REUBEN, JUNIUS & ROSE, LLP

September 1, 2023

**Delivered Via Email and Messenger (**bos.legislation@sfgov.org**)**

Aaron Peskin, President
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

**Re: 939 Lombard Street (0072/021)**
**BOS File No. 230886 – Appeal of CEQA Categorical Exemption**
**Our File No.: 5125.10**

Dear President Peskin and Supervisors:

Our office represents Enda Keane, the owner of the property located at 939 Lombard Street (the "**Property**"). Mr. Keane (the "**Project Sponsor**" or "**Sponsor**") proposes to construct a new single-family home in place of an aging carport at the front of the Property (the "**Project**"). The new house would share the lot with the existing single-family home at the rear of the lot, which was renovated in 2019 and is tenant-occupied.

The issue before you is whether a Class 1 and Class 3 categorical exemption (the "**CatEx**"), issued by the Planning Department (the "**Department**") on April 19, 2023, is supported by substantial evidence.[1] The CatEx was appealed by the owner of the neighboring property at 953 Lombard Street (the "**Appellant**"). The Appellant has not offered any substantial evidence to challenge the Department's determination that warrants overturning the Categorical Exemption, and it is clear that the Appellant's goal is to protect his private view by opposing any future development on the Property.

The appeal request should be denied, and the CatEx upheld for the following reasons:

- **Appellant has not provided any evidence in support of his CEQA claims.** The Appellant has not provided any new information regarding CEQA issues. Rather, the appeal brief consists of generalized statements and opinions about neighborhood character

[1] CEQA Guidelines Section 15384(b): "Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts."

and unsubstantiated claims about Project impacts related to geotech, noise, shadow, dust, fumes, traffic, and habitat loss.

- **Aesthetics are not a CEQA issue.** The issues raised in the Appellant's brief, such as neighborhood character and aesthetics, are not CEQA issues to be considered under this appeal. The Planning Commission considered the question of neighborhood character and the Project's consistency with the Residential Design Guidelines at the Discretionary Review Hearing and determined that it complies with the Planning Code, the General Plan, and the Residential Design Guidelines.

- **The Project Sponsor has been responsive to the community and has incorporated significant massing concessions.** Throughout this process, the Project Sponsor has been communicative and open to working with the community and adjacent neighbors. In response to neighborhood concerns regarding privacy and the potential for shadows on the school yard, he incorporated a five-foot setback along the length of the fourth floor, removed the rooftop stair and elevator and penthouses, and converted east-facing usable decks to living roofs (in response to concerns about privacy facing the schoolyard).

- **Appellant's stated goal is to block any future development of the Property**. The real issue of the Appellant's appeal is that he does not want any development on this lot, as he repeatedly states in his brief. This is not a CEQA concern but rather one related to Appellant's desire to protect his views of the Bay—which are not protected by CEQA or the Planning Code. The Planning Commission has determined that the Project is appropriate and that it will not have any significant impacts to the neighborhood, either under City policies or CEQA.

- **Yick Wo Elementary School has not filed an appeal.** While much of Appellant's letter focuses on the alleged impacts the Project would have on the adjacent Yick Wo Elementary School, the school has not filed an appeal and has voiced no formal objection to the Project—nor is Appellant an official representative of the school.

The Department correctly determined that the Project is exempt from environmental review and that no unusual circumstances would make the Project ineligible for a categorical exemption. The Appellant has not provided any substantial evidence to support his assertions about the potential environmental impacts of the Project. A categorical exemption cannot be overturned simply because a hostile neighbor opines that environmental impacts would occur—those opinions must be supported by evidence. The appeal should be denied, and the CatEx upheld.

## A. Project Description

The Property is located on the south side of Lombard between Jones and Leavenworth. The Appellant resides in the adjacent property directly to the west:


The subject lot measures 137.5 feet deep by 27.5 feet wide and is improved with a single-family residence located at the rear of the property, and a 512 square-foot one-story carport structure at the front property line. The Project Sponsor purchased the property in 2018 and completed a renovation of the house at the rear of the lot in August 2019. After living in that house for several years, he moved out and leased it to the current tenant.

In July 2021, the Project Sponsor filed a permit to demolish the one-story carport structure and construct a new four-story, four-bedroom, 4,828 square foot home (3,778 square feet of habitable space), with two ground level parking spaces. The Project would provide a Code-compliant rear yard (equal to 25% the depth of the lot, or 34 feet) between the new home and the existing house at the rear of the Property (*see* Project Plans attached as **Exhibit A**). At 40 feet in height, the project complies with the 40-X Height/Bulk limit and is consistent with the massing of other buildings on the block.

**B. The Project Qualifies for a Class 1 & Class 3 Categorial Exemption**

The Project qualifies for a Class 1 (existing facilities) and Class 3 (new construction or conversion of small structure) exemption. A Class 1 exemption applies to a project that consists of work to an existing facility, including the demolition and removal of individual small structures such as "accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." (CEQA Guidelines § 15301(l)(4).) A Class 3 exemption applies to a project that consists of the construction of new, small structures. (CEQA Guidelines § 15303.) A Class 3 exemption is available for the construction of a "new single-family residence, or second dwelling unit in a residential zone," or a "duplex, or similar multi-family residential structure" containing no more than six dwelling units. (CEQA Guidelines §§ 15303(a) and (b).)

Here, the Project calls for the demolition of the one-story carport structure at the front of the Property and the construction of a new single-family home that would share the lot with the existing home at the rear of the Property within the RM-1 district (Residential, Mixed, Low-Density). Therefore, the Property is eligible for Class 1 and Class 3 categorical exemptions.

**C. Standard for Review of Categorical Exemptions**

Certain categories of projects are exempt from environmental review under CEQA because they generally do not have significant effects to the environment. Where a project is exempt, no further environmental evaluation is required unless there is a reasonable possibility of significant environmental effects due to unusual circumstances. (CEQA Guidelines §§15300 and 15300.2(c).)

In order to prove that unusual circumstances defeat a categorical exemption, a challenger must demonstrate two things: (1) that there are unusual circumstances that distinguish a project from others in the exempt class, and (2) that there is a fair argument that a project will have significant environmental impacts due to those unusual circumstances. We consider the second question only if substantial evidence does not support the Department's determination that no unusual circumstances apply to the Project. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086.)

In order to overturn the Project's exemption, Appellant would need to identify substantial evidence in support of a fair argument that there is a reasonable possibility that the Project will have a significant environmental impact due to unusual circumstances. (*Respect Life S. San Francisco v. City of S. San Francisco* (2017) 15 Cal. App. 5th 449, 459.)

The CEQA Guidelines define substantial evidence as "facts, reasonable assumptions predicated on facts, and expert opinion supported by facts." (CEQA Guidelines § 15384.) "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous or otherwise not credible *shall not constitute substantial evidence.*" (CEQA Guidelines § 15064(f)(5), *emphasis added.*) The Appellant has not provided any substantial evidence in support of his claims.

Appellant's appeal letter consists of generalized statements about neighborhood character and scale of buildings, which are not CEQA issues. The letter also asserts that the Project would result in impacts related to geotech, construction, wildlife habitat, noise, shadow, and gas emissions, but Appellant has not provided any factual data or expert opinions detailing what the impacts would be. Nowhere in the document does the Appellant provide statements by a qualified experts and nowhere does he present new "facts" about shadow, noise, or geotech issues that were not already provided by the Project Sponsor to the Department for their review of the Project. Appellant's unsubstantiated opinion does not amount to substantial evidence in support of a fair argument that that unusual circumstances could cause the Project to result in significant environmental impacts.

**D. The Issues Raised do Not Amount to a Showing of Unusual Circumstances that would Preclude a Categorical Exemption.**

There is nothing usual about the construction of a new house in a residential zoning district and appellant has not demonstrated that unusual circumstances are present, i.e. that "the circumstances of a particular project differ from the general circumstances of the projects covered by a particular categorical exemption." (*Wollmer v. City of Berkeley* (2011) 193 Cal. App. 4th 1329, 1350.)

Below are responses to issues raised in the Appellant's appeal letter:

**1. Shared Retaining Wall will Not Pose a Potential Hazard to the Adjacent School and Project will Not Create a Danger of Landslides, Mudslides, or Flooding.**

The Appellant alleges that the retaining wall along the eastern side of the Property will "pose a potential hazard to the safety and stability of the school building and grounds" and that the "Project poses a serious risk of damage from earthquakes, landslides, mudslides, or mudflows." (Appeal Letter, pgs. 1-2 and 3.) There are no other statements or facts presented explaining how the Project's retention of the existing retaining wall be a hazard or how else the Project might result in geological hazard impacts under CEQA.

Shared retaining walls are a common feature in San Francisco, where homes are often constructed on steep slopes. The City's robust permitting and inspection requirements will ensure that the Project meets strict seismic requirements and does not compromise the integrity of the existing slope.

A geotechnical report prepared for the Project on October 8, 2022 (Geotech Report prepared by Allen Gruen, attached at **Exhibit B**) concluded that the Property is suitable for the planned developments and provides recommendations for ensuring that construction of the Project does not undermine the adjacent properties, including the school.

More specifically, the Project would extend drilled piers deep below the bottom of the retaining wall—to 15 feet below the bottom of the neighboring foundation. The weight of the new building will be supported by these piers below the adjacent retaining wall and any potential horizontal load (i.e. surcharge) would occur well below the bottom of the retaining wall. Further, these new piers will act as shear keys for the soil behind the retaining wall—which means that by adding the new piers, the Project will actually reduce the load from the existing retaining wall.

The Appellant has failed to present substantial evidence as to how construction of the Project would impact the retaining wall or pose any geological risk to Yick Wo Elementary School.

**2. The Project will Not Cause Construction Impacts that Amount to a Significant Environmental Impact.**

The Appellant states that the construction of the Project "would generate noise, dust, traffic, and other disturbances" that would disrupt the adjacent neighbors, including the students at Yick Wo Elementary School. (Appeal Letter, pg. 2.) The Appellant also states that the construction will be disruptive to the students who "play [at the school] regularly" and that construction vehicles will cause "safety risks and traffic delays for parents picking up their children from school." (Appeal Letter, pg. 5.)

Construction near schools is common and much larger projects in denser neighborhoods and near or adjacent to schools are successfully constructed without resulting in substantial disruption. Stringent permitting regulations and requirements related to the coordination of construction activities with various City agencies ensure the minimum feasible level of disruption to circulation on public rights-of-way and public safety. And while very large projects are often evaluated under CEQA for potential temporary construction impacts related to traffic, noise, and air quality, there is nothing unusual about the proposed single-family home Project that would preclude issuance of a categorical exemption and require that level of project-specific environmental analysis as to construction impacts.

In this case, construction is expected to take approximately 9-12 months total, with the structure being erected and exterior finished in about 14 weeks. The Project Sponsor is committed to ensuring that construction is minimally disruptive to the adjacent neighbors, including Yick Wo Elementary School.

Regarding noise, the Sponsor recently completed the project at the rear of the lot (the renovation of the existing house) without receiving any noise complaints from the school community. In a handful of instances, the school requested that the construction team limit noise to account for special school events. The Sponsor respected those requests each time they were made, and noise was never an issue during the construction of that project. We expect the same to be true for this Project.

There are also well-established best practices for managing dust during construction—typically some combination of water and barrier measures—and the construction team will use these measures as appropriate in order to minimize dust from construction.

In an urban environment, it is expected that there will be construction occurring periodically and there is nothing usual about construction near a school. The Project's construction will not cause the school to close and will not affect the use the outdoor area.

The Appellant has failed to present substantial evidence showing how unusual circumstances could result in significant environmental impacts related to temporary construction on the Property.

### 3. The Project will Not Result in a Loss of Animal Habitat.

The Appellant argues that the Project "would destroy many trees and greenery that provide habitat for wildlife, and aesthetic value for the neighborhood." (Appeal Letter, pg. 2.) More specifically, the letter asserts that the "loss of green space" would "displace local wildlife such as racoons and coyotes."

The Project would remove five of seven existing trees on the property, none of which are landmark or significant trees, as defined in Public Works Code Sections 810 and 810A. An existing street tree on Lombard Street would be maintained. There is nothing unusual about removing non-designated trees from private property in advance of a construction project. Appellant has not provided any evidence supporting his contention that there is something unique about the trees on site or indicating that they serve as habitat for endangered species.

Appellant has not presented any evidence showing that removal of five existing rear yard trees would result in a loss of habitat or otherwise result in a significant CEQA impact.

### 4. The Project will Not Result in Significant Shadow Impacts.

The Appellant states that the Project will "cast a giant shadow on the surrounding area due to its height of about 47 feet," and that the shadow will "result in a loss of green space, fresh air, and natural light for students." (Appeal Letter, pg. 5.) The school yard at Yick Wo Elementary extends approximately 137 feet in length along Lombard Street downhill from the Project site. The Project will not cast any shadow on the school building and will not result in any loss of fresh air or light for the school building.

At a proposed height of 40 height, the Project is not subject to a shadow study under the Planning Department's CEQA guidelines—which require a shadow application and shadow analysis for the construction of new buildings above 40 feet in height that would cast new shadows on properties under the jurisdiction of the Recreation and Parks Department. There are no Section 295 protected parks or sites within the vicinity, and Yick Wo Elementary School is not a part of the Shared Schoolyards Program[2]—i.e., the school is not a public open space.

Nonetheless, the Project completed a high-level shadow analysis in response to neighbor questions about potential shadow impacts. That analysis shows that the Project would add incremental shadow to the northwest corner of the schoolyard during the late afternoon. Due to the slope of the block and pattern of existing upslope development, the entire school blacktop is almost completely shaded by 4pm throughout the year. No shadow cast by the Project would reach the playground at the northeastern corner of the school property.

[2] See Shared Schoolyard Map, *available at* https://www.google.com/maps/d/u/0/viewer?mid=16qAOR1PyBZHUTcRzOmS1yr1sRc7ainw&ll=37.77152592293714%2C-122.41604135166352&z=13 (accessed August 31, 2023).

The incremental additional shadow that would be cast by the Project would not substantially and adversely affect the use and enjoyment of a publicly accessible open space and does not amount to a significant impact that would preclude the Project from a categorical exemption.

**E. Non-CEQA Issues.**

The majority of the Appellant's appeal letter focuses on issues that are not CEQA-related. Issues such as compatibility with the neighborhood, building scale, overall character and livability of the neighborhood, are not issues that are under CEQA consideration. These are not CEQA issues.

That said, the Project is consistent with the mixed pattern of development in the vicinity. The Property, and all the nearby properties, are subject to a 40-foot height limit. Appellant's adjacent property is also 40-feet tall and includes a rooftop penthouse. Further, the proposed scale of the Project matches the massing of Appellant's property next door and is appropriate for the range of 3-4 story buildings in the vicinity, including several large single-family and 2-home lots on the opposite block across Lombard.

The Planning Commission considered the question of neighborhood character and the Project's consistency with the Residential Design Guidelines at the Discretionary Review Hearing on June 29. The Commission determined that there are no extraordinary or exceptional circumstances in the case of this Project, and that it complies with the Planning Code, the General Plan, and the Residential Design Guidelines. (See Discretionary Review Action DRA-829 (July 31, 2023); attached at **Exhibit C**.)

The Appellant failed in convincing the Planning Commission that the Project is incompatible with the neighborhood and he is now trying to argue the same case under the guise of CEQA. But his unsubstantiated CEQA claims do not justify his stated goal of preventing anything from being constructed on this lot: "I urge you to carefully reconsider granting the CEQA exemption for this residential project. It is crucial to quash this permit. I am afraid this lot is not suitable for anything . . ." (Appeal Letter, pg. 3.)

**F. Conclusion**

Based on the above, the appeal should be denied and the CatEx upheld. The Department correctly concluded that the Project is eligible for a categorical exemption and that there are no unusual circumstances that would result in a significant environmental impact.

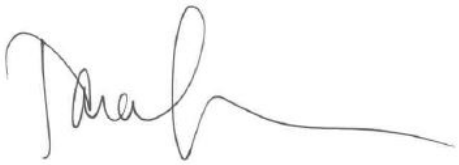
The construction of a single-family residential building on an existing residential lot is exactly the type of small-scale project that a Class 1 and 3 categorical exemption is intended to cover.

The legal standard applied to a challenge of a categorical exemption is whether: (1) there are unusual circumstances that distinguish a project from others in the exempt class, and (2) whether there is a fair argument that a project will have significant environmental impacts due to those unusual circumstances. The Appellant has not shown that the Planning Department's exemption determination is not supported by substantial evidence, nor has he provided substantial evidence showing that any unusual circumstances could result in a significant environmental impact.

Accordingly, we respectfully request that the Board of Supervisors uphold the Project's CatEx.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



**Tara Sullivan**

Enclosures

cc: Supervisor Chan
Supervisor Dorsey
Supervisor Engardio
Supervisor Mandelman
Supervisor Melgar
Supervisor Preston
Supervisor Ronen
Supervisor Safai
Supervisor Stefani
Supervisor Walton
Angela Calvillo, Clerk of the Board
Don Lewis, San Francisco Planning Department
Enda Keane, Property Owner
Curtis Hollenbeck, Architect

## LIST OF EXHIBITS

| | |
|---|---|
| Exhibit A | Final Project Plans |
| Exhibit B | Geotech Report |
| Exhibit C | Discretionary Review Action Memo |

# EXHIBIT A
# Project Plans

# ABBREVIATIONS

| | |
|---|---|
| ADJ | ADJUSTABLE |
| ALUM | ALUMINUM |
| ARCH | ARCHITECTURE |
| ASPH | ASPHALT |
| BD | BOARD |
| BDLG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BM | BEAM |
| B.O. | BOTTOM OF |
| BU | BUILT-UP |
| CLG | CEILING |
| CLR | CLEAR |
| CNTL | CONTROL |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CTR | CENTER |
| DBL | DOUBLE |
| DF | DOUGLAS FIR |
| DIM | DIMENSION |
| DN | DOWN |
| DP | DOUBLE POLE |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| (E) | EXISTING |
| E | EAST |
| EA | EACH |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EQ | EQUAL |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FDN | FOUNDATION |
| FF | FINISH FLOOR |
| FIN | FINISH |
| FL | FLOOR |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOS | FACE OF STUD |
| FOP | FACE OF PLYWOOD |
| FURN | FURNACE |
| GA | GAUGE |
| GALV | GALVANIZED |
| GND | GROUND |
| GYP BD | GYPSUM BOARD |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HDR | HEADER |
| HR STL | HOT-ROLLED STEEL |
| HVAC | HEATING, VENTILATING, AND AIR CONDITIONING |
| HW | HOT WATER HEATER |
| ICPV | INTEGRAL COLOR PLASTER VENEER |
| INSUL | INSULATION |
| INT | INTERIOR |
| LAM | LAMINATE |
| LT | LIGHT |
| MANUF | MANUFACTURER |
| MAX | MAXIMUM |
| MC | MEDICINE CHEST |
| MECH | MECHANICAL |
| MEMB | MEMBRANE |
| MIN | MINIMUM |
| MTL | METAL |
| (N) | NEW |
| NIC | NOT IN CONTRACT |
| NO OR # | NUMBER |
| O/ | OVER |
| OC | ON CENTER |
| OD | OUTER DIAMETER |
| OFCI | OWNER FURNISHED, CONTRACTOR INSTALLED |
| OFOI | OWNER FURNISHED, OWNER INSTALLED |
| OPNG | OPENING |
| PL | PLATE |
| PLYWD | PLYWOOD |
| PT | PRESSURE TREATED |
| PT | POINT |
| R | RADIUS |
| RA | RETURN AIR |
| RDWD | REDWOOD |
| REF | REFERENCE |
| REG | REGISTER |
| REQ | REQUIRED |
| RET | RETURN |
| RM | ROOM |
| S | SOUTH |
| SA | SUPPLY AIR |
| SAD | SEE ARCHITECTURAL DRAWING |
| SED | SEE ELECTRICAL DRAWING |
| SF | SUBFLOOR |
| SHT | SHEET |
| SHTG | SHEATHING |
| SKD | SEE KITCHEN DRAWING |
| SLD | SEE LIGHTING DRAWING |
| SMD | SEE MECHANICAL DRAWING |
| SP | SINGLE POLE |
| SPD | SEE PLUMBING DRAWING |
| SQ | SQUARE |
| SS | SINGLE SHELF |
| SSD | SEE STRUCTURAL DRAWING |
| STD | STANDARD |
| T | TEMPERED |
| T&G | TONGUE AND GROOVE |
| TO | TOP OF |
| TOFF | TOP OF FINISH FLR |
| TOP | TOP OF PLATE |
| TOS | TOP OF SLAB |
| TOW | TOP OF WALL |
| TP | TOILET PAPER HOLDER |
| TR | TOWEL RACK |
| TYP | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| VERT | VERTICAL |
| VIF | VERIFY IN FIELD |
| W | WEST |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| WIND | WINDOW |
| WP | WATERPROOF |

# SYMBOLS

TYPICAL (E) PARTITION

TYPICAL (N) NOT-RATED WALL

1-HR RATED WALL

2-HR RATED WALL

(E) WALL REMOVED

LINE OVERHEAD OR HIDDEN LINE

CENTER LINE

PROPERTY LINE

DIMENSION TO FACE OF STUD
ALL DIMENSIONS ARE TO FACE OF STUD U.O.N.
DIMENSION TO CENTERLINE

window no. — A — WINDOW SYMBOL

door no. — 10 — DOOR SYMBOL

dwg index / sht index — 18 / A7.2 — DETAIL MARKER

dwg index / sht index — N / W A5.2 E / S — ELEVATION MARKER

1 — REVISION MARKER

DATUM POINT

# PLAN REVIEW STAMPS

NOTE: SEE PROPOSED PLANS + ELEVATIONS FOR ADDITIONAL MASS REDUCTIONS AT ELEVATIONS. 3-D RENDERING HAS NOT BEEN UPDATED YET (4TH FLOOR ALONG EAST ELEVATION CUT BACK 5' FOR LENGTH OF BUILDING)


PROPOSED NORTH VIEW


PROPOSED NORTH-EAST VIEW LOOING UP LOMBARD

# PROJECT DIRECTORY

OWNER

BYRNES SPECIAL WORKS LLC,
MGR. ENDA KEANE,
939 LOMBARD ST,
SAN FRANCISCO, CA 94133

415.828.4981
endapkeane@gmail.com

ARCHITECT

CURTIS HOLLENBECK
575 COLUMBUS AVENUE, #2
SAN FRANCISCO, CA 94133

415.544.9883 ph
matteryard@yahoo.com

STRUCTURAL ENGINEER

DOUBLE D ENGINEERING
71 OTIS STREET
SAN FRANCISCO CA 94107

415.225.1948 PH
mark@doubledengineering.com

TITLE 24

ENERGYSOFT
1025 5TH ST
NOVATO, CA 94945

415.897.6400 ph

SOILS ENGINEER

H. ALLEN GRUEN
GEOTACHNICAL ENGINEER
360 GRAND AVE, #262
OAKLAND, CA 94610

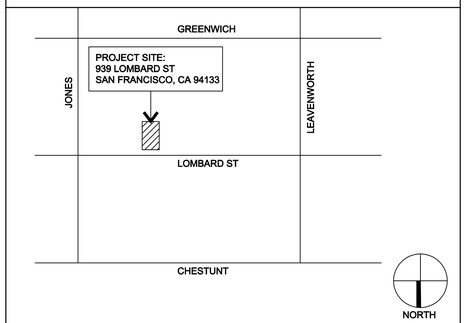
510.839.0765 ph

PRESERVATIONIST

TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131

415.337.5824
TIM@TIMKELLEYCONSULTING.COM

# SITE LOCATION




# PROJECT INFORMATION

| | |
|---|---|
| PROJECT ADDRESS | 939 LOMBARD ST<br>SAN FRANCISCO CA, CA 94133 |
| BLOCK / LOT | 0072 / 021 |
| LOT SIZE | 27'-6" X 137'-6" : 3,781.25 SQ.FT. |
| ZONING DISTRICT | RM-1 |
| HEIGHT/BULK LIMITS | 40-X |
| (E) OCCUPANCY<br>PROPOSED OCCUPANCY | R-3, SINGLE FAMILY RESIDENCE<br>R-3, SINGLE FAMILY RESIDENCE |
| (E) TYPE OF CONSTRUCTION (REAR HOUSE)<br>PROPOSED TYPE OF CONST (NEW HOUSE FRONT OF LOT) | TYPE 5 B<br>TYPE 5 B |
| FRONT SETBACK<br>REAR SETBACK | AVERAGING<br>45% |
| (E) PARKING<br>PROPOSED PARKING<br>(E) BICYCLE<br>PROPOSED BICYCLE | (2)<br>(2)<br>(0)<br>(2) |
| (E) STORIES (REAR HOUSE)<br>PROPOSED STORIES (NEW HOUSE FRONT OF LOT) | 3-STORIES<br>4-STORIES |
| APPLICABLE CODES | 2019 California Building, Mechanical, Electrical and Fire Code w/ San Francisco Amendments<br>2019 California Electrical Code<br>2019 California Energy Code<br>+ All other state and local ordinances and regulations |

DEFERRED APPROVAL: NEW RESIDENCE AT FRONT OF LOT TO BE FULLY FIRE SPRINKLERED PER NFPA 13R

DEMO APPLICATION #2021-0709-4044
BUILDING PERMIT APPLICATION #2021-0709-4046-S
2021-00726PRJ

PROJECT DESCRIPTION

CONSTRUCT NEW 4-STORY, SINGLE FAMILY HOME @ FRONT OF SITE.

DEFERRED APPROVAL: FIRE SPRINKLERS THROUGHOUT IN ACCORDANCE WITH NFPA 13R

# AREA CALCULATIONS

EXISTING AREA CALCULATIONS REAR HOUSE (NO CHANGE)

| | | |
|---|---|---|
| (E) FLR '1' | HABITABLE | 1,280 SQ.FT. |
| (E) FLR '2' | HABITABLE | 1,170 SQ.FT. |
| (E) FLR '3' | HABITABLE | 394 SQ.FT. |
| TOTAL HABITABLE | | 2,844 SQ.FT. |
| TOTAL GROSS | | 2,844 SQ.FT. |

EXISTING CARPORT (TO BE DEMOLISHED) 512 SQ.FT.

PROPOSED AREA CALCULATIONS NEW HOUSE (AT FRONT OF LOT)

| | | |
|---|---|---|
| FLR '1' | NON HABITABLE | 782 SQ.FT. |
| | HABITABLE | 239 SQ.FT. |
| | NON-H PASSAGE | 268 SQ.FT. |
| FLR '2' | HABITABLE | 1,250 SQ.FT. |
| FLR '3' | HABITABLE | 1,242 SQ.FT. |
| | GREEN ROOF | 60 SQ.FT. (EXCLUDE) |
| | FRONT BALCONY | 22 SQ.FT. (EXCLUDE) |
| FLR '4' | HABITABLE | 1,047 SQ.FT. |
| | GREEN ROOF | 180 SQ.FT. (EXCLUDE) |
| | EXT STAIR TO RF | 36 SQ.FT. (EXCLUDE) |
| ROOF DECK ABV FLR '4' | ROOF DECK | 289 SQ.FT. (EXCLUDE) |
| | EXT STAIR TO RF | 83 SQ.FT. (EXCLUDE) |
| TOTAL NON-HABITABLE | | 1,050 SQ.FT. |
| TOTAL HABITABLE | | 3,778 SQ.FT. |
| TOTAL GROSS | | 4,828 SQ.FT. |

# SHEET INDEX




Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@yahoo.com


LICENSED ARCHITECT
CURTIS HOLLENBECK
No. C 24843
REN. 06/30/25
STATE OF CALIFORNIA

| | |
|---|---|
| 05/30/23 | N_SP COM REV |
| 02/01/23 | PC1 COMM |
| 07/09/21 | SITE PERMIT |
| 07/02/21 | N PRE-APP |

Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

Drawing Title

COVER SHEET

By CH

Date

Scale NA

Drawing No.

A0.1

# GENERAL NOTES

CONTRACTOR RESPONSIBILITIES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL PLUMBING AND MECHANICAL CODE. NOTHING ON THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2. ALL CONDITIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMILAR TO THOSE SHOWN OR IMPLIED OR SHALL MATCH EXISTING CONDITIONS.

3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY COMMISSION (TITLE 24) ENERGY EFFICIENCY STANDARDS FOR NEW OR EXISTING BUILDINGS. REFER TO SPECIFIC REGULATIONS AND MANDATORY FEATURES AND DEVICES AS NOTED IN THE ENERGY PERFORMANCE CALCULATION INCLUDED ELSEWHERE IN THESE DOCUMENTS.

4. THE CONTRACTOR SHALL COMPLETE AND PERFORM ALL WORK IN A GOOD, PROFESSIONAL MANNER AT A LEVEL, QUALITY AND TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL INTENT OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

5. ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL..." OR "THE CONTRACTOR SHALL INSTALL..." WHICHEVER IS APPLICABLE. ITEMS LABELED 'EXISTING, 'EXTG' OR '(E)' ARE EXISTING AND SHALL REMAIN. ALL OTHER ITEMS AND NOTES NOT LABELED OR IDENTIFIED AS EXISTING SHALL BE CONSIDERED NEW AND SHALL BE PROVIDED BY THE CONTRACTOR

6. CONTRACTOR TO MAINTAIN ALL PROPER WORKER'S COMPENSATION AND LIABILITY INSURANCE.

7. CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS OR IMPLIED BY EXISTING CONDITIONS.

8. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AT CONFLICT WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S ATTENTION BEFORE PROCEEDING WITH THE WORK.

9. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AS NECESSARY.

10. OWNER SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK UP.

11. DEMO CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION / CAPPING OFF OF ALL EXISTING UTILITIES.

12. CONFIRM ALL WINDOW SIZES WITH ACTUAL / EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.

13. MECHANICAL AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE. RESPECTIVE SUBCONTRACTOR TO CONFIRM FINAL LAYOUT WITH OWNER PRIOR TO PROCEEDING WITH THE WORK.

DRAWINGS:

1. ALL DIMENSIONS TAKE PRECEDENT OVER SCALE. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS WITH THE INTENT OF DETERMINING EXACT PLACEMENT OR LOCATION OF PARTICULAR ASSEMBLIES. ALL DIMENSIONS ARE TO BE FACE OF STUD OR FRAMING MEMBER UNLESS OTHERWISE NOTED.

2. VERIFY ALL DIMENSION AND CONDITIONS IN FIELD. REPORT ANY DISCREPANCIES TO ARCHITECT FOR RESOLUTION. DISCREPANCIES BETWEEN ARCHITECT'S, ENGINEERS OR MANUFACTURER'S CONSTRUCTION DETAILS SHALL BE RESOLVED TO SATISFY THE MOST STRINGENT REQUIREMENT.

3. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS SPECIFICALLY NOTED OTHERWISE EXISTING DIMENSIONS DENOTED. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH WORK.

4. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS, INCLUDING THESE GENERAL NOTES.

5. REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOWS OPERATION AND HANDLING.

MECHANICAL AND ELECTRICAL (SEE M, P & E SHEETS FOR ADDITIONAL NOTES)

1. ALL INTERIOR COMMON AREA LIGHTING FIXTURES, ETC SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTOELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE SPECIFIED.

2. RECEPTACLE OUTLETS SHALL BE SPACED 12'-0" MAX ALONG WALL.

3. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT INTERRUPTER (GFI) AS REQUIRED PER CODE.

4. INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS. SEE TITLE 24 ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.

5. PROVIDE VENTILATION OF ALL JOIST, STUD AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPETS AND RAILING WALLS, ETC.

6. ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER STRIPPING AND THRESHOLDS

7. PROVIDE MOISTURE RESISTANT GYPSUM BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONTINUOUS VAPOR BARRIER BEHIND MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB / SHOWER SURROUNDS. LAPPING ALL SEAMS DO NOT USE MR GWB ON BATHROOM CEILINGS. USE 5/8" TYPE X/ GYP BD.

8. PROVIDE SEISMIC STRAPS ON WATER HEATERS AND RAISE TO AT LEAST 18" ABOVE FLOOR.

9. ALL ELECTRICAL AND MECHANICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) ANT THE UNIFORM MECHANICAL (UMC) AND CALIFORNIA ENERGY COMMISSION FOR MANDATORY FEATURES AND DEVICES.

10. CONFIRM SIZE OF EXISTING ELECTRICAL SERVE. VERIFY ELECTRICAL SERVICE REQUIREMENT FOR ANTICIPATED ELECTRICAL LOAD. MAKE RECOMMENDATIONS TO OWNER BEFORE COMMENCING WITH WORK.

11. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AT ALL RECEPTACLES WITHIN 6 FEET OF A SINK, INTERIOR CONVENIENCE RECEPTACLE SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE AT ANY WALL IS MORE THAN 6 FEET HORIZONTALLY FROM AND OUTLET.

12. ALL STANDARD ELECTRICAL RECEPTACLES IN GYPSUM BOARD SHALL BE MOUNTED VERTICALLY CENTERED AT 12" ABOVE THE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL ELECTRICAL RECEPTACLES NOT SPECIFICALLY CONTROLLED DIMENSIONALLY ON PLANS SHALL BE CENTERED TO THE SURFACE OR WALL ON WHICH THEY ARE LOCATED. COORDINATE LOCATION OF RECEPTACLES AT BACK SPLASHES WITH ARCHITECT IN THE FIELD BEFORE INSTALLATION.

# GENERAL NOTES CONT.

13. COORDINATE HEIGHT AND LOCATION OF SWITCHES IN BACK SPLASHES WITH OWNER / ARCHITECT BEFORE INSTALLATION. COORDINATE EXACT SPECIFICATION OF SWITCHES WITH OWNER. GANG ALL MULTIPLE SWITCHES AS OCCURS.

14. NO DISHWASHER MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OF FOOD DISPENSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISH WASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKINGS AT OR ABOVE FLOOD LEVEL OF SINK OR DRAIN BOARD, WHICHEVER IS HIGHER, UPC 807.4

15. COLOR AND MATERIAL OF COVER PLATES SHALL BE AS SELECTED BY INTERIOR DESIGNER. MATCHING PLATES FOR DUPLEX RECEPTACLES BY INTERIOR DESIGNER. MATCHING PLATES FOR DUPLEX RECEPTACLES, CABLE, JACKS AND PHONE JACKS.

16. PROVIDE AIR INFILTRATION CONTROL OUTLET GASKETS AT ALL ELECTRICAL OUTLETS AND SWITCH BOXES LOCATED ON EXTERIOR WALLS

17. GENERAL LIGHTING IN KITCHEN SHALL BE A HIGH EFFICIENCY TYPE, TYPICALLY FLUORESCENT FIXTURES RATED AT 40 LUMENS PER WATT OR BETTER, SEE MANDATORY MEASURES.

18. SEE ELECTRICAL FIXTURE LEGEND FOR LIGHT FIXTURE SPECIFICATIONS. CONTRACTOR TO COORDINATE ALL LIGHT FIXTURE SPECIFICATIONS WITH OWNER OR ARCHITECT PRIOR TO ORDERING. OWNER TO REVIEW AND APPROVE ALL LIGHT FIXTURES BEFORE ORDERING. NOTIFY THE ARCHITECT OF ANY LONG LEAD TIME ITEMS WHICH MAY ADVERSELY AFFECT THE PROJECT SCHEDULE.

19. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL FIXTURES WITH THE OWNER OR ARCHITECT IN THE FIELD BEFORE ELECTRICAL ROUGH-IN. FIXTURES INSTALLED WITHOUT PRIOR LOCATION APPROVAL MAY BE REQUIRED TO BE RELOCATED AT THE CONTRACTORS EXPENSE.

20 SUBMIT MANUFACTURER'S TECHNICAL PRODUCT DATA AND COMPLETE MAINTENANCE INFORMATION FOR ALL EQUIPMENT THAT REQUIRES PREVENTATIVE MAINTENANCE TO CONTINUE EFFICIENT OPERATIONS. PROVIDE ONE YEAR MINIMUM WARRANTY ON ALL INSTALLED EQUIPMENT AND PARTS.

21. FOR ALL APPLIANCES TO BE INSTALLED, VERIFY MANUFACTURERS REQUIREMENTS FOR POWER, GAS, WATER, CLEARANCES, ETC.

22. POWER TO COMPUTER SYSTEMS, CABLE, DATA, SECURITY AND PHONE REQUIREMENTS TO BE COORDINATED WITH AUDIO-VISUAL CONSULTANT. PHONE JACKS ARE TO BE WIRED WITH THE OWNER AND COORDINATED WITH LISTED SYSTEMS.

23. ALL SWITCHES TO BE DIMMERS. CONFIRM FLUORESCENT REQUIREMENTS WITH ARCHITECT / TITLE 24 ENERGY CALCULATIONS

24. PROVIDE CUT SHEETS FOR ALL LIGHTING FIXTURES, SWITCHES, HEATERS RADIANT HEATING SYSTEM, ETC.

25. ALL TELEPHONE JACKS TO BE CAT 6 WIRES

26. TB: USE TCI COAX CABLE

27. EXHAUST FANS IN BATHROOMS MUST CONNECT DIRECTLY TO THE OUTSIDE AND MUST PROVIDE (5) AIR CHANGES PER HOUR. THEY MUST TERMINATE (3) FEET FROM ANY OPENINGS INTO THE BUILDING AND BE PROVIDED WITH BACK DRAFT DAMPERS, TYP, & CITY AND COUNTY OF SAN FRANCISCO GREEN BUILDING SUBMITAL FOR ENERGY STAR AND HUMIDISTAT CODE AND CG CODE SECTION 4.506.1

28. SHOWERS AND TUB / SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE. SHOWERHEADS NOT TO EXCEED 2.0 GPM @ 80PSI PER VALVE AND SHOWERHEAD

29. ALL MANUFACTURERS AND / OR EQUIPMENT SHALL BE HANDLED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

WATERPROOFING

1. All sheet metal work to be in accordance with the current edition of S.M.A.C.N.A. Standards

2. Provide galvanized sheet metal flashing at all window and door heads: Install under exterior siding or cement plaster and building paper and over head frame of all new doors and windows.

3. Provide galvanized sheet metal flashing at all roof conditions including but not limited to: perimeter edges, valleys, parapet caps, wall/roof intersections, roof penetrations, etc. See detail sheets for specific requirements.

4. All new exterior finishes to be installed over a minimum moisture barrier of two layers of 15 pound (GRADE D) paper.

5. All manufacturers and / or equipment shall be handled and installed as per manufacturer's specifications and recommendations.

# ELEC SYMBOLS

LEGEND

| | |
|---|---|
| $ | SWITCH |
| A | DEDICATED CIRCUIT |
| | DUPLEX RECEPTACLE @ 12" AFF U.O.N. |
| | PHONE RECEPTACLE |
| TV | TELEVISION CABLE OUTLET |
| T | THERMOSTAT CONTROL |
| SD | SMOKE DETECTOR ON CEILING |
| CM | CARBON MONOXIDE DETECTOR |
| | WALL MOUNTED LIGHT FIXTURE |
| | RECESSED CEILING LIGHT FIXTURE |
| | SURFACE MOUNTED CEILING LIGHT FIXTURE |
| | 110 V DUPLEX RECEPTACLE WITH 1/2 SWITCHED BY LT. FIXTURE |
| a | SWITCH LEG DESIGNATION |
| F1 | FIXTURE TYPE – SEE SPECS |
| | 4'-0" DBL TUBE FLUOR |
| | 4'-0" (4) TUBE FLUOR |
| | UNDER CAB FLUOR |
| FL | FLUORESCENT |
| DR/LT | GARAGE DR OPENER W/ LT |
| FAN | EXHAUST FAN |
| FAN/LT/FLUOR | EXHAUST FAN / FLUORESCENT LIGHT |
| | PENDANT LIGHT |
| | WALL MOUNTED SEC. LIGHT FIXTURE |
| E | RECESSED EMERGENCY LIGHTING |


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@yahoo.com


LICENSED ARCHITECT
CURTIS HOLLENBECK
C 24843
REN. 06/30/23
STATE OF CALIFORNIA

| | |
|---|---|
| 02/01/23 | PC1 COMM |
| 07/09/21 | SITE PERMIT |
| 07/02/21 | N PRE-APP |

Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

Drawing Title

GENERAL NOTES/ SYMBOLS

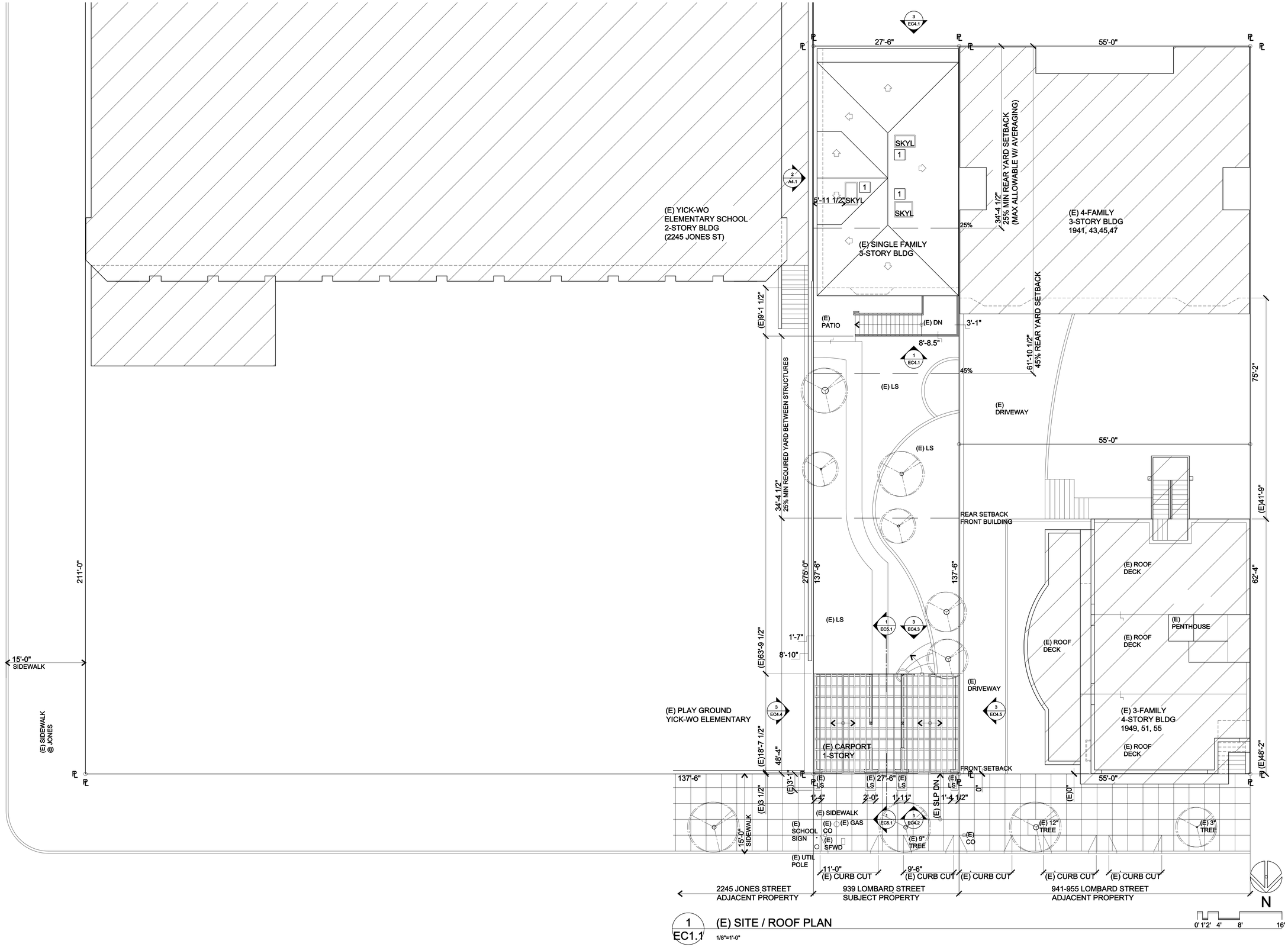
By CH

Date

Scale NA

Drawing No.

A0.2




1 EC1.1 (E) SITE / ROOF PLAN

1/8"=1'-0"

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com

LICENSED ARCHITECT
CURTIS JUDE HOLLENBECK
No. C 24843
REN. 06/30/23
STATE OF CALIFORNIA

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| 02/ /23 | PC1 COMM |
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939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

Drawing Title

(E)
SITE / ROOF
PLAN

By CH

Date

Scale AS NOTED

Drawing No.

EC1.1

## SHEET NOTES

1. STIPLE LINES INDICATE PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED.
2. SEE EC1.2 FOR SOIL EXCAVATION CALCULATIONS
3. FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.

## SOIL EXCAVATION CALCS

1. 11'-0" x 18'-9' x 2'-0" = 412 / 27 = 15.3 YARDS
2. 4'-6" x 29'-5" x 2'-0" = 264.7 / 27 = 9.8 YARDS
3. 8'-9" x 29'-5" x 2'-0" x .5 = 257.4 / 27 = 9.5 YARDS
4. 2'-9" x 4'-0" x 1'-6" = 16.5 / 27 = .6 YARDS

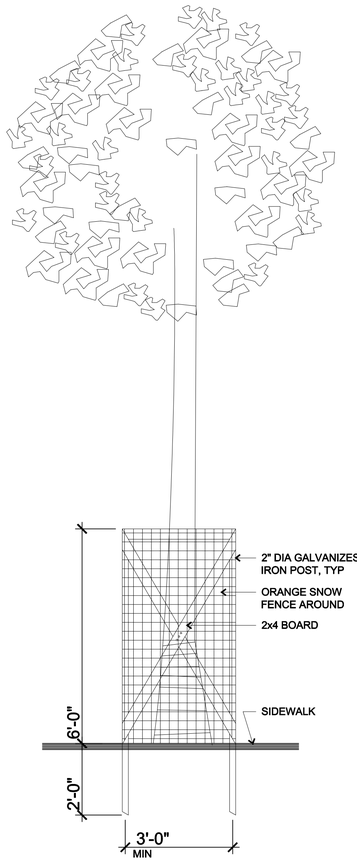
TOTAL EXCAVATION: 35.2 YARDS

## SOIL FILL CALCS

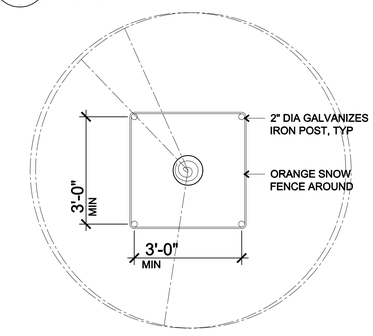
5. 5'-7" x 29'-5' x 9" = 123.1 / 27 = 4.5 YARDS
6. 11'-8" x 29'-5" x 9" x .5 = 128.7 / 27 = 4.8 YARDS
7. 5'-8" x 29'-5" x 6' = 83.4 / 27 = 3.1 YARDS

TOTAL EXCAVATION: 12.4 YARDS

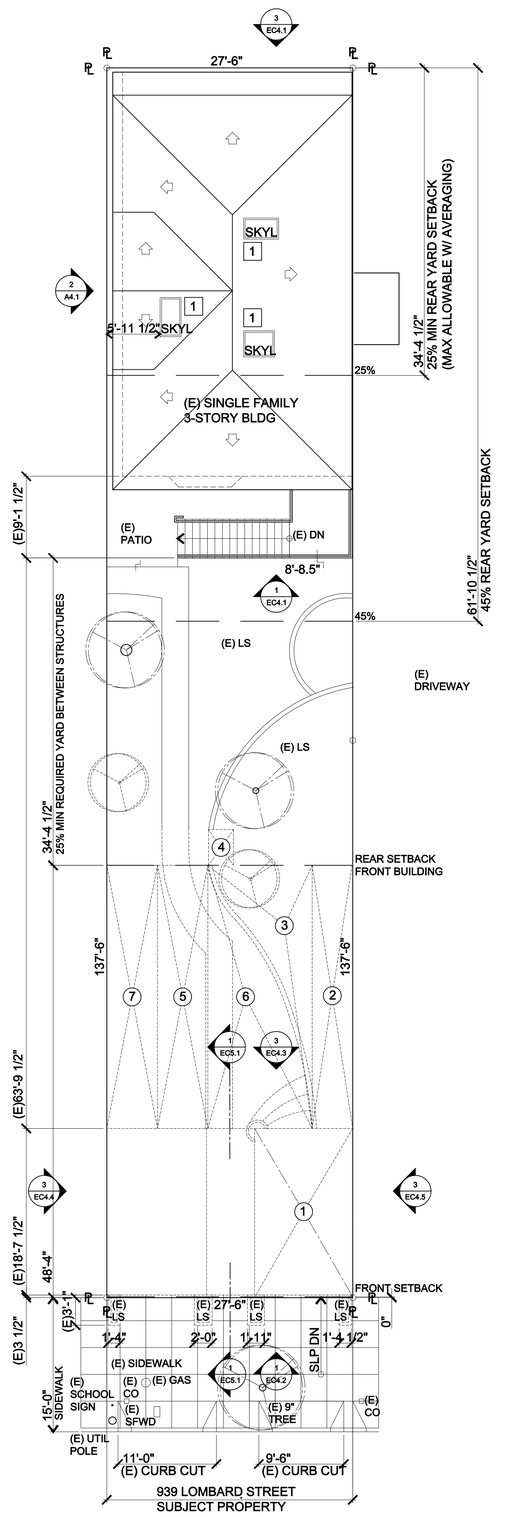
TOTAL EXCAVATION (35.2 YARDS ) + FILL (12.4 YARDS) = 47.6 YARDS



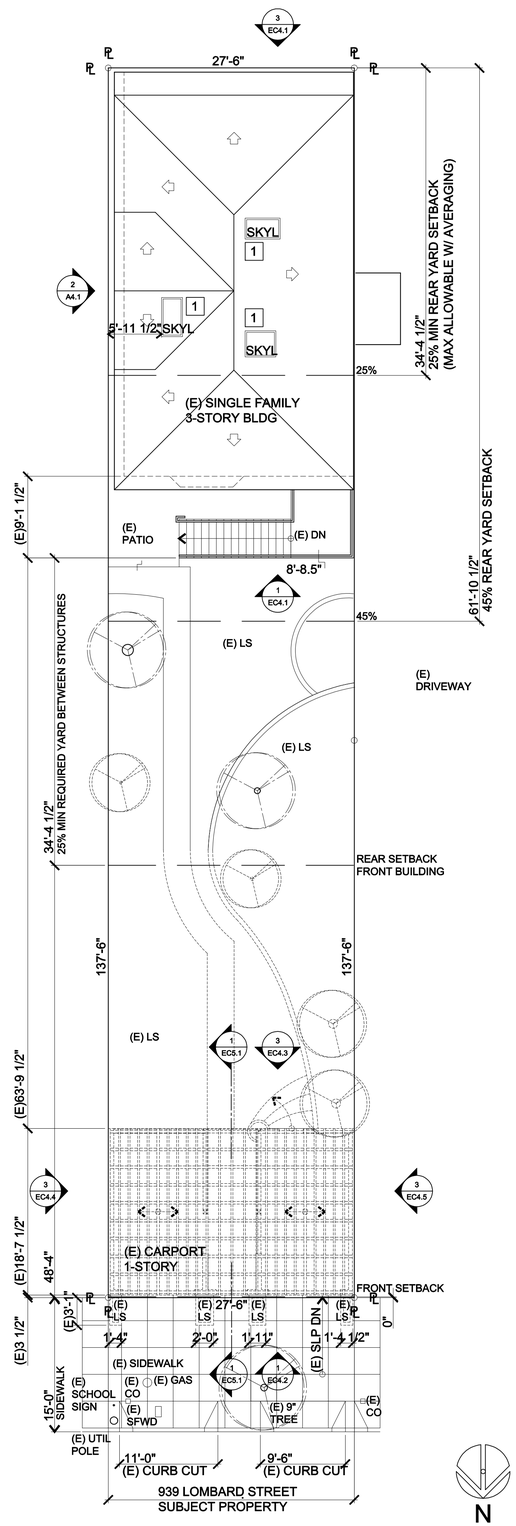

4 EC1.2 (E) STREET TREE PROTECTION
1/2"=1'-0"




3 EC1.2 (E) STREET TREE PROTECTION
1/2"=1'-0"




1 EC1.2 (E) SITE EXCAVATION PLAN
1/8"=1'-0"




1 EC1.2 (E) SITE / ROOF DEMOLITION PLAN
1/8"=1'-0"


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com


LICENSED ARCHITECT CURTIS HOLLENBECK No. C 24843 REN. 06/30/23 STATE OF CALIFORNIA

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| 02/01/23 | PC1 COMM |
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| Revisions | |

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

Drawing Title

(E) SITE / ROOF DEMOLITION PLAN + SOIL EXCAVATION

By CH

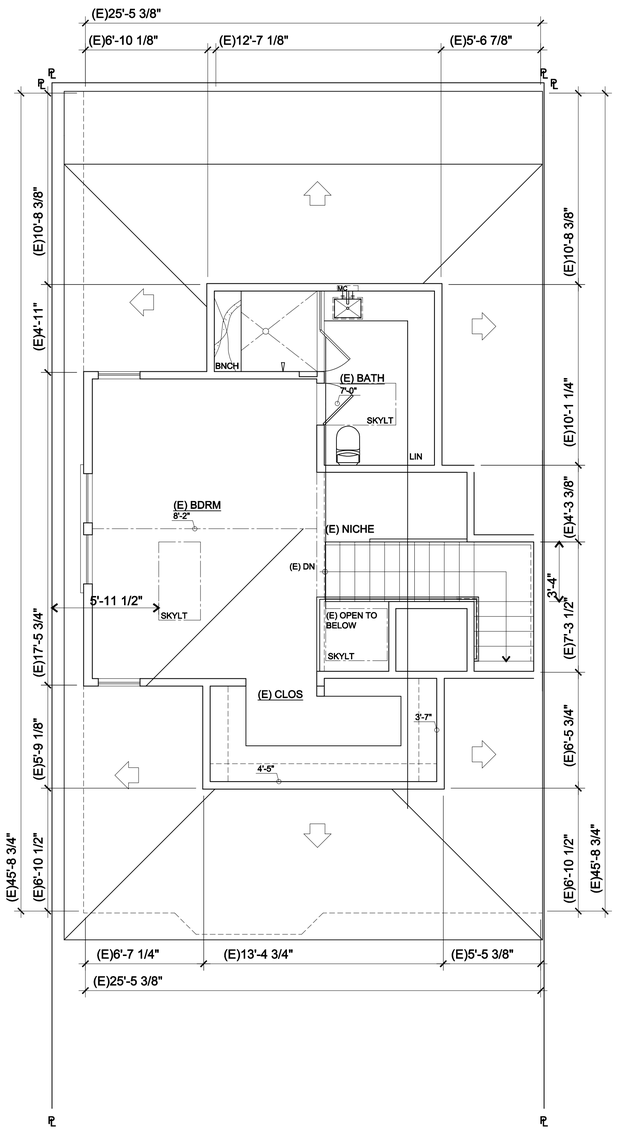
Date

Scale AS NOTED

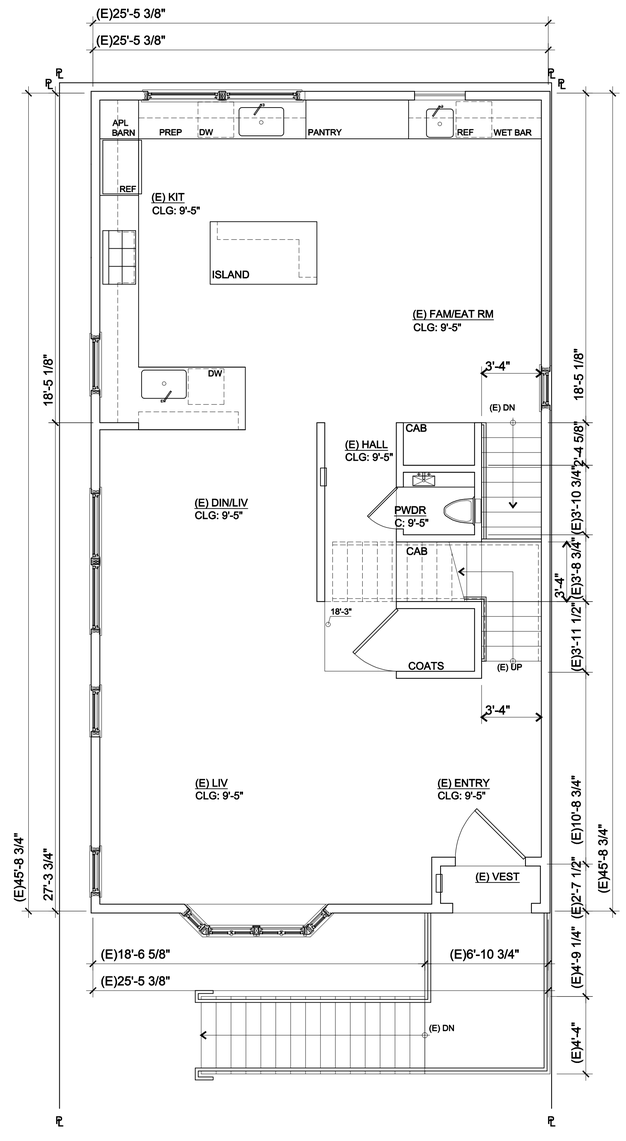
Drawing No.

EC1.2

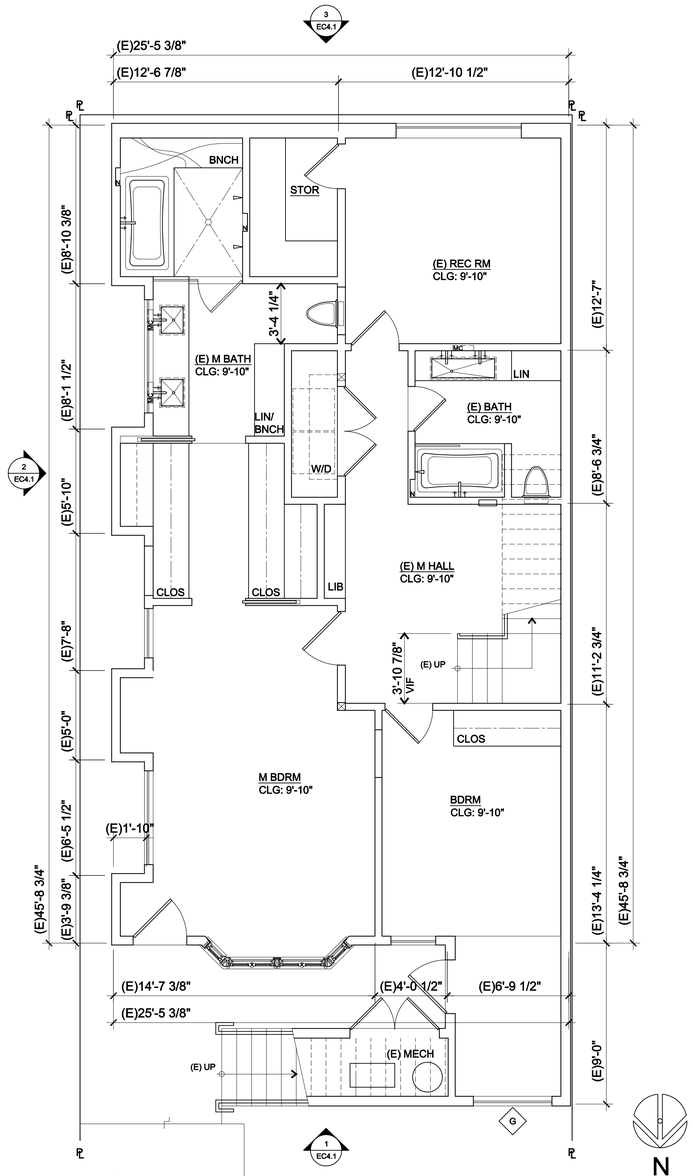
Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com


3 EC2.1 (E) FLOOR '3' PLAN (NO PROPOSED CHANGES)
1/4"=1'-0"




2 EC2.1 (E) FLOOR '2' PLAN (NO PROPOSED CHANGES)
1/4"=1'-0"




1 EC2.1 (E) FLOOR '1' PLAN (NO PROPOSED CHANGES)
1/4"=1'-0"

| | |
|---|---|
| 07/09/21 | SITE PERMIT |
| 07/02/21 | N PRE-APP |
| Revisions | |

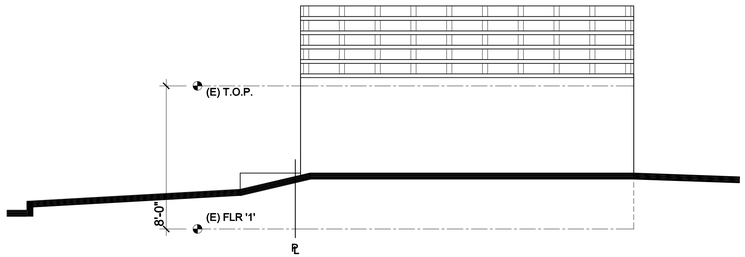
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

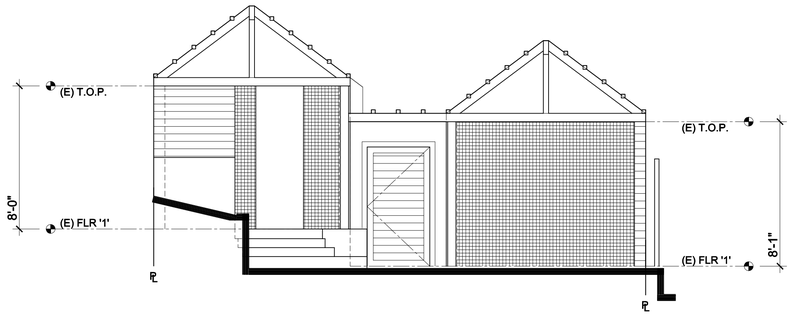
Drawing Title
(E) FLR '1', FLR '2' & FLR '3' PLANS

By CH
Date
Scale AS NOTED
Drawing No.

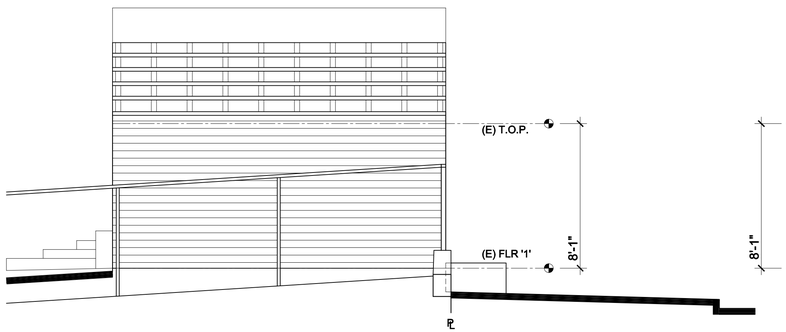
EC2.1



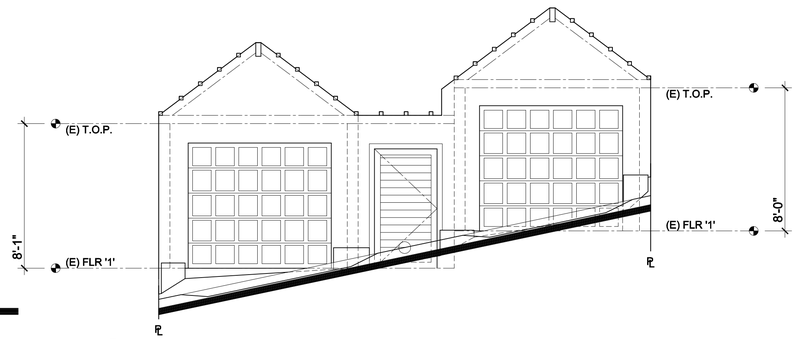

6 EC2.2 (E) REAR ELEV (WEST)
1/4"=1'-0"



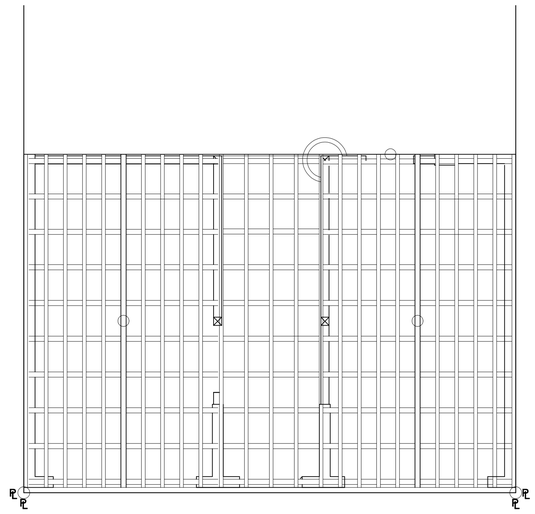

4 EC2.2 (E) REAR ELEV (SOUTH)
1/4"=1'-0"



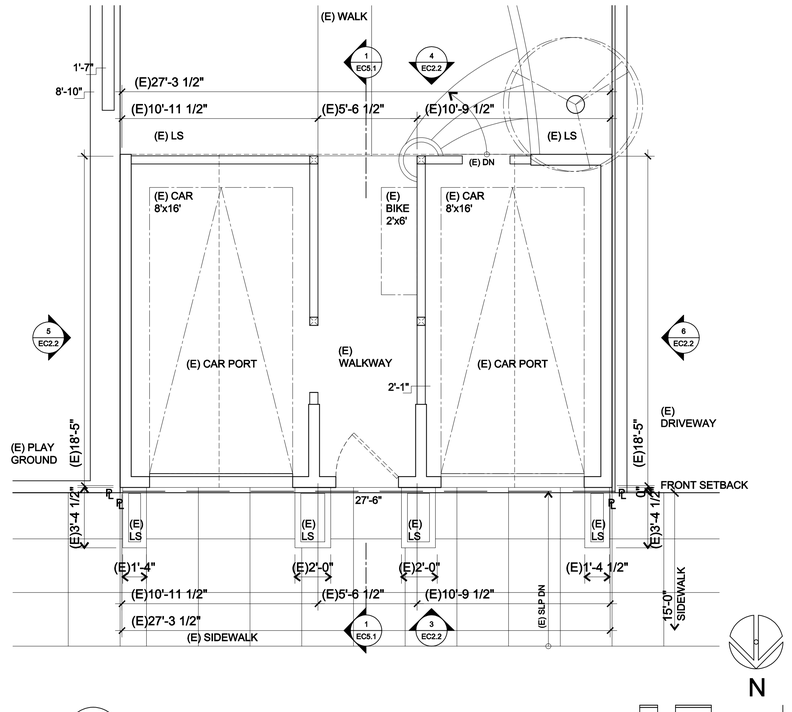

5 EC2.2 (E) SIDE ELEV (EAST)
1/4"=1'-0"




3 EC2.2 (E) FRONT ELEV (NORTH)
1/4"=1'-0"




2 EC2.2 (E) CARPORT ROOF PLAN
1/4"=1'-0"




1 EC2.2 (E) CARPORT PLAN
1/4"=1'-0"

Curtis Hollenbeck
Architect
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San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com

CURTIS JUDE HOLLENBECK
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REN. 06/30/23
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| 07/09/21 | SITE PERMIT |
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| Revisions | |

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

# 939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

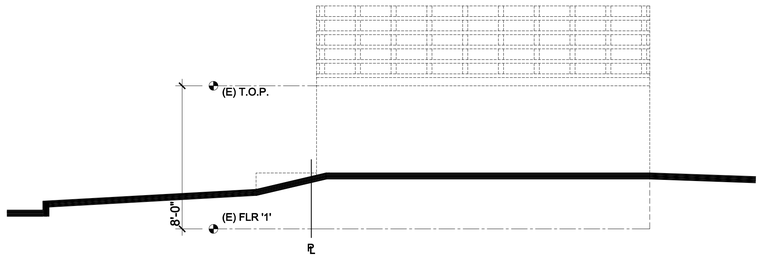
Drawing Title
(E) CARPORT PLAN + ELEVATIONS

By CH
Date
Scale AS NOTED
Drawing No.

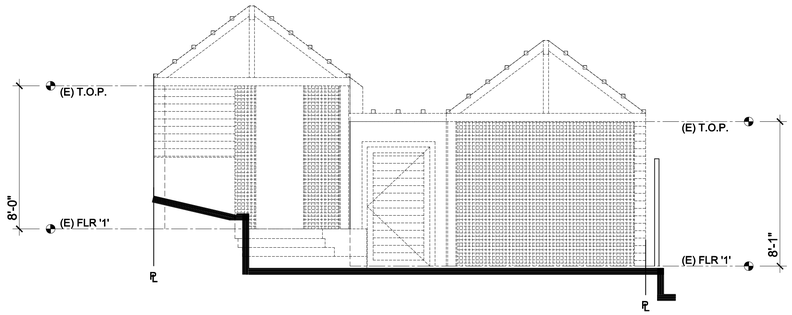
EC2.2

# SHEET NOTES

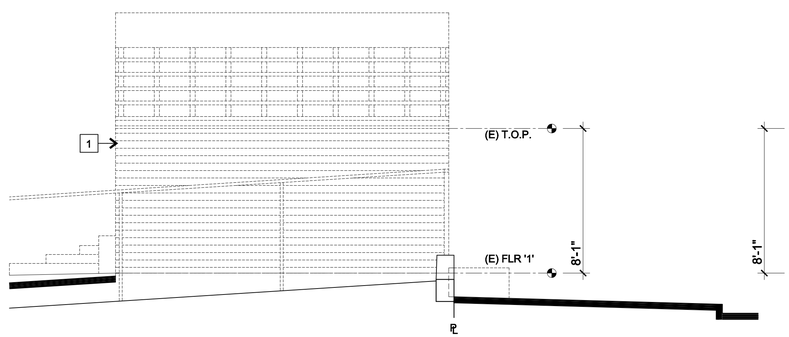
1. STIPLE LINES INDICATE PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED.
2. SEE EC1.2 FOR SOIL EXCAVATION CALCULATIONS



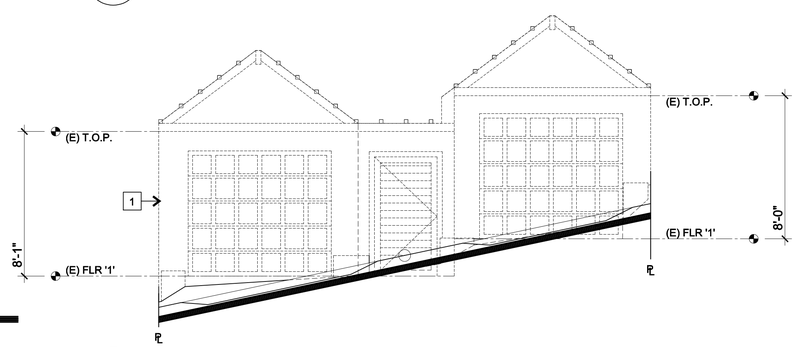

6 EC2.3 (E) REAR ELEV (WEST) DEMOLITION
1/4"=1'-0"



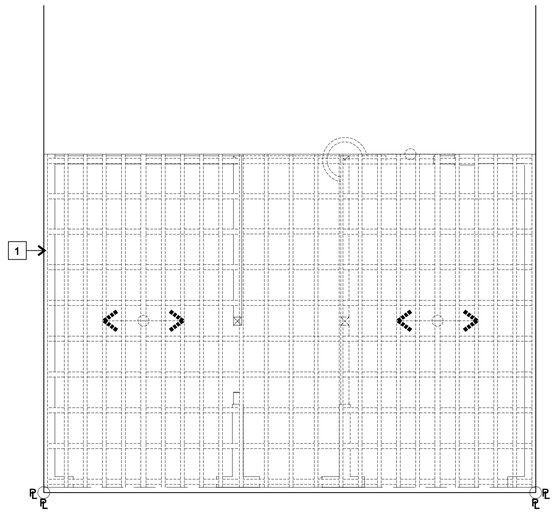

4 EC2.3 (E) REAR ELEV (SOUTH) DEMOLITION
1/4"=1'-0"



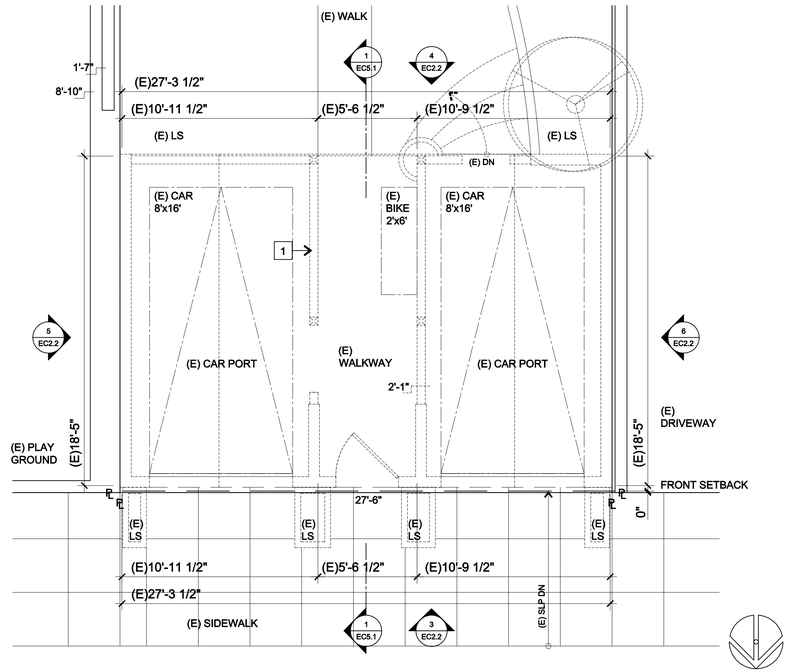

5 EC2.3 (E) SIDE ELEV (EAST) DEMOLITION
1/4"=1'-0"




3 EC2.3 (E) FRONT ELEV (NORTH) DEMOLITION
1/4"=1'-0"




2 EC2.3 (E) CARPORT ROOF DEMOLITION PLAN
1/4"=1'-0"




1 EC2.3 (E) CARPORT DEMOLITION PLAN
1/4"=1'-0"


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com


LICENSED ARCHITECT
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REN. 06/30/23
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| Revisions | |

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
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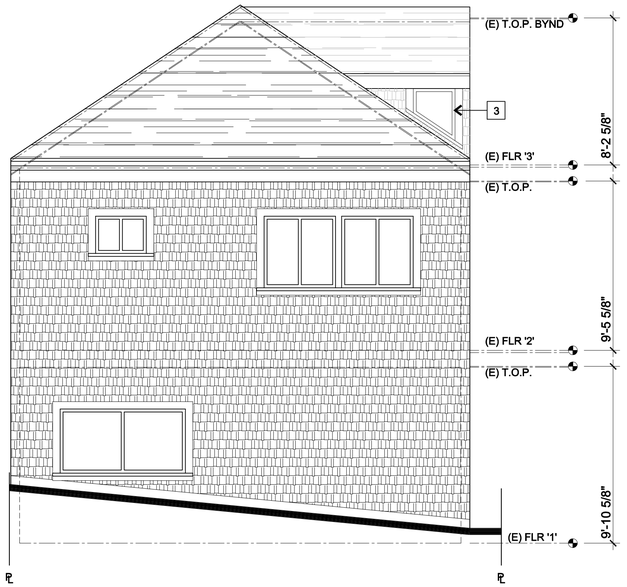
Drawing Title
(E) CARPORT PLAN + ELEVATIONS DEMOLITION

By CH
Date
Scale AS NOTED
Drawing No.

EC2.3

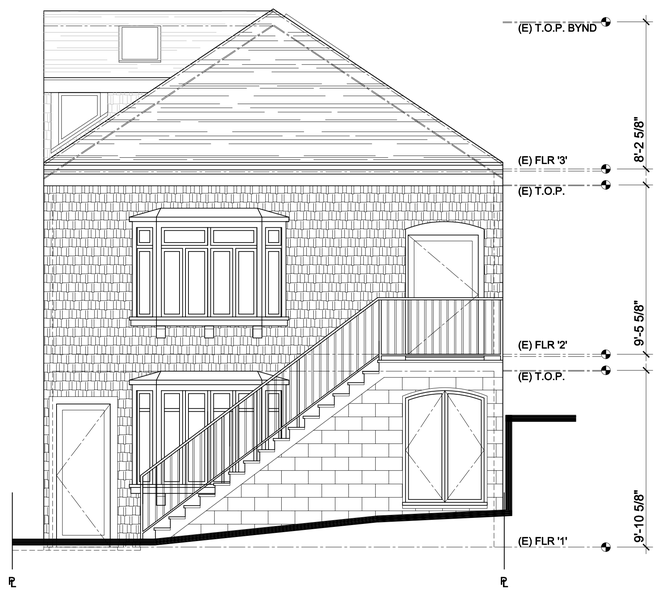



3 EC4.1 (E) REAR ELEVATION (SOUTH) (NO PROPOSED CHANGES)

1/4"=1'-0"


2 EC4.1 (E) SIDE ELEVATION (EAST) (NO PROPOSED CHANGES)

1/4"=1'-0"




1 EC4.1 (E) FRONT ELEVATION (NORTH) (NO PROPOSED CHANGES)

1/4"=1'-0"

0' 1' 2' 4' 8'

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com

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# 939 LOMBARD ST

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Drawing Title

(E) EXTERIOR ELEVATIONS

By CH

Date

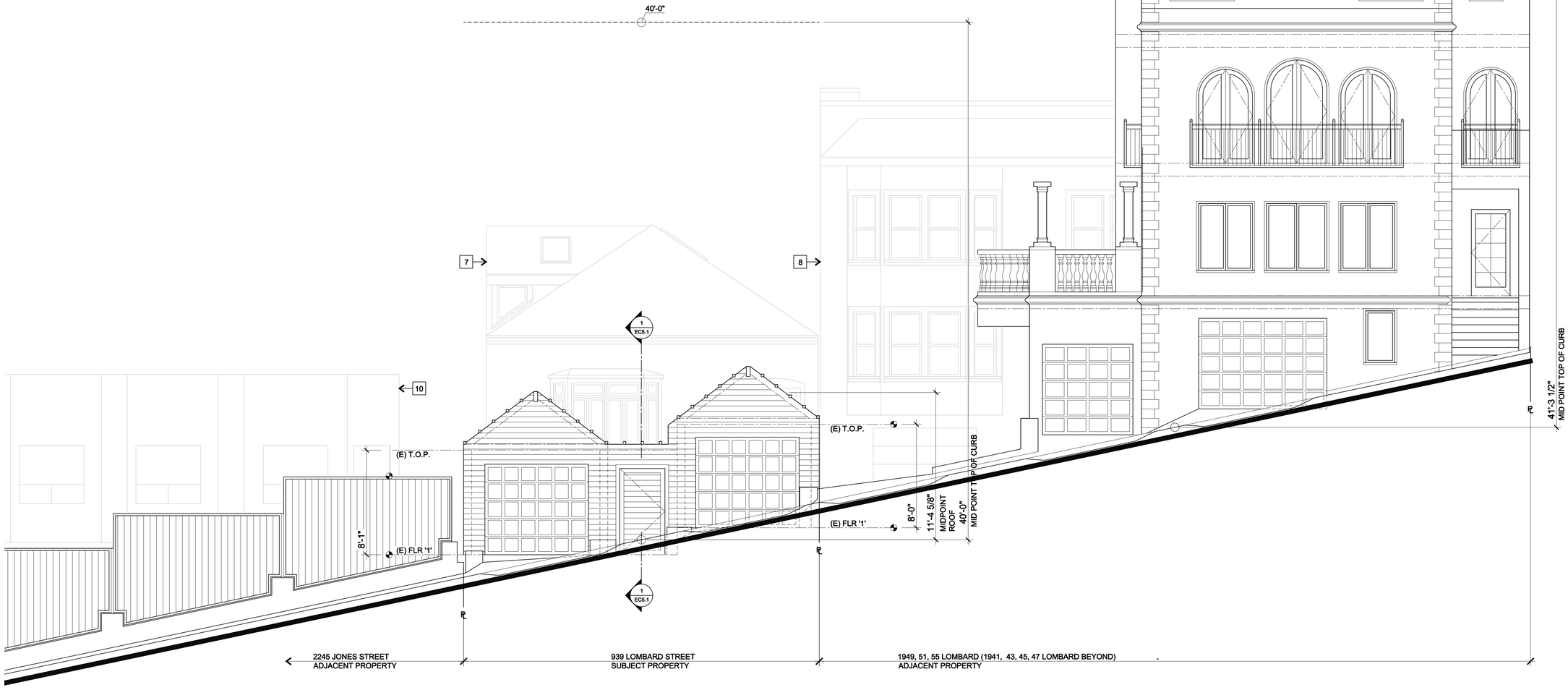
Scale AS NOTED

Drawing No.

EC4.1

# SHEET NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.
2. DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND
3. DASHED LINE INDICATES ADJACENT BUILDING OPENINGS IN FOREGROUND (RED COLOR LINE TYPE)
4. MEETS REQUIREMENT OF 135(g)(2) 'USE OF INNER COURT... THE HEIGHT OF OF WALLS AND PROJECTIONS ABOVE THE COURT ON AT LEAST THREE SIDES (OR 75% OF PERIMETER, WHICH EVER IS GREATER) SUCH THAT NO POINT ON ANY SUCH WALL OR PROJECTION IS HIGHER THAN ONE FOOT FOR EACH FOOT THAT SUCH POINT IS HORIZONTALLY DISTANT FROM THE OPPOSITE SIDE OF THE CLEAR SPACE IN THE COURT.
PERIMETER 27'-6" + 27'-6"+ 34'-4.5" +34'-4.5" = 123'-9" x 75% = 92'-10" MIN. / PROVIDED 27'-6"+ 34'-4.5" +34'-4.5" = 96'-3" (OK)
5. (E) RETAINING WALL AT YICK-WO ELEMENTARY PLAYGROUND
6. (E) CHAIN LINK FENCE
7. 939 LOMBARD BEYOND AT REAR OF LOT
8. 1941, 43, 45, 47 LOMBARD BEYOND AT REAR OF LOT (ADJACENT PROPERTY)
9. 1949, 51, 55 LOMBARD BEYOND (ADJACENT PROPERTY)
10. YICK-WO ELEMENTARY SCHOOL BEYOND AT REAR OF LOT (ADJACENT PROPERTY)
11. YICK-WO ELEMENTARY SCHOOL STAIR/ PL WALL IN FOREGROUND




1 EC4.2 (E) FRONT ELEVATION (NORTH)
1/4"=1'-0"

0' 1' 2' 4' 8'


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
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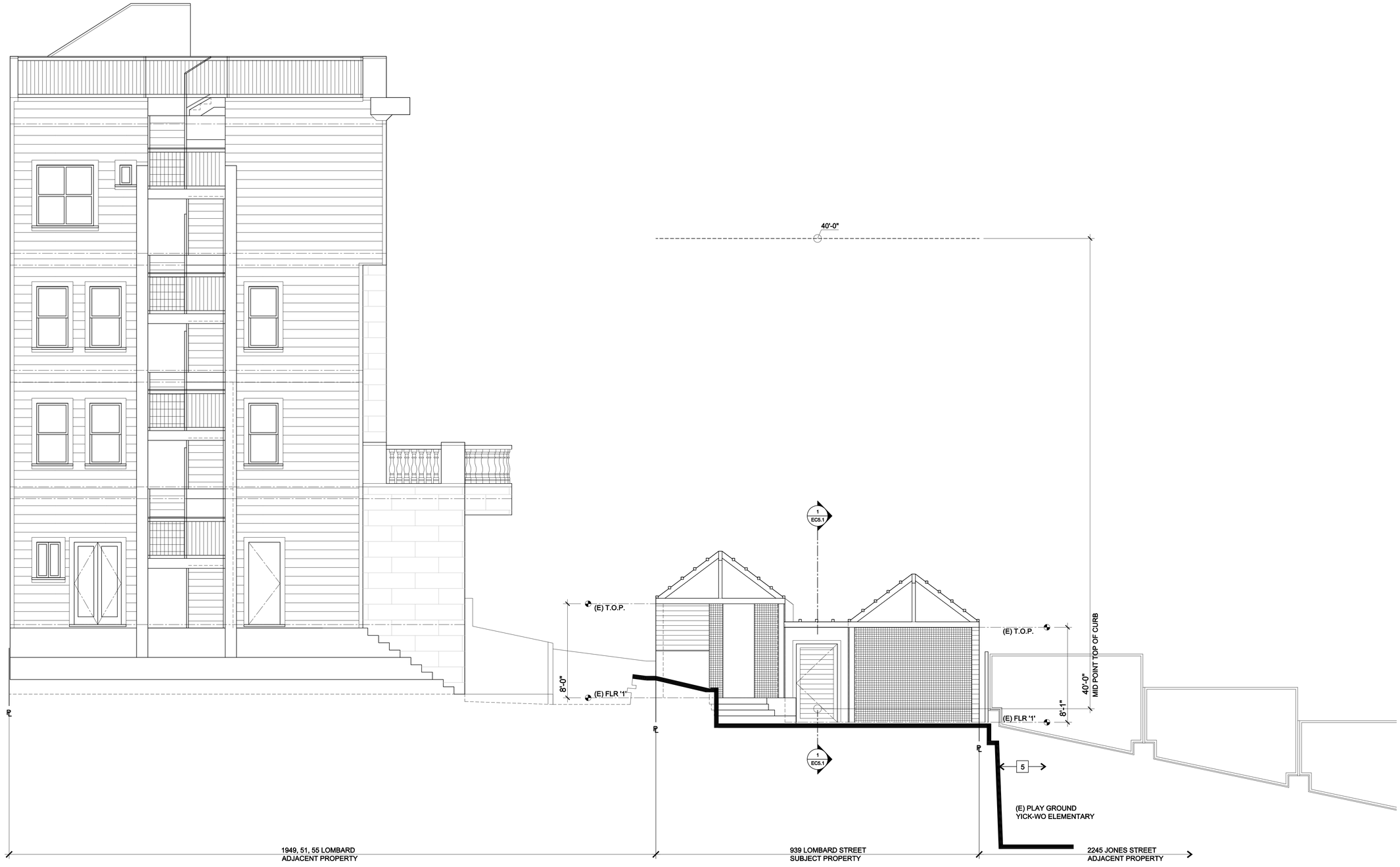
Drawing Title
(E) FRONT ELEVATION (NORTH)

By CH
Date
Scale AS NOTED
Drawing No.

EC4.2

# SHEET NOTES

SEE EC4.2 FOR KEYED SHEET NOTES




1 EC4.3 (E) REAR ELEVATION (SOUTH)

1/4"=1'-0"

0' 1' 2' 4' 8'


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

Drawing Title

(E) REAR ELEVATION (SOUTH)

By CH

Date

Scale AS NOTED

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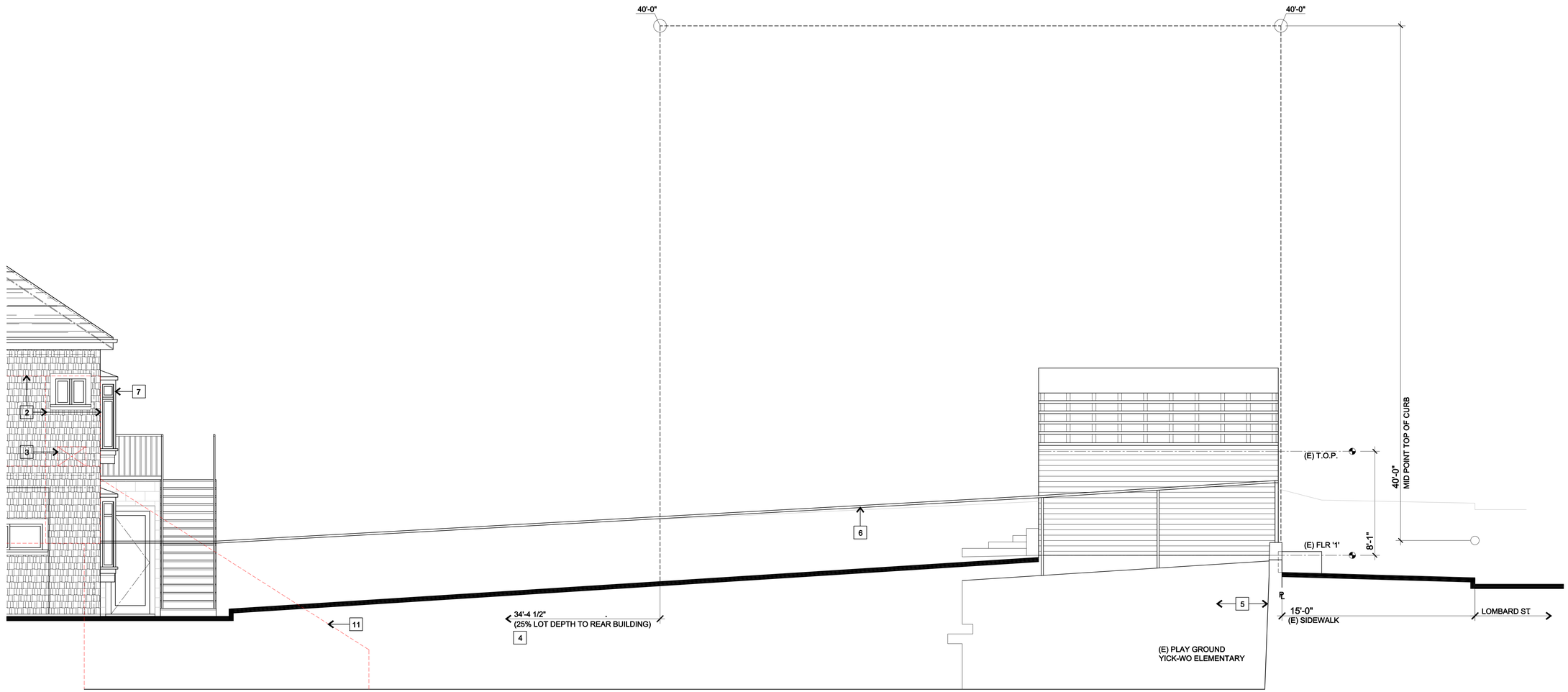
EC4.3

# SHEET NOTES

☐ SEE EC4.2 FOR KEYED SHEET NOTES




1 EC4.4 (E) SIDE ELEVATION (EAST)

1/4"=1'-0"

0' 1' 2' 4' 8'


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
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Drawing Title

(E) SIDE ELEVATION (EAST)

By CH

Date

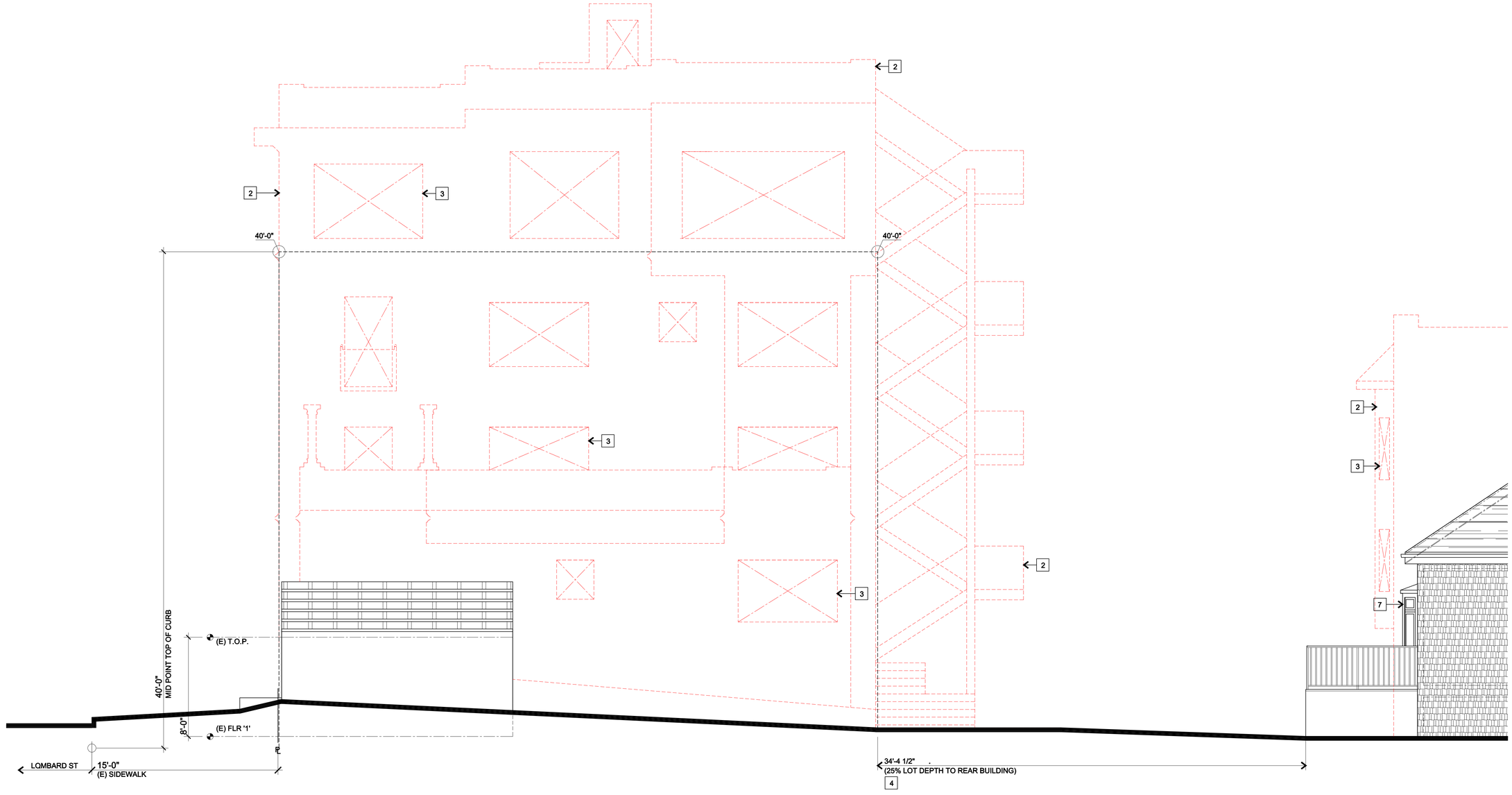
Scale AS NOTED

Drawing No.

EC4.4

## SHEET NOTES

SEE EC4.2 FOR KEYED SHEET NOTES




1 EC4.5 (E) SIDE ELEVATION (WEST)

1/4"=1'-0"

0' 1' 2' 4' 8'


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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No. C 24843
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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.

939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

Drawing Title

(E) SIDE ELEVATION (WEST)

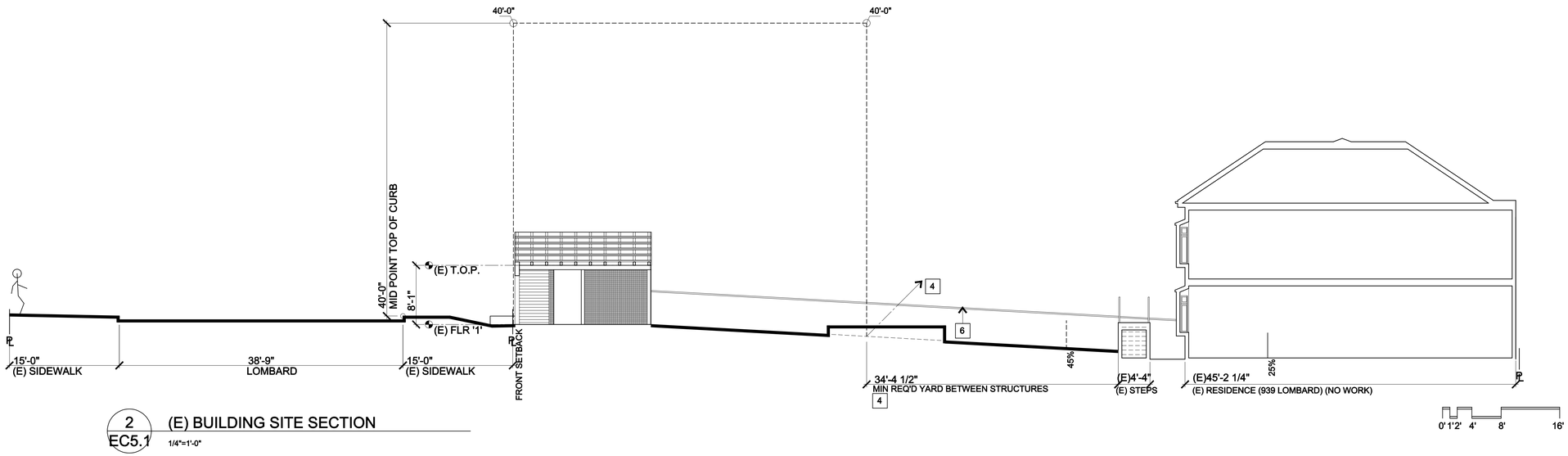
By CH

Date

Scale AS NOTED

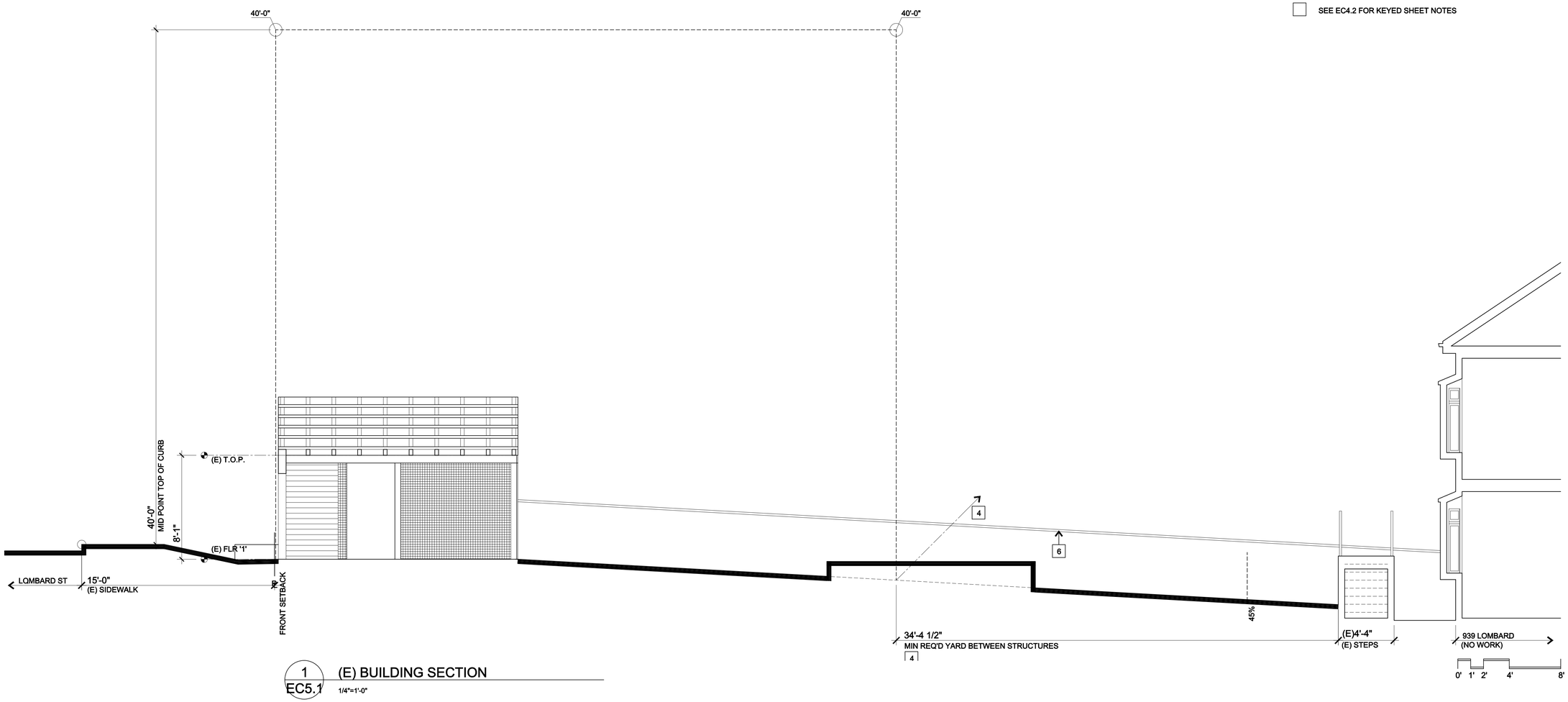
Drawing No.

EC4.5




2 EC5.1 (E) BUILDING SITE SECTION

1/4"=1'-0"




1 EC5.1 (E) BUILDING SECTION

1/4"=1'-0"

## SHEET NOTES

SEE EC4.2 FOR KEYED SHEET NOTES


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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No. C 24843
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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
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Drawing Title
(E) BUILDING/ SITE SECTION

By CH
Date
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Drawing No.

EC5.1

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com

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CURTIS JUDE HOLLENBECK
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## LANDSCAPE / PERM. CALCS

L1 PROPOSED BUILDING FRONT / FRONT SETBACK IS AT FRONT PROPERTY LINE (NO FRONT YARD SETBACK).

## SHEET NOTES

1 FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.

2 MEETS REQUIREMENT OF 135(g)(2) 'USE OF INNER COURT... THE HEIGHT OF OF WALLS AND PROJECTIONS ABOVE THE COURT ON AT LEAST THREE SIDES (OR 75% OF PERIMETER, WHICH EVER IS GREATER) SUCH THAT NO POINT ON ANY SUCH WALL OR PROJECTION IS HIGHER THAN ONE FOOT FOR EACH FOOT THAT SUCH POINT IS HORIZONTALLY DISTANT FROM THE OPPOSITE SIDE OF THE CLEAR SPACE IN THE COURT.
PERIMETER 27'-6" + 27'-6"+ 34'-4.5" +34'-4.5" = 123'-9" x 75% = 92'-10" MIN. / PROVIDED 27'-6"+ 34'-4.5" +34'-4.5" = 96'-3" (OK)

3 SOLAR ZONE AREA PER 4.201.2(b):
GROSS ROOF AREA: 1,324 SQ.FT. x 15% = 198.6 SQ.FT.
AREA PROVIDED: 246 SQ.FT. (OK)

PROVIDE PHOTOVLTIC SYSTEM OR THERMAL SYSTEM TO MEET THE PERFORMANCE CRITERIA PER 4.201.2(c) (SP) = SOLAR PANEL

4 CONCRETE LANDSCAPE PLANTERS AT SIDEWALK

5 1-HR ROOF DECK ASSEMBLY: PROVIDE TILE O/ PEDESTAL SYSTEM O/ DRAINAGE BOARD O/ WATERPROOF MEMBRANE O/ 1 1/8" PLYWD SLOPED 1/4":FT TO DRAIN O/ 2x TJI, SSD W/ 5/8" TYP 'X' GYP BD AT UNDERSIDE. PROVIDE FULL CAVITY CLOSED CELL INSULATION PER TITLE 24. REVIEW ALL DECK / ROOF DRAINAGE IN FIELD. SLOPE 1/4":FT SLOPE TO DRAIN. (WHERE DECK IS GREATER THAN 5'-0" OF PL, OPTION FOR RDWD / IPE DECK O/ FIRE TREATED PRESSURE TREATED SLEEPERS AT 16" OC IN LIEU OF TILE, -- 500 SQ.FT. MAX WOOD DECKING)

6 1-HR ROOF ASSEMBLY: CLASS 'B' 3-PLY B.U.R. O/ RIGID INSULATION SLOPED TO DRAIN O/ 1 1/8" PLYWD O/ ROOF JOISTS W/ 5/8" TYPE 'X' GYP BD @ UNDERSIDE BATT INSULATION PER TITLE 24 MANDATORY MEASURES. (SSD)

7 CONCRETE PATIO W/ STEPS TO GRADE. REVIEW STONE FINISH WITH OWNER, SSD FOR ANY SITE RETAINING. SLP PATIO 1/4":FT MIN AWAY FROM BUILDING TO DRAIN

8 TEMPERED GLASS GUARDRAIL @ 42" ABV FIN FLR. PROVIDE HARDWOOD TOP RAIL. (ALTERNATE FOR GALVANIZED FLAT BAR GUARDRAIL W/ LESS THAN 4" SPACE BETWEEN MEMBERS)

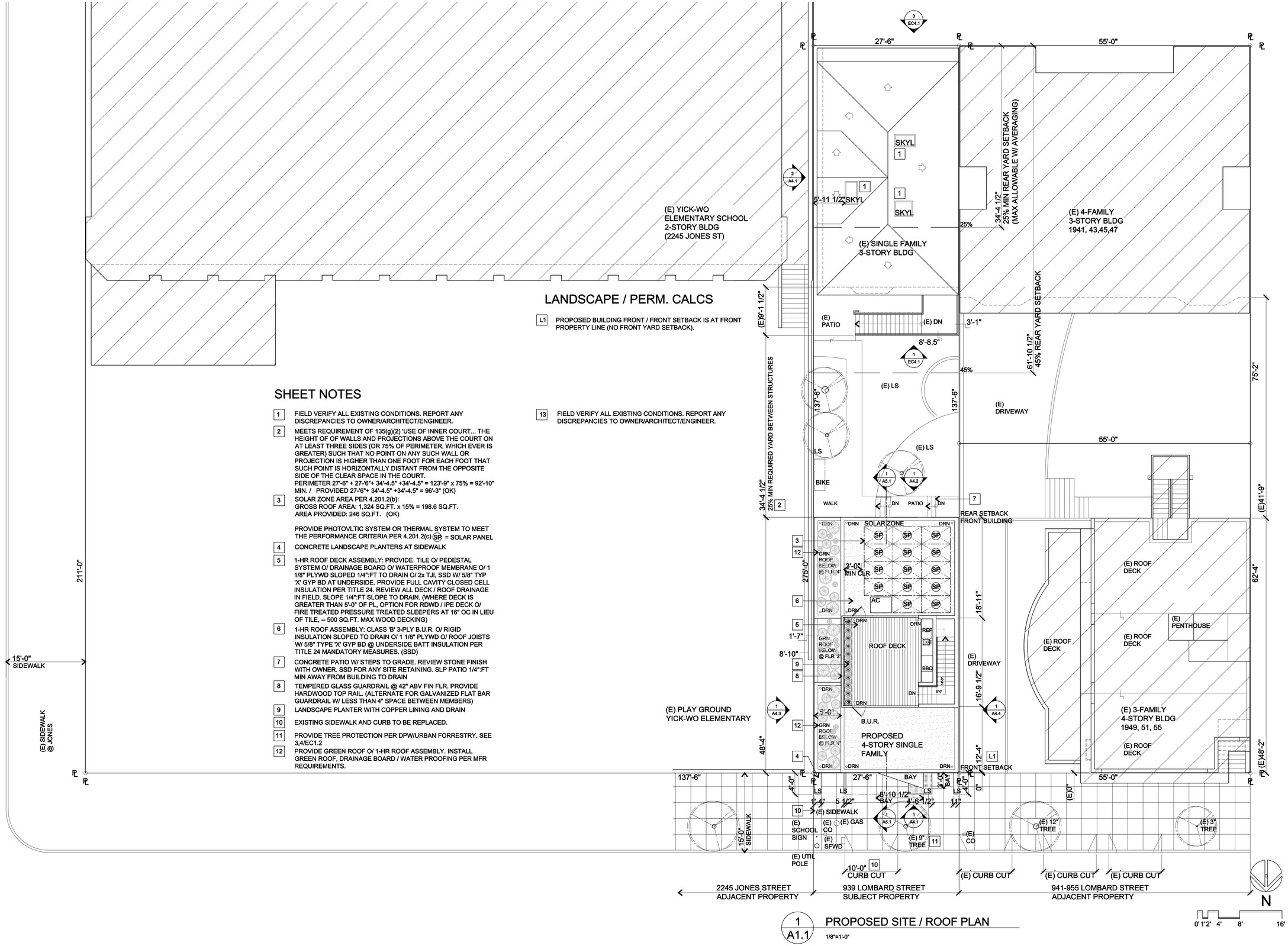
9 LANDSCAPE PLANTER WITH COPPER LINING AND DRAIN

10 EXISTING SIDEWALK AND CURB TO BE REPLACED.

11 PROVIDE TREE PROTECTION PER DPW/URBAN FORRESTRY. SEE 3,4/EC1.2

12 PROVIDE GREEN ROOF O/ 1-HR ROOF ASSEMBLY. INSTALL GREEN ROOF, DRAINAGE BOARD / WATER PROOFING PER MFR REQUIREMENTS.

13 FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.




1 A1.1 PROPOSED SITE / ROOF PLAN
1/8"=1'-0"

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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

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LOT 021 / BLOCK 0072

Drawing Title
PROPOSED SITE / ROOF PLAN

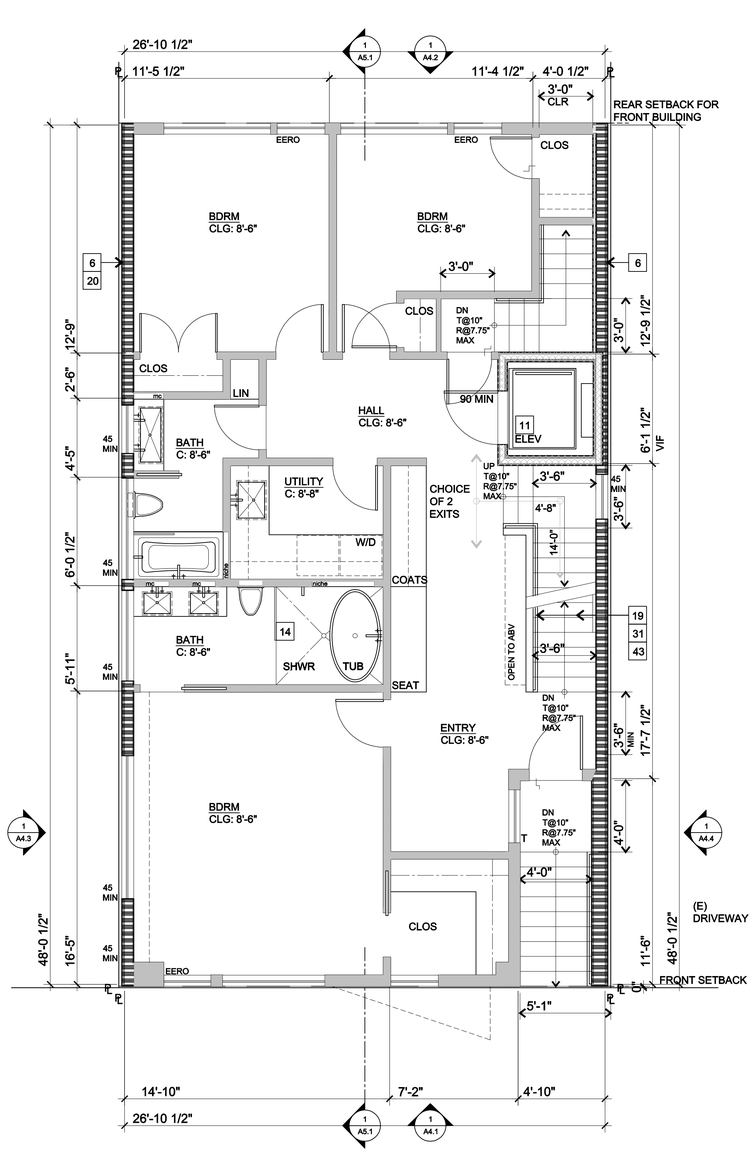
By CH
Date
Scale AS NOTED
Drawing No.

A1.1

# SHEET NOTES

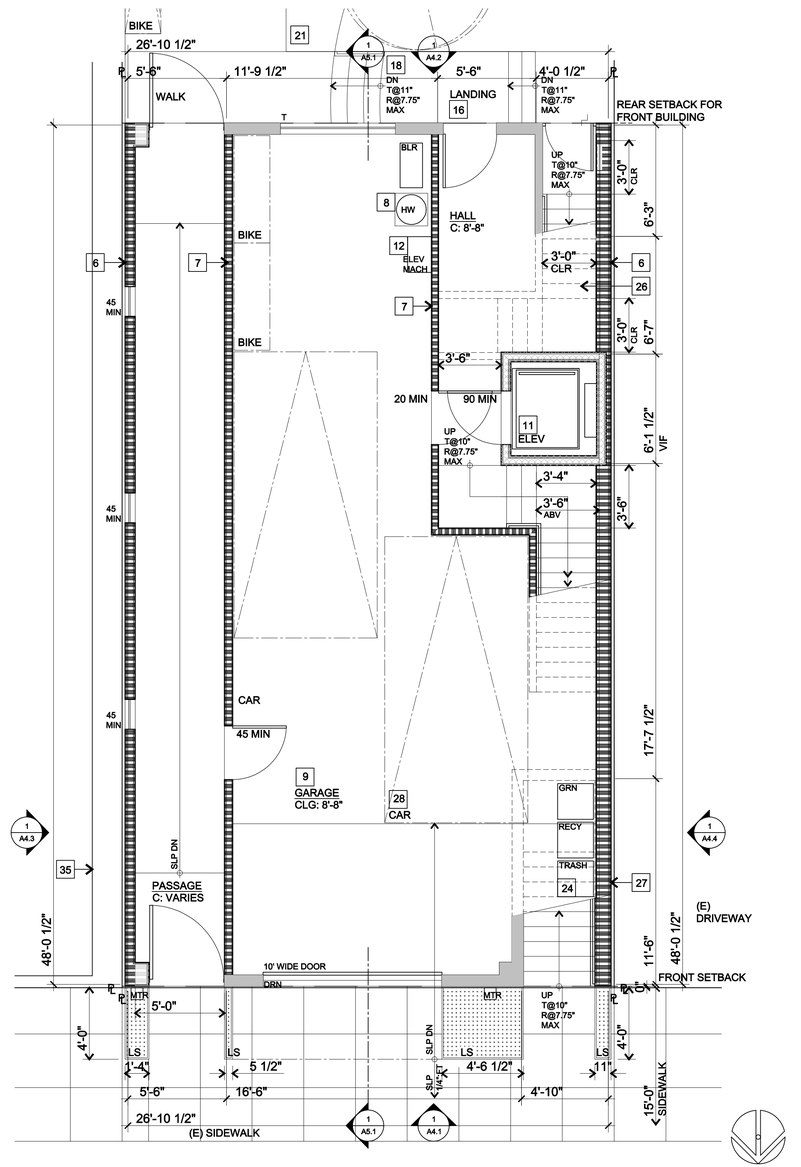
(SEE A2.2 FOR CONTINUED NOTES)

1. FIELD VERIFY ALL (E) CONDITIONS. REPORT ANY DISCREPANCIES OR STRUCTURAL DEFICIENCIES TO ARCHITECT / ENGINEER
2. MODIFY (E) PL FENCE W/ REDWOOD FENCE @ REAR YARD AS NEC AT ADDITION. VIF W/ OWNER
3. PROVIDE BATT INSULATION AT BATHROOM WALLS. DISCUSS PROVIDING RUBBER ACOUSTIMAT ON WALLS FOR GREATER SOUND ISOLATION.
4. REVIEW ALL FINISH SPECIFICATION W/ OWNER, TYP (WOOD FLOORS, PLASTER WALLS AND CEILINGS)
5. GLAZING IN ANY PORTION OF A BUILDING WALL, WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE TEMPERED SAFETY GLAZING.
6. 1-HR PROPERTY LINE WALL + WALLS WITHIN/PARALLEL 5'-0" OF PROPERTY LINE. CEMENT PLASTER O/ PAPER BACKED MTL LATH (SEE ELEVATIONS FOR LOCATION FOR PURA NFC SIDING) STRUCTURAL PYWD O/ 5/8" TYPE 'X' GYP BD O/ 2x STUDS @ 16" OC W/ 5/8" TYPE 'X' GYP BD @ INTERIOR SIDE. PROVIDE BATT INSULATION IN WALL PER TITLE 24 MANDATORY MEASURES.
7. 1-HR WALL BETWEEN GARAGE / PASSSAGE AND HABITABLE SPACE. PROVIDE 5/8" TYPE 'X' GYP BD O/ 2x_ STUDS @ 16" OC. REVIEW W/ OWNER OPTION TO PROVIDE 6" CONC CURB DOWELED INTO CONCRETE SLAB AT BOTTOM OF WALL. PROVIDE BATT INSULATION PER TITLE 24 MANDATORY MEASURES.
8. PROVIDE PLATFORM @ 18" ABV FIN FLR. PROVIDE SEISMIC STRAPS TO WATER HEATER.
9. 1-HR ASSEMBLY BETWEEN GARAGE AND UNIT ABOVE AND BASEMENT: 3/4" HARDWD FLR O/ 3/4" PLY SUBFLR O/ 2x CLG JOISTS W/ 5/8" TYPE 'X' GYP BD AT CEILING. DISCUSS SOUND ISOLATION ISSUES WITH OWNER. OPTION TO PROVIDE SECOND LAYER SHEET ROCK WITH RESILIENT CHANELS AND ACOUSTIC CAULKING. SSD
10. 1-HR ROOF ASSEMBLY: CLASS 'B' 3-PLY B.U.R. O/ RIGID INSULATION SLOPED TO DRAIN O/ 1 1/8" PLYWD O/ ROOF JOISTS W/ 5/8" TYPE 'X' GYP BD @ UNDERSIDE FULL CLOSED CELL INSULATION PER TITLE 24 MANDATORY MEASURES. (SSD)
11. 2-HR ELEVATOR SHAFT ASSEMBLY W/ 90 MINUTE DOOR. (2) LAYERS 5/8" TYPE 'X' GYP BD EACH SIDE O/ 2x STUDS @ 16" OC. PROVIDE PLYWOOD PER STRUCT ENGINEER. PROVIDE 1/2" CHANNELS AND GLASS BATT INSULATION PER DETAIL _/A7.1 (PROVIDE 90 MINUTE DOOR W/ CLOSURE)
12. CONTRACTOR TO VIF W/ ELEVATOR MANUFACTURER ALL ELEVATOR AND ELEVATOR MACHINE ROOM REQUIREMENTS DETAILS, CLEARANCES, ETC AS NEC.
13. STONE/TILE FLOOR AT BATHROOM, VIF SPECIFICATION W/ OWNER.
14. PROVIDE 3/8" TEMPERED GLASS SHOWER ENCLOSURE W/ OUTSWING TEMPERED GLASS DOOR. DISCUSS FULL HEIGHT SIDE PANEL.
15. TOILETS MUST BE LOW-FLOW TYPE AND LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE OF NOT LESS THAN 24" IN FRONT
16. SLP PATIO 1/4":FT MIN AWAY FROM BUILDING TO DRAIN
17. CONCRETE PATIO SSD FOR REQ SCORING/EXPANSION JOINTS. REVIEW STONE FINISH WITH OWNER. SSD FOR ANY SITE RETAINING.
18. CONCRETE STEPS ON GRADE. DISCUSS OPT FOR STONE CLADDING. SSD
19. PROVIDE 1 1/2" DIA HANDRAIL @ 36" ABV STAIR NOSE. RETURN ENDS TO WALL.
20. DISCUSS PROVIDING RUBBER ACCOUSTIMATTE AT WALLS: WHERE GREATER SOUND ISOLATION DESIRED. INSTALL PER MFR REQ'S
21. PROVIDE AREA DRAINS IN PATIO / YARD / LANDSCAPING. REVIEW IN FIELD W/ OWNER.
22. (N) ALUMINUM CLAD WOOD DOOR(S). SEE DOOR SCHEDULE SHEET A8.1
23. (N) ALUMINUM CLAD WINDOWS, SEE A8.1
24. PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS
25. SOLID GUARDRAIL @ 42" ABV FIN FLR
26. PROVIDE 5/8" TYPE 'X' GYP BD AT UNDERSIDE OF ENCLOSED STAIRS (WALLS AND CLG)
27. SSD FOR FOUNDATION / SLAB / RETAINING WALL DRAINAGE. PROVIDE CONTINUOUS DRAINS, WATER PROOFING / MEMBRANE AT RETAINING AND PROPERTY LINE FOUNDATIONS. INSTALL PER MANUFACTURER'S RECOMMENDATION. PROVIDE PERFORATED DRAIN AT UNDER SLAB AT INTERIOR EDGE OF FOOTING, SSD
28. PROVIDE SHORT AND LONG TERM PARKING TO MEET REQUIREMENTS OF SF PLANNING CODE SEC. 155.1-2
29. PROVIDE SHOP DRAWINGS FOR ALL CABINETS, CLOSETS, CUSTOM FABRICATIONS FOR OWNER TO REVIEW / APPROVE. LOCATE ALL ELECTRICAL OUTLETS / SWITCHES ON CASEWORK ELEVATIONS FOR REVIEW / ALIGNMENT
30. WALL & FLOOR < 19% MOISTURE CONTENT BEFORE ENCLOSURE
31. 3/4 HARDWOOD TREADS AND RISERS O/ STRUCTURAL PLYWD O/ 2x STRINGERS @ 16" OC, W/ 5/8" TYPE 'X' GYP BD AT UNDERSIDE, SSD. DISUCSS RUBBER ACCOUSTIMATE TO DAMPEN SOUND
32. SEAL AROUND PIPE, CABLE, CONDUIT, AND OTHER OPENINGS IN EXTERIOR WALLS WITH CEMENT MORTAR OF DBI-APPROVED SIMILAR METHOD
33. USE PRODUCTS THAT COMPLY WITH THE EMISSION LIMIT REQUIREMENTS OF 4.504.2.1-5, 5.504.4.1-6 FOR ADHESIVES. SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS INCLUDING CUSHIONS AND ADHESIVES, RESILIENT FLOORING (80% OF AREA). AND COMPOSITE WOOD PRODUCTS
34. MEET FLUSH/FLOW REQUIREMENTS FOR: TOILETS (1.28GPF): SHOWER HEADS (2.0GPM): LAVATORIES (1.2GPM, 0.5GPM PUBLIC/COMMON); KITCHEN FAUCETS (1.8GPM). RESIDENTIAL MAJOR IMPROVEMENT PROJECTS MUST UPGRADE ALL NON-COMPLIANT FIXTURES PER SF HOUSING CODE SEC. 12A10
35. VIF W/ ENGINEER IN FIELD ADJACENT NEIGHBORING PROPERTIES/ SCHOOL PLAYGROUND / RETAINING TO DETERMINE REQUIREMENTS FOR NEW / FOUNDATIONS
36. VELUX ALUMINUM SOLAR POWERED SKYLT




2 A2.1 PROPOSED FLR '2' PLAN

1/4"=1'-0"




1 A2.1 PROPOSED FLR '1' PLAN

1/4"=1'-0"


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com


LICENSED ARCHITECT CURTIS HOLLENBECK No. C 24843 REN. 05/30/25 STATE OF CALIFORNIA

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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

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LOT 021 / BLOCK 0072

Drawing Title

PROPOSED FLR '1' + FLR '2' PLANS

By CH

Date

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Drawing No.

A2.1

# SHEET NOTES CONTINUED

(SEE A2.1 FOR ADDITIONAL NOTES)

37 1-HR ROOF DECK ASSEMBLY: PROVIDE RDWD DECK O/ FIRE TREATED PRESSURE TREATED SLEEPERS AT 16" OC IN O/ DRAINAGE BOARD O/ WATERPROOF MEMBRANE O/ 1 1/8" PLYWD SLOPED 1/4":FT TO DRAIN O/ 2x TJI, SSD W/ 5/8" TYP 'X' GYP BD AT UNDERSIDE. PROVIDE FULL CAVITY CLOSED CELL INSULATION PER TITLE 24. REVIEW ALL DECK / ROOF DRAINAGE IN FIELD. SLOPE 1/4":FT SLOPE TO DRAIN. (REVIEW OPTION FOR IPE OR TILE O/ PEDESTAL SYSTEM INLIEU OF RDWD)

38 SOLAR ZONE AREA PER 4.201.2(b):
GROSS ROOF AREA: 1,324 SQ.FT. x 15% = 198.6 SQ.FT.
AREA PROVIDED: 246 SQ.FT. (OK)

39 PROVIDE PHOTOVOLTIC SYSTEM OR THERMAL SYSTEM TO MEET THE PERFORMANCE CRITERIA PER 4.201.2(c) (SP) = SOLAR PANEL

40 HARDWOOD FLR (REVIEW ENGINEERED HARDWD) O/ PLYWD / PT 2x FLAT O/ BLDG PAPER O/ CONCRETE SLAB. PROVIDE RADIANT HEATING. REVIEW ASSEMBLY IN FIELD WITH MANUFACTURERS REQUIREMENTS.

41 1-HR ROOF DECK ASSEMBLY: PROVIDE TILE O/ PEDESTAL SYSTEM O/ DRAINAGE BOARD O/ WATERPROOF MEMBRANE O/ 1 1/8" PLYWD SLOPED 1/4":FT TO DRAIN O/ 2x TJI, SSD W/ 5/8" TYP 'X' GYP BD AT UNDERSIDE. PROVIDE FULL CAVITY CLOSED CELL INSULATION PER TITLE 24. REVIEW ALL DECK / ROOF DRAINAGE IN FIELD. SLOPE 1/4":FT SLOPE TO DRAIN. (REVIEW OPTION FOR IPE OR ALT)

42 TEMPERED GLASS GUARDRAIL @ 42" ABV FIN FLR. PROVIDE HARDWOOD TOP RAIL. (ALTERNATE FOR GALVANIZED FLAT BAR GUARDRAIL W/ LESS THAN 4" SPACE BETWEEN MEMBERS)

43 GALVANIZED FLAT BAR GUARDRAIL W/ LESS THAN 4" SPACE BETWEEN MEMBERS. PROVIDE IPE TOP RAIL W/ GALV PLATE LET IN. OWNER OPTION FOR TEMPERED GLASS GUARDRAIL SYSTEM @ STAIR

44 GALVANIZED FLAT BAR GUARDRAIL W/ LESS THAN 4" SPACE BETWEEN MEMBERS. (ALTERNATE FOR TEMPERED GLASS GUARDRAIL)

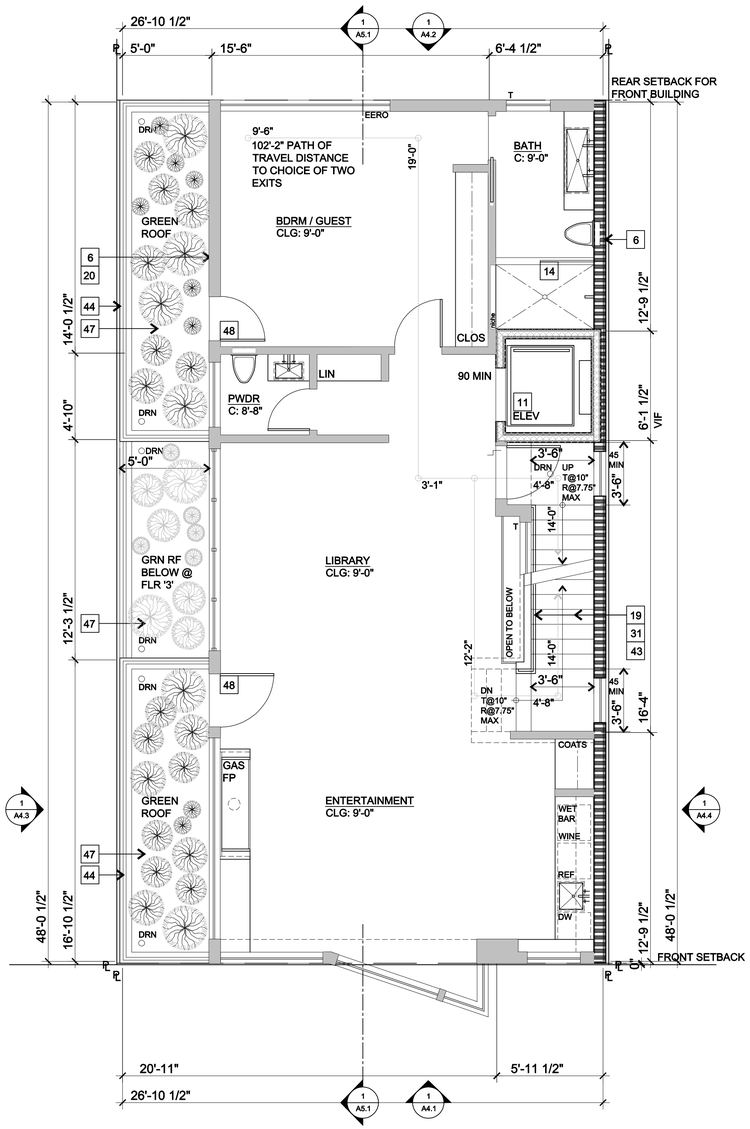
45 REVIEW SOUND ISOLATORS AT AIR CONDITIONING EQUIPMENT. SYSTEM TO BE DESIGN BUILD. SEE T-24

46 PROVIDE 1-HR GUARDWALL AT BBQ WITHIN 5'-0" OF PL. CEMENT PLASTER O/ PAPER BACKED MTL LATH STRUCTURAL PYWD O/ 5/8' TYPE 'X' GYP BD O/ 2x STUDS @ 16" OC (EACH SIDE) (WHERE NOT PROTECTED BY 1-HR PL WALL)

47 PROVIDE GREEN ROOF O/ 1-HR ROOF ASSEMBLY. INSTALL GREEN ROOF, DRAINAGE BOARD / WATER PROOFING PER MFR REQUIREMENTS.

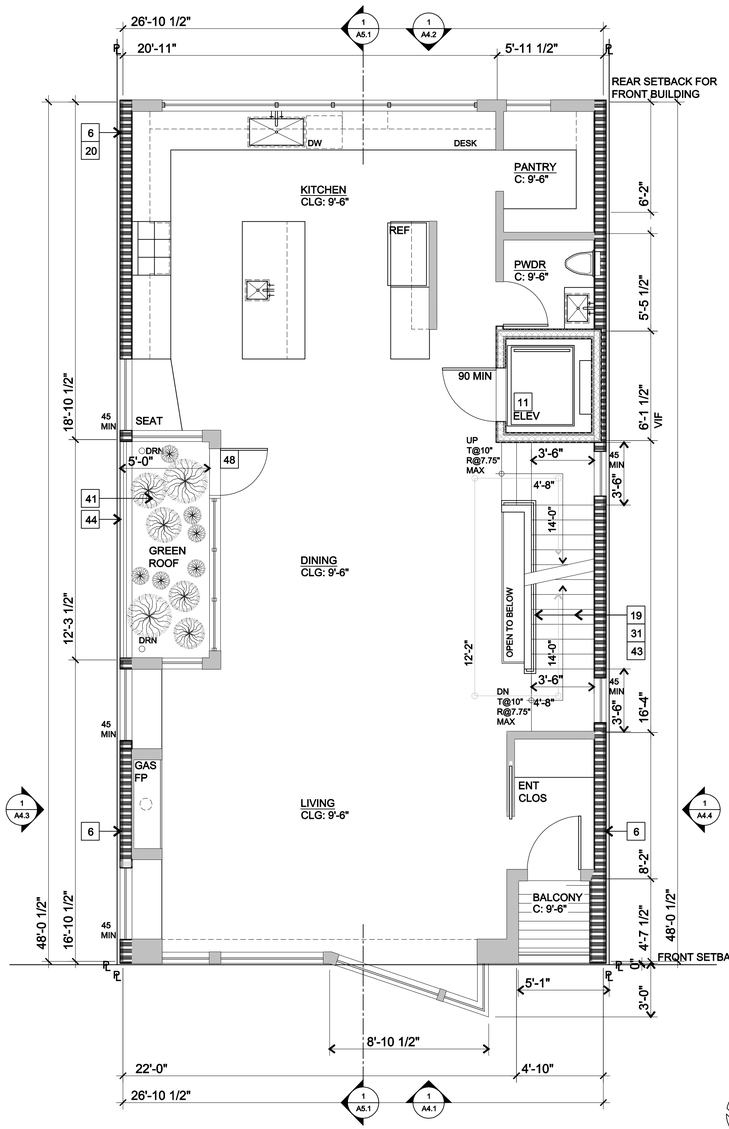
48 PROVIDE DOOR ACCES TO GREEN ROOF MAINTENANCE. SEE DOOR SCHEDULE, A8.1

49 LANDSCAPE PLANTER WITH COPPER LINING AND DRAIN




2 A2.2 PROPOSED FLR '4' PLAN

1/4"=1'-0"




1 A2.2 PROPOSED FLR '3' PLAN

1/4"=1'-0"

N

0' 1' 2' 4' 8'


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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| 07/09/21 | SITE PERMIT |
| 07/02/21 | N PRE-APP |
| Revisions | |

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

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LOT 021 / BLOCK 0072

Drawing Title

PROPOSED
FLR '3' +
FLR '4' PLANS

By CH

Date

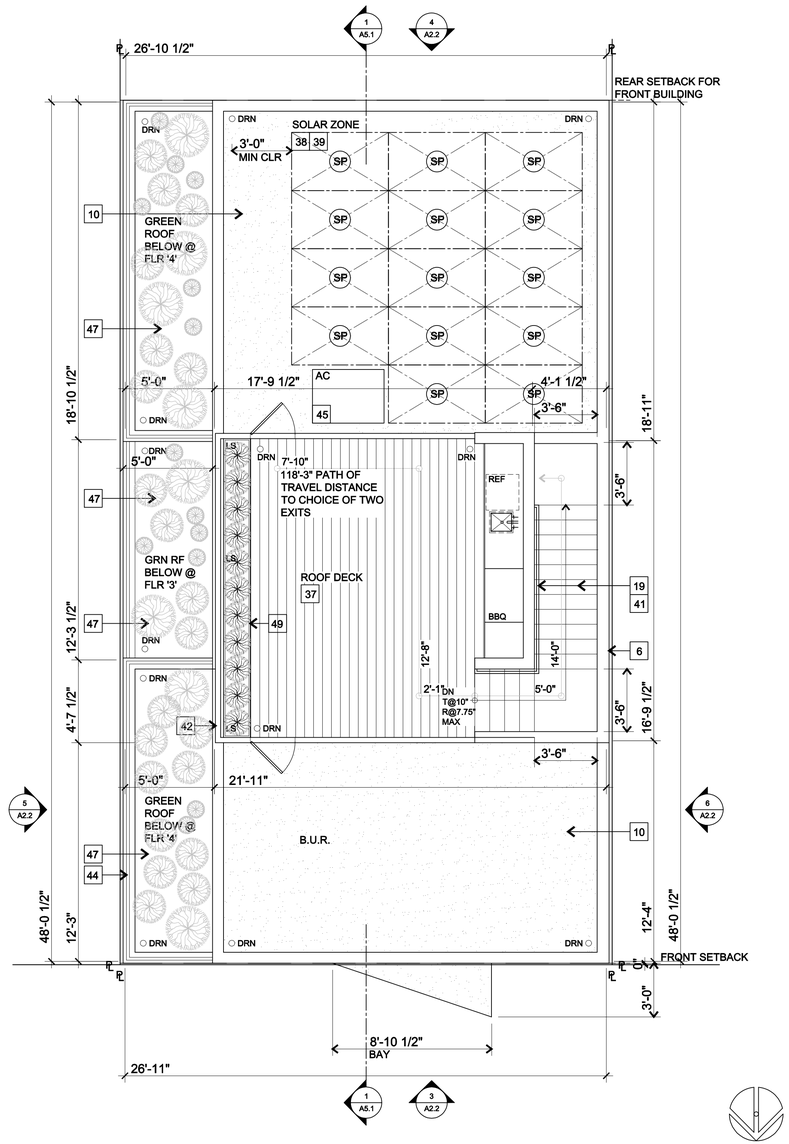
Scale AS NOTED

Drawing No.

A2.2

# SHEET NOTES

☐ SEE A2.1 & A2.2 FOR KEYED SHEET NOTES




1 A2.3 PROPOSED ROOF PLAN

1/4"=1'-0"


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
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Drawing Title

PROPOSED ROOF PLAN

By CH

Date

Scale AS NOTED

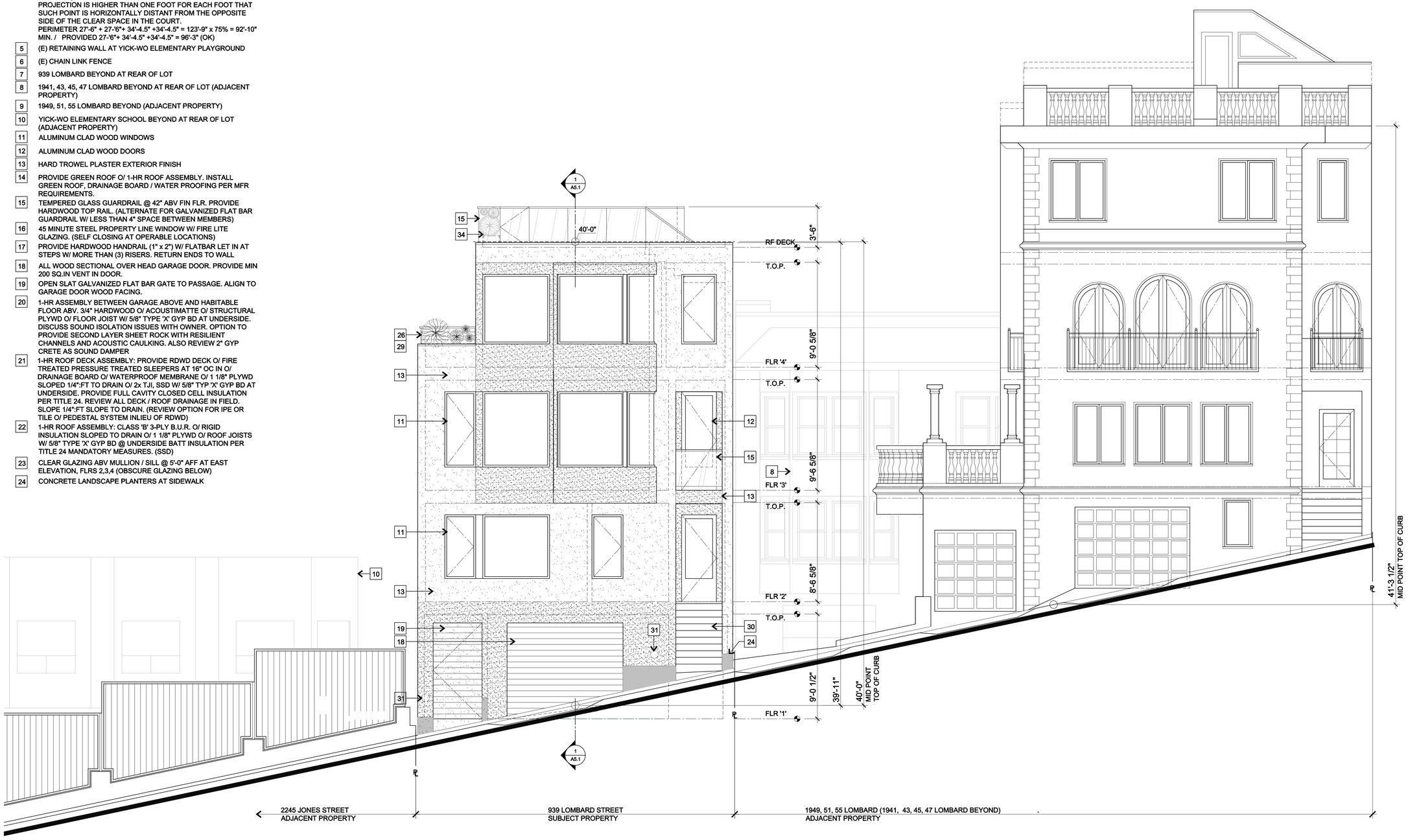
Drawing No.

A2.3

# SHEET NOTES

(SHEET NOTES CONTINUED ON A4.2)

1. FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.
2. DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND
3. DASHED LINE INDICATES ADJACENT BUILDING OPENINGS IN FOREGROUND
4. MEETS REQUIREMENT OF 135(g)(2) 'USE OF INNER COURT... THE HEIGHT OF OF WALLS AND PROJECTIONS ABOVE THE COURT ON AT LEAST THREE SIDES (OR 75% OF PERIMETER, WHICH EVER IS GREATER) SUCH THAT NO POINT ON ANY SUCH WALL OR PROJECTION IS HIGHER THAN ONE FOOT FOR EACH FOOT THAT SUCH POINT IS HORIZONTALLY DISTANT FROM THE OPPOSITE SIDE OF THE CLEAR SPACE IN THE COURT.
PERIMETER 27'-6" + 27'-6"+ 34'-4.5" +34'-4.5" = 123'-9" x 75% = 92'-10" MIN. / PROVIDED 27'-6"+ 34'-4.5" +34'-4.5" = 96'-3" (OK)
5. (E) RETAINING WALL AT YICK-WO ELEMENTARY PLAYGROUND
6. (E) CHAIN LINK FENCE
7. 939 LOMBARD BEYOND AT REAR OF LOT
8. 1941, 43, 45, 47 LOMBARD BEYOND AT REAR OF LOT (ADJACENT PROPERTY)
9. 1949, 51, 55 LOMBARD BEYOND (ADJACENT PROPERTY)
10. YICK-WO ELEMENTARY SCHOOL BEYOND AT REAR OF LOT (ADJACENT PROPERTY)
11. ALUMINUM CLAD WOOD WINDOWS
12. ALUMINUM CLAD WOOD DOORS
13. HARD TROWEL PLASTER EXTERIOR FINISH
14. PROVIDE GREEN ROOF O/ 1-HR ROOF ASSEMBLY. INSTALL GREEN ROOF, DRAINAGE BOARD / WATER PROOFING PER MFR REQUIREMENTS.
15. TEMPERED GLASS GUARDRAIL @ 42" ABV FIN FLR. PROVIDE HARDWOOD TOP RAIL. (ALTERNATE FOR GALVANIZED FLAT BAR GUARDRAIL W/ LESS THAN 4" SPACE BETWEEN MEMBERS)
16. 45 MINUTE STEEL PROPERTY LINE WINDOW W/ FIRE LITE GLAZING. (SELF CLOSING AT OPERABLE LOCATIONS)
17. PROVIDE HARDWOOD HANDRAIL (1" x 2") W/ FLATBAR LET IN AT STEPS W/ MORE THAN (3) RISERS. RETURN ENDS TO WALL
18. ALL WOOD SECTIONAL OVER HEAD GARAGE DOOR. PROVIDE MIN 200 SQ.IN VENT IN DOOR.
19. OPEN SLAT GALVANIZED FLAT BAR GATE TO PASSAGE. ALIGN TO GARAGE DOOR WOOD FACING.
20. 1-HR ASSEMBLY BETWEEN GARAGE ABOVE AND HABITABLE FLOOR ABV. 3/4" HARDWOOD O/ ACOUSTIMATTE O/ STRUCTURAL PLYWD O/ FLOOR JOIST W/ 5/8" TYPE 'X' GYP BD AT UNDERSIDE. DISCUSS SOUND ISOLATION ISSUES WITH OWNER. OPTION TO PROVIDE SECOND LAYER SHEET ROCK WITH RESILIENT CHANNELS AND ACOUSTIC CAULKING. ALSO REVIEW 2" GYP CRETE AS SOUND DAMPER
21. 1-HR ROOF DECK ASSEMBLY: PROVIDE RDWD DECK O/ FIRE TREATED PRESSURE TREATED SLEEPERS AT 16" OC IN O/ DRAINAGE BOARD O/ WATERPROOF MEMBRANE O/ 1 1/8" PLYWD SLOPED 1/4":FT TO DRAIN O/ 2x TJI, SSD W/ 5/8" TYP 'X' GYP BD AT UNDERSIDE. PROVIDE FULL CAVITY CLOSED CELL INSULATION PER TITLE 24. REVIEW ALL DECK / ROOF DRAINAGE IN FIELD. SLOPE 1/4":FT SLOPE TO DRAIN. (REVIEW OPTION FOR IPE OR TILE O/ PEDESTAL SYSTEM INLIEU OF RDWD)
22. 1-HR ROOF ASSEMBLY: CLASS 'B' 3-PLY B.U.R. O/ RIGID INSULATION SLOPED TO DRAIN O/ 1 1/8" PLYWD O/ ROOF JOISTS W/ 5/8" TYPE 'X' GYP BD @ UNDERSIDE BATT INSULATION PER TITLE 24 MANDATORY MEASURES. (SSD)
23. CLEAR GLAZING ABV MULLION / SILL @ 5'-0" AFF AT EAST ELEVATION, FLRS 2,3,4 (OBSCURE GLAZING BELOW)
24. CONCRETE LANDSCAPE PLANTERS AT SIDEWALK




1 A4.2 PROPOSED FRONT ELEVATION (NORTH)

1/4"=1'-0"

0' 1' 2' 4' 8'

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com

LICENSED ARCHITECT
JUDE HOLLENBECK
No. C 24843
REN. 05/30/25
STATE OF CALIFORNIA

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| Revisions | |

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
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LOT 021 / BLOCK 0072

Drawing Title

PROPOSED FRONT ELEVATION (NORTH)

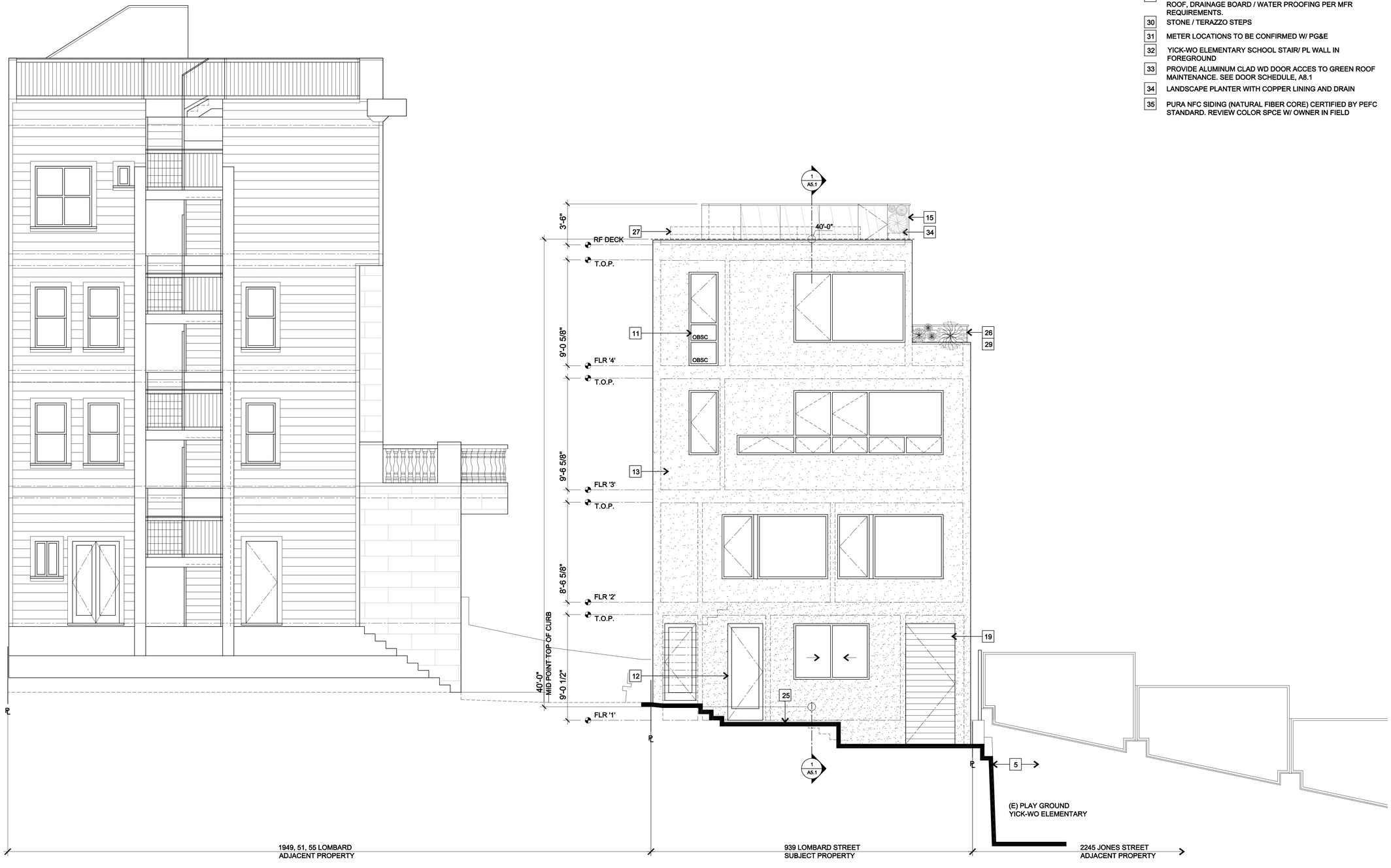
By CH

Date

Scale AS NOTED

Drawing No.

A4.1




1 PROPOSED REAR ELEVATION (SOUTH)
A4.2 1/4"=1'-0"

0' 1' 2' 4' 8'

# SHEET NOTES

(SHEET NOTES CONTINUED ON A4.1)

25 CONCRETE PATIO W/ STEPS TO GRADE. REVIEW STONE FINISH WITH OWNER. SSD FOR ANY SITE RETAINING. SLP PATIO 1/4":FT MIN AWAY FROM BUILDING TO DRAIN

26 GALVANIZED FLAT BAR GUARDRAIL W/ LESS THAN 4" SPACE BETWEEN MEMBERS. PROVIDE IPE TOP RAIL W/ GALV PLATE LET IN (ALTERNATE OK FOR TEMPERED GLASS GUARD)

27 SOLAR ZONE / SOLAR PANELS

28 BAY IN FORGROUND

29 GREEN ROOF BYND O/ 1-HR ROOF ASSEMBLY. INSTALL GREEN ROOF, DRAINAGE BOARD / WATER PROOFING PER MFR REQUIREMENTS.

30 STONE / TERAZZO STEPS

31 METER LOCATIONS TO BE CONFIRMED W/ PG&E

32 YICK-WO ELEMENTARY SCHOOL STAIR/ PL WALL IN FOREGROUND

33 PROVIDE ALUMINUM CLAD WD DOOR ACCES TO GREEN ROOF MAINTENANCE. SEE DOOR SCHEDULE, A8.1

34 LANDSCAPE PLANTER WITH COPPER LINING AND DRAIN

35 PURA NFC SIDING (NATURAL FIBER CORE) CERTIFIED BY PEFC STANDARD. REVIEW COLOR SPCE W/ OWNER IN FIELD

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com

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| Revisions | |

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.

939 LOMBARD ST
SAN FRANCISCO, CALIFORNIA
LOT 021 / BLOCK 0072

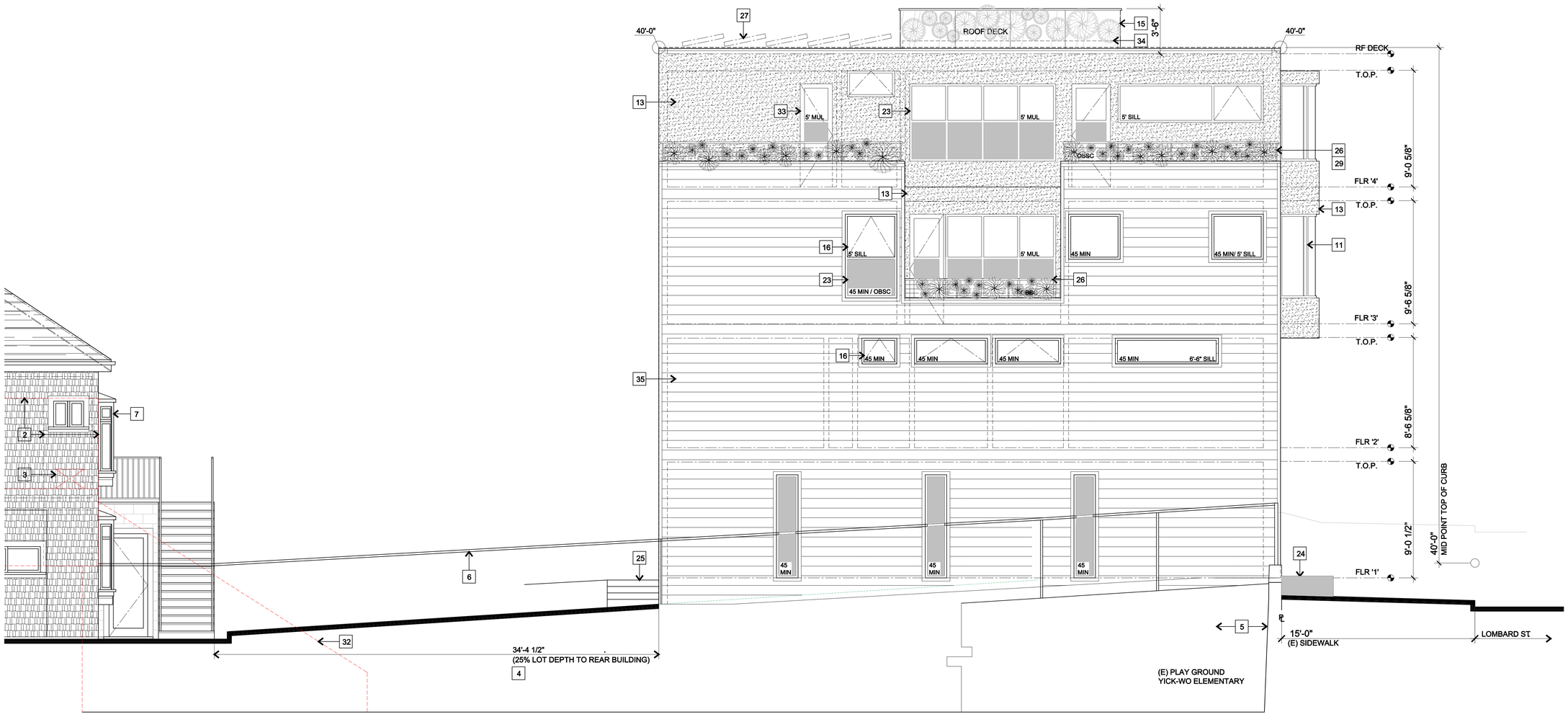
Drawing Title
PROPOSED REAR ELEVATION (SOUTH)

By CH
Date
Scale AS NOTED
Drawing No.

A4.2

# SHEET NOTES

SEE A4.1 & A4.2 FOR KEYED SHEET NOTES




1 / A4.3 PROPOSED SIDE ELEVATION (EAST)

1/4"=1'-0"

0' 1' 2' 4' 8'


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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| Revisions | |

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

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Drawing Title

PROPOSED SIDE SIDE ELEVATION (EAST)

By CH

Date

Scale AS NOTED

Drawing No.

A4.3

# SHEET NOTES

☐ SEE A4.1 & A4.2 FOR KEYED SHEET NOTES

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com

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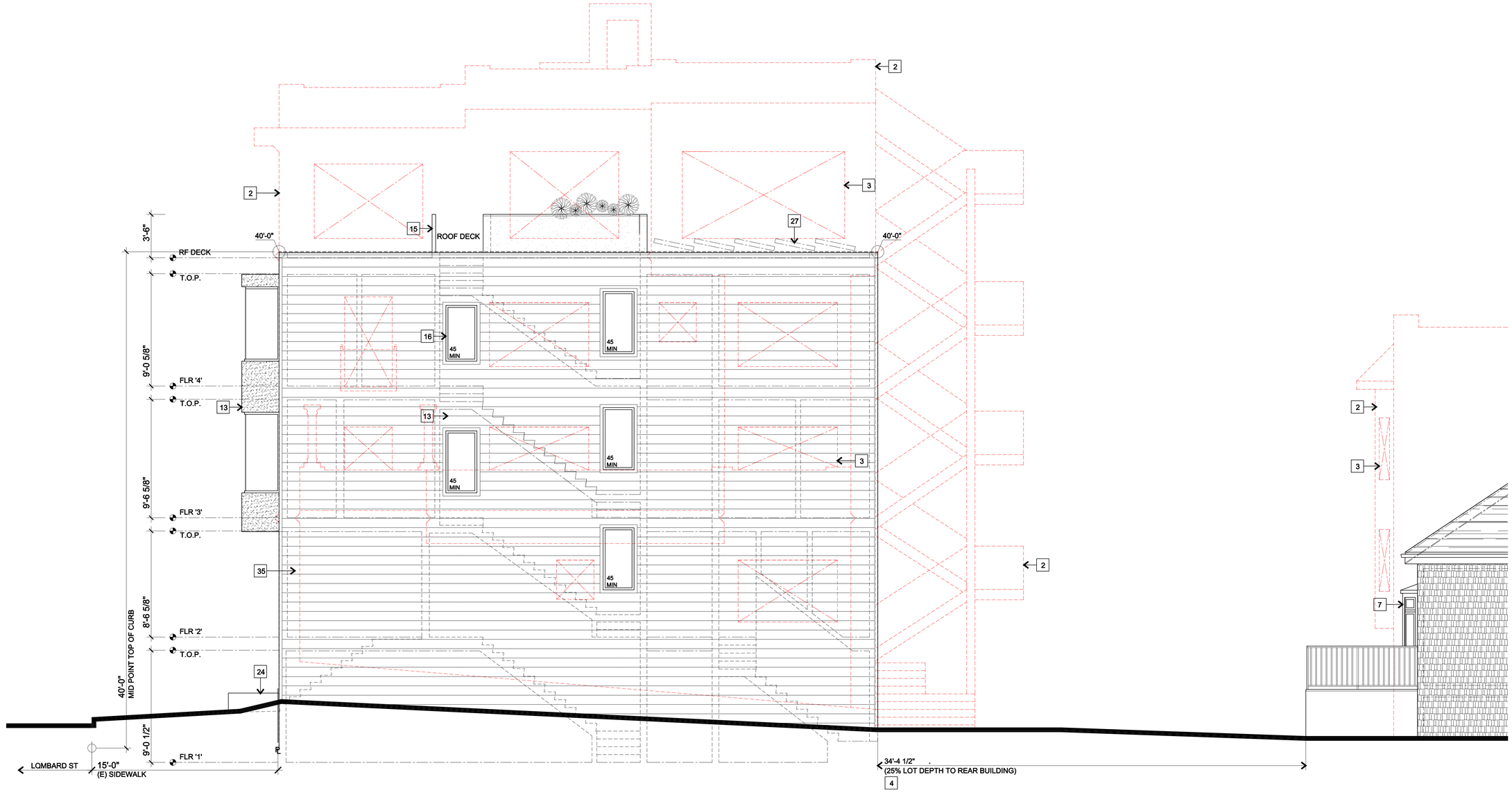


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| 07/02/21 | N PRE-APP |
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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

939 LOMBARD ST
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Drawing Title

PROPOSED SIDE ELEVATION (WEST)

By CH

Date

Scale AS NOTED

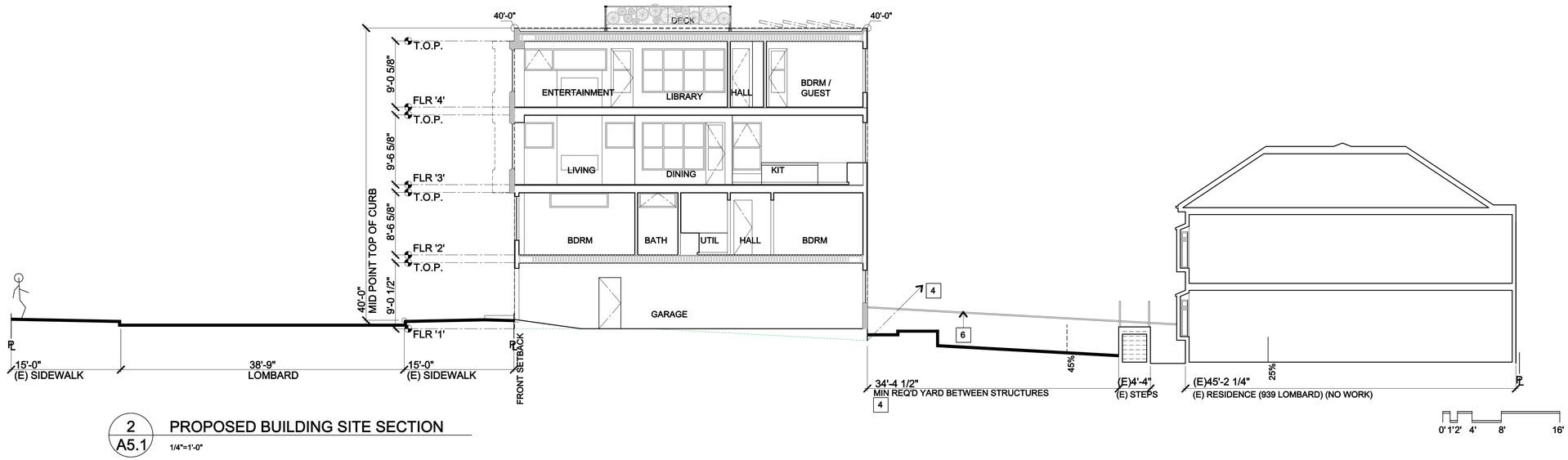
Drawing No.

A4.4

1 / A4.4 PROPOSED SIDE ELEVATION (WEST)

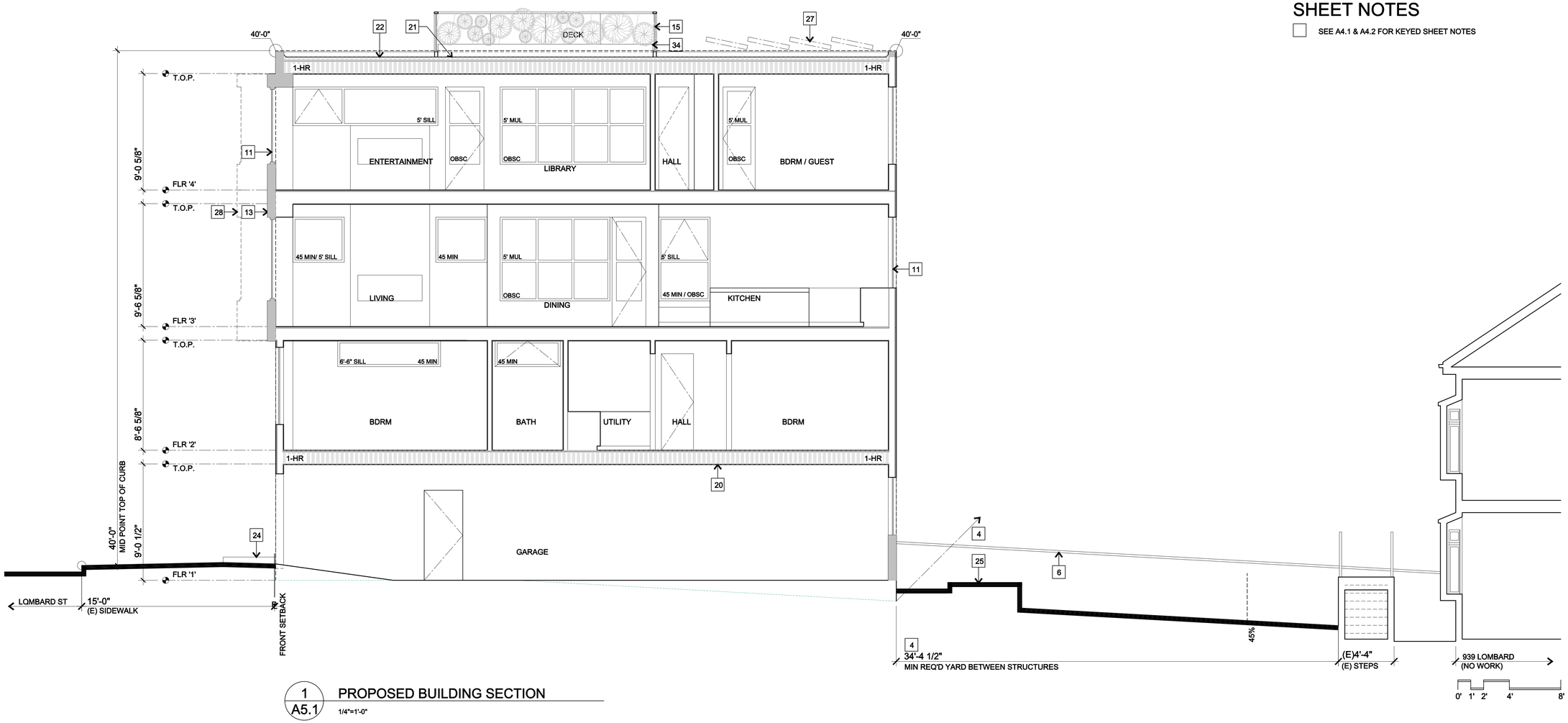
1/4"=1'-0"

0' 1' 2' 4' 8'




2 A5.1 PROPOSED BUILDING SITE SECTION

1/4"=1'-0"




1 A5.1 PROPOSED BUILDING SECTION

1/4"=1'-0"

## SHEET NOTES

SEE A4.1 & A4.2 FOR KEYED SHEET NOTES


Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@msn.com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FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

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LOT 021 / BLOCK 0072

Drawing Title

PROPOSED BUILDING/ SITE SECTION

By CH

Date

Scale AS NOTED

Drawing No.

A5.1

# EXHIBIT B
# Geotech Report

# REPORT
# GEOTECHNICAL INVESTIGATION
## Planned Improvements At
## 939 Lombard Street
## San Francisco, California

**Prepared for:**

Mr. Enda Keane
C/o: Byrne's Special Works LLC
51 Bernard Street
San Francisco, CA 94133

**Prepared by:**

H. Allen Gruen
Geotechnical Engineer
360 Grand Avenue, # 262
Oakland, California 94610
(510) 455-0321

**Project Number: 22-5132**


H. Allen Gruen, C.E., G.E.
Registered Geotechnical Engineer No. 2147

October 8, 2022

# TABLE OF CONTENTS

## TABLE OF CONTENTS, CONTINUED

# INTRODUCTION

## Purpose

A geotechnical investigation has been completed for the proposed improvements at 939 Lombard Street in San Francisco, California. The purposes of this study have been to gather information on the nature, distribution, and characteristics of the earth materials at the site, assess geologic hazards, and to provide geotechnical design criteria for the planned improvements.

## Scope

The scope of my services was outlined in the Proposal and Professional Service Agreement dated September 7, 2022. My investigation included a reconnaissance of the site and surrounding vicinity; sampling and logging one test boring to practical drilling refusal at a maximum depth of 6-½ feet below the ground surface; a review of published geotechnical and geologic data pertinent to the project area; geotechnical interpretation and engineering analyses; and preparation of this report.

This report contains the results of my investigation, including findings regarding site, soil, geologic, and groundwater conditions; conclusions pertaining to geotechnical considerations such as weak soils, settlement, and construction considerations; conclusions regarding exposure to geologic hazards, including faulting, ground shaking, liquefaction, lateral spreading, and slope stability; and geotechnical recommendations for design of the proposed project including site preparation and grading, foundations, retaining walls, slabs on grade, and geotechnical drainage.

Pertinent exhibits appear in Appendix A. The location of the test boring is depicted relative to site features on Plate 1, Boring Location Map. The log of the test boring is displayed on Plate 2. Explanations of the symbols and other codes used on the log are presented on Plate 3, Soil Classification Chart and Key to Test Data. Bedrock is described in accordance with the engineering geology rock terms presented on Plate 4.

References consulted during the course of this investigation are listed in Appendix B. Details regarding the field exploration program appear in Appendix C.

## Proposed Improvements

It is my understanding that the project will consist of the design and construction of a 4-story, single family house at the front portion of the lot. No other project details are known at this time.

# FINDINGS

## Site Description

The subject site is located south of Lombard Street between Jones and Leavenworth Streets, in San Francisco, California. At the time of my investigation, the subject site was occupied by a residential structure with appurtenant flatwork and yard areas.

## Geologic Conditions

The site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. Tectonic forces resulting in extensive folding and faulting of the area formed these features. The oldest rocks in the area include sedimentary, volcanic, and metamorphic rocks of the Franciscan Complex. This unit is Jurassic to Cretaceous in age and forms the basement rocks in the region.

Locally, the site lies within the USGS San Francisco North Quadrangle. Schlocker (1958) has mapped the area of the site as being underlain by thick-bedded massive graywacke sandstone inter-bedded with thin layers of shale and fine-grained sandstone.

## Earth Materials

My boring at the subject site encountered medium dense to very dense, clayey sand with gravel to the maximum depth explored of 6-½ feet. The earth materials below 4-feet appeared to be similar to conglomerate bedrock.

## Groundwater

Free groundwater was not encountered in the boring drilled at the subject site to the maximum depth explored of 6-½ feet. It is my opinion that the free groundwater table will be below the planned site excavations. I anticipate that the depth to the free water table will vary with time and that zones of seepage may be encountered near the ground surface following rain or irrigation upslope of the subject site.

# CONCLUSIONS

## General

On the basis of my investigation and literature review, I conclude that the site is suitable for support of the planned improvements. The primary geotechnical concerns are founding improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes. These items are addressed below.

## Foundation Support

It is my opinion that the planned improvements may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support improvements, or for shoring and underpinning, if required. Detailed foundation design criteria are presented later in this report.

I estimate that improvements supported on foundations designed and constructed in accordance with my recommendations will experience post-construction total settlements from static loading of less than 1 inch with differential settlements of less than ½ inch over a 50-foot span.

## Excavation of Bedrock

Bedrock was encountered in the boring at the subject site at a depth of about 4 feet. The upper portion of the bedrock is fractured and will generally excavate with conventional equipment. During the excavation operations, additional effort may be required to remove some of the bedrock materials underlying the site, particularly in the lower portions of the excavations. Since the bedrock may locally be massive, localized hoe-ram work and/or hand work with jackhammers may be necessary to break down massive blocks and large boulders.

## Temporary Slopes and Undermining of Existing Structures

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. The contractor may choose to excavate test pits to evaluate site earth materials and the need for temporary shoring.

If excavations undermine or remove support from the existing or adjacent structures, it may be necessary to underpin those structures. Care should be taken to provide adequate shoring or underpinning to support the affected improvements as a result of the loss of support.

Temporary slopes and support of structures during construction are the responsibility of the contractor. H. Allen Gruen, Geotechnical Engineer is available to provide geotechnical consultation regarding stability of excavations and support of improvements.

## Geologic Hazards

### Faulting

The property does not lie within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. The closest mapped active fault in the vicinity of the site is the San Andreas Fault, located about 9 miles southwest of the site (CDMG, 1998). No active faults are shown crossing the site on reviewed published maps, nor did I observe evidence of active faulting during my investigation. Therefore I conclude that the potential risk for damage to improvements at the site due to surface rupture from faults to be low.

### Earthquake Shaking

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on a number of factors including the earthquake magnitude, the distance to the zone of energy release, and local geologic conditions. I expect that the site will be exposed to strong earthquake shaking during the life of the improvements. The recommendations contained in the applicable Building Code should be followed for reducing potential damage to the improvements from earthquake shaking.

### Liquefaction

Liquefaction results in a loss of shear strength and potential volume reduction in saturated granular soils below the groundwater level from earthquake shaking. The occurrence of this phenomenon is dependent on many factors, including the intensity and duration of ground shaking, soil density and particle size distribution, and position of the groundwater table (Seed and Idriss, 1982). The site does not lie within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000). In addition, the earth materials encountered in the boring at the subject site have a low potential for liquefaction due to the lack of free groundwater and the high cohesive fines contents or bedrock being present. Therefore, it is my opinion that there is a low potential for damage to the planned improvements from liquefaction.

**Lateral Spreading**

Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes. In these cases, the surficial soils move toward an unsupported face, such as an incised channel, river, or body of water. Because the site has a low potential for liquefaction, I judge that there is a low risk for damage of the improvements from seismically-induced lateral spreading.

**Densification**

Densification can occur in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction. It is my opinion that earth materials subject to seismic densification do not exist beneath the site in sufficient thickness to adversely impact the planned improvements.

**Landsliding**

The site is mapped within an area of potential landslide hazard by URS/John A. Blume & Associates (1974). Qualifying projects may be subject to the Slope Protection Act (San Francisco Building Code 106A.4.1.4). The San Francisco Building Code (106A.4.1.4.3) states construction work that is subject to these requirements includes the construction of new buildings or structures having over 1000 square feet of new projected roof area and horizontal or vertical additions having over 1000 square feet of new projected roof area. In addition, these requirements apply to the following activity or activities, if, in the opinion of the Director, the proposed work may have a substantial impact on the slope stability of any property: shoring, underpinning, excavation or retaining wall work; grading, including excavation or fill, of over 50 cubic yards of earth materials; or any other construction activity.

The geologic map of the site vicinity reviewed for this study (Schlocker, 1958) did not show landslides at the subject site. In addition, a map prepared by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000) does not indicate earthquake induced landsliding at the subject site. During his site reconnaissance, my field engineer did not observe evidence of active slope instability at the subject site. Therefore, it is my opinion that the potential for damage to the improvements from slope instability at the site is low provided the recommendations presented in this report are incorporated into the design and construction of the project.

# RECOMMENDATIONS

## Site Preparation and Grading

### General

The thickness of soil blanketing the site and the depth to bedrock can vary across the site. Design criteria are provided for foundations and retaining walls in soil and rock. Soil design criteria may be assumed within 4 feet of the current ground surface and rock design criteria may be assumed more than 4 feet below the current ground surface. However, if during construction, soil is observed more than 4 feet below the ground surface at foundation levels, the foundations will need to be deepened to bear in rock, or the foundations will need to be redesigned using the soil values. Likewise, if more than 4 feet of soil is being retaining by subsurface walls, the portions of walls supporting the additional soil will need to be designed using the lateral earth pressures for soil conditions.

I assume that the planned improvements will be constructed at or below existing site grades. If site grades are raised by filling more than about 1 foot, I should be retained to calculate the impact of filling on slope stability, site settlements, and foundations.

### Clearing

Areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter. I anticipate that the required depth of stripping will generally be less than 2 inches. Deeper stripping may be required to remove localized concentrations of organic matter, such as tree roots. The cleared materials should be removed from the site; strippings may be stockpiled for reuse as topsoil in landscaping areas or should be hauled off site.

### Excavation of Bedrock

Bedrock was encountered in the boring at the subject site at a depth of about 4 feet. The upper portion of the bedrock is fractured and will generally excavate with conventional equipment. During the excavation operations, additional effort may be required to remove some of the bedrock materials underlying the site, particularly in the lower portions of the excavations. Since the bedrock may locally be massive, localized hoe-ram work and/or hand work with jackhammers may be necessary to break down massive blocks and large boulders.

**Overexcavation**

Loose, porous soils and topsoil, if encountered, should be overexcavated in areas designated for placement of future engineered fill or support of improvements. Difficulty in achieving the recommended minimum degree of compaction described below should be used as a field criterion by the geotechnical engineer to identify areas of weak soils that should be removed and replaced as engineered fill. The depth and extent of excavation should be approved in the field by the geotechnical engineer prior to placement of fill or improvements.

**Subgrade Preparation**

Exposed soils designated to receive engineered fill should be cut to form a level bench, scarified to a minimum depth of 6 inches, brought to at least optimum moisture content, and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

**Material for Fill**

It is anticipated that the on-site soil will be suitable for reuse as fill provided that lumps greater than 6 inches in largest dimension and perishable materials are removed, and that the fill materials are approved by the geotechnical engineer prior to use.

Fill materials brought onto the site should be free of vegetative mater and deleterious debris, and should be primarily granular. The geotechnical engineer should approve fill material prior to trucking it to the site.

**Compaction of Fill**

Fill should be placed in level lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

**Underpinning**

During excavations adjacent to improvements, care should be taken to adequately support the existing improvements. When excavating below the level of foundations supporting existing structures, some form of underpinning may be required where excavations extend below an imaginary plane sloping at 1H:1V downward and outward from the edge of the existing footings. All temporary underpinning design and construction are the responsibility of the contractor. H. Allen Gruen, Geotechnical Engineer is available to provide consultation regarding underpinning adjacent improvements.

### Temporary Slopes

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. All temporary slopes and shoring design are the responsibility of the contractor. H. Allen Gruen, Geotechnical Engineer is available to provide consultation regarding stability and support of temporary slopes during construction.

### Finished Slopes

In general, finished cut and fill slopes in soil should be constructed at an inclination not exceeding 2:1 (horizontal:vertical). Routine maintenance of slopes should be anticipated. The tops of cut slopes should be rounded and compacted to reduce the risk of erosion. Fill and cut slopes should be planted with vegetation to resist erosion, or protected from erosion by other measures, upon completion of grading. Surface water runoff should be intercepted and diverted away from the tops and toes of cut and fill slopes by using berms or ditches.

## Seismic Design

If the improvements are designed using the 2019 California Building Code with San Francisco Amendments, the following parameters apply:

Design Code Reference Document: ASCE7-16
Risk Category II
Site Class C – Very Dense Soil and Soft Rock
$S_s = 1.5$
$S_1 = 0.6$
$S_{Ms} = 1.8$
$S_{M1} = 0.84$
$S_{Ds} = 1.2$
$S_{D1} = 0.56$

## Foundations

### General

The thickness of soil blanketing the site and the depth to bedrock can vary across the site. Design criteria are provided for foundations in soil and rock. Soil design criteria may be assumed within 4 feet of the current ground surface and rock design criteria may be assumed more than 4 feet below the current ground surface. However, if during construction, soil is observed more than 4 feet below the ground surface at foundation levels, the foundations will need to be deepened to bear in rock, or the foundations will need to be redesigned using the soil values.

It is my opinion that the planned improvements may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support improvements, or for shoring and underpinning, if required. Design criteria for each foundation type are presented below.

**Spread Footings**

New spread footings should extend at least 18 inches below lowest adjacent grade. If soft or unstable soil areas are encountered at the bottom of the footings, localized deepening of the footing excavation will be necessary. Footing depths may be reduced if competent bedrock is exposed in footing excavations. Footings should be stepped to produce level tops and bottoms and should be deepened as necessary to provide at least 7 feet of horizontal clearance between the portions of footings designed to impose passive pressures and the face of the nearest slope or retaining wall.

Spread footings bottomed in soil can be designed to impose dead plus code live load bearing pressures and total design load bearing pressures of 2,000 and 3,000 psf, respectively. If foundations are bottomed in bedrock, the footings may be designed for maximum allowable rock contact pressures of 3,500 pounds per square foot (psf) for dead plus sustained live loads, and 5,000 psf for total loads, including wind or seismic forces.

There should be no isolated footing pads, where practical. Resistance to lateral pressures can be obtained from passive earth pressures against the face of the footing and soil friction along the base of footings. A passive pressure equivalent to that obtained using a fluid weight of 250 pounds per cubic foot (pcf) and a friction factor of 0.3 may be used to resist lateral forces and sliding in soil. In bedrock, a uniform pressure of 3000 psf and a friction factor of 0.4 times the net vertical dead load may be used for design to resist lateral forces and sliding. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressures should be disregarded in areas with less than 7 feet of horizontal soil confinement and for the uppermost 1-foot of foundation depth unless confined by concrete slabs or pavements.

**Drilled Piers**

Drilled, cast-in-place, reinforced concrete piers should be at least 14 inches in diameter and extend at least 10 feet below grade, or to practical drilling refusal in bedrock. Piers should be designed for a maximum allowable skin friction of 500 psf for combined dead plus sustained live loads in soil. In bedrock, piers should be designed for a maximum allowable skin friction of 1,000 psf for combined dead plus sustained live loads. The above values may be increased by one-third for total loads, including the effect of seismic or wind forces. The weight of the foundation concrete extending below grade may be disregarded.

Resistance to lateral displacement of individual piers will be generated primarily by passive earth pressures acting on the pier. Passive pressures in soil should be assumed equivalent to those generated by a fluid weighing 250 pcf acting on 2 pier diameters. In bedrock, a passive pressure equivalent to that generated by a uniform pressure of 3000 psf acting on 1.5 pier diameters may be used. Passive pressures should be neglected within 12 inches of the ground surface in areas not confined by slabs or pavements and in areas with less than 7 feet of horizontal confinement.

Where groundwater is encountered during pier shaft drilling, it should be removed by pumping, or the concrete must be placed by the tremie method. If the pier shafts will not stand open, temporary casing may be necessary to support the sides of the pier shafts until concrete is placed. Concrete should not be allowed to free fall more than 5 feet to avoid segregation of the aggregate.

**Mat Foundation**

A mat foundation may be used to support the planned improvements. The mat can be designed for an average allowable bearing pressure in soil over the entire mat of 2,000 psf for combined dead plus sustained live loads, and 3,000 psf for total loads including wind or seismic forces. The weight of the mat extending below current site grade may be neglected in computing bearing loads. Localized increases in bearing pressures of up to 4,000 psf may be utilized. If the mat is bottomed in bedrock, the mat may be designed for maximum allowable rock contact pressures of 3,500 pounds per square foot (psf) for dead plus sustained live loads, and 5,000 psf for total loads, including wind or seismic forces, with localized increases up to 8,000 psf. For elastic design, a modulus of subgrade reaction for soil of 50 kips per cubic foot and for rock of 200 kips per cubic foot may be used.

Resistance to lateral pressures can be obtained from passive earth pressures against the face of the mat and soil friction along the base of the mat foundation. I recommend that an allowable passive equivalent fluid pressure in soil of 250 pcf and a friction factor of 0.3 times the net vertical dead load be used for design. In bedrock, a uniform pressure of 3000 psf and a friction factor of 0.4 times the net vertical dead load may be used for design to resist lateral forces and sliding. If a waterproofing membrane or vapor retarder is used beneath the mat slab, a friction factor of 0.2 should be used. Passive pressures should be disregarded in areas with less than 7 feet of horizontal soil confinement and for the uppermost 1-foot of foundation depth unless confined by concrete slabs or pavements.

## Retaining Walls

The geotechnical design criteria presented in this section may also be used for the design of temporary shoring.

The thickness of soil blanketing the site and the depth to bedrock can vary across the site. Design criteria are provided for retaining walls in soil and rock. Soil design criteria may be assumed within 4 feet of the current ground surface and rock design criteria may be assumed more than 4 feet below the current ground surface. However, if more than 4 feet of soil is being retaining by subsurface walls, the portions of walls supporting the additional soil will need to be designed using the lateral earth pressures for soil conditions.

Retaining walls should be fully backdrained. The backdrains should consist of at least a 3-inch-diameter, rigid perforated pipe, or equivalent such as a "high profile collector drain", surrounded by a drainage blanket. The pipe should be sloped to drain by gravity to appropriate outlets. Accessible subdrain cleanouts should be provided and maintained on a routine basis. The drainage blanket should consist of clean, free-draining crushed rock or gravel, wrapped in a filter fabric such as Mirafi 140N. Alternatively, the drainage blanket could consist of Caltrans Class 2 "Permeable Material" or a prefabricated drainage structure such as Mirafi Miradrain. The bottom of the collector drain should be at least 12 inches below lowest adjacent grade. Aggregate drainage blankets should be at least 1 foot in width and extend to within 1 foot of the surface. The uppermost 1-foot should be backfilled with compacted native soil to exclude surface water.

Vertical retaining walls that are free to rotate at the top should be designed to resist active lateral soil pressures equivalent to those exerted by a fluid weighing 40 pcf where the backslope is level, and 60 pcf for backfill at a 2:1 (horizontal:vertical) slope. In areas where bedrock is exposed and backfill is placed behind the wall, the structural engineer may use active lateral earth pressures equivalent to those exerted by a fluid weighing 30 pcf where the backslope is level, and 45 pcf for backfill at a 2:1 (horizontal:vertical) slope. If the retaining wall is constructed directly against the bedrock with no backfill, the structural engineer may use active lateral earth pressures equivalent to those exerted by a fluid weighing 20 pcf where the backslope is level, and 26 pcf for backfill at a 2:1 (horizontal:vertical) slope. For intermediate slopes, interpolate between these values. I should be consulted to calculate lateral pressures on retaining walls that are tied-back or braced.

In addition to lateral earth pressures, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge foundation loads applied at or near the ground surface. If a footing surcharge is located above a retaining wall within a horizontal distance of 0.4•H, where H is the height of soil retained by the wall, then a horizontal lateral resultant force equal to 0.55•$Q_L$ should be applied to the retaining wall at a height above the base of the wall equal to 0.6•H. $Q_L$ equals the equivalent resultant footing line load. This footing surcharge load applies equally to walls that are fixed or free to rotate. As an example, a retaining wall supporting 10 feet of soil has a footing 2 feet away from the top of the wall carrying a line load of 1,000 pounds per lineal foot. This footing is within 0.4•H =4 feet of the retaining wall. The resultant horizontal force on the retaining wall from the footing surcharge load would be 0.55x1,000=550 pounds acting 0.6•H =6 feet above the base of the retaining wall.

In addition to lateral earth pressures and adjacent footing loads, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge loads applied at or near the ground surface. Where an imaginary 1:1 (H:V) plane projected downward from the outermost edge of a surcharge load intersects a retaining wall, that portion of the wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-third the maximum anticipated surcharge pressure in soil and one-fourth the maximum anticipated surcharge pressure in rock. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. I should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

Rigid retaining walls constrained against such movement could be subjected to "at-rest" lateral earth pressures equivalent to those exerted by the fluid pressures listed above plus a uniform load of 6•H pounds per square foot in soil and of 4•H pounds per square foot in rock, where H is the height of the backfill above footing level. Where an imaginary 1:1 (H:V) plane projected downward from the outermost edge of a surcharge load intersects a lower retaining wall, that portion of the constrained wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-half the maximum anticipated surcharge pressure in soil and one-third the maximum anticipated surcharge pressure in rock. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. I should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

If retaining walls are designed using the 2019 California Building Code, a seismic pressure increment equivalent to a rectangular pressure distribution of 10•H pounds per square foot may be used, where H is the height of the soil retained in feet. The seismic pressure increment does not need to be applied to constrained walls where at-rest lateral earth pressure is applied or to temporary shoring.

Wall backfill should consist of soil that is spread in level lifts not exceeding 8 inches in thickness. Each lift should be brought to at least optimum moisture content and compacted to not less than 90 percent relative compaction, per ASTM test designation D 1557. Retaining walls may yield slightly during backfilling. Therefore, walls should be properly braced during the backfilling operations.

Where migration of moisture through retaining walls would be detrimental or undesirable, retaining walls should be waterproofed as specified by the project architect or structural engineer.

Retaining walls should be supported on footings designed in accordance with the recommendations presented above. A minimum factor of safety of 1.5 against overturning and sliding should be used in the design of retaining walls.

## Slab-on-Grade Floors

The subgrade soil in slab and flatwork areas should be proof rolled to provide a firm, non-yielding surface. If moisture penetration through the slab would be objectionable, slabs should be underlain by a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel graded such that 100 percent will pass the 1-inch sieve and less than 5 percent will pass the No. 4 sieve. Further protection against slab moisture penetration can be provided by means of a moisture vapor retarder membrane, placed between the drain rock and the slab. The membrane may be covered with 2 inches of damp, clean sand to protect it during construction.

Additional protection against moisture infiltration into finished basement areas may be provided by installing a slab underdrain system. Retaining wall back drains should be separated from under slab drains. If selected, the slab underdrain system would consist of trenches, which are at least 12 inches deep and 6 inches wide, spaced no further than 10 feet apart beneath the floor slab. The bottoms of the trenches should slope to drain to a low-point by gravity. A 3-inch diameter, rigid perforated pipe should be placed near the bottom of the trench which is fully encapsulated in drain rock. The drainrock should be fully encapsulated in an approved filter fabric. The perforated pipes should be tied to closed conduits which outlet at appropriate discharge points.

## Site Drainage

Positive drainage should be provided away from the improvements. Roof downspouts should discharge into closed conduits that drain into the site storm drain system. Surface drainage facilities (roof downspouts and drainage inlets) should be maintained entirely separate from subsurface drains (retaining wall backdrains and under slab drains). In addition, retaining wall back drains should be separated from under slab drains. Drains should be checked periodically, and cleaned and maintained as necessary to provide unimpeded flow.

## Supplemental Services

H. Allen Gruen, Geotechnical Engineer recommends that he be retained to review the project plans and specifications to determine if they are consistent with his recommendations. In addition, he should be retained to observe geotechnical construction, particularly site excavations, placement of retaining wall backdrains, fill compaction, and excavation of foundations, as well as to perform appropriate field observations.

If, during construction, subsurface conditions different from those described in this report are observed, or appear to be present beneath excavations, I should be advised at once so that these conditions may be reviewed and my recommendations reconsidered. The recommendations made in this report are contingent upon my notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, I recommend that I review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

These services are performed on an as-requested basis and are in addition to this geotechnical investigation. I cannot accept responsibility for conditions, situations or stages of construction that I am not notified to observe.

## LIMITATIONS

This report has been prepared for the exclusive use of Mr. Enda Keane and his consultants for the proposed project described in this report.

My services consist of professional opinions and conclusions developed in accordance with generally-accepted geotechnical engineering principles and practices. I provide no other warranty, either expressed or implied. My conclusions and recommendations are based on the information provided regarding the proposed construction, my site reconnaissance and investigation, review of published data, and professional judgment. Verification of my conclusions and recommendations is subject to my review of the project plans and specifications, and my observation of construction.

The test boring log represents subsurface conditions at the location and on the date indicated. It is not warranted that they are representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of my field exploration, conducted on October 7, 2022, and may not necessarily be the same or comparable at other times.

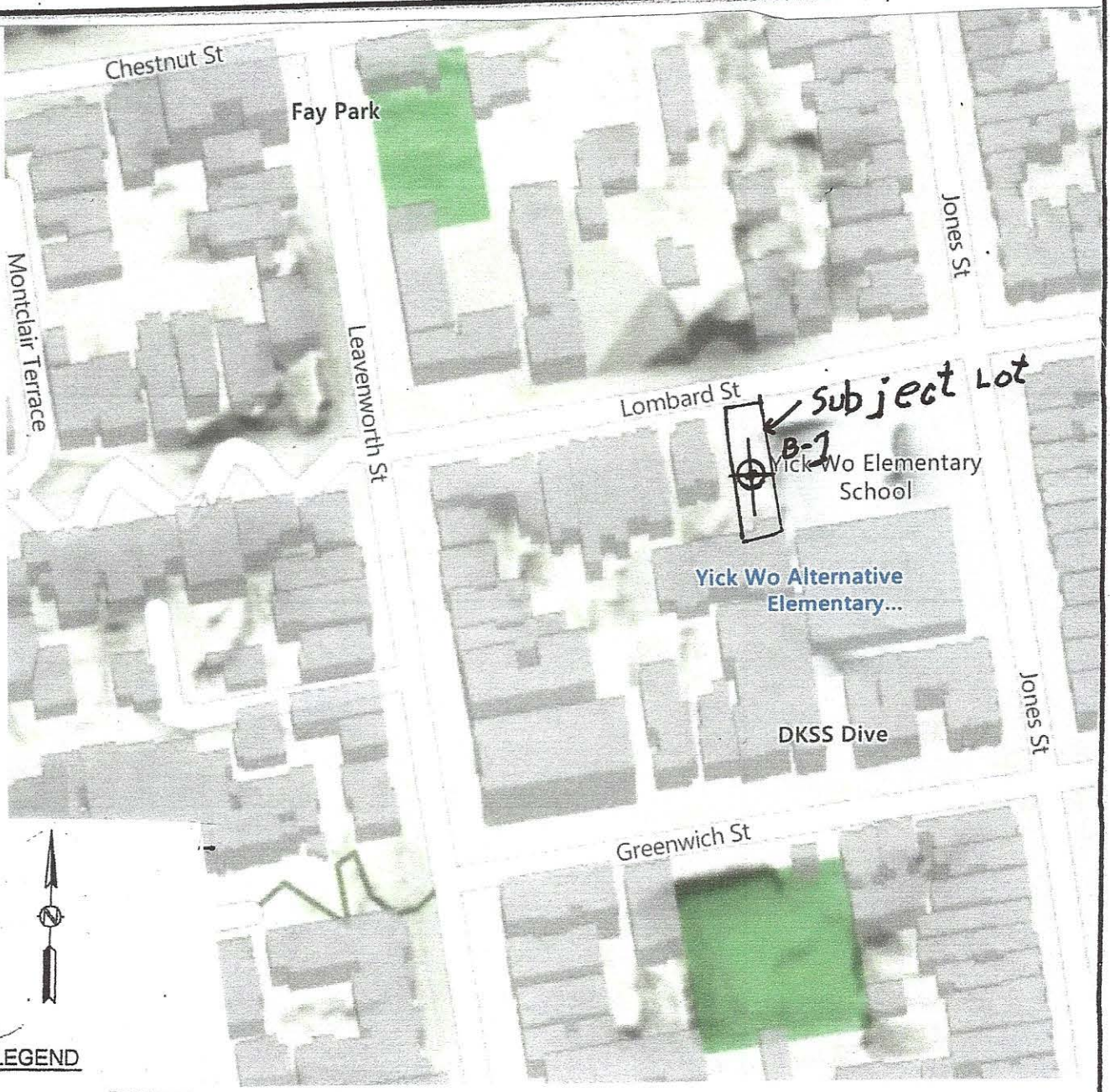
The location of the test boring was established in the field by reference to existing features and should be considered approximate only.

The scope of my services did not include an environmental assessment or an investigation of the presence or absence of hazardous, toxic, or corrosive materials in the soil, surface water, groundwater or air, on or below, or around the site, nor did it include an evaluation or investigation of the presence or absence of wetlands.

# APPENDIX A

## List of Plates

| | | |
|---|---|---|
| Plate 1 | - | Boring Location Map |
| Plate 2 | - | Log of Boring 1 |
| Plate 3 | - | Soil Classification Chart and Key to Test Data |
| Plate 4 | - | Engineering Geology Rock Terms |




LEGEND

B-1 Boring Location and Number

NOT TO SCALE

| | | | |
|---|---|---|---|
| H. Allen Gruen<br>Geotechnical Engineer | Job. No:<br>APPR:<br>Drwn:<br>Date: | **BORING LOCATION MAP**<br>939 Lombard Street<br>San Francisco, CA | PLATE<br>1 |

Location of Boring:

| | |
|---|---|
| Project: 939 Lombard St | Boring No.: 1 |
| | Total Depth: 6.5' |
| Job No.: 20-5001 | Logged By: RG |
| Proj. Mgr.: AG | Date: 10/18/22 |
| Drilling Contractor: Access Drilling | |
| Hammer Wt.: 140 lbs | Drop: 30" |
| Water Depth (ft.): | |
| Time: | |
| Date: | |
| Backfilled, Time: | Date: By: |
| Surface Elev.: | Datum: |
| Conditions: | |

| Sample Depth | Sampler Type | Blows/Foot | Inches Driven | Inches Recovered | Sample Condition | Pocket Penetrometer Shear Strength (KSF) | Moisture Content (%) | Dry Density (PSF) | % Passing #200 Sieve | Depth in Feet | Graphic Log | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SPT | | | | | | | | | 1 | | Brown clayey SAND with Gravel |
| | | 25 | | | | | | | | 2 | | (SC), Medium dense, dry |
| | SPT | 52 | | | | | | | | 3 | | |
| | 2" | 67 | | | | | | | | 4 | | - Dense to very dense |
| | SPT | 53 | | | | | | | | 5 | | - Congberate |
| | SPT | | | | | | | | | 6 | | |
| | | 52 | | | | | | | | | | |
| | | | | | | | | | | 7 | | |
| | | | | | | | | | | 8 | | Bottom of Boring = 6.5 feet |
| | | | | | | | | | | 9 | | |
| | | | | | | | | | | 10 | | |
| | | | | | | | | | | 11 | | |
| | | | | | | | | | | 12 | | |
| | | | | | | | | | | 13 | | |
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| | | | | | | | | | | 18 | | |
| | | | | | | | | | | 19 | | |
| | | | | | | | | | | 20 | | |

H. Allen Gruen
Geotechnical Engineer

Job No:

Appr:

Date:

LOG OF BORING 1

939 Lombard Street

San Francisco, California

PLATE 2

| MAJOR DIVISIONS | | | | TYPICAL NAMES |
|---|---|---|---|---|
| COARSE GRAINED SOILS More than Half > #200 sieve | GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE | CLEAN GRAVELS WITH LITTLE OR NO FINES | GW | WELL GRADED GRAVELS, GRAVEL-SAND |
| | | | GP | POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES |
| | | GRAVELS WITH OVER 12% FINES | GM | SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES |
| | | | GC | CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES |
| | SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE | CLEAN SANDS WITH LITTLE OR NO FINES | SW | WELL GRADED SANDS, GRAVELLY SANDS |
| | | | SP | POORLY GRADED SANDS, GRAVELLY SANDS |
| | | SANDS WITH OVER 12% FINES | SM | SILTY SANDS, POOORLY GRADED SAND-SILT MIXTURES |
| | | | SC | CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES |
| FINE GRAINED SOILS More than Half < #200 sieve | SILTS AND CLAYS LIQUID LIMIT LESS THAN 50 | | ML | INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY |
| | | | CL | INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS |
| | | | OL | ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| | SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50 | | MH | INORGANIC SILTS, MICACEOUS OR DIATOMACIOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS |
| | | | CH | INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS |
| | | | OH | ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS |
| HIGHLY ORGANIC SOILS | | | Pt | PEAT AND OTHER HIGHLY ORGANIC SOILS |

## UNIFIED SOIL CLASSIFICATION SYSTEM

| | | | Shear Strength, psf / Confining Pressure, psf | |
|---|---|---|---|---|
| Consol | Consolidation | Tx | 2630 (240) | Unconsolidated Undrained Triaxial |
| LL | Liquid Limit (in %) | Tx sat | 2100 (575) | Unconsolidated Undrained Triaxial, saturated prior to test |
| PL | Plastic Limit (in %) | DS | 3740 (960) | Unconsolidated Undrained Direct Shear |
| PI | Plasticity Index | TV | 1320 | Torvane Shear |
| Gs | Specific Gravity | UC | 4200 | Unconfined Compression |
| SA | Sieve Analysis | LVS | 500 | Laboratory Vane Shear |
| ▩ | Undisturbed Sample (2.5-inch ID) | FS | Free Swell | |
| ◪ | 2-inch-ID Sample | EI | Expansion Index | |
| ◪ | Standard Penetration Test | Perm | Permeability | |
| ☒ | Bulk Sample | SE | Sand Equivalent | |

## KEY TO TEST DATA

H. Allen Gruen
Geotechnical Engineer

Job No:
Appr:
Drwn:
Date:

## SOIL CLASSIFICATION CHART AND KEY TO TEST DATA

PLATE 3

## ROCK SYMBOLS


SHALE OR CLAYSTONE


CHERT


SERPENTINITE


SILTSTONE


PYROCLASTIC


METAMORPHIC ROCKS


SANDSTONE


VOLCANIC


DIATOMITE


CONGLOMERATE


PLUTONIC


SHEARED ROCKS

### LAYERING

| | |
|---|---|
| MASSIVE | Greater than 6 feet |
| THICKLY BEDDED | 2 to 6 feet |
| MEDIUM BEDDED | 8 to 24 inches |
| THINNLY BEDDED | 2-1/2 to 8 inches |
| VERY THINNLY BEDDED | 3/4 to 2-1/2 inches |
| CLOSELY LAMINATED | 1/4 to 3/4 inches |
| VERY CLOSELY LAMINATED | Less than 1/4 inch |

### JOINT, FRACTURE, OR SHEAR SPACING

| | |
|---|---|
| VERY WIDELY SPACED | Greater than 6 feet |
| WIDELY SPACED | 2 to 6 feet |
| MODERATELY SPACED | 8 to 24 inches |
| CLOSELY SPACED | 2-1/2 to 8 inches |
| VERY CLOSELY SPACED | 3/4 to 2-1/2 inches |
| EXTREMELY CLOSELY SPACED | Less than 3/4 inch |

### HARDNESS

SOFT - Pliable: can be dug by hand

FIRM - Can be gouged deeply or carved with a pocket knife

MODERATELY HARD - Can be readily scrached by a knife blade; scratch leaves heavy trace of dust and is readily visable after the powder has been blown away

HARD - Can be scratched with difficulty; scratch produces little powder and is often faintly visable

VERY HARD - Cannot be scratched with pocket knife; leaves a metallic streak

### STRENGTH

PLASTIC - Capable of being molded by hand

FRIABLE - Crumbles by rubbing with fingers

WEAK - An unfractured specimen of such material will crumble under light hammer blows

MODERATELY STRONG Speciman will withstand a few heavy hammer blows before breaking

STRONG - Specimem will withstand a few heavy ringing hammer blows and usually yields large fragments

VERY STRONG - Rock will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments

### DEGREE OF WEATHERING

HIGHLY WEATHERED - Abundant fractures coated with oxides, carbonates, sulphates, mud, etc., thourough discoloration, rock disintegration, mineral decomposition

MODERATELY WEATHERED - Some fracture coating, moderate or localized discoloration, little to no effect on cementation, slight mineral decomposition

SLIGHTLY WEATHERED A few stained fractures, slight discoloration, little or no effect on cementation, no mineral decomposition

FRESH - Unaffected by weathering agents, no appreciable change with depth

H. Allen Gruen
Geotechnical Engineer

Job No:
Appr:
Drwn:
Date:

ENGINEERING GEOLOGY
ROCK TERMS

939 Lombard Street
San Francisco, CA

PLATE
4

# APPENDIX B

## List of References

1. California Department of Conservation, Division of Mines and Geology, 1998, *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada.*

2. CDMG, 2000, State of California Seismic Hazards Zones, City and County of San Francisco, California Division of Mines and Geology, released November 17, 2000.

3. DeLisle, M., 1993, *Map Showing Areas of Exposed Bedrock and Contours on Bedrock Surface on a Portion of the San Francisco North 7.5' Quadrangle*, unpublished map by the California Division of Mines and Geology.

4. DeLisle, M., 1993, *Map Showing Generalized Contours on the Groundwater Surface on a Portion of the San Francisco North 7.5' Quadrangle*, unpublished map by the California Division of Mines and Geology.

5. Schlocker, J., 1958, Geology of the San Francisco North Quadrangle, California, United States Geological Survey Professional Paper 782, scale 1:24,000.

6. Seed, H. B., and Idriss, E., 1982, *Ground Motion and Soil Liquefaction during Earthquakes*, Earthquake Engineering Research Institute Monograph.

7. United States Geological Survey, 1993, San Francisco North Quadrangle, 7.5 Minute Series, Scale 1:24,000.

8. URS/John A. Blume & Associates, Engineers, 1974, San Francisco Seismic Safety Investigation, Figure 4, June 1974.

# APPENDIX C

## Field Exploration

My field exploration consisted of a geologic reconnaissance and subsurface exploration by means of one test boring logged by my Engineer on October 7, 2022. The test boring was drilled with portable hand-carried equipment utilizing continuous flight, 3-inch-diameter augers. The boring was drilled at the approximate location shown on Plate 1.

The log of the test boring is displayed on Plate 2. Representative undisturbed samples of the earth materials were obtained from the test boring at selected depth intervals with a 1.4-inch inside diameter, split-barrel Standard Penetration Test (SPT) sampler, a 2-inch inside diameter, split-barrel sampler, and a 2.5-inch inside diameter, modified California sampler.

Penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. The sampler was driven 24 inches or less and the number of blows was recorded for each 6 inches of penetration. The blows per foot recorded on the Boring Log represents the accumulated number of equivalent SPT blows that were required to drive the sampler the last 12 inches or fraction thereof.

The soil classification is shown on the Boring Log and referenced on Plate 3. Engineering Geology Rock Terms are presented on Plate 4

# APPENDIX D

## Distribution

Mr. Enda Keane (4 wet signed and stamped originals)
C/o: Byrne's Special Works LLC
51 Bernard Street
San Francisco, CA 94133

endapkeane@gmail.com
quinlanz@comcast.net

# EXHIBIT C
# Discretionary Review Action Memo

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

# DISCRETIONARY REVIEW ACTION DRA-829

**HEARING DATE: JUNE 29, 2023**
**CORRECTED DATE: JULY 31, 2023**

| | |
|---|---|
| *Record No.:* | 2021-007262DRP-02 |
| *Project Address:* | 939 Lombard Street |
| *Building Permit:* | **2021.0709.4046** |
| *Zoning:* | RM-1 (Residential Mixed- Low Density) Zoning District<br>40-X Height and Bulk District |
| *Cultural District:* | N/A |
| *Block/Lot:* | 0072 / 021 |
| *Project Sponsor:* | Curtis Hollenbeck<br>Curtis Hollenbeck Architect<br>576 Columbus Avenue #2<br>San Francisco, CA 94133 |
| *DR Requestor:* | Martin Eng<br>953 Lombard Street<br>San Francisco, CA 94133<br>Mark Swartz<br>945 Lombard Street<br>San Francisco, CA 94133 |
| *Staff Contact:* | David Winslow – (628) 652-7335<br>David.Winslow@sfgov.org |

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2021-007262DRP-02 AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2021.0709.4046 PROPOSING DEMOLITION OF AN EXISTING 2-CAR PARKING STRUCTURE AT THE FRONT OF THE LOT AND CONSTRUCTION OF A NEW 5,173 SQUARE FOOT SINGLE-FAMILY DWELLING WITHIN THE RM-1 (RESIDENTIAL MIXED- LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

## Preamble

On July 9, 2021 Curtis Hollenbeck filed for Building Permit Application No. 2021.0709.4046 proposing demolition of an existing 2-car parking structure at the front of the lot and construction of a new 5,173 square foot single-family dwelling within the RM-1 (Residential Mixed- Low Density) Zoning District and a 40-x Height and Bulk District.

On ~~January~~ May ~~24~~, ~~2011~~ 2023 Martin Eng and Mark Swartz (hereinafter "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2021-007262DRP-02) of Building Permit Application No. 2021.0709.4046.

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

On June 29, 2023, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2021-007262DRP-02.

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.

## Action

The Commission hereby does not take Discretionary Review requested in Record No. 2021-007262DRP-02 and approves Building Permit Application 2021.0709.4046.

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms with the Residential Design Guidelines.

2. The Commission determined that no modifications to the project were necessary, and they instructed staff to approve the Project per plans marked dated May 30, 2023, on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave, Suite 1475, San Francisco, CA 94103.

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 did not take Discretionary Review and approved the building permit as referenced in this action memo on June 29, 2023 and corrected on July 31, 2023.

Jonas P. Ionin
Commission Secretary

AYES: Braun, Diamond, Koppel, Tanner

NOES: Imperial, Moore

ABSENT: Ruiz

ADOPTED: June 29, 2023

CORRECTED: July 31, 2023