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Executive Summary
Conditional Use Authorization / Residential Merger
HEARING DATE: APRIL 14, 2016

Date:	April 7, 2016
Case No.:	**2014.1302CUA**
Project Address:	**2906 FOLSOM STREET**
Zoning:	RH-2 (Residential, House, Two-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	6525/001
Project Sponsor:	Yakuh Askew, YA Studio 777 Florida Street, Ste. 306 San Francisco, CA 94110
Staff Contact:	Rich Sucre – (415) 575-9108 richard.sucre@sfgov.org
Recommendation:	Denial

PROJECT DESCRIPTION

The proposed project includes demolition of the existing one-story garages, subdivision of the existing lot into two lots, a residential merger at 2906 Folsom Street, and new construction of two dwelling units (addressed at 2904 Folsom Street and 3203 25th Street) on the newly formed lot at the corner of 25th and Folsom Street. Currently, 2906 Folsom Street possesses four dwelling units. The proposed project would retain and expand two dwelling units at 2906 Folsom Street, and would construct two new, four-story, single-family residences. The two new residences would each possess a single-car garage and a roof deck. Overall, the project would maintain four dwelling units on the project site.

SITE DESCRIPTION AND PRESENT USE

Currently, 2906 Folsom Street is a two-story residence with four dwelling units designed in an Italianate architectural style located on a corner lot at the southwest corner of Folsom and 25th Streets. Currently, the subject lot measures 46-ft by 85-ft and 3,910 square feet. Adjacent to the historic residence along 25th Street are seven, interconnected, one-story garages that occupy the same lot. Along Folsom Street and a portion of 25th Street, the site is bordered by a historic ornamental wrought iron fence. The historic residence at 2906 Folsom Street is located within the Shotwell Street Historic District, which was found eligible for the National Register of Historic Places, as part of the South Mission Historic Resource Survey. As noted by the Project Sponsor, three of the four dwelling units are currently occupied by tenants. One of the dwelling units is vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood has a defined architectural character, and consists primarily of two- to-three-story, multi-family residences. Adjacent to the subject lot to the south is another historic, two-story,

multi-family residence at 2908 Folsom Street. To the west of the subject lot along 25th Street are three, interconnected, one-story garages, which are identical to the seven, interconnected one-story garages on the subject lot. Adjacent to these garages along Horace Street is a one-story single-family residence. The surrounding neighborhood includes a corner market at the northwest corner of 25th and Folsom Streets. Otherwise, the surrounding blocks are primarily residential in character. Other zoning districts within the vicinity of the project site include: RH-3 (Residential, House, Three-Family) and P (Public).

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 25, 2016	March 25, 2016	20 days
Posted Notice	10 days	April 4, 2016	March 25, 2016	20 days
Mailed Notice	10 days	April 4, 2016	March 25, 2016	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

As of April 7, 2016, the Department has received several phone calls expressing opposition to the proposed project. The Project Sponsors have provided correspondence expressing support for the demolition of the seven garages along 25th Street. Copies of all public correspondence have been included in the Commission packets.

ISSUES AND OTHER CONSIDERATIONS

- Dwelling Unit Density: Per Planning Code Section 209.1, the subject lot(s) is limited to a total of four dwelling units. Within the RH-2 Zoning District, two dwelling units are principally permitted per lot. With Conditional Use Authorization, a project may request dwelling unit density at a ratio of one dwelling unit per 1,500 square feet of lot area.

  Currently, the subject lot measures 46-ft by 85-ft or 3,910 square feet. The proposed project would subdivide the existing lot into two lots. The existing residence at 2906 Folsom Street would be located on a lot measuring 24.12-ft by 85-ft (or 1,860 square feet), while the other lot (for the new construction) would measure 21.88-ft by 85-ft (or 2,050 square feet). Therefore, the project is permitted to construct two dwelling units on each of these new lots, and is limited in its dwelling unit density to a total of four dwelling units across the two lots.

  The project would not be permitted to subdivide the subject lot, retain the four existing dwelling units in the existing residence, and construct two new dwelling units, since this proposal would exceed the total dwelling unit density permitted on the subject lot(s).

- Residential Merger: Per Planning Code Section 317, a residential merger is defined as "…the combining of two or more legal Residential Units, resulting in a decrease in the number of Residential Units within a building, or the enlargement of one or more existing units while substantially reducing the size of others by more than 25% of their original floor area, even if the number of units is not reduced." The proposed project includes a residential merger, since the existing building at 2906 Folsom Street currently possesses four dwelling units. The project would remove two of these dwelling units from the existing building and would expand the remaining two dwelling units.
- Interim Zoning Controls: Per the Interim Zoning Controls approved per Board of Supervisors File No. 150532 (effective on July 3, 2015), all residential mergers, as defined in Planning Code Section 317, require Conditional Use Authorization from the Planning Commission. Previously, a residential merger required Mandatory Discretionary Review by the Planning Commission.
- San Francisco Rent Board: Per consultation with the San Francisco Rent Board, no evictions have been recorded to date on the subject property.
- Variance: The proposed project requires variances from the Zoning Administrator to address the requirements for minimum lot width and area (Planning Code Section 121) and rear yard (Planning Code Section 134). Per Planning Code Section 121, new lots are required to be 25-ft wide and must possess a lot area of 2,500 square feet. Per Planning Code Section 134, projects with new dwelling units must maintain a rear yard equivalent to 25% of the lot depth. The proposal would create two new lots, which do not meet the minimum lot width and area standards, and would construct two new buildings with the required rear yard.
- Department Recommendation: The Department recommends denial of the Conditional Use Authorization. Although the size of the existing dwelling units will increase, the project will remove two rent-controlled dwelling units and will not result in any net new dwelling units.

RESIDENTIAL DESIGN TEAM REVIEW

On June 10, 2015, the Residential Design Team (RDT) reviewed the proposed project and requested changes to the original design. The Project Sponsor responded to these comments by: providing for a raised entryway; incorporating a cornice that matches with the adjacent buildings; retaining the existing historic site wall; providing a side setback; adjusting the proportion of the exterior windows; and, adjusting the bay window to match the prevailing bay window pattern. The Department finds the proposed project compliant with the Residential Design Guidelines.

REQUIRED COMMISSION ACTION

The Commission must deny the Conditional Use Authorization, pursuant Planning Code Sections 303 and 317, to prohibit a residential merger at 2906 Folsom Street, which is located in the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The Project will not result in a net addition of any new dwelling units.

- The Project will remove two dwelling units, which are subject to the Rent Stabilization and Arbitration Ordinance.
- The Project would create two substandard lots.
- The Project would create two new dwelling units, which do not provide a rear yard at grade.

RECOMMENDATION:	**Denial**

Attachments:
Draft Motion
Parcel Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photos
Site Photos
Architectural Drawings
Environmental Determination

Attachment Checklist:

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Environmental Determination
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Context Photos
- ☒ Site Photos
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Project Sponsor Submittal

Drawings: Existing Conditions

- ☒ Check for Legibility

Drawings: Proposed Project

- ☒ Check for Legibility

3-D Renderings (new construction or significant addition)

- ☒ Check for Legibility
- ☐ Health Dept. review of RF levels
- ☐ RF Report
- ☐ Community Meeting Notice

Exhibits above marked with an "X" are included in this packet RS

Planner's Initials

RS: G:\Documents\Conditional Use Authorization\2014.1302CUA 2906 Folsom St\Executive Summary_2906 Folsom St.docx

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)
- ☐ First Source Hiring (Admin. Code)
- ☑ Child Care Requirement (Sec. 414A)
- ☑ Eastern Neighborhoods Impact Fee (Sec. 423)

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Planning Commission Motion No. XXXXX

HEARING DATE: APRIL 14, 2016

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Staff Contact:	Rich Sucre – (415) 575-9108 richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO THE DENIAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE MERGER OF FOUR DWELLING UNITS INTO TWO DWELLING UNITS AT 2906 FOLSOM STREET, LOCATED WITHIN THE RH-2 ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 26, 2016, Yakuh Askew of YA Studio (Project Architect) for Chris Giouzelis (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 and Board of Supervisors File No. 150532 to merge four residential units at 2906 Folsom Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On April 7, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On April 14, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1302CUA.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2014.1302CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby denies the Conditional Use requested in Application No. 2014.1302CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. **Project Description**. The proposed project includes demolition of the existing one-story garages, subdivision of the existing lot into two lots, a residential merger at 2906 Folsom Street, and new construction of two dwelling units (addressed at 2904 Folsom Street and 3203 25th Street) on the newly formed lot at the corner of 25th and Folsom Street. Currently, 2906 Folsom Street possesses four dwelling units. The proposed project would retain and expand two dwelling units at 2906 Folsom Street, and would construct two new, four-story, single-family residences. The two new residences would each possess a single-car garage and a roof deck. Overall, the project would maintain four dwelling units on the project site.

3. **Site Description and Present Use.** Currently, 2906 Folsom Street is a two-story residence with four dwelling units designed in an Italianate architectural style located on a corner lot at the southwest corner of Folsom and 25th Streets. Currently, the subject lot measures 46-ft by 85-ft or 3,910 square feet. Adjacent to the historic residence along 25th Street are seven, interconnected, one-story garages that occupy the same lot. Along Folsom Street and a portion of 25th Street, the site is bordered by a historic ornamental wrought iron fence. The historic residence at 2906 Folsom Street is located within the Shotwell Street Historic District, which was found eligible for the National Register of Historic Places, as part of the South Mission Historic Resource Survey. As noted by the Project Sponsor, three of the four dwelling units are currently occupied by tenants.

4. **Surrounding Properties and Neighborhood.** The surrounding neighborhood has a defined architectural character, and consists primarily of two- to-three-story, multi-family residences. Adjacent to the subject lot to the south is another historic, two-story, multi-family residence at 2908 Folsom Street. To the west of the subject lot along 25th Street are three, interconnected, one-story garages, which are identical to the seven, interconnected one-story garages on the subject lot. Adjacent to these garages along Horace Street is a one-story single-family residence. The surrounding neighborhood includes a corner market at the northwest corner of 25th and Folsom Streets. Otherwise, the surrounding blocks are primarily residential in character. Other zoning

districts within the vicinity of the project site include: RH-3 (Residential, House, Three-Family) and P (Public).

5. **Public Comment/Community Outreach**. The Department has received several public correspondences expressing opposition to the proposed project. The Project Sponsors have provided correspondence expressing support for the demolition of the seven garages along 25th Street.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

   A. **Minimum Lot Width & Area.** Planning Code Section 121 requires newly created lots to have a minimum lot width of 25-feet and a minimum lot area of 2,500 square feet.

   The proposed project would subdivide the existing lot and create two new lots, which would measure 21.88-feet by 85-feet (or approximately 1,860 square feet) and 24.12-feet by 85-feet (or approximately 2,050 square feet). *Both of these new lots do not meet the minimum dimensions required for newly created lots. Therefore, the project requires a lot width and area variance from the Zoning Administrator (See Case No. 2014.1302V).*

   B. **Rear Yard Requirement.** For corner parcels located in the RH-2 Zoning District, Planning Code Section 134 requires a rear yard measuring 25 percent of the total depth.

   The proposed project would construct two new residences with no rear yard. The two new residences would have full lot coverage. Therefore, the project requires a rear yard variance from the Zoning Administrator (See Case No. 2014.1302V).

   C. **Open Space.** Planning Code Section 135 requires 125 square feet of private useable open space per dwelling units in the RH-2 Zoning District.

   The proposed provides roof decks for the new dwelling units. 2904 Folsom Street would possess a roof deck measuring 283 square feet, while 3203 25th Street would possess a roof deck measuring 260 square feet. Therefore, the proposed project complies with this requirement.

   D. **Dwelling Unit Exposure.** Planning Code Section 140 requires new dwelling units face onto a public street, public alley at least 20-feet in width, side yard at least 25-feet in width or code-complying rear yard.

   The proposed project would construct two new dwelling units, which face onto 25th Street (a public street). Therefore, the project complies with this requirement.

   E. **Street Frontage in RH Districts.** Planning Code Section 144 requires entrances to off-street parking be no more than one-third the width of the ground story and no more than 20-feet per entrance, and be separated from other entrances by a minimum of 6-feet.

The proposed project would construct two new entrances to off-street parking. The entrances would each measure 10-feet wide and would be separated from one another by more than 24-feet. Therefore, the project complies with this requirement.

F. **Off-Street Parking**. Planning Code Section 151 requires one parking space for each new dwelling unit.

The proposed project provides two off-street parking spaces for the two proposed dwelling units. Therefore, the project complies with this requirement.

G. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling units in the RH-2 Zoning District.

The proposed project provides two Class 1 bicycle parking spaces for the two proposed dwelling units. Therefore, the project complies with this requirement.

H. **Dwelling Unit Density.** In the RH-2 Zoning District, pursuant to Planning Code Section 209.1, two dwelling units are principally permitted per lot.

Currently, the existing building is non-complying with four dwelling units on the existing lot, which measures 46-feet by 85-feet. The proposed project would: subdivide the existing lot into two new lots; would retain, reconfigure and expand two of the existing dwelling units in 2906 Folsom Street; and, would construct two new dwelling units on the newly created lot (addressed as 2904 Folsom Street and 3203 25th Street). Therefore, the project would result in two dwelling units per lot and would bring the existing building into conformity with the Planning Code.

I. **Height**. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

The proposed project would construct two new residences, which would measure 40-ft in height. Therefore, the project complies with this requirement.

J. **Residential Merger.** Planning Code Section 317 defines a residential merger as "…the combining of two or more legal Residential Units, resulting in a decrease in the number of Residential Units within a building, or the enlargement of one or more existing units while substantially reducing the size of others by more than 25% of their original floor area, even if the number of units is not reduced." Per Board of Supervisors Ordinance No. 150532, Conditional Use Authorization from the Planning Commission is required for residential mergers.

The proposed project would retain, reconfigure and expand two of the four existing dwelling units at 2906 Folsom Street, which would constitute a residential merger as defined in Planning Code Section 317. The Project Sponsor has applied for Conditional Use Authorization, which has been denied by the Planning Commission. See Below for Findings for the Denial.

K. **Child Care Impact Fee**. Planning Code Section 414A is applicable to any residential development project that results in a residential addition of 800 gross square feet or more.

The Project includes approximately 4,861 gross square feet of new residential development. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

L. **Eastern Neighborhood Infrastructure Impact Fee**. Planning Code Section 423 is applicable to any development project within the Eastern Neighborhoods Area Plan that results in a residential addition of 800 gross square feet or more.

The Project includes approximately 4,861 gross square feet of new residential development. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use. On balance, the project does not comply with said criteria in that:

(1) The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

Although the design and scale of the project is compatible with the surrounding neighborhood, the expansion of two existing dwelling units at 2906 Folsom Street and the new construction of two new four-story dwelling units at 3203 25th Street and 2904 Folsom Street is not necessary or desirable. The proposed project would remove two dwelling units, which are subject to the Rent Stabilization and Arbitration Ordinance. The project would construct two larger dwelling units and would subdivide the existing lot in a manner which is not consistent with the minimum standards of the Planning Code. Although the project would be closer to conformity with the Planning Code in terms of dwelling unit density, the project does not result in any net new housing. The removal of rent-controlled dwelling units is not desirable given the current state of housing in San Francisco. Finally, the project would require deviation from the Planning Code requirements for rear yard and minimum lot width and area.

(2) That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project is designed to be compatible with the surrounding neighborhood and historic district. The Project Sponsor has incorporated the recommendations from the Department's Residential Design Team (RDT). The project would demolish seven one-story interconnected garage structures and would construct two new four-story dwelling units. These new dwelling units are an appropriate response for a corner parcel, and would improve the street character of 25th Street between Folsom and Horace Streets. 2904 Folsom Street would have raised entryway along Folsom Street, while 3203 25th Street would have a direct access from the street. The new dwelling units would align to the existing historic residence, and would also retain important site features, such as the historic wrought iron fence. However, the new project would require a variance from the Planning Code.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code requires two off-street parking spaces for the proposed project. The proposed project would remove seven off-street parking spaces through the demolition of the existing one-story garages.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

Although designed in a contemporary aesthetic, the façade treatment and materials of the new dwelling units have been appropriately selected to be harmonious with the existing surrounding neighborhood and historic district.

(3) That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed project does not comply with all aspects of the Planning Code. The proposed project is requesting a variance from the Zoning Administrator to address the requirements for rear yard and minimum lot width and area. The Project is not consistent with certain aspects of the General Plan, as detailed below.

(4) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is not located in a Neighborhood Commercial District.

8. **Planning Code Section 317** establishes additional findings and criteria for the Planning Commission to consider when reviewing applications for a residential merger. The Project does not comply with several of the additional criteria:

   i. Whether removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

   Project Meets Criterion
   The proposed project would not remove owner-occupied housing. The property owner does not occupy any of the four dwelling units at 2906 Folsom Street. Currently, the existing four dwelling units are rental housing.

   ii. Whether removal of the unit(s) and the merger with another is intended for owner occupancy;

   Project Meets Criterion
   The proposed project is not intended for owner occupancy.

   iii. Whether the removal of the unit(s) will remove an affordable housing unit as defined in Section 415 of this Code or housing subject to the Rent Stabilization and Arbitration Ordinance;

   Project Does Not Meet Criterion
   The proposed project would remove two dwelling units from 2906 Folsom Street, which are subject to the Rent Stabilization and Arbitration Ordinance. Based upon consultation with the San Francisco Rent Board on April 6, 2016, the subject property has no no-fault evictions filed with the Rent Board after December 10, 2013.

   iv. Whether removal of the unit(s) will bring the building closer into conformance with prescribed zoning;

   Project Meets Criterion
   The proposed project would bring the existing building into closer conformance with the RH-2 Zoning District. Currently, the existing building is non-conforming, since 2906 Folsom Street possesses four dwelling units. In the RH-2 Zoning District, the subject property is principally permitted two dwelling units per lot.

   v. If removal of the unit(s) removes an affordable housing unit as defined in Section 401 of this Code or units subject to the Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;

Project Does Not Meet Criterion
The proposed project would not provide housing, which is affordable to households with children, as compared to the existing dwelling units. Although the two new dwelling units are larger with a greater number of bedrooms, which would be more suitable for households with children, the relative affordability of these new dwelling units is questionable, especially as compared with the existing dwelling units.

vi. Whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;

Project Meets Criterion
The proposed project would provide a greater number of bedrooms in separate units as compared with the existing dwelling units. Currently, the existing building possesses one studio, two one-bedroom dwelling units, and one two-bedroom dwelling unit. The proposed project would provide two new three-bedroom dwelling units and would expand the number of bedrooms within the remaining two dwelling units at 2906 Folsom Street.

vii. Whether removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criterion
The proposed project is not required to correct design or functional deficiencies with the existing building.

9. **General Plan Compliance.** The Project is not consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 2:
RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:
Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

Policy 2.2:
Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 3:
PROTECT THE AFFORDABILITY OF THE EXISTNG HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:
Preserve rental units, especially rent controlled untis, to meet the City's affordable housing needs.

The proposed project would remove two rent-controlled dwelling units and would maintain the same number of dwelling units on the project site that currently exist within the two-story building at 2906 Folsom Street. The proposal does not result in any net new housing on the project site and the proposal would not result in any affordable housing. Therefore, the project is not consistent with the important elements of the General Plan and is not supported by the Planning Commission.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposed project includes removal of two rent-controlled dwelling units and the new construction of two new market-rate dwelling units. The proposed project maintains the number of dwelling units currently on the project site and does not result in any net new housing. Therefore, the proposed project does impact the economic diversity of the surrounding neighborhood by the removal of the rent-controlled dwelling units without benefit to the larger City.

C. That the City's supply of affordable housing be preserved and enhanced,

The existing building does not possess any designated affordable housing units. The proposed project does not include construction of new affordable housing units, as defined in Planning Code Section 415.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed project would not have a significant adverse affect on automobile traffic congestion or create parking problems in the neighborhood.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposed project is a residential project in an RH-2 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the proposed project.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

G. That landmarks and historic buildings be preserved.

The project site is located within the Shotwell Street Historic District, which is eligible for the National Register of Historic Places. The existing building at 2906 Folsom Street is a contributing resource to the Shotwell Street Historic District. The proposed project does not negatively impact the existing residence at 2906 Folsom Street, and provides appropriate infill new construction within the historic district, and does not adversely impact any historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project will not impact any existing parks and open spaces. The proposed project does not exceed the 40-foot height limit; therefore, the project is not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

11. The Project is not consistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.

12. The Commission hereby finds that denial of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DENIES Conditional Use Application No. 2014.1302C,** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth**.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 7, 2016.

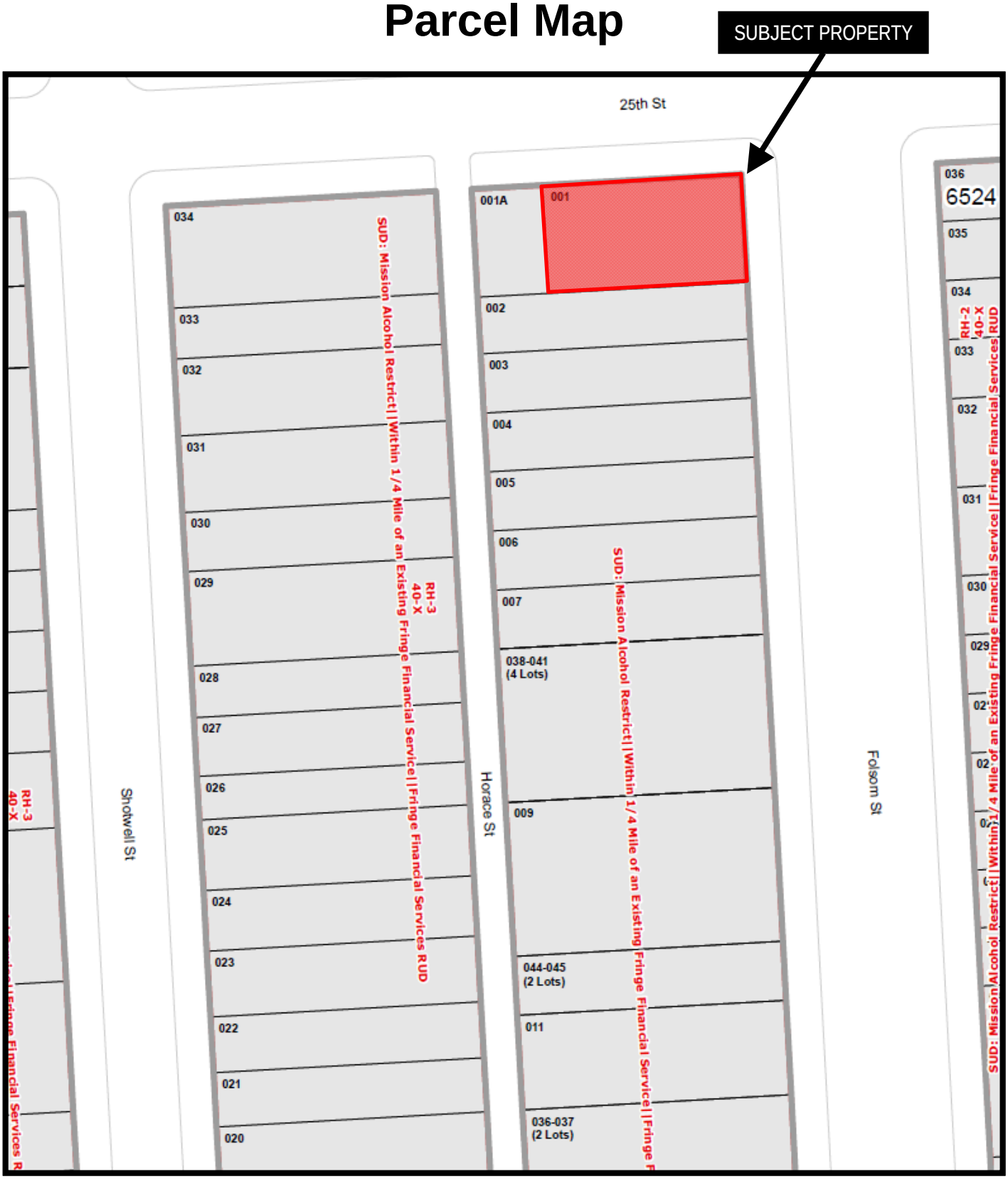
Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

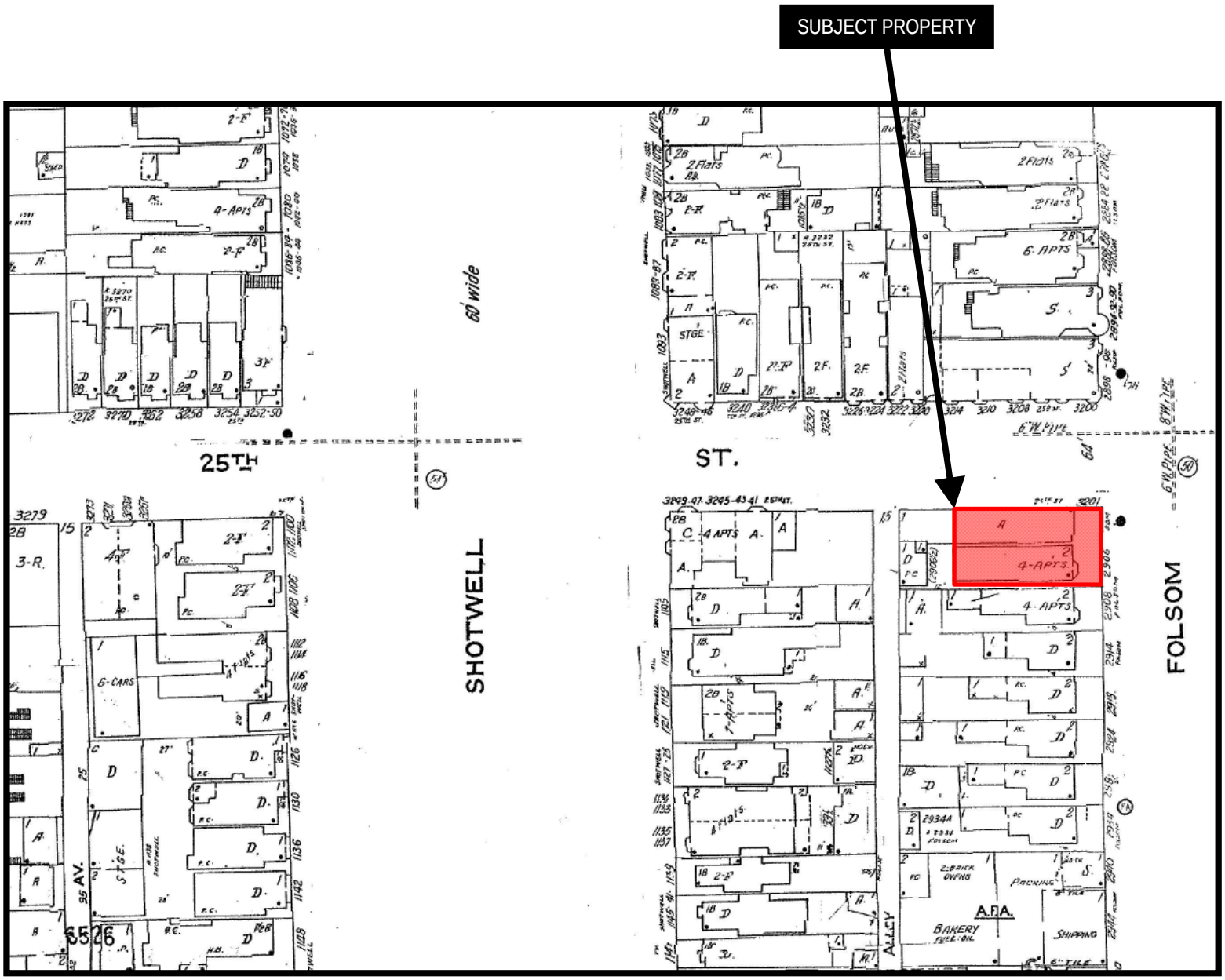
Parcel Map



Conditional Use Authorization Hearing
Case Number 2014.1302CUA
2906 Folsom Street

SAN FRANCISCO
PLANNING DEPARTMENT

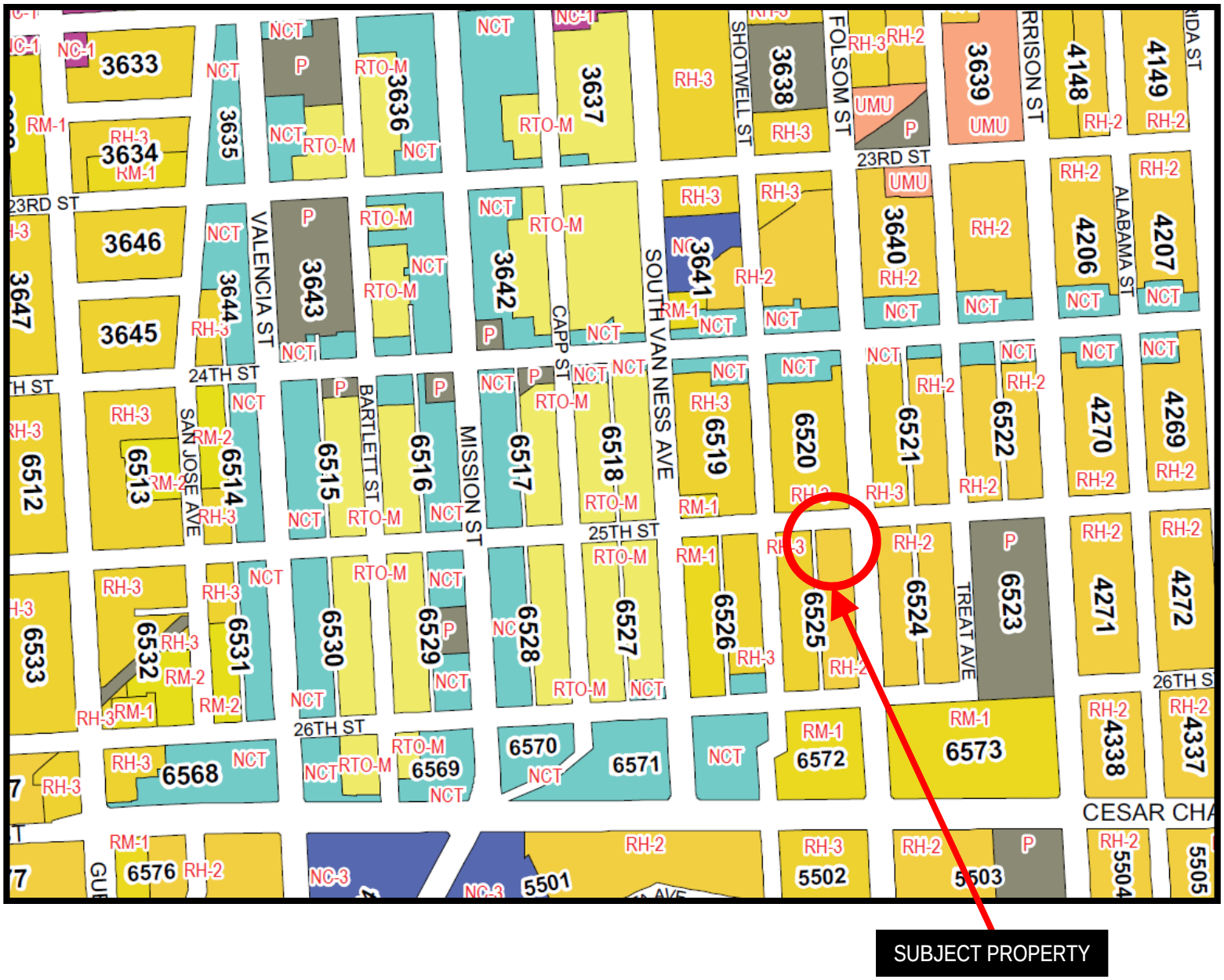
Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Conditional Use Authorization Hearing
Case Number 2014.1302CUA
2906 Folsom Street

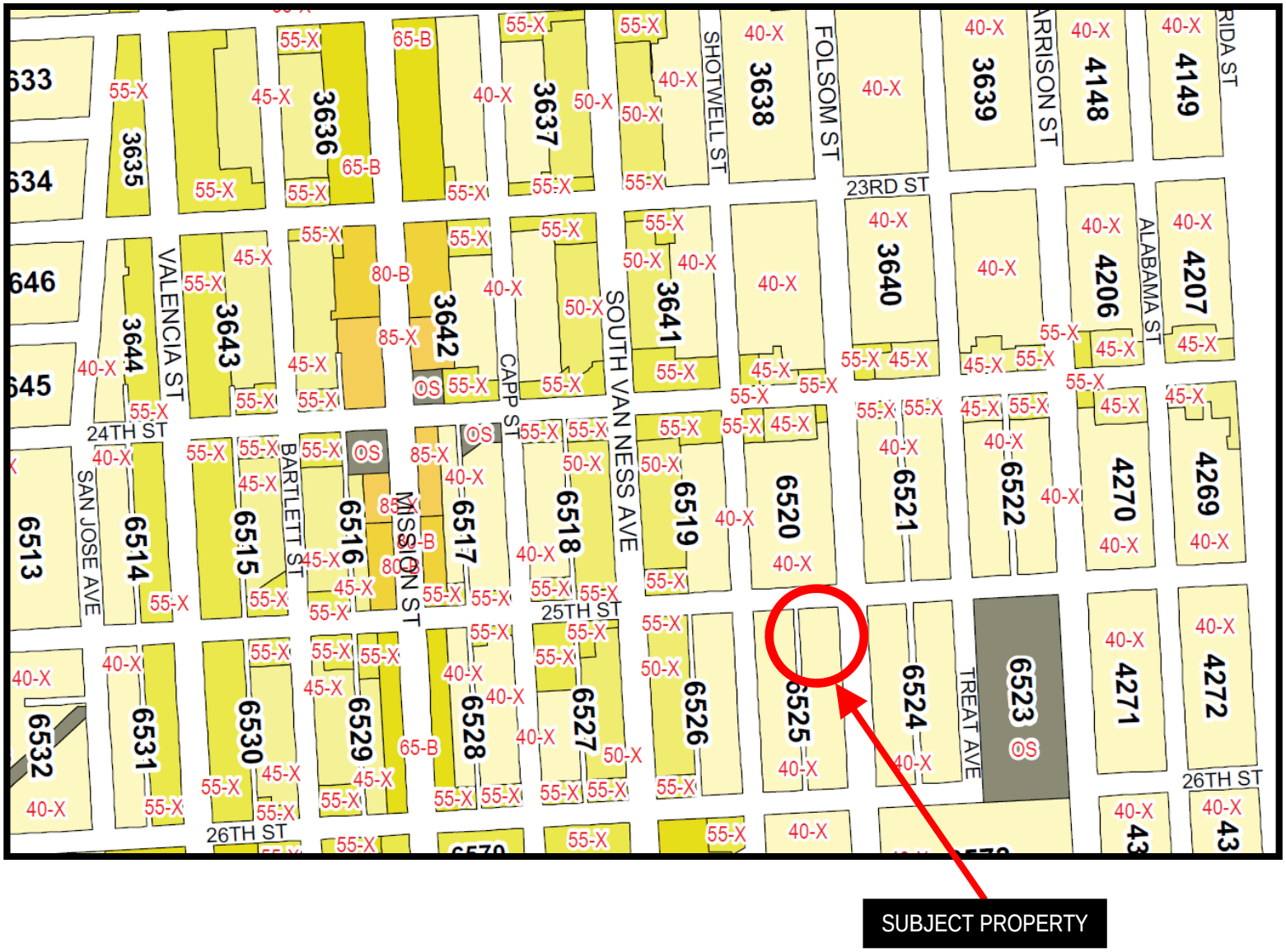
Zoning Map



Conditional Use Authorization Hearing
Case Number 2014.1302CUA
2906 Folsom Street

SAN FRANCISCO
PLANNING DEPARTMENT

Height & Bulk Map



Conditional Use Authorization Hearing
Case Number 2014.1302CUA
2906 Folsom Street

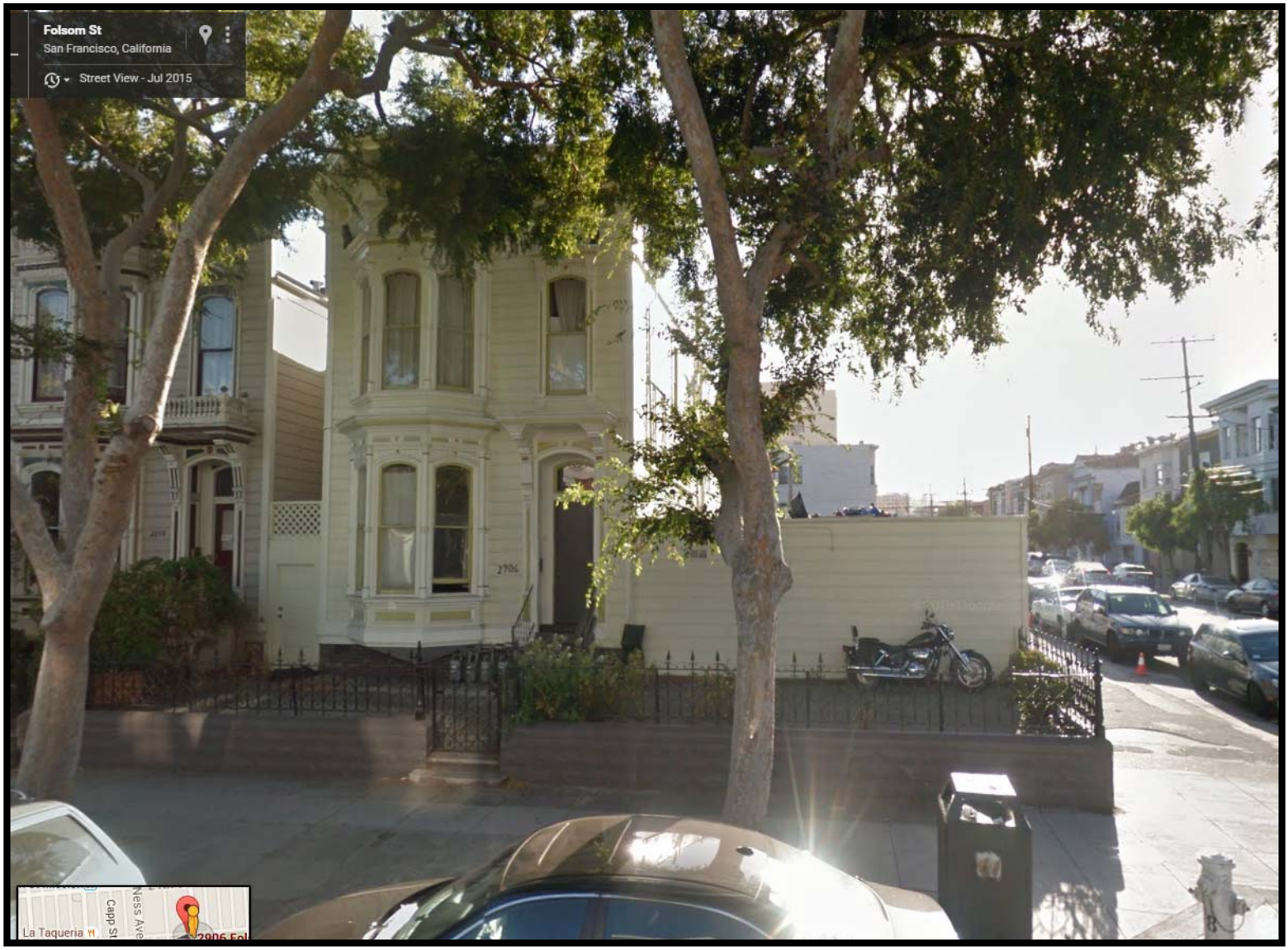
SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



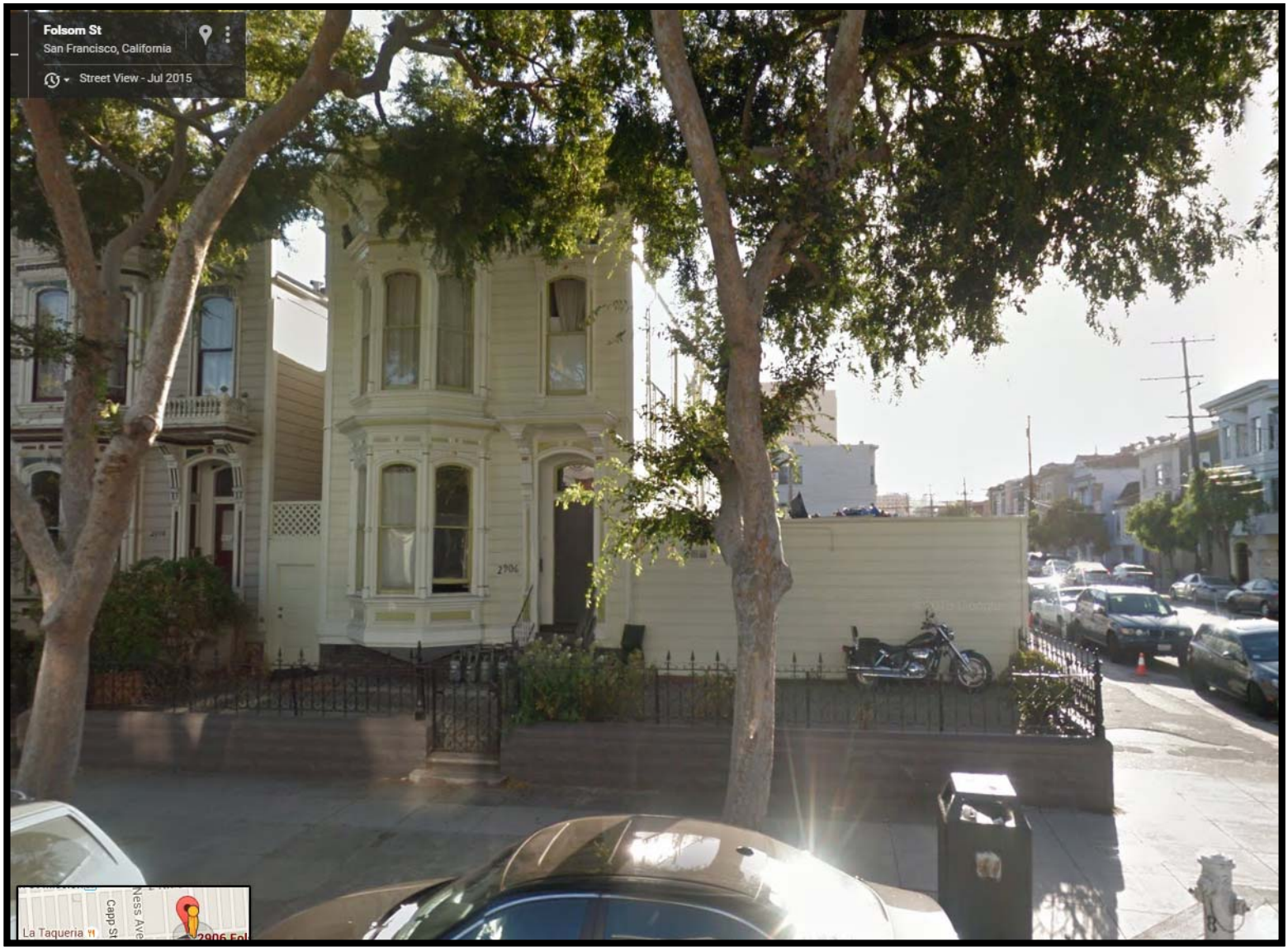
Conditional Use Authorization Hearing
Case Number 2014.1302CUA
2906 Folsom Street

Site Photo



1126 Howard Street, View along Natoma Street (Google Maps, February 2015)

Site Photo



2906 Folsom Street, View along Folsom Street (Google Maps, December 2014)

Site Photo



2906 Folsom St, View of 25th and Folsom Street (Google Maps, December 2014)

Site Photo



2906 Folsom St, View along 25th Street (Google Maps, December 2014)

SAN FRANCISCO
PLANNING DEPARTMENT

Planning Department Request for Eviction History Search

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

04/06/2016

Van Lam
Citizen Complaint Officer
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE:

2906 Folsom Street	(Address of Permit Work)
n/a	(Unit Number – if applicable)
6525/001	(Assessor's Block/Lot)
2014.1302CUA	(Building Permit Application Number and/or Case No.)

Project Type:

- [x] Merger – Planning Code §317(e)(4)
- [ ] Enlargement/Alteration/Reconstruction – Planning Code §181(c)(3)
- [ ] Legalization of Existing Dwelling Unit – Planning Code §§207.3, et seq.

Pursuant to the Planning Code Section indicated above, please provide all information from the Rent Board's records regarding possible evictions at the above-referenced unit(s) on or after:

- [x] 12/10/13: [for projects pursuant to PC §317(e)(4) or §181(c)(3)]
- [ ] 03/13/14: [for projects pursuant to PC §§207.3, et seq.]

Sincerely,

Planner

Rent Board Response to Request from Planning Department for Eviction History Search

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of no-fault evictions pursuant to Rent Ordinance §§37.9(a)(8) through 37.9(a)(14) on or after the date specified.

☑ No no-fault eviction notices have been filed at the Rent Board after:

- ☑ 12/10/13
- ☐ 03/13/14

Yes, a no-fault eviction notice has been filed at the Rent Board after:

- ☐ 12/10/13
- ☐ 03/13/14
  - See attached documents.

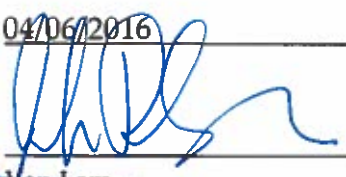
There are no other Rent Board records evidencing a no-fault eviction after:

- ☐ 12/10/13
- ☐ 03/13/14

Yes, there are other Rent Board records evidencing a no-fault eviction after:

- ☐ 12/10/13
- ☐ 03/13/14
  - See attached documents.

Dated: 04/06/2016

Signed: 

~~Yan Lam~~
~~Citizen Complaint Officer~~
Rent Board Supervisor

Y.A. studio

San Francisco Planning Commission

Mandatory Discretionary Review/Conditional Use Authorization:

Option A:
Four-family residential conversion to **(2) BMR** family residences, construction of (2) new single-family residences, and demolition of (7) private garages. *(requires CU for dwelling unit relocation)*

or

Option B:
Four-family residential conversion to **(4) BMR** residences, construction of (2) new single-family residences, and demolition of (7) private garages. *(requires ZA approval of density)*

2906 Folsom Street, San Francisco, CA 94110
Block / Lot: 6525 / 001

Project Sponser:
Chris Giouzelis

Planning Applications:
2014.1302CUA (Conditional Use, Dwelling Unit Relocation)
2014.1302.DRM (Mandatory DR, Dwelling Unit Relocation)
2014.1302V (Rear yard for reconfiguration in a non-conforming site)

Building Permit Applications:
2014.0924.7177 Change of us from R2 to R3 (existing structure remodel)
2014.0924.7169 New Single-family residence
2014.0924.7168 New Single-family residence
2014.0924.7158 Demolition of existing private parking garage

Hearing Date: April 14, 2016

777 Florida Street, Suite 301, San Francisco, CA 94110 / office 415.920.1839 / fax 415.920.1840 / www.ya-studio.com

A. Introduction:

San Francisco has been challenged to find innovative new ways to build new housing without the displacement of existing tenants. The proposed project at 2906 Folsom Street has been thoughtfully designed to ensure the current long-time tenants are not displaced, that rent-control units are not impacted and that existing units remain affordable through an agreement with local non-profit housing developer. In an effort to keep the commitment to retain existing affordable, rent control units, the project seeks to increase density along a transit rich corridor.

2906 Folsom Street was built circa 1875 as a single-family residence. At some point in the history of the building it transitioned into a 4-unit building. In 1978, in response to a complaint, the residence was legally converted from a single family to a four-family residence and was compliant with existing code at that time. Sometime in the 1-1/2 to 2 decades or so, the units 1 and 2 on the first floor became a single flat, while the 2nd floor retained two units. Unit 3 is owner occupied and Unit 4 tenant occupied.

The site is zoned RH-2, (residential house, two family) and is thus an **existing non-conforming** use with 4 legal dwelling units.



Photo: North-East corner of Site

Along 25th Street, there are 7 private garages, on the same lot as 2906 Folsom Street. The adjacent property 1 Horace, has 3 similar garages also fronting along 25th Street, providing a continuous 100' street frontage of 10 private garages.



Photo: Site along 25th Street (location of new construction)



Photo: Site along Folsom Street (no change to existing residences)

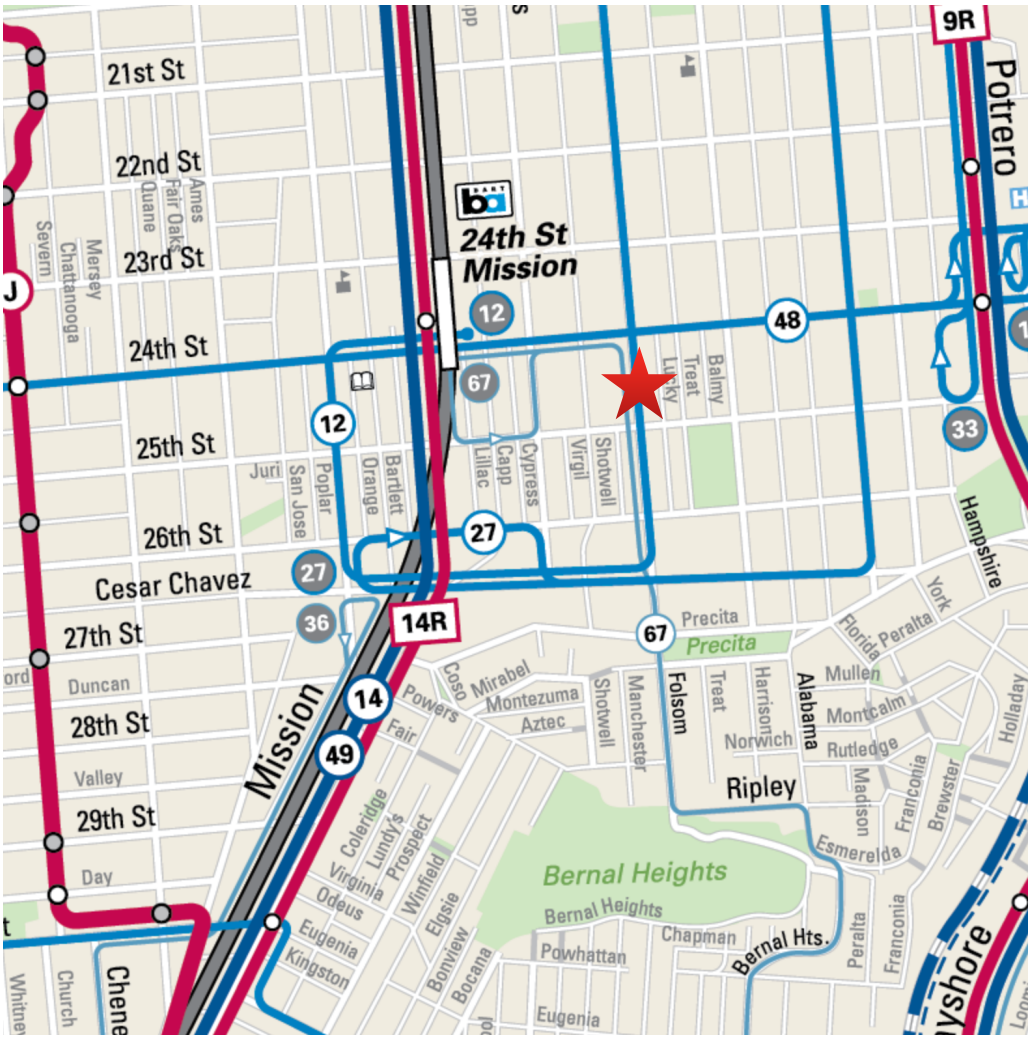
B. The Site:

The site is located on a major bicycle corridor, is adjacent to the 24th Street BART Station, and served by 5 MUNI lines, the 12 Folsom, 14 Mission, 27 Bryant, 48 Quintara, 49 Van Ness, and 67 Bernal Heights,

2 blocks to the South is Cesar Chavez, and major on and off ramp for highway 101, and a major connector to Noe Valley and the Sunset to the West, and Bayshore, Dogpatch, and Hunters Point to the East.

1 block North is the 24th Street Neighborhood Commercial corridor, 2 Blocks to the West is the Mission Street Commercial corridor, and the site is walking distance to St. Lukes Hospital.

The project is ideally situated to take advantage of the cultural and commercial assets of the community, representing an ideal location to increase density, while also retaining affordable housing.



C. The Challenge and Understanding the Context:

It is the Project Sponsor's goal to balance the Mission Districts's need to provide a diversity of new housing types and sizes, to protect the neighborhoods existing housing stock and to create new opportunities for affordable housing for families facing the continuing economic pressures.

The 10 private garages along 25th Street, disrupt the pedestrian experience, invite criminal activity, reduce available street parking, are an eyesore to the neighborhood.



Photo: Site along 25th Street, looking West



Photo: of Site along 25th Street, looking East

D. The Proposal:

Balancing the needs of the Mission District and understanding the ZA's intent to not intensify an existing non-conforming use (4 units on an RH-2 lot), the Project Sponsor has proposed 2 options for the consideration by the Commission.

Each of these options are born from our meetings with community residents greatly concerned with the possibility of new market rate housing, displacing affordable housing and long-time residents. Throughout this process the project sponsor has kept the needs of the existing tenants and the community foremost in his design decisions.

The resulting project is one that among other things:

1) reflects the prevailing window pattern and proportion of the neighborhood;

2) matches the existing building pattern by aligning floor levels and window lines with adjacent building; and retains the existing historic retaining wall.

In order to build a thoughtful project, support existing community and address the concerns of the Zoning Administrator, the project sponsor offers the following options.

Option A (50% Affordable BMR rental housing):

1. Legalize the lower level unit as a single unit, maintaining its current use, and maintaining the existing long term tenant, with no disruption. We propose this residence to have a 75 year ground lease to a local nonprofit housing developer, and to partner with the Mayors Office of Housing to ensure that this unit operates as a Below Market Rate Unit (up to 55% AMI) per the City's guidelines and regulations.

2. Convert the upper 2 units into a single unit, allowing the existing tenant to occupy the entire level. We propose this residence to have a 75 year ground lease to a local nonprofit housing developer, and to partner with the Mayors Office of Housing to ensure that this unit operates as a Below Market Rate Unit (up to 55% AMI) per the City's guidelines and regulations.

3. Build 2 new single-family residences along 25th Street, removing the 7 existing private garages.

This option provides (2) protected BMR units and (2) market rate units, does not intensify an existing non-conforming use but requires a CUA/DR for the relocation of (2) units.

Option A (50% BMR housing)

	Existing Legal Use	Existing Current Use	Proposed Option A	Proposed Option B
2906 Folsom Street	4 Rental Units	3 Rental Units	2 BMR Units	4 BMR Units
2904 Folsom Street 3203 25th Street	7 Private Garages	7 Private Garages	2 Single-Family Homes with private garages	2 Single-Family Homes with private garages

Option B (66% Affordable BMR rental housing):

1. Legalize the lower level, restoring the second kitchen, maintaining its current legal use, while maintaining the existing tenant, with minimal disruption. We propose both residences to have a 75 year ground lease to a local nonprofit housing developer, to work with the Mayors Office of Housing to ensure that these units operate as Below Market Rate Units (up to 55% AMI) per the City's guidelines and regulations.

2. Maintain the 2 upper units, with no impact to the existing tenant. We propose both residences to have a 75 year ground lease to a local nonprofit housing developer, to work with the Mayors Office of Housing to ensure that these units operate as Below Market Rate Units (up to 55% AMI) per the City's guidelines and regulations.

3. Build 2 new single-family residences along 25th Street, removing the 7 existing private garages.

This option provides (4) protected BMR units and (2) market rate units by splitting the lot and creating (1) conforming, but undersized lot, and maintaining the existing non-conforming structure.

Option B (66% BMR housing)

	Existing Legal Use	Existing Current Use	Proposed Option A	Proposed Option B
2906 Folsom Street	4 Rental Units	3 Rental Units	2 BMR Units	4 BMR Units
2904 Folsom Street 3203 25th Street	7 Private Garages	7 Private Garages	2 Single-Family Homes with private garages	2 Single-Family Homes with private garages

Attachments:

A: Dispatch Records for SFPD response to 25th Street Garages

B: Letters of Support

C: Architectural Perspectives and Context Diagrams

D: Architectural Drawings (Site Plans, Plans, Elevations, etc…)

SAN FRANCISCO DEPARTMENT OF EMERGENCY MANAGEMENT

Custodian of Records

Request for Dispatch Records

(San Francisco Sunshine Ordinance, Administrative Code §67.1.seq.)

Date of Request: 4/20/15 **NOTE: No Same Day Service Available**

Requestor Name: Anastasia Giovzelis

Address: P.O Box 16608

City/State/Zip: San Francisco CA, 94116 Telephone: (415) 260-3791

Records Requested: ☑ CAD Printout ☐ Telephone Audio ($35) ☐ Radio Audio ($35)

☐ Other (specify):

APR 21 2015

CAD Number: – Case or Incident Number: –

Date of Incident: 2012-2015 Time of Incident: –

Incident Location: 2906 Folsom St. San Francisco, CA 94110

Other identifying information or details (be specific):

BELOW FOR SFPD OR OTHER SWORN OFFICERS ONLY

Rank, Name, Star #:

Company/Bureau:

Telephone:

Sgt., Lt., Cpt. Approval (with Star #):

SPECIAL NOTE: THIS FORM IS NOT TO BE USED FOR VIDEO FOOTAGE; USE THE CAMERA REQUEST FORM

DEPT. OF EMERGENCY MANAGEMENT 2015 APR 21 PM 2:22

Method of Delivery: (please check the requested method of delivery)

☐ I would like to **inspect** the records. Please advise me when the records are available for inspection at a location designated by the Department of Emergency Management.

☐ I would like to **pick up** copies of the records from Department of Emergency Management Headquarters. Please advise me when the records are ready. I understand that I must pay any applicable fees before the Department will release the copies to me.

☑ Please **mail** the records to the address above. I understand that I must pay any applicable fees before the Department will send the records.

Fee Schedule for Non-City & County Entities:

Audio = $35.00 per CD

Other Records = no charge if under 100 pgs.; $ 0.10 per pg. if greater than 100 pgs.

For Office Use Only

Date Completed: Completed By:

Comments:

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Edwin M. Lee
Mayor

Department of Emergency Management

SAN FRANCISCO DEPARTMENT OF EMERGENCY MANAGEMENT

Anne Kronenberg
Executive Director

Date: April 21, 2015

To: Anastasia Giovzelis

RE: CAD History Report

Enclosed is a list of calls for service to 2906 Folsom Street. Our database does not exceed three (3) years on a rolling basis. We currently only have records as far back as April 21, 2012. Our database does not search by name or phone number, but by exact location and CAD numbers. We can only search by address but not by exact apartment.

If you have any questions, please contact the Custodian of Records Unit at (415) 558-3826 Monday through Friday 08:00am to 04:00pm.

SFDEM

SAN FRANCISCO DEPARTMENT
OF EMERGENCY MANAGEMENT

Department of Emergency Management
Division of Emergency Communications - Custodian of Records
1011 Turk Street
San Francisco, CA 9410.
(415) 558-3826

CALL NO	REPORT NO	ENTRY DATE	ENTRY TIME	CLOSE TIME	PRIORITY	CALL TYPE	1ST UNIT	DISPOSI	LOCATION	APARTMENT
121230890		5/2/2012	09:32:49	11:30:09	C	851	3D14A	HAN	2906 FOLSOM ST	
121880906		7/6/2012	09:36:43	13:27:23	C	519	3D14A	ND	2906 FOLSOM ST	1
122791599		10/5/2012	12:18:56	13:23:51	C	588	3P30B	CIT	2906 FOLSOM ST	
123632875		12/28/2012	20:59:39	22:22:10	B	913	3D14D	HAN	2906 FOLSOM ST	
130512156		2/20/2013	15:00:54	15:06:33	C	7I	5O110		2906 FOLSOM ST	
130570873		2/26/2013	09:26:40	09:45:36	C	7I	1W5		2906 FOLSOM ST	
130982183		4/8/2013	16:10:00	16:43:46	B	1036	3D14D	HAN	2906 FOLSOM ST	1
131291790		5/9/2013	13:28:02	14:02:12	C	7I	3D51	HAN	2906 FOLSOM ST	
132262685	130674313	8/14/2013	19:05:04	19:33:03	C	7I	5O110	HAN	2906 FOLSOM ST	
133262992		11/22/2013	19:35:16	21:15:16	B	418	3D13D	HAN	2906 FOLSOM ST	1
140142888		1/14/2014	20:22:08	21:07:22	C	409	3P31C	GOA	2906 FOLSOM ST	
141901968		7/9/2014	14:10:48	14:14:46	C	917	3D15A	ADV	2906 FOLSOM ST, SF	

STN ASSN

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Dept. of Emergency Management
City & County of San Francisco

SAN FRANCISCO DEPARTMENT OF EMERGENCY MANAGEMENT

Custodian of Records

Request for Dispatch Records

(San Francisco Sunshine Ordinance, Administrative Code §67.1.seq.)

Date of Request: 4/20/15 **NOTE: No Same Day Service Available**

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☐ Other (specify):

APR 21 2015

CAD Number: — Case or Incident Number: —

Date of Incident: 2012-2015 ~~PRIOR BACK THREE YEARS~~ Time of Incident: —

Incident Location: 1 HORACE ST. San Francisco, CA 94110

Other identifying information or details (be specific):

BELOW FOR SFPD OR OTHER SWORN OFFICERS ONLY

Rank, Name, Star #:

Company/Bureau:

Telephone:

Sgt., Lt., Cpt. Approval (with Star #):

DEPT. OF EMERGENCY MANAGEMENT 2015 APR 21 PM 1:

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Department of Emergency Management

Edwin M. Lee
Mayor

Anne Kronenberg
Executive Director

Date: April 21, 2015

To: Anastasia Giovzelis

RE: CAD History Report

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1011 Turk Street, San Francisco, CA 94102
Division of Emergency Communications • (415) 558-3800 • Fax: (415) 558-3843
Division of Emergency Services • (415) 558-2700 • Fax: (415) 503-2098

SFDEM

SAN FRANCISCO DEPARTMENT
OF EMERGENCY MANAGEMENT

Department of Emergency Management
Division of Emergency Communications - Custodian of Records
1011 Turk Street
San Francisco, CA 9410
(415) 558-3826

CALL NO	REPORT NO	ENTRY DATE	ENTRY TIME	CLOSE TIME	PRIORITY	CALL TYPE	1ST UNIT	DISPOSITION	LOCATION	APARTMENT
130241758		1/24/2013	13:41:35	15:07:04	C	420	3D15C	GOA	1 HORACE ST	
131681413		6/17/2013	12:45:05	13:10:47	C	588	3P30B	GOA	1 HORACE ST	
132003300		7/19/2013	21:47:01	23:32:49	C	588	3P30C	HAN	1 HORACE ST	
132001628		7/19/2013	13:13:04	13:20:40	C	588		CANC	1 HORACE ST	
132713223		9/28/2013	21:13:02	23:00:09	C	588		CANC	1 HORACE ST	
133123174		11/8/2013	21:08:28	21:37:37	C	588	3P30C	HAN	1 HORACE ST	
133522958		12/18/2013	22:16:33	00:26:18	C	587	3D14E	CIT	1 HORACE ST	
140343515		2/3/2014	23:54:07	05:25:08	C	587	3D15E	GOA	1 HORACE ST	
140923503		4/2/2014	21:58:40	22:13:14	C	587	3P30C	CIT	1 HORACE ST	
141521355		6/1/2014	12:26:19	12:51:20	C	588		CAN	1 HORACE ST, SF	
141791681	PD140536123	6/28/2014	12:57:48	17:12:21	B	594	3D14D	HAN	1 HORACE ST, SF	
142053809		7/24/2014	22:23:39	22:32:55	C	587	3P31C	GOA	1 HORACE ST, SF	
142771783		10/4/2014	12:20:42	16:35:54	C	587	3P30B	CIT	1 HORACE ST, SF	
150520371		2/21/2015	02:05:38	04:43:35	C	587	3D15E	GOA	1 HORACE ST, SF	
150552061		2/24/2015	13:59:39	14:57:45	C	588	3P30B	HAN	1 HORACE ST, SF	
150661314		3/7/2015	10:49:56	11:27:15	C	588	3P30B	HAN	1 HORACE ST, SF	

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City & County of San Francisco

RADIO CODES

Suffixes and Radio Code Modifiers:

RED - Felony want or record
A - Audible
S - Silent
X - Female
J - Juvenile
EA - Elder Abuse
CA - Child Abuse
CR - Crisis Intervention Team Response
DV - Domestic Violence

CODE 3	EMERGENCY RESPONSE
CODE 4	No Further Assistance Required (Specify Reason)
CODE 33	EMERGENCY - CLEAR CHANNEL
10-1	Receiving Poorly
10-2	Receiving Well
10-4	Message Received
10-7A	Out of Service (Administrative Duties)
10-7B	Out of Service (Beginning of Watch)
10-7C	Out of Service (Court)
10-7E	Out of Service (End of Watch)
10-7F	Out of Service (Follow-up)
10-7G	Out of Service (Gas/Garage)
10-7I	Out of Service (Investigation)
10-7M	Out of Service (Meal)
10-7R	Out of Service (Range/Radio Shop)
10-7S	Out of Service (Station)
10-7T	Out of Service (Traffic Control/Training)
10-8	In Service
10-8F	In Service (Foot Patrol)
10-9	Repeat last message
10-13	Advise condition at scene
10-20	Location
10-22	Cancel
10-23	Standby temporarily
10-25	RESPOND AS BACKUP
10-28	Vehicle registration information
10-29	Warrant/Record/Vehicle Check
10-30	Stolen Vehicle/Wanted Person
10-31	Person has an arrest record
10-32	Person or vehicle is not wanted
10-34	Confidential information follows
10-35	Person must consent to search
10-36	Emergency notification
10-43	Of interest to Special Investigations
10-96	Marked units stay out of area
10-97	Arrived at scene
10-98	Enroute to new location
100	Alarm (Audible or Silent)
148	Resisting Arrest
152	Drunk Driver
187	Homicide
200	RAT Signal Activation
207	Kidnapping
211	Robbery
212	Strong-arm Robbery
213	Purse snatch
216	Shots Fired
217	Shooting
219	Stabbing or Cutting
221	Person with a gun
222	Person with a knife
240	Assault/Battery
245	Aggravated Assault/ADW
261	Rape/Sexual Assault (Victim over 14yrs)
288	Sexual Assault (Victim under 15 yrs)
311	Indecent Exposure
368	Elder Abuse
400	Demonstration/Pickets
404	Riot
405	Citizen holding a prisoner
406	OFFICER NEEDS EMERGENCY HELP
407	Prisoner Transportation
408	Ambulance
409	Tow Truck
410	Requested assistance responding
415	Noise Complaint/Disturbing the Peace
416	Citizen Standby
417	Person ringing doorbells
418	Fight or Dispute (No weapons)
419	Fight with weapons (Specify the weapon)
420	Juvenile disturbance
421	Positive Youth Interaction
423	Citizen/Community Engagement
459	Burglary
470	Fraud
487	Grand Theft
488	Petty Theft
496	Receiving Stolen Property
518	Vehicle Accident-No injury
519	Vehicle Accident-Injury
520	Aided Case
527	Bonfire
528	Fire
529	Explosion
530	Bomb Threat
531	Suspected explosive device found
532	Suspicious Mailing
535	Possible Hazardous Materials Incident
585	Traffic Stop
586	Traffic congestion
587	Parking Violation
588	Driveway Violation
594	Malicious Mischief/Vandalism
595	Malicious Mischief/Graffiti
596	Abandoned Vehicle
600	Roadblock
601	Trespasser
602	Person breaking in
603	Prowler
646	Stalking
647B	Prostitute
650	Threats
799	Senile Person
800	Mentally disturbed person
801	Person attempting suicide
802	Coroner's case
805	Truant
806	Juvenile beyond control
807	Missing Juvenile
809	Missing Person
811	Intoxicated person
819	Rolling of a drunk
851	Stolen vehicle
852	Auto boost/strip
853	Recovered stolen vehicle
901	Telephone station(or other location)
902	Return to station
903	Passing calls
904	Meet an officer(non emergency)
905	Meet with a City/Public Service employee
908	MUNI Bus Inspection Program
909	Interview a citizen
910	Check on well being
911	Broken window
912	Person dumping trash
913	Unknown type of complaint
914	Person down
915	Homeless related call for service
916	Suspicious person in a vehicle
917	Suspicious person
920	Aggressive Soliciting
918	Person yelling/screaming for help
919	Sitting or Lying on Public Sidewalks
5150	Mental Health Detention
1000	Prison Escape

San Francisco Sheriff Department Radio Codes

10-6C	Homecheck
10-6E	EOD/EDD (Explosive Detection Dog)
10-6F	Financial Institutions
10-6H	Detailed to Hospital
10-6K	Keepers
10-6M	Miscellaneous Civil Processes
10-6N	Narcotics
10-6P	Postings
10-6T	TRO (Temporary Restraining Orders)
10-6V	Evictions
10-6W	Warrants
ABA	Abated
ADM	Admonished
ADV	Advised
ARR	Arrest
CAN	Cancel
CSA	CPSA assignment
22	Cancel
CIT	Cited
CRM	Criminal Activation
CRT	Crisis Intervention Team
GOA	Gone on Arrival
HAN	Handled
NCR	Non-Criminal
ND	No Disposition
NOM	No Merit
PAS	Premises Appears Secure
REP	Report
UTL	Unable to Locate
VAS	Vehicle Appears Secure

SFDEM

SAN FRANCISCO DEPARTMENT
OF EMERGENCY MANAGEMENT

2906 Folsom St
2906 Folsom St, San Francisco, CA 94110

Google



Support Demolition of Garages on 25th Street between Horace and Folsom

I support the demolition of the garages located on 25th Street, between Horace and Folsom, in San Francisco.

The garages have deteriorated and pose health and safety concerns for the neighborhood. Their removal will remove a blight in the community and resolve many of the safety concerns neighbors have about the area.

Submitted by:

Joseph GALU

Name

3243 24th ST.

Address

JOEDI9@COMCAST.NET

Email

415 826 4242

Phone #

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[redacted]

Name JUN K TOM

Address 3249-25TH ST. S-F-CA

Email

Phone #

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Submitted by:

ROBERT A. McCULLOUGH

Name

1177 SHOTWELL ST

Address

bgordski@gmail.com

Email

415/793-5421

Phone #

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Submitted by:

Vicente Niles

Name

2895 Folsom

Address

Email

Phone # (415) 695-9189

Yes

City and County

D.P.W.

Support Demolition of Garages on 25th Street between Horace and Folsom

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Submitted by:

Austin Saddlemire

Name

2814 Folsom St

Address

ausaddlemire@gmail.com

Email

518-209-8484

Phone #

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Submitted by:

Robert Edwards

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Address

rjedwards@sbcglobal.net

Email

415 244-4088

Phone #

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Submitted by:

Fadi Jada

Name

852 Santa Lucia Ave

Address

X

Email

(415) 912-9902

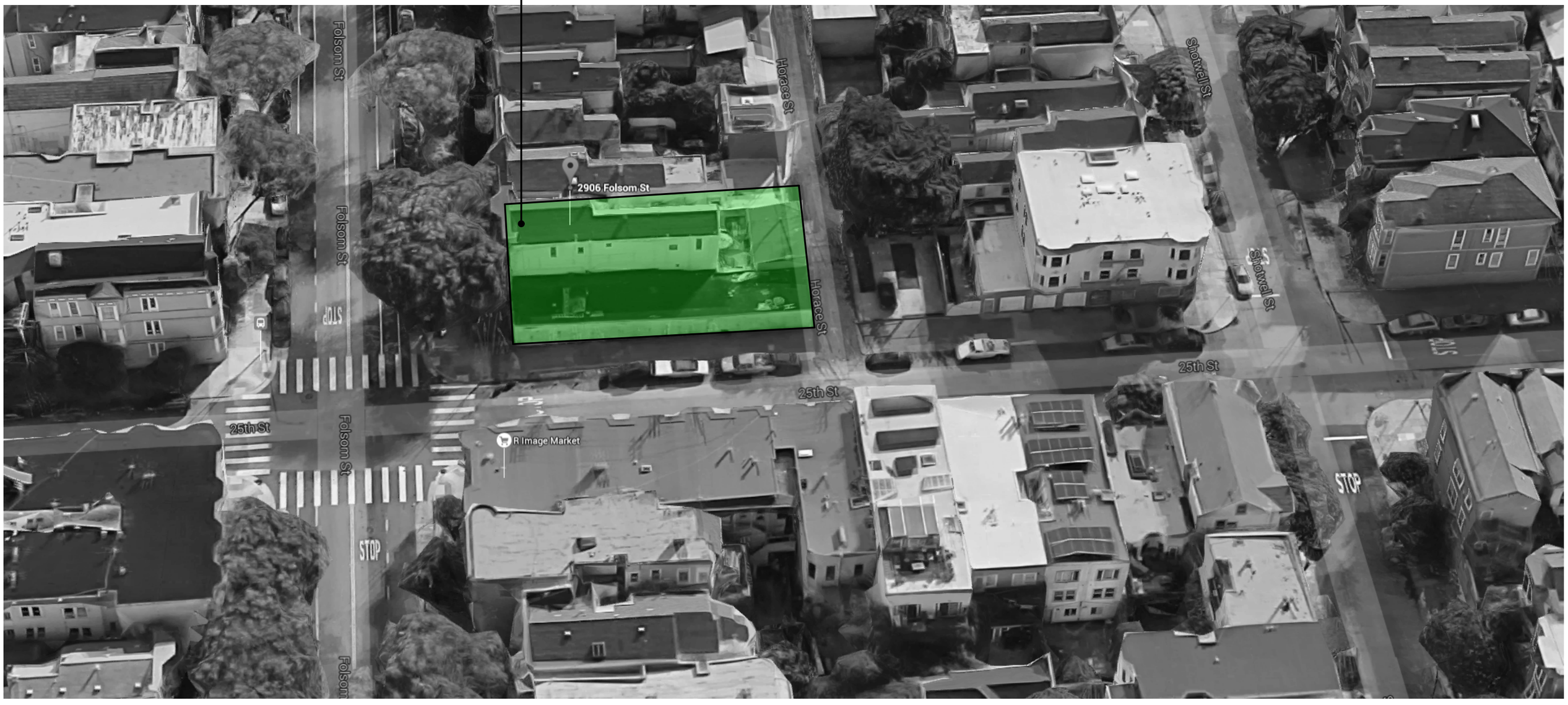
Phone #



BLOCK/LOT:
6525/001



BLOCK/LOT: 6525/001



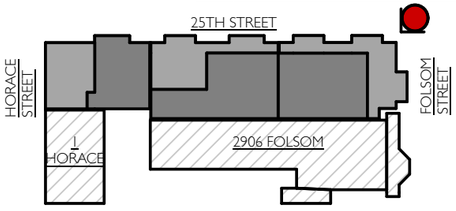


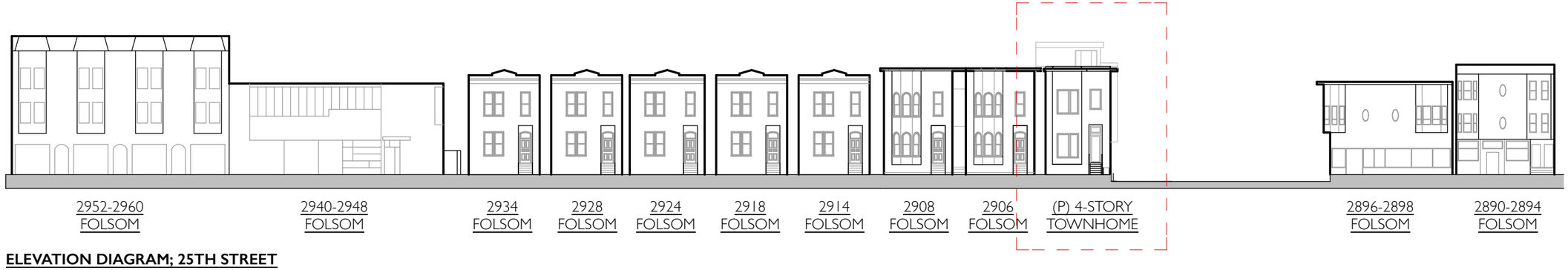
PROPOSED CORNER OF 25TH AND FOLSOM; THREE NEW TOWNHOMES

RESIDENTIAL DESIGN GUIDELINES

GUIDELINE:
DESIGN THE BUILDING'S PROPORTIONS TO BE COMPATIBLE WITH THOSE FOUND ON SURROUNDING BUILDINGS *PAGE 19*

GUIDELINE:
RESPECT THE EXISTING PATTERN OF BUILDING ENTRANCES *PAGE 32*





ELEVATION DIAGRAM; 25TH STREET



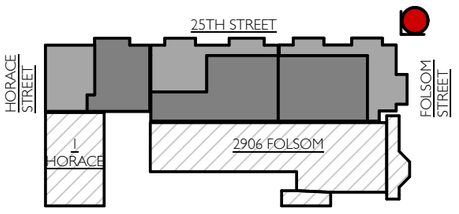
PROPOSED CORNER OF 25TH AND FOLSOM; THREE TOWNHOMES



EXISTING CORNER OF 25TH AND FOLSOM; SEVEN ONE-STORY GARAGES

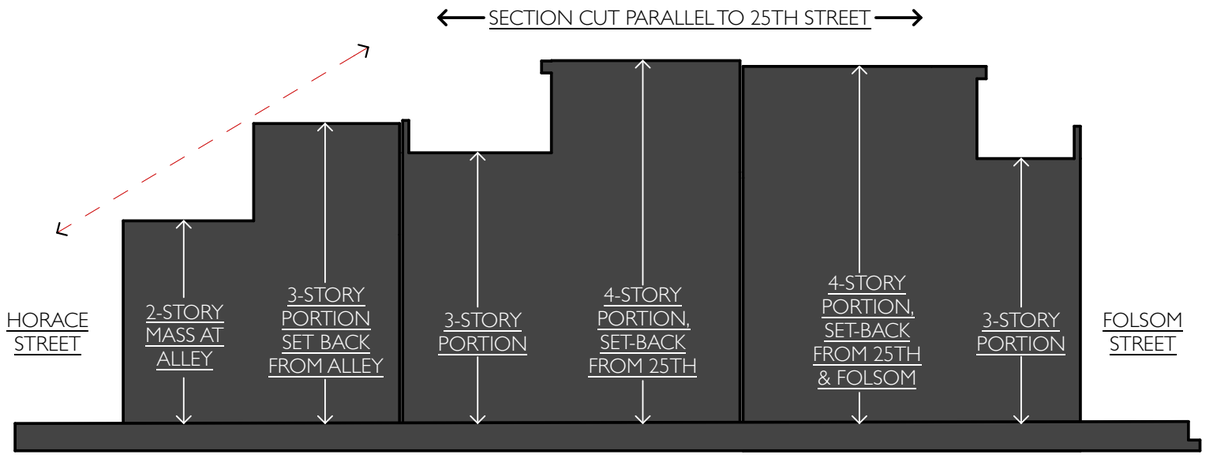


PROPOSED SECTION DIAGRAM OF UPPER FLOOR SETBACK



RESIDENTIAL DESIGN GUIDELINES

GUIDELINE:
PROVIDE GREATER VISUAL EMPHASIS TO CORNER BUILDINGS.
-WHERE APPROPRIATE, USE A GREATER BUILDING HEIGHT TO ADD EMPHASIS *PAGE 19*



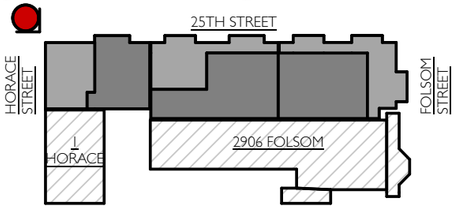
SECTION DIAGRAM OF PROPOSED TOWNHOMES; STEPPING DOWN TO HORACE STREET AND MINIMIZED TOP FLOORS



EXISTING CORNER; 25TH & HORACE

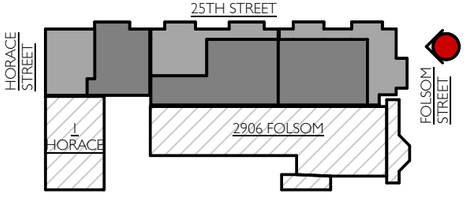


PROPOSED CORNER; 25TH & HORACE





PROPOSED CORNER; FOLSOM & 25TH

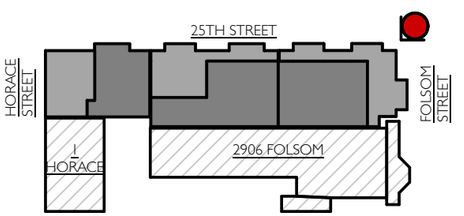




PROPOSED CORNER; FOLSOM & 25TH





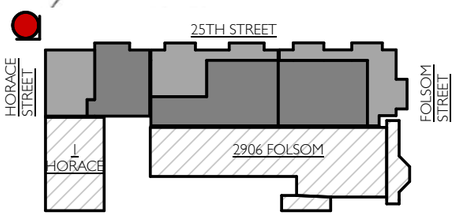




PROPOSED STREETSCAPE OF 25TH STREET



ELEVATION DIAGRAM; 25TH STREET





ELEVATION DIAGRAM; 25TH STREET, FACING STREETSIDE

RESIDENTIAL DESIGN GUIDELINES

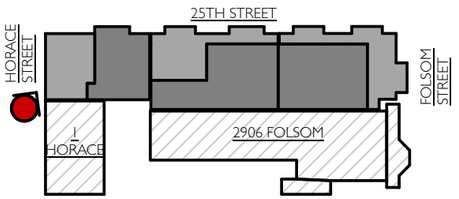
GUIDELINE:
DESIGN THE HEIGHT AND DEPTH OF THE BUILDING TO BE COMPATIBLE WITH THE EXISTING BUILDING SCALE AT THE STREET.
-SET BACK UPPER STORY *PAGE 24*



VIEW FROM HORACE, LOOKING NORTH







RESIDENTIAL DESIGN GUIDELINES

GUIDELINE:
DESIGN STAIR PENTHOUSES TO MINIMIZE THEIR VISIBILITY FROM THE STREET. *PAGE 38*

(N) 3-STORY RESIDENCE

25TH STREET

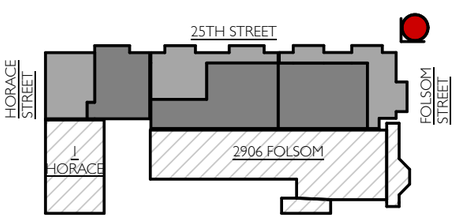
(N) 4-STORY RESIDENCE

(N) 4-STORY RESIDENCE

2906 FOLSOM; INTERIOR REMODEL

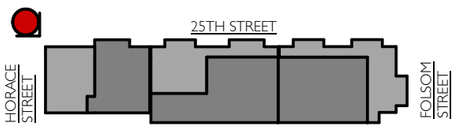
FOLSOM STREET

UPPER NORTHEAST CORNER OF BLOCK/LOT 6525/001





UPPER NORTHWEST CORNER OF BLOCK/LOT 6525/001



GENERAL CONSTRUCTION NOTES:

1. PROVIDE SMOKE DETECTORS AT BEDROOMS AND HALLWAYS PER CALIFORNIA BUILDING CODE.
2. AT ALL HABITABLE AREAS, RECEPTICLE OUTLETS ARE TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
   1. AT 12" O.C. MAXIMUM AND WITHIN 6 FEET FROM END OF WALLS.
   2. ANY WALL SPACE 2 OR MORE FEET WIDE.
   -AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", AND LOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTICLE.
   -IN ANY HALLWAY MORE THAN 10' IN LENGTH.
   -ADJACENT TO EACH BATHROOM BASIN LOCATION.
3. GROUND FAULT CIRCUT INTERRUPT (GFCI) OUTLETS SHALL BE INSTALLED IN REMODELED AREAS AT THE FOLLOWING LOCATIONS:
   -GARAGE
   -BATHROOMS
   -ALL KITCHEN COUNTERTOPS
   -ALL EXTERIOR RECPTICLES
   -ALL UNFINISHED BASEMENT AREAS
   -WITHIN 6 FEET OF WET BAR SINKS
4. KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE 20 AMPERE SMALL APPLIANCE CIRCUTS.
5. LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE CIRCUT FOR LAUNDRY APPLIANCES.
6. BATHROOM RECPTICLE OUTLETS SHALL BE ON A DEDICATED 20 AMPERE CIRCUT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.
7. PROVIDE A MINIMUM 100 SQ. IN. MAKE-UP AIR GRILL TO SERVE DRYER.
8. WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL BE CERAMIC TILE TO A HEIGHT OF +70", OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.
9. ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARE TO BE MOISTURE RESISTANT.
10. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II, WITH ALL DOORS TO SHOWER SWINGING OUTWARD.
11. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. CIRCLE.
12. ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS.
13. ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING DEVICES.
14. ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE FOLLOWING:
   1. A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS WITH 4 OR MORE RISERS.
   2. THE TOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS.
   3. INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA. CANNOT PASS THROUGH
   4. HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
   5. HANDGRIP SURFACE SHALL BE 1-1/4" to 1-1/2" IN CROSS SECTION OR A SHAPE THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE.
   6. HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL SURFACE.
15. A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 42" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. OPENINGS BETWEEN BALUSTERS SHAL LBE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
16. IN BATHROOMS OR KITCHENS: HIGH EFFICACY LAMPS SHALL HAVE LAMP EFFICACY AS FOLLOWS:
   < 15 W = MIN. 40 LM/W
   15-40 W = MIN. 50 LM/W
   >40 W = 60 LM/W
17. PROVIDE ATTIC VENTILATION AT PROPOSED WORK AS PER C.B.C..
18. PROVIDE ATTIC ACCESS WITH A MIN. OPENING AREA OF 22" X 30" WHERE ATTIC HEIGHT 30" OR GREATER, AS PER C.B.C..
19. AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A RESCUE WINDOW THAT COMPLIES WITH C.B.C.. EACH RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQUARE FEET, WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
20. SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   1. GLAZING IN EGRESS OR EGRESS DOORS
   2. GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
   3. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
   4. GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.,
   5. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS LESS THAN 36" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES
   6. WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SCOPE OF WORK:

2906 FOLSOM LOT:
SPLIT EXISTING LOT. DEMOLISH (E) ONE STORY GARAGES, TWO NEW FOUR STORY TOWN HOUSES. INTERIOR REMODEL TO EXISTING 4-UNIT BUILDING TO 2-UNITS.

1 HORACE LOT:
DEMOLISH (E) ONE-STORY GARAGES. ONE NEW THREE STORY TOWNHOUSE.

PROJECT DATA:

2906 FOLSOM STREET	
BLOCK / LOT:	6525/001
NEIGHBORHOOD:	MISSION
ZONING:	RH-2
ZONING HEIGHT LIMIT:	40-X
PROPOSED HEIGHT:	40'
PROPOSED LOT SIZE:	1859 SQ.FT.
PROPOSED LOT DIMENSIONS:	85' X 21.88'
EXISTING USE:	R2
PROPOSED USE:	R3

1 HORACE STREET	
BLOCK / LOT:	6525/001A
NEIGHBORHOOD:	MISSION
ZONING:	RH-2
ZONING HEIGHT LIMIT:	40-X
PROPOSED HEIGHT:	31'-6"
LOT SIZE:	1380 SQ.FT.
LOT DIMENSIONS:	30' X 46'
EXISTING USE:	R3
PROPOSED USE:	R3

PROJECT CALCS:

2906 FOLSOM ST	*INTERIOR REMODEL*
FIRST FLOOR:	1,169 SQ.FT.
SECOND FLOOR:	1,226 SQ.FT.
TOTAL CONDITIONED:	2,395 SQ.FT.

2904 FOLSOM ST	*NEW RESIDENCE*
FIRST FLOOR:	401 SQ.FT.
SECOND FLOOR:	674 SQ.FT.
THIRD FLOOR:	708 SQ.FT.
FOURTH FLOOR	372 SQ.FT.
TOTAL CONDITIONED:	2,155 SQ.FT.
GARAGE:	202 SQ.FT.
DECK SPACE:	298 SQ.FT.

3203 25TH ST	*NEW RESIDENCE*
FIRST FLOOR:	408 SQ.FT.
SECOND FLOOR:	732 SQ.FT.
THIRD FLOOR:	730 SQ.FT.
FOURTH FLOOR	429 SQ.FT.
TOTAL CONDITIONED:	2,300 SQ.FT.
GARAGE:	204 SQ.FT.
DECK SPACE:	275 SQ.FT.

3209 25TH ST	*NEW RESIDENCE*
FIRST FLOOR:	295 SQ.FT.
SECOND FLOOR:	519 SQ.FT.
THIRD FLOOR:	280 SQ.FT.
TOTAL CONDITIONED:	1,094 SQ.FT.
GARAGE:	165 SQ.FT.
DECK SPACE:	239 SQ.FT.

1 HORACE	*NO WORK*
TOTAL CONDITIONED:	400 SQ.FT.

PROJECT DIRECTORY:

OWNER :
CHRIS GIOUZELIS
P.O. BOX 16608
SAN FRANCISCO, CA 94116

ARCHITECT:
Y.A. STUDIO
777 HARRISON STREET, SUITE 306
SAN FRANCISCO, CA 94110
415.920.1839

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE
WITH SF ADMENDMENTS
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ENERGY CODE

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

SHEET INDEX:

ARCHITECTURAL:

A0.1 COVER, INDEX, DESCRIPTION
A0.2 ABBREVIATIONS & SYMBOLS
A0.3 GENERAL NOTES
A0.4 SURVEY- CHECKLIST
A0.5 SURVEY
A0.6 SURVEY- DEEDS
A1.1 EXISTING AND PROPOSED SITE PLANS

EC2.1 EXISTING FIRST, SECOND, AND THIRD FLOOR PLANS
EC2.2 EXISTING ROOF PLAN
EC3.1 EXISTING ELEVATIONS

A2.1 PROPOSED FIRST FLOOR PLANS
A2.2 PROPOSED SECOND FLOOR PLANS
A2.3 PROPOSED THIRD FLOOR PLANS
A2.4 PROPOSED FOURTH FLOOR PLANS
A2.5 PROPOSED ROOF PLANS
A3.1 PROPOSED NORTH (FRONT) ELEVATION
A3.2 PROPOSED NORTH ELEVATION (2906 FOLSOM)
A3.3 PROPOSED EAST & WEST ELEVATIONS
A3.4 PROPOSED SOUTH ELEVATION
A3.5 PROPOSED WEST-EAST SECTION
A3.6 PROPOSED WEST-EAST SECTION (2906 FOLSOM)



1 LOCATION MAP
NOT TO SCALE

2906 FOLSOM STREET & 1 HORACE STREET



2 AERIAL VIEW
NOT TO SCALE



3 STREET VIEW
NOT TO SCALE

Y.A. studio
777 Florida Street #306, San Francisco, CA 94110
office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
DATA SHEET

REV:	PRINTING:	DATE:
___	RDT	06/09/15

JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A0.1

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ABREVIATIONS:

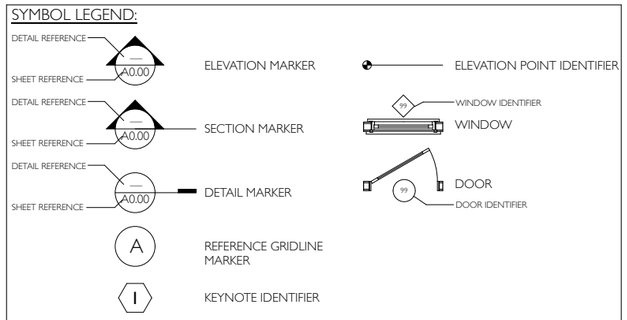
A.B.	ANCHOR BOLT
ABV	ABOVE
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
A.T.	ACOUSTICAL TILE
A.C.P.	ACOUSTICAL CEILING PANEL
A.D.	AREA DRAIN
ADJ	ADJUSTABLE / ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR / ANCHORAGE
ARCH	ARCHITECTURAL
AVG	AVERAGE
AWN	AWNING
BD	BOARD
B.F.	BOTH FACES
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.P.	BUILDING PAPER
BDRM	BEDROOM
BLW	BELOW
BRG	BEARING
BRKT	BRACKET
BRZ	BRONZE
BTM	BOTTOM
BTN	BATTEN
BTR	BETTER
BTWN	BETWEEN
B.U.R.	BUILT UP ROOFING
BVL	BEVELED
B.W.	BOTH WAYS
C.B.	CATCH BASIN
CAB	CABINET
C.A.R.	COLD AIR
C.C.	CENTER TO CENTER
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.I.P.	CAST IRON PIPE
C.I.P.C.	CAST-IN-PLACE CONCRETE
C.J.	CONTROL JOINT
CLKG	CAULK / CAULKING
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.M.P.	CORRUGATED METAL PIPE
CNTR	COUNTER
C.O.	CLEAN OUT
C.O.T.G.	CLEAN OUT TO GRADE
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPT	CARPET
CRS	COURSE / COURSES
CSK. S.	COUNTERSUNK SCREW
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
DBL	DOUBLE
D.H.	DOUBLE HUNG
DEPT	DEPARTMENT
DET	DETAIL
D.F.	DOUGLAS FIR
D.I.B.	DRILL IN BOLT
DIA.	DIAMETER
DIAG	DIAGRAM
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION / DIVIDER
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
DRWG	DRAWING
DR. FNT.	FOUNTAIN
DW	DISHWASHER
E	EAST
(E)	EXISTING
EA	EACH
E.B.	EXPANSION BOLT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
E.N.	EDGE NAILING
ENCL	ENCLOSURE
E.O.S.	EDGE OF SLAB
E.P.	ELECTRIC PANEL
EQUIP	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR

F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.C.C.	FIRE CONTROL CENTER
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.F.B.	FINISHED FLOOR BREAK
F.G.	FIXED GLASS
F.H.	FIRE HYDRANT
F.G.C.	FIRE HOSE CABINET
F.H.V.	FIRE HOSE VALVE
FIN	FINISH
F.L.	FLOW LINE
F.J.	FLUSH JOINT
FLSH'G	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FP	FIREPLACE
FPR	FIREPROOF
FRMG	FRAMING
F.R.P.	FIBER REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
FUR	FURRED / FURRING
G	GAS
GA	GAUGE
GALV	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL	GLASS
G.I.	GALVANIZED IRON
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRDR	GIRDER
G.S.	GYPSUM SHEATHING
G.W.B.	GYPSUM WALL BOARDED
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLD DOWN
HDR	HEADER
HDWR	HARDWARE
HGR	HANGER
H.M.	HOLLOW METAL
HORZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING
H.W.	HOT WATER
I.B.	INFILTRATION BARRIER
I.D.	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INSUL	INSULATION / INSULATED
INT	INTERIOR
INTER	INTERMEDIATE
INV	INVERT
JAN	JANITOR
JST	JOIST
JT	JOINT
K.P.	KICK PLATE
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
L.B.	LAG BOLT
LB	POUND
L.F.	LINEAR FOOT
L.L.	LIVE LOAD
LT	LIGHT
LTL	LINTEL
LKR	LOCKER
L.P.	LOW POINT
LVR	LOUVER
L.V.L.	LAMINATED VENEER LUMBER
LACQ	LACQUER
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MICRO	MICROWAVE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
M.R.O.	MASONRY ROUGH OPENING
MOD	MODULAR
MOV	MOVABLE
MTD	MOUNTED
MTL	METAL
MUL	MULLION

N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.A.	NOT APPLICABLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
O.S.B.	ORIENTED STRAND BOARD
PART	PARTITION
P.C.	PRE CAST CONCRETE
P.C.F.	POUNDS PER CUBIC FOOT
PFB	PREFABRICATED
PL	PLATE
P.D.F.	POWDER DRIVEN FASTENER
P.L.F.	POUNDS PER LINEAL FOOT
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
PH.	PAPER HOLDER
PNT	PAINT
PRJ	PROJECT / PROJECTED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	PRESSURE TREATED
PT	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D. / R.	PAPER TOWEL DISPENSER & RECEPTACLE
P.T.R.	PAPER TOWEL RECEPTACLE
P.V.C.P.	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
Q.T.	QUARRY TILE
R	RISER
R.A.	RETURN AIR
RAD	RADIUS
R.B.	RUBBER BASE
RUB	RUBBER
R/C	REINFORCED CONCRETE
R.D.	ROOF DRAIN
RDWD	REDWOOD
REINF. Or	
RE-BAR	REINFORCING STEEL BARS
REF	REFERENCE
REFR	REFRIGERATOR / REFRIGERATION
REG	REGISTER
REQ'D	REQUIRED
RET	RETAIN / RETAINING
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
R/S	REINFORCING STEEL
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
S.DR.	STORM DRAIN
SECT	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT
S.F.B.	SPIT FACE BLOCK
S.F.S.D.	SEE FOOD SERVICE DRAWINGS
S.G.D.	SLIDING GLASS DOOR
SHT	SHEET
SHTH'G	SHEATHING
SHVLS	SHELVES / SHELVING
SHWR	SHOWER
SIM	SIMILAR
SLR	SEALER
SLDR	SLIDER
S.M.D.	SEE MECHANICAL DRAWINGS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATIONS
S.P.D.	SEE PLUMBING DRAWINGS
SPL.BLK.	SPLASH BLOCK
SQ	SQUARE
S.&R.	SHELF AND ROD
S.S.	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
S.SK.	SERVICE SINK
S.ST.	STAINLESS STEEL
STA	STATION
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STN	STAIN
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPENDED
S.W.	SHEAR WALL
S.T.	SQUARE YARD
SYS	SYSTEM

T	TREAD
T.B.	TOWEL BAR
T.C.	TRASH COMPACTOR
TEL	TELEPHONE
TEMP	TEMPERED
T.O.C.	TOP OF CURB
T.& G.	TONGUE AND GROOVE
THK	THICK (NESS)
THR.	THRESHOLD
T.O.B.	TOP OF BEAM
T.O.BLK.	TOP OF BLOCK
T.O.G.	TOP OF GRATE
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
T.XT	TEXTURE
TYP	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
VAR	VARIES
V.B.	VINYL BASE
V.BR.	VAPOR BARRIER
V.C.P.	VITRIFIED CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VENT	VENTILATOR / VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
VIN	VINYL
VNR	VENEER
V.T.	VINYL TILE
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/D	WASHER / DRYER
W.G.	WIRED GLASS
W.H.	WATER HEATER
W.HYD.	WALL HYDRANT
WINDW	WINDOW
W.I.C.	WALK IN CLOSET
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
YD	YARD

SYMBOL LEGEND:



Y.A. studio

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PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 11 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
ABBREVIATIONS & SYMBOLS

REV.	PRINTING:	DATE:
___	RDT	06/09/15
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JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A0.2

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GENERAL NOTES:

1. THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
2. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE PROGRAM MANAGER AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.
4. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE AS TO COMPARE THEM WITH THE DRAWINGS AND SATISFY HIMSELF AS TO THE CONDITIONS OF THE EXISTING CONSTRUCTION AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE IN BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COST OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT SPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.
6. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY AND QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLE IMPLIED BU THE DRAWINGS AND SPECIFICATIONS.
8. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOBSITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
9. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, AND ERRORS OF THE SUBCONTRACTOR AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
10. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
11. THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
12. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY, DIMENSIONS ARE NOT BE SCALED OFF.
13. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAY'S BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILD-ABLE AS SHOWN.
15. WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
16. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
17. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SHCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
18. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN OF THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
19. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
20. CONTRACTOR TO NOTIFY OWNER PRIOR TO ORDERING OF ALL LOND LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
21. NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED BETWEEN THE HOURS OF 6:00 PM TO 8:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER OWNER HAS BEEN GIVEN NOTICE ONE DAY IN ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY PROJECT NAME.
22. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
23. DO NOT ALTER BUILDING STRUCTURE UNLESS SPECIFICALLY DIRECTED TO DO SO BY ARCHITECT OR STRUCTURAL ENGINEER.
24. UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
25. MAINTAIN FIRE RATING OF ALL EXISTING RATED CONDITIONS.
26. DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY, NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OF PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.
27. WEATHER-STRIP ALL DOORS LEADING FROM UNHEATED TO HEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER-STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOORS MUST BE WEATHER-STRIPPED, INCLUDING THE THRESHOLDS.
28. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GEATER PREVENT AIR INFILTRATION.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTION WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND/ OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
30. WORK AND/ OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
31. THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/ OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/ OR EQUIPMENT.
32. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TRATED WHERE REQUIRED BY LOCAL BUILDING AND LANDLORDS REQUIREMENT'S.
33. THE CONTRACTOR SHALL PROVIDE BACK FLOW DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
34. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY.
35. THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE LENGTH OF HIS CONTRACT. EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND/ OR LANDLORD REQUIREMENTS.

STANDARDS AND CODES:

1. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/ OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
2. IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
3. CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
4. WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS. IT SHALL BE UNDERSTOOD THAT THEY APPLY T THIS WORK AS FULLY AS IF CITED HEREIN.
5. REPAIR AND PATHCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.

CONSTRUCTION STANDARDS:

1. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTIONS.
2. ALL WOOD FRAMING TO BE EXECUTED IN ACCORDANCE WITH SEC. 2320. CONVENTIONAL LIGHT-FRAME CONSTRUCTION DESIGN PROVISIONS,
3. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND COORDINATE WITH NEW DIMENSIONS FOR FIT.
4. INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
5. ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
6. REFER TO SPECIFICATIONS - PROJECT MANUAL FOR EXACT PRODUCT TO BE UTILIZED IN ALL DIVISIONS.
7. PROVIDE SOLID BLOCKING AT ALL BATH ROOM ACCESSORIES (TOWEL, BARS, SOAP DISHER, etc...)
8. PROVIDE WOOD BACKING IN ALL TUB & SHOWER WALLS AT 34" A.F.F. (FUTURE GRAB BARS)
9. GLASS BATH & SHOWER ENCLOSURES TO BE TEMPERED.
10. ALL SHOWERS TO HAVE TILE WALL PROTECTION TO A MINIMUM 84" ABOVE FLOOR-MOUNT FULL MORTAR BED.
11. ALL KITCHEN AND BATHROOM FIXTURE, TILE FINISHES, MILLWORK SPECIFICATIONS TO BE COORDINATED WITH OWNER.
12. ALL WATER CLOSET TO BE MAXIMUM 1.6 GALLONS PER FLUSH.
13. ALL TUB & SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE PER U.P.C. 420.0.
14. CAST IRON DRAINAGE LINES TO BE USED TO MITIGATE NOISE (VERTICAL & HORIZONTAL)
15. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO BUILDING (i.e. DRYERS, BATH AND UTILITY FANS, etc...MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENINGS, SKYLIGHTS OR ATTIC VENTS) ORE UMC 504.6.
16. LOCATIONS FOR HVAC EQUIPMENT CLEARANCES, CHASES & VENTING TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
17. ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
18. PERAIR AND PREARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
19. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
20. ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
21. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
22. COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
23. REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.
24. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS.
25. ALL WOOD FRAMING TO BE DOUGLAS FIR #2. MIN fs1050 PSI.

TJI - TRUSS JOIST AS SPECIFIED
LVL - TRUSS JOIST MICRO LAM LVL 1.8 E MULTIPLE MEMBERS NAILED.
LSL - TRUSS JOIST TIMBER STRAND RIM JOIST AND HEADERS.

26. INSULATION: CEILING BATT INSULATION (ALL GUIDELINES AND/ OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.)
27. ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED. FLOOR LEVEL AND SHOWER DOORS TO BE TEMPERED GLASS.
28. TUB AND SHOWER ENCLOSURES TO HAVE 5/8" WATER RESISTANT DRYWALL OR WATER RESISTANT DRYWALL WITH MORTAR & TILE WITH FIXTURE PENETRATIONS SEALED.

PARTITION NOTES:

1. PARTITIONS ARE DIMENSIONED FROM FINISH MATERIAL TO FINISH MATERIAL, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.
2. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - TO FACE OF STUD
   - TO CENTER OF DOORS AND OTHER OPENINGS
   - TO TOP OF FINISHED FLOORS
   - TO BOTTOM OF FINISHED CEILINGS
   - TO OUTSIDE FACE OF FINISHED MILLWORK
3. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY PROJECT MANAGER AND ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
4. NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
5. FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES AND FILES, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MOR THAN 1/4" IN 2'-0" (NON-CUMULATIVE). NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.

ELECTRICAL NOTES:

1. ALL NEW ELECTRICAL ITEMS TO BE U.L RATED.
2. FIXTURE SPECIFICATIONS TO BE COORDINATED W/ OWNER.
3. ELECTRICAL SPECIFICATIONS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS AND PROPER POWER LEVELS SHALL BE PROVIDED.
4. ALL NEW ELECTRICIAN EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
5. CONTRACTOR TO NOTIFY OWNER PRIOR TO SETTING BOXES FOR RECESSED AND SURFACE MOUNT FIXTURES SWITCHES, OUTLETS, DATA AND CABLE OUTLETS. ALL LOCATIONS SHALL BE VERIFIED AND DETERMINED IN FIELD BY A "WALK-THROUGH" WITH OWNER & ARCHITECT.
6. USE HEAT PROTECTED FLOOR FIXTURES IN CLOSETS PER N.E.C. SECTION 410-1.
7. USE LOW-VOLTAGE LIGHTS IN GLASS CABINETS AS APPLICABLE.
8. OUTLETS IN KITCHENS & BATHROOMS, IN GARAGE OUTDOORS, SHALL HAVE GROUND FAULT INTERCEPTORS; OUTDOOR OUTLETS TO BE WEATHER PROTECTED.
9. ALL EXTERIOR LIGHT FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS.
10. INFORMATION REGARDING SIZING OF ELECTRICAL PANELS, LOCATIONS OF SUBPANELS AND GROUNDING INFORMATION WILL BE SUBMITTED TO THE BUILDING INSPECTOR AND COPIED TO THE OWNER AND ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.
11. STYLE OF SWITCHES TO BE COORDINATED WITH OWNER.
12. ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
13. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED IN DRAWINGS.
14. TELEVISION CABLE JACK, VERTICALLY 12" TO CENTERLINE FROM FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN.
15. MOUNT ALL SWITCHES AND OUTLETS VERTICALLY AT +44" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN
16. OUTLETS DESIGNATED FOR APPLIANCES TO BE MOUNTED AT NECESSARY HEIGHT PRE REQUIREMENTS.
17. GENERAL LIGHTING (FIRST SWITCHED) IN KITCHEN & BATHROOM SHALL PROVIDE A MINIMUM OF 40 LUMEN PRE WATT FLUORESCENT.

PLUMBING NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS AND PROPER ENGINEERING OF PLUMBING INSTALLATION.
3. ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE AN R-6 INSULATION JACKET AT ALL WATER HEATERS. PRESSURE RELIEF VALES MUST BE PROVIDED PRIOR TO INSTALLATION OF JACKET. THE FIRST 4'-0" OF THE HOT WATER LINE MUST BE INSULATED TO A MINIMUM R-4 VALUE.

SOUND TRANSMISSION:

1. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
2. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT SEALANT. SURFACE MATERIALS (INCLUDING CARPETS) ARE PART OF THE FLOOR-CEILING AND MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
3. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24", BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (T.V., TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
4. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.)
5. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLY SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIST WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED.)
6. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT. WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL.
7. SPECIAL ATTENTION AT THE THEATER WALL ASSEMBLY AND PERFORMANCE.

DEMOLITION NOTES:

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/ OR LANDSCAPE TO REMAIN.
2. PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREAS TO REMAIN AGAINST DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION.
3. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
5. AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND RELATED HARDWARE U.O.N.
6. AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
7. DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING, DUCTWORK, VENTING BACK TO SOURCE.
8. PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc...)
9. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
10. COORDINATE EXACT EXENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON CONSTRUCTION PLANS.
11. PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
12. DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH.
13. PEFER TO SPECIFICATION FOR WASTE MANAGEMENT PLAN.

FIREPLACE/CHIMNEY:

1. GAS FIREPLACE TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.

CONTRACTOR USE OF PREMISES:

1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.
2. TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER.
3. CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLU (UPON APPROVAL OF THE OWNER)
4. UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH OWNER.
5. AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
6. ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.
7. PREFORM DEMOLITION WORK AND SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANT'S OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY OWER.
8. COORDINATE USE OF PREMISES FOR WORK WITH THE OWNER.
9. LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.

CONTRACTOR USE OF PREMISES:

1. PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE OUTLINING SPECIFICATION.

2. OWNER'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:

SUPPLY CONTRACTOR WITH OWNER REVIEWED PRODUT LITERATURE.
PRODUCT DATA AND SAMPLES.
PAY FOR PRODUCT DELIVERY TO SITE.
REVIEW DAMAGED PRODUCTS PROMPTLY WITH CONTRACTOR.
SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE DAMAGED, DEFECTIVE OR DEFICIENT ITEMS.
ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.

3. CONTRACTOR'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:
REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELF WITH THE SCOPE IF WORK.

REVIEW THE ORDER SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE. INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANGER AND OWNER.

INSTALL AND FINISH PRODUCTS.

REPLACE ANY ITEMS DAMAGES AFTER RECEIPT.

Y.A. studio
777 Florida Street #306, San Francisco, CA 94110
office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT:
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
GENERAL NOTES

REV:	PRINTING:	DATE:
___	RDT	06/09/15
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JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A0.3

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MAP CHECKLIST

PREPARED FOR: AB 6525 Lot 001 & 001A

DATE 06/15/ 2014

Title: Project No.

Done	Needed	N / A	
			❑ Map Type – Final Map, Parcel Map, Final /Parcel Map for Condominium purposes, or Planned Development
			❑ Lot Merger and Resubdivision
			❑ Lot Merger
			❑ Airspace
X			❑ Lot Subdivision
	X		❑ Parcel / Final Map No. _____
X			❑ Residential, Commercial, Mixed Use – Specify number of units
X			❑ Vesting deed information
X			❑ City and County of San Francisco, California
	X		❑ Current date on mylars
X			❑ Surveyor/Engineer company
X			❑ Sheets numbered "Sheet _____ of _____ Sheets"
X			❑ Assessors Block / Lot / Address in lower right corner of all sheets (see examples)

Certificates

Done	Needed	N / A	
			❑ **Final Map**
			o Owners' Statement (includes Dedications or Easements to City)
			o Owners' Acknowledgement – notarized (requires two signatures if Corporation)
			o Trustee Statement
			o Trustee Acknowledgement – Notarized

			o Beneficiary names with signatures
			o Beneficiary Acknowledgement
			o Tax Statement
			o Clerk's Statement
			o Director of Public Works Approval
			o City Attorney Approval
			o Surveyor's / Engineer's Statement
			o City/County Surveyors Statement
			o Recorder's Statement – Condominium / Parcel Map /Final Map
			o Board of Supervisors' note
			o 2" x 4" for recorders label
			o Reference of separate recorded Certificate, Statement, or Ackowledgement (SMA 66435.2 & 66477.5)

Done	Needed	N / A	
			❑ **Parcel Map**
	X		o Owners' Statement
	X		o Owners' Acknowledgement - notarized
	X		o Surveyor's / Engineer's Statement
	X		o City & County Surveyors Statement
	X		o Recorder's Statement – Condominium / Parcel Map/Final Map
	X		o 2" x 4" area for Recorders Label
			o Reference to separate instrument (SMA 66477 & 66477.5)

Survey *(Including but not limited to the Following)*

Done	Needed	N / A	
X			❑ North Arrow
X			❑ Graphic Scale
X			❑ Street Names with Official Width
X			❑ Monument lines established by monuments and reference points (Minimum of two Monument lines with a minium of two Monuments per line)

X			❑ Show measured and monument map value(s)
X			❑ Basis of Survey
X			❑ Reference map(s) used. Reference underlying map(s) or deed(s) & associated block & lot number where appropriate.
X			❑ Record distance to Lot from Block corner(s)
X			❑ Block tied to monument lines
X	X		❑ Show points set or found to reference minimum one exterior boundary line. All Property Lines / Property corners fronting public right of way shall be monumented.
X			❑ Show relationship to surrounding surveys, if any
X			❑ Reference underlying map(s) or deed(s) & associated block & lot number where appropriate.

Block

Done	Needed	N / A	
X			❑ Assessors Block number
X			❑ Current Assessors Parcel Number (ghosted)
X			❑ Adjoiner lots with Assessors Parcel Number and most current vesting deed reference

Parcel

Done	Needed	N / A	
X			❑ Show existing building(s), if lot is vacant, label as such (**Tentative Only**)
X			❑ Show relationship of building(s) including adjoining properties to property lines (**Tentative Only**)
X			❑ Note encroachments if any
X			❑ Lot dimensions
X			❑ Lot square footage
X			❑ Reference measured dimensions where different than record
	X		❑ Assessor's Parcel Numbers for condominium units note/table

Boundary

Done	Needed	N / A	
X			❑ Deeds as needed for boundary establishment and all adjacent vesting deeds
X			❑ All Recorded maps used for boundary establishment
		X	❑ Any gaps/overlaps noted and called out
		X	❑ Closure Calculations – If a non-rectangular lot
X			❑ Show all easements and encumbrances per title report /or known if not listed in Preliminary Title Report

Notes

Done	Needed	N / A	
		X	❑ Condominium General Notes [for all condominium maps]
		X	❑ Indicate units of measurements
		X	❑ Indicate angles
X			❑ Reference vesting deeds
X			❑ Reference Title Report Items
		X	❑ Reference benchmark data (**Air Space only**)
X			❑ Reference Monument Map(s) used
			❑ DCP conditions – Show compliance on map or by separate document as appropriate.
			❑ DBI conditions - Show compliance on map or by separate document as appropriate.
			❑ SFRA conditions - Show compliance on map or by separate document as appropriate.
		X	❑ Number of Units (Condominiums)
X			❑ Any other explanatory notes the preparer feels necessary
			❑ List Below Market Rate Units by unit number and reference associated Notice of Special Restrictions.

Legend x

Beginning September 1, 2007

- *All city agency approvals will be required prior to issuance of Tentative Map approval.*
- *Prior to the first checkprint review.*
  - *In the case of condominium conversions [residential and commercial] a copy of the Certificate of Final Completion [CFCO] issued by Department of Building Inspection is required at this time.*
  - *In the case of an existing building where new condominium units are being added, a CFCO is required to include all building(s) within the scope of the project.*

Title Example:

FINAL / PARCEL MAP No. 1234

A XX RESIDENTIAL UNIT AND XX
COMMERCIAL UNIT MIXED-USE
CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON ———, —— IN
REEL ——— AND IMAGE ———

CITY AND COUNTY OF SAN FRANCISCO **STATE OF CALIFORNIA**

Y.A.studio
777 Florida Street #306, San Francisco, CA 94110
office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
SURVEY-
CHECKLIST

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JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A0.5

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REFERENCES

THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE BOUNDARY ANALYSIS AND FIELD SURVEY OF THE SUBJECT PROPERTY. THEY ARE CITED HEREIN FOR CLARITY AND TO PERPETUATE THE FACT THAT THEY WERE CONSIDERED. MAP REFERENCES ULTIMATELY UTILIZED IN THE CONCLUSION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [ ].

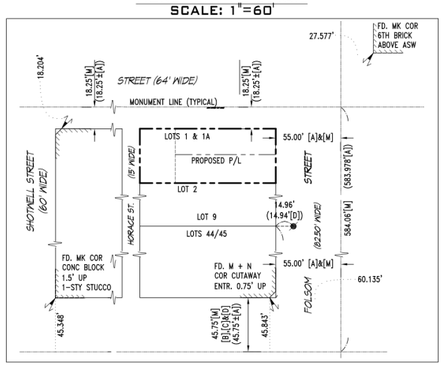
[A] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAPS NOS. 263 & 280 ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO.

[B] PARCEL MAP OF 2976-2978 FOLSOM STREET. RECORDED SEPTEMBER 12, 2002 IN BOOK 75 OF CONDOMINIUM MAPS, AT PAGES 228-231. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[C] PARCEL MAP OF 2940-2942-2944-2948 FOLSOM STREET RECORDED OCTOBER 20, 2004 IN BOOK 88 OF CONDOMINIUM MAPS, AT PAGES 106-108. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[D] PARCEL MAP NO. 4871 RECORDED JULY 1, 2008 IN BOOK 106 OF CONDOMINIUM MAPS, AT PAGES 171-172. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

MONUMENT TIE DETAIL
SCALE: 1"=60'



BOUNDARY RESOLUTION NOTE

THE WESTERLY LINE OF FOLSOM STREET AND THE SOUTHERLY LINE OF 25TH STREET WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE FOLSOM STREET MONUMENT LINE SHOWN HEREON. RELATIONSHIPS BETWEEN THE MONUMENT LINES AND THE BLOCK WERE ESTABLISHED BY COMPELLING EVIDENCE OF OCCUPANCY AND FIELD SURVEY DATA SUCH AS: "L" CUTS, STRUCTURES (BLDGS, FENCES, WALLS, ETC.) AND OFFICIAL SIDEWALKS, LOCATED CURBS AND OTHER MAP AND DEED REFERENCES AS LISTED HEREON.

BASIS OF SURVEY

GRANT DEED RECORDED DECEMBER 6, 2013 IN REEL L038 AT IMAGE 0073, RECORDERS OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF ELEVATIONS

THE BENCHMARK DATA AS LISTED IN THE BSM BENCHMARK DATABASE. "+" CUT NO. SIDE LOWER TERRAZO STEP; LOCATED IN THE SE 12'S CORNER OF FOLSOM AND 25TH STREETS. EL.= 50.966'. CITY OF SAN FRANCISCO DATUM.

GENERAL NOTES

1. ALL ANGLES ARE NINETY 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL BUILDING CLEARANCES AND MEASUREMENTS TO MONUMENT LINES SHOWN HEREON ARE MEASURED AT 90 DEGREE ANGLES TO THE PROPERTY LINES OR MONUMENT LINES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.

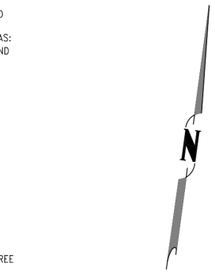
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHRIS M. GIOUZELIS IN MARCH, 2014.

PROFESSIONAL LAND SURVEYOR D.M. DE SOUZA EXP: 12/31/15 P.L.S. 7763 STATE OF CALIFORNIA

BY: _____
DONNA DE SOUZA, L.S. 7763
LICENSE EXPIRES: 12/31/15

DATE: 6/14/14



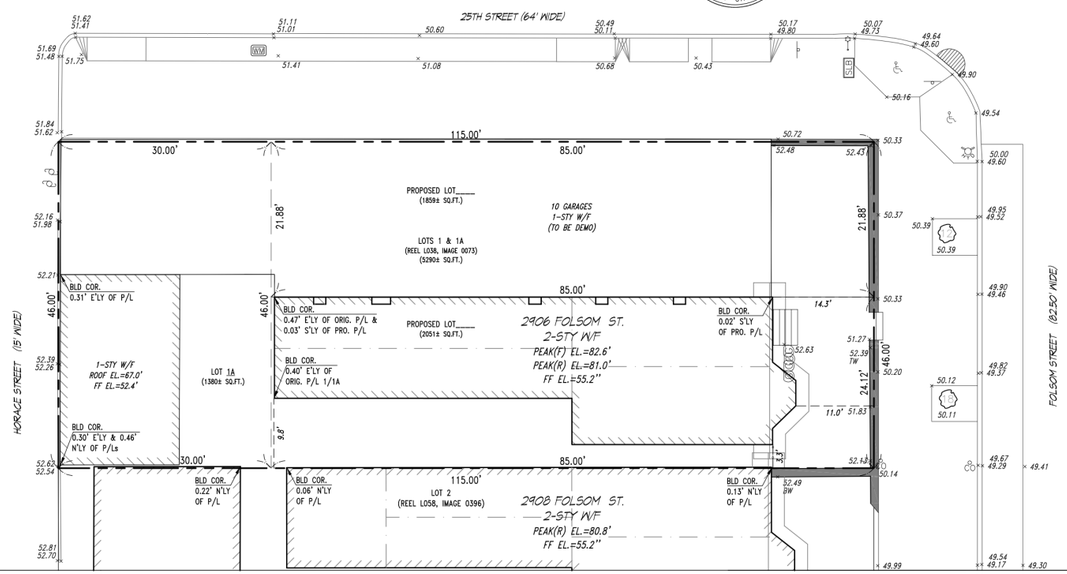
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND:

BLD	BUILDING
CONC	CONCRETE
FNC	FENCE
NG	NATURAL GROUND
P/L	PROPERTY LINE
RT	RIVET & BRASS TAG
STY	STORY
WF	WOOD FRAME
	CLEANOUT
	DRIVEWAY CURB CUTS
	ELECTROLIER
×148.66	ELEVATION
	FENCE LINE (WOOD)
	FD MARK PER [A]
	FD BT 6975 PER [D]
	FIRE HYDRANT
	GAS METER
	HANDICAP RAMP
[A]	MAP REFERENCE
[M]	MEASURED ON THIS SURVEY
	MONUMENT LINE
	PROPERTY LINE
	SIGN
SLB	STREET LIGHTING BOX
	TREE W/DIA
WM	WATER METER
	WATER VALVE



TENTATIVE PARCEL MAP
A LOT SPLIT

BEING A SUBDIVISION OF THE LAND DESCRIBED IN GRANT DEED RECORDED DECEMBER 6, 2013 AS IMAGE L038, PAGE 0073, BEING A PORTION OF MISSION BLOCK NO. 181 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

PROPERTY OWNERS/SUBDIVIDERS:
CHRIS M. GIOUZELIS
P.O. BOX 16608
SAN FRANCISCO, CA 94116

SURVEY ENGINEERS:
TRUE NORTH SURVEYING, INC.
123 TENTH STREET,
SAN FRANCISCO, CALIFORNIA 94103
TEL: (415) 401-7333

DATED:
JUNE, 2014

SHEET 1 OF 1

AB 6525 LOTS 001&001A 2906 FOLSOM ST. / 1 HORACE ST.

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SURVEY

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JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A0.6

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RECORDING REQUESTED BY
NORTH AMERICAN TITLE COMPANY
Escrow No. 503036 Order No.
AND WHEN RECORDED MAIL TO

Name Giampaolo Boschetti
Street Address 955 Prague Street
City & State San Francisco, CA 94112

San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2000-G740892-00
Acct 12-NORTH AMERICAN Title Company
Tuesday, FEB 29, 2000 13:00:00
Ttl Pd $3,342.00 Nbr-0001366128
REEL H583 IMAGE 0383
bar/AB/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2.09

1A/1A/6525 **INDIVIDUAL GRANT DEED** A.P.N. lots 1&1A, block 6525

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ 3,332.00 . City Transfer Tax is $.
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at title of sale
( ) Unincorporated area: (x) City of San Francisco, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Robert C. Sanchez, a married man, and Robert Sanchez and Martha Sanchez, husband and wife

hereby GRANT(S) to G. Paul Boschetti, an unmarried man

the following described real property in the San Francisco
County of San Francisco , State of California:
For legal description see Exhibit "A" attached hereto and made a part hereof.

Dated February 28, 2000

Robert C. Sanchez

Robert Sanchez

Martha Sanchez

STATE OF CALIFORNIA)SS.
COUNTY OF SAN FRANCISCO)
On February 28, 2000 before me, L. JOHNSON, personally appeared Robert C Sanchez and Martha Sanchez

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

L. JOHNSON
Comm. # 1096279
NOTARY PUBLIC-CALIFORNIA
City & County of San Francisco
My Comm. Expires April 2000

This area for official notarial seal

MAIL TAX STATEMENTS TO SAME AS ABOVE
NAME ADDRESS CITY STATE ZIP

North American Title Company

G740892

Description: The land referred to herein is situated in the State of California, County of SAN FRANCISCO, CITY OF SAN FRANCISCO, and is described as follows:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 25TH STREET AND WESTERLY LINE OF FOLSOM STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF FOLSOM STREET 46 FEET; THENCE AT A RIGHT ANGLE WESTERLY 115 FEET TO THE EASTERLY LINE OF HORACE STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF HORACE STREET 46 FEET TO THE SOUTHERLY LINE OF 25TH STREET; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF 25TH STREET 115 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 181.

LOTS 1 AND 1A, BLOCK 6525

Order No. S503036

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224030977-AN
APN: Lot 001A; Block 6525, Lot 001; Block 6525
When Recorded Mail Document and Tax Statements to:

2906 Folsom St & 1 Horace St

The Chris M. Giouzelis and Cathy M. Giouzelis Revocable Living Trust
PO Box 16608
San Francisco CA 94116

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J801416-00
Acct 4-OLD REPUBLIC Title Company
Friday, DEC 06, 2013 08:00:00
Ttl Pd $8,778.00 Rcpt # 0004646743
REEL L038 IMAGE 0073
onf/NF/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is $9,750.00
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
G. Paul Boschetti, an unmarried man

hereby GRANT(S) to
Chris M. Giouzelis, Trustee and Cathy M. Giouzelis, Trustee of The Chris M. Giouzelis and Cathy M. Giouzelis Revocable Living Trust UAD May 25, 1994
that property in City of San Francisco, San Francisco County, State of California, described as:
* * * See "Exhibit A" attached hereto and made a part hereof. * * * for property at 2906 Folsom Street and 1 Horace Street, San Francisco, CA

Date: December 03, 2013

G. Paul Boschetti

State of California
County of San Francisco

On December 4, 2013 before me, Annie Nobilione, a Notary Public, personally appeared G. Paul Boschetti, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Name ANNIE NOBILIONE (typed or printed)

ANNIE NOBILIONE
COMM. # 1995756
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
COMM. EXPIRES AUG. 6, 2014

(Area reserved for official notarial seal)

Grant Deed MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 0224030977-AN

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point of intersection of the Southerly line of 25th Street and the Westerly line of Folsom Street; running thence Southerly along said line of Folsom Street 46 feet; thence at a right angle Westerly 115 feet to the Easterly line of Horace Street; thence at a right angle Northerly along said line of Horace Street 46 feet to the Southerly line of 25th Street; thence at a right angle Easterly along said line of 25th Sreet 115 feet to the point of beginning.

Being a portion of Mission Block No. 181.

Assessor's Lot 001; Block 6525
Lot 001A; Block 6525

RECORDING REQUESTED BY:

MARK R. SHEPHERD, ESQ.

AND WHEN RECORDED RETURN TO:
MARK R. SHEPHERD, ESQ.
CRIST, BIORN, SHEPHERD & ROSKOPH
550 Hamilton Avenue, Suite 100
Palo Alto, California 94301

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J822043-00
Check Number 1874
Tuesday, JAN 07, 2014 13:33:41
Ttl Pd $21.00 Rcpt # 0004865397
REEL L058 IMAGE 0396
ofa/FT/1-2

SPACE RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
There is no consideration for this transfer. Documentary transfer tax is $-0-, pursuant to Revenue and Taxation Code §11925(d). This is a transfer under §62(a)(2) of the Revenue and Taxation Code and Grantor(s) confirms this is a transfer to a California limited liability company.

GRANTOR(S): Dominic T. Galu, Jr., as to an undivided 50 % interest, as his sole and separate property, and Joseph E. Galu, as to an undivided 50% interest, as his sole and separate property,

hereby GRANT(S) to: Caribou, LLC, a California limited liability company

the following described real property in the City and County of San Francisco, State of California:
{see attached Exhibit A}

APN: 6525-002
Commonly known as: 2908 Folsom St
San Francisco, CA

Dated: Sept. 20, 2013

DOMINIC T. GALU, JR.

JOSEPH E. GALU

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On September 20, 2013, before me, Mark R. Shepherd, a Notary Public, personally appeared DOMINIC T. GALU, JR. and JOSEPH E. GALU, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature

MARK R. SHEPHERD
COMM. # 1913298
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES JULY 13, 2016

(Seal)

MAIL TAX STATEMENTS TO:
Caribou, LLC
3243 24th Street
San Francisco, CA 94110

EXHIBIT A

BEGINNING at a point on the Westerly line of Folsom Street distant thereon 46 feet southerly from the southerly line of the 25th Street; and running thence southerly along said line of Folsom Street 24 feet; thence at a right angle westerly 115 feet; thence at a right angle northerly 24 feet; thence at a right angle easterly 115 feet to the point of beginning.

Being a portion of Mission Block No. 181

More commonly known as 2908 Folsom Street, San Francisco, CA
AON: 6525-002

Y.A.studio
777 Florida Street #306, San Francisco, CA 94110
office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
SURVEY- DEEDS

REV:	PRINTING:	DATE:
___	RDT	06/09/15

JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A0.7

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VIEW OF NORTHEAST CORNER OF SITE; 25TH AND FOLSOM INTERSECTION



EASTERN FACADE OF PROPOSAL; FOLSOM STREET



NORTHERN FACADE OF PROPOSAL; 25TH STREET



WESTERN FACADE OF PROPOSAL; 25TH AND HORACE INTERSECTION

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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 11 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PERSPECTIVES

REV:	PRINTING:	DATE:
___	RDT	06/09/15
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JOB NO: 14002 - 2906 Folsom Street
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SOUTHERN STREETSIDE ELEVATION, 25TH STREET; PROPOSED DEMOLITION OF EXISTING GARAGES AND 3 NEW TOWNHOMES

(P) 2904 FOLSOM
2 STORIES OVER BASEMENT

2 25TH STREET FACADE PATTERN

SCALE: 1/16" = 1'-0"



1 FOLSOM STREET FACADE PATTERN

SCALE: 1/16" = 1'-0"

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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

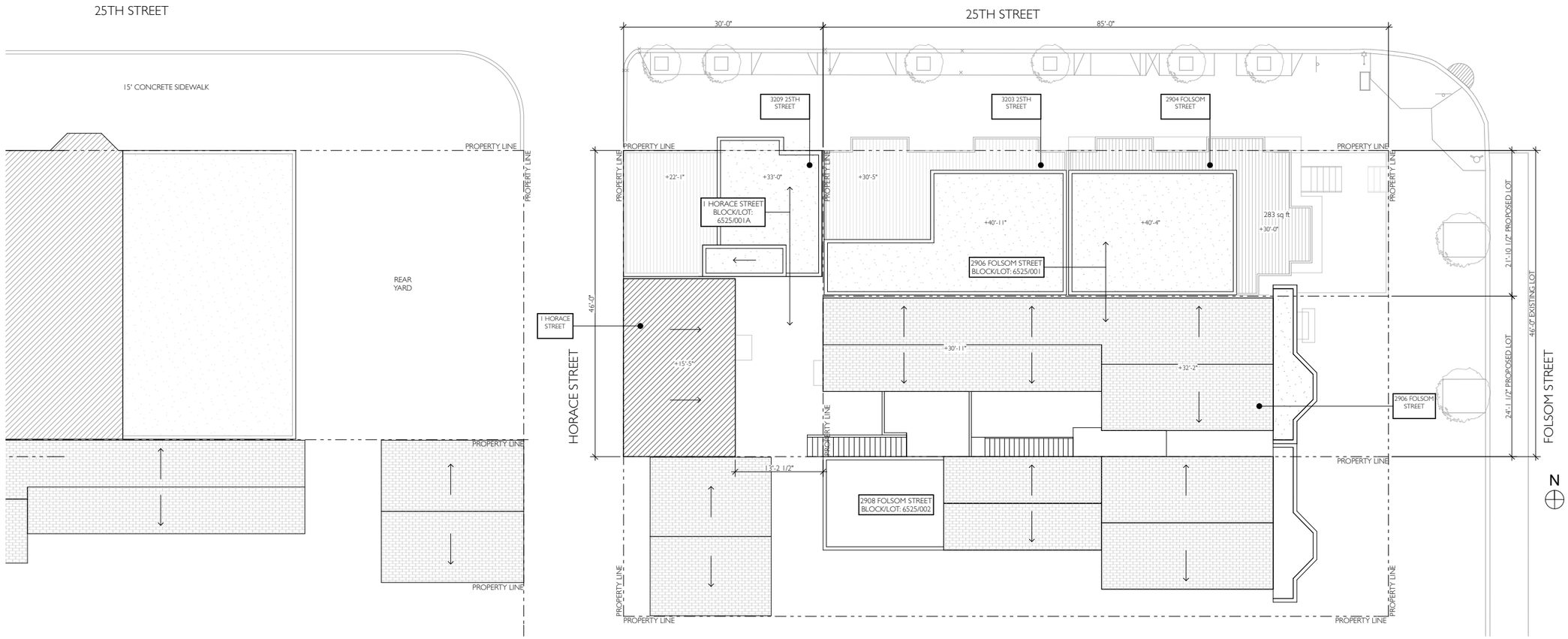
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CONTEXT
DIAGRAMS

REV:	PRINTING:	DATE:
___	RDT	06/09/15
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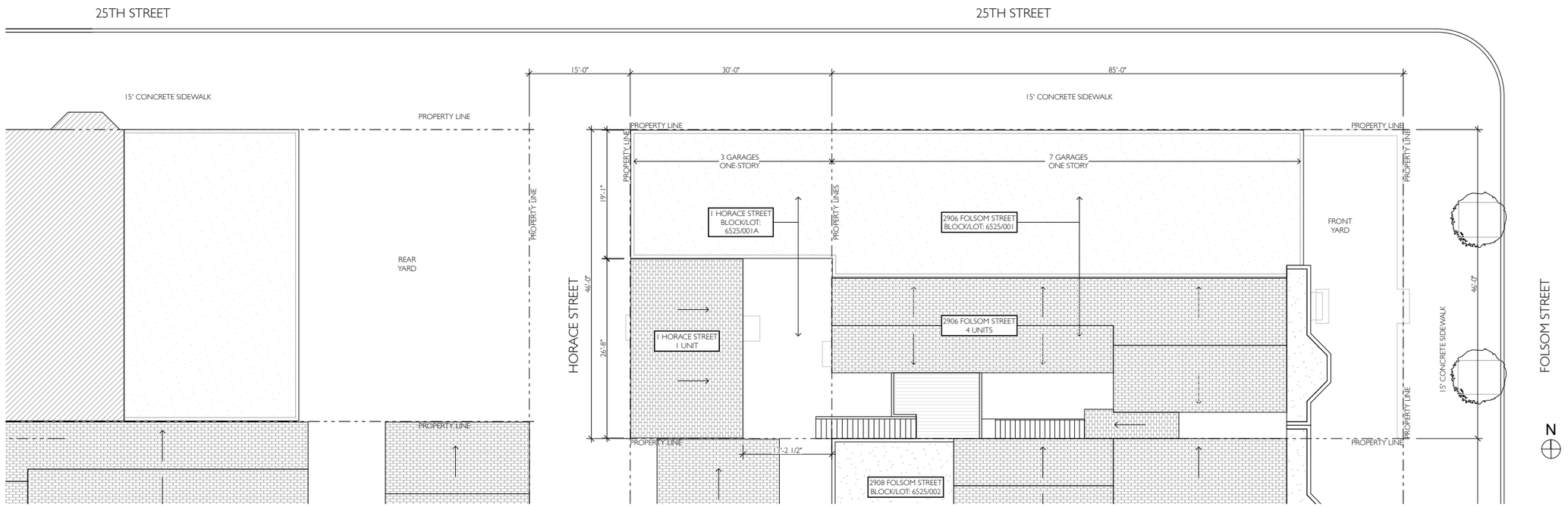
JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

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1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

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PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

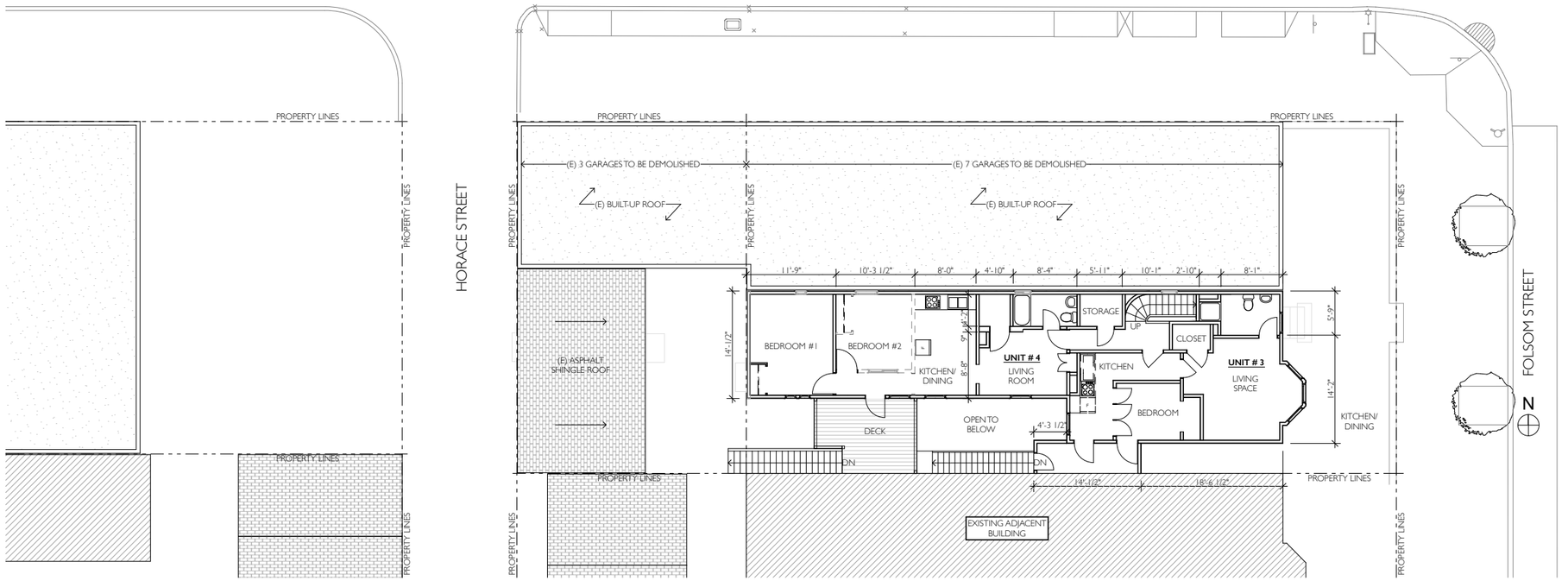
TITLE:
EXISTING AND PROPOSED SITE PLANS

REV:	PRINTING:	DATE:
	RDT	06/09/15

JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

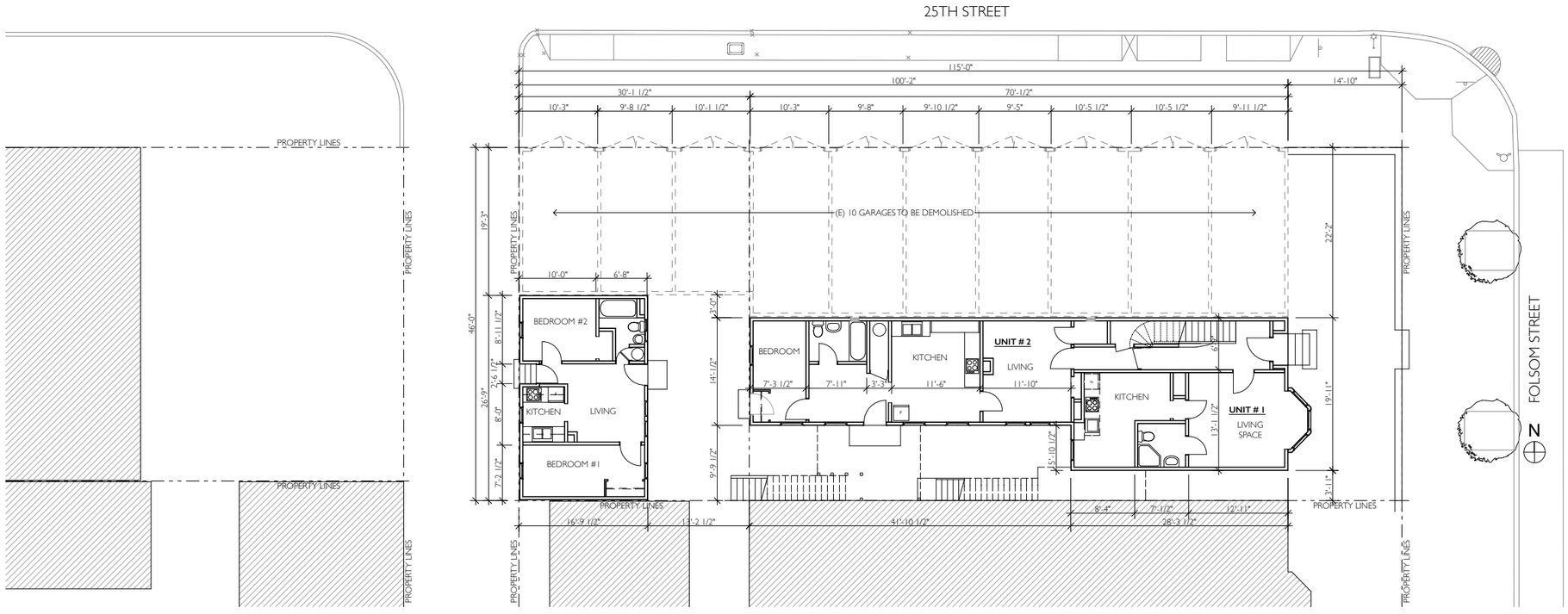
A1.2

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2 (E) SECOND FLOOR PLAN

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



1 (E) FIRST FLOOR PLAN

SCALE: 1:95.46

SYMBOL LEGEND:

- (E) CONSTRUCTION TO REMAIN, TYP.
- (E) CONSTRUCTION TO BE REMOVED, TYP.
- (E) WINDOWS TO BE REMAIN, TYP.
- (E) WINDOWS TO BE REMOVED, TYP.
- (E) FIXTURES TO BE REMOVED, TYP.
- (E) DOOR TO BE REMOVED, TYP.
- ELEVATION POINT IDENTIFIER

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PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

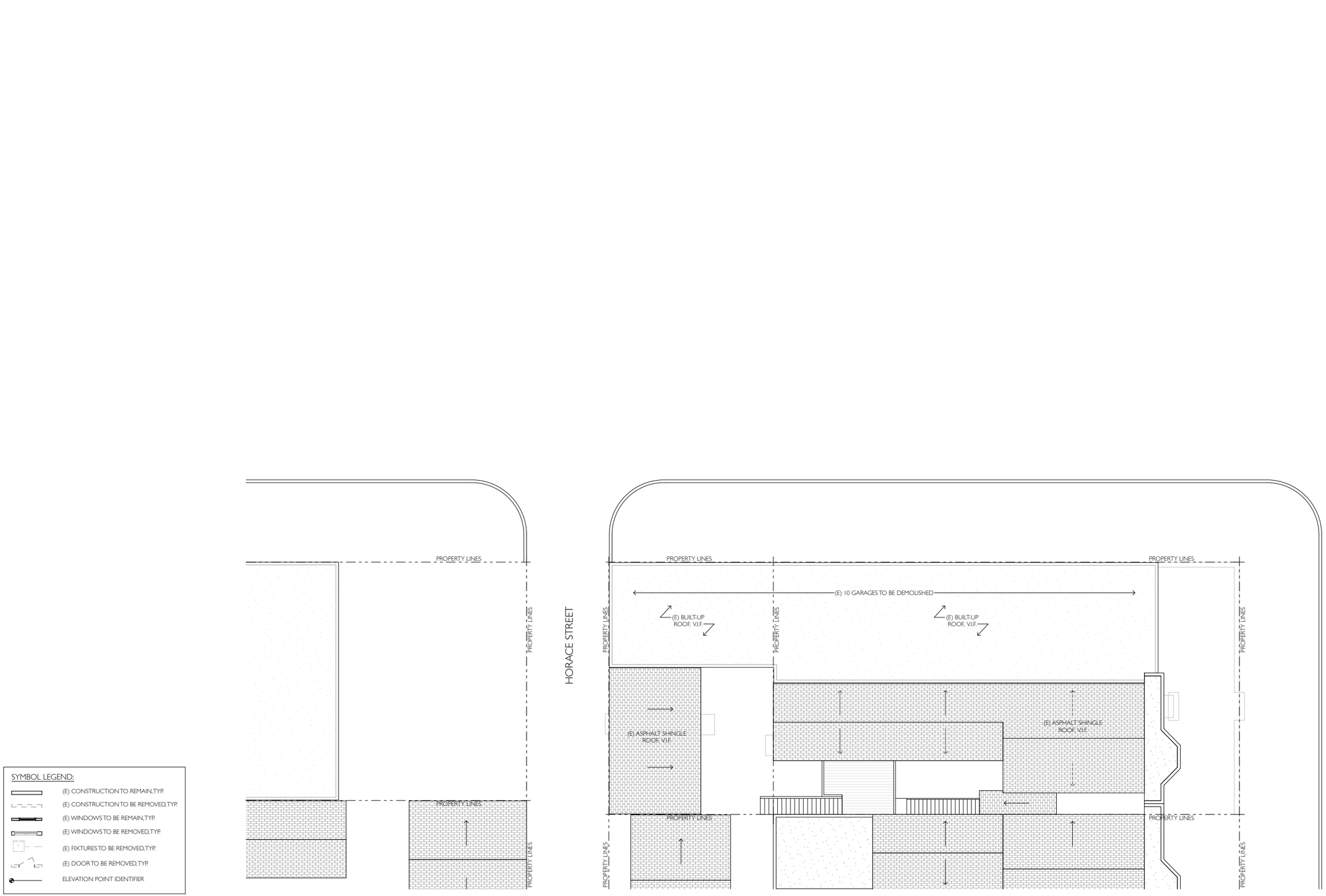
TITLE:
EXISTING FLOOR PLANS

REV:	PRINTING:	DATE:
	RDT	06/09/15

JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
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EC2.1

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1 (E) ROOF PLAN
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND:

- (E) CONSTRUCTION TO REMAIN, TYP.
- (E) CONSTRUCTION TO BE REMOVED, TYP.
- (E) WINDOWS TO BE REMAIN, TYP.
- (E) WINDOWS TO BE REMOVED, TYP.
- (E) FIXTURES TO BE REMOVED, TYP.
- (E) DOOR TO BE REMOVED, TYP.
- ELEVATION POINT IDENTIFIER

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PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

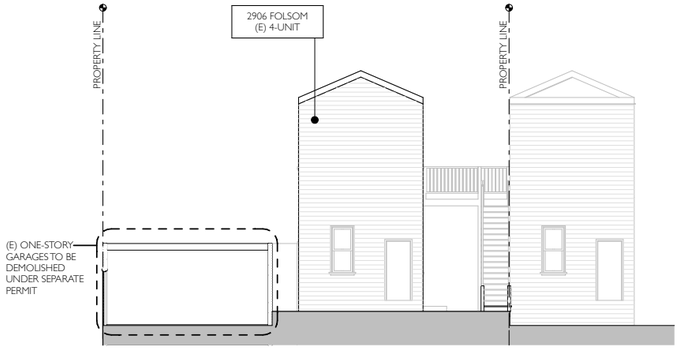
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EXISTING ROOF PLAN

REV:	PRINTING:	DATE:
___	RDT	06/09/15

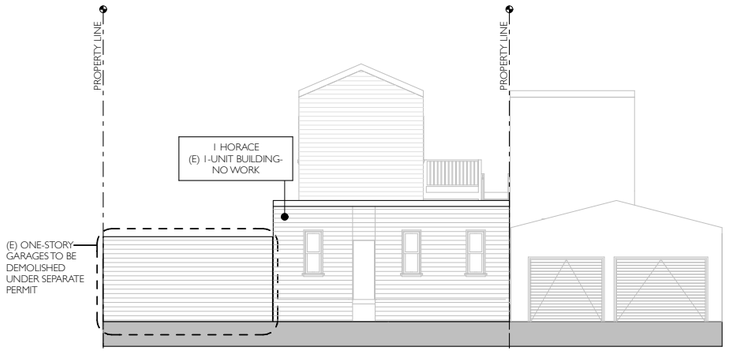
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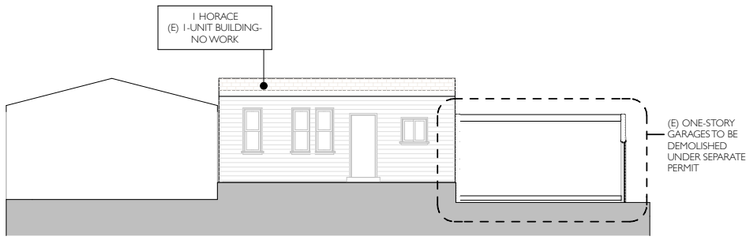
7 WEST ELEVATION, 2906 FOLSOM
SCALE: 1/8" = 1'-0"



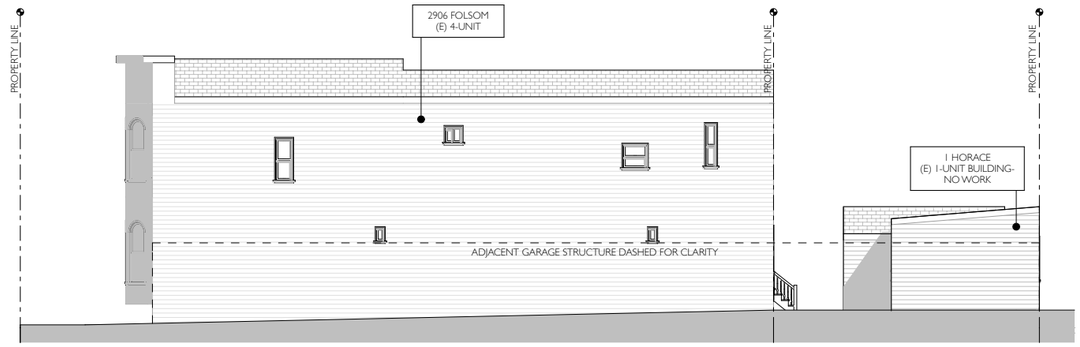
6 WEST ELEVATION, 1 HORACE ST
SCALE: 1/8" = 1'-0"



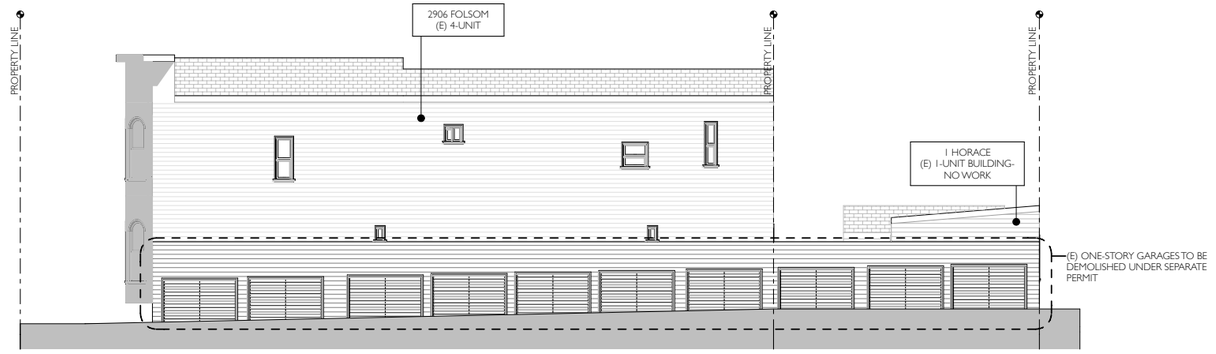
5 EAST ELEVATION, 2906 FOLSOM ST
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION, 1 HORACE ST
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION, BEYOND GARAGES
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION, 1 HORACE ST
SCALE: 1/8" = 1'-0"

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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
EXISTING
ELEVATIONS

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	RDT	06/09/15

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CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

EC3.1

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PARTITION LEGEND:

TYPICAL (E) WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS

TYPICAL NEW WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS

TYPICAL NEW 1-HR CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-19 MIN., SEE STRUCTURAL

NEW 24" BOX & STREET TREE TO BE COORDINATED WITH DPW & BUREAU OF URBAN FORESTRY

NEW 24" BOX & STREET TREES TO BE COORDINATED WITH DPW & BUREAU OF URBAN FORESTRY

NEW 24" BOX & STREET TREES TO BE COORDINATED WITH DPW & BUREAU OF URBAN FORESTRY

BEDROOM #2 · BATH #2 · LINEN · ENTRY CLOSET · DN · OPEN TO ABOVE · UP · CLASS I BIKE PARKING · GARAGE

PERMEABLE HARDSCAPE · PLANTING · ESCAPE · BEDROOM #4 · ENTRY · UP · GARAGE · CLASS I BIKE PARKING · BATH #4 · W.I.C. · STORAGE

PERMEABLE HARDSCAPE · PLANTING · ESCAPE · BEDROOM #4 · STORAGE · UP · GARAGE · BATH #4 · RAISED FLOOR, OPEN TO ABOVE · ENTRY FOYER · CLASS I BIKE PARKING · 5'-0" x 3'-0" SETBACK 5'-0"

PATCH AND REPAIR HISTORIC RETAINING WALL · FRONT YARD SOFTSCAPE

CLASS I BIKE LOCKER

I HORACE STREET: (E) ONE-UNIT RESIDENCE

BEDROOM #1 · BATH #1 · MECH. · ENTRY · KITCHEN · LIVING ROOM · F · DN · OPEN TO ABOVE · UP · RECONFIGURE STAIRS · DASHED LINE INDICATES DECK ABOVE

CLOS. · UP · DN · UNIT # 1 ENTRY · DINING · LIVING SPACE · PREVIOUSLY ASSUMED EXISTING KITCHEN TO BE REMOVED · BATH #2 · (E) 2 UNITS, REMODELED INTO FLAT · STORAGE ABOVE

29'-10" · 2" · 36'-5" · 33'-5 1/2"

9'-11" · 12'-9" · 23'-8" · 10'-8" · 9'-5" · 12'-8 1/2" · 14'-7"

18'-11" · 8'-9 1/2" · 5'-2" · 4'-11 1/2" · 27'-1" · 2'-4" · 4'-7" · 2'-6" · 21'-8 1/2" · 18'-10 1/2" · 14'-1 1/2" · 13'-2" · 3'-1 1/2" · 9'-9 1/2" · 6'-8" · 6'-4" · 2'-4 1/2" · 7'-7" · 12'-3 1/2" · 2'-4" · 3'-0" · 2'-10"

13'-2 1/2" · 12'-7" · 9'-4 1/2" · 15'-8" · 14'-1/2" · 18'-6 1/2" · 3'-0" · 41'-9 1/2" · 28'-5 1/2"

N

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

Y.A. studio
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office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCK/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PROPOSED FIRST FLOOR PLANS

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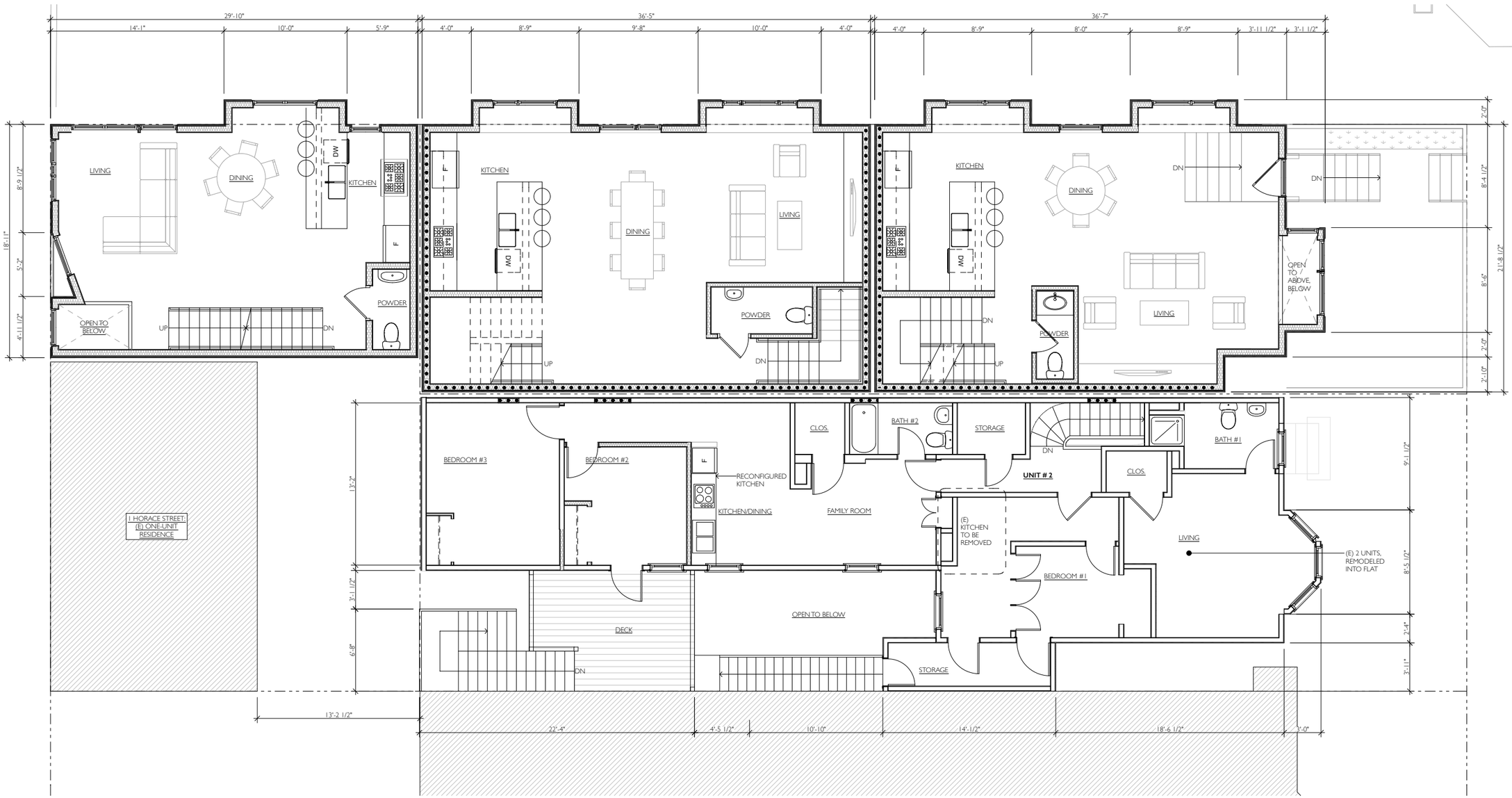
JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A2.1

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PARTITION LEGEND:

- TYPICAL (E) WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS
- TYPICAL NEW WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS
- TYPICAL NEW 1-HR CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-19 MIN., SEE STRUCTURAL



N

1 PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

Y.A. studio
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office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL MODEL ON 2 LOTS

BLOCK/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PROPOSED SECOND FLOOR PLANS

REV:	PRINTING:	DATE:
	RDT	06/09/15

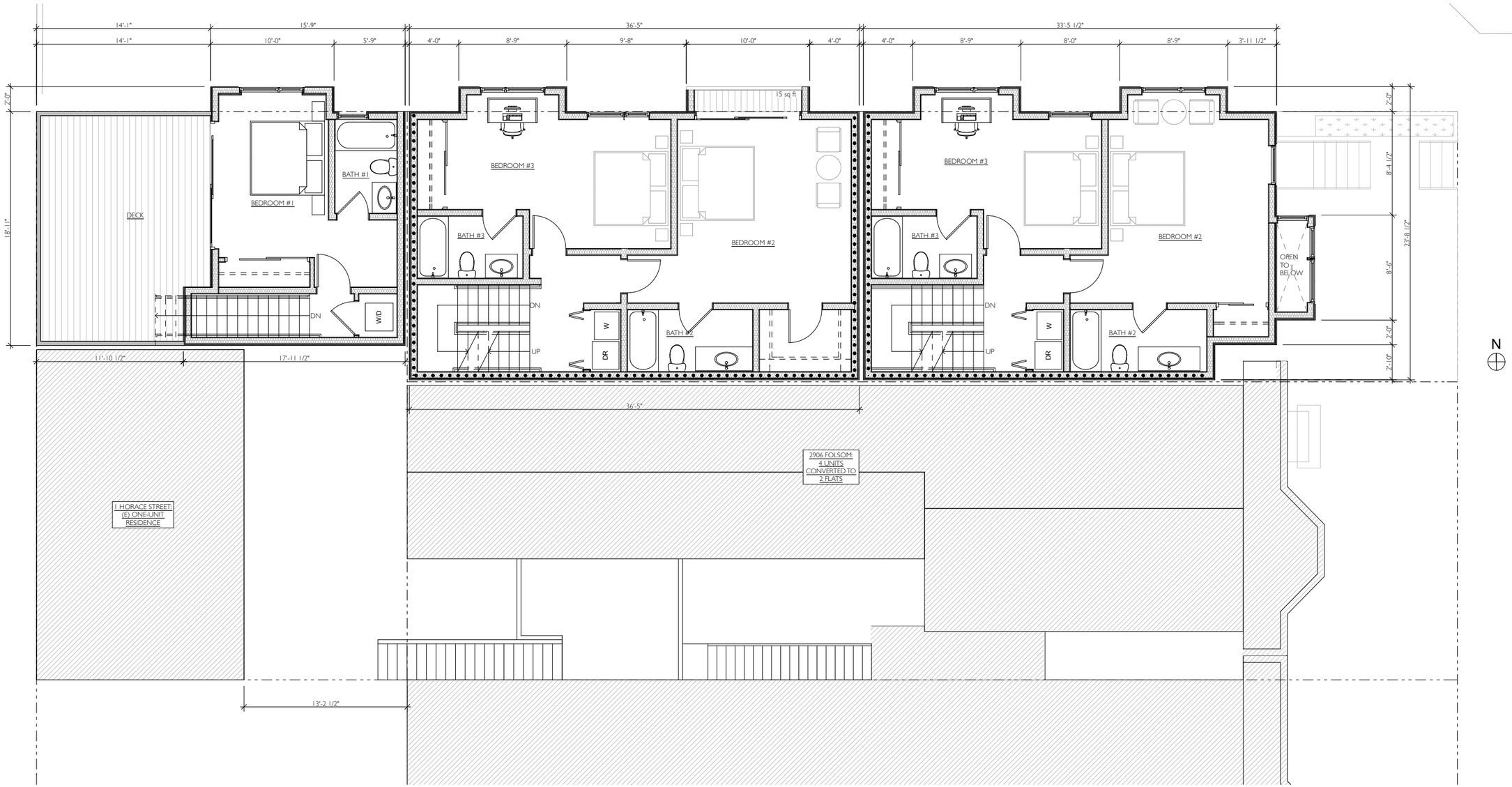
JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

A2.2

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PARTITION LEGEND:

- TYPICAL (E) WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS
- TYPICAL NEW WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS
- TYPICAL NEW 1-HR CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-19 MIN., SEE STRUCTURAL



1 PROPOSED THIRD FLOOR
SCALE: 1/4" = 1'-0"

Y.A. studio
777 Florida Street #306, San Francisco, CA 94110
office 415.920.1839 fax 415.920.1840
www.ya-studio.com

PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCK/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PROPOSED THIRD
FLOOR PLANS

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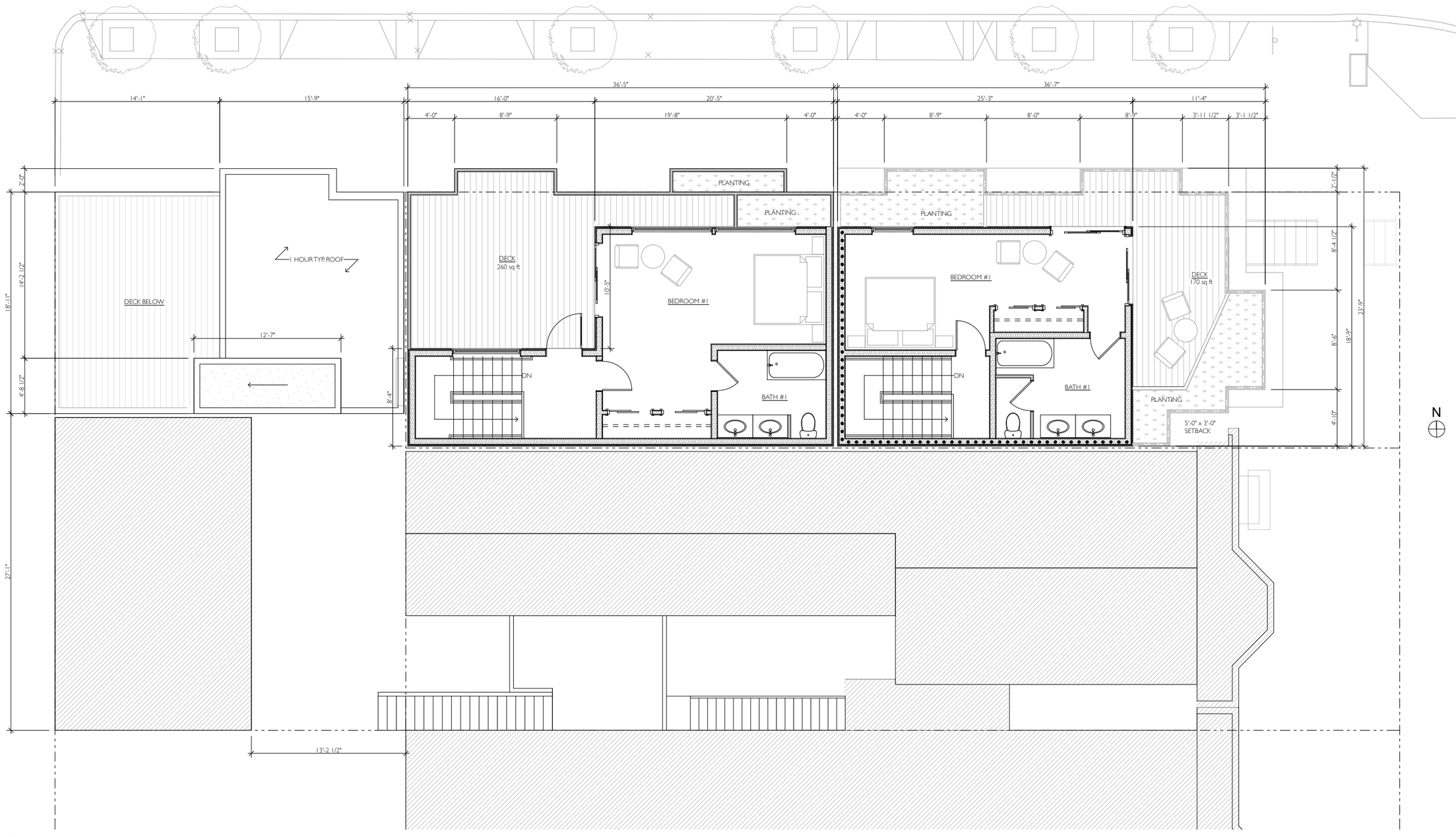
JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
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PARTITION LEGEND:

- TYPICAL (E) WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS
- TYPICAL NEW WD. CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-13 MIN. AT 4" STUDS, R-19 MIN. AT 6" STUDS
- TYPICAL NEW 1-HR CONSTRUCTION 2x WD. FRAMING @ 16" O.C., WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. FILL CAVITY WITH INSULATION, R-19 MIN., SEE STRUCTURAL



1 PROPOSED FOURTH FLOOR
SCALE: 1/4" = 1'-0"

Y.A. studio
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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

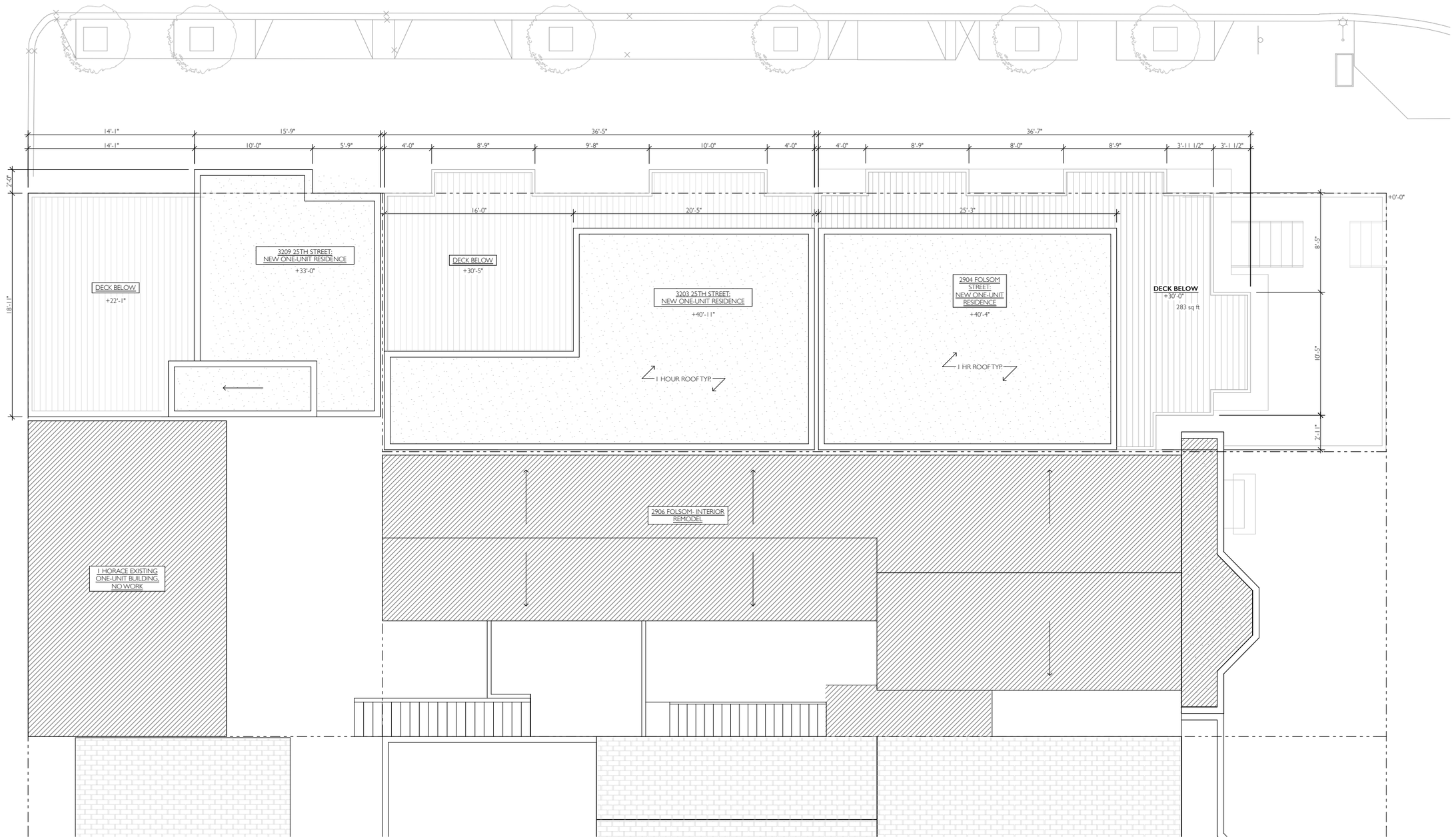
TITLE:
PROPOSED
FOURTH FLOOR
PLANS

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1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PROPOSED ROOF PLANS

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MATERIAL LEGEND

1	FIBER CEMENT PANELS
2	FIBER CEMENT SIDING
3	SMOOTH TROWELED CEMENT PLASTER
4	ALUMINUM WINDOWS, TYP.
5	BOARDFORM CONCRETE
6	12" METAL RAILING ABOVE 30" WALL
7	WOOD GARAGE DOOR WITH GLASS TRANSOM
8	WOOD ENCLOSURE AT ENTRY

*NOTE: HISTORIC RETAINING WALL TO BE RETAINED, PATCHED & FILLED AT RELOCATION OF STEPS



1 PROPOSED NORTH ELEVATION FOR 2904 FOLSOM ST, 3203 25TH ST, 3209 25TH ST

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

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office 415.920.1839 fax 415.920.1840
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PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

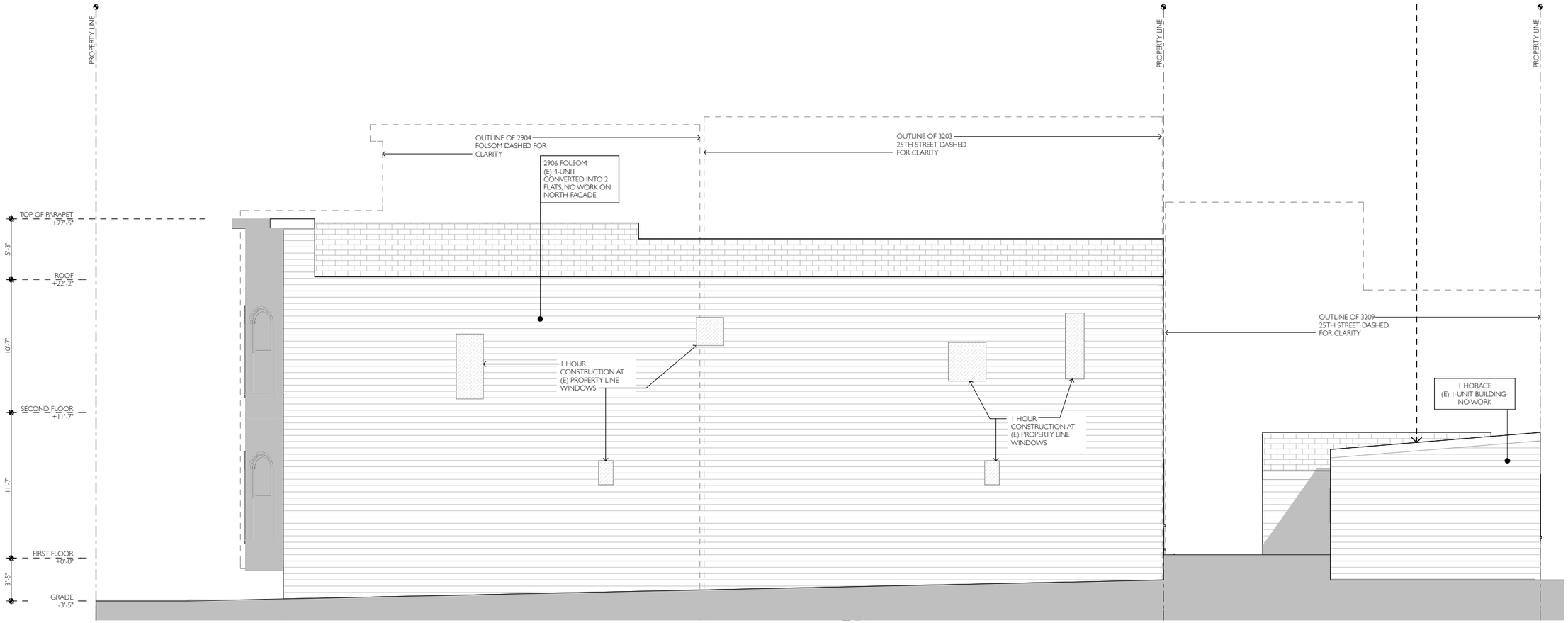
TITLE:
PROPOSED NORTH ELEVATIONS

REV.	PRINTING:	DATE:
___	RDT	06/09/15

JOB NO: 14002 - 2906 Folsom Street
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1 PROPOSED NORTH ELEVATION FOR 2906 FOLSOM ST & 1 HORACE ST

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

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PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCK/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PROPOSED NORTH ELEVATION (2906 FOLSOM)

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	RDT	06/09/15

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MATERIAL LEGEND

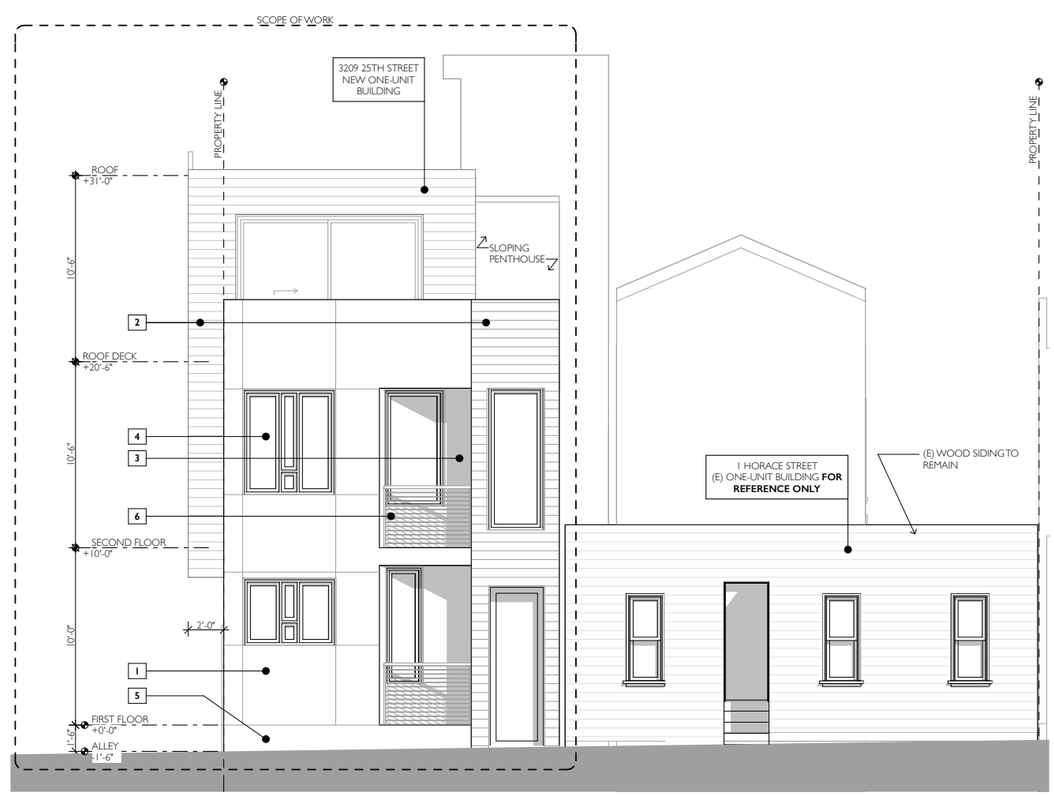
1	FIBER CEMENT PANELS
2	FIBER CEMENT SIDING
3	SMOOTH TROWELED CEMENT PLASTER
4	ALUMINUM WINDOWS, TYP.
5	BOARDFORM CONCRETE
6	12" METAL RAILING ABOVE 30" WALL
7	WOOD GARAGE DOOR WITH GLASS TRANSOM
8	WOOD ENCLOSURE AT ENTRY

*NOTE: HISTORIC RETAINING WALL TO BE RETAINED, PATCHED & FILLED AT RELOCATION OF STEPS



3 PROPOSED EAST ELEVATION FOR 2906 FOLSOM ST & 2904 FOLSOM ST

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



1 PROPOSED WEST (SIDE) ELEVATION, 3209 25TH STREET

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

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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PROPOSED EAST &
WEST ELEVATIONS

REV:	PRINTING:	DATE:
___	RDT	06/09/15

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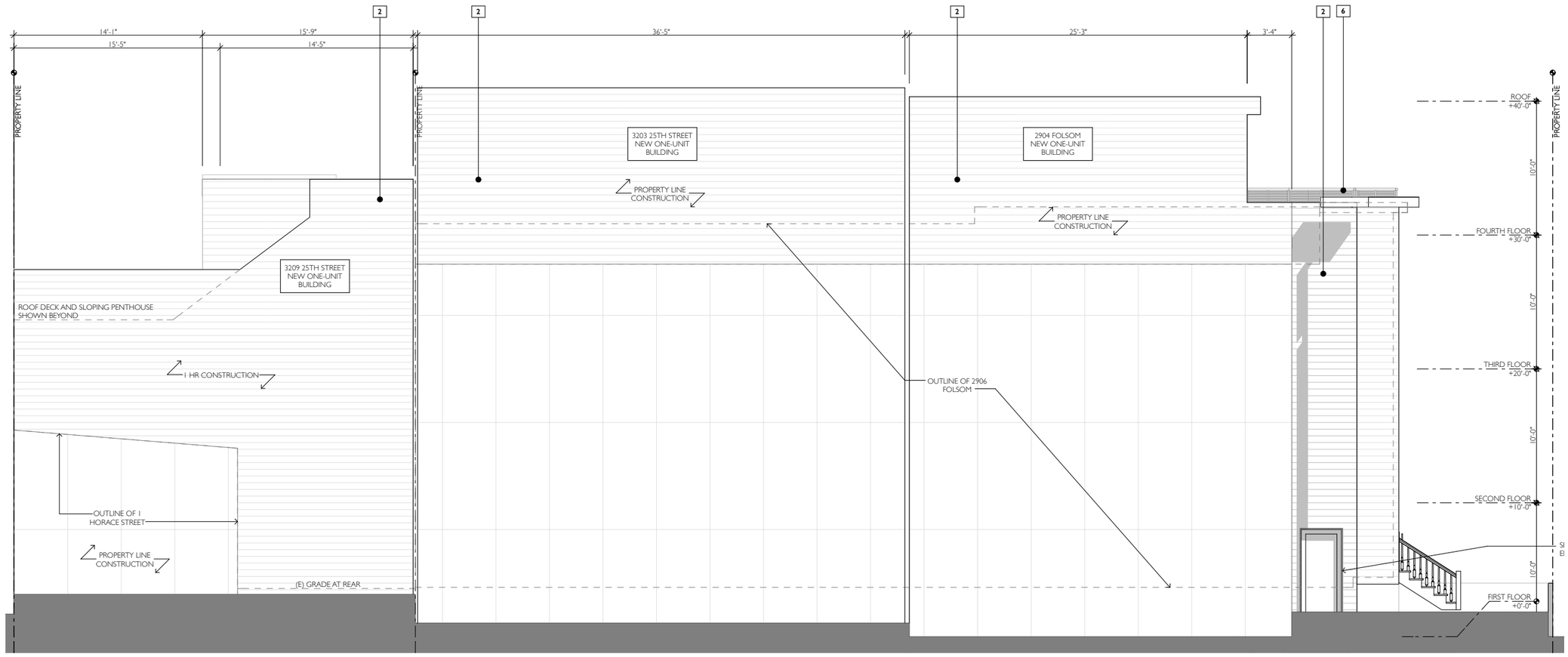
2 PROPOSED SOUTH ELEVATION, 2906 FOLSOM ST & 1 HORACE ST

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

MATERIAL LEGEND

1	FIBER CEMENT PANELS
2	FIBER CEMENT SIDING
3	SMOOTH TROWELED CEMENT PLASTER
4	ALUMINUM WINDOWS, TYP.
5	BOARDFORM CONCRETE
6	12" METAL RAILING ABOVE 30" WALL
7	WOOD GARAGE DOOR WITH GLASS TRANSOM
8	WOOD ENCLOSURE AT ENTRY

*NOTE: HISTORIC RETAINING WALL TO BE RETAINED, PATCHED & FILLED AT RELOCATION OF STEPS



1 PROPOSED SOUTH ELEVATION

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

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office 415.920.1839 fax 415.920.1840
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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

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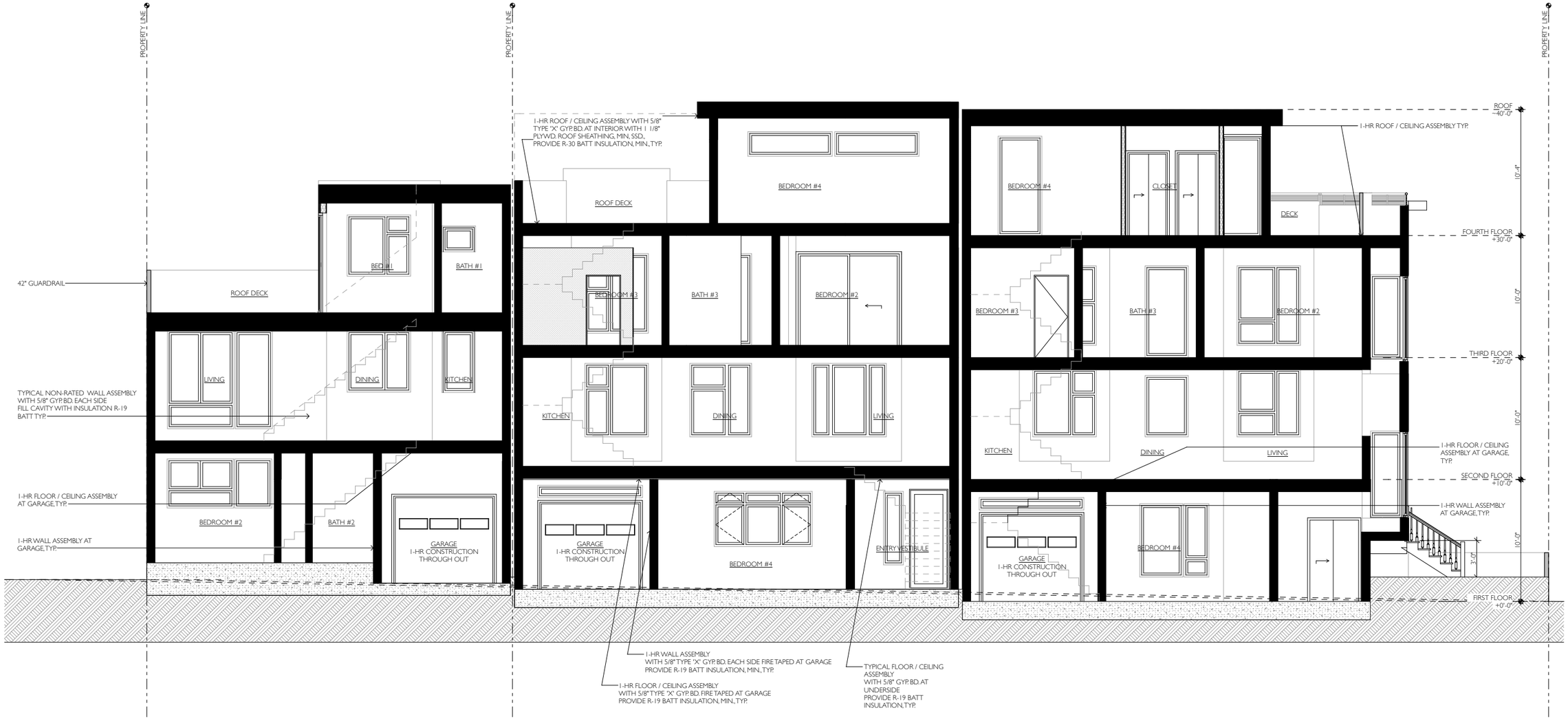
TITLE:
PROPOSED SOUTH
ELEVATIONS

REV:	PRINTING:	DATE:
	RDT	06/09/15

JOB NO: 14002 - 2906 Folsom Street
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1 SECTION THROUGH NEW SINGLE-FAMILY HOMES

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

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PROJECT
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

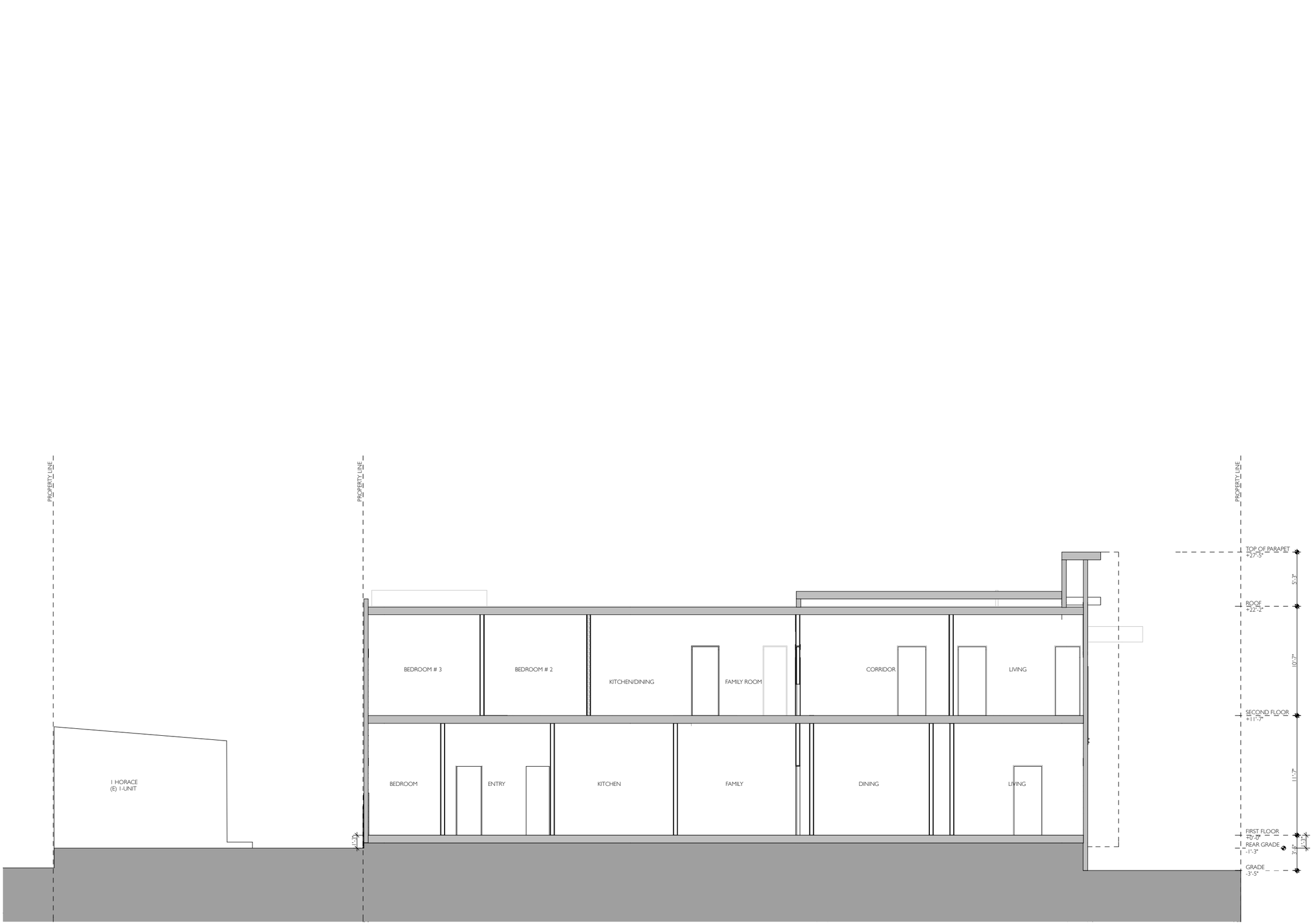
TITLE:
PROPOSED WEST-EAST SECTION

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2 SECTION THROUGH 2906 FOLSOM
SCALE: 1/4" = 1'-0"

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PROJECT
NEW RESIDENTIAL CONSTRUCTION
AND REMODEL ON 2 LOTS

BLOCKS/LOTS: 6525/001 & 6525/001A
2906 FOLSOM STREET & 1 HORACE STREET
SAN FRANCISCO, CA 94110

STAMP:

TITLE:
PROPOSED WEST-EAST SECTION (2906 FOLSOM)

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2906 Folsom Street		6525/001	
Case No.	Permit No.	Plans Dated	
2014.1302CUA	2014.09.24.7158, .7168, .7169 & -.7177	03/07/16	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Demolition of (7) Interconnected, One-Story Garages; Interior Alterations to 2906 Folsom Street & New Construction of (2) 4-Story, Single-Family Residences (addressed as 3203 25th St & 2904 Folsom Street

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): The new construction of two single-family residences would be consistent with the Sec'y Standards, and would be appropriate infill new construction in a historic district.
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☐	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Richard Sucre Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2016.04.07 10:37:34 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Rich Sucre	**Signature:** Richard Sucre Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2016.04.07 10:37:47 -07'00'
	Project Approval Action: Other (please specify) If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	