



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JANUARY 8, 2015

Previous Planning Commission Hearing: November 20, 2014

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Date: January 1, 2015
Case No.: **2014.0177D / 2014.0178D**
Project Address: **53 STATES STREET**
Permit Application: 2014.0130.7476 (Demolition)
2014.0130.7472 (New Construction)
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2623/074
Project Sponsor: John Lum, John Lum Architecture
3246 17th Street
San Francisco, CA 94110
Staff Contact: Tina Chang – (415) 575-9197
tina.chang@sfgov.org
Recommendation: **Do Not Take DR and Approve Demolition and New Construction as Proposed.**

BACKGROUND

The Project Sponsor proposes to demolish an existing, vacant, one-story single-family dwelling and construct a new four-story two-family dwelling with two off-street parking spaces. The Property is located in an RH-2 (Residential House, Two-Family) Zoning District, and a 40-X Height and Bulk District.

The proposed Project was heard before the Planning Commission on November 20, 2014. After public testimony in opposition to the Project, the Planning Commission continued the item to January 8, 2015. Although there were a variety of suggestions made during the hearing, the primary changes requested included:

- Removal of the stair penthouse and roof deck
- Vary the massing of the building
- Reduce the massing and size of the structure

CURRENT PROPOSAL

The following changes have been made in response to the Commission's concerns:

- Removal of car lift for a subterranean garage reducing the gross square footage of the structure by approximately 1,000 square feet, the number of parking spaces from four to two, and the scale of the proposed building from five levels to four

- Removal of the proposed roof deck and stair penthouse
- Additional setback of the fourth level from 13'-9" to approximately 18'-2" from the front building wall on the west side of the building and 26'-11" on the east side of the building.
- Reduction in size of the lower unit from 2,357 square feet to 2,125 square feet
- Reduction in size of the upper unit from 2,620 square feet to 2,220 square feet

The Department has not received any letters of opposition to or support of the Project since the hearing on November 20, 2014.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must decide whether or not to take Discretionary Review and approve the proposed demolition of the existing, vacant, single-family dwelling unit and new construction of a three-story, four-level, two-unit building within RH-2, and 40-X Height and Bulk District pursuant to Planning Code Section 317.

BASIS FOR RECOMMENDATION

- The Project Sponsor has reduced the mass and scale of the structure, as recommended by the Commission.
- The Project Sponsor has relayed these changes to the neighbors.
- The scale and mass of the new dwelling-units are contextual and compatible with the surrounding neighborhood character.
- The Project is consistent with adopted City policies and General Plan.
- The Project is Code-complying and meets all other applicable requirements of the Planning Department.

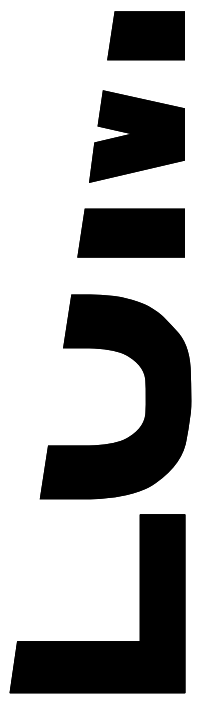
RECOMMENDATION: Approve with Conditions

Attachments:
Revised Plans

**If Commissioners need copies of the previous staff report, please contact staff ASAP.*

TIEN RESIDENCE

53 STATES STREET
SAN FRANCISCO, CA 94114



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415.558.9550 FAX: 415.558.0554

ABBREVIATIONS:

&	AND
<	ANGLE
@	AT NUMBER
∅	CENTER LINE
ℙ	PROPERTY LINE
(E)	EXISTING
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BASE BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT-UP
CL.	CEILING
CNTL.	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA	EACH
EL. OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.U.	FORCED-AIR UNIT
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GAUGE
GALV.	GALVANIZED
GND.	GROUND
GYP.BD.	GYPSONUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
OV.	OVER
O.C.	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PTD.	POINT
R	RADIUS
RET. AIR	RETURN AIR
RM.	ROOM
RDWD.	RED WOOD
R.W.L.	RAIN WATER LEADER

ABBREVIATIONS (CONT.):

S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W	WITH
W.C.	WATER CLOSET
WD	WOOD
WP	WATER PROOF
W.H.	WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW FIRE-RATED WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

- AIA DOCUMENT 201 "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT" ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF CEILING INSULATION R-19
 - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - INFILTRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED.
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UPC SECTION 2406).

PROJECT DATA:

CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

53 STATES STREET
SAN FRANCISCO, CA 94114

PROJECT DESCRIPTION:

- DEMOLITION OF A SINGLE-FAMILY RESIDENCE
- NEW CONSTRUCTION OF 3-STORY (PLUS GARAGE LEVEL) TWO-UNIT BUILDING; ONE UNIT TO HAVE 3 BEDROOMS & 3.5 BATHS; THE SECOND UNIT TO HAVE 3 BEDROOMS & 2.5 BATHS
- BOTTOM LEVEL IS GARAGE WITH TWO PARKING SPACES
- ENTIRE BUILDING TO BE SPRINKLERED PER CRC 15.06.040 SECTION R313.2

PLANNING INFORMATION:

BLOCK / LOT: 2623/074
ZONING DISTRICT: RH-2
LOT SIZE: 2,642 SQ. FT.
BUILDING HEIGHT: 40 FEET MAX. / 30 FEET AT FRONT OF PROPERTY

SETBACKS: FRONT: BASED ON AVERAGE OF ADJ. BUILDINGS; UP TO 15 FT OR 15% OF LOT DEPTH

SIDE: NONE

REAR: 45% OF LOT DEPTH OR AVERAGE OF ADJ. BLDGS. IF AVERAGED, LAST 10 FT IS LIMITED TO HEIGHT OF 30 FT AND MIN. OF 25% OF LOT DEPTH, BUT NO LESS THAN 15 FT

GROSS FLOOR AREA:	EXISTING:	
	1ST FLOOR:	848 G.S.F.
	2ND FLOOR:	568 G.S.F.
	TOTAL:	1,554 G.S.F.
PROPOSED:	GARAGE:	760 G.S.F.
	LOWER UNIT:	2,125 G.S.F.
	UPPER UNIT:	2,220 G.S.F.
	CIRCULATION:	375 G.S.F.
	TOTAL:	5,480 G.S.F.
	NET CHANGE:	+ 3,926 G.S.F.
	(PREVIOUS TOTAL: 6,725 G.S.F.)	

BUILDING INFORMATION:

OCCUPANCY: GROUP R, DIVISION 3
CONSTRUCTION TYPE: TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS: CLASS B ROOF

PROJECT PARTICIPANTS:

OWNER:
MARVIN & ELISABETH TIEN
3796 16TH ST.
SAN FRANCISCO, CA 94114

T. 310 963 8087

GENERAL CONTRACTOR
T.B.D.

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

t. 415 558 9550 x.21
f. 415 558 0554

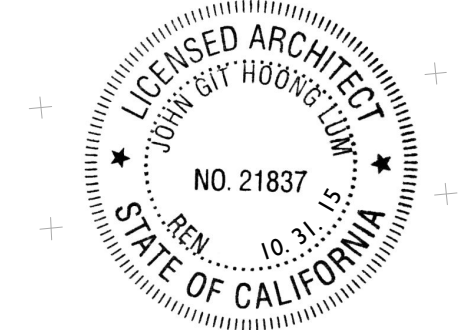
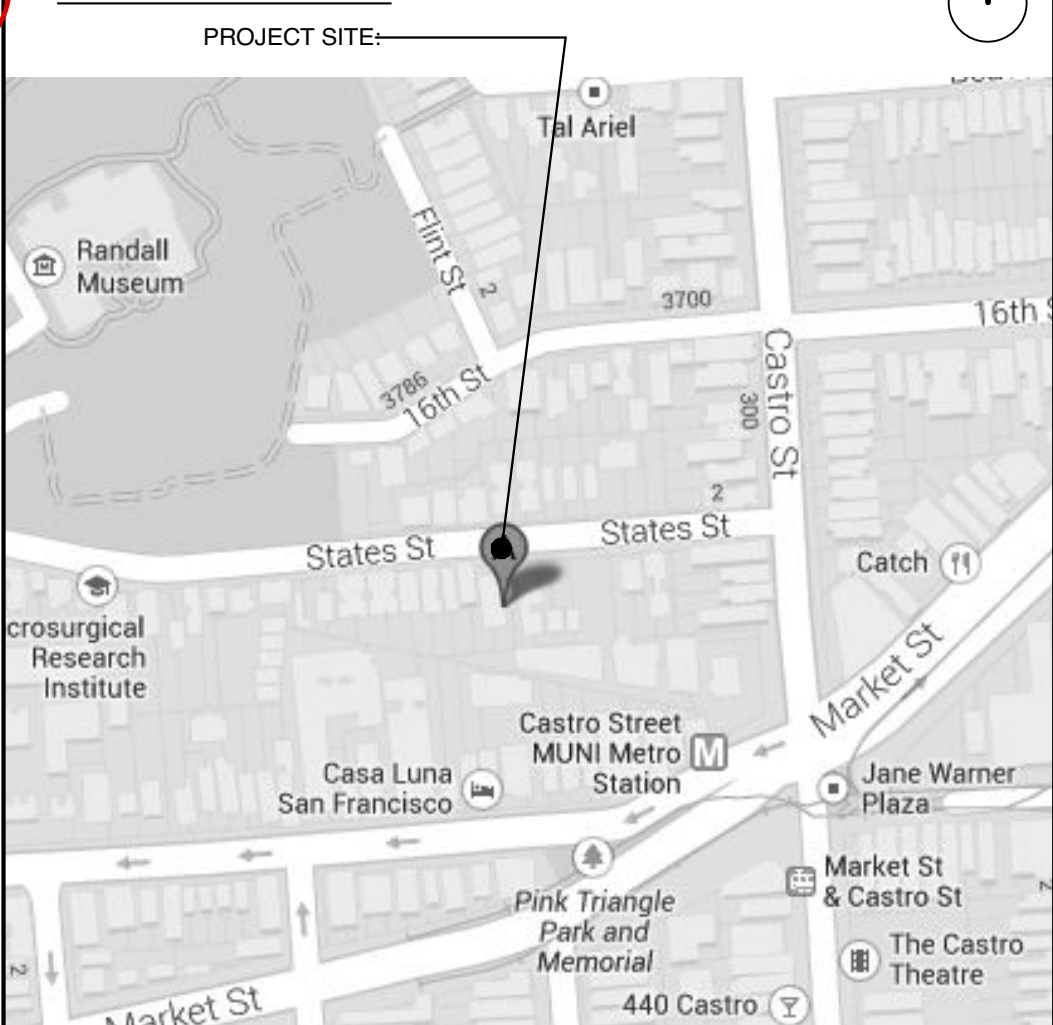
STRUCTURAL ENGINEER:
T.B.D.

DRAWING INDEX:

ARCHITECTURAL

1.	A0.0	TITLE SHEET
2.	A0.2	PROPOSED SITE/ROOF PLAN
3.	A2.0	PROPOSED FIRST FLOOR/GARAGE PLAN
4.	A2.1	PROPOSED SECOND FLOOR PLAN
5.	A2.2	PROPOSED THIRD FLOOR PLAN
6.	A2.3	PROPOSED FOURTH FLOOR PLAN
7.	A3.1	PROPOSED NORTH ELEVATION
8.	A3.2	PROPOSED WEST ELEVATION
9.	A3.3	PROPOSED SOUTH ELEVATION
10.	A3.4	PROPOSED EAST ELEVATION
11.	A3.5	SECTION
12.	A3.9	PROPOSED BUILDING PERSPECTIVES - REDESIGN

VICINITY MAP:



TIEN-STATES RESIDENCE
53 STATES ST
SAN FRANCISCO, CA 94114

John Lum
53 States St
San Francisco, CA 94114

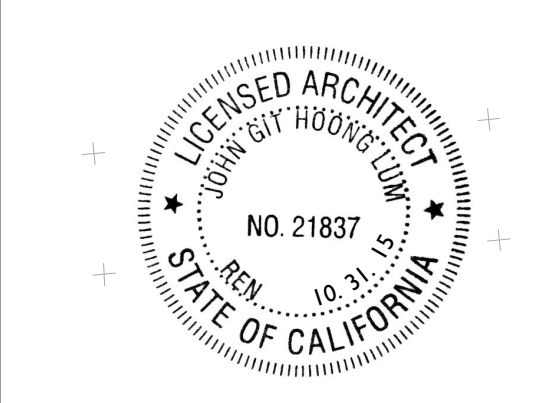
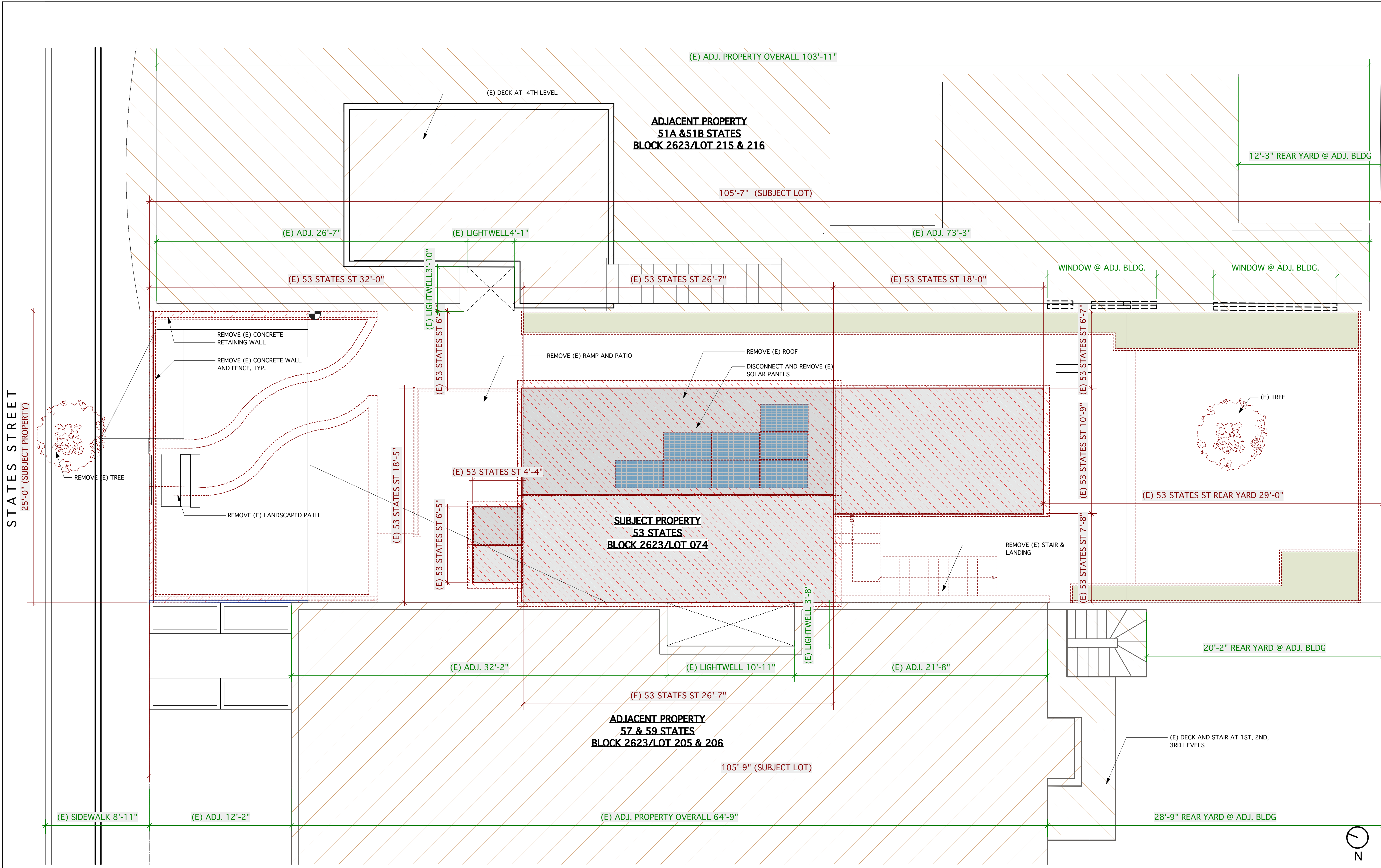
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date :	issues/ revisions :	by :
11.19.13	Project Review	ja
11.26.13	Pre-App Meeting	ja
12.11.13	Pre-App Meeting	ja
01.06.14	Pre-App Meeting	ja
01.31.14	Demo/311 Submittal	ja
06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
11.10.14	Discretionary Review	hm
12.09.14	Discretionary Review	aa
12.22.14	Redesign	aa
12.24.14	Redesign Revisions	aa

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

TITLE SHEET

A0.0



TIEN-STATES RESIDENCE
53 STATES ST
SAN FRANCISCO, CA 94114

tien
53 states st
san francisco ca 94114

REDUCED SET SCALE = 50%

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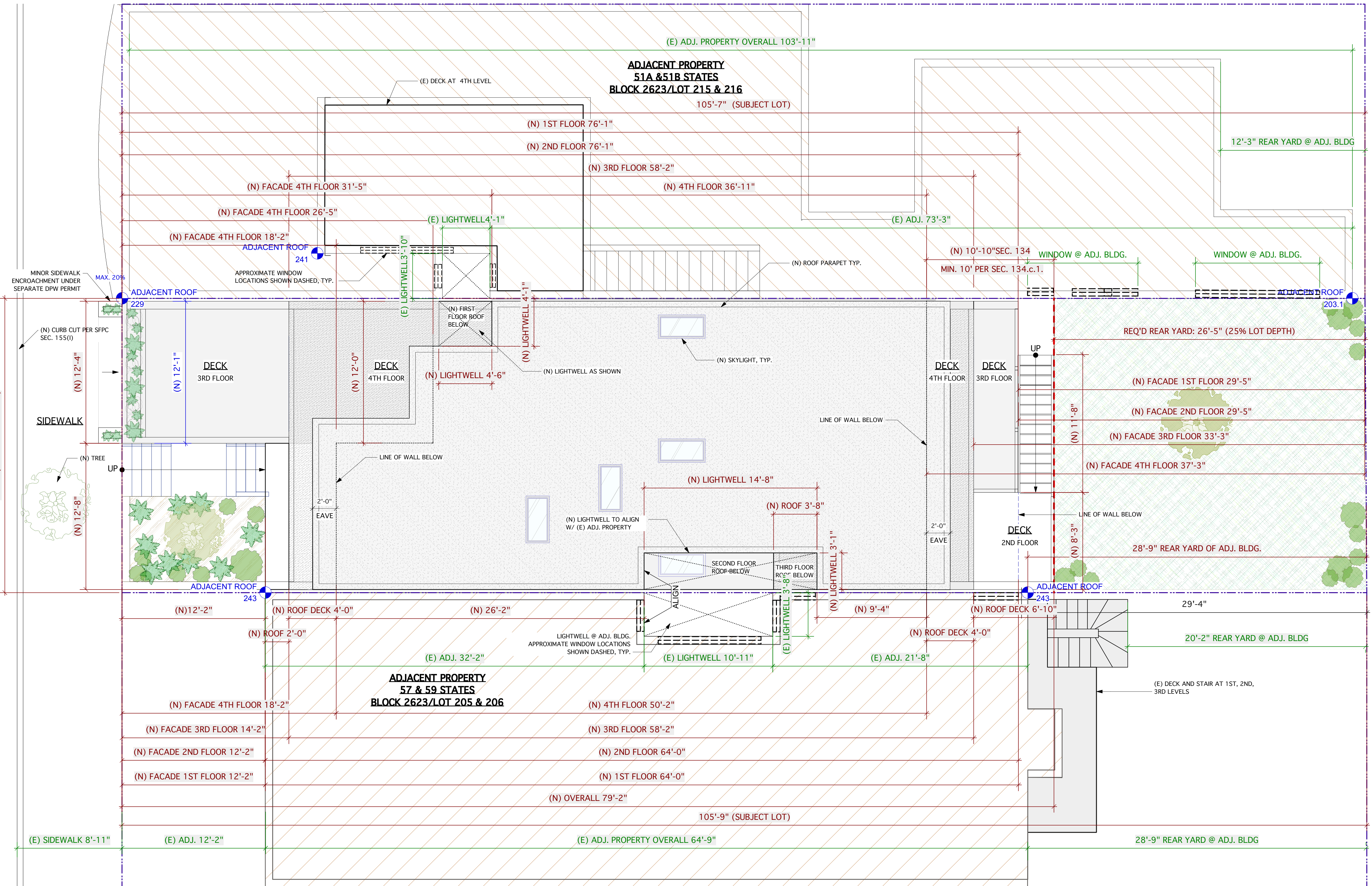
project name : TIEN-STATES
project number : 00000
scale : AS NOTED

ISSUING / DEMO
SITE PLAN

A0.1

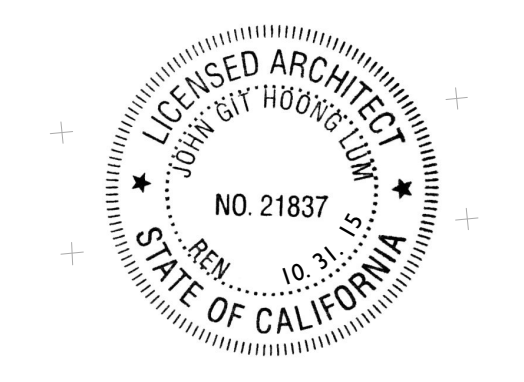
1 EXISTING/DEMOLITION SITE PLAN
A0.1 Scale: 1/4" = 1'-0"

STATES STREET
25'-0" (SUBJECT PROPERTY)



1 PROPOSED SITE PLAN
A0.2 1/8" = 1'-0"

LUM
JOHN LUM ARCHITECTURE INC.
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED
SITE PLAN

A0.2



A

FRONT FACADE



B1

ADJACENT BUILDINGS SAME SIDE OF STREET



B2



C

REAR FACADE



D

REAR VIEW ADJACENT BUILDINGS



(SIDE VIEW AT PROPERTY LINE)



E

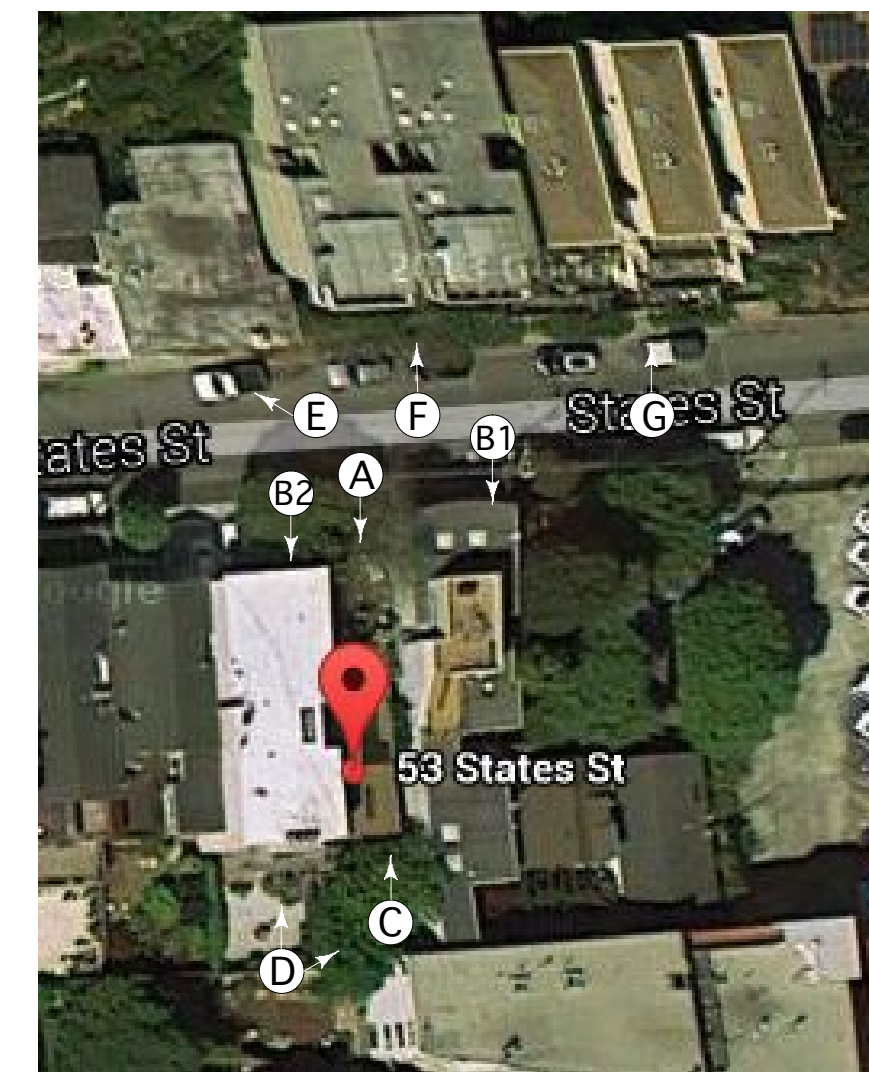
ADJACENT BUILDINGS FACING SIDE OF STREET



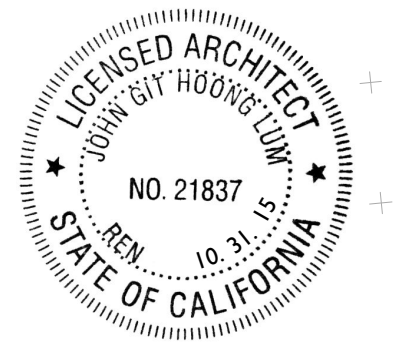
F



G



KEY



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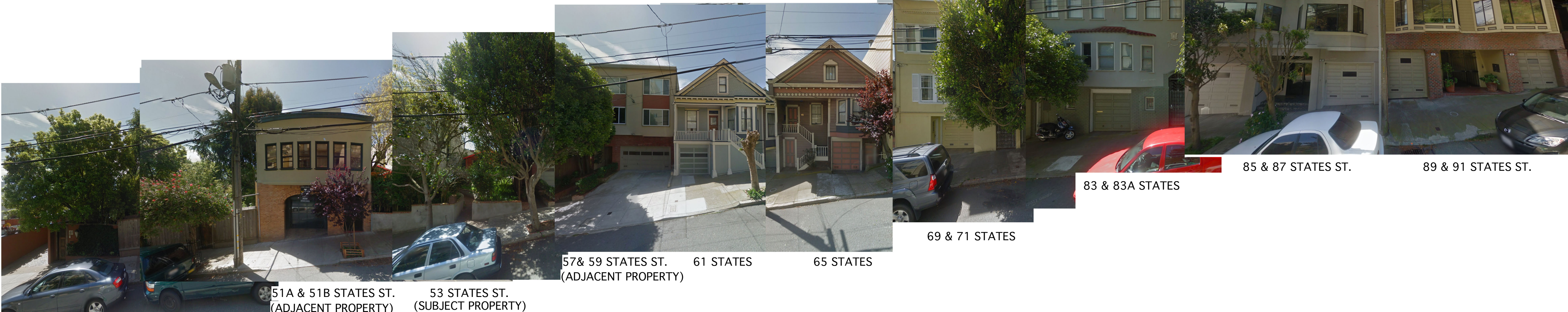
project name :	TIEN-STATES
project number :	00000
scale :	AS NOTED



25 STATES ST. 27 STATES ST. 37 STATES ST. (36 UNITS)

A
SAME SIDE OF STREET

340 - 344 CASTRO ST. 15 & 17 STATES ST.



41 STATES ST. 45 STATES ST.

51A & 51B STATES ST. (ADJACENT PROPERTY) 53 STATES ST. (SUBJECT PROPERTY)

57 & 59 STATES ST. (ADJACENT PROPERTY) 61 STATES 65 STATES

69 & 71 STATES

83 & 83A STATES

85 & 87 STATES ST.

89 & 91 STATES ST.

B
SAME SIDE OF STREET



C
FACING SIDE OF STREET

74 & 76 STATES

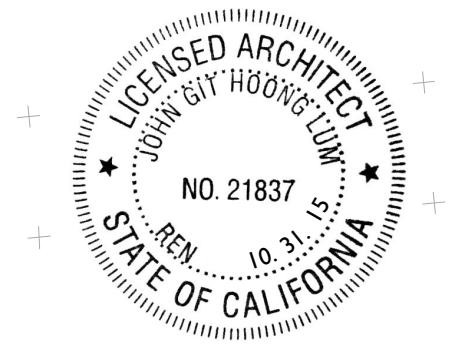
66 & 68 STATES

60 & 62 STATES ST.

54 STATES ST.

44 & 46 STATES ST.

40 & 42 STATES ST. 36 & 38 STATES ST.



TIEN-STATES RESIDENCE

53 STATES ST.
SAN FRANCISCO, CA 94114

John Lum
53 states st
san francisco ca 94114

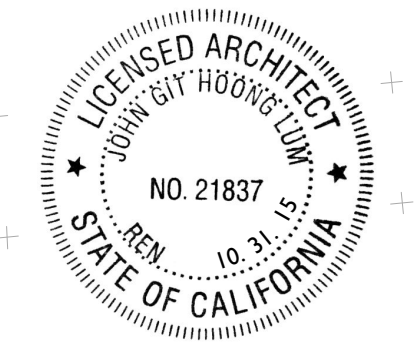
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SITE PHOTOS

A0.4



TIEN-STATES RESIDENCE
53 STATES ST
SAN FRANCISCO, CA 94114

John Lum
53 States St
San Francisco, CA 94114

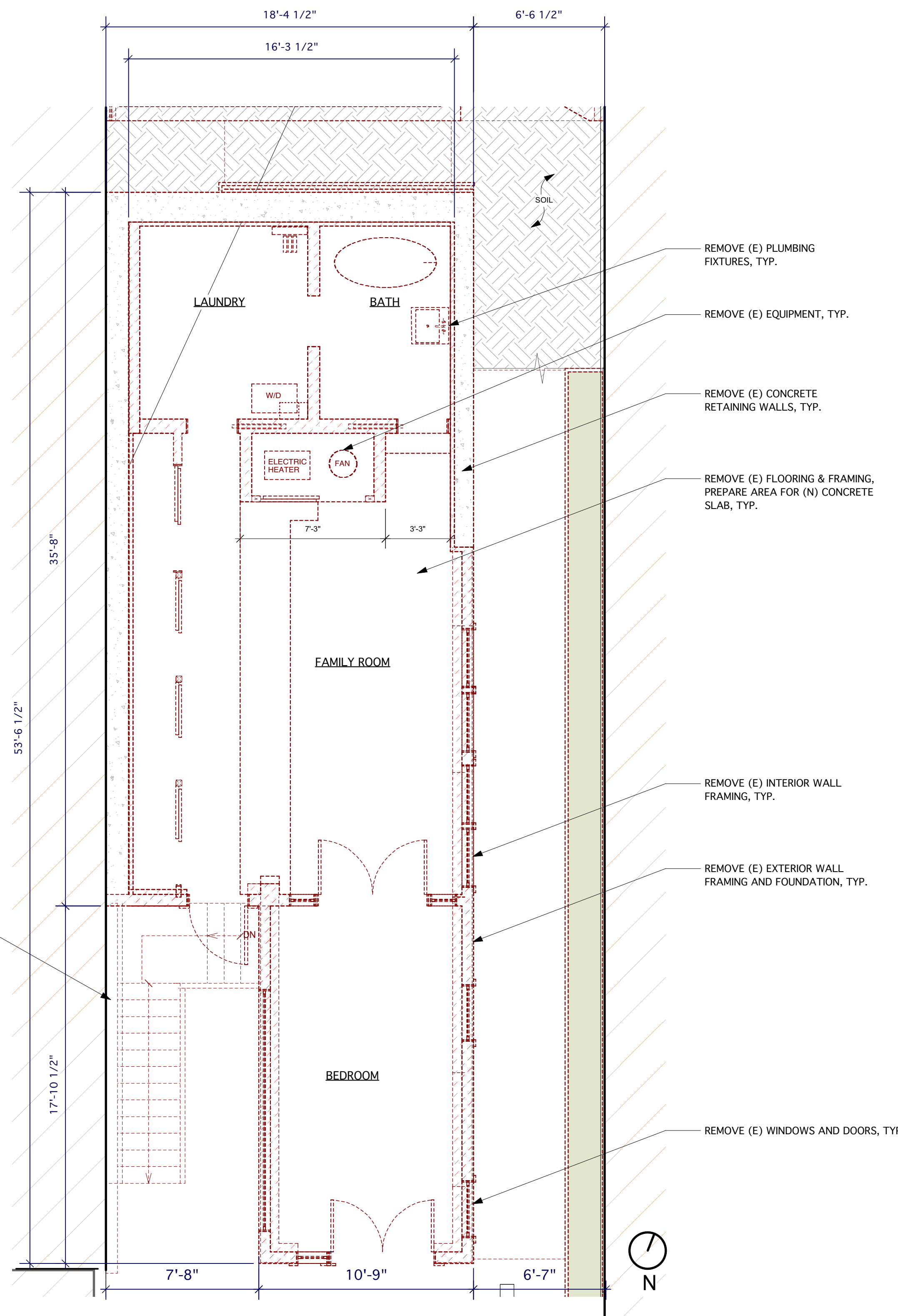
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07.22.14	Revision 2	ja
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12.09.14	Discretionary Review	aa
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12.24.14	Redesign Revisions	aa

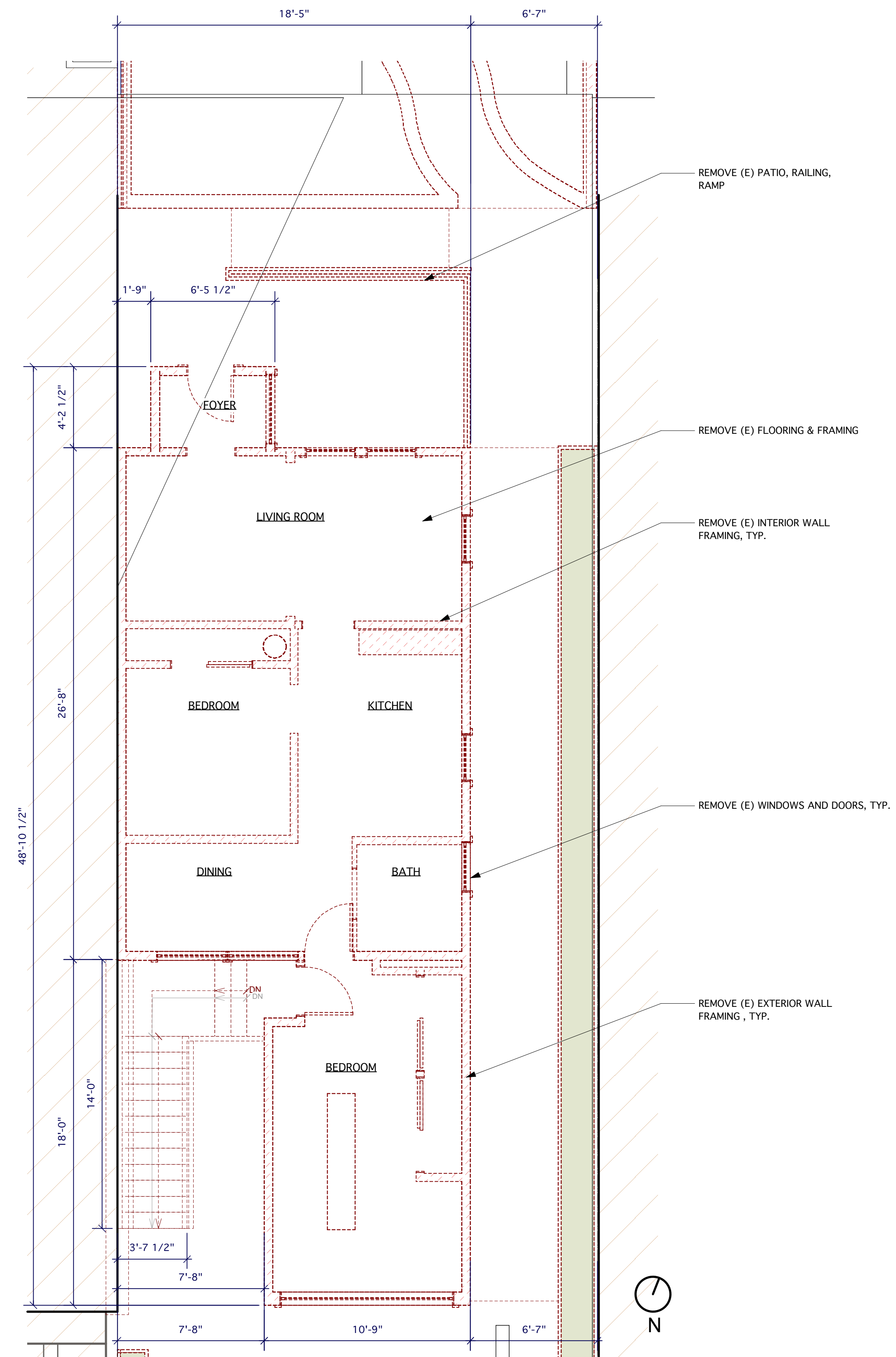
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project number : 00000
scale : AS NOTED

EXISTING / DEMO
FLOOR PLANS

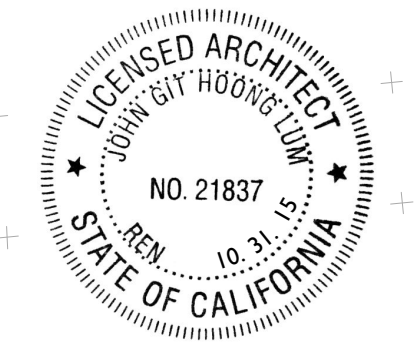
A1.0



1 EXISTING/DEMO FLOOR PLAN: BASEMENT
A1.0 Scale: 1/4" = 1'-0"



2 EXISTING/DEMO FLOOR PLAN: FIRST FLOOR
A1.0 Scale: 1/4" = 1'-0"



TIEN-STATES RESIDENCE

53 STATES ST
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John Lum
53 States St
San Francisco, CA 94114

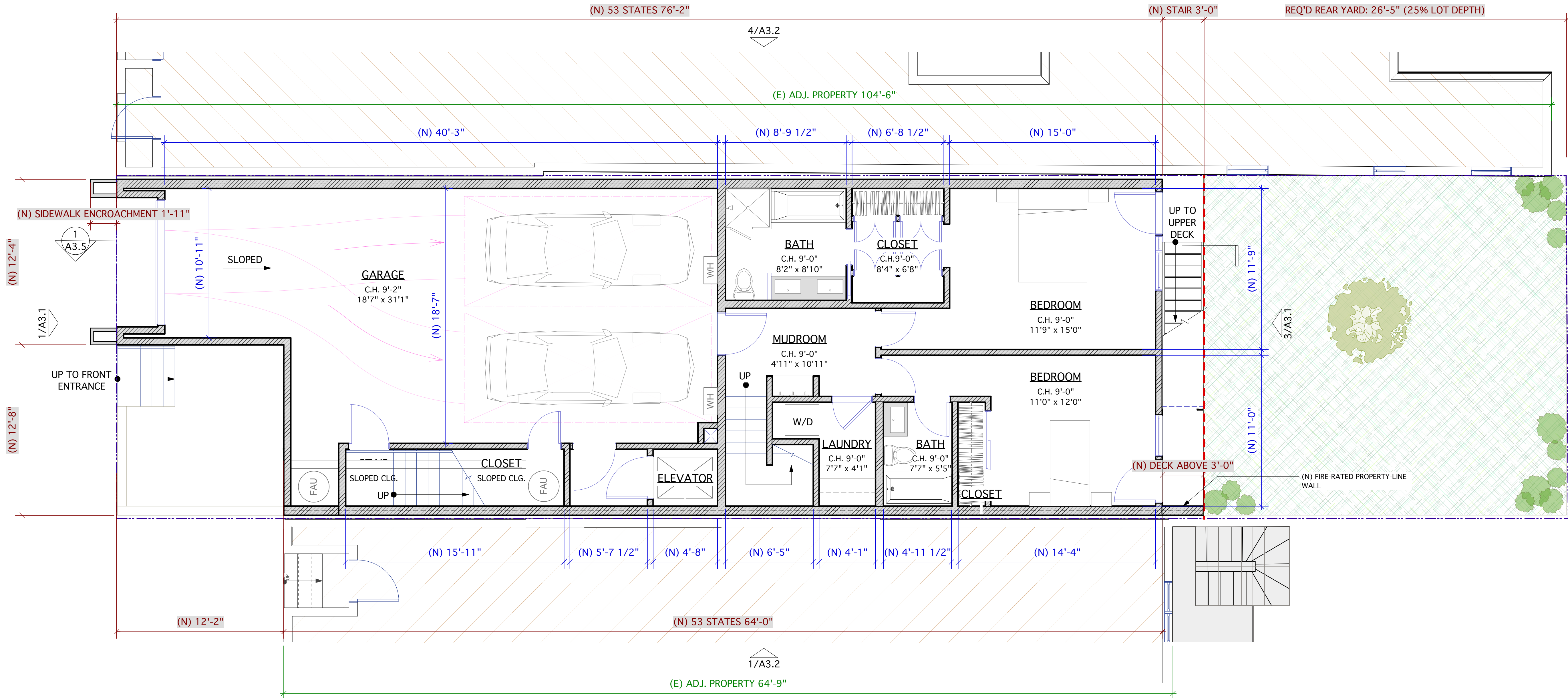
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11.26.13	Pre-App Meeting	ja
12.11.13	Pre-App Meeting	ja
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01.31.14	Demo/311 Submittal	ja
06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
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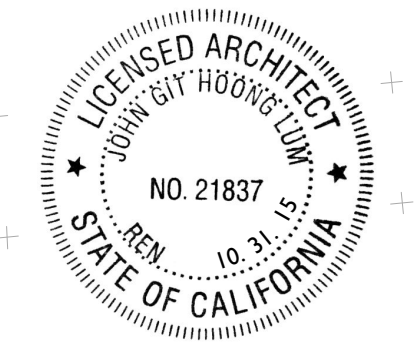
project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED FIRST FLOOR/GARAGE PLAN

A2.0



1 PROPOSED FIRST FLOOR/GARAGE PLAN
A2.0 1/8" = 1'-0"



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53 STATES ST
SAN FRANCISCO, CA 94114

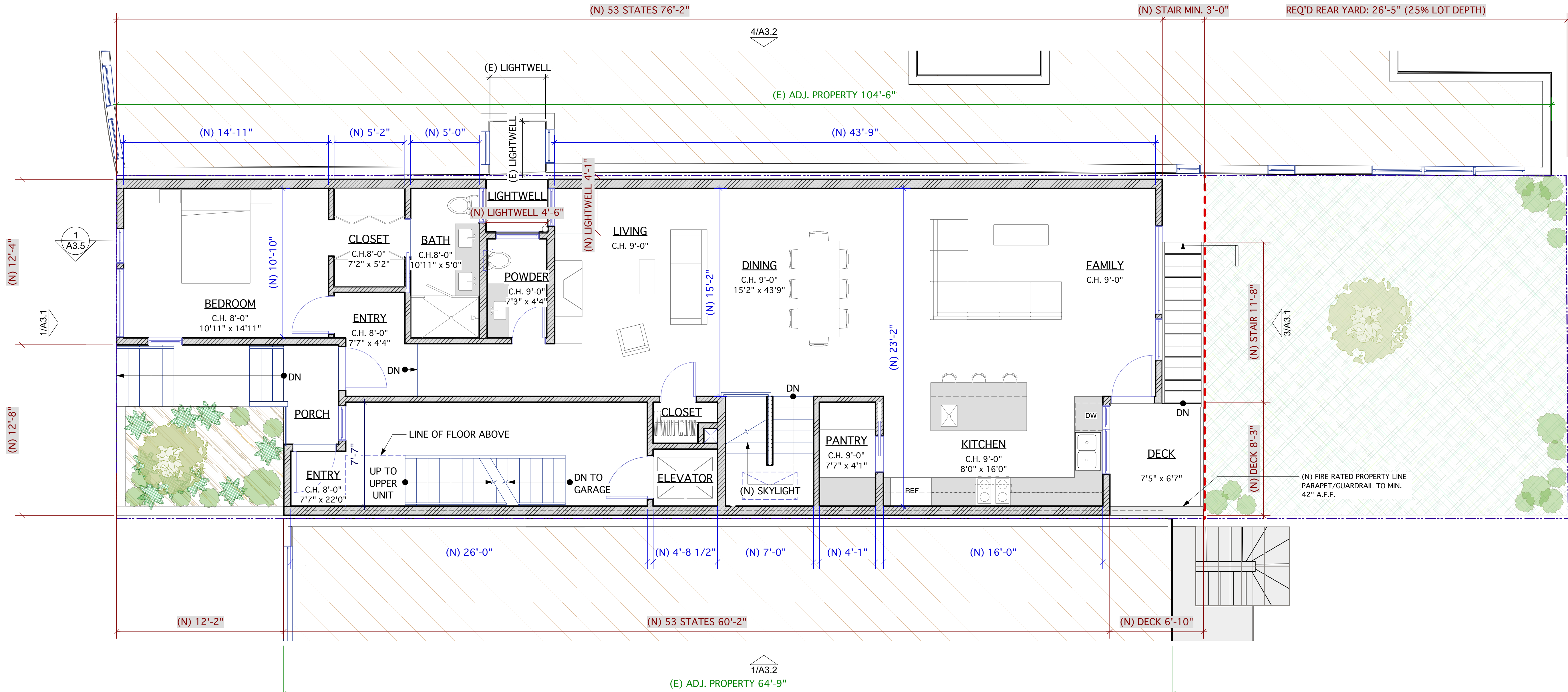
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01.31.14	Demo/311 Submittal	ja
06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
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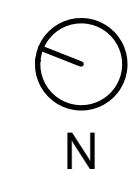
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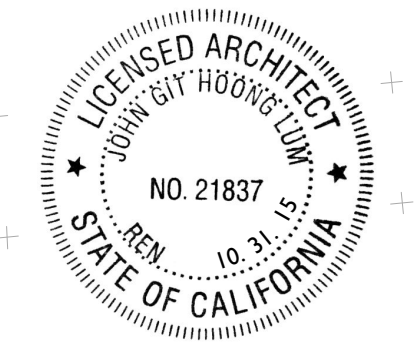
PROPOSED SECOND FLOOR PLAN

A2.1



1 PROPOSED SECOND FLOOR PLAN
A2.1 1/8" = 1'-0"





TIEN-STATES RESIDENCE

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53 STATES ST
SAN FRANCISCO, CA 94114

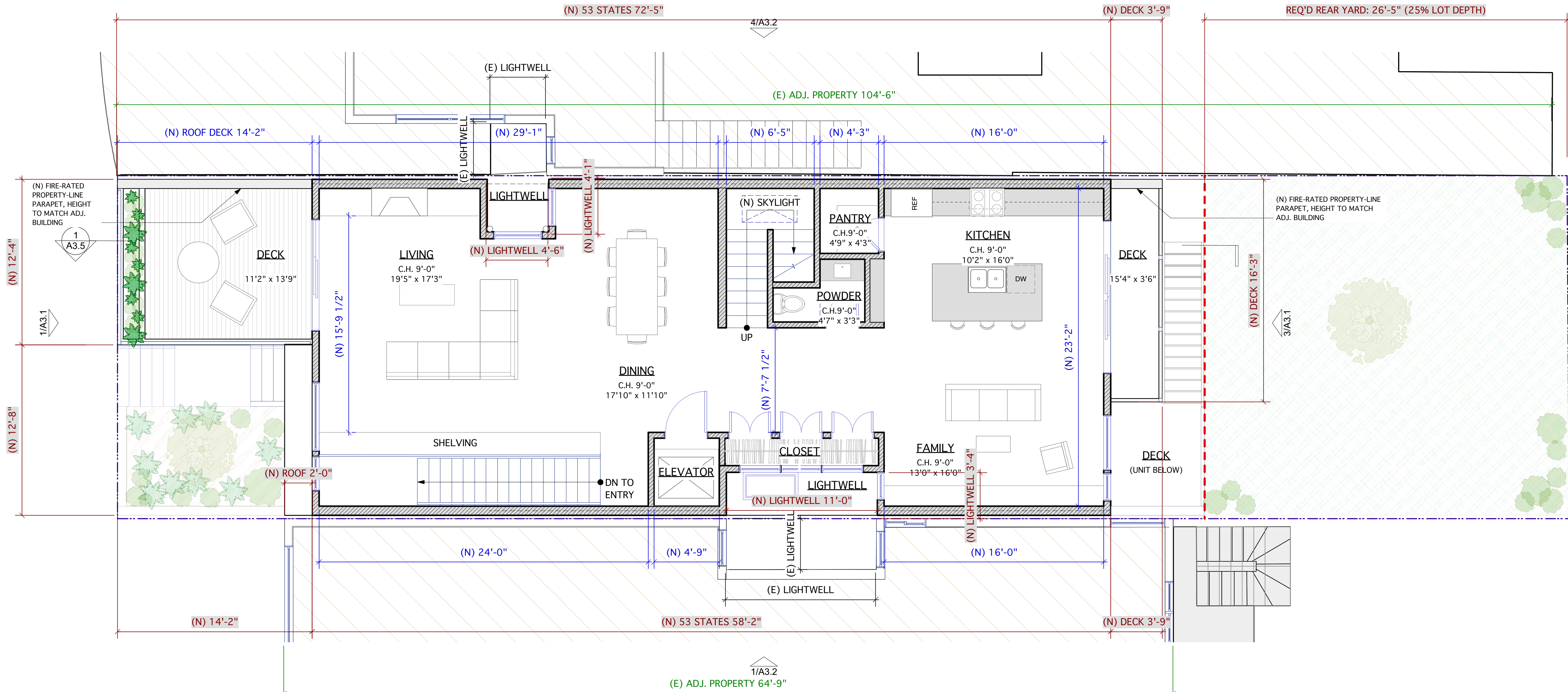
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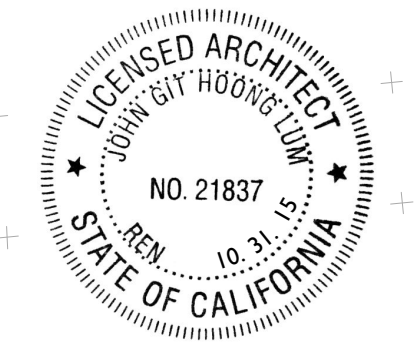
project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED THIRD FLOOR PLAN

A2.2



1 PROPOSED THIRD FLOOR PLAN
A2.2 1/8" = 1'-0"



TIEN-STATES RESIDENCE
53 STATES ST
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53 STATES ST
SAN FRANCISCO, CA 94114

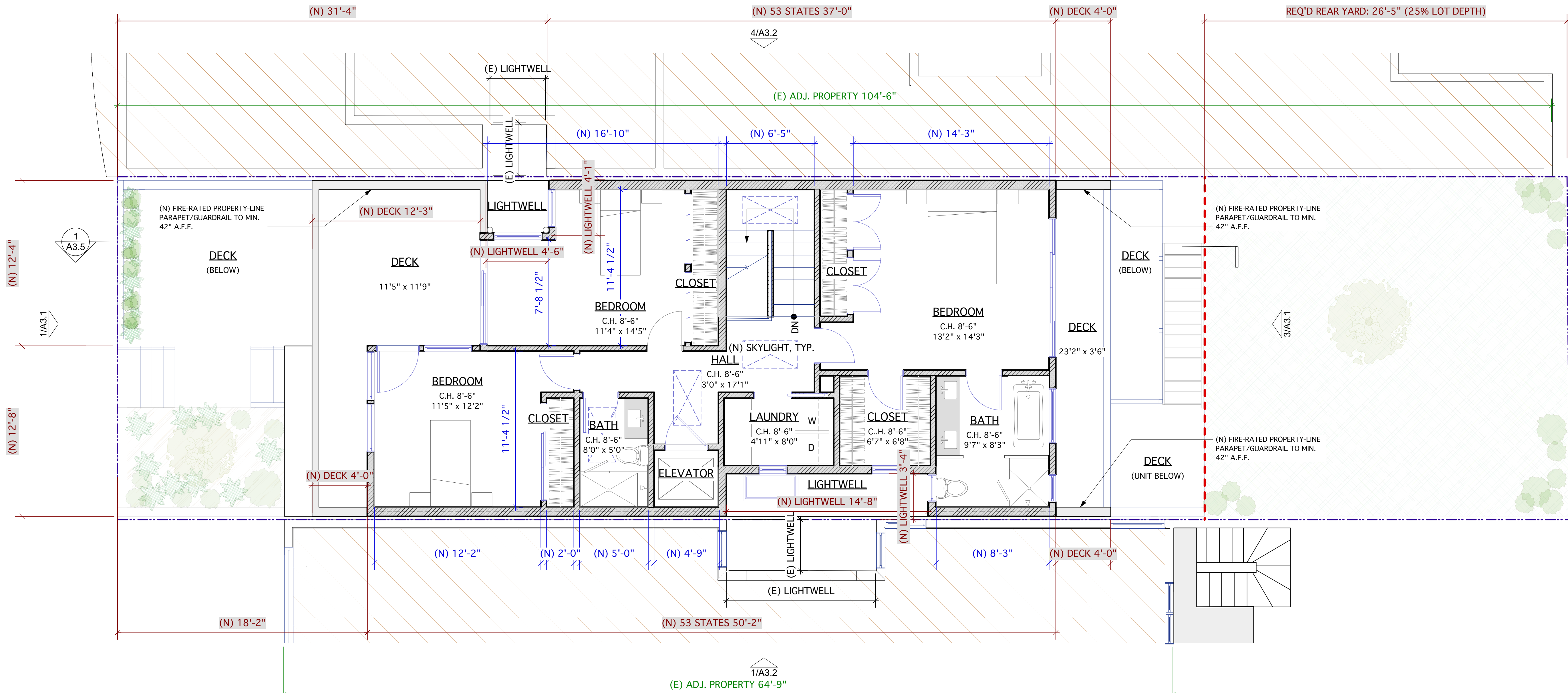
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06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
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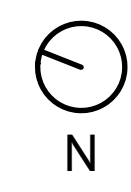
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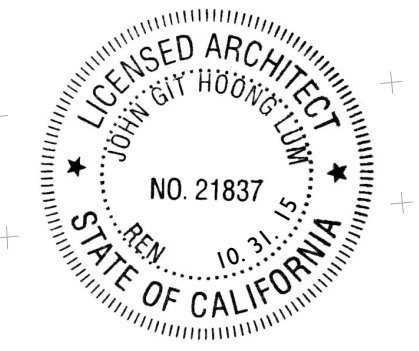
PROPOSED FOURTH FLOOR PLAN

A2.3



1 PROPOSED FOURTH FLOOR PLAN
A2.3 1/8" = 1'-0"





TIEN-STATES RESIDENCE
53 STATES ST
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53 states st
san francisco ca 94114

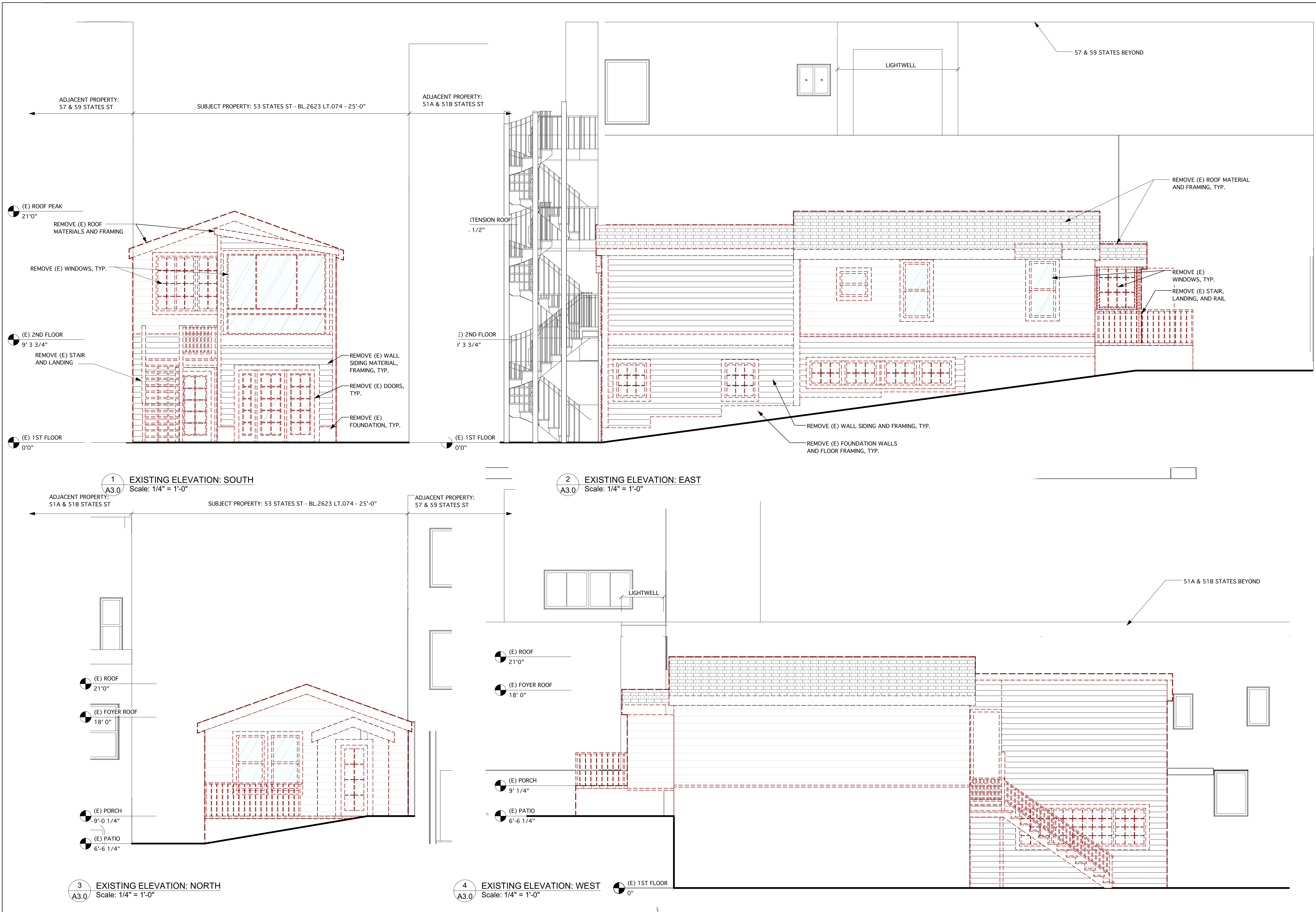
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

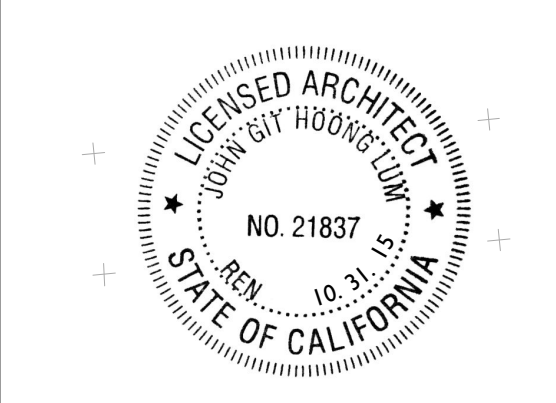
EXISTING ELEVATIONS

A3.0





1 PROPOSED NORTH ELEVATION
A3.1 1/8" = 1'-0"



TIEN-STATES RESIDENCE
53 STATES ST
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san francisco ca 94114

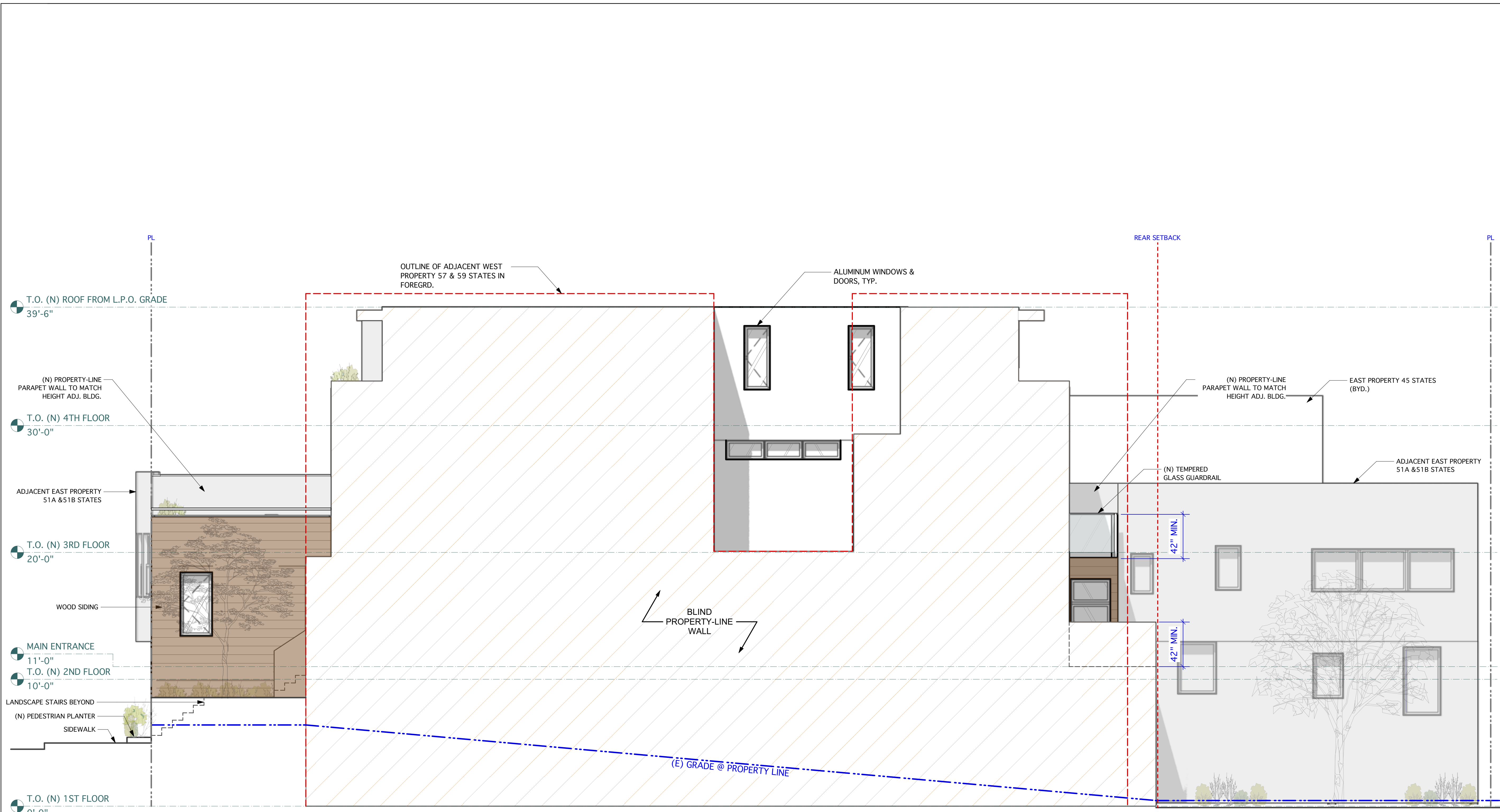
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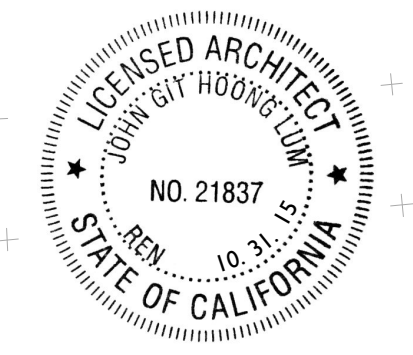
project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED ELEVATIONS

A3.1



1 PROPOSED WEST ELEVATION
A3.2 1/8" = 1'-0"



TIEN-STATES RESIDENCE
53 STATES ST
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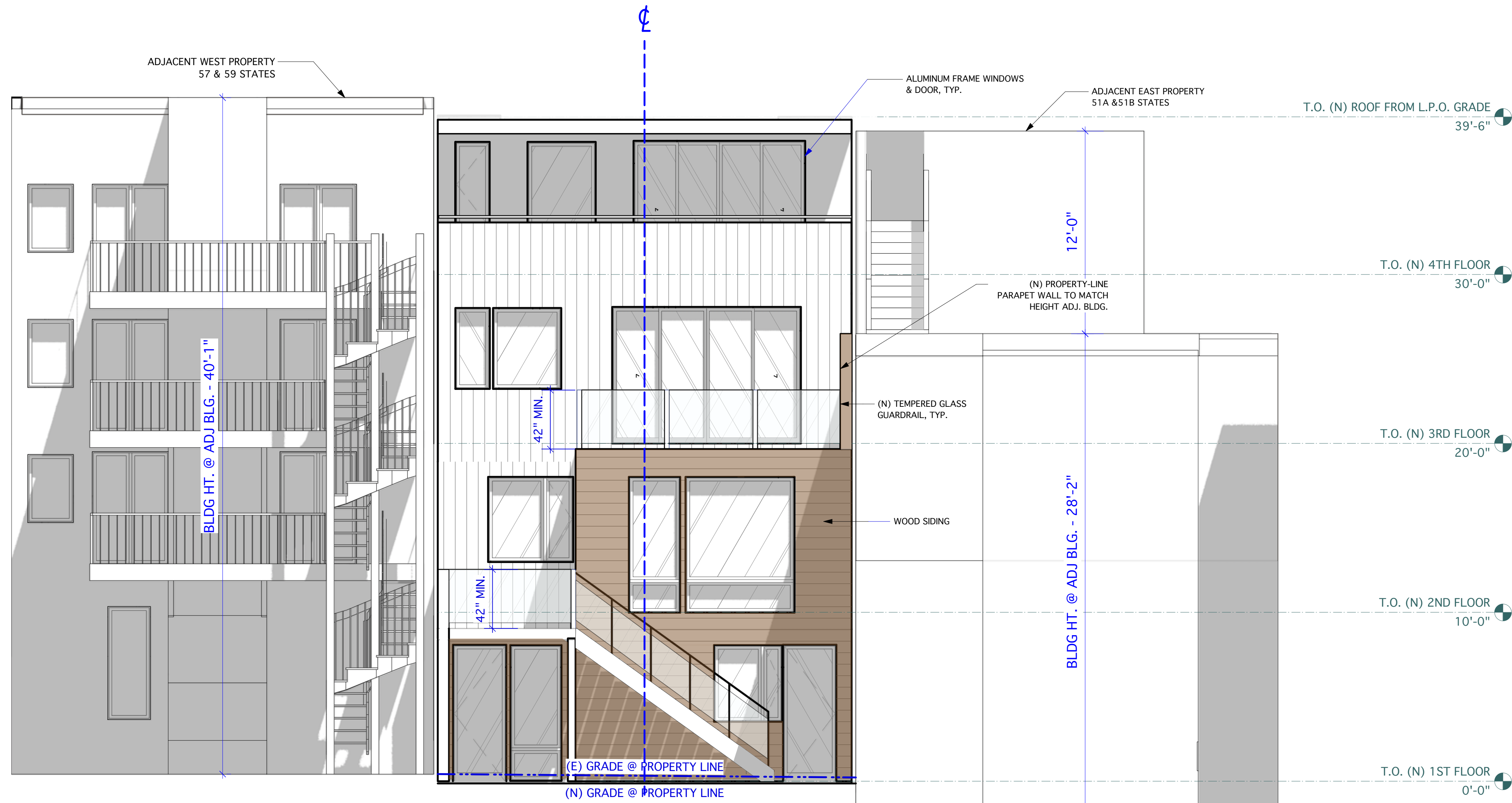
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53 states st
san francisco ca 94114

REDUCED SET SCALE = 50%

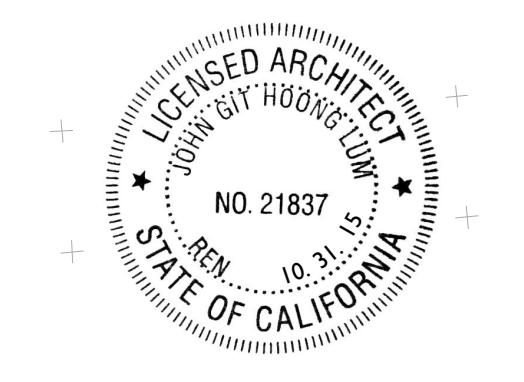
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01.06.14	Pre-App Meeting	ja
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07.22.14	Revision 2	ja
11.10.14	Discretionary Review	hm
12.09.14	Discretionary Review	aa
12.22.14	Redesign	aa
12.24.14	Redesign Revisions	aa

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED EXTERIOR ELEVATIONS



1 PROPOSED SOUTH ELEVATION
 A3.3 1/8" = 1'-0"



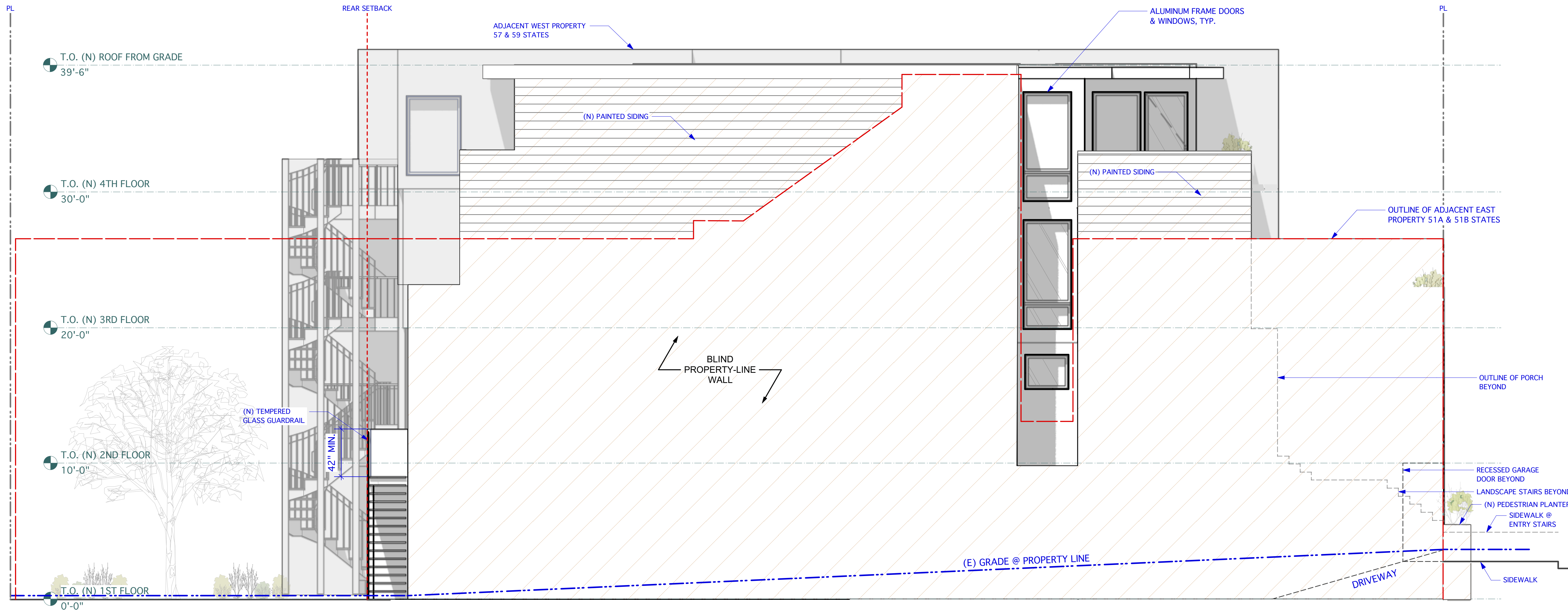
TIEN-STATES RESIDENCE
 53 STATES ST
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 53 states st
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REDUCED SET SCALE = 50%

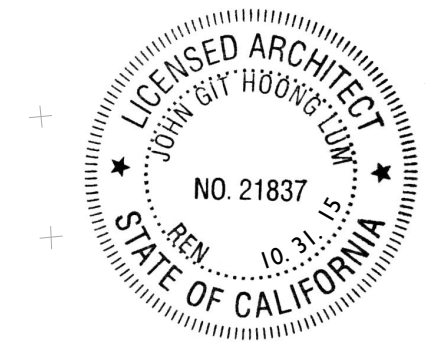
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12.22.14	Redesign	aa
12.24.14	Redesign Revisions	aa

project name : TIEN-STATES
 project number : 00000
 scale : AS NOTED

PROPOSED EXTERIOR ELEVATIONS



1 PROPOSED EAST ELEVATION
A3.4 1/8" = 1'-0"



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REDUCED SET SCALE = 50%

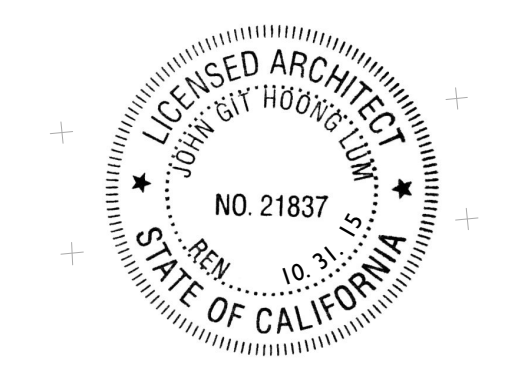
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12.09.14	Discretionary Review	aa
12.22.14	Redesign	aa
12.24.14	Redesign Revisions	aa

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED EXTERIOR ELEVATIONS



1 SECTION
A3.5 Scale: 1/4" = 1'-0"



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tien
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san francisco ca 94114

REDUCED SET SCALE = 50%

date :	issues/ revisions :	by :
11.19.13	Project Review	ja
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12.22.14	Redesign	aa
12.24.14	Redesign Revisions	aa

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

BUILDING SECTION

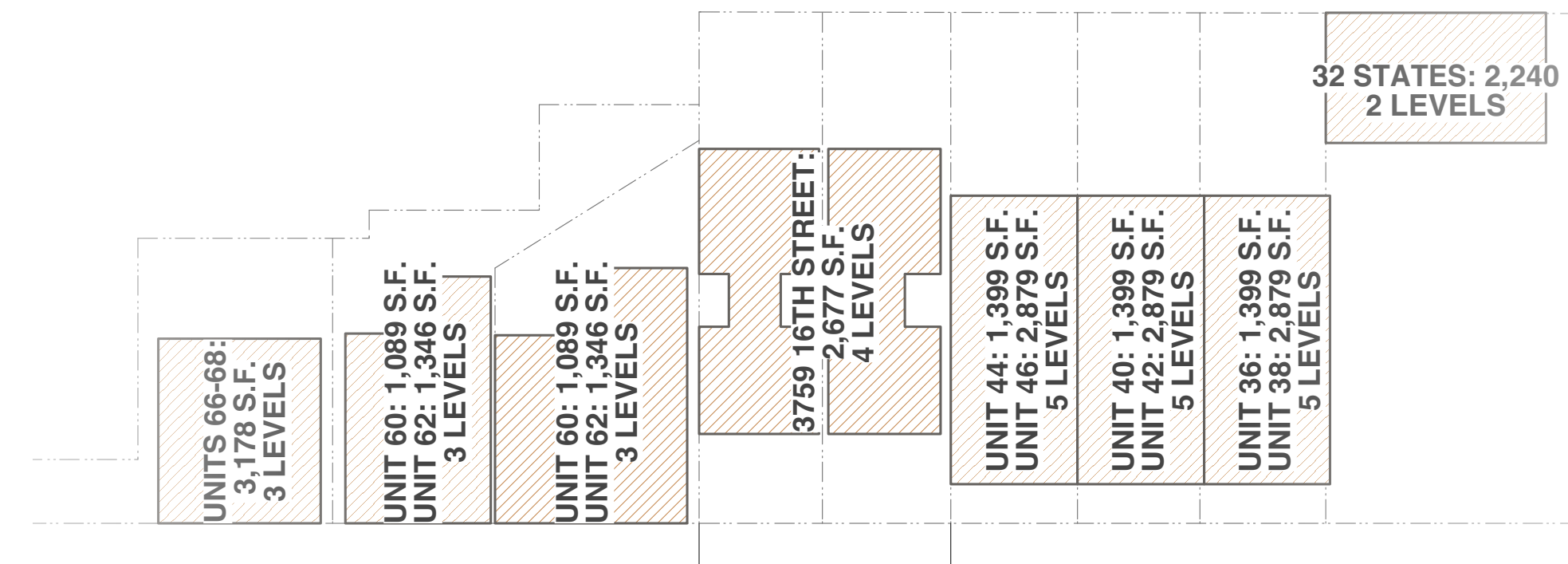
A3.5



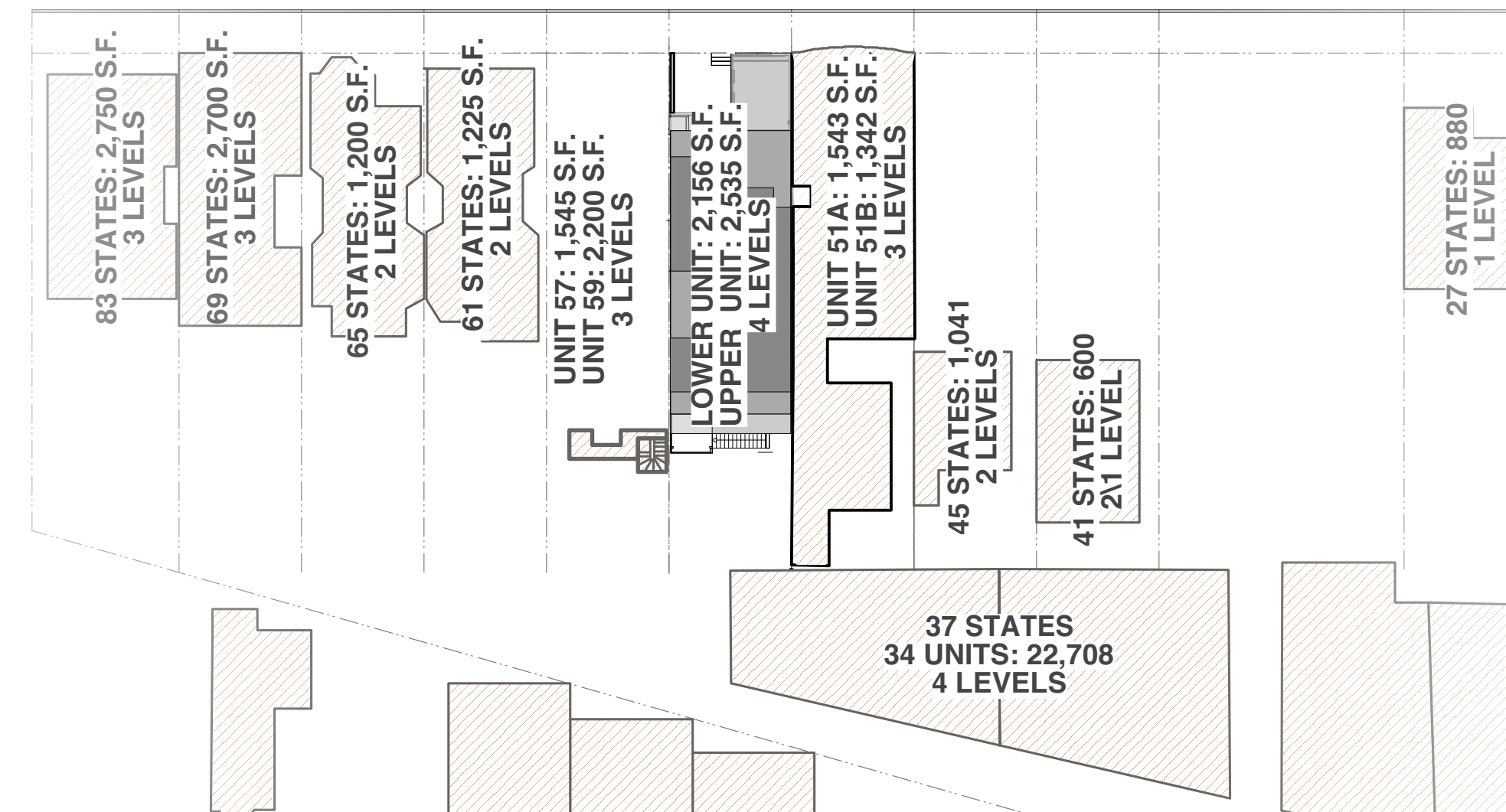
5 PROPOSED REDESIGN - BIRD'S EYE PERSPECTIVE
Scale: 1/4" = 1'-0"



3 PROPOSED REDESIGN - STREET PERSPECTIVE
Scale: 1/8" = 1'-0"



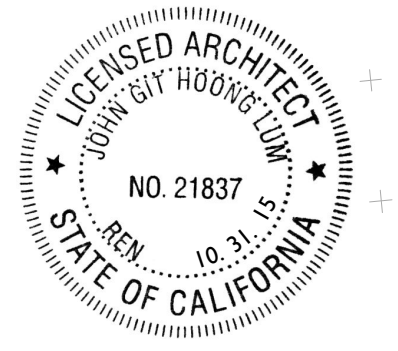
STATES STREET



2 COMPARATIVE STUDY
Scale: 1" = 30 ft

LUMI

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 558 9550 FAX: 415 558 0554



TIEN-STATES RESIDENCE
53 STATES ST
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53 states st
san francisco ca 94114

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12.22.14	Redesign	aa
12.24.14	Redesign Revisions	aa

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

COMPARATIVE STUDY

A3.9