



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: OCTOBER 17, 2019

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 30, 2019
Case No.: **2017-012939DRP**
Project Address: **2758 23rd Street**
Permit Application: 2017.0928.9889
Zoning: RM-1 [Residential Mixed, Low Density]
40-X Height and Bulk District
Block/Lot: 4152/019
Project Sponsor: Gregory Smith
PO Box 756.
Kentfield, CA 94914
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and Approve**

PROJECT DESCRIPTION

The project consists of excavation of a basement to create habitable space; a 1 -story vertical addition; a 2-story horizontal rear addition; and façade alterations to an existing 1,372 sf. 2-story, two-family house.

SITE DESCRIPTION AND PRESENT USE

The site is a 18' x 70' lot with an existing 2-story, two-unit building built in 1900. The building is a category C historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of 23rd Street consists of 3-story wood and stucco clad apartment buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 26, 2018 – July 26, 2018	07.11. 2018	10.18. 2018	100 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	September 27, 2019	September 27, 2019	20 days
Mailed Notice	20 days	September 27, 2019	September 27, 2019	20 days
Mailed Notice	20 days	September 27, 2019	September 27, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR REQUESTOR

Jennifer Fieber on behalf of the San Francisco Tenants Union.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

- Impacts to existing tenants.** The project will result in permanent displacement of tenants of both units due to the length of construction.
- Removal of existing affordable housing.** Enlargement and improvements to the apartments create costs that may be passed through to the tenants and render them unaffordable, which will also diminish the City's affordable housing stock.

See attached *Discretionary Review Application*, dated May 1, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project complies with the Planning Department's Residential Design Guidelines (RDGs) and improves the housing stock. The property needs significant repairs, improvements and expansion to meet the Sponsor's needs.

See attached *Response to Discretionary Review*, dated June 11, 2019.

PLANNING STAFF REVIEW

1. The extent of the addition will nearly double the size of the units, which will presumably enable an increase in the amount of rent that can be charged to either returning tenants or new occupants, and thus it is reasonable to assume a decrease in the affordability of these units. Although issues related to existing tenants is regulated by the SF Rent Board, and not under the Planning Department's purview, it is incumbent on the project sponsor to provide a plan for the tenants' displacement. The extent to which the proposed construction will cause displacement of existing tenants is not known, as no plan to house or otherwise accommodate those tenants has been provided to ensure the tenants' rights with established procedures has been provided to staff.
2. Subsequent to the DR request, RDAT reviewed the project and recommends the existing entry stoop and two doors directly facing the street be maintained, and the brick base be lowered to align with the height of the stoop; and the cladding be changed to horizontal wood siding as a measure of compatibility with the set of adjacent buildings that this was constructed as a part.

Therefore, Staff finds there are exceptional and extraordinary circumstances that result from this proposal and recommends modifications to the project.

RECOMMENDATION: Take DR and Approve

Attachments:

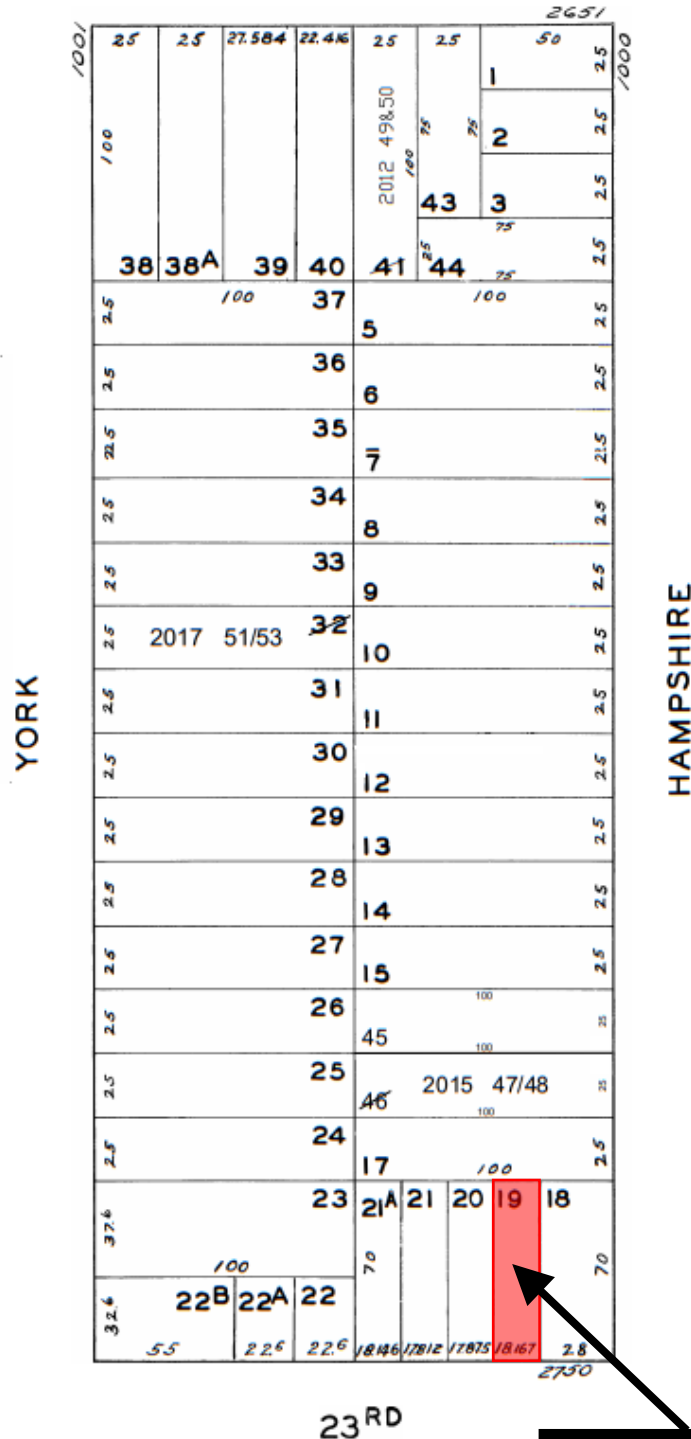
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated May 1, 2019
Reduced Plans

Exhibits

Parcel Map

22ND

5

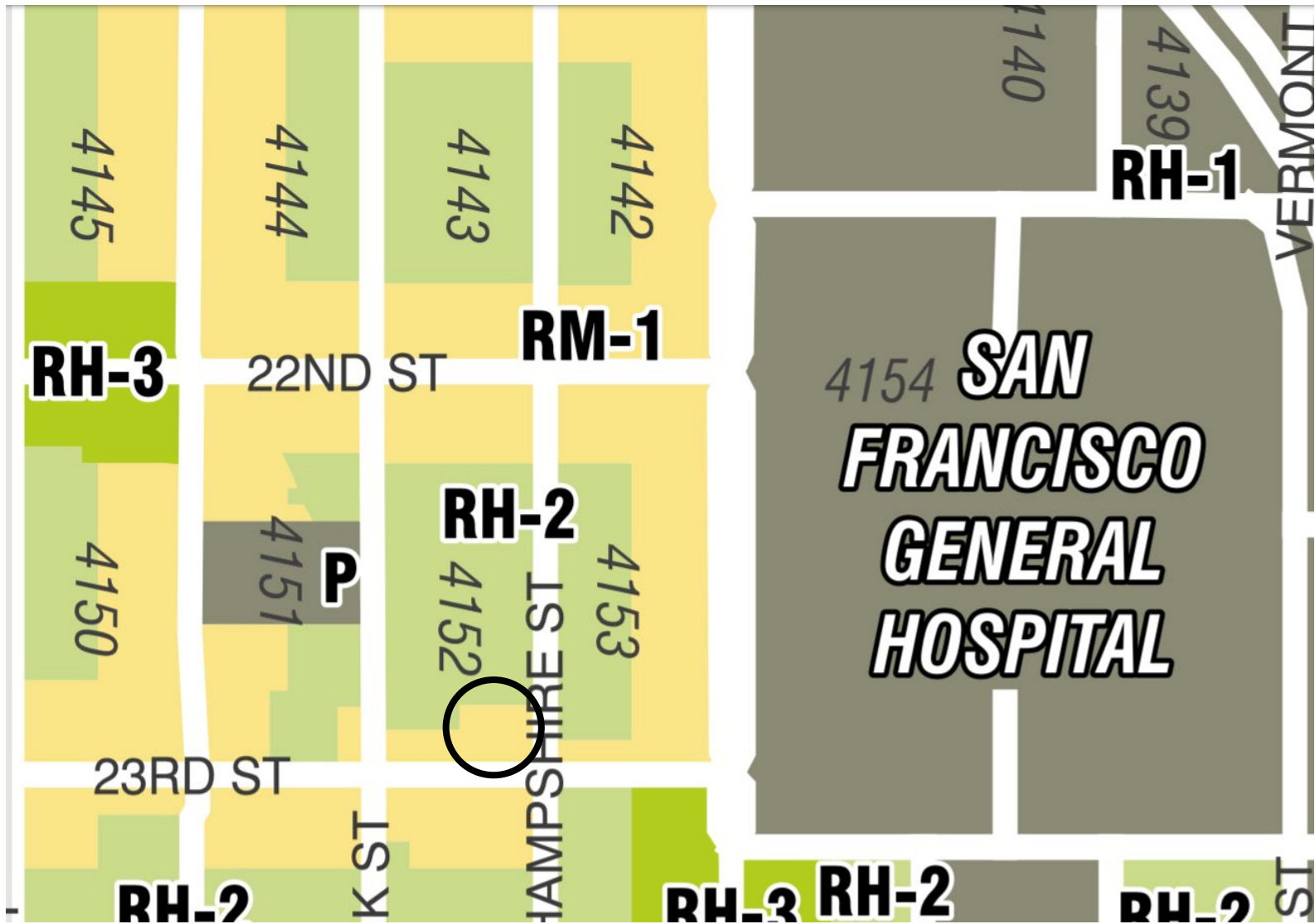


SUBJECT PROPERTY

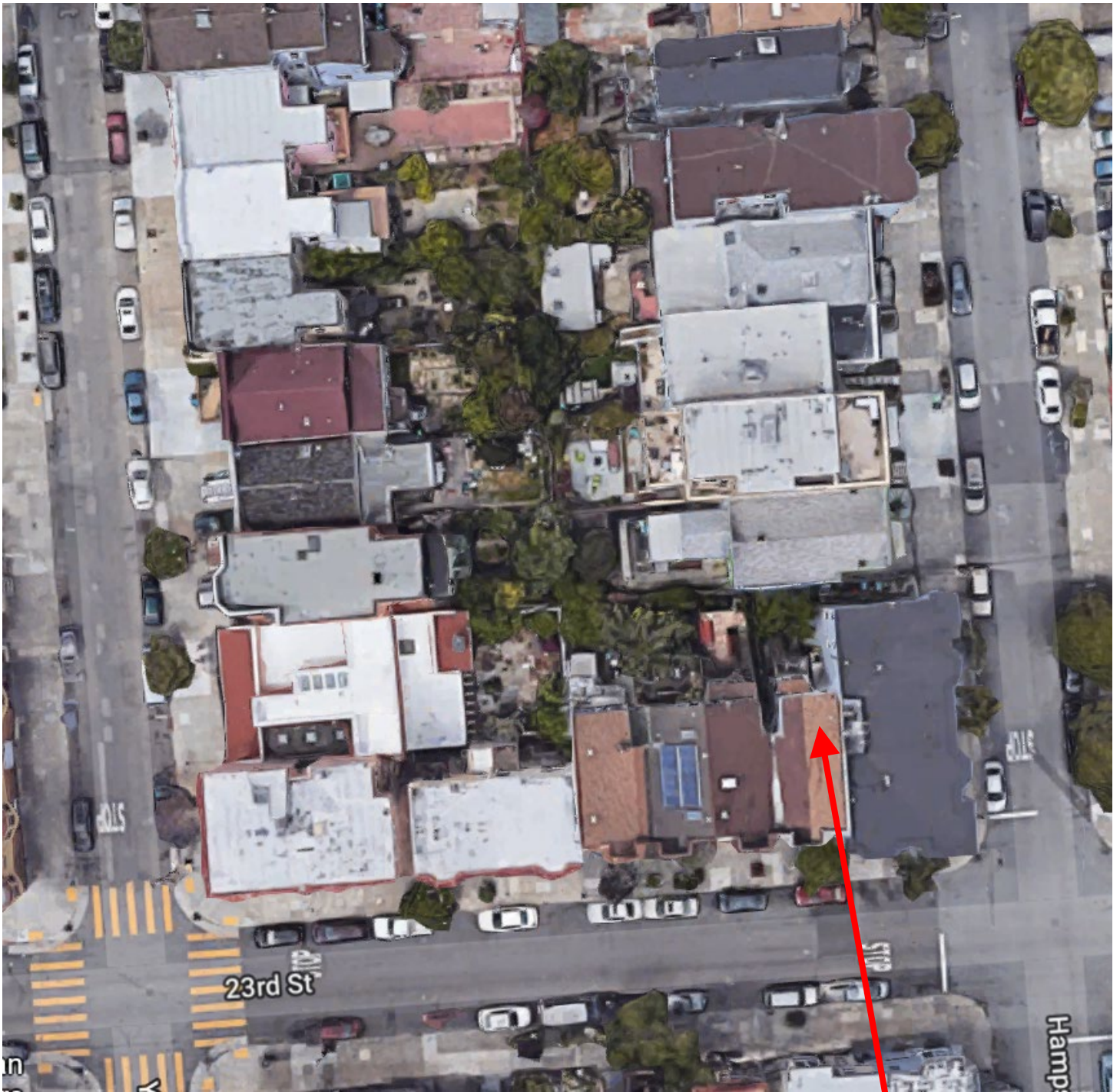


Discretionary Review Hearing
 Case Number 2017-012939DRP
 2758 23rd Street

Zoning Map



Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-012939DRP
2758 23rd Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-012939DRP
2758 23rd Street

Aerial Photo

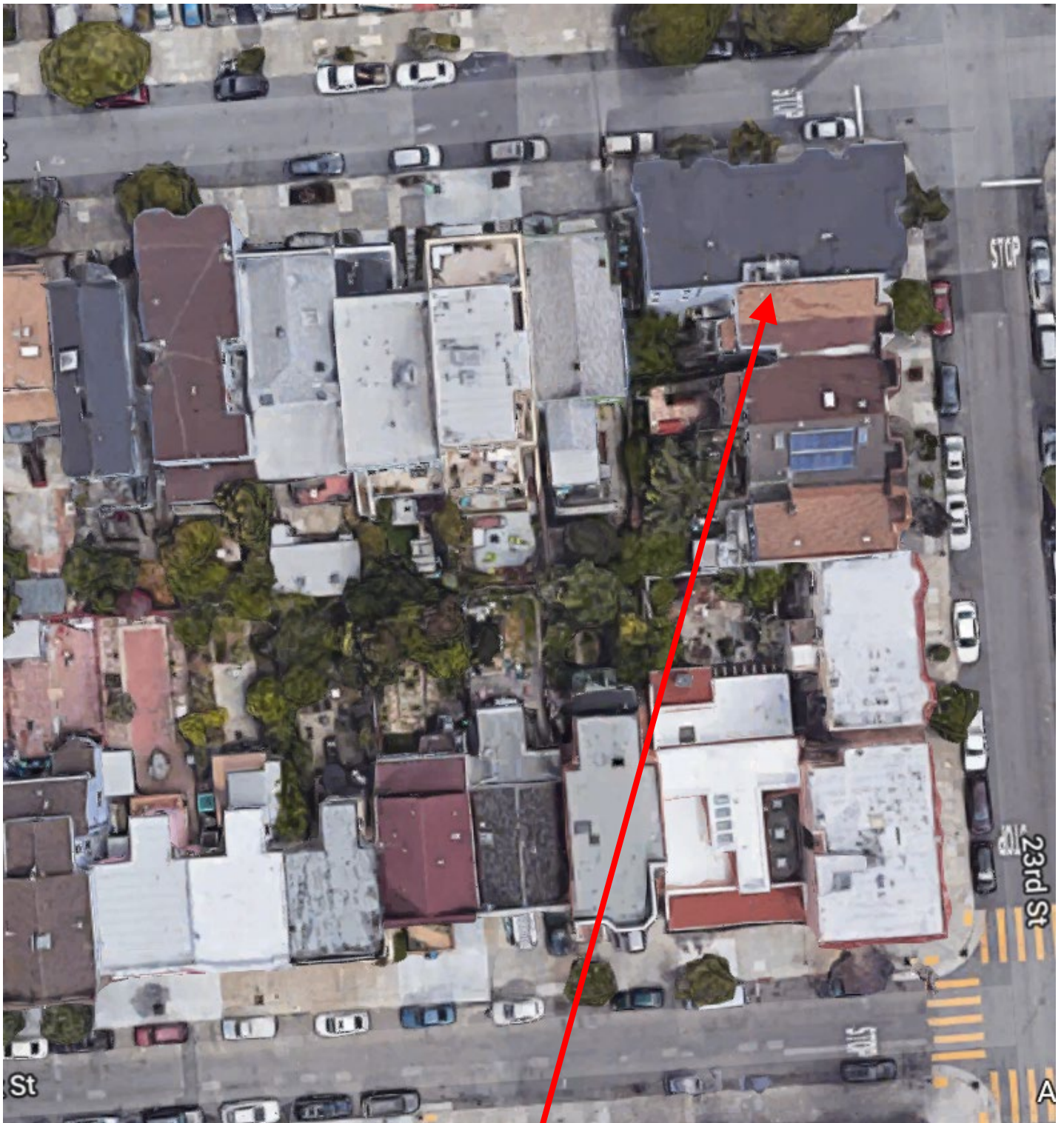


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-012939DRP
2758 23rd Street

Aerial Photo

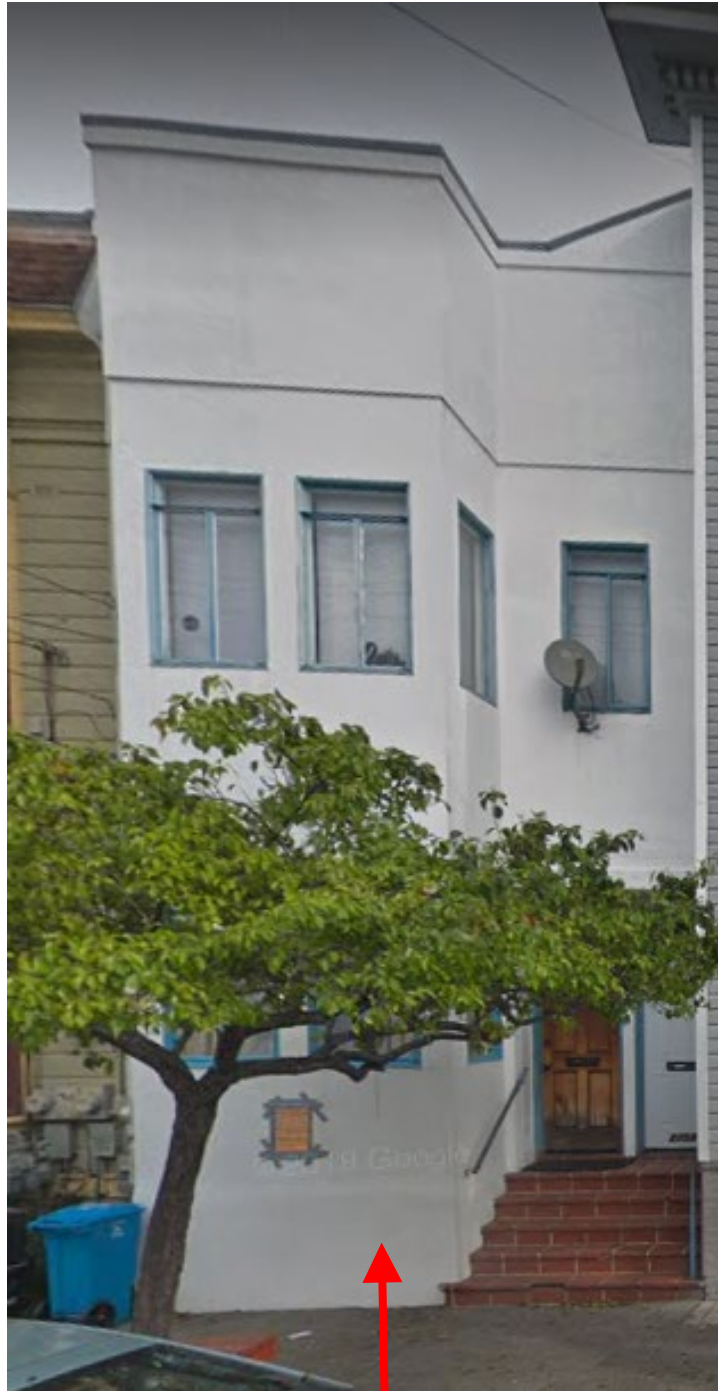


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-012939DRP
2758 23rd Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-012939DRP
2758 23rd Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 28, 2017**, Building Permit Application No. **201709289889** was filed for work at the Project Address below.

Notice Date: April 8th, 2019

Expiration Date: May 8th, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2758 23rd Street	Applicant:	Gregory Smith
Cross Street(s):	Hampshire Street	Address:	P.O Box 756
Block/Lot No.:	4152 / 019	City, State:	Kentfield, CA 94914
Zoning District(s):	RM-1 /40-X	Telephone:	415-451-1740
Record Number:	2017-012939PRJ	Email:	gregscomputer@comcast.net

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	3' 6"	No Change
Side Setbacks	None	No Change
Building Depth	38' 6"	44' 6"
Rear Yard	28'	22'
Building Height	28'	36' 9"
Number of Stories	2 over basement	3 over basement
Number of Dwelling Units	2	No Change
Number of Parking Spaces	None	No Change
PROJECT DESCRIPTION		
<p>The project includes a vertical and rear addition to an existing two-unit residential building, and façade alterations. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Michael Christensen, 415-575-8742, Michael.Christensen@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER
2017-012939DRP

RECEIVED

MAY 01 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Stephanie S Chow & Neil Ayton
Address: 45 Bartlett St 707 San Francisco 94110
Email Address: _____
Telephone: _____

Applicant Information (if applicable)

Name: Jennifer Fieber (on behalf of) Same as above
Company/Organization: San Francisco Tenants Union
Address: 558 Capp St SF, CA 94110
Email Address: jennifer@sftu.org
Telephone: 415-282-6543

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 2758 23rd St Block/Lot(s): 4152/019
Plan Area: District 8 Mission

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

Vertical and rear addition to existing 2 unit building. Excavation and renovation of unfinished basement.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: 500,000

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 201902082501

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		✓
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See next page

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

See next page.

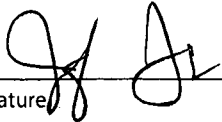
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See next page.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

Jennifer Fieber

Name (Printed)

DR requestor

Relationship to Project
(i.e. Owner, Architect, etc.)

4152826543

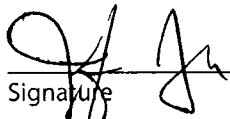
Phone

jennifer@sftu.org

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Jennifer Fieber

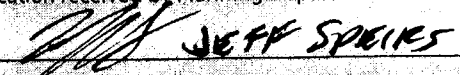
Name (Printed)

April 30, 2019

Date

For Department Use Only

Application received by Planning Department:

By:  JEFF SPEIRS

Date: 5/1/19

1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?

The reasons for filing the DR are:

1. Permanent displacement of existing tenants (including seniors) in top floor units due to unit expansion
2. Permanent displacement of existing tenants in lower floor unit due to rearrangement of floorplan layout.
3. Removal of existing affordable rental housing by top floor expansion which introduces exclusive luxury amenities while creating NO NEW HOUSING but only doubling apartment size.

I. TENANTS IN BOTH FLOOR UNITS WILL BE PERMANENTLY DISPLACED

The top floor units is currently occupied by long-term tenants who would like to remain in place. There is clearly no plan for these tenants since their existing apartments are so drastically altered by the plans that their current apartments will cease to exist. The architectural drawings appear as if no one inhabits this building and no concern has been give to the current occupants.

In summary, this project:

- Rearranges the location of bedrooms, kitchen, bath and stairs in the current ground floor unit, forcing the tenant out for a lengthy relocation if they are ever to be invited back.
- Expands top floor unit into a two-story apartment with interior stairs heading up to new 3rd floor expansion. Additionally the current layout of bedroom, kitchen and living room will be completely rearranged so that existing tenant cannot live there during construction – nor could they afford the future apartment with capital improvement passthroughs, should they be allowed to return.
- I have no issue with adding an ADU in the unoccupied basement, unless the excavation required will disturb the ground floor tenant above and force them out for a lengthy time period.

The ADU legislation (Planning Code Section 207(c)(4)(B)(v) prevents owners from applying from ADUs if they have evicted tenants pursuant to Admin Code Sections 37.9(a)(9) thru (14). This project so obviously constitutes a future eviction of current tenants (without a Just Cause that I can see), yet there is no mention of providing for them in the project application.

This project is clearly another “renoviction,” which is the newest way for owners to both get rid of tenants without future limitations on condo conversions.

The tenant in the top floor is 82 years old, Spanish-speaking and has lived there for 36 years and 50 years in the Mission, with one of her sons. These plans will displace her from everything familiar and

Continuation: DR APPLICATIONS for 2758 23rd Street

comforting to her. The owner informed the tenant she had 6 months to move out, not stating a Just Cause as required. He told her son it was the son's responsibility to take care of her, not his. He later offered her a pittance buyout without officially filing with the Rent Board as legally required. Aggressive and immoral displacement tactics like this should not be rewarded. It is my opinion that the tenant should find an attorney to sue for Wrongful Eviction attempts as well as harassment of elders

Whether or not all tenants take buyouts or are evicted legally, the Tenants Union has an interest in making sure that existing tenants are not displaced in the name of profits and that affordable units are preserved. **We will continue to object to this expansion whether the building is occupied or vacant, until the end of time.**

The owner should be aware that if he evicts a senior, that will eliminate his ability to convert to condos and means a much lower rate of return on the potential profits he hopes to get from this renovation.

SUMMARY

The proposed plans with expanded height contradicts the Objectives and Policies of the General Plan in several ways so the plans should be rejected:

HOUSING ELEMENT OBJECTIVE 2: Retain existing housing units, and promote safety and maintenance standards, without jeopardizing affordability.

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

HOUSING ELEMENT OBJECTIVE 3: Protect the affordability of the existing housing stock, especially rental units.

2. *Explain how this project would cause unreasonable impacts...to your property and/or the properties of others.*

If approved, this project will signal to other investors who purchase buildings with existing tenants that they can remove tenants through renovations and be rewarded with large profits with very little pushback by the Planning Department who is tasked with preserving affordable housing.

Removing one set of tenants for a more affluent set of tenants via Renoviction is counterproductive policy for the city to be encouraging.

3. *What alternatives or changes would respond to the exceptional and extraordinary circumstances?*

- Limit the permits to work that will not force the relocation of any tenants.
- Disapprove top floor expansion and keep senior tenants housed in their affordable units.
- Allow the ADU unit so that the owner may make extra rental income without displacing existing tenants.

CASE NUMBER:
For Staff Use only

APPLICATION FOR Discretionary Review Fee Waiver

1. Applicant and Project Information

APPLICANT NAME: Jennifer Fieber on behalf of San Francisco Tenants Union		
APPLICANT ADDRESS: 558 Capp St San Francisco CA 94110	TELEPHONE: (415) 282-6543	EMAIL: jennifer@sftu.org
NEIGHBORHOOD ORGANIZATION NAME: San Francisco Tenants Union		
NEIGHBORHOOD ORGANIZATION ADDRESS: 558 Capp St San Francisco CA 94110	TELEPHONE: (415) 282-6543	EMAIL: jennifer@sftu.org
PROJECT ADDRESS: 2758 23rd St		
PLANNING CASE NO.: 2017-012939PRJ	BUILDING PERMIT APPLICATION NO.: 201709289889	DATE OF DECISION (IF ANY):

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

S A N • F R A N C I S C O
T E N A N T S • U N I O N

558 Capp Street • San Francisco CA • 94110 • (415) 282-6543 • www.sftu.org

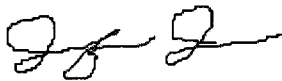
April 30, 2019

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

Dear Planning Department:

I declare that I am authorized to file Discretionary Review on behalf of the San Francisco Tenants Union where I am one of three Directors on staff. We are also on your list of organizations exempt from filing fees. Further evidence of my role there can be found at www.sftu.org.

Sincerely,



Jennifer Fieber
Political Campaign Director
San Francisco Tenants Union

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

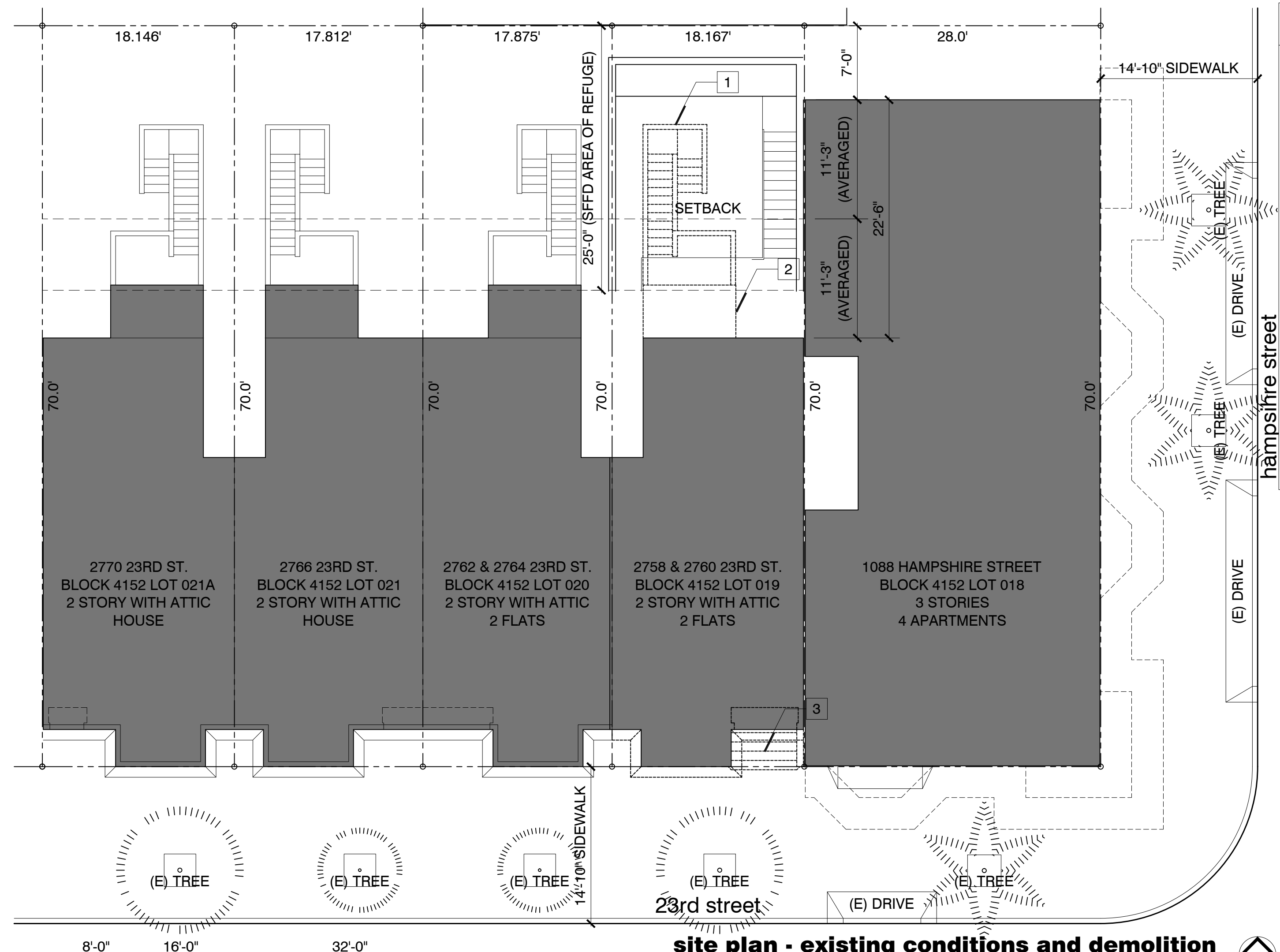
Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.



site demolition keynotes

- 1 DECK AND STAIRS: COMPLETELY REMOVE (E) WOOD DECK, STAIRS AND FOUNDATIONS.
- 2 PORCH: REMOVE (E) ENCLOSED, ROOFED PORCH STRUCTURE AND FOUNDATIONS.
- 3 PORCH STOOP: REMOVE (E) TILE PORCH STOOP STAIRS AND FOUNDATIONS.
- 4
- 5
- 6
- 7
- 8
- 9
- 10

8'-0" 16'-0" 32'-0" SCALE **site plan - existing conditions and demolition**



site plan keynotes

- 1 ADDITION: NEW, FULL-HEIGHT REAR YARD ADDITION WITH BAY WINDOW.
- 2 FENCE: NEW, 10'-0" HIGH REAR YARD PERIMETER FENCE.
- 3 YARD A: (E) FRONT YARD WITH LOW GROUND COVER PLANTINGS, SEE CALCULATIONS BELOW.
- 4 YARD B: (E) FRONT YARD WITH WATER PERMEABLE PAVERS, SEE CALCULATIONS BELOW.
- 5 STOOP: RECONSTRUCTED FRONT YARD ENTRY STOOP AND STAIRS, SEE CALCULATIONS BELOW.
- 6 STREET TREE: (E) STREET TREE AND PLANTING BASIN TO REMAIN.
- 7
- 8
- 9
- 10

landscaping notes

AREA DESCRIPTIONS:
YARD A: (E) YARD WITH PG&E GAS AND ELECTRICAL SERVICES TO BE LANDSCAPED WITH LOW GROUND COVER PLANTINGS.
YARD B: (E) YARD TO BE PAVED WITH PERMEABLE PAVERS.
STAIRS: (E) PORCH STOOP AND STAIRS.

landscape area calculations

ITEM	CALCULATIONS	RESULTS
LANDSCAPE AREA "YARD A"	2'-9"x3'-6"=9.625	9.63 SF
PERMEABLE AREA "YARD B"	2'-11"x3'-6"	10.21 SF
HARDSCAPE AREA "STAIRS"	4'-0"x3'-6"	14 SF
TOTAL YARD		33.84 SF
% PERMEABLE	9.63+10.21/33.84	59% (OKAY)
% LANDSCAPED	9.63/33.84	28% (OKAY)

8'-0" 16'-0" 32'-0" SCALE **site plan - proposed**

11.06.18 NOPDR #2 Response
 05.15.18 NOPDR #1 Response
 09.28.17 Issue for Site Permit
 issue date description

gregory smith
 architecture & design
 gregory smith architecture & design
 2019
 07-31-19
 STATE OF CALIFORNIA
 p.o. box 756, kernfield, ca 94914
 office telephone: (415) 451-1740
 www.gregorysmitharchitect.com

remodel and addition
2758 23rd street
san francisco, 94110

block/lot: 4152/019
 lat. 37.754673 , long. -122.407692
 drawing title:

site plan
existing/demolition
proposed

sheet: **A 0.1**

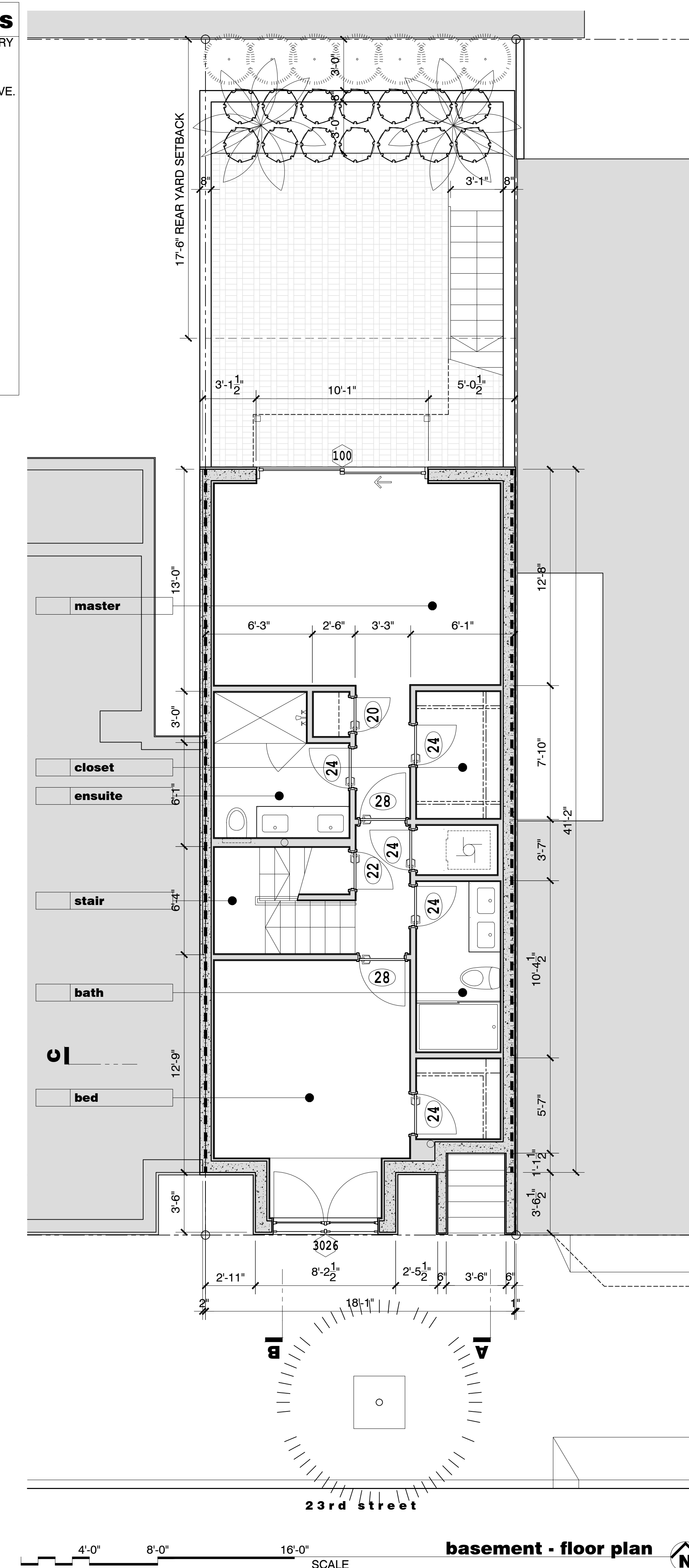
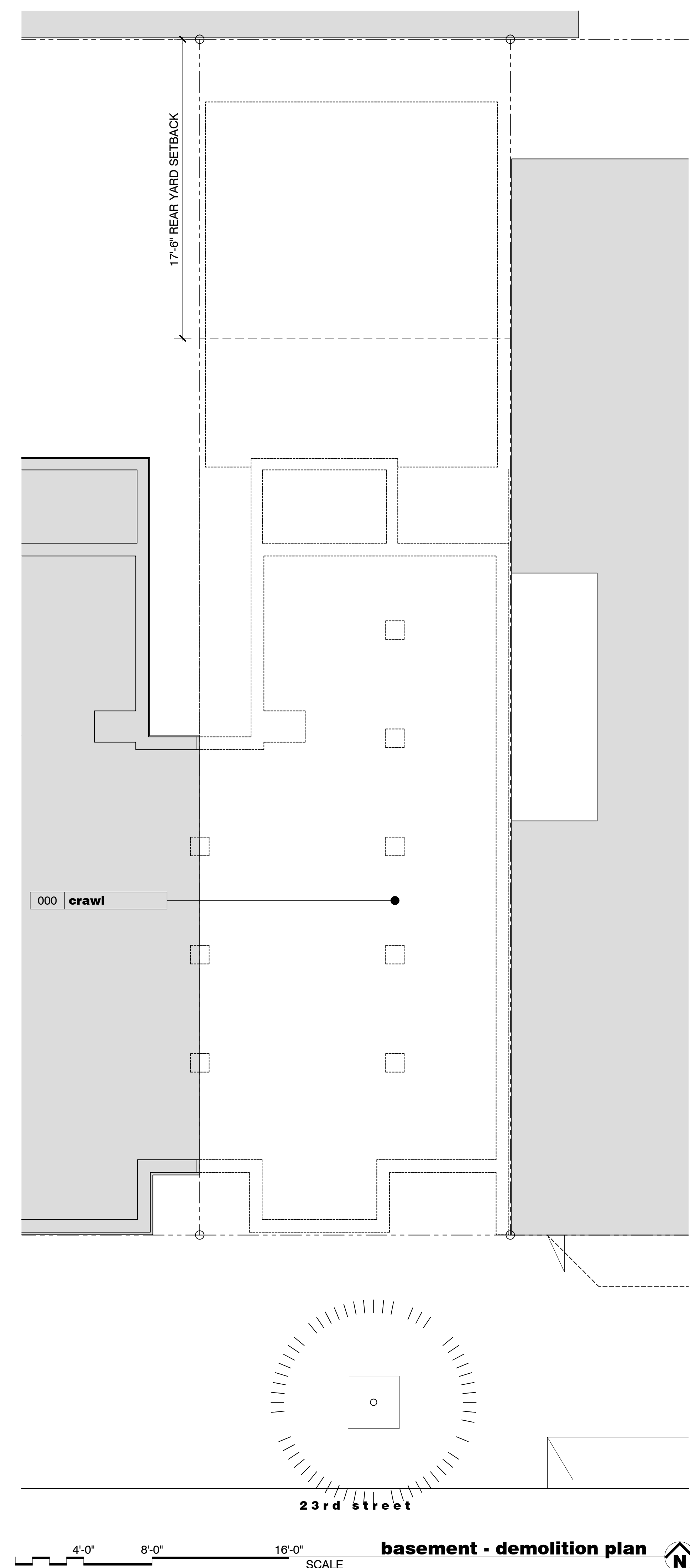
drawn: gs date: 03.06.19 scale: as noted

demolition plan keynotes

- 1 FOUNDATIONS: COMPLETELY REMOVE (E) MASONRY FOUNDATION. EXCAVATE FOR NEW BASEMENT.
- 2 WALLS: COMPLETELY REMOVE (E) WALLS FROM FLOOR LEVEL TO UNDERSIDE OF STRUCTURE ABOVE.
- 3 DOORS AND WINDOWS: REMOVE (E) DOORS AND WINDOWS AS INDICATED.
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -

floor plan keynotes

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33



graphic symbols legend

- | | | | |
|--|--|--|--|
| | DIMENSION TO FACE OF STUD, BLOCK OR CONC | | PLAN KEYNOTE |
| | DIMENSION TO FACE OF FINISH | | DOOR KEY
SEE SCHEDULE |
| | DIMENSION TO CENTERLINE | | WINDOW KEY
SEE SCHEDULE |
| | ROOM NAME | | FINISH KEY
SEE SCHEDULE |
| | ROOM NUMBER | | INTERIOR ELEVATION KEY
SEE ELEVATIONS |
| | ROOM AREA | | WALL TYPE KEY |
| | TILE | | FIRE RATING |
| | DETAIL NUMBER | | 1-HOUR WALL |
| | SHEET NUMBER | | 2-HOUR WALL |
| | CHANGE IN FLOOR LEVEL | | REVISION KEY |

- 11.06.18 NOPDR #2 Response
 - 05.15.18 NOPDR #1 Response
 - 09.28.17 Issue for Site Permit
- issue date description

ggregory smith architecture & design
 2788 23rd Street
 San Francisco, CA 94110
 phone: 415.451.1740
 www.gregorysmitharchitect.com

remodel and addition
2758 23rd street
san francisco, 94110

block/lot: 4152/019
 lat. 37.754673, long. -122.407692

drawing title:
basement
floor plan
demolition plan

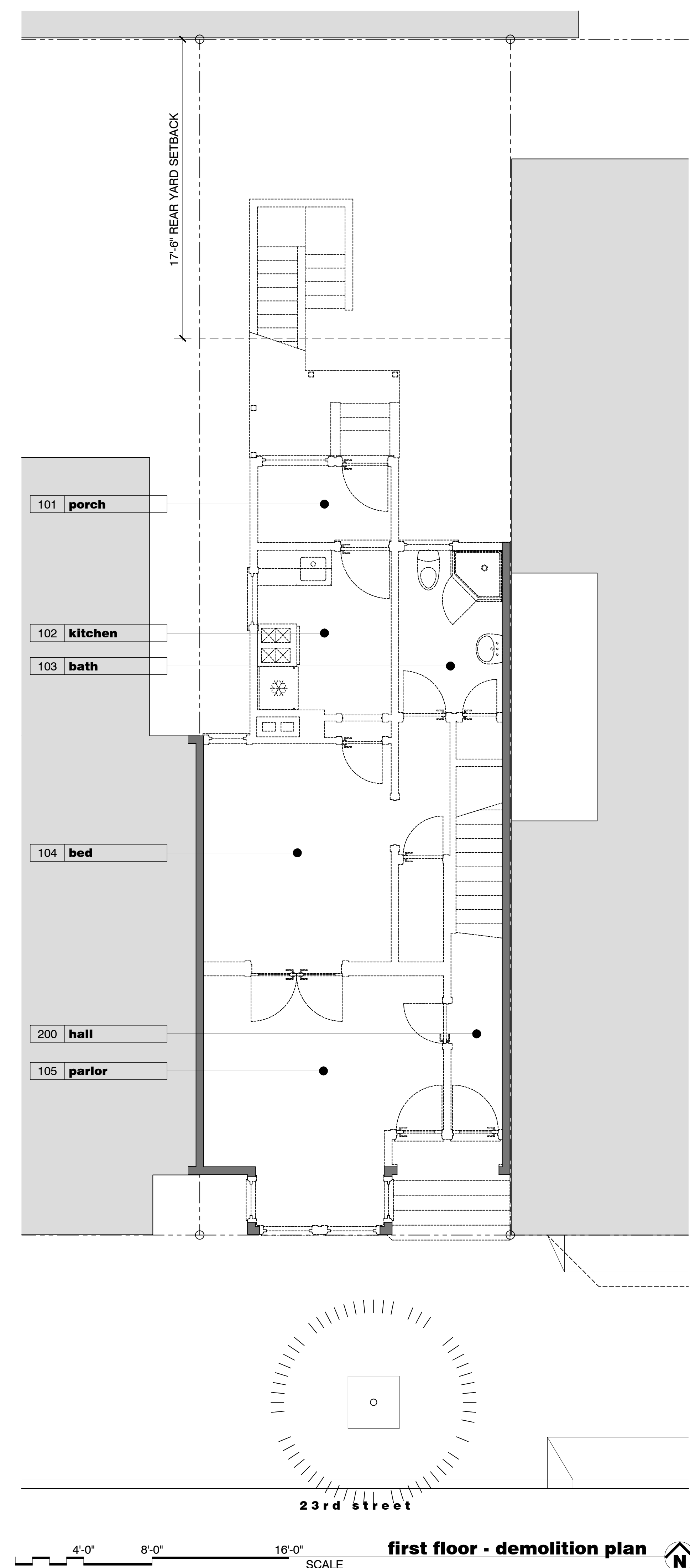
sheet:
A 2.0

demolition plan keynotes

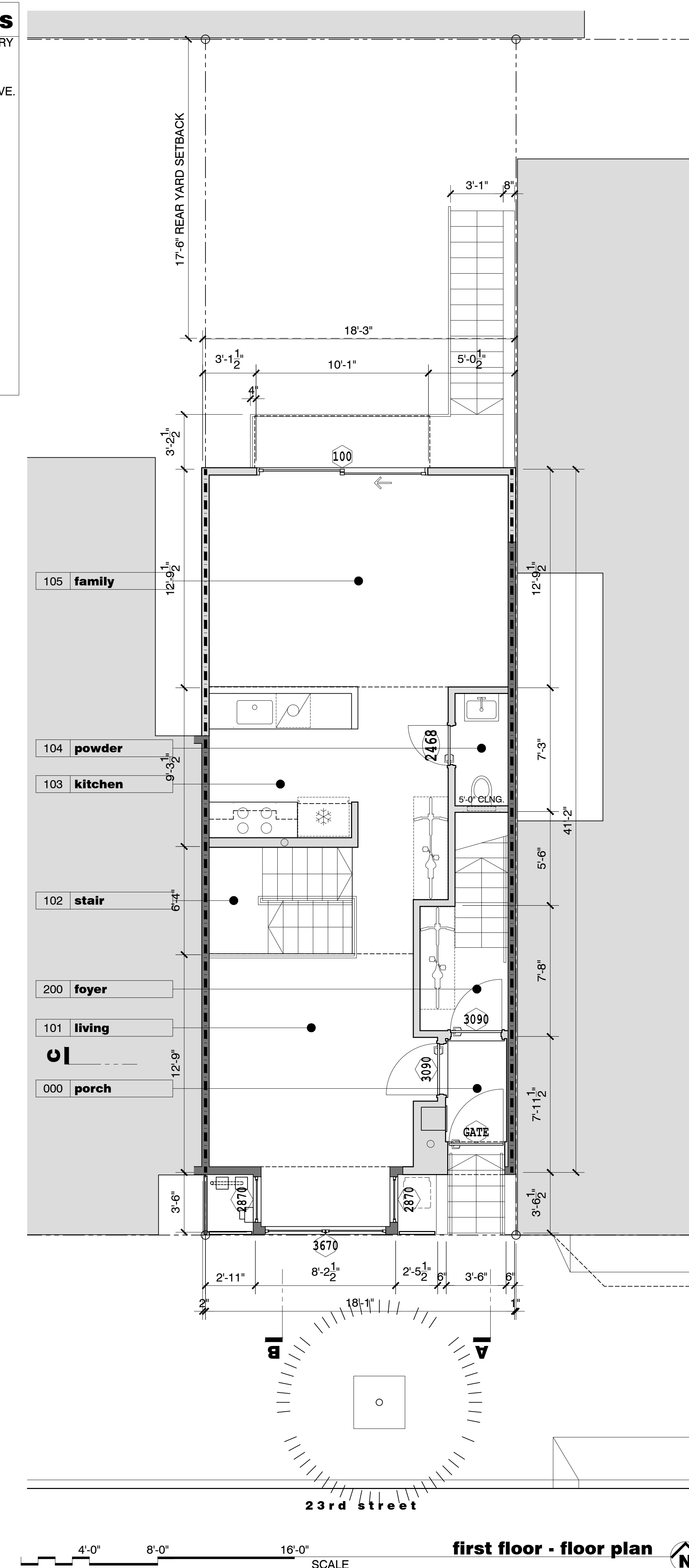
- 1 FOUNDATIONS: COMPLETELY REMOVE (E) MASONRY FOUNDATION. EXCAVATE FOR NEW BASEMENT.
- 2 WALLS: COMPLETELY REMOVE (E) WALLS FROM FLOOR LEVEL TO UNDERSIDE OF STRUCTURE ABOVE.
- 3 DOORS AND WINDOWS: REMOVE (E) DOORS AND WINDOWS AS INDICATED.
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -

floor plan keynotes

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33



first floor - demolition plan



first floor - floor plan

graphic symbols legend

- 1/2 DIMENSION TO FACE OF STUD, BLOCK OR CONC
- 1/2 DIMENSION TO FACE OF FINISH
- 1/2 DIMENSION TO CENTERLINE
- ROOM NAME
- ROOM NUMBER
- ROOM AREA
- TILE
- FLOOR FINISH
- DETAIL NUMBER
- SHEET NUMBER
- CHANGE IN FLOOR LEVEL
- PLAN KEYNOTE
- DOOR KEY SEE SCHEDULE
- WINDOW KEY SEE SCHEDULE
- FINISH KEY SEE SCHEDULE
- INTERIOR ELEVATION KEY SEE ELEVATIONS
- WALL TYPE KEY
- FIRE RATING
- 1-HOUR WALL
- 2-HOUR WALL
- REVISION KEY

- 2 11.06.18 NOPDR #2 Response
- 1 05.15.18 NOPDR #1 Response
- 1 09.28.17 Issue for Site Permit

gregory smith
 architecture & design
 2758 23rd Street
 San Francisco, CA 94110
 phone: 415.451.1740
 www.gregorysmitharchitect.com

remodel and addition
2758 23rd street
san francisco, 94110

block/lot: 4152/019
 lat. 37.754673 , long. -122.407692

first floor
floor plan
demolition plan

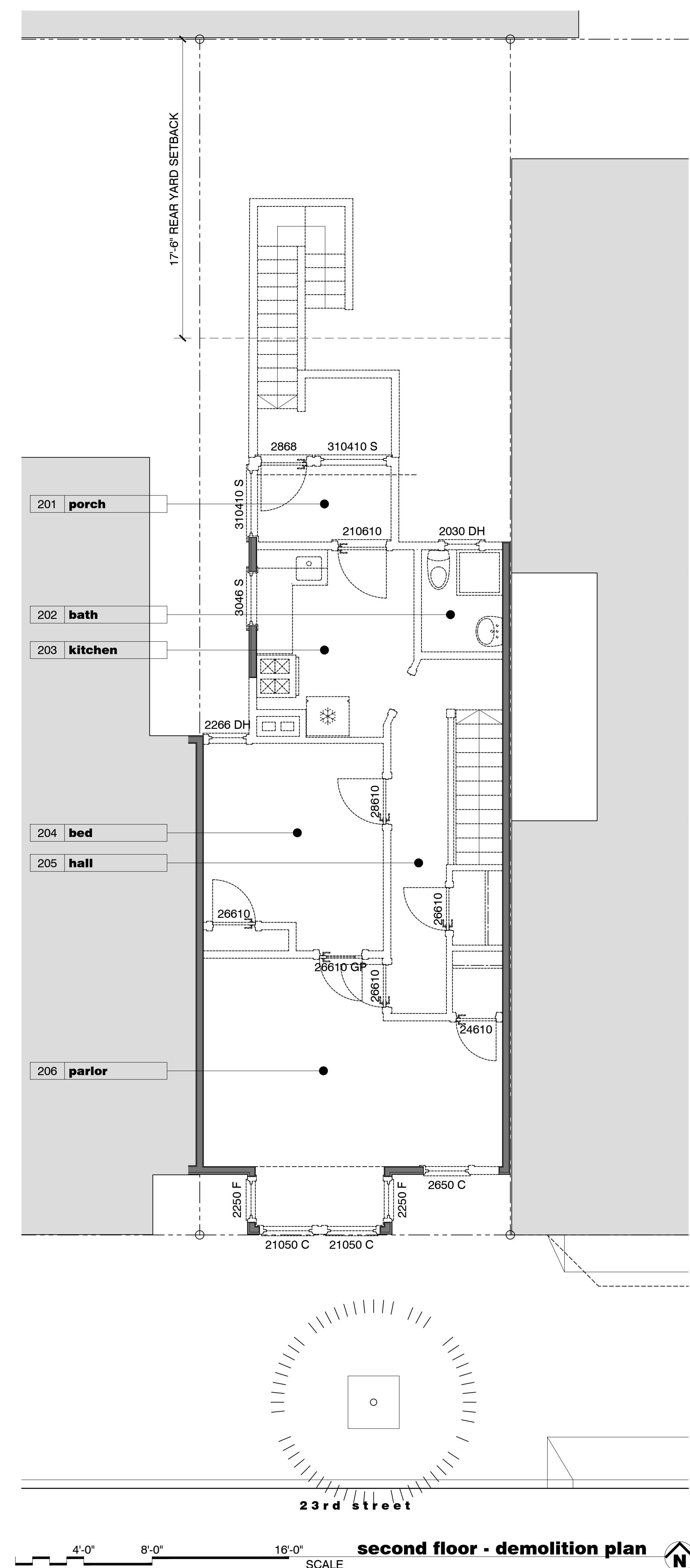
sheet:
A 2.1

demolition plan keynotes

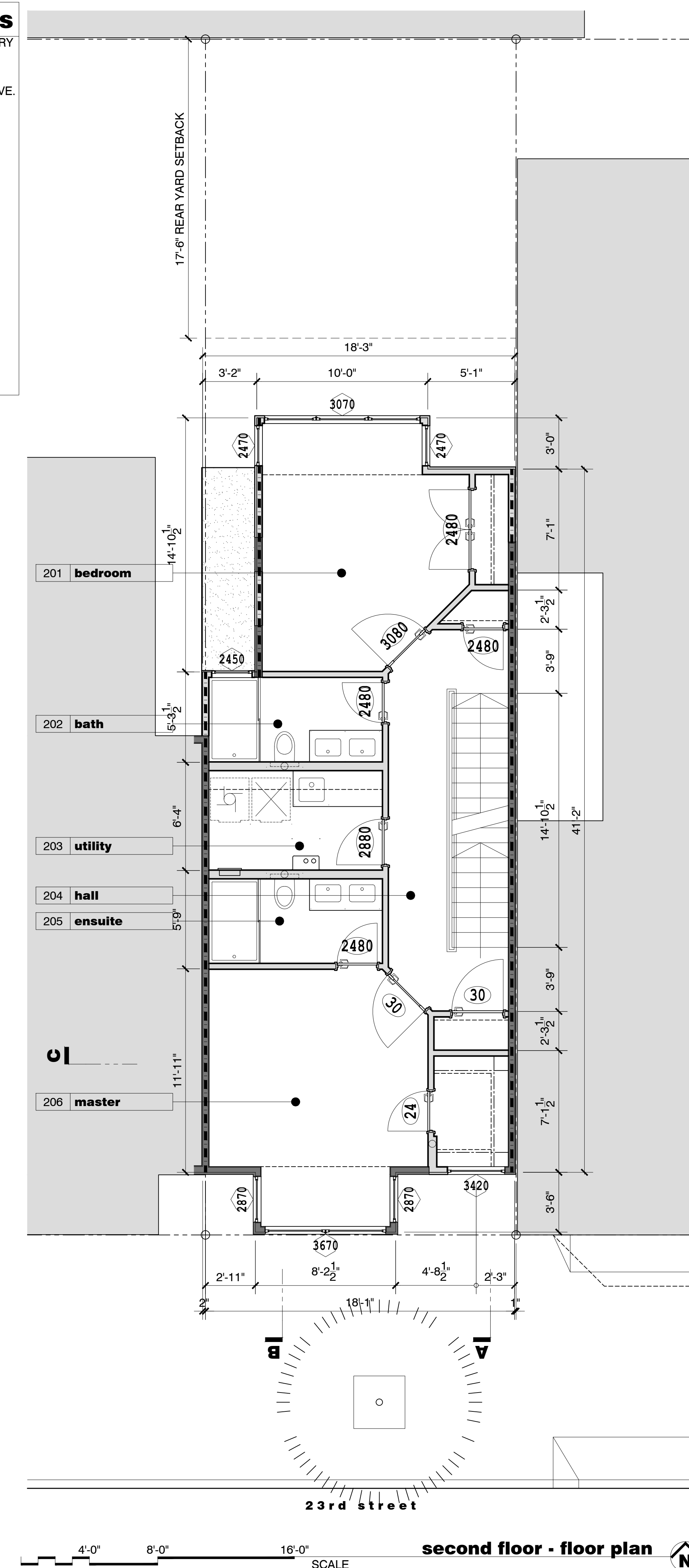
- 1 FOUNDATIONS: COMPLETELY REMOVE (E) MASONRY FOUNDATION. EXCAVATE FOR NEW BASEMENT.
- 2 WALLS: COMPLETELY REMOVE (E) WALLS FROM FLOOR LEVEL TO UNDERSIDE OF STRUCTURE ABOVE.
- 3 DOORS AND WINDOWS: REMOVE (E) DOORS AND WINDOWS AS INDICATED.
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -

floor plan keynotes

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33



second floor - demolition plan



second floor - floor plan

graphic symbols legend

- 1/2 DIMENSION TO FACE OF STUD, BLOCK OR CONC
- 1/2 DIMENSION TO FACE OF FINISH
- 1/2 DIMENSION TO CENTERLINE
- ROOM NAME
- ROOM NUMBER
- ROOM AREA
- TILE
- FLOOR FINISH
- DETAIL NUMBER
- SHEET NUMBER
- CHANGE IN FLOOR LEVEL
- PLAN KEYNOTE
- DOOR KEY SEE SCHEDULE
- WINDOW KEY SEE SCHEDULE
- FINISH KEY SEE SCHEDULE
- INTERIOR ELEVATION KEY SEE ELEVATIONS
- WALL TYPE KEY
- FIRE RATING
- 1-HOUR WALL
- 2-HOUR WALL
- REVISION KEY

- 11.06.18 NOPDR #2 Response
- 05.15.18 NOPDR #1 Response
- 09.28.17 Issue for Site Permit
- issue date description

gregory smith
 architecture & design
 gregory smith architecture & design
 2758 23rd Street
 San Francisco, CA 94110
 phone: (415) 451-1740
 www.gregorysmitharchitect.com

remodel and addition
2758 23rd street
san francisco, 94110

block/lot: 4152/019
 lat. 37.754673, long. -122.407692

drawing title:
second floor
floor plan
demolition plan

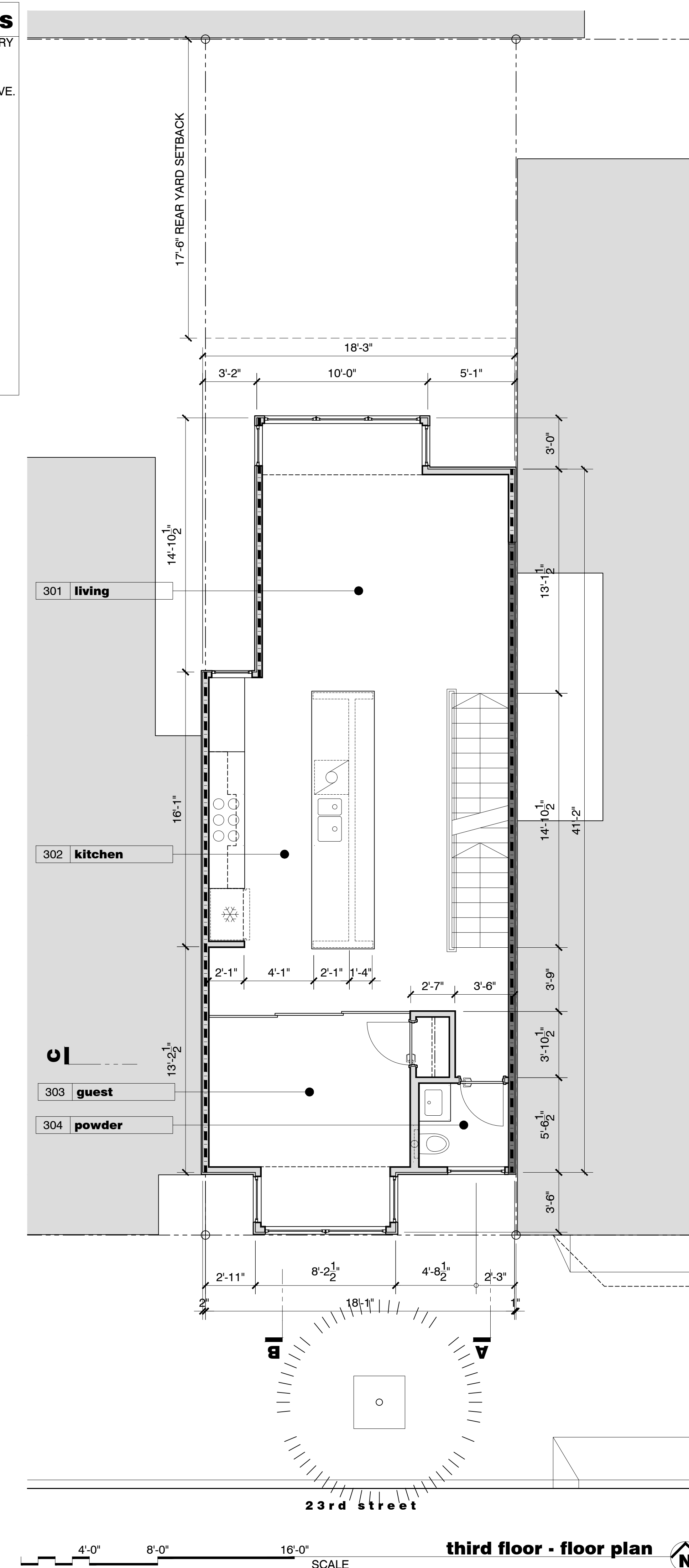
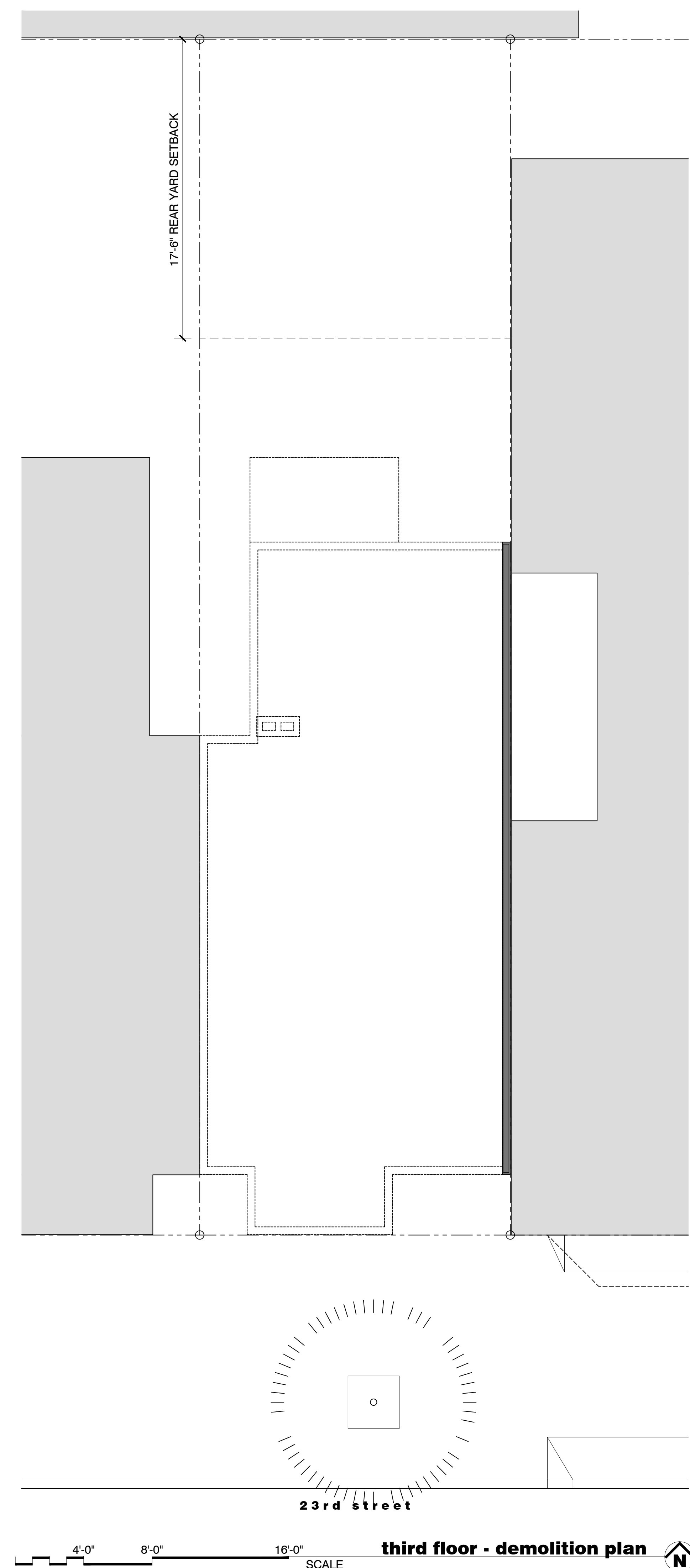
sheet:
A 2.2

demolition plan keynotes

- 1 FOUNDATIONS: COMPLETELY REMOVE (E) MASONRY FOUNDATION. EXCAVATE FOR NEW BASEMENT.
- 2 WALLS: COMPLETELY REMOVE (E) WALLS FROM FLOOR LEVEL TO UNDERSIDE OF STRUCTURE ABOVE.
- 3 DOORS AND WINDOWS: REMOVE (E) DOORS AND WINDOWS AS INDICATED.
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -

floor plan keynotes

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33



graphic symbols legend

- 1/2 DIMENSION TO FACE OF STUD, BLOCK OR CONC
- 1/2 DIMENSION TO FACE OF FINISH
- 1/2 DIMENSION TO CENTERLINE
- ROOM NAME
- ROOM NUMBER
- ROOM AREA
- TILE
- FLOOR FINISH
- DETAIL NUMBER
- SHEET NUMBER
- CHANGE IN FLOOR LEVEL
- PLAN KEYNOTE
- DOOR KEY SEE SCHEDULE
- WINDOW KEY SEE SCHEDULE
- FINISH KEY SEE SCHEDULE
- INTERIOR ELEVATION KEY SEE ELEVATIONS
- WALL TYPE KEY
- FIRE RATING
- 1-HOUR WALL
- 2-HOUR WALL
- REVISION KEY

- 2 11.06.18 NOPDR #2 Response
- 1 05.15.18 NOPDR #1 Response
- 1 09.28.17 Issue for Site Permit

gregory smith
 architecture & design
 gregory smith architecture & design
 2758 23rd Street
 San Francisco, CA 94110
 phone: (415) 451-1740
 www.gregorysmitharchitect.com

remodel and addition
2758 23rd street
san francisco, 94110

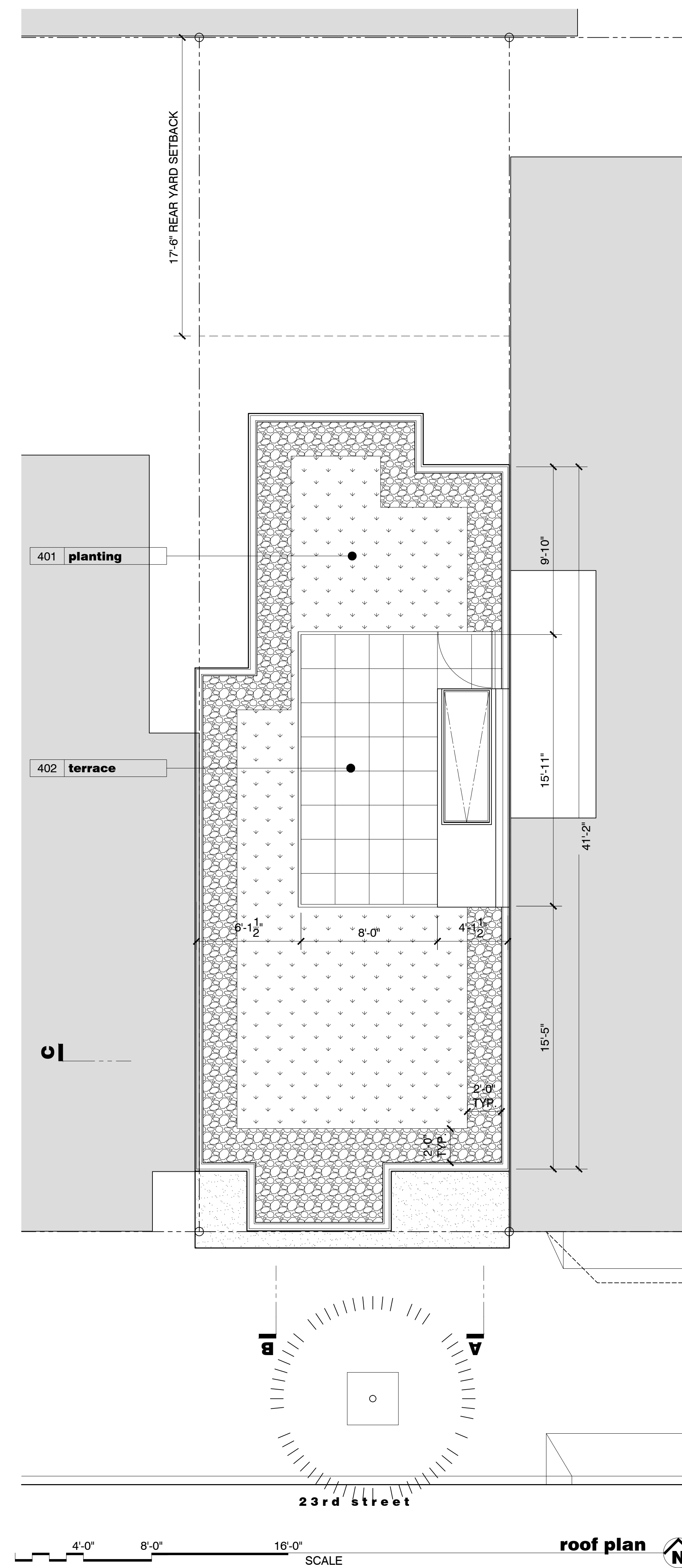
block/lot: 4152/019
 lat. 37.754673 , long. -122.407692

drawing title:
third floor
floor plan
demolition plan

sheet:
A 2.3

roof plan keynotes

- 1 LOW-SLOPE ROOF: 1/4"-12" MINIMUM SLOPE, 3/4" CDX T&G PLYWOOD SHEATHING OVER SLOPED FRAMING
- 2 SINGLE-PLY ROOFING: ADHERED, 50 MIL. TPO (THERMOPLASTIC POLYOLEFIN), 25 YEAR WARRANTY
- 3 ROOF PAVER: LIGHTWEIGHT CONCRETE (15 PSF), INTERLOCKING, PROTECTION MAT PER MANUF
- 4 ROOF DOOR: GLAZED ACCESS HATCH TO WITH STAIR TO BELOW, SEE:
- 5 ROOF DRAIN: CAST IRON ROOF AND OVERFLOW DRAIN, NO-HUB OUTLETS, FLANGE, CAST IRON DOME
- 6 GUARDRAIL: STEEL RAIL, STAINLESS STEEL CABLE PICKETS, LESS THAN 4" OPENINGS, SEE:
- 7 VEGETATED ROOF: EXTENSIVE ROOFING SYSTEM WITH DROUGHT-RESISTANT PLANTING, SEE:
- 8
- 9
- 10



2	11.06.18	NOPDR #2 Response
1	05.15.18	NOPDR #1 Response
1	09.28.17	Issue for Site Permit
issue	date	description

gregory smith
architecture & design
C-25887

STATE OF CALIFORNIA
REGISTERED ARCHITECT
GREGORY SMITH
C-25887

p.o. box 756, kennel ca 94014
office telephone: (415) 451-1740
www.gregorysmitharchitect.com

remodel and addition
2758 23rd street
san francisco, 94110

block/lot: 4152/019
lat. 37.754673 , long. -122.407692

drawing title:
roof plan

sheet:
A 2.4



building elevation - north (rear yard)



building elevation - south (23rd street)

- elevation keynotes**
- 1 EXTERIOR FINISH: VERTICAL WOOD SIDING.
 - 2 EXTERIOR FINISH: METAL FASCIA TRIM TO MATCH WINDOWS.
 - 3 EXTERIOR FINISH: FIBER CEMENT PANEL SIDING AT BLIND WALLS.
 - 4 EXTERIOR FINISH: APPLIED TILE MASONRY VENEER.
 - 5 WINDOWS: ALUMINUM CLAD WOOD WINDOWS, FACE OF GLASS SET BACK 2" MIN. FROM FACE OF FACADE.
 - 6 ENTRY DOORS: ALUMINUM CLAD WOOD ENTRY DOOR AND TRANSOM TO MATCH WINDOWS.
 - 7 PATIO DOORS: ALUMINUM CLAD WOOD SLIDING PATIO DOOR TO MATCH WINDOWS.
 - 8 GUARDRAIL: STEEL GUARDRAIL WITH GLASS PANEL INFILL.
 - 9 FRONT FENCE: 3'-0" HIGH MAX., ACCESS GATE, NOT SHOWN FOR CLARITY.
 - 10 REAR YARD FENCE: 10'-0" HIGH MAX., HORIZONTAL WOOD BOARDS.



existing building elevation - north (rear yard)



existing building elevation - south (23rd street)

11.06.18 NOPDR #2 Response
 04.26.18 NOPDR #1 Response
 09.28.17 Issue for Site Permit
 issue date description

gregory smith
 architecture & design
 C-25897

LICENSED ARCHITECT
 GREGORY SMITH
 STATE OF CALIFORNIA

P.O. BOX 756, KENILFORD, CA 94014
 OFFICE TELEPHONE: (415) 451-1740
 WWW.GREGORYSMITHARCHITECT.COM

remodel and addition
2758 23rd street
san francisco, 94110

block/lot: 4152/019
 lat. 37.754673 , long. -122.407692

drawing title:
building elevations
south & north
existing & proposed

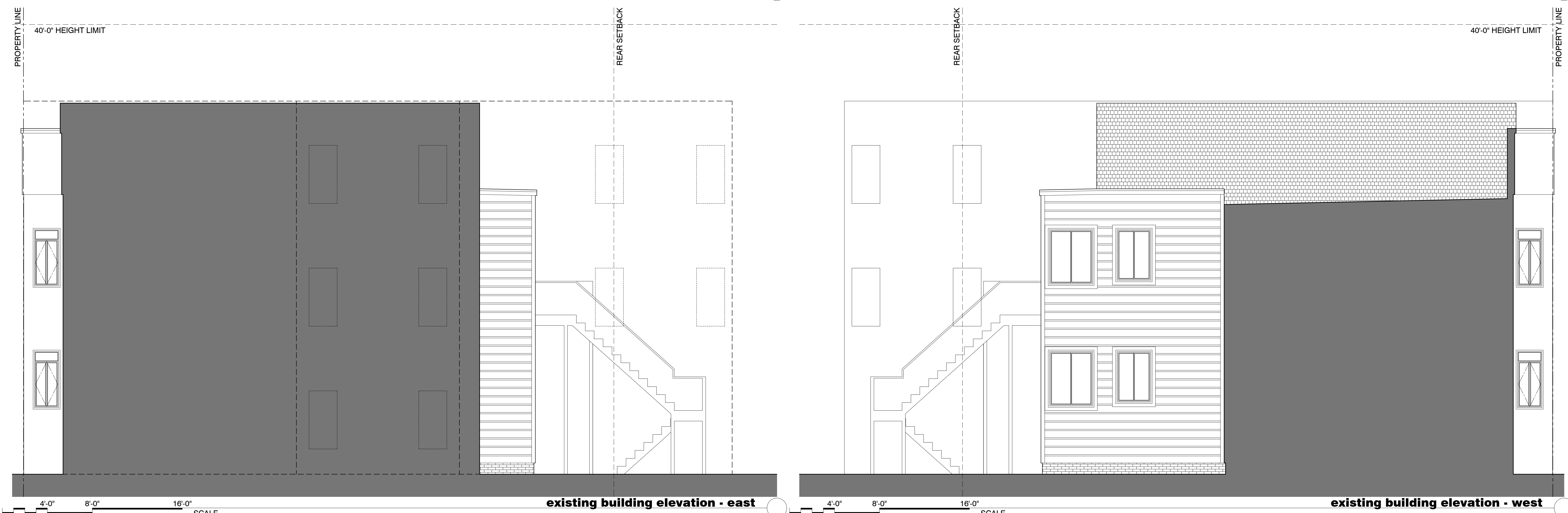
sheet:

A 4.1



building elevation - east

building elevation - west



existing building elevation - east

existing building elevation - west

- ▲ 11.06.18 NOPDR #2 Response
- ▲ 04.26.18 NOPDR #1 Response
- 09.28.17 Issue for Site Permit

ggregory smith
 architecture & design
 C-25897
 LICENSED ARCHITECT
 STATE OF CALIFORNIA
 p.o. box 756, kernfield, ca 94914
 office telephone: (415) 451-1740
 www.gregorysmitharchitect.com

remodel and addition
2758 23rd street
san francisco, 94110

block/lot: 4152/019
 lat. 37.754673 , long. -122.407692

drawing title:
building elevations
west
existing & proposed

sheet:
A 4.2
 drawn: cs date: 03.06.19 scale: 1/4"=1'-0"

demolition calculations

FIRST FLOOR DEMOLITION

TOTAL (E) EXTERIOR WALLS
 $18'-2" + 45'-5-1/2" + 18'-2" + 45'-5-1/2" = 127'-3"$ (127.25')
 (E) EXTERIOR WALLS REMOVED:
 $5'-11-1/2" + 2'-8-1/2" + 16'-3" + 8'-9" + 6'-0-1/2" + 4'-11-1/2" = 44'-8"$ (44.67')

PERCENTAGE EXTERIOR WALLS REMOVED:
 $44.67/127.25 = 0.35$ (35%) < 65%, THEREFORE OKAY

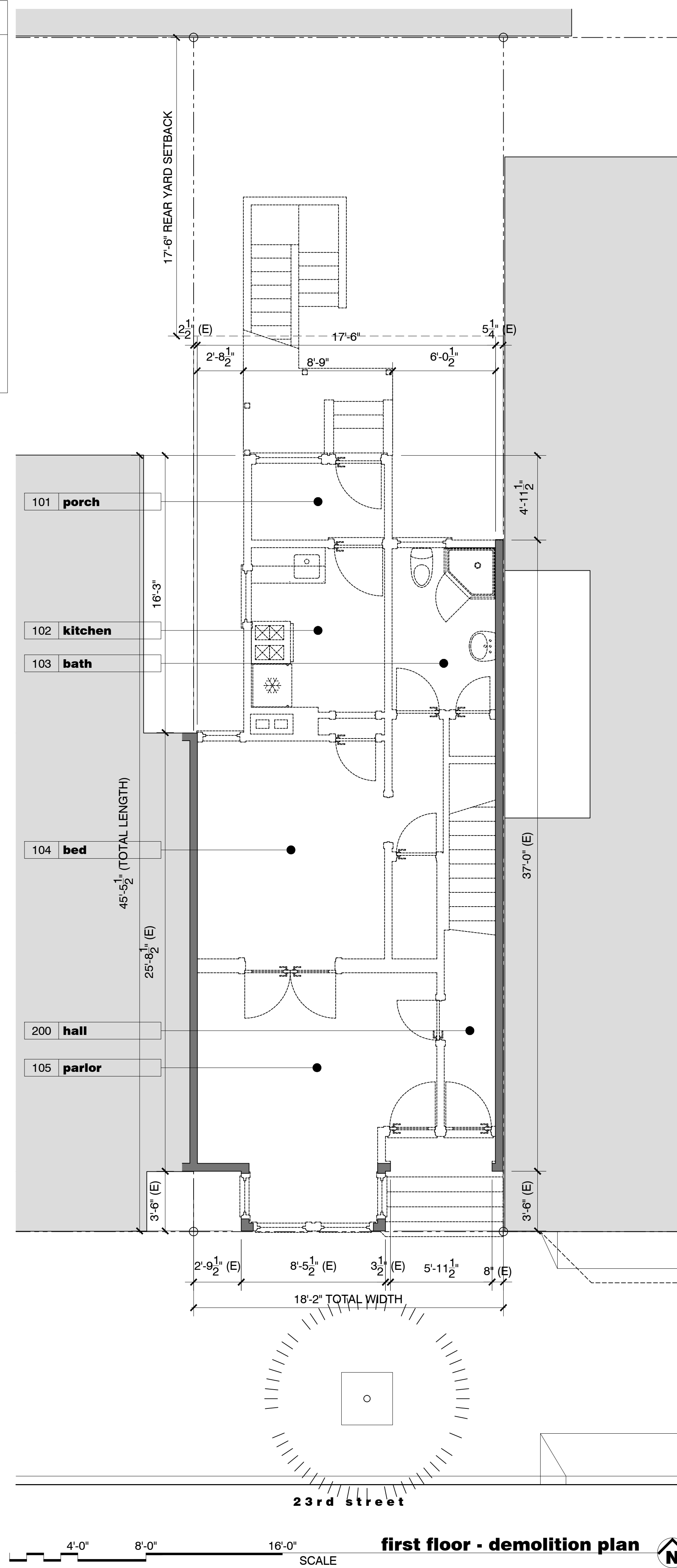
SECOND FLOOR DEMOLITION

TOTAL (E) EXTERIOR WALLS
 $18'-2" + 45'-5-1/2" + 18'-2" + 45'-5-1/2" = 127'-3"$ (127.25')
 (E) EXTERIOR WALLS REMOVED:
 $3'-4-1/2" + 4'-8" + 2'-8-1/2" + 8'-9" + 6'-0-1/2" + 4'-11-1/2" = 30'-6"$ (30.50')

PERCENTAGE EXTERIOR WALLS REMOVED:
 $30.50/127.25 = 0.239$ (24%) < 65%, THEREFORE OKAY

TOTAL WALL DEMOLITION

TOTAL ALL (E) EXTERIOR WALLS
 FIRST: 127.25' + SECOND: 127.25' = 254.5'
 TOTAL ALL (E) EXTERIOR WALLS REMOVED:
 FIRST: 44.67' + SECOND: 30.5' = 75.17'
 PERCENTAGE ALL EXTERIOR WALLS REMOVED:
 $75.17/254.5 = 0.295$ (29%) < 65%, THEREFORE OKAY



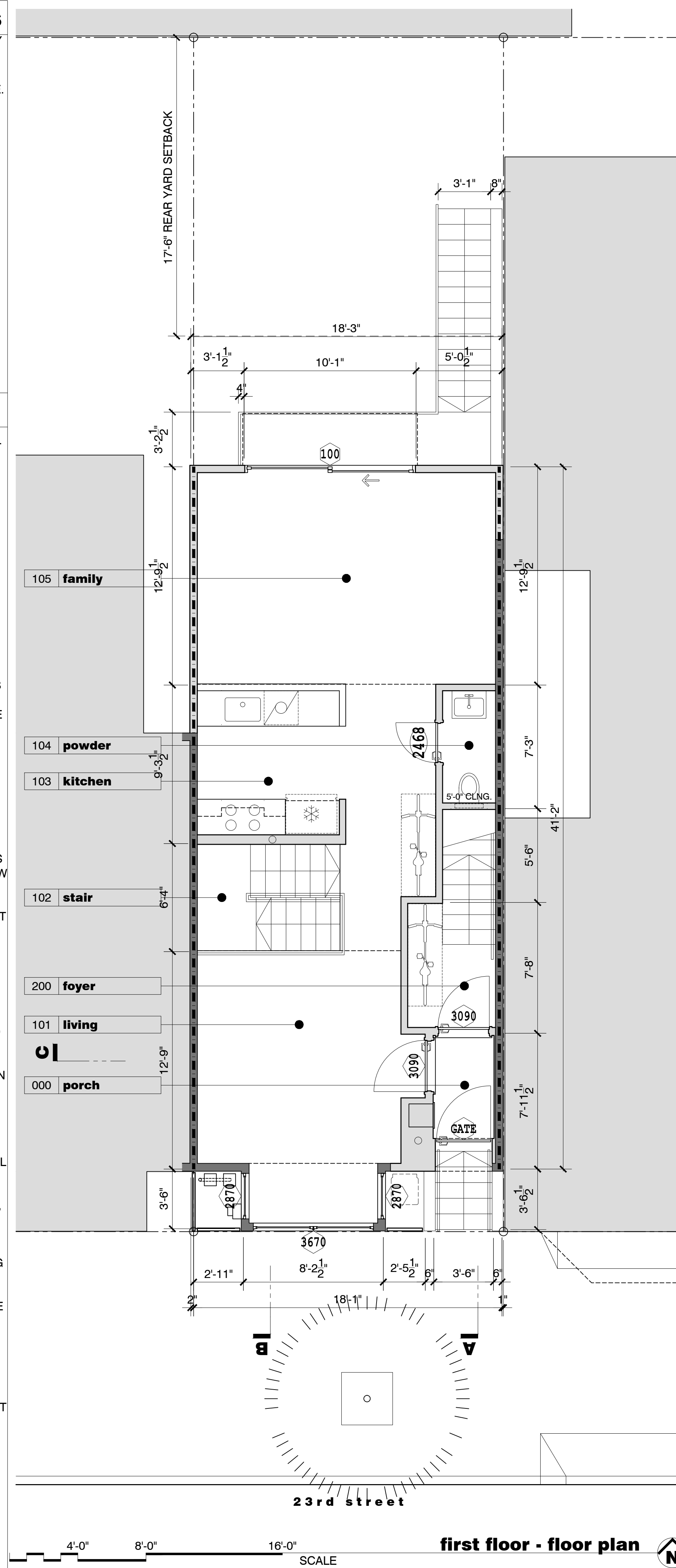
demolition plan keynotes

- 1 FOUNDATIONS: COMPLETELY REMOVE (E) MASONRY FOUNDATION. EXCAVATE FOR NEW BASEMENT.
- 2 WALLS: COMPLETELY REMOVE (E) WALLS FROM FLOOR LEVEL TO UNDERSIDE OF STRUCTURE ABOVE.
- 3 DOORS AND WINDOWS: REMOVE (E) DOORS AND WINDOWS AS INDICATED.
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -

demolition notes

1. COMPLETELY REMOVE ALL FINISHES TO STRUCTURAL FRAMING, BUILT-IN FIXTURES, CASEWORK, FIXTURES, WINDOWS, DOORS, AND FITTINGS AS INDICATED ON THE DRAWINGS INCLUDING THE REMOVAL OF EXISTING WIRING, PLUMBING, MECHANICAL DUCTS, ETC., AS REQUIRED.
2. DEMOLITION OF FLOORING FINISHES SHALL INCLUDE PROVISION FOR RE-LEVELING OF THE SUB-FLOOR TO A TOLERANCE OF 1/8" .12".
3. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, AND REMOVAL OF A BARRICADE AS REQUIRED. COORDINATE THE LOCATION OF BARRICADES WITH THE OWNER, ARCHITECT, AND JURISDICTIONAL AGENCY AS REQUIRED.
4. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL LOCATE AND IDENTIFY ALL ELECTRICAL, PLUMBING, AND MECHANICAL SERVICES WITHIN THE AREA OF DEMOLITION THAT WILL REMAIN. THE EXISTING SERVICES TO REMAIN SHALL BE PROTECTED OR RELOCATED AS REQUIRED BY DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL CAP ALL ABANDONED ELECTRICAL, PLUMBING, AND MECHANICAL SERVICES BEHIND FINISHED SURFACES.
5. PARTITIONS SHOWN REMOVED ON THE DRAWINGS SHALL INCLUDE THE FULL HEIGHT OF THE PARTITION FROM THE FLOOR SURFACE TO THE UNDERSIDE OF THE CEILING DECK INCLUDING ALL ASSOCIATED FITTINGS, CONNECTORS, ETC.
6. THE CONTRACTOR SHALL PATCH ALL SURFACES IN WALLS, CEILINGS, AND FLOORS WITH SIMILAR MATERIALS TO PROVIDE A SMOOTH, LEVEL SURFACE TO ACCEPT NEW WORK AND FINISHES.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS EXPOSED BY DEMOLITION THAT MAY AFFECT THE PROPOSED CONSTRUCTION. ALL DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE DURING DEMOLITION. DEBRIS AND REFUSE SHALL NOT BE ALLOWED TO BLOCK OR IMPEDE STAIRS, SIDEWALKS, OR OTHER PUBLIC TRAFFIC AREAS AT ANY TIME.
9. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED.
10. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN THE LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
 - A. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE DEMOLITION OPERATIONS ABOVE EACH LEVEL BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
 - B. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING. NOT HAMMERING AND CHOPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES.
 - C. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING SURFACES.
 - D. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
 - E. REMOVE MATERIALS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT IMPACT OR DUST GENERATION.
 - F. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

- (E) WALL TO REMAIN (E) WALL TO BE REMOVED
 (E) HALF-WALL TO REMAIN (E) ITEM TO BE REMOVED



floor plan keynotes

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33

graphic symbols legend

- | | | | |
|--|--|--|--|
| | DIMENSION TO FACE OF STUD, BLOCK OR CONC | | PLAN KEYNOTE |
| | DIMENSION TO FACE OF FINISH | | DOOR KEY
SEE SCHEDULE |
| | DIMENSION TO CENTERLINE | | WINDOW KEY
SEE SCHEDULE |
| | ROOM NAME | | FINISH KEY
SEE SCHEDULE |
| | ROOM NUMBER | | INTERIOR ELEVATION KEY
SEE ELEVATIONS |
| | ROOM AREA | | WALL TYPE KEY |
| | TILE | | FIRE RATING |
| | FLOOR FINISH | | 1-HOUR WALL |
| | DETAIL NUMBER | | 2-HOUR WALL |
| | SHEET NUMBER | | REVISION KEY |
| | CHANGE IN FLOOR LEVEL | | |

COPYRIGHT © 2019 GREGORY SMITH ARCHITECTURE & DESIGN
 ALL RIGHTS RESERVED. THESE CONCEPTS AND DRAWINGS ARE
 PROTECTED UNDER U.S. AND INTERNATIONAL COPYRIGHT AND
 INTELLECTUAL PROPERTY LAWS AND CANNOT BE USED IN ANY
 MANNER WITHOUT EXPRESS WRITTEN CONSENT OF THE AUTHOR.

gregory smith
 architecture & design
 1100 BOX 756, KENNEBEC, CA 94914
 OFFICE TELEPHONE: (415) 451-1740
 WWW.GREGORYSMITHARCHITECT.COM

remodel and addition
 2758 23rd street
 san francisco, 94110

block/lot: 4152/019
 lat. 37.754673, long. -122.407692

drawing title:
first floor
floor plan
demolition plan

sheet:
A 2.1

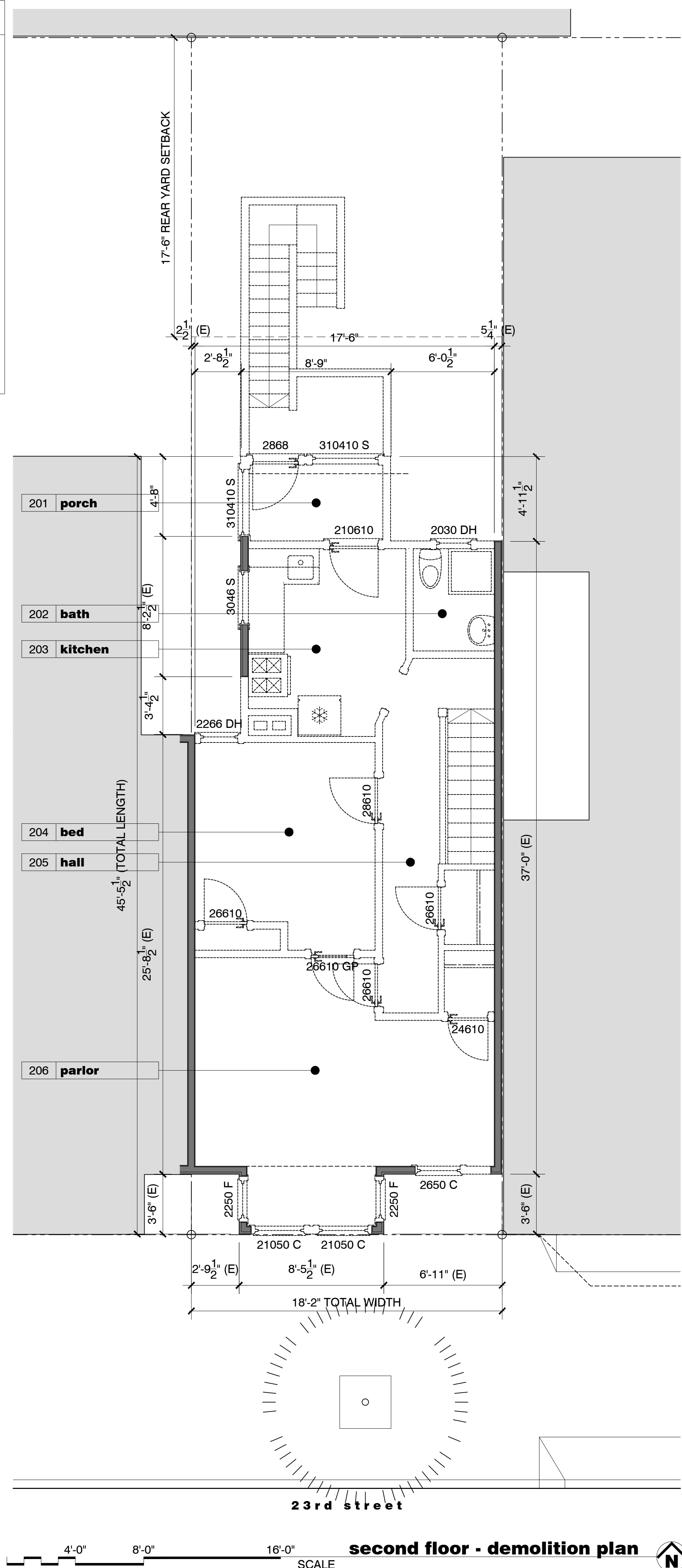
drawn: gsm date: 03.06.19 scale: 1/4"=1'-0"

demolition calculations

FIRST FLOOR DEMOLITION
TOTAL (E) EXTERIOR WALLS
 $18'-2" + 45'-5-1/2" + 18'-2" + 45'-5-1/2" = 127'-3"$ (127.25)
(E) EXTERIOR WALLS REMOVED:
 $5'-11-1/2" + 2'-8-1/2" + 16'-3" + 8'-9" + 6'-0-1/2" + 4'-11-1/2" = 44'-8"$ (44.67)
PERCENTAGE EXTERIOR WALLS REMOVED:
 $44.67/127.25 = 0.35$ (35%) < 65%, THEREFORE OKAY

SECOND FLOOR DEMOLITION
TOTAL (E) EXTERIOR WALLS
 $18'-2" + 45'-5-1/2" + 18'-2" + 45'-5-1/2" = 127'-3"$ (127.25)
(E) EXTERIOR WALLS REMOVED:
 $3'-4-1/2" + 4'-8" + 2'-8-1/2" + 8'-9" + 6'-0-1/2" + 4'-11-1/2" = 30'-6"$ (30.50)
PERCENTAGE EXTERIOR WALLS REMOVED:
 $30.50/127.25 = 0.239$ (24%) < 65%, THEREFORE OKAY

TOTAL WALL DEMOLITION
TOTAL ALL (E) EXTERIOR WALLS
FIRST: $127.25'$ + **SECOND:** $127.25'$ = $254.5'$
TOTAL ALL (E) EXTERIOR WALLS REMOVED:
FIRST: $44.67'$ + **SECOND:** $30.5'$ = $75.17'$
PERCENTAGE ALL EXTERIOR WALLS REMOVED:
 $75.17/254.5 = 0.295$ (24%) < 65%, THEREFORE OKAY

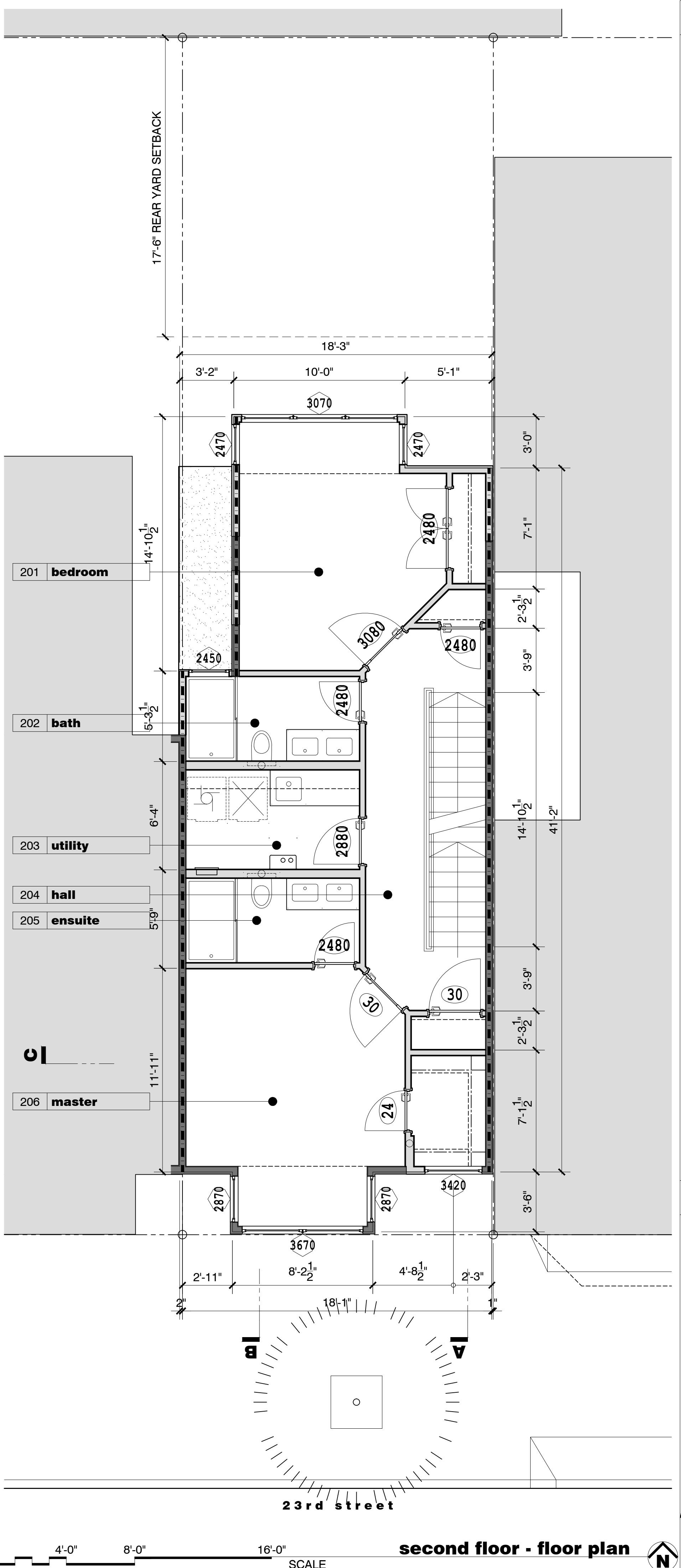


demolition plan keynotes

- 1 FOUNDATIONS: COMPLETELY REMOVE (E) MASONRY FOUNDATION. EXCAVATE FOR NEW BASEMENT.
- 2 WALLS: COMPLETELY REMOVE (E) WALLS FROM FLOOR LEVEL TO UNDERSIDE OF STRUCTURE ABOVE.
- 3 DOORS AND WINDOWS: REMOVE (E) DOORS AND WINDOWS AS INDICATED.
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -

demolition notes

1. COMPLETELY REMOVE ALL FINISHES TO STRUCTURAL FRAMING, BUILT-IN FIXTURES, CASEWORK, FIXTURES, WINDOWS, DOORS, AND FITTINGS AS INDICATED ON THE DRAWINGS INCLUDING THE REMOVAL OF EXISTING WIRING, PLUMBING, MECHANICAL DUCTS, ETC., AS REQUIRED.
2. DEMOLITION OF FLOORING FINISHES SHALL INCLUDE PROVISION FOR RE-LEVELING OF THE SUB-FLOOR TO A TOLERANCE OF 1/8"-.12".
3. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, AND REMOVAL OF A BARRICADE AS REQUIRED. COORDINATE THE LOCATION OF BARRICADES WITH THE OWNER, ARCHITECT, AND JURISDICTIONAL AGENCY AS REQUIRED.
4. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL LOCATE AND IDENTIFY ALL ELECTRICAL, PLUMBING, AND MECHANICAL SERVICES WITHIN THE AREA OF DEMOLITION THAT WILL REMAIN. THE EXISTING SERVICES TO REMAIN SHALL BE PROTECTED OR RELOCATED AS REQUIRED BY DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL CAP ALL ABANDONED ELECTRICAL, PLUMBING, AND MECHANICAL SERVICES BEHIND FINISHED SURFACES.
5. PARTITIONS SHOWN REMOVED ON THE DRAWINGS SHALL INCLUDE THE FULL HEIGHT OF THE PARTITION FROM THE FLOOR SURFACE TO THE UNDERSIDE OF THE CEILING DECK INCLUDING ALL ASSOCIATED FITTINGS, CONNECTORS, ETC.
6. THE CONTRACTOR SHALL PATCH ALL SURFACES IN WALLS, CEILINGS, AND FLOORS WITH SIMILAR MATERIALS TO PROVIDE A SMOOTH, LEVEL SURFACE TO ACCEPT NEW WORK AND FINISHES.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS EXPOSED BY DEMOLITION THAT MAY AFFECT THE PROPOSED CONSTRUCTION. ALL DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE DURING DEMOLITION. DEBRIS AND REFUSE SHALL NOT BE ALLOWED TO BLOCK OR IMPEDE STAIRS, SIDEWALKS, OR OTHER PUBLIC TRAFFIC AREAS AT ANY TIME.
9. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED.
10. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN THE LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
 A. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE DEMOLITION OPERATIONS ABOVE EACH LEVEL BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
 B. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING. NOT HAMMERING AND CHOPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES.
 C. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING SURFACES.
 D. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
 E. REMOVE MATERIALS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT IMPACT OR DUST GENERATION.
 F. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.



floor plan keynotes

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33

graphic symbols legend

- | | | | |
|------|--|--------------|---------------------------------------|
| 1/2 | DIMENSION TO FACE OF STUD, BLOCK OR CONC | 1 | PLAN KEYNOTE |
| 1/2 | DIMENSION TO FACE OF FINISH | A | DOOR KEY SEE SCHEDULE |
| 1/2 | DIMENSION TO CENTERLINE | 1 | WINDOW KEY SEE SCHEDULE |
| | ROOM NAME | PL-1 | FINISH KEY SEE SCHEDULE |
| | ROOM NUMBER | N | INTERIOR ELEVATION KEY SEE ELEVATIONS |
| | ROOM AREA | 3 | WALL TYPE KEY |
| | TILE | 1-HOUR | FIRE RATING |
| A0.0 | DETAIL NUMBER | 1-HOUR WALL | 1-HOUR WALL |
| | SHEET NUMBER | 2-HOUR WALL | 2-HOUR WALL |
| 4" | CHANGE IN FLOOR LEVEL | REVISION KEY | REVISION KEY |

COPYRIGHT © 2019 GREGORY SMITH ARCHITECTURE & DESIGN. ALL RIGHTS RESERVED. THESE CONCEPTS AND DRAWINGS ARE PROTECTED UNDER U.S. AND INTERNATIONAL COPYRIGHT AND INTELLECTUAL PROPERTY LAWS AND CANNOT BE USED IN ANY MANNER WITHOUT EXPRESS WRITTEN CONSENT OF THE AUTHOR.

gregory smith
 ARCHITECTURE & DESIGN
 100 BOX 756, KENNERLY, CA 94014
 OFFICE TELEPHONE: (415) 451-1740
 WWW.GREGORYSMITHARCHITECT.COM

remodel and addition
2758 23rd street
sAN FRANCISCO, 94110

block/lot: 4152/019
 lat. 37.754673, long. -122.407692

second floor
floor plan
demolition plan

sheet: **A 2.2**

drawn: gss date: 03.06.19 scale: 1/4"=1'-0"