



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.

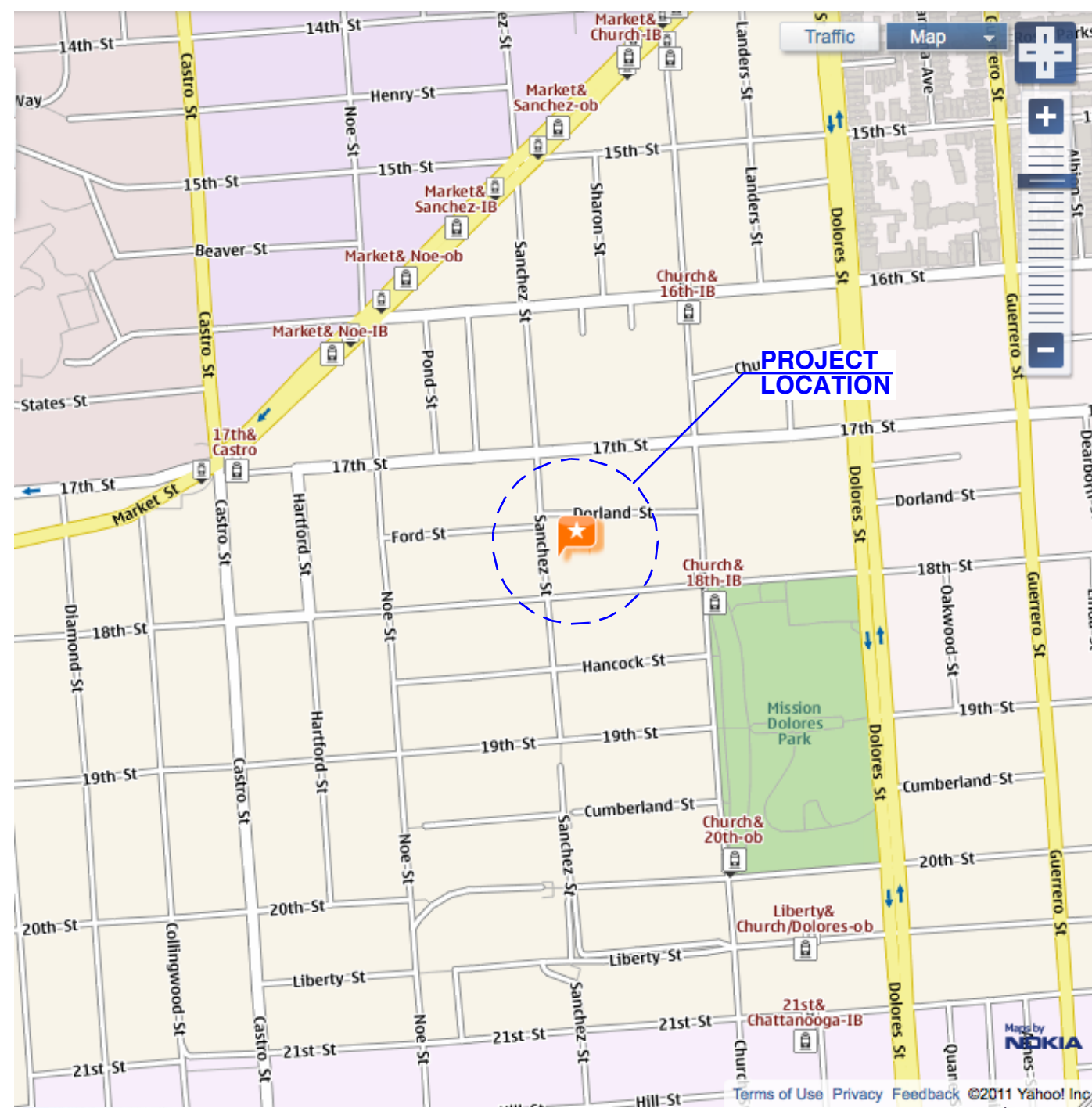
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Planning
Information:
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SITE LOCATION MAP:



2 EXISTING SANCHEZ STREET ELEVATION
(EAST FACING) NO SCALE

LEGEND:

<p>ONE-WAY SWITCH</p> <p>TWO-WAY SWITCH</p> <p>DIMMER SWITCH</p> <p>OCCUPANCY SENSOR SW.</p> <p>DUPLEX RECEPTACLE</p> <p>240: 220/240 VOLT WP: WATERPROOF CA: ABOVE COUNTER</p> <p>FOURPLEX RECEPT.</p> <p>DIRECT CONNECTION RECEPTACLE</p> <p>TELEPHONE RECEPT. (W: WALL MTD.)</p> <p>T.V. OUTLET; VIACOM COMPATIBLE CABLE</p> <p>SMOKE DETECTOR (AC POWERED W/ BATTERY BACK-UP)</p>	<p>SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT WALL. PC=PULL CHAIN, LV=LOW VOLTAGE</p> <p>SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT CEILING. PC=PULL CHAIN, LV=LOW VOLTAGE</p> <p>SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT WALL. LV=LOW VOLTAGE</p> <p>SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING. LV=LOW VOLTAGE</p> <p>RECESSED INCANDESCENT LIGHT FIXTURE AT CEILING. (H: HEAT LAMP LV: LOW VOLT.)</p> <p>RECESSED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING.</p> <p>UNDER CABINET FLUOR. LIGHT STRIP</p> <p>FLUORESCENT LIGHT FIXTURE</p> <p>HALOGEN TRACK LIGHT FIXTURE</p>	<p>THERMOSTAT</p> <p>DOOR BELL</p> <p>SECURITY ALARM</p> <p>SECURITY ALARM PANEL BOX</p> <p>IN-SINK TRASH DISPOSAL</p> <p>EXHAUST FAN</p> <p>GAS METER</p> <p>ELECTRIC METER</p> <p>ELECTRIC WALL HEATER</p> <p>FLOOR SUPPLY</p> <p>FLOOR RETURN</p> <p>CEILING SUPPLY</p> <p>CEILING RETURN</p> <p>WALL/TOE SPACE SUPPLY</p> <p>WALL/TOE SPACE RETURN</p>
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SCOPE OF WORK:

ADDITION OF NEW, ADU (ACCESSORY DWELLING UNIT) ON GROUND FLOOR IN REAR OF BUILDING; NO EXPANSION OF BUILDING FOOTPRINT.

DRAWING INDEX:

- A-0 COVER SHEET & SITE / ROOF PLAN
- A-0.1 PRE-APPLICATION PLAN REVIEW MEETING MINUTES
- A-1 EXISTING / DEMO & PROPOSED GROUND FLOOR PLANS
- A-1.1 EXISTING 2ND, 3RD, 4TH FLOOR PLANS
- A-2 EXISTING REAR & NORTH ELEVATIONS
- A-3 EXISTING / DEMO & PROPOSED SOUTH ELEVATIONS

GENERAL CONDITIONS:

- CONTRACTORS RESPONSIBILITIES:**
- CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE (CBC), & CURRENT EDITIONS OF CALIFORNIA PLUMBING, MECHANICAL, ELECTRICAL & ENERGY CODES, AS WELL AS ALL SAN FRANCISCO LOCAL AMENDMENTS & ORDINANCES.
 - CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS & DRAWINGS, OR IMPLIED BY EXISTING CONDITIONS.
 - ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY. THIS WORK SHALL BE PERFORMED UNDER SEPARATE PERMIT.
 - CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION / CAPPING OFF OF ALL EXISTING UTILITIES. PROVIDE RE-CONNECTION AS REQUIRED, WHERE RE-USE IS POSSIBLE.
 - CONFIRM ALL WINDOW SIZES WITH ACTUAL / EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.
 - SLOPE ALL FLOORS / ROOFS TO DRAIN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE.
 - MECHANICAL, PLUMBING AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE. CONTRACTOR TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
 - ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, NOR CONSTRUCTION SEQUENCING; THIS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

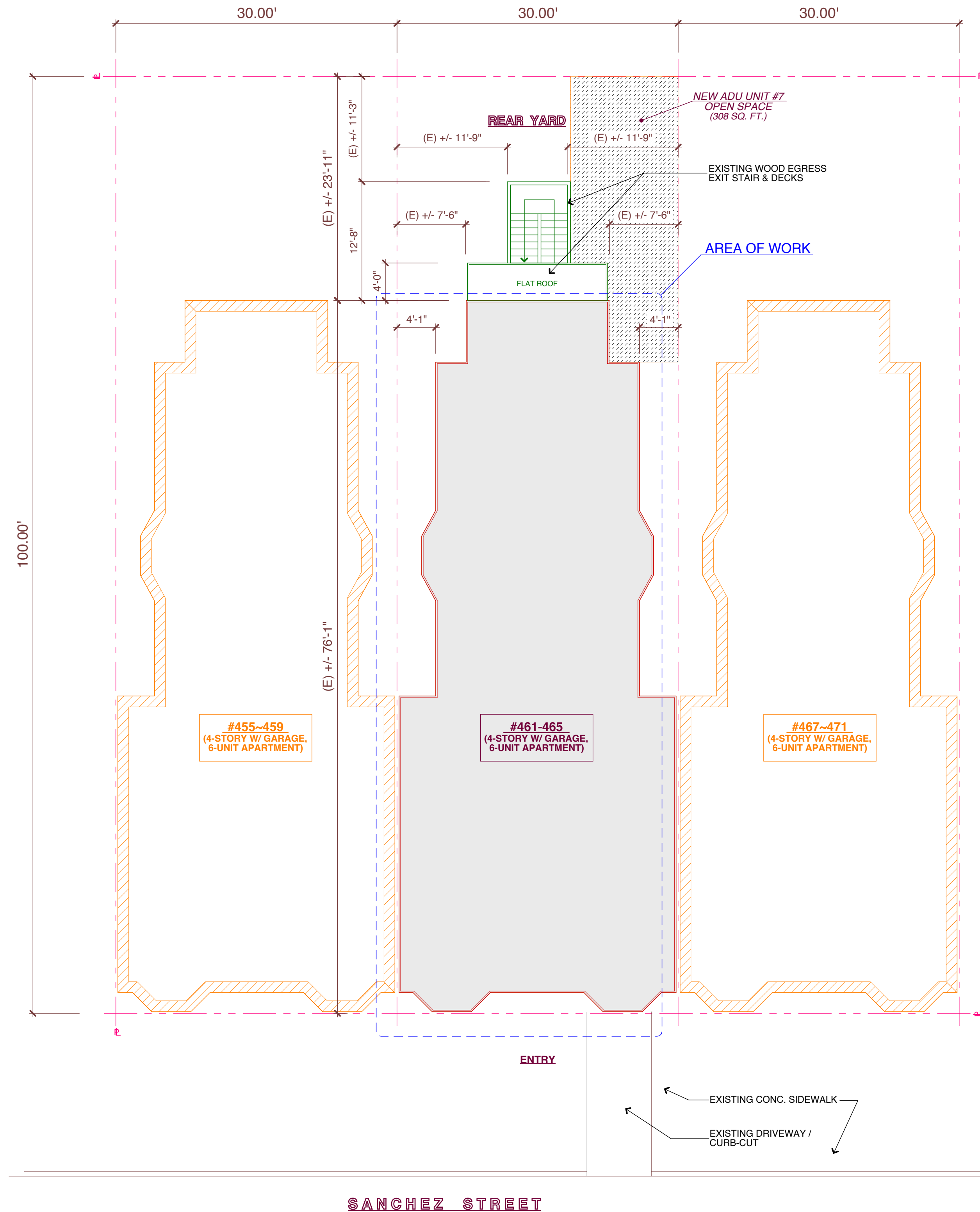
- DRAWINGS:**
- DO NOT SCALE DRAWINGS! ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
 - ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.
 - LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS; WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.
 - REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION & HANDING, U.O.N.

- ASSEMBLIES:**
(SEE LEGEND ON FLOOR PLANS, FOR RATED WALL DESIGNATIONS, WALL TYPES & OTHER RATED ASSEMBLIES)
- PROVIDE MINIMUM 1-HOUR WALL DEMISING WALL BETWEEN UNITS. SEE PLANS & BUILDING SECTIONS FOR DESIGNATIONS & STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS.
 - INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS: R-30 AT ROOFS, R-19 AT WALLS, R-19 AT FLOORS; MINIMUM, UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT & MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.
 - PROVIDE VENTILATION OF ALL JOIST, STUD AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED & UNHEATED AREAS INCLUDING: ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPET & RAILING WALLS, ETC.
 - ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING AND THRESHOLDS.
 - PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (M.R. GWB) ON ALL BATHROOM WALLS, U.O.N. DO NOT USE A CONTINUOUS VAPOR BARRIER BEHIND M.R. GWB. DO NOT USE M.R. GWB ON BATHROOM CEILINGS; USE 5/8" TYPE "X" GWB.

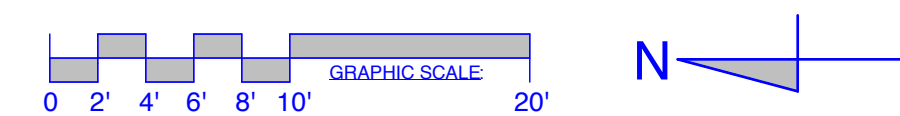
- MECHANICAL:**
- ALL GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC SEC. 802.6 & 802.8.
 - ALL COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAP. 7.
 - ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC SEC. 1204.1.
 - CLOTHES DRYERS EXHAUST SHALL BE A MINIMUM OF 4" DIAMETER, TERMINATE @ BUILDING EXTERIOR & BE EQUIPPED WITH A BACK-DRAFT DAMPER & MEET THE REQUIREMENTS OF CMC SEC. 504.4. PROVIDE A MINIMUM OF 100 SQ. IN. OF MAKE-UP AIR OPENING FOR ALL DOMESTIC DRYERS.
 - ALL ENVIRONMENTAL DUCTS SHALL TERMINATE 3' MINIMUM FROM PROPERTY LINES & FROM OPENINGS INTO THE BUILDING, PER CMC SEC. 504.0.
 - ALL DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC SEC. 504.3.
 - ALL GARAGES SHALL BE PROVIDED WITH A MINIMUM OF 200 SQ. INCHES OF NET FREE VENTILATION.

- ELECTRICAL:**
- ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT INTERRUPTER (GFI) AS REQUIRED PER CODE.
 - BEDROOMS: ALL BRANCH CIRCUITS PROVIDING 125 VOLT, SINGLE-PHASE, 15 OR 20 AMP OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT(S).
 - ALL RESIDENTIAL LIGHTING SHALL COMPLY WITH CEC SEC. 150.0(K).
 - AT LEAST 50% OF ALL KITCHEN LIGHTING SHALL BE HIGH-EFFICACY.

- WATERPROOFING:**
- ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.
 - PROVIDE GALVANIZED SHEET METAL Z-BAR FLASHING AT ALL WINDOW & DOOR HEADS: INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER & BUILDING PAPER; & OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS. PROVIDE ADDITIONAL BITUMINOUS MEMBRANE WATERPROOF FLEXIBLE FLASHING (INDUSTRY STANDARD) AROUND ALL WINDOW & DOOR OPENINGS. SEE STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.
 - PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL / ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC., U.O.N. SEE DETAILS FOR SPECIFIC REQUIREMENTS.
 - ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER, OR APPROVED EQUAL.



1 SITE / ROOF PLAN
1/8" / FT.



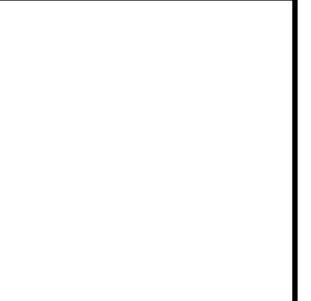
BUILDING DATA:

<p>OCCUPANCY:</p> <p>CONSTRUCTION TYPE:</p> <p>FIRE SPRINKLERS:</p> <p>HEIGHT:</p>	<p>EXISTING</p> <p>R-2 (6-UNITS)</p> <p>V-B</p> <p>NONE</p> <p>3-STORIES</p> <p>(o/ GARAGE)</p>	<p>PROPOSED</p> <p>R-2 (7-UNITS)</p> <p>V-B</p> <p>PARTIAL (GROUND FLOOR)</p> <p>3-STORIES o/ GARAGE</p>
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SITE DATA:

<p>ZONING:</p> <p>BLOCK:</p> <p>LOT:</p> <p>LOT SIZE:</p>	<p>RM-1</p> <p>3580</p> <p>030</p> <p>30.00' x 100.00'</p>
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Revisions	By



COVER SHEET / SITE PLAN

461-465 SANCHEZ STREET
NEW ACCESSORY DWELLING UNIT
SAN FRANCISCO, CA
BLOCK #3580; LOT #030

Date:	11/01/17
Scale:	AS NOTED
Drawn:	NP
Sheet:	A-0



palter / donzelli design + architecture, inc.
50-B Hancock St.
San Francisco, CA 94114
(415) 552-0802

June 30, 2017

Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103-2414

RE: **May 24, 2017 Pre-Application Plan Review Meeting Minutes**
Attendees: Nick Palter, Architect; Vivian Huang, DBI; Fred Stump, SFFD
461-465 Sanchez Street New ADU Remodel / Addition
San Francisco, CA
Block #3580; Lot #030

Building & Fire Department Plan Review Services:

The project is a remodel of an existing 4-story wood-framed, 6-unit residential apartment building with a Garage, Utility & Storage areas on the Ground Floor. The proposed work includes creation of an additional ADU (accessory dwelling unit) on the Ground Floor in the rear of the building.

(Note: All drawing references are to drawings, dated 6/30/17 which accompany this letter for your use.)

Based on the 2016 CBC and SF Building Code Amendments, we request confirmation of the following Code issues which were discussed:

- Use of Information Sheet FS-05 (Sept. 30, 2015): Sprinkler System Requirements for Addition or Legalization of Dwelling Unit.
 - Per Sec. C, as the building is already an R-2 Occupancy; are only the proposed new Unit #7, the existing Ground Floor Exit Passageway & new Exit Corridor (along the North Property Line) required to have fire sprinklers installed?
Correct, the existing Garage & miscellaneous Storage areas in which no work is taking place, are not required to have fire sprinklers installed.

VH DBI FEd SFFD

461-465 Sanchez Pre-Application Plan Review
MEETING MINUTES
June 30, 2017
Page 3 of 3

- Sec. 1029: Sleeping Area "Emergency Escape / Rescue" for New ADU (Accessory Dwelling Unit):
 - As the proposed "escape / rescue" sliding glass door does not front directly onto a street or public way & the 30' minimum Rear Yard requirement cannot be met, what alternate means shall be provided for the occupant's safe passage in the event of an emergency event?
A new 1-hour fire rated Exit Corridor (along the North Property Line) which discharges out to Sanchez Street shall be provided with all doors 45 minute fire rated with self-closing hardware.

VH DBI FEd SFFD

- Disabled Access Requirements:
 - Unit #7: Are there any disabled access Code requirements for the proposed, new ADU (Accessory Dwelling Unit)?
As the building is an existing older building, the proposed new ADU (Accessory Dwelling Unit) is exempt from any accessibility requirements.

VH DBI N/A SFFD

- Exit Passageway: Is the Exit Passageway required to be disabled access compliant, per Chapter 11-A; specifically:
As the building is an existing older building, the Exit Passageway & proposed, new Exit Corridor (along the North Property Line) are exempt from any accessibility requirements.

VH DBI N/A SFFD

Please review each Meeting Item above & notify me if there are any additional changes / corrections required. If there are none, then please sign below & initial each Meeting Item above. A copy of this signed Pre-Application Letter will be attached to the Permit Submittal Documents for reference purposes.

Regards,
Nick Palter
Nicholas Palter, Architect, Certified Graduate Architect
(License #C 26379, Exp. 02/28/2019)



ALL ABOVE ITEMS
SUBJECT TO PLAN REVIEW

Vivian Huang 7/5/17
Vivian Huang, SF DBI Plan Check Date

Fred Stump 7/5/17
Fred Stump, SFFD Plan Check Date

461-465 Sanchez Pre-Application Plan Review
MEETING MINUTES
June 30, 2017
Page 2 of 3

- Per Sec. D, may the entire Ground Floor ceiling may be upgraded to 1-hour fire rated construction, in lieu of upgrading the entire building to 1-hour fire rated construction?
Yes, the entire Ground Floor ceiling shall be upgraded to 1-hour fire construction, in lieu of upgrading the entire building.

VH DBI FEd SFFD

2. CBC Chapter 7:

- Table 705.8, Maximum Area of Exterior Wall Openings:
 - Existing Ground Floor South Facing Windows in Proposed, New ADU (Accessory Dwelling Unit): As they are approximately 4'-1" from the South Property Line & the Unit is sprinklered, can the (2) existing windows, one in the Kitchen & one in the Bathroom, be replaced with new, non-rated, operable, dual glazed windows?
Yes, based on Table 705.8, these windows (up to 15% maximum of the total wall area) are allowed to remain un-protected & operable.

VH DBI FEd SFFD

3. CBC Chapter 10:

- Existing Ground Floor Exit Passageway:
 - Are the walls / doors of the existing Exit Passageway required to be upgraded to 1-hour fire rated construction?
Yes, the walls of the existing Exit Passageway & proposed, new Exit Corridor (along the North Property Line) shall be upgraded to 1-hour fire construction; all doors opening into these areas shall be upgraded to 45 minute fire rated with self-closing hardware.
In addition, the existing Ground Floor rear wall of the building (adjacent to the Rear Yard wood egress stairs) shall be upgraded to 1-hour fire construction.

VH DBI FEd SFFD

- Existing Gas / Electric Meters: Are the existing utility meters allowed to remain within the existing Exit Passageway & is their current enclosure required to be upgraded to standard PG&E requirements?
Yes, the existing utility meters may remain in their current location within the Exit Passageway & shall be provided with airtight, gypsum board-lined cabinets per PG&E standard requirements. - NEEDS TO BE INSTALLED IN 1 HR FIRE RATED CLOSET.

VH DBI FEd SFFD
all cement

Revisions By



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PRE-APPLICATION PLAN REVIEW
MEETING MINUTES

461-465 SANCHEZ STREET
NEW ACCESSORY DWELLING UNIT
SAN FRANCISCO, CA
BLOCK #3580; LOT #030

Date: 11/01/17
Scale: 1/4" / FT.
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A-0.1

Revisions By

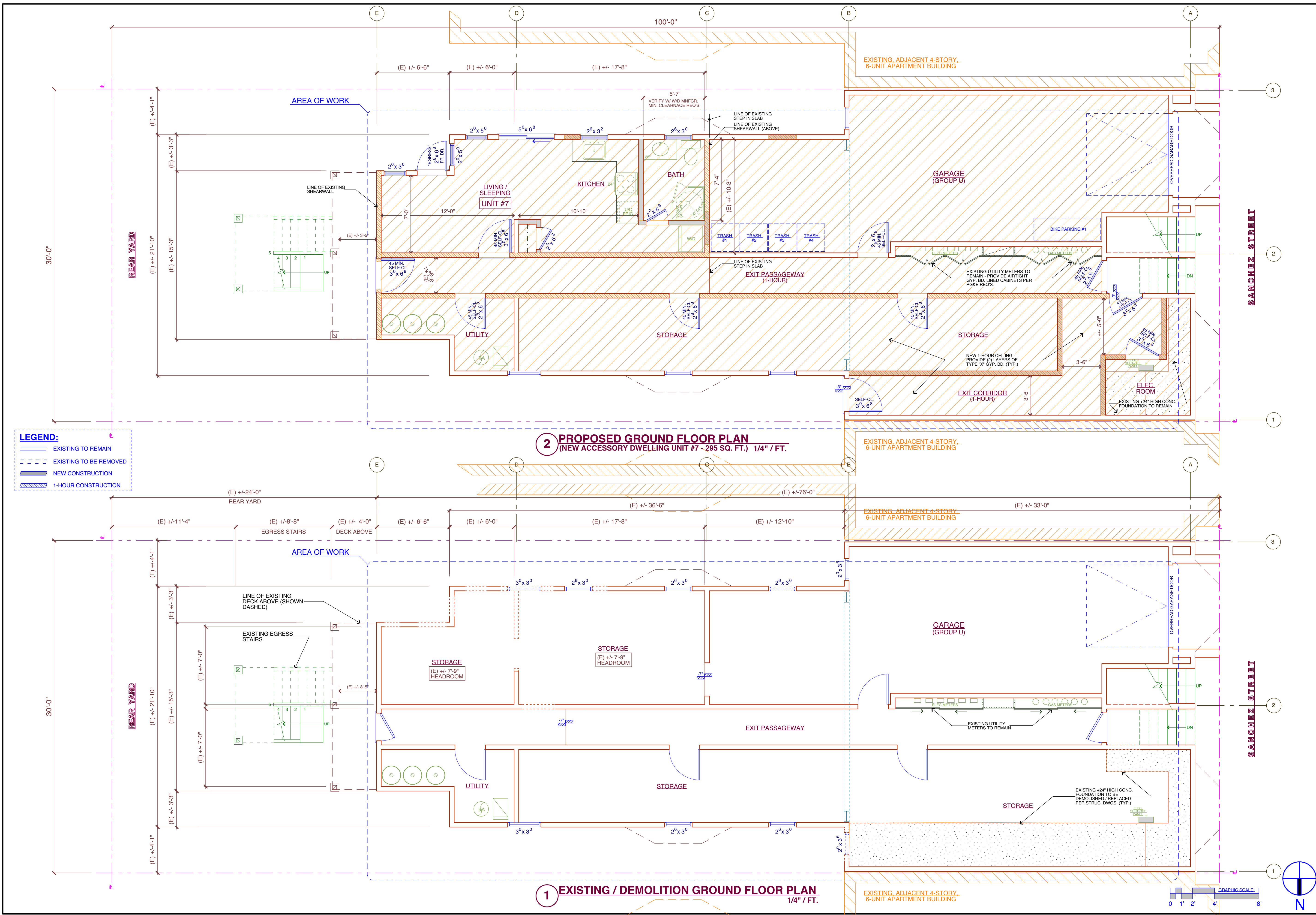
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EXISTING / DEMOLITION &
PROPOSED FLOOR PLANS

461-465 SANCHEZ STREET
NEW ACCESSORY DWELLING UNIT
SAN FRANCISCO, CA
BLOCK #3580; LOT #030

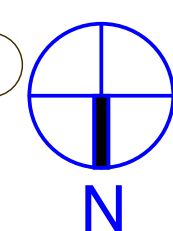
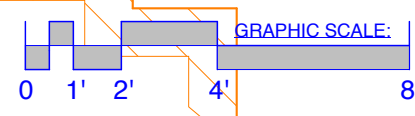
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A-1



2 PROPOSED GROUND FLOOR PLAN
(NEW ACCESSORY DWELLING UNIT #7 - 295 SQ. FT.) 1/4" / FT.

1 EXISTING / DEMOLITION GROUND FLOOR PLAN
1/4" / FT.



Revisions	By

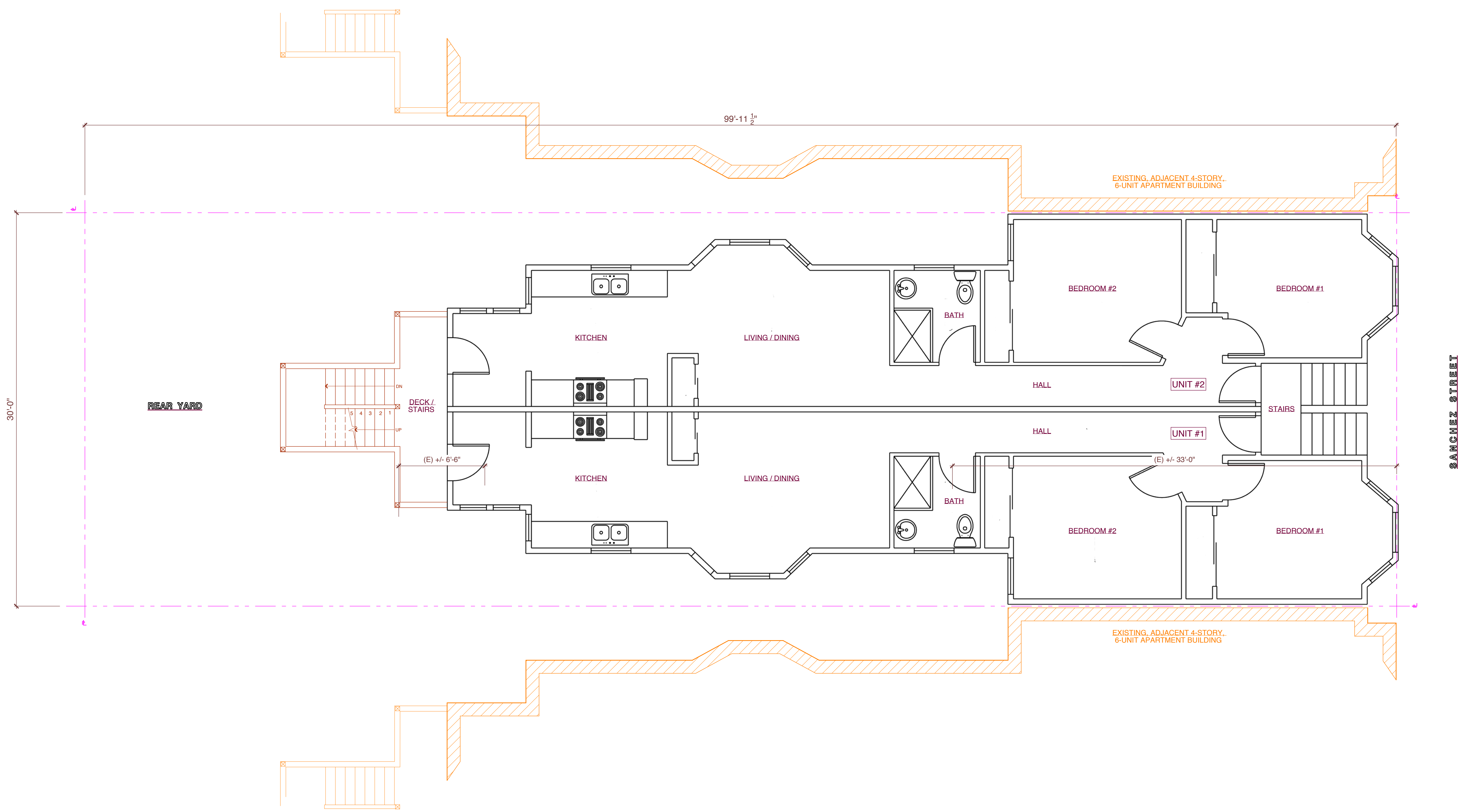
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EXISTING 2ND, 3RD, 4TH FLOOR PLANS

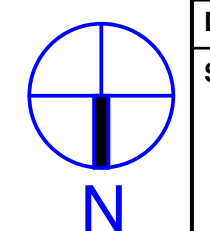
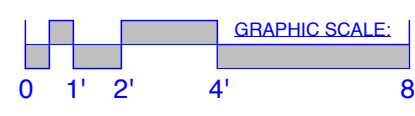
461-465 SANCHEZ STREET
 NEW ACCESSORY DWELLING UNIT
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 BLOCK #3580; LOT #030

Date: 11/01/17
 Scale: 1/4" / FT.
 Drawn: NP

Sheet: **A-1.1**



1 EXISTING 2ND FLOOR PLAN (3RD, 4TH SIMILAR)
 (NO WORK) 1/4" / FT.



LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION
- 1-HOUR CONSTRUCTION

Revisions	By

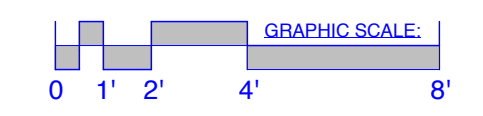
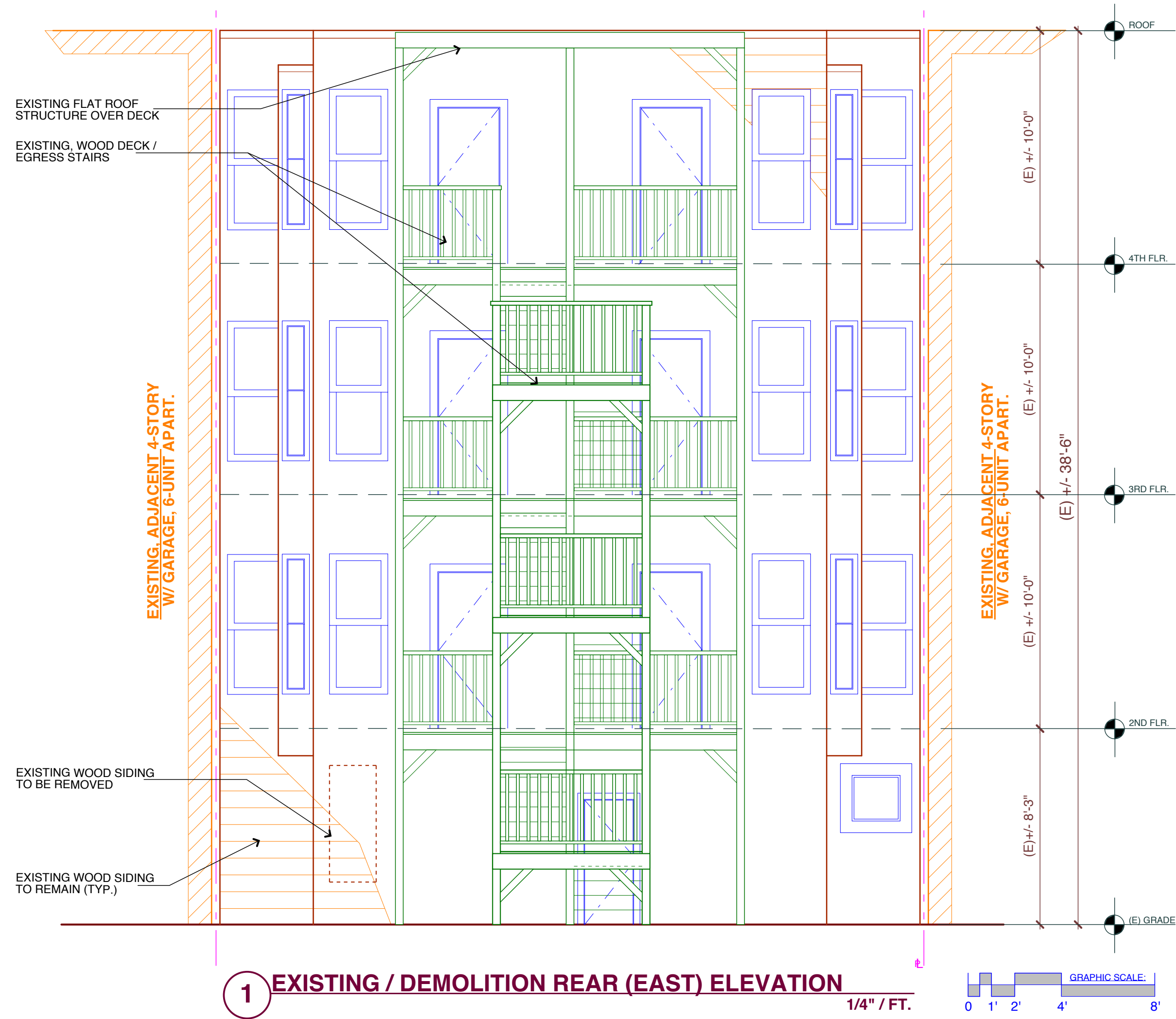
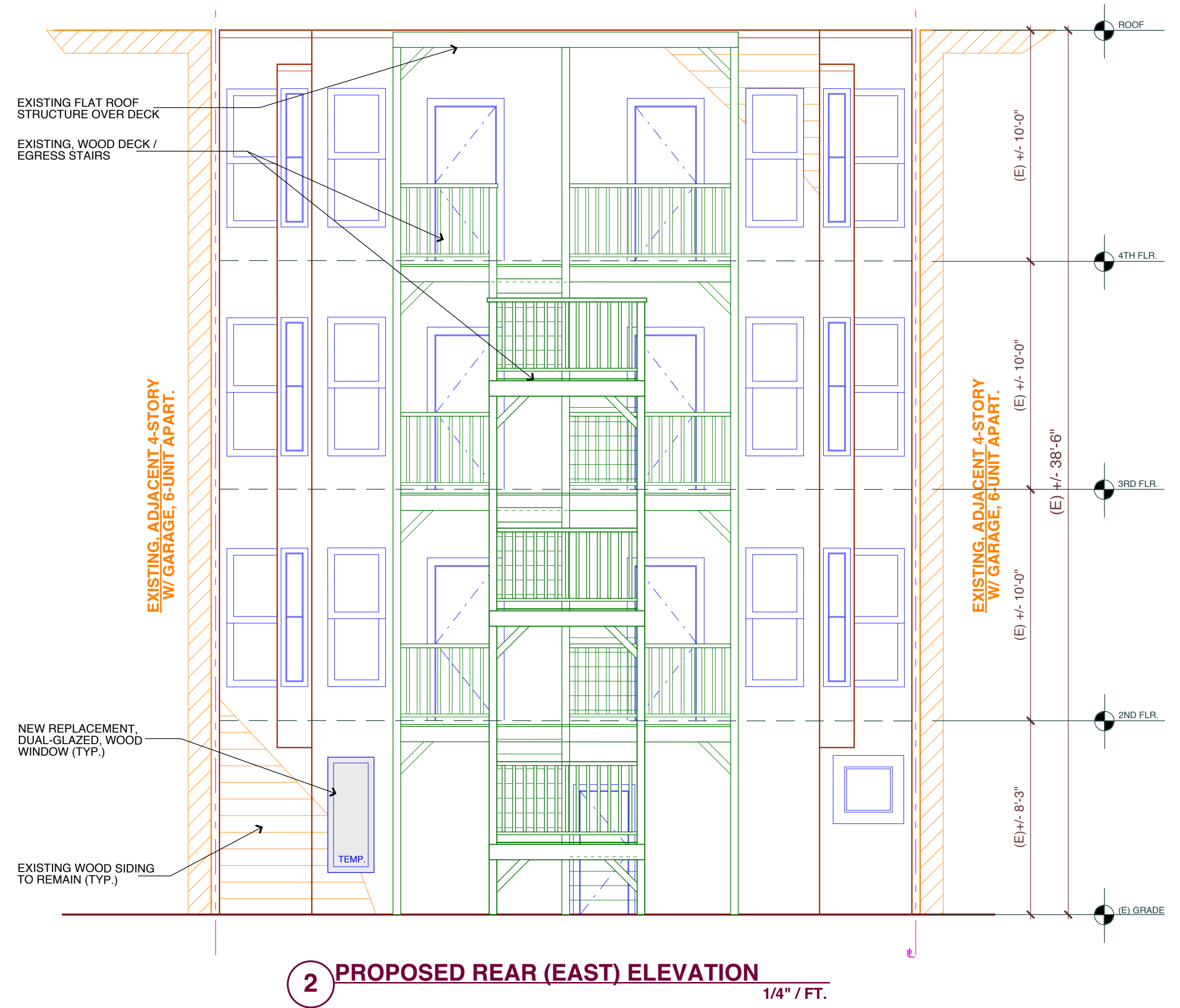
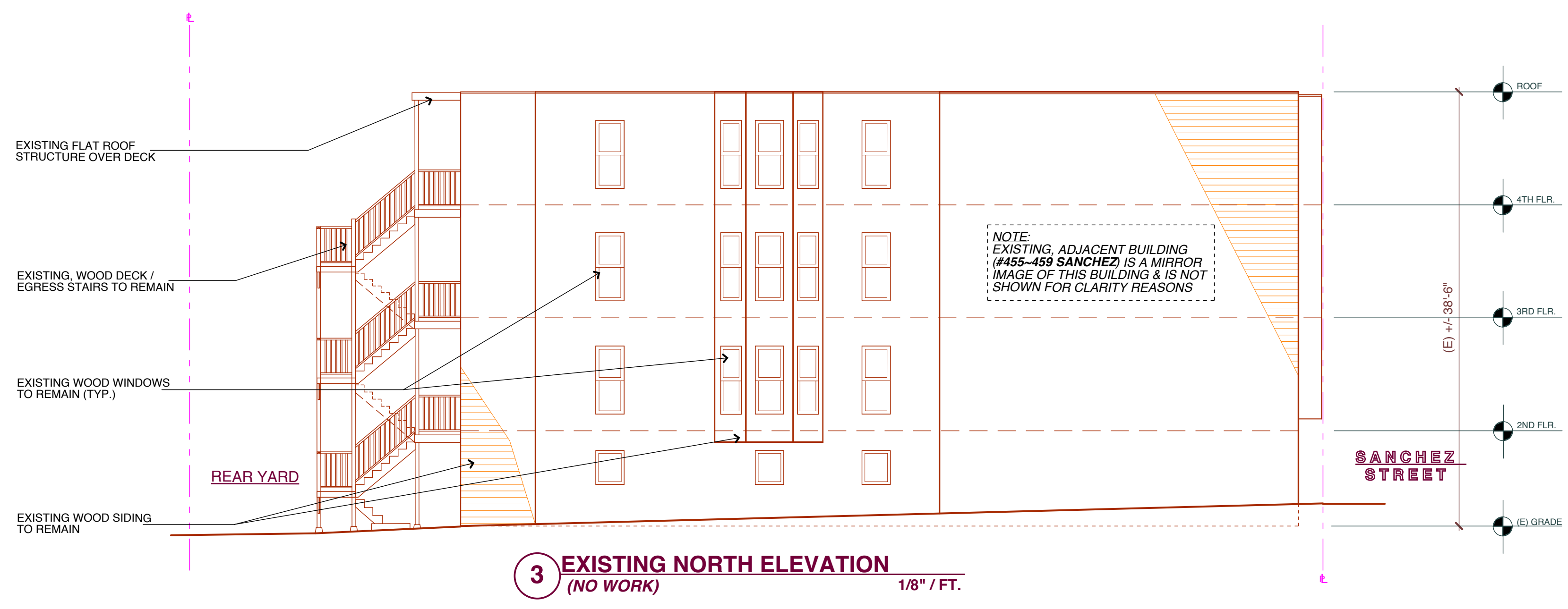
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EXISTING / DEMOLITION & PROPOSED EXTERIOR ELEVATIONS

461-465 SANCHEZ STREET
 NEW ACCESSORY DWELLING UNIT
 SAN FRANCISCO, CA
 BLOCK #3580; LOT #030

Date: 11/01/17
 Scale: 1/4" / FT.
 Drawn: NP
 Sheet:

A-2





1 PROPOSED SOUTH ELEVATION
1/4" / FT.

NEW ADJ. GLAZING CALCULATION:
 South-facing:
 $(2.5 \times 3) + (2.5 \times 3.17) + (5 \times 6.67) + (2 \times 5) + (2.67 \times 6.67) + (2 \times 3) = 82.58 \text{ sq. ft.}$
 East-facing:
 $(2 \times 5) = 10 \text{ sq. ft.}$
TOTAL: 92.58 sq. ft.

LEGEND:
 ——— EXISTING TO REMAIN
 - - - - EXISTING TO BE REMOVED
 ——— NEW CONSTRUCTION
 ▨ 1-HOUR CONSTRUCTION

NOTE:
 EXISTING, ADJACENT BUILDING (#467-471 SANCHEZ) IS A MIRROR IMAGE OF THIS BUILDING & IS NOT SHOWN FOR CLARITY REASONS

1 EXISTING / DEMOLITION SOUTH ELEVATION
1/4" / FT.

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EXISTING / DEMOLITION & PROPOSED EXTERIOR ELEVATIONS

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 SAN FRANCISCO, CA
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A-3

