

2021-000342CUA
403 28th St

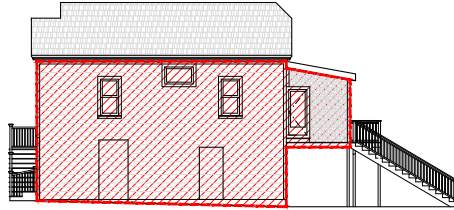
2021-04-01

SEC. 317(b)(2), CRITERIA C, PART 1: VERTICAL ELEMENTS



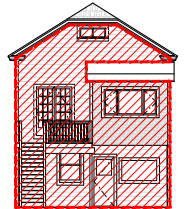
NORTH (FRONT) ELEVATION

AREA TO REMAIN: 0 SF 0%
 ALTERED AREA: 480 SF 100%



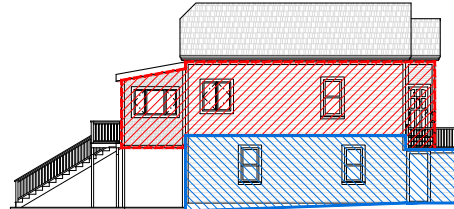
WEST ELEVATION

AREA TO REMAIN: 0 SF 0%
 ALTERED AREA: 755 SF 100%



SOUTH (REAR) ELEVATION

AREA TO REMAIN: 0 SF 0%
 ALTERED AREA: 746.5 SF 100%



EAST ELEVATION

AREA TO REMAIN: 352 SF 44%
 ALTERED AREA: 441.5 SF 56%

C-1 VERTICAL TOTALS

AREA TO REMAIN: 352 SF 13%
 ALTERED AREA: 2,423 SF 87%

SEC. 317(b)(2), CRITERIA B, PART 1: FRONT & REAR FACADE

B-1 FRONT & REAR FACADE TOTALS

AREA TO REMAIN: 0 SF 0%
 ALTERED AREA: 1,226.5 SF 100%

SEE NORTH (FRONT) & SOUTH (REAR) ELEVATION ABOVE.

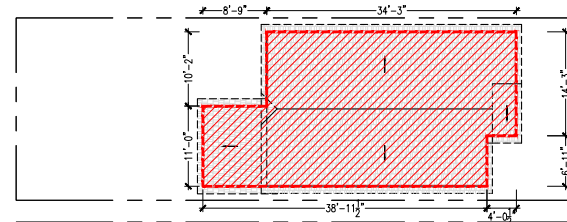
REMOVAL CALCULATION SUMMARY

	AREA TO REMAIN	ALTERED AREA	ALTERED %
B-1 FRONT & REAR FACADE (COMBINED AREA < 50%)	0 SF	1,226.5 SF	100%
B-2 FOUNDATION WALLS (LINEAL FEET < 65%)	42 LF	76.3 LF	64.5% < 65% MEETS CRITERIA
C-1 VERTICAL ELEMENTS (COMBINED AREA < 50%)	352 SF	2,423 SF	87%
C-2 HORIZONTAL ELEMENTS (COMBINED AREA < 50%)	700 SF	884 SF	56%

CODE REFERENCE

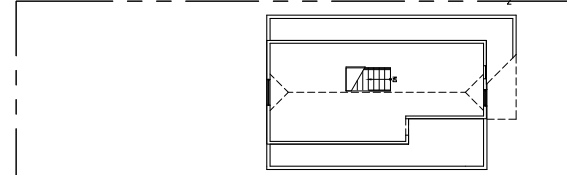
SF PLANNING CODE SECTION 312 LOSS OF DWELLING UNITS THROUGH DEMOLITION, MERGER AND CONVERSION
 (b) DEFINITIONS
 (2) "RESIDENTIAL DEMOLITION" SHALL MEAN ANY OF THE FOLLOWING:
 (A) ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION FOR A DEMOLITION PERMIT IS REQUIRED, OR
 (B) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, OR
 (C) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

SEC. 317(b)(2), CRITERIA C, PART 2: HORIZONTAL ELEMENTS



ROOF

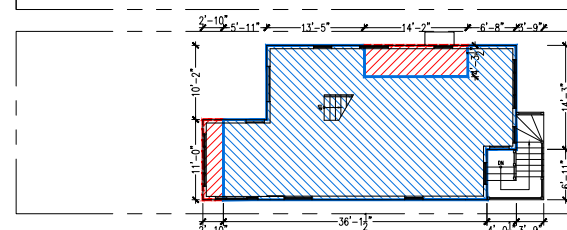
AREA TO REMAIN: 0 SF 0%
 ALTERED AREA: 792 SF 100%



THIRD FLOOR

AREA TO REMAIN: N/A
 ALTERED AREA: N/A

ZONING CONTROLS REMOVAL OF DWELLING UNITS DEMOLITION REVIEW CRITERIA, NOTE 1: ELEMENTS CONSTRUCTED POST-1906 WITHOUT PERMITS ARE ILLEGAL, AND FOR THE PURPOSES OF SECTION 317 ARE ASSUMED NOT TO EXIST.
 NOTE: EXISTING THIRD FLOOR HAS HEAD HEIGHT 6'-8" OR LESS, LESS THAN 6" FLOOR JOISTS, NON-CODE COMPLIANT STAIR, THEREFORE ASSUMED UNPERMITTED.



SECOND FLOOR

AREA TO REMAIN: 700 SF 88%
 ALTERED AREA: 92 SF 12%

C-2 HORIZONTAL TOTALS

AREA TO REMAIN: 700 SF 44%
 ALTERED AREA: 884 SF 56%

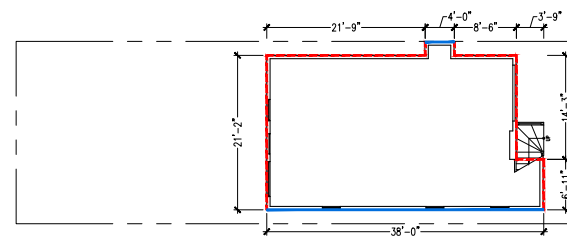
FIRST FLOOR - NOT APPLICABLE

AREA TO REMAIN: N/A
 ALTERED AREA: N/A

SEC 317(b)(5): "HORIZONTAL ELEMENTS" SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE.

REMOVAL CALCULATION SUMMARY

SEC. 317(b)(2), CRITERIA B, PART 2: LINEAR FEET AT FOUNDATION - PROJECT MEETS CRITERIA



B-2 FOUNDATION WALLS TOTAL

WALLS TO REMAIN: 42 LF 35.5%
 ALTERED WALLS: 76.3 LF 64.5%

REVISIONS:

rogers architecture
 415.309.9612
 www.rogersarchitecture.com



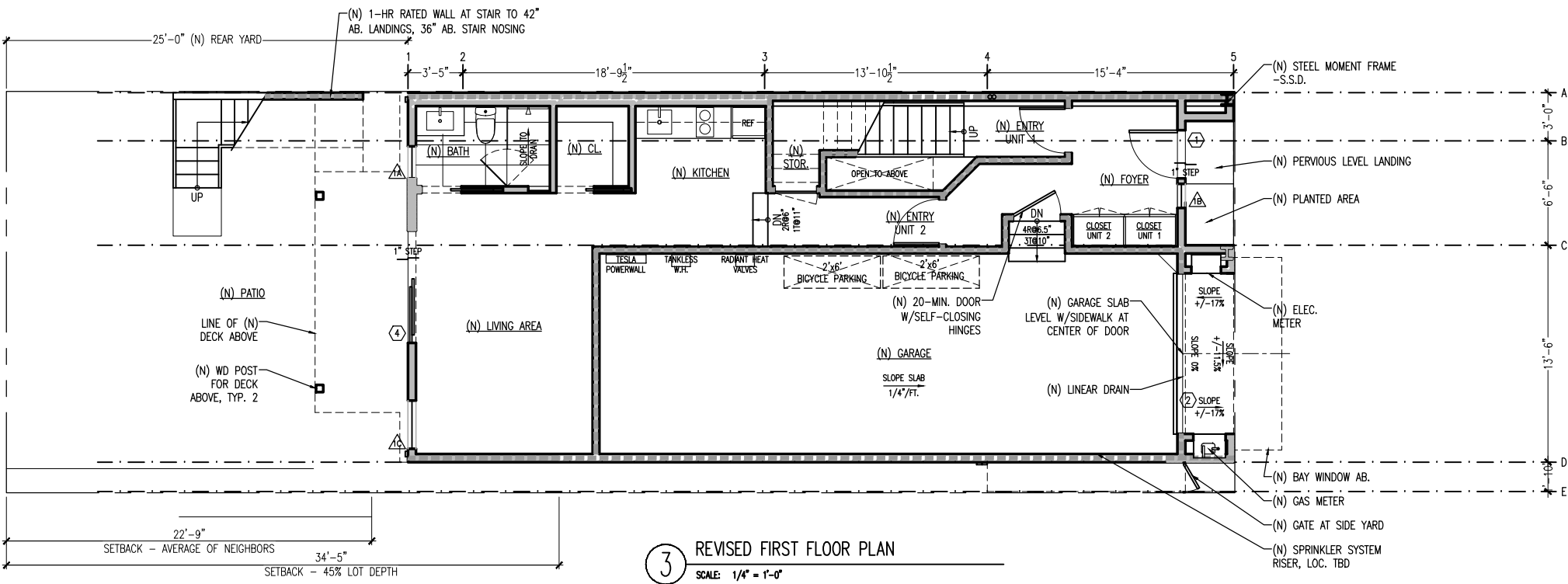
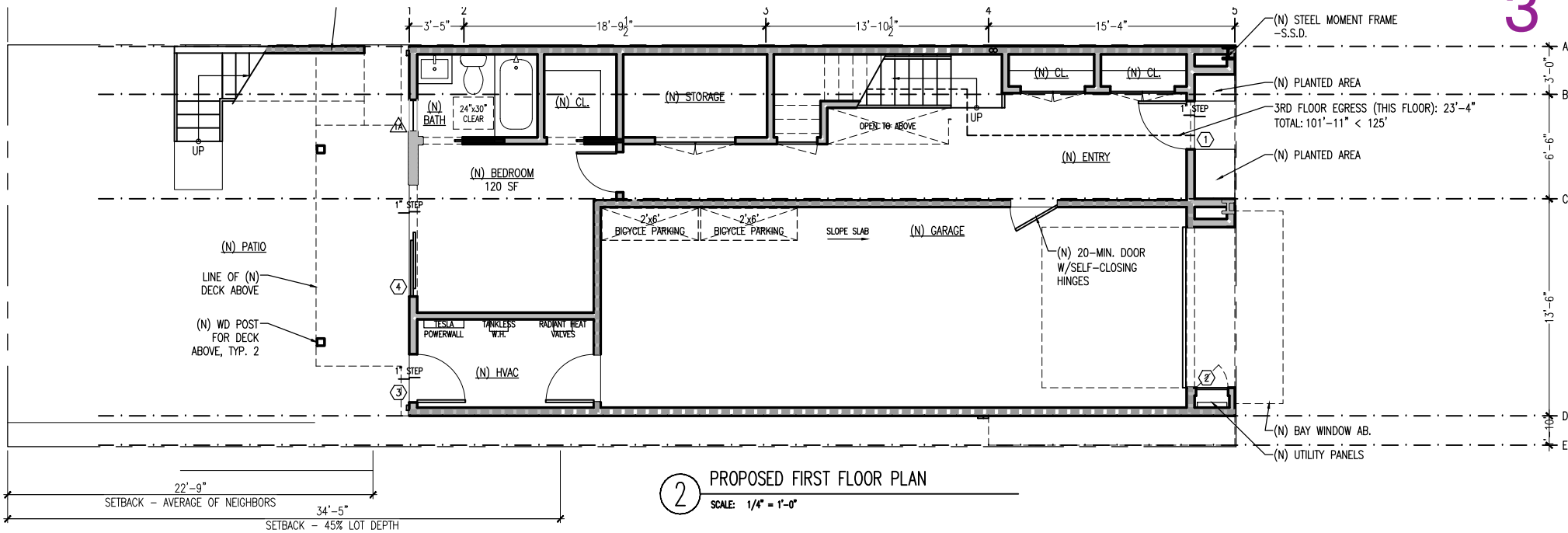
ALTERATIONS TO:
 403 28th Street
 SAN FRANCISCO, CA 94131

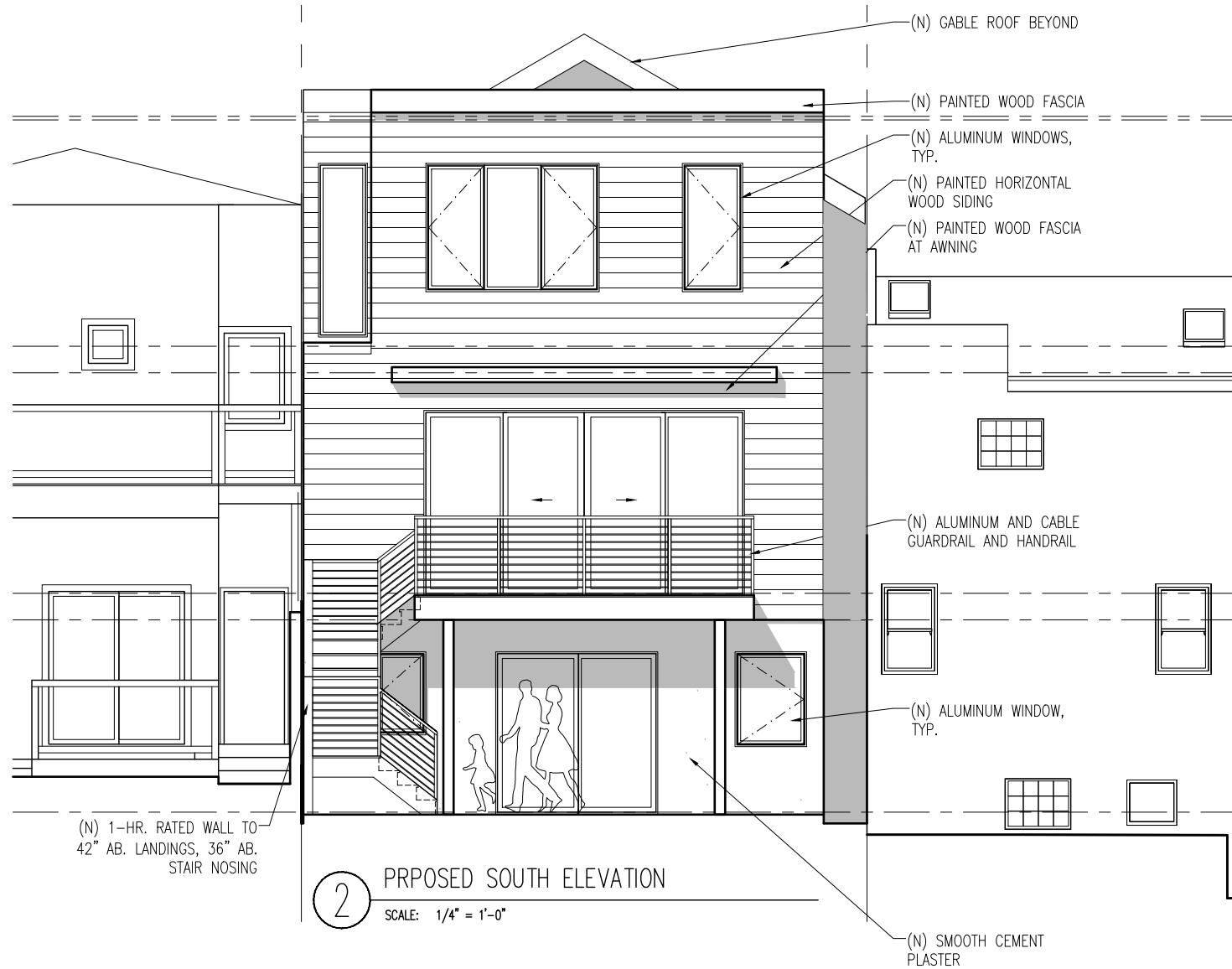
REVISED DEMO CALCULATION

DEMO CALCULATION AND DIAGRAM

DATE: 03.31.21
 SCALE: 1/8"=1'-0"
 DRAWN: SW

A1.7





THANK YOU FOR YOUR CONSIDERATION.