



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Analysis

### Dwelling Unit Conversion

HEARING DATE OCTOBER 6, 2011

*Date:* September 29, 2011  
*Case No.:* **2011.0254D**  
*Project Address:* **4205 24<sup>th</sup> Street**  
*Permit Application:* **2011.03.17.2284**  
*Zoning:* 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 6505/001  
*Project Sponsor:* Lisa Wong  
1213 Folsom Street  
San Francisco, CA 94103  
*Staff Contact:* Michael Smith – (415) 558.6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Do not take discretionary review and approve**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to convert the vacant ground floor dwelling into commercial space and merge the space with the adjacent commercial space that was formerly occupied by a laundromat. The new commercial space would be approximately 1,000 square-feet and occupied by a new indoor children's play facility d.b.a. "The Little Lounge". Pursuant to Section 317 of the Code, the project is subject to mandatory staff initiated discretionary review for the conversion of a legal dwelling unit to commercial space.

### SITE DESCRIPTION AND PRESENT USE

4205 24<sup>th</sup> Street is located on the southwest corner at Diamond Street at the western boundary of the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District. The property is improved with a three-story, mixed-use building that contains six dwellings and two commercial spaces. The primary commercial space is accessed from the corner entry and was formerly occupied by a Laundromat but is currently vacant. A second commercial space and two off-street parking spaces are located at the property's 24<sup>th</sup> Street frontage. There are five smaller dwellings ranging in size from 423 square-feet to 525 square-feet and a 900 square-foot, 2 bedroom, penthouse unit. The subject dwelling is located at the ground floor southeast corner of the building. The unit is approximately 500 square-feet and comprised of two rooms. The second room is likely used as a bedroom though it does not have a closet or meet DBI light and ventilation requirements.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The property is located at the western boundary of the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District. The property abuts residential uses within a RH-2 District to the west. To the south are three small-scale mixed-use buildings with ground floor commercial space including a day care type facility and a hair salon. Across the street to the east are a group of infill apartment buildings. And across the street to the north and northeast are mixed-use buildings with ground floor commercial spaces including a café.

**HEARING NOTIFICATION**

| TYPE          | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days         | September 26, 2011   | September 26, 2011 | 20 days       |
| Mailed Notice | 10 days         | September 26, 2011   | September 23, 2011 | 23 days       |

**PUBLIC COMMENT**

|  | SUPPORT | OPPOSED | NO POSITION |
|--|---------|---------|-------------|
| Adjacent neighbor(s)                                       | 1       |         |             |
| Other neighbors on the block or directly across the street |         |         | X           |
| Neighborhood groups  |         |         | X           |

The Department has not received any comments from the neighborhood regarding this project.

**PROJECT ANALYSIS**

**DWELLING UNIT MERGER CRITERIA**

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit conversions, per Planning Code Section 317:

1. Whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

***Project Does Not Meet Criteria***

*The existing unit is currently vacant but was previously tenant occupied. The unit has been vacant prior to the current owner purchasing the property in 2010.*

2. Whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

***Project Meets Criteria***

*The proposed children's indoor play area is a compatible use for the neighborhood. It is designed to provide an indoor play alternative for families within a neighborhood that has many families.*

3. Whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;

***Project Meets Criteria***

*In general, the commercial district is defined by mixed-use buildings with ground floor retail. The more immediate neighborhood is within a commercial zoning district and a residential zoning district. The adjacent properties within the commercial zoning district have ground floor commercial uses with storefronts similar to the project. The adjacent building to the south also has a ground floor garage that interrupts the commercial frontage. Beyond the three adjacent properties to the south are low-density residential properties. Across the street to the east are also low density residential properties. And across the street to the north and northeast are mixed-use buildings with ground floor commercial spaces including a café. Within this context the project is consistent with the prevailing character of the neighborhood and the district. Furthermore, the added commercial frontage helps to strengthen the overall district because the property is located on a corner within a commercial district.*

*The removal of the dwelling unit will bring the property into closer conformance with the Code. The property is a nonconforming use because it contains six dwellings where the Code would only permit four dwellings.*

4. Whether conversion of the unit(s) will be detrimental to the City's housing stock;

***Project Does Not Meets Criteria***

*The project would result in the loss of one legal dwelling unit from the City's housing stock.*

5. Whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

***Project Partially Meets Criteria***

*The dwelling in question is approximately 500 square-feet and comprised of two rooms. The second room is likely used as a bedroom though it does not have a closet or meet DBI light and ventilation requirements. This deficiency does not affect the dwellings habitability because it could be categorized as a studio instead of a one-bedroom.*

**GENERAL PLAN COMPLIANCE:**

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

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

*The project would eliminate a vacant ground floor dwelling in a district that is defined by ground floor commercial uses. The proposed family oriented use is appropriate within a neighborhood that contains many families.*

**OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

*The proposal would provide employment opportunities for three semi-skilled workers.*

**SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

*The project would retain and strengthen an existing neighborhood-serving commercial space. The proposed use would be owned and operated by a neighborhood resident.*

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

*The project would result in the loss of an existing rent-controlled dwelling but the property contains three other dwellings of similar size that help preserve the cultural and economic diversity of the neighborhood.*

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

*The project would result in the loss of an existing rent-controlled dwelling.*

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

*There is a bus stop adjacent to the property's 24<sup>th</sup> Street frontage which provides a transit option for patrons and employees alike. The potential increase in transit usage is not expected to overburden transit service or neighborhood parking. The use does not have quick turnover so patrons aren't expected to impede transit service by temporarily parking in the bus stop.*

5. 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 will add to the City's service sector employment opportunities.*

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The project will be constructed according to Building Code seismic requirements.*

7. Landmarks and historic buildings be preserved.

*The existing building was determined not to be historic through previous historic evaluation.*

8. Parks and open space and their access to sunlight and vistas be protected from development.

*There are no parks or open spaces that would be affected by the project.*

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301.

## BASIS FOR RECOMMENDATION

- The Code encourages ground floor commercial uses within the District and the property is located adjacent to ground floor commercial uses to the south.
- The project would be owned and operated by a neighborhood resident.
- The project would provide an innovative neighborhood serving use that is not currently available within the district.
- The project would provide semi-skilled service sector employment opportunities for five individuals.
- The project would bring the property into closer conformance with the Code.
- The project would eliminate a vacant dwelling that is not particularly desirable due to its lack of light and ventilation and its ground floor location amongst commercial uses.

|   |
|---|
| <b>RECOMMENDATION:</b> Do not take discretionary review and approve |
|---|

**Attachments:**

Parcel Map  
Sanborn Map  
Zoning Map  
Photographs  
Section 312 Notice  
Reduced Plans

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|   |
|---|
| <b>RECOMMENDATION:</b> Do not take discretionary review and approve |
|---|

**Attachments:**

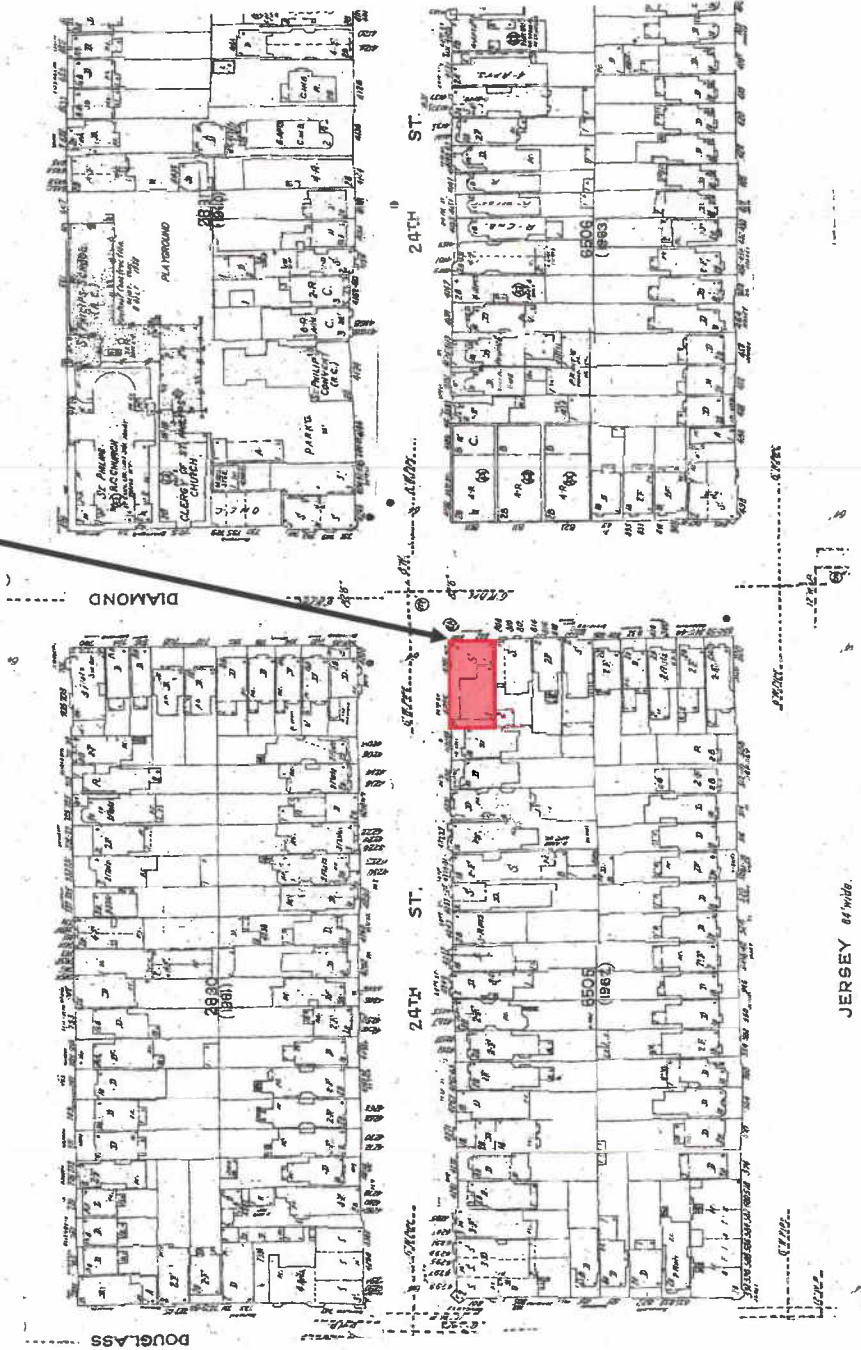
Parcel Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Photographs  
Sponsor's Submittal  
Section 312 Notice  
Reduced Plans





# Sanborn Map\*

**SUBJECT PROPERTY**

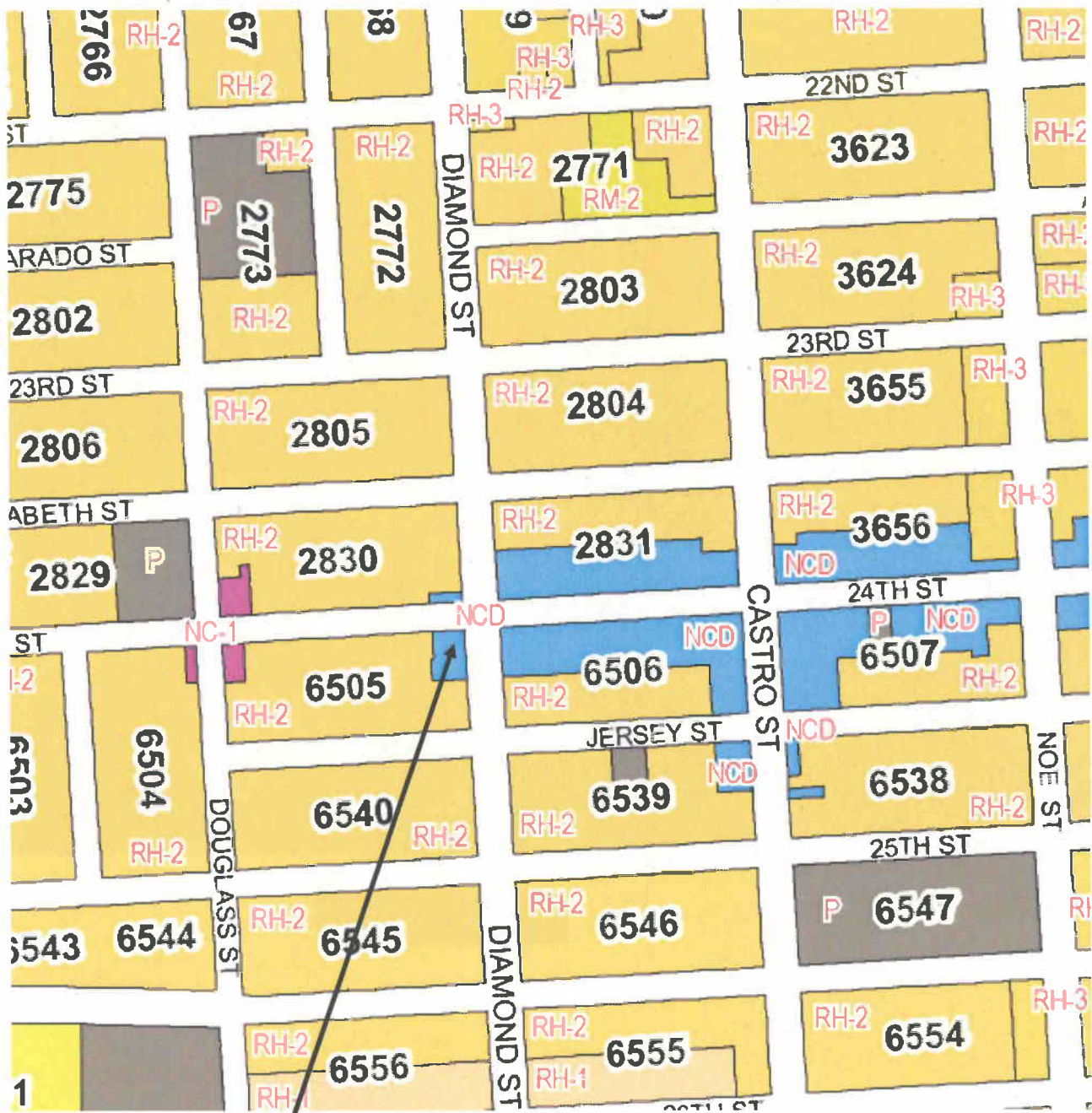


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
 Case Number 2011.0254D  
 4205 24<sup>th</sup> Street

# Zoning Map



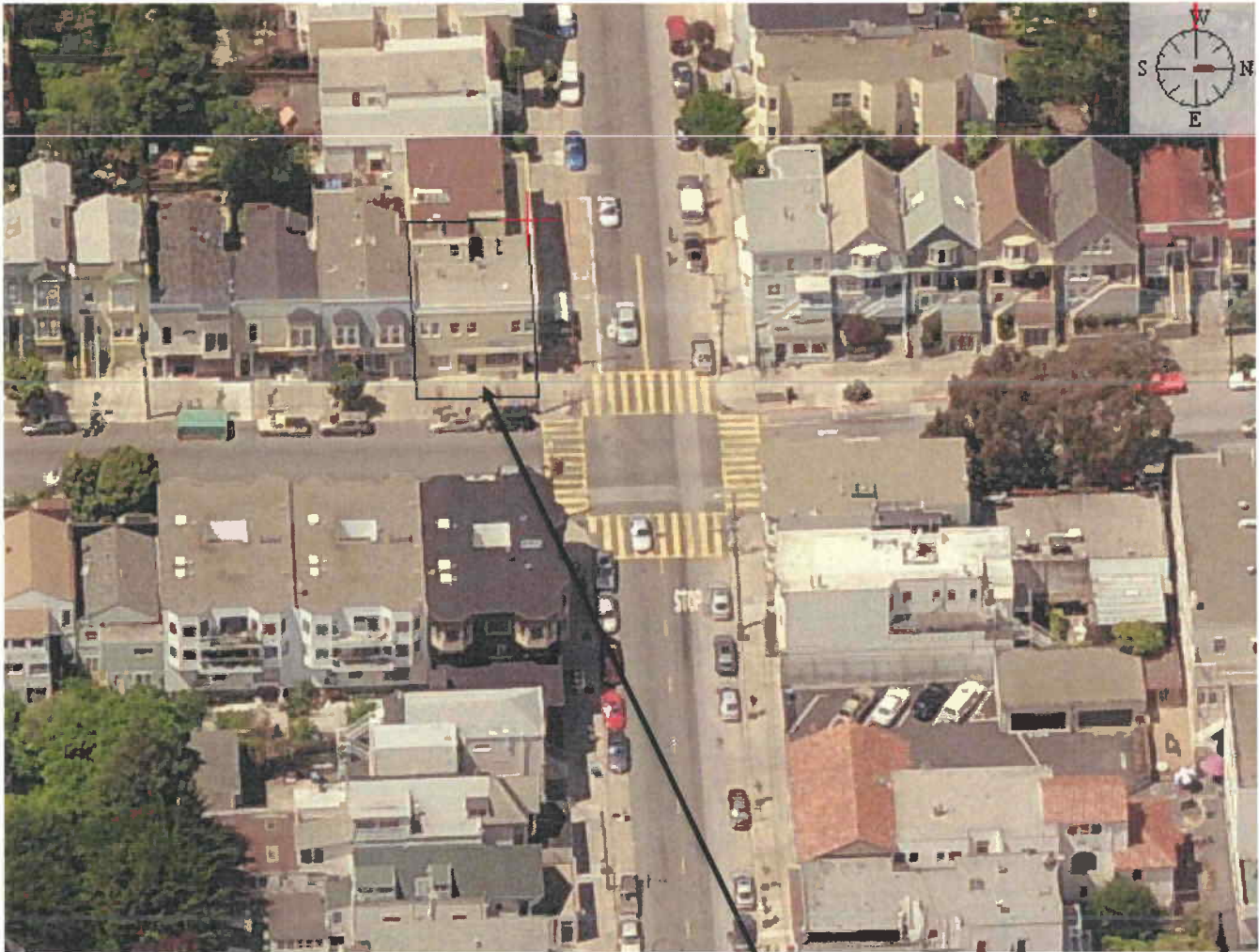
**SUBJECT PROPERTY**



Discretionary Review Hearing  
 Case Number 2011.0254D  
 4205 24<sup>th</sup> Street



# Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2011.0254D  
4205 24<sup>th</sup> Street

# Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2011.0254D  
4205 24<sup>th</sup> Street







↑ 24th St frontage of subject property.

↓ Looking south down Diamond St.



↑ Properties to the south of the subject property.

↓ Looking east down 24th St. Subject at right







## **WHO WE SERVE**

*The Little Lounge* is an indoor play space designed for children and toddlers aged 6 and under. Our facility is on 24<sup>th</sup> and Diamond Streets. Our guests include children from nearby Noe Valley, Bernal Heights, The Mission, Glen Park, Castro and other San Francisco neighborhoods. Locally owned/operated, not a franchise, Little Lounge provides a family-friendly play environment that is convenient, secure, safe, and clean.

## **PLAY ACTIVITIES**

Our mission is to give the gift of play to young children: indoor play structure, pretend play with dress up costumes, kitchen, doll houses, train tables, ride-on cars, blocks, soft play area for smaller children (infants and babies), and more. We do birthday parties. For parents, complimentary coffee and tea station; free Wi-Fi wireless internet access.

## **ADMISSION**

Each child must be accompanied and supervised by an adult. We are not a daycare center and do not allow unaccompanied children in our facility. We are open seven days a week. Admission is \$18 per child; additional siblings who enter at the same time are \$12. Babies under one year of age are free when accompanied by a paid sibling; there must be at least one paid child per family. Parents/caregivers are free and must accompany and supervise their children. Admission fees are good for the whole day. A \$3 discount per child is available if you arrive 90 minutes before closing – perfect for working parents! We offer gift certificates in any denominations. Multi-visit Cards 10-visit prepaid card at a discount rate of \$150. There is no expiration date on the prepaid cards. The sibling rate drops to \$11 per child for holders of prepaid cards.

Similar children's play space in the bay area:

Peekadoodle Kidsclub - Fisherman's Warf, San Francisco

Recess Urban Recreation - Potrero Hill, San Francisco

Habitot - Berkeley

Studio Grow - Berkeley





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On March 17, 2011, the Applicant named below filed Building Permit Application No. 2011.03.17.2284 (Alteration) with the City and County of San Francisco.

| CONTACT INFORMATION |                         | PROJECT SITE INFORMATION   |                                 |
|---------------------|-------------------------|----------------------------|---------------------------------|
| Applicant:          | Lisa Wong               | Project Address:           | 4205 24 <sup>th</sup> Street    |
| Address:            | 1213 Folsom Street      | Cross Streets:             | SW corner at Diamond Street     |
| City, State:        | San Francisco, CA 94103 | Assessor's Block /Lot No.: | 6505/001                        |
| Telephone:          | (415) 621.1280          | Zoning Districts:          | 24 <sup>th</sup> /Noe NCD /40-X |

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

| PROJECT SCOPE                                     |        |  |  |
|---|--------|--|--|
| <input type="checkbox"/> DEMOLITION               | and/or | <input type="checkbox"/> NEW CONSTRUCTION                      | or <input checked="" type="checkbox"/> ALTERATION        |
| <input type="checkbox"/> VERTICAL EXTENSION       |        | <input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS | <input checked="" type="checkbox"/> FACADE ALTERATION(S) |
| <input type="checkbox"/> HORIZ. EXTENSION (FRONT) |        | <input type="checkbox"/> HORIZ. EXTENSION (SIDE)               | <input type="checkbox"/> HORIZ. EXTENSION (REAR)         |

| PROJECT FEATURES                               | EXISTING CONDITION     | PROPOSED CONDITION |
|--|------------------------|--------------------|
| COMMERCIAL USE TYPE.....                       | Laundromat.....        | Personal Service   |
| BUSINESS NAME.....                             | Diamond Suds.....      | The Little Lounge  |
| COMMERCIAL SQUARE-FOOTAGE .....                | 400 square feet .....  | 1,052 square feet  |
| FRONT SETBACK .....                            | 0 feet .....           | No Change          |
| BUILDING DEPTH .....                           | 75 feet .....          | No Change          |
| REAR YARD.....                                 | 0 feet .....           | No Change          |
| HEIGHT OF BUILDING (measured from grade) ..... | 31 feet, 6 inches..... | No Change          |
| NUMBER OF STORIES .....                        | 3 .....                | No Change          |
| NUMBER OF DWELLING UNITS .....                 | 6 .....                | 5                  |
| NUMBER OF OFF-STREET PARKING SPACES .....      | 2 .....                | No Change          |

### PROJECT DESCRIPTION

The proposal is to remove the vacant ground floor dwelling, convert the space into commercial use, and the merge the space with the existing commercial space that was formerly occupied by a laundromat. The proposed personal service use is an indoor play area that caters to children, d.b.a. "The Little Lounge". Pursuant to Section 317 of the Code, the project is subject to mandatory staff initiated discretionary review for the elimination of a legal dwelling unit. If the Department determines that a discretionary review hearing is necessary it will be noticed to the public at a later date.

PLANNER'S NAME: Michael Smith  
 PHONE NUMBER: (415) 558-6322  
 EMAIL: michael.e.smith@sfgov.org

DATE OF THIS NOTICE:  
 EXPIRATION DATE:

6/1/11  
 7/1/11

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

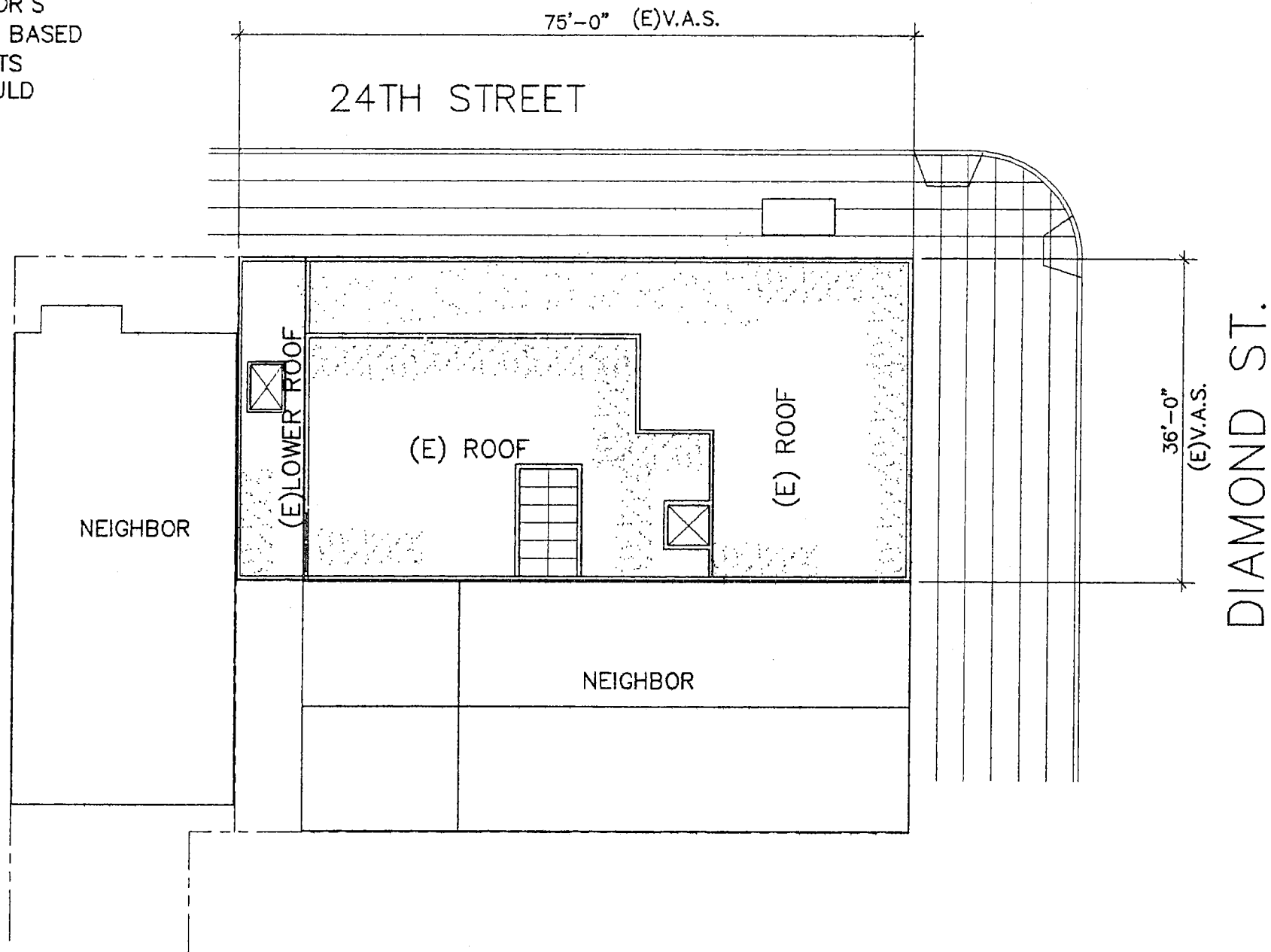
If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

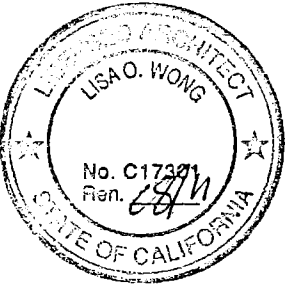
## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including their current fees, **contact the Board of Appeals at (415) 575-6880**.

NOTE: DIMENSIONS OF NEIGHBORS' BUILDINGS ARE NOT EXACT. NEIGHBOR'S IMAGES ARE DIAGRAMATIC ONLY AND BASED ON ARCHITECT'S QUICK MEASUREMENTS AND PHOTOS. ALL DIMENSIONS SHOULD BE VERIFIED AT SITE.



**LISA WONG ARCHITECT**  
 1213 FOLSOM STREET  
 SAN FRANCISCO, CA 94103  
 415.621.1280 FAX 415.255.6031



24th & DIAMOND REMODEL  
 4205 24TH STREET  
 SAN FRANCISCO, CA 94114  
 BLOCK 6505 LOT 001

PROGRESS 01/10/11  
 FOR HEARING 10/06/11

**P1.a**



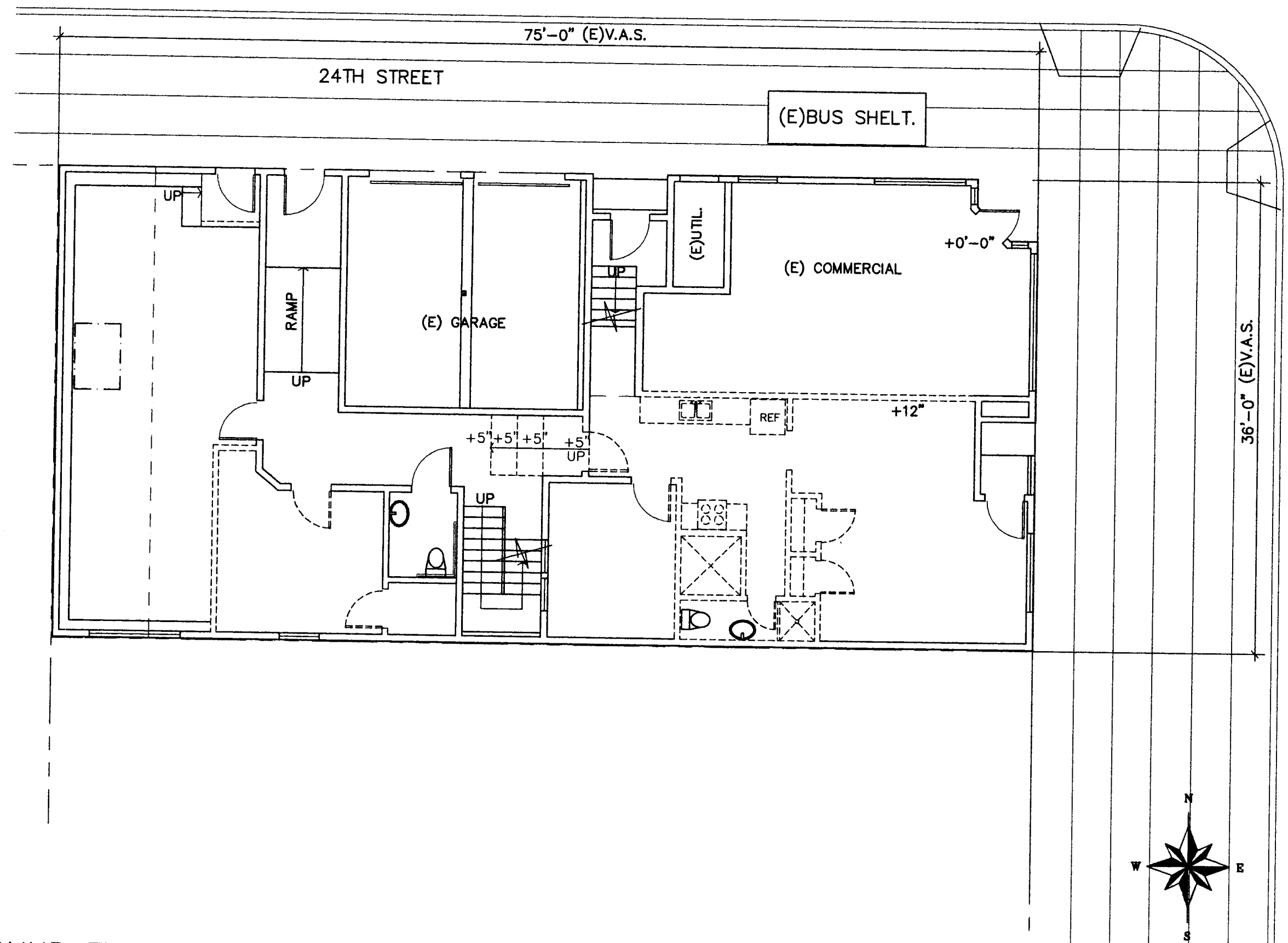
1/16" = 1'-0"

1 EXISTING PLOT PLAN - ROOF PLAN

DEVELOPER SET

**LISA WONG  
ARCHITECT**

1213 FOLSOM STREET  
SAN FRANCISCO, CA 94103  
+1.415.221.1280 FAX 415.258.6031



DIAMOND ST.  
24th & DIAMOND REMODEL  
4205 24TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6505 LOT 001

PROGRESS 01/10/11  
HEARING 10/06/11

EC1/D1

1

GROUND FLOOR DEMOLITION PLAN

1/8" = 1'-0"



NOTE: DIMENSIONS OF NEIGHBORS' BUILDINGS ARE NOT EXACT. NEIGHBOR'S IMAGES ARE DIAGRAMATIC ONLY AND BASED ON ARCHITECT'S QUICK MEASUREMENTS AND PHOTOS. ALL DIMENSIONS SHOULD BE VERIFIED AT SITE.

**LISA WONG ARCHITECT**

1213 FOLSOM STREET  
SAN FRANCISCO, CA 94103  
415.621.1280 FAX 415.253.6031

35'-3" (E)V.A.S.  
+24'-0" (E)V.A.S.  
+14'-6" (E)V.A.S.  
+0'-0" (E)V.A.S.

NEIGHBOR  
29'-4 3/8" (E)V.A.S.

24TH ST. (7.85% SLOPE)

2 EXISTING  
NORTH ELEV.  
1/8"=1'-0"

24th & DIAMOND REMODEL  
4205 24TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6505 LOT 001

35'-3" (E)V.A.S.

NEIGHBOR  
+24'-0"  
+14'-6"  
+0'-0" (E)V.A.S.

1 EXISTING  
EAST ELEV. 1/8"=1'-0"

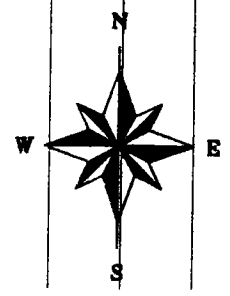
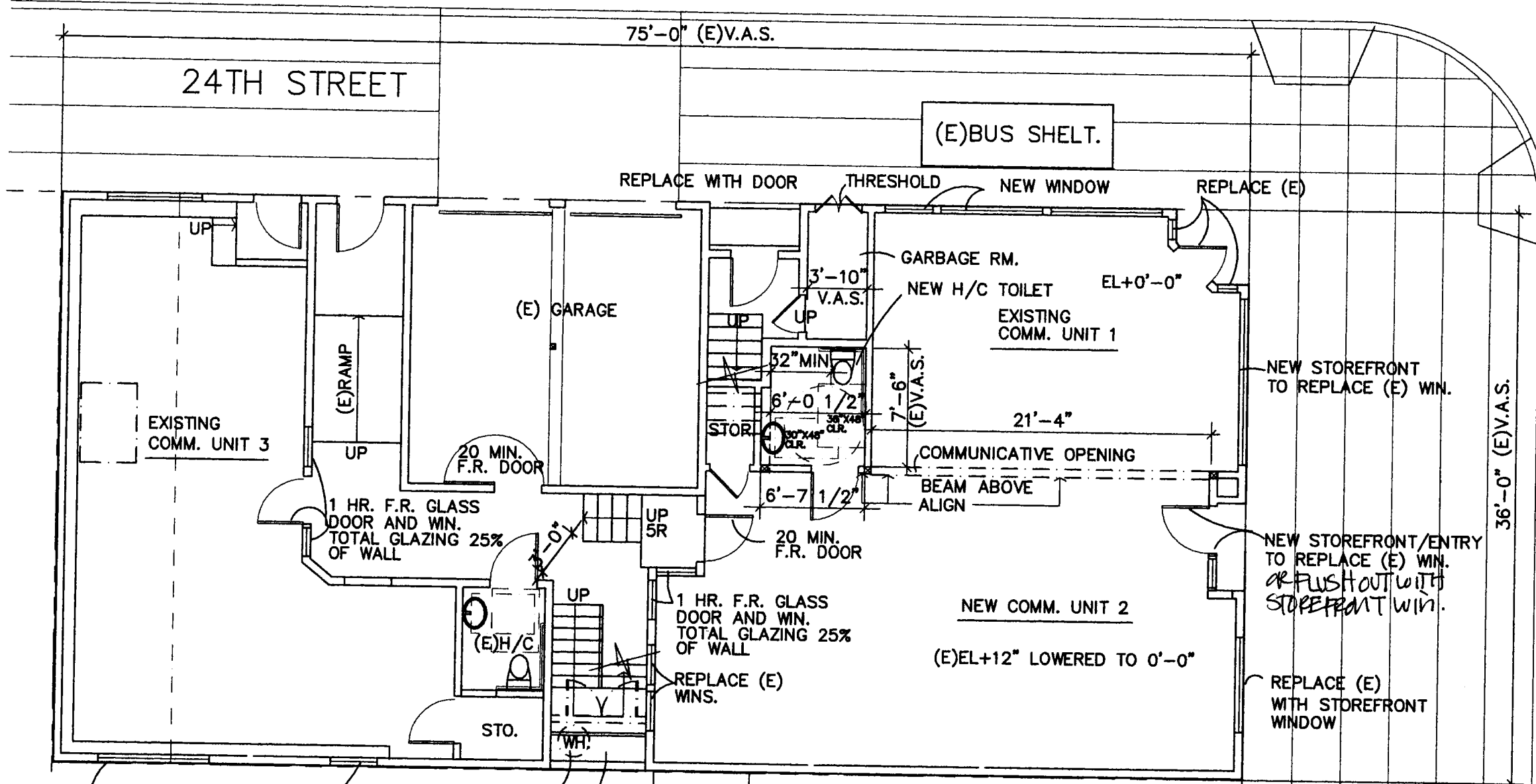
DIAMOND ST. (3.15% SLOPE)

SEC.317&312 03/17/11  
HEARING 10/08/11

EC2

**LISA WONG  
ARCHITECT**

1213 FOLSOM STREET  
SAN FRANCISCO, CA 94103  
+1.5621.1280 FAX+1.562.6031



PROGRESS 01/10/11  
 PROGRESS 02/17/11  
 PROGRESS 03/08/11  
 SEC.317&312 03/17/11  
 HEARING 10/06/11

1

PROPOSED GROUND FLOOR PLAN ~2,542 SF

1/8" = 1'-0"

A.1



NOTE:  
LIGHT SWITCH  
ON DIMMER AT  
BEDROOMS TYP.

NO CHANGE  
TO WINDOWS  
REQUIRED LIGHT  
AND VENTILATION  
PROVIDED

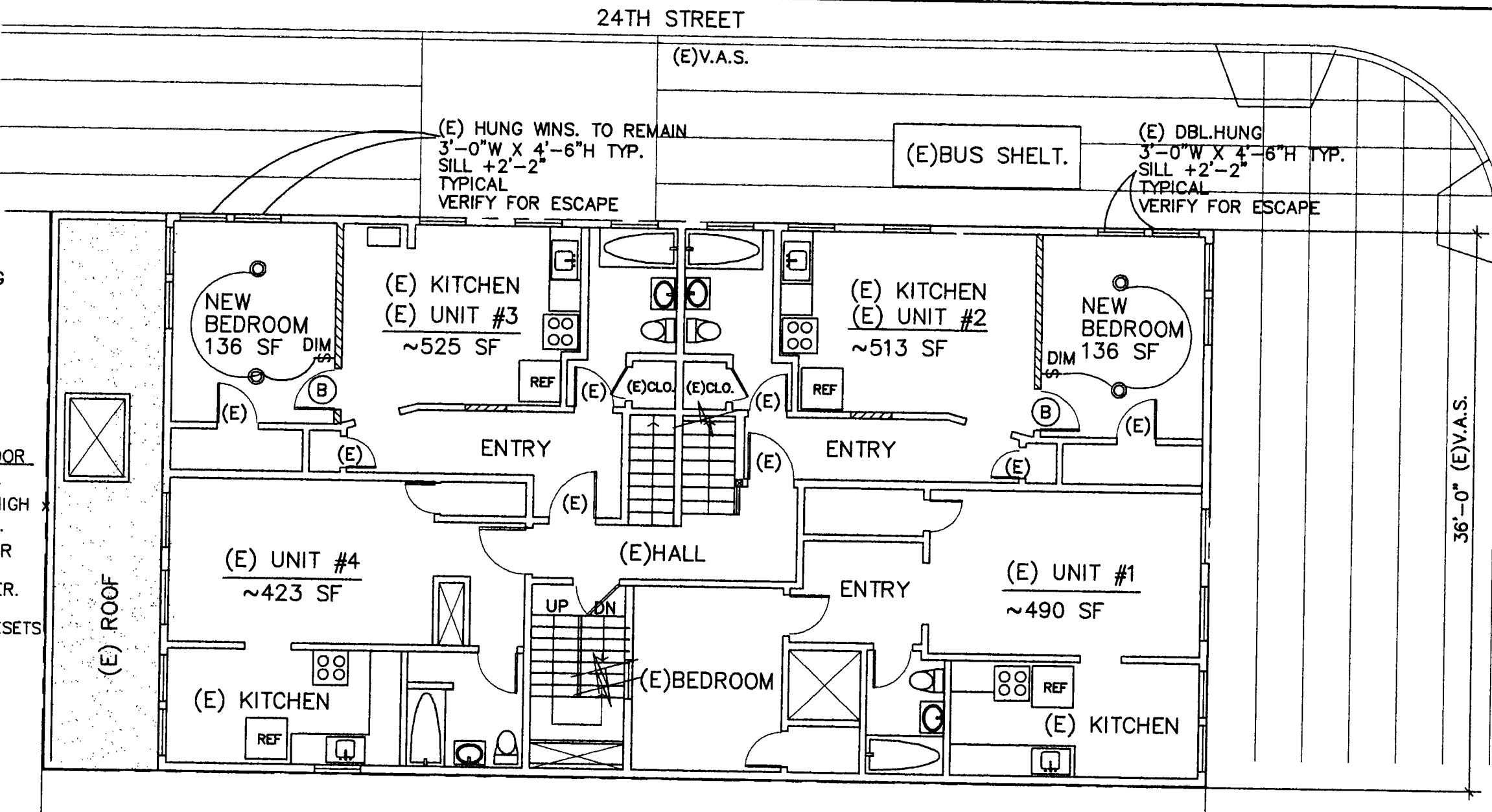
NEW PARTITIONS  
ARE NON-BEARING

(B)  
2'-6"W @  
BATHS  
& CLOS.  
OKAY

SINGLE INTERIOR DOOR  
WITH WOOD PANELS

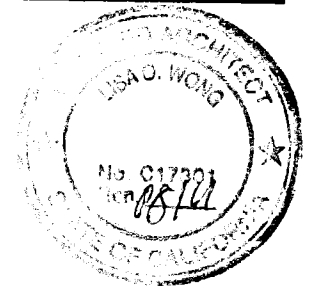
2'-8"WIDE x 6'-8"HIGH  
1-3/4"THICK. U.O.N.

PANELED PER OWNER  
HOLLOW CORE  
PAINT GRADE VENEER.  
INSTALL PROPER  
HARDWARE AND LOCKSETS  
PER OWNER'S SPEC.



**LISA WONG  
ARCHITECT**

1213 FOLSOM STREET  
SAN FRANCISCO, CA 94103  
415.821.1280 FAX 415.255.603



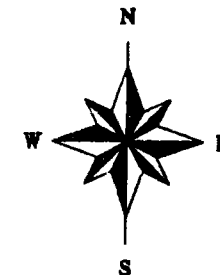
DIAMOND ST.

24th & DIAMOND REMODEL  
4205 24TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6505 LOT 001

**PARTITION LEGEND**

| DESIGNATION | DESCRIPTION   | DETAIL |
|-------------|---|--------|
| =====       | EXISTING PARTITIONS TO REMAIN                       |        |
| //////      | NEW 2X4 @ 16" O.C. INTERIOR WALLS                   | (6) A. |
| -----       | EXISTING WALL TO BE REMOVED. PATCH AND AS REQUIRED. |        |

| DESIGNATION | DESCRIPTION   | DETAIL |
|-------------|---|--------|
| =====       | 2X6'S @ 16" O.C. EXTERIOR STUDS PROVIDE THERMAL INSULATION. 5/8" TYPE 'X' G.B. AT INTERIOR, FIRE RATED GYP. SHEATHING AT EXTERIOR AT PROP.LN. | (4) A. |
| (A)         | NEW DOOR- SEE DOOR SCHEDULE   | (A)    |
| (E)         | EXISTING DOOR TO REMAIN   |        |
| (1) R       | NEW WINDOW DBL. GL. SEE SCHED. R = WINDOW TO BE REPLACED  | (1) A. |



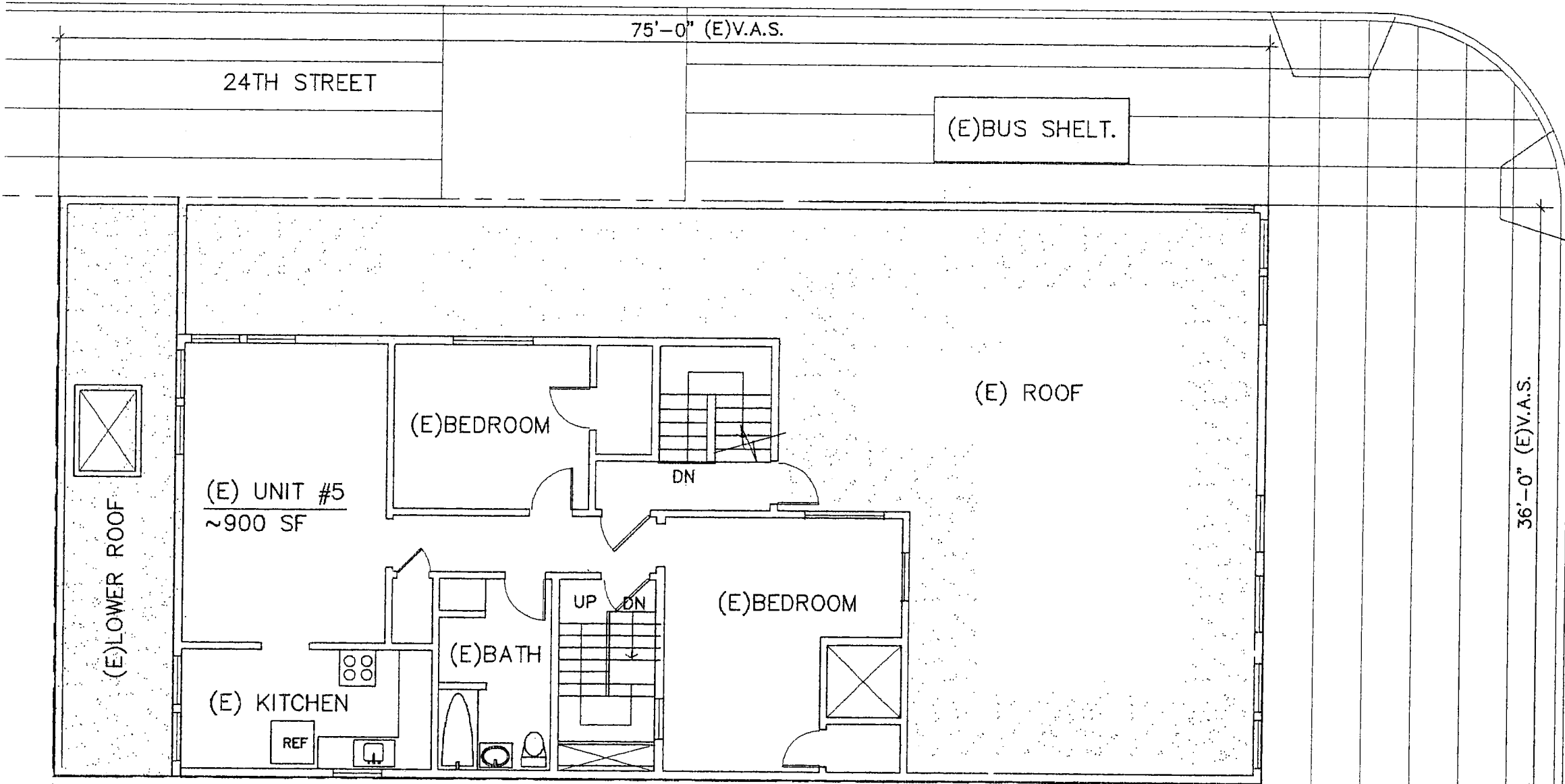
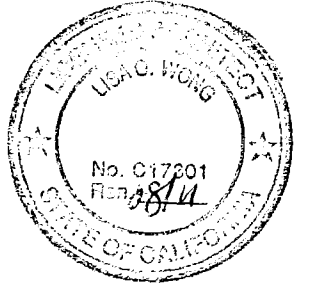
PERMIT 05/20/11 FOR  
SEE 201105 206434  
FOR RAISING 10/06/11

**A.2**

1 EXISTING SECOND FLOOR - ~2,308 SF (E)V.A.S.

1/8" = 1'-0"

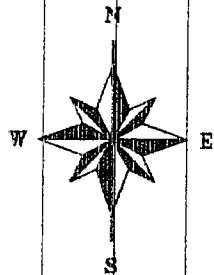
**LISA WONG  
ARCHITECT**  
1213 FOLSOM STREET  
SAN FRANCISCO, CA 94103  
415.621.1280 FAX 415.255.6031



SCOPE OF WORK FOR THIS PROJECT  
RELATES TO (E) GROUND FLOOR LEVEL. DIMENSIONS  
AND LAYOUTS OF EXISTING UPPER FLOORS  
OF PROPERTY BUILDING & INTERIORS ARE APPROXIMATE.  
AND DEEMED ACCURATE FOR REFERENCE PURPOSE ONLY.  
FOR MORE ACCURATE DIMENSIONS AND LAYOUTS. CONTRACTOR IS  
TO VERIFY ALL DIMENSIONS AT SITE.

DIAMOND ST.  
24th & DIAMOND REMODEL  
4205 24TH STREET  
SAN FRANCISCO, CA 94114  
BLOCK 6505 LOT 001

PROGRESS 01/10/11  
SEC.317&312 03/17/11  
HEARING 10/06/11



1/8" = 1'-0"

1

EXISTING THIRD FLOOR - ~1,095 SF (E)V.A.S.

A.3

NOTE: DIMENSIONS OF NEIGHBORS' BUILDINGS ARE NOT EXACT. NEIGHBOR'S IMAGES ARE DIAGRAMATIC ONLY AND BASED ON ARCHITECT'S QUICK MEASUREMENTS AND PHOTOS. ALL DIMENSIONS SHOULD BE VERIFIED AT SITE.

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 1213 FOLSOM STREET  
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 +1.541.7280 FAX+1.5.258.6031

35'-3" (E)V.A.S.

+24'-0" (E)V.A.S.

PAINT TYP.  
 PAINT (E) MARQUIS

+14'-6" (E)V.A.S.

ENLARGE (E) WIN.

REPLACE (E) DOOR & SIDELTS.  
 ADD WINDOW

+0'-0" (E)V.A.S.

DOOR TO GARBAGE 24TH ST. (7.85% SLOPE)  
 ENLARGE (E) WIN. AS NEEDED

NEIGHBOR  
 29'-4 3/8" (E)V.A.S.

2 PROPOSED  
 NORTH ELEV.  
 1/8"=1'-0"

24th & DIAMOND REMODEL  
 4205 24TH STREET  
 SAN FRANCISCO, CA 94114  
 BLOCK 6505 LOT 001

35'-3" (E)V.A.S.

+24'-0"

+14'-6"

PAINT TYP.

PAINT (E) MARQUIS  
 ENLARGE (E) WIN.

ENLARGE (E) WIN.  
 NEW ENTRY DOOR  
 SLOPE  
 OR FLUSH OUT W/ STOREFRONT  
 WIN.  
 +0'-0" (E)V.A.S.

REPLACE (E) DOOR & SIDELTS.

1 PROPOSED  
 EAST ELEV. 1/8"=1'-0"

DIAMOND ST. (3.15% SLOPE)

SEC.317&312 03/17/11  
 HEARING 10/06/11

A.4

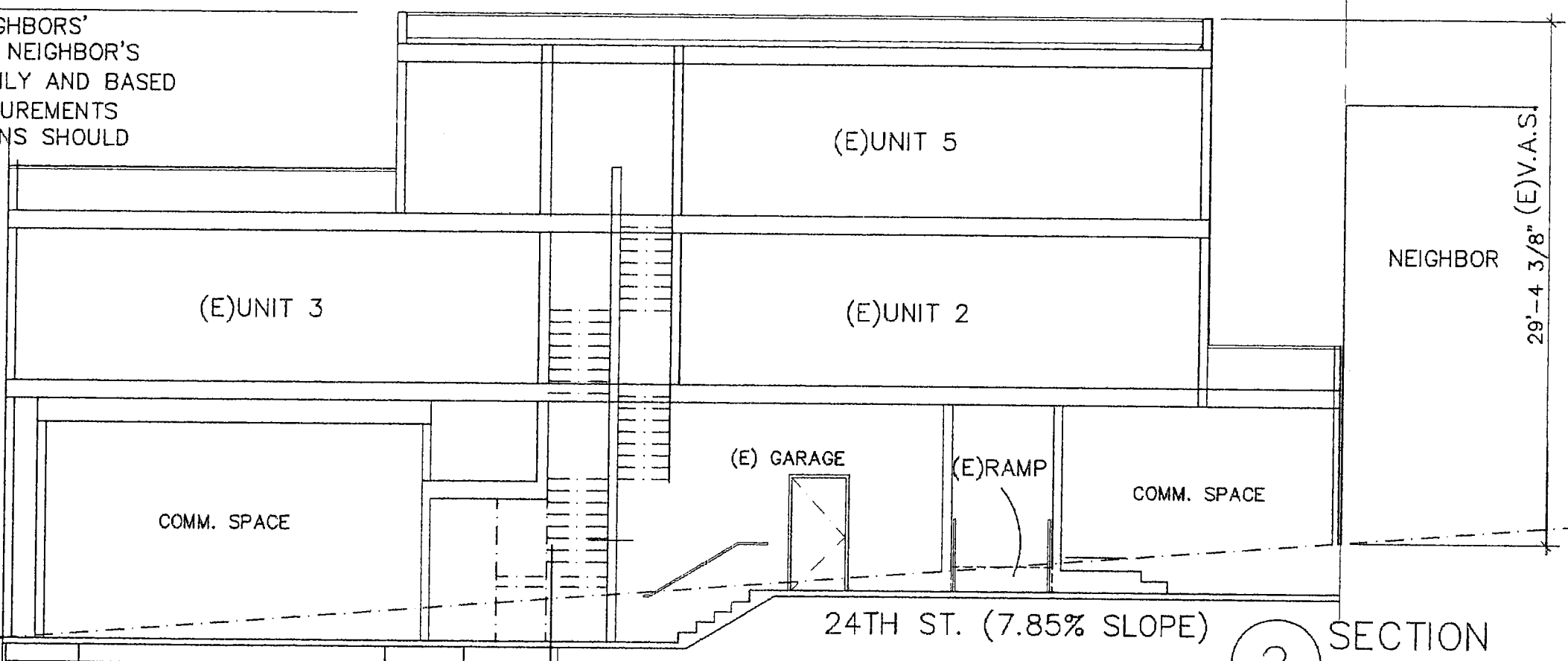
NOTE: DIMENSIONS OF NEIGHBORS' BUILDINGS ARE NOT EXACT. NEIGHBOR'S IMAGES ARE DIAGRAMATIC ONLY AND BASED ON ARCHITECT'S QUICK MEASUREMENTS AND PHOTOS. ALL DIMENSIONS SHOULD BE VERIFIED AT SITE.

35'-3" (E)V.A.S.

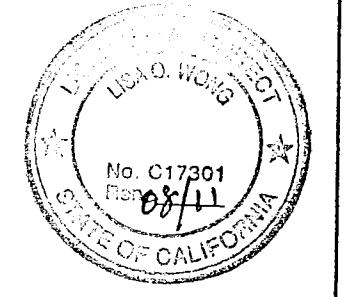
+24'-0" (E)V.A.S.

+14'-6" (E)V.A.S.

+0'-0" (E)V.A.S.



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2 SECTION  
 1/8"=1'-0"

35'-3" (E)V.A.S.

(E) WIN.

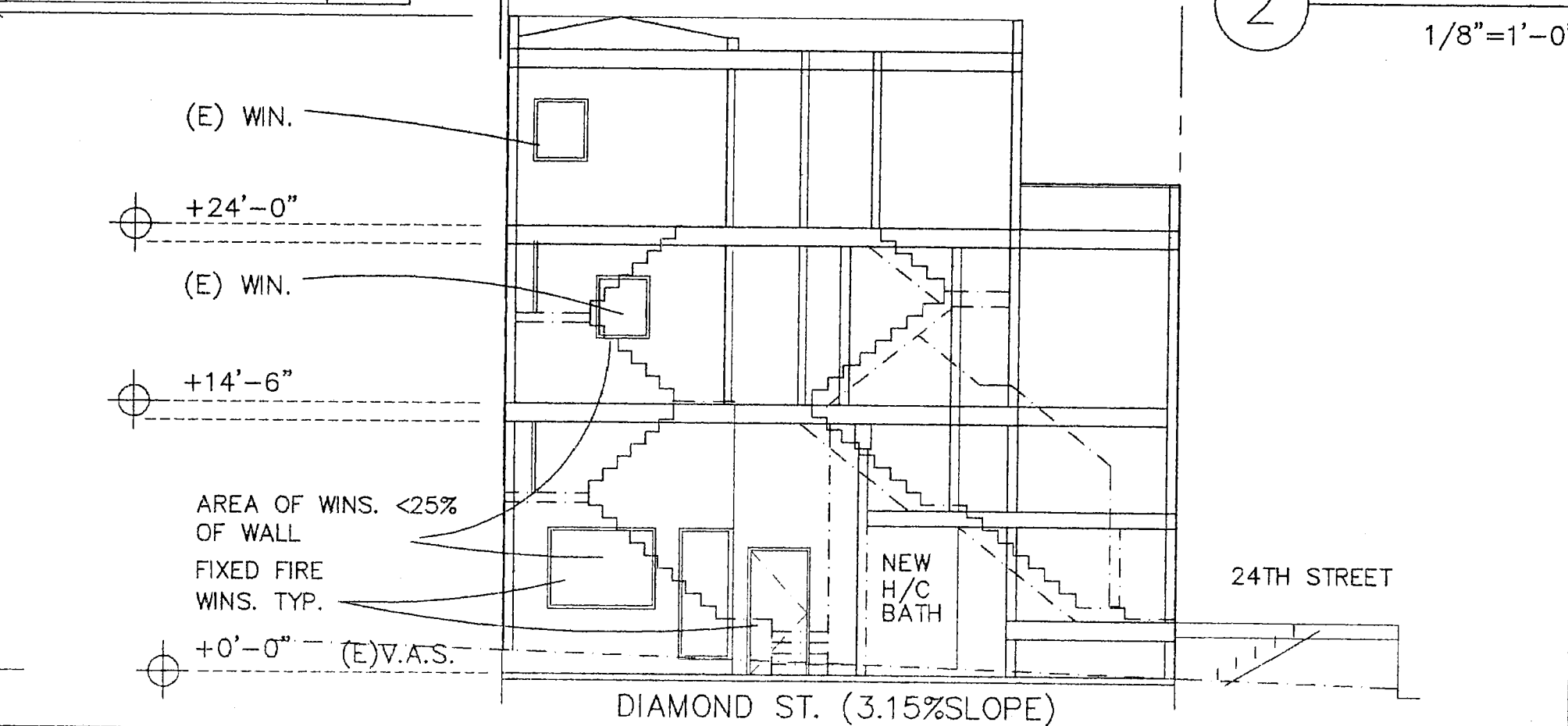
+24'-0"

(E) WIN.

+14'-6"

AREA OF WINS. <25% OF WALL  
 FIXED FIRE WINS. TYP.

+0'-0" (E)V.A.S.



1 SECTION  
 1/8"=1'-0"

24th & DIAMOND REMODEL  
 4205 24TH STREET  
 SAN FRANCISCO, CA 94114  
 BLOCK 6505 LOT 001

SEC.317&312 03/17/11  
 HEARING 10/06/11

A.5