarreh  
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CONSULTANTS:  
-

ISSUE/DATE:  
variance 07-25-2017

variance

APPROVAL:



SCALE:  
TITLE: 1/4"=1'-0"

EXISTING AND  
PROPOSED EAST  
ELEVATIONS

SHEET:

A3.2

NOTE: SEE SHEET A3.1 FOR TABLE OF KEYNOTES

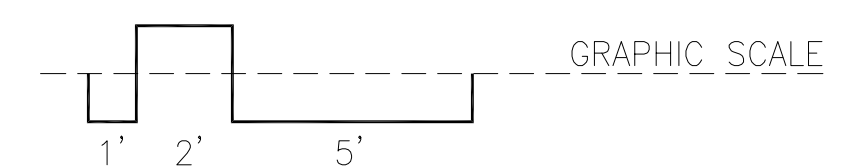


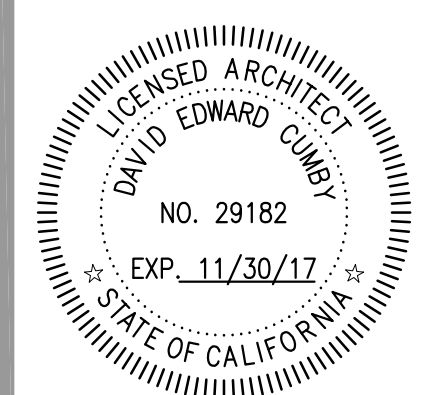
**2** PROPOSED EAST ELEVATION (VIRGIL STREET)  
1/4"=1'-0"

NOTE: SEE SHEET A3.1 FOR TABLE OF KEYNOTES



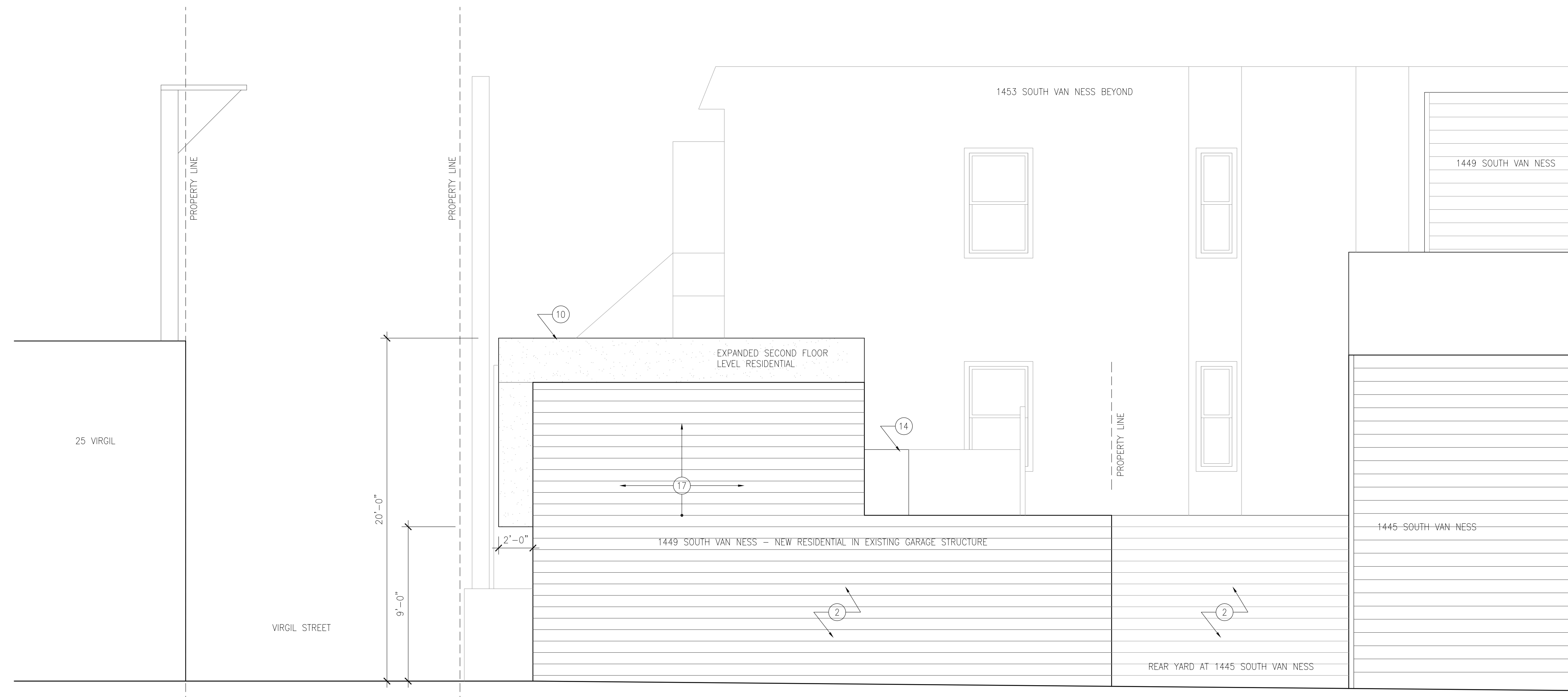
**1** EXISTING EAST ELEVATION (VIRGIL STREET)  
1/4"=1'-0"





KEYNOTES:

- ① (E) GARAGE DOOR
- ② (E) WOOD SIDING
- ③ (E) WINDOW
- ④ (E) -
- ⑤ (E) -
- ⑥ (E) -
- ⑦ (E) -
- ⑧ (E) -
- ⑨ (E) -
- ⑩ (N) STUCCO
- ⑪ (N) WINDOW
- ⑫ (N) GARAGE DOOR
- ⑬ (N) ENTRY DOOR/GATE
- ⑭ (N) DECK AT SECOND FLOOR LEVEL WITH 42 INCH HIGH GUARDRAIL
- ⑮ (N) PRIVACY SCREEN WITH PLANTING - HEIGHT 6 FEET ABOVE DECK FINISH FLOOR
- ⑯ (N) DECORATIVE PRIVACY/SECURITY SCREEN AT GROUND FLOOR WINDOW WITH OPERABLE PANEL FOR BEDROOM EGRESS
- ⑰ (N) WOOD SIDING, PAINTED



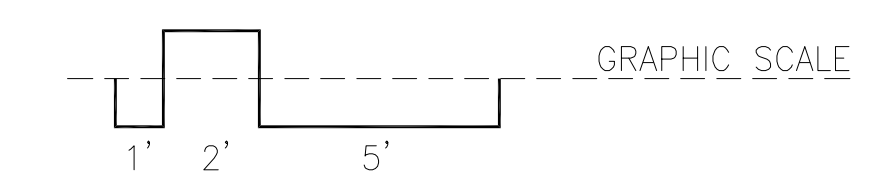
**2** PROPOSED NORTH ELEVATION

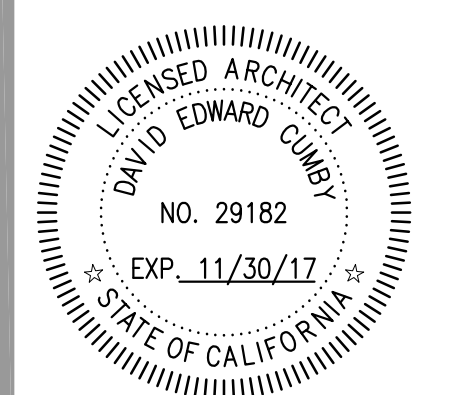
1/4"=1'-0"



**1** EXISTING NORTH ELEVATION

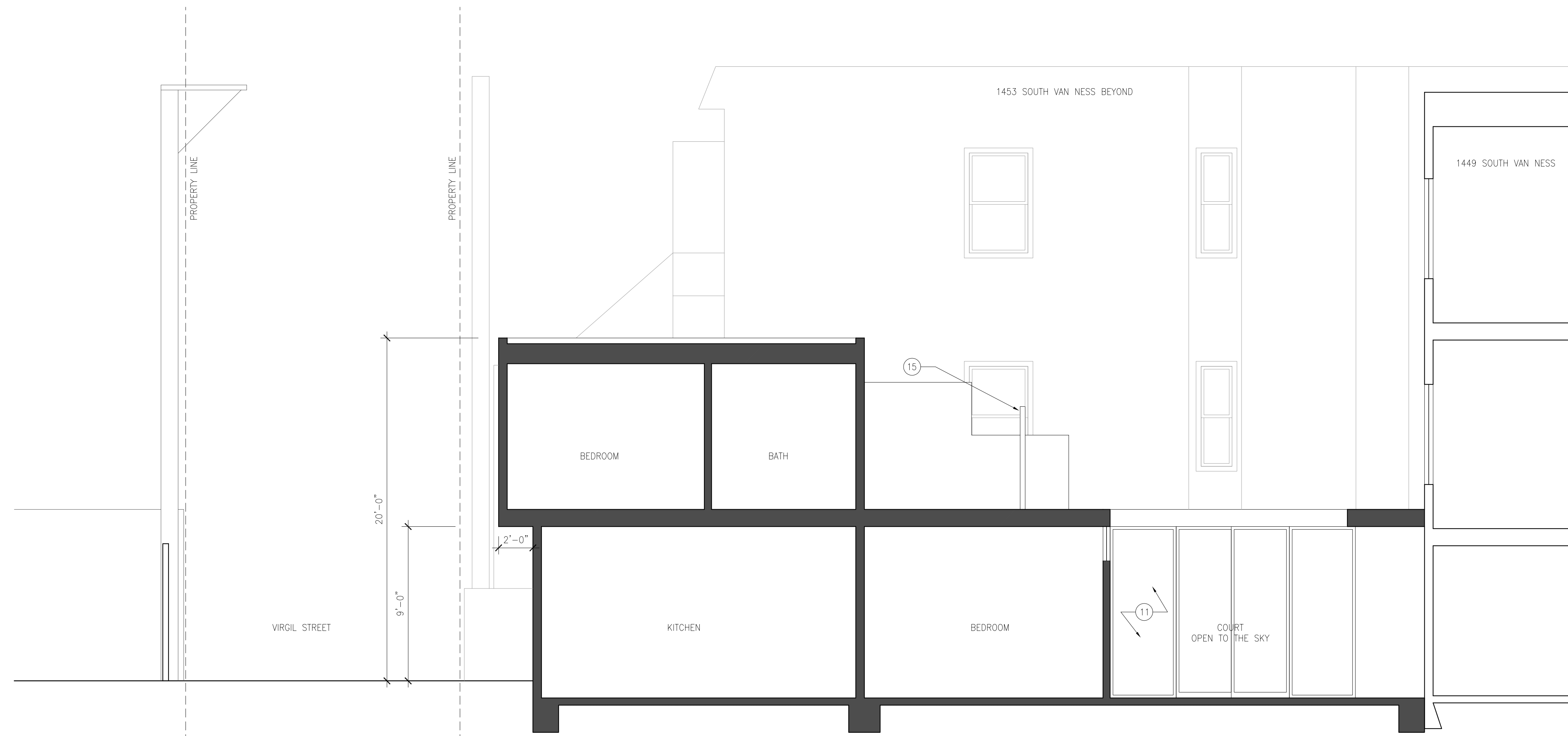
1/4"=1'-0"



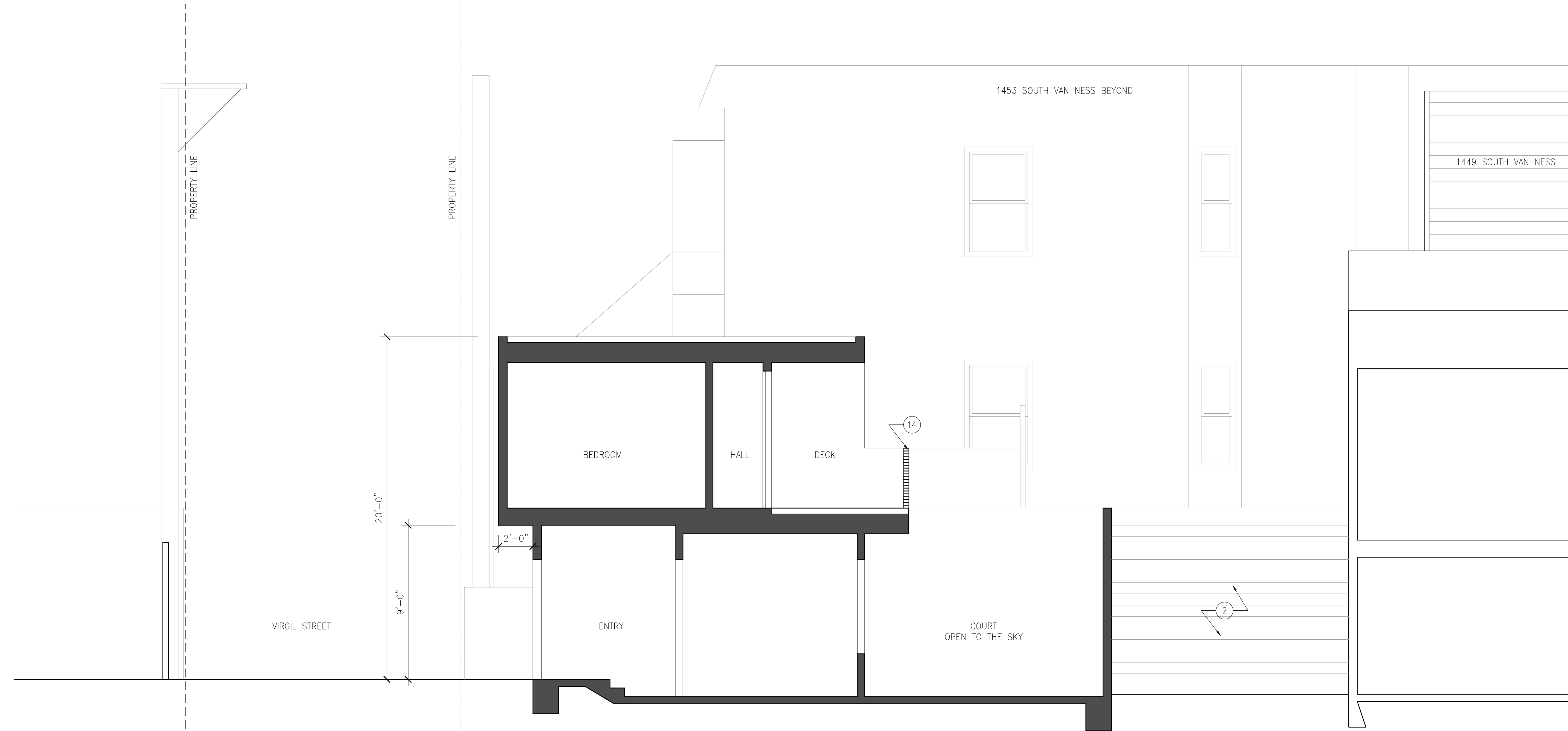


KEYNOTES:

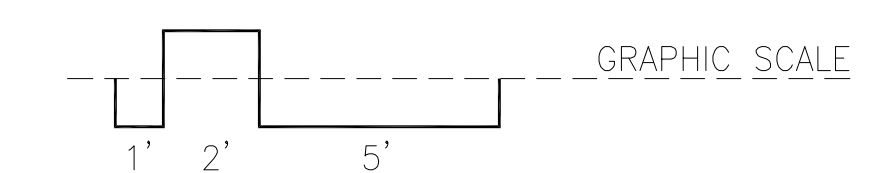
- ① (E) GARAGE DOOR
- ② (E) WOOD SIDING
- ③ (E) WINDOW
- ④ (E) -
- ⑤ (E) -
- ⑥ (E) -
- ⑦ (E) -
- ⑧ (E) -
- ⑨ (E) -
- ⑩ (N) STUCCO
- ⑪ (N) WINDOW
- ⑫ (N) GARAGE DOOR
- ⑬ (N) ENTRY DOOR/GATE
- ⑭ (N) DECK AT SECOND FLOOR LEVEL WITH 42 INCH HIGH GUARDRAIL
- ⑮ (N) PRIVACY SCREEN WITH PLANTING - HEIGHT 6 FEET ABOVE DECK FINISH FLOOR
- ⑯ (N) DECORATIVE PRIVACY/SECURITY SCREEN AT GROUND FLOOR WINDOW WITH OPERABLE PANEL FOR BEDROOM EGRESS
- ⑰ (N) WOOD SIDING, PAINTED



**2** PROPOSED SECTION  
1/4"=1'-0"



**1** PROPOSED SECTION  
1/4"=1'-0"



PROJECT/CLIENT:  
Variance Application  
1449 South Van Ness  
San Francisco, CA 94110

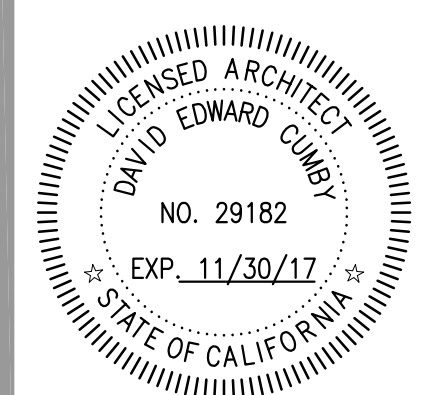
Bill and Wayne Mufarreh  
3260 26th Street  
San Francisco, CA 94110  
415.285.2439

CONSULTANTS:  
-

ISSUE/DATE:  
variance 07-25-2017

variance

APPROVAL:



SCALE:  
TITLE: 1/4"=1'-0"

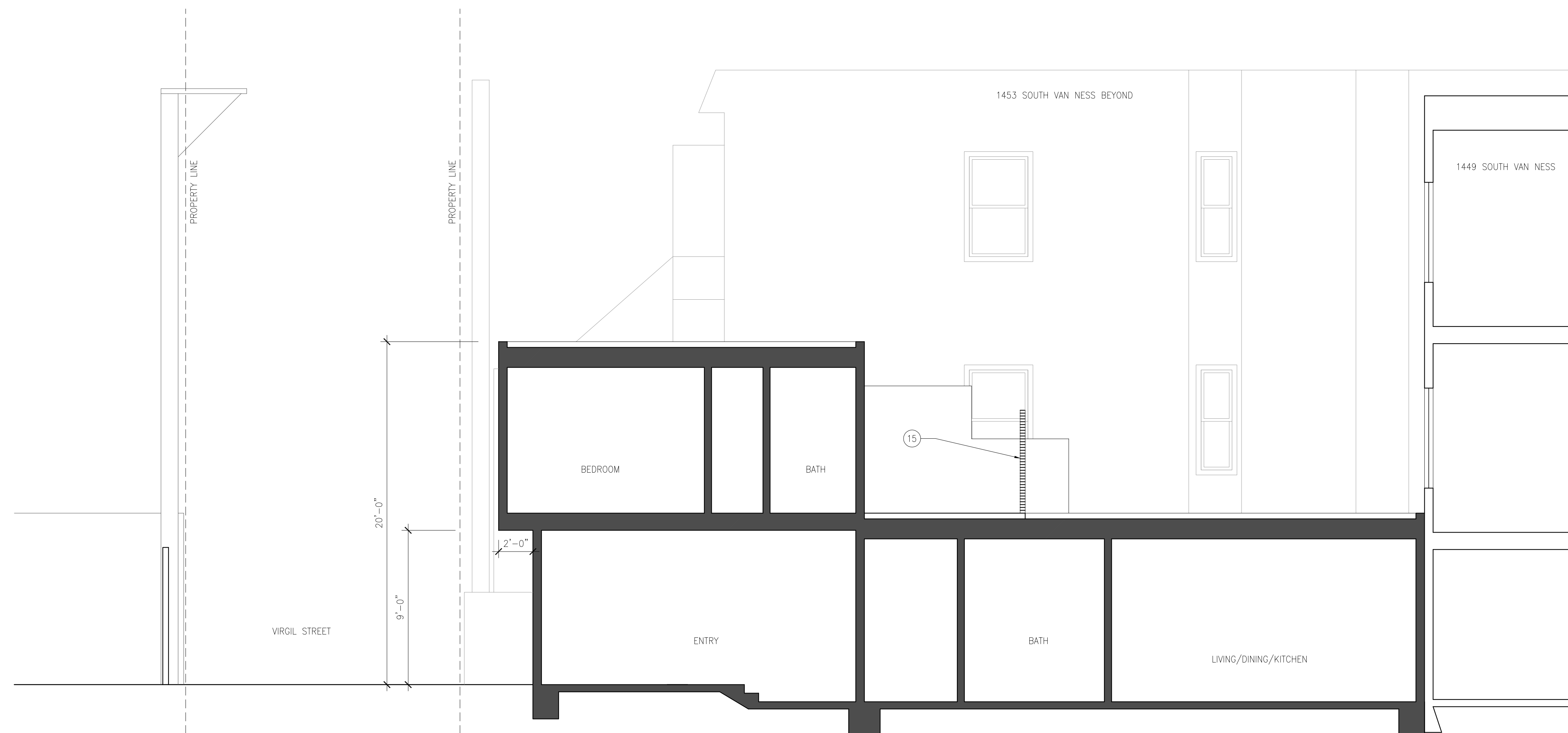
PROPOSED SECTION

SHEET:

A3.5

KEYNOTES:

- ① (E) GARAGE DOOR
- ② (E) WOOD SIDING
- ③ (E) WINDOW
- ④ (E) -
- ⑤ (E) -
- ⑥ (E) -
- ⑦ (E) -
- ⑧ (E) -
- ⑨ (E) -
- ⑩ (N) STUCCO
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- ⑰ (N) WOOD SIDING, PAINTED



**1** PROPOSED SECTION  
1/4"=1'-0"

