



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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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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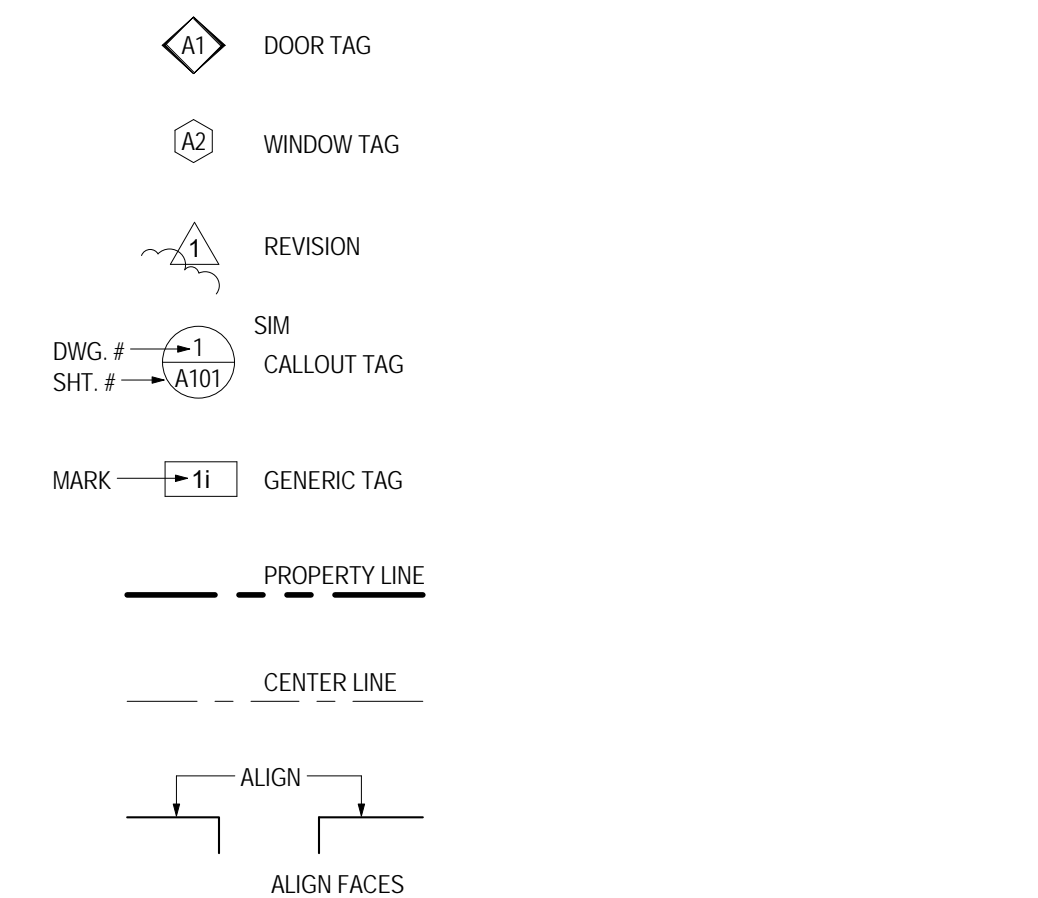
Planning
Information:
415.558.6377

ABBREVIATION table listing various construction abbreviations such as ABV, AC, ACU, ACT, ADA, ADDL, ADI, A.F.F., AIA, ALUM, ALT., ANOD, APPROX, ARCH, ASSY, BD, BETWN, BEV, BLDG, BLK, BLKG, BM, BOT, BRKT, B.U.R., B.W., CAB, CABR, C.B., C.B.C., CEM, CER, C.I., C.J., C.L., CLG, CLKG, CLO, CLR, CO, COMB, CONC, CONN, CONSTR, CONTR, CORR, CS, CT, CTSK, D, DBL, DEPT, DET, DIA, DIA, DMP, DIM, DISP, DN, D.O., DR, DSR, DWG, DWR, (E), E, EA, E.B., E.J., EL, ELEC, EMER, ENCL, E.P., EQ, EQUIP, EXH, EXPO, EXST, EXT., F.A., FAB, FAR, F.B., F.D., FDN, F.F., F.F.C., F.G., F.H.C., FIN, FIN GR, FIX, FL, FLASH, FLUOR, F.O.C., F.O.F., F.O.S., F.O.T., FT, FTG, FURR, FUT, G, GA, GALV, G.B., GC, G.D., G.I., GL, GLB, GND, GR, GSA, GYP, GWB, H, H.B., H.C., HD, HDR, HEMD, HEWE, HM, HDRL, HORIZ, HR, HT, HWAC, HW, I.D., I.F., IN, INFO, INSUL, INT., J, JH, JT, KIT, K.O., KPL.

ABBREVIATION

- 1. ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
3. ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY.
4. UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS.
6. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL. AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER. AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
7. SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201. AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
8. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.
11. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
13. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 1x6 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
14. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
16. VERIFY CLEARANCES FOR PLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
17. PROVIDE FIRE-BLOCKING & DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER 2010 CBC.
18. MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FRESAFING AS REQUIRED.
19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
20. ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE FIRE-RATED MINIMUM ONE HOUR (U.O.I.).
21. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
22. CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

GENERAL NOTES



SYMBOLS

APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE W/ SF AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA FIRE CODE
SAN FRANCISCO COUNTY HEALTH & SAFETY CODE

2013 CALIFORNIA GREEN BUILDING CODE
SEE SHEET C-7, SF GREEN BUILDING SUBMITAL.
2013 CALIFORNIA BUILDING CODE
CHAPTER 3 - USE & OCCUPANCY CLASSIFICATIONS
EXISTING OCCUPANCY: R-2 OCCUPANCY
PROPOSED OCCUPANCIES: R-2 OCCUPANCY, NO CHANGE TO PROPOSED OCCUPANCY

CHAPTER 5 - GENERAL BUILDING HEIGHT & AREA
CONSTRUCTION TYPE: TYPE III-B
TABLE 503: OCCUPANCY R-2, TYPE III-B
BUILDING AREA (GROSS SQUARE FOOTAGE)
BASEMENT 5,205 SF
LEVEL 1 5,178 SF
LEVEL 2 5,278 SF
LEVEL 3 5,278 SF
LEVEL 4 5,278 SF
TOTAL 21,012 SF

CHAPTER 6 - TYPES OF CONSTRUCTION
TABLE 601: TYPE III-B
PRIMARY STRUCTURAL FRAME - 0 HR
BEARING WALL - EXTERIOR = 2 HR
BEARING WALL - INTERIOR = 0 HR
NON-BEARING WALLS - EXTERIOR = PER TABLE 602
NON-BEARING WALLS - INTERIOR = 0 HR
FLOOR CONSTRUCTION - 0 HR
ROOF CONSTRUCTION = 0 HR
TABLE 602: OCCUPANCY R-2, CONSTRUCTION TYPE III-B
EXTERIOR WALLS = 1 HR, W/ FIRE SEPARATION DISTANCE <5'

CHAPTER 8 - INTERIOR FINISHES
CLASS A: FLAME SPREAD INDEX 0 - 25, SMOKE DEVELOPED INDEX 0 - 450
CLASS B: FLAME SPREAD INDEX 26 - 75, SMOKE DEVELOPED INDEX 0 - 450
CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450
SECTION 803: THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C, OR BETTER, PER TABLE 803.9 FOR B OCCUPANCY, NON-SPRINKLERED.

CHAPTER 9 - FIRE PROTECTION SYSTEMS
EXISTING BUILDING IS FULLY SPRINKLERED. PROVIDE NFPA-13 FIRE SPRINKLER SYSTEM AT BASEMENT AND NEW DWELLING UNITS.

CODE NOTES

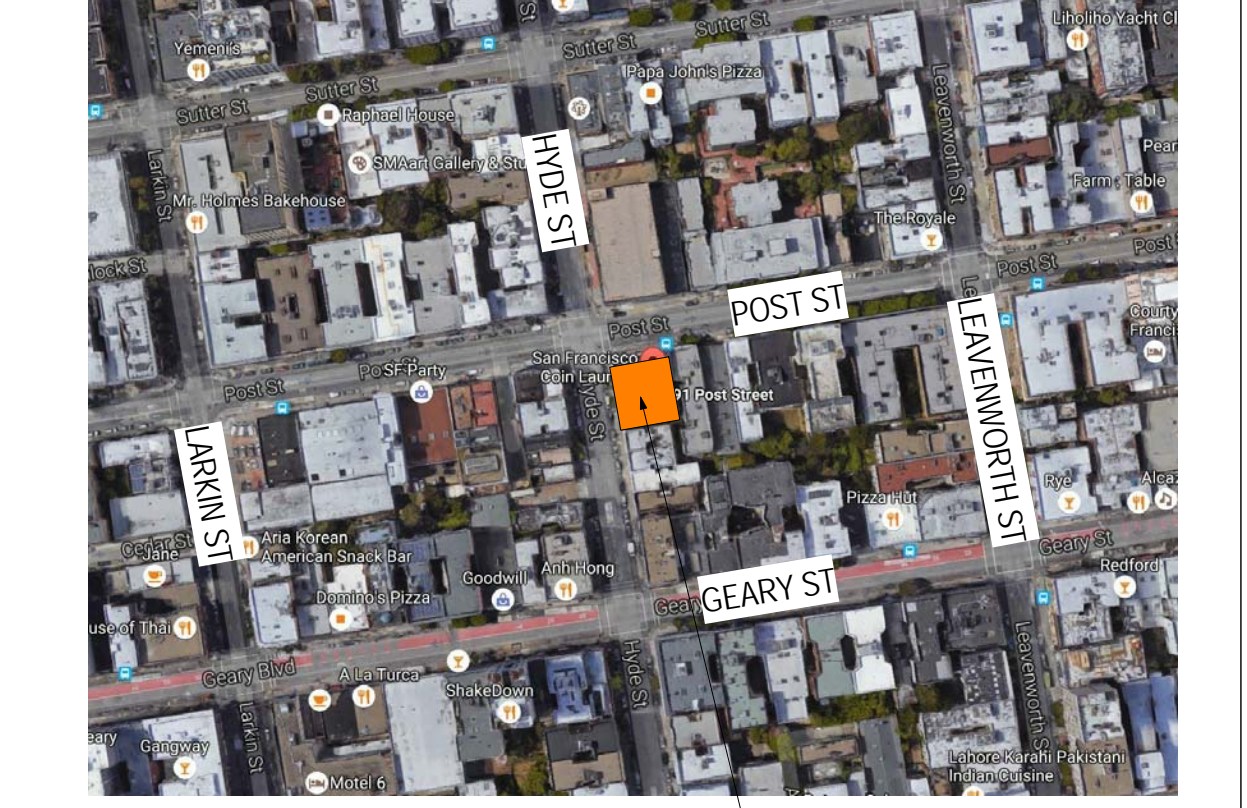
SHEET LIST table with columns Sheet Number and Sheet Name. Rows include A00 TITLE SHEET, A01 SITE PLANS, A03 CODE REVIEW, A05 SITE PHOTOS, A10 EXISTING PLANS, A11 EXISTING ELEVATIONS, A12 BASEMENT PLANS, A30 ELEVATIONS, A31 SECTIONS, A40 ENLARGED UNIT PLANS. SHEET TOTAL: 10

OWNER
FO 891 POST STREET PROPERTY LLC308
JESSIE STREET
SAN FRANCISCO, CA 94103
REPRESENTATIVE OF THE OWNER
THE MOSSER COMPANY
ATTN: JOE COLEMAN
308 JESSIE STREET
SAN FRANCISCO, CA 94103
EMAIL: JCOLEMAN@MOSSERCO.COM
PHONE: 415-712-4576
ARCHITECT
OPENSCOPE STUDIO, INC.
1776 18TH STREET
SAN FRANCISCO, CA 94107
CONTACT: MARK HOGAN
PHONE: 415-938-6480
MARKHOGAN@OPENSCOPESTUDIO.COM
STRUCTURAL ENGINEER

PROJECT DIRECTORY

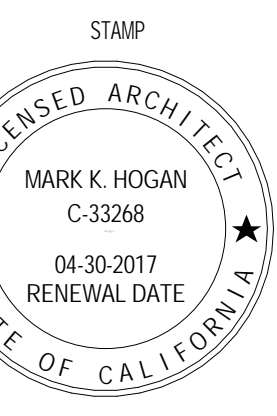
PROJECT DESCRIPTION
THE EXISTING BUILDING IS A FOUR-STORY RESIDENTIAL BUILDING, R-2 OCCUPANCY. THE SCOPE OF THE WORK IS TO ADD TWO NEW ACCESSORY DWELLING UNITS TO THE BASEMENT LEVEL.
BUILDING USE / OCCUPANCY GROUP
EXISTING: R-2 OCCUPANCY
PROPOSED: R-2 OCCUPANCY
PROJECT ADDRESS: 891 POST ST, SAN FRANCISCO, CA 94109
PARCELS (BLOCK / LOT): 0303013B
PARCEL AREA: 6,015.63 SF
BUILDING AREA: 21,012 SF
NUMBER OF UNITS (EXIST'G): 47
NUMBER OF UNITS (PROPOSED): 49
EXISTING RETAIL SQUARE FOOTAGE: 4,598 SF
NEW RESIDENTIAL SQUARE FOOTAGE: 768 SF
SPRINKLERED: YES (ENTIRE BUILDING)
ZONING DISTRICT: RC - 4 - RESIDENTIAL-COMMERCIAL, HIGH DENSITY
HEIGHT & BULK DISTRICT: 80-T
SPECIAL USE DISTRICTS: WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE
PLANNING DEPT. HISTORIC STATUS CODE: A - HISTORIC RESOURCE PRESENT
PRE-APPLICATION MEETING DATE:
PERMIT APPLICATION NUMBER: 2016.12.21.5551

PROJECT INFORMATION



VICINITY MAP

PROJECT SITE: 891 POST ST



CONSULTANTS

PROJECT 1606.10 891 POST ST

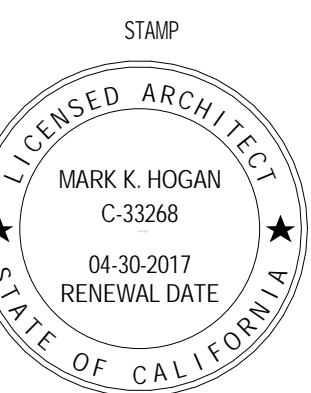
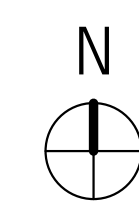
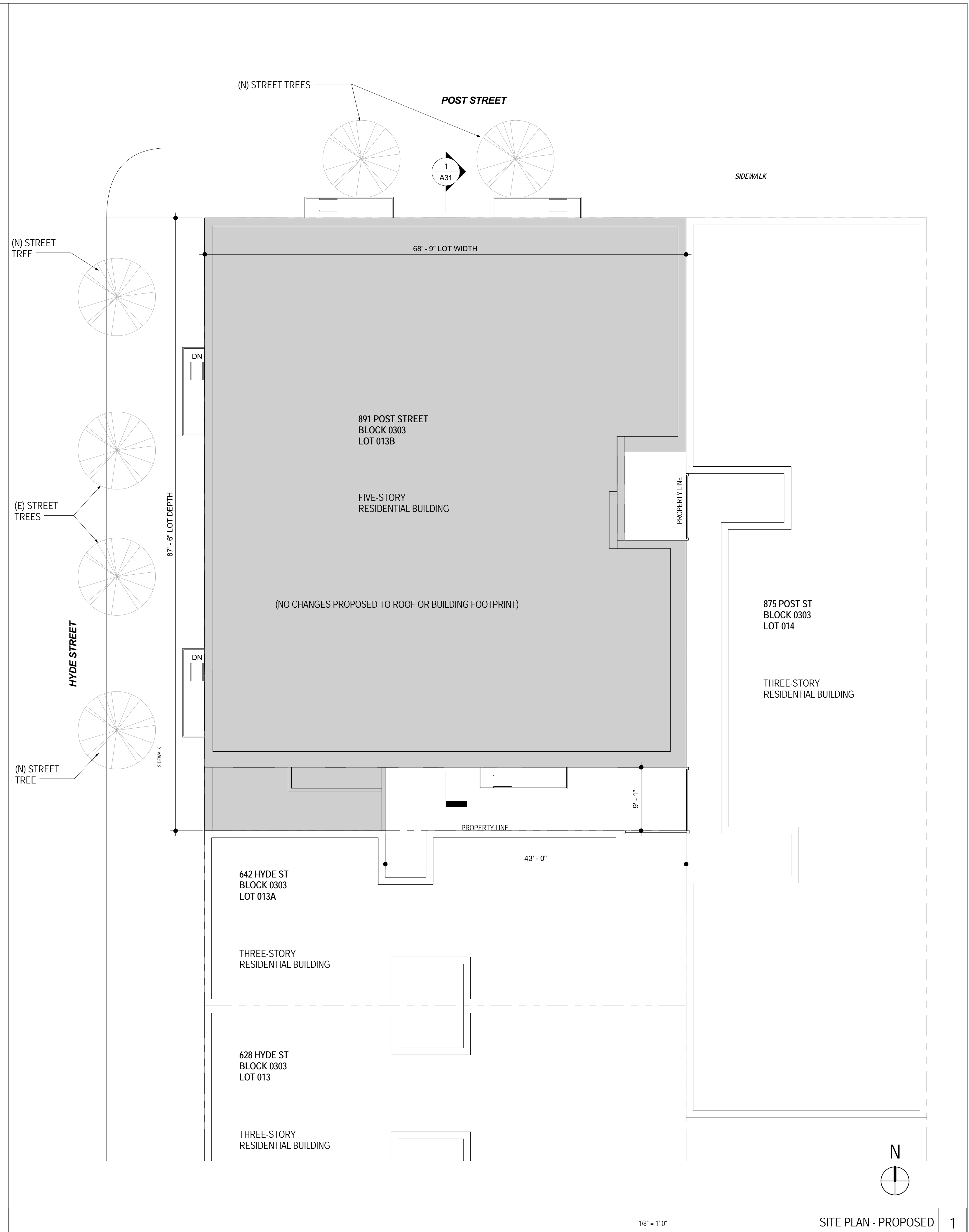
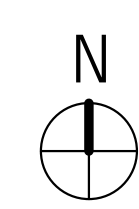
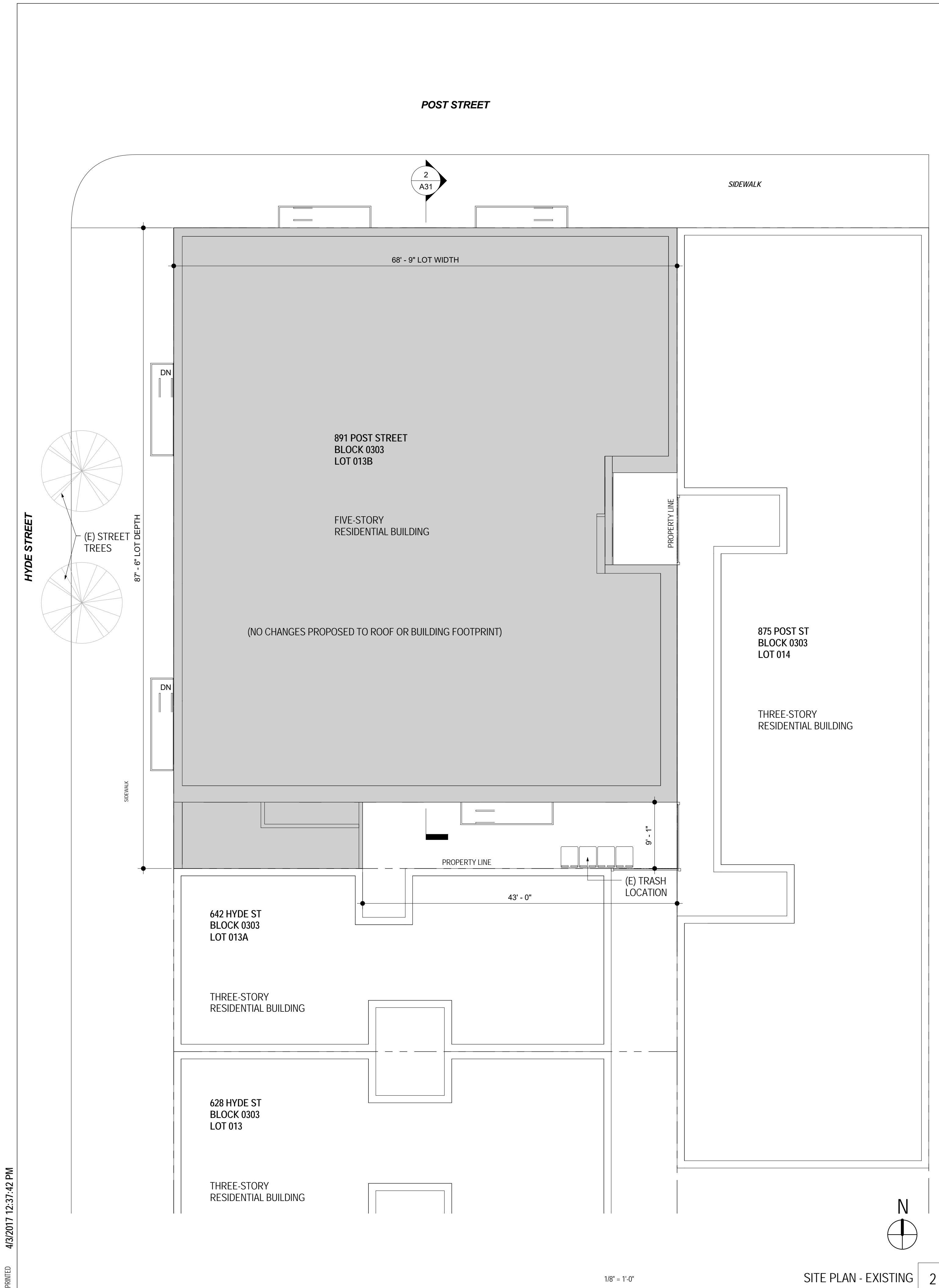
891 POST ST, SAN FRANCISCO, CA 94109

ISSUE DATE 12/16/2016
SITE PERMIT
REVISIONS table with columns NO. and DATE. Row 1: 03/21/2017

SCALE As indicated

TITLE SHEET

A00



CONSULTANTS

PROJECT
1606.10
891 POST ST

891 POST ST, SAN FRANCISCO, CA 94109

ISSUE DATE
12/16/2016

SITE PERMIT

REVISIONS

NO.	DATE

SCALE
1/8" = 1'-0"

SITE PLANS

A01

2013 CALIFORNIA BUILDING CODE

THESE NOTES ARE PROVIDED FOR REFERENCE ONLY. REFER TO THE COMPLETE BUILDING CODE FOR CODE REQUIREMENTS AND QUESTIONS OF COMPLIANCE.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
310.4. THE EXISTING 47-UNIT BUILDING WOULD BE CONSIDERED AN R-2 OCCUPANCY.
310.4. ADDING THE TWO ADDITIONAL UNITS WILL NOT CHANGE THE OCCUPANCY.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
NO CHANGE TO OVERALL GROSS AREA

CHAPTER 9 - FIRE PROTECTION SYSTEMS
903.2.8. COMPLY WITH THE REQUIREMENTS FOR AUTOMATIC SPRINKLER PROTECTION IN GROUP R OCCUPANCIES.
-THE EXISTING BUILDING IS FULLY SPRINKLERED. PROVIDE AN NFPA-13 FIRE SPRINKLER SYSTEM AT THE LEVEL OF THE ADU ADDITION.

CHAPTER 10 - MEANS OF EGRESS
1006.1. PROVIDE EGRESS ILLUMINATION ALONG THE MEANS OF EGRESS (OUTSIDE THE DWELLING UNIT)
1021.2 SINGLE EXITS. THERE ARE LESS THAN 5 UNITS AT THE BASEMENT LEVEL IN COMPLIANCE WITH TABLE 1021.2(1). THE EXIT ACCESS TRAVEL DISTANCE SHOULD BE LESS THAN 125' FROM THE FURTHEST POINT INSIDE THE DWELLING UNITS.
1023. TRAVEL DISTANCES OVER 125' TO COMPLY WITH REQUIREMENTS FOR A 1-HR EXIT PASSAGEWAY AT PORTION OF THE PATH OF TRAVEL THAT EXCEEDS 125'.
1029. RESCUE OPENINGS TO BE PROVIDED VIA RESCUE WINDOWS AT ALL BEDROOMS AND VIA RESCUE WINDOWS OR A DOOR TO THE EXTERIOR AT STUDIO UNITS.

CHAPTER 12 - INTERIOR ENVIRONMENT
SEE UNIT PLAN SHEET

BUILDING CODE NOTES

CURRENT ZONING DESIGNATION: RC-4 RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY HEIGHT AND BULK DISTRICT, 80T

REAR YARD REQUIREMENT: 25% OF LOT DEPTH, BUT NO LESS THAN 15 FEET.
-EXISTING REAR YARD LESS THAN 15 FEET.
-WAIVER REQUIRED FOR REAR YARD.

USABLE OPEN SPACE REQUIREMENT: 36 SQ. FT. PER UNIT, COMMON SPACE SUBSTITUTED MUST BE 1/3 GREATER.
-49 (W/NEW UNITS) x (26 SQ.FT. x 1.33) = 2,346 SQ.FT. (REQ. PUBLIC OPEN SPACE)
-PROPOSED REAR YARD SPACE: 389 SQ.FT.
-WAIVER REQUIRED FOR OPEN SPACE

EXPOSURE REQUIREMENT: DWELLING UNITS MUST HAVE AT LEAST ONE ROOM THAT FACES ON TO A PUBLIC STREET, PUBLIC ALLEY, OR OPEN AREA THAT IS NO LESS THAN 25' X 25'. THE ZONING ADMINISTRATOR MAY REDUCE THE EXPOSURE REQUIREMENT TO 15' X 15'.
-A VARIANCE WILL BE REQUIRED FOR UNIT A & B TO MEET THE EXPOSURE REQUIREMENT.

PARKING: PER SEC. 155.2 BICYCLE PARKING SHALL BE PROVIDED FOR ALL DWELLING UNITS AT THE SAME RATIO AS EXISTING OFF-STREET VEHICLE PARKING IS PROVIDED RELATIVE TO THE AMOUNT OF OFF-STREET VEHICLE PARKING THAT IS REQUIRED BY THIS CODE.
-THERE ARE NO EXISTING VEHICLE PARKING SPACES. THUS NO BIKE PARKING SPACES ARE REQUIRED. (PER EXISTG VEHICLE PARKING RATIO)
-THE EXISTG RC-4 ZONING DOES NOT REQUIRE PARKING SPACES.

ACCESSORY DWELLING UNIT LEGISLATION
-TWO ADDITIONAL UNITS ARE BEING PROPOSED PER ORDINANCE 0162-16, "CITYWIDE ADU PROGRAM"

COMPLIANCE WITH GENERAL CONTROLS OF ADUS:
1. ADUS MUST BE WITHIN THE EXISTING BUILDING ENVELOPE.
-THE NEW UNITS ARE WITHIN THE EXISTING BUILDING ENVELOPE.

2. NEW ADUS CANNOT TAKE SPACE FROM AN EXISTING RESIDENTIAL UNIT.
-THE NEW UNITS ARE AT THE BASEMENT LEVEL OF THE BUILDING AND DO NOT TAKE SPACE FROM EXISTING UNITS ABOVE.

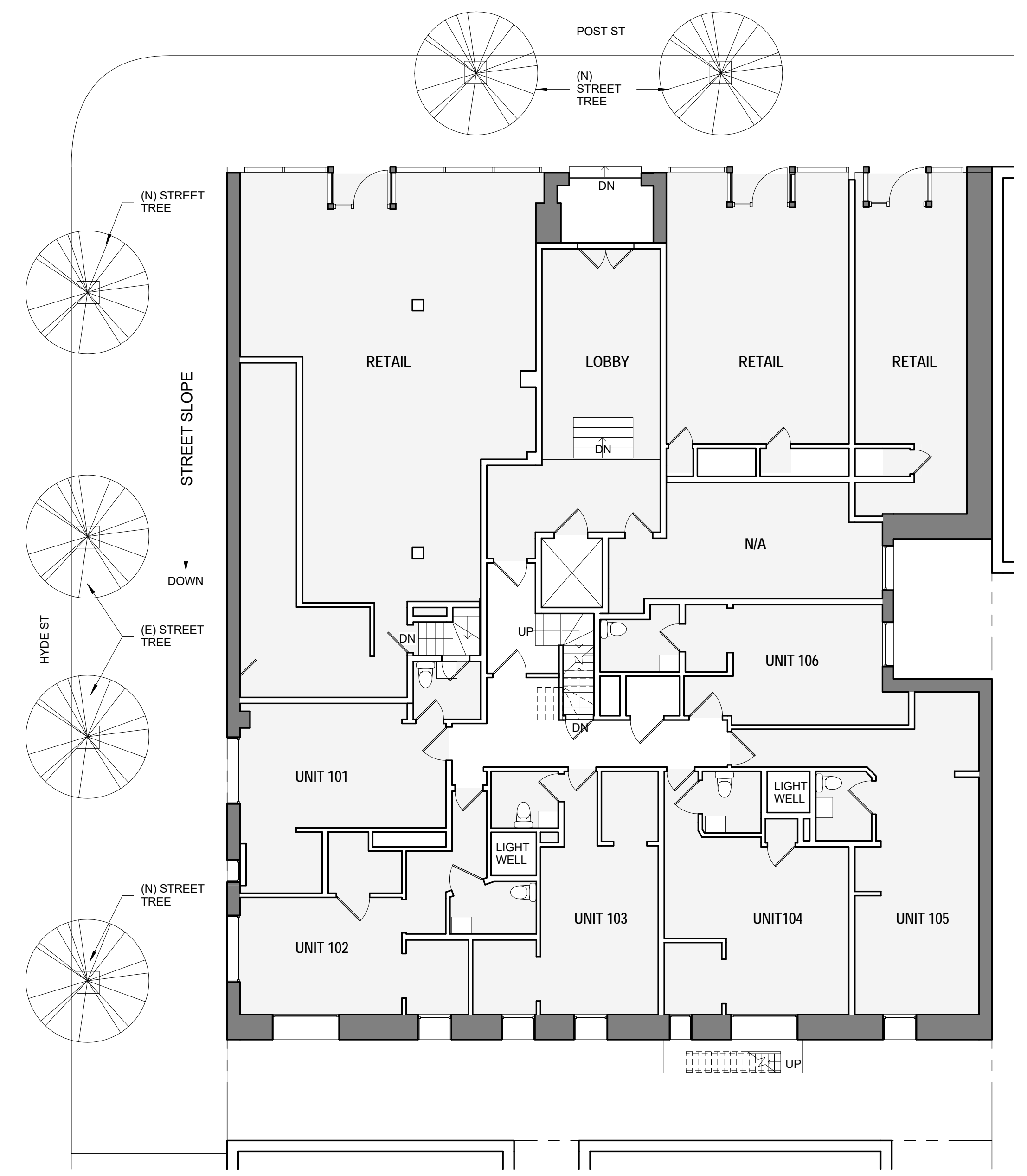
3. ADUS WOULD BE RENT CONTROLLED IF EXISTING BUILDING IS SUBJECT TO RENT CONTROL.
-THE EXISTING BUILDING IS SUBJECT TO RENT CONTROL, SO THE NEW UNITS WILL ALSO BE SUBJECT TO RENT CONTROL.

4. IN BUILDINGS W/ 4 OR LESS UNITS, ONE ADU MAY BE ADDED. IN BUILDINGS W/ MORE THAN 4 UNITS AN UNLIMITED NUMBER OF ADU MAY BE ADDED.
-THE BUILDING HAS 45 UNITS, THEREFORE AN UNLIMITED NUMBER OF ADUS ARE ALLOWED WITHIN THE EXISTING ENVELOPE.

LANDSCAPING & PERMEABILITY
PURSUANT TO PLANNING CODE SECTION 132, NOT LESS THAN 20% OF THE REQUIRED SETBACK AREA SHALL BE AND REMAIN UNPAVED AND DEVOTED TO PLANT MATERIAL, AND THE FRONT SETBACK AREA SHALL BE AT LEAST 50% PERMEABLE SO AS TO INCREASE STORMWATER INFILTRATION.
-NO FRONT SETBACK

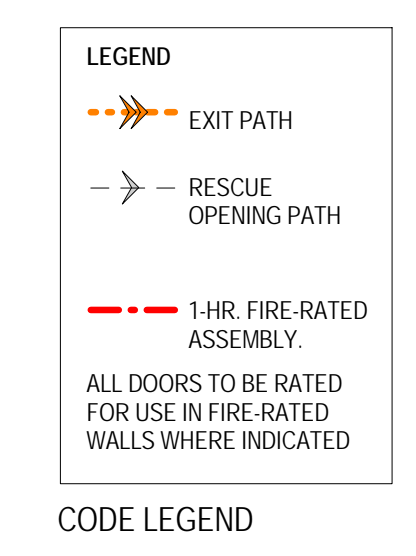
STREET TREE
ONE TREE OF 24-INCH BOX SIZE IS REQUIRED FOR EACH 20 FEET OF FRONTAGE OF THE PROPERTY ALONG EACH STREET OR ALLEY, WITH ANY REMAINING FRACTION OF 10 FEET OR MORE OF FRONTAGE REQUIRING AN ADDITIONAL TREE.
-FOUR STREET TREES ARE ADDED

PLANNING CODE NOTES

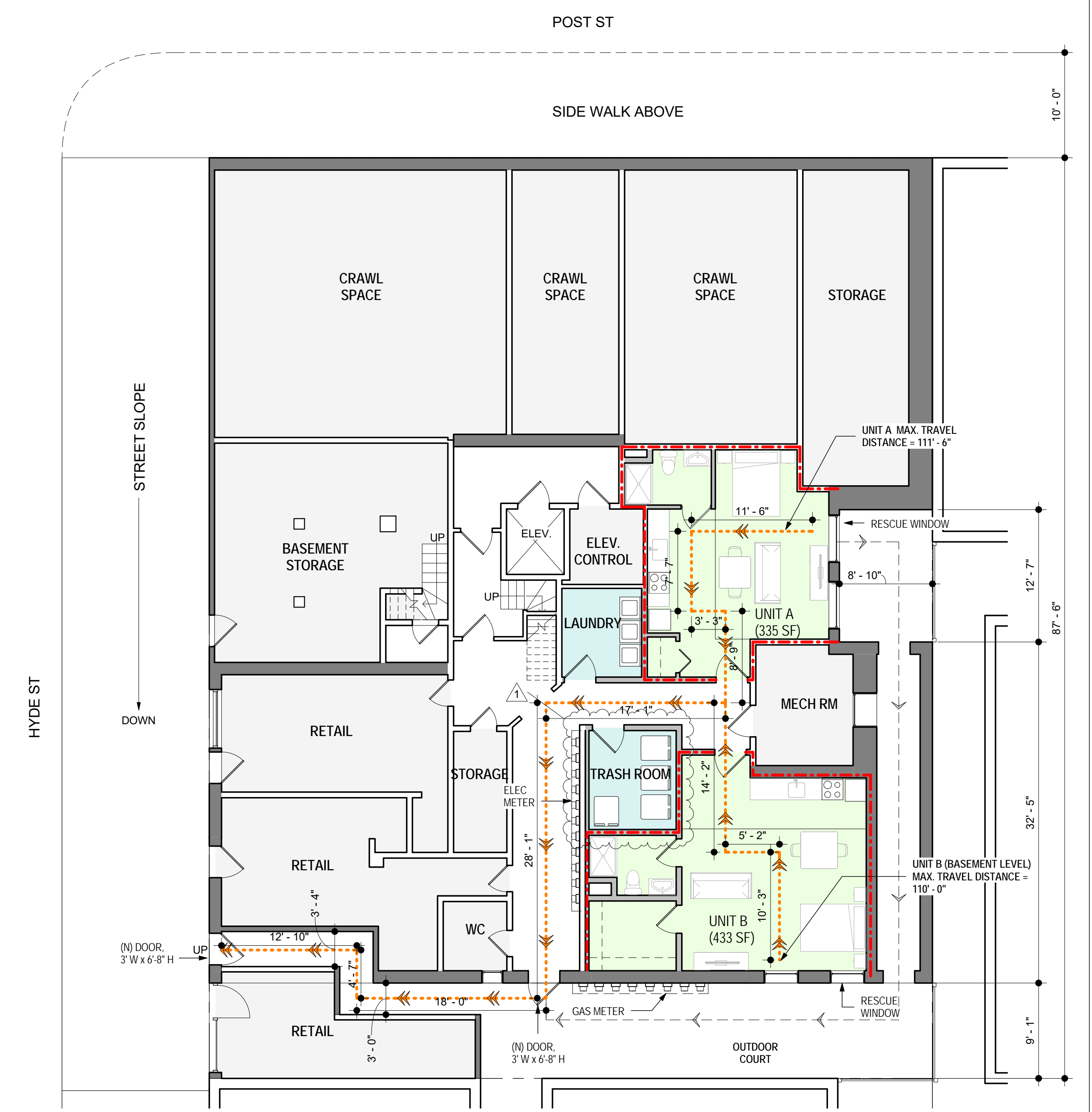


1/8" = 1'-0"

LEVEL 1 - CODE REVIEW 2



CODE LEGEND



1/8" = 1'-0"

BASEMENT - CODE REVIEW 1



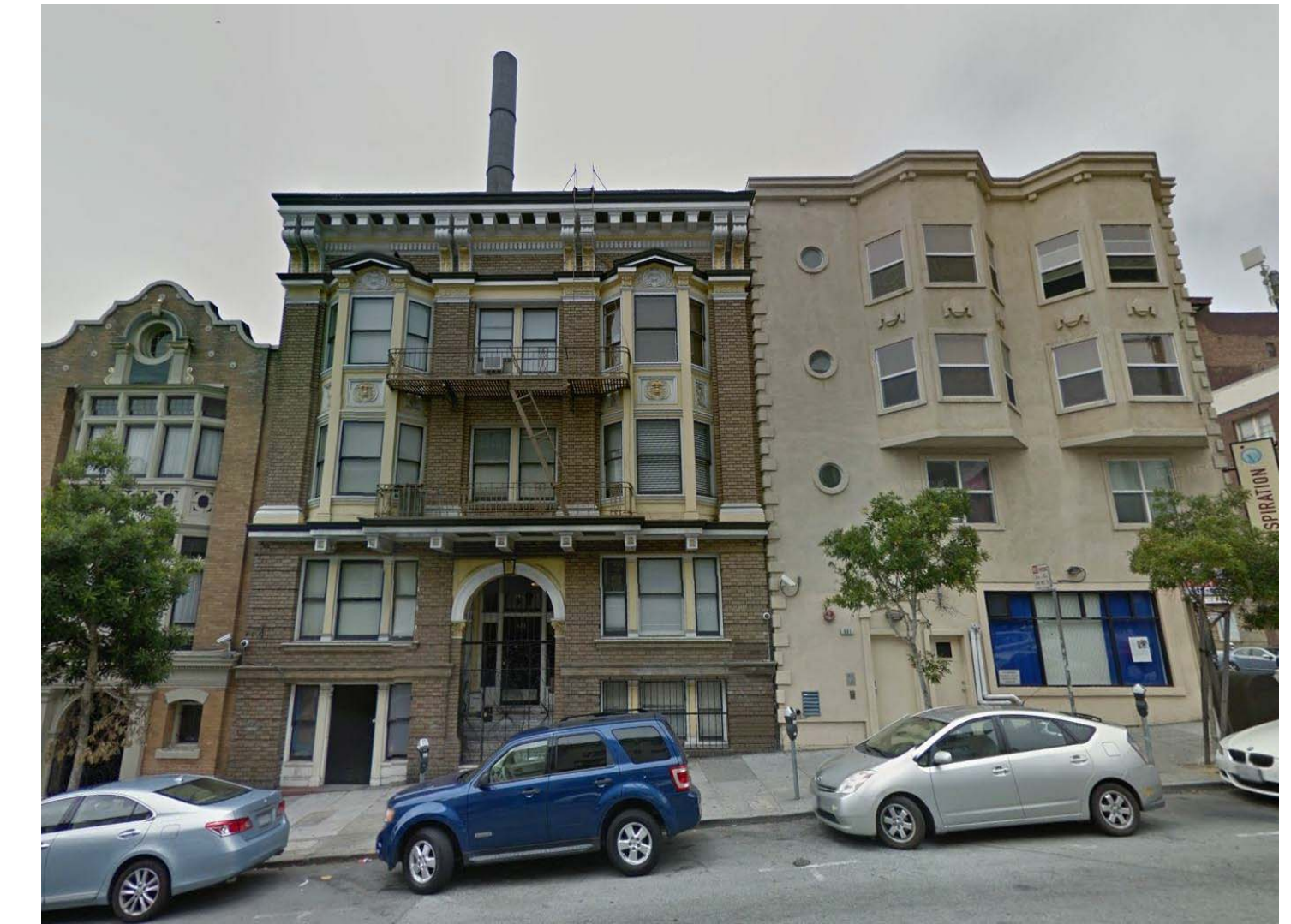
1. BUILDING STREET VIEW (POST ST)



2. BUILDING STREET VIEW (HYDE ST)



3. ADJACENT BUILDING ON HYDE ST



4. BUILDING ON THE OPPOSITE SIDE OF HYDE STREET



5. REAR YARD VIEW



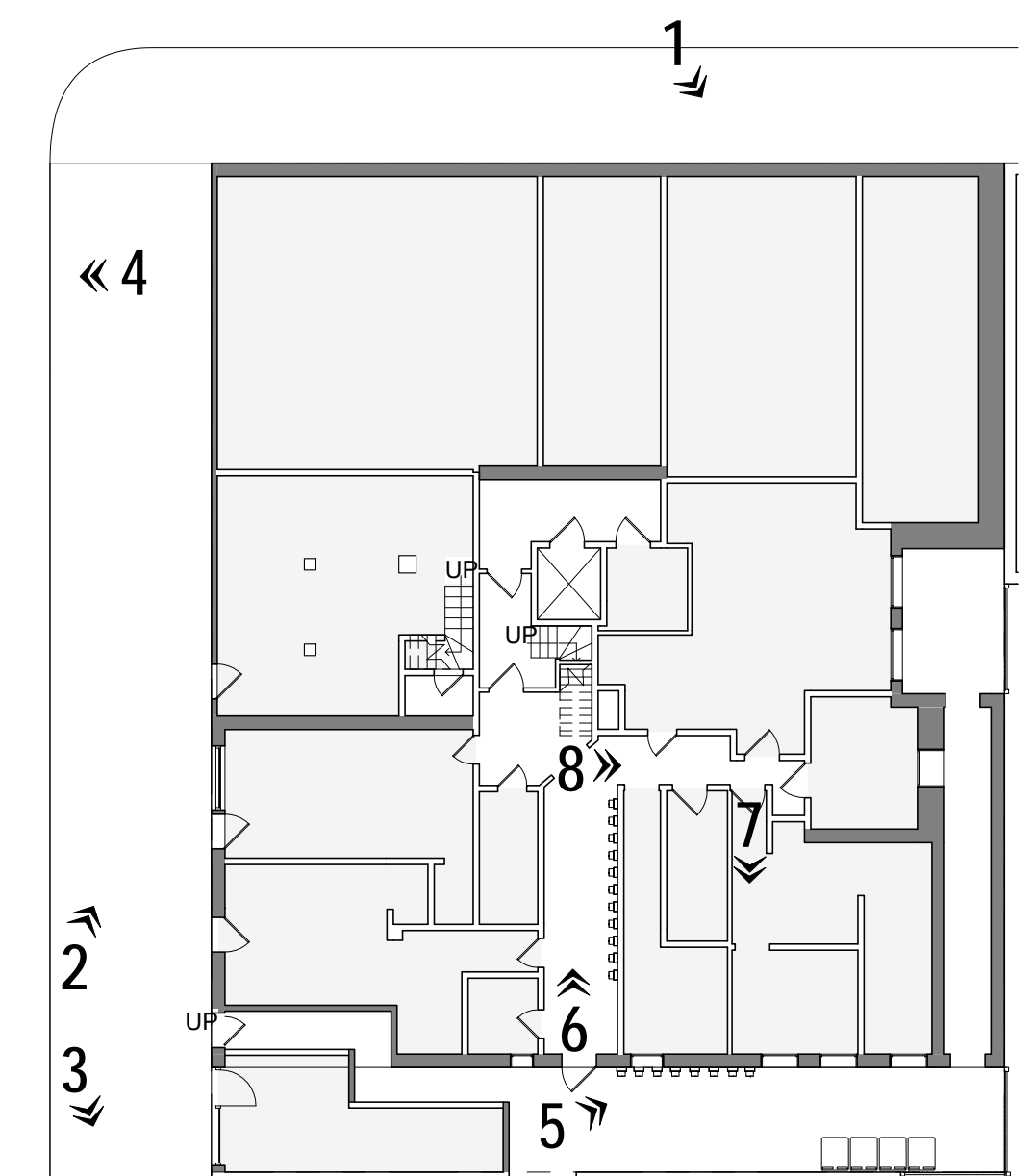
6. BASEMENT INTERIOR HALLWAY



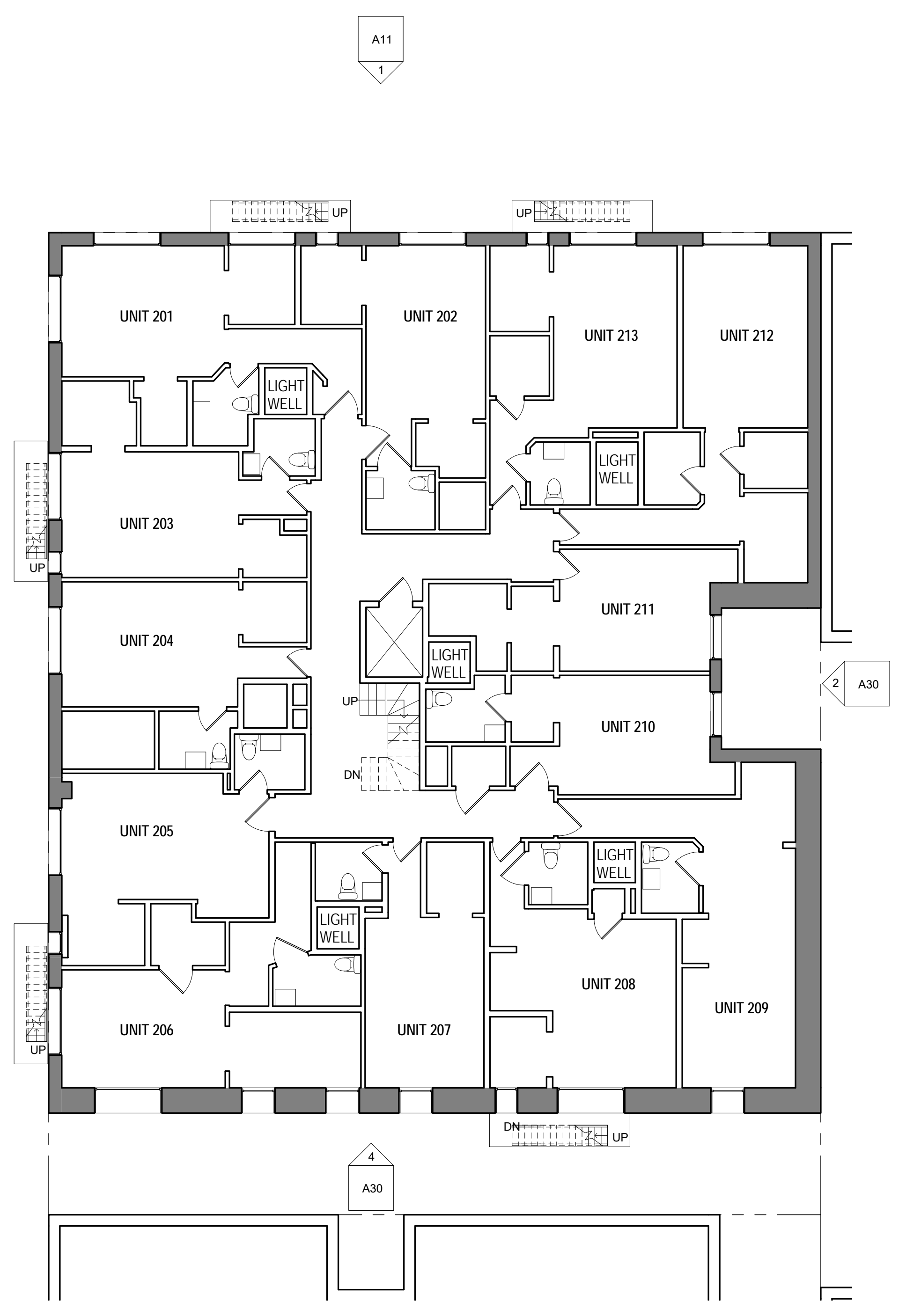
7. EXISTING STORAGE SPACE



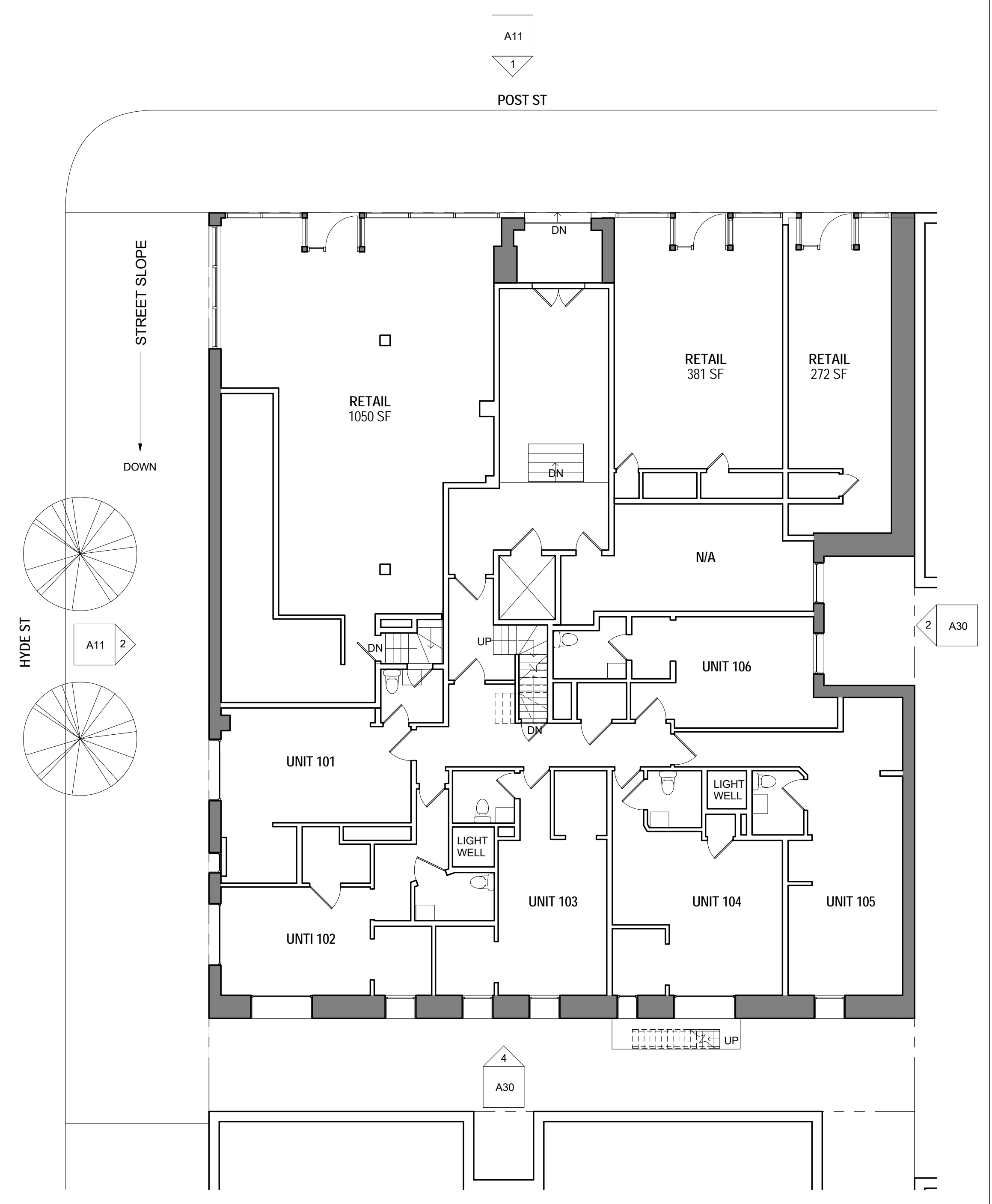
8. INTERIOR HALLWAY



KEY MAP



1/8" = 1'-0" LEVEL 2-4 - EXISTING 3



1/8" = 1'-0" LEVEL 1 - EXISTING 2

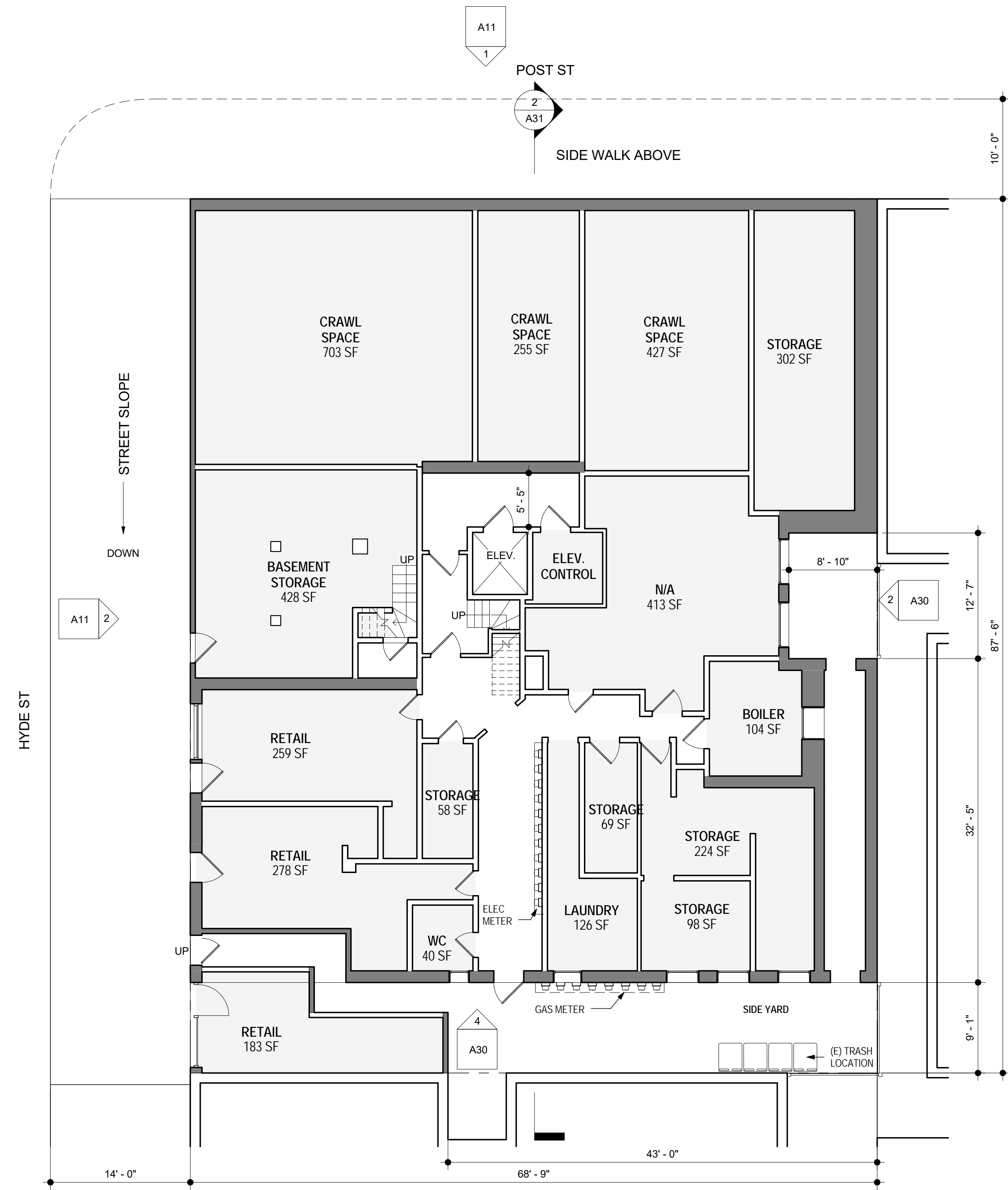


1/8" = 1'-0" SIDE ELEVATION - EXISTING (HYDE ST) 2

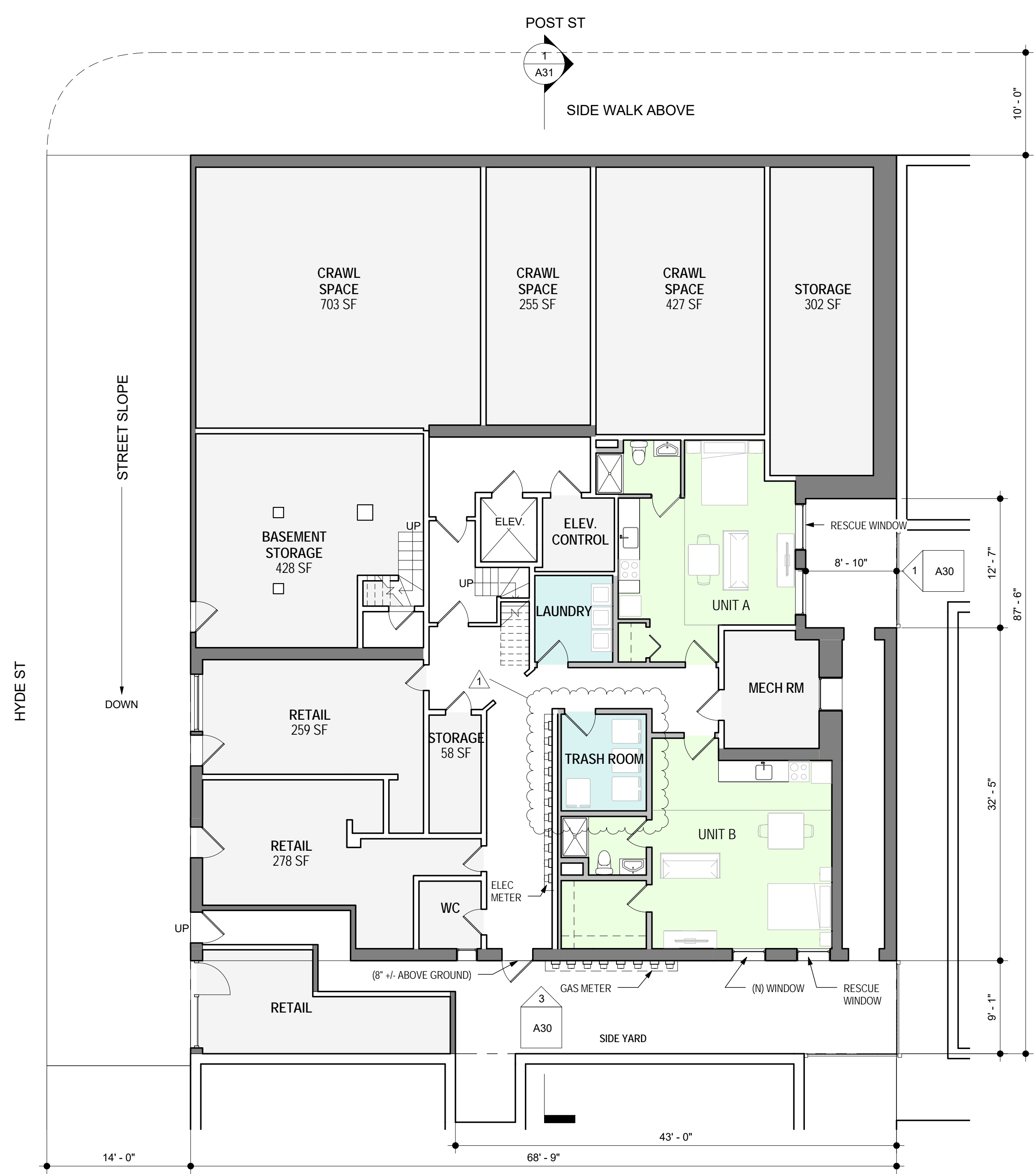


1/8" = 1'-0" FRONT ELEVATION - EXISTING (POST ST) 1

NEW RESIDENTIAL NET AREA	
ROOM	AREA
UNIT A	
BATH RM	40 SF
CLOSET	10 SF
KITCHEN	102 SF
UNIT A LIVING AREA	182 SF
	335 SF
UNIT B	
BATH RM	43 SF
CLOSET	55 SF
KITCHEN	99 SF
UNIT B LIVING AREA	236 SF
	433 SF
Grand total	768 SF



1/8" = 1'-0" BASEMENT LEVEL - EXISTING 2



1/8" = 1'-0" BASEMENT LEVEL - PROPOSED 1

PROJECT DESCRIPTION
THE EXISTING BUILDING IS A FOUR-STORY RESIDENTIAL BUILDING, R-2 OCCUPANCY. THE SCOPE OF THE WORK IS TO ADD TWO NEW ACCESSORY DWELLING UNITS TO THE BASEMENT LEVEL.

BUILDING USE / OCCUPANCY GROUP
EXISTING: R-2 OCCUPANCY
PROPOSED: R-2 OCCUPANCY

PROJECT ADDRESS: 891 POST ST, SAN FRANCISCO, CA 94109

PARCELS (BLOCK / LOT): 03031013B

PARCEL AREA: 6,015.63 SF
BUILDING AREA: 21,012 SF
NUMBER OF UNITS (EXISTING): 47
NUMBER OF UNITS (PROPOSED): 49
EXISTING RETAIL SQUARE FOOTAGE: 4,598 SF
NEW RESIDENTIAL SQUARE FOOTAGE: 768 SF

SPRINKLERED: YES (ENTIRE BUILDING)

ZONING DISTRICT: RC-4 - RESIDENTIAL-COMMERCIAL, HIGH DENSITY

HEIGHT & BULK DISTRICT: 80-T

SPECIAL USE DISTRICTS: WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE

PLANNING DEPT. HISTORIC STATUS CODE: A - HISTORIC RESOURCE PRESENT

PRE-APPLICATION MEETING DATE:

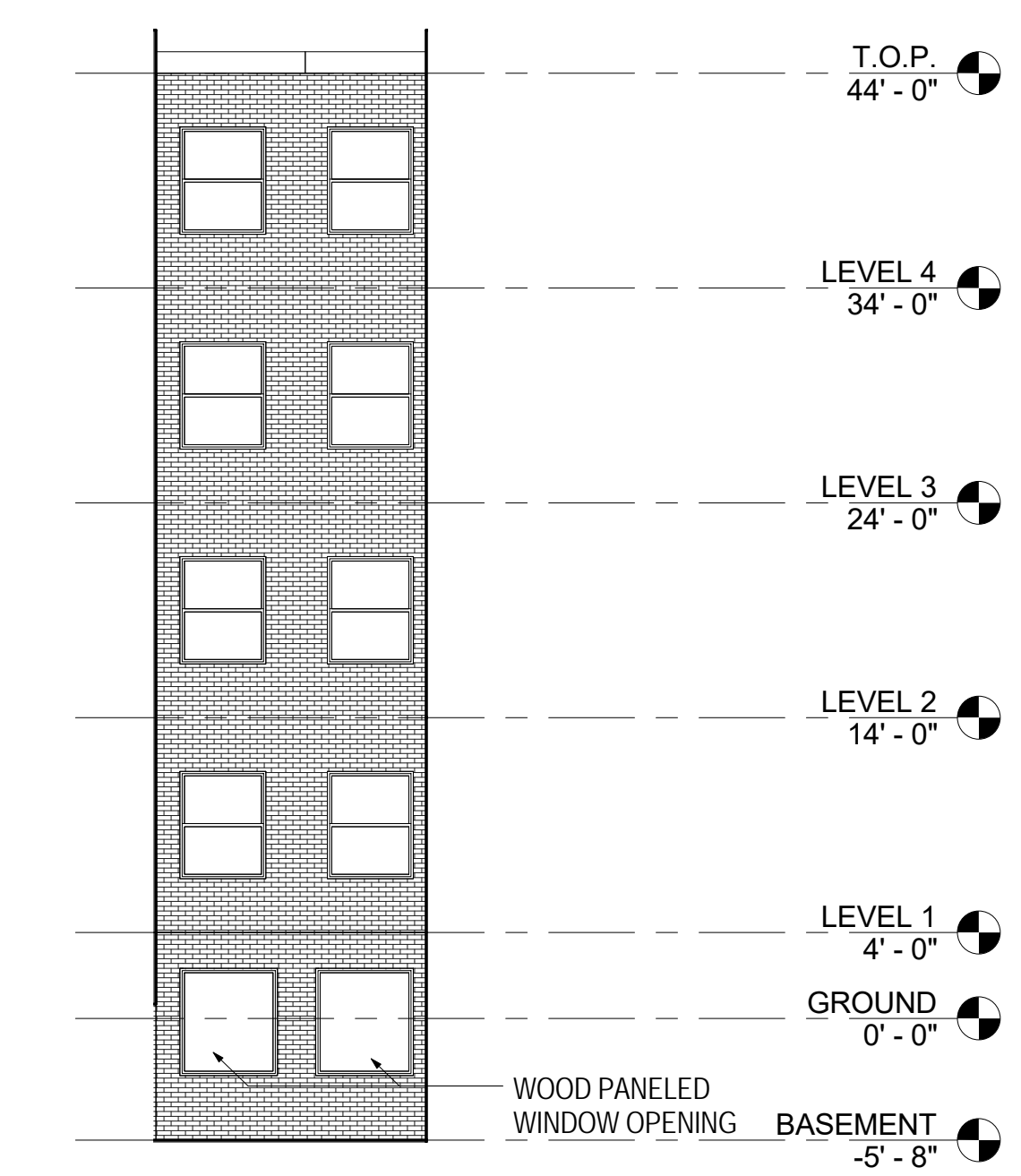
PERMIT APPLICATION NUMBER: 2016.12.21.5551

PROJECT INFORMATION

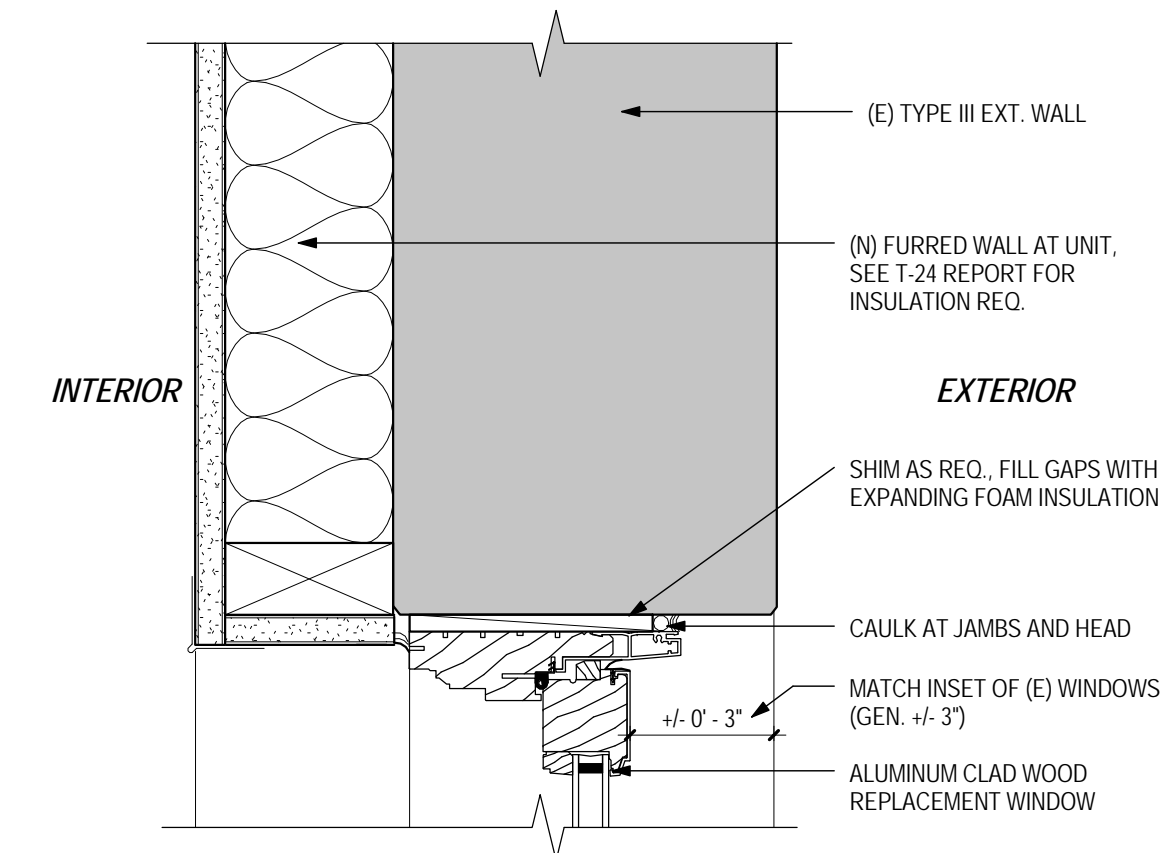
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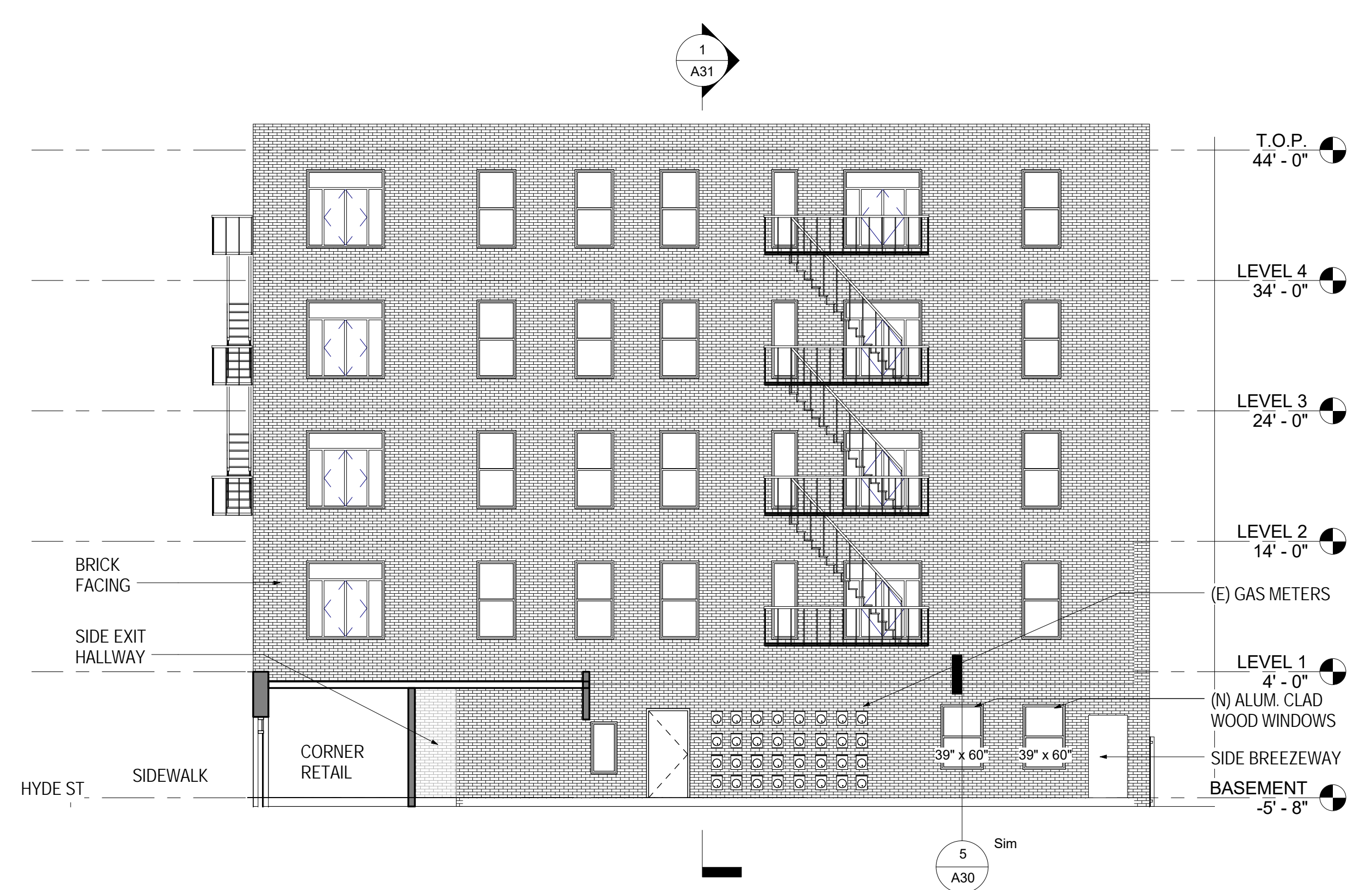
1/8" = 1'-0" REAR ELEVATION - EXISTING 4



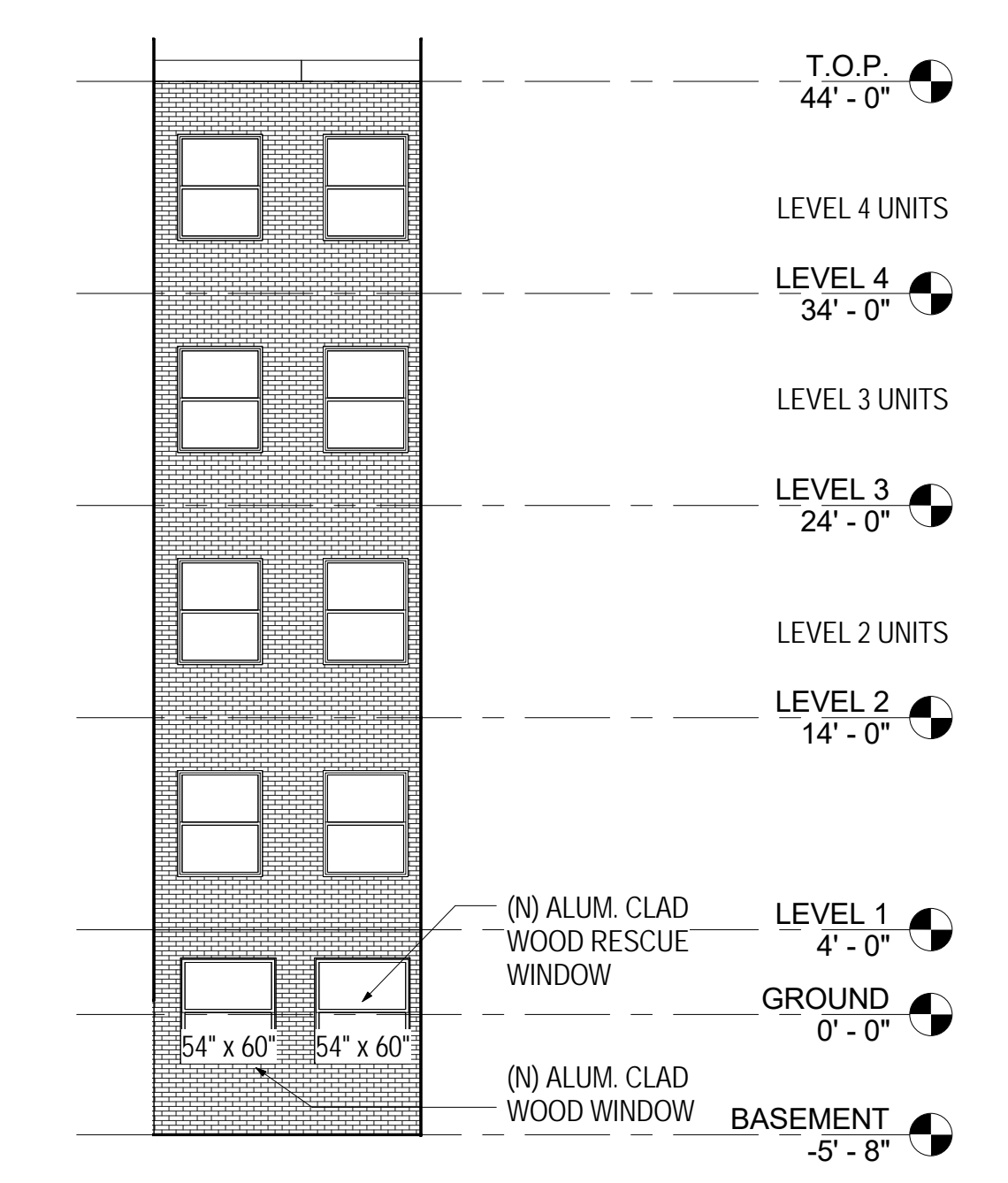
1/8" = 1'-0" SIDE ELEVATION - EXISTING (BREEZEWAY) 2



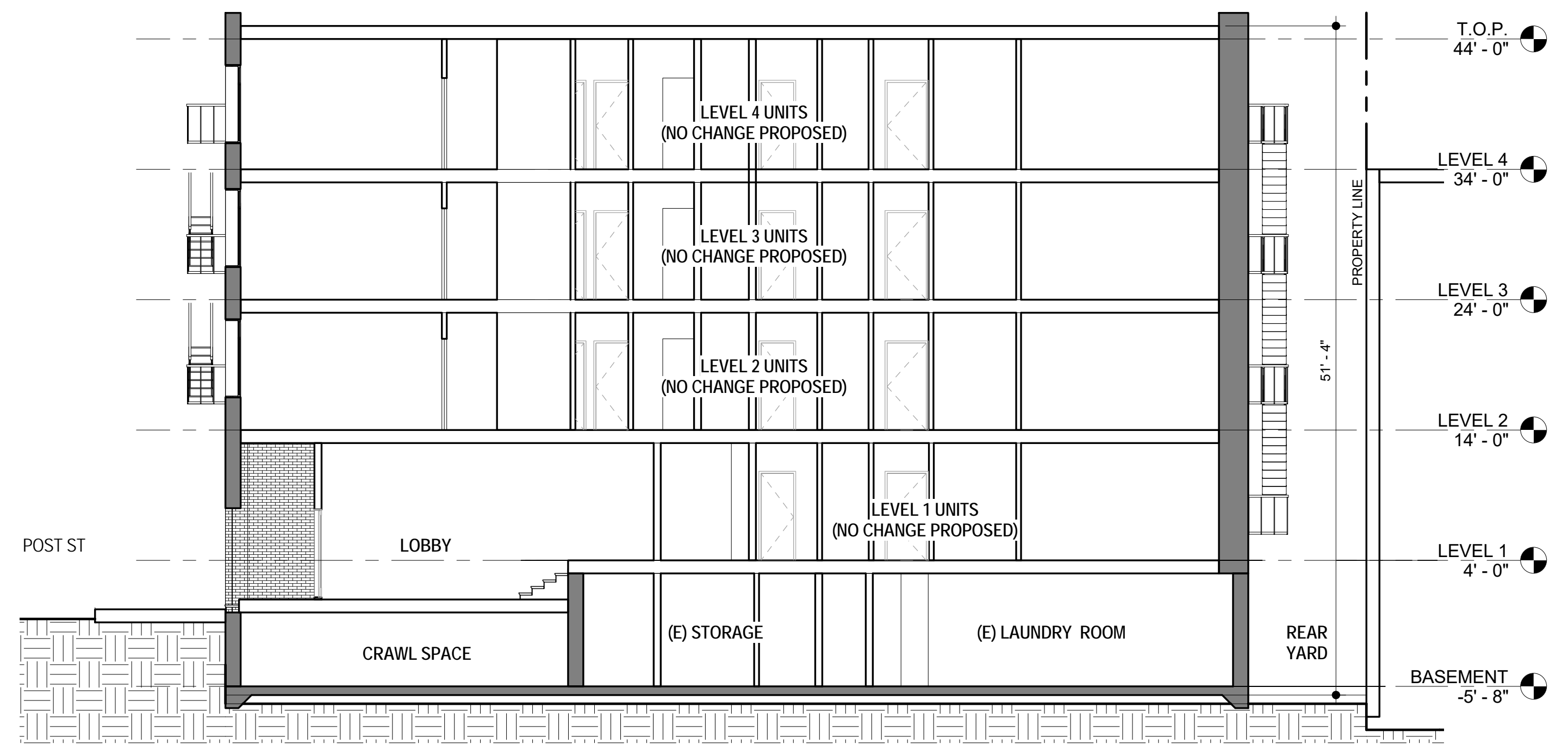
3" = 1'-0" WINDOW - TYP JAMB @ EXT. WALL 5



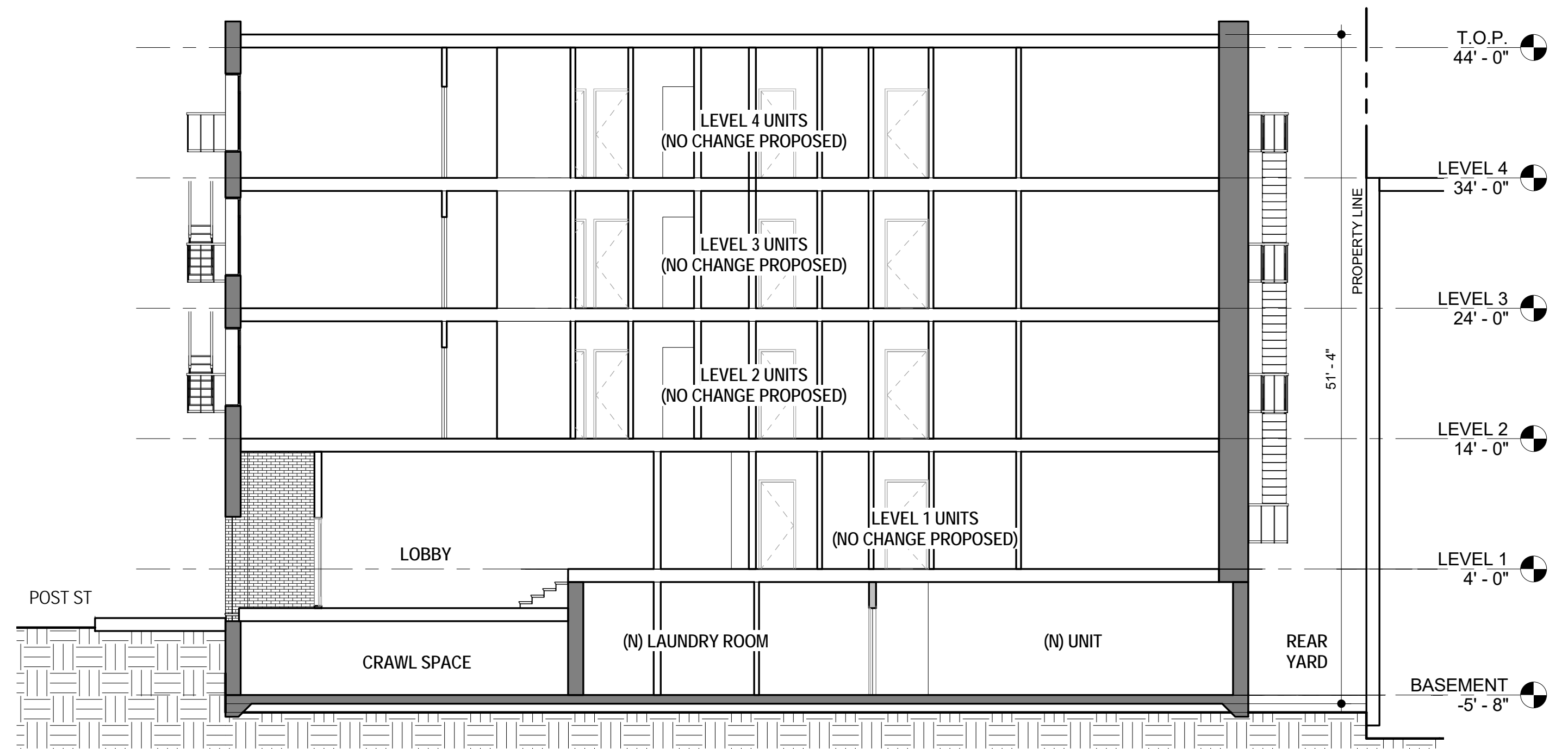
1/8" = 1'-0" REAR ELEVATION - PROPOSED 3



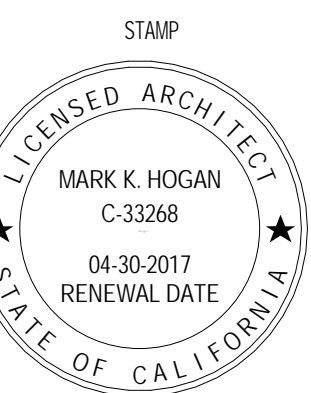
1/8" = 1'-0" SIDE ELEVATION - PROPOSED (BREEZEWAY) 1



1/8" = 1'-0" BUILDING LONG SECTION - EXISTING 2



1/8" = 1'-0" BUILDING LONG SECTION - PROPOSED 1



CONSULTANTS

PROJECT
1606.10
891 POST ST

891 POST ST, SAN FRANCISCO, CA 94109

ISSUE DATE
12/16/2016
SITE PERMIT

REVISIONS
NO. DATE.

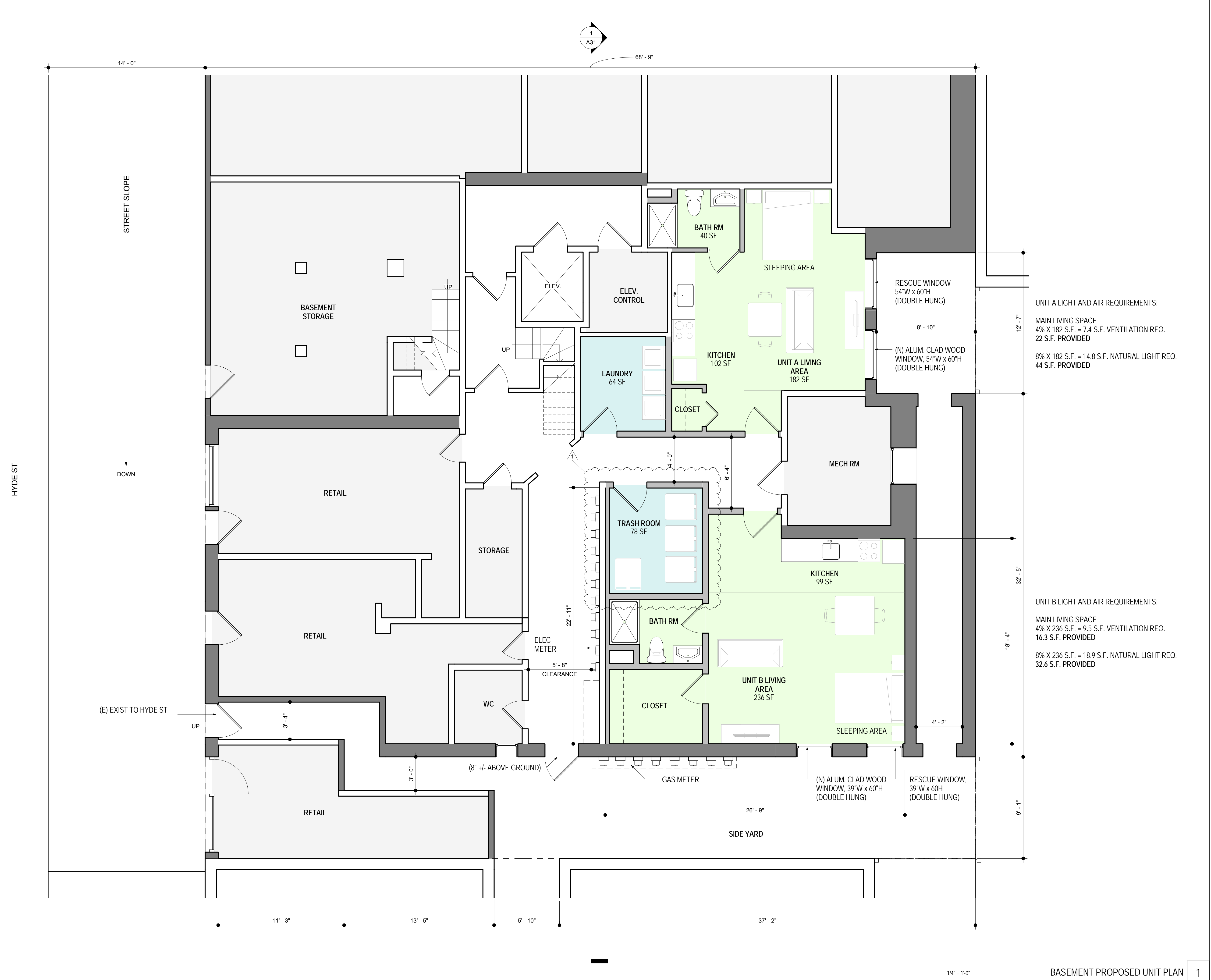
SCALE
1/8" = 1'-0"

SECTIONS

A31

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NEW RESIDENTIAL NET AREA	
ROOM	AREA
UNIT A	
BATH RM	40 SF
CLOSET	10 SF
KITCHEN	102 SF
UNIT A LIVING AREA	182 SF
	335 SF
UNIT B	
BATH RM	43 SF
CLOSET	55 SF
KITCHEN	99 SF
UNIT B LIVING AREA	236 SF
	433 SF
Grand total	768 SF



UNIT A LIGHT AND AIR REQUIREMENTS:
 MAIN LIVING SPACE
 4% X 182 S.F. = 7.4 S.F. VENTILATION REQ.
 22 S.F. PROVIDED
 8% X 182 S.F. = 14.8 S.F. NATURAL LIGHT REQ.
 44 S.F. PROVIDED

UNIT B LIGHT AND AIR REQUIREMENTS:
 MAIN LIVING SPACE
 4% X 236 S.F. = 9.5 S.F. VENTILATION REQ.
 16.3 S.F. PROVIDED
 8% X 236 S.F. = 18.9 S.F. NATURAL LIGHT REQ.
 32.6 S.F. PROVIDED