



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Analysis

### Dwelling Unit Merger

HEARING DATE JULY 1, 2010

*Date:* June 24, 2010  
*Case No.:* **2009.1033D**  
*Project Address:* **1256 LOMBARD STREET**  
*Zoning:* RH-3, (Residential House Three Family District)  
40-X Height and Bulk District  
*Block/Lot:* 0500/013  
*Project Sponsor:* Jeffrey Glaven  
1256 Lombard Street  
San Francisco, CA 94109  
*Staff Contact:* Mary Woods – (415) 558-6315  
[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)  
*Recommendation:* **Do Not Take Discretionary Review and Approve the Permit**

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 legalize the merger of two owner-occupied dwelling units into one unit in a three-family residential building. The project would merge an approximately 480 square foot “housekeeping unit” on the first floor with the dwelling unit on the second floor. The kitchen in this space would not be entirely removed and the owner would like to maintain a sink and refrigerator in the room. A separate dwelling unit on the third floor will not be affected by the proposal.

### SITE DESCRIPTION AND PRESENT USE

The subject property is occupied by a three-unit, three-story residential building constructed circa 1933. The building features dwelling units on each of the three floors, however the unit on the first floor is a small “housekeeping unit” occupying the rear third of the floor behind the garage. The two units proposed to be merged are owned by the applicant who owns the entire building and has occupied the two units since 2004 when the last renter moved out voluntarily. The proposed merger would remove a closet on the first floor of the building and permanently open doors on the connecting stairway. No tenant was displaced and the building was not subject to the Ellis Act. The project will not alter the exterior of the subject building.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The neighborhood surrounding the subject property is low to moderate density residential with a mix of 1 to 34 dwelling units per parcel. The properties closest to the subject property are occupied by buildings containing one to four dwelling units. Larger buildings with 6 to 34 dwelling units can be found to the east, closer to and along Polk Street and Van Ness Avenue and along Chestnut Street to the north.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 21, 2010	June 21, 2010	10 days
Mailed Notice	10 days	June 21, 2010	June 21, 2010	10 days

PUBLIC COMMENT

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

The Department has not received any comment from the public regarding this case.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

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

1. Removal of the unit(s) would only eliminate owner occupied housing.

***Project Meets Criteria***

*The sponsor has occupied both units since 2004. No tenant was displaced and the building was not subject to the Ellis Act.*

2. Removal of the unit(s) and the merger with another is intended for owner occupancy.

***Project Meets Criteria***

*The units are, and will continue to be, owner occupied on a full time basis.*

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and the same zoning.

***Project Meets Criteria***

*The subject block features a mix of zoning classifications including, RM-3, RM-2, RH-3 and RH-2. The block across Lombard Street from the subject property is divided among the RM-2, RH-3 and RH-2 districts with RH-2 zoning directly across the street from the project site. The area within 150 feet of the subject property features 19 parcels that share the RH-3 zoning classification with the project site and of*

*these 19 parcels, 9 are occupied by buildings with two or fewer dwelling units. Of the remaining ten parcels, two are occupied by building with 12 or 13 units, one is occupied by a six unit building, three lots have four unit buildings and four lots have three units each. The prevailing density within the immediate area, within the same zoning district is fewer than three units per parcel.*

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning.

***Project Does Not Meet Criteria***

*The subject building is in an RH-3 district that allows three dwelling unit per parcel. The subject property is occupied by a two-unit residential building with a "housekeeping unit" behind the garage. Although the building was originally constructed as a two-unit building the installation of the "housekeeping unit" some time in the past converted it to a three-unit building in conformity with the RH-3 zoning classification.*

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

***Project Does Not Meet Criteria***

*The building was designed as a three-story, two-family dwelling with parking on the first floor and one dwelling unit on each of the two upper stories. Sometime in the past an approximately 480 square foot third dwelling unit was created with permit on the first floor behind the garage. The creation of this unit did not disrupt the functionality of the original two units, nor does this unit have functional deficiencies other than, perhaps, it's location behind the garage.*

**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:**

TO AVOID OR MITIGATE HARDSHIP IMPOSED BY DISPLACEMENT.

**Policy 1.1:**

Minimize relocation hardship and displacement caused by the demolition or conversion of housing.

*The two units proposed for merger are both owned and occupied by the applicant who lives in them both as one unit. The owner occupied the first floor unit in 2004 after the tenant moved voluntarily. No tenant was displaced and the building was not subject to the Ellis Act. The combined units will be occupied on a full-time basis by the owner.*

**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 proposal would merge two units in a three-family dwelling. No neighborhood commercial uses are present in the building and none will be affected by the proposed unit merger.*

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

*The proposal will eliminate a dwelling unit but will not affect the character of the neighborhood. The merger is entirely internal within the building and will not be noticeable outside of the subject property.*

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

*The units proposed to be merged are not affordable housing and merger of the units will not impact housing affordability in the City.*

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

*The proposed dwelling unit merger is entirely internal within the building and will not be noticeable outside of the subject property and will not effect MUNI operations or parking.*

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 subject property is within a residential zone district as are all nearby properties. No area property is used or zoned for industrial use. The proposed merger will not impact the industrial or service sectors.*

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

*The project will not affect the ability of the building to withstand an earthquake.*

7. Landmarks and historic buildings be preserved.

*The property is not currently considered an historic resource. The proposal is entirely interior to the building and will not impact the building's potential as an historic resource in the future.*

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

*The project is internal to an existing building and will not alter the exterior of the building and would thus have no impact on sunlight to or vistas from any public park or open space.*

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

## **BASIS FOR RECOMMENDATION**

- The merger meets a majority of the merger criteria of Planning Code Section 317.
- Both units are now and will remain owner occupied on a full-time basis by the owner.

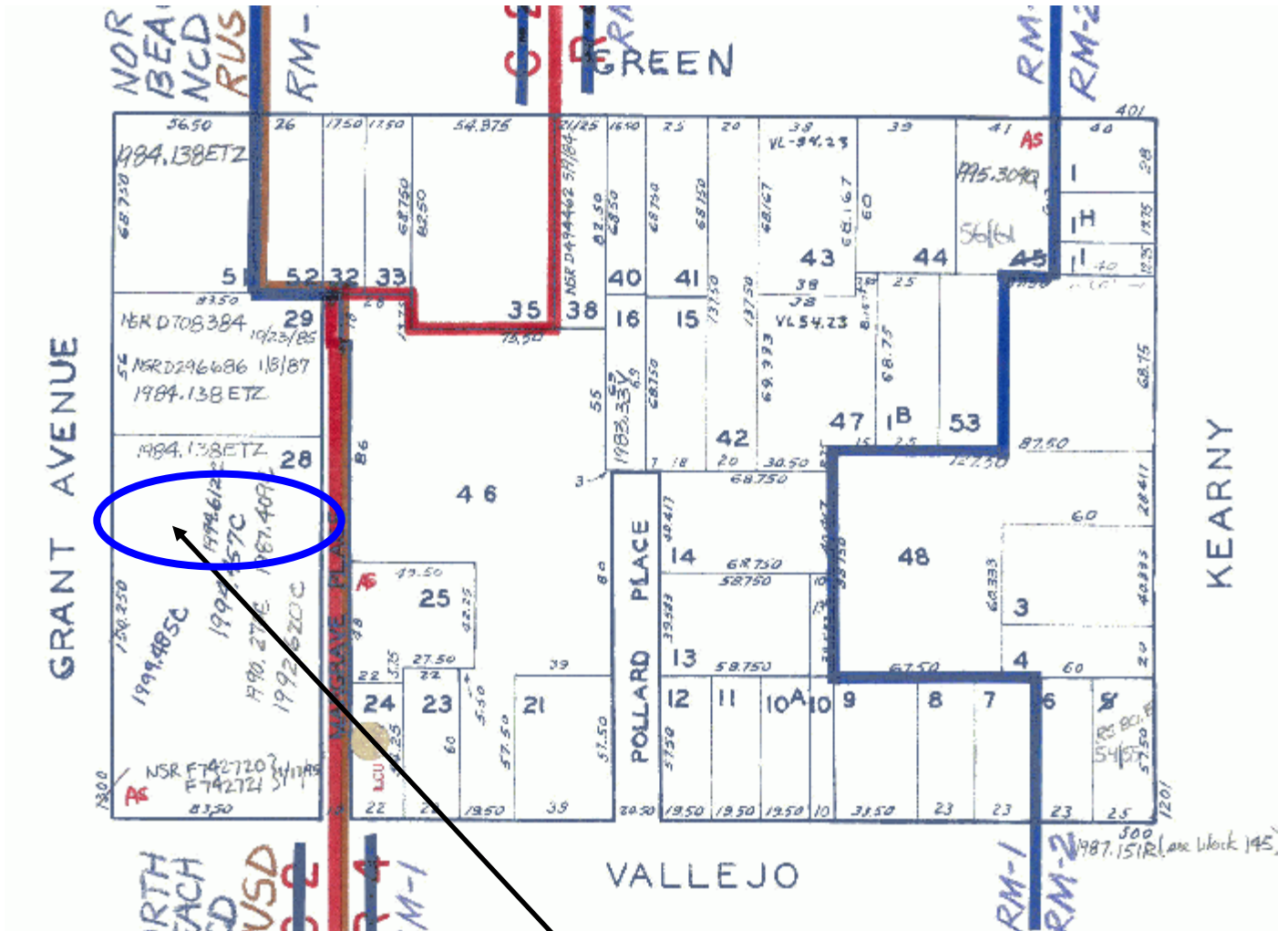
<b>RECOMMENDATION:</b> <b>Do Not Take Discretionary Review and Approve the Merger</b>
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### **Attachments:**

Parcel Map  
Sanborn Map  
Zoning Map  
Aerial Photograph  
Context Photograph  
Site Photograph  
Section 311 Notice  
Section 317 Application  
Reduced Plans

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# Parcel Map

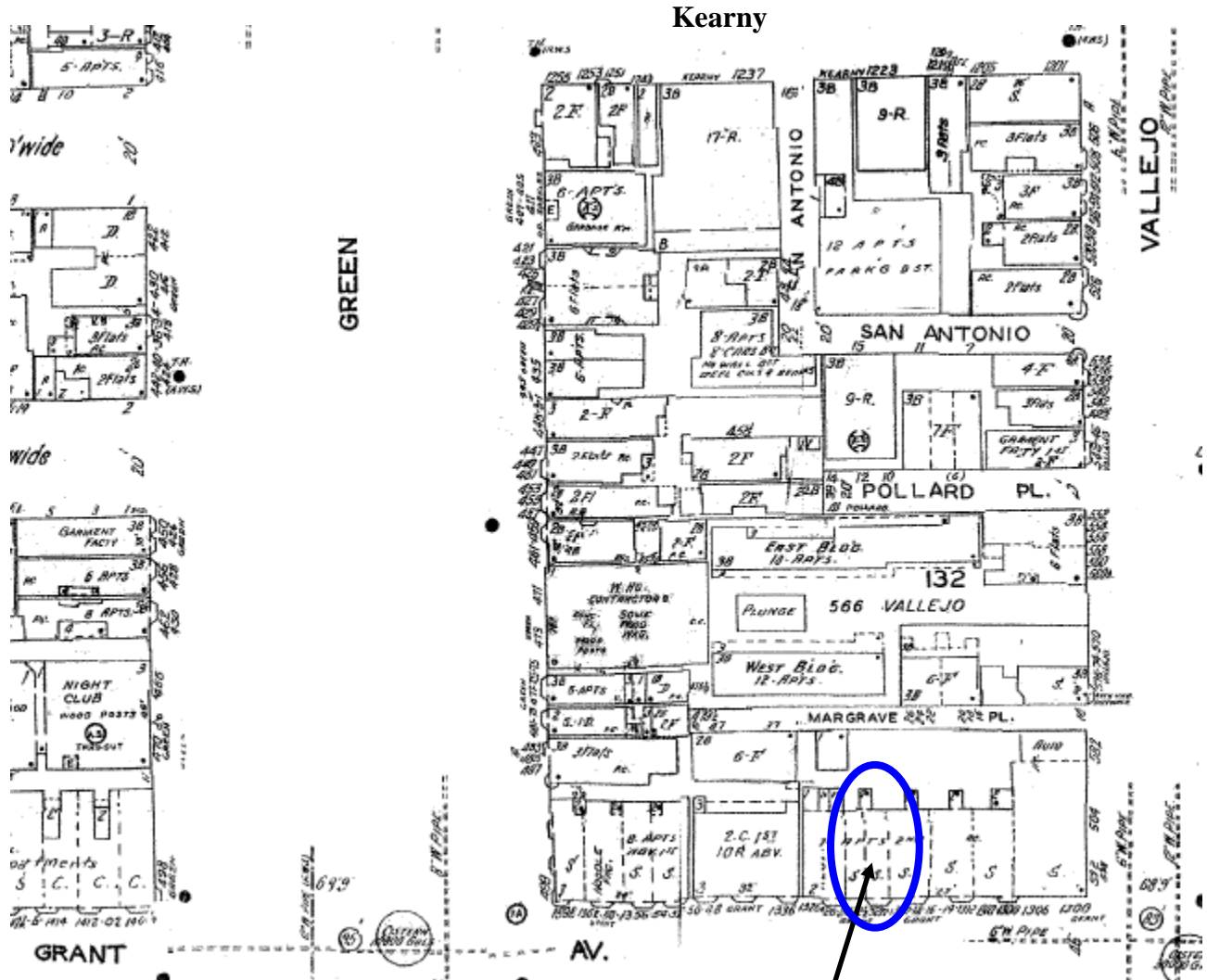


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2010.0226C  
1310 Grant Avenue

# Sanborn Map\*



**SUBJECT PROPERTY**

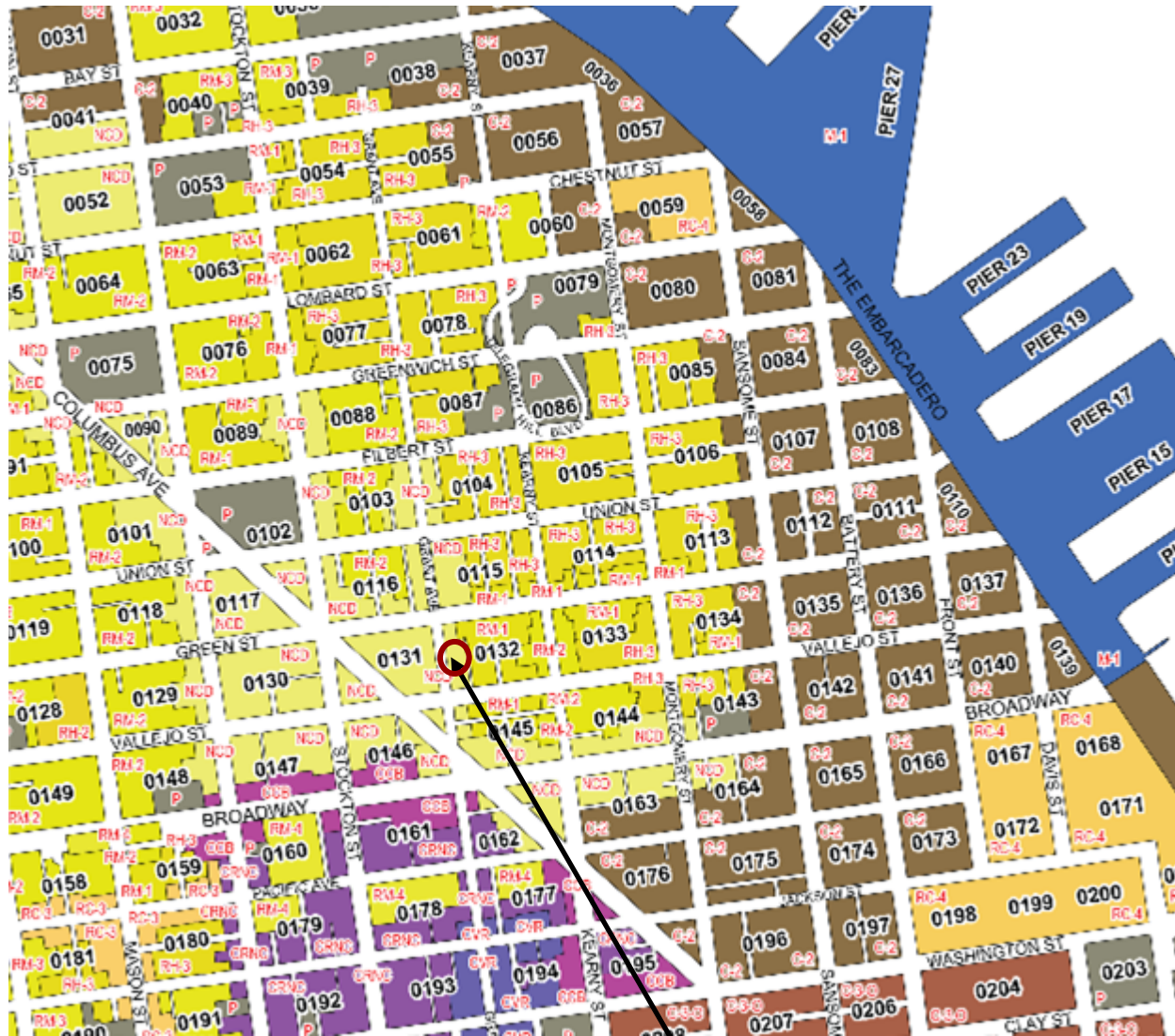


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing  
Case Number 2010.0226C  
1310 Grant Avenue



# Zoning Map



## ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS					
RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3	
RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS					
RM-1	RM-2	RM-3	RM-4		
NEIGHBORHOOD COMMERCIAL DISTRICTS					
NC-1	NC-2	NC-3	NCD	NC-S	
SOUTH OF MARKET MIXED USE DISTRICTS					
SPD	RED	RSD	SLR	SLI	SSO
COMMERCIAL DISTRICTS					
C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3(O)SD
INDUSTRIAL DISTRICTS					
C-M	M-1	M-2			

SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2010.0226C  
1310 Grant Avenue



# Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing  
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1310 Grant Avenue

# Context Photo



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2010.0226C  
1310 Grant Avenue



# Site Photo



SUBJECT PROPERTY

Conditional Use Hearing  
Case Number 2010.0226C  
1310 Grant Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 4, 2010**, the Applicant named below filed Building Permit Application No. **2010 0304 7543** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>John Lum</b>	Project Address:	<b>1256 Lombard Street</b>
Address:	<b>3246 17<sup>th</sup> Street</b>	Cross Streets:	<b>Polk and Larkin Streets</b>
City, State:	<b>San Francisco, CA 94110</b>	Assessor's Block /Lot No.:	<b>0500/123</b>
Telephone:	<b>(415) 558-9550</b>	Zoning Districts:	<b>RM-3 /40-X</b>

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 type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input 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
FRONT SETBACK .....	NA .....	No Change
SIDE SETBACKS .....	NA .....	No Change
BUILDING DEPTH .....	NA .....	No Change
REAR YARD .....	NA .....	No Change
HEIGHT OF BUILDING .....	NA .....	No Change
NUMBER OF STORIES .....	NA .....	No Change
NUMBER OF DWELLING UNITS (building total) .....	3 .....	2
NUMBER OF OFF-STREET PARKING SPACES .....	NA .....	No Change

### PROJECT DESCRIPTION

The proposal is to merge two dwelling units in a three unit residential building into one unit. The unit to be eliminated is an approximate 456 square foot "housekeeping" unit at the rear of the second floor of the building and is currently vacant. The change to the exterior of the building is proposed. The proposal is subject to Mandatory Discretionary Review for Dwelling Unit Merger hearing by the Planning Commission, which will be separately noticed.

PLANNER'S NAME: **Rick Crawford**

PHONE NUMBER: **(415) 558-6358**

DATE OF THIS NOTICE:

EMAIL: **rick.crawford@sfgov.org**

EXPIRATION DATE: \_\_\_\_\_

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls) 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 local Community Board at (415) 920-3820 for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been 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.sfgov.org/planning](http://www.sfgov.org/planning)). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$300.00, for each Discretionary Review request payable to the Planning Department. 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 3004. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.

# GLAVAN/REVOY RESIDENCE DWELLING UNIT MERGER

1256-1258 LOMBARD STREET  
SAN FRANCISCO, CA 94109

### ABBREVIATIONS:

&	AND
<	ANGLE
@	AT
#	NUMBER
C	CENTER LINE
R	PROPERTY LINE
(E)	EXISTING
(N)	NEW
ABV.	ABOVE
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
ARCH.	ARCHITECT
ASPH.	ASPHALT
BD.	BOARD
BASE BD.	BASE BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT-UP
CLG.	CEILING
CNTL	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA	EACH
EL. OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GALVE
GALV.	GALVANIZED
GND.	GROUND
GYP.BD.	GYPNUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
O/	OVER
O.C.	ON CENTER
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PT.	POINT
R	RADIUS
RET. AIR	RETURN AIR
RM	ROOM
RDWD	REDWOOD
R.W.L.	RAIN WATER LEADER

### ABBREVIATIONS (CONT.):

S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
S.ST.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TOUNGE AND GROOVE
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
WP	WATER PROOF

### SYMBOLS:

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

### GENERAL NOTES:

- AIA DOCUMENT 001, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- 1.) ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
  - 2.) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
  - 3.) ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. BEFORE PROCEEDING WITH THE WORK.
  - 4.) CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
  - 5.) CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
  - 6.) SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
  - 7.) DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
  - 8.) ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
  - 9.) CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
  - 10.) IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
  - 11.) WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
  - 12.) DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
  - 13.) "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
  - 14.) "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
  - 15.) DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
  - 16.) CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
  - 17.) ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
  - 18.) ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
  - 19.) WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
  - 20.) WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
  - 21.) ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
  - 22.) SEALANT, CASING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
  - 23.) ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
  - 24.) PROVIDE WOOD BACKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
  - 25.) MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
    - A. MINIMUM ROOF/CEILING INSULATION R-19
    - B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13.
    - C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13.
    - D. ALL INSULATION TO MEET CEC QUALITY STANDARDS.
  - 26.) INFILTRATION CONTROL:
    1. DOORS AND WINDOWS WEATHER-STRIPPED.
    2. EXHAUST SYSTEMS DAMPERED.
    3. DOORS AND WINDOWS SEC-CERTIFIED AND LABELED.
    4. ALL JOINTS AND PENETRATIONS CALKED AND SEALED.
    5. DUCTS CONSTRUCTED AND INSTALLED PER UMC.
    6. ELECTRICAL OUTLET PLATEGASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
  - 27.) SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
  - 28.) GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
  - 29.) LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS IN WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

### PROJECT DATA:

**CODES:**  
ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS PRESCRIBED BY THE CITY OF SAN FRANCISCO, CA.

CODES SHALL INCLUDE BUT NOT BE LIMITED TO:  
2007 CALIFORNIA BUILDING CODE, 2007 CALIFORNIA FIRE CODE, 2007 CALIFORNIA PLUMBING CODE, 2007 CALIFORNIA MECHANICAL CODE, 2007 CALIFORNIA ELECTRICAL CODE, 2005 CALIFORNIA ENERGY CODE

**PROJECT ADDRESS:**  
1256-1258 LOMBARD ST.  
SAN FRANCISCO, CA 94109

**BLOCK / LOT:**  
0500 / 013

**ZONING:**  
RH-3

**LOT DIMENSIONS:**  
31'-0" x 75'-0"

**LOT AREA:**  
2325 S.F.

**PROJECT DESCRIPTION:**  
REMOVAL OF WALL AT BOTTOM OF STAIR AT 2ND FLOOR. WORK TO BE DONE IN CONJUNCTION WITH DWELLING UNIT MERGER. EXISTING HOUSEKEEPING UNIT WILL BE MERGED WITH LOWER UNIT.

**OCCUPANCY GROUP:** (CHAPTER 3)  
R-3

**OCCUPANCY:** R-3

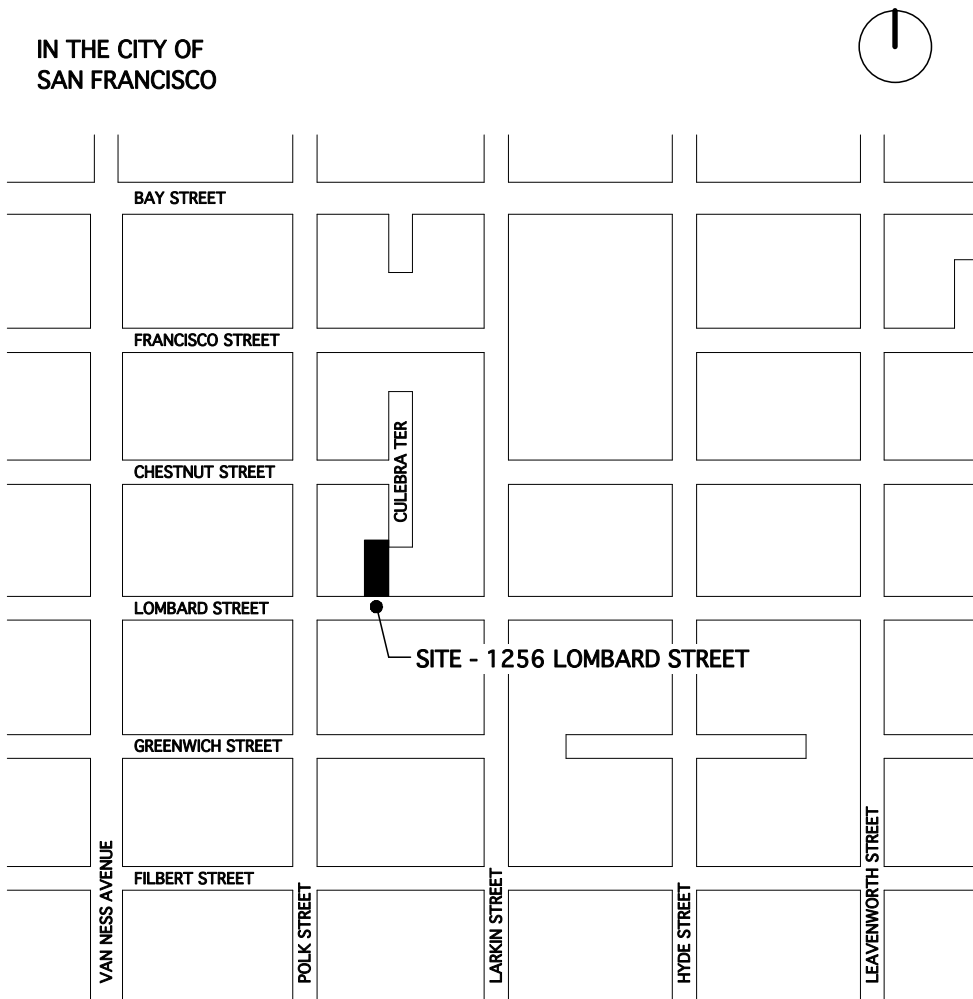
**CONSTRUCTION TYPE:** (TABLE 5-B) TYPE V-B

**MINIMUM ROOF CLASS:** CLASS B ROOF

### ISSUE SCHEDULE:

**DATE:** MARCH 3, 2010  
**ISSUE:** BUILDING PERMIT SUBMITTAL

### VICINITY MAP:



### DRAWING INDEX:

ARCHITECTURAL	
A0.0	TITLE PAGE
A1.1	EXISTING FLOOR PLANS
A1.2	EXISTING FLOOR PLANS
A1.3	PROPOSED FLOOR PLANS

Project Title:  
Glavan/Revoy Residence  
Dwelling Unit Merger  
1256-1258 Lombard Street  
San Francisco, CA 94109

Client:  
Jeff Glavan  
1256 Lombard Street  
San Francisco, CA 94109

Sheet Title:  
Title Page

### PROJECT PARTICIPANTS:

**OWNER:**  
JEFF GLAVAN  
1256 LOMBARD STREET  
SAN FRANCISCO, CA 94109

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

**ARCHITECT:**  
JOHN LVM ARCHITECTURE  
3246 17TH STREET  
SAN FRANCISCO, CA 94110  
TEL. 415. 558. 9550  
FAX. 415. 558. 0554

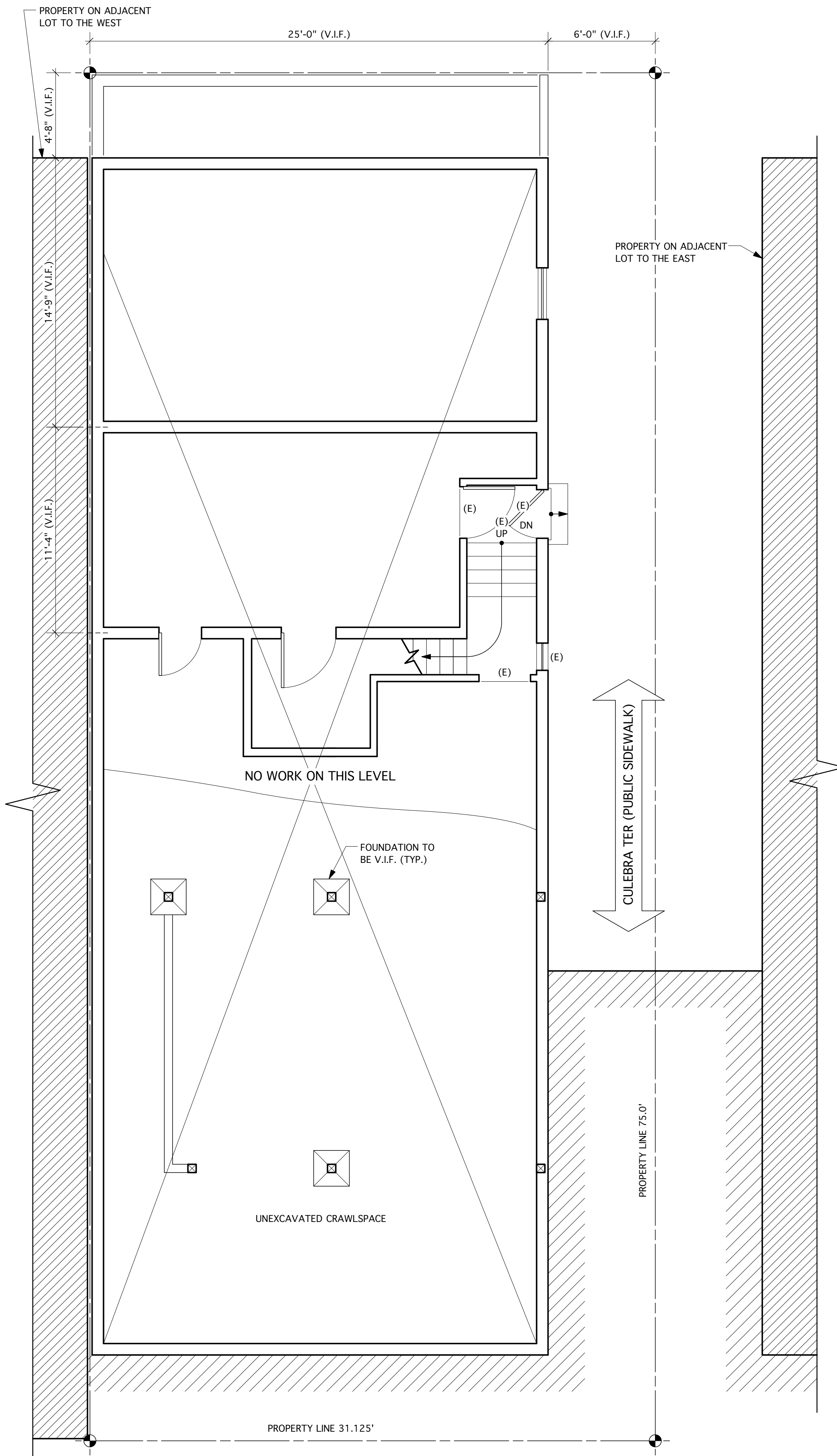
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T.B.D.

Scale:  
Project Number: 0237.00-3  
Revisions:

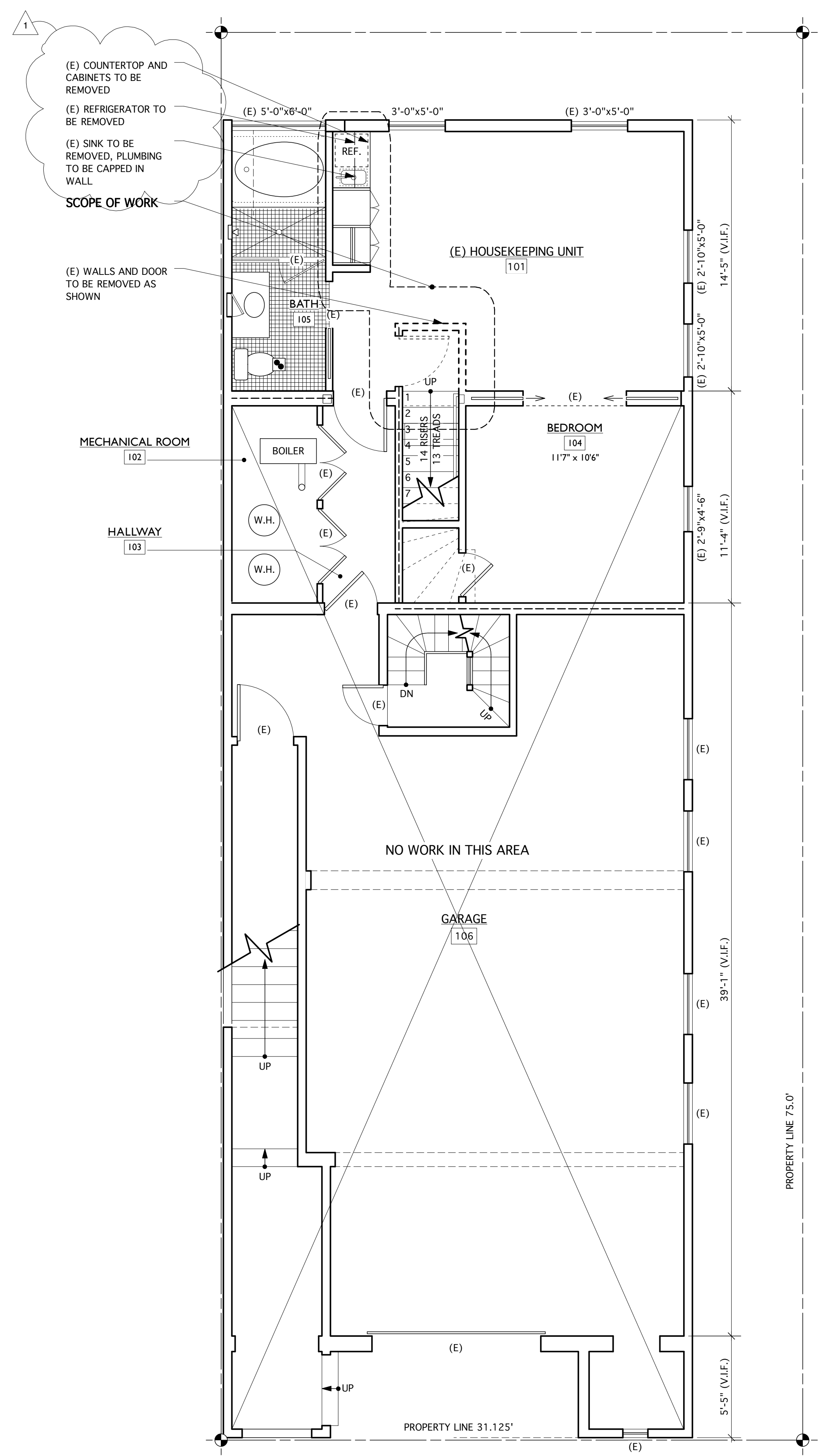
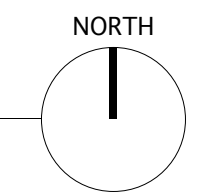
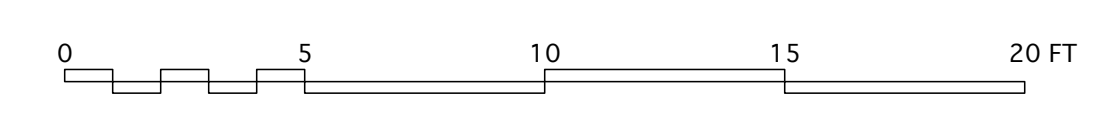
Printing Date / Purpose:  
03. 03. 10 / Building Permit  
Submittal

Sheet Number:

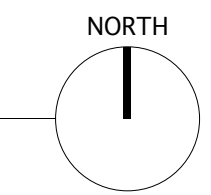
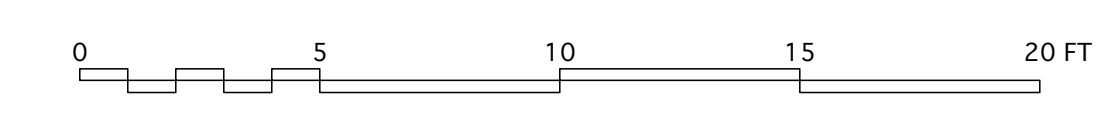
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of Sheets



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



2 EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



**Project Title:**  
Glavan/Revooy Residence  
Dwelling Unit Merger  
1256-1258 Lombard Street  
San Francisco, CA 94109

**Client:**  
Jeff Glavan and Jeff Revooy  
1256-1258 Lombard Street  
San Francisco, CA 94109

**Sheet Title:**  
Existing Floor Plans

**Scale:** 1/4" = 1'-0"  
**Project Number:** 0237.00-2  
**Revisions:**  
06.16.10 / Revision 1

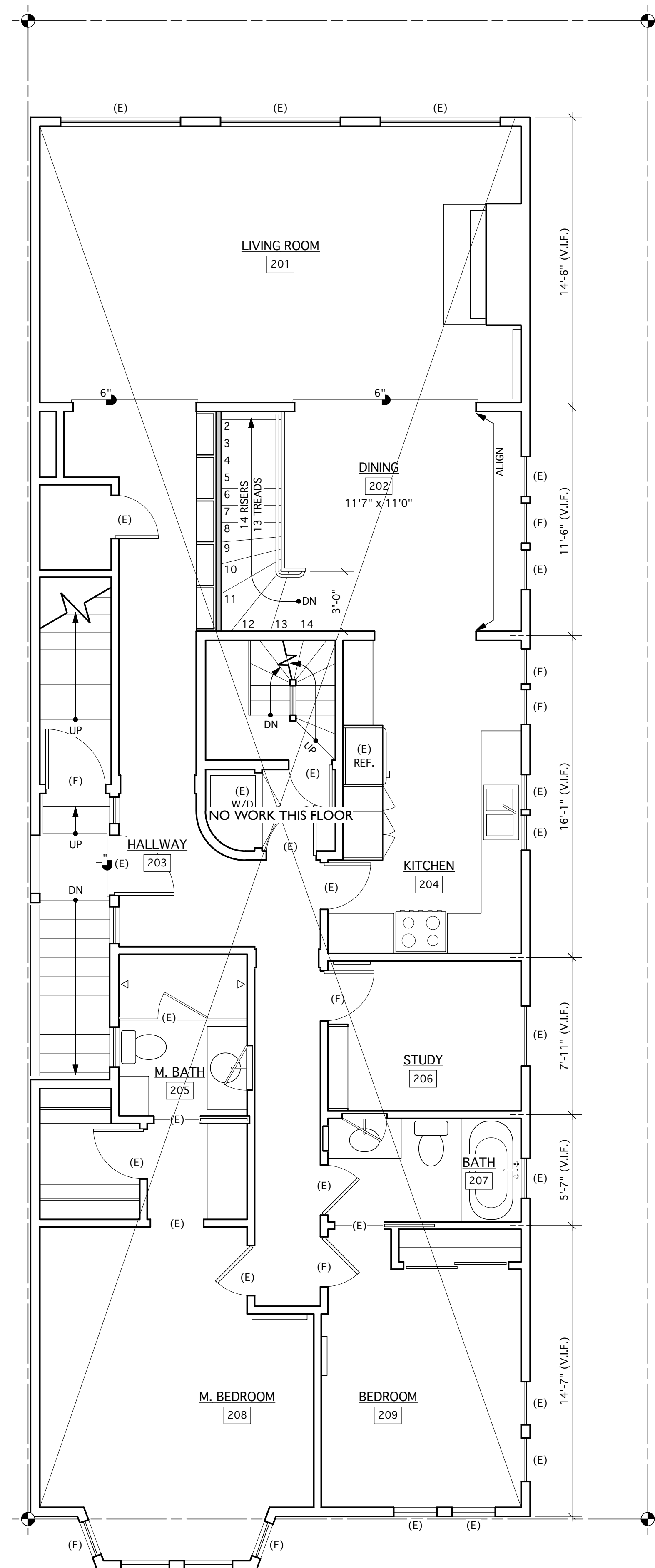
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03.03.10 / Bldg. Permit Submittal

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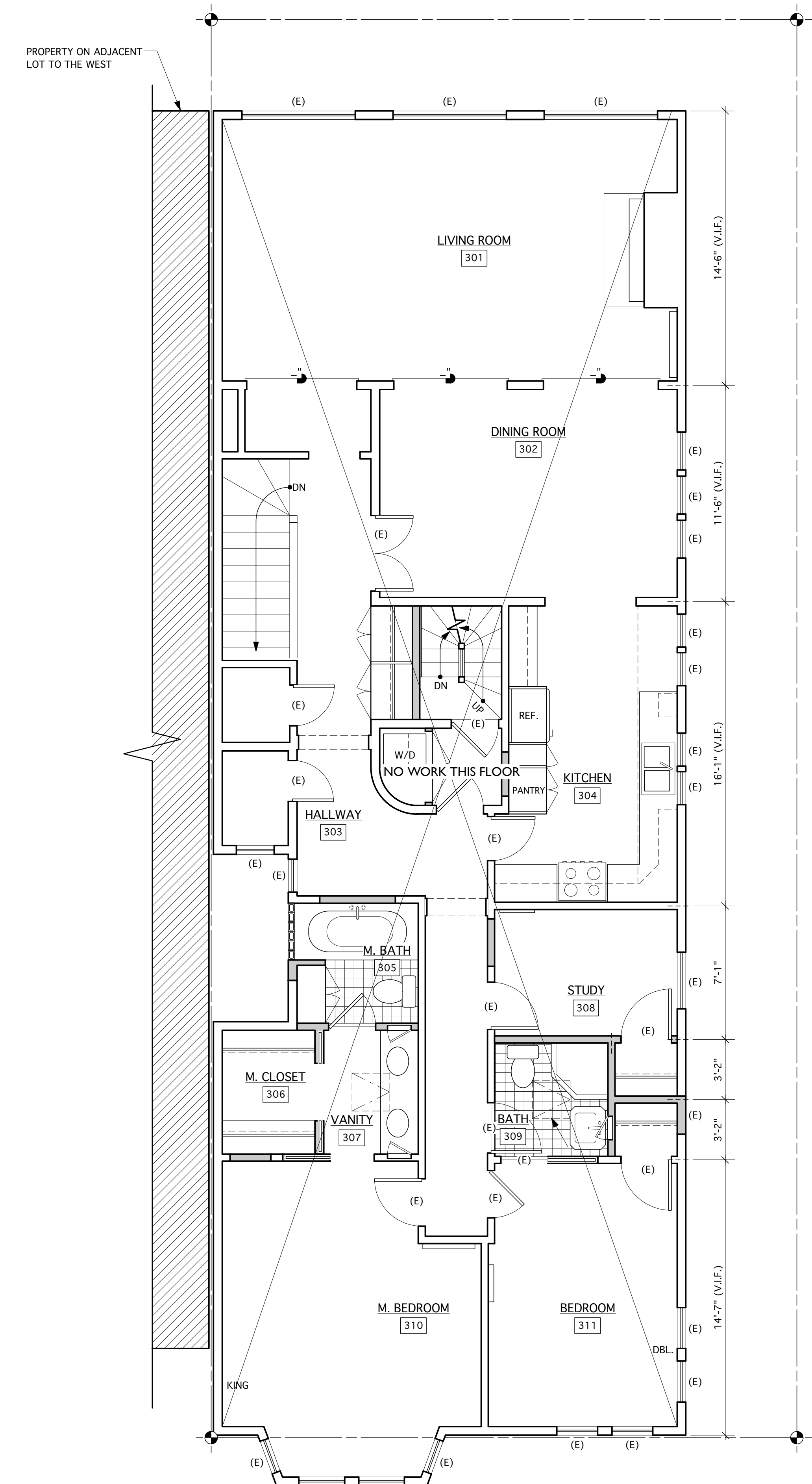
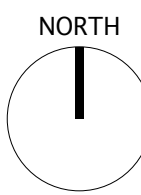
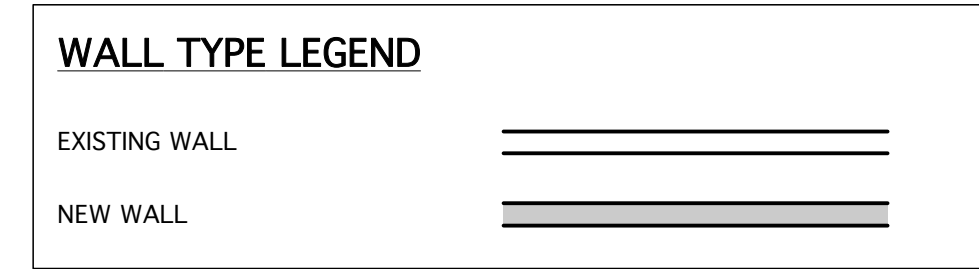
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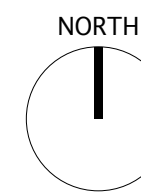




**1**  
**A1.2** EXISTING THIRD FLOOR PLAN UNIT 1: 1258  
 Scale: 1/4" = 1'-0"



**2**  
**A1.2** EXISTING FOURTH FLOOR PLAN UNIT 2: 1256  
 Scale: 1/4" = 1'-0"



**Project Title:**  
 Glavan/Revoy Residence  
 Dwelling Unit Merger  
 1256-1258 Lombard Street  
 San Francisco, CA 94109

**Client:**  
 Jeff Glavan and Jeff Revoy  
 1256-1258 Lombard Street  
 San Francisco, CA 94109

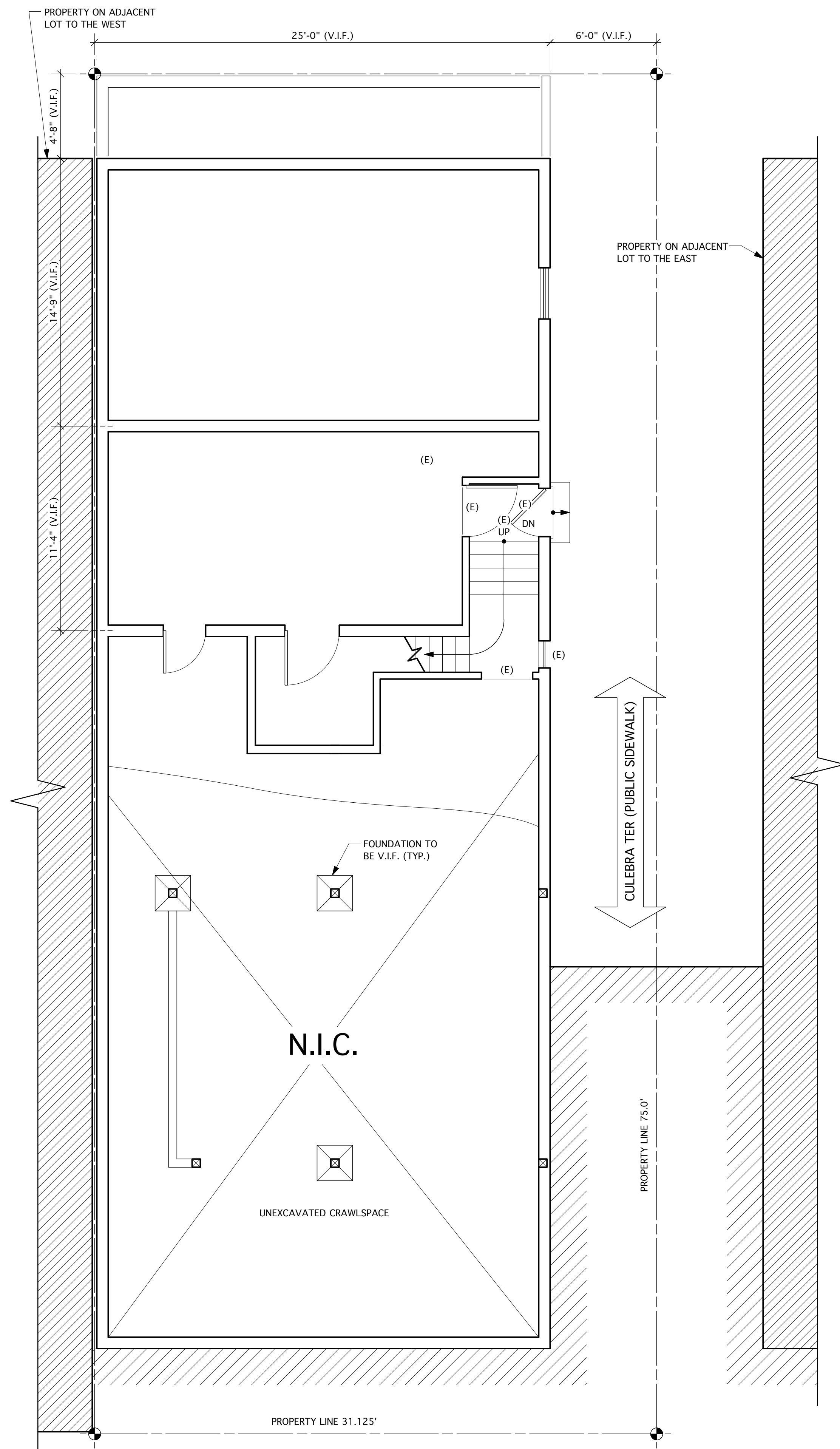
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 Existing Floor Plans

**Scale:** 1/4" = 1'-0"  
**Project Number:** 0237.00-2  
**Revisions:**

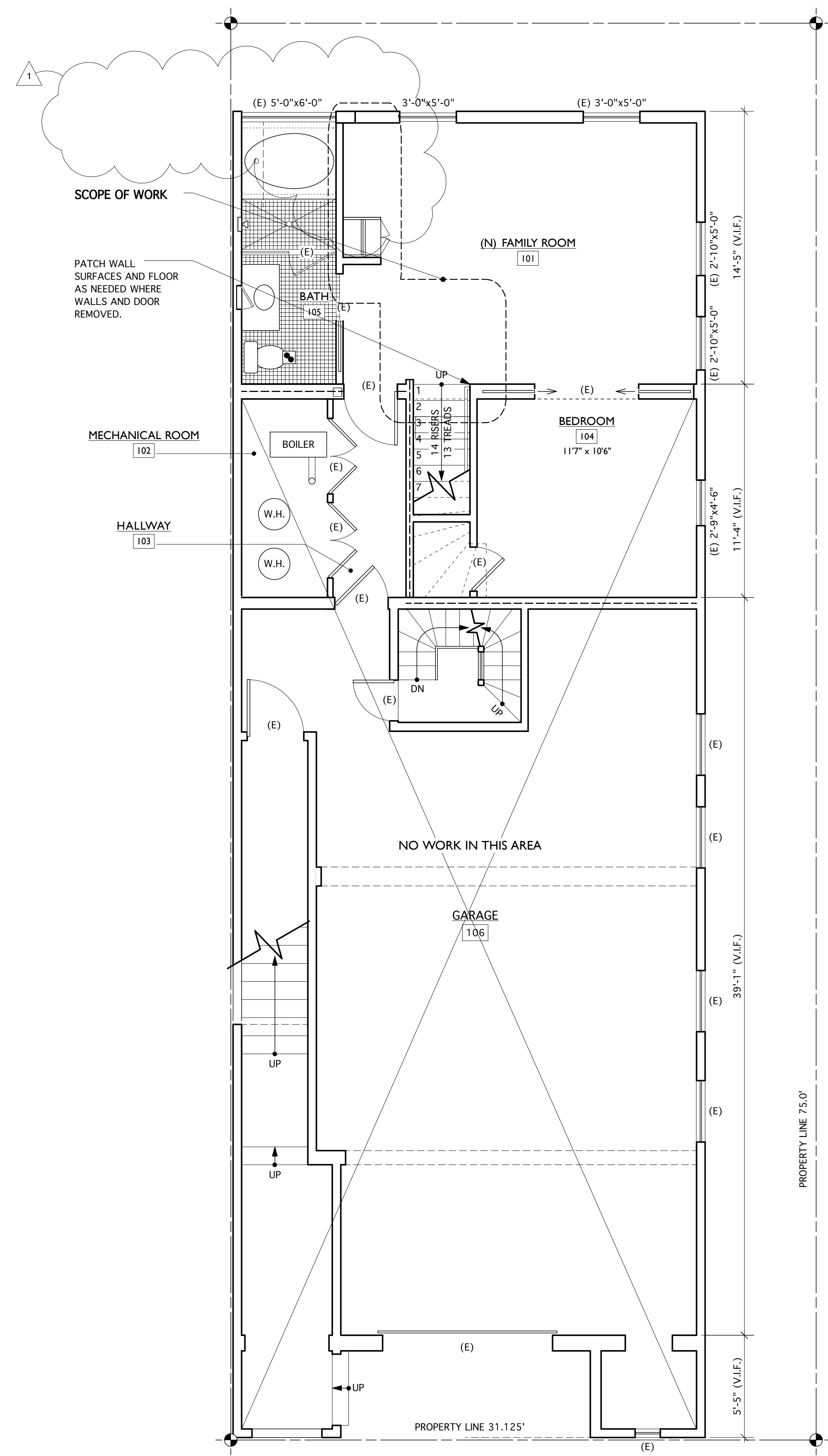
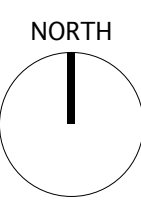
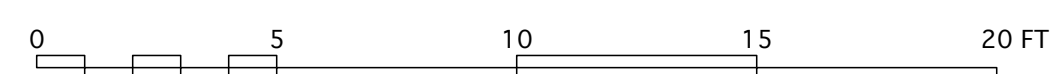
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 08.31.09 / Bldg. Permit Submittal

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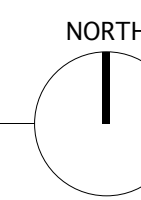
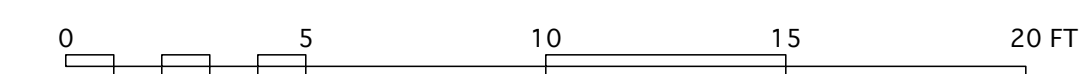
**A1.2**



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



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



Project Title:  
Glavan/Revoy Residence  
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1256-1258 Lombard Street  
San Francisco, CA 94109

Client:  
Jeff Glavan and Jeff Revoy  
1256-1258 Lombard Street  
San Francisco, CA 94109

Sheet Title:  
Proposed Floor Plans

Scale: 1/4" = 1'-0"  
Project Number: 0237.00-2  
Revisions:  
06.16.10 / Revision 1

Printing Date / Purpose:  
08.31.09 / Bldg. Permit Submittal

Sheet Number:

**A1.3**