



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: APRIL 29, 2021

Record No.: 2020-006045CUA
Project Address: 292 Eureka Street
Zoning: Residential-House, Two Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 2699/020
Project Sponsor: Toby Morris
139 Noe Street
San Francisco, CA
Property Owner: Tobias Duschl
San Francisco, CA
Staff Contact: Stephanie Cisneros – (628) 652-7363
stephanie.cisneros@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project is to comply with Planning Enforcement Case No. 2019-021966ENF, to document and legalize a tantamount to demolition of an existing two-story, single family residential building and to legalize a rear expansion and add a roof deck on top of the expansion. The Project also proposes to add a second dwelling unit at the ground floor.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 to legalize a tantamount to demolition of an existing two-story residence at 292 Eureka Street.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** To date, the Department has received no letters in support or in opposition to the Project.
- **Outreach:** The Sponsor has hosted one meeting within the community on May 11, 2020.

- **Tenant History:**

- **Are any units currently occupied by tenants:** The existing single-family residence is currently occupied by the property owner. The building was previously occupied by one tenant, documented in Rent Board records; however this tenant appeared to vacate ca. 2014/2015.
- **Have Any tenants been evicted within the past 10 years:** No. A search of Rent Board records revealed several Eviction Notice documents that documented concerns between a former tenant and the former property owner ca. 2014. However, no formal eviction notice was filed or pursued.
- **Have there been any tenant buyouts within the past 10 years:** No

See Exhibit G for Eviction History documentation.

- **Design Review Comments.** The Project was found to be consistent with the Residential Design Guidelines.
- **Variances.** The Project requires a Variance from the Zoning Administrator to address the Planning Code requirements for front setback (Planning Code Section 132), rear yard (Planning Code Section 134) and useable open space (Planning Code Section 135).

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will legalize work that was completed without a permit or beyond the scope of a previously approved permit in order to abate a violation. Additionally, the Project proposes to add a second standard dwelling unit. While the Project is to abate a violation, the Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Project Sponsor Brief

Exhibit G – Eviction History Documentation



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 and 317, TO LEGALIZE A TANTAMOUNT TO DEMOLITION OF AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE, LOCATED AT 292 EUREKA STREET, LOT 020 IN ASSESSOR'S BLOCK 2699, WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 23, 2020, RS Engineering originally filed Application No. 2020-006045CUA with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization to document and legalize a tantamount to demolition of a two-story, single-family residence (hereinafter “Project”) at 292 Eureka Street, Block 2699 Lot 020 (hereinafter “Project Site”).

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

On December 17, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-006045CUA and continued the item indefinitely.

On February 12, 2021, Kerman Morris Architects (hereinafter “Project Sponsor”) filed an updated Application No. 2020-006045CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization to document and legalize a tantamount to demolition of a two-story, single-family residence (hereinafter “Project”) at 292 Eureka Street, Block 2699 Lot 020 (hereinafter “Project Site”).

On April 29, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-006045CUA and continued the item indefinitely.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-006045CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-006045CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project is to comply with Planning Enforcement Case No. 2019-021966ENF, to document and legalize a tantamount to demolition of an existing two-story, single family residential building, to legalize a rear expansion and add a roof deck on top of the existing expansion. The Project also proposes to add a second dwelling unit at the ground floor. The Project would result in two dwelling units within the subject building.
3. **Site Description and Present Use.** The Project is located on a substandard corner lot with frontage along Eureka Street and 20th Street (with a lot area of approximately 1,873 square feet). The Project Site contains one two-story-over garage, single family building.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 (Residential House, Two-Family) Zoning District. The immediate neighborhood context is mixed in architectural character. The immediate neighborhood includes mainly two-to-three story single and multi-unit residences.
5. **Public Outreach and Comments.** The Department has not received correspondence the public regarding the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

The Project Sponsor has submitted this request for a Conditional Use Authorization to comply with the requirement.

- B. **Rear Yard.** Planning Code Section 134 states that for properties in the RH-2 Zoning District, a rear yard equivalent to 45 percent of the lot depth, or the average of the adjacent properties.

The property is required to maintain a minimum rear yard of 18 feet, 9 inches, the average of the one adjacent neighbor. The rear of the building currently projects into the required rear yard by 8 feet, 3 inches due to unpermitted expansions of the basement and second floor (at ground level) that occurred in the 1990s. Therefore, the Project requires a Variance from Zoning Administrator to address the rear yard requirement and legalize the unpermitted expansions.

- C. **Front Setback.** Planning Code Section 132 states that for properties in the RH-2 Zoning District, a front setback equivalent to the average of the adjacent properties is required.

The property currently maintains a front setback of 4 feet, 3 inches, the average of the adjacent property. The Project proposes to legalize a reconstruction of the existing garage structure, which projects into the required front setback. Therefore, the Project requires a Variance from the Zoning Administrator to address the front setback requirement and legalize the reconstruction of the garage structure.

- D. **Usable Open Space.** Planning Code Section 135 states that for residential uses, 125 square feet of usable open space per dwelling unit are required if common and a ratio of 1.33 square feet if private. For usable open space provided at grade, the area shall be a minimum of 10 feet by 10 feet.

The Project includes a 9 foot, 4 inch by 28 foot, 8 inch 212 square foot patio at grade to accommodate private open space for the new ground floor unit and a 133 square foot rear roof deck and a 183 square foot deck above the garage at the front to accommodate private open space for the second-floor unit. The Project will require a Variance from Zoning Administrator to address the usable open space requirement for the ground floor dwelling unit.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

The proposed dwelling unit to be added at the ground floor will face 20th Street (64 feet in width); the existing dwelling unit faces Eureka Street (60 feet in width); therefore, all dwelling units meet dwelling unit exposure requirements.

- F. **Child Care Fee.** Planning Code Section 414A states that residential projects proposing at least one net new dwelling unit are subject to the Child Care Fee Requirement for Residential Projects.

The Project proposes one net new dwelling unit and will be subject to the fee requirements outlines in Planning Code Section 414A.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the Project complies with said criteria in that:

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

The Project proposes to legalize a tantamount to demolition and rear expansions, and to add a standard second dwelling unit to the property at the ground floor. The addition of a second dwelling unit is in keeping with policies and goals of the Planning Department to maximize housing on the site. The overall size of the proposed use is in keeping with other residential uses on the block, which is comprised of one- and two-family residences. There are no additional proposed expansions to the existing building that

would render the proposed use incompatible with the neighborhood.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope except to allow for the addition of two windows to the proposed second unit at the ground floor, a new roof deck above an existing rear expansion, and a landing for street access from the second floor unit.

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

The Planning Code does not require on-site parking for residential uses, but rather provides limitations to the number of on-site parking. The Project Site currently contains a one-car garage. No changes to the garage or parking provided are proposed.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project would not create any noxious or offensive emissions such as noise, glare, dust, and odor. All construction activities will comply with the San Francisco Building Code requirements, which include compliance with air quality control measures for dust and odor. Operation of the Project site as a primarily residential development will not generate noxious or offensive emissions such as noise or odor.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project is residential and will be landscaped accordingly.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 Zoning District.

The Project is consistent with the stated purposed of the RH-2 Zoning District in that the intention is to

maximize density on the Project Site.

8. Additional Findings Pursuant to Section 317 – Residential Demolition. Planning Code Section 317(g)(5) establish criteria for the Planning Commission to consider when reviewing applications requesting to demolish Residential Units. On balance, the Planning Commission finds that the Project is compliant with these criteria as follows:

A. Whether the property is free of a history of serious, continuing Code violations;

The property currently has an active Planning Enforcement case to address additional demolition that took place beyond the scope of previously approved permits and to address expansions that took place in the 1990s. The purpose of this Conditional Use Authorization application is to legalize the expansions and additional demolition and replacement work that has occurred.

B. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The former condition of the existing single-family residence is unknown. The Project proposes to legalize a tantamount to demolition of the single-family residence and add a standard second unit to the ground floor.

C. Whether the property is an “historical resource” under CEQA;

The existing building is older than 50 years. A formal evaluation of the building’s historic status has not occurred.

D. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The Project will not cause a significant adverse impact on the existing building.

E. Whether the project converts rental housing to other forms of tenure or occupancy;

The existing single-family residence is proposed to be owner-occupied after completion of the Project. A standard second unit is being proposed for the property that would be subject to the Rent Ordinance.

F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The Planning Department cannot definitely determine whether or not the unit subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board. The Rent Board has provided pre-Eviction documents filed ca. 2014. However, no formal eviction notices have been filed.

G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

The Project will retain and preserve the existing single-family dwelling on the property. The Project also proposed to add a second dwelling unit at the Project Site, which is in keeping with allowable density within the RH-2 Zoning District.

- H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The existing building is to be retained and is not proposed to be demolished or substantially altered. The existing building compliments the neighborhood character with appropriate mass, scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of dwelling units. The Project would yield a net gain of one residential unit to the City's housing stock.

- I. Whether the project protects the relative affordability of existing housing;

The existing residential unit is not a designated affordable dwelling unit nor subject to the Residential Rent Stabilization and Arbitration Ordinance, and is therefore subject to market-rate demand pricing. The Project will also result in a net addition of one unit to the City's housing stock, which would be subject to the Rent Ordinance.

- J. Whether the project increases the number of permanently affordable units as governed by Section 415;

The Project includes a total of two dwelling units and is therefore not subject to the inclusionary affordable housing requirements of Section 415, and will not increase the number of permanently affordable units.

- K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Project does not propose demolition or substantial changes to the existing building, which is in keeping with the scale and development pattern of the established neighborhood character.

- L. Whether the project increases the number of family-sized units on-site;

The Project includes one one-bedroom unit and one three-bedroom unit.

- M. Whether the project creates new supportive housing;

The Project will not create new supportive housing.

- N. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project will retain and maintain the existing building including its architectural details. The changes to the existing building include minor alterations such as windows changes and replacements, legalization of a rear expansion with a new roof deck, and a new landing to allow sidewalk access for the second-floor unit. These changes have been found to be consistent with Residential Design Guidelines and Historic Preservation standards.

- O. Whether the project increases the number of on-site Dwelling Units;

The Project will increase the number of on-site Dwelling Units by one. The Project would result in two dwelling units.

- P. Whether the project increases the number of on-site bedrooms;

The Project will increase the overall number of on-site bedrooms. Currently, there is only one bedroom on-site. The Project will result in four bedrooms.

- Q. Whether or not the replacement project would maximize density on the subject lot;

The RH-2 Zoning District permits up to two units per lot. The Project proposes to maximize density on the lot by adding a second dwelling unit to the existing building.

- R. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The Planning Department cannot definitely determine whether or not the existing units are subject to the Rent Stabilization and Arbitration Ordinance. The existing building is not proposed for replacement. The existing dwelling unit will remain on site and a second dwelling unit is proposed to be added to the building.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

The Project supports the City's housing needs by maximizing density on the site through providing a 1,086 square foot one-bedroom unit at the ground floor and a 1,978 square foot three-bedroom family size unit above. The Project is respectful of the existing neighborhood context, as no exterior alterations or additions are proposed beyond what is existing. The existing building's character and features are to be retained and/or replicated and the proposed two dwelling unit site density is consistent with the neighborhood's one-to two dwelling unit mix.

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

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

The project site does not possess any neighborhood-serving retail uses. The Project provides one net new dwelling unit, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The project site contains one existing dwelling unit that is to be preserved. The Project proposes to add a second dwelling unit to the property and does not propose alterations to the existing historic façade. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The project site currently contains one existing dwelling unit and proposes to add a second dwelling unit, which will be subject to the Rent Ordinance.

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

The Project Site is served by nearby public transportation via the 24 bus running north and south along Castro Street, which is located approximately three blocks to the east. The Project also will maintain the existing off-street parking.

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

The Project does not include new or modify existing commercial office development or otherwise affect industrial and service sectors.

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

earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project Site is not adjacent to any parks or open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-006045CUA**, subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 24, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 29, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 29, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow legalize a tantamount to demolition of a single-family residence located at 292 Eureka Street, Block 2699, Lot 020 pursuant to Planning Code Sections 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 24, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2020-006045CUA and subject to conditions of approval reviewed and approved by the Commission on April 29, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 29, 2021** under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

- 6. Additional Project Authorization.** The Project Sponsor must obtain a Variance from the Zoning Administrator to address the Planning Code requirements for front setback (Planning Code Section 132) to legalize reconstruction of a garage structure, rear yard (Planning Code Section 134) to legalize previous expansions at the rear that occurred that extend into the required rear yard, and useable open space (Planning Code 135) to legalize existing non-complying open space provided for the proposed ground floor unit at the rear at grade. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

- 7. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7363, www.sfplanning.org

Provisions

- 8. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7363, www.sfplanning.org

Monitoring - After Entitlement

- 9. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 10. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission,

after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

292 EUREKA

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE + FITOUT OF BASEMENT FOR (N) DWELLING UNIT

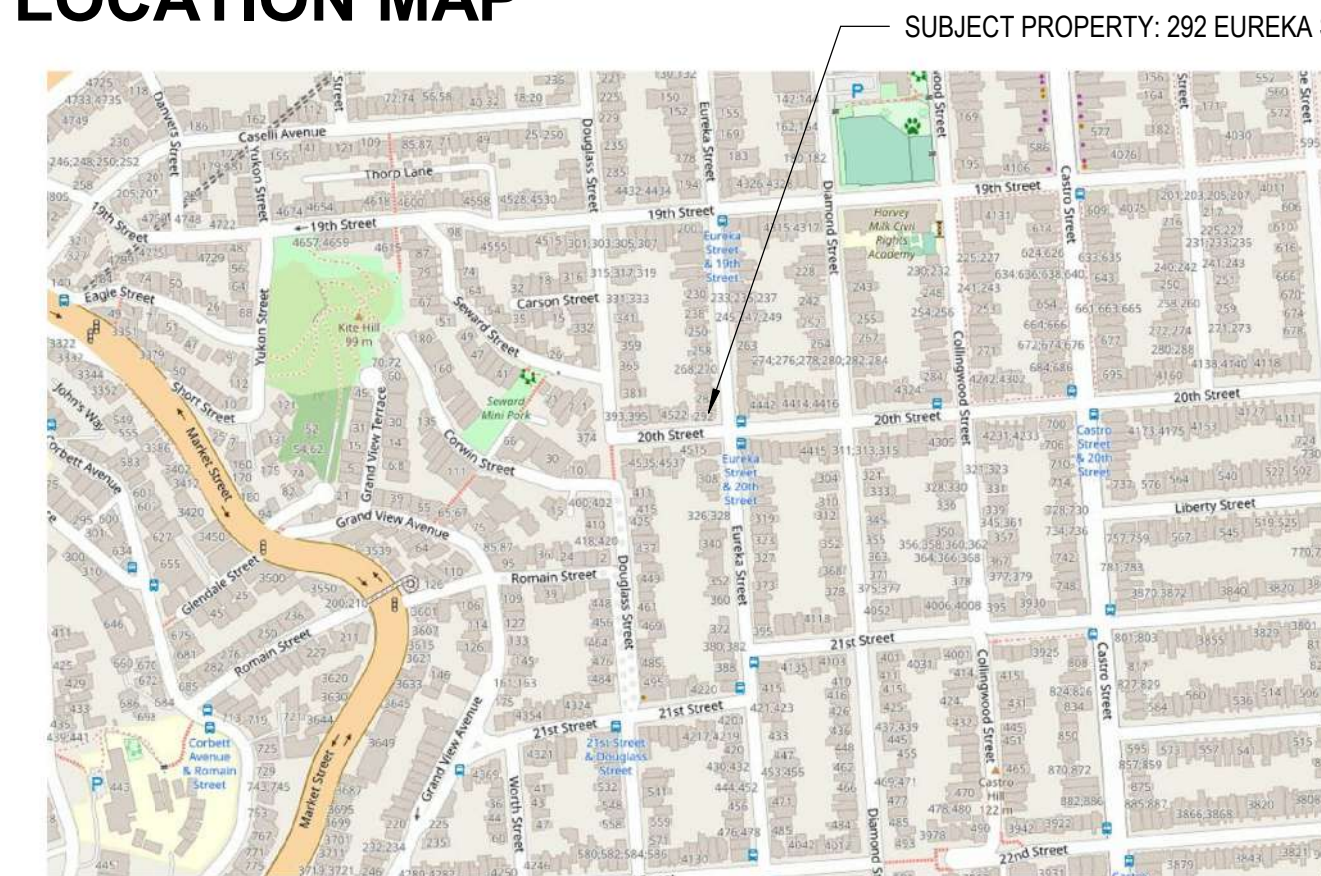


PROPOSED VIEW FROM 20TH ST.



PROPOSED VIEW FROM EUREKA ST.

LOCATION MAP



km
kerman
morris
architects llc
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DESCRIPTION	DATE

PROJECT INFORMATION

OWNER: TOBIAS DUSCHL

PROJECT ADDRESS: 292 EUREKA STREET
SAN FRANCISCO, CA 94114

PARCEL: 2699/ 020 / LOT SIZE: 1,875 SF 0.043 acres

SFDBI BPA #: 202009013176

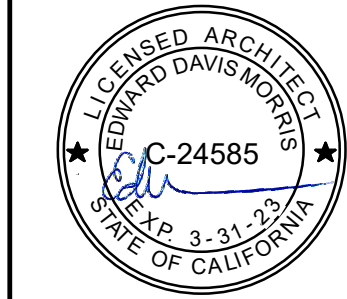
ZONING DISTRICT: RH-2/ 40-X

OCCUPANCY GROUP: R-3/ U

CONSTRUCTION TYPE: V-B (NON-RATED)

ARCHITECT: KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302

STRUCTURAL ENGINEER: TBD



292 EUREKA

292 EUREKA STREET
SAN FRANCISCO, CA 94114
BLOCK 2699 / LOT 020
SFDBI BPA: 202009013176

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE + FITOUT OF
BASEMENT FOR (N)
DWELLING UNIT

TOBIAS DUSCHL

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These drawings are an industry standard builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fasteners, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DESCRIPTION OF WORK

THE SCOPE OF WORK OF THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO:

- COMPLY WITH PLANNING ENF CASE NO. 2019-021966ENF
- DOCUMENT ADDITIONAL REMOVAL OF BUILDING
- DEMOLITION CALCULATIONS
- NEW ADDITIONAL UNIT AT GROUND FLOOR
- REPLACE EXTERIOR WINDOWS SIZE TO SIZE AND IN KIND. (N) WINDOW TO REPLACE DOOR AT GROUND FLOOR FRONT.
- REMODEL OF KITCHEN AND BATHROOMS AT GROUND FLOOR
- NEW UPPER FLOOR DECK

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2019 GREEN BUILDING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2019 SAN FRANCISCO HOUSING CODE

APPROVALS

RESPONSE TO PCL #1

03/24/2021

SFDBI BPA#: 202009013176

292 Eureka Permit History and Current Permit Documentation

THIS PERMIT (BPA #2020-0901-3176) IS IN RESPONSE TO SAN FRANCISCO PLANNING DEPARTMENT ENFORCEMENT CASE 2019-021966ENF (KELLY WONG, ASSIGNED PLANNER) WHICH STATES:

"APPROXIMATELY 90% OF THE STRUCTURAL FRAMING HAS BEEN REPLACED. WORK HAS EXCEEDED THE SCOPE OF WORK UNDER 2018.0703.3681 AND 2018.0802.6234. THERE ARE NO APPROVED STRUCTURAL PLANS FOR THIS PROJECT. THE CONCRETE RETAINING WALLS UNDER 2019.0408.7412 AND 2018.0822.7977 HAVE EXCEEDED SCOPE OF WORK. THE EXISTING FLOOR PLANS UNDER 2018.0703.3681 HAVE BEEN MISREPRESENTED BY SHOWING 4 EXISTING BATHROOMS AND A DEVELOPED GROUND FLOOR HOWEVER PLANS FOR COMPLETED 9707628 FOR HORIZONTAL ADDITION SHOWS THIS PROPERTY TO HAVE ONE BATHROOM AND AN UNFINISHED BASEMENT. DBI NOV 201996591."

PRIOR TO THIS PERMIT (BPA #2020-0901-3176), FOUR PERMITS MENTIONED ABOVE WERE PULLED AND LATER REVOKED: 2018.0703.3681, 2018.0802.6234, 2019.0408.7412 AND 2018.0822.7977.

AS A RESULT, THE MOST RECENT APPROVED, ISSUED AND COMPLETED PERMIT, BPA #9707628 (FOR A HORIZONTAL ADDITION) ESTABLISHES THE BASELINE FOR THE MOST RECENT LEGALLY APPROVED PERMIT.

THIS PERMIT (BPA #2020-0901-3176) SHOWS FOR EACH FLOOR PLAN AND ELEVATION: (1) THE APPROVED CONDITION PER APPROVED BPA #9707628, (2) THE EXISTING CONDITIONS ON SITE (NOTE: 2018 PERMITS WERE OVERBUILT PRIOR TO ENFORCEMENT CASE 2019-021966ENF), AND (3) PROPOSED SCOPE OF BUILD OUT.

IT IS OUR INTENT TO LEGALIZE AND SECURE PERMITS FOR THE PROPOSED SCOPE OF WORK WITH THIS PERMIT.

ADDITIONAL NOTE REGARDING CONSTRUCTION MEANS AND METHODS AND THEIR RELATION TO 'DEMOLITION':

DEMO CALCULATIONS ARE PROVIDED WITH THIS PERMIT TO SHOW WHAT MATERIALS WERE REMOVED BY THE BUILDER, NO LONGER ASSOCIATED WITH THE PROJECT (ONCE VIOLATION WAS RECEIVED, THE BUILDER BREACHED CONTRACT, ABANDONED THE PROJECT, AND HAS BEEN UNREACHABLE BY THE OWNERS), WHILE THE DEMO CALCULATIONS DETERMINE THE PROJECT IS A 'RESIDENTIAL DEMOLITION,' AS DEFINED BY SFPC SECTION 317, NONETHELESS THIS IS PRIMARILY DUE TO THE BUILDER'S IGNORANCE OF SF CITY CODES. IN THE PROCESS OF PUTTING THE BUILDING ON A NEW FOUNDATION, ALL BASEMENT LEVEL WALLS WERE REMOVED (UNDER THE EXISTING FIRST FLOOR FRAMING TO REMAIN). HAD THE BUILDER FOLLOWED THE COMMON PRACTICE OF SAN FRANCISCO BUILDERS OF REINSTALLING AND REINFORCING (SISTERING) NEW STUDS AS REQUIRED, THIS PROJECT WOULD LIKELY NOT HAVE TRIGGERED THE PARAMETERS WHICH RESULT IN THE FINDING OF A 'RESIDENTIAL DEMOLITION.'

SHEET INDEX

- 01 GENERAL
 - G0.01 COVER SHEET
 - G0.02 ABBREVIATIONS & GENERAL NOTES
 - G0.03 PLANNING & BUILDING DEPARTMENT NOTES & SCHEDULES
 - G0.05 SITE PHOTOS
 - G0.07 FIRE AND LIFE SAFETY PLANS
 - G0.08 DEMO CALCULATIONS
 - G0.09 GREENPOINT RATED CHECKLIST
- 06 ARCHITECTURE
 - A1.01 SITE PLANS
 - A2.01 BASEMENT FLOOR PLANS
 - A2.02 FIRST FLOOR PLANS
 - A2.03 SECOND FLOOR PLANS
 - A2.04 ROOF PLANS
 - A5.01 EXISTING EXTERIOR ELEVATIONS
 - A5.02 EXTERIOR ELEVATIONS - EAST & SOUTH
 - A7.01 EXISTING & AS-BUILT BUILDING SECTIONS
 - A7.02 PROPOSED BUILDING SECTION
 - A8.01 EXTERIOR DETAILS
 - A10.01 WALL PARTITION TYPES, FLOOR & ROOF ASSEMBLY
 - A10.21 DOOR SCHEDULE
 - A10.22 WINDOW SCHEDULE

GENERAL LEGEND

- BUILDING / WALL SECTION
- EXTERIOR ELEVATION
- COLUMN LINE
- ELEVATION MARKER
- CENTER LINE
- PROPERTY LINE
- WALL TYPE PARTITION
- KEYNOTE
- WINDOW TAG
- DOOR TAG

COVER SHEET

DATE 03/24/2021

SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. ###

G0.01

202009013176
DBI PERMIT APPLICATION NUMBER:

GENERAL NOTES

A. GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.
4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
 - A. STRUCTURAL DRAWINGS
 - B. LARGE SCALE DETAILS
 - C. SMALL SCALE DETAILS
 - D. ENLARGED VIEWS
 - E. FLOOR PLANS AND ELEVATIONS
3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".
6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.
7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.
SHEET NUMBER EXAMPLE: A2.01
"A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING
"Z" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET
"01" INDICATES THE SHEET NUMBER
2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.
EXAMPLE: EL201A
"EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING
"A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET. INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE. IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G GENERAL INFORMATION	Q EQUIPMENT
C CIVIL	F FIRE PROTECTION
L LANDSCAPE	P PLUMBING
S STRUCTURAL	M MECHANICAL
A ARCHITECTURAL	E ELECTRICAL
I INTERIORS	T TELECOMMUNICATIONS
5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

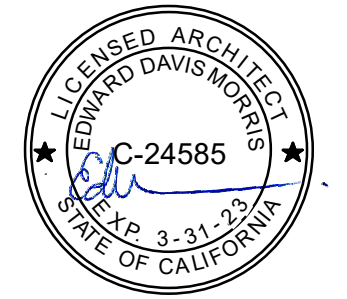
ABBREVIATIONS

&	AND	GWB	GYPSUM WALL BOARD	STRL	STRUCTURAL
@	AT	GYP	GYPSUM	SUSP	SUSPENDED
°	DEGREES			SYM	SYMMETRICAL
Ø	DIAMETER OR ROUND	HB	HOSE BIB	SYST	SYSTEM
(E)	EXISTING	HD	HEAVY DUTY		
(N)	NEW	HM	HOLLOW METAL	T&B	TOP AND BOTTOM
'	FOOT / FEET	HORZ	HORIZONTAL	T&G	TONGUE AND GROOVE
"	INCH / INCHES	HR	HOUR	T.O.	TOP OF
%	PERCENT	HSS	HOLLOW STEEL SECTION	T/TRD	TREAD
±	PLUS / MINUS	HT	HEIGHT	TB	TOWEL BAR
#	POUND OR NUMBER	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	TEMP	TEMPORARY
				THK	THICK
AB	ANCHOR BOLT	HW	HOT WATER HEATER	TOB	TOP OF BEAM
ADDL	ADDITIONAL			TOC	TOP OF CONCRETE
ADJ	ADJACENT	IN	INCH OR INCHES	TOS	TOP OF SLAB
AFF	ABOVE FINISH FLOOR	INS	INSULATE / INSULATION / INSULATING	TP	TOILET PAPER
ALT	ALTERNATE	INT	INTERIOR	TYP	TYPICAL
ALUM	ALUMINUM			UON	UNLESS OTHERWISE NOTED
APPROX	APPROXIMATE	J BOX	JUNCTION BOX		
ARCH	ARCHITECTURAL	JT	JOINT	V	VOLTAGE / VOLT
				VERT	VERTICAL
B.O.	BOTTOM OF	L	ANGLE / LONG / LENGTH	VIF	VERIFY IN FIELD
BD	BOARD	LAV	LAVATORY	VPFAM	VAPOR PERMEABLE FLUID APPLIED MEMBRANE
BLDG	BUILDING	LBS	POUND / POUNDS		
		LF	LINEAR FEET		
CAB	CABINET	LVL	LEVEL	W	WEST / WIDTH / WIDE
CBC	CALIFORNIA BUILDING CODE	LWC	LIGHT WEIGHT CONCRETE	W/	WITH
CEC	CALIFORNIA ENERGY CODE			W/O	WITHOUT
CEM	CEMENT	MAX	MAXIMUM	WC	WATER CLOSET
CER	CERAMIC	MECH	MECHANICAL	WD	WOOD
CF	CUBIC FEET	MFR	MANUFACTURER	WDW	WINDOW
CFC	CALIFORNIA FIRE CODE	MH	MANHOLE	WH	WATER HEATER
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	MIN	MINIMUM	WP	WATERPROOF(ING)
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED	MISC	MISCELLANEOUS	WPT	WORKING POINT
		MTD	MOUNTED	WRB	WEATHER RESISTIVE BARRIER
CJ	CONTROL JOINT	MTG	MOUNTING	WT	WEIGHT
CL	CENTER LINE	MTL	METAL		
CLG	CEILING			x	BY
CLR	CLEAR	N	NORTH		
CMU	CONCRETE MASONRY UNIT	N/A	NOT APPLICABLE		
COL	COLUMN	NIC	NOT IN CONTRACT		
CONC	CONCRETE	NO	NUMBER		
CONST	CONSTRUCTION	NRC	NOISE REDUCTION COEFFICIENT		
CONT	CONTINUOUS	NTS	NOT TO SCALE		
CPC	CALIFORNIA PLUMBING CODE				
CPT	CARPET	OC	ON CENTER		
CTR	CENTER	OCFI	OWNER FURNISHED, CONTRACTOR INSTALLED		
		OFI	OWNER FURNISHED, OWNER INSTALLED		
d	PENNY	OH	OPPOSITE HAND		
DBL	DOUBLE	OPNG	OPENING		
DEPT	DEPARTMENT				
DF	DOUGLAS FIR				
DH	DOUBLE HUNG				
DIA	DIAMETER	PL	PROPERTY LINE		
DIM	DIMENSION	PLAM	PLASTIC LAMINATE		
DN	DOWN	PLUMB	PLUMBING		
DP	DRAIN PIPE	PLY/PLY	PLYWOOD		
DR	DOOR	WD	WOOD		
DS	DOWNSPOUT	POC	POINT OF CONNECTION		
DTL	DETAIL	PSF	POUNDS PER SQUARE FOOT		
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH		
		PTDF	PRESSURE TREATED DOUGLAS FIR		
E	EAST	PTN	PARTITION		
EA	EACH	PV	PHOTOVOLTAIC		
EERO	EMERGENCY ESCAPE AND RESCUE OPENING(S)				
		R	RADIUS (IN DIMENSION) / RISER		
EL	ELEVATION				
ELEC	ELECTRICAL	RAD	RADIUS		
ELEV	ELEVATOR / ELEVATION	RCP	REFLECTED CEILING PLAN		
EQ	EQUAL	RD	ROOF DRAIN		
EQUIP	EQUIPMENT	REF	REFERENCE		
EXT	EXTERIOR	REFR	REFRIGERATOR		
		REG	REGISTER		
FA	FIRE ALARM	REINF	REINFORCED		
FC	FOOT-CANDLE	REQ	REQUIRED		
FD	FLOOR DRAIN	RM	ROOM		
FDC	FIRE DEPARTMENT CONNECTION	RO	ROUGH OPENING		
FDN	FOUNDATION	RWD	REDWOOD		
FE	FIRE EXTINGUISHER	RWL	RAIN WATER LEADER		
FEC	FIRE EXTINGUISHER W/ CABINET				
		S	SOUTH		
FF	FINISH FLOOR	SCD	SEE CIVIL DRAWINGS		
FIN	FINISH	SCHED	SCHEDULE / SCHEDULING		
FLR	FLOOR / FLOORING	SD	STORM DRAIN		
FLUOR	FLUORESCENT	SECT	SECTION		
FO	FACE OF	SED	SEE ELECTRICAL DRAWINGS		
FOC	FACE OF CONCRETE / CURB	SF	SQUARE FEET		
FOF	FACE OF FINISH	SFD	SEE FIRE PROTECTION DRAWINGS		
FOS	FACE OF STUD				
FT	FOOT OR FEET	SHT	SHEET		
FTG	FOOTING	SIM	SIMILAR		
FTS	FABRIC COVERED TACK SURFACE	SLD	SEE LANDSCAPE DRAWINGS		
		SMD	SEE MECHANICAL DRAWINGS		
FURG	FURRING	SOG	SLAB ON GRADE		
		SPD	SEE PLUMBING DRAWINGS		
GA	GAUGE	SPEC	SPECIFICATIONS		
GALV	GALVANIZED	SQ	SQUARE		
GC	GENERAL CONTRACTOR	SS/SST	STAINLESS STEEL		
GEN	GENERAL	SSD	SEE STRUCTURAL DRAWINGS		
GFIC	GROUND FAULT INTERRUPT CIRCUIT	STC	SOUND TRANSMISSION CLASS		
		STD	STANDARD		
GND	GROUND	STL	STEEL		



139 Nise Street
San Francisco, CA
94114
415 749 0302

Revisions



292 EUREKA

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ADDITION AND ALTERATION
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ABBREVIATIONS & GENERAL NOTES

DATE	03/24/2021
SCALE	1" = 1'-0"
DRAWN BY	DRN
CHECKED BY	CHK
JOB NO.	###

G0.02

DATE: 03/24/2021 11:16:00 AM

BUILDING DEPARTMENT CODE ANALYSIS*

* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION

#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/Max	Proposed	Comments
1 - GENERAL PROJECT INFORMATION						
1.1	TYPE OF CONSTRUCTION	602.1			TYPE V-B	
1.2	OCCUPANCY CLASSIFICATION	310.4			R-3 over U	
3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3	40'	Max.	19'-1 5/8"	
3.11	MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH RISE BUILDING	403.1	75'-0"	Max.	N/A	
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4	3	Max.	2 STORIES + BASEMENT	See A7.01, Basement is below grade.
3.3	LARGEST STORY AREA	Table 506.2	UL	Max.	1,467 SF	Largest Story = Basement
3.4	TOTAL BUILDING AREA				3,875 SF	
6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	0 HR	Min.	0 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	0 HR	Min.	0 HR	
6.3	BEARING WALLS - INTERIOR	Table 601	0 HR	Min.	0 HR	
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below			
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 30'	Table 602	1 HR	Min.	1 HR	
6.42	WHERE FSD >= 30'	Table 602	0 HR	Min.	0 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	0 HR	Min.	0 HR	
6.51	NON-BEARING WALLS - TENANT SEPARATION	708	1 HR	Min.	1 HR	
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	0 HR	Min.	0 HR	
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	0 HR	Min.	0 HR	
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR / 2 HR WHEN PENETRATING 2 HR FLOOR	Min.	N/A	
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	N/A	
7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED					
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	45 MINUTES	Min.	N/A	
7.12	WHERE 3' <= FSD < 5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.13	WHERE 5' <= FSD < 10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.14	WHERE 10' <= FSD < 15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	<45% OPENINGS	See windows in West Elevation
7.15	WHERE 15' <= FSD < 20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.16	WHERE FSD >= 20'	Table 705.8	No Limit			
9 - FIRE PROTECTION SYSTEMS						
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Not Required at Existing structure			Smoke Alarms are installed in each room and hallway outside of bedrooms
10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.2"/Occupant x 6 Occupants = 1.2" per 1005.3.1
10.22	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit
10.4	EMERGENCY ESCAPE AND RESCUE	1030.1	Required in Sleeping Rooms per Exception 1		Provided in Sleeping Rooms	

PLANNING CODE ANALYSIS

ADDRESS : 292 EUREKA STREET, SAN FRANCISCO, 94114 BLOCK / LOT : 2699 / 020			ORIGINAL FILING : HISTORIC STANDING : "B" - Unknown / Age Eligible	
Topic	Code Section	Required / Allowed	Existing	Proposed
ZONE/MAP	MAP ZN01	RH-2 (RESIDENTIAL HOUSE, TWO FAMILY)	RESIDENTIAL	RESIDENTIAL
PERMITTED USE	SFPC 209	PERMITTED RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
DENSITY	SFPC 209.2	RH-2	1 UNIT ON SITE	(1) UNIT RESIDENTIAL HOUSE + (1) NEW BASEMENT UNIT
HEIGHT	SFPC 260	40-X (40' MAXIMUM HEIGHT)	33'-1" FROM CURB @ EUREKA ST	MAINTAIN EXISTING
BULK LIMIT	SFPC TABLE 270	N/A: NO BULK LIMIT FOR "X"		MAINTAIN EXISTING
FRONT YARD SETBACK	SFPC 132	REQUIRED, BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15 FEET. 8'-6" SETBACK BASED ON ADJACENT BUILDING 286 EUREKA.	10'-0"	MAINTAIN EXISTING, PER SECTION 132(A) THE REQUIRED SETBACK FOR THE SUBJECT PROPERTY SHALL BE EQUAL TO ONE-HALF THE FRONT SETBACK OF THE ONE ADJACENT BUILDING. 4'-3" FOR THE SUBJECT LOT. DUE TO REFRAMING OF FORMER GARAGE IN SAME LOCATION, FRONT SETBACK VARIANCE IS REQUIRED FOR PORTION OF THE GARAGE IN THE REQUIRED SETBACK.
REAR YARD SETBACK	SFPC 134(a)(2)	45% OF LOT DEPTH OR AVERAGE OF ADJACENT NEIGHBORS. IF AVERAGED, NO LESS THAN 25% OR 15 FEET, WHICHEVER IS GREATER.	10'-6", NOT CONFORMING.	10'-6" MINIMUM REAR YARD TO REMAIN: HOWEVER, PURSUANT TO CONSTRUCTION SINCE THE APPROVED 1997 PERMIT, EXTENSIONS INTO THE REAR YARD AT THE BASEMENT, FIRST FLOOR, SECOND FLOOR AND ROOF HAVE OCCURRED INTENSIFYING THE NON-CONFORMITY. VARIANCE TO REAR YARD IS REQUIRED
OPEN SPACE	SFPC TABLE 135(a)	AT LEAST 125 SQUARE FEET IF PRIVATE, AND 166 SQUARE FEET IF COMMON	262.5 sqft (E) REAR YARD	MAIN/UPPER UNIT: 183 SQ. FT. PRIVATE DECK OVER GARAGE EXCEEDS 125 SQ. FT. AND COMPLIES. LOWER UNIT: 212 SQ. FT. REAR PATIO COMPLIES FOR SIZE, BUT DOES NOT MEET 10' BY 10' MINIMUM DIMENSIONS FOR COMPLYING PRIVATE OPEN SPACE. OPEN SPACE VARIANCE REQUIRED.
STREET TREES	SFPC 138.1	REQUIRED	(2) EXISTING STREET @ SOUTH	MAINTAIN EXISTING
PARKING	SFPC 151	NONE REQUIRED FOR NEW UNIT	1 PARKING SPACE EXISTING	MAINTAIN EXISTING
BICYCLE PARKING	SFPC 155.2	(1) BIKE PARK FOR (1) NEW DWELLING UNIT	NONE EXISTING	(1) NEW SPACE IN GARAGE
RESIDENTIAL DESIGN GUIDELINES	SFPC 311	APPLY		

GROSS BUILDING AREA BREAKDOWN

LEVEL	BY FLOOR (ENCLOSED AREA)		
	EXISTING	ADDITIONAL	TOTAL
BASEMENT	1244 SF	223 SF	1467 SF
FIRST FLOOR	1212 SF	36 SF	1248 SF
SECOND FLOOR	1150 SF	0 SF	1150 SF
	3606 SF	259 SF	3865 SF



139 Nole Street
San Francisco, CA
94114
415.749.0302

Revisions

NO.	DESCRIPTION



292 EUREKA

292 EUREKA STREET
SAN FRANCISCO, CA 94114

BLOCK 2699 / LOT 020
SFDBI BPA: 202009013176

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE + FITOUT OF
BASEMENT FOR (N)
DWELLING UNIT

TOBIAS DUSCHL

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PLANNING & BUILDING DEPARTMENT NOTES & SCHEDULES

DATE 03/24/2021

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. ###

G0.03

PARTITION PLAN LEGEND

- PARTITION / WALL / STRUCTURE**
- NON-RATED
 - 1-HR RATED
 - 2-HR RATED
- REFER TO LIFE SAFETY PLANS AND WALL TYPES FOR ADDITIONAL INFORMATION
- # OCC. -- EGRESS PATH OF TRAVEL (WITH OCC.)
- CPET -- COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- PATH OF TRAVEL FROM EERO TO EGRESS PATH OF TRAVEL
- B2 -- VERTICAL CONTINUATION OF EGRESS AT GROUND FROM EERO ABOVE OR BELOW
- DIAGONAL DIMENSION OF BUILDING & EXIT SEPARATION DISTANCE

USE AND MIN. OCCUPANT LOAD

- UNIT A (200 GROSS SF PER OCCUPANT)
- UNIT B (200 GROSS SF PER OCCUPANT)
- GARAGE (200 GROSS SF PER OCCUPANT)

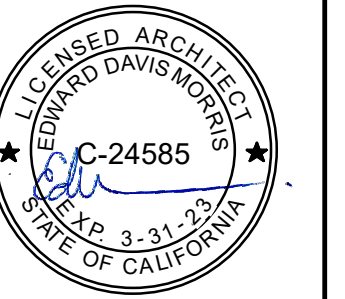
EGRESS PLAN GENERAL NOTES

1. DOOR FIRE RATING:
 - AT 1-HOUR WALLS:
 - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
 - 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS
 - AT 2-HOUR WALLS:
 - 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES

OCCUPANCY SCHEDULE BY FLOOR

Level	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06.1
BASEMENT	9
FIRST FLOOR	6
SECOND FLOOR	6
	21

Revisions



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292 EUREKA STREET
SAN FRANCISCO, CA 94114
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FIRE AND LIFE SAFETY PLANS

DATE 03/24/2021

SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

JOB NO. ###

G0.07

TRAVEL DISTANCE NOTES: BUILDING

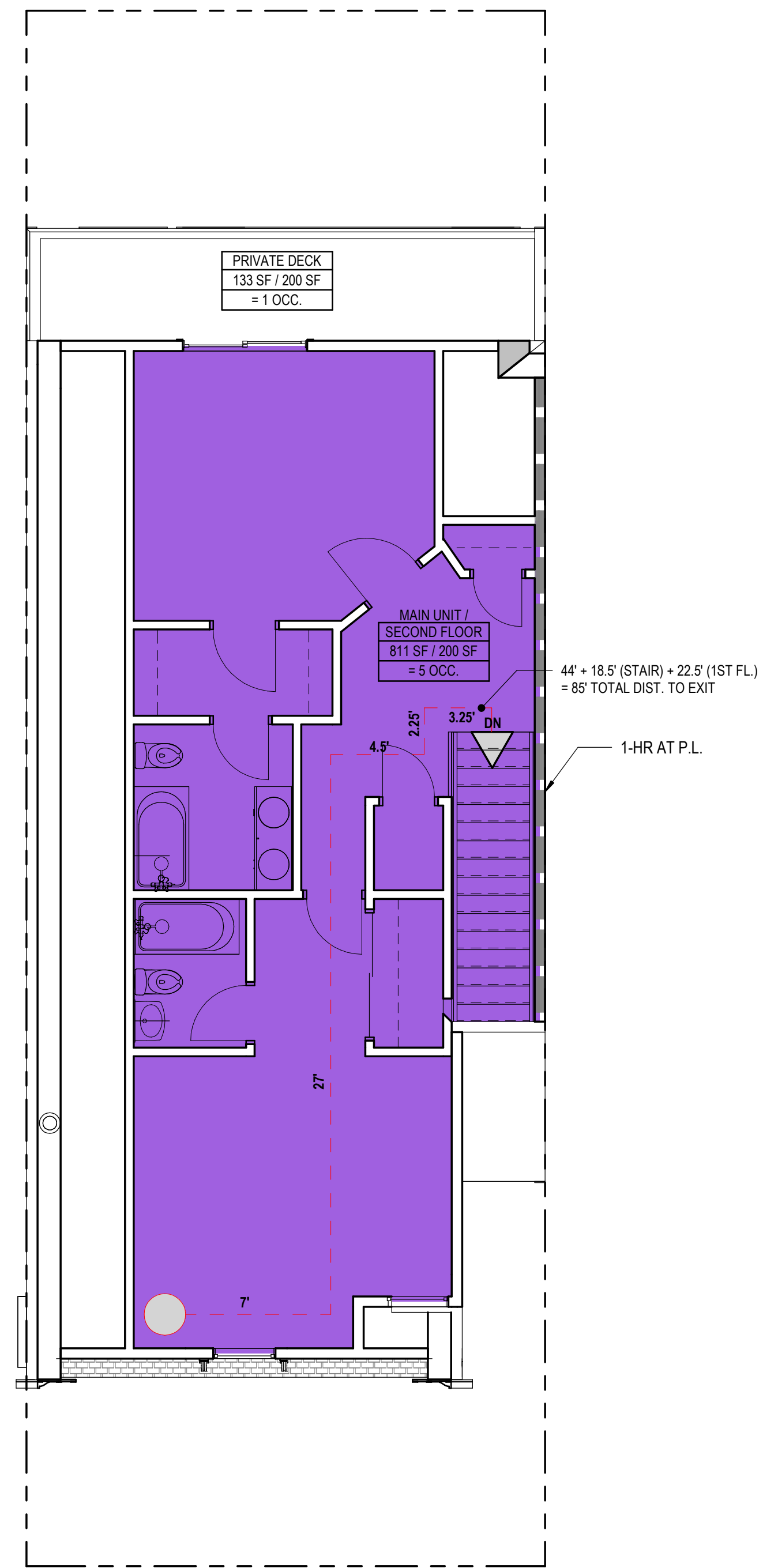
- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 85' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

- STAIR WIDTH: 36" FOR R-3 OCC.

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-3), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET



3 SECOND FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"

TRAVEL DISTANCE NOTES: BUILDING

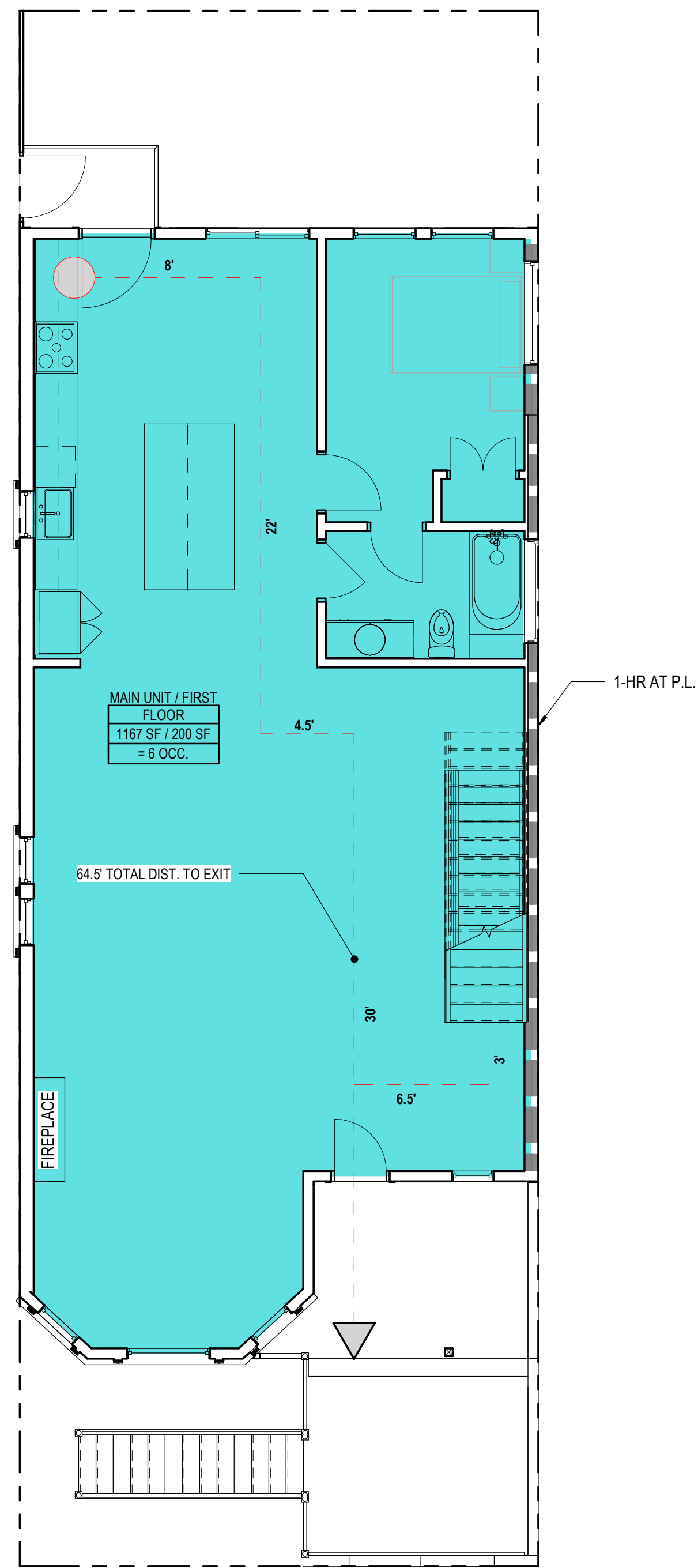
- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 64' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

- STAIR WIDTH: 36" FOR R-3 OCC.

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-3), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET



2 FIRST FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"

TRAVEL DISTANCE NOTES: BUILDING

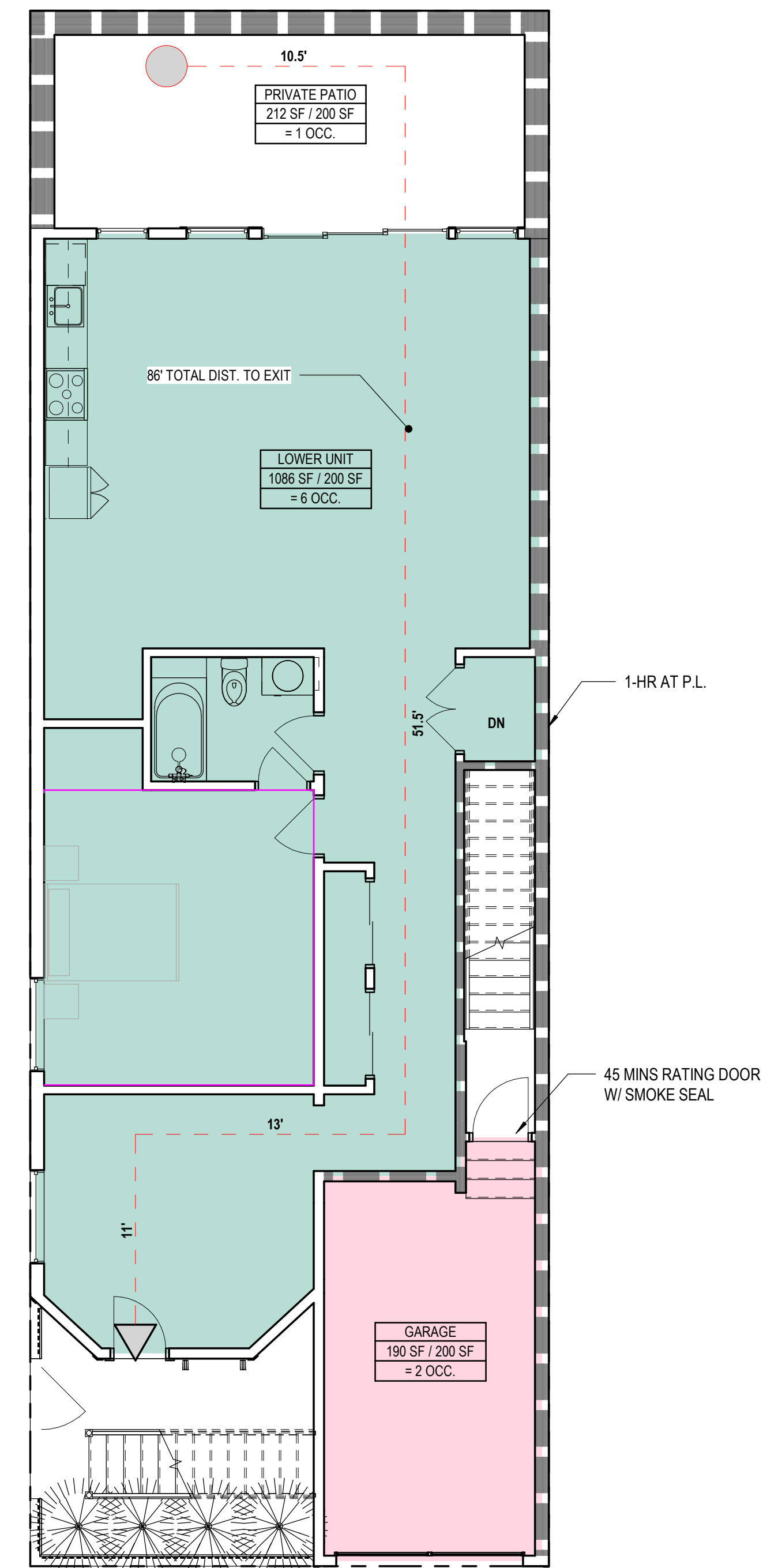
- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 86' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

- STAIR WIDTH: 36" FOR R-3 OCC.

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-3), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET



1 BASEMENT FLOOR LIFE SAFETY PLAN
3/16" = 1'-0"

DEMO CALCULATIONS - SFPC SEC. 317

SEE SHEETS A2.02, A2.03, A2.04, AND A5.01 FOR DOCUMENTATION OF DEMO CALCULATIONS/AREAS/LINEAR FEET

SEC 317(b)(2)(B) - NOTE: BOTH CONDITIONS MUST BE EXCEEDED TO BE A "DEMOLITION."

REMOVAL OF FRONT FACADE AND REAR FACADE, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				MAX PERMITTED	CODE COMPLIANT
ELEVATION	(E) FEET	DEMO FEET	% DEMO		
EAST (FRONT) ELEVATION	25'-0"	19'-0"	76 %	50% (EXCEEDED)	NO (THE PROJECT IS A "DEMOLITION")
WEST (REAR) ELEVATION	25'-0"	25'-0"	100%		
TOTAL	50'-0"	44'-0"	88%		
REMOVAL OF ALL EXTERNAL WALLS, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				MAX PERMITTED	CODE COMPLIANT
ELEVATION	(E) FEET	DEMO FEET	% DEMO		
EAST (FRONT) ELEVATION	25'-0"	19'-0"	76 %	65% (EXCEEDED)	NO (THE PROJECT IS A "DEMOLITION")
WEST (REAR) ELEVATION	25'-0"	25'-0"	100%		
NORTH (SIDE) ELEVATION	64'-6"	64'-6"	100 %		
SOUTH (SIDE) ELEVATION	64'-6"	64'-6"	100%		
TOTAL	179'-0"	173'-0"	97 %		

SEC 317(b)(2)(C) - NOTE: BOTH CONDITIONS MUST BE EXCEEDED TO BE A "DEMOLITION."

REMOVAL OF VERTICAL ENVELOPE ELEMENTS, MEASURED IN SQ. FEET OF ACTUAL SURFACE AREA				MAX PERMITTED	CODE COMPLIANT
ELEVATION	(E) SF	DEMO SF	% DEMO		
EAST (FRONT) ELEVATION	593 SF	243 SF	41 %	50% (EXCEEDED)	NO (THE PROJECT IS A "DEMOLITION")
WEST (REAR) ELEVATION	363 SF	363 SF	100 %		
NORTH (SIDE) ELEVATION	1137 SF	532 SF	47 %		
SOUTH (SIDE) ELEVATION	825 SF	351 SF	43 %		
TOTAL	2918 SF	1489 SF	51 %		
REMOVAL OF HORIZONTAL ELEMENTS, MEASURED IN SQ. FEET OF ACTUAL SURFACE AREA				MAX PERMITTED	CODE COMPLIANT
LEVEL	(E) SF	DEMO SF	% DEMO		
BASEMENT (AT GRADE) ¹	N/A	N/A	N/A	50% (EXCEEDED)	NO (THE PROJECT IS A "DEMOLITION")
FIRST FLOOR	1336 SF	389 SF	29 %		
SECOND FLOOR	1307 SF	1307 SF	100 %		
ROOF	1150 SF	533 SF	46 %		
TOTAL	3793 SF	2229 SF	59 %		

¹ PER SEC. 317(b)(5), "HORIZONTAL ELEMENTS" SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE.

SF PLANNING CODE SECTION 317:

"Residential Demolition" shall mean any of the following:

Per SFPC section. 317(b)(2)(B): A 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, or

Per SFPC section. 317(b)(2)(C): A 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.

"Horizontal Elements" shall mean all roof areas and all floor plates, except floor plates at or below grade.

"Vertical Envelope Elements" shall mean all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope.

"Removal" shall mean, with reference to a wall, roof or floor structure, its dismantling, its relocation or its alteration of the exterior function by construction of a new building element exterior to it .

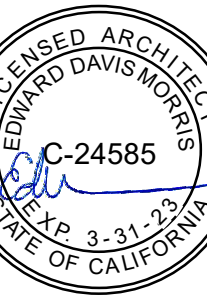
DEMO CALCULATIONS - SFPC SEC. 311

REMOVAL OF INTERIOR WALL, MEASURED IN LINEAR FEET				MAX PERMITTED	CODE COMPLIANT
ELEVATION	(E) FEET	DEMO FEET	% DEMO		
BASEMENT (AT GRADE)	0'	0'	0 %	75%	NO (THE PROJECT IS SUBJECT TO 311 NOTICE)
FIRST FLOOR	112'-10"	112'-10"	100%		
SECOND FLOOR	160'-0"	160'-0"	100%		
TOTAL	272'-0"	272'-0"	100%		

REMOVAL OF FLOOR FRAMING, MEASURED IN LINEAR FEET				MAX PERMITTED	CODE COMPLIANT
ELEVATION	(E) FEET	DEMO FEET	% DEMO		
BASEMENT (AT GRADE)	N/A	N/A	N/A	75%	NO (THE PROJECT IS SUBJECT TO 311 NOTICE)
FIRST FLOOR	64.5'	46.9'	73%		
SECOND FLOOR	54.5'	54.5'	100%		
ROOF	56'	35'	62.5%		
TOTAL	175'	136.4'	78 %		



Revisions



292 EUREKA

292 EUREKA STREET
SAN FRANCISCO, CA 94114

BLOCK 2699 / LOT 020
SFDBI BPA: 202009013176

ADDITION AND ALTERATION
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RESIDENCE + FITOUT OF
BASEMENT FOR (N)
DWELLING UNIT

TOBIAS DUSCHL

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DEMO CALCULATIONS

DATE 03/24/2021

SCALE 12" = 1'-0"

DRAWN BY Author

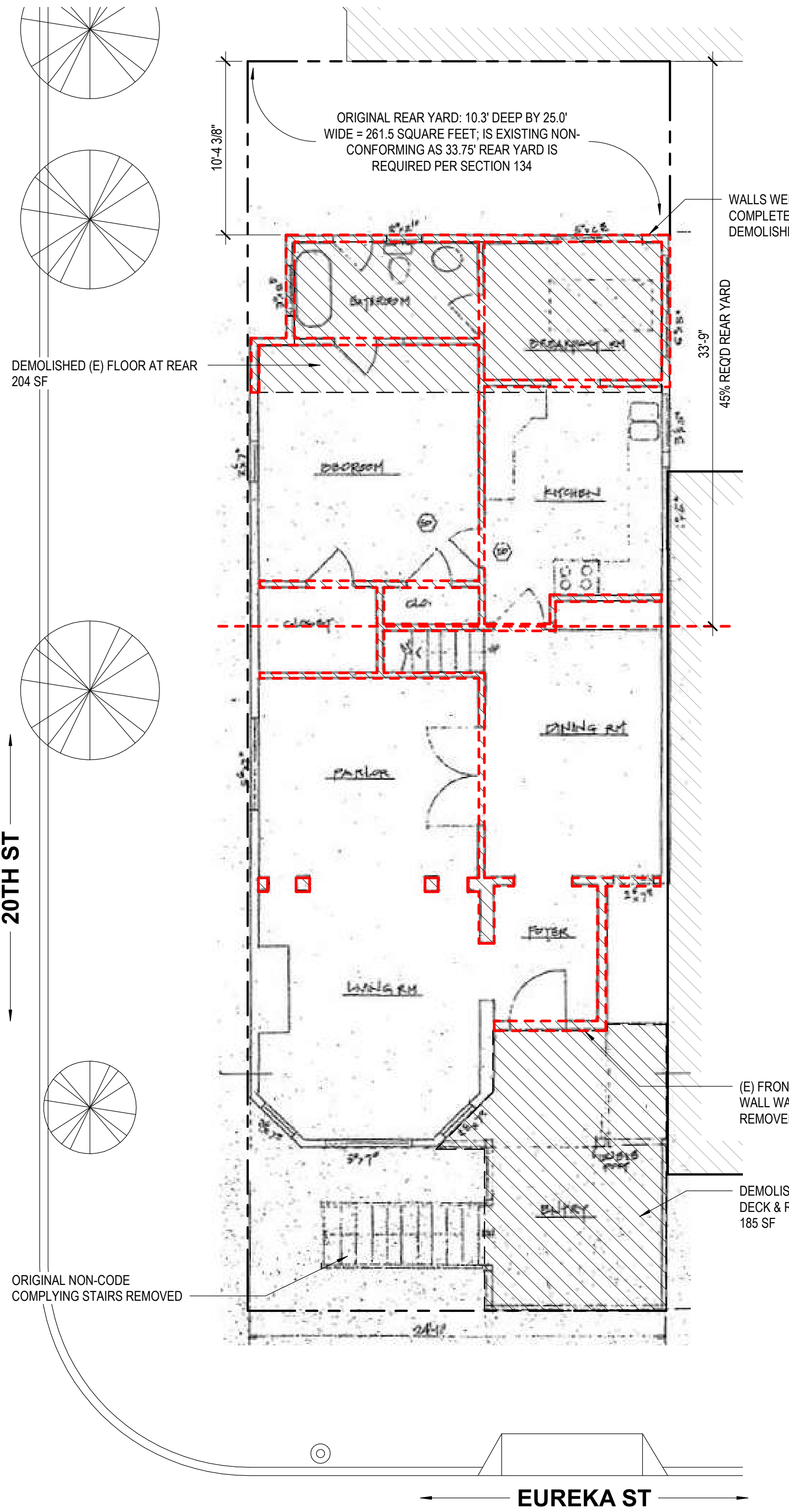
CHECKED BY Checker

JOB NO. ###

G0.08

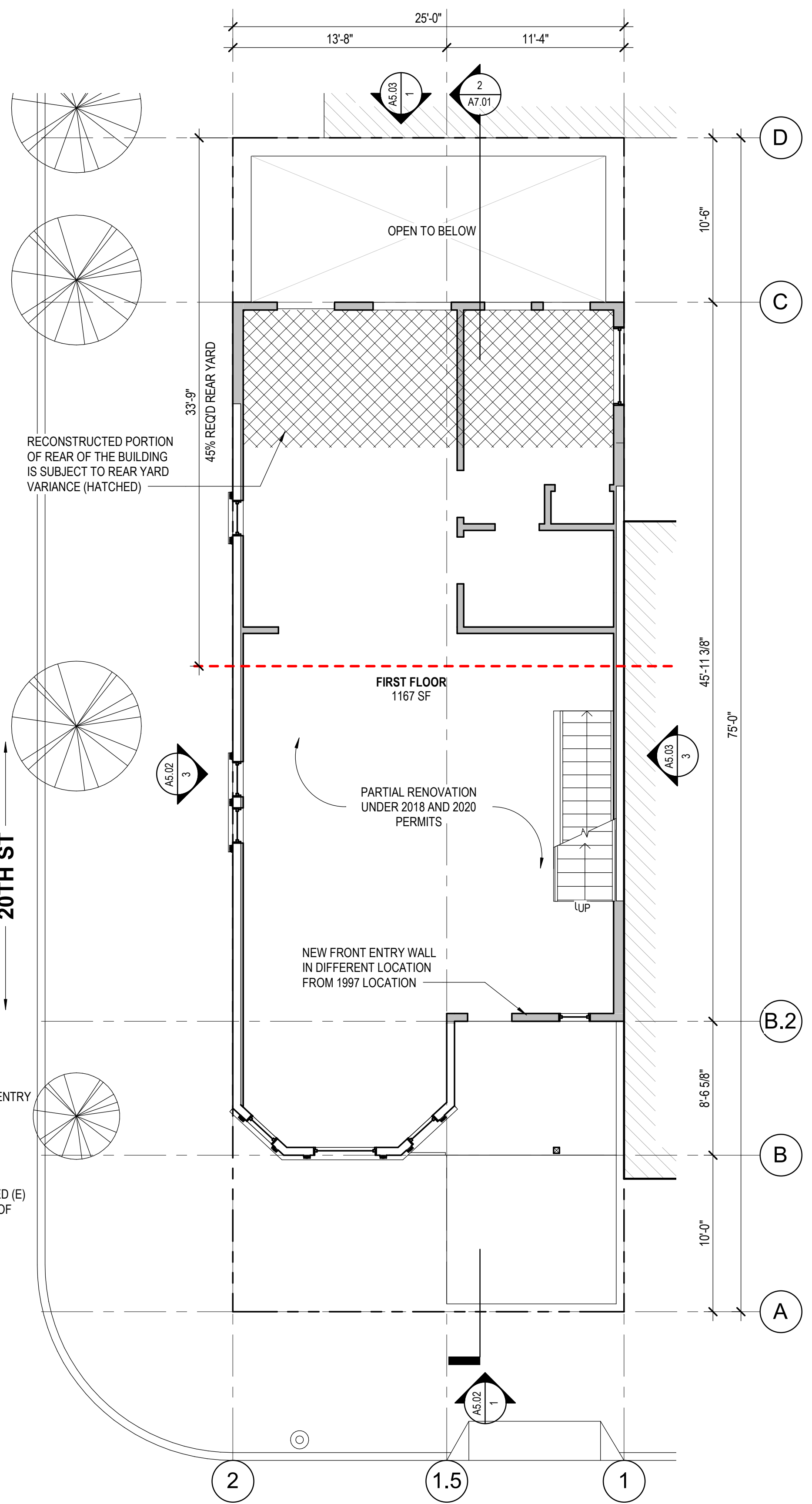
BPA #9070268 Eureka/2021/201 Eureka, 2021/16, 2021/16

NOTE:
FOR DEMO CALCULATION SUMMARIES SEE SCHEDULE
ON SHEET G0.08

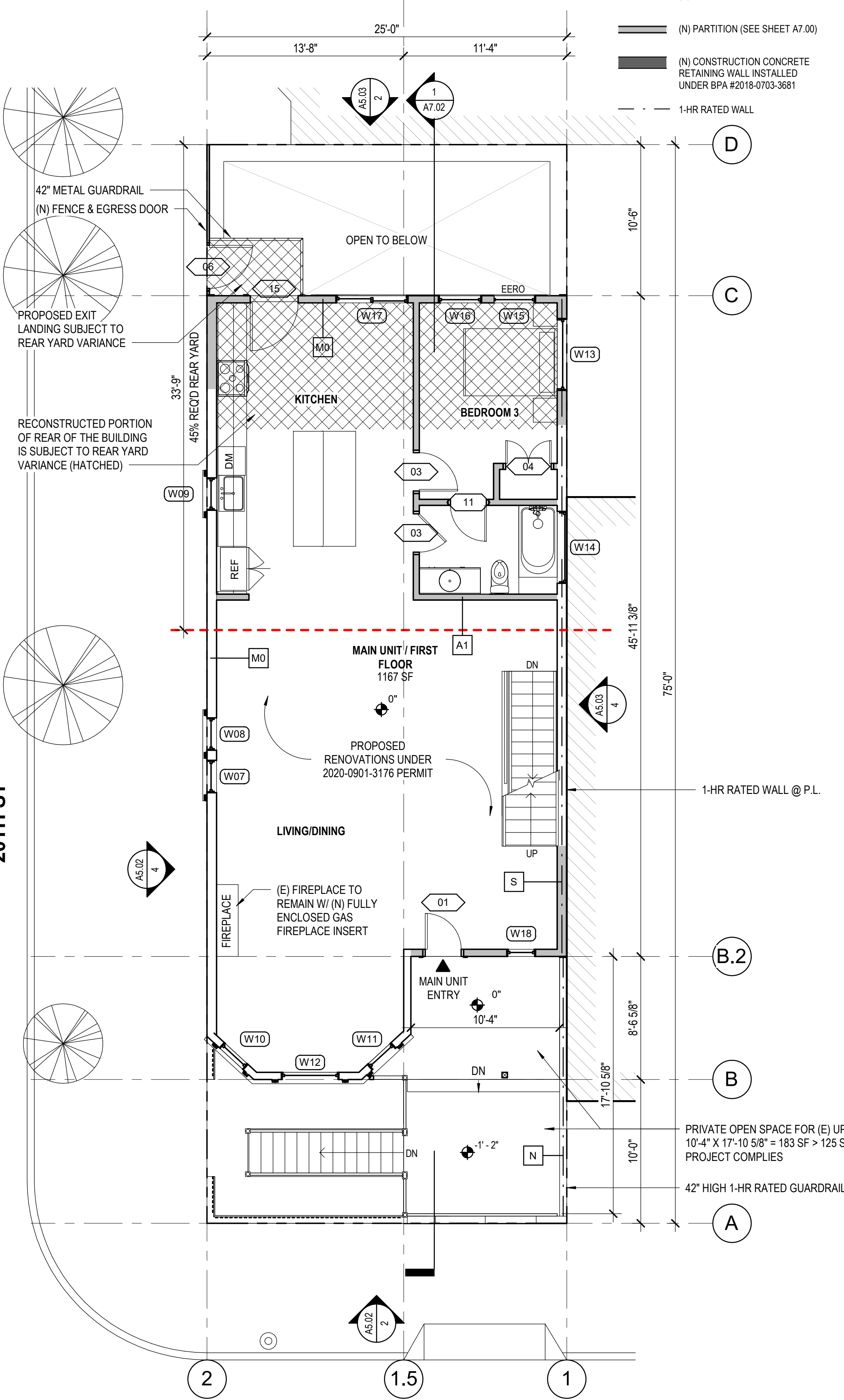


SEC 317(b)(2)(C)
TOTAL (E) HORIZONTAL ELEMENTS AT THIS LEVEL: 1,336 SF
DEMOLISHED HORIZONTAL ELEMENTS: 389 SF
DEMOLISHED % = 29%

1 (E)/DEMO FIRST FLOOR PLAN (PER APPROVED BPA #9070268)
3/16" = 1'-0"



2 AS-BUILT FIRST FLOOR PLAN (AS OF JAN. 2021)
3/16" = 1'-0"



3 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION LEGEND

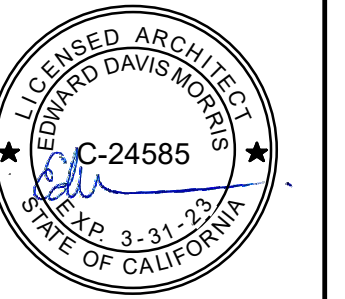
- (E) PARTITION TO REMAIN
- (E) PARTITION / FLOOR TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)
- (N) CONSTRUCTION CONCRETE RETAINING WALL INSTALLED UNDER BPA #2018-0703-3681
- 1-HR RATED WALL

km
kerman
morris
architects llp

139 Nise Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DESCRIPTION



292 EUREKA

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BLOCK 2699 / LOT 020
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ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE + FITOUT OF
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DWELLING UNIT

TOBIAS DUSCHL

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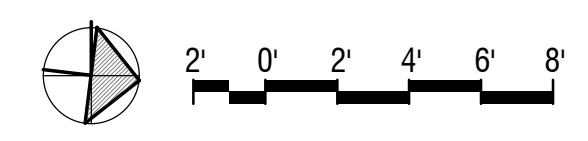
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FIRST FLOOR PLANS

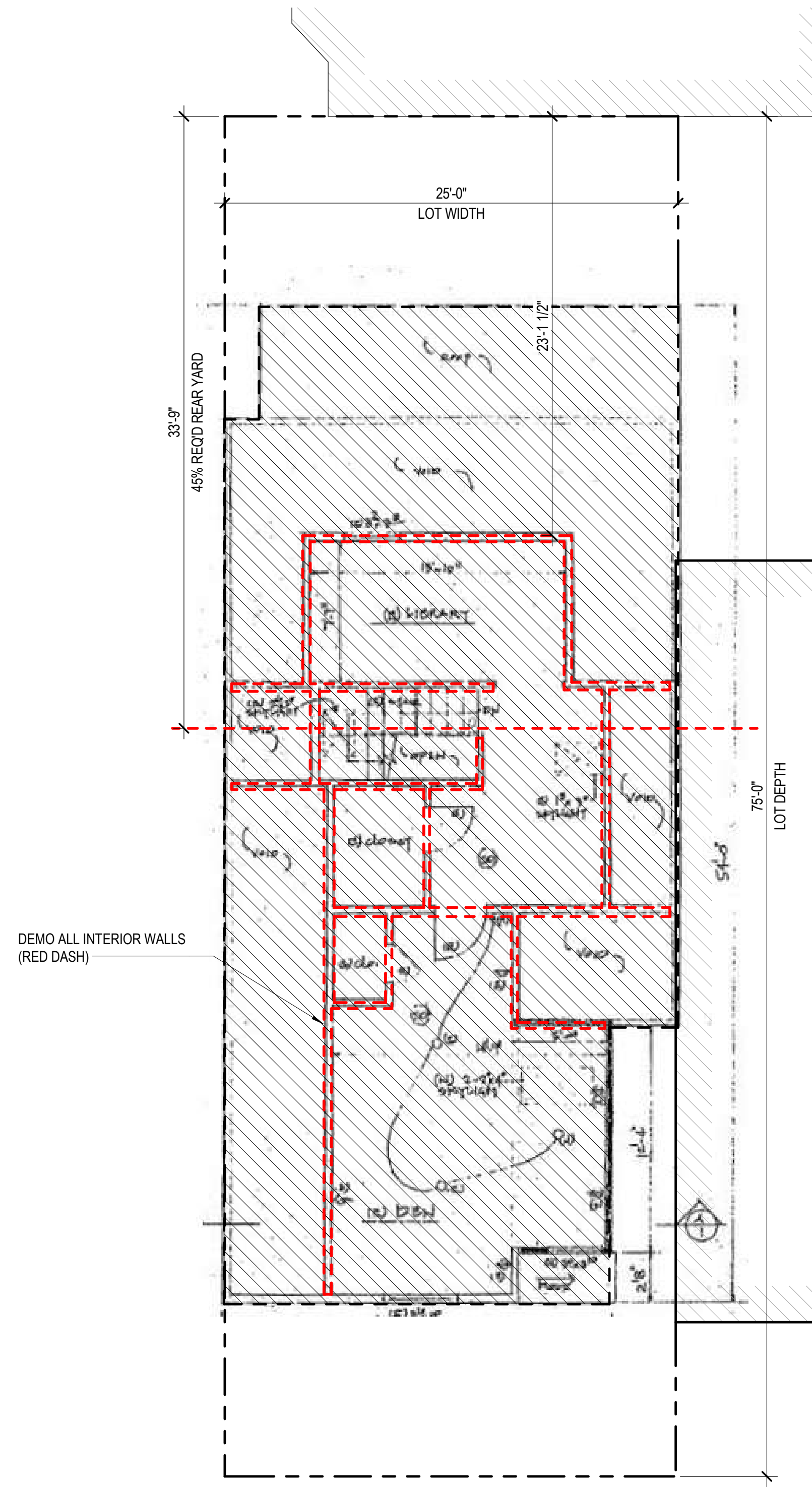
DATE	03/24/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	###

A2.02



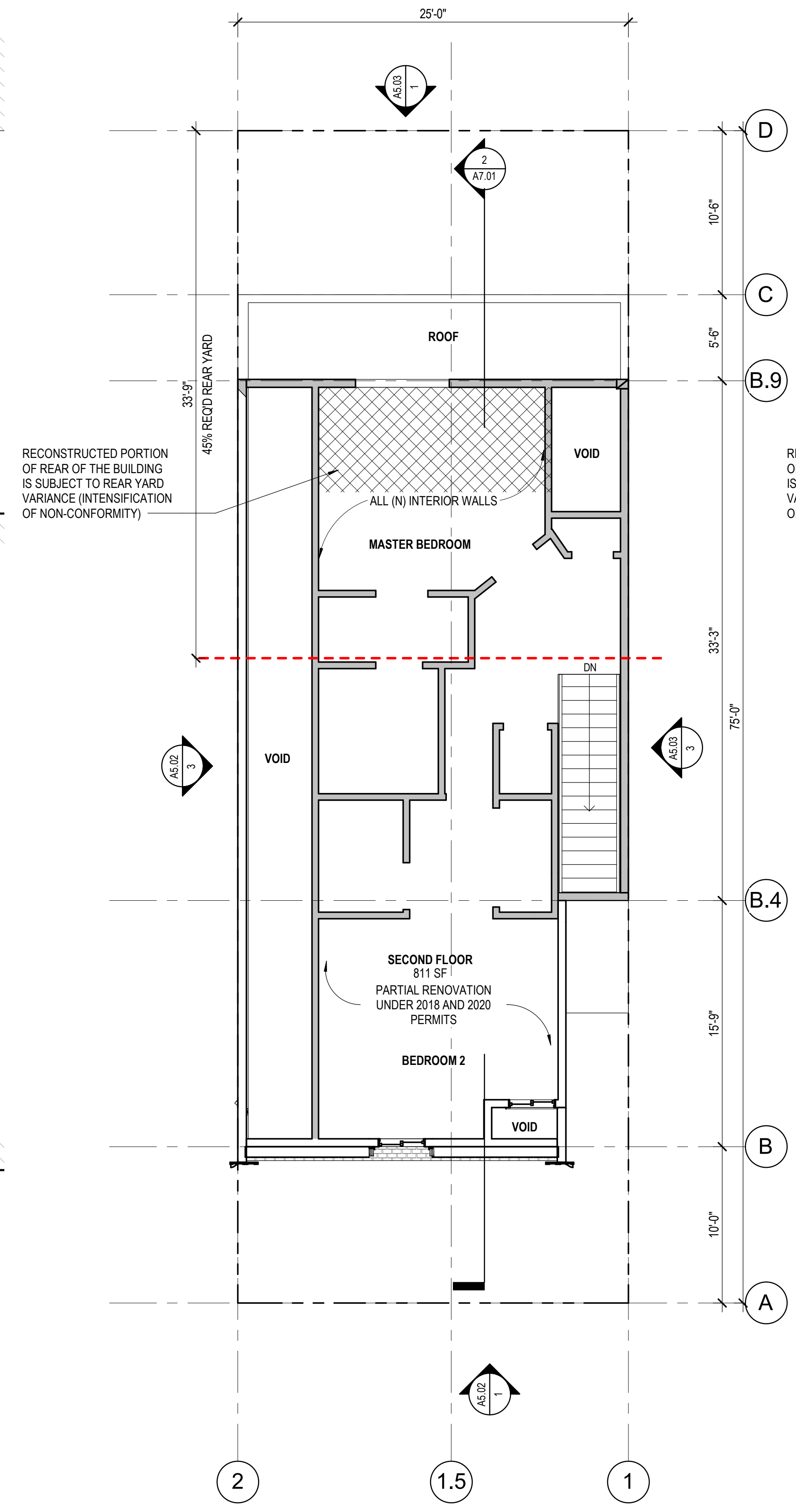
BPA #9707268 Eureka/2021/201 Eureka/2021/201

NOTE:
FOR DEMO CALCULATION SUMMARIES SEE SCHEDULE
ON SHEET G0.08

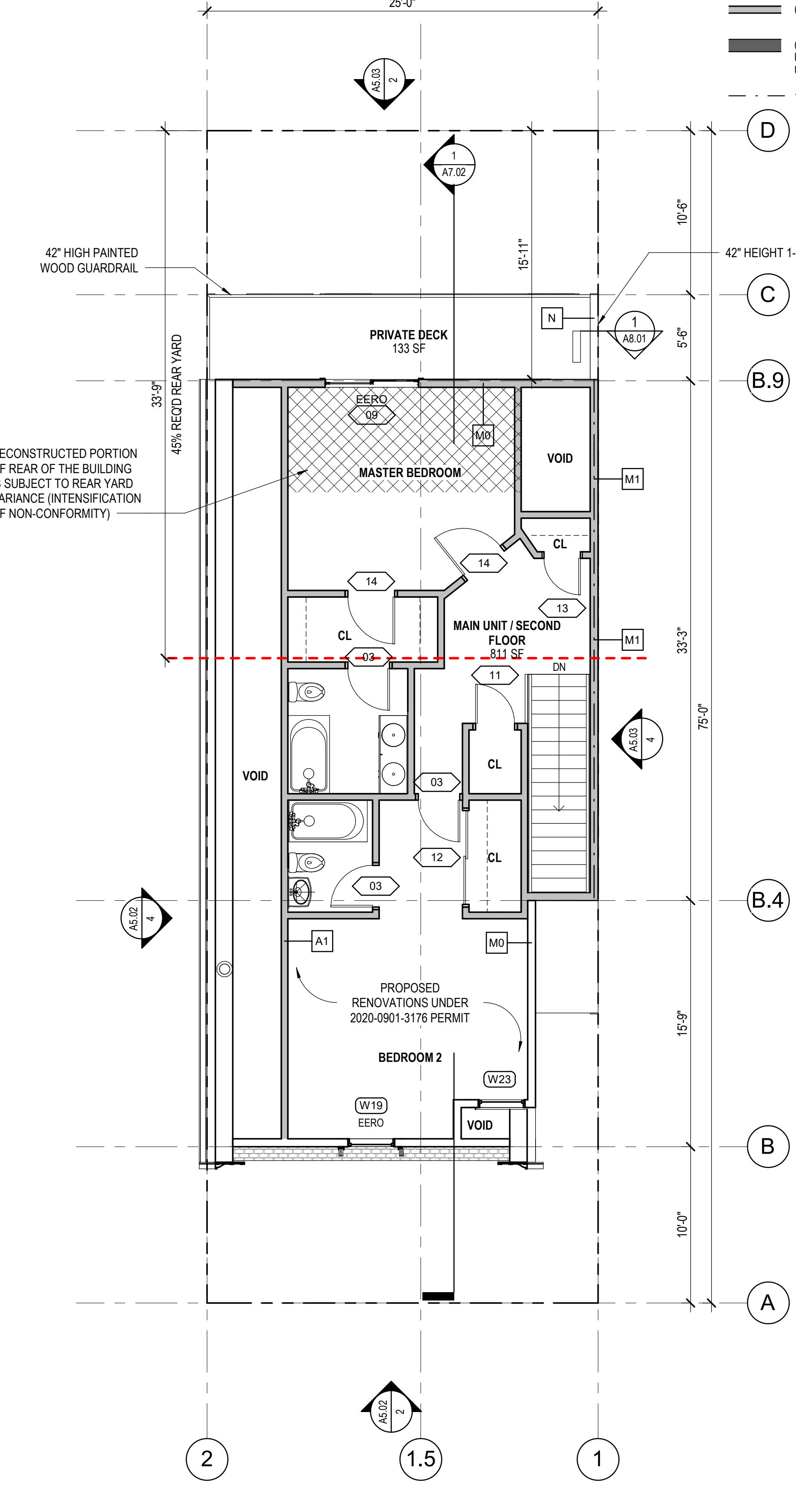


SEC 317(b)(2)(C)
TOTAL (E) HORIZONTAL ELEMENTS AT THIS LEVEL: 1,307 SF
DEMOLISHED HORIZONTAL ELEMENTS: 1,307 SF
DEMOLISHED % = 100%

1 (E)/DEMO SECOND FLOOR PLAN (PER APPROVED BPA #9707268)
3/16" = 1'-0"



2 AS-BUILT SECOND FLOOR (AS OF JAN. 2021)
3/16" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

- 1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
- 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
- 3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

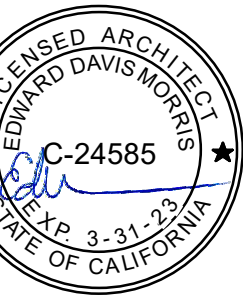
PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) PARTITION / FLOOR TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)
- (N) CONSTRUCTION CONCRETE RETAINING WALL INSTALLED UNDER BPA #2018-0703-3681
- 1-HR RATED WALL



Revisions

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SECOND FLOOR PLANS

DATE 03/24/2021

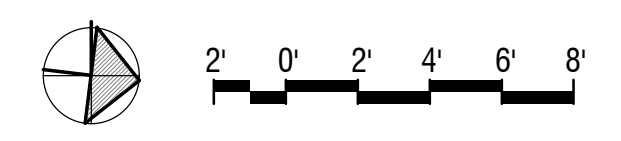
SCALE As indicated

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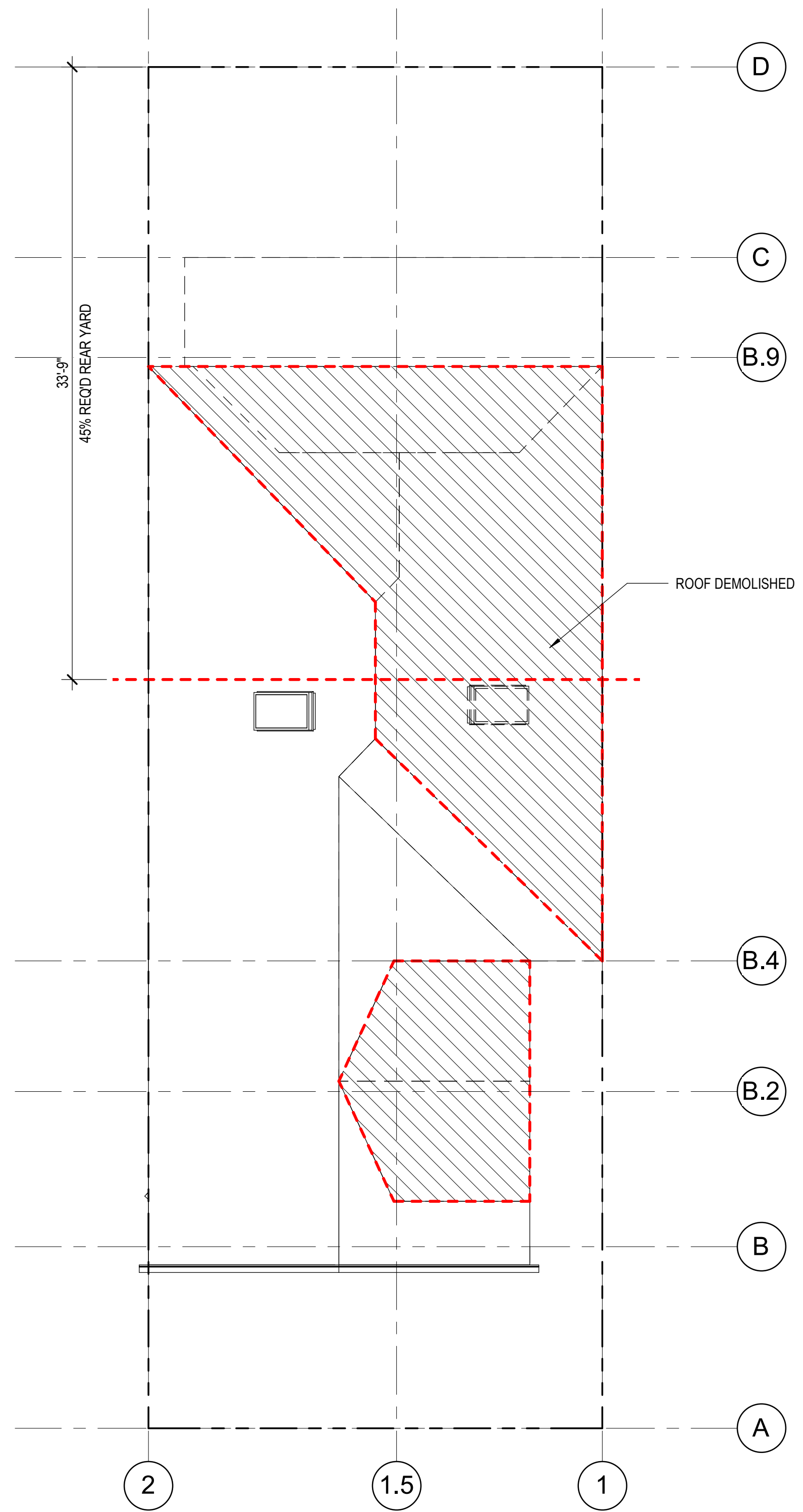
JOB NO. ###

A2.03



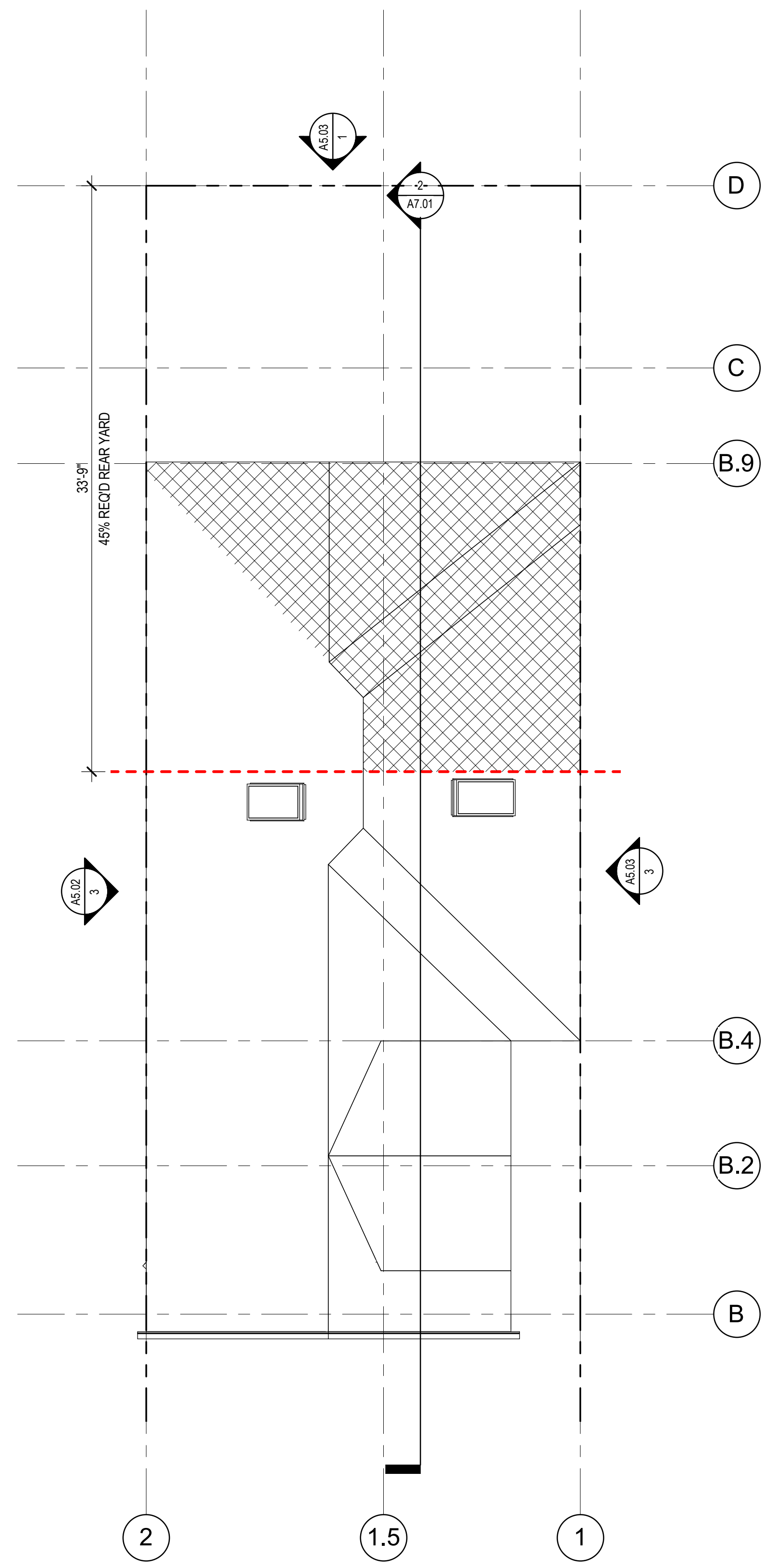
BPA 20210728 EurekaA2022_201 Eureka_20210728_Contract.rvt

NOTE:
FOR DEMO CALCULATION SUMMARIES SEE SCHEDULE
ON SHEET G0.08

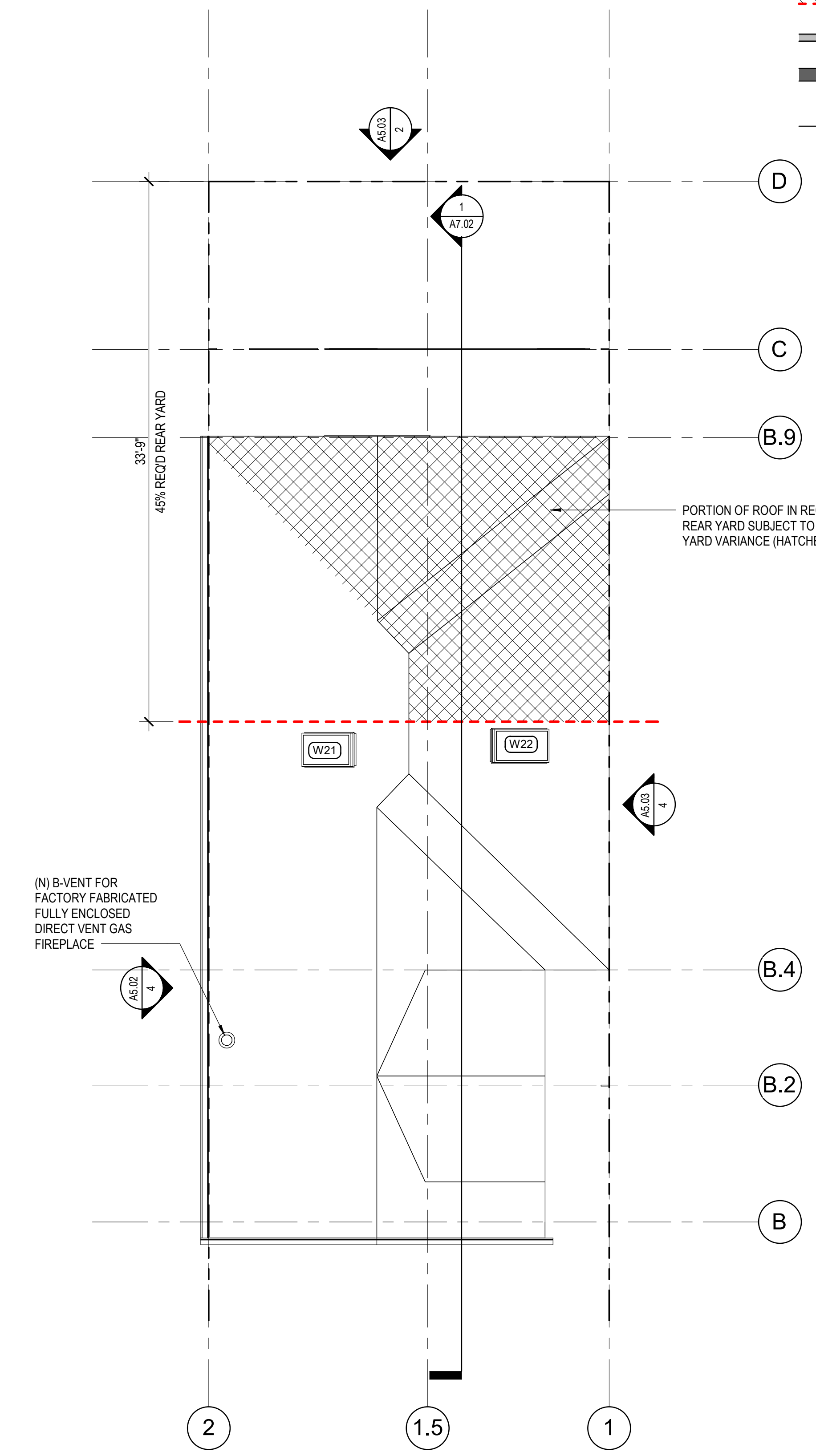


SEC 317(b)(2)(C)
 TOTAL (E) HORIZONTAL ELEMENTS AT THIS LEVEL: 1,150 SF
 DEMOLISHED HORIZONTAL ELEMENTS: 533 SF
 DEMOLISHED % = 46%

1 (E)/DEMO ROOF PLAN (PER APPROVED BPA #9707268)
 3/16" = 1'-0"



2 AS-BUILT ROOF PLAN (AS OF JAN. 2021)
 3/16" = 1'-0"



3 PROPOSED ROOF PLAN
 3/16" = 1'-0"

GENERAL NOTES
 1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION.
 CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
 3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE
 ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

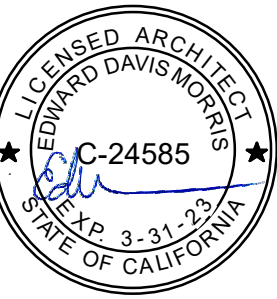
PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) PARTITION / FLOOR TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)
- (N) CONSTRUCTION CONCRETE RETAINING WALL INSTALLED UNDER BPA #2016-0703-3681
- 1-HR RATED WALL



Revisions

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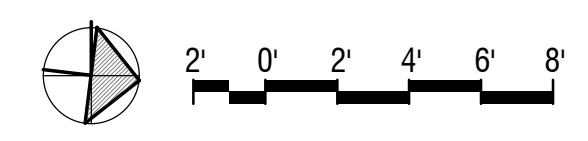
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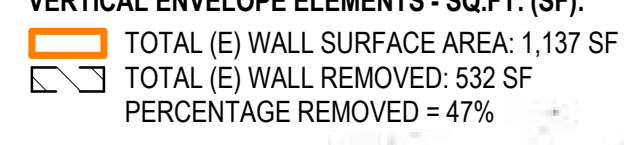
ROOF PLANS

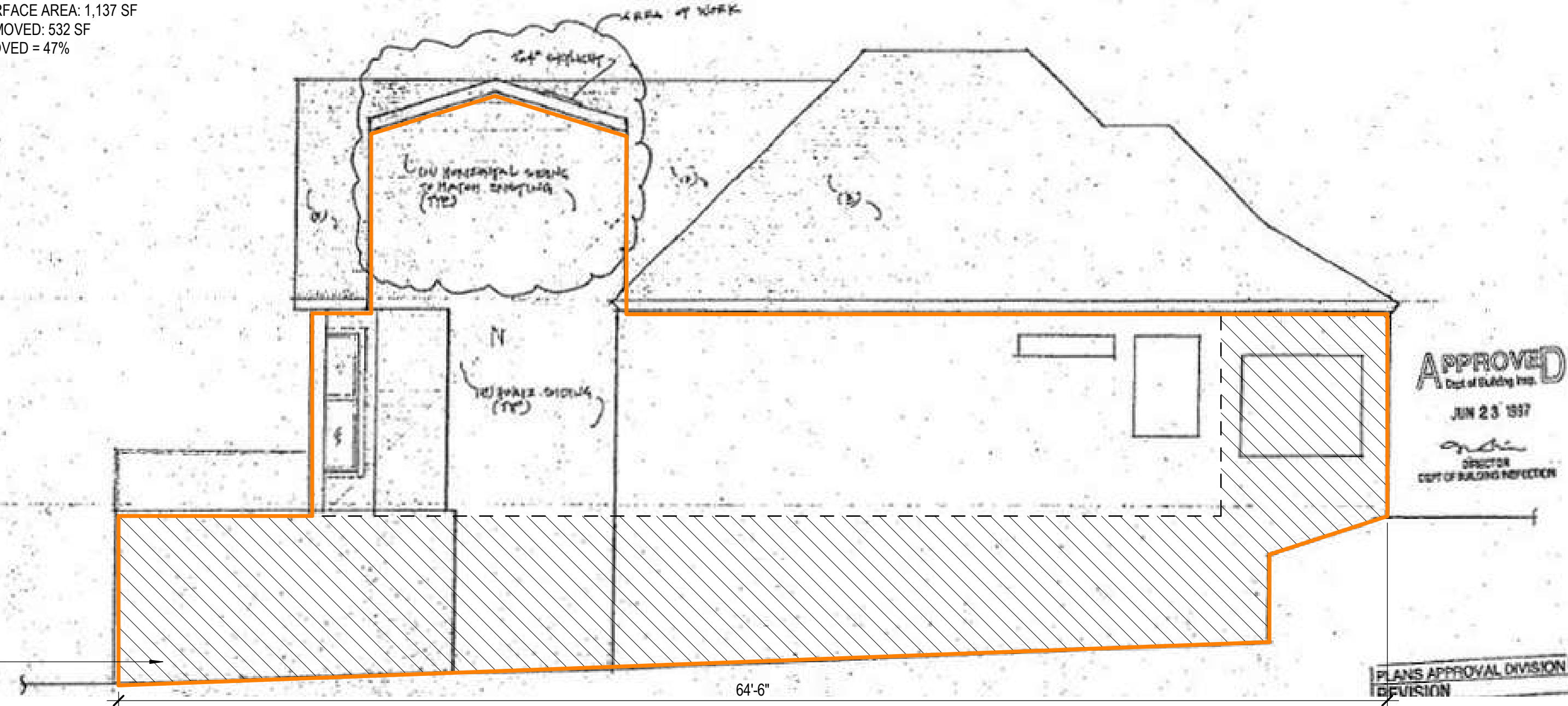
DATE	03/24/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	###

A2.04



NOTE:
FOR DEMO CALCULATION SUMMARIES SEE SCHEDULE ON SHEET G0.08

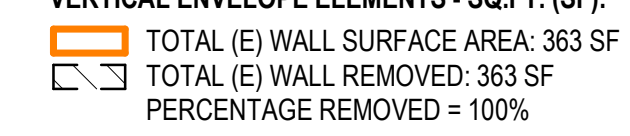
SECTION 317(b)(2)(C):
VERTICAL ENVELOPE ELEMENTS - SQ.FT. (SF):

 TOTAL (E) WALL SURFACE AREA: 1,137 SF
 TOTAL (E) WALL REMOVED: 532 SF
 PERCENTAGE REMOVED = 47%

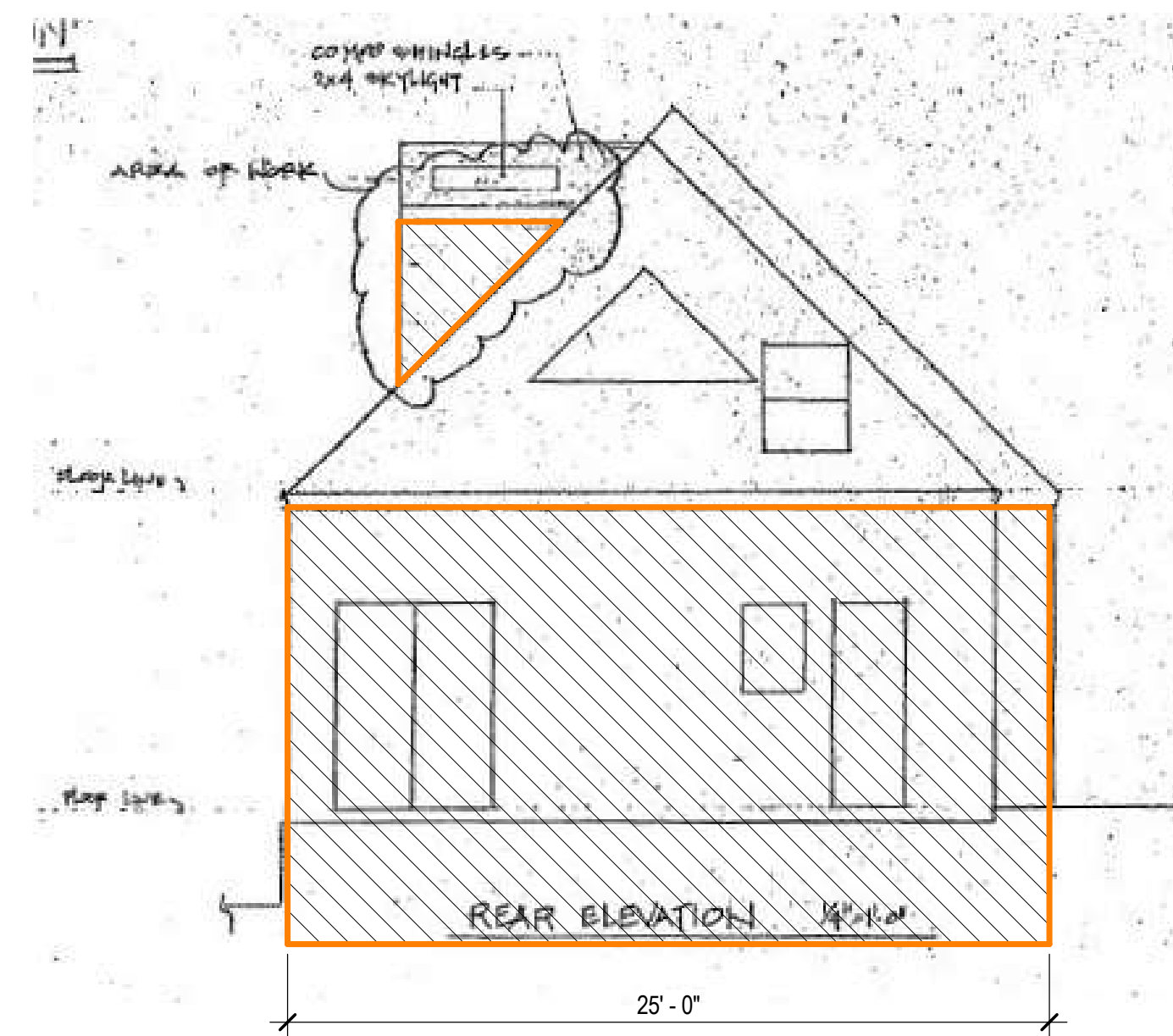


HATCHED = WALL DEMOLISHED WHEN NEW FOUNDATIONS INSTALLED. CONTRACTOR CHOSE TO USE ALL NEW FRAMING INSTEAD OF SISTERING TO EXISTING STUDS, WHICH WOULD HAVE RESULTED IN FINDING OF NO "DEFACTO DEMOLITION". SEE DEMO CALCULATIONS G0.08

SECTION 317(b)(2)(B):
EXTERIOR WALLS - LINEAR FEET (LF):
TOTAL (E) WALL MEASURED AT FOUNDATION: 64.5 LF
TOTAL WALL REMOVED: 64.5 LF
PERCENTAGE REMOVED = 100%

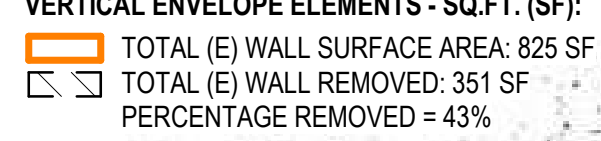
4 (E) / DEMO ELEVATION - NORTH (PER APPROVED BPA #9707268)
3/16" = 1'-0"

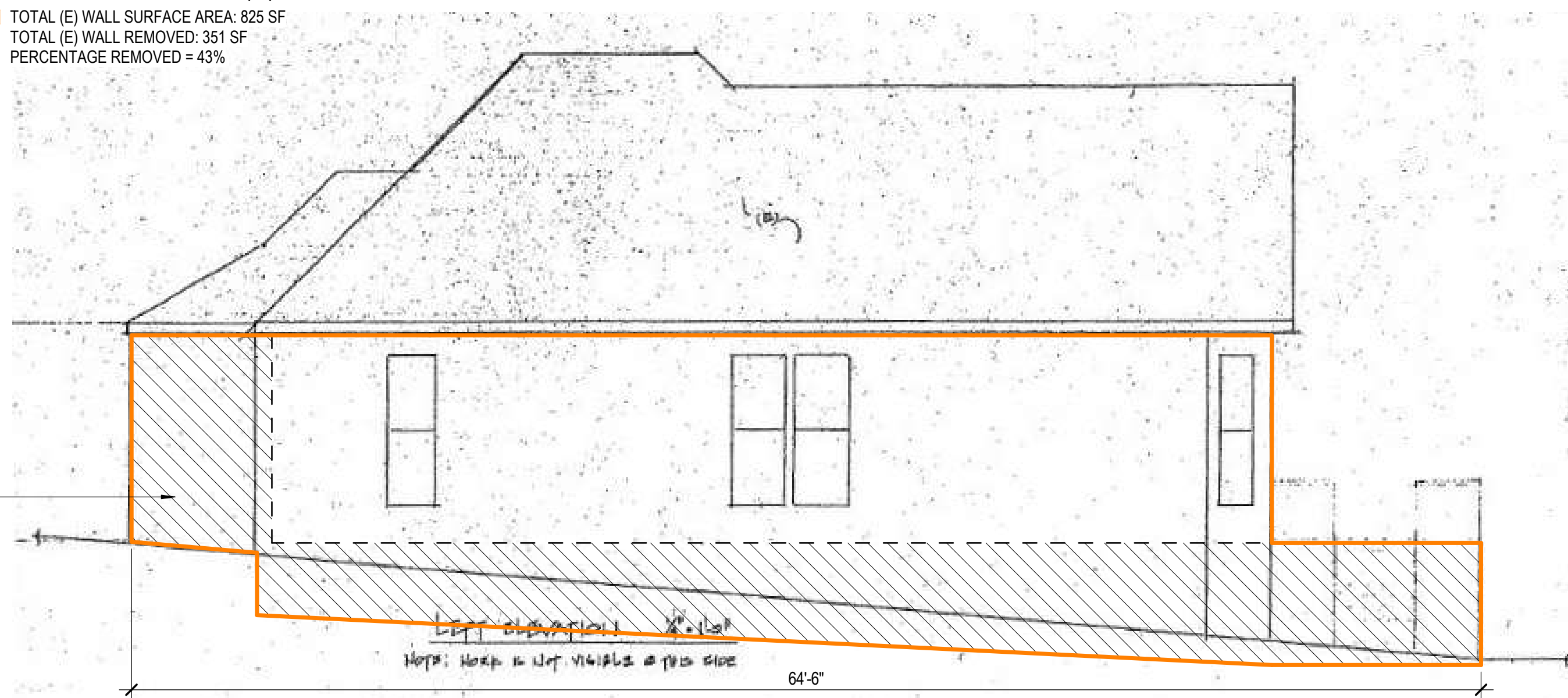
SECTION 317(b)(2)(C):
VERTICAL ENVELOPE ELEMENTS - SQ.FT. (SF):

 TOTAL (E) WALL SURFACE AREA: 363 SF
 TOTAL (E) WALL REMOVED: 363 SF
 PERCENTAGE REMOVED = 100%



SECTION 317(b)(2)(B):
EXTERIOR WALLS - LINEAR FEET (LF):
TOTAL (E) WALL MEASURED AT FOUNDATION: 25 LF
TOTAL WALL REMOVED: 25 LF
PERCENTAGE REMOVED = 100%

3 (E) / DEMO ELEVATION - WEST (PER APPROVED BPA #9707268)
3/16" = 1'-0"

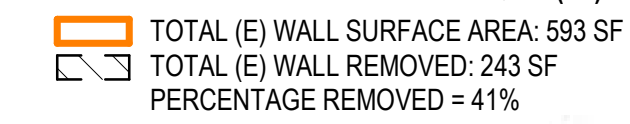
SECTION 317(b)(2)(C):
VERTICAL ENVELOPE ELEMENTS - SQ.FT. (SF):

 TOTAL (E) WALL SURFACE AREA: 825 SF
 TOTAL (E) WALL REMOVED: 351 SF
 PERCENTAGE REMOVED = 43%

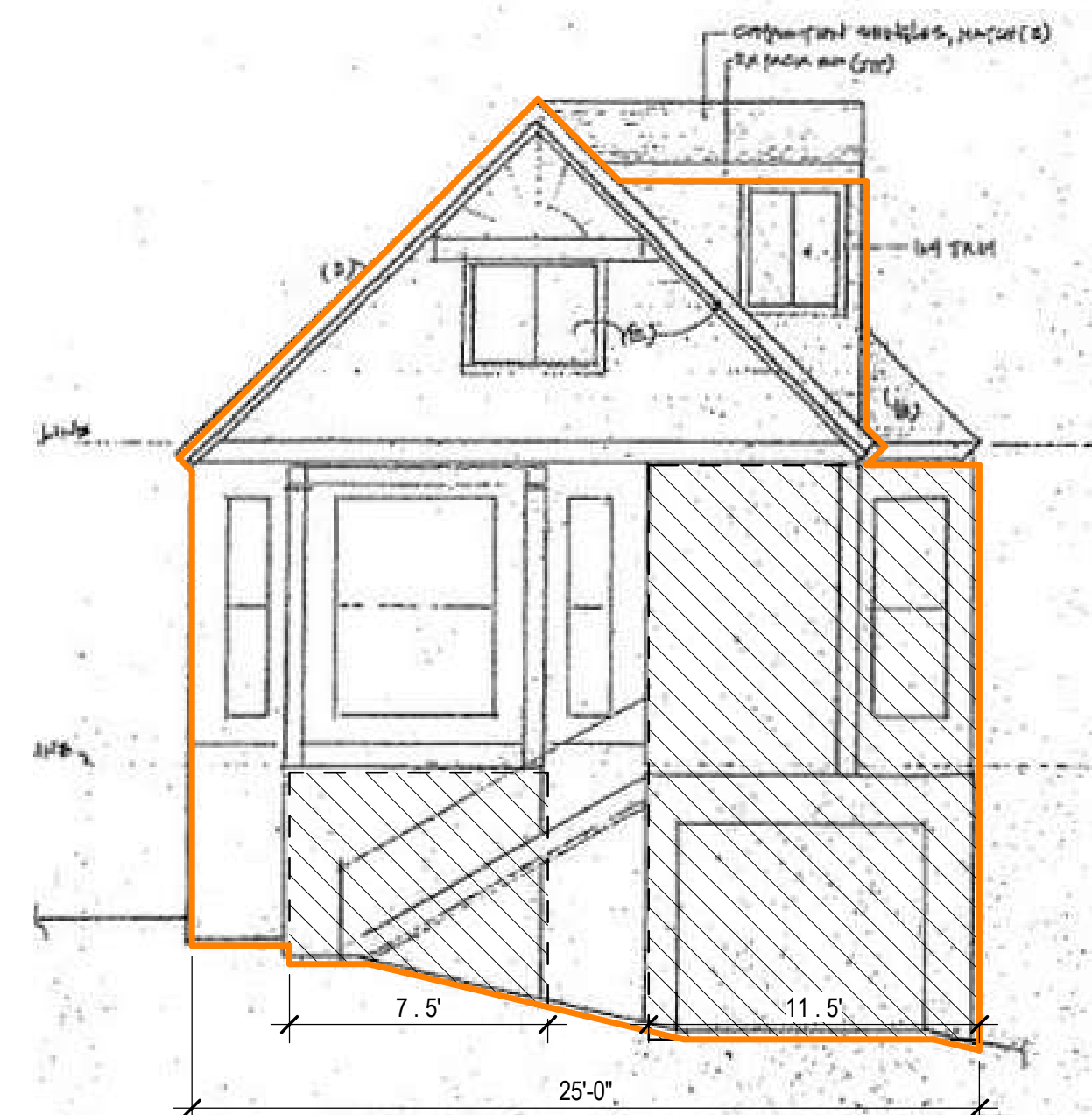


HATCHED = WALL DEMOLISHED WHEN NEW FOUNDATIONS INSTALLED. CONTRACTOR CHOSE TO USE ALL NEW FRAMING INSTEAD OF SISTERING TO EXISTING STUDS, WHICH WOULD HAVE RESULTED IN FINDING OF NO "DEFACTO DEMOLITION". SEE DEMO CALCULATIONS G0.08

SECTION 317(b)(2)(B):
EXTERIOR WALLS - LINEAR FEET (LF):
TOTAL (E) WALL MEASURED AT FOUNDATION: 64.5 LF
TOTAL WALL REMOVED: 64.5 LF
PERCENTAGE REMOVED = 100%

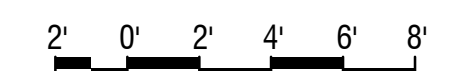
2 (E) / DEMO ELEVATION - SOUTH (PER APPROVED BPA #9707268)
3/16" = 1'-0"

SECTION 317(b)(2)(C):
VERTICAL ENVELOPE ELEMENTS - SQ.FT. (SF):

 TOTAL (E) WALL SURFACE AREA: 593 SF
 TOTAL (E) WALL REMOVED: 243 SF
 PERCENTAGE REMOVED = 41%



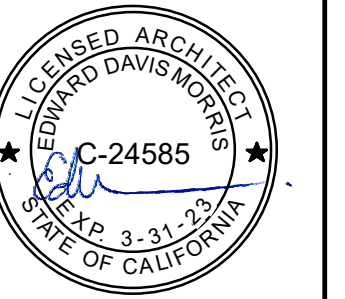
SECTION 317(b)(2)(B):
EXTERIOR WALLS - LINEAR FEET (LF):
TOTAL (E) WALL MEASURED AT FOUNDATION: 25 LF
TOTAL WALL REMOVED: 19 LF
PERCENTAGE REMOVED = 76%

1 (E) / DEMO ELEVATION - EAST (PER APPROVED BPA #9707268)
3/16" = 1'-0"



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Revisions



292 EUREKA
292 EUREKA STREET
SAN FRANCISCO, CA 94114
BLOCK 2699 / LOT 020
SFDBI BPA: 202009013176
ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE + FITOUT OF
BASEMENT FOR (N)
DWELLING UNIT

TOBIAS DUSCHL

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**EXISTING
EXTERIOR
ELEVATIONS**

DATE 03/24/2021

SCALE 3/16" = 1'-0"

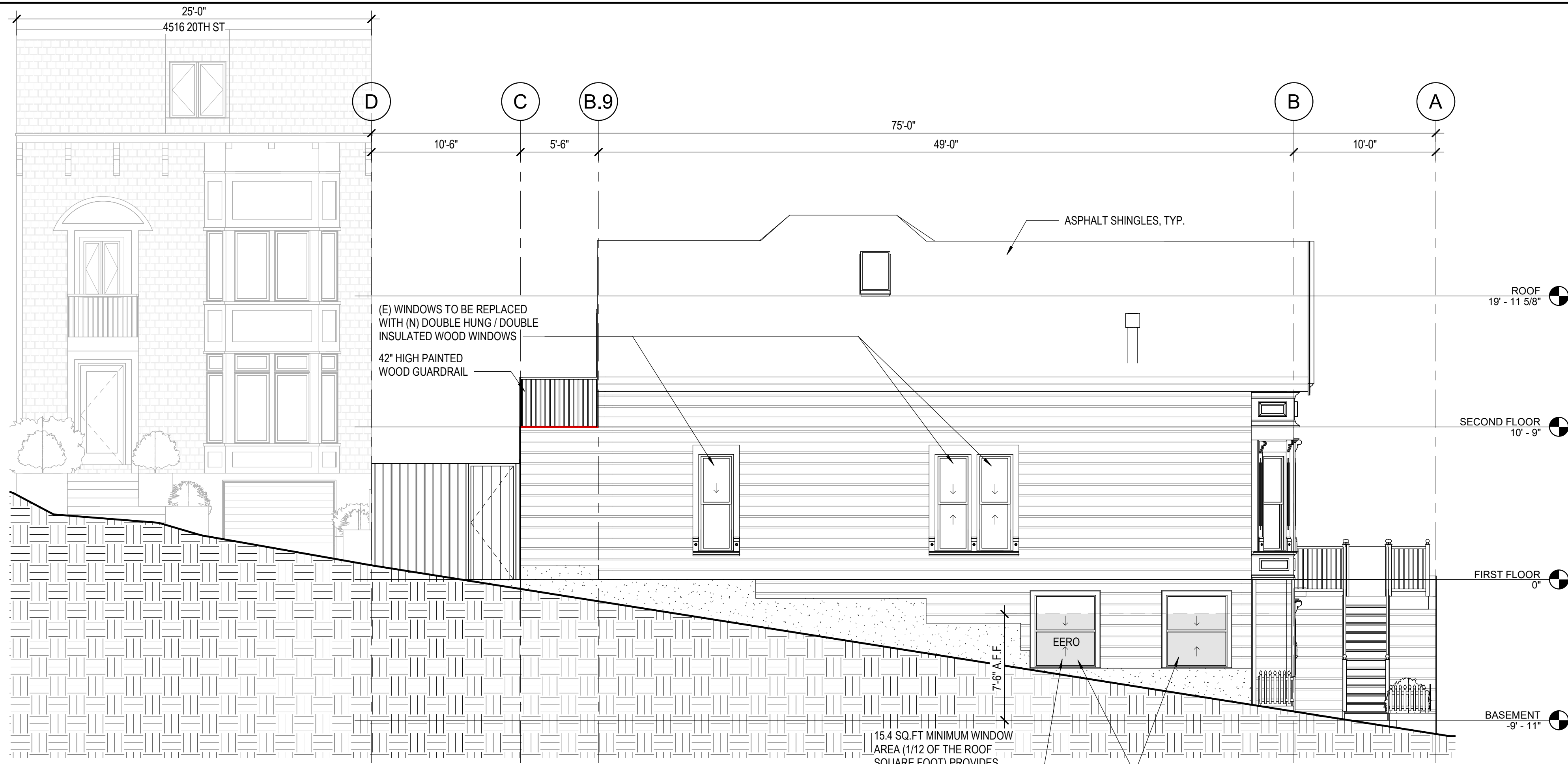
DRAWN BY Author

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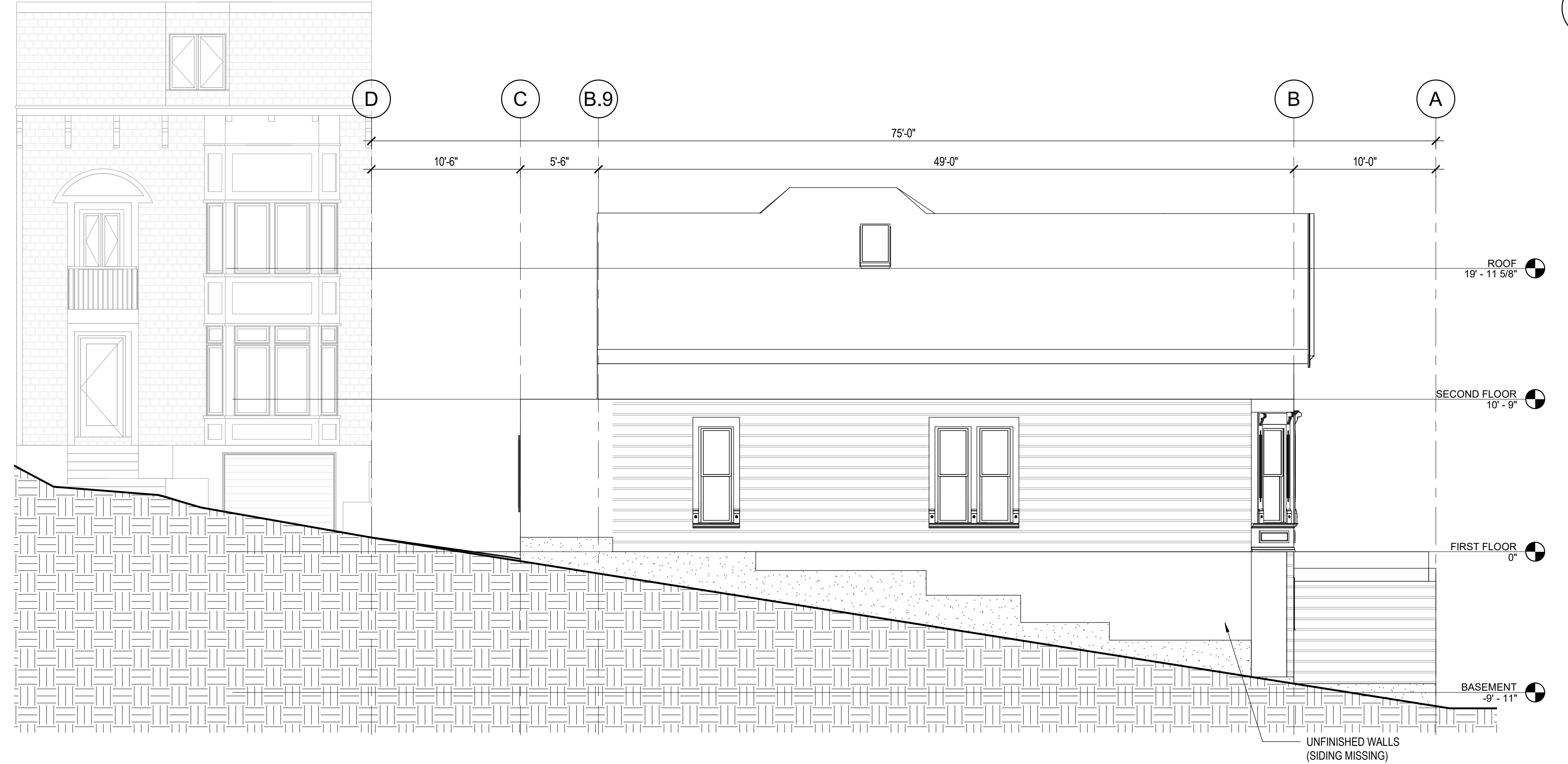
JOB NO. ###

A5.01

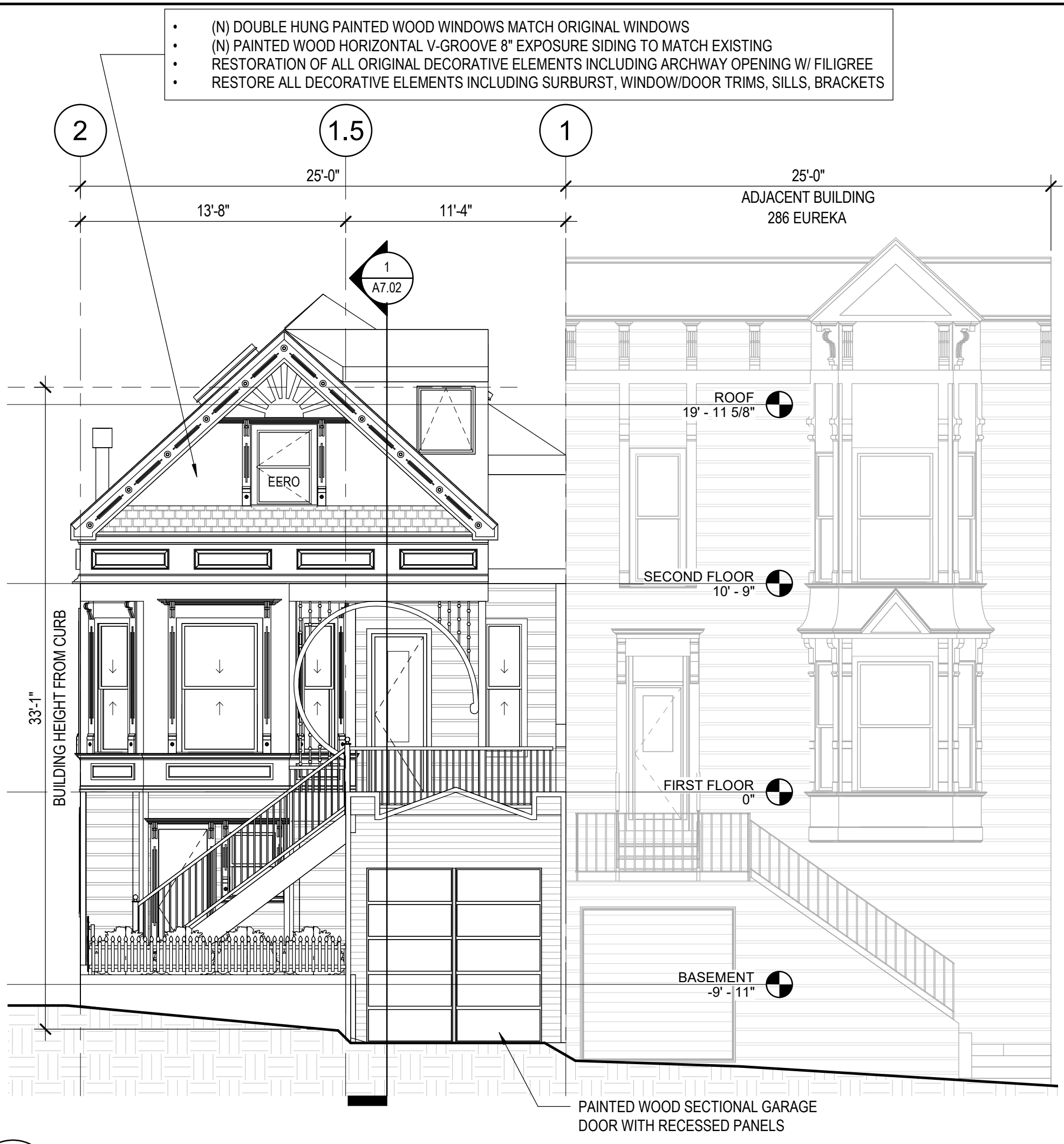
18M 00012021 Eureka0202 - 292 Eureka, 2021R, 2021R, 2021R, 2021R



4 PROPOSED ELEVATION - SOUTH
3/16" = 1'-0"



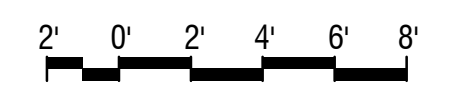
3 AS-BUILT ELEVATION - SOUTH (AS OF JAN. 2021)
3/16" = 1'-0"



2 PROPOSED ELEVATION - EAST
3/16" = 1'-0"



1 AS-BUILT ELEVATION - EAST
3/16" = 1'-0"

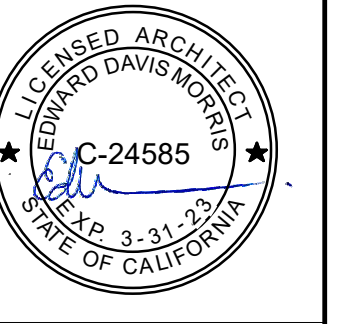


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San Francisco, CA
94114
415 749 0302

Revisions

No.	Description



292 EUREKA

292 EUREKA STREET
SAN FRANCISCO, CA 94114
BLOCK 2699 / LOT 020
SFDDBI BPA: 202009013176

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE + FITOUT OF
BASEMENT FOR (N)
DWELLING UNIT

TOBIAS DUSCHL

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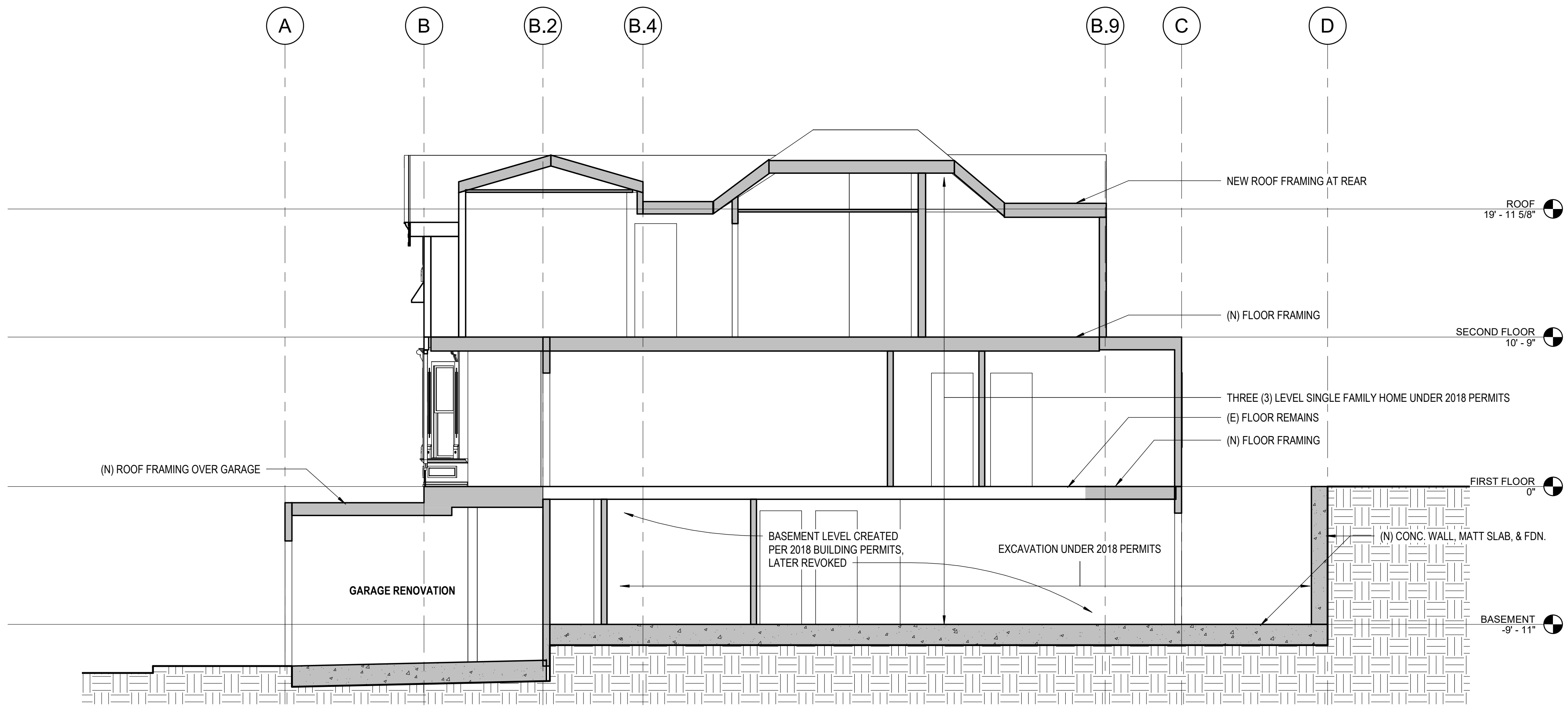
All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXTERIOR ELEVATIONS - EAST & SOUTH

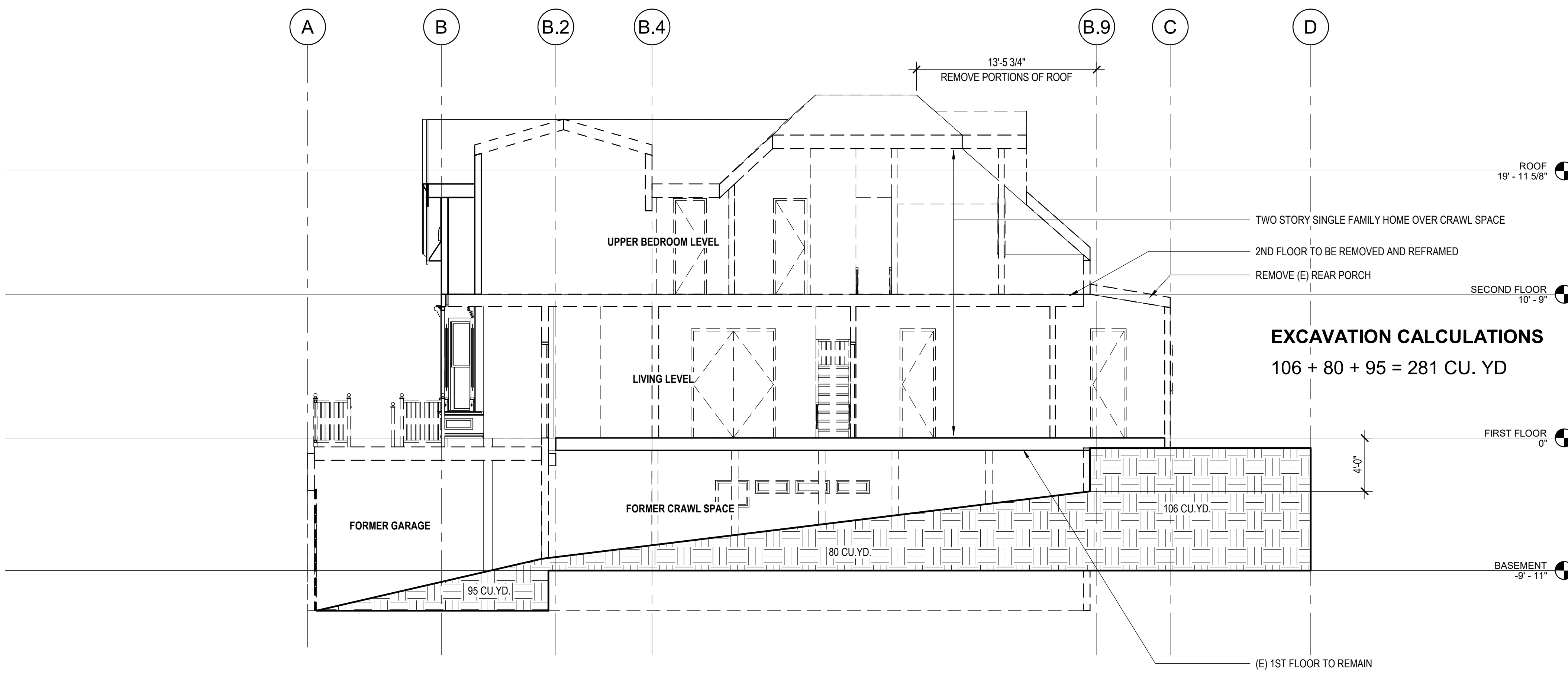
DATE	03/24/2021
SCALE	3/16" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	###

A5.02

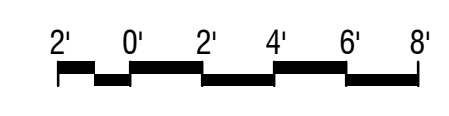
18M 00012021 Eureka0202 - 292 Eureka, 2021R, 2021R, 2021R, 2021R



2 AS-BUILT SECTION - EAST / WEST (AS OF JAN. 2021)
3/16" = 1'-0"



1 (E) / DEMO SECTION - EAST / WEST (PER APPROVED BPA#9707268)
3/16" = 1'-0"



Revisions



292 EUREKA
292 EUREKA STREET
SAN FRANCISCO, CA 94114
BLOCK 2699 / LOT 020
SFDBI BPA: 202009013176

ADDITION AND ALTERATION
TO SINGLE-FAMILY
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EXISTING & AS-BUILT BUILDING SECTIONS

DATE 03/24/2021

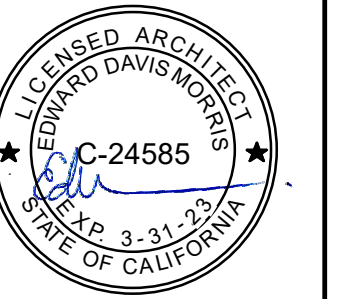
SCALE 3/16" = 1'-0"

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Revisions



292 EUREKA

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ADDITION AND ALTERATION
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PROPOSED BUILDING SECTION

DATE 03/24/2021

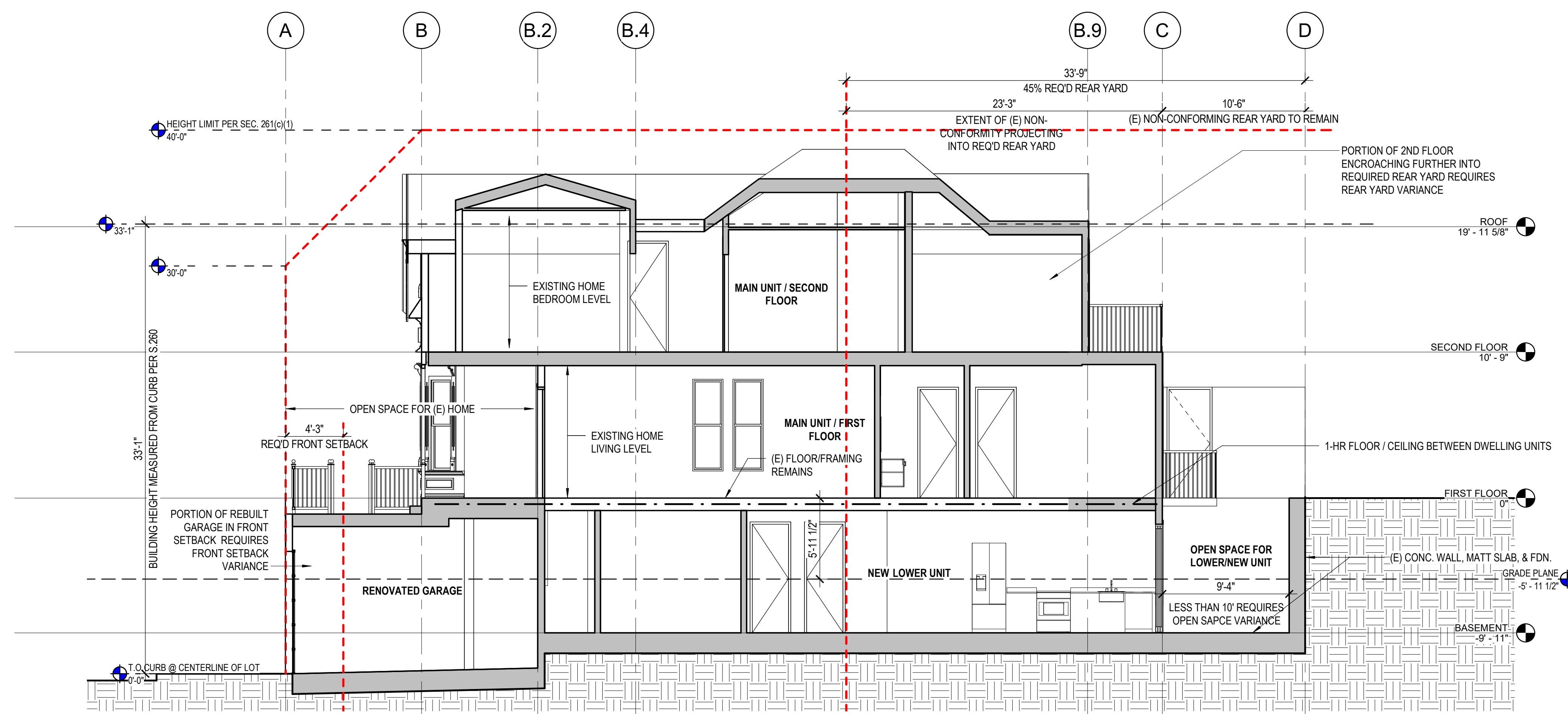
SCALE 3/16" = 1'-0"

DRAWN BY Author

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JOB NO. ###

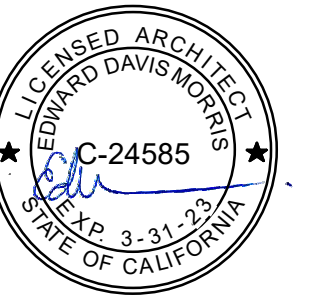
A7.02



1 PROPOSED SECTION - EAST / WEST
 3/16" = 1'-0"

Revisions

NO.	DESCRIPTION



292 EUREKA

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ADDITION AND ALTERATION
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EXTERIOR DETAILS

DATE 03/24/2021

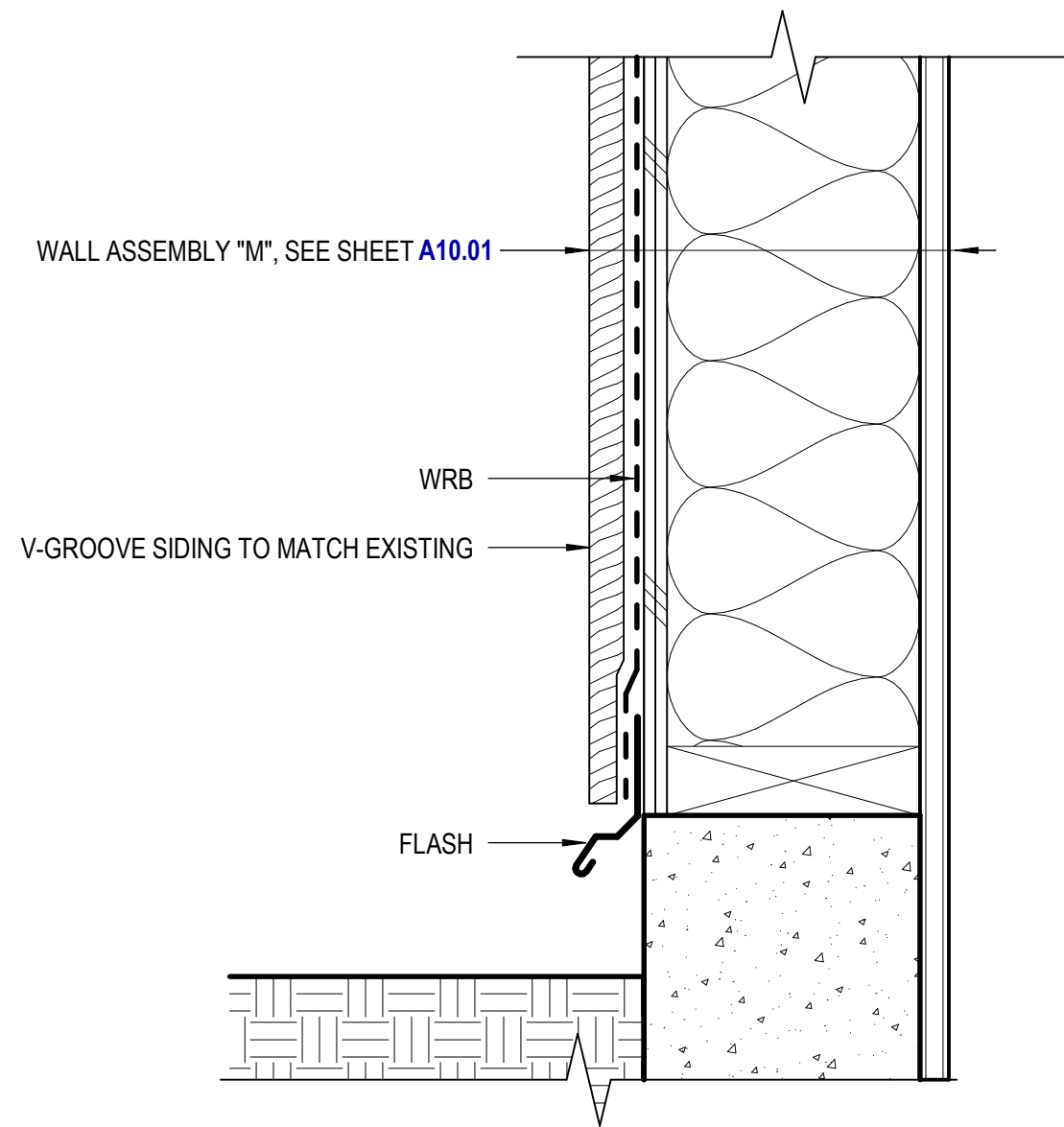
SCALE 3" = 1'-0"

DRAWN BY Author

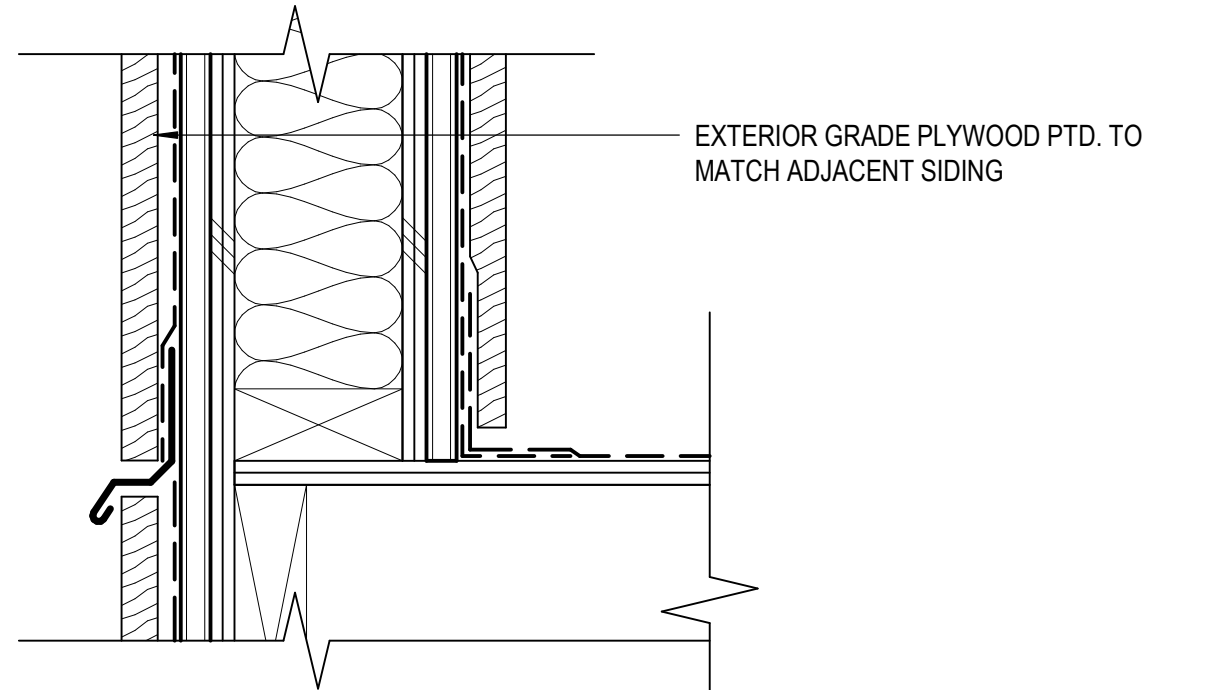
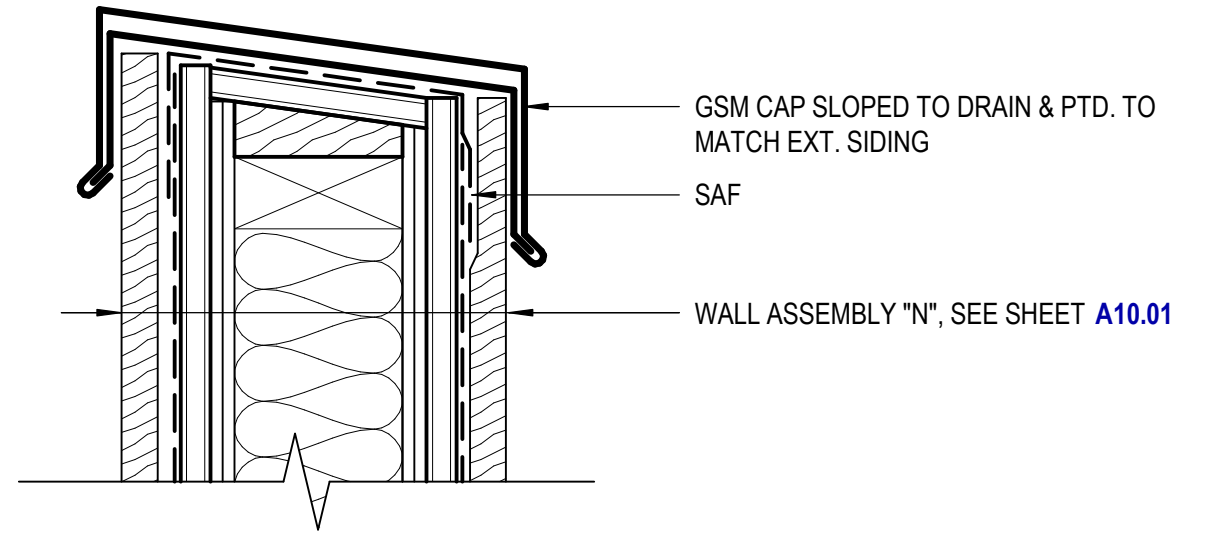
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JOB NO. ###

A8.01



2 WALL SECTION @ GRADE
 3" = 1'-0"



1 FIRE-RATED PARAPET DETAIL
 3" = 1'-0"

DOOR TYPE SCHEDULE

DOOR TYPE		DOOR PANEL										FRAME			HARDWARE		RATING		
		TYPE TAG (SEE PLANS)	DESCRIPTION	INTERIOR / EXTERIOR	QTY.	TYPE	MATERIAL	FINISH	WIDTH		HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	GROUP	PANIC	FIRE	STC
									OVERALL	DOUBLE DOOR LEAVES									
		PANEL 1	PANEL 2																
01	UNIT ENTRY	Exterior	2	A	SCWD	PTD	2'-6"			8'-0"	1 3/4"	01	WD	PTD					
02	SINGLE SWING DOOR - FIRE RATED	Exterior	1	A	SCWD	PTD	2'-8"			8'-0"	1 3/4"	01	WD	PTD			45 MIN W/ SMOKE SEAL		
03	SINGLE SWING DOOR	Interior	7	A	SCWD	PTD	2'-8"			8'-0"	1 3/8"	01	WD	PTD					
04	PAIRED CLOSET SWING DOORS	Interior	1	AA	SCWD	PTD	3'-2"	1'-7"	1'-7"	8'-0"	1 3/8"	01	WD	PTD					
05	PAIRED CLOSET SWING DOORS	Interior	1	AA	SCWD	PTD	4'-0"	2'-0"	2'-0"	8'-0"	1 3/8"	01	WD	PTD					
06	SINGLE SWING DOOR	Exterior	1	A	SCWD	PTD	3'-0"			8'-0"	1 3/4"	01	WD	PTD					
07	SECTIONAL OVERHEAD GARAGE DOOR	Exterior	1				9'-0"			9'-0"	2"								
08	CLOSET SLIDING DOOR	Interior	2	AA	SCWD	PTD	4'-0"	2'-1"	2'-1"	8'-0"	1 3/8"	01	WD	PTD					
09	SLIDING DOOR	Exterior	1		SHWD	PTD	6'-0"			8'-0"	4"								
10	SLIDING DOOR	Exterior	1		SHWD	PTD	9'-0"			8'-0"	6"								
11	SINGLE SWING DOOR	Interior	2	A	SCWD	PTD	2'-6"			8'-0"	1 3/8"	01	WD	PTD					
12	CLOSET SLIDING DOORS	Interior	1	AA	SCWD	PTD	6'-0"	3'-1"	3'-1"	8'-0"	1 3/8"	01	WD	PTD					
13	CLOSET SWING DOOR	Interior	2	A	SCWD	PTD	2'-4"			8'-0"	1 3/8"	01	WD	PTD					
14	SINGLE SWING DOOR	Interior	2	A	SCWD	PTD	3'-0"			8'-0"	1 3/8"	01	WD	PTD					
15	SINGLE SWING FRENCH DOOR	Exterior	1	A	SCWD	PTD	3'-4"			8'-0"	1 3/4"	01	WD	PTD					
TOTAL QTY. (CONTRACTOR TO VERIFY IN PLANS):			26																

DOOR SCHEDULE LEGEND

- 1. DOOR PANEL**
 - A. TYPE AS SCHEDULED - REFER TO DOOR PANEL TYPE ELEVATIONS
 - B. MATERIALS
 - WD = SOLID WOOD
 - SCWD = SOLID-CORE WOOD
 - ALUM = ALUMINUM-FRAMED
 - HM = HOLLOW METAL
 - C. FINISH
 - FF = FACTORY FINISH
 - PTD = PAINTED
 - TF = TRANSPARENT FINISH

- 2. LITE / LOUVER IN PANEL**
 - A. TYPE AS SCHEDULED
 - G1 = FLOAT GLASS (INTERIOR CONDITION ONLY) - USE RATED TYPE AS REQ.
 - IG1 = INSULATED GLASS TYPE 1 - USE RATED TYPE AS REQ.
 - LV = LOUVER, S.M.D. FOR FREE AREA REQ.
 - B. MATERIAL & FINISH AS SPECIFIED

- 3. DOOR FRAME**
 - A. TYPE AS SCHEDULED - REFER TO DOOR FRAME TYPE ELEVATIONS
 - B. MATERIALS
 - WD = WOOD
 - ALSF = ALUMINUM STOREFRONT, SEE STOREFRONT ELEVATIONS
 - HM = HOLLOW METAL
 - C. FINISH
 - FF = FACTORY FINISH
 - PTD = PAINTED
 - TF = TRANSPARENT FINISH

- 4. HARDWARE**
 - A. GROUP - REFER TO SPECIFICATIONS
 - B. PANIC - PANIC HARDWARE REQUIRED AT ALL DOORS SERVING 50 OR MORE OCCUPANTS - SEE LIFE SAFETY PLANS

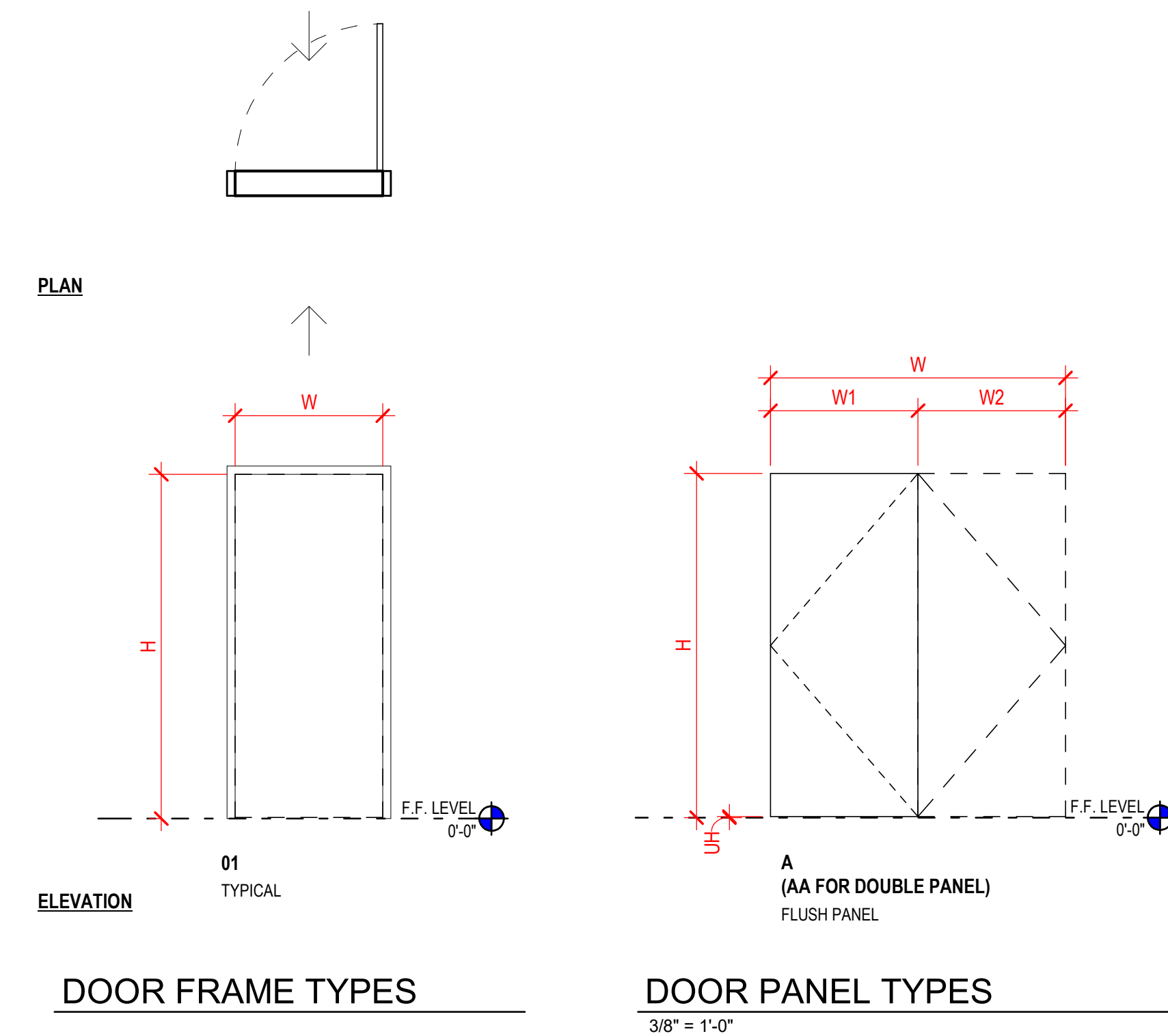
- 5. RATING**
 - A. FIRE - REQUIRED FIRE RATING
 - B. STC - REQUIRED ACOUSTIC SOUND TRANSMISSION CLASS RATING

DOOR GENERAL NOTES

- EXTERIOR DOORS AND DOORS LEADING INTO STAIRWELLS SHALL HAVE SELF-CLOSING DEVICES
- UNIT ENTRIES SHALL HAVE DEADBOLTS & DEADLATCHES SO CONSTRUCTED THAT BOTH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE LEVER
- ALL GLAZING WITHIN AND ADJACENT TO DOORS TO BE TEMPERED OR RAPPROVED SAFETY GLAZING
- VERIFY THAT ALL CORRIDOR FIRE DOORS ARE TESTED AND APPROVED AS SMOKE AND DRAFT ASSEMBLIES AS REQUIRED BY NFPA 105
- PROVIDE LOW LOUVER AT WASHER / DRYER CLOSET PER MECH. (100 SQ. IN. NET FREE AREA)
- PROVIDE LOUVER(S) AT WATER HEATER CLOSETS AS REQ. BY MFR AND AS NOTED IN DIMENSIONED FLOOR PLANS (A2.11 - A2.15)
- GARAGE ROLL-UP DOOR IS ANY OPEN GRILLE TO PROVIDE INTAKE AIR FOR GARAGE PER MECH
- ALL WOOD DOORS SHALL BE FINISHED ON ALL SIDES, EXCEPT WHERE CODE REQUIRED INFORMATION WOULD BE OBSCURED; FINISH SHALL BE PAINT, U.O.N.
- PER CBC 1010.1.3 THE MAXIMUM FORCE FOR PUSHING OR PULLING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING & FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO 15 POUND FORCE
- PROVIDE UNDERCUT AT BATHROOM DOORS AND OTHER DOORS AS REQ. IN MECHANICAL DRAWINGS.

DOOR ENERGY COMPLIANCE NOTES

- ALL DOORS TO BE NFRC-RATED (OR EQUIVALENT SEE T-24 REPORT)
- ALL WINDOWS AND GLAZED DOORS TO BE DUAL PANED METAL FRAMED (U-FACTOR = 0.64 / SHG = 0.30)
- SLIDING GLAZED DOORS (D202) TO BE THERMALLY BROKEN DUAL PANED METAL (U-FACTOR = 0.43 / SHG = 0.30)
- ALL WINDOWS TO INCLUDE LoE 172 GLAZING - SEE T-24 REPORT



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Revisions

NO.	DESCRIPTION



292 EUREKA

292 EUREKA STREET
SAN FRANCISCO, CA 94114

BLOCK 2699 / LOT 020

SFDDBI BPA: 202009013176

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE + FITOUT OF
BASEMENT FOR (N)
DWELLING UNIT

TOBIAS DUSCHL

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DOOR SCHEDULE

DATE 03/24/2021

SCALE 3/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. ###

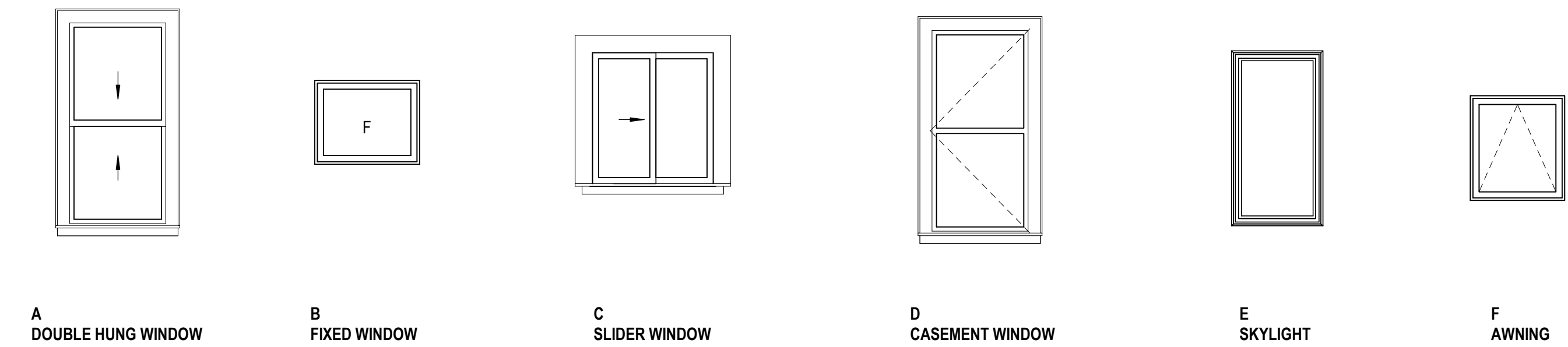
A10.21

WINDOW TYPE SCHEDULE							
TAG NO. (SEE PLANS)	Level	ELEVATION TYPE	ELEVATION DIMENSIONS				Comments
			UNIT DIMENSIONS				
			WIDTH (W)	HEIGHT (H)	SILL HEIGHT (SH)	HEAD HEIGHT (HH)	
W01	BASEMENT	B	3'-0"	6'-0"	2'-0"	8'-0"	
W02	BASEMENT	B	3'-0"	6'-0"	2'-0"	8'-0"	
W03	BASEMENT	D	2'-6"	4'-3"	3'-9"	8'-0"	
W05	BASEMENT	A	4'-6"	5'-3"	3'-8"	8'-11"	
W06	BASEMENT	A	4'-6"	5'-3"	3'-8"	8'-11"	EERO. NOTE: MIN. 15.4 SF OF WINDOW BELOW 7'-6" ABOVE FINISH FLOOR FOR DWELLING UNIT EXPOSURE COMPLIANCE (1/12 OF ROOM AREA).
W26	BASEMENT	A	2'-6"	3'-6"	4'-4 3/4"	7'-10 3/4"	
W07	FIRST FLOOR	A	2'-3"	6'-9"	2'-0"	8'-9"	
W08	FIRST FLOOR	A	2'-3"	6'-9"	2'-0"	8'-9"	
W09	FIRST FLOOR	A	2'-3"	6'-9"	2'-0"	8'-9"	
W10	FIRST FLOOR	A	2'-3"	6'-9"	2'-0"	8'-9"	
W11	FIRST FLOOR	A	2'-3"	6'-9"	2'-0"	8'-9"	
W12	FIRST FLOOR	A	4'-0"	6'-9"	2'-0"	8'-9"	
W13	FIRST FLOOR	A	5'-0"	5'-0"	3'-0"	8'-0"	(E) WINDOW TO REMAIN
W14	FIRST FLOOR	B	5'-0"	1'-3"	7'-7"	8'-10"	(E) WINDOW TO REMAIN
W15	FIRST FLOOR	A	3'-0"	5'-0"	3'-0"	8'-0"	EERO
W16	FIRST FLOOR	A	3'-0"	5'-0"	3'-0"	8'-0"	
W17	FIRST FLOOR	C	5'-0"	5'-0"	3'-0"	8'-0"	
W18	FIRST FLOOR	A	2'-0"	6'-9"	2'-0"	8'-9"	
W19	SECOND FLOOR	D	3'-0"	4'-0"	4'-0"	8'-0"	EERO
W21	SECOND FLOOR	E	2'-0"	4'-0"			
W22	SECOND FLOOR	E	2'-0"	4'-0"			
W23	SECOND FLOOR	F	3'-0"	3'-6"	6'-8"	10'-2"	

GENERAL NOTES:

- PER CBC 1015.8, INSTALL WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 AT ALL WINDOWS W/ SILL HEIGHTS LESS THAN 36" A.F.F. THE CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MIN. NET CLEAR OPENING AREA & DIMENSIONS OF THE WINDOW UNIT TO LESS THAN THAT REQUIRED BY SECTION 1030.2.
- ALL WINDOWS IDENTIFIED AS EMERGENCY ESCAPE AND RESCUE OPENINGS ("EERO") SHALL COMPLY WITH CBC 1030:
 - THE MINIMUM CLEAR AREA OF THE EEROS SHALL BE 5.0 SF AT GRADE FLOOR OPENINGS AND 5.7 SF AT ALL OTHER OPENINGS (1030.2).
 - THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING (1030.2.1).
 - THE EEROS SHALL BE LOCATED SO THAT THE BOTTOM OF THE CLEAR OPENING IS NO GREATER THAN 44" A.F.F. (1030.3).
 - OPERATIONAL CONSTRAINTS SHALL COMPLY WITH CBC 1030.4.
- ALL WINDOWS (INCLUDING THOSE EXISTING HISTORIC DOUBLE HUNG ON 20TH STREET AT THE LIVING LEVEL) WILL BE NEW JELDWEN DOUBLE INSULATED WOOD (ALUMINUM CLAD) WINDOWS.**

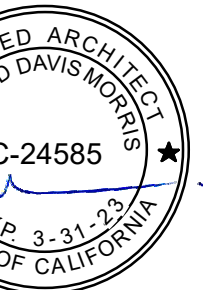
WINDOW TYPES



kerman
morris
architects llp
139 New Street
San Francisco, CA
94114
415.749.0302

Revisions

NO.	DESCRIPTION



292 EUREKA

292 EUREKA STREET
SAN FRANCISCO, CA 94114

BLOCK 2699 / LOT 020
SFDBI BPA: 202009013176

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE + FITOUT OF
BASEMENT FOR (N)
DWELLING UNIT

TOBIAS DUSCHL

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

WINDOW SCHEDULE

DATE 03/24/2021

SCALE 3/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. ###

A10.22



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
292 EUREKA ST		2699020
Case No.		Permit No.
2020-006045ENV		202009013176
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization to legalize tantamount to demolition per Planning Code Section 317. Proposal includes request for conversion of non-habitable space to permit construction of a second dwelling unit at the ground floor. Request for a Variance from rear yard requirements.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<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. Up to three new single-family residences or six 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.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____

Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . **FOR ENVIRONMENTAL PLANNING USE ONLY**

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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.

**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 checked="" type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input checked="" 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 Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input checked="" 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 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Stephanie Cisneros
		04/08/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

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.

MODIFIED PROJECT DESCRIPTION

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.	

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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



LAND USE INFORMATION

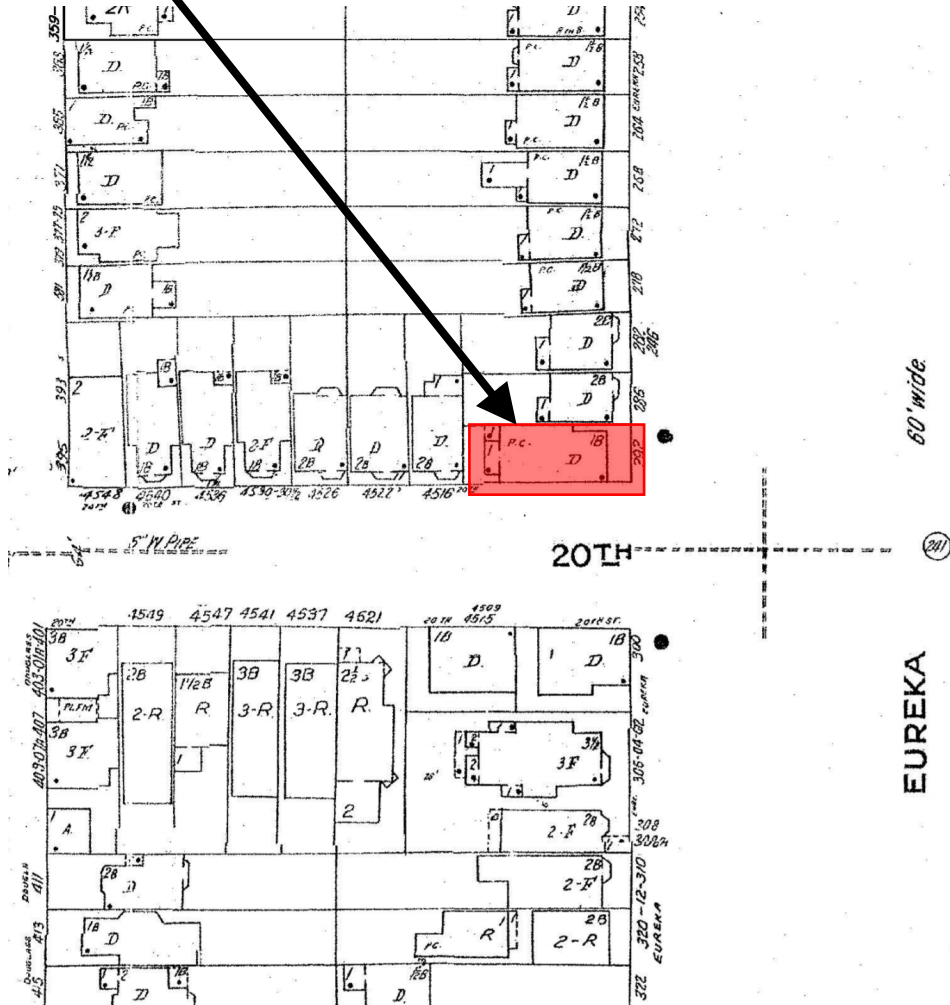
PROJECT ADDRESS: 292 EUREKA ST
RECORD NO.: 2020-006045CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	1	0	0
Residential GSF	1978	3064	1086 (basement)
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	395	528	133
Public Open Space	0	0	0
Other ()	0	0	0
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Total	1	1	2
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	1	0	1
Loading Spaces	0	0	0
Bicycle Spaces	0	1	1
Car Share Spaces	0	0	0
Other ()	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	1	1
Two Bedroom Units	1	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Sanborn Map*

SUBJECT PROPERTY

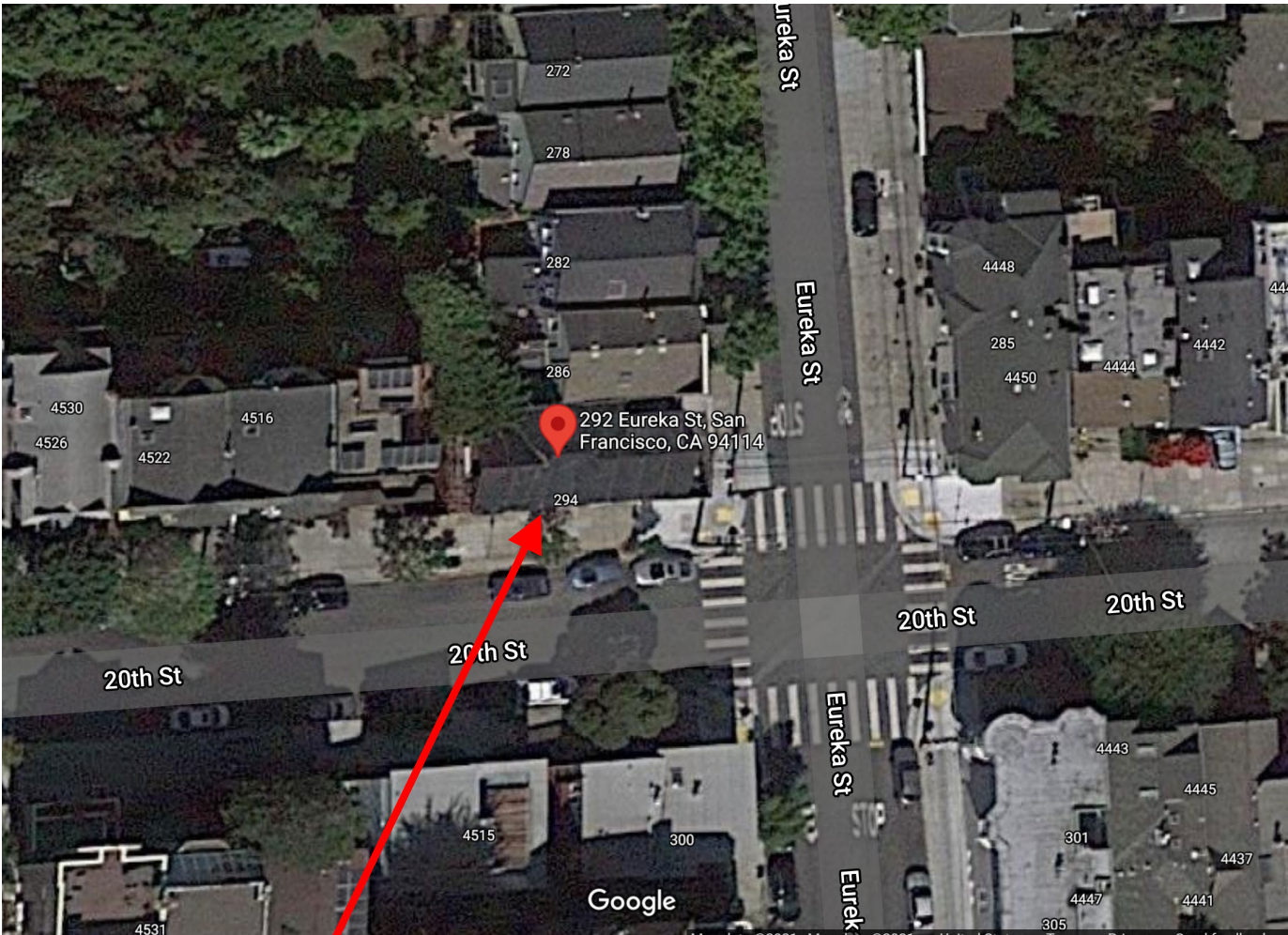


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2020-006045CUA
292 Eureka Street

Aerial Photo – View 1

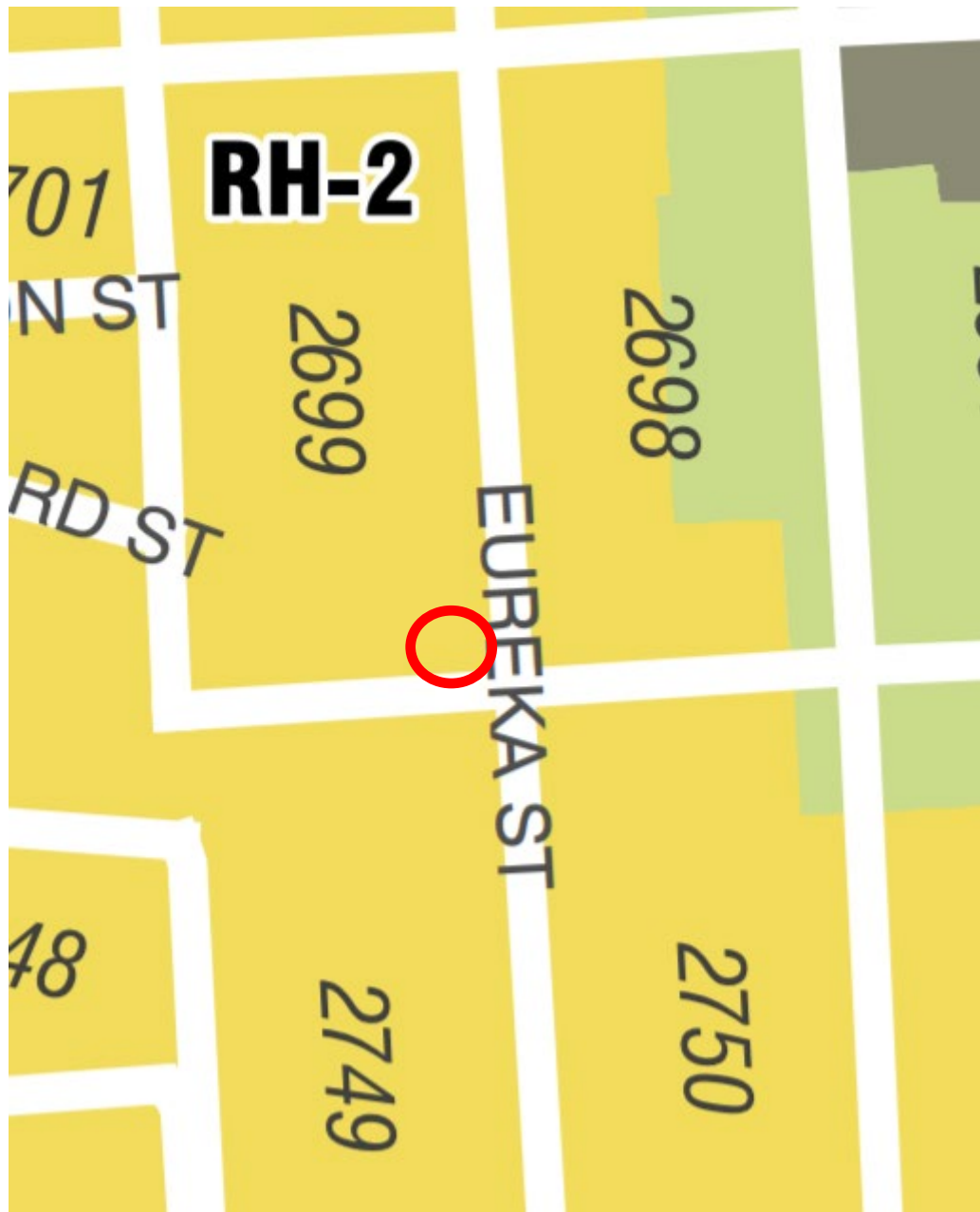


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-006045CUA
292 Eureka Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2020-006045CUA
292 Eureka Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2020-006045CUA
292 Eureka Street



April 20, 2021

Mr. Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 292 EUREKA STREET
Planning Record Number: 2020-00604CUA/VAR
DBI Building Permit #2020-0901-3176
April 29, 2021 Hearing for Conditional Use Authorization and Variances

Dear Mr. Koppel and Commissioners,

On April 29, 2021 the Planning Commission will consider a Conditional Use Authorization (CUA) for additions and alterations to an existing single family home at 292 Eureka Street to comply with Planning Enforcement Case No. 2019-021966ENF to legalize a tantamount to demolition and rebuild pursuant to Planning Code Sections 303 and 317. Variances to sections 132 (front setback), 134 (rear yard) and 135 (open space) will also be sought.

We respectfully request that the Planning Commission approve the CUA and uphold the requested Variances which will allow this project to complete construction activities, consistent with the original massing and intent, while **now incorporating an additional second dwelling unit** to maximize density on this RH-2/40x zoned Eureka Valley lot.

Project Description/Background:

The Project consists of completing and legalizing additions and alterations at the site begun under Building Permits #2018.0703.3681, #2018.0802.6234, #2019.0408.7412, and #2018.0822.7977. Drawings for these permits were sourced by the former contractor, who filed and pulled the permits, and proceeded to exceed their scope in construction. The permits were then revoked by DBI with issuance of the Enforcement Case 2019-021966ENF. Upon receiving the notice of violation, the builder breached contract, abandoned the project and has been unreachable by the Owners since.

In December 2020, Kerman Morris Architects was hired by the Owner, Mr. Tobi Duschl, to compile drawings, perform demolition calculations and set out all variances required to address the non-conformities noted in the enforcement case, and document all variances required to legalize work on site for completion.



- Our finding is that the variances required are minor (legalizing existing non-conformities in depth, or providing minor relief to open space, for example) and that the finding of “tantamount to demolition” could have been avoided with a more knowledgeable builder.
- The final massing, height and footprint of the existing Victorian era single family home and its projecting single car garage will remain essentially unchanged from its appearance prior to the 2018/2019 construction and the last legal permit dating from 1997.
- Nonetheless, the builder (prior to our engagement) constructed foundations and built walls beyond his permits; and most notably removed large sections exterior bearing walls at the basement level, exceeding the limits of section 317.

This history is indeed regrettable, as it has caused the owners undue delay in getting renovations completed so they can move their family back into the home they vacated years past to effect these renovations. A more conscientious builder -- and one more knowledgeable of San Francisco Planning and DBI requirements -- could have worked within the bounds of his permits and effected the upgrades to existing walls by sistering in new studs and joists, and avoided unlawful demolition.

Project Approvals:

The Project requires **Conditional Use Authorization** to legalize prior demolition exceeding the limits of section 317. In addition, the owners propose and the drawings formalize the **construction of a new dwelling unit** at the newly constructed basement level, maximizing density with a new flat on site.

Front Setback Variance (Section 132) is necessary to legalize the rebuilding of the former garage (which projected forward of the average minimum required front setback of 4'-3"); and which was demolished by the former contractor and rebuilt in the same location and to the same extents as the original garage.

Rear Yard Variance (Section 134) is needed to legalize expansions effected into the required rear yard at the basement/subgrade level, first floor and second floor/attic levels under a modified roof which exceeded the extents of the permitted plans but did not fundamentally alter the footprint or overall massing of the original home.



Finally,

Open Space Variance (Section 135) is needed to legalize open space for the proposed new/basement level dwelling unit to allow a six inch (6") reduction in the required minimal horizontal dimension from 10'-0" to 9'-6." The proposed open space in the rear yard will far exceed minimal area requirements of 125 square feet for private open space on grade.

Our Request:

We look forward to presenting this project to you at the Conditional Use Hearing and hope to earn your support for these approvals which will set the project back on legal footing and with a clear path to completion, all while preserving the basic form and look of the original Victorian era home and bringing one more dwelling unit to Eureka Valley.

Respectfully yours,

A handwritten signature in blue ink that reads "Edward 'Toby' Morris". The signature is fluid and cursive.

04/20/2021

Edward D. Morris, Architect ("Toby")
(Calif. Architectural License # C 24585)

Date

The Ly-Duschl Family
292 Eureka Street



Dear San Francisco Planning Commission,

We hope you've been staying safe and well!

My name is Maly and my husband's name is Tobi. We have three children, Holden (5), Cayden (7), and Alita (16).

We wanted to introduce ourselves and our home remodel project. Our family of five have been residents of 292 Eureka Street since 2015, when this charming Victorian miraculously became our first home in our dream neighborhood.

Being an asylum refugee from Cambodia who escaped through multiple continents, I never dreamed that I would be able to own a home, put my roots down in one place, and raise a family.

When we bought our 120+-year-old Queen Anne home, we knew we had a lot of work ahead of us to

replace the brick foundation, and to undo years of neglect. We also knew we had to remodel to be able to accommodate our family of five. With only 2 bedrooms, my husband and I shared a room with our two little boys, so our daughter could have her own room.

As this was our first home and remodel project, we were inexperienced and were given poor guidance by our former contractor, which resulted in incorrectly pulled permits, severe delays, and devastating financial and emotional costs to our family.

We've had to uproot our three children multiple times in the last 3 years, residing in temporary housing and with my ailing Grandmother. This remodel has taken a huge toll on our family's stability.

This is the home that we want to raise our children in. Given the high cost of raising a family in San Francisco and realizing we can share our home with others, we decided to create a second unit in our house. In the past year, we have worked diligently with the SF Planning Department and the Department of Building Inspection to bring our home back to compliance.

With your help, our family will be able to return home after 3 years of instability. We'd be grateful for your support to return home as soon as possible.

Most Sincerely,

Maly Ly



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Rent Board Documentation

(Date)

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work:
Assessor's Block/Lot:
BPA # / Case #:

Project Type:

- Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
 Other _____

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,

Planner

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request for Planning Department Records Search

Re: _____

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based upon the street addresses provided.

No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and may not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:

Dated:

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

Rent Board Response to Request for Planning Department Records Search

Re: 292 Eureka

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

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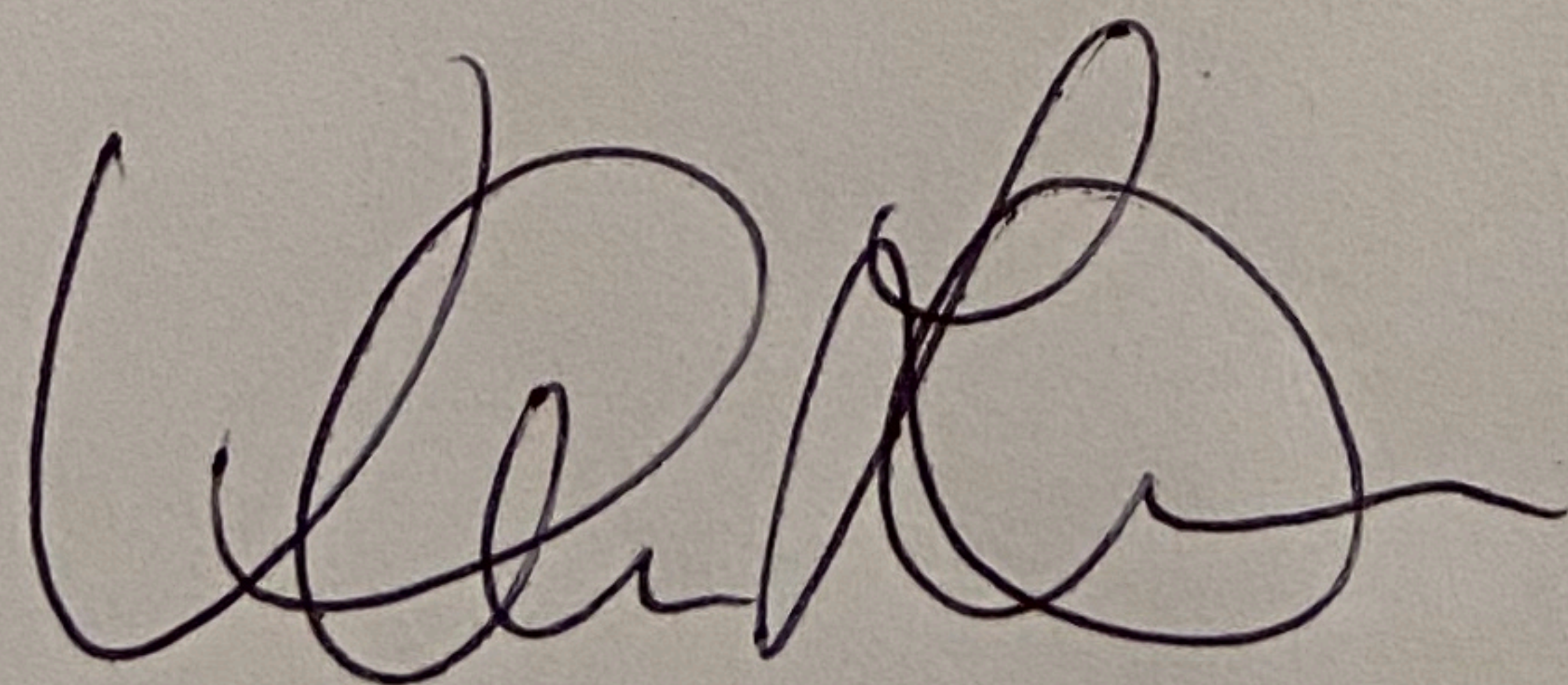
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Signed:



Dated: 11-25-20

Van Lam

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

