Executive SummaryConditional Use Authorization / Residential Merger

HEARING DATE: NOVEMBER 30, 2017

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

Reception: 415.558.6378

Fax: **415.558.6409**

Planning Information: 415.558.6377

 Date:
 November 22, 2017

 Case No.:
 2014.1302CUA/V

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: Approval with Conditions

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. As part of the Project, the Project Sponsor would designate the two remaining dwelling units at 2906 Folsom Street as part of the City's Inclusionary Affordable Housing Program.

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	November 10, 2017	November 10, 2017	20 days
Posted Notice	10 days	November 20, 2017	November 10, 2017	20 days
Mailed Notice	10 days	November 20, 2017	November 10, 2017	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

As of November 22, 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.
- San Francisco Rent Board: Per consultation with the San Francisco Rent Board, no evictions have been recorded to date on the subject property.
- Variance: The proposed project requires variances from the Zoning Administrator to address the requirements for minimum lot width and area (Planning Code Section 121) and rear yard (Planning Code Section 134). Per Planning Code Section 121, new lots are required to be 25-ft wide and must possess a lot area of 2,500 square feet. Per Planning Code Section 134, projects with new dwelling units must maintain a rear yard equivalent to 25% of the lot depth. The proposal would create two new lots, which do not meet the minimum lot width and area standards, and would construct two new buildings with the required rear yard.
- 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—two of which are currently occupied. DBI records show four dwelling units at the project site.
- <u>Department Recommendation</u>: The Department recommends approval of the Conditional Use Authorization, given the Project Sponsor's commitment to designate two of the existing dwelling units within 2906 Folsom Street to the City's Inclusionary Affordable Housing Program.

RESIDENTIAL DESIGN TEAM REVIEW

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

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve the Conditional Use Authorization, pursuant Planning Code Sections 303 and 317, to allow a residential merger at 2906 Folsom Street and permit the new construction of two new dwelling units adjacent to the existing residence that would

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retain two dwelling units. Overall, the project would maintain the same number of dwelling units on the project site.

BASIS FOR RECOMMENDATION

- The Project will result in two dwelling units being designated as part of the City's Inclusionary Affordable Housing Program, thus ensuring permanently affordable housing units on the project site.
- The Project provides new dwelling units, which are larger in size than the existing dwelling units, thus promoting family-friendly housing.
- The Project removes a series of existing garages and adds larger-scale housing to the project site.
- The Project meets all applicable requirements of the Planning Code and the General Plan.

RECOMMENDATION: Approve with Conditions

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 Conditions	
	Environmental Determination		Check for Legibility	
	Zoning District Map		Drawings: Proposed Project	
	Height & Bulk Map		Check for Legibility	
	Context Photos		3-D Renderings (new construction significant addition)	or
	Site Photos		Check for Legibility	
	Parcel Map		Health Dept. review of RF levels	
	Sanborn Map		RF Report	
	Aerial Photo		Community Meeting Notice	
]	Exhibits above marked with an " X " are in-	clude	d in this packet RS	
			Planner'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

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Fax: 415.558.6409

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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 APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE MERGER OF FOUR DWELLING UNITS INTO TWO DWELLING UNITS AT 2906 FOLSOM STREET AND THE NEW CONSTRUCTION OF TWO NEW DWELLING UNITS ADJACENT TO THE EXISTING THREE-STORY BUILDING 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 and construct two new dwelling units within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

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

On November 30, 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.

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

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

MOVED, that the Commission hereby apprvoes 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. As part of the Project, the Project Sponsor would designate the two remaining dwelling units at 2906 Folsom Street as part of the City's Inclusionary Affordable Housing Program.
- 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-

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

- 5. **Public Comment/Community Outreach**. The Department has received several public correspondences expressing opposition to the proposed project. The Project Sponsors have provided correspondence expressing support for the demolition of the seven garages along 25th Street.
- 6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Minimum Lot Width & Area.** Planning Code Section 121 requires newly created lots to have a minimum lot width of 25-feet and a minimum lot area of 2,500 square feet.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

J. Residential Merger. Planning Code Section 317 defines a residential merger as "...the combining of two or more 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."

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

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.

The design and scale of the Project is compatible with the surrounding neighborhood, since the Project draws from the architectural language of the nearby historic properties. 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 necessary and desirable, since the Project would provide two new permanently affordable housing units within the existing building at 2906 Folsom Street. Affordable housing is a top priority for the City and County of San Francisco. In addition, the Project would construct two larger dwelling units, which would assist in supporting the City's family-sized housing policies.

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- (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.

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 new, off-street parking spaces for the newly constructed dwelling units on the project site. 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 Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions.

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

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

(3) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

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Although the Project does not comply with all aspects of the Planning Code, the Project is requesting a variance from the Zoning Administrator to address the requirements for rear yard and minimum lot width and area. Otherwise, all other aspects of the Project conform to the Planning Code and General Plan.

(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 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 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 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.

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Based upon consultation with the San Francisco Rent Board on April 6, 2016, the subject property has no reported 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 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 Project would provide permanently affordable housing and two new dwelling units, which are larger in size with a greater number of bedrooms—all of which would be more suitable for households with children.

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 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 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;

Not Applicable

The Project does not involve an unauthorized dwelling unit.

9. **General Plan Compliance.** The Project is consistent with the following Objectives and Policies of the General Plan:

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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.

OBJECTIVE 4:

Foster a housing stock that meets the needs of all residents across lifecycles.

The Project would designate two of the existing units in 2906 Folsom Street as permanently affordable housing, and construct two new family-sized dwelling units. The Project retains some of the existing rental units at 2906 Folsom Street.

MISSION AREA PLAN

OBJECTIVE 2.1:

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

Policy 2.1.3:

Provide units that are affordable to households at moderate and "middle incomes" – working households earning above traditional below-market-rate thresholds but still well below what is needed to buy a market-priced home, with restrictions to ensure affordability continues.

The Project provides two dwelling units, which would be subject to the City's Inclusionary Affordable Housing Program. This designation adds to the stock of affordable housing within the surrounding neighborhood.

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- 10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.
 - Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces.
 - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project would designate two existing dwelling units as permanently affordable housing and would construct 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. Through the designation of the permanently affordable housing units, the Project provides for economic diversity of the surrounding neighborhood.

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 Project will designate two dwelling units as part of the City's Inclusioanry Affordable Housing Program, as defined in Planning Code Section 415.

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

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

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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 Project does not negatively impact the existing residence at 2906 Folsom Street, and provides appropriate infill new construction within the historic district, and does not adversely impact any historic buildings.

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

The 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 consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

XX CASE NO. 2014.1302CUA lovember 30, 2017 2906 Folsom Street

Motion No. XXXXX Hearing Date: November 30, 2017

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 **APPROVES Conditional Use Application No. 2014.1302CUA**, 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 November 30, 2017.

Jonas P. Ionin Commission Se	ecretary
AYES:	
NAYS:	
ABSENT:	
ADOPTED:	November 30, 2017

Motion No. XXXXX Hearing Date: November 30, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a residential merger of two dwelling units within an existing four-unit residential building. In addition to the merger, the Project would construct two larger dwelling units adjacent to the existing building at 2906 Folsom Street, Assessor's Block 6525, and Lots 001 and 040, pursuant to Planning Code Sections 303 and 317, within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 14, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2014.1302CUA and subject to conditions of approval reviewed and approved by the Commission on November 30, 2017 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 30, 2017 under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project Sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. Diligent Pursuit. Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Voluntary Affordable Housing Designation**. The Project Sponsor has offered to designate two dwelling units at 2906 Folsom Street to be included as part of the City's Inclusionary Affordable

Motion No. XXXXX Hearing Date: November 30, 2017

Housing Program, and subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The dwelling units shall be identified and included as inclusionary affordable housing units as part of the City's affordable housing program.

MONITORING - AFTER ENTITLEMENT

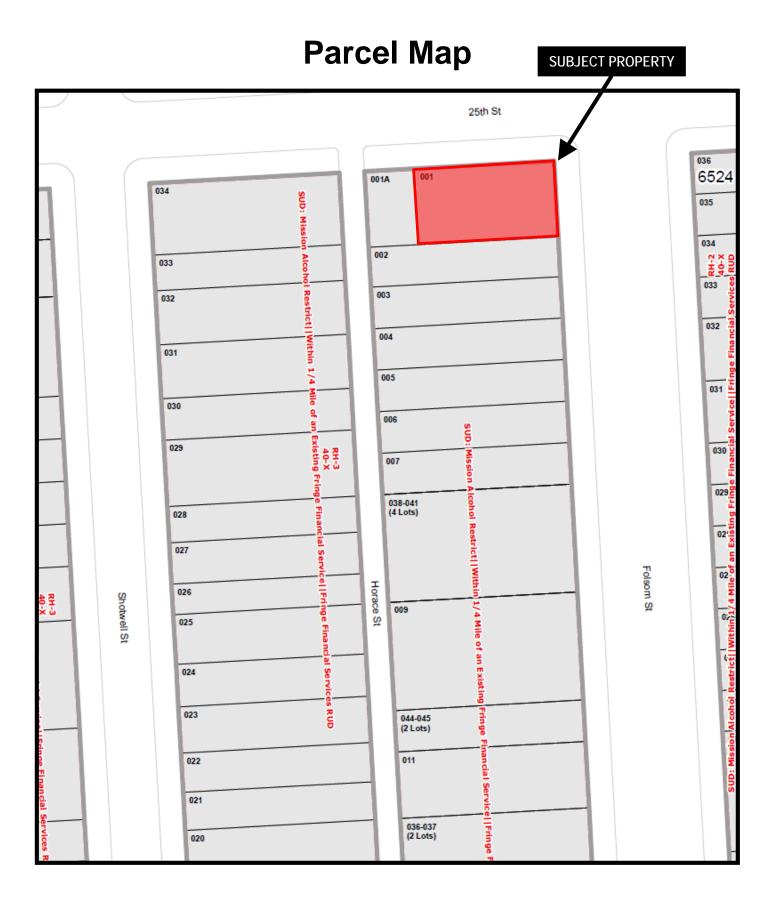
- 7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

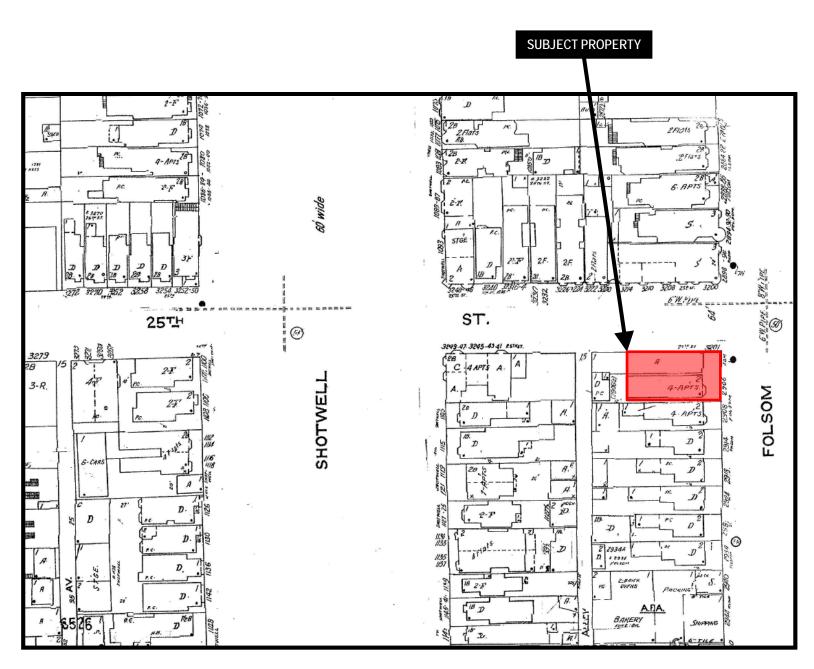
9. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org





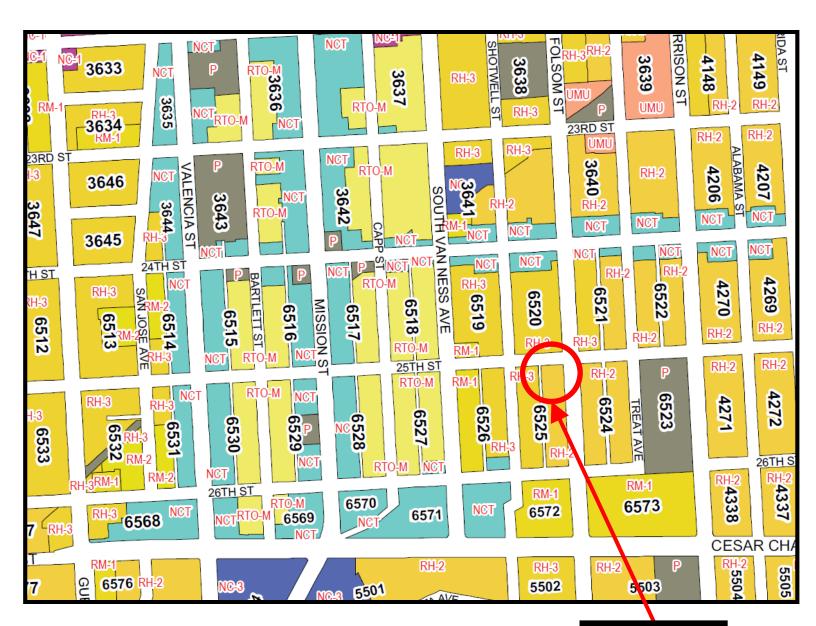
Sanborn Map*



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



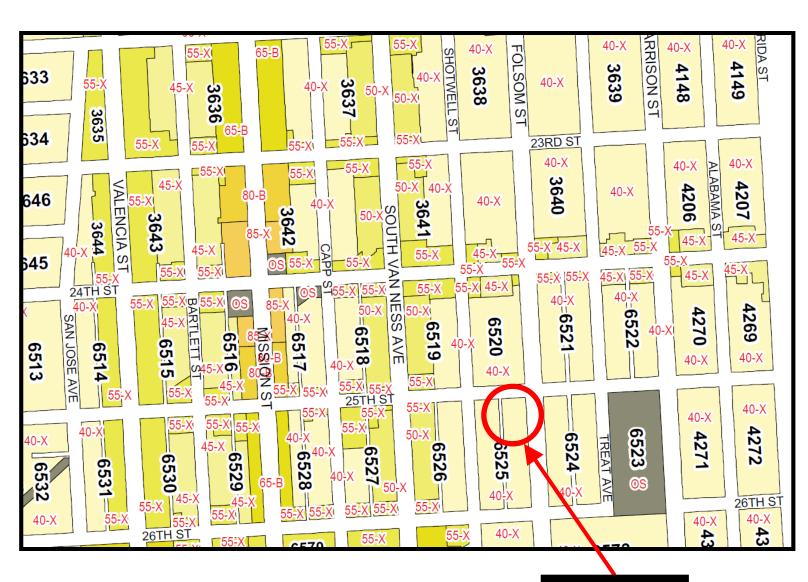
Zoning Map



SUBJECT PROPERTY



Height & Bulk Map



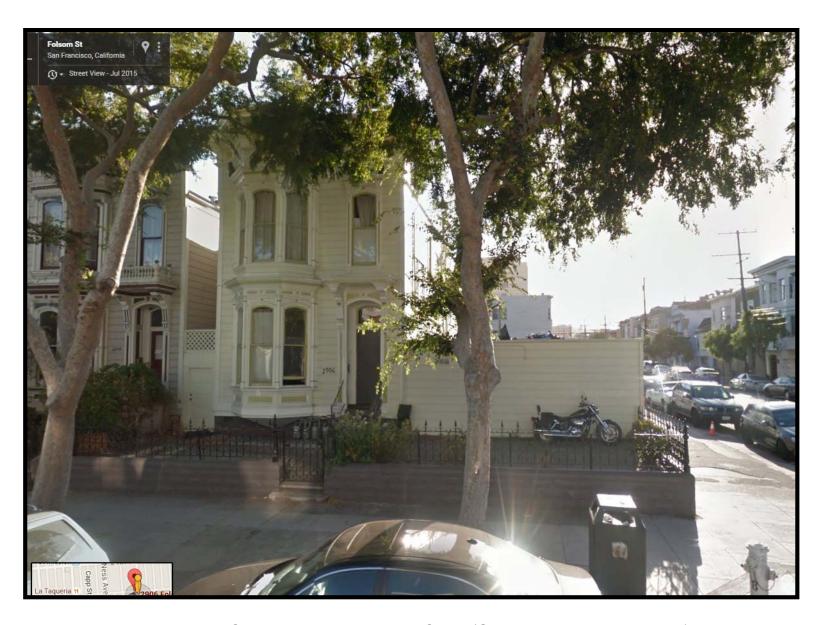
SUBJECT PROPERTY



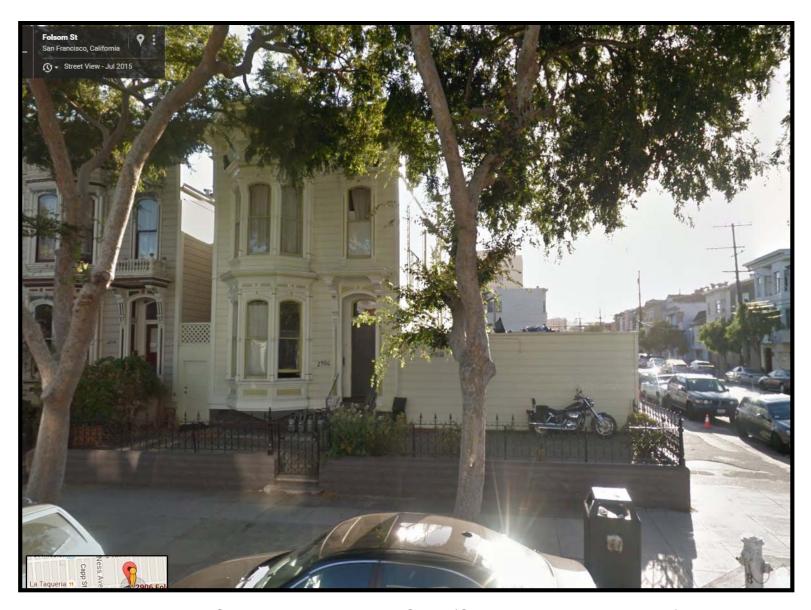
Aerial Photo



SUBJECT PROPERTY



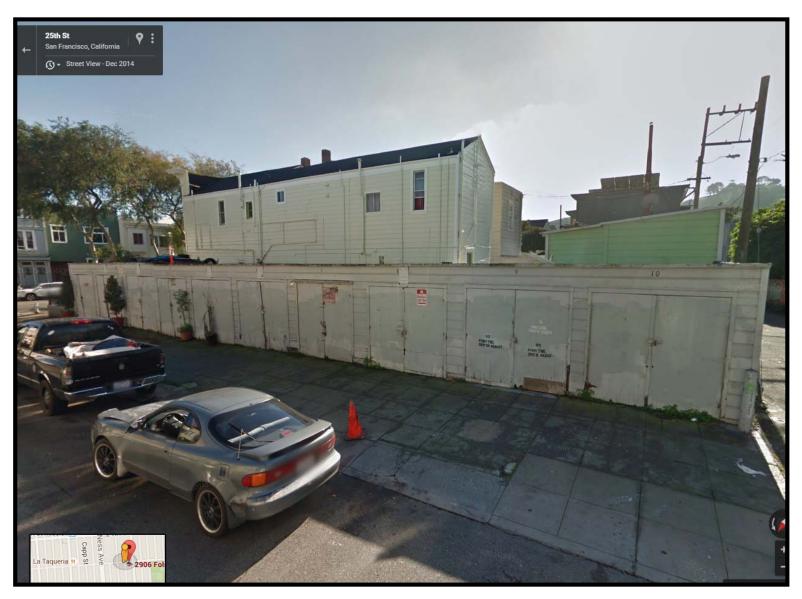
1126 Howard Street, View along Natoma Street (Google Maps, February 2015)



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)

Sucre, Richard (CPC)

From: Carla AinSF <carlaainsf@gmail.com>
Sent: Wednesday, February 01, 2017 4:37 PM

To: Sucre, Richard (CPC)

Cc: Sanchez, Scott (CPC); Rahaim, John (CPC); Rodney Fong; Rich Hillis; Johnson, Christine

(CPC); Kathrin Moore; Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC);

Ronen, Hillary

Subject: Re: 2906 Folsom Street (Conditional Use Authorization & Variance)—Case No.

2014.1302V, -CUA. 1 Horace Street (Zoning Variance)—Case No. 2014.1301V

2887 Folsom Street San Francisco CA 94110

February 1, 2017

Richard Sucre San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103 (By email)

RE: 2906 Folsom Street (Conditional Use Authorization & Variance)—Case No. 2014.1302V, -CUA 1 Horace Street (Zoning Variance)—Case No. 2014.1301V

Dear Mr. Sucre:

I live in a rent-controlled apartment diagonally across Folsom Street and 25th Street from 1 Horace Street and 2906 Folsom Street. I have lived in the Mission District since September 1991; and have been no fault evicted one time.

I encourage the Planning Department to deny the Conditional Use Authorization for 2906 Folsom Street that would allow the merger of existing occupied rent-controlled apartments into new apartments because a merger would require the involuntary displacement of the existing residents. The city of San Francisco cannot afford to lose more rent controlled units; not to mention it would be virtually impossible for involuntary displaced tenants to find like housing in the Mission, or even San Francisco. Your recommendation for the February 2, 2017 Planning Commission Hearing is to disapprove the Conditional Use Authorization. I urge the Commission to take such action in order to settle this matter.

Likewise, the Zoning Administrator must deny the Zoning Variance for 2906 Folsom Street. All the information regarding the Zoning Code and property lot size were available to Chris Giouzelis before he decided to purchase this property. At the time of purchase he should have been well aware of the limitations of said property. Now Mr. Giouzelis' and architect Yakuh Askew's wish to build townhouses that violate the requirements for minimum lot width and area and rear yard. A Zoning Variance should not be granted, Giouzelis and Askew can resubmit a new proposal that complies with the Zoning Code.

During the April 27, 2016 Zoning Variance Hearing at which Zoning Administrator Scott Sanchez considered a Zoning Variance for a townhouse at 1 Horace Street that also violates minimum lot size and rear yard

requirements. Zoning Administrator Sanchez has made no decision on that Variance as far as I can ascertain from the lack of notification and from the Planning Department website. I urge Mr. Sanchez to settle this matter by denying the Zoning Variance for 1 Horace Street.

Thank you for your time. I look forward to the Planning Commission's disapproval of the Conditional Use Authorization for 2906 Folsom Street and to the Zoning Administrator's denial of Variances for 2906 Folsom Street and for 1 Horace Street.

Sincerely, Carla Avitabile

Cc: Zoning Administrator Scott Sanchez

John Rahaim, Director, SF Planning Department

San Francisco Planning Commissioners

Supervisor Hillary Ronen

On Mon, Jan 30, 2017 at 7:29 AM, Eddie Stiel <<u>eddiestiel@yahoo.com</u>> wrote: 2887 Folsom Street

San Francisco, CA 94110

January 30, 2017

Richard Sucre San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103 (By email)

RE: 2906 Folsom Street (Conditional Use Authorization & Variance)—Case No. 2014.1302V, -CUA 1 Horace Street (Zoning Variance)—Case No. 2014.1301V

Dear Mr. Sucre:

I live in a rent-controlled apartment diagonally across Folsom Street and 25th Street from 1 Horace Street and 2906 Folsom Street. I have lived in the Mission District since January, 1992; always a renter, twice no fault evicted.

I wrote a letter and spoke to you by telephone about this project, which includes both lots, in April, 2016. Because the Conditional Use Authorization and Variance requests for 2906 Folsom Street are virtually identical to the ones continued from the April 14, 2016 Planning Commission Hearing, I am re-stating my position from those earlier communications. However, because I am submitting this letter to the Planning Commissioners, some of whom are new, and to the new District 9 Supervisor Hillary Ronen, I am attaching my April 29, 2016 letter to this one.

The Planning Department must deny the Conditional Use Authorization for 2906 Folsom Street that would allow the merger of existing occupied rent-controlled apartments into new apartments because a merger would require the involuntary displacement of the existing residents. Your recommendation for the February 2, 2017 Planning Commission Hearing is to disapprove the Conditional Use Authorization. I urge the Commission to take such action in order to settle the matter, which is creating uncertainty and anxiety for the residents of 2906 Folsom Street. The Commission continued this matter once before. Attendance at Planning Commission hearings requires the residents and other interested people to take time off from work and other activities so another continuance will be burdensome.

Likewise, the Zoning Administrator must deny the Zoning Variance for 2906 Folsom Street. The property owner Chris Giouzelis' and architect Yakuh Askew's planned townhouses violate the requirements for minimum lot width and area and rear yard. The Zoning

Code and the property lot size are unchanged from when Giouzelis purchased the property. A Zoning Variance should not bail out a property owner's bad business decision. Giouzelis and Askew can resubmit a new proposal that complies with the Zoning Code.

Finally, I attended the April 27, 2016 Zoning Variance Hearing at which Zoning Administrator Scott Sanchez considered a Zoning Variance for a townhouse at 1 Horace Street that also violates minimum lot size and rear yard requirements. At that hearing, I opposed that Variance and pointed out that Giouzelis and Askew never held a Pre-Application Meeting for 1 Horace Street. Zoning Administrator Sanchez has made no decision on that Variance as far as I can ascertain from the lack of notification and from the Planning Department website. I urge Mr. Sanchez to settle this matter by denying the Zoning Variance for 1 Horace Street.

Thank you for letting me share my thoughts. I look forward to the Planning Commission's disapproval of the Conditional Use Authorization for 2906 Folsom Street and to the Zoning Administrator's denial of Variances for 2906 Folsom Street and for 1 Horace Street.

Sincerely, Edward Stiel

Cc: Zoning Administrator Scott Sanchez

John Rahaim, Director, SF Planning Department

San Francisco Planning Commissioners

Supervisor Hillary Ronen

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)		
2906 Folsom Street		6525/001		
Case No.		Permit No.	Plans Dated	
2014.1302CUA		2014.09.24.7158, .7168, .7169 &7177	03/07/16	
✓ Addition/		Demolition	New	Project Modification
Alteration		(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: EXEMPTION CLASS TO BE COMPLETED 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	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.			
	Class			
STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER				
If any box i	is checked l	oelow, an Environmental Evaluation Applic	ation is required.	
	hospitals, Does the generator documenta the project CEQA Cata	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.			
	are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Application is required, unless reviewed by an Environmental Planner.			
✓	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			
	(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

Che	ck 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				
Che	ck 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 Interi (specify or add comments):	or Standards for the Treatment of Historic Properties
✓	The new construction of two single-family resinglesized 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$		
	(Requires approval by Senior Preservation Planner/Prese	
	10. Reclassification of property status to Category C. <i>Planner/Preservation Coordinator)</i>	Requires approval by Senior Preservation
	a. Per HRER dated: (attach HRE	R)
	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 Environmental Evaluation Application to be submitted. G	1 , 1
√	Project can proceed with categorical exemption revie Preservation Planner and can proceed with categorical	1 ,
Com	ments (optional):	
Com	ments (optional).	
Prese	ervation Planner Signature: Richard Sucre	ng sulchest goveg
STE	P 6: CATEGORICAL EXEMPTION DETERMINATION	
	BE COMPLETED BY PROJECT PLANNER	
	Further environmental review required. Proposed project	t does not meet scopes of work in either (check all that
	apply):	
	Step 2 – CEQA Impacts	
	Step 5 – Advanced Historical Review	
	STOP! Must file an Environmental Evaluation Applicati	on.
✓	No further environmental review is required. The project	et is categorically exempt under CEQA.
	Planner Name: Rich Sucre	Signature:
	Timiner Tume: IXIOII OUCIG	Digitally signed by Richard Sucre
	Project Approval Action:	
	Project Approval Action: Other (please specify)	
	Project Approval Action: Other (please specify) If Discretionary Review before the Planning Commission is requested,	Richard Sucre ON- 100-2017, de-sigov, de-citypolanning, ou-Richard Sucre Ou-CityPlanning, ou-Current Planning, on-Richard Sucre, email-Richard. Sucre @stgov.org
	Project Approval Action: Other (please specify) If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	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 categorial.	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'
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San Francisco Planning Commission

Mandatory Discretionary Review/Conditional Use Authorization:

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

• 50% affordable project with 2 BMR units + 2 Market rate units

1 @ 90% AMI, 3 bedroom unit

1 @ 110% AMI, 3 bedroom unit

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 (remodel of existing structure)

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: November 30th, 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 <u>affordability</u> of the existing building is maintained. The project sponsor is committed to protecting 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 during its history the single-family transitioned into 4 residential units. In 1978, in response to a complaint, the residence was legally converted from a single-family to a four-family residence and was determined compliant with existing code of the time. There currently exists only (3) units, a flat on the ground floor (Unit 1), and (2) units on the second floor (Units 2 & 3). Unit 3 is owner occupied.

<u>Note</u>: We suspect that the fourth unit was either removed decades ago or the permit descriptions mistakenly include 1 Horace, a single-family residence, on a separate lot to the West. There is no physical evidence of a 4th unit on site and there are only (3) utility meters.





Photo: North-East corner of Site

Since the site was zoned RH-2 at some point following the 4-unit conversion in 1978 and is currently listed as an existing non-conforming use with 4 residential 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.





Proposal:

Currently, the subject property possesses three (3) dwelling units at 2906 Folsom Street.

The <u>proposed</u> project will:

- a 50% affordable project with 2 BMR units + 2 Market rate units
- subdivide the existing double wide lot into two lots
- reduce the existing 3 unit building to 2 units to conform to the current zoning once the current tenant vacates.
- designate the existing units and building at 2906 Folsom as Below Market Rate Rentals
 - Unit #1 = 110% AMI, 3-bedroom unit, family housing.
 - Unit #2 = 90% AMI, 3-bedroom unit, family housing.
- construct (2) new dwelling units along 25th Street (2904 Folsom Street and 3203 25th St)

Note: If there was a process to allow an increased density, it would be the project sponsors goal to maintain all 3 existing units to create a 60% affordable project with 3 BMR units and 2 Market rate rental units. Thus the mix would be Unit #1 = 110% AMI, 3-bedroom unit, Unit #2 = 90% AMI, 2-bedroom unit, Unit #3 = 55% AMI, 1-bedroom unit.





B. The Site

The site is located in a transit-rich corridor adjacent to 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 highways 101 and 280, and connecting the Mission to the surrounding communities to the West.

Additionally, the project is located in an extremely 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.



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

Y.A. studio

While addressing the housing needs of the Mission District this project 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
- 2) 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: Letter of of commitment of 2906 Folsom Street to permanent BMR rental units serving households below 90% AMI and 110% AMI.

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

C: Letters of Support

D: Architectural Perspectives and Context Diagrams

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





Attachment A:

Letter of of commitment of 2906 Folsom Street to permanent BMR rental units serving households below 55% AMI, 90% AMI and 110% AMI.





San Francisco Planning Department

Attn: Richard Sucre

1660 Mission Street, Suite 400

San Francisco, CA 94104

Re: 2906 Folsom Street

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:

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2014.0924.7169 New Single-family residence

2014.0924.7168 New Single-family residence

2014.0924.7158 Demolition of existing private parking garage

This letter is to confirm that I, Chris Giouzelis, Project Sponsor for the above mentioned project at 2906 Folsom Street have agreed to designate the existing 3 unit building (2906 Folsom Street) as permanent BMR rent controlled housing units for the continued use of the existing tenants, or for future tenants based upon the following schedule:

Unit 1: 3 bedroom, 110% AMI Unit 2: 2 bedroom, 90% AMI Unit 3: 1 bedroom, 55% AMI

The units will be subject to all the monitoring and enforcement requirements of the Mayor's Office of Housing and Community Development.

It is understood that the designation and enforcement of the existing building is pending the approval of the lot split and subdivision to create the proposed 2 new residential units proposed under permit applications 2014.0924.7169 & 2014.0924.7168.

Sincerely,

signed:

Dated: 11-16-17

Chris Giouzelis,

Project Sponsor and property owner





Attachment B:

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 Giovzelis
Address:	P.O Box 16608
City/State/Zip:	San Francisco CA94116 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 #:	
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Telephone:	2000
Sgt., Lt., Cpt. Approva	Il (with Star #):
SPECIAL NOTE	: THIS FORM IS NOT TO BE USED FOR VIDEO FOOTAGE; USE THE CAMERA REQUEST FORM
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	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

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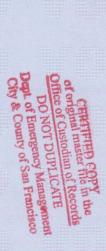
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(415) 558-3826

ian Francisco, CA 9410: Division of Emergency Communications - Custodian of Records **Department of Emergency Management** 1011 Turk Street

			130674313									REPORT NO
7/9/2014	1/14/2014	11/22/2013	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	ENTRY DATE
14:10:48	20:22:08	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
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CAD Number:	22015	Case or Incident Number:
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Incident Location:	1 HORALE ST.	San Francisco, CA 94110
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Edwin M. Lee Mayor

Department of Emergency Management



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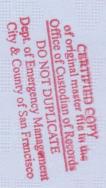


CALL NO

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
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Attachment C: Letters of Support



SAN FRANCISCO DEPARTMENT OF EMERGENCY MANAGEMENT

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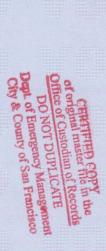
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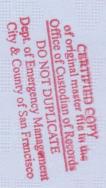


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11:27:15	04:43:35	16:35:54	22:32:55	17:12:21	12:51:20	22:13:14	05:25:08	00:26:18	21:37:37	23:00:09	13:20:40	23:32:49	13:10:47	15:07:04	CLOSE TIME
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1 HORACE ST, SF	1 HORACE ST	LOCATION													
															APARTMENT



10-97	10-96	10-43	10-36	10-35	10-34	10-32	10-31	10-30	10-29	10-28	10-25	10-23	10-22	10-20	10-13	10-9	10-8F	10-8	10-7T	10-7S	10-7R	10-7M	10-71	10-7G	10-7F	10-7E	10-7C	10-7B	10-7A	10-4	10-2	10-1	CODE 33	CODE 4	CODE 3	CR - Crisis I	CA - Child Abuse	EA - Elder Abuse	J - Juvenile	X - Female	S - Silent	A - Audible	RED - Felon	Suffixes a	
Arrived at scene	Marked units stay out of area	Of interest to Special Investigations	Emergency notification	Person must consent to search	Confidential information follows	Person or vehicle is not wanted	Person has an arrest record	Stolen Vehicle/Wanted Person	Warrant/Record/Vehicle Check	Vehicle registration information	RESPOND AS BACKUP	Standby temporarily	Cancel	Location	Advise condition at scene	Repeat last message	In Service (Foot Patrol)	In Service	Out of Service (Traffic Control/Training)	Out of Service (Station)	Out of Service (Range/Radio Shop)	Out of Service (Meal)		Out of Service (Gas/Garage)	Out of Service (Follow-up)	Out of Service (End of Watch)		Out of Service (Beginning of Watch)	Out of Service (Administrative Duties)	Message Received		Receiving Poorly		No Further Assistance Required (Specify Reason)	EMERGENCY RESPONSE	CR - Crisis Intervention Team Response						DV - Domestic Violence 152	RED - Felony want or record	Suffixes and Radio Code Modifiers:	RADIO CODES
527	520	519	518	496	488	487	470	459	423	421	420	419	418	417	416	415	410	409	408	407	406	405	404	400	368	311	288	261	245	240	222	221	219	217	216	213	212	211	207	200	187	152	148	100	10-98
Bonfire	Aided Case	Vehicle Accident-Injury	Vehicle Accident-No injury	Receiving Stolen Property	Petty Theft	Grand Theft	Fraud	Burglary	Citizen/Community Engagement	Positive Youth Interaction	Juvenile disturbance	Fight with weapons (Specify the weapon)	Fight or Dispute (No weapons)	Person ringing doorbells	Citizen Standby	Noise Complaint/Disturbing the Peace	Requested assistance responding	Tow Truck	Ambulance	Prisoner Transportation	OFFICER NEEDS EMERGENCY HELP	Citizen holding a prisoner	Riot	Demonstration/Pickets	Elder Abuse	Indecent Exposure	Sexual Assault (Victim under 15 yrs)	Rape/Sexual Assault (Victim over 14yrs)	Aggravated Assault/ADW	Assault/Battery	Person with a knife	Person with a gun	Stabbing or Cutting	Shooting	Shots Fired	Purse snatch	Strong-arm Robbery	Robbery	Kidnapping	RAT Signal Activation	Homicide	Drunk Driver	Resisting Arrest	Alarm (Audible or Silent)	Enroute to new location
915	914	913	912	911	910	909	908	905	904	903	902	901	853	852	851	819	811	809	807	806	805	802	801	800	799	650	647B	646	603	602	601	600	596	595	594	588	587	586	585	535	532	531	530	529	528
Homeless related call for service	Person down	Unknown type of complaint	Person dumping trash	Broken window	Check on well being	Interview a citizen	MUNI Bus Inspection Program	Meet with a City/Public Service employee	Meet an officer(non emergency)	Passing calls	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

Arrest Cancel CPSA assignment

Cited Cancel

916	Suspicious person in a vehicle
917	Suspicious person
920	Aggressive Soliciting
918	Person yelling/screaming for help
919	Sitting or Lying on Public Sidewalks
5150	Mental Health Detention
1000	Prison Escape
S	San Francisco Sheriff Department Radio Codes
10-6C	Homecheck
10-6E	EOD/EDD (Explosive Detection Dog)
10-6F	Financial Institutions
H9-01	Detailed to Hospital
10-6K	Keepers
10-6M	Miscellaneous Civil Processes
10-6N	Narcotics
10-6P	Postings
10-61	TRO (Temporary Restraining Orders)
10-6V	Evictions
10-6W	Warrants
ABA	Abated
ADM	Admonished
ADV	Advisor



Handled
Non-Criminal
No Disposition
No Merit
Premises Appears Secure

Gone on Arrival Crisis Intervention Team Criminal Activation





Attachment D:

Architectural Perspectives and Context Diagrams



<u>BLOCK/LOT: 6525/001</u> ●

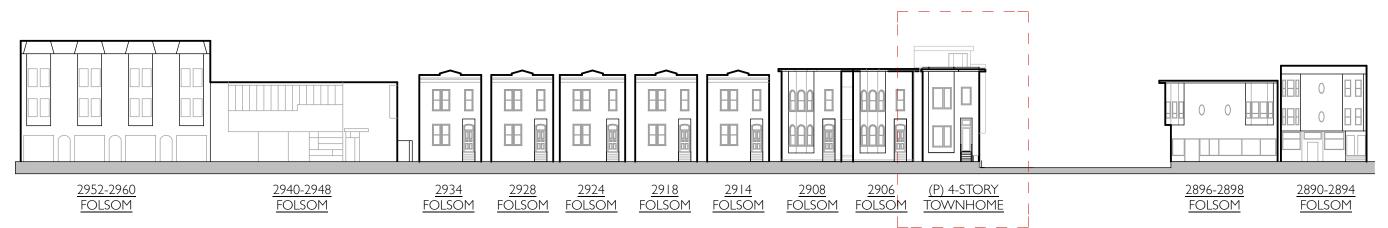




RESIDENTIAL DESIGN GUIDELINES

DESIGN THE BUILDING'S PROPORTIONS TO BE COMPATIBLE WITH 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



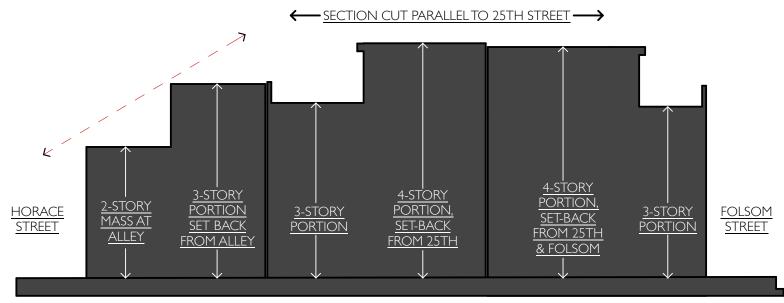
EXISTING CORNER OF 25TH AND FOLSOM; SEVEN ONE-STORY GARAGES



RESIDENTIAL DESIGN GUIDELINES

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

2906 FOLSOM

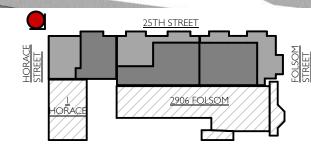


EXISTING CORNER; 25TH & HORACE





PROPOSED CORNER; 25TH & HORACE





25TH STREET

POPULATION OF THE STREET

25TH STREET



PROPOSED CORNER; FOLSOM & 25TH







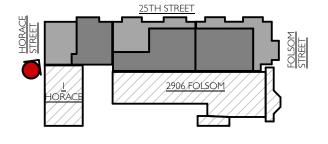




VIEW FROM HORACE, LOOKING NORTH







RESIDENTIAL DESIGN GUIDELINES

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

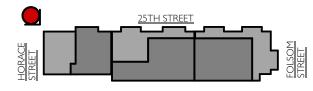


UPPER NORTHEAST CORNER OF BLOCK/LOT 6525/001





UPPER NORTHWEST CORNER OF BLOCK/LOT 6525/001







Attachment E:

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 COUNTENTOPS
 -ALL EXTERIOR RECPTICLES
 -ALL UNFINISHED BASEMENT AREAS
 -WITHIN 6 FEET OF WET BAR SINKS

 4. KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE
 20 AMPERE SMALL APPLIANCE CIRCUTS.

 5. LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE
 CIRCUTE COOL ALLINDRY ADDI LIANCE

- 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 CHALEB 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
- 1 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 LBE SUCH THAT A SPHERE 4" IN DIA, CANNOT PASS THROUGH.

 16. IN BATHROOMS OR KITCHENS: HIGH EFFICACY LAMPS SHALL HAVE LAMP
- EFFICACY AS FOLLOWS:
 - < 15 W = MIN. 40 LM/W 15-40 W = MIN. 50 LM/W

- 15-40 W = MIN. 50 LMW

 >40 W = 60 LMW

 >40 LMW
- 7.5 S.ETPOSED 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:

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

PROJECT DATA:

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

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 F	REMODEL
FIRST FLOOR:	1,169 SQ.F
FIRST FLOOR: 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
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

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE WITH SE ADMENDMENTS

777 HARRISON STREET, SUITE 306

2013 CALIFORNIA FIRE CODE

OWNER: CHRIS GIOUZELIS

SAN FRANCISCO, CA 94116

SAN FRANCISCO, CA 94110

P.O. BOX 16608

ARCHITECT: Y.A. STUDIO

2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL

2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ENERGY CODE

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

SHEET INDEX:

ARCHITECTURAL:

A0.1 COVER, INDEX, DESCRIPTION

A0.2 ABBREVIATIONS & SYMBOLS

A0.3 GENERAL NOTES

A0.4 SURVEY- CHECKLIST

A0.5 SURVEY A0.6 SURVEY- DEEDS

A1.1 EXISTING AND PROPOSED SITE PLANS

EC2.1 EXISTING FIRST, SECOND, AND THIRD FLOOR PLANS

EC2.2 EXISTING ROOF PLAN

EC3.1 EXISTING ELEVATIONS

A2.1 PROPOSED FIRST FLOOR PLANS

A2.2 PROPOSED SECOND FLOOR PLANS

A2.3 PROPOSED THIRD FLOOR PLANS

A2.4 PROPOSED FOURTH FLOOR PLANS A2.5 PROPOSED ROOF PLANS

A3.1 PROPOSED NORTH (FRONT) ELEVATION

A3.2 PROPOSED NORTH ELEVATION (2906 FOLSOM)

A3.3 PROPOSED EAST & WEST ELEVATIONS A3.4 PROPOSED SOUTH ELEVATION

A3.5 PROPOSED WEST-EAST SECTION A3.6 PROPOSED WEST-EAST SECTION (2906 FOLSOM)



LOCATION MAP NOT TO SCALE

-2906 FOLSOM STREET & I HORACE









NOT TO SCALE

DRAWN BY: PM P CHECKED BY: Y.A. PRINTED:

11/14/17

studio

XXX

CONSTRUCTION 2 LOTS

RESIDENTIAL (REMODEL ON)

NEW AND

DATA SHEET

REV: PRINTIN RDT

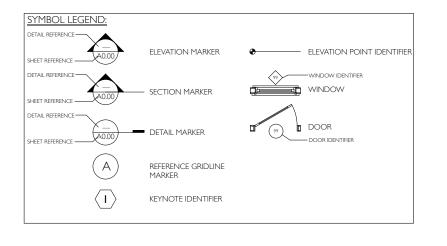
STAMP:

14002 - 2906 Folsom Street

© Y.A. studio 2013

06/09/15

ABREV	<u>/IATIONS:</u>	F.A. F.A.U. F.C.C.	FIRE ALARM FORCED AIR UNIT FIRE CONTROL CENTER	N (N) N.I.C.	NORTH NEW NOT IN CONTRACT	T T.B.	TREAD TOWEL BAR TRASH COMPACTOR
λ.B.	ANCHOR BOLT	F.C.U.	FIRE CONTROL CENTER FAN COIL UNIT	N.A.	NOT IN CONTRACT NOT APPLICABLE	T.C. TEL	TRASH COMPACTOR TELEPHONE
A.B. ABV	ABOVE	F.D. F.D.C.	FLOOR DRAIN	NO.	NUMBER NOTTO SCALE	TEMP	TEMPERED TOP OF CLIPP
A.C.	ASPHALT CONCRETE	FND	FIRE DEPARTMENT CONNECTION FOUNDATION	N.T.S.	NOT TO SCALE	T.O.C. T.& G.	TOP OF CURB TONGUE AND GROOVE
VC COUST	AIR CONDITIONING ACOUSTICAL	F.E. F.E.C.	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	0/	OVER	THK THR	THICK (NESS) THRESHOLD
ı.T.	ACOUSTICAL ACOUSTICAL TILE	F.E.C. F.F.	FINISHED FLOOR	O.C. O.D.	ON CENTER OUTSIDE DIAMETER	T.O.B.	TOP OF BEAM
.C.P.	ACOUSTICAL CEILING PANEL	F.F.B.	FINISHED FLOOR BREAK	OFF	OFFICE	T.O.BLK.	TOP OF BLOCK
.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
AGGR	AGGREGATE	F.H.V. FIN	FIRE HOSE VALVE FINISH	O.R.D. O.S.B.	OVERFLOW ROOF DRAIN ORIENTED STRAND BOARD	T.O.STL. T.O.W.	TOP OF STEEL TOP OF WALL
ALUM	ALUMINUM	F.L.	FLOW LINE	O.S.B.	ORIENTED STRAIND BOARD	T.P.D.	TOILET PAPER DISPENSER
ALT ANC	ALTERNATE ANCHOR / ANCHORAGE	F.J. FLSH'G	FLUSH JOINT FLASHING			T.S. TV	TUBE STEEL TELEVISION
ARCH	ARCHITECTURAL	FLR	FLOOR	PART	PARTITION	TXT	TEXTURE
AVG	AVERAGE	FLUOR F.O.C.	FLUORESCENT FACE OF CONCRETE	P.C. P.C.F.	PRE CAST CONCRETE POUNDS PER CUBIC FOOT	TYP	TYPICAL
AWN	AWNING BOARD	F.O.M.	FACE OF CONCRETE FACE OF MASONRY	PFB	PREFABRICATED		
BD B.F.	BOTH FACES	F.O.S. F.O.W.	FACE OF STUD FACE OF WALL	PL P.D.F.	PLATE POWDER DRIVEN FASTENER	U.B.C. UNF	UNIFORM BUILDING COE UNFINISHED
BLDG	BUILDING	F.O.VV.	FIREPLACE	P.L.F.	POUNDS PER LINEAL FOOT	U.O.N.	UNLESS OTHERWISE NOT
BLK	BLOCK	FPR	FIREPROOF	PLAM.	PLASTIC LAMINATE	UR	URINAL
BLKG BM	BLOCKING BEAM	FRMG F.R.P.	FRAMING FIBER REINFORCED PLASTIC	PLYWD P.H.	PLYWOOD PAPER HOLDER		
3.P.	BUILDING PAPER	FT	FOOT	PNT	PAINT	VAR	VARIES
BDRM	BEDROOM	FTG FUR	FOOTING FURRED / FURRING	PRJ P.S.F.	PROJECT / PROJECTED POUNDS PER SQUARE FOOT	V.B.	VINYL BASE
BLW BC	BELOW BEADING		. 5.4.25 , . 514.4140	P.S.I.	POUNDS PER SQUARE INCH	V.BR. V.C.P.	VAPOR BARRIER VITRIFIED CLAY PIPE
BRG BRKT	BEARING BRACKET	G	GAS	P.T. P.T	PRESSURE TREATED POINT	V.C.T.	VINYL COMPOSITION TIL
BRZ	BRONZE	GA GALV	GAUGE GALVANIZED	P.T.D.	PAPER TOWEL DISPENSER	VENT VERT	VENTILATOR / VENTILATION VERTICAL
STM STN	BOTTOM	G.B.	GRAB BAR	P.T.D. / R.	PAPER TOWEL DISPENSER & RECEPTACLE	VEST	VESTIBULE
stn str	BATTEN BETTER	G.C. GL	GENERAL CONTRACTOR GLASS	P.T.R. P.V.C.P.	PAPER TOWEL RECEPTACLE POLYVINYL CHLORIDE PIPE	V.G.D.F. V.I.F.	VERTICAL GRAIN DOUGL VERIFY IN FIELD
BTWN	BETWEEN	G.I.	GALVANIZED IRON	PVMT	PAVEMENT	VIN	VINYL
B.U.R.	BUILT UP ROOFING	GLB GND	GLU-LAM BEAM			VNR	VENEER
BVL B.W.	BEVELED BOTH WAYS	GR	GROUND GRADE	Q.T.	OUARRYTILE	V.T.	VINYLTILE
3.VV. C.B.	CATCH BASIN	GRDR	GIRDER	Ž.1.			
CAB	CABINET	G.S. G.W.B.	GYPSUM SHEATHING GYPSUM WALL BOARDED	R	RICER	W	WEST
C.A.R. C.C.	COLD AIR CENTER TO CENTER			R.A.	RISER RETURN AIR	W/ W.C.	WITH WATER CLOSET
C.F.	CUBIC FEET	H.B.	HOSE BIB	RAD	RADIUS	WD	WOOD
C.G. C.I.P.	CORNER GUARD CAST IRON PIPE	H.C.	HOLLOW CORE	R.B. RUB	RUBBER BASE RUBBER	W/D W.G.	WASHER / DRYER WIRED GLASS
C.I.P.C.	CAST-IN-PLACE CONCRETE	H.D.	HOLD DOWN	R/C	REINFORCED CONCRETE	W.H.	WATER HEATER
C.J. CLKG	CONTROL JOINT	HDR HDWR	HEADER HARDWARE	R.D. RDWD	ROOF DRAIN REDWOOD	W.HYD. WINDW	WALL HYDRANT WINDOW
CLG	CAULK / CAULKING CEILING	HGR	HANGER	REINF. Or		W.I.C.	WALK IN CLOSET
CLR	CLEAR	H.M. HORZ	HOLLOW METAL HORIZONTAL	RE-BAR REF	REINFORCING STEEL BARS REFERENCE	W/O	WITHOUT
C.M.U. C.M.P.	CONCRETE MASONRY UNIT CORRUGATED METAL PIPE	H.P.	HIGH POINT	REFR	REFRIGERATOR / REFRIGERATION	WP WSCT	WATERPROOF WAINSCOT
INTR	COUNTER	HR HT	HOUR HEIGHT	REG REO'D	REGISTER	WT	WEIGHT
C.O. C.O.T.G.	CLEAN OUT CLEAN OUT TO GRADE	HTG	HEATING	REQ'D RET	REQUIRED RETAIN / RETAINING	W.W.F.	WELDED WIRE FABRIC
COL	COLUMN	H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING	REV	REVISION		V4.00
CONC	CONCRETE CONNECTION	H.W.	HOT WATER	RM R.O.	ROOM ROUGH OPENING	YD	YARD
CONT	CONTINUOUS			R/S	REINFORCING STEEL		
CONTR CORR	CONTRACTOR CORRUGATED	I.B.	INFILTRATION BARRIER	R.W.L.	RAIN WATER LEADER		
CPT	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.	SOLID CORE		
CTR	COLDWATER	INSUL	INTERIOR	S.C. S.C.D.	SOLID CORE SEAT COVER DISPENSER		
D.W. D.Y.	COLD WATER 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 JT	JOIST JOINT	S.E.D. S.F.	SEE ELECTRICAL DRAWINGS SQUARE FOOT		
DET D.F.	DETAIL DOUGLAS FIR	ļ ,.	, • •	S.F.B.	SPIT FACE BLOCK		
D.I.B.	DRILL IN BOLT	K.P.	KICK PLATE	S.F.S.D.	SEE FOOD SERVICE DRAWINGS		
DIA. DIAG	DIAMETER DIAGRAM	KIT	KITCHEN	S.G.D. SHT	SLIDING GLASS DOOR SHEET		
MIC	DIMENSION	LAM	LAMINATED	SHTH'G	SHEATHING		
DISP	DISPENSER	LAV	LAVATORY	SHVLS SHWR	SHELVES / SHELVING SHOWER		
DIV D.L.	DIVISION / DIVIDER DEAD LOAD	L.B. LB	LAG BOLT POUND	SIM	SIMILAR		
N	DOWN	L.F.	LINEAR FOOT	SLR SLDR	SEALER SLIDER		
OR ORWG	DOOR DRAWING	L.L. LT	LIVE LOAD LIGHT	S.M.D.	SEE MECHANICAL DRAWINGS		
DR. FNT.	FOUNTAIN	LTL	LINTEL	S.N.D. S.N.R.	SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE		
DW	DISHWASHER	LKR	LOCKER	S.IN.R. SPEC	SPECIFICATIONS		
	EAST	L.P. LVR	LOW POINT LOUVER	S.P.D.	SEE PLUMBING DRAWINGS		
E)	EXISTING	L.V.L.	LAMINATED VENEER LUMBER	SPL.BLK. SQ	SPLASH BLOCK SQUARE		
A .B.	EACH EXPANSION BOLT	LACQ	LACQUER	S.&R.	SHELF AND ROD		
I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	MAG	MACONIDY	S.S. S.S.D.	SANITARY SEWER SEE STRUCTURAL DRAWINGS		
i.j. ilec	EXPANSION JOINT ELECTRIC / ELECTRICAL	MAS MAT'L	MASONRY 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		
NCL	ENCLOSURE	MECH	MECHANICAL	STN	STAIN STANDARD		
.O.S.	EDGE OF SLAB	MED	MEDIUM	STD STL	STANDARD STEEL		
E.P. EQUIP	ELECTRIC PANEL EQUIPMENT	MFD MFR	MANUFACTURED MANUFACTURER	STO	STORAGE		
.W.C.	ELECTRIC WATER COOLER	MH	MANHOLE	STRUCT SUSP	STRUCTURE / STRUCTURAL SUSPENDED		
XH XP	EXHAUST EXPOSED	MICRO MIN	MICROWAVE MINIMUM	S.W.	SHEAR WALL		
XT	EXTERIOR	MIR	MIRROR	S.T.	SQUAREYARD		
		MISC	MISCELLANEOUS	SYS	SYSTEM		
		M.O. M.R.	MASONRY OPENING MOISTURE RESISTANT				
		M.R.O.	MASONRY ROUGH OPENING				
		MOD MOV	MODULAR MOVABLE				
				1		I	
		MTD MTL	MOUNTED METAL				



Y Y.A. studio



NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

AMP:

ABBREVIATIONS & SYMBOLS

REV: PRINTING: DATE: 06/09/15

44000 0000 Falance

JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 11/14/17
SHEET:

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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 LOBSITE 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 NEW AND

STAMP:

REV: PRIN RDT

DRAWN BY: PM P CHECKED BY: Y.A. PRINTED: 11/14/17

GENERAL NOTES

06/09/15

14002 - 2906 Folsom Stree

TECHNICAL MEMORANDUM BSM	Beneficiary names with signatures	X Show measured and monument map value(s)
MAP CHECKLIST	Beneficiary Acknowledgement	□ Basis of Survey
	O Tax Statement	X Reference map(s) used. Reference underlying map(s) or deed(
THE STATE OF THE S	o Clerk's Statement	x
DATE 06/15/ 2004.	Director of Public Works Approval	X
Title: Project No.	O City Attorney Approval Currence of Approval	X X Show points set or found to reference minimum one exterior b
	Surveyor's / Engineer's Statement City/County Surveyors Statement	Property Lines / Property corners fronting public right of way monumented.
Done Needed	Recorder's Statement - Condominium / Parcel Map /Final Map	x
□ Map Type – Final Map, Parcel Map, Final /Parcel Map for Condominium	Board of Supervisors' note	x
purposes, or Planned Development	o 2" x 4" for recorders label	appropriate.
Lot Merger and Resubdivision	Reference of separate recorded Certificate, Statement, or	Block
Lot Merger Airspace	Ackowledgement (SMA 66435.2 & 66477.5)	Done Needed N A
X Lot Subdivision	au Parcel Map	S Z Z X
x Parcel / Final Map No	g g z c Parcel Map x o Owners' Statement	x Current Assessors Parcel Number (ghosted)
x	x o Owners' Acknowledgement - notarized	Adjoiner lots with Assessors Parcel Number and most current
X Vesting deed information	Surveyor's / Engineer's Statement	reference
X City and County of San Francisco, California	o City & County Surveyors Statement	<u>Parcel</u>
Current date on mylars	o Recorder's Statement – Condominium / Parcel Map/Final Map	Done Needed
X Surveyor/Engineer company	o 2" x 4" area for Recorders Label	
X Sheets numbered "Sheet of Sheets"	o Reference to separate instrument (SMA 66477 & 66477.5)	X □ Show existing building(s), if lot is vacant, label as such (Tentat X □ Show relationship of building(s) including adjoining properties
X Assessors Block / Lot / Address in lower right corner of all sheets (see examples)		(Tentative Only)
Certificates	Survey (Including but not limited to the Following)	X Note encroachments if any
e qed	paj	x Lot dimensions
g 2 Z = Final Map	Done Necded N / A	x Lot square footage
Owners' Statement (includes Dedications or Easements to City)	x North Arrow	X Reference measured dimensions where different than record
Owners' Acknowledgement – notarized (requires two signatures if Corporation)	X Graphic Scale	X Assessor's Parcel Numbers for condominium units note/table
○ Trustee Statement	x Street Names with Official Width	
Trustee Acknowledgement - Notarized	X Monument lines established by monuments and reference points (Minimum of two Monument lines with a minium of two Monuments per line)	
	the notation meet that a military of the monations per mey	
MAPCHECK CHECK LIST 2009	MAPCHECK CHECK LIST 2009 PAGE 2 OF 5	MAPCHECK CHECK LIST 2009 PAGE 3 OF 5
MAP CHECKLIST	MAP CHECKLIST	
Poundam		
Boundary		
Done	<u>Legend</u> x	
□ Z Z x □ □ □ Deeds as needed for boundary establishment and all adjacent vesting deeds		
X		
x any gaps/overlaps noted and called out	Beginning September 1, 2007	
X □ Closure Calculations – If a non-rectangular lot	 All city agency approvals will be required prior to issuance of Tentative 	
Show all easements and encumbrances per title report /or known if not listed in	Map approval.	
Preliminary Title Report	 Prior to the first checkprint review. 	
<u>Notes</u>	o In the case of condominium conversions [residential and	
Done N'eeded	commercial] a copy of the Certificate of Final Completion [CFCO] issued by Department of Building Inspection is required at this	
A Z X Condominium General Notes [for all condominium maps]	time.	
X Indicate units of measurements	 In the case of an existing building where new condominium units 	
X Indicate angles	are being added, a CFCO is required to include all building(s)	
x	within the scope of the project.	
X Reference Title Report Items		
x □ Reference benchmark data (Air Space only)		
X	Title Example:	
DCP conditions – Show compliance on map or by separate document as	FINAL/PARCEL MAP No. 1234	
appropriate.		
DBI conditions - Show compliance on map or by separate document as appropriate.	A XX RESIDENTIAL UNIT AND XX	
□ SFRA conditions - Show compliance on map or by separate document as	COMMERCIAL UNIT MIXED-USE	
appropriate.	CONDOMINIUM PROJECT	
x u Number of Units (Condominiums)	A SUBDIVISION OF THAT REAL PROPERTY	
X Any other explanatory notes the preparer feels necessary	DESCRIBED IN THAT CERTAIN DEED	

CITY AND COUNTY OF SAN FRANCISCO

RECORDED ON -----, ---- IN REEL ----- AND IMAGE -----

STATE OF CALIFORNIA

List Below Market Rate Units by unit number and reference associated Notice of

MAP CHECKLIST Show measured and monument map value(s)

 Basis of Survey

 Reference map(s) used. Reference underlying map(s) or deed(s) & associated block & lot number where appropriate. Record distance to Lot from Block corner(s)

Block tied to monument lines 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. Show relationship to surrounding surveys, if any

Reference underlying map(s) or deed(s) & associated block & lot number where **Block** Assessors Block number

Current Assessors Parcel Number (ghosted) Adjoiner lots with Assessors Parcel Number and most current vesting deed **Parcel** □ Show existing building(s), if lot is vacant, label as such (<u>Tentative Only</u>) □ Show relationship of building(s) including adjoining properties to property lines (Tentative Only) □ Note encroachments if any □ Lot dimensions □ Lot square footage Reference measured dimensions where different than record

MAP CHECKLIST

YA. studio



RESIDENTIAL CONSTRUCTION REMODEL ON 2 LOTS NEW AND

SURVEY-CHECKLIST

REV: PRINTING: ___ RDT 06/09/15

DRAWN BY: P.M.P. CHECKED BY: Y.A. PRINTED: SHEET: 11/14/17

STAMP:

DRAWN BY: P.M.P.

CHECKED BY: Y.A. PRINTED: 11/14/17

A0.6

REFERENCES

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

- [A] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAPS NOS. 263 & 280 ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO.
- [B] PARCEL MAP OF 2976-2978 FOLSOM STREET. RECORDED SEPTEMBER 12, 2002 IN BOOK 75 OF CONDOMINIUM MAPS, AT PAGES 228-231. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [C] PARCEL MAP OF 2940-2942-2944-2948 FOLSOM STREET RECORDED OCTOBER 20, 2004 IN BOOK 88 OF CONDOMINIUM MAPS, AT PAGES 106-108. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [D] PARCEL MAP NO. 4871 RECORDED JULY 1, 2008 IN BOOK 106 OF CONDOMINIUM MAPS, AT PAGES 171-172. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO. MONUMENT TIE DETAIL SCALE: 1"=60'

PROPOSED P/L

FD. MK COR 6TH BRICK ABOVE ASW

55.00' [A]&[M]

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

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

BASIS OF ELEVATIONS

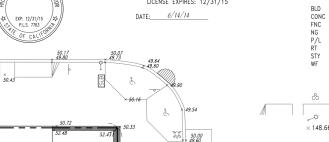
THE BENCHMARK DATA AS LISTED IN THE BSM BENCHMARK DATABASE. "+" CUT NO. SIDE LOWER TERRAZO STEP: LOCATED IN THE SE 12'S CORNER OF FOLSOM AND 25TH STREETS. EL. = 50.966'. CITY OF SAN FRANCISCO DATUM.

GENERAL NOTES

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

GRAPHIC SCALE SURVEYOR'S STATEMENT: (IN FEET) 1 inch = 10 ft.

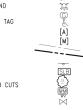


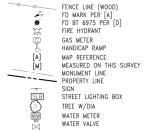


49.54 × 49.17

BUILDING CONCRETE FENCE NATURAL GROUND PROPERTY LINE RIVET & BRASS TAG WOOD FRAME CLEANOUT DRIVEWAY CURB CUTS × 148.66 ELEVATION

LEGEND:





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

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



TRUE NORTH SURVEYING, INC.

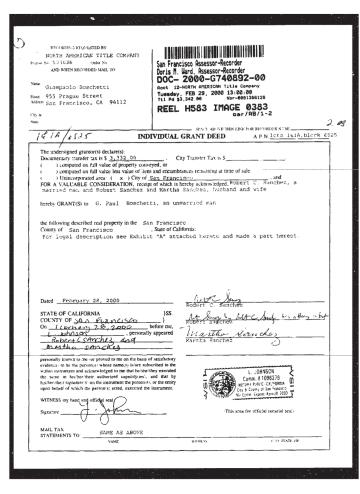
123 TENTH STREET, SAN FRANCISCO, CALIFORNIA 94103 TEL: (415) 401-7333

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

DATED: JUNE, 2014

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. FD. M + N -COR CUTAWAY ENTR. 0.75' UP 1.5' UP 1-STY STUCCO 45.75'[M] [B],[C]&[D] (45.75'±[A]) 25TH STREET (64' WIDE) WW 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 49.90 ×× 49.46 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' 49.82 × 49.37 FF ÉL. ≒55.2" 50.11 BLD COR. 0.30' E'LY & 0.46' N'LY OF P/Ls %× 49.29 BLD COR. 0.06' N'LY OF P/L BLD COR. 0.22' N'LY OF P/L 115.00 BLD COR. 0.13' N'LY OF P/L 2908 FOI SOM ST - 2-STY WF FF EL.=55.2" 52.81 52.70

14002 - 2906 Folsom Street



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.

Being a portion of Mission Block No. 181.

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

Page 3 of 14 Order No. S503036 RECORDING REQUESTED BY: San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J822043-00 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 SPACE RESERVED FOR RECORDER'S USE GRANT DEED

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:

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

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

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

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

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

APN: 6525-002

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/archirel 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

NEW AND

studio

XXX

CONSTRUCTION 12 LOTS

RESIDENTIAL (REMODEL ON 2

STAMP:

SURVEY- DEEDS

REV: PRINTING: RDT

06/09/15

14002 - 2906 Folsom Street DRAWN BY: PM P

CHECKED BY: Y.A. PRINTED: 11/14/17

A0.7

Page 1 of 1





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



NORTHERN FACADE OF PROPOSAL; 25TH STREET



X Y.A. studio

NOILO

NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

STAME

PERSPECTIVES

RDT

JOB NO: 14002 - 2906 Folsom Street DRAWN BY: P.M.P. CHECKED BY: Y.A. PRINTED: 11/14/17 SHEET:

A1.0

(P) 2904 FOLSOM 2 STORIES OVER BASEMENT

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

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



1 FOLSOM STREET FACADE PATTERN

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

X Y.A. studio

NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

STAMP:

CONTEXT DIAGRAMS

REV: PRINTING:
RDT

RDT 06/09/15

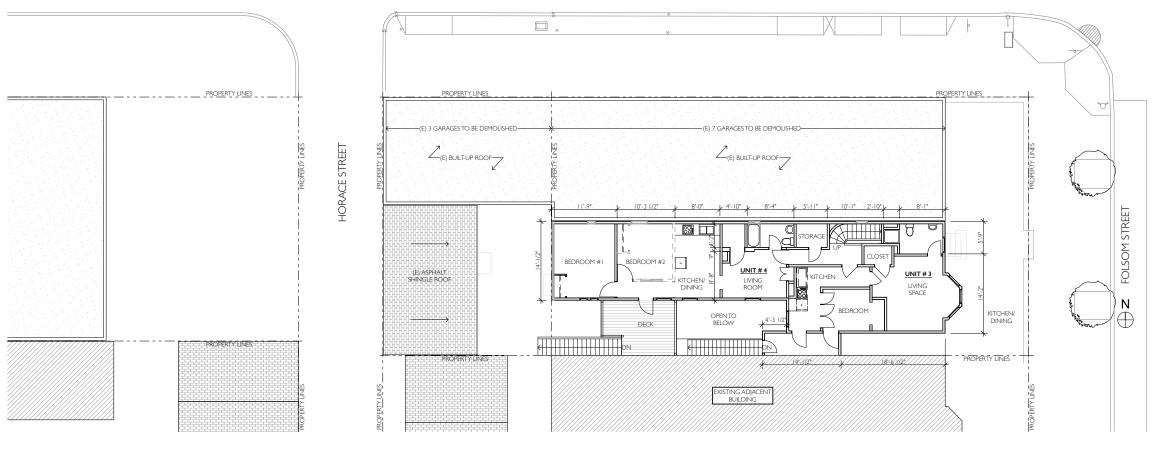
JOB NO: 14002 - 2906 Folsom S DRAWN BY: P.M.P.

JOB NO: 14002 - 290
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 11/14/17
SHEET:

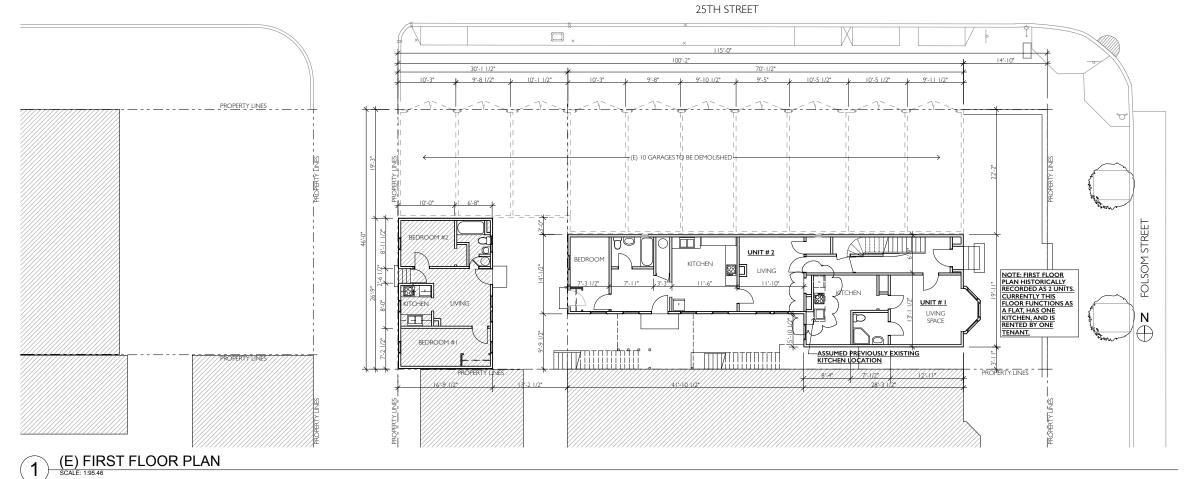
A1.1



X Y.A. studio NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS EXISTING AND PROPOSED SITE **PLANS** 06/09/15 JOB NO: 14002 - 2:
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 11/14/17 PRINTED: SHEET:



(E) SECOND FLOOR PLAN



SYMBOL LEGEND:

(E) CONSTRUCTION TO REMAIN, TYP

(E) CONSTRUCTION TO BE REMOVED, TYP

(E) WINDOWS TO BE REMOVED, TYP:

(E) FIXTURES TO BE REMOVED, TYP:

(E) DOOR TO BE REMOVED, TYP:

DRAWN BY: PM.P.
CHECKED BY: Y.A.
PRINTED: 11/14/17
SHEET:

PM.P.
CHECKED BY: Y.A.
PRINTED: 11/14/17
SHEET:

EXISTING FLOOR

06/09/15

PLANS

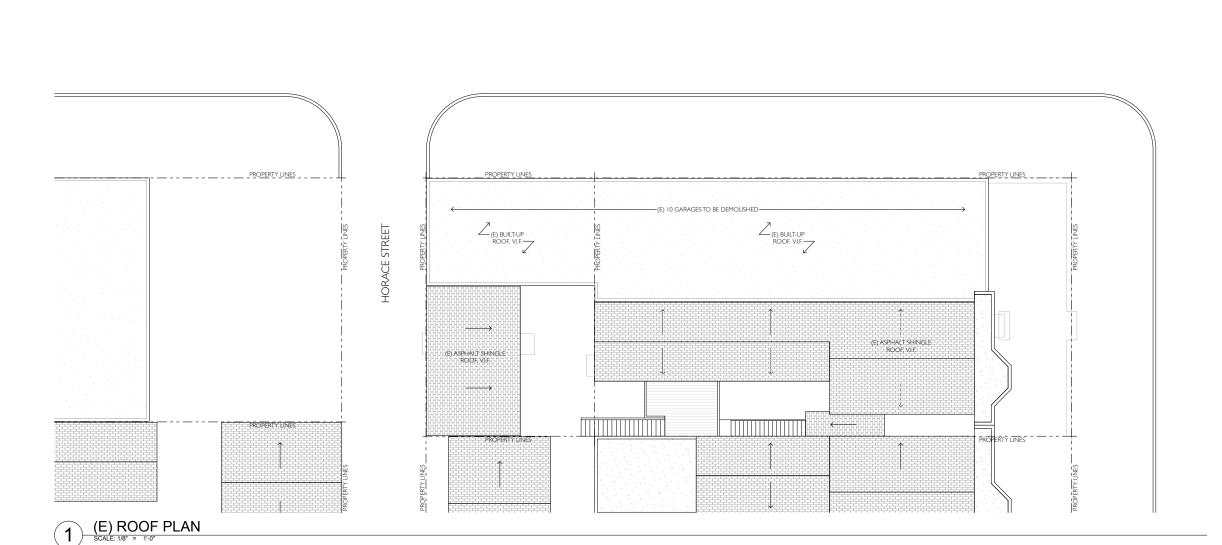
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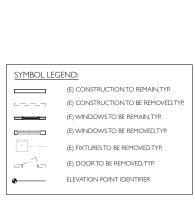
RDT

X Y.A. studio

NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

STAMP:





X Y.A. studio

NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

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

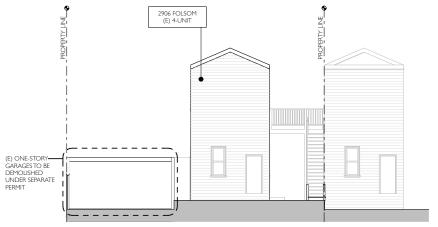
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EXISTING ROOF

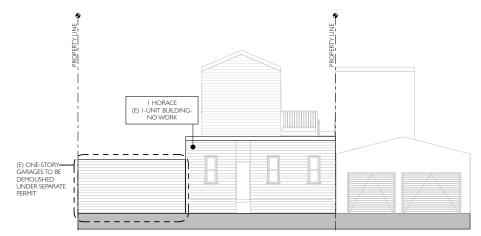
REV: PRINTING: 06/09/15

JOB NO: 14002 - 2906 Folsom Street
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 11/14/17
SHEET:

EC2.2



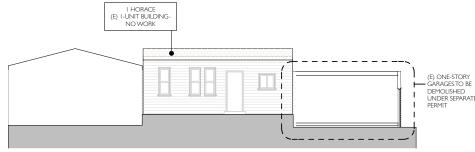
WEST ELEVATION, 2906 FOLSOM SCALE: 1/8" = 1'-0"



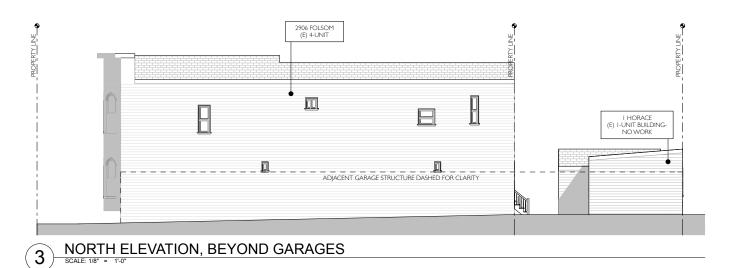
WEST ELEVATION, 1 HORACE ST 6

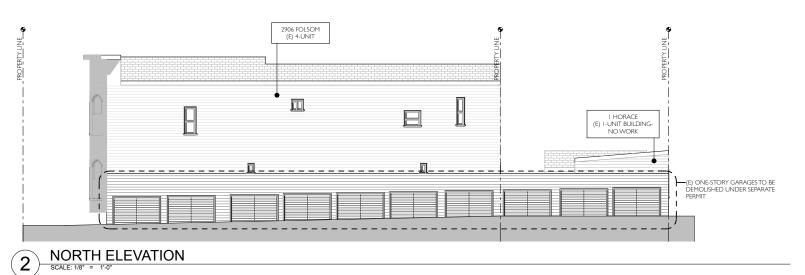


EAST ELEVATION, 2906 FOLSOM ST 5



EAST ELEVATION, 1 HORACE ST







WEST ELEVATION, 1 HORACE ST

X Y.A. studio



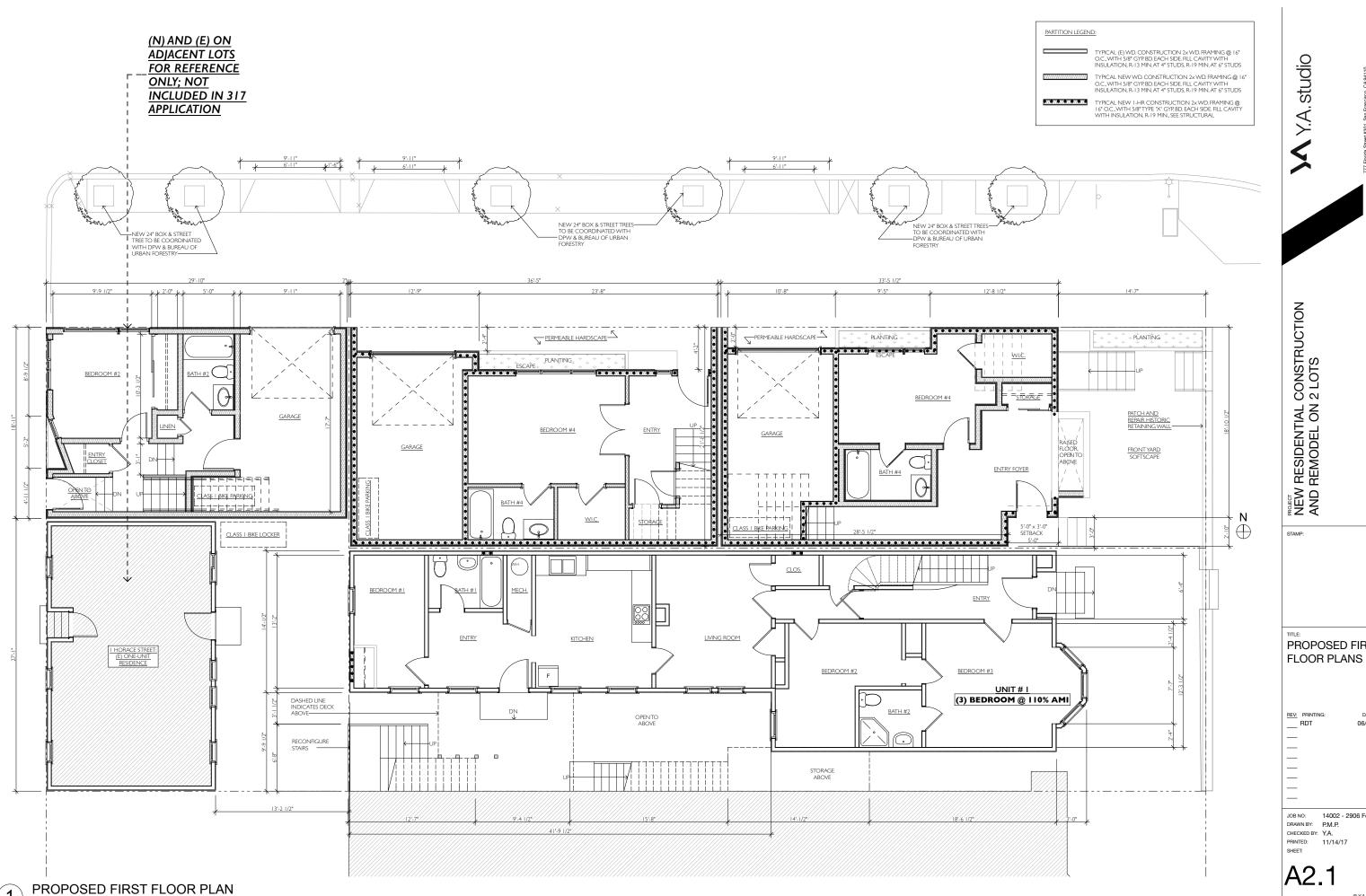
NEW RESIDENTIAL CONSTRUCTION AND REMODEL ON 2 LOTS

EXISTING ELEVATIONS

REV: PRINTING: RDT 06/09/15

14002 - 2906 Folsom Street

DRAWN BY: P.M.P. CHECKED BY: Y.A.
PRINTED: 11/14/17



X Y.A. studio

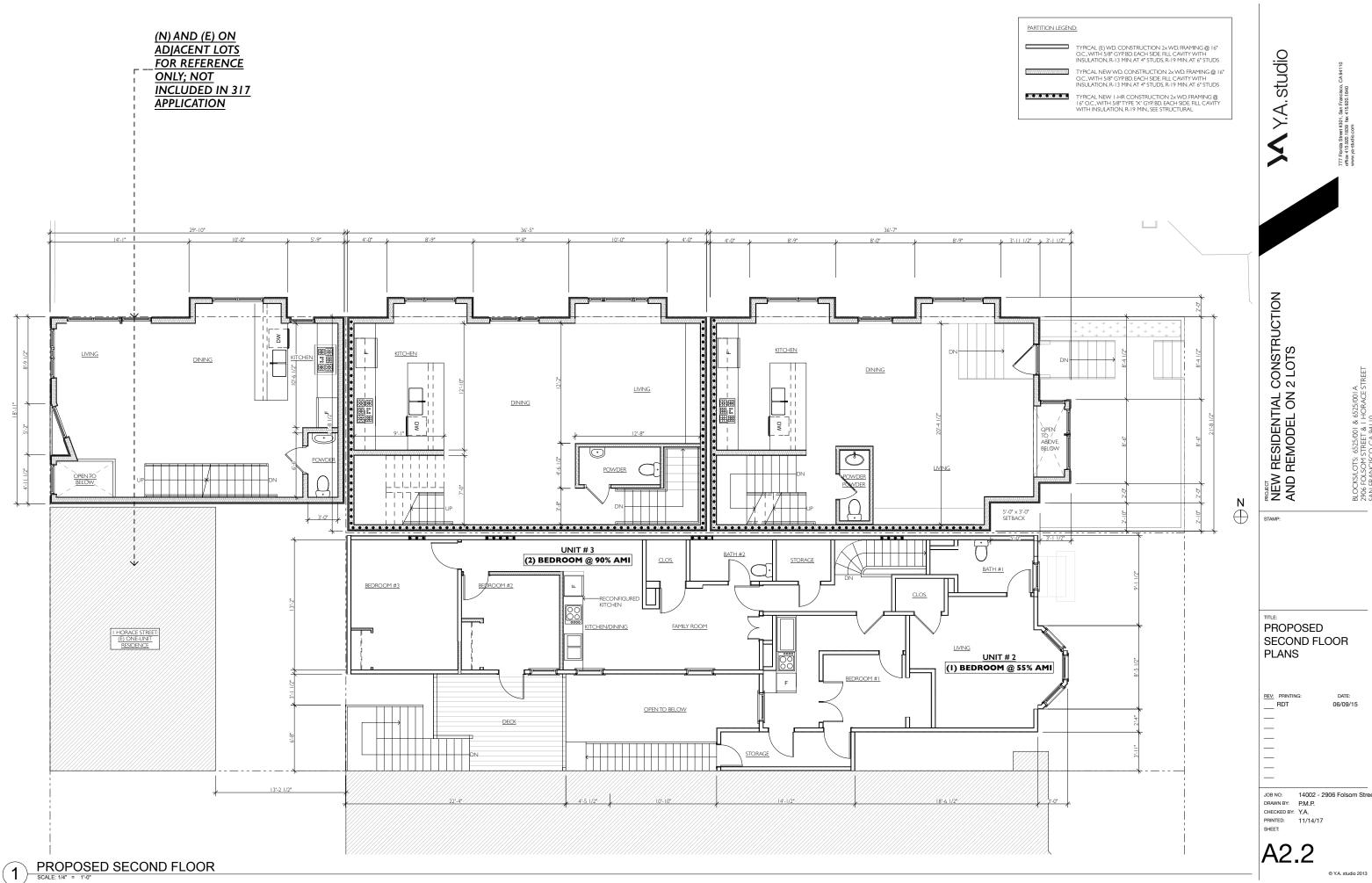
RESIDENTIAL CONSTRUCTION REMODEL ON 2 LOTS NEW |

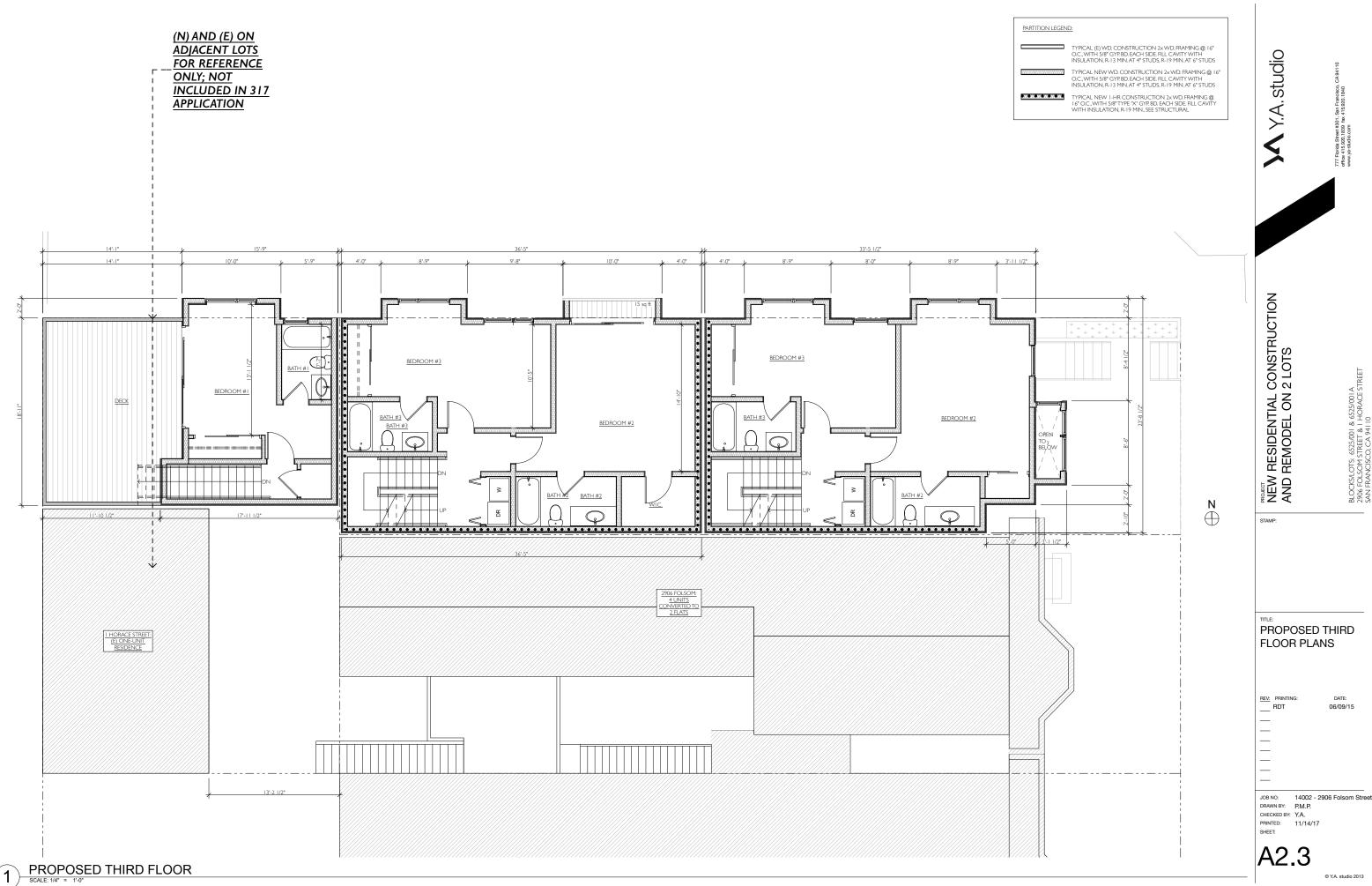
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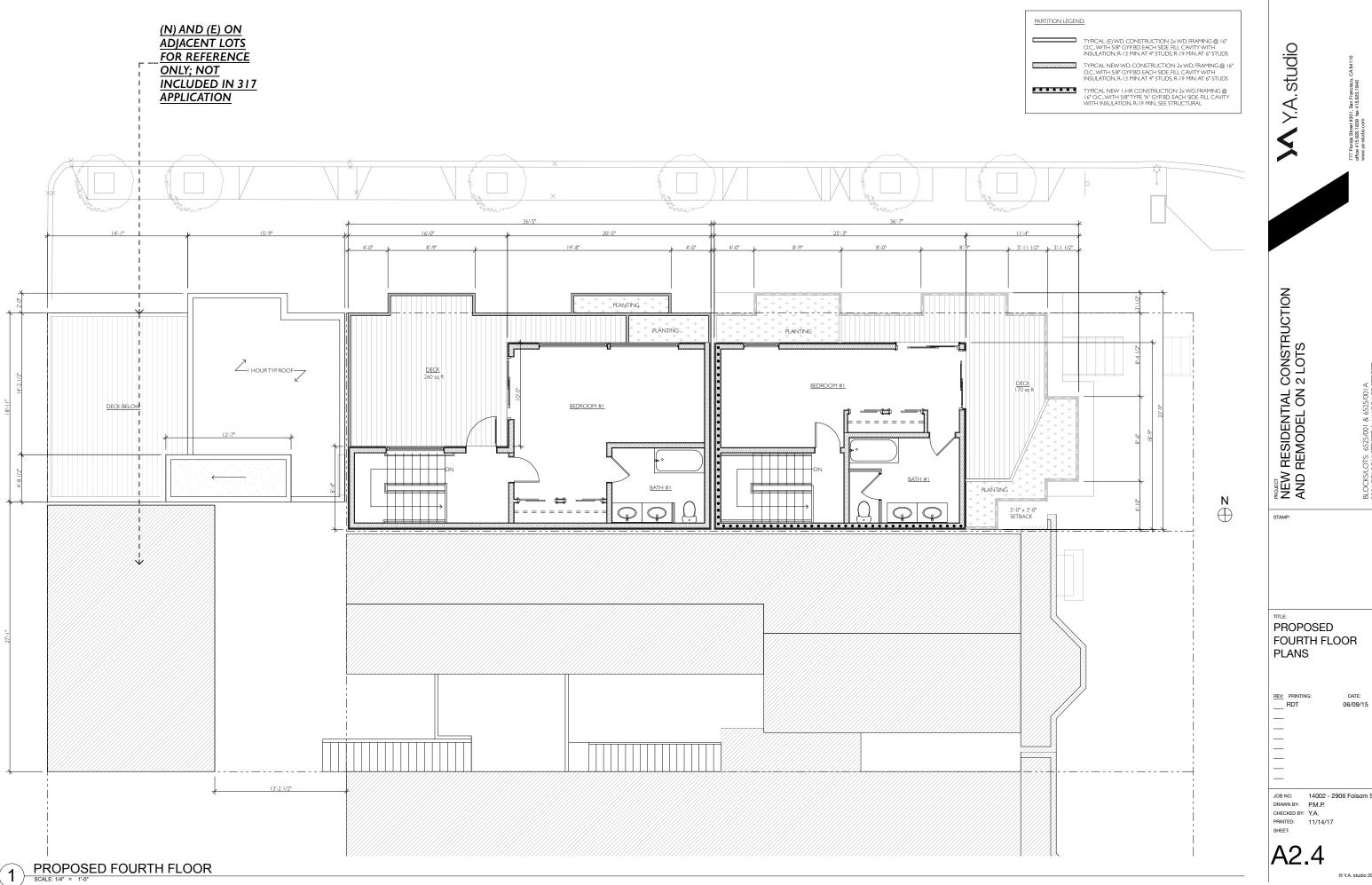
RDT 06/09/15

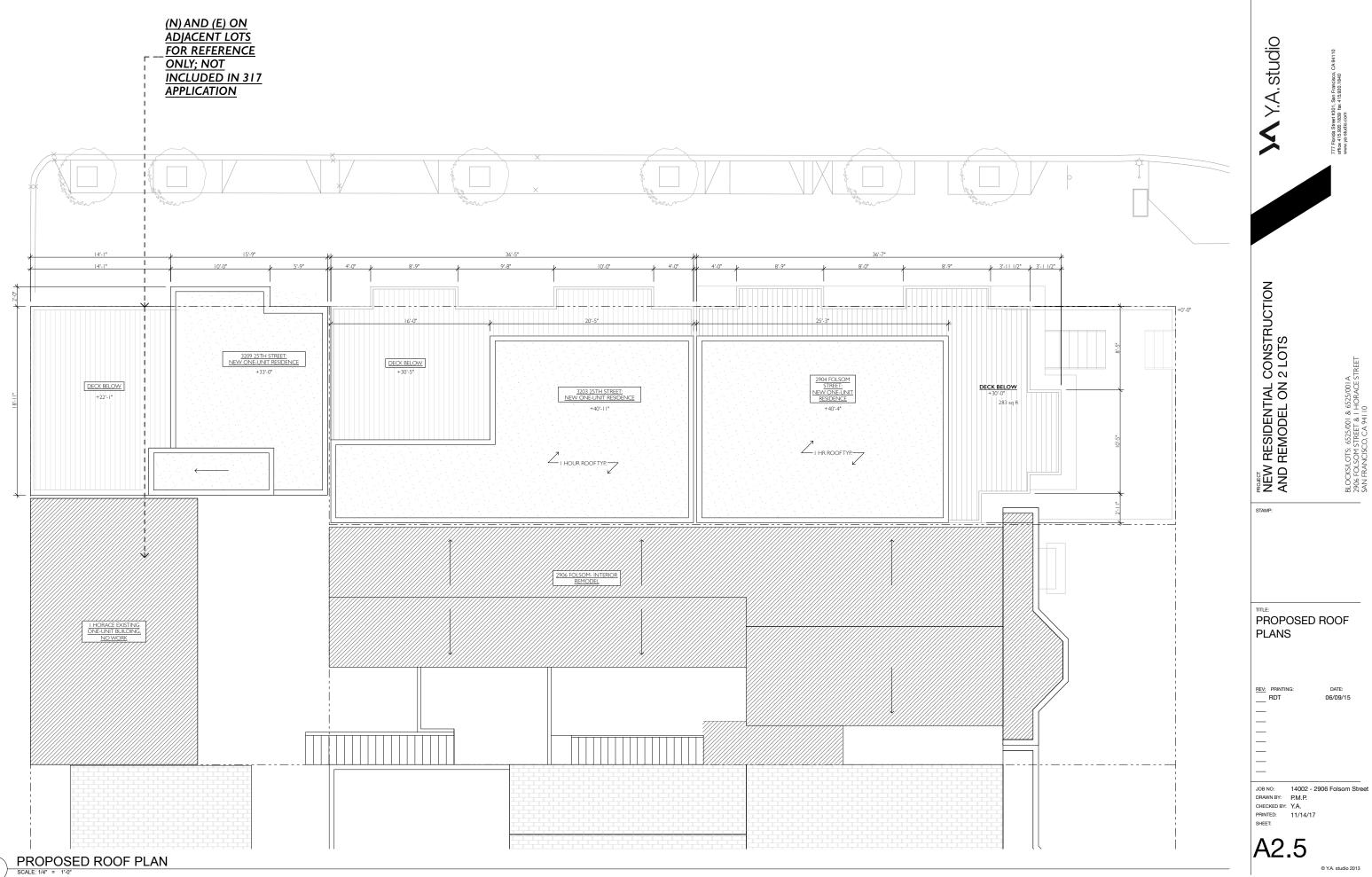
DRAWN BY: P.M.P. CHECKED BY: Y.A. PRINTED: 11/14/17

A2.1

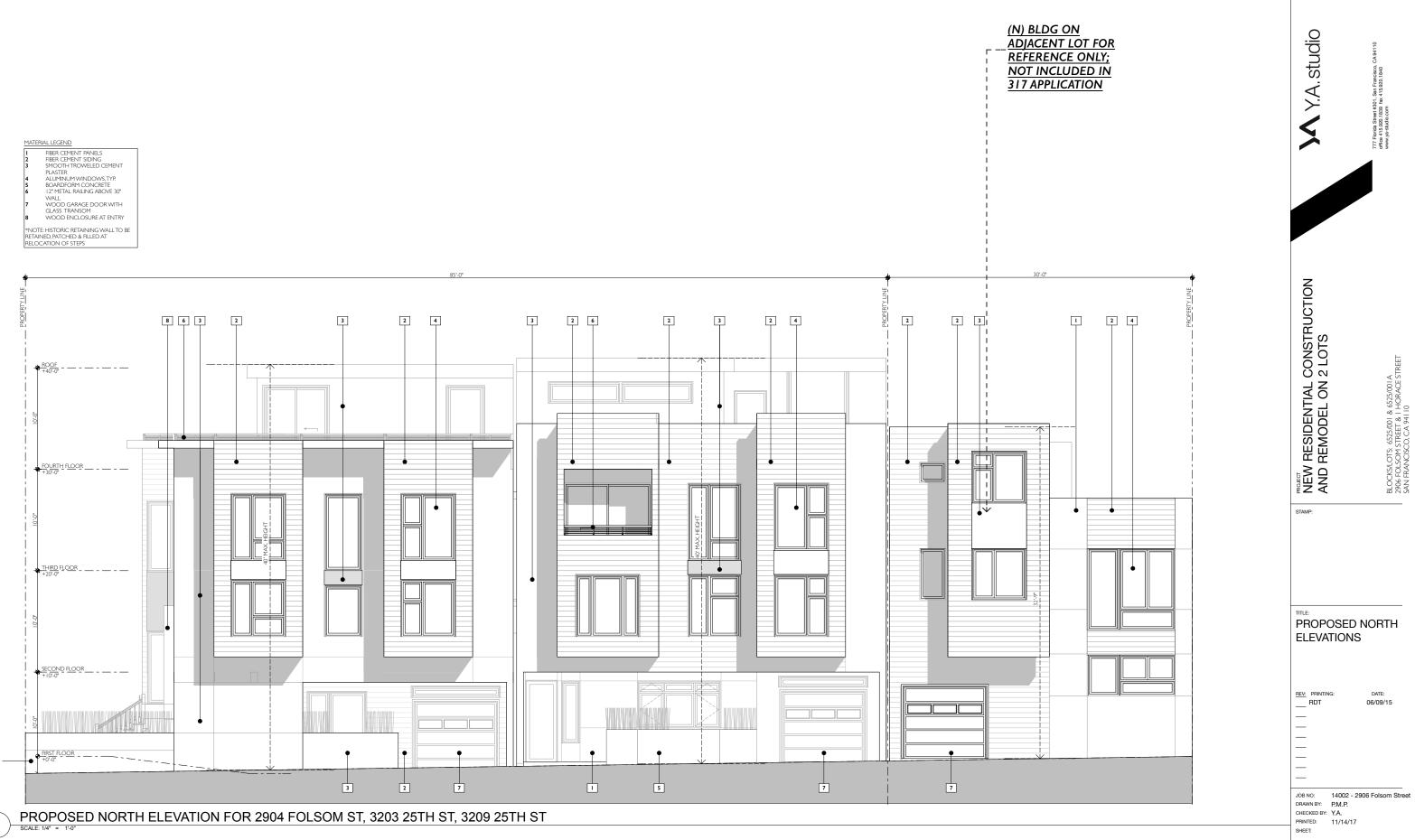








A2.5



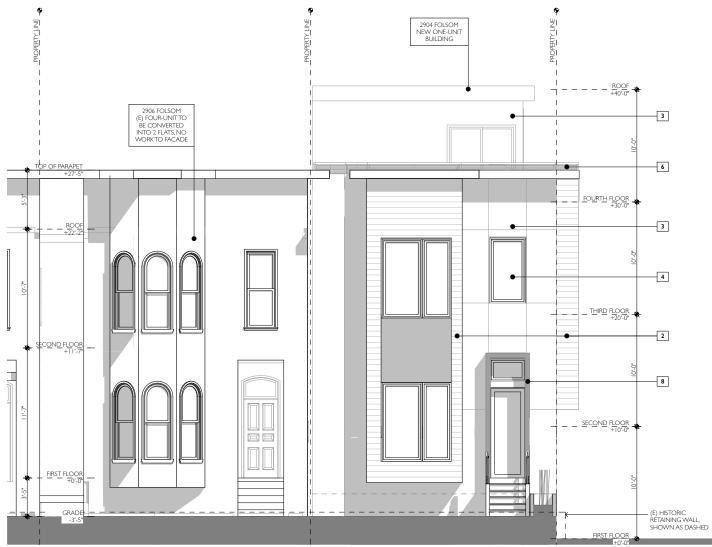
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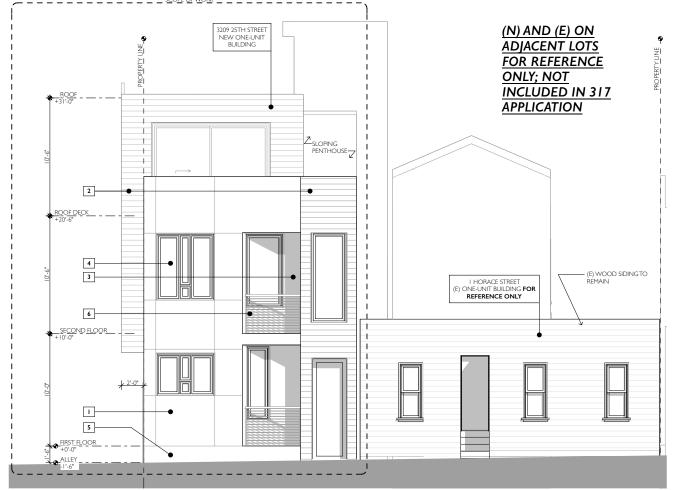
EV: PRINTING:
RDT

14002 - 2906 Folsom Street

JOB NO: 14002 - 2906 F
DRAWN BY: P.M.P.
CHECKED BY: Y.A.
PRINTED: 11/14/17
SHEET:

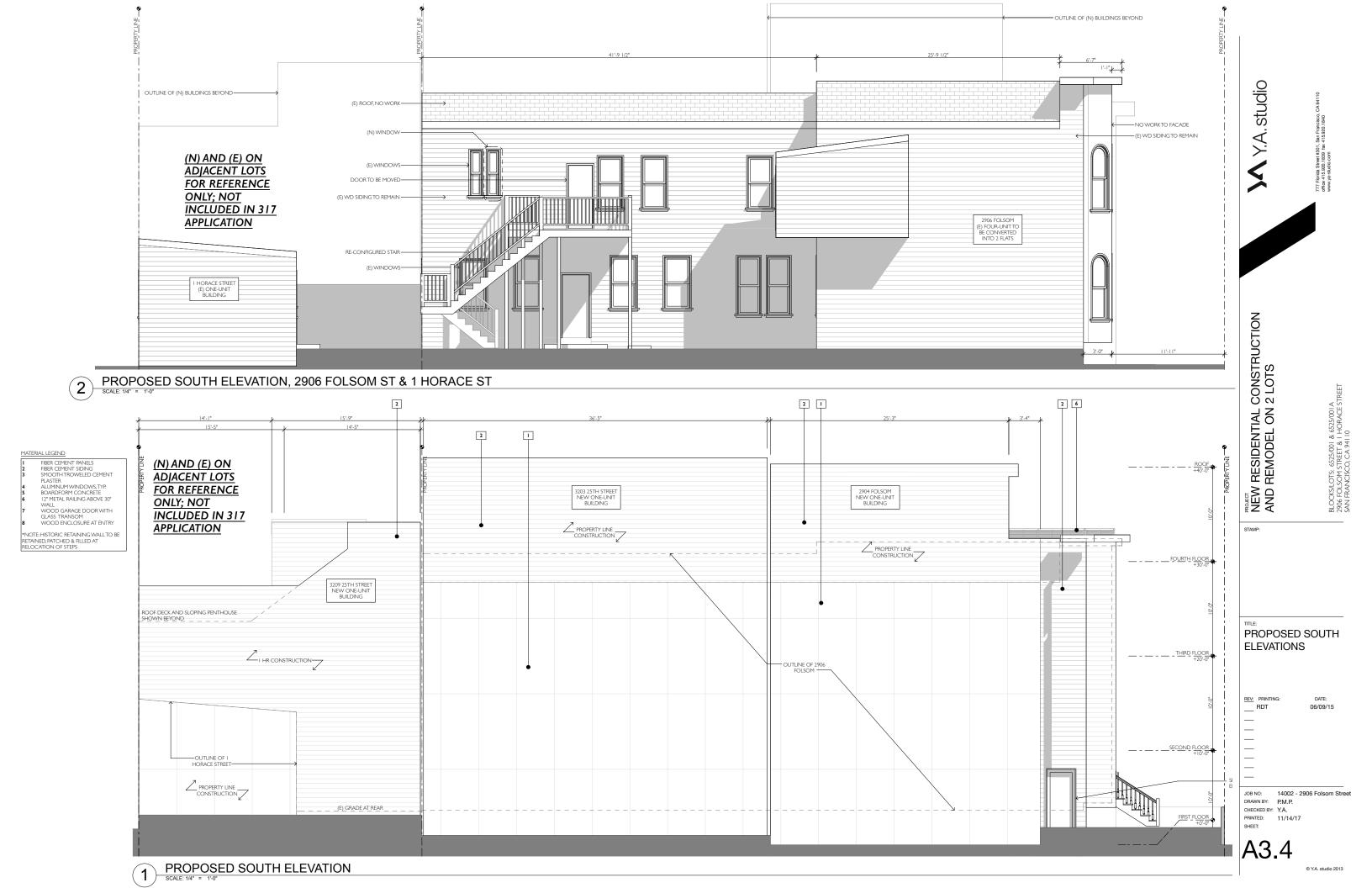
A3.3

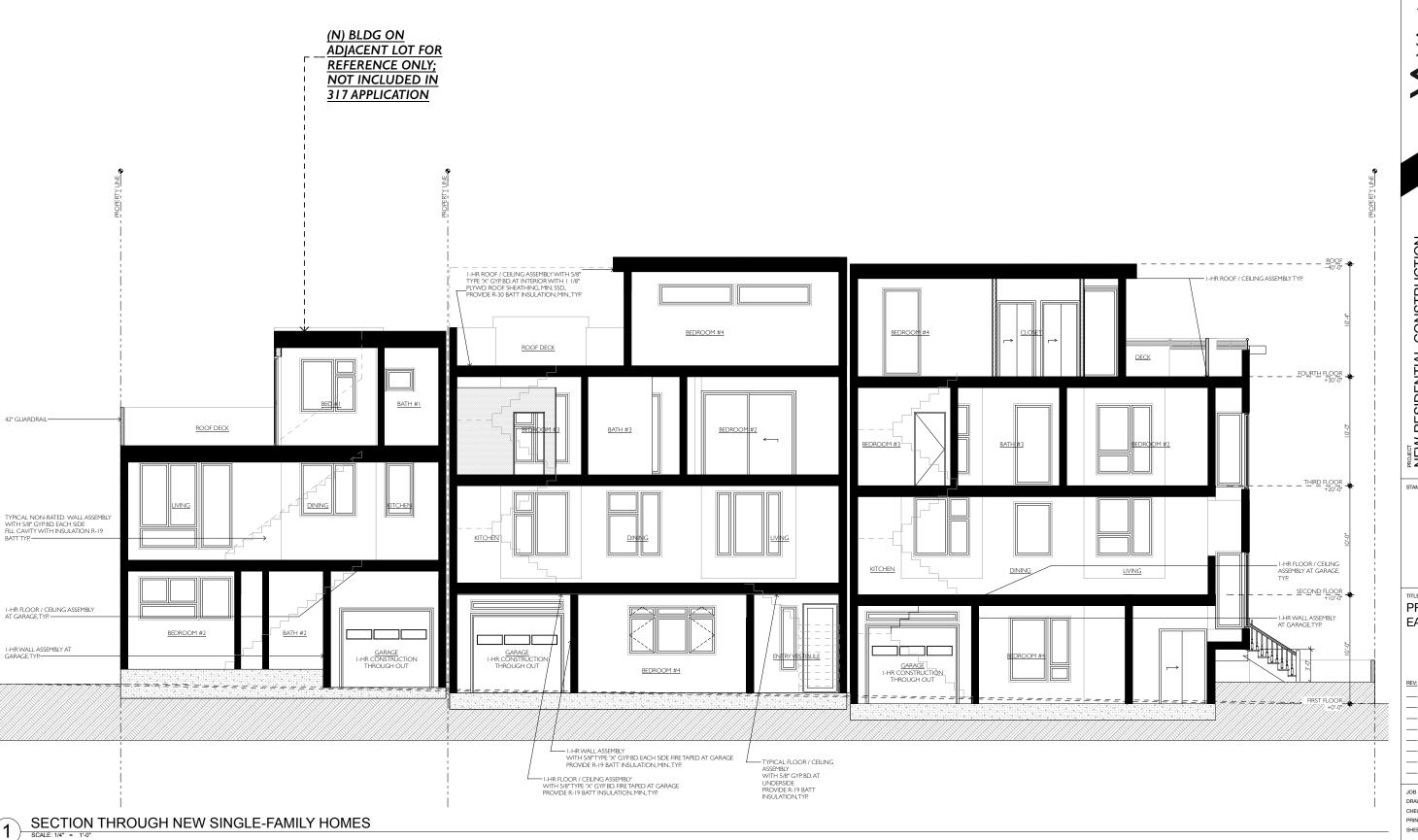




PROPOSED WEST (SIDE) ELEVATION, 3209 25TH STREET

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

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

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A3.5