Executive SummaryConditional Use Authorization / Residential Merger

HEARING DATE: FEBRUARY 2, 2017

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

Reception: 415.558.6378

415.558.6409

Planning Information: 415.558.6377

Date: January 26, 2017
Case No.: **2014.1302V/CUA**

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, two of the three dwelling units are currently occupied by tenants. One of the dwelling unit is vacant. Although Department of Building Inspection (DBI) denotes four dwelling units at the project site, only three dwelling units are evident within the subject building.

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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

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 13, 2017	January 13, 2017	20 days
Posted Notice	10 days	January 23, 2016	January 13, 2017	20 days
Mailed Notice	10 days	January 23, 2016	January 13, 2017	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

As of January 26, 2017, 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.

ISSUES AND OTHER CONSIDERATIONS

• <u>Dwelling Unit Density</u>: 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.

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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. These interim controls expired on January 3, 2017; however, the Board of Supervisors passed Ordinance Nos. 150494 and 160115, which requires Conditional Use Authorization for all Residential Mergers. Previously, the Planning Commission reviewed these types of cases as Mandatory Requests for Discretionary Review.
- <u>San Francisco Rent Board</u>: 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.
- Site Visit: On January 17, 2017, Department staff conducted a site visit of the subject property. Based upon visual observation, the Department only found evidence of three dwelling units on the project site—all of which are currently occupied. DBI records show four dwelling units at the project site.
- 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,

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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
Project Sponsor Letter
Architectural Drawings

Environmental Determination

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Attachment Checklist:

	Executive Summary		Project Sponsor Submittal		
	Draft Motion		Drawings: Existing Condit	ions	
	Environmental Determination		Check for Legibility		
	Zoning District Map		Drawings: Proposed Project	<u>et</u>	
	Height & Bulk Map		Check for Legibility		
	Context Photos		3-D Renderings (new significant addition)	construction	01
	Site Photos		Check for Legibility		
	Parcel Map		Health Dept. review of RF	levels	
	Sanborn Map		RF Report		
	Aerial Photo		Community Meeting Notice	re	
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	Exhibits above marked with an "X" are inc	ciude	a in this packet	<u>RS</u>	
			Plan	ner's Initials	

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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: FEBURARY 2, 2017

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

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 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 Feburary 2, 2017, 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 Feburary 2, 2017, 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.

Motion No. XXXXX Hearing Date: Feburary 2, 2017

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, two of the three dwelling units are currently occupied by tenants. Although Department of Building Inspection (DBI) denotes four dwelling units at the project site, only three dwelling units are evident within the subject building.
- 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

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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 codecomplying 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.

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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 Residential or Unauthorized Units, resulting in a decrease in the number of Residential Units and Unauthorized 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 Planning Commission may reduce the numerical element of this criterion by up to 20% of its value should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing housing and preserve affordable housing."

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

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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. Residential 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.

M. Transportation Sustainability Fee. Planning Code Section 411A requires that any new construction of a residential use in excess of 800 gross square feet shall comply with the imposition of the Transportation Sustainability Fee.

The Project proposes new construction of a building that results in residential use. Therefore, the Project is subject to the Transportation Sustainability Fee and must comply with the requirements outlined in Planning Code Section 411A.

- 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 use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, 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

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would require deviation from the Planning Code requirements for rear yard and minimum lot width and area.

- (2) 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. The nature of the 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section <u>166</u> of this Code;

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.

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(3) Such use or feature as proposed will comply with the applicable provisions of this 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) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project would be consistent with the RH-2 Zoning District, which is described in the Planning Code Section 209.1:

These Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The Districts may have easy access to shopping facilities and transit lines. In some cases, Group Housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

- 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;

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;

The proposed project is not intended for owner occupancy.

iii. whether removal of the unit(s) will remove an affordable housing unit as defined in Section 401 of this Code or housing subject to the Residential Rent Stabilization and Arbitration Ordinance;

Although the three dwelling units at 2906 Folsom Street would appear to be subject to the Rent Stabilization and Arbitration Ordinance, the Planning Department cannot definitively determine

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which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.

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. if removal of the unit(s) removes an affordable housing unit as defined in Section 401 of this Code or units subject to the Residential 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;

The proposed project does not remove an affordable housing unit. None of the units within the subject property are designated as affordable housing units, as defined in Planning Code Section 415.

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.

v. how recently the unit being removed was occupied by a tenant or tenants

Currently, two of the three existing units are occupied by tenants. One unit is vacant.

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;

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.

The proposed project is not required to correct design or functional deficiencies with the existing building.

viii. the appraised value of the least expensive Residential Unit proposed for merger only when the merger does not involve an Unauthorized Unit;

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Not Applicable

The proposed project does not

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.

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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.

Motion No. XXXXX Hearing Date: Feburary 2, 2017

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.

Motion No. XXXXX CASE NO. 2014.1302CUA Hearing Date: Feburary 2, 2017 2906 Folsom Street

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.

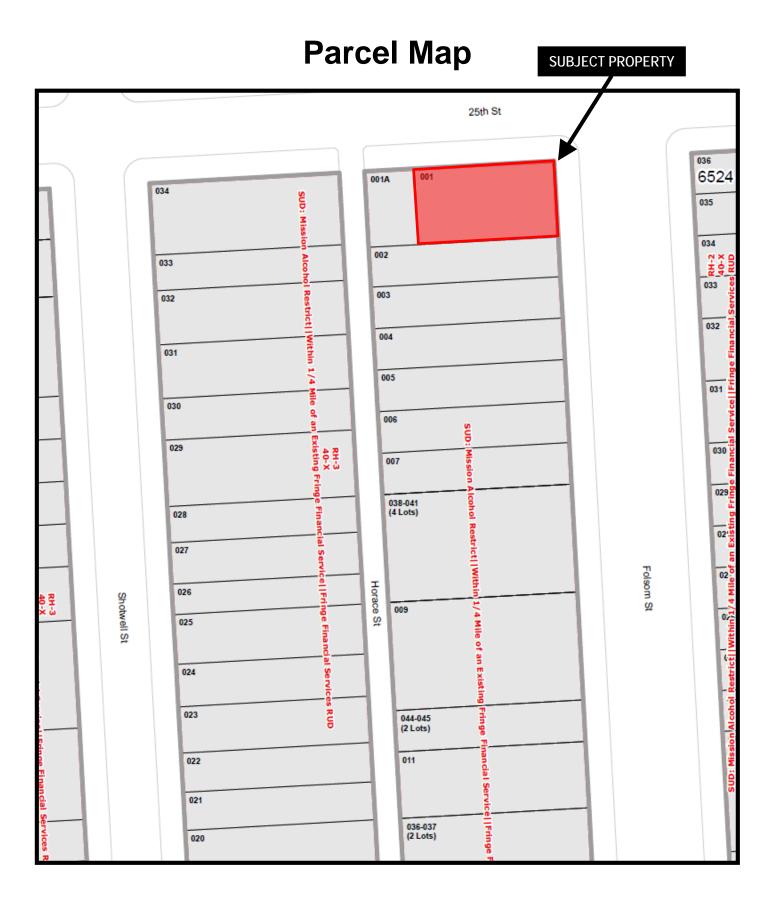
APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period 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.

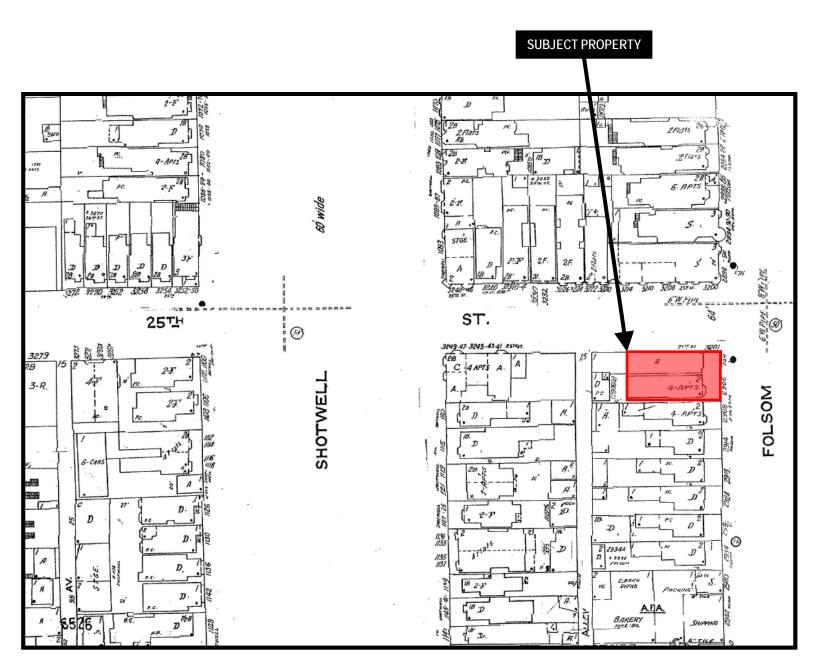
I hereby certify that the Planning Commission ADOPTED the foregoing Motion on Feburary 2, 2017.

Jonas P. Ionin Commission S	
AYES:	
NAYS:	
ABSENT:	
ADOPTED:	February 2, 2017





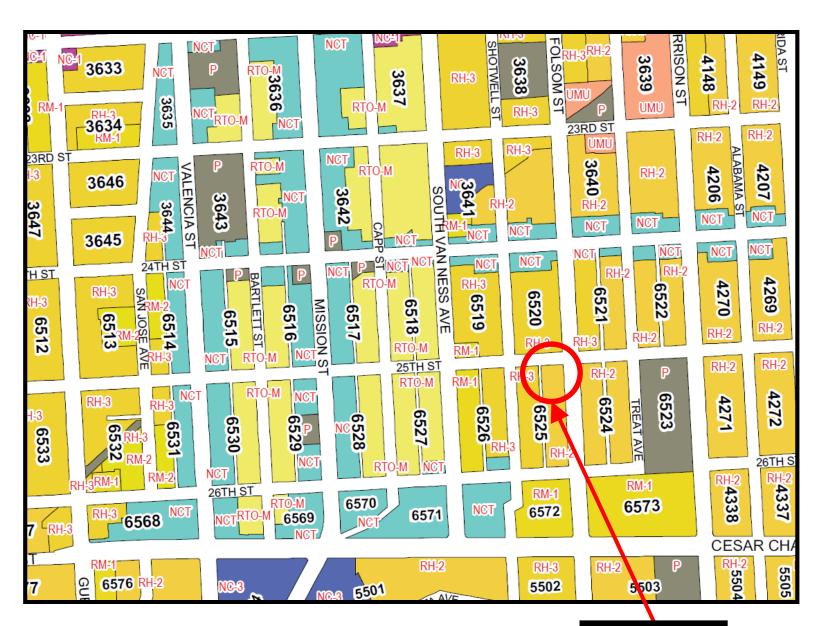
Sanborn Map*



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



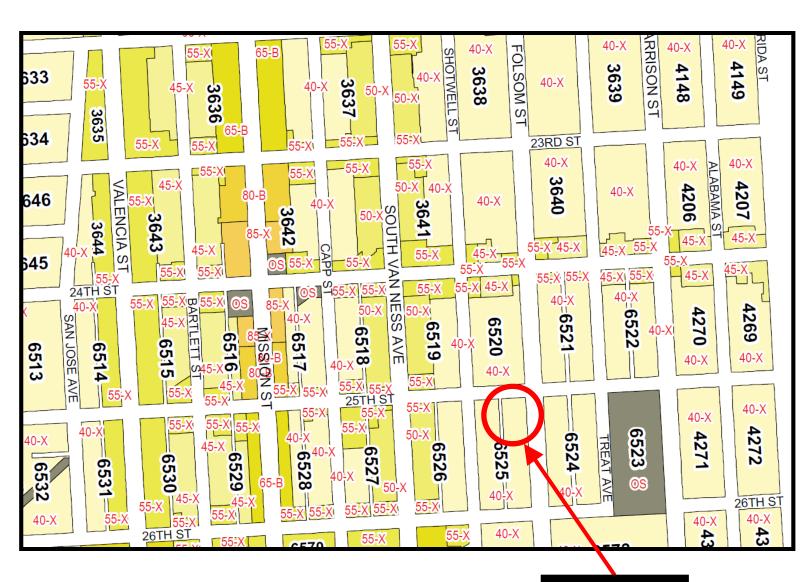
Zoning Map



SUBJECT PROPERTY



Height & Bulk Map



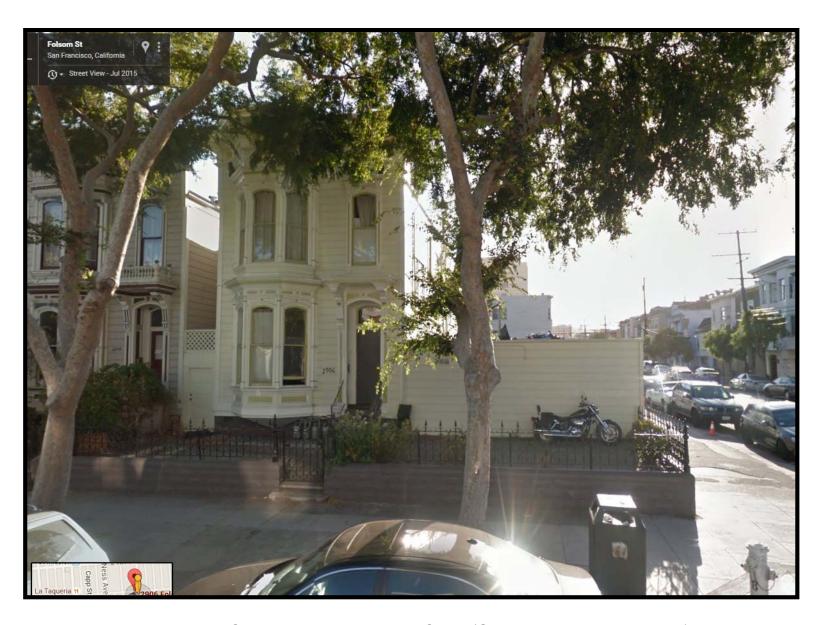
SUBJECT PROPERTY



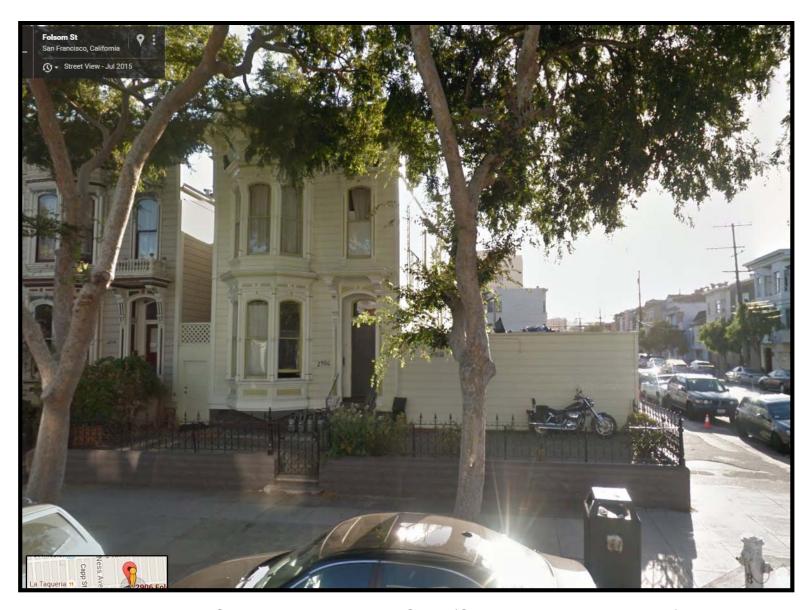
Aerial Photo



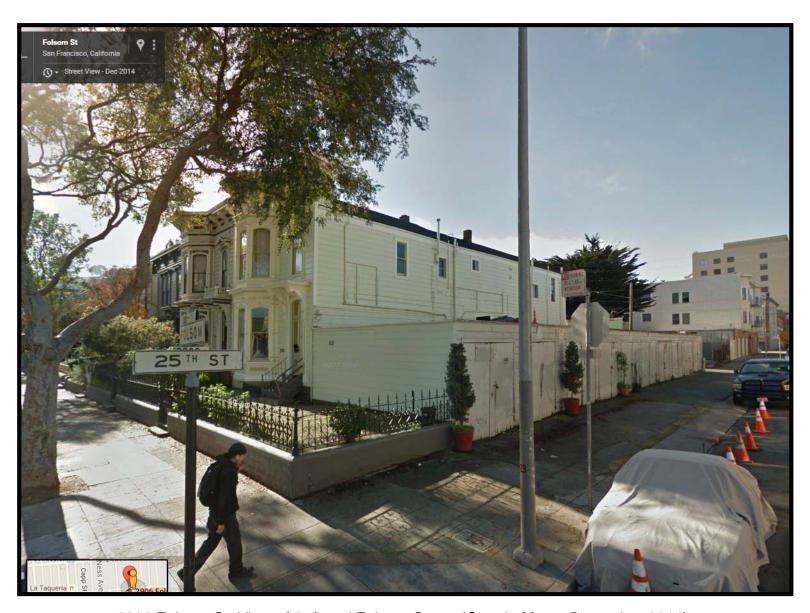
SUBJECT PROPERTY



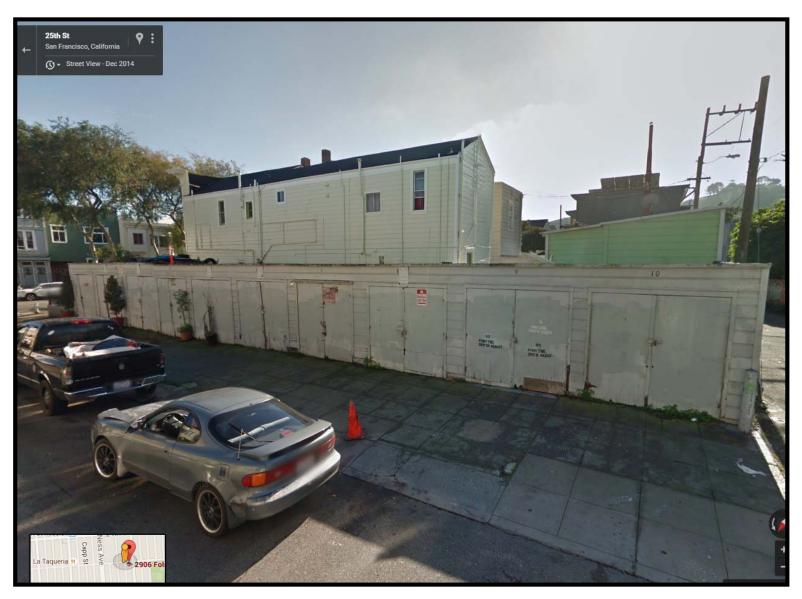
1126 Howard Street, View along Natoma Street (Google Maps, February 2015)



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



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



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

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 n/a 6525/001 2014.1302CUA	n/a	(Address of Permit Work) (Unit Number – if applicable) (Assessor's Block/Lot)
	2014.1302CUA	(Building Permit Application Number and/or Case No.)
Proj	ect Type:	
'	Merger – Planning Code §317(e)(4)
	Enlargement/Alteration/Reconstru	uction – Planning Code §181(c)(3)
	Legalization of Existing Dwelling	Unit – Planning Code §§207.3, et seq.
	<u> </u>	indicated above, please provide all information from the Rentions at the above-referenced unit(s) on or after:
•	/ 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.]
Sinc	erely,	

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: 04/06/12016
Signed:
Citizen Complaint Officer
Rent Board SUDORVISON





San Francisco Planning Commission

Mandatory Discretionary Review/Conditional Use Authorization:

Four-family (exists as three) residential conversion to a two-family residence, new construction of two (2) single-family residences, and demolition of seven (7) private garages (requires CU for dwelling unit relocation).

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: February 2, 2017





A. Introduction:

San Francisco has been challenged to find innovative ways to build new housing without the displacement of existing tenants. The proposed build at 2906 Folsom Street has been thoughtfully designed to ensure the current long-time tenants are not displaced; and that the rent-control units are not impacted. The project sponsor is committed to retaining existing affordable, rent-control units, while increasing 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, per the permit history, the residence was legally converted from a single-family to a four-family residence and was compliant with existing code at that time. There currently exists only three (3) units, a flat on the ground floor (Unit 2), and two (2) units on the second floor (Units 3 & 4). Unit 3 is owner occupied. *Note:* We think that the fourth unit was either removed in the last couple decades or the permit descriptions count 1 Horace, a single-family residence, on a separate lot to the West.





Photo: North-East corner of Site

Since the site was re-zoned RH-2 at some point following the 4-unit conversion required in 1978; it is now listed as an existing non-conforming use with 4 legal units. In addition, there are 7 private garages along 25th Street (same lot as 2906 Folsom Street). Between May 2, 2012 and March 7, 2015, there have been more than 28 recorded calls to police from residents at 2906 Folsom and 1 Horace regarding criminal activity and/or loitering disturbances at these garages. The project sponsor proposes to demolish the garages and construct two (2) single-family residences and two (2) off-street parking spaces in their place.



Currently, the subject property possesses three (3) dwelling units at 2906 Folsom Street. *Note:*The permit documents reflect an assumed possible location of a previously existing kitchen, although the tenants who have occupied the space for decades, doubt it ever existed. The proposed project will subdivide the existing lot into two lots, reconfigure and retain two (2) dwelling units within 2906 Folsom Street, and would construct two (2) new dwelling units along 25th Street (2904 Folsom Street and 3203 25th Street). Overall the project would maintain four dwelling units on the project site.





B. The Site

As stated earlier, the site is a transit-rich corridor Including a major bicycle corridor. It is adjacent to the 24th Street BART Station, and served by 6 MUNI lines: 12 Folsom, 14 Mission, 27 Bryant, 48 Quintara, 49 Van Ness, and 67 Bernal Heights. Two blocks South is Cesar Chavez, which includes a major on and off ramp for highway 101, connecting the Mission to the surrounding communities.

Additionally, the project is located in a very walkable neighborhood, one block from the 24th Street Neighborhood Commercial corridor (Calle 24 Historical District), two blocks to the Mission Street Commercial corridor, and walking distance to St. Luke's 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 rental housing.



Transit Map: 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.



The garages along 25th Street disrupt the pedestrian experience, invite criminal activity and are an eyesore for the community. While the garages were made available to tenants of 2906 and 1 Horace, no tenant used them to park. However, in anticipation of the demolition of the garages in 2015 the project sponsor reduced the rents of all tenants. In addition, the project sponsor rented and paid for garage spaces for 6 months in nearby parking garages for use by tenants should they decide they needed a spot.



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

Y.A. studio

To address the housing needs of the Mission District this project maintains the density on the lot, provides a more walkable pedestrian friendly environment, removes dangerous and deteriorated garages, and removes excess off-street parking. 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; and
- matches the existing building pattern by aligning floor levels and window lines with adjacent building.

Throughout this process, the project sponsor has remained accessible to members of the community who have expressed interest in or concerns about the project. Included in this package are:

- Seven (7) letters supporting the removal of the garages
- CAD report from the San Francisco Police Department documenting incident calls to the garages.
- Project sponsor's letters to tenants regarding removal of the garages from their leases
 and associated rent reduction, and Project sponsor's payment for nearby locations.

The project sponsor remains available to all who call with questions about the project.





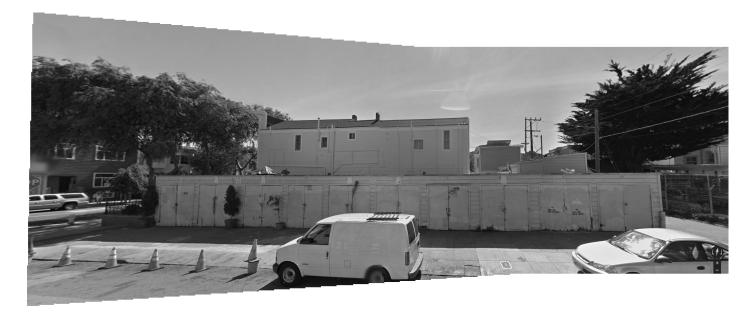


Photo: Site along 25th Street (location of proposed new construction)



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



Photo: Site along 25th Street, looking West



Photo: Site along 25th Street, looking East





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...)





Attachment A:

Dispatch Records for SFPD response to 25th Street Garages:



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 Giouzelis
Address:	P.O Box 16608
City/State/Zip:	San Francisco CA,94116 Telephone: (415)260-3491
Records Requested:	CAD Printout Telephone Audio (\$35) Radio Audio (\$35)
	Other (specify):
CAD Number:	Case or Incident Number:
Date of Incident:	2012-2015 Time of Incident:
Incident Location:	2906 Folsom St. SanFrancisco, CA 94110
Other identifying info	rmation or details (be specific):
	BELOW FOR SFPD OR OTHER SWORN OFFICERS ONLY
Rank, Name, Star #:	
Company/Bureau:	No. The state of t
Telephone:	2 23
Sgt., Lt., Cpt. Approva	I (with Star #):
SPECIAL NOTE	THIS FORM IS NOT TO BE USED FOR VIDEO FOOTAGE; USE THE CAMERA REQUEST FORM
Method of Delivery:	(please check the requested method of delivery)
	to <u>inspect</u> the records. Please advise me when the records are available for inspection at a gnated by the Department of Emergency Management.
I would like	to pick up copies of the records from Department of Emergency Management Headquarters.
	me when the records are ready. I understand that I must pay any applicable fees before the will release the copies to me.
	he records to the address above. I understand that I must pay any applicable fees before the will send the records.
Eng Schodule for No.	n-City & County Entities:
ree schedule for Nor	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:	



Edwin M. Lee Mayor

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 <u>exact</u> 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.



Division of Emergency Communications - Custodian of Records

1011 Turk Street
ian Francisco, CA 9410.

(415) 558-3826

Department of Emergency Management

7/9/2014	1/14/2014	11/22/2013	130674313 8/14/2013	5/9/2013	4/8/2013	2/26/2013	2/20/2013	12/28/2012	10/5/2012	7/6/2012	5/2/2012	REPORT NO ENTRY DATE	
14:10:48	20:22:08	3 19:35:16	19:05:04	13:28:02	16:10:00	09:26:40	15:00:54	20:59:39	12:18:56	09:36:43	09:32:49	ENTRY TIME	
14:14:46	21:07:22	21:15:16	19:33:03	14:02:12	16:43:46	09:45:36	15:06:33	22:22:10	13:23:51	13:27:23	11:30:09	CLOSE TIME	
C	С	В	C	C	В	C	C	В	C	C	C	PRIDRITY	
917	409	418	71	71	1036	71	71	913	588	519	851	CALL TYPE	
3D15A	3P31C	3D13D	50110	3D51	3D14D	1W5	50110	3D14D	3P30B	3D14A	3D14A	TINU TSI	
ADV	GOA	HAN	HAN	HAN	HAN			HAN	CIT	ND	HAN	DISPOSI	
2906 FOLSOM ST. SF	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	2906 FOLSOM ST	LOCATION	
		ы			ч					נ		APARTMENT	

DO NOT DUPLICATE
DO NOT DUPLICATE
Management
Dept. of Emergency Management
City & County of San Francisco

of original master file in the of original master file in the of Custodian of Records

 CALL ND



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 Giouzelis	
Address:	P.O Box 16608	
City/State/Zip:	SanFrancisco, CA. 94116	Telephone: (415) 260 - 3791
Records Requested:		Audio (\$35) Radio Audio (\$35)
	Other (specify):	1 38 5 1 5012
CAD Number:	2-2015 Case of	or Incident Number:
Date of Incident:	DEOTOS GERLY OFFICE PEROS	Time of Incident:
Incident Location:	1 HORALEST. San Fro	incisco, CA 94110
Other identifying info	ormation or details (be specific):	0
	BELOW FOR SFPD OR OTHER SW	ORN OFFICERS ONLY
Rank, Name, Star #:	DELOW TOK SIT DOK OTTER SW	P POP
Company/Bureau:		R21
Telephone:	THE RESERVE OF THE PARTY OF THE	P
Sgt., Lt., Cpt. Approva	al (with Star #):	- =
SPECIAL NOTE	: THIS FORM IS NOT TO BE USED FOR VIDEO	FOOTAGE; USE THE CAMERA REQUEST FOR
Mathad of Daliyana	(please check the requested method of delive	
	to <u>inspect</u> the records. Please advise me we gnated by the Department of Emergency Man	then the records are available for inspection at a agement.
Please advise		tment of Emergency Management Headquarters. and that I must pay any applicable fees before the
	the records to the address above. I understa will send the records.	nd that I must pay any applicable fees before the
Fee Schedule for Nor	n-City & County Entities:	
	Audio = \$35.00 per CD Other Records = no charge if under 100 pgs	s.; \$ 0.10 per pg. if greater than 100 pgs.
	For Office Use	Only
Date Completed: Comments:		leted By:



Department of Emergency Management



Anne Kronenberg Executive Director

Date: April 21, 2015

Edwin M. Lee

Mayor

To: Anastasia Giovzelis

RE: CAD History Report

Enclosed is a list of calls for service to 1 Horace 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 <u>exact</u> location and CAD numbers. We can only search by address but not by exact apartment.

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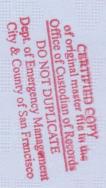


CALL NO

Division of Emergency Communications - Custodian of Records
1011 Turk Street
ian Francisco, CA 9410:
(415) 558-3826

Department of Emergency Management

				PD140536123											REPORT NO
3/7/2015	2/21/2015	10/4/2014	7/24/2014	6/28/2014	6/1/2014	4/2/2014	2/3/2014	12/18/2013	11/8/2013	9/28/2013	7/19/2013	7/19/2013	6/17/2013	1/24/2013	ENTRY DATE
10:49:56	02:05:38	12:20:42	22:23:39	12:57:48	12:26:19	21:58:40	23:54:07	22:16:33	21:08:28	21:13:02	13:13:04	21:47:01	12:45:05	13:41:35	ENTRY TIME
11:27:15	04:43:35	16:35:54	22:32:55	17:12:21	12:51:20	22:13:14	05:25:08	00:26:18	21:37:37	23:00:09	13:20:40	23:32:49	13:10:47	15:07:04	CLOSE TIME
0 (n 0	С	C	В	C	C	0	С	С	C	С	C	C	C	PRIDRITY
588	587	587	587	594	588	587	587	587	588	588	588	588	588	420	CALL TYPE
3P30B	3D15E	3P30B	3P31C	3D14D		3P30C	3D15E	3D14E	3P30C			3P30C	3P30B	3D15C	TINU TSI
HAN	GOA	CIT	GOA	HAN	CAN	CIT	GOA	CIT	HAN	CANC	CANC	HAN	GOA	GOA	DISPOSITION
1 HORACE ST, SF	1 HORACE ST	LOCATION													
															APARTMENT



vestigations 519		10-36 Emergency notification 518 Vehicle Accident-No injury	10-35 Person must consent to search 496 Receiving Stolen Property	10-34 Confidential information follows 488 Petry Theft	Person or vehicle is not wanted 487	Designation and the second	Person has an arrest record 470	10-30 Stolen Vehicle/Wanted Person 459 Burglary	10-29 Warrant/Record/Vehicle Check 423 Citizen/Community Engagement	1 421	NESPOND AS BACKOI	BESDOND AS BACKITO	Standby temporarily 419		10-20 Location 417 Person ringing doorbells	10-13 Advise condition at scene 416 Citizen Standby	10-9 Repeat last message 415 Noise Complaint/Disturbing the Peace	10-8F In Service (Foot Patrol) 410 Requested assistance responding	10-8 In Service 409 Tow Truck	10-7T Out of Service (Traffic Control/Training) 408 Ambulance	10-7S Out of Service (Station) 407 Prisoner Transportation	10-7R Out of Service (Range/Radio Shop) 406 OFFICER NEEDS EMERGENCY HELP	10-7M Out of Service (Meal) 405 Citizen holding a prisoner	Out of Service (Investigation) 404	10-7G Out of Service (Gas/Garage) 400 Demonstration/Pickets	10-7F Out of Service (Follow-up) 368 Elder Abuse	10-7E Out of Service (End of Watch) 311 Indecent Exposure	Out of Service (Court) 288	10-7B Out of Service (Beginning of Watch) 261 Rape/Sexual Assault (Victim over 14yrs)	A		Receiving Well 222	10-1 Receiving Poorly 221 Person with a gun	219	CODE 4 No Further Assistance Required (Specify Reason) 217 Shooting	CODE 3 EMERGENCY RESPONSE 216 Shots Fired	CR - Crisis Intervention Team Response 213 Purse snatch	CA - Child Abuse 212 Strong-arm Robbery	EA - Elder Abuse 211 Robbery	207	X - Female 200 RAT Signal Activation	S - Silent 187 Homicide	A - Audible DV - Domestic Violence: 152 Drunk Driver	RED - Felony want or record 148 Resisting Arrest	Suffixes and Radio Code Modifiers: 100 Alarm (Audible or Silent)	RADIO CODES 10-98 Enroute to new location
nce 902 Interaction 903 ity Engagement 904 908 909 909 910 Property 911 I-No injury 912												The state of the s		(No weapons) 853	oorbells 852	851	Disturbing the Peace 819	ince responding 811	809	807	rtation 806	S EMERGENCY HELP 805	prisoner 802	801	ickets 800	799	e 650	/ictim under 15 yrs) 647B	ault (Victim over 14yrs) 646	ult/ADW 603	602	fe 601	600	ng 596	595	594	588	ery 587	586	585	vation 535	532	531	530	r Silent) 529	ocation 528
Broken window Person dumping trash Unknown type of complaint	Broken window Person dumping trash	Broken window		Check on well being	Interview a citizen	Total Control of the	MUNI Bus Inspection Program	Meet with a City/Public Service employee	Meet an officer(non emergency)	Passing calls	Notali to station	Return to station	Telephone station(or other location)	Recovered stolen vehicle	Auto boost/strip	Stolen vehicle	Rolling of a drunk	Intoxicated person	Missing Person	Missing Juvenile	Juvenile beyond control	Truant	Coroner's case	Person attempting suicide	Mentally disturbed person	Senile Person	Threats	Prostitute	Stalking	Prowler	Person breaking in	Trespasser	Roadblock	Abandoned Vehicle	Malicious Mischief/Graffiti	Malicious Mischief/Vandalism	Driveway Violation	Parking Violation	Traffic congestion	Traffic Stop	Possible Hazardous Materials Incident	Suspicious Mailing	Suspected explosive device found	Bomb Threat	Explosion	Fire

Vehicle Appears Secure	VAS
Unable to Locate	UTL
Report	REP
Premises Appears Secure	PAS
No Merit	NOM
No Disposition	ND
Non-Criminal	NCR
Handled	HAN
Gone on Arrival	GOA
Crisis Intervention Team	CRT
Criminal Activation	CRM
Cited	CIT
Cancel	22
CPSA assignment	CSA
Cancel	CAN
Arrest	ARR
Advised	ADV
Admonished	ADM
Abated	ABA
Warrants	10-6W
Evictions	10-6V
TRO (Temporary Restraining Orders)	10-6T
Postings	10-6P
Narcotics	10-6N
Miscellaneous Civil Processes	10-6M
Keepers	10-6K
Detailed to Hospital	H9-01
Financial Institutions	10-6F
EOD/EDD (Explosive Detection Dog)	10-6E
Homecheck	10-6C
San Francisco Sheriff Department Radio Codes	(0
Prison Escape	1000
Mental Health Detention	5150
Sitting or Lying on Public Sidewalks	919
Person yelling/screaming for help	918
Aggressive Soliciting	920
Suspicious person	917
Suspicious person in a vehicle	916

SAN FRANCISCO DEPARTMENT OF EMERGENCY MANAGEMENT

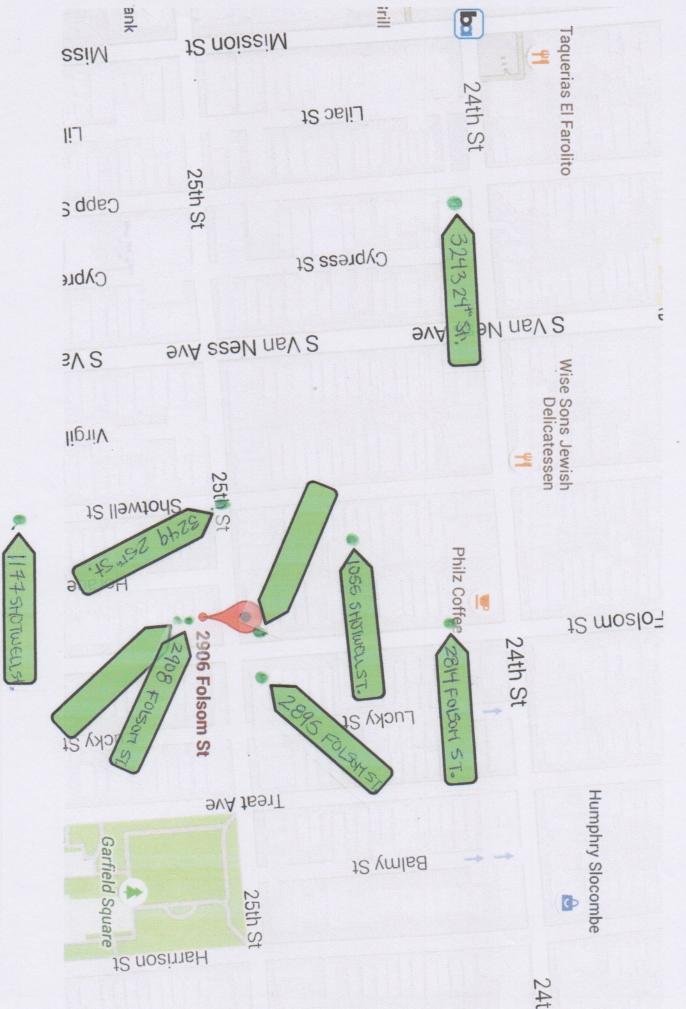
X





Attachment B:

Letters of Support from the Immediate Neighborhood:





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.

Joseph GALU

Name

3243 24th ST.

Address

JOEDI 9 @ COMCAST. NEI

Email

4158264242

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.

The state of the s	
Name SUN K TONS	
Address 3249-2574 5T.	5-F-6A
Email	
Phone #	

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Submitted by:
ROBERT A. McCullougH
Name 1177 SHOTWELLST
Address Agardski @ gmail. com
Email / 415 / 793-5421
Phone #

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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:
Vicente Niles
Name \$1 2895 Folsom
Address
Email
Phone #415) 695-9189
Yes
Cityand county
D. P.W.

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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:	
Austin	Saddlemire
Name 2814	Folsom St
Address ausada	Hemire@amail com
Email . 518	-209-8484

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Robert Edwards
Name 1055 Shotwell St.
Address Cjedwards @sbeglobal.net
Email 415 244 - 4088

Submitted by:

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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:

Name

Address

7100





Architectural Perspectives and Context Diagrams



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Add	lress		Block/Lot(s)								
	290	6 Folsom Street	6	525/001							
Case No.		Permit No.	Plans Dated								
2014.13	02CUA	2014.09.24.7158, .7168, .7169 &7177		03/07/16							
✓ Additio	on/	Demolition	New	Project Modification							
Alterati	on	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)							
Project desc	cription for	Planning Department approval.									
	nstruction	erconnected, One-Story Garages; In of (2) 4-Story, Single-Family Reside									
STEP 1: EX		CLASS BY PROJECT PLANNER									
Note: If ne		1 or 3 applies, an Environmental Evaluation									
	Class 1 – I	Existing Facilities. Interior and exterior alter	ations; additions un	der 10,000 sq. ft.							
V	residences	New Construction/ Conversion of Small Street or six (6) dwelling units in one building; course under 10,000 sq. ft. if principally permits	mmercial/office stru								
	Class										
STEP 2: CE		ETS BY PROJECT PLANNER									
If any box i	s checked l	oelow, an Environmental Evaluation Applic	ation is required.								
	hospitals, Does the generator documenta the project CEQA Cate	ity: Would the project add new sensitive recording residential dwellings, and senior-care facility project have the potential to emit substantial res, heavy industry, diesel trucks)? Exceptions: ation of enrollment in the San Francisco Department would not have the potential to emit substantial restantiant and property. Air Pollutant Exposure Zong Determination Layers > Air Pollutant Exposure Zong Determination Determination Determination Determination Determination Determination Determination Determination Det	ties) within an Air P pollutant concentra do not check box if the nent of Public Health (pollutant concentratione)	ollution Exposure Zone? ations (e.g., backup diesel e applicant presents (DPH) Article 38 program and ons. (refer to EP _ArcMap >							
	hazardou manufact or more o	us Materials: If the project site is located on to see materials (based on a previous use such as uring, or a site with underground storage tands soil disturbance - or a change of use from it and the project applicant must submit an Envero	gas station, auto repnks): Would the pro	pair, dry cleaners, or heavy ject involve 50 cubic yards tial? If yes, this box must be							

	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):				
TO BE COM	OPERTY STATUS – HISTORIC RESOURCE MPLETED BY PROJECT PLANNER			
PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)				
	Ategory R: 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 <i>Window Replacement Standards</i> . Does not include storefront window alterations.		
	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , 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-ofway.		
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .		
	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	e: Project Planner must check box below before proceeding.		
	Project is not listed. GO TO STEP 5.		
\checkmark	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 <i>Secretary of the Interior's Standards for Rehabilitation</i> .		

	8. Other work consistent with the Secretary of the Interior (specify or add comments):	or Standards for the Treatment of Historic Properties		
✓	The new construction of two single-family resi Sec'y Standards, and would be appropriate in			
	9. Other work that would not materially impair a histo	oric district (specify or add comments):		
$ \Box$	1			
	'			
	(Requires approval by Senior Preservation Planner/Prese			
	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated:			
	b. Other (specify):			
Not	e: 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 <i>Environmental Evaluation Application</i> 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.			
Com	ments (optional):			
Com	ments (optional).			
Prese	ervation Planner Signature: Richard Sucre	ing success		
STE	P 6: CATEGORICAL EXEMPTION DETERMINATION			
	BE COMPLETED BY PROJECT PLANNER			
	Further environmental review required. Proposed project	et 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 <i>Environmental Evaluation Application</i> .			
✓	No further environmental review is required. The projection	ct is categorically exempt under CEQA.		
	Planner Name: Rich Sucre	Signature:		
	Trainier Ivanie. INICIT SUCIE	Digitally signed by Richard Sucre		
	Project Approval Action:			
	Project Approval Action: Other (please specify)			
	Project Approval Action: Other (please specify) It Discretionary Review before the Planning Commission is requested,	Richard Sucre DN: dc=org, dc=stgov, dc=cityplanning, ou=Current Planning, on=Richard Sucre, ou=Current Planning, on=Richard Sucre, email=Richard. Sucre@stgov.org		
	Project Approval Action: Other (please specify) It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=Current Planning, on=Richard Sucre Sucre, email=Richard.Sucre@sfgov.org Date: 2016.04.07 10:37:47 -07'00'		
	Project Approval Action: Other (please specify) It 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 content of the project.	Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=Current Planning, on=Richard Sucre Sucre, email=Richard.Sucre@sfgov.org Date: 2016.04.07 10:37:47 -07'00'		
	Project Approval Action: Other (please specify) It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Richard Sucre Dh.: de=org, de=sigov, de=cityplanning, ou=Current Planning, cn=Richard Sucre, engl-Richard Sucre@stgov.org Date: 2016.04.07 10:37:47 -07'00' cal exemption pursuant to CEQA Guidelines and Chapter 31 of the		

Sucre, Richard (CPC)

From: Iris Biblowitz <irisbiblowitz@hotmail.com>
Sent: Saturday, January 21, 2017 10:37 AM

To: Sucre, Richard (CPC)

Subject: Opposition to plans for 2906 Folsom street

Dear Mr. Sucre - I'm a senior, a nurse, and a tenant for 40 years in the Mission. I strongly oppose the plans for the reconfiguration and merger of residential units at 2906 Folsom st. The current units include rent-controlled units with tenants living there. I thought that Planning had already rejected these plans last year, in part because of the devastating effects of these plans on the current tenants, who will undoubtedly lose their housing.

I don't need to go into the alarming statistics of Latino and African-American families, and seniors and people with disabilities, who've been evicted in the past few years and are no longer able to live in San Francisco and their long-time community in the Mission (and other neighborhoods) because of gentrification and displacement. John Rahaim of the Department of Planning has written an article describing the harmful effects that luxury (market rate) housing has had on our communities.

The proposed plans for 2906 will only increase these harmful effects that are happening apartment by apartment, block by block, neighborhood by neighborhood. Also, as a nurse, I'm particularly disturbed by the serious health issues of people being evicted and /or threatened by evictions.

Increased traffic and pollution are other reasons to reject these plans. Rich people bring in more cars.

Please reject these plans.

Thank you - Iris Biblowitz, RN









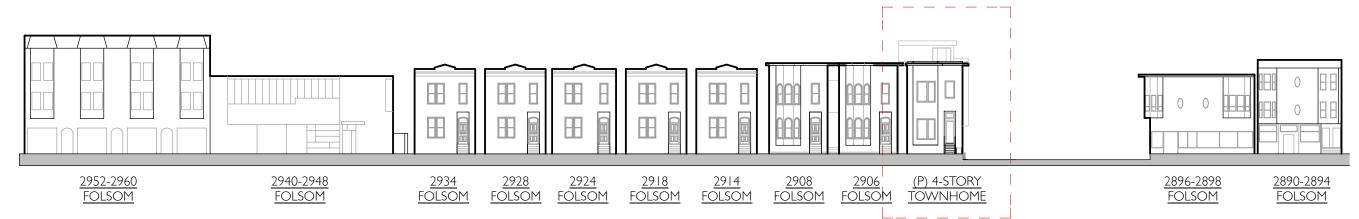


PROPOSED CORNER OF 25TH AND FOLSOM; THREE NEW TOWNHOMES

RESIDENTIAL DESIGN GUIDELINES

<u>GUIDELINE:</u>
<u>DESIGN THE BUILDING'S PROPORTIONS TO BE COMPATIBLE WITH</u> THOSE FOUND ON SURROUNDING BUILDINGS PAGE 19

RESPECT THE EXISTING PATTERN OF BUILDING ENTRANCES PAGE 32



2906 FOLSOM

ELEVATION DIAGRAM; 25TH STREET



PROPOSED CORNER OF 25TH AND FOLSOM; THREE TOWNHOMES



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

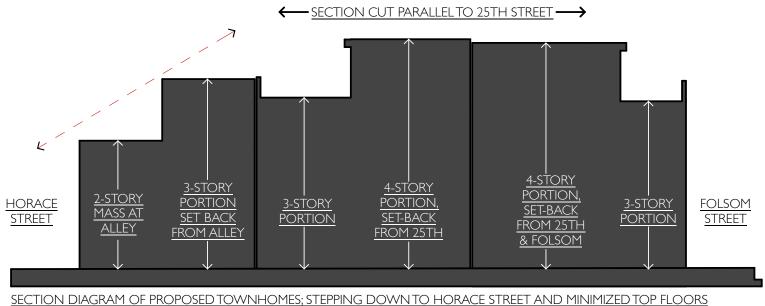




GUIDELINE:
PROVIDE GREATER VISUAL EMPHASIS TO
CORNER BUILDINGS.
-WHERE APPROPRIATE, USE A GREATER
BUILDING HEIGHT TO ADD EMPHASIS PAGE 19

25TH STREET

PROPOSED SECTION DIAGRAM OF UPPER FLOOR SETBACK



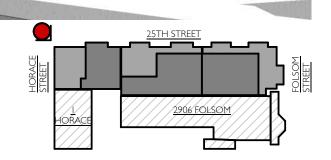


EXISTING CORNER; 25TH & HORACE



25TH STREET

PROPOSED CORNER; 25TH & HORACE





PROPOSED CORNER; FOLSOM & 25TH





PROPOSED CORNER; FOLSOM & 25TH











VIEW FROM HORACE, LOOKING NORTH





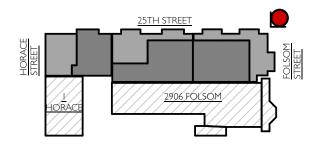


RESIDENTIAL DESIGN GUIDELINES

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

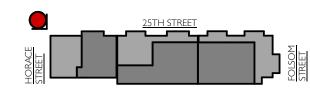


UPPER NORTHEAST CORNER OF BLOCK/LOT 6525/001





UPPER NORTHWEST CORNER OF BLOCK/LOT 6525/001







Attachment D:

Architectural Drawings (Site Plans, Plans, Elevations, etc...)

GENERAL CONSTRUCTION NOTES:

- I. PROVIDE SMOKE DETECTORS AT BEDROOMS AND HALLWAYS PER
- 1. MROVIDE 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 MORETHAN 24" FROM A RECEPTICLE.

 -IN ANY HALLWAY MORETHAN 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:
 - -BATHROOMS
 -ALL KITCHEN COUNTERTOPS
- -ALL KITCHEN COUNTENOPS
 -ALL EXTERIOR RECPTICLES
 -ALL UNFINISHED BASEMENT AREAS
 -WITHIN 6 FEET OF WET BAR SINKS
 WITHIN 6 FEET OF WET BAR SINKS
 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
 CIRCUTE COD LAUNDRY ADDI LANCEY

- 2. LAUNDIN'S PAILL BE SOMPLED WHITH AT LEAST ONE 2D AMPERE
 CIRCUT FOR LAUNDRY APPLIANCES.

 2. BATHROOM RECPTICLE OUTLETS SHALL BE ON A DEDICATED 20 AMPERE
 CIRCUT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.

 3. PROVIDE A MINIMUM 100 SQ. IN. MAKE-UP AIR GRILL TO SERVE DRYER.

 3. 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 AVAPOR BARRIER.

 2. LI MATERIALS OTHER THAIN STRUCTURAL ELEMENTS IN TILE (SHOWERS).
- 9. ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS INTUB / SHOWER
 AREAS ARETO BE MOISTURE RESISTANT.
 10. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II,

 11. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II,

 12. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II,

 13. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 14. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 15. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 16. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 16. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 17. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 18. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 18. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 18. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY III,

 18. GLASS ENCLOSURE DOORS ENCLOSUR
- 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.
- ALL SHOWER AND TUB! / SHOWERS ARE TO BE PROVIDED WITH PRESSURE
 BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS.

 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.THETOP OF THE HANDRAIL SHALL BE 34"TO 38" ABOVE THE NOSING
- OFTREADS 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
- 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
- 15. A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HFIGHT 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 BALLSTERS SHALL BE 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

- 15-40 W = MIN. 50 LMW

 >40 W = 60 LMW

 >40 LMW
- 7.5 S.E.PROSED 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:

NEW FOUR STORY TOWN HOUSES. INTERIOR REMODEL TO EXISTING 4-UNIT BUILDING TO 2-UNITS.

I HORACE LOT:

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

I 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 R	REMODEL
FIRST FLOOR:	1,169 SQ.F
SECOND FLOOR: TOTAL CONDITIONED:	1,226 SQ.F
TOTAL CONDITIONED:	2,395 SQ.F

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.
DECK SPACE:	298 SQ.

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.F

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.F
CARACE	1.45.50.ET
GARAGE:	165 SQ.FT.
DECK SPACE:	239 SQ.FT.

I HORACE | NO WORK

TOTAL CONDITIONED: 400 SQ.FT.

PROJECT DIRECTORY:

SPLIT EXISTING LOT. DEMOLISH (E) ONE STORY GARAGES, TWO

DEMOLISH (E) ONE-STORY GARAGES. ONE NEW THREE STORY

APPLICABLE CODES:

SAN FRANCISCO, CA 94110

SAN FRANCISCO, CA 94116

OWNER: CHRIS GIOUZELIS

P.O. BOX 16608

ARCHITECT: Y.A. STUDIO

2013 CALIFORNIA BUILDING CODE WITH SF ADMENDMENTS

777 HARRISON STREET, SUITE 306

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 A I. I 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

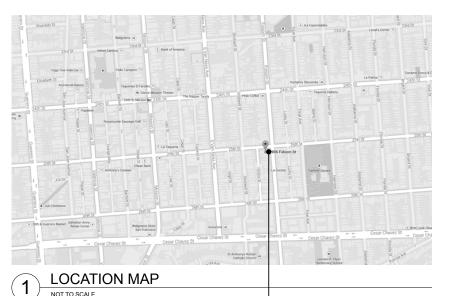
A3.2 PROPOSED NORTH ELEVATION (2906 FOLSOM)

A3.6 PROPOSED WEST-EAST SECTION (2906 FOLSOM)

A3.3 PROPOSED EAST & WEST ELEVATIONS

A3.4 PROPOSED SOUTH ELEVATION

A3.5 PROPOSED WEST-EAST SECTION



-2906 FOLSOM STREET & I HORACE









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studio XXX

CONSTRUCTION 2 LOTS RESIDENTIAL (REMODEL ON) NEW AND

STAMP:

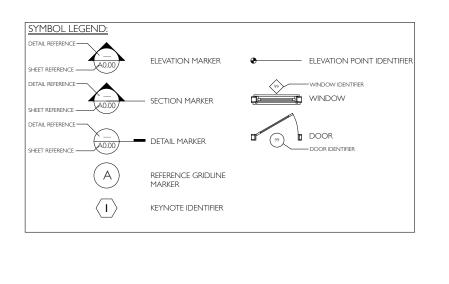
DATA SHEET

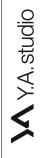
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06/09/15

14002 - 2906 Folsom Street DRAWN BY: PM P CHECKED BY: Y.A. PRINTED: 3/7/16

ABREV	<u> </u>	F.A. F.A.U.	FIRE ALARM FORCED AIR UNIT	N (N)	NORTH NEW	T T.B.	TREAD TOWEL BAR
л.В.	ANCHOR BOLT	F.C.C. F.C.U.	FIRE CONTROL CENTER FAN COIL UNIT	N.I.C. N.A.	NOT IN CONTRACT NOT APPLICABLE	T.C. TEL	TRASH COMPACTOR TELEPHONE
N.B. NBV	ANCHOR BOLI ABOVE	F.D.	FLOOR DRAIN	NO.	NUMBER	TEMP	TEMPERED TO BOOK OF CLUBB
.C.	ASPHALT CONCRETE	F.D.C. FND	FIRE DEPARTMENT CONNECTION FOUNDATION	N.T.S.	NOT TO SCALE	T.O.C. T.& G.	TOP OF CURB TONGUE AND GROOVE
VC	AIR CONDITIONING	F.E.	FIRE EXTINGUISHER	0/	OVER	THK	THICK (NESS)
COUST V.T.	ACOUSTICAL ACOUSTICAL TILE	F.E.C. F.F.	FIRE EXTINGUISHER CABINET FINISHED FLOOR	O.C. O.D.	ON CENTER OUTSIDE DIAMETER	THR T.O.B.	THRESHOLD TOP OF BEAM
.C.P.	ACOUSTICAL CEILING PANEL	F.F.B.	FINISHED FLOOR BREAK	O.D.	OFFICE	T.O.BLK.	TOP OF BLOCK
A.D.	AREA DRAIN	F.G. F.H.	FIXED GLASS FIRE HYDRANT	OH OPNG	OVERHEAD OPENING	T.O.G. T.O.PL.	TOP OF GRATE TOP OF PLATE
ADJ A.F.F.	ADJUSTABLE / ADJACENT ABOVE FINISHED FLOOR	F.G.C.	FIRE HOSE CABINET	OPP	OPPOSITE	T.O.S.	TOP OF SLAB
GGR	AGGREGATE	F.H.V. FIN	FIRE HOSE VALVE FINISH	O.R.D.	OVERFLOW ROOF DRAIN	T.O.STL. T.O.W.	TOP OF STEEL TOP OF WALL
LUM	ALUMINUM	F.L.	FLOW LINE	O.S.B.	ORIENTED STRAND BOARD	T.P.D.	TOILET PAPER DISPENSER
LT	ALTERNATE	F.J.	FLUSH JOINT			T.S.	TUBE STEEL
NC RCH	ANCHOR / ANCHORAGE ARCHITECTURAL	FLSH'G FLR	FLASHING FLOOR	PART	PARTITION	TV TXT	TELEVISION TEXTURE
NG	AVERAGE	FLUOR	FLUORESCENT	P.C.	PRE CAST CONCRETE	TYP	TYPICAL
WN	AWNING	F.O.C. F.O.M.	FACE OF CONCRETE FACE OF MASONRY	P.C.F. PFB	POUNDS PER CUBIC FOOT PREFABRICATED		
D	BOARD	F.O.S.	FACE OF STUD	PL	PLATE	U.B.C.	UNIFORM BUILDING CODE
i.F. LDG	BOTH FACES BUILDING	F.O.W.	FACE OF WALL	P.D.F.	POWDER DRIVEN FASTENER	UNF U.O.N.	UNFINISHED UNLESS OTHERWISE NOTED
LK	BLOCK	FP FPR	FIREPLACE FIREPROOF	P.L.F. P.LAM.	POUNDS PER LINEAL FOOT PLASTIC LAMINATE	UR	URINAL
LKG	BLOCKING	FRMG	FRAMING	PLYWD	PLYWOOD		
M	BEAM	F.R.P.	FIBER REINFORCED PLASTIC	P.H. PNT	PAPER HOLDER PAINT		
i.P.	BUILDING PAPER	FT FTG	FOOT FOOTING	PRI	PROJECT / PROJECTED	VAR V.B.	VARIES VINYL BASE
DRM LW	BEDROOM BELOW	FUR	FURRED / FURRING	P.S.F.	POUNDS PER SQUARE FOOT	V.B. V.BR.	VAPOR BARRIER
RG	BEARING	_	CAS	P.S.I. P.T.	POUNDS PER SQUARE INCH PRESSURE TREATED	V.C.P.	VITRIFIED CLAY PIPE
RKT	BRACKET	G GA	GAS GAUGE	PT	POINT	V.C.T. VENT	VINYL COMPOSITION TILE VENTILATION
RZ	BRONZE	GALV	GALVANIZED	P.T.D.	PAPER TOWEL DISPENSER	VERT	VERTICAL
TM TN	BOTTOM BATTEN	G.B. G.C.	GRAB BAR GENERAL CONTRACTOR	P.T.D. / R. P.T.R.	PAPER TOWEL DISPENSER & RECEPTACLE PAPER TOWEL RECEPTACLE	VEST V.G.D.F.	VESTIBULE VERTICAL GRAIN DOUGLAS I
TR	BETTER	G.C. GL	GLASS	P.V.C.P.	POLYVINYL CHLORIDE PIPE	V.G.D.F. V.I.F.	VERTICAL GRAIN DOUGLAS I VERIFY IN FIELD
TWN	BETWEEN	G.I.	GALVANIZED IRON	PVMT	PAVEMENT	VIN	VINYL
i.U.R.	BUILT UP ROOFING	GLB GND	GLU-LAM BEAM GROUND			VNR	VENEER
iVL i.W.	BEVELED BOTH WAYS	GR	GRADE	Q.T.	QUARRYTILE	V.T.	VINYLTILE
.vv. C.B.	CATCH BASIN	GRDR	GIRDER	Q.1.	QO/ WAT TIEE		
CAB	CABINET	G.S. G.W.B.	GYPSUM SHEATHING GYPSUM WALL BOARDED		DISTR	W	WEST
C.A.R. C.C.	COLD AIR CENTER TO CENTER	G	0.1.50.1.1.1.1.1.2.2.50.1.1.2.2.5	R R.A.	RISER RETURN AIR	W/ W.C.	WITH WATER CLOSET
C.F.	CUBIC FEET			RAD	RADIUS	WD.C.	WOOD
C.G.	CORNER GUARD	H.B. H.C.	HOSE BIB HOLLOW CORE	R.B. RUB	Rubber Base Rubber	W/D	WASHER / DRYER
C.I.P. C.I.P.C.	CAST IRON PIPE CAST-IN-PLACE CONCRETE	H.D.	HOLD DOWN	R/C	REINFORCED CONCRETE	W.G. W.H.	WIRED GLASS WATER HEATER
C.J.	CONTROL JOINT	HDR	HEADER	R.D.	ROOF DRAIN	W.HYD.	WALL HYDRANT
CLKG CLG	CAULK / CAULKING CEILING	HDWR HGR	HARDWARE HANGER	RDWD REINF, Or	REDWOOD	WINDW W.I.C.	WINDOW WALK IN CLOSET
LR	CLEAR	H.M.	HOLLOW METAL	RE-BAR	REINFORCING STEEL BARS	W/O	WITHOUT
C.M.U.	CONCRETE MASONRY UNIT	HORZ H.P.	HORIZONTAL HIGH POINT	REF	REFERENCE	WP	WATERPROOF
om.p. Ontr	CORRUGATED METAL PIPE COUNTER	HR	HOUR	REFR REG	REFRIGERATOR / REFRIGERATION REGISTER	WSCT WT	WAINSCOT WEIGHT
.O.	CLEAN OUT	HT	HEIGHT	REQ'D	REQUIRED	W.W.F.	WELDED WIRE FABRIC
C.O.T.G.	CLEAN OUTTO GRADE	HTG H.V.A.C.	HEATING HEATING / VENTILATING / AIR	RET REV	RETAIN / RETAINING REVISION		
COL	COLUMN CONCRETE	TI.V.A.C.	CONDITIONING	RM RM	ROOM	YD	YARD
ONN	CONNECTION	H.W.	HOT WATER	R.O.	ROUGH OPENING		·
CONT	CONTINUOUS CONTRACTOR			R/S R.W.L.	REINFORCING STEEL RAIN WATER LEADER		
ORR	CORRUGATED	I.B. I.D.	INFILTRATION BARRIER	1044.2.	TV III V VV II EIV ED IBEIV		
PT	CARPET	I.D. IN	INSIDE DIAMETER INCH				
CRS CSK. S.	COURSE / COURSES COUNTERSUNK SCREW	INCL	INCLUDED / INCLUDING	S	SOUTH		
C.T.	CERAMICTILE	INFO INSUL	INFORMATION INSULATION / INSULATED	S.B. S.C.	SOLID BLOCKING SOLID CORE		
CTR C.W.	CENTER COLD WATER	INT	INTERIOR	S.C.D.	SEAT COVER DISPENSER		
vv. Y.	CUBIC YARD	INTER	INTERMEDIATE	SCHED	SCHEDULE		
		INV	INVERT	S.D. S.DR.	SOAP DISPENSER STORM DRAIN		
DBL D.H.	DOUBLE DOUBLE HUNG	JAN	JANITOR	SECT	SECTION		
DEPT	DEPARTMENT	JST	JOIST JOINT	S.E.D.	SEE ELECTRICAL DRAWINGS		
DET	DETAIL DOLLGLAS FIR	JΤ	JOHN I	S.F. S.F.B.	SQUARE FOOT SPIT FACE BLOCK		
).F.).I.B.	DOUGLAS FIR DRILL IN BOLT	K.P.	KICK PLATE	S.F.S.D.	SEE FOOD SERVICE DRAWINGS		
DIA.	DIAMETER	KIT	KITCHEN	S.G.D. SHT	SLIDING GLASS DOOR SHEET		
DIAG DIM	DIAGRAM DIMENSION	LAM	LAMINATED	SHTH'G	SHEATHING		
DISP	DISPENSER	LAM	LAVATORY	SHVLS	SHELVES / SHELVING SHOWER		
OIV	DIVISION / DIVIDER	L.B.	LAG BOLT	SHWR SIM	SHOWER SIMILAR		
D.L. DN	DEAD LOAD DOWN	LB L.F.	POUND LINEAR FOOT	SLR	SEALER		
)R	DOOR	L.L.	LIVE LOAD	SLDR S.M.D.	SLIDER SEE MECHANICAL DRAWINGS		
DRWG	DRAWING	LT	LIGHT	S.N.D.	SANITARY NAPKIN DISPENSER		
DR. FNT. DW	FOUNTAIN DISHWASHER	LTL LKR	LINTEL LOCKER	S.N.R.	SANITARY NAPKIN RECEPTACLE		
		L.P.	LOW POINT	SPEC S.P.D.	SPECIFICATIONS SEE PLUMBING DRAWINGS		
E/	EAST EXISTING	LVR	LOUVER	S.P.D. SPL.BLK.	SPLASH BLOCK		
E) A	EXISTING EACH	L.V.L. LACQ	LAMINATED VENEER LUMBER LACQUER	SQ	SQUARE		
.B.	EXPANSION BOLT	ے ادی	2 ICQUE!	S.&R. S.S.	SHELF AND ROD SANITARY SEWER		
.I.F.S. .J.	EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT	MAS	MASONRY	S.S.D.	SEE STRUCTURAL DRAWINGS		
.j. LEC	ELECTRIC / ELECTRICAL	MAT'L	MATERIAL	S.SK.	SERVICE SINK		
LEV	ELEVATION	MAX	MAXIMUM	S.ST. STA	STAINLESS STEEL STATION		
MER .N.	EMERGENCY EDGE NAILING	M.B. M.C.	MACHINE BOLT MEDICINE CABINET	S.T.C.	SOUND TRANSMISSION COEFFICIENT		
.in. NCL	ENCLOSURE	MECH	MECHANICAL	STN	STAIN		
.O.S.	EDGE OF SLAB	MED	MEDIUM	STD STL	STANDARD STEEL		
.P. QUIP	ELECTRIC PANEL EQUIPMENT	MFD MFR	MANUFACTURED MANUFACTURER	STO	STORAGE		
.W.C.	ELECTRIC WATER COOLER	MH	MANHOLE	STRUCT SUSP	STRUCTURE / STRUCTURAL SUSPENDED		
XH	EXHAUST	MICRO	MICROWAVE	SUSP S.W.	SUSPENDED SHEAR WALL		
XP	EXPOSED EXTERIOR	MIN MIR	MINIMUM MIRROR	S.T.	SQUAREYARD		
XT		MISC	MISCELLANEOUS	SYS	SYSTEM		
ΧI		M.O.	MASONRY OPENING	l .			
ΧI							
ΧI		M.R.	MOISTURE RESISTANT				
ΧI		M.R. M.R.O. MOD	MOISTURE RESISTANT MASONRY ROUGH OPENING MODULAR				
ΧI		M.R. M.R.O.	MOISTURE RESISTANT MASONRY ROUGH OPENING				







NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

ABBREVIATIONS & SYMBOLS

REV: PRINTING:

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GENERAL NOTES:

- 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.
- 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.
- 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
- 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
- THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY AND QUESTIONS REGARDING DESIGN INTENT AND COPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
- 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 BUTHE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR IOBSITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE
- 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
- 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.
- 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. 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.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS, ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID.THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILD-ABLE AS
- WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BETHE SAME
- AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
 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.

 DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE
- CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN ORJECTIVES AND SHOULD CONSIDER SHCH ADJUSTMENTS AS INCLUDED IN THE SCOPE O
- 8. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN OF THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THE CONSTRUCTION
- BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE 19. BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH
- CONTRACTOR TO NOTIFY OWNER PRIOR TO ORDERING OF ALL LOND LEAD TITEMS AND OF APPROXIMATE DELIVERY DATES.

 1. 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
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 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
- MAINTAIN FIRE RATING OF ALL EXISTING RATED CONDITIONS.
- 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 1ECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.
- 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
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GEATER PREVENT

- 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.
- WORK AND/ OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/ OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/ OR EQUIPMENT.
- 2. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES, WOOD SHALL BE FIRE RETARDANT TRATED WHERE REQUIRED BY LOCAL BUILDING AND LANDLORDS REQUIREMENT'S.

 3. 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. 5. 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:

- 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.
- 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
- CONFLICTS: INCASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
 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 THIS WORK AS FULLY AS IF CITED HEREIN.
- REPAIR AND PATHCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.

CONSTRUCTION STANDARDS:

- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTIONS.

 ALL WOOD FRAMING TO BE EXECUTED IN ACCORDANCE WITH SEC.2320.
- CONVENTIONAL LIGHT-FRAME CONSTRUCTION DESIGN PROVISIONS, CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND COORDINATE WITH NEW DIMENSIONS FOR FIT
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS
- AND BE CERTIFIED BY THE MANUFACTURER.

 ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N
- REFER TO SPECIFICATIONS PROJECT MANUAL FOR EXACT PRODUCT TO BE UTILIZED IN ALL DIVISIONS.
- PROVIDE SOLID BLOCKING AT ALL BATH ROOM ACCESSORIES (TOWEL, BARS,
- PROVIDE WOOD BACKING IN ALL TUB & SHOWER WALLS AT 34" A.F.F. (FUTURE
- GLASS BATH & SHOWER ENCLOSURES TO BE TEMPERED.
- ALL SHOWERS TO HAVE TILE WALL PROTECTION TO A MINIMUM 84" ABOVE FLOOR-MOUNT FULL MORTAR BED.
- ALL KITCHEN AND BATHROOM FIXTURE, TILE FINISHES, MILLWORK SPECIFICATIONS TO BE COORDINATED WITH OWNER.
- ALL WATER CLOSET TO BE MAXIMUM 1.6 GALLONS PER FLUSH. ALL TUB & SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE
- CAST IRON DRAINAGE LINES TO BE USED TO MITIGATE NOISE (VERTICAL &
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEFT FROM ANY OPENING INTO BUILDING (i.e. DRYERS, BATH AND UTILITY FANS, etc...MUST BE 3 FEFT AWAY FROM DOORS WINDOWS OPENINGS SKYLIGHTS OR ATTICVENTS) ORE UMC
- LOCATIONS FOR HVAC EQUIPMENT CLEARANCES, CHASES & VENTING TO BE
- REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
 7. 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
- PERAIR AND PREARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.

 9. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH
- CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.

 O. 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.
- THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.

 COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND
- PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT
 3. REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.
- REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS. ALL WOOD FRAMING TO BE DOUGLAS FIR #2, MIN fs1050 PSI.
- TJJ 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.) 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:

- 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.

 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
- DIMENSIONS SHOWN AS VI.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 NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLACE SHALL BE FLUSH WITH NO VISIBLE IOINTS, UNLESS OTHERWISE NOTED.
- 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 morthan 1/4" in 2"-0" (non-cumulative). Notify architect if this TOLERANCE IS EXCEEDED.

ELECTRICAL NOTES:

- ALL NEW FLECTRICAL ITEMS TO BE ULL RATED.
- FIXTURE SPECIFICATIONS TO BE COORDINATED W/ OWNER.
 ELECTRICAL SPECIFICATIONS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS AND PROPER POWER LEVELS SHALL BE PROVIDED.

 ALL NEW ELECTRICIAN EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING
- TO MANUFACTURERS RECOMMENDATIONS.

 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.
- USE HEAT PROTECTED FLOOR FIXTURES IN CLOSETS PER N.E.C. SECTION 410-1 USE LOW-VOLTAGE LIGHTS IN GLASS CABINETS AS APPLICABLE.
- OUTLETS IN KITCHENS & BATHROOMS, IN GARAGE OUTDOORS, SHALL HAVE GROUND FAULT INTERCEPTORS: OUTDOOR OUTLETS TO BE WEATHER PROTECTED
- ALL EXTERIOR LIGHT FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS. INFORMATION REGARDING SIZING OF FLECTRICAL 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.

 STYLE OF SWITCHES TO BE COORDINATED WITH OWNER.
- ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
 MOUNT ALL SWITCHES AT 42"TO CENTERLINE ABOVE FINISH FLOOR UNLESS
- HERWISE NOTED IN DRAWINGS
- TELEVISION CABLE JACK, VERTICALLY 12"TO CENTERLINE FROM FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN.

 5. MOUNT ALL SWITCHES AND OUTLETS VERTICALLY AT +44"TO CENTERLINE ABOVE
- FINISH FLOOR LINI ESS OTHERWISE NOTED ON PLAN OUTLETS DESIGNATED FOR APPLIANCES TO BE MOUNTED AT NECESSARY HEIGHT PRE
- REQUIREMENTS. GENERAL LIGHTING (FIRST SWITCHED) IN KITCHEN & BATHROOM SHALL PROVIDE A MINIMUM OF 40 LUMEN PRE WATT FLUORÉSCENT.

PLUMBING NOTES:

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS AND PROPER ENGINEERING OF PLUMBING INSTALLATION
- ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- 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:

- APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- 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.
- 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.)
- ALL RIGID CONDUIT DUCTS PLUMRING 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.)

 METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLY SHALL BE LINED. (EXCEPTION: DUCT'S SERVING ONLY EXIST WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED.)
- 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.
- SPECIAL ATTENTION AT THE THEATER WALL ASSEMBLY AND PERFORMANCE.

DEMOLITION NOTES:

- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADIACENT PROPERTY AND ALL HARDSCAPE AND/ OR LANDSCAPE TO REMAIN
- PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREASTO REMAIN AGAINST DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR
- CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION.

 ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND
- REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED
- IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

 AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED. INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND
- AT DEMOLISHED DOOR LOCATIONS. THE DOOR SYSTEM TO BE DEMOLISHED
- INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
 DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING
- FURNACES, PLUMBING, DUCTWORK, VENTING BACKTO SOURCE.

 PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED) NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc...)
 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.

 I. PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
- 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:

GAS FIREPLACETO BE INSTALLED PER MANUEACTURE RECOMMENDATIONS

CONTRACTOR USE OF PREMISES:

- CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS
- TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER. CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAI
- BUSINESS HOURS ONLU (UPON APPROVAL OF THE OWNER) H. UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH OWNER.

 J. AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE
 GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
- . ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.
- 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 TENANTS OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR ATTIMES AND IN SUCH A MANNER AS
- OTHERWISE APPROVED BY OWER COORDINATE USE OF PREMISES FOR WORK WITH THE OWNER.
- LIMIT USE OF SITE FOR WORK AND STORAGETO AREAS DESIGNATED LINI ESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.

CONTRACTOR USE OF PREMISES:

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

ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.

CONTRACTOR'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS: REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELE 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

XXX

studio

CONSTRUCTION 2 LOTS RESIDENTIAL OR SEMODEL ON 2

STAMP:

NEW AND

GENERAL NOTES

REV: PRIN RDT 06/09/15

14002 - 2906 Folsom Stree

DRAWN BY: PM P CHECKED BY: Y.A. PRINTED: 3/7/16

TECHNICAL MEMORANDUM	B S M O Beneficiary names with signatures
MAP CHECKLIST	o Beneficiary Acknowledgement
	o Tax Statement
PREPARED FOR: AB <u>6525</u> Lot <u>001 & 001 A</u> DATE 06/15/2004	○ Clerk's Statement
06/15/ 20 <u>04</u>	o Director of Public Works Approval
Title: Project No.	o City Attorney Approval
	Surveyor's / Engineer's Statement
Needed N A	o City/County Surveyors Statement
□ Map Type – Final Map, Parcel Map, Final /Parcel Map for C	ondominium o Recorder's Statement - Condominium / Parcel Map / Final Map
purposes, or Planned Development	o 2" x 4" for recorders label
□ Lot Merger and Resubdivision	o Reference of separate recorded Certificate, Statement, or
Lot Merger	Ackowledgement (SMA 66435.2 & 66477.5)
□ Airspace	papo ∨ Need Map
Lot Subdivision	
x Parcel / Final Map No.	x o Owners' Statement
X Residential, Commercial, Mixed Use – Specify number of ur X Vesting deed information	
X City and County of San Francisco, California	Surveyor's / Engineer's Statement City & County Surveyors Statement
X Current date on mylars	Boundard Statement Conduction (Board May (Statement
X Surveyor/Engineer company	x o Recorder's Statement - Condominium / Parcei Map/ Final Map
X Sheets numbered "Sheet of Sheets"	o Reference to separate instrument (SMA 66477 & 66477.5)
X Assessors Block / Lot / Address in lower right corner of all	• • • • • • • • • • • • • • • • • • • •
Certificates	Survey (Including but not limited to the Following)
a ded	
opo N N Needed W I Final Map	Done Needed
Owners' Statement (includes Dedications or Easement)	nts to City) \[\textstyle
Owners' Acknowledgement – notarized (requires two	o signatures if X Graphic Scale
Corporation) O Trustee Statement	x Street Names with Official Width
Trustee Acknowledgement - Notarized	Monument lines established by monuments and reference points (Minimum of
	two Monument lines with a minium of two Monuments per line)
MAPCHECK CHECK LIST 2009	MAPCHECK CHECK LIST 2009 PAGE 2 OF 5
MAPCHECK CHECK LIST 2009	MAPCHECX CHECK LIST 2009 PAGE 2 OF 5
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CITY AND COUNTY OF SAN FRANCISCO

REEL ----- AND IMAGE -----

STATE OF CALIFORNIA

Manufacture of the Control of the Co

MAP CHECKLIST Show measured and monument map value(s) x □ Basis of Survey x Record distance to Lot from Block corner(s) X Block tied to monument lines
 x
 x
 D
 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 **Block** x Current Assessors Parcel Number (ghosted) X | Ju Adjoiner lots with Assessors Parcel Number and most current vesting deed reference **Parcel** X Show existing building(s), if lot is vacant, label as such (<u>Tentative Only</u>) 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

PAGE 3 OF 5

MAPCHECK CHECK LIST 2009

MAP CHECKLIST

X Y.A. studio

777 Florida Street #306, San office 415,920.1839 fax 415,8



NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

SURVEY-CHECKLIST

REV: PRINTING:

RDT 06/09/15

JOB NO: 14002 - 2906 Folsom DRAWN BY: P.M.P. CHECKED BY: Y.A.

PRINTED: 3/7/16
SHEET:

40.5

STAMP:

14002 - 2906 Folsom Street DRAWN BY: P.M.P. CHECKED BY: Y.A.

PRINTED: 3/7/16

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 [].

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

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 COMPELLINE SYDENCE 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.

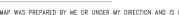
BASIS OF SURVEY

THE BENCHMARK DATA AS LISTED IN THE BSM BENCHMARK DATABASE. "+" CUT NO. SIDE LOWER TERRAZO STEP:

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

GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.



BLD COR. 0.13' N'LY OF P/L



DONNA DE SOUZA, L.S. 7763 LICENSE EXPIRES: 12/31/15 DATE: 6/14/14



49.90 ×× 49.46

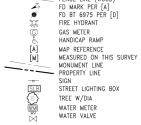
49.82 × 49.37

%× 49.29

49.54 × 49.17

WOOD FRAME CLEANOUT DRIVEWAY CURB CUTS × 148.66 ELEVATION





TENTATIVE PARCEL MAP A LOT SPLIT

BEING A SUBDIVISION OF THE LAND DESCRIBED IN GRANT DEED RECORDED DECEMBER 6, 2013 AS IMAGE LO38, PAGE 0073,

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



BLD COR. 0.30' E'LY & 0.46' N'LY OF P/Ls

52.81 52.70

106-108. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO.

MONUMENT TIE DETAIL SCALE: 1"=60'

FD. MK COR 6TH BRICK ABOVE ASW 55.00' [A]&[M] PROPOSED P/L FD. M + N -COR CUTAWAY ENTR. 0.75' UP 1.5' UP 1-STY STUCCO 45.75'[M] [B],[C]&[D] (45.75'±[A])

WW

BLD COR. 0.06' N'LY OF P/L

BLD COR. 0.22' N'LY OF P/L

25TH STREET (64' WIDE) 10 GARAGES 1-STY W/F (TO BE DEMO) 52.16 51.98 (12) 50.39 BLD COR. 0.31' E'LY OF P/L BLD COR. 0.47' E'LY OF ORIG. P/L & 0.03' S'LY OF PRO. P/L 2906 FOLSOM ST. 2-STY WF PEAK(F) EL.=82.6' BLD COR. 0.40' E'LY OF ORIG. P/L 1/1A PEAK(R) EL .= 81.0' FF ÉL. ≒55.2" 50.11

115.00

2908 FOI SOM ST

- 2-STY WF FF EL.=55.2"

BEING A PORTION OF MISSION BLOCK NO. 181
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

TRUE NORTH

123 TENTH STREET, SAN FRANCISCO, CALIFORNIA 94103 TEL: (415) 401-7333

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

DATED: JUNE, 2014

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

[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.

BASIS OF ELEVATIONS

GRANT DEED RECORDED DECEMBER 6, 2013 IN REEL LO38 AT IMAGE 0073, RECORDERS OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

LOCATED IN THE SE 12'S CORNER OF FOLSOM AND 25TH STREETS. EL. = 50.966'. CITY OF SAN FRANCISCO DATUM.

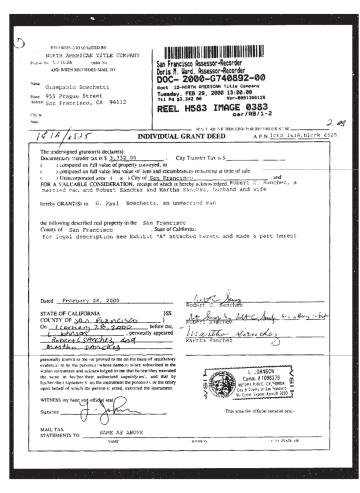
SURVEYOR'S STATEMENT:

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.

BLD CONC FNC NG P/L RT BUILDING
CONCRETE
FENCE
NATURAL GROUND
PROPERTY LINE
RIVET & BRASS TAG

LEGEND:

A0.6



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 Folson Street; running thence Southerly along said line of Folson 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.

Page 1 of 1

Being a portion of Mission Block No. 181.

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

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 ALUNG SAID LINE OF FULSOM STREET OF 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

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

Order No. S503036

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.

Page 3 of 14

North American Title Company

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

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

nonly known as: 2908 Folsom St San Francisco, CA

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

COUNTY OF SANTA CLARA

On September Z-D. 2013, before me, Mark R. Shepherd,
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/shethlery executed the same in his/archiner authorized
capacity(es), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acled, 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

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

RECORDING REQUESTED BY:

G740892

Order No.: 0224030977-AN

APN: Lot 001A; Block 6525, Lot 001; Block
6525
2904 Following Following F

The Chris M. Giouzelis and Cathy M. Giouzelis

Revocable Living Trust

PO BOY (LUGS)

SAN FLANCISCO CA 94116

San Francisco Assessor-Recorder
Carner Chu, Assessor-Recorder
DOC — 2013—J801416—00
Acet 4-0L0 Republic Title Company
Friday, DEC 86, 2013 88:80:80
Titl Pd \$9,778.00 Ropt 8:00446743
REEL L038 IMAGE 0073
anf/NF/1-2

___SPACE ABOVE THIS LINE IS FOR RECORDER'S USE_____

Grant Deed

The undersigned grantor(s) declare(s): / Documentary Transfer Tak is 39,750.00 (X) computed on full value of property conveyed, or () computed on full value less of liters and encumbrances remaining at time of sale. () Unincorporated areas: (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. Glouzelis, Trustee and Cathy M. Glouzelis, Trustee of The Chris M. Glouzelis and Cathy M. Glouzelis Revocable Living Trust
LIAD 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

State of California

County of San Francisco

On Learning 4, 2013 before me, Annu Nobolijamu, a notary Public, personally appeared <u>6. Paul Boschetti</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their subtroated capacity(e)s), 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

ANALIE NOBILIONE
(typed or printed)

(Area reserved for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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

Being a portion of Mission Block No. 181

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

RESIDENTIAL (REMODEL ON 2

CONSTRUCTION 12 LOTS

studio

XXA

NEW AND STAMP:

SURVEY- DEEDS

REV: PRINTING: RDT

06/09/15

14002 - 2906 Folsom Street DRAWN BY: PM P

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

A0.7

__ RDI

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

A1.0



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





NORTHERN FACADE OF PROPOSAL; 25TH STREET



WESTERN FACADE OF PROPOSAL; 25TH AND HORACE INTERSECTION

(P) 2904 FOLSOM 2 STORIES OVER BASEMENT

06/09/15

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

A1.1

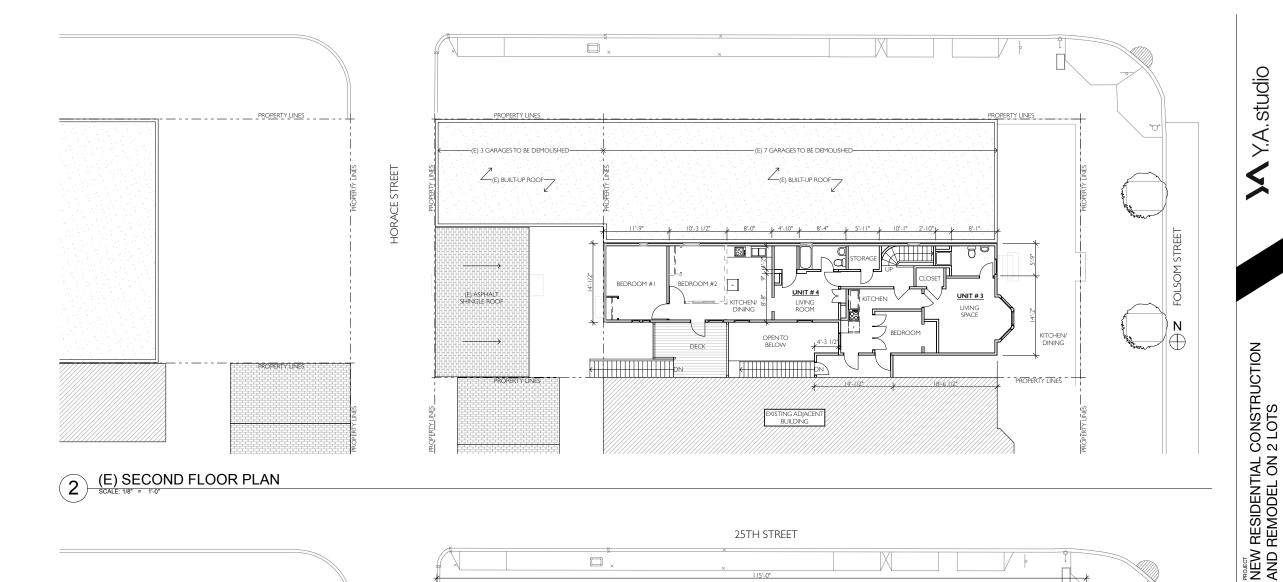
FOLSOM STREET FACADE PATTERN

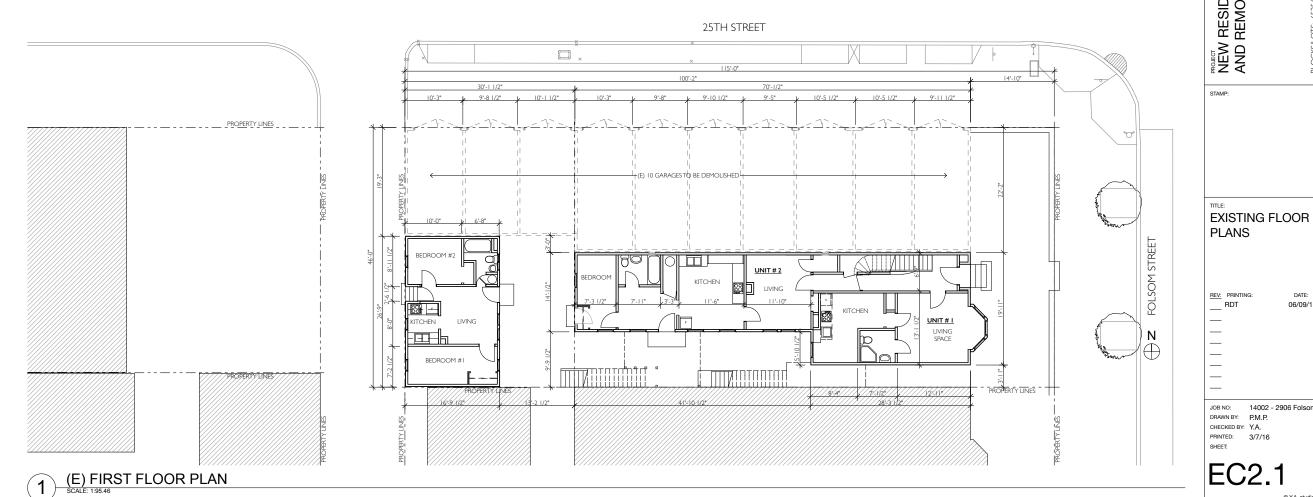
SOUTHERN STREETSIDE ELEVATION, 25TH STREET; PROPOSED DEMOLITION OF EXISTING GARAGES AND 3 NEW TOWNHOMES

25TH STREET FACADE PATTERN
SCALE: 1/16" = 1'-0"



X Y.A. studio NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS EXISTING AND PROPOSED SITE **PLANS** 06/09/15 JOB NO: 14002 DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 3/7/16
SHEET:

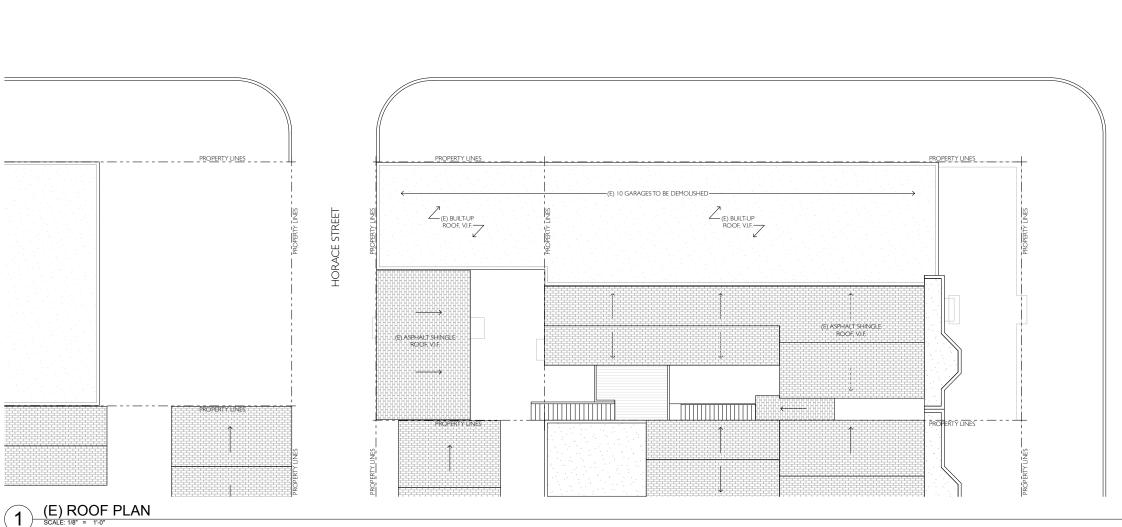




SYMBOL LEGEND: (E) WINDOWS TO BE REMAIN. TYP. (E) WINDOWS TO BE REMOVED, TYP. (E) FIXTURES TO BE REMOVED. TYP. (E) DOORTO BE REMOVED, TYP. ELEVATION POINT IDENTIFIER

© Y.A. studio 2013

06/09/15



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

X Y.A. studio



NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

STAMP:

EXISTING ROOF

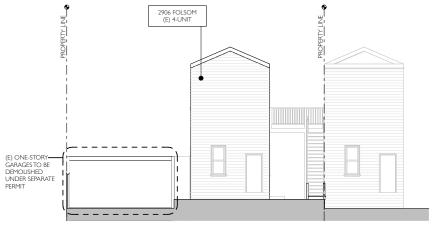
REV: PRINTING:

06/09/15

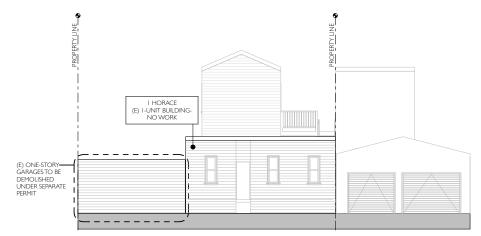
BLOCKS/LOTS: 6525/001 & 6525/001A 2906 FOLSOM STREET & 1 HORACE STREET SAN FRANCISCO, CA 94110

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

EC2.2



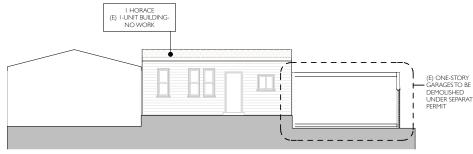
WEST ELEVATION, 2906 FOLSOM
SCALE: 1/8" = 1'-0"



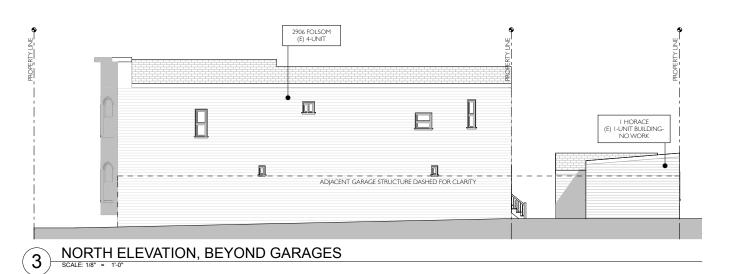
6 WEST ELEVATION, 1 HORACE ST

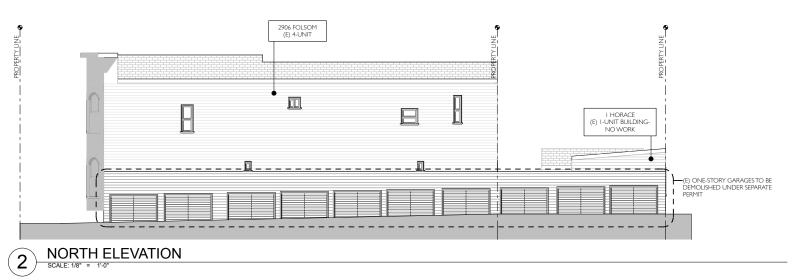


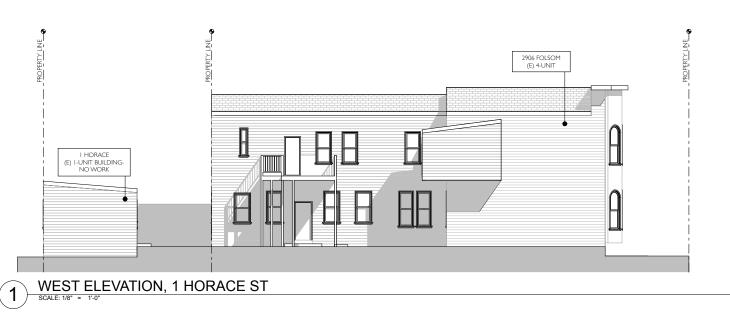
5 EAST ELEVATION, 2906 FOLSOM ST



EAST ELEVATION, 1 HORACE ST







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NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

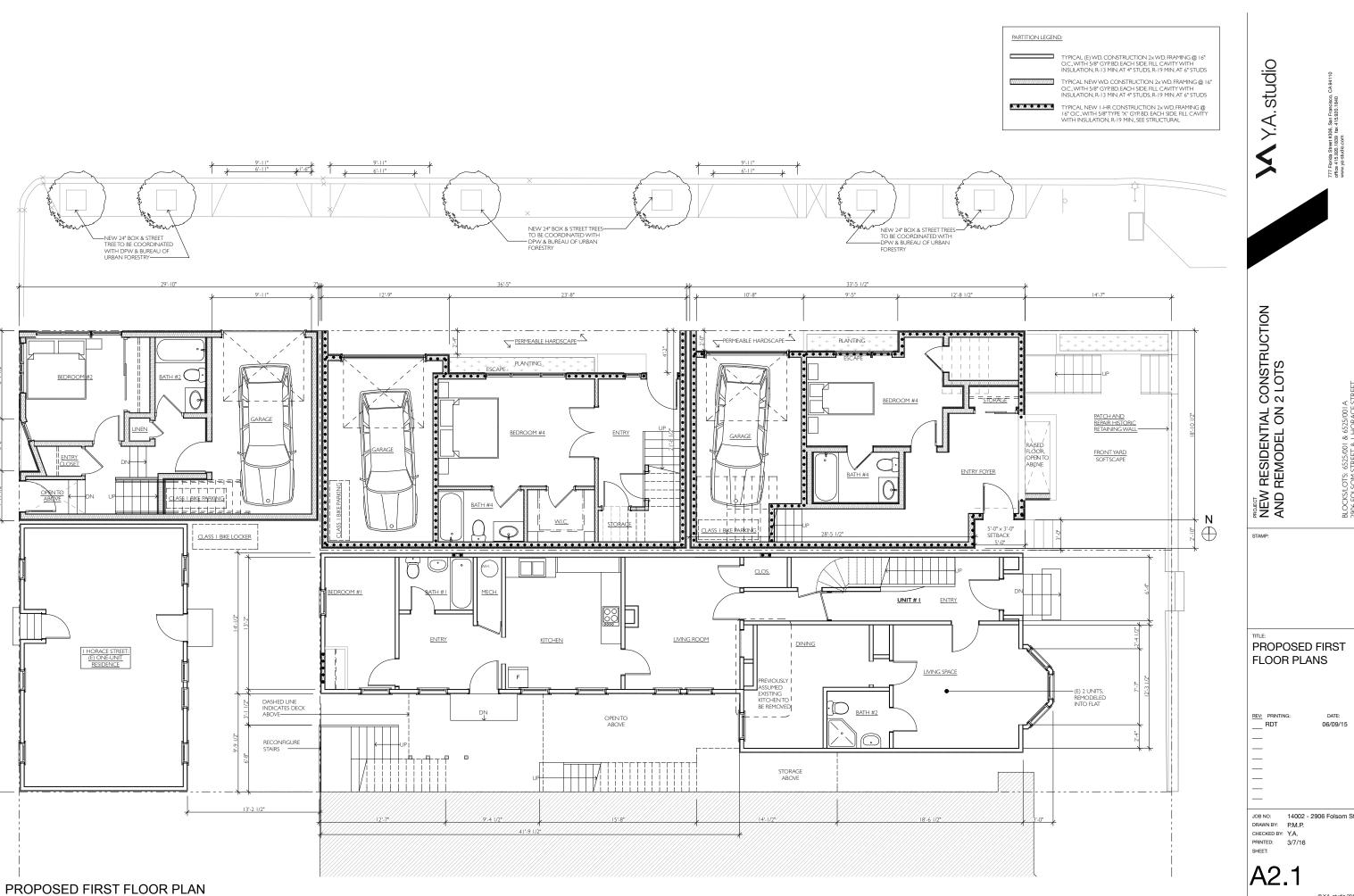
EXISTING ELEVATIONS

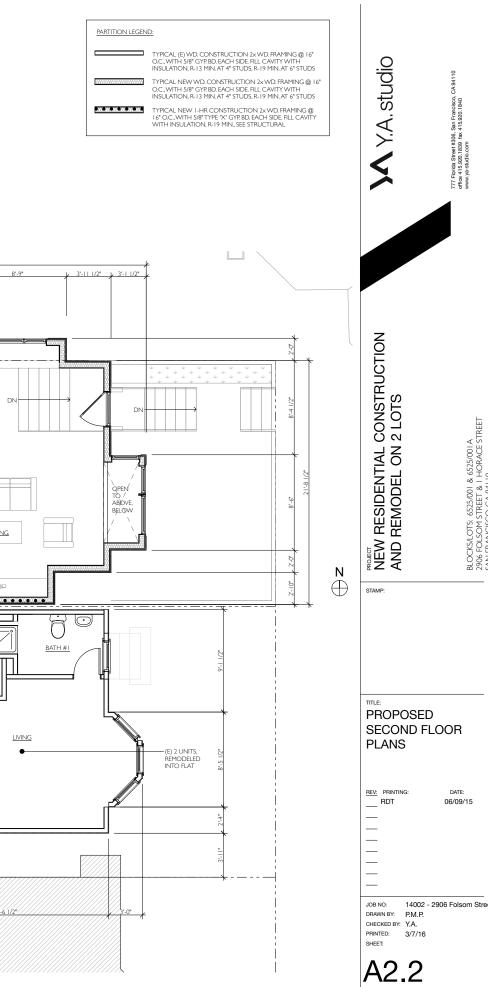
REV: PRINTING: DATE:
RDT 06/09/15

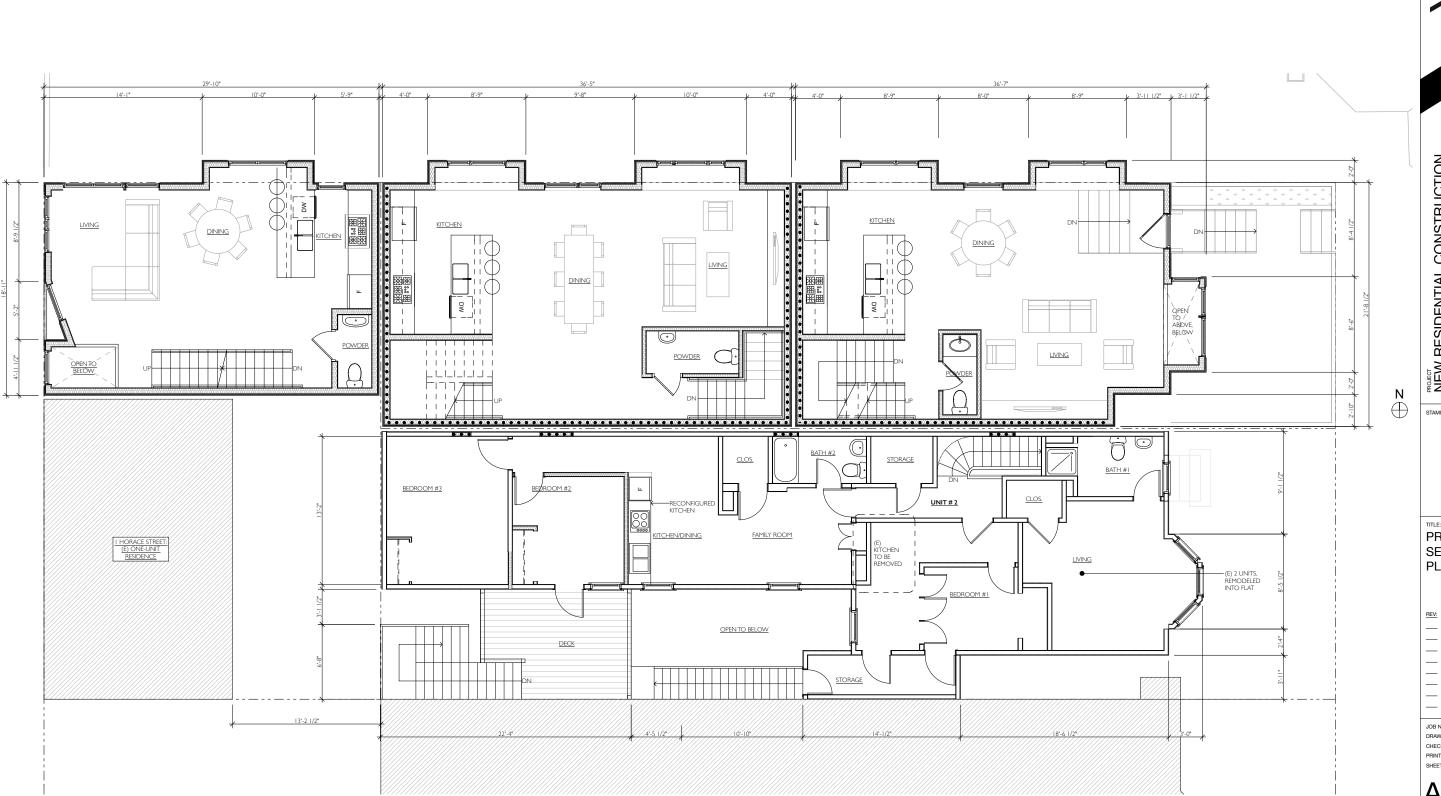
JOB NO: 14002 - 2906 Folsom DRAWN BY: P.M.P.

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

EC3.1

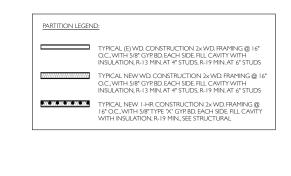


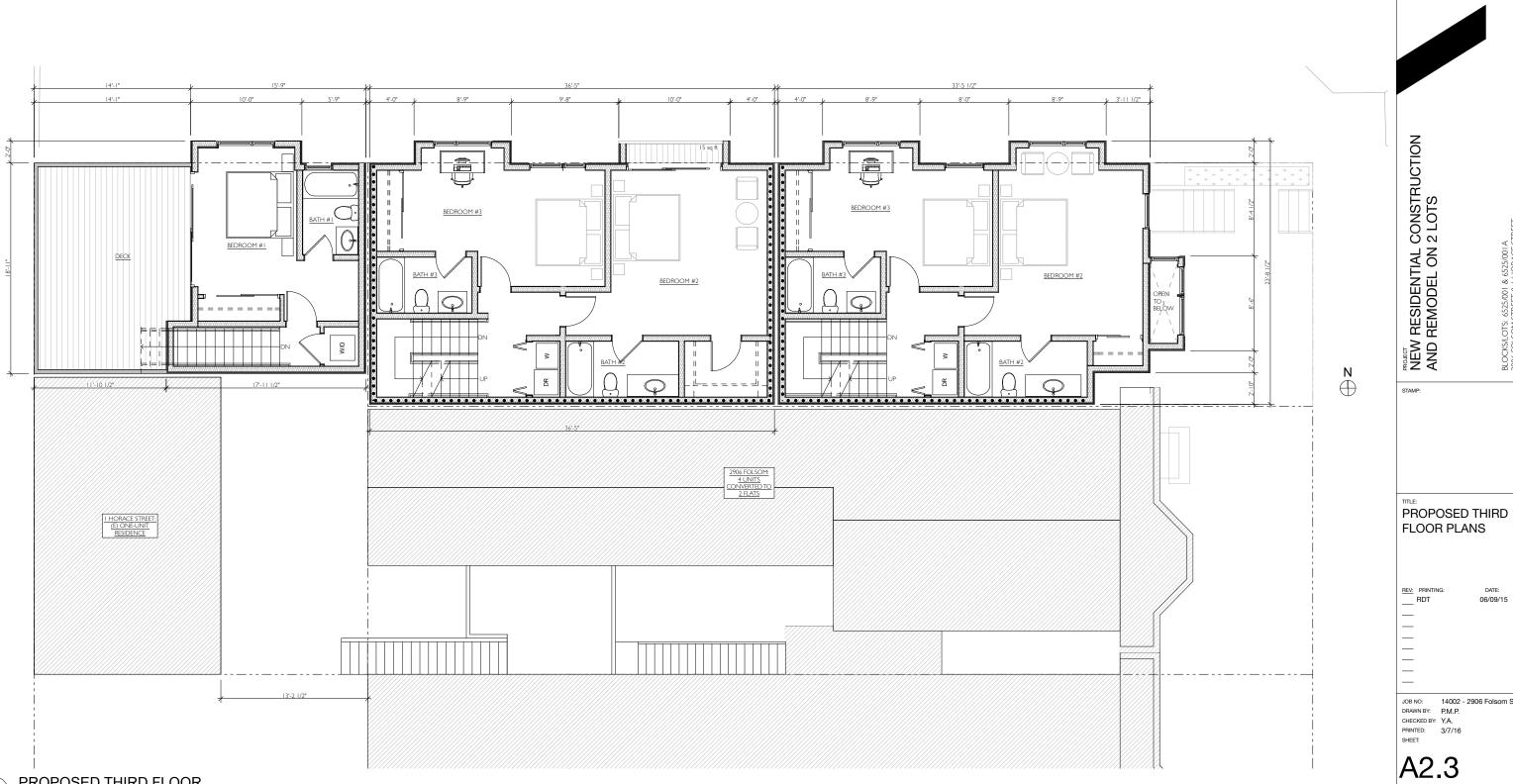




PROPOSED SECOND FLOOR

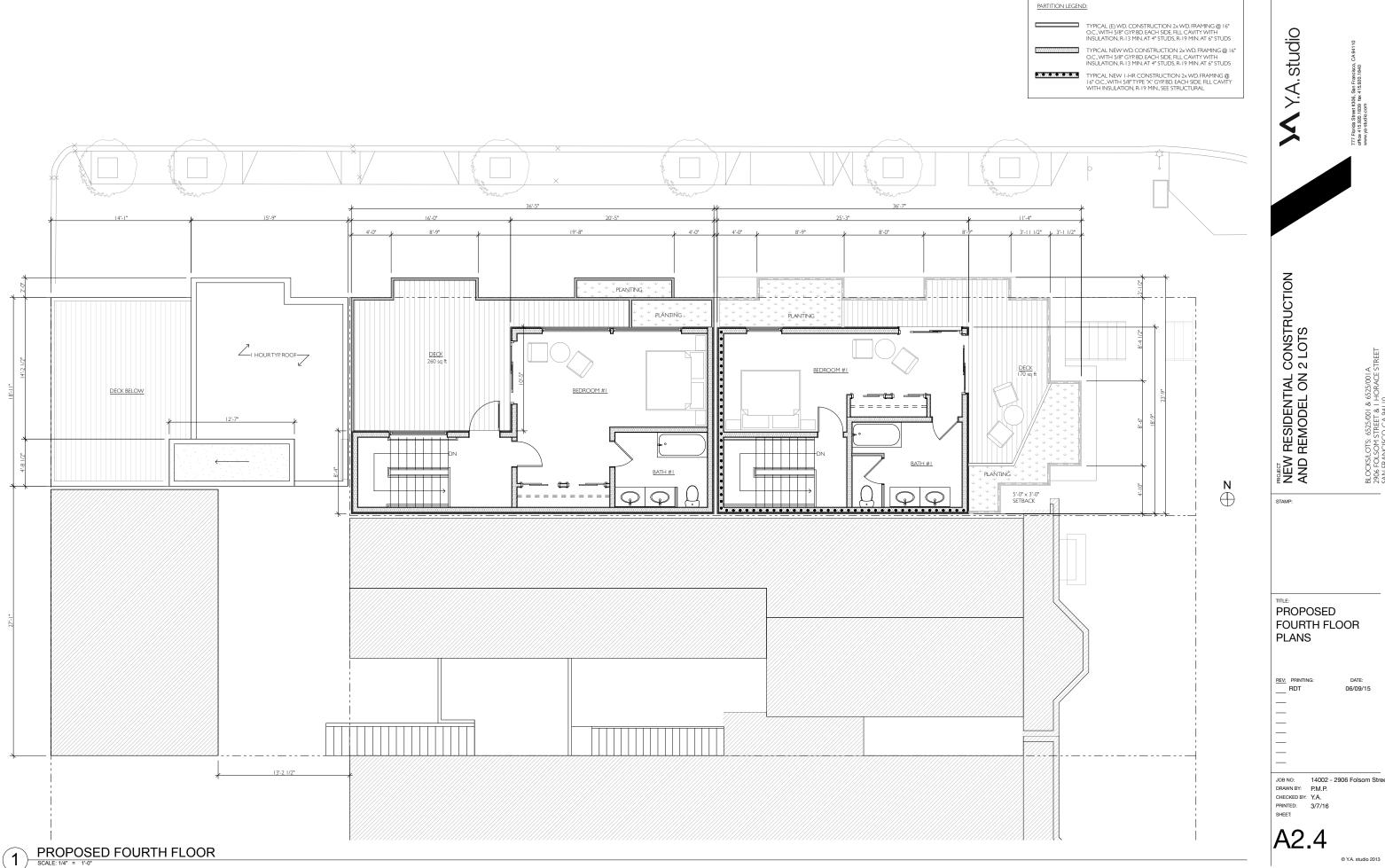
SCALE: 1/4" = 1'-0"



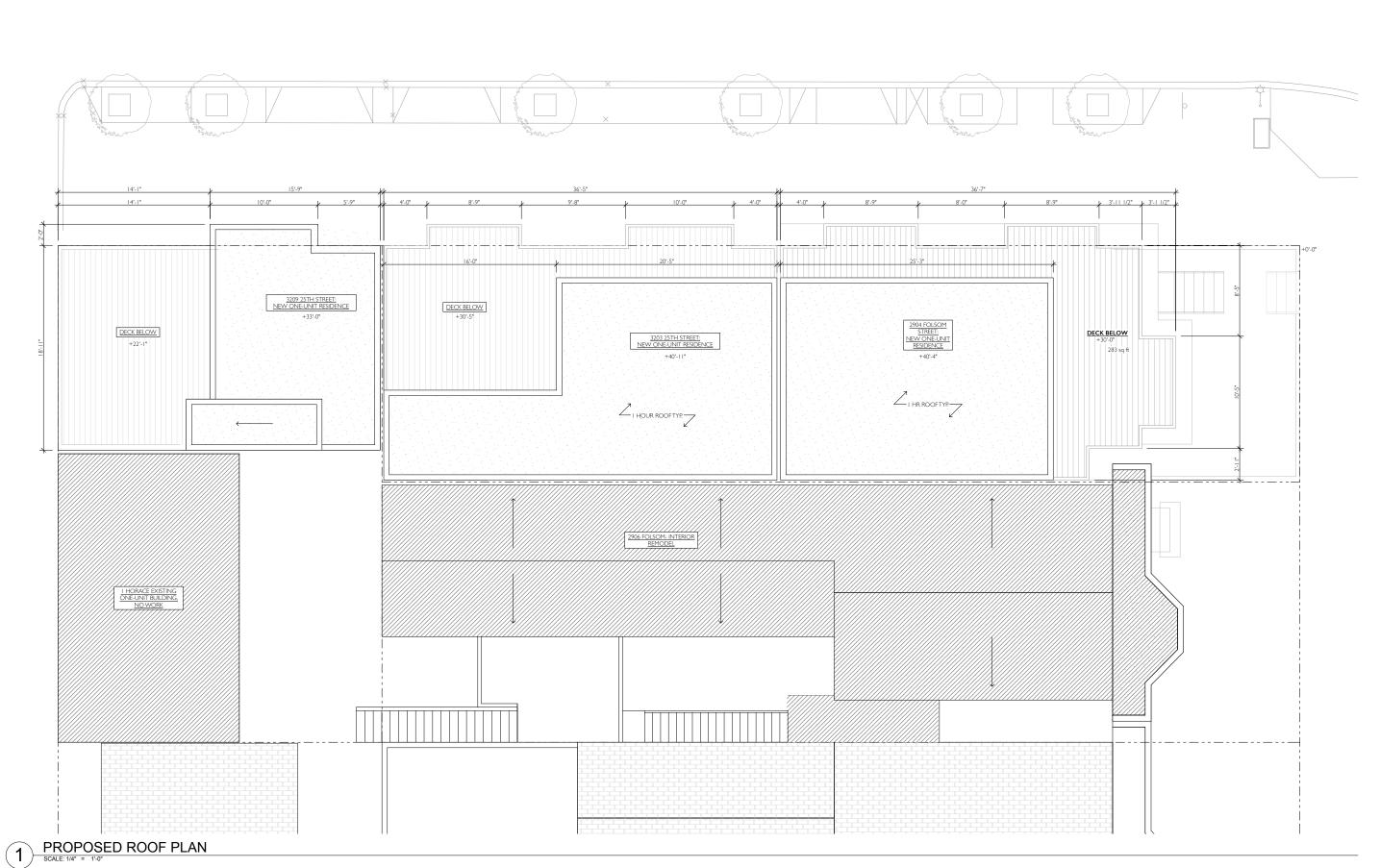


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PROPOSED THIRD FLOOR
SCALE: 1/4" = 1'-0"



A2.4



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NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

STAMP:

PROPOSED ROOF PLANS

REV: PRINTING:
RDT

06/09/15

14002 - 2906 Folsom \$

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

A2.5

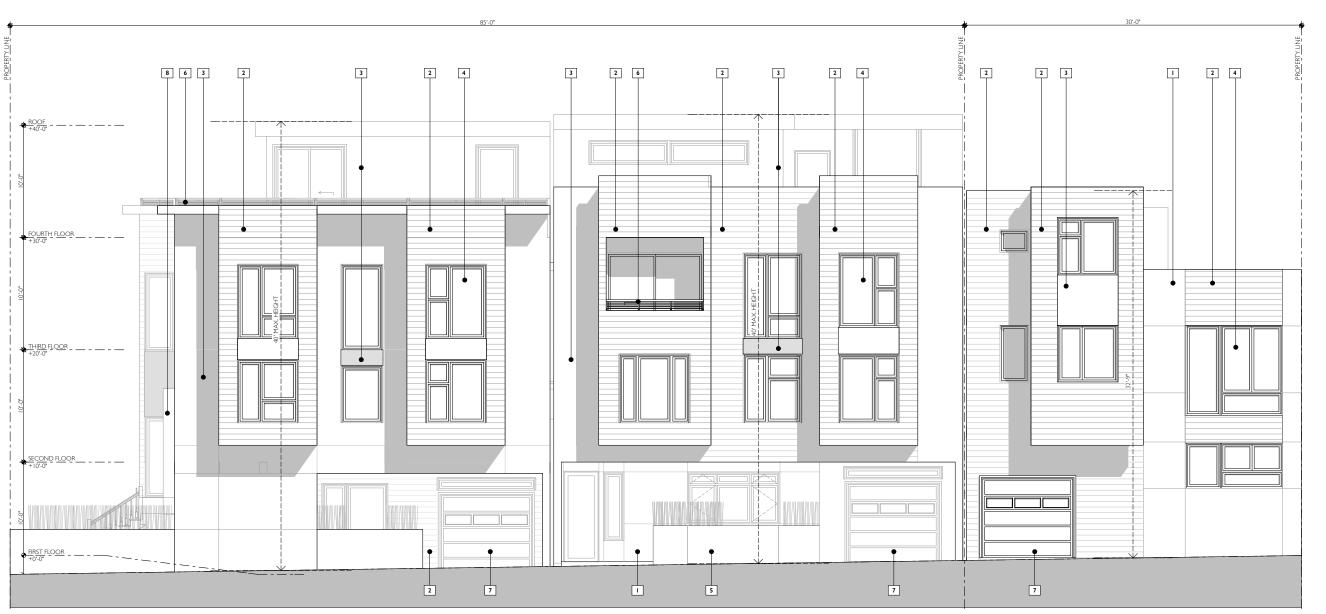
ELEVATIONS

14002 - 2906 Folsom Street

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

A3.1





PROPOSED NORTH ELEVATION FOR 2904 FOLSOM ST, 3203 25TH ST, 3209 25TH ST SCALE: 1/4" = 1'-0"

— (E) WOOD SIDINGTO REMAIN

I HORACE STREET ONE-UNIT BUILDING FOR REFERENCE ONLY

14002 - 2906 Folsom Street

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

A3.3

FIBER CEMENT PANELS
FIBER CEMENT SIDING
SMOOTH TROWELED CEMENT
PLASTER
ALUMINUM WINDOWS, TYP.
BOARDFORM CONCRETE
12' METAL RAILING ABOVE 30'
WALL
WOOD GARAGE DOOR WITH
GLASS TRANSOM
WOOD ENCLOSURE AT ENTRY *NOTE: HISTORIC RETAINING WALL TO BE RETAINED, PATCHED & FILLED AT RELOCATION OF STEPS

2906 FOLSOM (E) FOUR-UNIT TO BE CONVERTED INTO 2 FLATS, NO WORK TO FACADE 3 6 FOURTH FLOOR +30'-0" 3 4 THIRD FLOOR +20'-0" 2 8

SECOND FLOOR +10'-0" — (E) HISTORIC RETAINING WALL, SHOWN AS DASHED

2

3

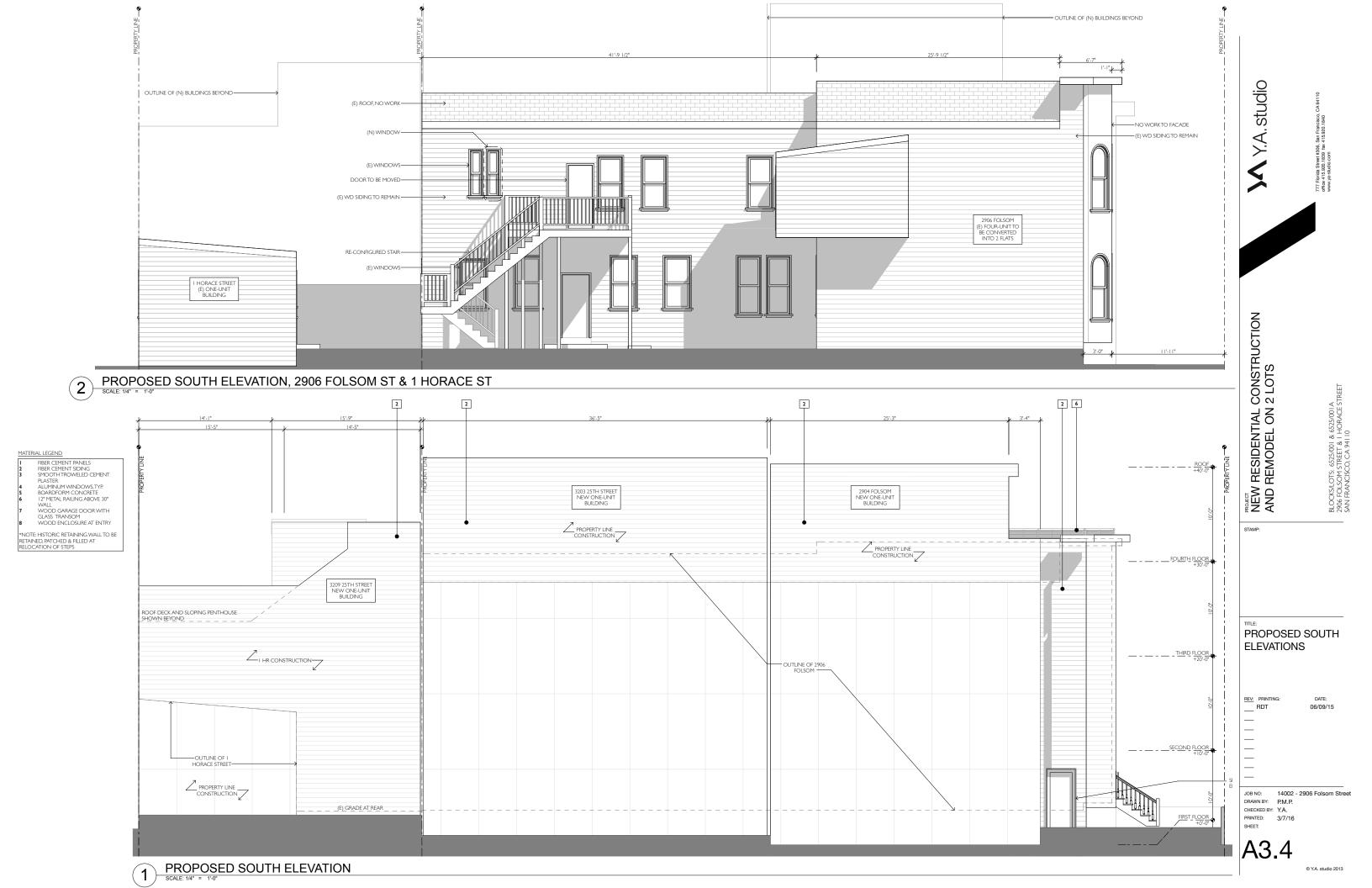
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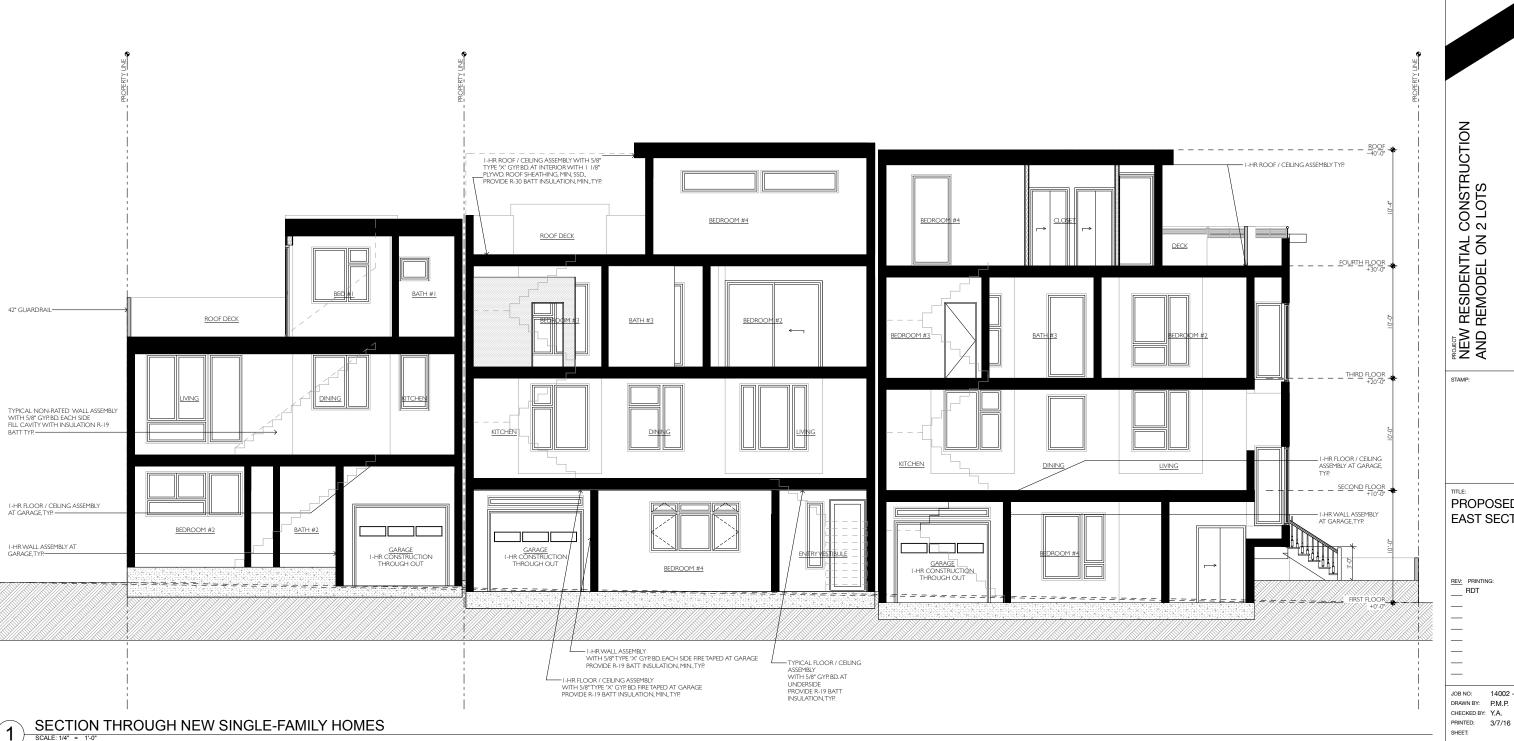
5

PROPOSED WEST (SIDE) ELEVATION, 3209 25TH STREET

3209 25TH STREET NEW ONE-UNIT BUILDING

PROPOSED EAST ELEVATION FOR 2906 FOLSOM ST & 2904 FOLSOM ST SCALE: 1/4" = 1'-0"





X Y.A. studio NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS PROPOSED WEST-**EAST SECTION** REV: PRINTING: ___ RDT 06/09/15 DRAWN BY: P.M.P.

SECTION THROUGH NEW SINGLE-FAMILY HOMES

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A3.5

X Y.A. studio