



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: OCTOBER 5, 2017  
Continued from the June 1, 2017 Hearing

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* September 28, 2017  
*Case No.:* **2016-004009DRP**  
*Project Address:* **3932-3934 26<sup>th</sup> Street**  
*Permit Application:* 201603182438  
*Zoning:* RH-2 [Residential – House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6552/012  
*Project Sponsor:* Khoan Duong  
John Lum Architecture  
3246 17<sup>th</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* Veronica Flores – (415) 575-9173  
Veronica.flores@sfgov.org  
*Recommendation:* **Do not take DR and approve as proposed**

### BACKGROUND

On February 9, 2017, the project appeared before the Planning Commission as a vertical and horizontal addition to an existing three-story, two-unit building. The project also proposed excavating and expanding the garage level to relocate one unit to the ground level and façade alterations. After closing public hearing, the Planning Commission continued the item to June 1, 2017 with the following directions:

- Adjust the proposal to yield two equal-sized units
- Redesign the 4<sup>th</sup> floor in order to reduce the impact of the proposal to the neighbors

On June 1, 2017, the Planning Commission continued the project to August 31, 2017 to continue working with the neighbors on redesigning the proposal. On August 31, 2017, the Planning Commission continued the project to October 5, 2017 upon the request of the Project Sponsor.

### CURRENT PROPOSAL

The attached plans reflect changes made to the project per Commission's June 1, 2017 comments. The changes include:

- Reduced the size of windows at the front and rear facades
- Changed the front facade to a warmer contemporary style with cement plaster cladding with natural wood siding at the modified bay windows. The doors and windows remain aluminum framed.



- Revised floor plans to create two similarly sized units.
  - 3932 26<sup>th</sup> Street (Unit 1): now 2,198 sq. ft., 3 bed + study (prev. proposed as 2,402 sq. ft.)
  - 3934 26<sup>th</sup> Street (Unit 2): now 2,159 sq. ft., 3 bed (prev. proposed as 2,781 sq. ft.)
- Reduced massing for vertical addition.
  - The 4<sup>th</sup> floor is now set back 23 feet 5 inches from the front structural wall (prev. 14 feet 6 inches)
  - The 4<sup>th</sup> floor is now set back 14 feet 6 inches from the rear structural wall (prev. 4 feet 7 inches)
- Reduced 3<sup>rd</sup> floor roof deck area for Unit 2.
  - The front roof deck is now set back 15 feet 6 inches from the front structural wall (prev. 6 feet 6 inches)
  - The rear roof deck is now set back 14 feet 6 inches from the rear structural wall (prev. no set back)
  - All 3<sup>rd</sup> floor roof decks are now set back 5 feet from the eastern property line (prev. some portions had no set back)
  - The roof deck area is now 183 sq. ft. (prev. 533 sq. Ft.)

#### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must not take DR and approve the project as modified.

#### **BASIS FOR RECOMMENDATION**

- The revised plans follow the direction provided by the Planning Commission.
- The project yields two family-sized units of similar size.
- The neighborhood is of architecturally mixed in nature, and the proposal compliments the existing neighborhood context.
- The proposed Project meets all applicable requirements of the Planning Code.

|                        |                                |
|------------------------|--------------------------------|
| <b>RECOMMENDATION:</b> | <b>Approve with Conditions</b> |
|------------------------|--------------------------------|

#### **Attachments:**

Revised Plans

Additional Materials from the Project Sponsor

Additional Public Comments

Commission Packet dated June 1, 2017



# 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012



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

## ABBREVIATIONS:

|          |  |
|----------|--|
| &        | AND                                    |
| °        | ANGLE                                  |
| @        | AT                                     |
| #        | NUMBER                                 |
| CL       | CENTER LINE                            |
| FL       | PROPERTY LINE                          |
| (E)      | EXISTING                               |
| (N)      | NEW                                    |
| (R)      | REPLACE                                |
| ABV.     | ABOVE                                  |
| ADJ.     | ADJACENT                               |
| ALUM.    | ALUMINUM                               |
| ARCH.    | ARCHITECTURE                           |
| ASPH.    | ASPHALT                                |
| BD.      | BOARD                                  |
| BLDG.    | BUILDING                               |
| BLK.     | BLOCK                                  |
| BLKG.    | BLOCKING                               |
| BOT.     | BOTTOM                                 |
| BM.      | BENCHMARK                              |
| B.U.     | BUILT-UP                               |
| CLG.     | CEILING                                |
| CONTR.   | CONTINUOUS                             |
| CTR.     | CENTER                                 |
| CLR.     | CLEAR                                  |
| CL.      | CENTER LINE                            |
| DBL.     | DOUBLE                                 |
| DOUGL.   | DOUGLAS FIR                            |
| DIM.     | DIMENSION                              |
| DN.      | DOWN                                   |
| D.P.     | DOUBLE POLE                            |
| D.S.     | DOWN SPOUT                             |
| DWG.     | DRAWING                                |
| E        | EAST                                   |
| EA.      | ELEVATION                              |
| EL.      | ELECTRICAL                             |
| EQ.      | EQUAL                                  |
| EQ.      | EXPOSED                                |
| EXT.     | EXTERIOR                               |
| FA.U.    | FORCED-AIR UNIT                        |
| FDN.     | FOUNDATION                             |
| FF.      | FINISHED FLOOR                         |
| FFE.     | FINISHED FLOOR ELEVATION               |
| FIN.     | FINISH                                 |
| F.O.C.   | FACE OF CONCRETE                       |
| F.O.S.   | FACE OF STUD                           |
| F.O.P.   | FACE OF PLYWOOD                        |
| F.P.     | FIRE PLACE                             |
| FURN.    | FURNACE                                |
| GA.      | GAUGE                                  |
| GALV.    | GALVANIZED                             |
| GND.     | GROUND                                 |
| GYP.BD.  | GYP.SUM BOARD                          |
| H.C.     | HOLLOW CORE                            |
| HDR.     | HEADER                                 |
| HDWD.    | HARD WOOD                              |
| H.V.A.C. | HEATING, VENTILATION, AIR CONDITIONING |
| ID.      | INSIDE DIMENSION                       |
| INSUL.   | INSULATION                             |
| INT.     | INTERIOR                               |
| JST.     | JOIST                                  |
| MAX.     | MAXIMUM                                |
| M.C.     | MEDICINE CABINET                       |
| MECH.    | MECHANICAL                             |
| MEMB.    | MEMBRANE                               |
| MANUF.   | MANUFACTURER                           |
| MIN.     | MINIMUM                                |
| MTL.     | METAL                                  |
| N        | NORTH                                  |
| N.I.C.   | NOT IN CONTRACT                        |
| NO.      | NUMBER                                 |
| O        | OVER                                   |
| O.C.     | ON CENTER                              |
| OFCI     | OWNER FURNISHED, CONTRACTOR INSTALLED  |
| OPNG.    | OPENING                                |
| O.D.     | OUTSIDE DIMENSION                      |
| P.C.     | PLUMBING CHASE                         |
| PL       | PLATE                                  |
| PLYWD.   | PLYWOOD                                |
| P.T.     | PRESSURE TREATED                       |
| PT.      | POINT                                  |
| PTD.     | PAINTED                                |
| R        | RADIUS                                 |
| RET.AIR  | RETURN AIR                             |
| RM       | ROOM                                   |
| RDWD.    | RED WOOD                               |
| R.W.L.   | RAIN WATER LEADER                      |
| S        | SOUTH                                  |
| S.S.D.   | SEE STRUCTURAL DRAWINGS                |
| SQ. FT.  | SQUARE FOOT                            |
| SHT.     | SHEET                                  |
| SHTG.    | SMELTING                               |
| SIM.     | SIMILAR                                |
| S.P.     | SINGLE POLE                            |
| SQ.      | SQUARE                                 |
| S.S.T.   | STAINLESS STEEL                        |
| ST       | STEEL                                  |
| STD.     | STANDARD                               |
| SUP.AIR  | SUPPLY AIR                             |
| T&G      | TONGUE AND GROOVE                      |
| TBD      | TO BE DETERMINED                       |
| THK.     | THICK                                  |
| T.O.P.   | TOP OF PLATE                           |
| T.O.S.   | TOP OF SLAB                            |
| T.O.F.F. | TOP OF FINISHED FLOOR                  |
| T.O.W.   | TOP OF WALL                            |
| T.P.     | TOILET PAPER HOLDER                    |
| T.R.     | TOWEL RACK                             |
| TYE      | TYPICAL                                |
| U.O.N.   | UNLESS OTHERWISE NOTED                 |
| VAR.     | VARIABLE                               |
| V.D.C.   | VERIFY DURING CONSTRUCTION             |
| VERT.    | VERTICAL                               |
| V.I.F.   | VERIFY IN FIELD                        |
| W        | WEST                                   |
| W.       | WITH                                   |
| W.C.     | WATER CLOSET                           |
| WD       | WOOD                                   |
| WP       | WATER PROOF                            |
| WH.      | WATER HEATER                           |

## SYMBOLS:

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

## GENERAL NOTES:

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

## PROJECT DATA:

### CODES:

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

### PROJECT ADDRESS:

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114

### PROJECT DESCRIPTION:

RENOVATION AND ADDITION TO EXISTING 2 UNIT BUILDING.

REMOVE (E) SLAB, FOUNDATIONS, STRUCTURE, AND PARTITIONS AS SHOWN.  
REMOVE (E) EXTERIOR DOORS, WINDOWS, AND STRUCTURE AS SHOWN - EXCAVATE AND EXPAND (E) GARAGE LEVEL TO EXPAND LOWER UNIT - RENOVATE AND EXPAND (E) 2ND AND 3RD LEVELS TOWARD REAR YARD - ADD (N) 4TH LEVEL TO EXPAND UPPER UNIT.

### PLANNING INFORMATION:

|                           |  |
|---------------------------|--|
| BLOCK / LOT:              | 6552 / 012   |
| ZONING DISTRICT:          | RH-2   |
| LOT SIZE:                 | 2,850 SQ. FT.  |
| BUILDING HEIGHT:          | 40'-0" MAX; 30'-0" AT FRONT                                      |
| NO. OF STORIES:           | 4  |
| SETBACKS / YARD REQ.MNTS: | FRONT: AVG OF ADJ. BLDGS. UP TO 15'-0"<br>REAR: 45% OF LOT DEPTH |

### GROSS FLOOR AREA:

|                     |                |                 |
|---------------------|----------------|-----------------|
| EXISTING 1ST FLOOR: | 1,304 SQ. FT.  | (UNCONDITIONED) |
| EXISTING 2ND FLOOR: | 0 SQ. FT.      | (CONDITIONED)   |
| EXISTING 3RD FLOOR: | 1,292 SQ. FT.  | (CONDITIONED)   |
| EXISTING 4TH FLOOR: | 1,418 SQ. FT.  | (CONDITIONED)   |
| TOTAL EXISTING:     | 2,710 SQ. FT.  | (UNCONDITIONED) |
| PROPOSED 1ST FLOOR: | 751 SQ. FT.    | (UNCONDITIONED) |
| PROPOSED 2ND FLOOR: | 1,056 SQ. FT.  | (CONDITIONED)   |
| PROPOSED 3RD FLOOR: | 1,451 SQ. FT.  | (CONDITIONED)   |
| PROPOSED 4TH FLOOR: | 1,582 SQ. FT.  | (CONDITIONED)   |
| TOTAL PROPOSED:     | 4,530 SQ. FT.  | (UNCONDITIONED) |
| NET CHANGE:         | +1,820 SQ. FT. | (CONDITIONED)   |
|                     | -553 SQ. FT.   | (UNCONDITIONED) |

### G.F.A. BY UNIT:

| ADDRESS       | EXISTING UNIT | PROPOSED UNIT | % OF ORIGINAL UNIT |
|---------------|---------------|---------------|--------------------|
| 3932 26TH ST. | 1,299 SQ. FT. | 2,198 SQ. FT. | 170%               |
| 3934 26TH ST. | 1,440 SQ. FT. | 2,159 SQ. FT. | 149%               |

### BUILDING INFORMATION:

|                     |                                     |
|---------------------|-------------------------------------|
| OCCUPANCY:          | GROUP R, DIVISION 3                 |
| CONSTRUCTION TYPE:  | TYPE 5B (PER C.B.C. TABLE 601)      |
| MINIMUM ROOF CLASS: | CLASS B ROOF                        |
| SPRINKLER:          | BUILDING WILL BE FULLY SPRINKLERED. |

## PROJECT PARTICIPANTS:

**OWNER:**  
94 FEET LLC  
2010 OCEAN AVENUE, SUITE E  
SAN FRANCISCO, CA 94127

**CONTACT:**  
ASH GUJRAL  
(415)531-3373

**ARCHITECT:**  
JOHN LUM ARCHITECTURE  
3246 17TH STREET  
SAN FRANCISCO, CA 94110  
**PROJECT MANAGER:**  
KHOAN DUONG  
T. 415 - 558 9550 x0013  
F. 415 - 558 0554

**STRUCTURAL ENGINEER:**  
T.B.D.

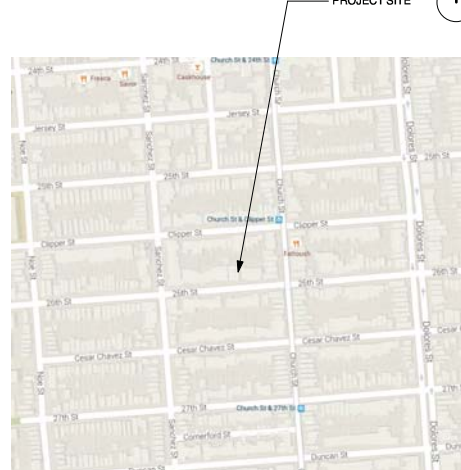
**GENERAL CONTRACTOR:**  
T.B.D.

## DRAWING INDEX:

### ARCHITECTURAL

- A0.0 TITLE SHEET
- A0.1 SITE PHOTOS
- A0.2 CEQA EXEMPTION
- A0.3 DEMO CALC
- A0.4 DEMO CALC
- A0.5 DEMO CALC
- A1.0 SITE & ROOF PLANS
- A1.1 FIRST FLOOR PLANS
- A1.2 SECOND FLOOR PLANS
- A1.3 THIRD FLOOR PLANS
- A1.4 FOURTH FLOOR PLANS
- A1.5 ROOF PLANS
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 EXTERIOR ELEVATIONS
- A3.0 SECTIONS
- A3.1 SECTIONS
- A6.0 PERSPECTIVES

## VICINITY MAP:



## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

client :

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

TITLE SHEET

A0.0





SUBJECT PROPERTY - 3932-3934 26TH ST. - FRONT ELEVATION



ADJACENT PROPERTY - 3936-3942 26TH ST. - FRONT ELEVATION



ADJACENT PROPERTY - 3928 26TH ST. - FRONT ELEVATION



AERIAL VIEW OF SUBJECT BLOCK WITH SUBJECT PROPERTY MARKED WITH BLUE OUTLINE.



SUBJECT PROPERTY - 3932-3934 26TH ST. - REAR ELEVATION



ADJACENT PROPERTY - 3936-3942 26TH ST. - REAR ELEVATION



ADJACENT PROPERTY - 3928 26TH ST. - REAR ELEVATION



NEIGHBORING PROPERTIES - ACROSS THE STREET



26TH ST. LOOKING WEST OF SUBJECT PROPERTY



26TH ST. LOOKING EAST OF SUBJECT PROPERTY

NOT FOR  
CONSTRUCTION  
10.31.17

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

client :

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SITE PHOTOS





## SAN FRANCISCO PLANNING DEPARTMENT

### CEQA Categorical Exemption Determination

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |   |   |
|--|---|---|
| Project Address<br><b>3932-3934 26th Street</b>  |   | Block/Lot(s)<br><b>6552/012</b>                                 |
| Case No.<br>2016-004009ENV   | Permit No.  | Plans Dated<br>03/14/2016                                       |
| <input checked="" type="checkbox"/> Addition/<br>Alteration  | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction                    |
|  |   | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Proposed renovation & addition to (E) 2-unit dwelling. Excavation & expansion of (E) garage to add additional parking space. Vertical & horizontal addition to include (N) 4th level & roof deck. |   |   |

#### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.  |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> 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. Change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class _____</b>   |

#### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

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

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16

中文請電: 415.575.3610  
Para información en Español llamar al: 415.575.3610  
Para las Impresiones llamar al: 415.575.3610

|   |   |
|---|---|
| <input type="checkbox"/>  | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>  |
| <input type="checkbox"/>  | <b>Transportation:</b> 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 facilities? (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?   |
| <input type="checkbox"/>  | <b>Archaeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archaeological sensitive area or eight (8) feet in a non-archaeological sensitive area? (refer to EP_ArcMap > CEQA Cates Determination Layers > Archaeological Sensitive Area)   |
| <input type="checkbox"/>  | <b>Subdivision/Lot Line Adjustment:</b> 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 Cates Determination Layers > Topography)  |
| <input type="checkbox"/>  | <b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Cates Determination Layers > Topography) If box is checked, a geotechnical report is required.                              |
| <input type="checkbox"/>  | <b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Cates Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.                |
| <input type="checkbox"/>  | <b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Cates Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required. |
| If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an <i>Environmental Planner</i> . |   |
| <input checked="" type="checkbox"/>   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.   |
| Comments and Planner Signature (optional): Jean Poling  |   |

#### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.   |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

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PLANNING DEPARTMENT  
Revised: 4/11/16

#### STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

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

#### STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

|                          |   |
|--------------------------|---|
| <input type="checkbox"/> | 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.                               |
| <input type="checkbox"/> | 2. Interior alterations to publicly accessible spaces.  |
| <input type="checkbox"/> | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.  |
| <input type="checkbox"/> | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.   |
| <input type="checkbox"/> | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.  |
| <input type="checkbox"/> | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                     |
| <input type="checkbox"/> | 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> . |
| <input type="checkbox"/> | 8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                    |

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16

|   |  |
|---|--|
| <input type="checkbox"/>  | 9. Other work that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator)                           |
| <input checked="" type="checkbox"/>   | 10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: Per PTH form dated 6/6/16. (attach HRER)<br>b. Other (specify): |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |  |
| <input type="checkbox"/>  | Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.                               |
| <input checked="" type="checkbox"/>   | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                          |
| Comments (optional):  |  |
| Preservation Planner Signature: Natalia Kwiatkowska   |  |

#### STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

|  |  |
|--|--|
| <input type="checkbox"/>   | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br>STOP! Must file an <i>Environmental Evaluation Application</i> . |
| <input checked="" type="checkbox"/>  | No further environmental review is required. The project is categorically exempt under CEQA.   |
| Planner Name: Natalia Kwiatkowska  | Signature: Natalia Kwiatkowska   |
| Project Approval Action:   | Building Permit  |
| If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.  |  |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.   |  |
| In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |  |

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

NOT FOR  
CONSTRUCTION  
10.31.17

94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

client :

#### STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |                              |   |
|--|------------------------------|---|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
| Modified Project Description:                  |                              |   |

#### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

|                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required. AT EX FOR

#### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐ The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name: Signature or Stamp:

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16



## SAN FRANCISCO PLANNING DEPARTMENT

### PRESERVATION TEAM REVIEW FORM

|  |   |
|--|---|
| Preservation Team Meeting Date:  | Date of Form Completion: 6/9/2016   |
| PROJECT INFORMATION:   |   |
| Planner: Natalia Kwiatkowska   | Address: 3932-3934 26th Street  |
| Block/Lot: 6552/012  | Cross Streets: Sanchez & Church Streets   |
| CEQA Category: B   | Art. 10/11: N/A   |
| BPA/Case No.: 2016-004009ENV   |   |
| PURPOSE OF REVIEW:   | PROJECT DESCRIPTION:  |
| <input checked="" type="checkbox"/> CEQA   | <input type="checkbox"/> Article 10/11  |
| <input type="checkbox"/> Preliminary/PIC   | <input checked="" type="checkbox"/> Alteration  |
| <input type="checkbox"/> Demo/New Construction   |   |
| DATE OF PLANS UNDER REVIEW: 3/14/16  |   |
| PROJECT ISSUES:  |   |
| <input checked="" type="checkbox"/> Is the subject Property an eligible historic resource?   |   |
| <input type="checkbox"/> If so, are the proposed changes a significant impact?   |   |
| Additional Notes:  |   |
| Submitted: Supplemental Information for Historic Resource Determination and Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting (dated February 2016). |   |
| Proposed Project: Vertical and horizontal additions to the existing two-story-over-garage, two-unit residence including interior renovations and front facade changes.   |   |
| PRESERVATION TEAM REVIEW:  |   |
| Historic Resource Present:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A                      |
| Individual:  | Historic District/Context:  |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:  | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            |
| Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                       |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    |
| Period of Significance: N/A  | Period of Significance: N/A   |
| <input type="checkbox"/> Contributor   | <input type="checkbox"/> Non-Contributor  |

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479  
Reception:  
415.558.6378  
Fax:  
415.558.6409  
Planning  
Information:  
415.558.6377

|  |  |
|--|--|
| Complies with the Secretary's Standards/Art.10/Art.11: | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| CEQA Material Impairment:                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
| Needs More Information:                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
| Requires Design Revisions:                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
| Defer to Residential Design Team:                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

#### PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February 2016), and information found in the Planning Department files, the subject property at 3932-3934 26th Street contains a two-story-over-basement, wood-frame, two-family dwelling designed in the Vernacular style. The building was constructed in 1907 (source: original building permit) by the first owner, local contractor Charles G. Stuhr, listed in City Directories as a plumber. The house features angled bay windows clad in stucco and capped with a flat roof. The subject property was originally owned by Charles G. Stuhr, who never resided in the building. The subject building passed ownership several times, being used as a rental property until 1922, when it was purchased by John and Luisa Figone, who resided in the property until 1939. Known alterations to the property include: addition of a garage at the ground floor (1922), replacement of existing garage door (1949), replacement of front steps (1952), replacement of original rustic siding with stucco and removal of ornamentation (1954), and reroofing (1993).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is a nondescript example of a vernacular multi-family residence.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the western section of Noe Valley neighborhood, in what is historically known as Horner's Addition. The subject block face features buildings constructed between 1890 and 1924, ranging in massing, scale, and architectural styles. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator: Date: 6-21-2016

SAN FRANCISCO  
PLANNING DEPARTMENT

#### HISTORICAL RESOURCE EVALUATION PART 1

3932-3934 26TH STREET  
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC  
HISTORICAL RESOURCES  
2912 DIAMOND STREET #330  
SAN FRANCISCO, CA 94131  
415.337-5824  
TIM@TIMKELLEYCONSULTING.COM

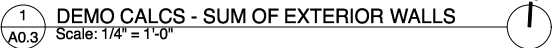
| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

CEQA EXEMPTION

A0.2





2 DEMO CALCS - FRONT & REAR FACADES  
A0.3 Scale: 1/4" = 1'-0"

## A0.3

+

+

**NOT FOR  
CONSTRUCTION**

10.31.17

**LUM**

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL. 415 568 9550 FAX 415 568 0554



SEC. 317 (2) (C)  
REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

| SYMBOLS        |             |
|----------------|-------------|
| TO BE RETAINED | <div></div> |
| TO BE REMOVED  | <div></div> |

| EXISTING & DEMO AREAS PER FACADE |                    |                         |                   |                          |                    |
|----------------------------------|--------------------|-------------------------|-------------------|--------------------------|--------------------|
| ELEMENT                          | (E) AREA (SQ. FT.) | TO BE REMOVED (SQ. FT.) | TO BE REMOVED (%) | TO BE RETAINED (SQ. FT.) | TO BE RETAINED (%) |
| FRONT (SOUTH) FACADE             | 853 SQ. FT.        | 556 SQ. FT.             | 65.2%             | 295 SQ. FT.              | 34.8%              |
| REAR (NORTH) FACADE              | 793 SQ. FT.        | 793 SQ. FT.             | 100.0%            | 0 SQ. FT.                | 0.0%               |
| RIGHT (EAST) FACADE              | 1,767 SQ. FT.      | 379 SQ. FT.             | 21.4%             | 1,388 SQ. FT.            | 78.6%              |
| LEFT (WEST) FACADE               | 1,801 SQ. FT.      | 84 SQ. FT.              | 4.6%              | 1,717 SQ. FT.            | 95.4%              |
| TOTALS                           | 5,214 SQ. FT.      | 1,812 SQ. FT.           | 34.8%             | 3,400 SQ. FT.            | 65.2%              |

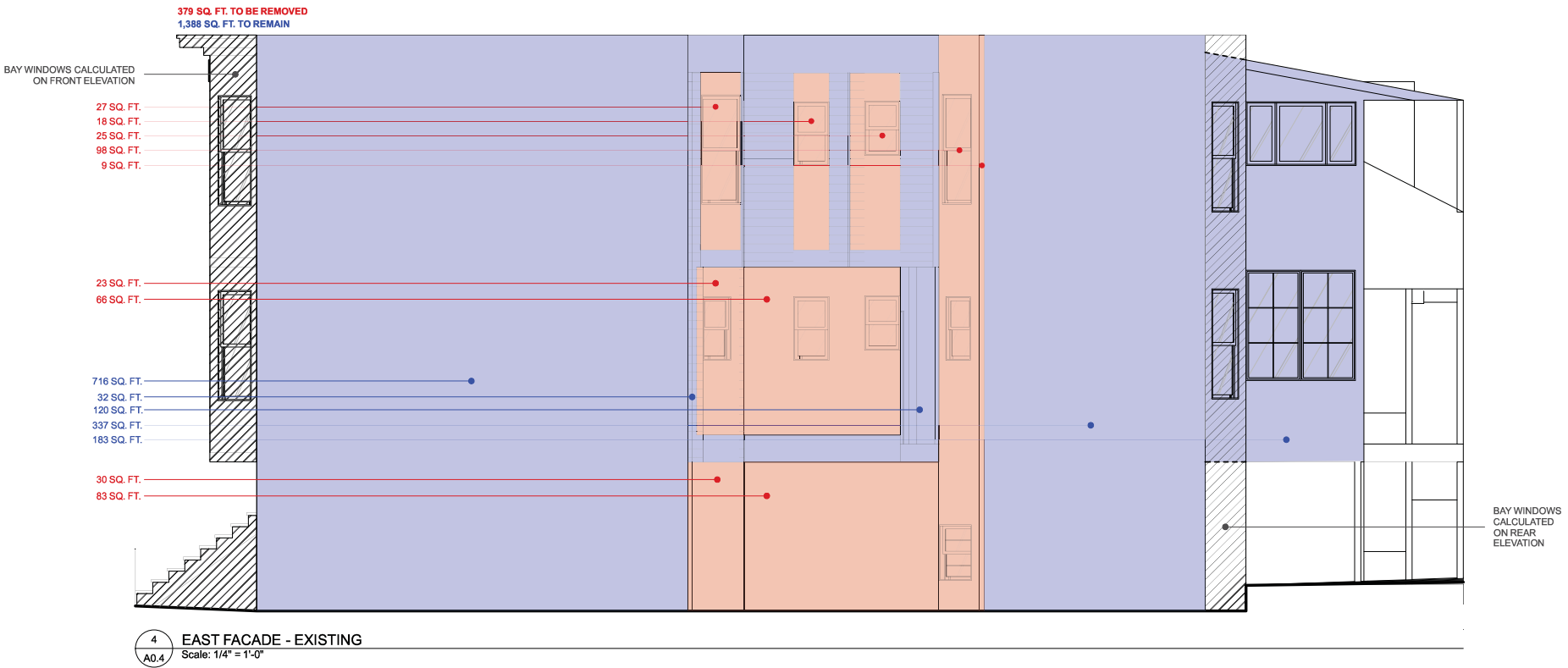
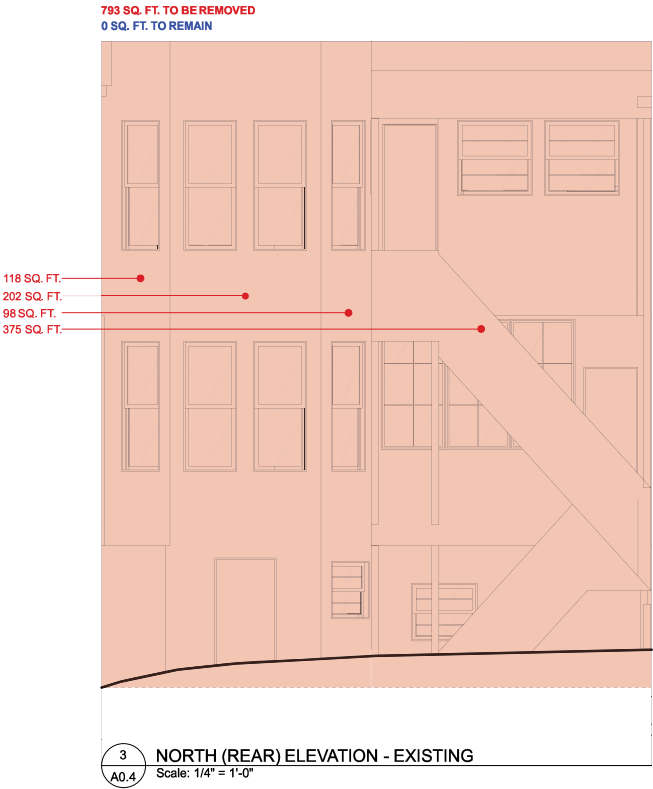
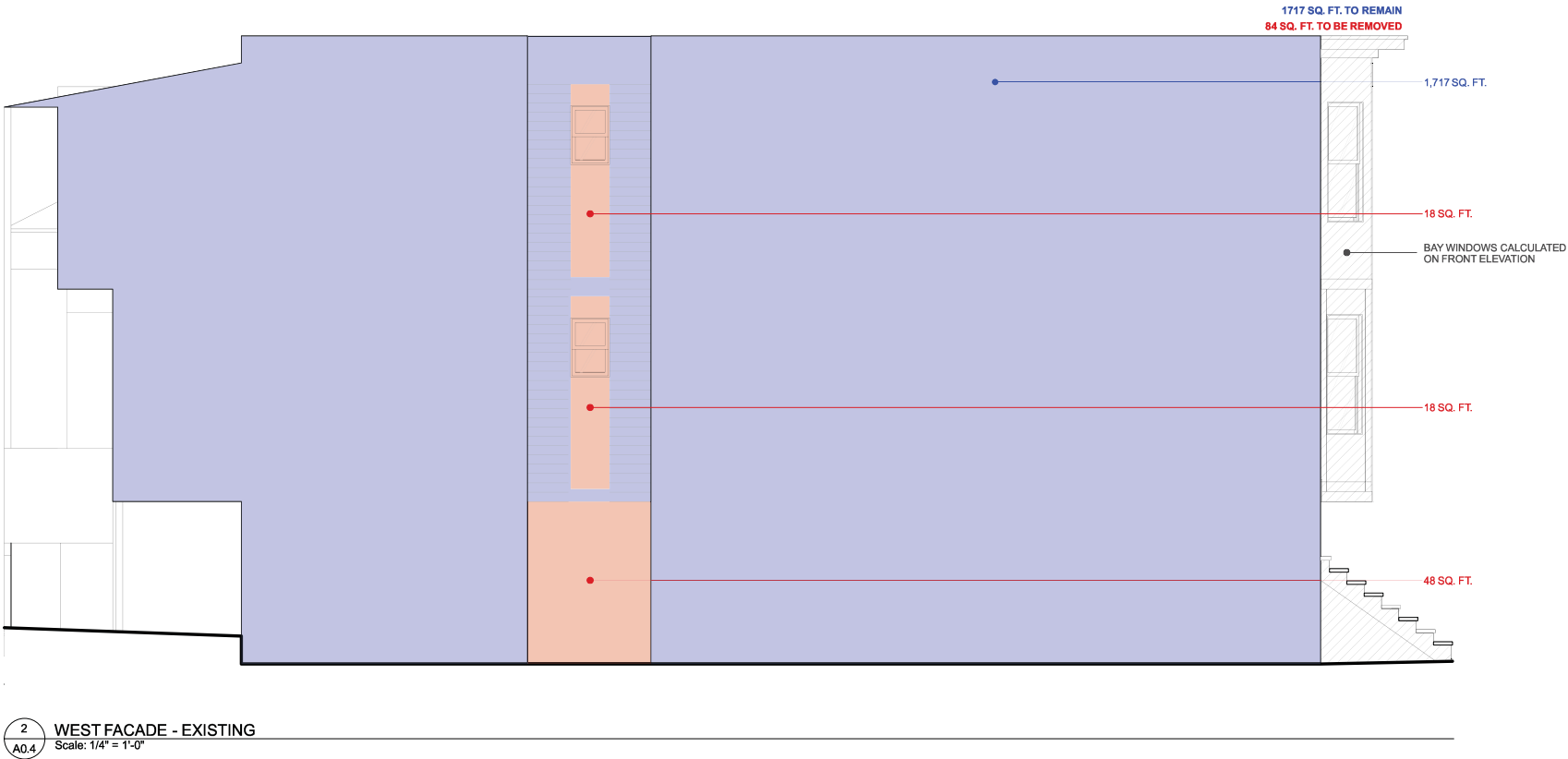
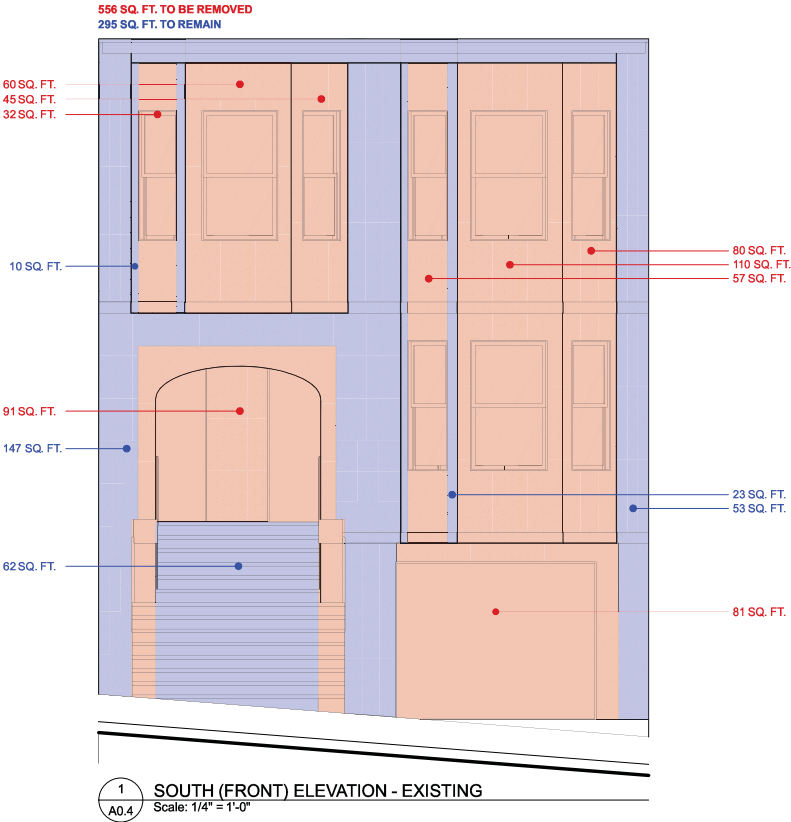
DETERMINATION:

PASSED SEC. 317 (2) (C)

MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS **AND**, MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
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| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

DEMO CALC

A0.4



|   |  |
|---|--|
| SEC. 317 (2) (C)  |  |
| REMOVAL OF MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE BUILDING MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA. |  |
| SYMBOLS   |  |
| TO BE RETAINED  |  |
| TO BE REMOVED   |  |

| AREA MEASUREMENT |                    |                         |                   |                          |                    |
|------------------|--------------------|-------------------------|-------------------|--------------------------|--------------------|
| ELEMENT          | (E) AREA (SQ. FT.) | TO BE REMOVED (SQ. FT.) | TO BE REMOVED (%) | TO BE RETAINED (SQ. FT.) | TO BE RETAINED (%) |
| 1ST FLOOR        | 1,274 SQ. FT.      | 549 SQ. FT.             | 43.0%             | 725 SQ. FT.              | 57.0%              |
| 2ND FLOOR        | 1,292 SQ. FT.      | 9 SQ. FT.               | 0.6%              | 1,283 SQ. FT.            | 99.4%              |
| 3RD FLOOR        | 1,418 SQ. FT.      | 15 SQ. FT.              | 1.1%              | 1,403 SQ. FT.            | 98.9%              |
| ROOF             | 1,410 SQ. FT.      | 45 SQ. FT.              | 3.2%              | 1,485 SQ. FT.            | 96.8%              |
| TOTALS           | 5,394 SQ. FT.      | 618 SQ. FT.             | 11.5%             | 4,896 SQ. FT.            | 88.5%              |

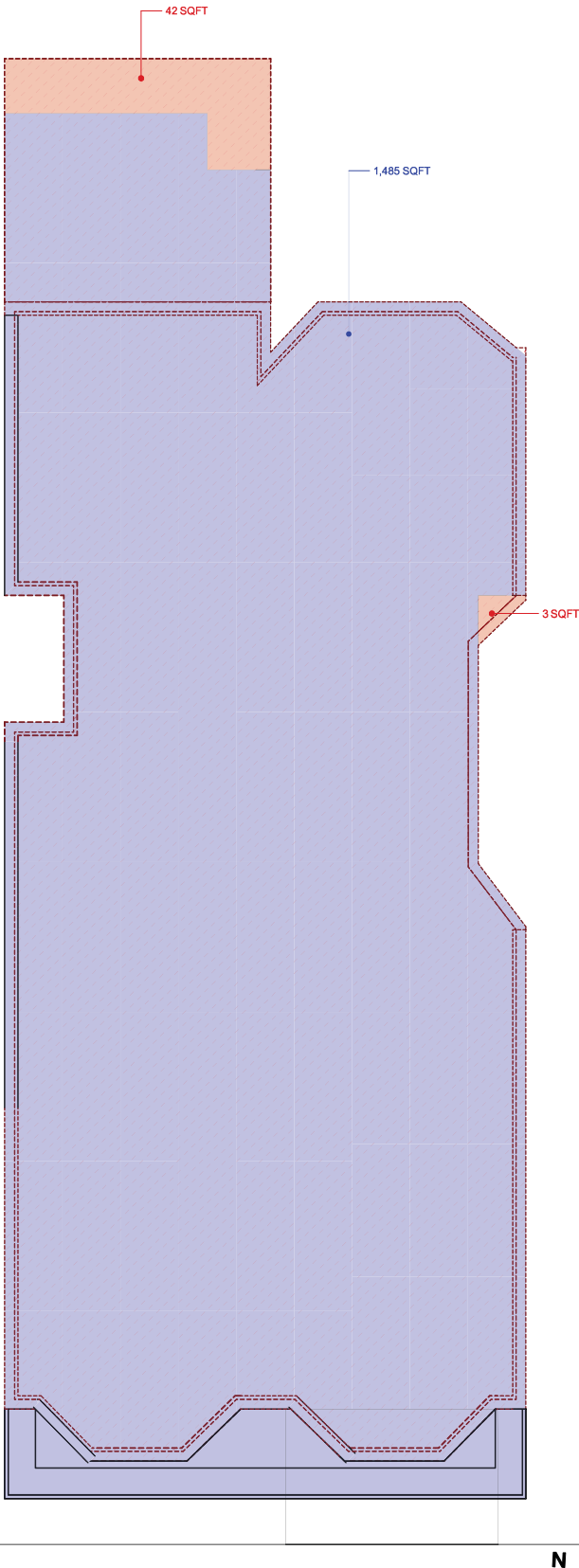
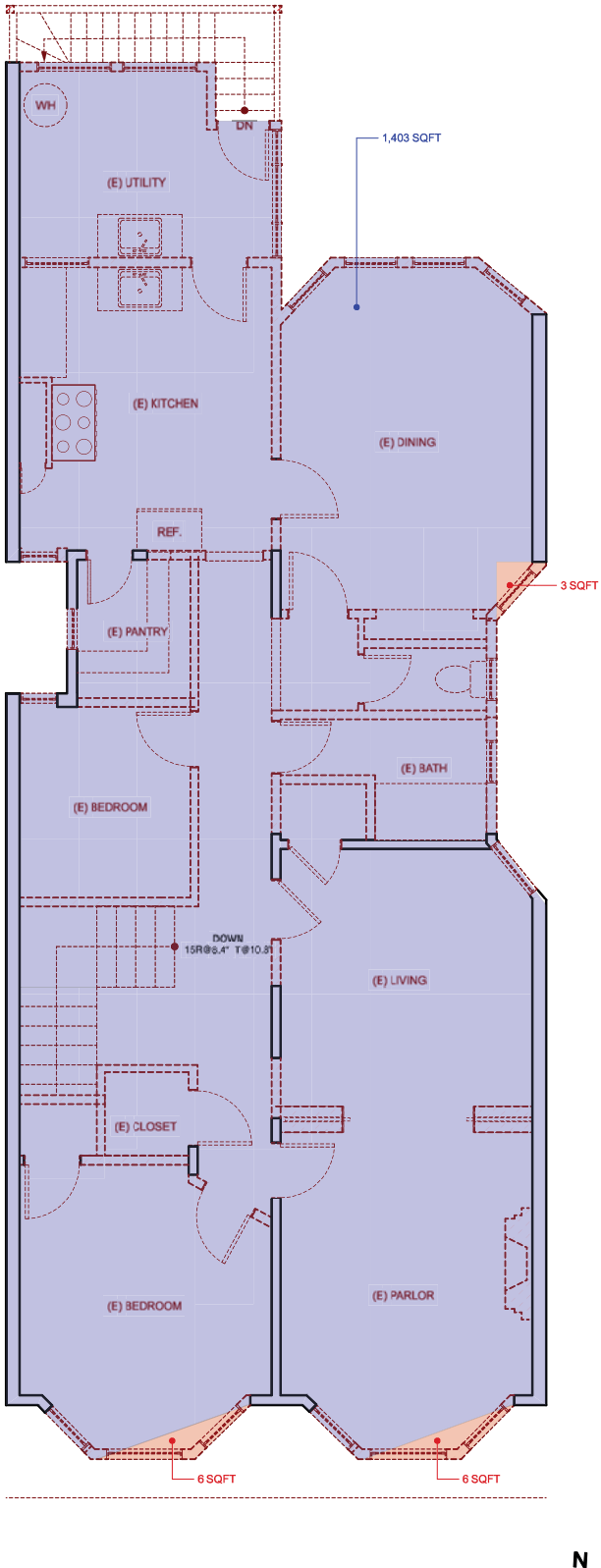
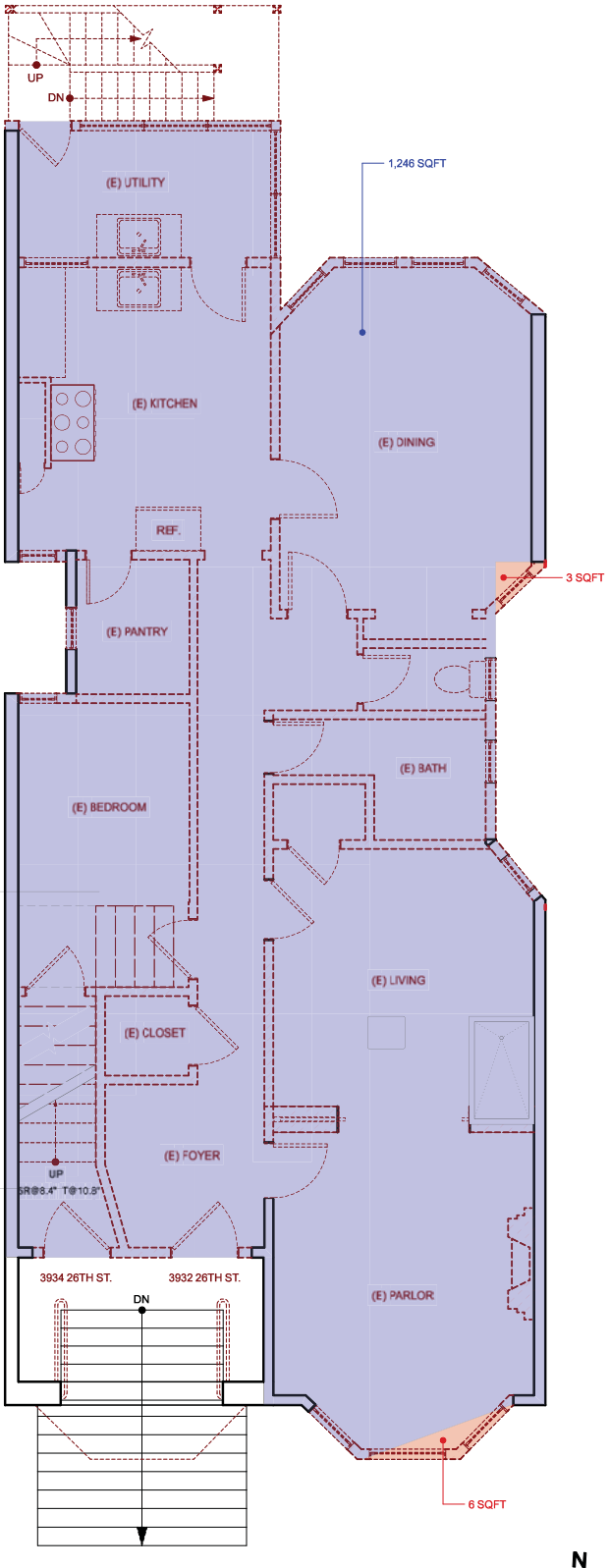
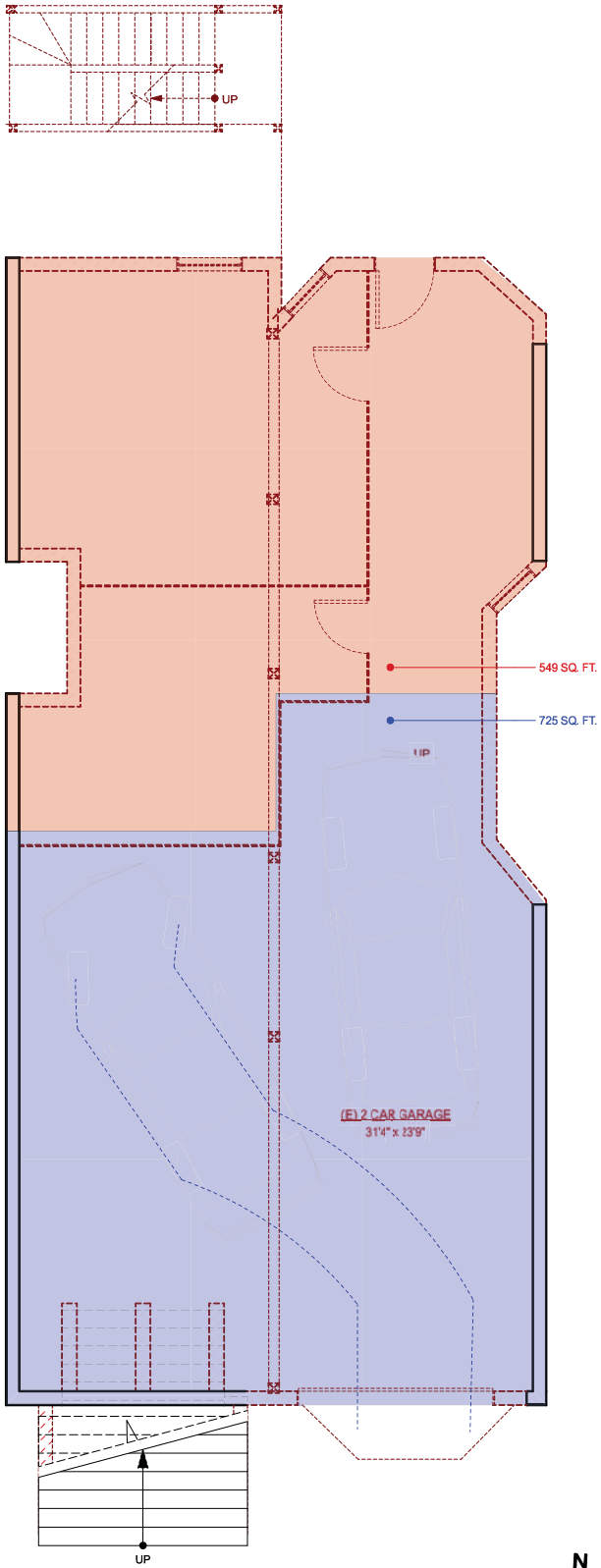
DETERMINATION:

**PASSED** SEC. 317 (2) (C)

MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS **AND** MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



1 FIRST FLOOR PLANS - EXISTING & DEMO  
Scale: 1/4" = 1'-0"

2 SECOND FLOOR PLANS: EXISTING & DEMO  
Scale: 1/4" = 1'-0"

3 THIRD FLOOR PLANS: EXISTING & DEMO  
Scale: 1/4" = 1'-0"

4 ROOF PLAN: EXISTING/DEMO  
Scale: 1/4" = 1'-0"

## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client :  
94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
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| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

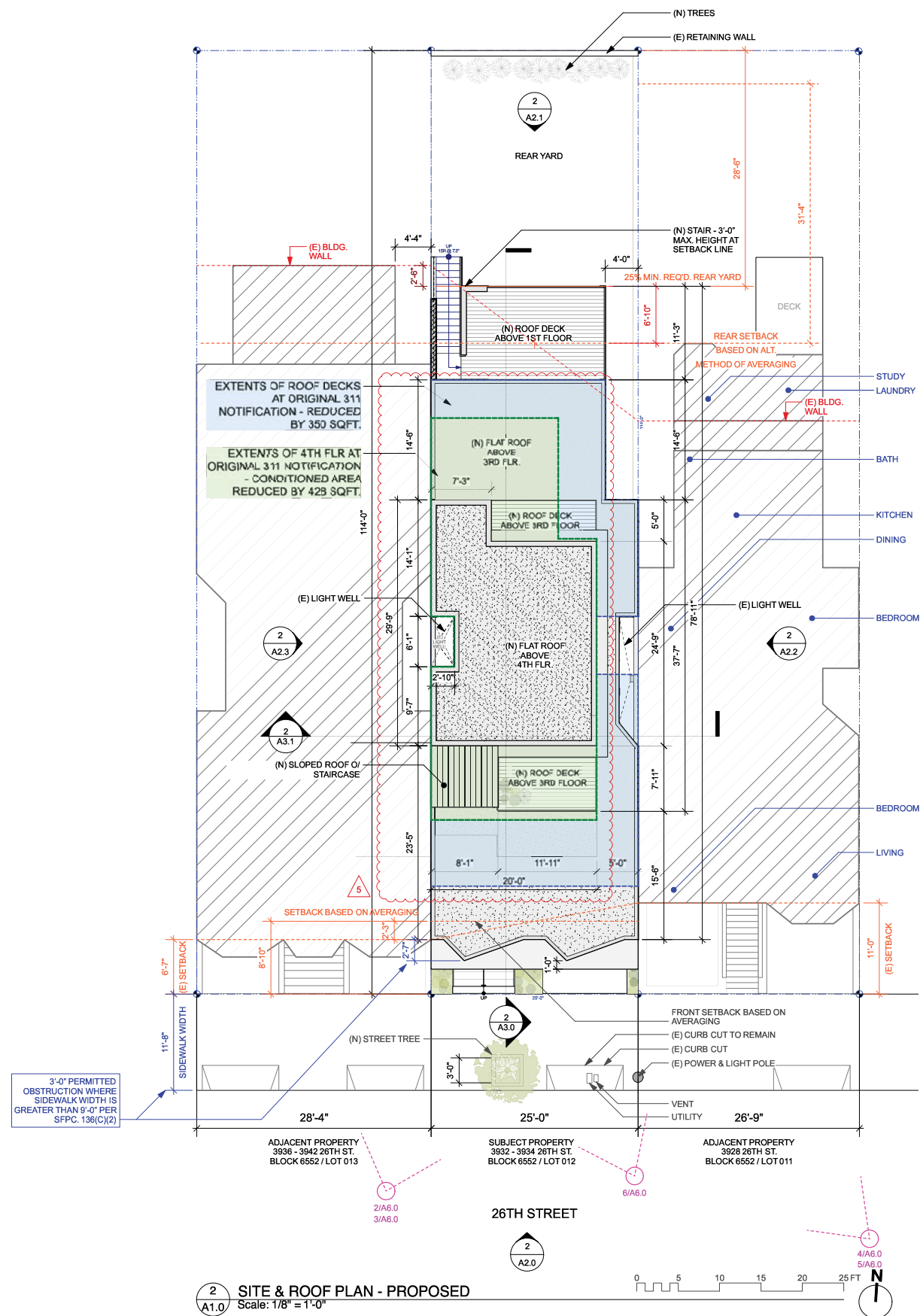
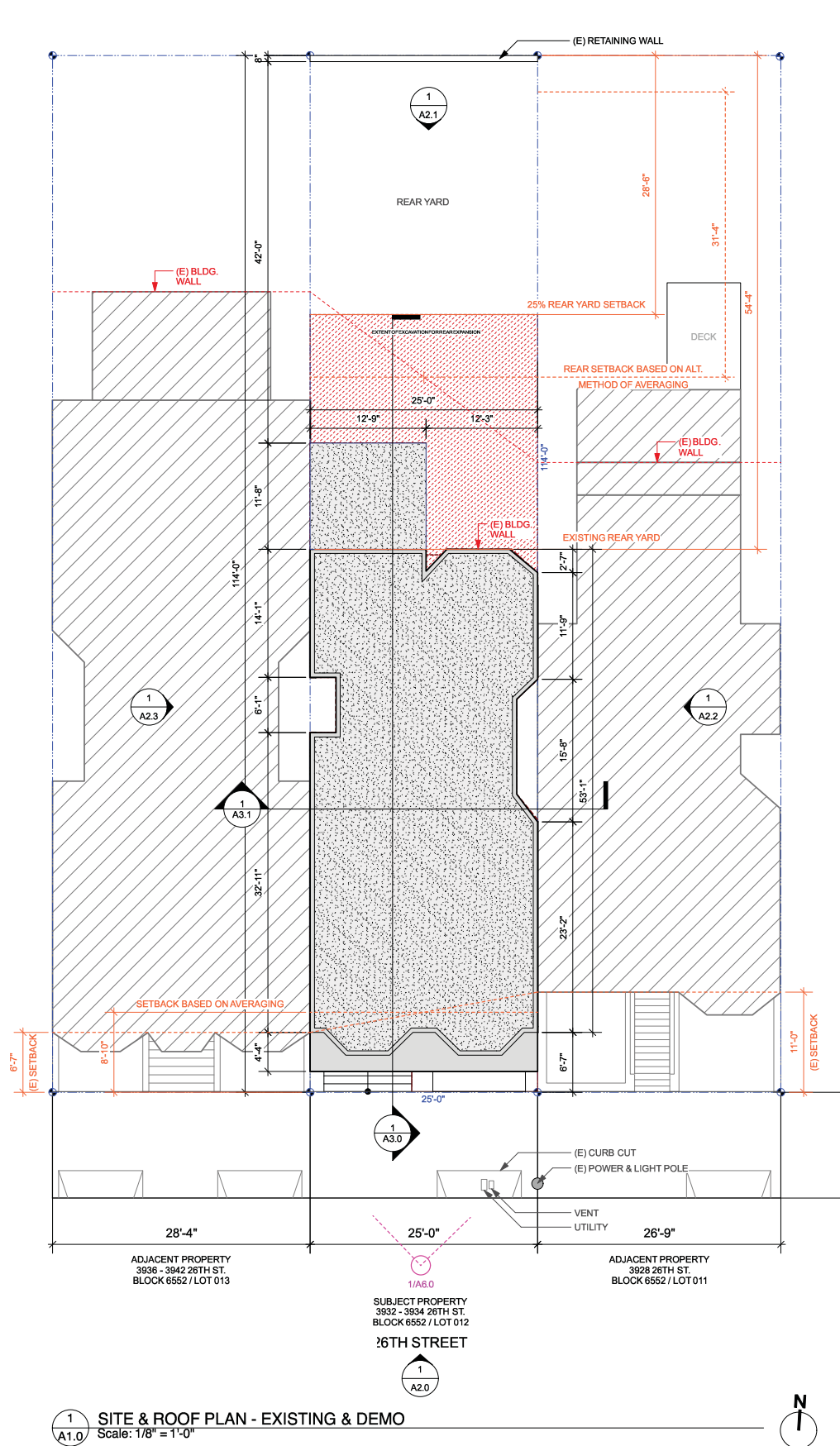
DEMO CALC

A0.5

NOT FOR  
CONSTRUCTION  
10.31.17

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554





## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SITE & ROOF PLANS

A1.0

NOT FOR  
CONSTRUCTION  
10.31.17

client :  
94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

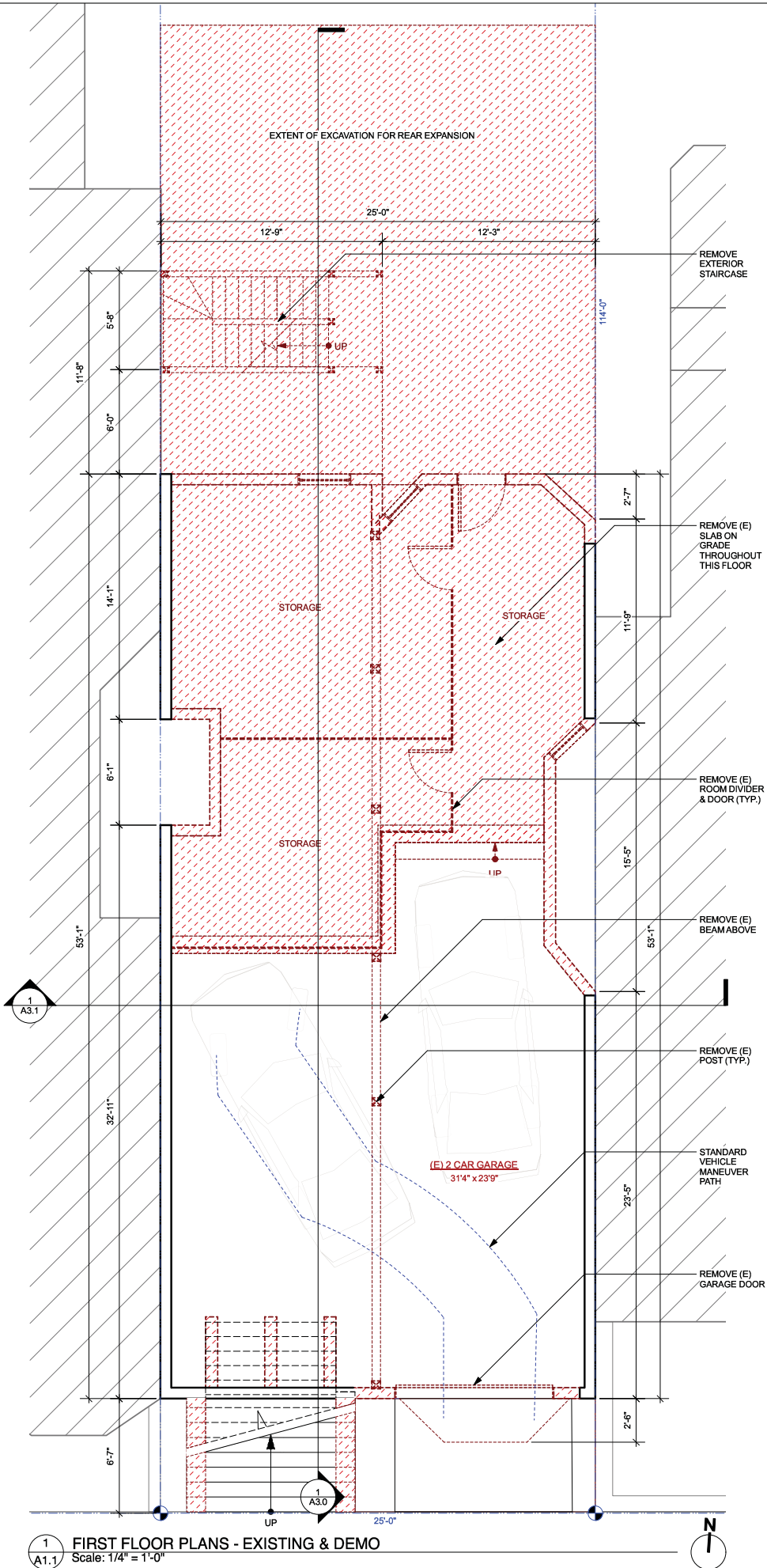
JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 558 9550 FAX 415 558 0554



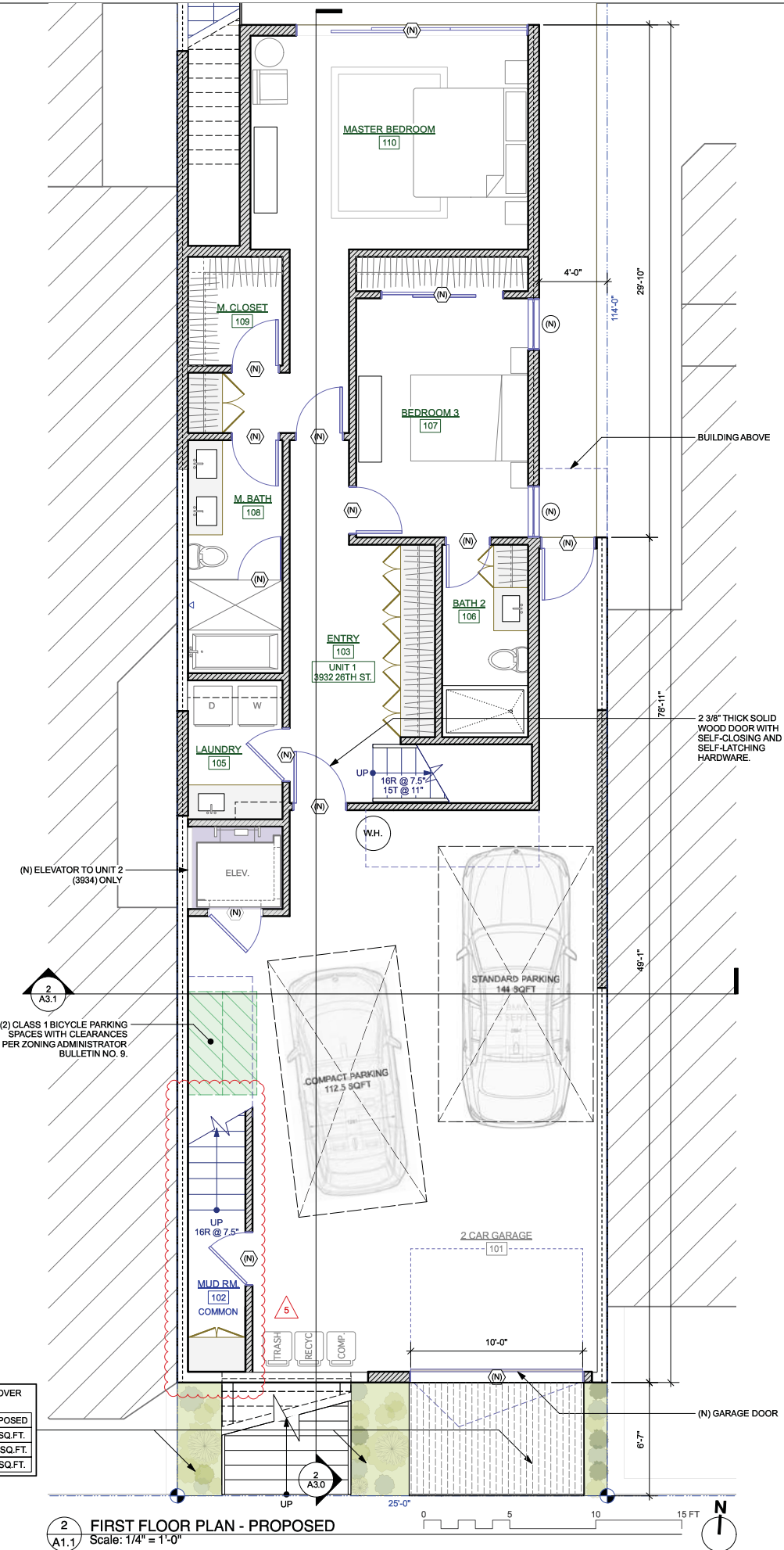
| DEMOLITION LEGEND |                       |
|-------------------|-----------------------|
|                   | EXISTING WALL         |
|                   | DEMO. WALL            |
|                   | AREA TO BE DEMOLISHED |

| WALL TYPE |  |
|-----------|--|
|           | EXISTING WALL  |
|           | NEW EXTERIOR WALL (NON-RATED):<br>(N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.)<br>O/2 LAYERS GRADE 'D' BUILDING PAPER<br>O/EXTERIOR GRADE PLYWOOD<br>O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,<br>O/5/8" GYPSUM BOARD (INTERIOR FACE)   |
|           | NEW INTERIOR WALL:<br>5/8" GYPSUM BOARD,<br>O/2X4 WD. STUDS,<br>O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)<br>O/5/8" GYPSUM BOARD  |
|           | NEW 1-HOUR FIRE-RATED WALL:<br>(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)<br>O/2 LAYERS GRADE 'D' BUILDING PAPER<br>O/5/8" TYPE 'X' GYPSUM SHEATHING<br>O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)<br>O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,<br>O/5/8" TYPE 'X' GYPSUM BOARD |

- CONSTRUCTION NOTES**
- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
  - CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
  - CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
  - ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
  - ALL BLOCKS AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
  - ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
  - ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
  - ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
  - ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
  - CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 FIRST FLOOR PLANS - EXISTING & DEMO  
Scale: 1/4" = 1'-0"



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

| REQUIRED FRONT YARD GROUND COVER<br>PER SFPC SEC. 132 (g) |             |             |
|---|-------------|-------------|
|   | REQUIRED    | PROPOSED    |
| TOTAL AREA  | 115 SQ.FT.  | 115 SQ.FT.  |
| 20% LANDSCAPE   | 23 SQ.FT.   | 48.4 SQ.FT. |
| 50% PERMEABLE   | 57.5 SQ.FT. | 115 SQ.FT.  |

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client :  
94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

FIRST FLOOR PLANS



**DEMOLITION LEGEND**

EXISTING WALL

DEMO. WALL

AREA TO BE DEMOLISHED

**WALL TYPE**

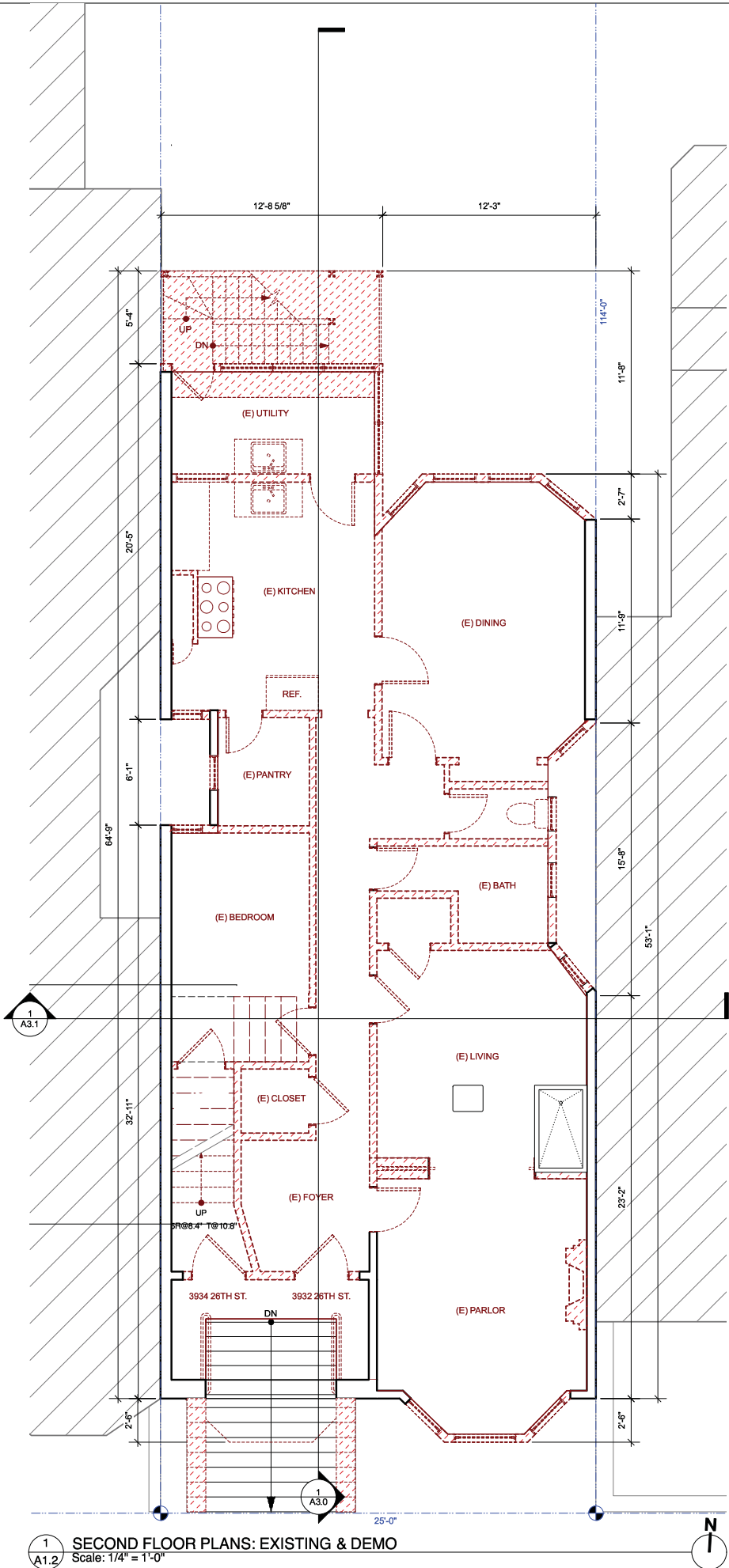
EXISTING WALL

NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/EXTERIOR GRADE PLYWOOD  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" GYPSUM BOARD (INTERIOR FACE)

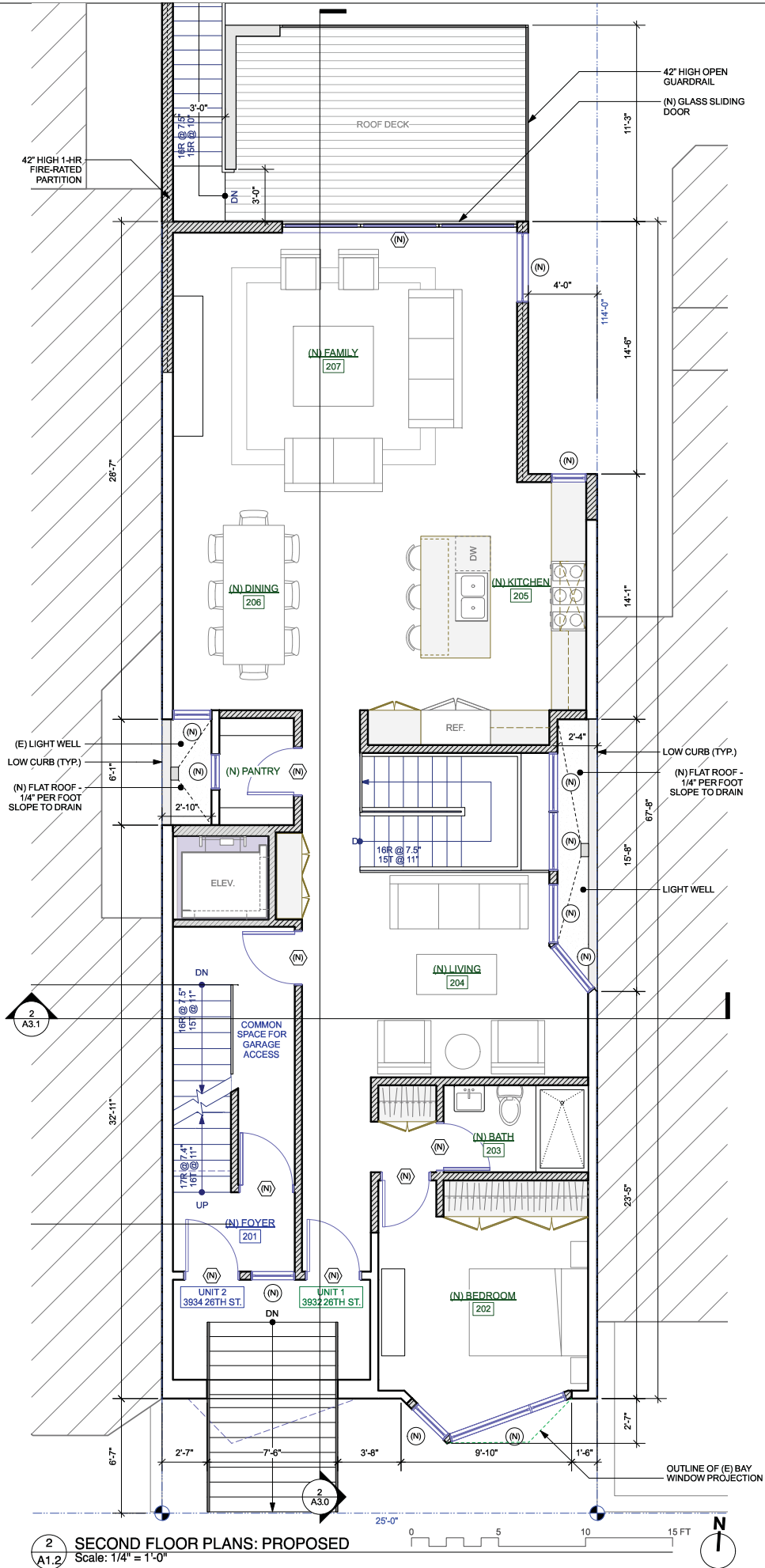
NEW INTERIOR WALL:  
5/8" GYPSUM BOARD,  
O/2X4 WD. STUDS  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/5/8" GYPSUM BOARD

NEW 1-HOUR FIRE-RATED WALL:  
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/5/8" TYPE 'X' GYPSUM SHEATHING  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" TYPE 'X' GYPSUM BOARD

- CONSTRUCTION NOTES**
- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
  - CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
  - CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
  - ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
  - ALL BLOCK & FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
  - ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
  - ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
  - ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
  - ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
  - CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 SECOND FLOOR PLANS: EXISTING & DEMO  
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLANS: PROPOSED  
Scale: 1/4" = 1'-0"

**LUM**

NOT FOR CONSTRUCTION  
10.31.17

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554

client :  
94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SECOND FLOOR PLANS



**DEMOLITION LEGEND**

EXISTING WALL

DEMO. WALL

AREA TO BE DEMOLISHED

**WALL TYPE**

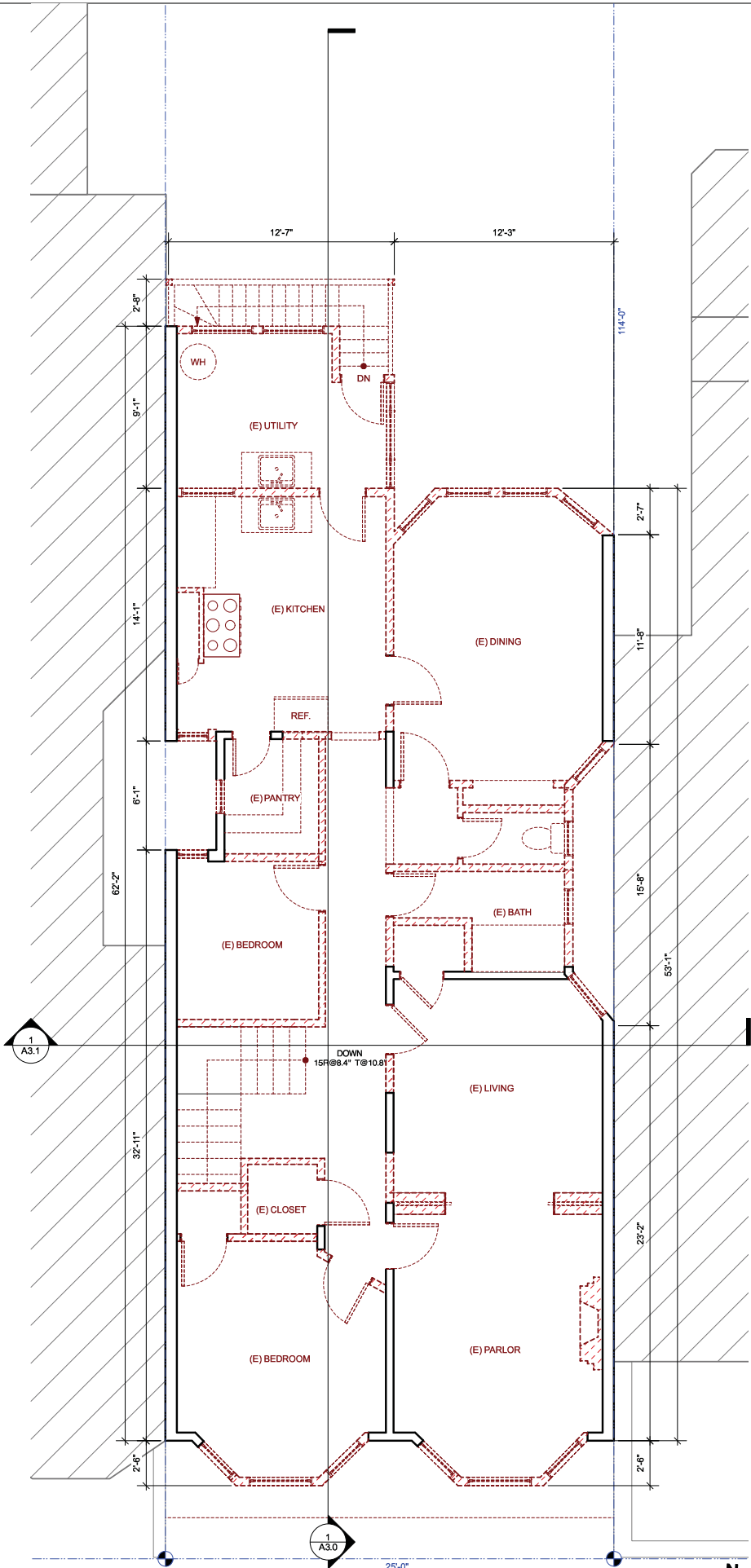
EXISTING WALL

**NEW EXTERIOR WALL (NON-RATED):**  
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/EXTERIOR GRADE PLYWOOD  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION  
O/5/8" GYPSUM BOARD (INTERIOR FACE)

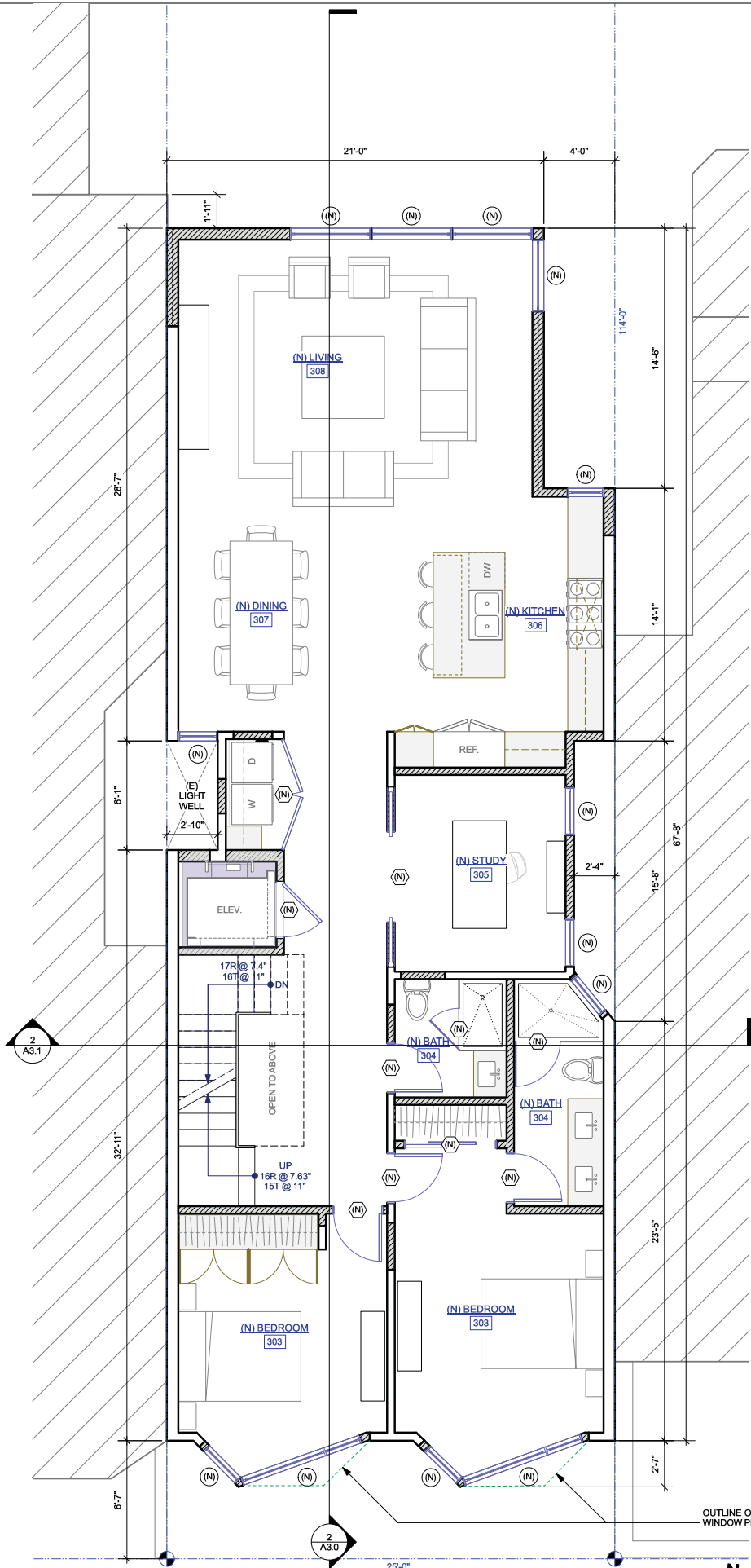
**NEW INTERIOR WALL:**  
5/8" GYPSUM BOARD,  
O/2X4 WD. STUDS  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/5/8" GYPSUM BOARD

**NEW 1-HOUR FIRE-RATED WALL:**  
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/5/8" TYPE 'X' GYPSUM SHEATHING  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION  
O/5/8" TYPE 'X' GYPSUM BOARD

- CONSTRUCTION NOTES**
1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
  2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
  3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
  4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
  5. ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
  6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
  7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
  8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
  9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
  10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 THIRD FLOOR PLANS: EXISTING & DEMO  
Scale: 1/4" = 1'-0"



2 THIRD FLOOR PLANS: PROPOSED  
Scale: 1/4" = 1'-0"



NOT FOR  
CONSTRUCTION  
10.31.17

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client :  
94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

THIRD FLOOR PLANS



### DEMOLITION LEGEND

 EXISTING WALL  
 DEMO. WALL  
 AREA TO BE DEMOLISHED

## WALL TYPE

**EXISTING WALL**

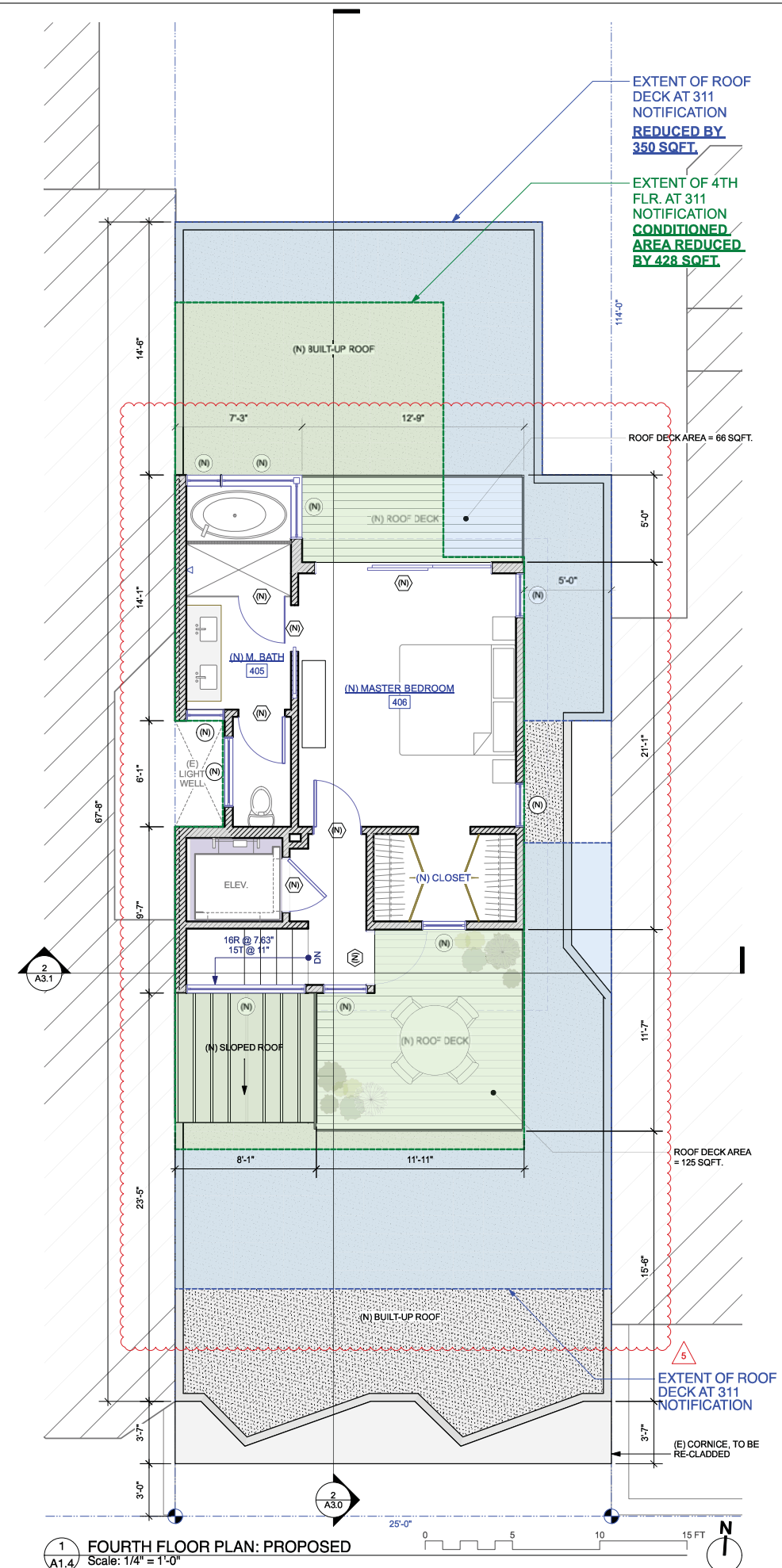
**NEW EXTERIOR WALL (NON-RATED):**  
(N) FINISH MATERIAL (REFER TO EXIST. ELEVS.)  
O/2 LAYERS GRADE D BUILDING PAPER,  
O/ EXTERIOR GYPSUM BOARD (W/ 1/2" MIN. AIR SPACE)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" GYPSUM BOARD (INTERIOR FACE)

**NEW INTERIOR WALL:**  
O/ GYPSUM BOARD,  
O/2X4 WD. STUDS,  
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/5/8" GYPSUM BOARD

**NEW 1-HOUR FIRE-RATED WALL:**  
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)  
O/2 LAYERS GRADE D BUILDING PAPER,  
O/5/8" TYPE "X" GYPSUM SHEATHING,  
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" TYPE "X" GYPSUM BOARD

### CONSTRUCTION NOTES

1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPAIRED OR REPAIRED AT NO ADDITIONAL COST
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5. ALL BLOCKS & FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



**NOT FOR  
CONSTRUCTION**  
10.31.17

**3932 - 3934 26TH ST. REMODEL & ADDITION**  
3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6962 - LOT 012

2010 ocean avenue, suite e  
san francisco, ca 94127

3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 558 9550 FAX 415 558 0554

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

FOURTH FLOOR PLANS

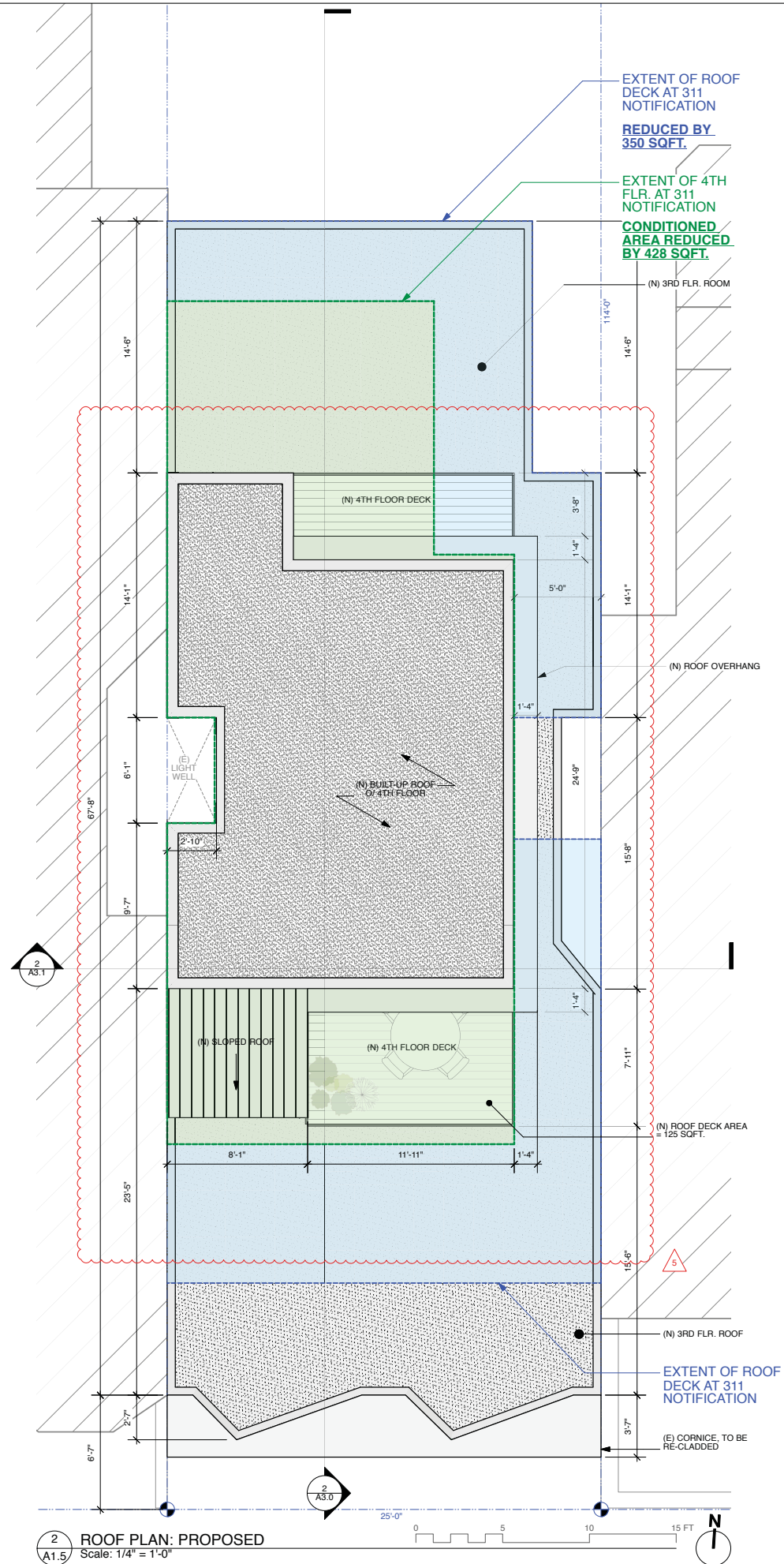
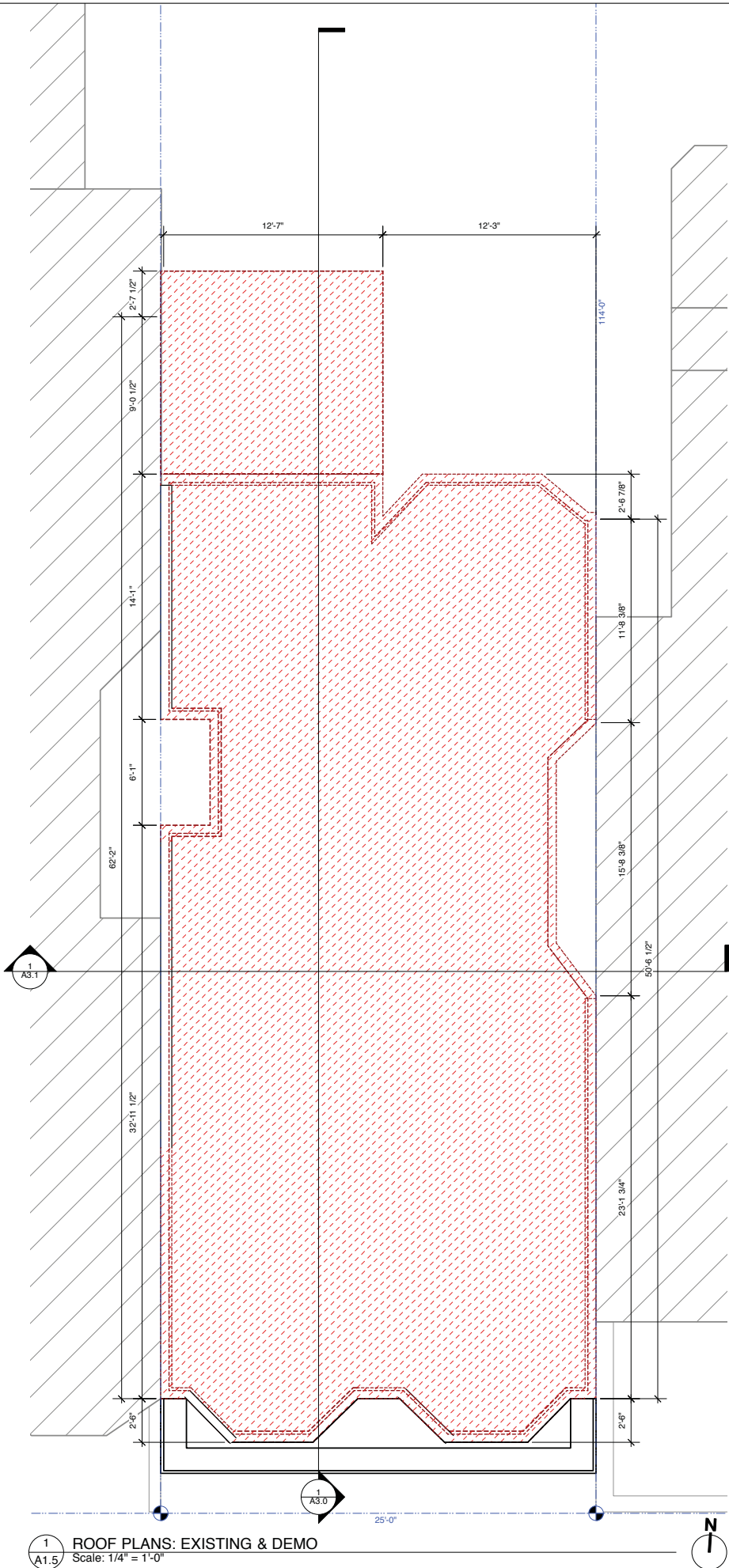
## A1.4



| DEMOLITION LEGEND |                       |
|-------------------|-----------------------|
|                   | EXISTING WALL         |
|                   | DEMO. WALL            |
|                   | AREA TO BE DEMOLISHED |

| WALL TYPE |  |
|-----------|--|
|           | EXISTING WALL  |
|           | NEW EXTERIOR WALL (NON-RATED):<br>(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)<br>O/ 2 LAYERS GRADE 'D' BUILDING PAPER,<br>O/ EXTERIOR GRADE PLYWOOD,<br>O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,<br>O/ 5/8" GYPSUM BOARD (INTERIOR FACE)  |
|           | NEW INTERIOR WALL:<br>5/8" GYPSUM BOARD,<br>O/ 2X4 WD. STUDS,<br>O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)<br>O/ 5/8" GYPSUM BOARD   |
|           | NEW 1-HOUR FIRE-RATED WALL:<br>(N) FINISH MATERIAL (REFER TO EXT. ELEV.)<br>O/ 2 LAYERS GRADE 'D' BUILDING PAPER,<br>O/ 5/8" TYPE 'X' GYPSUM SHEATHING,<br>O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)<br>O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,<br>O/ 5/8" TYPE 'X' GYPSUM BOARD |

- CONSTRUCTION NOTES**
- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
  - CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
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  - ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
  - ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
  - ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
  - CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client : 94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.15.17 | Planning Submittal R5   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

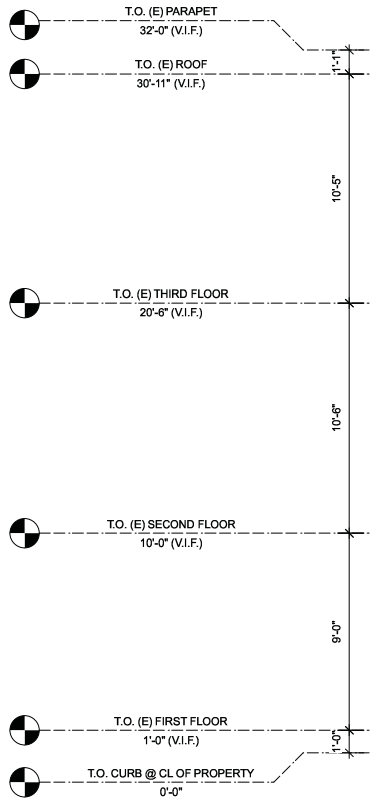
ROOF PLANS

A1.5

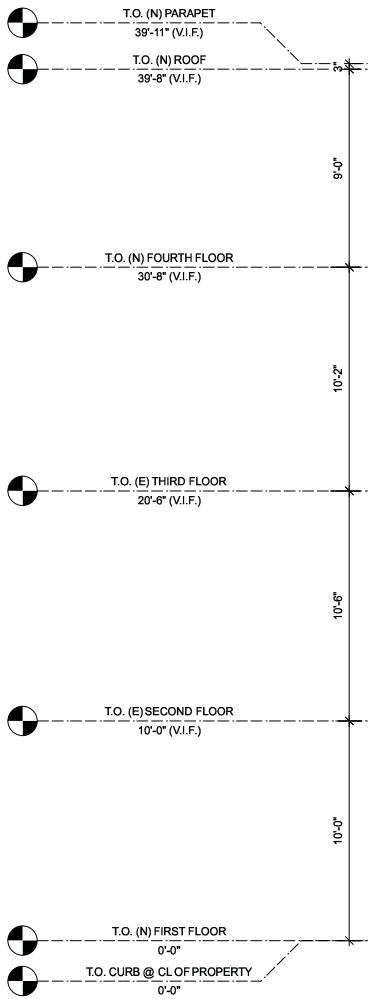
LUM

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





1 SOUTH (FRONT) ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



2 SOUTH (FRONT) ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"

LUM

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

NOT FOR  
CONSTRUCTION  
10.31.17

## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

client :

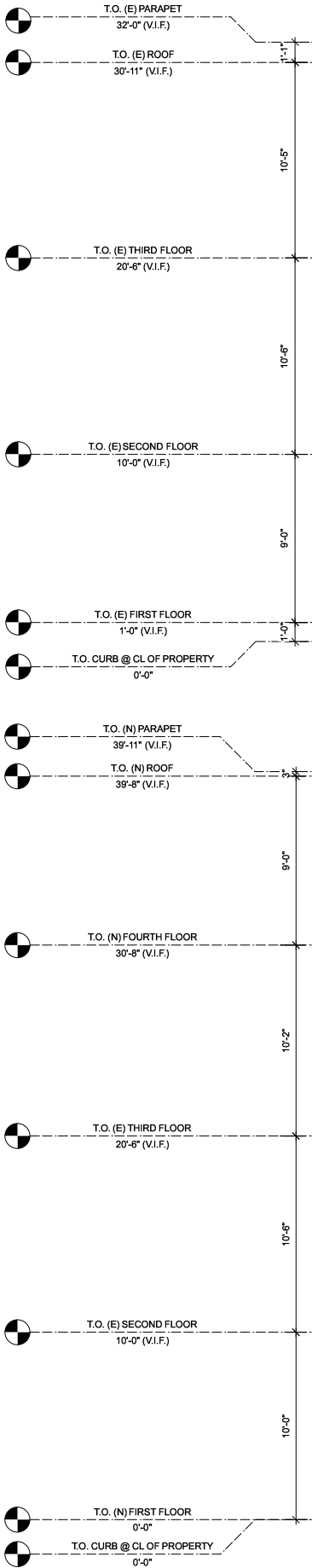
| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
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| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |
| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

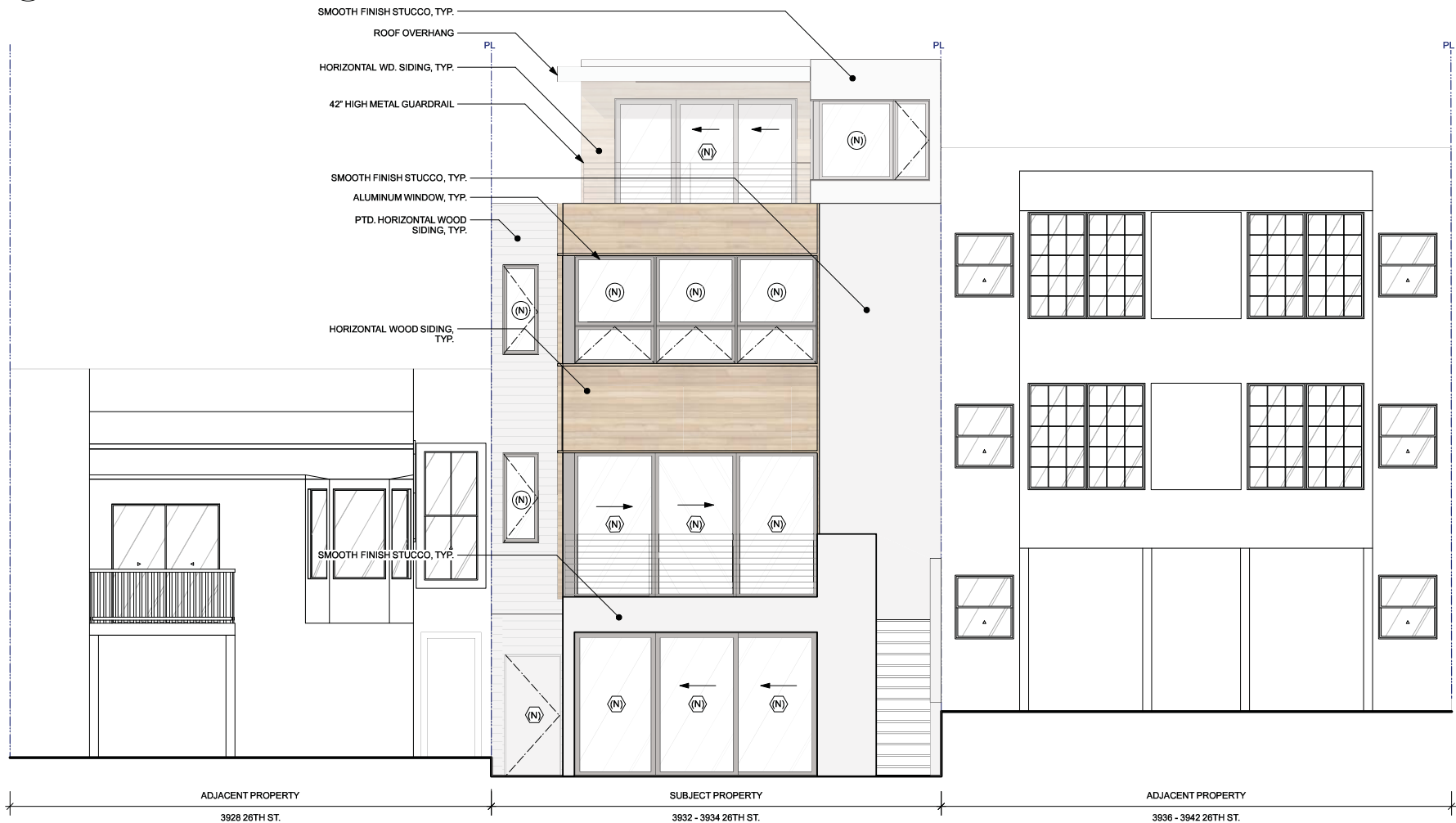
EXTERIOR ELEVATIONS

A2.0





1 NORTH (REAR) ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



2 NORTH (REAR) ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554

NOT FOR  
CONSTRUCTION  
10.31.17

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

client :

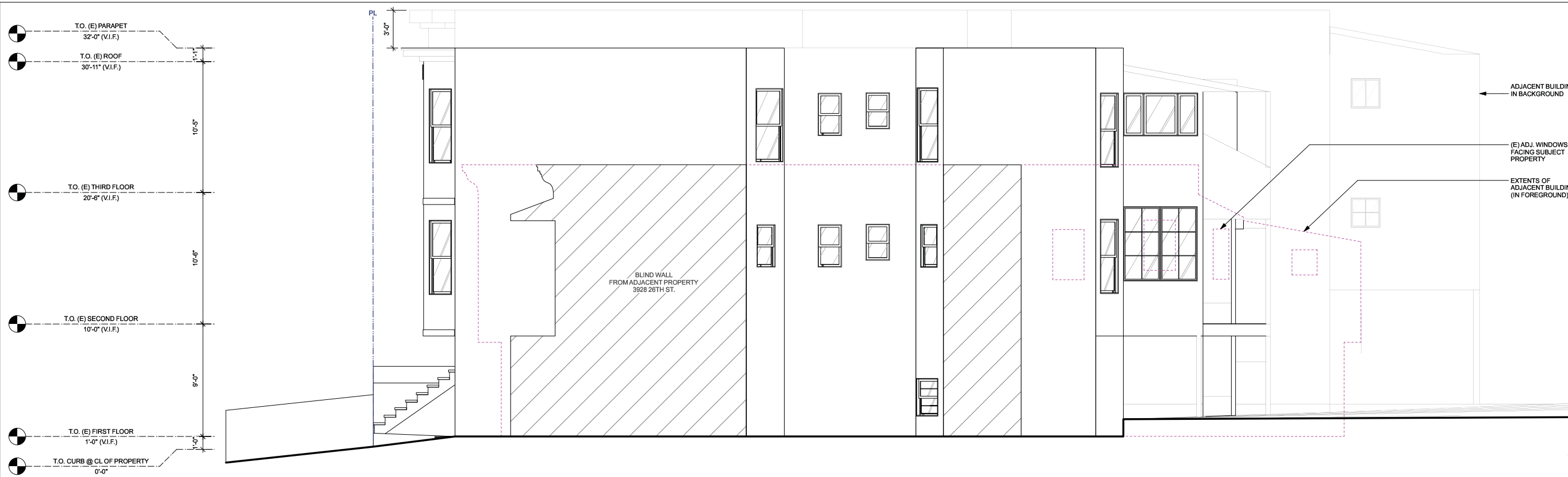
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|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
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| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

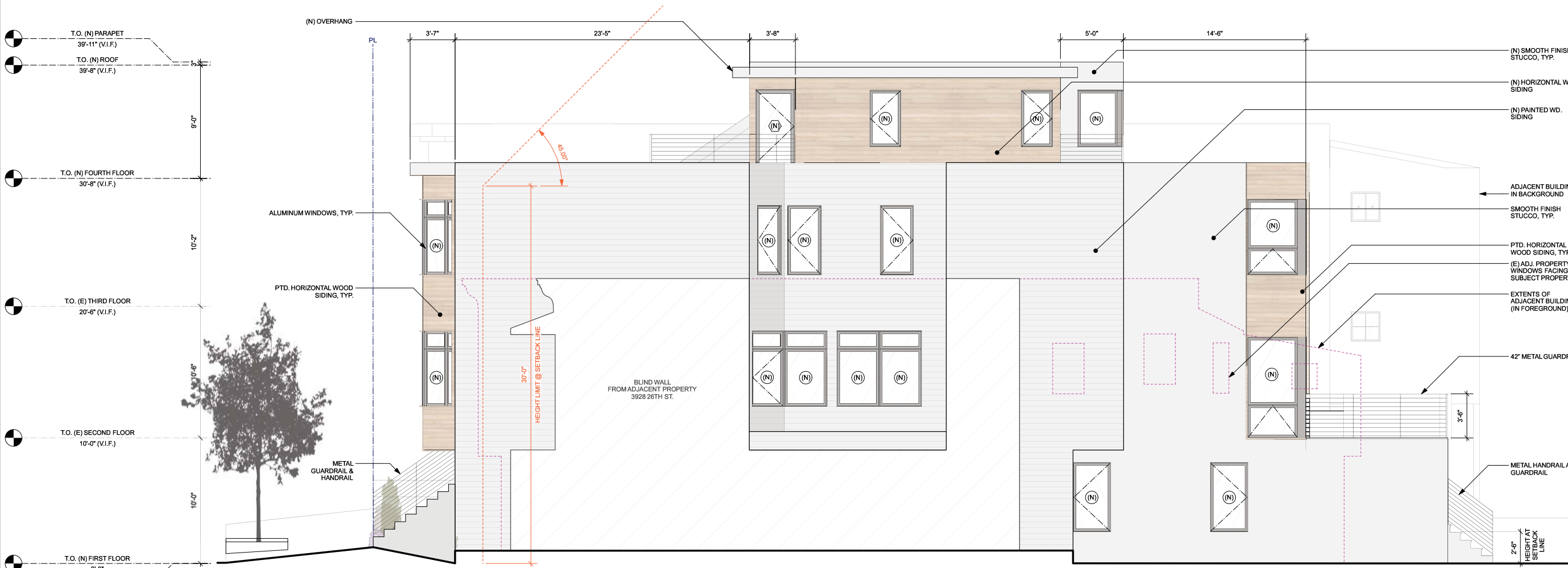
EXTERIOR ELEVATIONS

A2.1





1 EAST ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"



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

NOT FOR CONSTRUCTION  
10.31.17

3932 - 3934 26TH ST. REMODEL & ADDITION  
3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

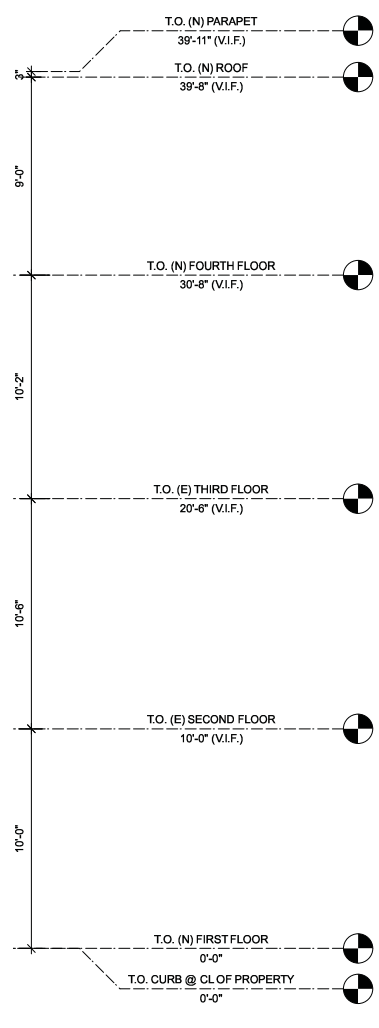
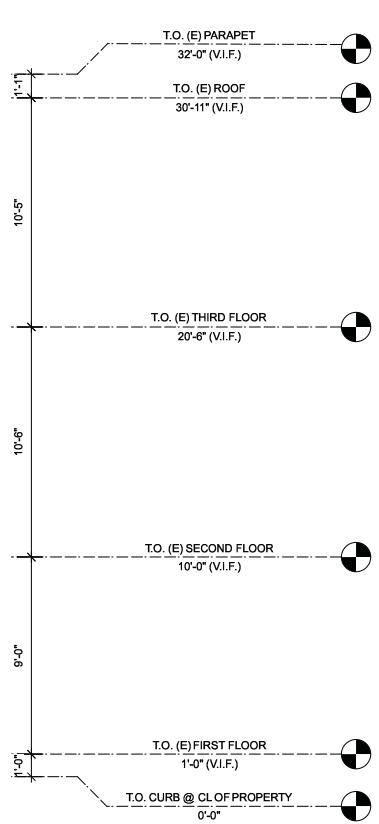
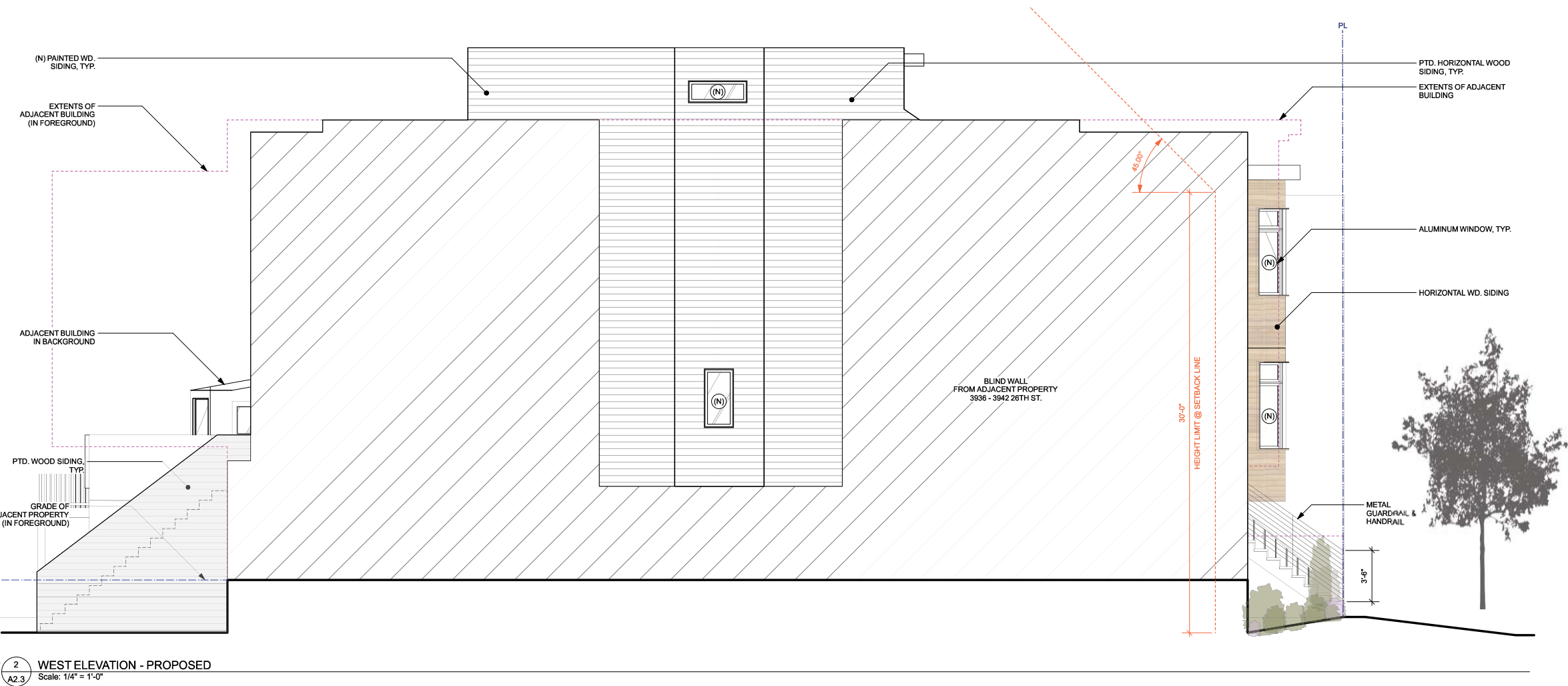
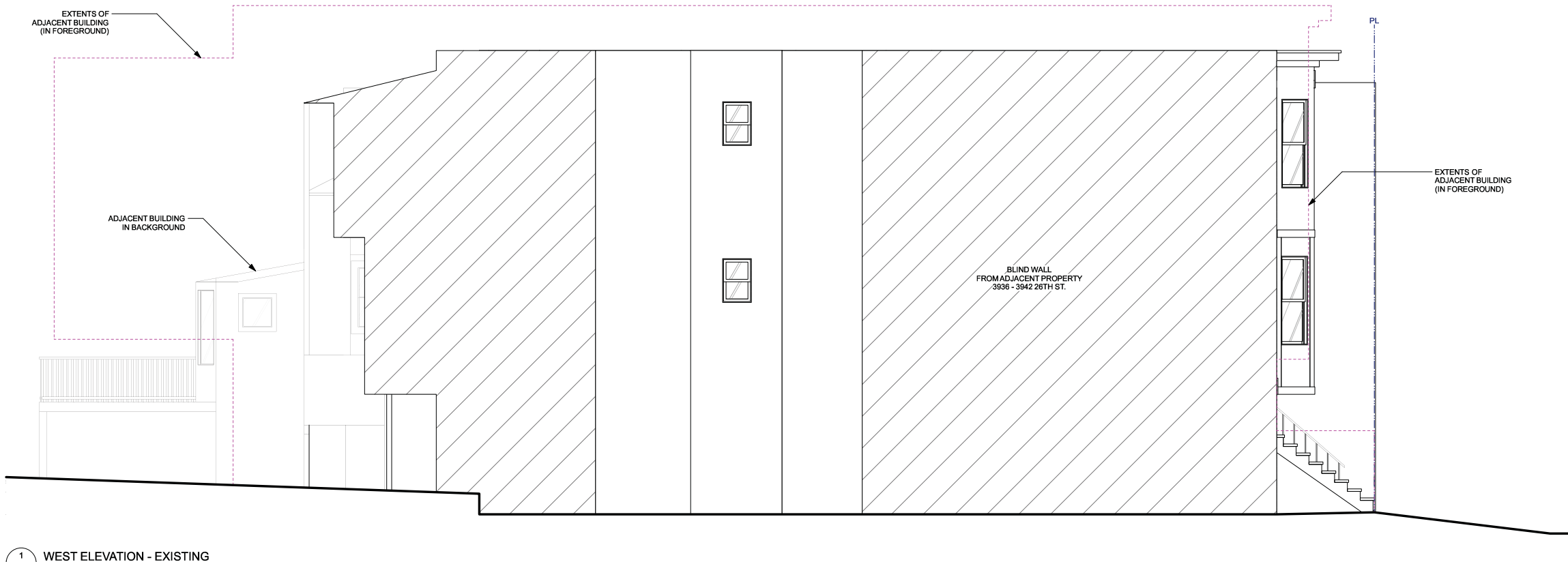
client : 94 feet LLC  
2010 ocean avenue, suite 9  
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project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS



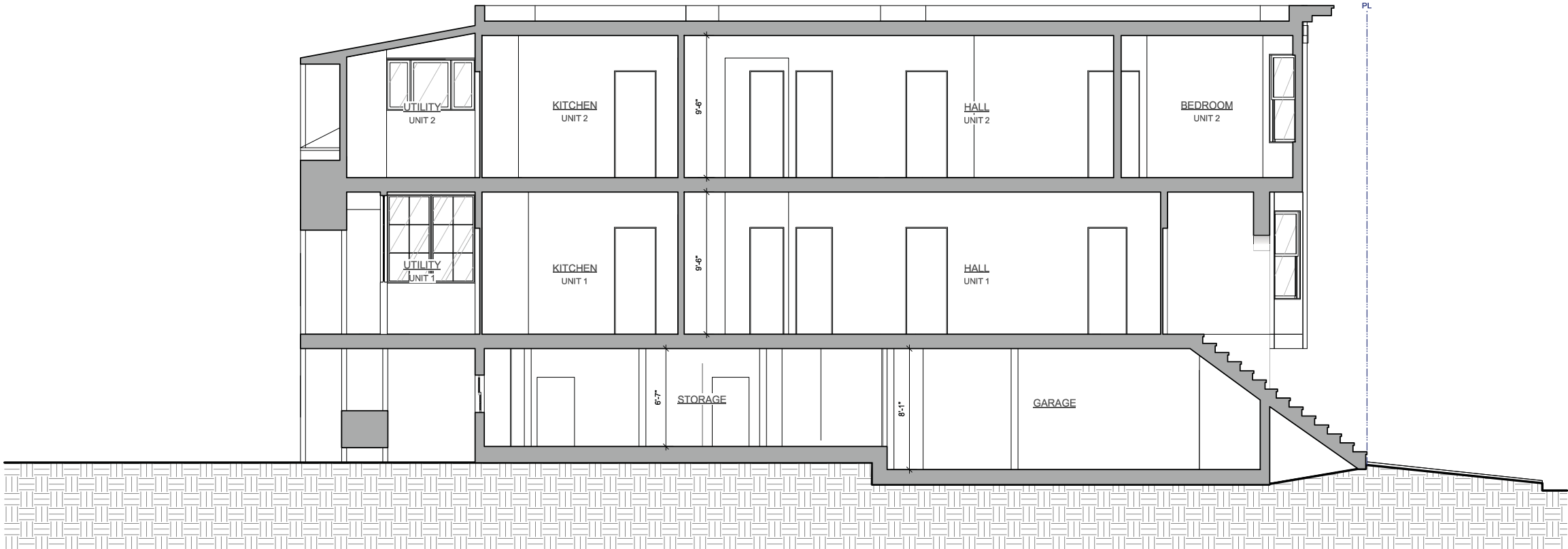


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project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS

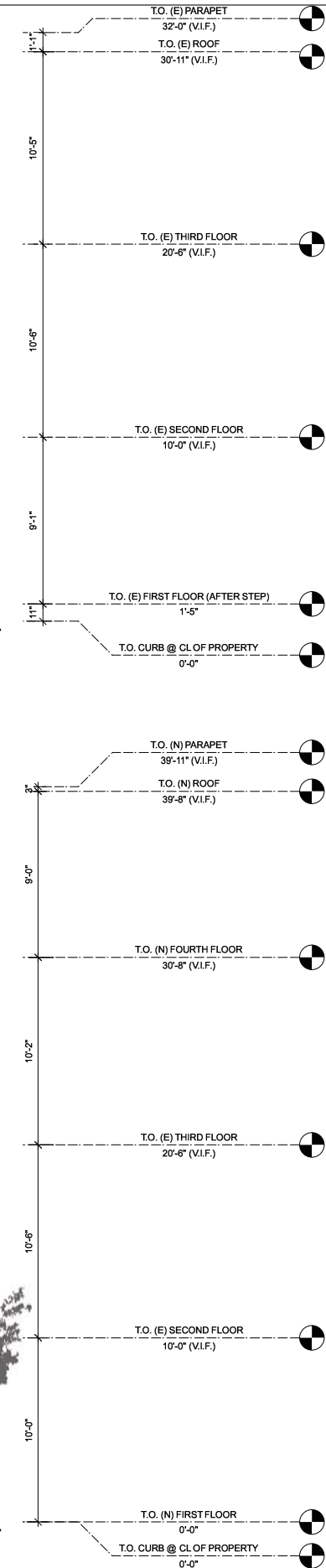




1 EXISTING BUILDING SECTION  
Scale: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION  
Scale: 1/4" = 1'-0"



NOT FOR  
CONSTRUCTION  
10.31.17

3932 - 3934 26TH ST. REMODEL & ADDITION

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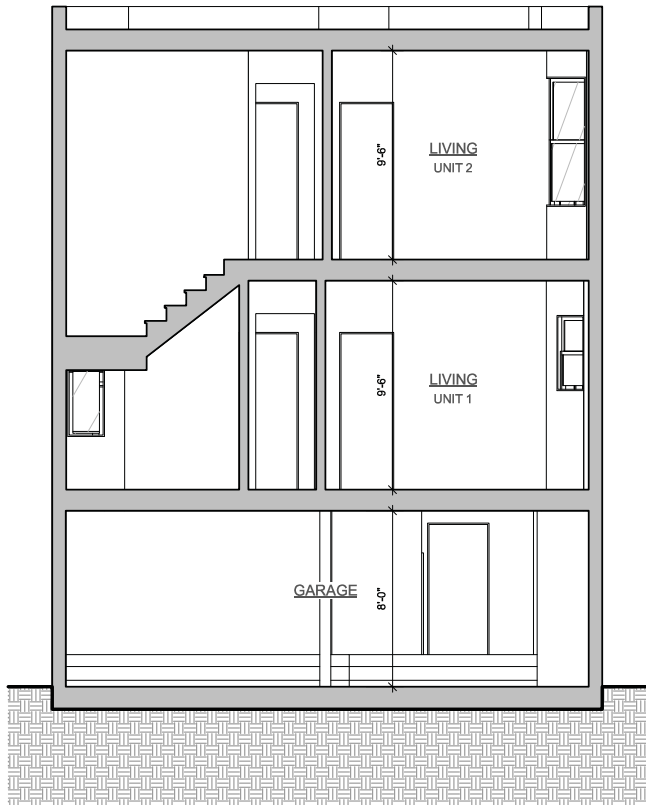
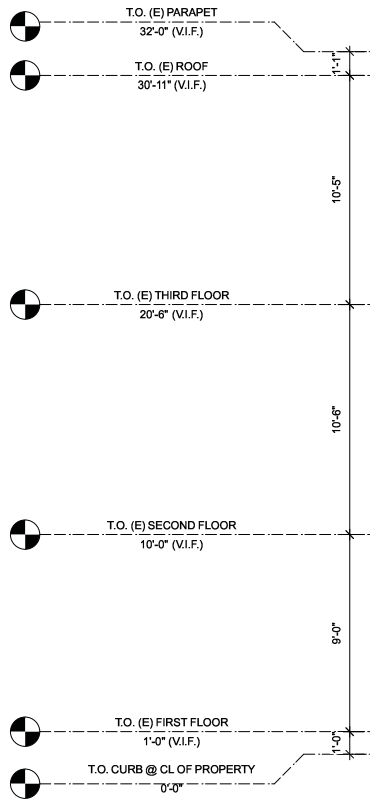
SECTIONS

A3.0

client :  
94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
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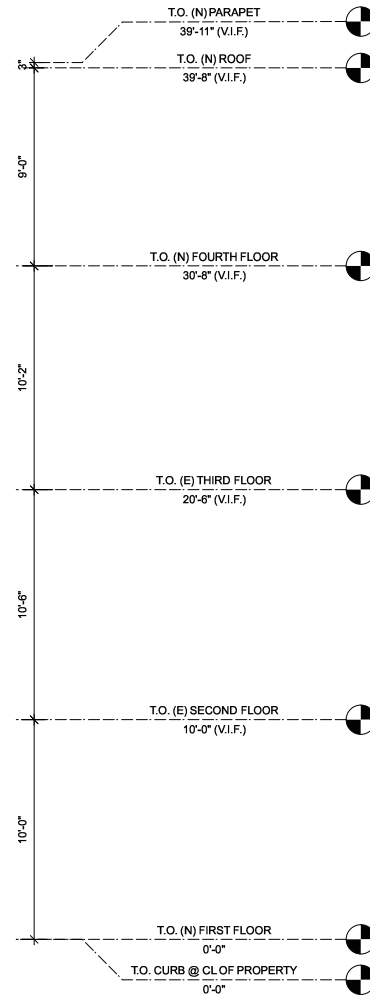




1  
A3.1  
EXISTING BUILDING SECTION  
Scale: 1/4" = 1'-0"



2  
A3.1  
PROPOSED BUILDING SECTION  
Scale: 1/4" = 1'-0"



## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client :  
94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

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| 09.14.17 | Progress Review         | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SECTIONS

A3.1

NOT FOR  
CONSTRUCTION  
10.31.17

LUM

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554





1  
A6.0  
EXISTING FACADE



2  
A6.0  
FRONT EXTERIOR PERSPECTIVE: AS SUBMITTED FOR 311 NOTIFICATION



3  
A6.0  
FRONT EXTERIOR PERSPECTIVE: REVISED ELEVATION



4  
A6.0  
FRONT EXTERIOR PERSPECTIVE: AS SUBMITTED FOR 311 NOTIFICATION



5  
A6.0  
FRONT EXTERIOR PERSPECTIVE: REVISED ELEVATION



6  
A6.0  
FRONT EXTERIOR PERSPECTIVE: REVISED ELEVATION

LUM

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554

NOT FOR  
CONSTRUCTION  
10.31.17

3932 - 3934 26TH ST. REMODEL & ADDITION  
3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

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project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

PERSPECTIVES

A6.0



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September 21, 2017

San Francisco Planning Department  
1650 Mission Street, #400  
San Francisco, CA 94103

Attn: Veronica Flores, Planner

Re: 3932-3934 26th Street  
2016004009DRP  
Response to DR hearing request



Dear President Hillis and Planning Commissioners,

We have revised our project to incorporate your comments that were made at our last DR hearing, held on June 1, 2017.

Specifically, you asked us to modify our design to 1) have more equitable sized units, 2) examine the size of the proposed development and make it more compatible with the surrounding neighborhood.

Subsequently we have modified the project as follows:

We have redesigned the project to contain two equitable sized units, both being family-friendly three-bedrooms with the lower unit being 2,198 square feet and upper being 2,159 square feet, respectively. In comparison, the previous plan had a lower unit at 870 square feet and the upper unit was 4,085 square feet.

We have reduced the overall project from 4,966 square feet of habitable space to 4,530 square feet - a reduction of 436 square feet.

The main area of reduction has been the fourth floor which was reduced by 428 square feet, from 869 square feet to 441 square feet of space and now contains solely a master bedroom suite. The front setback of this floor increases from 14'-6" to 23'-5", and the rear setback increases from 4'-7" to 14'-6". The east setback remains at 5 feet. The fourth floor is not visible from the street (see attached rendering). The fourth floor decks have also been substantially reduced from 533 square feet to 183 square feet. Note that we must provide the roof deck at the fourth floor as the upper unit does not have access to the rear yard. The upper unit is two stories above grade, so its usage of the rear yard, even if accessible, would be incidental at best.



We believe the modest sizes of these two units, being similar in size to others in the neighborhood, will be a positive development and will further the City's goals of building housing that is geared towards keeping families in San Francisco. The city lacks specifically in this housing type (per the recently published SF Planning Report on January 17, 2017, "Housing for Families with Children", less than 10% of units constructed since 2005 includes three-bedroom plus units).

We believe the merits of this project far outweigh the low impact that this will have on the neighborhood. And we hope that you will support the project.

Thank you,

A handwritten signature in black ink, appearing to be 'John Lum', written in a cursive style.

John Lum, AIA





3932-3934 26TH STREET REMODEL AND ADDITION  
 EXHIBIT A - PROPOSED FRONT FACADE: SIDEWALK LEVEL PERSPECTIVES  
 SEPTEMBER 21, 2017



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9/20/17

To The Planning Commissioners:

I am writing to ask that you do not approve any proposed changes at 3932-34 26th Street for several reasons:

It would set a bad example for other landlords/speculators who buy rent-controlled buildings with elderly or disabled tenants. As you know, the landlord in this case never informed the Planning Department that there was a 93-year-old, Carl Jensen, living in his building. Then of course he said that he was going to take care of Mr. Jensen and had reached an agreement with him to move to another place. This is not true. I spoke with Mr. Jensen just days before he died and he denied that. I helped him send an email informing you that there was no deal and he did not want to leave his apartment of 63 years. Mr. Jensen was feeling tremendous stress over the situation and that stress must have contributed to what happened to him.

Why is the city allowing rent-controlled units to be demolished? Landlords and speculators know that if they get the tenants out of the building or simply don't tell Planning about them, they can demolish and do what they want to the rent controlled units. The Planning Commission needs to come up with a policy that dis-incentivizes these evictions and prevents our rent controlled units from being demolished. Some of the most vulnerable tenants in our city, such as Carl Jensen, live in these units.

In terms of 3932-34 26th Street, the Planning Commission should send a strong message that the city will do everything it can to protect our rent-controlled stock and that protecting seniors, disabled, and long-term tenants is a priority. Please reject any plans to alter the two rent-controlled units at 3932-34 26th Street.

Sincerely,

Tommi Avicolti Mecca  
Housing Rights Committee



September 20, 2017

Dear President Hillis and Fellow Planning Commission members:

I am writing to express my concerns about the proposed project at 3932-3934 26<sup>th</sup> Street. Having just received the pdf version of the latest plans, I am struck by the similarity to the original plans and that the habitable area has only been decreased a total of 436 sq. ft. The current plans still reflect an elevator, the 4<sup>th</sup> floor addition, and floor plans that could easily be converted into an Airbnb.

At the June 1 DR hearing, the Commission directed that the project sponsor come back with a revised plan with equal sized units, neither of which was to be greater than 1800 sq. ft. and that the 4<sup>th</sup> floor addition be removed. The current plans are not in compliance with this directive and Unit #1 is 2,198 sq. ft. ( 398 sq. ft. larger than directed) and Unit #2 is 2,159 sq. ft.( 359 sq. ft. greater than directed). This plan further erodes any plan for affordable housing. The current price of a sq. ft. of property in Noe Valley is \$1,388; so at this rate the cost of the units would increase by \$552,424 & \$498,292 respectively, thus pricing the units even further out of the reach of all but the most wealthy individuals. The family, community nature of the neighborhood needs to be maintained, and the current plan provides even a greater hurdle for families and a diverse population to live in Noe Valley.

The architect tells us that the purpose of the 4<sup>th</sup> floor deck is to provide required open space. I am puzzled, because a 2-flight staircase could easily provide access to the yard. A 4<sup>th</sup> floor deck may be a bit more amenable to fancy evening entertainment, but certainly if the goal is to provide housing for families, access to a backyard would be more child friendly.

As the neighbor immediately next door, I still have privacy concerns about such a large structure ,decks, and windows close to my property line.

I urge you to restrict the size of either unit to 1800 square feet and remove any 4<sup>th</sup> floor or roof deck.

Thank you for your consideration of my concerns,

Patricia Heldman  
3928 – 26<sup>th</sup> Street



# SAN FRANCISCO TENANTS UNION

558 Capp Street • San Francisco CA • 94110 • (415)282-6543 • [www.sftu.org](http://www.sftu.org)

September 21, 2017

Dear Planning Commission,

I write in support Discretionary Review and the following changes to current plans for 3923-34 26<sup>th</sup> St:

- Reduce the overall mass per unit
- Remove the 4th floor addition
- Remove the roofdecks as they do not fit in with the neighborhood design characteristics and are intrusive for neighbors in the line of sight

These changes will be closer to General Plan's goal of preserving affordable housing units, Objectives 2 and 3:

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

**OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS**

The owner of this property is well-known in the tenant advocate world for a history of speculation, including purchasing multiple properties in foreclosure auctions to flip as distressed homeowners scrambled to resolve dual tracking issues with their lenders. He has removed tenants via the Ellis Act and other pressures. The bargain purchases and evictions are all documented at the Rent Board and on the site [www.antievictionmappingproject.com](http://www.antievictionmappingproject.com).

When the project sponsors neglected to tell the commission that an elderly tenant, Carl Jensen, lived at 3932-34 26th St (until a neighbor exposed the fact) it showed disregard for the comfort and well-being of Mr. Jensen.

I might feel differently about the massive expansion of these units if the project sponsor actually occupied the building and had a good argument to expand like a growing family or non-profit housing. But these design amenities are simply marketing tools to entice more affluent occupants and not reasonable upgrades. That so many nearby neighbors also object to the plan and worry about the effects on their own living situations shows a lack of integration by the owner into the neighborhood through goodwill and community effort.

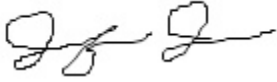
I urge you to keep this property as it currently is—affordable, reasonably sized units likely to be rented. Otherwise, a signal is sent to future speculators that blatant disregard for tenants is an acceptable and a



profitable business model. I ask you to consider how our large tenant population (64 percent) is affected by speculation and ask if it is good public policy to encourage it via the planning process?

Thank you very much for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Fieber", with a long horizontal flourish extending to the right.

Jennifer Fieber  
Political Campaign Director  
San Francisco Tenants Union.



September 21, 2017

RE: 3932-34 28th Street; Case # 2016-004009DRP; Hearing Scheduled for October 5, 2017

Dear President Hillis and Fellow Members of the Planning Commission:

I am writing in support of the DR Requestor, Mr. Pritchard and his other immediate neighbors to request the following concerning this project:

*Remove the 4th Floor to maintain neighborhood character....there are no four story buildings on this block.*

*Allow a reasonable remodel for this pair of flats, to maintain neighborhood character and maintain relative affordability.*

*No roof deck on the top most floor to maintain privacy for the neighbors....there are no roof decks on this block.*

*Please make sure that the windows facing the rear yard mid block open space do not become over-sized with massive glazing that is intrusive and beyond the tolerances of privacy in a congested urban environment.*

These are all issues you have discussed at the previous hearings for this project and you have and directed the Project Sponsor to grapple with them. Based on the most recent revision and the plans before you, your directives have been to put it gently, "overlooked". This is an unfortunate project, not only because of the extravagant size of the units, but due to tenancy issues.

Please take DR and maintain neighborhood character and neighborhood relative affordability and create two affordable by design, family-friendly units.

Thank you.  
Sincerely  
Georgia Schuttish



# Noe Neighborhood Council

*Neighbors committed to fair planning for Noe Valley*



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September 20, 2017

San Francisco Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Discretionary Review Hearing for 3932-3934 26th Street - Continued from June 1st, 2017  
Permit Application No. 2016.03.18.2438

President Hillis, Vice President Richards, and Members of the Planning Commission:

On behalf of Noe Neighborhood Council, I am writing to express our opposition to the latest version of the proposed project at 3932-3934 26th Street for a number of reasons.

For one, the 3<sup>rd</sup> incarnation of these plans is still too massive and out of scale with the homes nearby. Despite the Commission's directives to substantially reduce the size of proposed units, the plans maintain over 2100 square feet per dwelling plus a substantial space for garage, which pushes the total square footage even beyond the limits proposed by the upcoming Residential Expansion Threshold.

Second, there is still a 4th floor vertical addition on these plans despite the Commission's recommendation to eliminate it last time when this case was before you. The truth is that there is no need to add a fourth floor since the deep horizontal addition being proposed is more than adequate to fit two 3-bedroom units in.

Lastly, the developer's behavior vis-à-vis the elderly nonagenarian tenant who had been living there for 63 years and his failure to disclose his existence to the Planning Department should be reason enough to reject this project altogether. It is a well-established fact that rent-controlled buildings with elderly or disabled tenants fetch lower prices than comparable properties and this building is no exception. It is unfortunate that the passing of Carl Jensen awarded the developer with an increase in his property value. But why award him further by approving this project?

We urge you to take DR and reject the project altogether or at the very least, reduce the proposed square footage of each unit and remove the 4th floor addition along with its roof deck to send a strong message to developers that if they get rid of tenants -- in any manner -- in order to do a project, then their project may not get approved. By this simple act you can keep dozens of tenants in their homes.

Sincerely,

Ozzie Rohm  
On behalf of the 250+ members of Noe Neighborhood Council



Dear President Hillis and Fellow members of the Planning Commission,

This will be the 3rd DR Hearing on this project. On February 9, 2016 at the first hearing, it was discovered that a tenant lived in the building that you were not aware of. By the time of the 2nd hearing, this tenant Carl Jensen, an elder who lived there for 63 years and a former employee of the city and county of San Francisco, had died in his apartment. This was a sad thing for all of us.

As we approach the 3rd hearing, we are aware that these flats have been empty and could be providing housing to the city. I and my neighbors believe what you said at the June hearing when you continued it til august 31, was 2 units at a max size of 1800 sf, and no fourth floor. This was a great idea. This is not what the project sponsor has come back with. These units are still too big. They will be unaffordable. They are not in keeping with our neighborhood or the buildings immediately around them.

The roofdecks have always been a concern for us neighbors as they will compromise our privacy, don't speak to family housing and are totally unnecessary. In an ideal world, we would respect the loss of a tenant and respect our neighborhood character, by simply fixing up the existing units, with only a small extension to the back, but not even close to as large as 1800 square feet. I have also repeatedly asked that the glazing on the rear be dramatically reduced to maintain privacy to myself and my fellow tenants in my building, who directly look into this proposed project.

I request that you take Discretionary Review on October 5 and pass the following motion:

1. 2 units of equal size no greater than 1800 square feet
2. No fourth floor AT ALL (60+ signatures against it including Carl Jensen's)
3. No roofdeck (60+ signatures against it, including Carl Jensen's)
4. Reasonably match the existing glazing on the rear
5. Access for both units to the rear yard/mid block open space
6. Removal of the very unnecessary elevator

Sincerely yours,

Brian Pritchard



Dear President Hillis and Fellow Planning Commission members,

I wasn't present at the June 1 DR hearing, but I watched it on my computer while out of the country and was relieved to hear the Planning Commission's clear directives, which included removal of the fourth floor and reduction of the project's size to 2 units no more than 1800 square feet. The Commissioners advise the project be "reconsidered to be more manageable and reasonable sizing in relation to it's neighbors". Neighbors also strongly expressed concern about the window sizes in back, which are far too large.

With Carl Jensen, the longtime tenant at this property, no longer with us, AND since this "displacement issue" is an ongoing theme in many housing situations today in San Francisco, I wish to ask the Planning Commission help implement a city law requiring all developers and speculators to disclose if there is a tenant in the building being developed, and city representatives visit the properties twice to verify that what is being disclosed is actually what is happening. If it weren't for the DR requestor and his neighborhood team, the Planning Commission would not have been aware that there was an elderly tenant living peacefully in the building for over a half century, minding his own business, doing his daily chores and enjoying his golden years in a home he loved and cherished.

The proposed elevator in the plans means the 4th floor could easily be converted into an Airbnb, a real concern to me and the neighbors. The massive expansion (still 800 square feet OVER, OR 400+ square feet per unit over the requested size) is not in keeping with our neighborhood. The project sponsors should remove the 4<sup>th</sup> floor, as suggested by the Planning Commission, which would reduce the property size by a little over 400 square feet. That is a start. They should then remove the elevator to create more living space inside. They should add a staircase in back of the top unit, to provide yard access, removing the need for ANY roofdecks. They have expressed twice that they have roofdecks only for "open space". In summary, there is no need for a 4<sup>th</sup> floor, for any roofdecks or for an elevator.

I request that you take Discretionary Review on October 5 and pass the following motion:

1. 2 units of equal size no greater than 1800 square feet as per 6/1
2. No 4<sup>th</sup> floor, in keeping with neighborhood character and the block pattern, AND reducing the size another 400+ square feet getting us closer to 1800 square feet.
3. No roofdecks of any kind – This will reduce ALL the neighbors' concern re PRIVACY AND this project already has an ample yard for open space
4. Remove the elevator to use as living space instead. The space you gain from the elevator removal allows the project sponsors to further reduce size in other, getting closer to the desired 1800 square feet per unit
5. Reduce the glazing on the back to be equal to the existing windows. The neighbors behind the building should not be subject to light pollution.

Thank you,  
Lynn Rosenzweig



September 21, 2017

Dear Members of the Planning Commission:

Having recently received the revised plans and given only a few days to review, write, and submit a letter in response to the revised plans, my reply will be brief.

The revised plans do not comply with the Commissioners' recommendations at the June 1 hearing. Also, the revised plans still do not respond to my concern about my three young children's privacy from the front roof deck, which looks directly down into their bedroom windows.

I would like to propose that you take Discretionary Review on October 5 by:

- (1) Removing the 4<sup>th</sup> floor and roof decks; and
- (2) Reducing the overall mass to 1,800 square feet per unit, as recommended.

Thank you for your time and consideration.

Sincerely yours,

Janice Minamoto



Re: October 5, 2017 Discretionary Review for 3932-3934 26th Street  
2016004009DRP

Dear Planning Commission President Hillis and Fellow Commissioners,

The Planning Commission continued the DR case for a project proposed at 3932-3934 26th Street, and gave explicit directives to the project sponsor at that time to:

- reduce the size of the units, and
- remove the proposed 4th story.

The current plans however, show that the project sponsor has dismissed the Commissioner's directives by failing to take them into account! I feel the project sponsor is toying with the Commission by flagrantly disregarding the Commissioner's directives, and this is unacceptable.

The proposed project does not consider the neighborhood context or it's character, or specific needs of the neighbors. Superfluous additions, such as an elevator, a fourth story and roof decks only increase the price of the project and greatly raises the cost to live in Noe Valley. Families are looking for reasonably affordable places to live and raise their children in this neighborhood.

Please take Discretionary review and DENY the project that is currently proposed. Thank you.

Yours truly,  
Anastasia Yovanopoulos  
Noe Neighborhood Council member





# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: JUNE 1, 2017  
Continued from the February 9, 2017 Hearing

*Date:* May 25, 2017  
*Case No.:* 2016-004009DRP  
*Project Address:* 3932-3934 26<sup>th</sup> Street  
*Permit Application:* 201603182438  
*Zoning:* RH-2 [Residential – House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6552/012  
*Project Sponsor:* Khoan Duong  
John Lum Architecture  
3246 17<sup>th</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* Veronica Flores – (415) 575-9173  
Veronica.flores@sfgov.org  
*Recommendation:* **Do not take DR and approve as proposed**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### BACKGROUND

The original project, first heard on February 9, 2017, included a vertical and horizontal addition to an existing three-story two-unit building. The project also proposed excavating and expanding the garage level to relocate one unit to the ground level and façade alterations. After closing public hearing, the Planning Commission continued the item to June 1, 2017 with the following direction:

- Adjust the proposal to yield two equal-sized units
- Redesign the 4<sup>th</sup> floor in order to reduce the impact of the proposal to the neighbors
- Resolve the tenant concerns

### CURRENT PROPOSAL

The attached plans reflect changes made to the project per Commission's direction and after additional outreach to the neighbors. The changes include:

- Revised floor plans to create two similarly sized units.
- Reduced the size of windows at the front and rear facades
- Changed the front facade to a warmer contemporary style with cement plaster cladding with natural wood siding at the modified bay windows. The doors and windows remain aluminum framed.
- Reduced the roof deck area on the fourth floor to address privacy concerns from 3928 26th Street.



## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must not take DR and approve the project as modified.

## **BASIS FOR RECOMMENDATION**

- The revised plans follow the direction provided by the Planning Commission.
- The project yields two family-sized units.
- The neighborhood is of architecture mixed in nature, and the proposal compliments the existing neighborhood context.
- The proposed Project meets all applicable requirements of the Planning Code.

|   |
|---|
| <b>RECOMMENDATION:</b> <b>Approve with Conditions</b> |
|---|

### **Attachments:**

Revised Plans

|   |
|---|
| Additional Materials from the Project Sponsor<br>Additional Public Comments<br>Commission Packet dated February 2, 2017 |
|---|

← Omitted from 10/05/17 Commission packet



# 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012



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

## ABBREVIATIONS:

|          |  |
|----------|--|
| &        | AND                                    |
| °        | ANGLE                                  |
| @        | AT                                     |
| #        | NUMBER                                 |
| CL       | CENTER LINE                            |
| FL       | PROPERTY LINE                          |
| (E)      | EXISTING                               |
| (N)      | NEW                                    |
| (R)      | REPLACE                                |
| ABV.     | ABOVE                                  |
| ADJ.     | ADJACENT                               |
| ALUM.    | ALUMINUM                               |
| ARCH.    | ARCHITECTURE                           |
| ASPH.    | ASPHALT                                |
| BD.      | BOARD                                  |
| BLDG.    | BUILDING                               |
| BLK.     | BLOCK                                  |
| BLKG.    | BLOCKING                               |
| BOT.     | BOTTOM                                 |
| BM.      | BENCHMARK                              |
| B.U.     | BUILT-UP                               |
| CLG.     | CEILING                                |
| CONT.    | CONTINUOUS                             |
| CTR.     | CENTER                                 |
| CLR.     | CLEAR                                  |
| CL.      | CENTER LINE                            |
| DBL.     | DOUBLE                                 |
| DOUGL.   | DOUGLAS FIR                            |
| DIM.     | DIMENSION                              |
| DN.      | DOWN                                   |
| D.P.     | DOUBLE POLE                            |
| D.S.     | DOWN SPOUT                             |
| DWG.     | DRAWING                                |
| E        | EAST                                   |
| EA.      | ELEVATION                              |
| ELEC.    | ELECTRICAL                             |
| EQ.      | EQUAL                                  |
| EXP.     | EXPOSED                                |
| EXT.     | EXTERIOR                               |
| FA.U.    | FORCED-AIR UNIT                        |
| FDN.     | FOUNDATION                             |
| FF.      | FINISHED FLOOR                         |
| FFE.     | FINISHED FLOOR ELEVATION               |
| FIN.     | FINISH                                 |
| F.O.C.   | FACE OF CONCRETE                       |
| F.O.S.   | FACE OF STUD                           |
| F.O.P.   | FACE OF PLYWOOD                        |
| F.P.     | FIRE PLACE                             |
| FURN.    | FURNACE                                |
| GA.      | GAUGE                                  |
| GALV.    | GALVANIZED                             |
| GND.     | GROUND                                 |
| GYP.BD.  | GYP.SUM BOARD                          |
| H.C.     | HOLLOW CORE                            |
| HDR.     | HEADER                                 |
| HDWD.    | HARD WOOD                              |
| H.V.A.C. | HEATING, VENTILATION, AIR CONDITIONING |
| ID.      | INSIDE DIMENSION                       |
| INSUL.   | INSULATION                             |
| INT.     | INTERIOR                               |
| JST.     | JOIST                                  |
| MAX.     | MAXIMUM                                |
| M.C.     | MEDICINE CABINET                       |
| MECH.    | MECHANICAL                             |
| MEMB.    | MEMBRANE                               |
| MANUF.   | MANUFACTURER                           |
| MIN.     | MINIMUM                                |
| MTL.     | METAL                                  |
| N        | NORTH                                  |
| N.I.C.   | NOT IN CONTRACT                        |
| NO.      | NUMBER                                 |
| O        | OVER                                   |
| O.C.     | ON CENTER                              |
| OFCI     | OWNER FURNISHED, CONTRACTOR INSTALLED  |
| OPNG.    | OPENING                                |
| O.D.     | OUTSIDE DIMENSION                      |
| P.C.     | PLUMBING CHASE                         |
| PL       | PLATE                                  |
| PLYWD.   | PLYWOOD                                |
| P.T.     | PRESSURE TREATED                       |
| PT.      | POINT                                  |
| PTD.     | PAINTED                                |
| R        | RADIUS                                 |
| RET.AIR  | RETURN AIR                             |
| RM       | ROOM                                   |
| RDWD.    | RED WOOD                               |
| R.W.L.   | RAIN WATER LEADER                      |
| S        | SOUTH                                  |
| S.S.D.   | SEE STRUCTURAL DRAWINGS                |
| SQ. FT.  | SQUARE FOOT                            |
| SHT.     | SHEET                                  |
| SHTG.    | SMELTING                               |
| SIM.     | SIMILAR                                |
| S.P.     | SINGLE POLE                            |
| SQ.      | SQUARE                                 |
| S.S.T.   | STAINLESS STEEL                        |
| ST       | STEEL                                  |
| STD.     | STANDARD                               |
| SUP.AIR  | SUPPLY AIR                             |
| T&G      | TONGUE AND GROOVE                      |
| TBD      | TO BE DETERMINED                       |
| THK.     | THICK                                  |
| T.O.P.   | TOP OF PLATE                           |
| T.O.S.   | TOP OF SLAB                            |
| T.O.F.F. | TOP OF FINISHED FLOOR                  |
| T.O.W.   | TOP OF WALL                            |
| T.P.     | TILE PAPER HOLDER                      |
| T.R.     | TOWEL RACK                             |
| TYP.     | TYPICAL                                |
| U.O.N.   | UNLESS OTHERWISE NOTED                 |
| VAR.     | VARIES                                 |
| V.D.C.   | VERIFY DURING CONSTRUCTION             |
| VERT.    | VERTICAL                               |
| V.I.F.   | VERIFY IN FIELD                        |
| W        | WEST                                   |
| W.       | WITH                                   |
| W.C.     | WATER CLOSET                           |
| WD       | WOOD                                   |
| WP       | WATER PROOF                            |
| W.H.     | WATER HEATER                           |

## SYMBOLS:

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

## GENERAL NOTES:

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

## PROJECT DATA:

### CODES:

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

### PROJECT ADDRESS:

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114

### PROJECT DESCRIPTION:

RENOVATION AND ADDITION TO EXISTING 2 UNIT BUILDING.

REMOVE (E) SLAB, FOUNDATIONS, STRUCTURE, AND PARTITIONS AS SHOWN.  
REMOVE (E) EXTERIOR DOORS, WINDOWS, AND STRUCTURE AS SHOWN - EXCAVATE AND EXPAND (E) GARAGE LEVEL TO EXPAND LOWER UNIT - RENOVATE AND EXPAND (E) 2ND AND 3RD LEVELS TOWARD REAR YARD - ADD (N) 4TH LEVEL TO EXPAND UPPER UNIT.

### PLANNING INFORMATION:

|                          |  |
|--------------------------|--|
| BLOCK / LOT:             | 6552 / 012   |
| ZONING DISTRICT:         | RH-2   |
| LOT SIZE:                | 2,850 SQ. FT.  |
| BUILDING HEIGHT:         | 40'-0" MAX; 30'-0" AT FRONT                                      |
| NO. OF STORIES:          | 4  |
| SETBACKS / YARD REQMNTS: | FRONT: AVG OF ADJ. BLDGS. UP TO 15'-0"<br>REAR: 45% OF LOT DEPTH |

### GROSS FLOOR AREA:

|                     |               |                 |
|---------------------|---------------|-----------------|
| EXISTING 1ST FLOOR: | 1,304 SQ. FT. | (UNCONDITIONED) |
| EXISTING 2ND FLOOR: | 0 SQ. FT.     | (CONDITIONED)   |
| EXISTING 3RD FLOOR: | 1,291 SQ. FT. | (CONDITIONED)   |
| EXISTING 4TH FLOOR: | 1,418 SQ. FT. | (CONDITIONED)   |

|                 |               |                 |
|-----------------|---------------|-----------------|
| TOTAL EXISTING: | 2,799 SQ. FT. | (CONDITIONED)   |
|                 | 1,304 SQ. FT. | (UNCONDITIONED) |

|                     |               |                 |
|---------------------|---------------|-----------------|
| PROPOSED 1ST FLOOR: | 802 SQ. FT.   | (UNCONDITIONED) |
| PROPOSED 2ND FLOOR: | 1,247 SQ. FT. | (CONDITIONED)   |
| PROPOSED 3RD FLOOR: | 1,487 SQ. FT. | (CONDITIONED)   |
| PROPOSED 4TH FLOOR: | 1,582 SQ. FT. | (CONDITIONED)   |
| PROPOSED 5TH FLOOR: | 887 SQ. FT.   | (CONDITIONED)   |

|                 |               |                 |
|-----------------|---------------|-----------------|
| TOTAL PROPOSED: | 5,183 SQ. FT. | (CONDITIONED)   |
|                 | 802 SQ. FT.   | (UNCONDITIONED) |

|             |               |                 |
|-------------|---------------|-----------------|
| NET CHANGE: | 2,482 SQ. FT. | (CONDITIONED)   |
|             | -702 SQ. FT.  | (UNCONDITIONED) |

### G.F.A. BY UNIT:

| ADDRESS       | EXISTING UNIT | PROPOSED UNIT | % OF ORIGINAL UNIT |
|---------------|---------------|---------------|--------------------|
| 3932 26TH ST. | 1,157 SQ. FT. | 2,402 SQ. FT. | 207%               |
| 3934 26TH ST. | 1,311 SQ. FT. | 2,781 SQ. FT. | 212%               |

### BUILDING INFORMATION:

|                     |                                     |
|---------------------|-------------------------------------|
| OCCUPANCY:          | GROUP R, DIVISION 3                 |
| CONSTRUCTION TYPE:  | TYPE 5B (PER C.B.C. TABLE 601)      |
| MINIMUM ROOF CLASS: | CLASS B ROOF                        |
| SPRINKLER:          | BUILDING WILL BE FULLY SPRINKLERED. |

## PROJECT PARTICIPANTS:

**OWNER:**  
94 FEET LLC  
2010 OCEAN AVENUE, SUITE E  
SAN FRANCISCO, CA 94127

**CONTACT:**  
ASH GUJRAL  
(415)531-3373

**ARCHITECT:**  
JOHN LUM ARCHITECTURE  
3246 17TH STREET  
SAN FRANCISCO, CA 94110  
  
**PROJECT MANAGER:**  
KHOAN DUONG  
T. 415 - 558 9550 x0013  
F. 415 - 558 0554

**STRUCTURAL ENGINEER:**  
T.B.D.

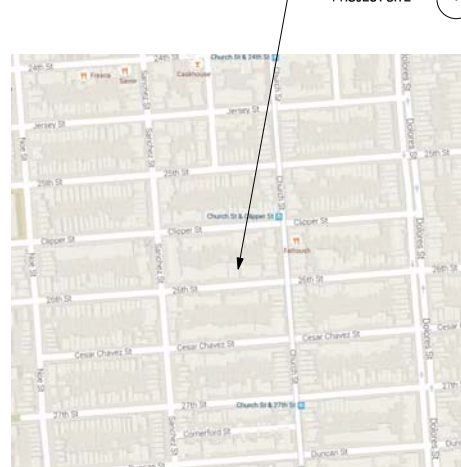
**GENERAL CONTRACTOR:**  
T.B.D.

## DRAWING INDEX:

### ARCHITECTURAL

- A0.0 TITLE SHEET
- A0.1 SITE PHOTOS
- A0.2 CEQA EXEMPTION
- A0.3 DEMO CALC
- A0.4 DEMO CALC
- A0.5 DEMO CALC
- A1.0 SITE & ROOF PLANS
- A1.1 FIRST FLOOR PLANS
- A1.2 SECOND FLOOR PLANS
- A1.3 THIRD FLOOR PLANS
- A1.4 FOURTH FLOOR PLANS
- A1.5 ROOF PLANS
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 EXTERIOR ELEVATIONS
- A3.0 SECTIONS
- A3.1 SECTIONS
- A6.0 PERSPECTIVES

## VICINITY MAP:



## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client : 94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

TITLE SHEET

A0.0





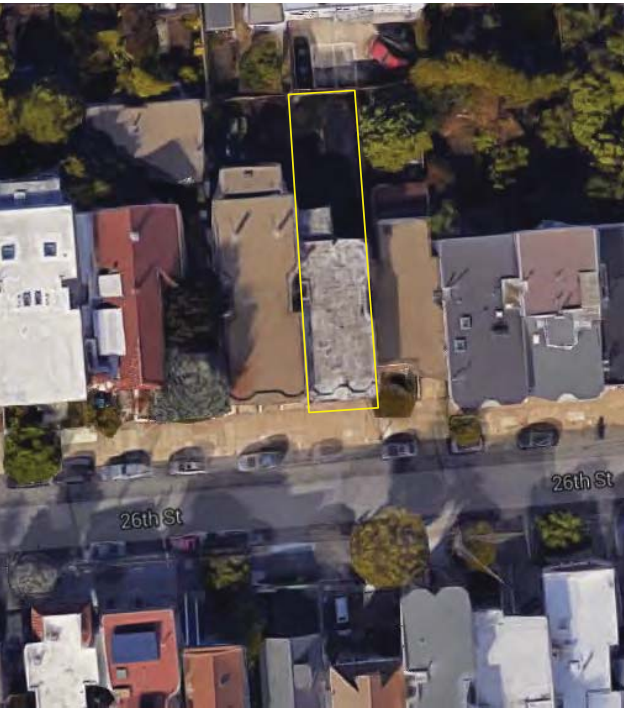
SUBJECT PROPERTY - 3932-3934 26TH ST. - FRONT ELEVATION



ADJACENT PROPERTY - 3936-3942 26TH ST. - FRONT ELEVATION



ADJACENT PROPERTY - 3928 26TH ST. - FRONT ELEVATION



AERIAL VIEW OF SUBJECT BLOCK WITH SUBJECT PROPERTY MARKED WITH BLUE OUTLINE.



SUBJECT PROPERTY - 3932-3934 26TH ST. - REAR ELEVATION



ADJACENT PROPERTY - 3936-3942 26TH ST. - REAR ELEVATION



ADJACENT PROPERTY - 3928 26TH ST. - REAR ELEVATION



NEIGHBORING PROPERTIES - ACROSS THE STREET



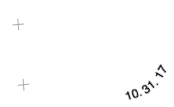
26TH ST. LOOKING WEST OF SUBJECT PROPERTY



26TH ST. LOOKING EAST OF SUBJECT PROPERTY

LUM

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554



# 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client : 94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
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| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SITE PHOTOS





## SAN FRANCISCO PLANNING DEPARTMENT

### CEQA Categorical Exemption Determination

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

|   |   |   |
|---|---|---|
| Project Address   |   | Block/Lot(s)  |
| 3932-3934 26th Street   |   | 6552/012  |
| Case No.  | Permit No.  | Plans Dated   |
| 2016-004009ENV  |   | 03/14/2016  |
| <input checked="" type="checkbox"/> Addition/<br>Alteration   | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction                    |
|   |   | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.   |   |   |
| Proposed renovation & addition to (E) 2-unit dwelling. Excavation & expansion of (E) garage to add additional parking space. Vertical & horizontal addition to include (N) 4th level & roof deck. |   |   |

#### STEP 1: EXEMPTION CLASS

##### TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an Environmental Evaluation Application is required.\*

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.  |
| <input type="checkbox"/>            | 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. Change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____   |

#### STEP 2: CEQA IMPACTS

##### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

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

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16

中文請電: 415.575.3610  
Para información en Español llamar al: 415.575.3610  
Para las Impresiones llamar al: 415.575.3610

|  |  |
|--|--|
| <input type="checkbox"/>   | Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).   |
| <input type="checkbox"/>   | 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 facilities? (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?   |
| <input type="checkbox"/>   | Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archaeological sensitive area or eight (8) feet in a non-archaeological sensitive area? (refer to EP_ArcMap > CEQA Cates Determination Layers > Archaeological Sensitive Area)   |
| <input type="checkbox"/>   | Subdivision/Lot Line Adjustment: Does the project involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Cates Determination Layers > Topography)   |
| <input type="checkbox"/>   | Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Cates Determination Layers > Topography) If box is checked, a geotechnical report is required.                                 |
| <input type="checkbox"/>   | Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Cates Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.                |
| <input type="checkbox"/>   | Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Cates Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required. |
| If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner. |  |
| <input checked="" type="checkbox"/>  | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.  |
| Comments and Planner Signature (optional): Jean Poling   |  |

#### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.   |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16

2

#### STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

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

#### STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

|                          |   |
|--------------------------|---|
| <input type="checkbox"/> | 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.                       |
| <input type="checkbox"/> | 2. Interior alterations to publicly accessible spaces.  |
| <input type="checkbox"/> | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.  |
| <input type="checkbox"/> | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.   |
| <input type="checkbox"/> | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.  |
| <input type="checkbox"/> | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.             |
| <input type="checkbox"/> | 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation. |
| <input type="checkbox"/> | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                   |

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16

3

|   |   |
|---|---|
| <input type="checkbox"/>  | 9. Other work that would not materially impair a historic district (specify or add comments):   |
| (Requires approval by Senior Preservation Planner/Preservation Coordinator)                   |   |
| <input checked="" type="checkbox"/>   | 10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)  |
| a. Per HRER dated: Per PTH form dated 6/6/16. (attach HRER)                                   |   |
| b. Other (specify):   |   |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |   |
| <input type="checkbox"/>  | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.             |
| <input checked="" type="checkbox"/>   | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. |
| Comments (optional):  |   |
| Preservation Planner Signature: Natalia Kwiatkowska   |   |

#### STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

|  |  |
|--|--|
| <input type="checkbox"/>   | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): |
| <input type="checkbox"/>   | Step 2 – CEQA Impacts  |
| <input type="checkbox"/>   | Step 5 – Advanced Historical Review  |
| STOP! Must file an Environmental Evaluation Application.   |  |
| <input checked="" type="checkbox"/>  | No further environmental review is required. The project is categorically exempt under CEQA.                           |
| Planner Name: Natalia Kwiatkowska  | Signature: Natalia Kwiatkowska   |
| Project Approval Action:   | Building Permit  |
| If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.  |  |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.   |  |
| In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |  |

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Revised: 4/11/16

4

#### STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |                              |   |
|--|------------------------------|---|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|  |                              |   |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|  |                              |   |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|  |                              |   |
| Modified Project Description:                  |                              |   |
|  |                              |   |

#### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

|                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required. AT EX FOR

#### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|  |   |
|--|---|
| <input type="checkbox"/>   | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |   |
| Planner Name:  | Signature or Stamp:   |
|  |   |

SAN FRANCISCO  
PLANNING DEPARTMENT  
Revised: 4/11/16

5



## SAN FRANCISCO PLANNING DEPARTMENT

### PRESERVATION TEAM REVIEW FORM

|  |   |  |   |
|--|---|--|---|
| Preservation Team Meeting Date:  | Date of Form Completion:  | 6/9/2016   |   |
| PROJECT INFORMATION:   |   |  |   |
| Planner:   | Address:  |  |   |
| Natalia Kwiatkowska  | 3932-3934 26th Street   |  |   |
| Block/Lot:   | Cross Streets:  |  |   |
| 6552/012   | Sanchez & Church Streets  |  |   |
| CEQA Category:   | Art. 10/11:   | BPA/Case No.:  |   |
| B  | N/A   | 2016-004009ENV   |   |
| PURPOSE OF REVIEW:   |   | PROJECT DESCRIPTION:   |   |
| <input checked="" type="checkbox"/> CEQA   | <input type="checkbox"/> Article 10/11  | <input type="checkbox"/> Preliminary/PIC   |   |
|  | <input checked="" type="checkbox"/> Alteration  | <input type="checkbox"/> Demo/New Construction   |   |
| DATE OF PLANS UNDER REVIEW: 3/14/16  |   |  |   |
| PROJECT ISSUES:  |   |  |   |
| <input checked="" type="checkbox"/> Is the subject Property an eligible historic resource?   |   |  |   |
| <input type="checkbox"/> If so, are the proposed changes a significant impact?   |   |  |   |
| Additional Notes:  |   |  |   |
| Submitted: Supplemental Information for Historic Resource Determination and Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting (dated February 2016). |   |  |   |
| Proposed Project: Vertical and horizontal additions to the existing two-story-over-garage, two-unit residence including interior renovations and front facade changes.   |   |  |   |
| PRESERVATION TEAM REVIEW:  |   |  |   |
| Historic Resource Present:   |   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A |   |
| Individual   | Historic District/Context   |  |   |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:  | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |  |   |
| Criterion 1 - Event:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | Criterion 1 - Event:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Criterion 2 - Persons:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | Criterion 2 - Persons:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Criterion 3 - Architecture:  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | Criterion 3 - Architecture:  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Criterion 4 - Info. Potential:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   | Criterion 4 - Info. Potential:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Period of Significance:  | N/A   | Period of Significance:  | N/A   |
| <input type="checkbox"/> Contributor   |   | <input type="checkbox"/> Non-Contributor   |   |

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479  
Reception:  
415.558.6378  
Fax:  
415.558.6409  
Planning  
Information:  
415.558.6377

|  |  |
|--|--|
| Complies with the Secretary's Standards/Art.10/Art.11: | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| CEQA Material Impairment:                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
| Needs More Information:                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
| Requires Design Revisions:                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |
| Defer to Residential Design Team:                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

#### PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February 2016), and information found in the Planning Department files, the subject property at 3932-3934 26th Street contains a two-story-over-basement, wood-frame, two-family dwelling designed in the Vernacular style. The building was constructed in 1907 (source: original building permit) by the first owner, local contractor Charles G. Stuhr, listed in City Directories as a plumber. The house features angled bay windows clad in stucco and capped with a flat roof. The subject property was originally owned by Charles G. Stuhr, who never resided in the building. The subject building passed ownership several times, being used as a rental property until 1922, when it was purchased by John and Luisa Figone, who resided in the property until 1939. Known alterations to the property include: addition of a garage at the ground floor (1922), replacement of existing garage door (1949), replacement of front steps (1952), replacement of original rustic siding with stucco and removal of ornamentation (1954), and reroofing (1993).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is a nondescript example of a vernacular multi-family residence.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the western section of Noe Valley neighborhood, in what is historically known as Horner's Addition. The subject block face features buildings constructed between 1890 and 1924, ranging in massing, scale, and architectural styles. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|  |           |
|--|-----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:     |
|  | 6-21-2016 |

SAN FRANCISCO  
PLANNING DEPARTMENT

#### HISTORICAL RESOURCE EVALUATION PART 1

3932-3934 26<sup>TH</sup> STREET  
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC  
HISTORICAL RESOURCES  
2912 DIAMOND STREET #330  
SAN FRANCISCO, CA 94131  
415.337-5824  
TIM@TIMKELLEYCONSULTING.COM

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

CEQA EXEMPTION

A0.2

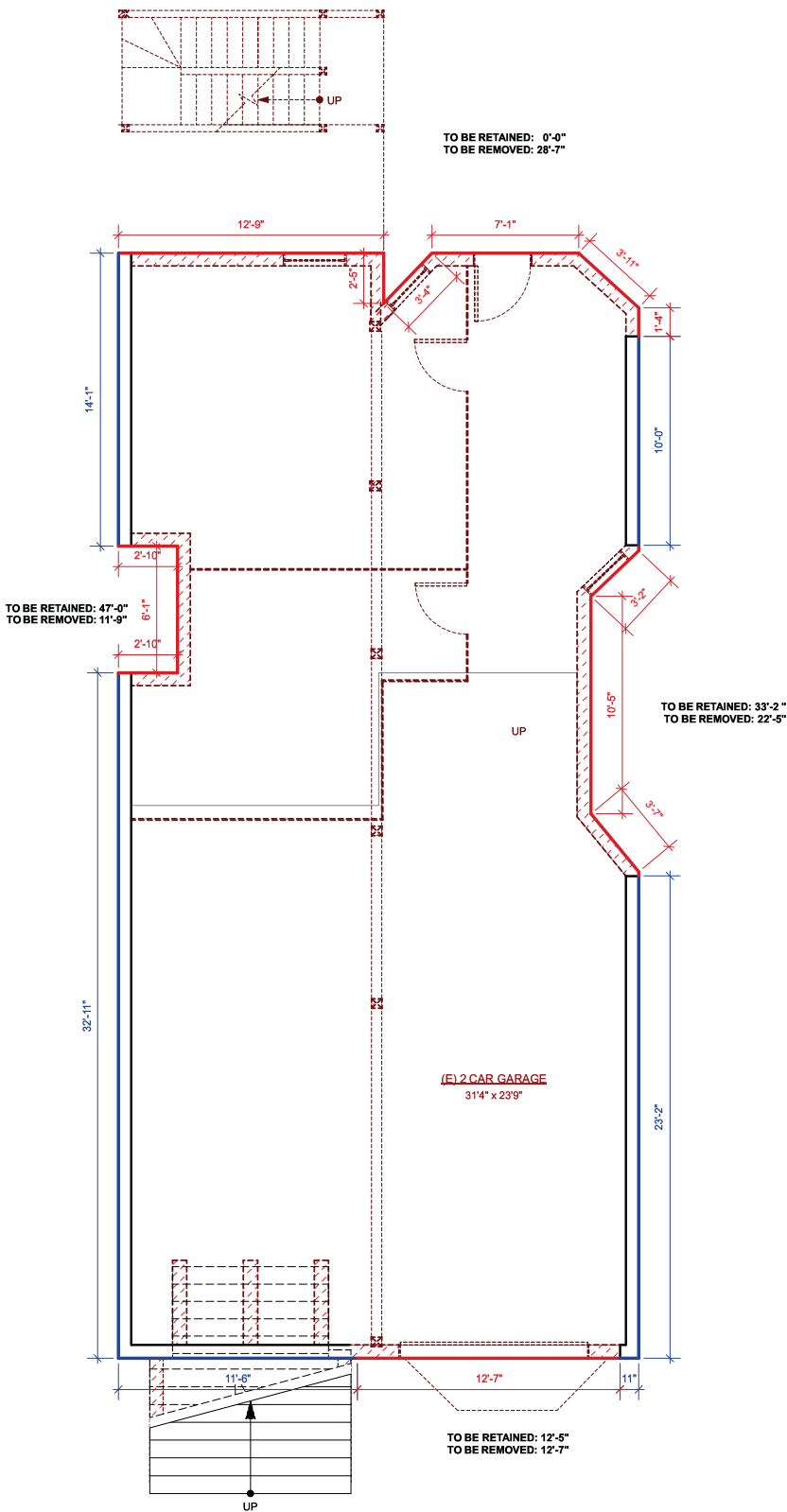
3932 - 3934 26TH ST. REMODEL & ADDITION  
3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client :

94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554





1 DEMO CALCS - SUM OF EXTERIOR WALLS  
Scale: 1/4" = 1'-0"

| SYMBOLS        |  |
|----------------|--|
| TO BE RETAINED |  |
| TO BE REMOVED  |  |

SEC. 317 (2) (B)  
REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT AND REAR FACADE MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

| SUM OF FRONT AND REAR FACADE |                  |                     |                   |                      |                    |
|------------------------------|------------------|---------------------|-------------------|----------------------|--------------------|
| ELEMENT                      | (E) LENGTH (FT.) | TO BE REMOVED (FT.) | TO BE REMOVED (%) | TO BE RETAINED (FT.) | TO BE RETAINED (%) |
| FRONT (SOUTH) FACADE         | 25'-0"           | 12'-7"              | 50.3%             | 12'-5"               | 49.7%              |
| REAR (NORTH) FACADE          | 25'-0"           | 25'-0"              | 100%              | 0'-0"                | 0%                 |
| TOTALS                       | 50'-0"           | 37'-7"              | 75.0%             | 12'-5"               | 25.0%              |

SEC. 317 (2) (B)  
REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

| LINEAR FOOTAGE MEASUREMENT: 1ST FLOOR |                  |                     |                   |                      |                    |
|---------------------------------------|------------------|---------------------|-------------------|----------------------|--------------------|
| ELEMENT                               | (E) LENGTH (FT.) | TO BE REMOVED (FT.) | TO BE REMOVED (%) | TO BE RETAINED (FT.) | TO BE RETAINED (%) |
| FRONT (SOUTH) FACADE                  | 25'-0"           | 12'-7"              | 50.3%             | 12'-5"               | 49.7%              |
| REAR (NORTH) FACADE                   | 29'-6"           | 29'-6"              | 100%              | 0'-0"                | 0%                 |
| LEFT (WEST) FACADE                    | 58'-9"           | 11'-9"              | 20.0%             | 47'-0"               | 80.0%              |
| RIGHT (EAST) FACADE                   | 55'-7"           | 22'-5"              | 40.3%             | 33'-2"               | 59.7%              |
| TOTALS                                | 168'-10"         | 76'-3"              | 45.2%             | 92'-7"               | 54.8%              |

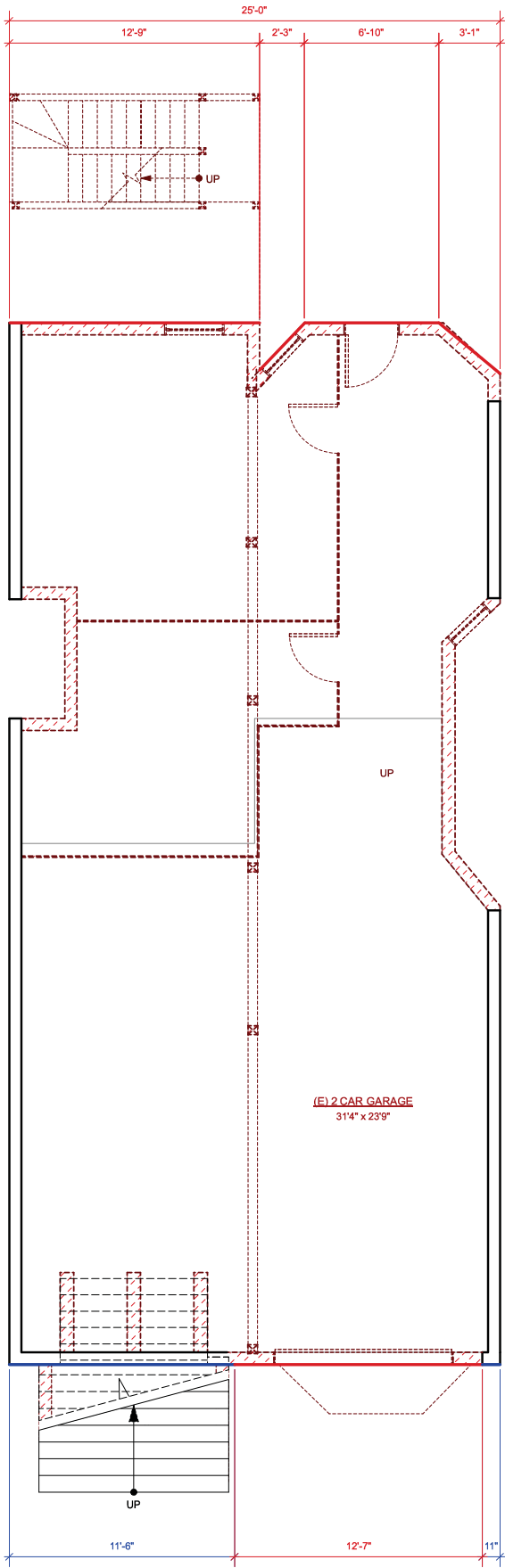
DETERMINATION:

PASSED SEC. 317 (2) (B)

MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE **AND ALSO** PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL.

PROPOSED SUM OF FRONT AND REAR FACADE TO BE REMOVED IS > 50%

PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%



2 DEMO CALCS - FRONT & REAR FACADES  
Scale: 1/4" = 1'-0"

## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

client :

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
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| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

DEMO CALC

A0.3

4

# LUM

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554



|  |             |
|--|-------------|
| SEC. 317 (2) (C)   |             |
| REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA. |             |
| SYMBOLS  |             |
| TO BE RETAINED   | <div></div> |
| TO BE REMOVED  | <div></div> |

| EXISTING & DEMO AREAS PER FACADE |                    |                         |                   |                          |                    |
|----------------------------------|--------------------|-------------------------|-------------------|--------------------------|--------------------|
| ELEMENT                          | (E) AREA (SQ. FT.) | TO BE REMOVED (SQ. FT.) | TO BE REMOVED (%) | TO BE RETAINED (SQ. FT.) | TO BE RETAINED (%) |
| FRONT (SOUTH) FACADE             | 853 SQ. FT.        | 556 SQ. FT.             | 65.2%             | 295 SQ. FT.              | 34.8%              |
| REAR (NORTH) FACADE              | 793 SQ. FT.        | 793 SQ. FT.             | 100.0%            | 0 SQ. FT.                | 0.0%               |
| RIGHT (EAST) FACADE              | 1,767 SQ. FT.      | 379 SQ. FT.             | 21.4%             | 1,388 SQ. FT.            | 78.6%              |
| LEFT (WEST) FACADE               | 1,801 SQ. FT.      | 84 SQ. FT.              | 4.6%              | 1,717 SQ. FT.            | 95.4%              |
| TOTALS                           | 5,214 SQ. FT.      | 1,812 SQ. FT.           | 34.8%             | 3,400 SQ. FT.            | 65.2%              |

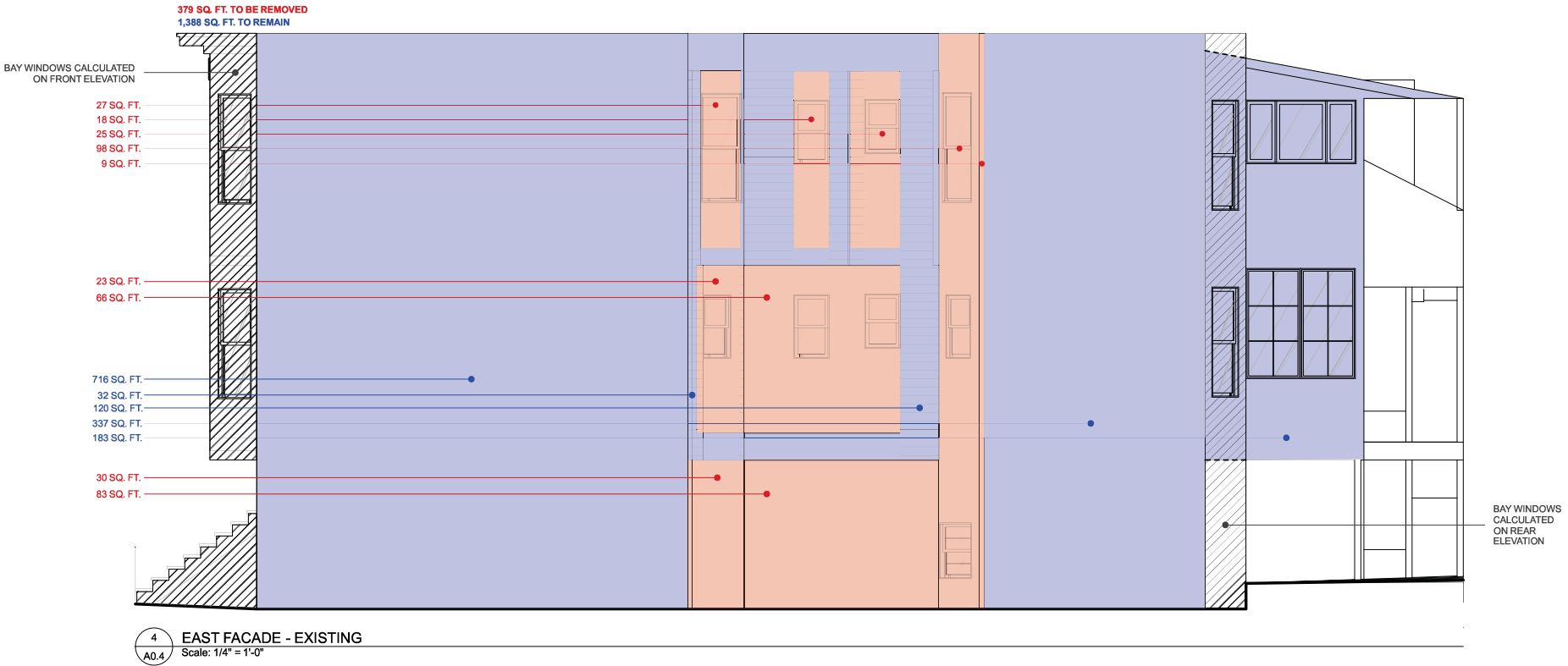
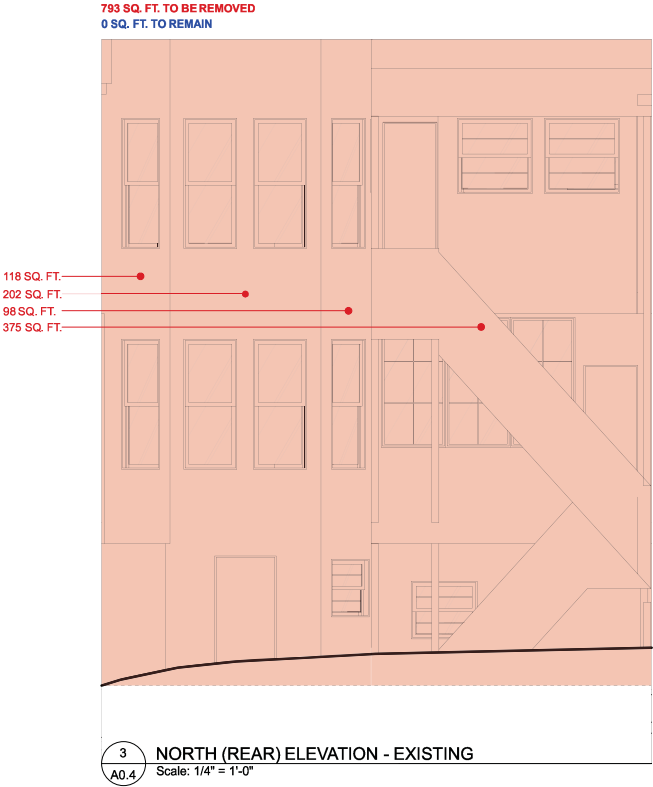
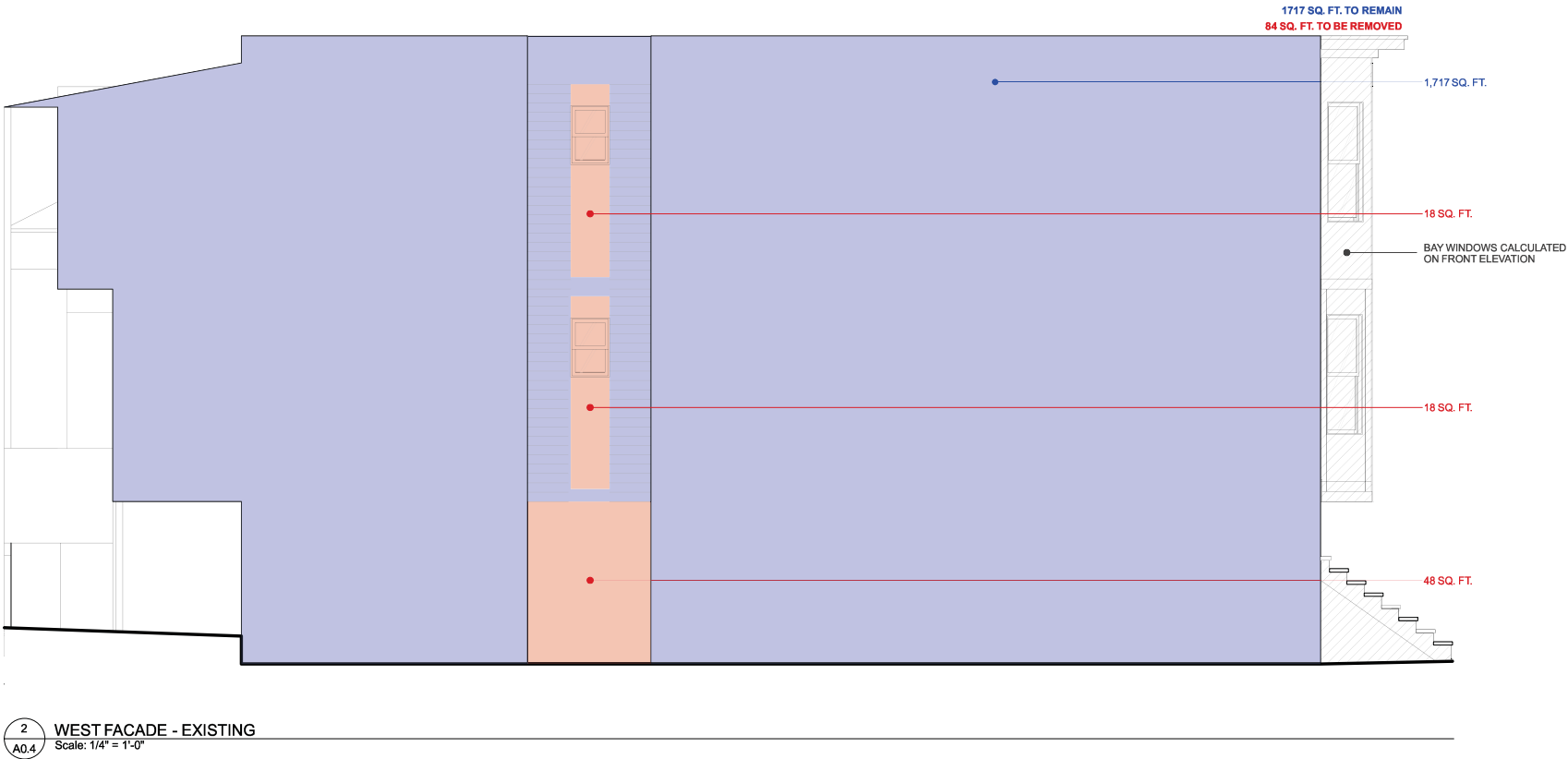
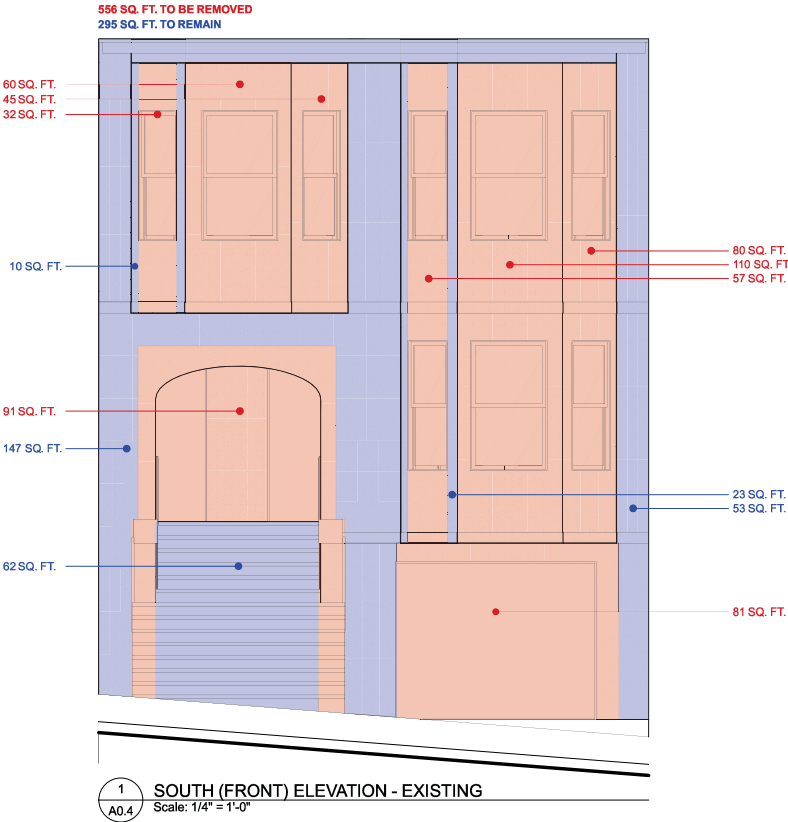
DETERMINATION:

PASSED SEC. 317 (2) (C)

MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS **AND**, MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

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TEL 415 568 9550 FAX 415 568 0554

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
| 03.14.16 | Planning Submittal      | rk   |
| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |



project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

DEMO CALC

A0.4

4



|   |   |
|---|---|
| SEC. 317 (2) (C)  |   |
| REMOVAL OF MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE BUILDING MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA. |   |
| SYMBOLS   |   |
| TO BE RETAINED  |  |
| TO BE REMOVED   |  |

| AREA MEASUREMENT |                    |                         |                   |                          |                    |
|------------------|--------------------|-------------------------|-------------------|--------------------------|--------------------|
| ELEMENT          | (E) AREA (SQ. FT.) | TO BE REMOVED (SQ. FT.) | TO BE REMOVED (%) | TO BE RETAINED (SQ. FT.) | TO BE RETAINED (%) |
| 1ST FLOOR        | 1,274 SQ. FT.      | 549 SQ. FT.             | 43.0%             | 725 SQ. FT.              | 57.0%              |
| 2ND FLOOR        | 1,292 SQ. FT.      | 9 SQ. FT.               | 0.6%              | 1,283 SQ. FT.            | 99.4%              |
| 3RD FLOOR        | 1,418 SQ. FT.      | 15 SQ. FT.              | 1.1%              | 1,403 SQ. FT.            | 98.9%              |
| ROOF             | 1,410 SQ. FT.      | 45 SQ. FT.              | 3.2%              | 1,485 SQ. FT.            | 96.8%              |
| TOTALS           | 5,394 SQ. FT.      | 618 SQ. FT.             | 11.5%             | 4,896 SQ. FT.            | 88.5%              |

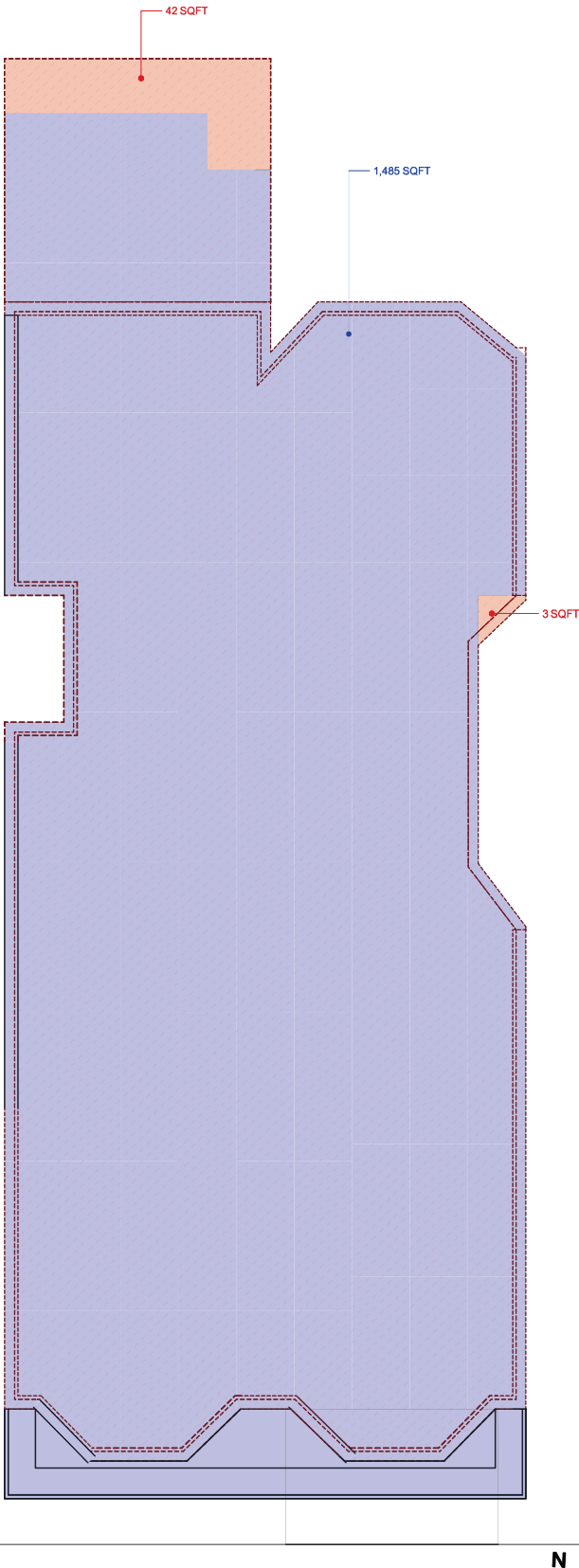
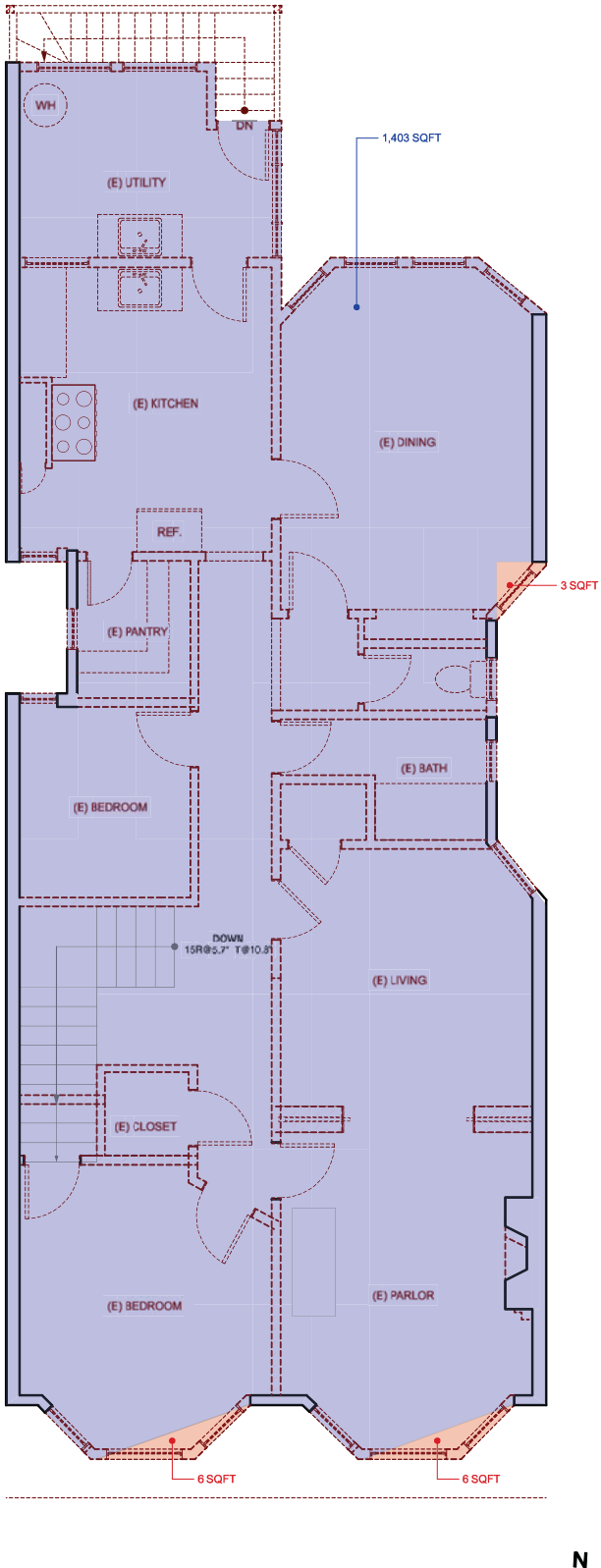
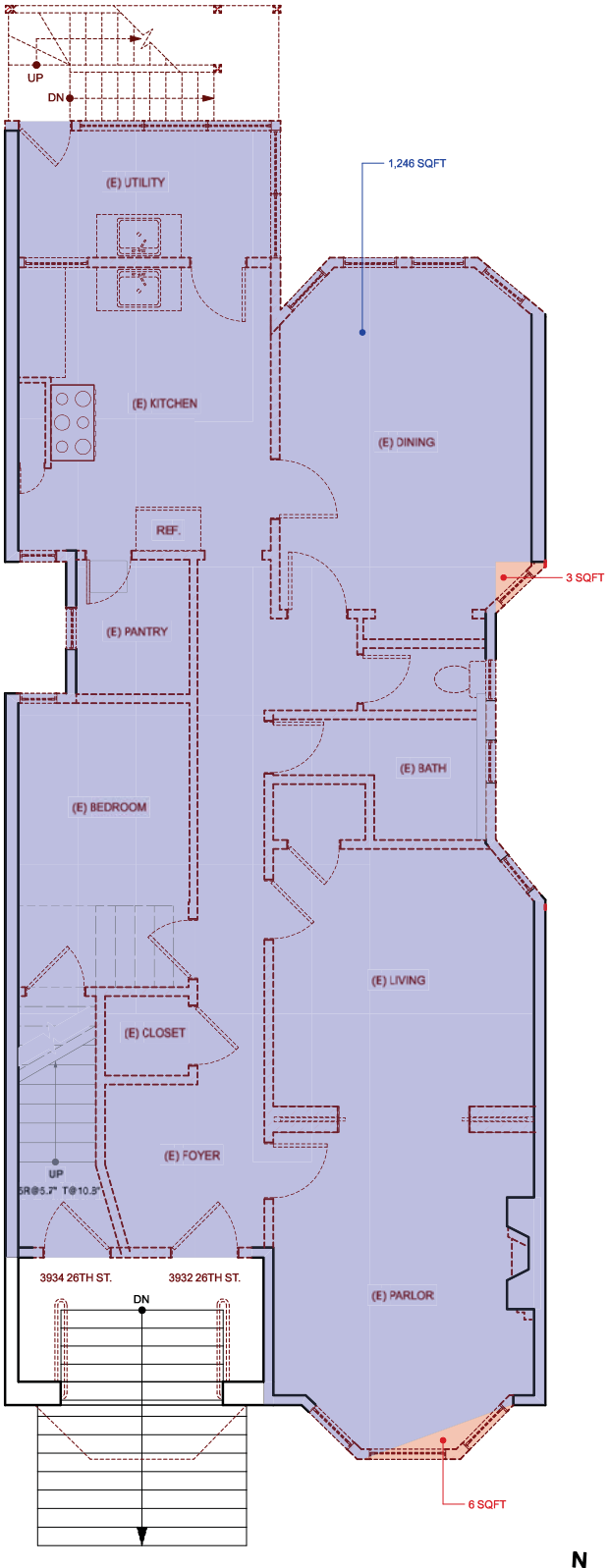
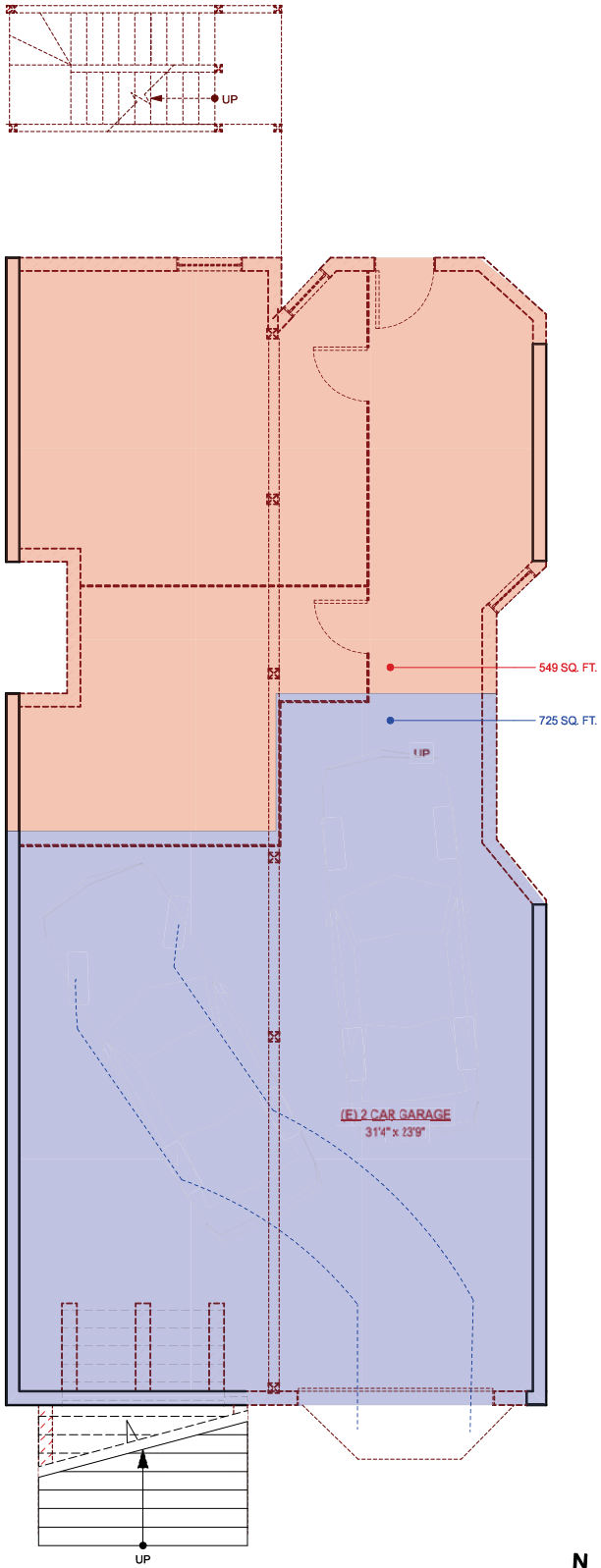
DETERMINATION:

**PASSED** SEC. 317 (2) (C)

MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS **AND** MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



1 FIRST FLOOR PLANS - EXISTING & DEMO  
Scale: 1/4" = 1'-0"

2 SECOND FLOOR PLANS: EXISTING & DEMO  
Scale: 1/4" = 1'-0"

3 THIRD FLOOR PLANS: EXISTING & DEMO  
Scale: 1/4" = 1'-0"

4 ROOF PLAN: EXISTING/DEMO  
Scale: 1/4" = 1'-0"

## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client : 94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
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| 03.14.16 | Planning Submittal      | rk   |
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| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

DEMO CALC

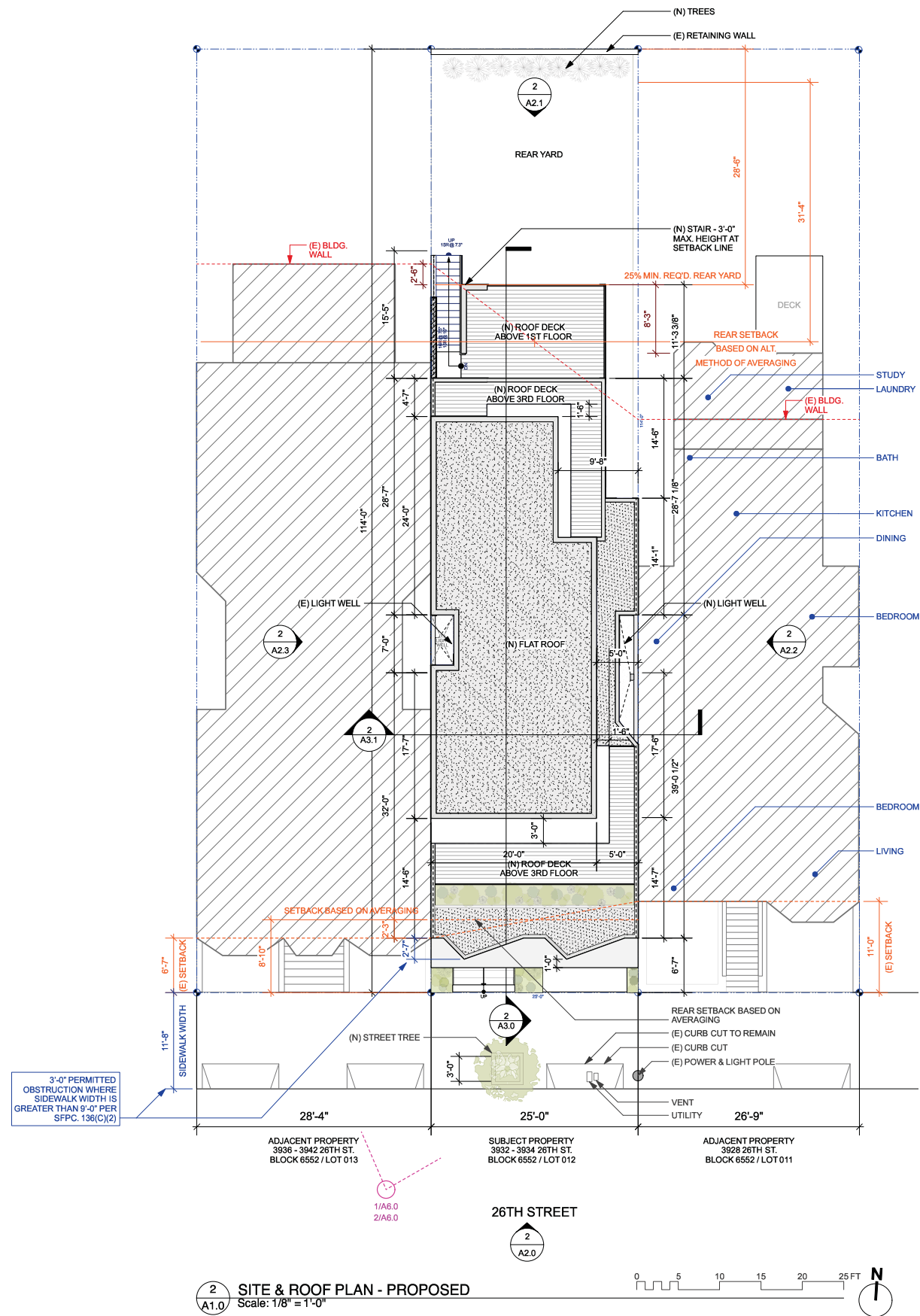
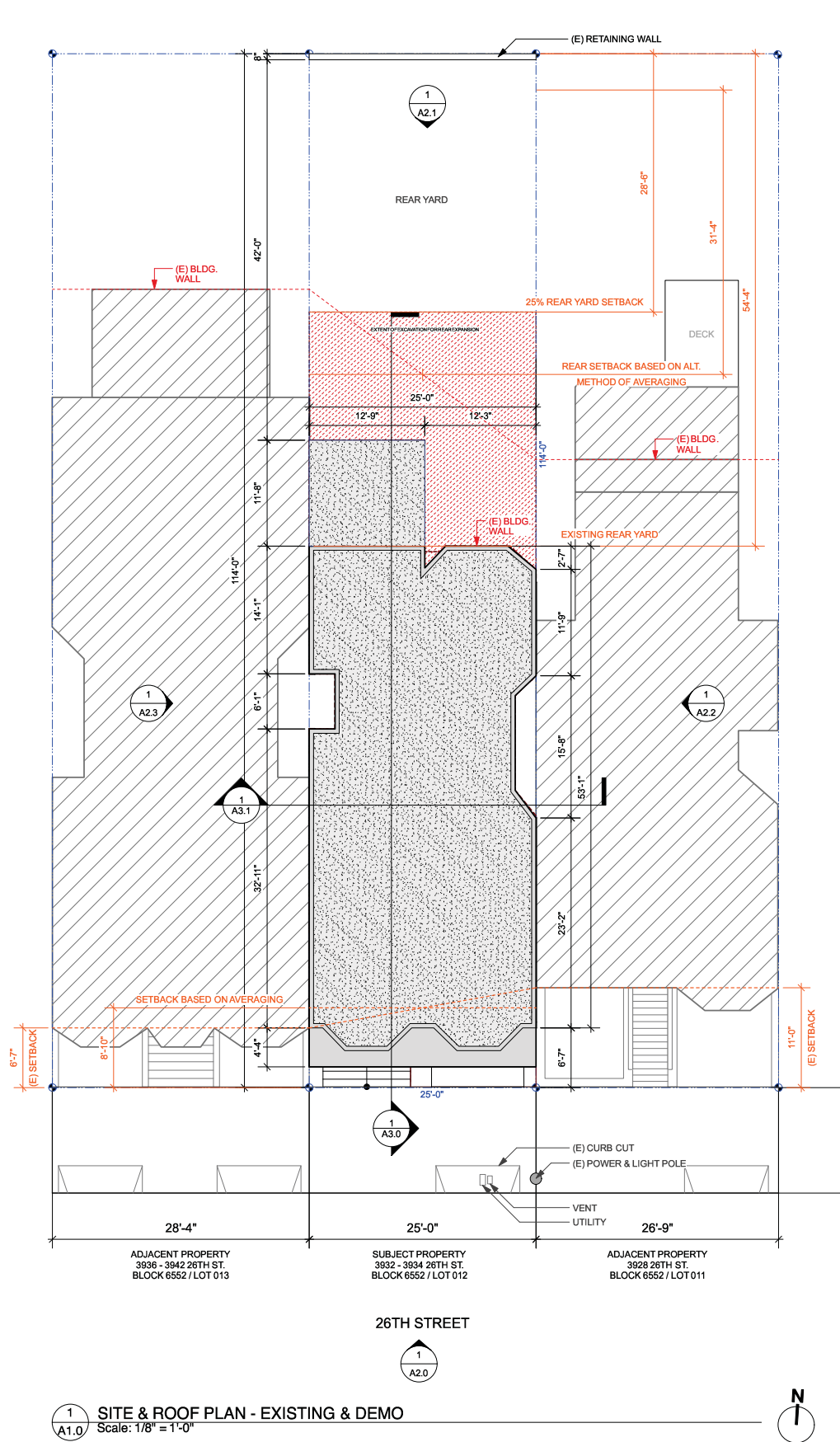
A0.5

4

# LUM

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554





# 3932 - 3934 26TH ST. REMODEL & ADDITION

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
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| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SITE & ROOF PLANS

A1.0

4



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

client :  
94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127



DEMOLITION LEGEND

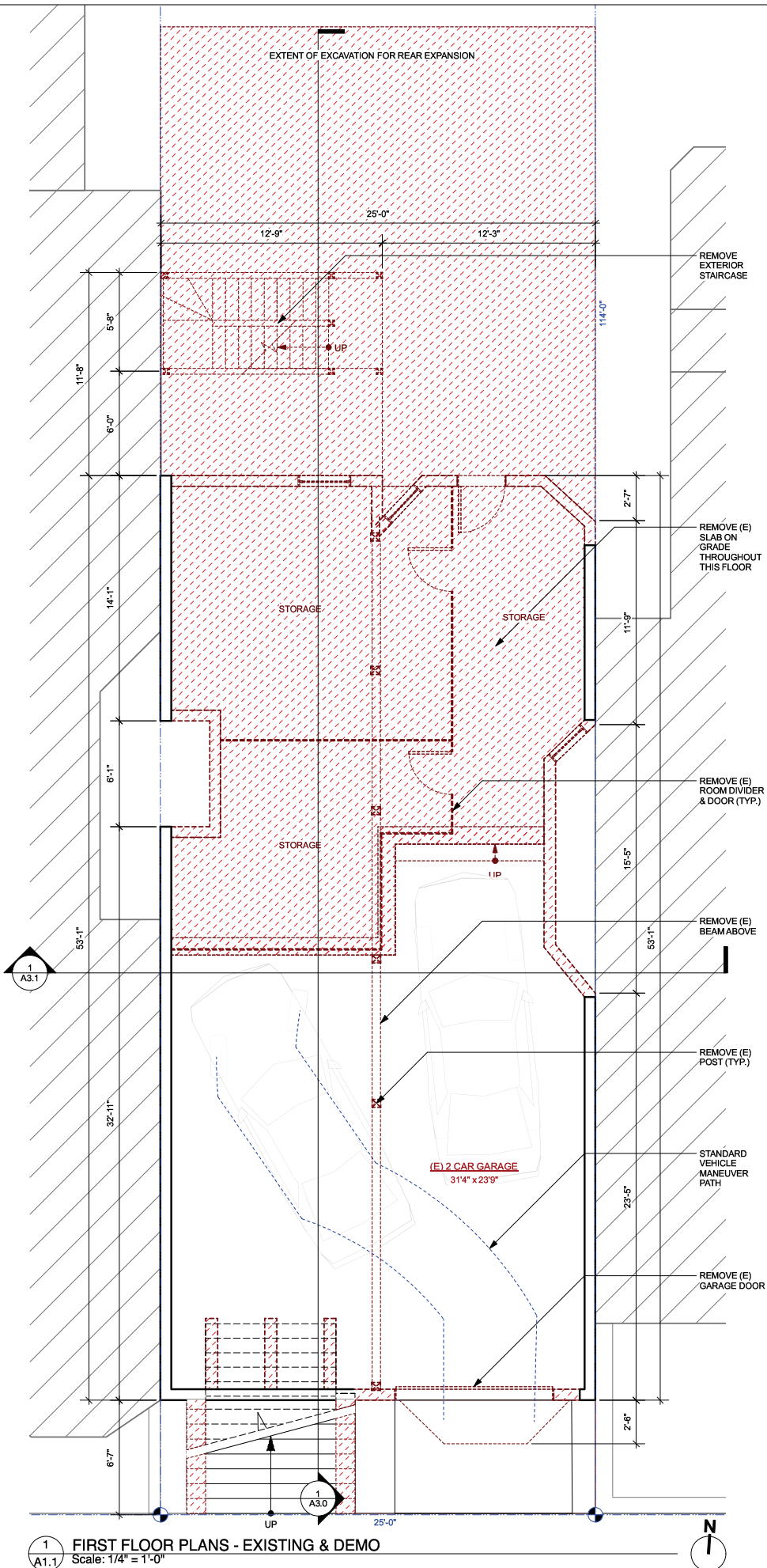
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

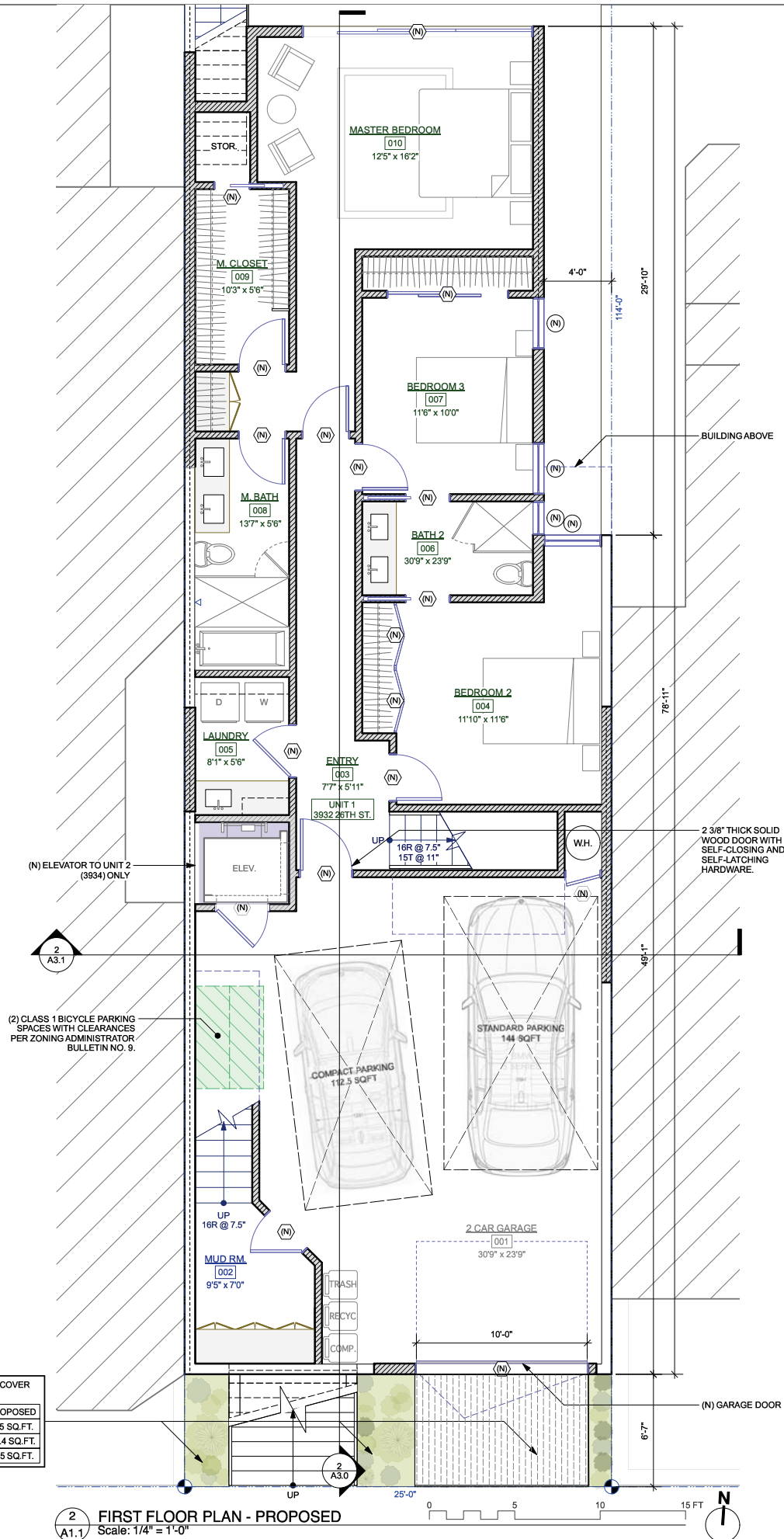
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/EXTERIOR GRADE PLYWOOD  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:  
5/8" GYPSUM BOARD,  
O/2X4 WD. STUDS,  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:  
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/5/8" TYPE 'X' GYPSUM SHEATHING  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- ALL BLOCKS AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 FIRST FLOOR PLANS - EXISTING & DEMO  
Scale: 1/4" = 1'-0"



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

| REQUIRED FRONT YARD GROUND COVER<br>PER SFPC SEC. 132 (g) |             |             |
|---|-------------|-------------|
|   | REQUIRED    | PROPOSED    |
| TOTAL AREA  | 115 SQ.FT.  | 115 SQ.FT.  |
| 20% LANDSCAPE   | 23 SQ.FT.   | 48.4 SQ.FT. |
| 50% PERMEABLE   | 57.5 SQ.FT. | 115 SQ.FT.  |

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 112

client :  
94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
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| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

FIRST FLOOR PLANS

A1.1



JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554



DEMOLITION LEGEND

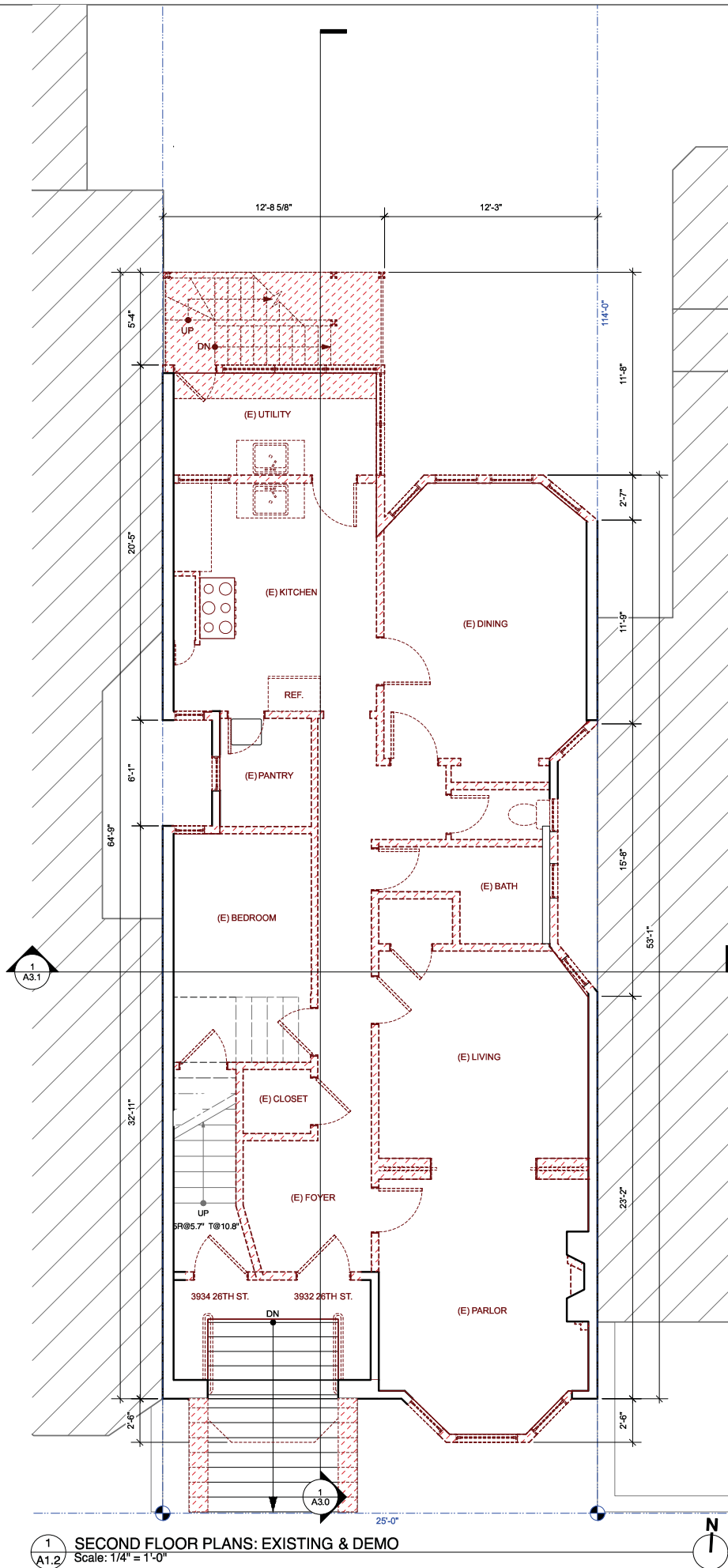
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

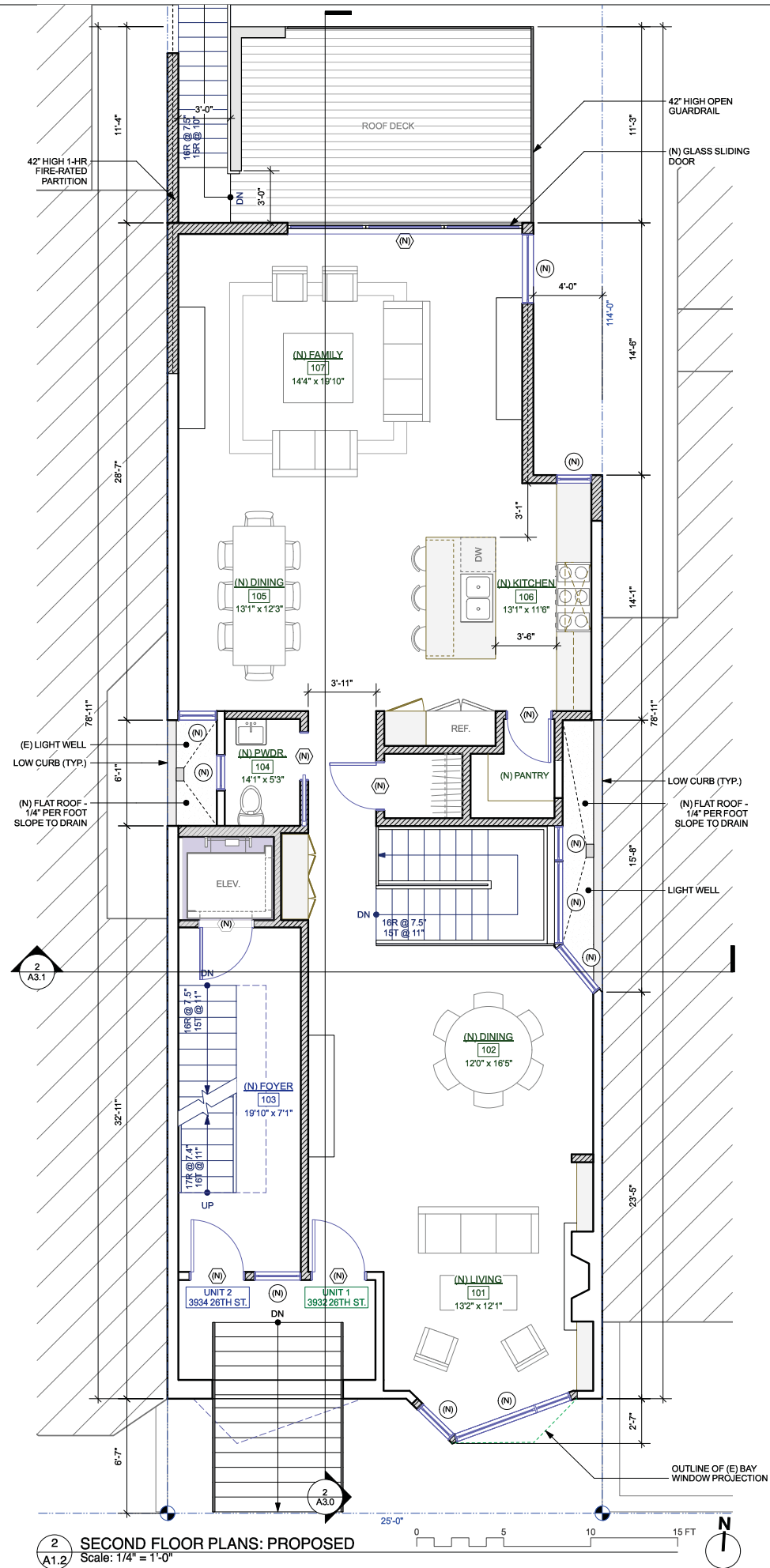
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/EXTERIOR GRADE PLYWOOD  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:  
5/8" GYPSUM BOARD,  
O/2X4 WD. STUDS  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:  
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)  
O/2 LAYERS GRADE 'D' BUILDING PAPER  
O/5/8" TYPE 'X' GYPSUM SHEATHING  
O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- ALL BLOCK & FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 SECOND FLOOR PLANS: EXISTING & DEMO  
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLANS: PROPOSED  
Scale: 1/4" = 1'-0"

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

| date :   | issues/ revisions :     | by : |
|----------|-------------------------|------|
| 11.23.15 | Schematic Design        | rk   |
| 03.02.16 | Pre-Application Meeting | rk   |
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| 09.02.16 | Planning Submittal R1   | rk   |
| 09.20.16 | Planning Submittal R2   | rk   |
| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SECOND FLOOR PLANS

A1.2



JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554

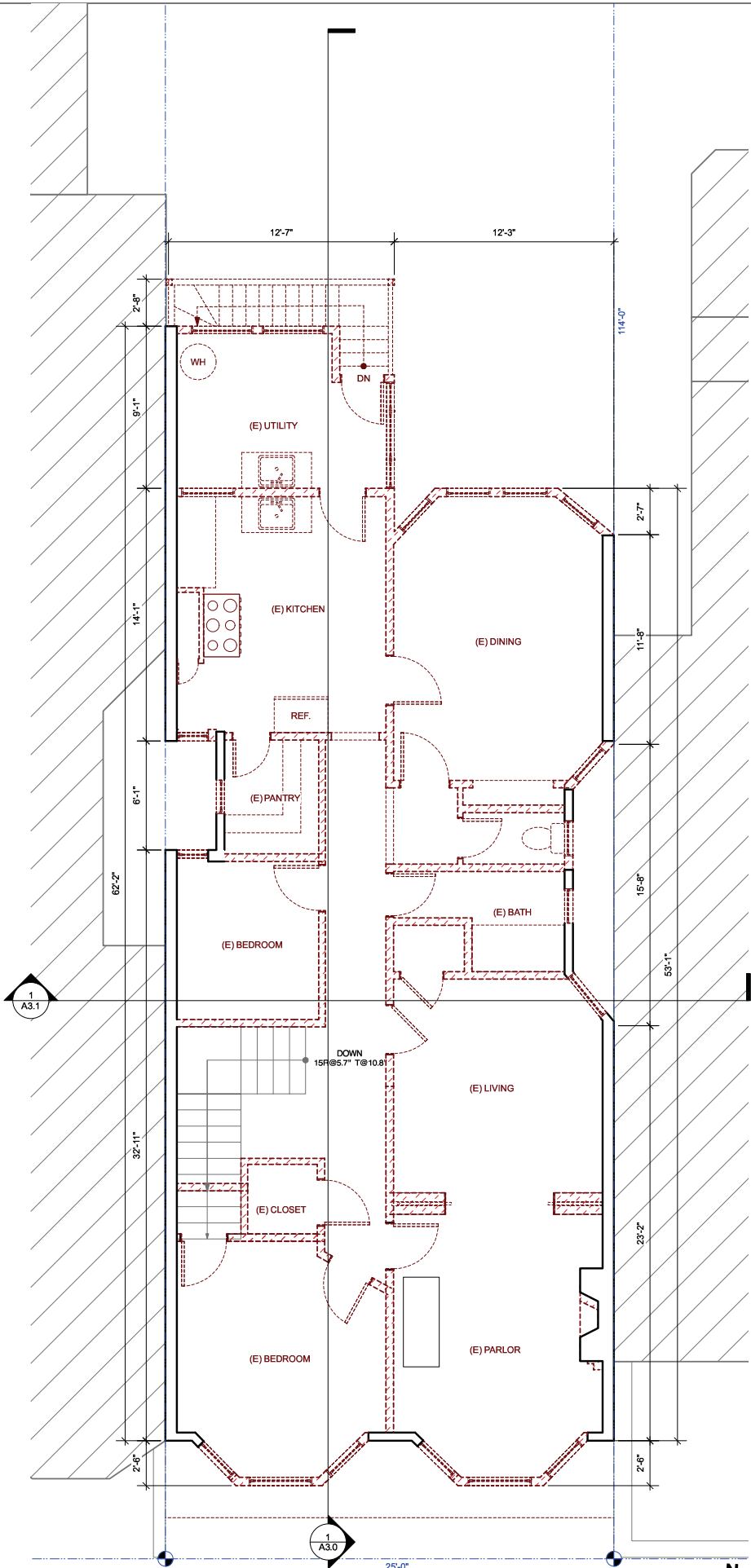
client :  
94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127



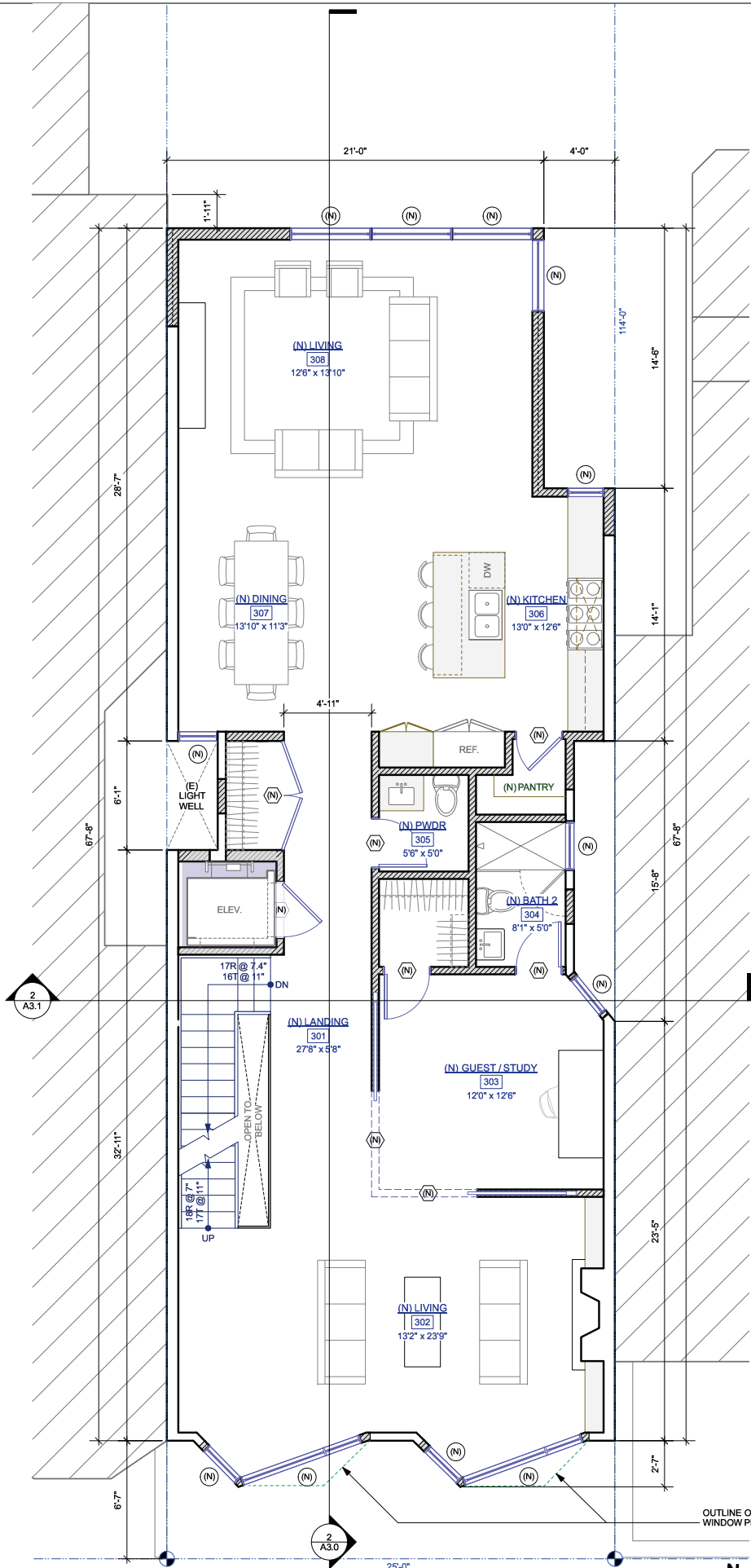
| DEMOLITION LEGEND |                       |
|-------------------|-----------------------|
|                   | EXISTING WALL         |
|                   | DEMO. WALL            |
|                   | AREA TO BE DEMOLISHED |

| WALL TYPE |   |
|-----------|---|
|           | EXISTING WALL   |
|           | NEW EXTERIOR WALL (NON-RATED):<br>(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)<br>O/2 LAYERS GRADE 'D' BUILDING PAPER,<br>O/EXTERIOR GRADE PLYWOOD,<br>O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,<br>O/5/8" GYPSUM BOARD (INTERIOR FACE)   |
|           | NEW INTERIOR WALL:<br>5/8" GYPSUM BOARD,<br>O/2X4 WD. STUDS,<br>O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)<br>O/5/8" GYPSUM BOARD   |
|           | NEW 1-HOUR FIRE-RATED WALL:<br>(N) FINISH MATERIAL (REFER TO EXT. ELEV.)<br>O/2 LAYERS GRADE 'D' BUILDING PAPER,<br>O/5/8" TYPE 'X' GYPSUM SHEATHING,<br>O/STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)<br>O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,<br>O/5/8" TYPE 'X' GYPSUM BOARD |

- CONSTRUCTION NOTES**
- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
  - CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
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  - CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 THIRD FLOOR PLANS: EXISTING & DEMO  
A1.3 Scale: 1/4" = 1'-0"



2 THIRD FLOOR PLANS: PROPOSED  
A1.3 Scale: 1/4" = 1'-0"

## 3932 - 3934 26TH ST. REMODEL & ADDITION

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| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

THIRD FLOOR PLANS

A1.3

4

client :  
94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127



DEMOLITION LEGEND

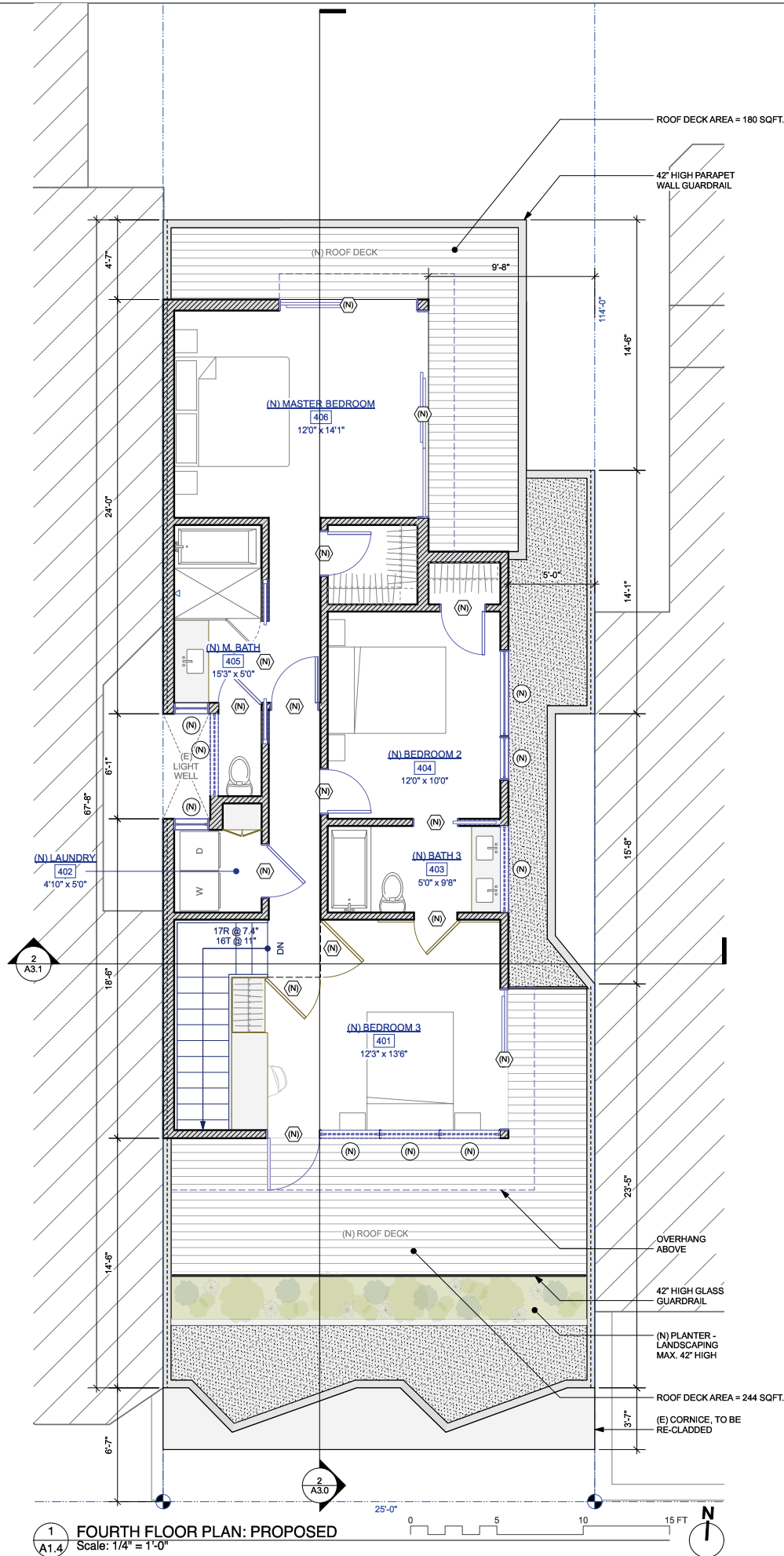
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):  
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)  
O/ 2 LAYERS GRADE 'D' BUILDING PAPER  
O/ EXTERIOR GRADE PLYWOOD  
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION  
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:  
5/8" GYPSUM BOARD  
O/ 2X4 WD. STUDS  
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:  
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O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION  
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

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- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client :  
94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

| date :   | issues/ revisions :     | by : |
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| 01.20.17 | Planning Submittal R3   | rk   |
| 05.08.17 | Planning Submittal R4   | rk   |

project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

FOURTH FLOOR PLANS

A1.4

4

LUM

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 568 9550 FAX 415 568 0554



### DEMOLITION LEGEND

 EXISTING WALL  
 DEMO. WALL  
 AREA TO BE DEMOLISHED

## WALL TYPE

**EXISTING WALL**

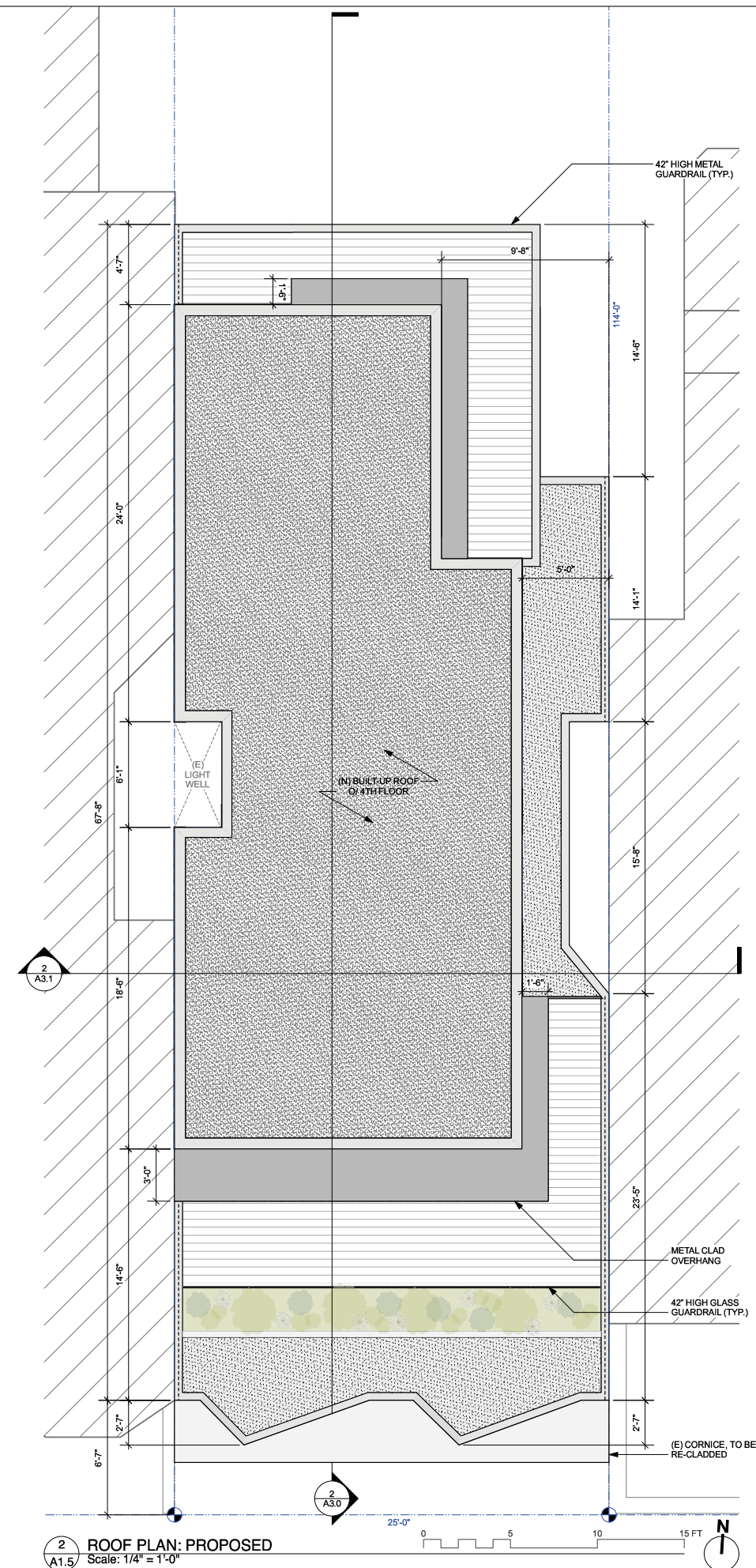
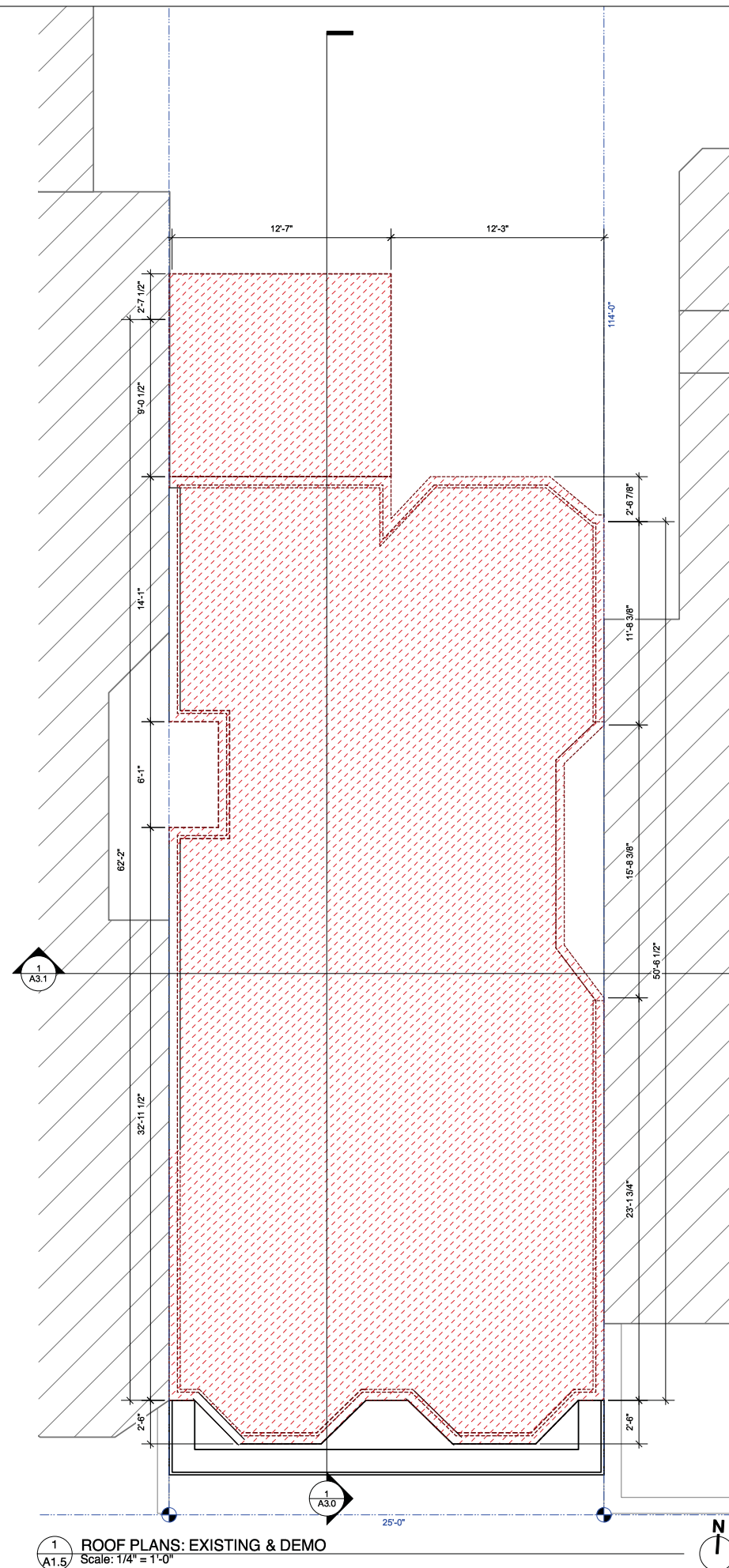
**NEW EXTERIOR WALL (NON-RATED):**  
(N) FINISH MATERIAL (REFER TO EXIST. ELEVS.)  
O/2 LAYERS GRADE D BUILDING PAPER,  
O/ EXTERIOR GYPSUM BOARD (W/ 1/2" MIN. INSULATION)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" GYPSUM BOARD (INTERIOR FACE)

**NEW INTERIOR WALL:**  
O/ GYPSUM BOARD,  
O/2X4 WD. STUDS,  
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/5/8" GYPSUM BOARD

**NEW 1-HOUR FIRE-RATED WALL:**  
(N) FINISH MATERIAL (REFER TO EXIST. ELEVS.)  
O/2 LAYERS GRADE D BUILDING PAPER,  
O/5/8" TYPE "X" GYPSUM SHEATHING,  
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)  
O/WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,  
O/5/8" TYPE "X" GYPSUM BOARD

### CONSTRUCTION NOTES

1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPAIRED OR REPAIRED AT NO ADDITIONAL COST
3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
5. ALL BLOCK & FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

**client :**

94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

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

| date :   | issues/ revisions :     | by : |
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| 11.23.15 | Schematic Design        | rk   |
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| 05.08.17 | Planning Submittal R4   | rk   |

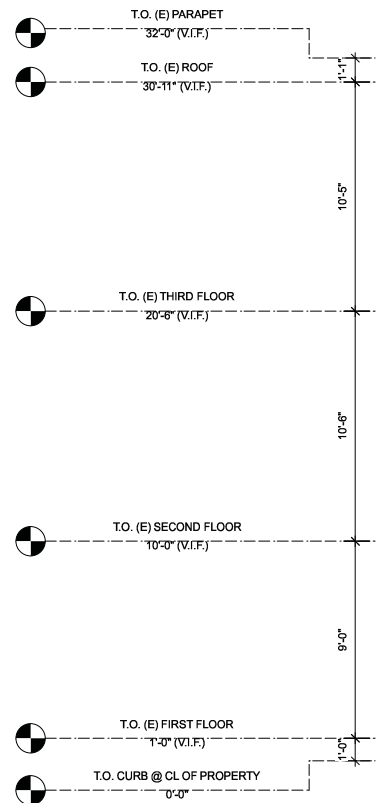
project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

## ROOF PLANS

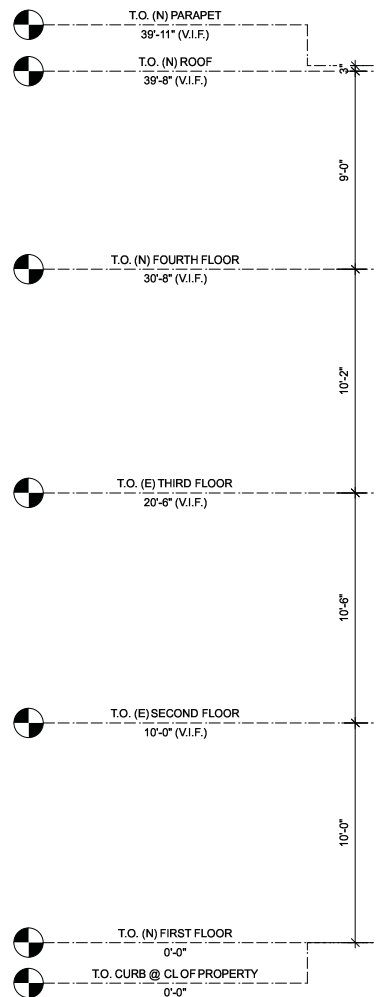
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1 SOUTH (FRONT) ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



2 SOUTH (FRONT) ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"



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## 3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

client : 94 feet LLC  
2010 ocean avenue, suite e  
san francisco, ca 94127

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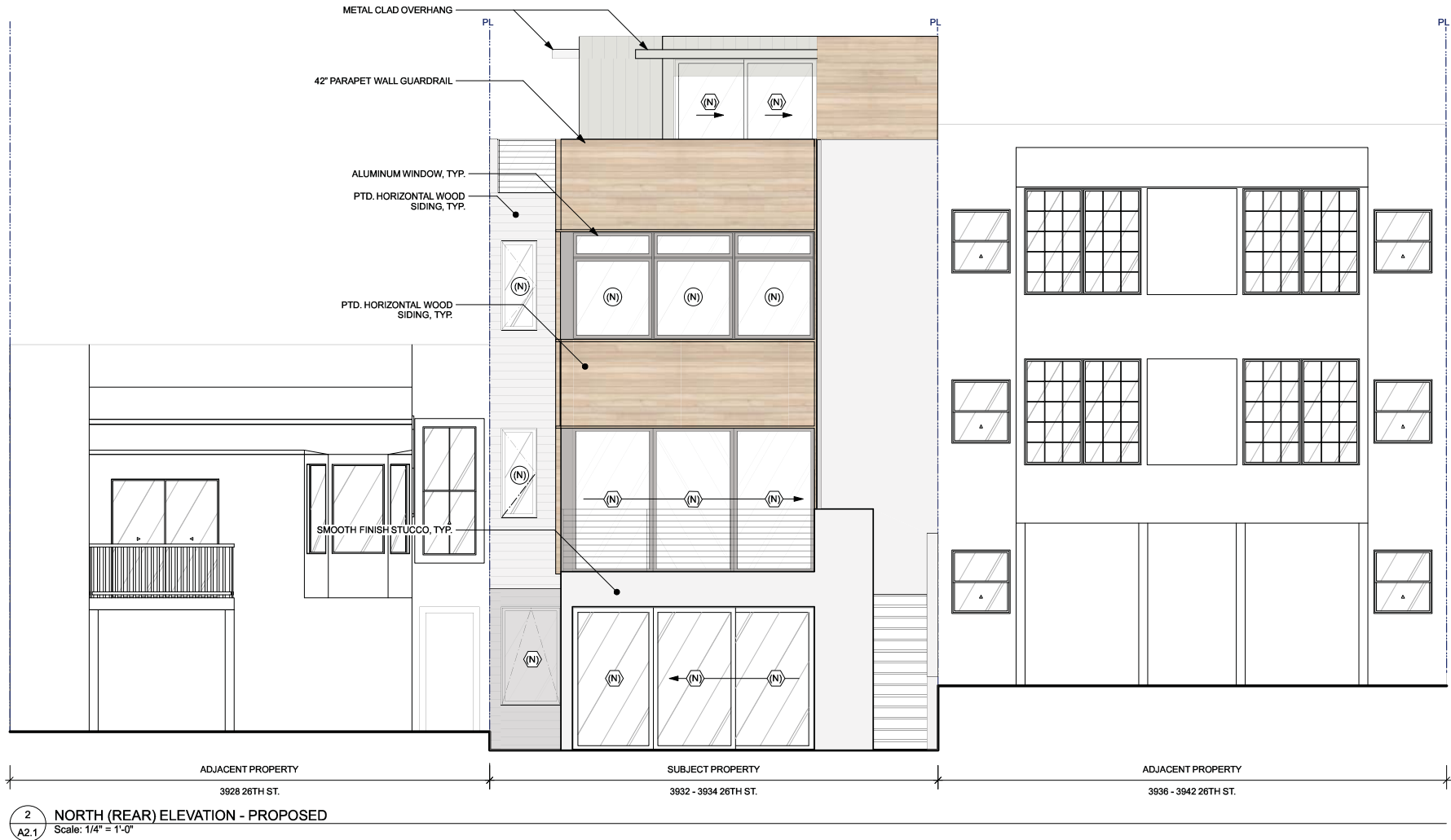
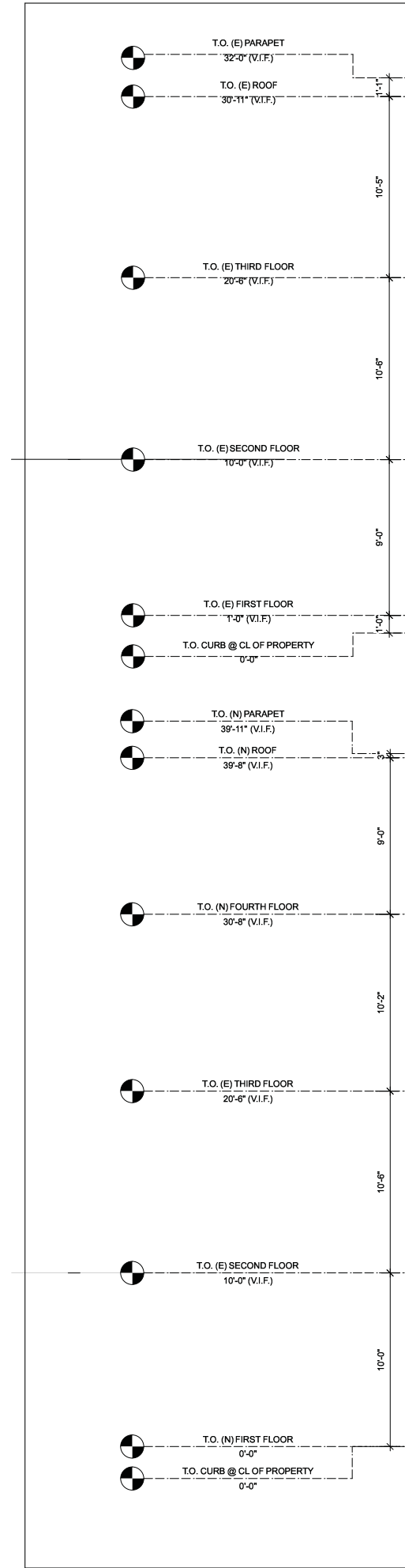
project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS

A2.0





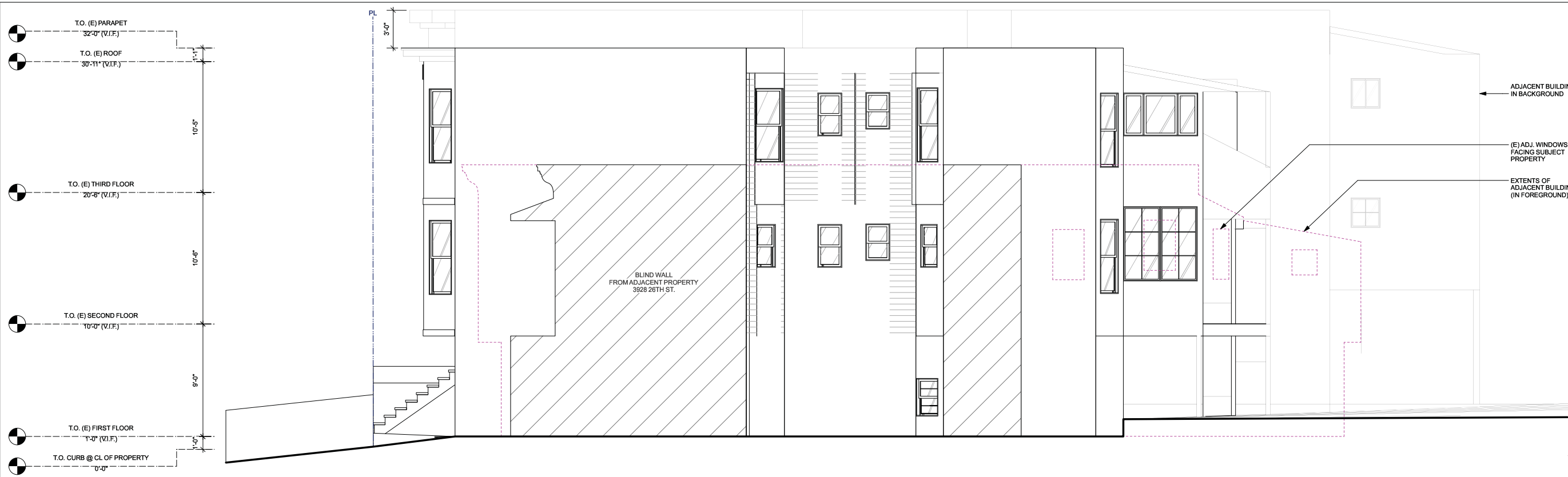


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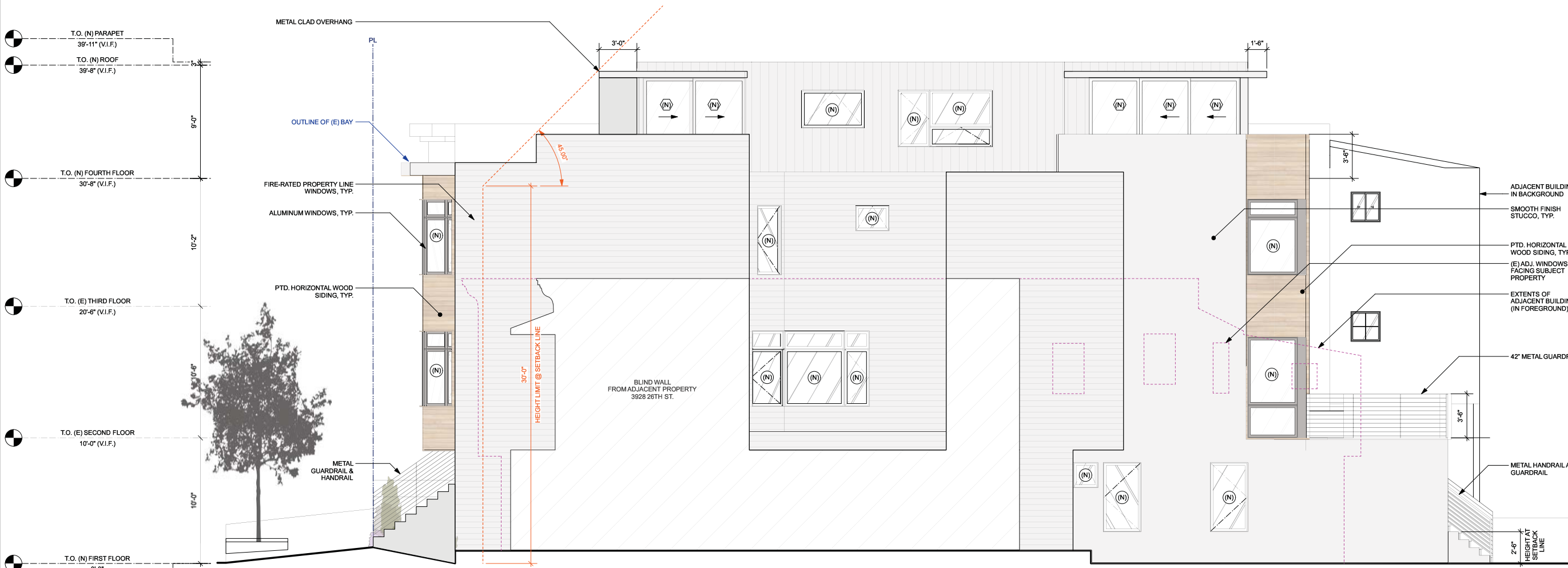
project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS





1 EAST FACADE - EXISTING  
Scale: 1/4" = 1'-0"

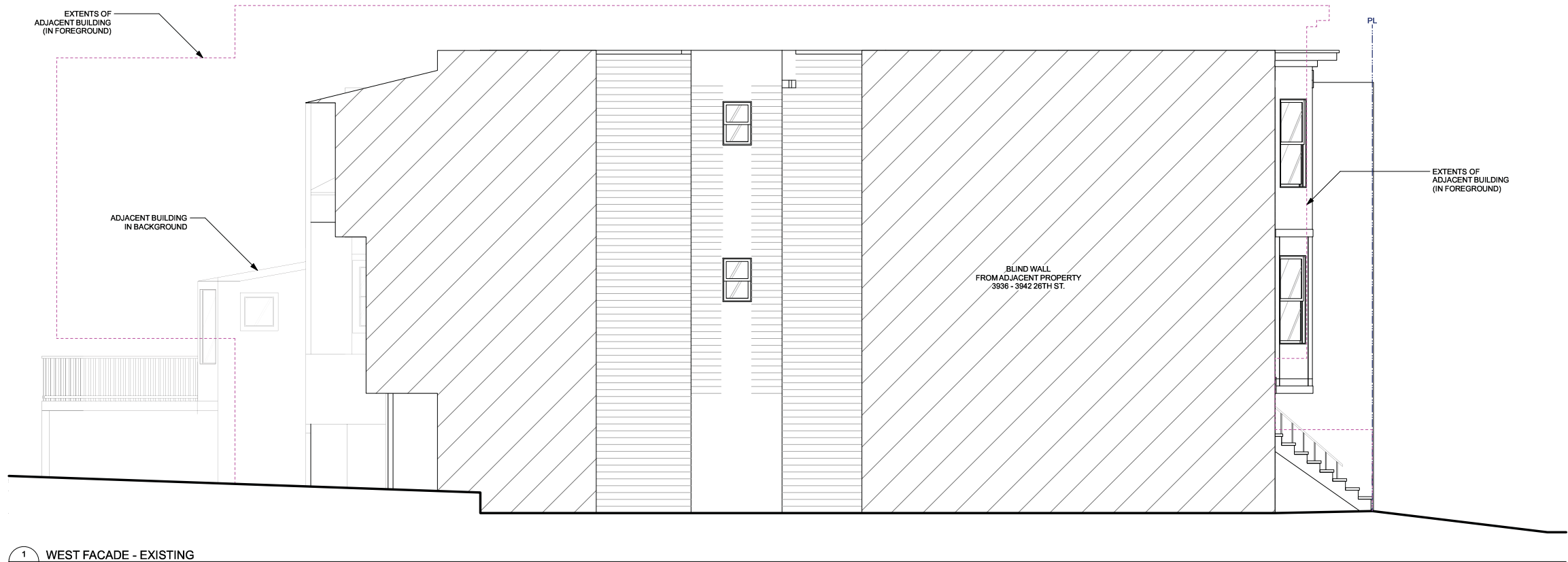


2 EAST FACADE - PROPOSED  
Scale: 1/4" = 1'-0"

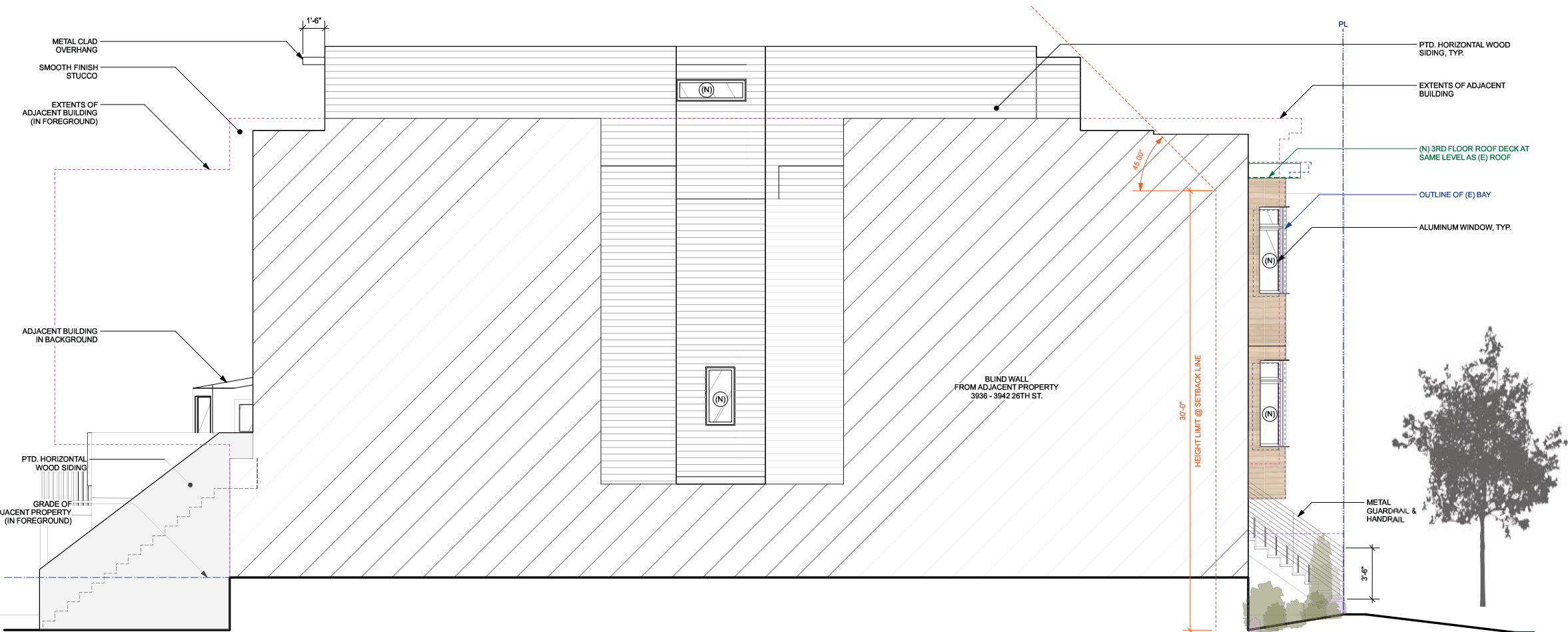
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project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

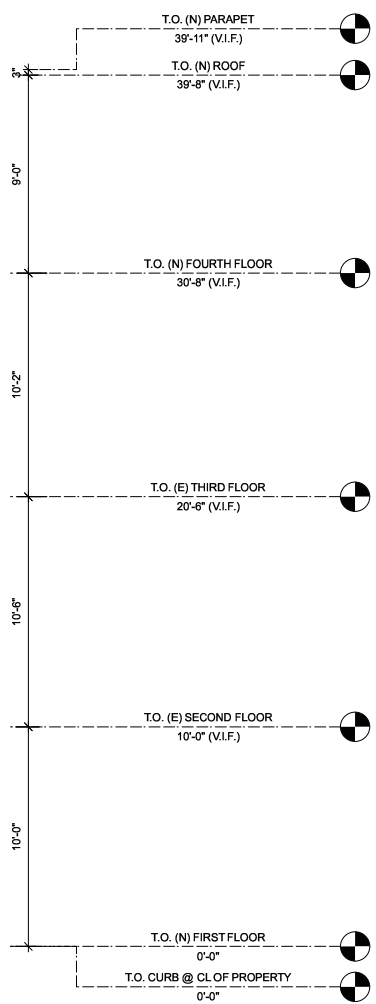
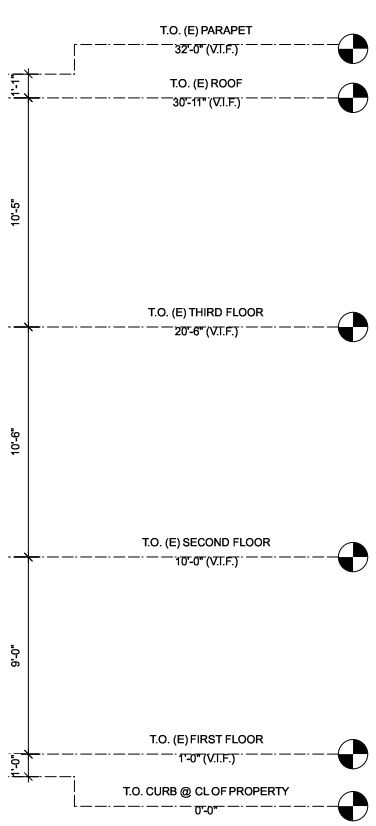




1 WEST FACADE - EXISTING  
Scale: 1/4" = 1'-0"



2 WEST FACADE - PROPOSED  
Scale: 1/4" = 1'-0"



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**3932 - 3934 26TH ST. REMODEL & ADDITION**

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

94 feet LLC  
2010 ocean avenue, suite 9  
san francisco, ca 94127

client :

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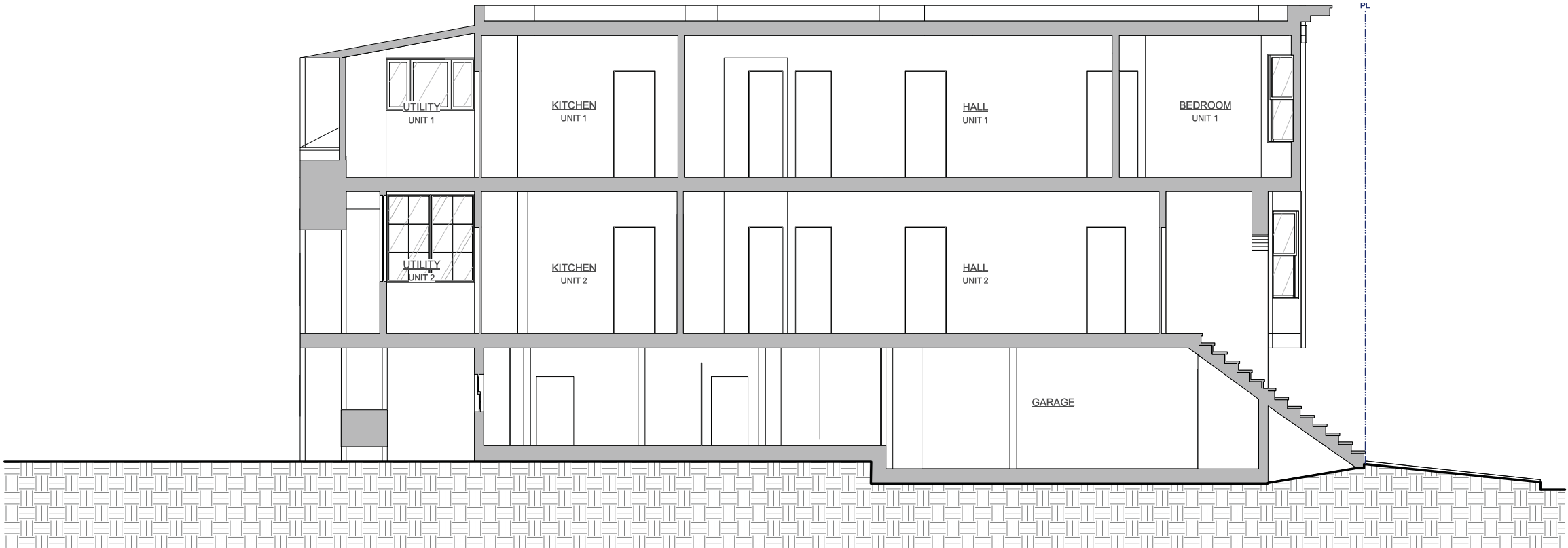
project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS

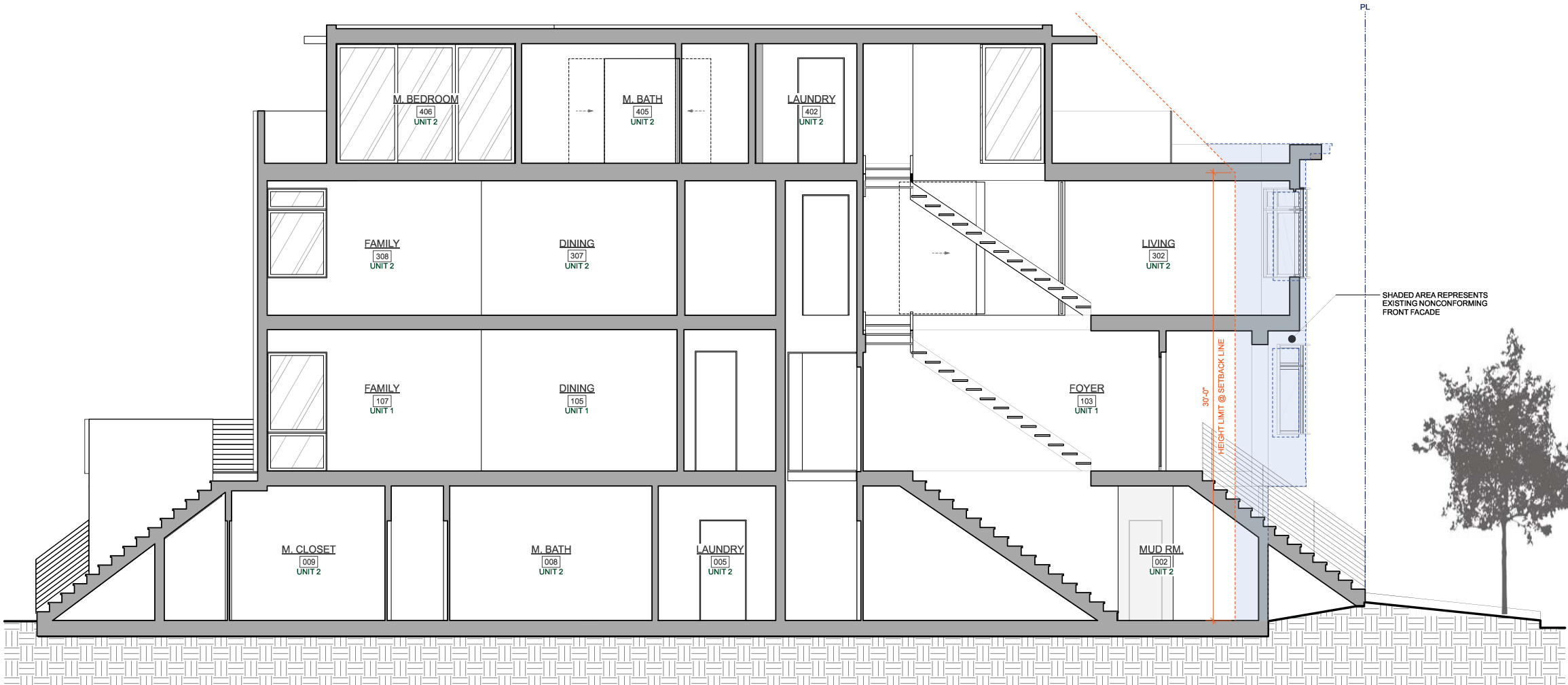
A2.3

4

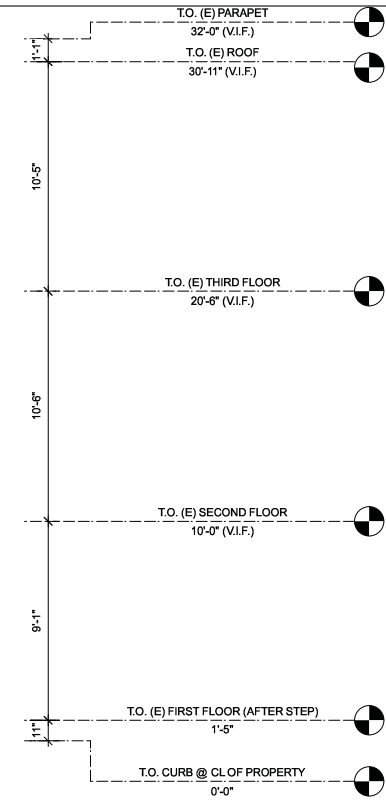




1 EXISTING BUILDING SECTION  
Scale: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION  
Scale: 1/4" = 1'-0"



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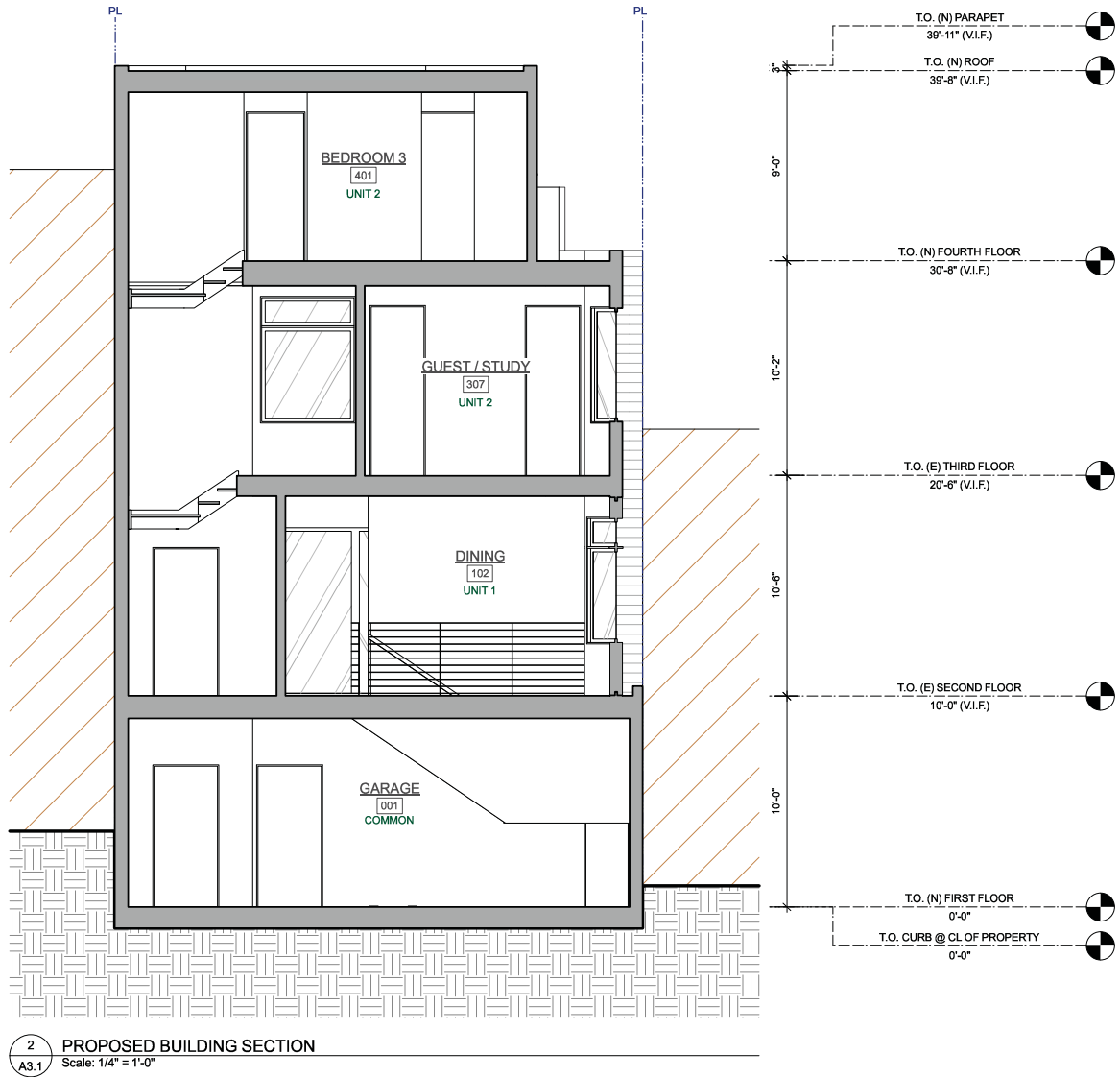
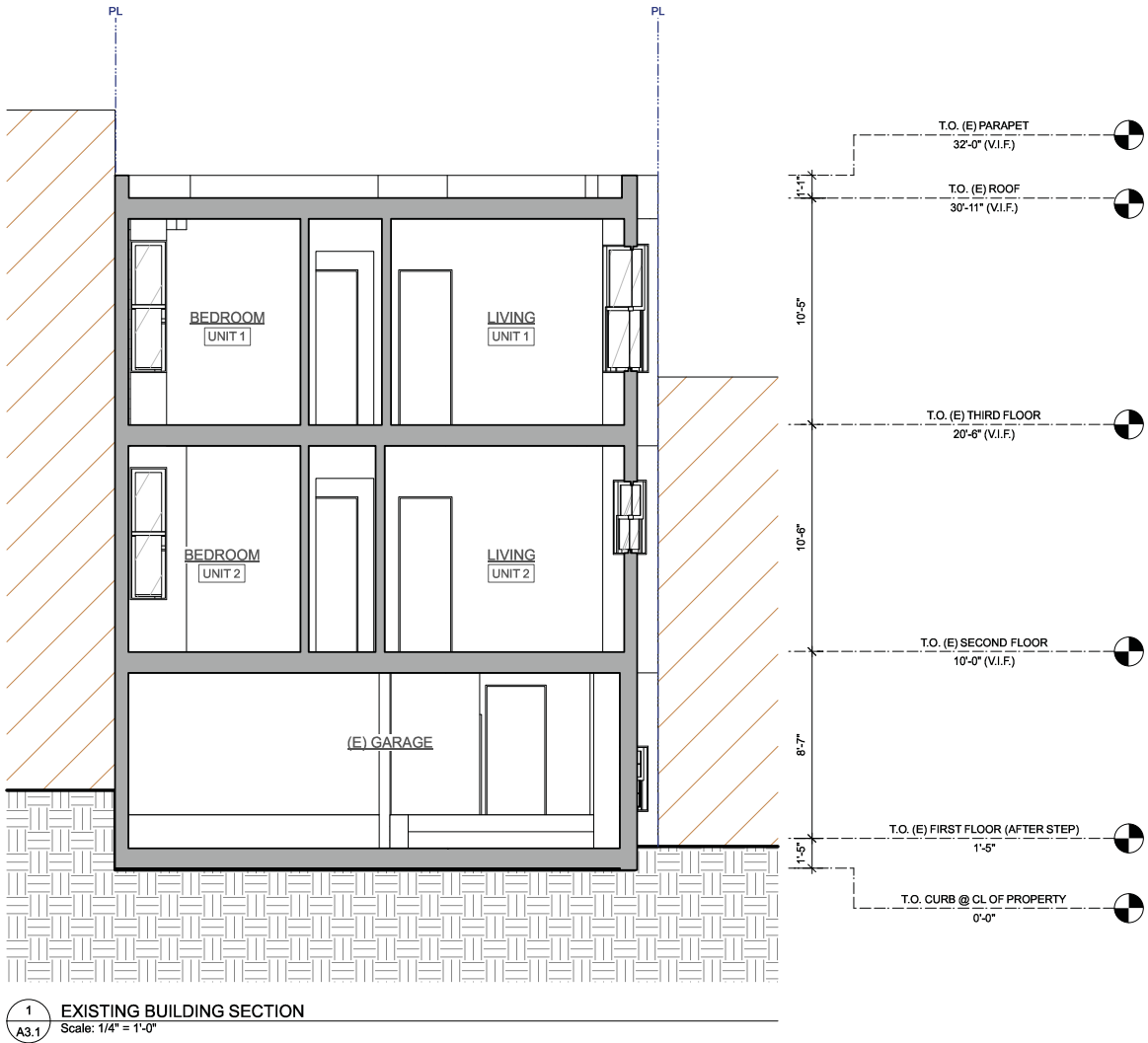
project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SECTIONS

A3.0







3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6562 - LOT 012

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project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

SECTIONS

A3.1

4

LUM

JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
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1 FRONT EXTERIOR PERSPECTIVE: SUBMITTED ELEVATION  
A6.0



2 FRONT EXTERIOR PERSPECTIVE: REVISED ELEVATION  
A6.0



3 EXISTING FACADE  
A6.0



4 FRONT EXTERIOR PERSPECTIVE: REVISED ELEVATION  
A6.0

**LUM**

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10.31.17

**3932 - 3934 26TH ST. REMODEL & ADDITION**  
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project name :  
3932 - 3934 26TH ST. REMODEL & ADDITION

PERSPECTIVES

A6.0

4