



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger

HEARING DATE JANUARY 10, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 3, 2013
Case No.: **2012.0240 D**
Project Address: **4066 26th STREET**
Permit Application: **2012.0613.2470**
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 6553/044
Project Sponsor: Jonathan Kaplan
4066 26th Street
San Francisco, CA 94131
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Approve with Conditions**

PROJECT DESCRIPTION

The proposal is merge two dwelling units into one unit in an existing two-family dwelling. The project will remodel the existing building into a single-family dwelling and add a roof deck to the existing garage. The project originally included a small vertical expansion at the rear that would have increased the height at the rear of the building by 32 inches. The addition would have encroached into the required rear yard and would have required a Variance from the rear yard requirement of the Planning Code. After the completion of the Section 311 notice period, the applicant revised the plans and eliminated the vertical addition at the rear.

SITE DESCRIPTION AND PRESENT USE

The Project Site is a 2,821 square foot parcel occupied by a two-story two-unit Residential Building constructed circa 1961. A detached garage occupies the front of the property. The residential building is setback 18 feet behind the garage forming a courtyard in the intervening space.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in an area of predominantly single-family dwellings in the Noe Valley neighborhood. The area also includes a commercial building and a church located along Sanchez Street. Buildings heights range from two- to three-stories in height.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 31, 2012	December 31, 2012	10 days
Mailed Notice	10 days	December 31, 2012	December 31, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	2	0	X
Other neighbors on the block or directly across the street		0	X
Neighborhood groups		0	X

The Department has received letters of support from the owners and residents of the two adjacent properties to the side.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

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

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

Project Meets Criteria

The two units are both owned by the applicant who currently occupies the entire building. The applicant purchased the building on July 15, 2011 with one unit occupied by a tenant. The tenant moved out of the unit on January 3, 2012 to relocate outside the City. The applicant has occupied both units since that time.

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

Project Meets Criteria

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

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

Project Meets Criteria

The subject building is in an RH-2 district that allows two dwelling units per parcel. The property is located in an area where or 71% of the properties are occupied by single-family dwellings. The merger of

the two existing units on the subject property into one unit will bring the building closer into conformance with the prevailing density in the area.

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

Project Does Not Meets Criteria

The subject building is in an RH-2 district that allows two dwelling units per parcel. The property is occupied by a two-family dwelling, and thereby in conformity with the prescribed zoning.

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

Project Does Not Meet Criteria

The subject dwelling was constructed as a single-family building circa 1961. In 1971, the first and second floors of the building were turned into separate dwelling units and the connecting stairway was closed at both floors but not removed. The building has functioned efficiently as a two-family dwelling since that time.

GENERAL PLAN COMPLIANCE:

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

TO AVOID OR MITIGATE HARDSHIP IMPOSED BY DISPLACEMENT.

Policy 1.1:

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

The two units are both owned by the applicant who currently occupies the entire building. The applicant purchased the building on July 15, 2011 with one unit occupied by a tenant. The tenant voluntarily moved out of the unit on January 3, 2012 to relocate outside the City. No tenant was displaced and the building was not subject to the Ellis Act. Both units are now and will remain occupied on a full-time basis by the owner.

SECTION 101.1 PRIORITY POLICIES

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

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

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

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

The proposal will eliminate a dwelling unit but will not affect the character of the neighborhood. The building is currently occupied as a single-family dwelling. The merger is internal within the building and will not be noticeable outside of the subject property.

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

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

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

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

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

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

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

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

7. Landmarks and historic buildings be preserved.

The proposal is not within a building that may be considered an historic resource.

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

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

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

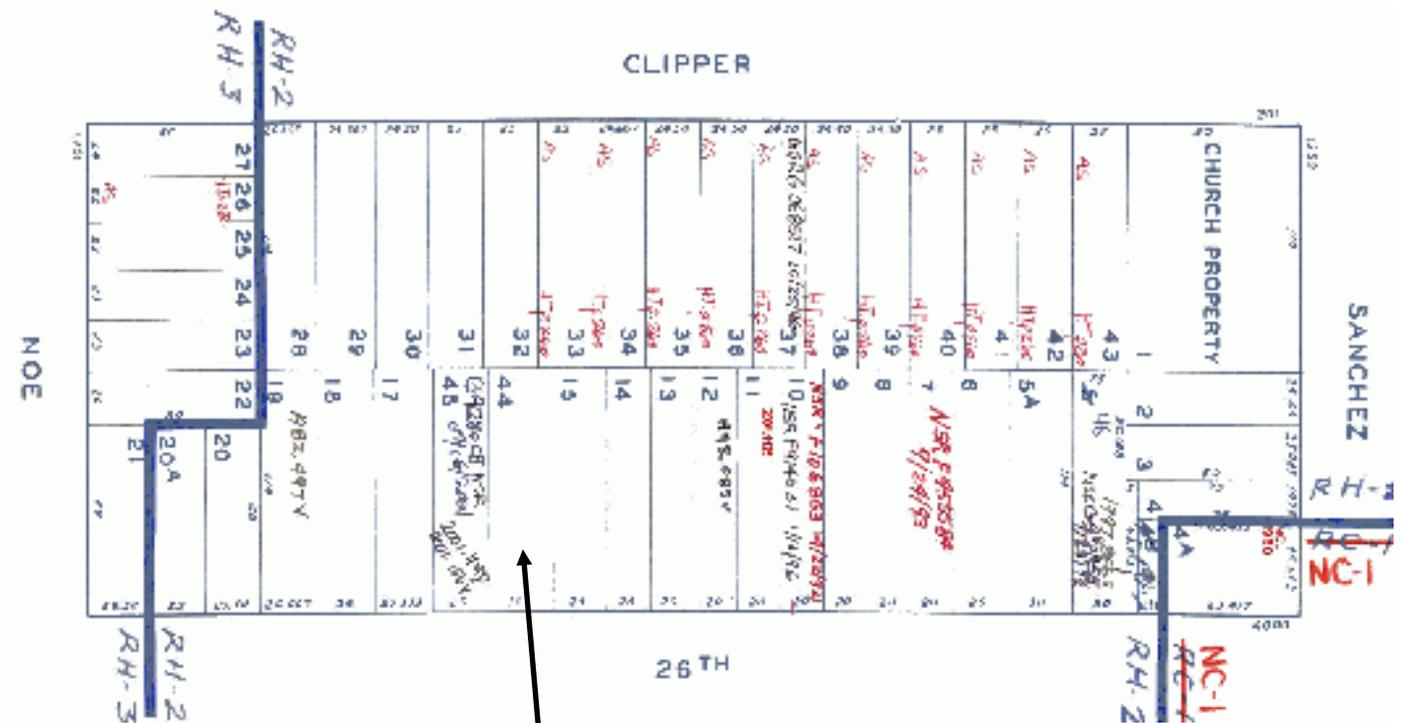
- The proposed merger meets a majority of the merger criteria of Planning Code Section 317.
- The proposed merger of two dwelling units brings the building closer into compliance with the prevailing density of the similarly sized lots in the immediate area.
- Both units are now and will remain owner occupied on a full-time basis by the owner.

RECOMMENDATION: Do Not Take Discretionary Review and Approve the Merger

Attachments:

Parcel Map
Sanborn/Dwelling Unit Map
Zoning Map
Aerial Photograph
Site Photo
Section 311 Notice
Sponsor's Submittal Including Reduced Plans

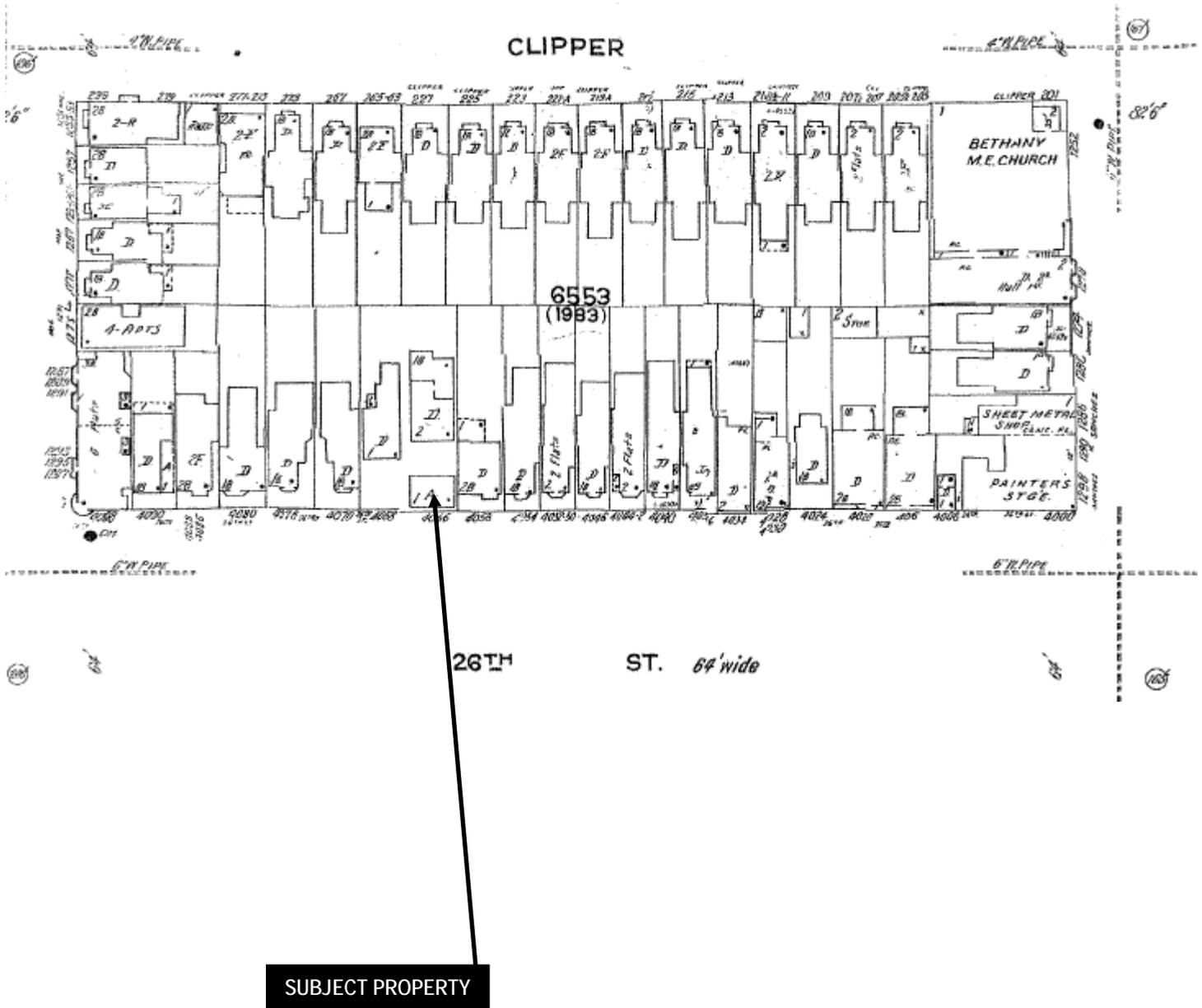
Parcel Map



SUBJECT PROPERTY

Mandatory Discretionary Review
 Case Number 2012.0240D
 4066 26th Street

Sanborn Map*

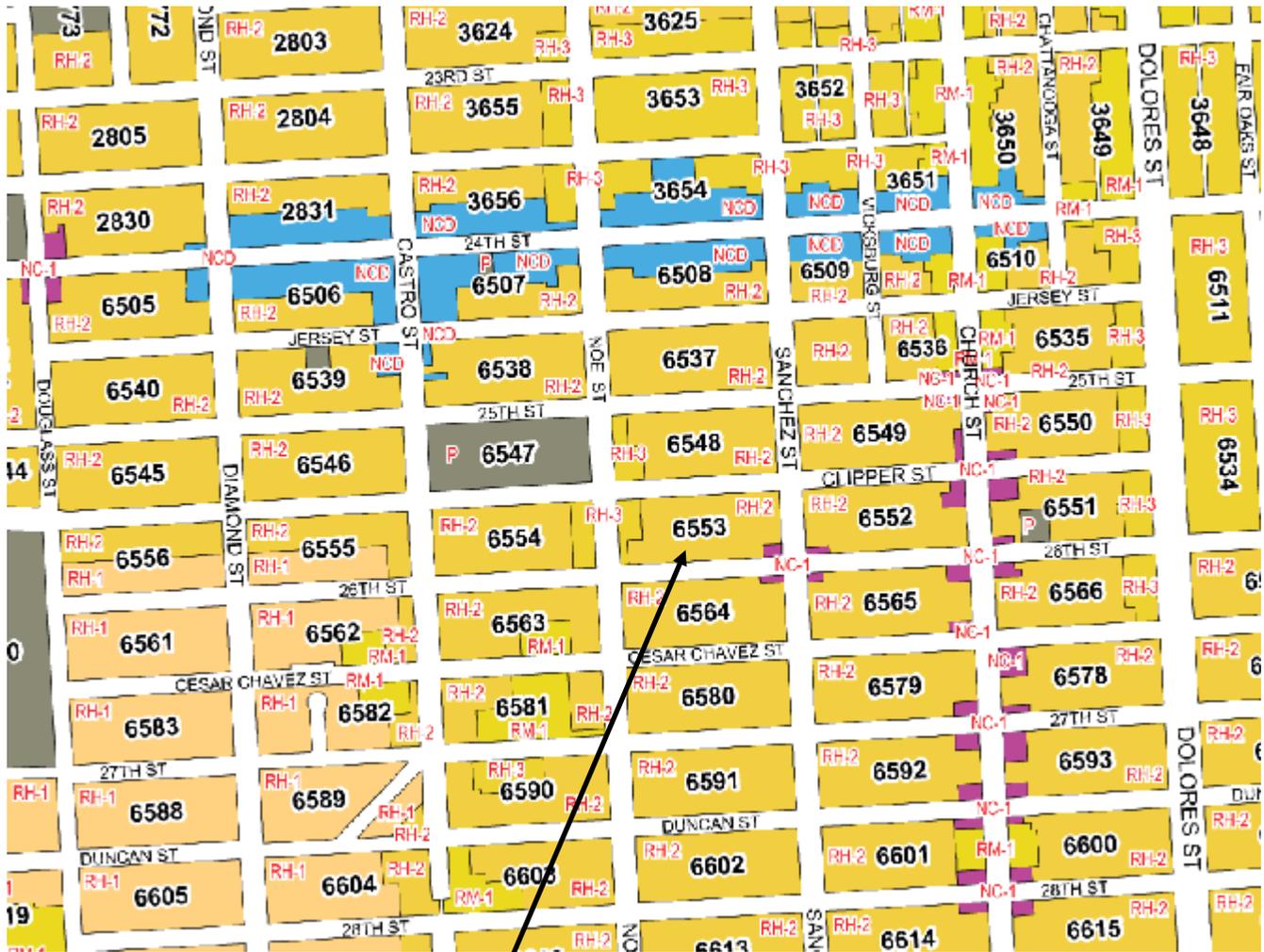


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Mandatory Discretionary Review
Case Number 2012.0240D
4066 26th Street

Zoning Map



SUBJECT PROPERTY



Mandatory Discretionary Review
Case Number 2012.0240D
4066 26th Street

Aerial Photo



SUBJECT PROPERTY



Mandatory Discretionary Review
Case Number 2012.0240D
4066 26th Street

Site Photo



Mandatory Discretionary Review
Case Number 2012.0240D
4066 26th Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 13, 2012**, the Applicant named below filed Building Permit Application No. **2012.0613.2470** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Jonathan Kaplan	Project Address:	4066 26th Street
Address:	4066 26th St.	Cross Streets:	Sanchez and Noe Streets
City, State:	San Francisco, CA 94131	Assessor's Block /Lot No.:	6553/044
Telephone:	(415) 866-0717	Zoning Districts:	RH-2 /40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two-Family Dwelling	Single Family Dwelling
FRONT SETBACK	None	No Change
SIDE SETBACKS	None and 5 feet	No Change
BUILDING DEPTH .....	.88 feet	No Change
REAR YARD .....	.24 feet	No Change
HEIGHT OF BUILDING .....	.21 feet	No Change*
NUMBER OF STORIES .....	.2	No Change
NUMBER OF DWELLING UNITS .....	.2	1
NUMBER OF OFF-STREET PARKING SPACES .....	.NA	No Change
PROJECT DESCRIPTION		

The proposal is merge two dwelling units into one unit in the existing two-family dwelling. The project is subject to Mandatory Discretionary Review by the Planning Commission for the proposed dwelling unit merger. The Planning Commission hearing is not scheduled and will be noticed separately. *The project will also raise the roof on the single story portion of the building at the rear by 32 inches (2 feet 8 inches). The project requires a Variance from the rear yard requirement to raise the roof on the rear portion of the building. The Variance hearing is not scheduled and will be noticed separately.

PLANNER'S NAME: **Rick Crawford**

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

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

DATE OF THIS NOTICE:

EXPIRATION DATE:

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

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

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

BOARD OF APPEALS

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

Mandatory Discretionary Review

Dwelling Unit Merger

4066 26th Street

January 10, 2013

DOCUMENT INDEX

p. 1	Statement by property owners
pp. 2-4	Photographs of subject property and neighbors
pp. 4-5	Letters of support from our neighbors
pp. A1-A11	Drawings of existing property and proposed modifications
pp. H1-H2	Original drawings (1960) of subject property.

Personal statement by the project sponsor

The subject property is owned and occupied by Jonathan Kaplan, Sarah Malarkey and our two children Toby (12) and Jacob (9). Jonathan works for a non-profit environmental organization and Sarah works at a Bay Area book publisher. With a desire to build a zero energy home, we sold our two unit house on Dolores Street and bought the subject property in June 2011.

We chose the 26th Street house because of its affordability, location, available yard space in the front and back of the house, and because the house's dire need for renovation fits with our goals for building a zero energy home and meet the Passive House Institute performance standard for energy efficiency. To meet the Passive House standard, the building envelope must be air-tight and super-insulated, requiring intensive retrofitting. The subject property's woeful lack of insulation, seismic sheathing and modern windows makes it an excellent choice for such a project.

The house was originally built in 1960 as a single family home and was later partially converted to two units. It still has only one utility connection (one water, one electrical and one gas). The layout makes little sense as a two unit house. In a two unit configuration, the downstairs "bedroom" is actually the original living room and opens off the kitchen with no doorway. The permit for work to convert the house to two units was never actually finalized and the house is still designated as a single family home by the San Francisco Assessor's Office (However, the Planning Department considers the property to be two units and staff have advised us to request this permit to merge the units).

The house is much smaller than many of those surrounding it and we would be unable to fit our family of four in only one of the two units. We are currently living in the entire house, using it as originally configured. Our proposed renovation would return a master bedroom and master bath upstairs, similar to the configuration shown in the original 1960 drawings (see attached). We also propose to dig out a portion of the basement to provide an additional guest room and rec room, anticipating the need to accommodate one of our aging parents.

Having lived together in San Francisco since 1996, we understand and are sympathetic to the Department's interest in preserving rental units. In selling our previous home on Dolores Street, where we were also fully occupying a two unit building, we separated the units and sold them as two fully independent units. Thus our entire transaction of selling that house, and renovating this one will result in no net loss of units to the City, and the gain of additional living space. We also hope the Department will consider the challenge faced by young families like ours to find affordable single family homes in family-friendly neighborhoods like Noe Valley.



Subject property from 26th street (facing north).

4066 26th Street, Proposed Removal of Unit by Merger



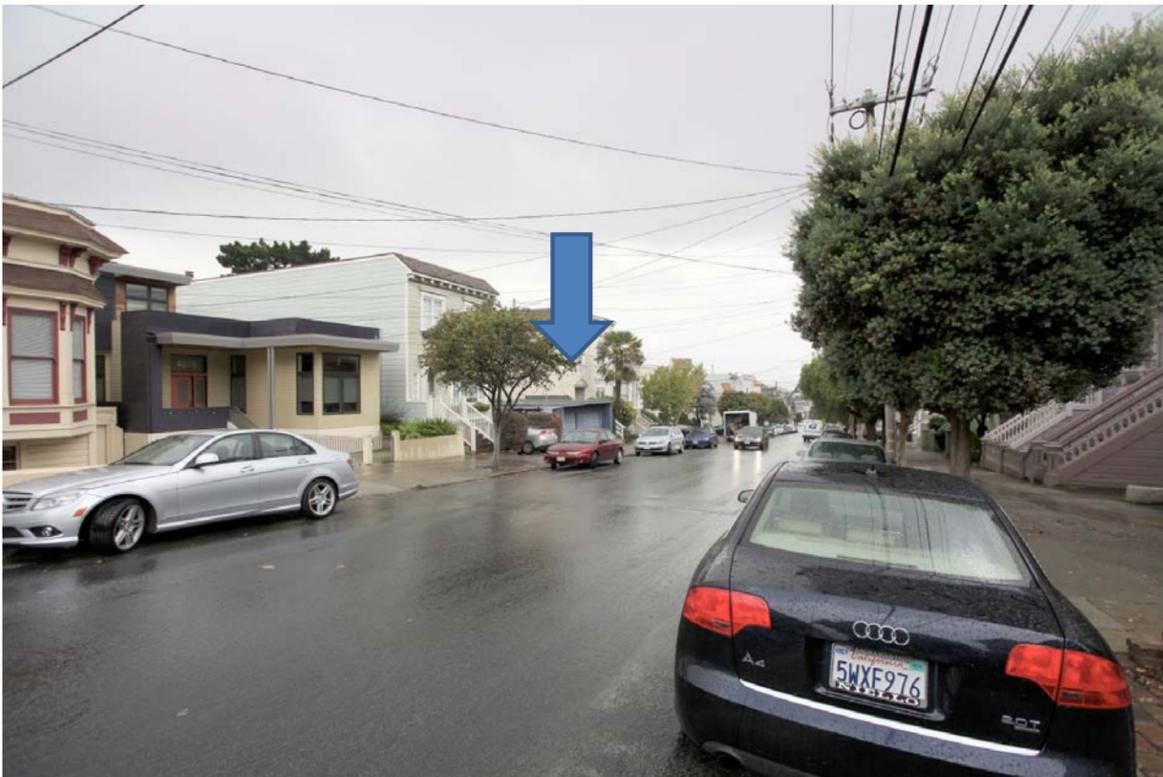
Subject property from interior courtyard (facing north). Building on left is our neighbor to the west.

4066 26th Street, Proposed Removal of Unit by Merger



View of 26th street from existing master bedroom of subject property (second floor, facing south).

4066 26th Street, Proposed Removal of Unit by Merger



View down 26th street (facing east). Subject property is on the left.

4066 26th Street, Proposed Removal of Unit by Merger



View up 26th street (facing west). Subject property is on the right.

4066 26th Street, Proposed Removal of Unit by Merger

Joel Sandberg & Amy Meyer
 4068 26th Street
 San Francisco, CA 94131

Jonathan Kaplan & Sarah Maloney
 4066 26th Street
 San Francisco, CA 94131

November 8, 2012

Dear Jonathan & Sarah:

We've looked at your plan revisions and they are fine with us.

These revisions include:

- (1) Adding a new bathroom window on the west side of your house.
- (2) No longer popping up the ceiling on the north end of the house.
- (3) Excavating part of your basement.
- (4) Adding basement windows.
- (5) Various internal details.

As always with excavation, it will be important to use a qualified contractor so that any digging does not impact neighboring foundations.

You have our full support for your revised project, and we are happy to help in any way we can.

Sincerely,

Joel Sandberg *Amy Meyer*

Joel Sandberg & Amy Meyer

Phone: 415-826-9454
 Email: joeldsl@earthlink.net
 amy Meyer@comcast.net

4066 26th Street, Proposed Removal of Unit by Merger

Joel Sandberg & Amy Meyer
4068 26th Street
San Francisco, CA 94131

Jonathan Kaplan & Sarah Malarkey
4066 26th Street
San Francisco, CA 94131

April 25, 2012

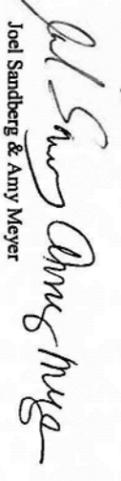
Dear Jonathan & Sarah:

Thanks for taking the time to show us your preliminary plans for your energy retrofit / remodel. It looks like it will be an excellent upgrade for your property, as well as a very positive enhancement for the 4000-block on 26th Street.

We've reviewed the proposed plans, including the 16" change to the front setback, the elevated roof in the back, the window in the rear, the vertical garden, and garage rooftop deck. We have no problems or issues with any of these features, and think that they will all be very positive enhancements to your house.

You have our full support for your project, and we are happy to help in any way we can.

Sincerely,



Joel Sandberg & Amy Meyer

Phone: 415-826-9454
Email: joelds1@earthlink.net
 amy Meyer@comcast.net

4066 26th Street, Proposed Removal of Unit by Merger

May 3, 2012

To Whom It May Concern:

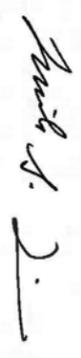
We are neighbors of Jonathan Kaplan and Sarah Malarkey, who are remodeling their house at 4066 26th Street. Our property lies immediately to the east of their house. We have reviewed their proposed drawings and discussed our concerns about how the remodel would impact us. Jonathan and Sarah very kindly offered modify their design to mitigate this impact. They have offered to move the garage deck railing five feet from the property line to allow an open railing design. And to shift the raised section of the rear of the house 18 inches to the west.

We fully support this proposed design.

Yours truly,



Ian Christoph & Lucile Irwin
4058 26th Street
San Francisco, CA 94131

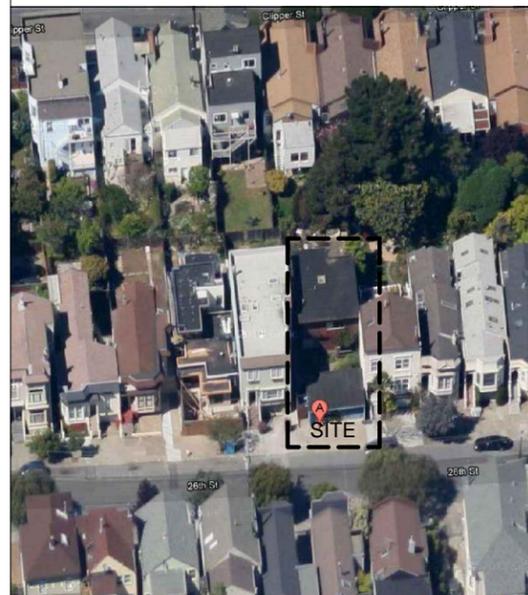


4066 26th Street, Proposed Removal of Unit by Merger

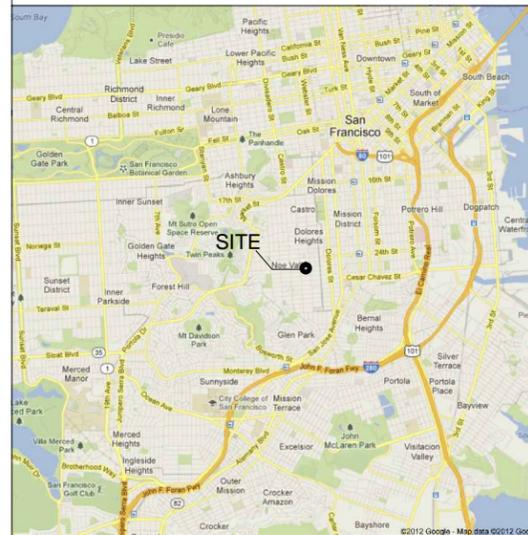
KAPLAN - MALARKEY HOUSE
Zero Site Energy Retrofit
4066 26th Street
San Francisco



SITE MAP



VICINITY MAP



DRAWING INDEX

- A1 COVER SHEET
- A2 PROJECT INFORMATION
- A3 GROUND FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 EAST ELEVATION
- A6 WEST ELEVATION
- A7 NORTH ELEVATIONS
- A8 SOUTH ELEVATIONS
- A9 SECTION FROM EAST
- A10 ROOF PLAN
- A11 BASEMENT PLAN

PROJECT INFORMATION

PROPERTY LOCATION
 Address: 4066 26 Street
 San Francisco, CA 94131

Site Address: Same
Block: 6553
Lot: 044
Parcel: 6553/044
Owners: Jonathan Kaplan & Sarah Malarkey

PHYSICAL CHARACTERISTICS (existing)
Lot Area: 3,419 SQ. FT
Year Built: 1961
Stories: 2
Units: 3R report indicates 2
Construction: Wood frame
Building sq. ft.: 1,966 sq. ft.
Historically significant: B - Potential Historic Resource; Historic Resource Evaluation in progress

PLANNING INFORMATION
Planning District: 07
Occupancy: Owner occupied
Zoning: RH-2

PROJECT SCOPE
 The property will be retrofitted to meet Passive House Institute energy efficiency certification standards with the goal of achieving zero on site energy demand.

Building envelope from the ground floor to roof will be super-insulated. Existing wood siding on the south, west and north elevations will be removed and salvaged (to the extent feasible). Exterior insulation, sheathing, furring and siding (either salvaged wood siding or fiber-cement board) will be installed on these elevations. Salvaged siding will be reversed so that the natural (unpainted) wood faces out.

Seismic retrofitting will include installation of new sheathing on all four sides of building (none exists currently); and improved anchoring to foundation.

Existing windows will be replaced with triple glazing in fiberglass or wood frames.

Northern 2/3rds of basement will be excavated to achieve 8' 2" ceiling height (with floor insulation).

Southern wall of lower level will be moved southward 16' to be flush with existing wall of upper level.

Kitchen on ground floor will be remodeled and internal stair relocated.

A new bathroom will be installed adjacent to the master bedroom on the second floor (replacing the original bathroom that was removed from this location in 1971). Existing bathroom on second floor to receive new finishes; tub to be replaced with shower.

Specifications for electrical, mechanical, structural, materials and finishes will be included in the permit application submitted to the Department of Building Inspection and are not included here.

Existing skylight will be expanded and replaced with an operable, more energy efficient unit. A second skylight will be added over kitchen.

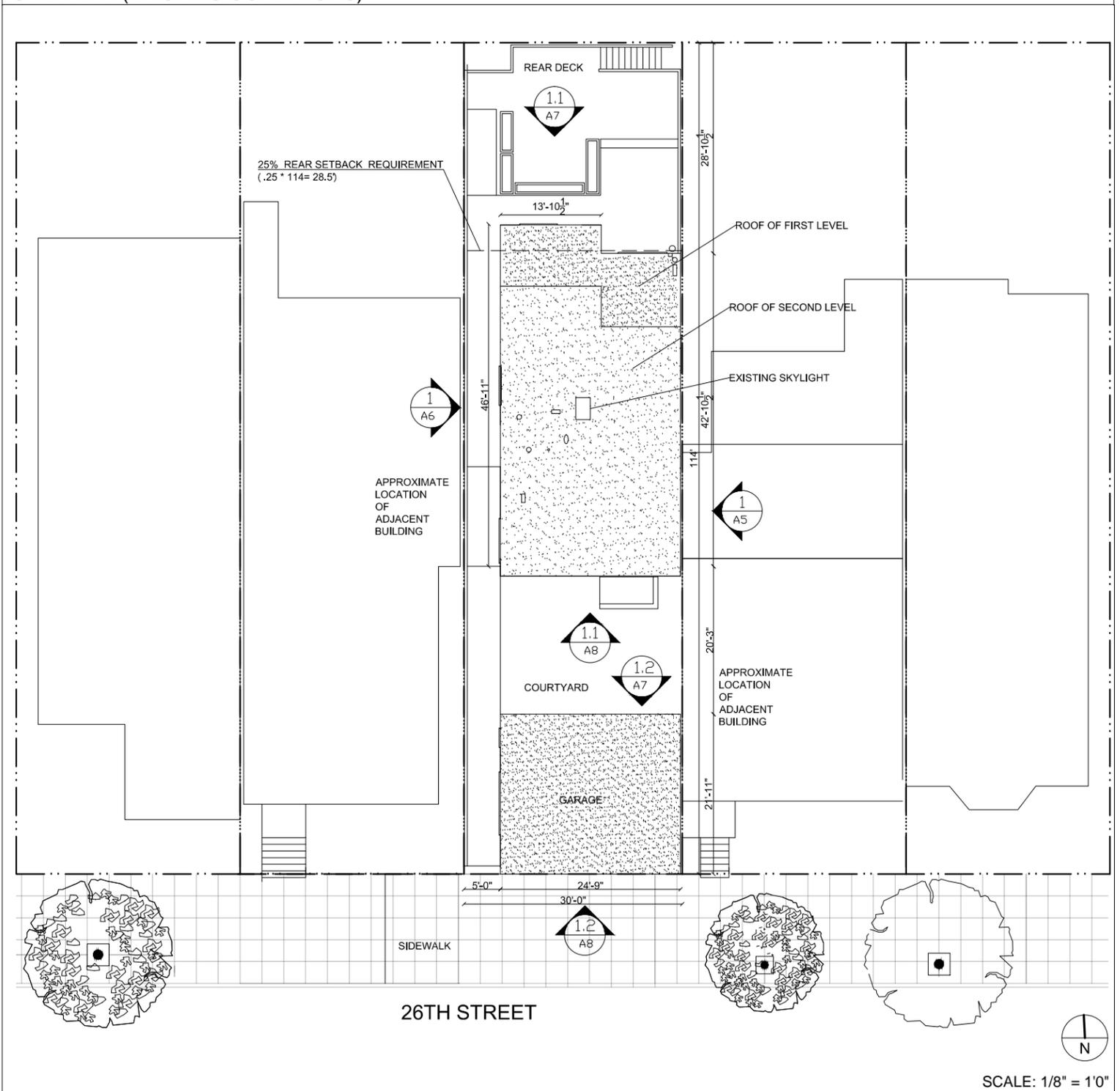
WINDOW SCHEDULE

Number	Glazing	# of panels	Frame	Width	Height	new/existing window	new/existing opening
001	triple	1	fiberglass	3'	1'-8"	new	modified
002	triple	1	fiberglass	5'	1'-8"	new	modified
003	triple	1	fiberglass	3'	1'-8"	new	new
004	triple	1	fiberglass	5'	3'	new	new
005	triple	1	fiberglass	5'	1'-8"	new	new
101	triple	1	fiberglass	2'-6"	8'-0"	new	enlarged
102	double	1	wood/vinyl	6'-6 1/2"	4'-10 1/2"	existing	existing
103	triple	1	fiberglass	1'-4"	6'-8"	new	existing
104	triple	1	fiberglass	2'-4"	4'	new	existing
105	triple	1	fiberglass	7'-6"	2'-6"	new	new
106	triple	1	fiberglass	5'-6"	8'	new	modified
107	triple	1	fiberglass	4'-4"	8'	new	modified
108	triple	1	fiberglass	4'-2"	3'-1"	new	existing
201	triple	3	fiberglass	14'-8"	2'-10"	new	modified
202	triple	1	fiberglass	3'-5"	2'-10"	new	modified
203	triple	1	fiberglass	5'-6"	1'-6"	new	new
204	triple	1	fiberglass	5'-2"	1'-6"	new	modified
205	triple	1	fiberglass	2'-4"	3'-6"	new	modified
206	triple	1	fiberglass	6'	2'-6"	new	existing
207	triple	2	fiberglass	8'	3'	new	existing
208	triple	2	fiberglass	8'	3'	new	existing

EXTERIOR DOOR SCHEDULE

Number	Glazing	Frame	Door width	Height	Type	Opening
101	triple	fiberglass	16'	8'	sliding	westward
102	triple	fiberglass	41"	6'8"	single	inward
103	triple	fiberglass	28" each	8'	double	inward
104	triple	fiberglass	32"	8'	single	outward

SITE PLAN (EXISTING CONDITIONS)



- ROOF
- NEW INSULATION (EXTERIOR)
- NEW WALL
- PROPERTY BOUNDARY

- PL PROPERTY LINE
- GRID LINE
- DOOR (SEE SCHED. ON A2)
- WINDOW (SEE SCHED. ON A2)

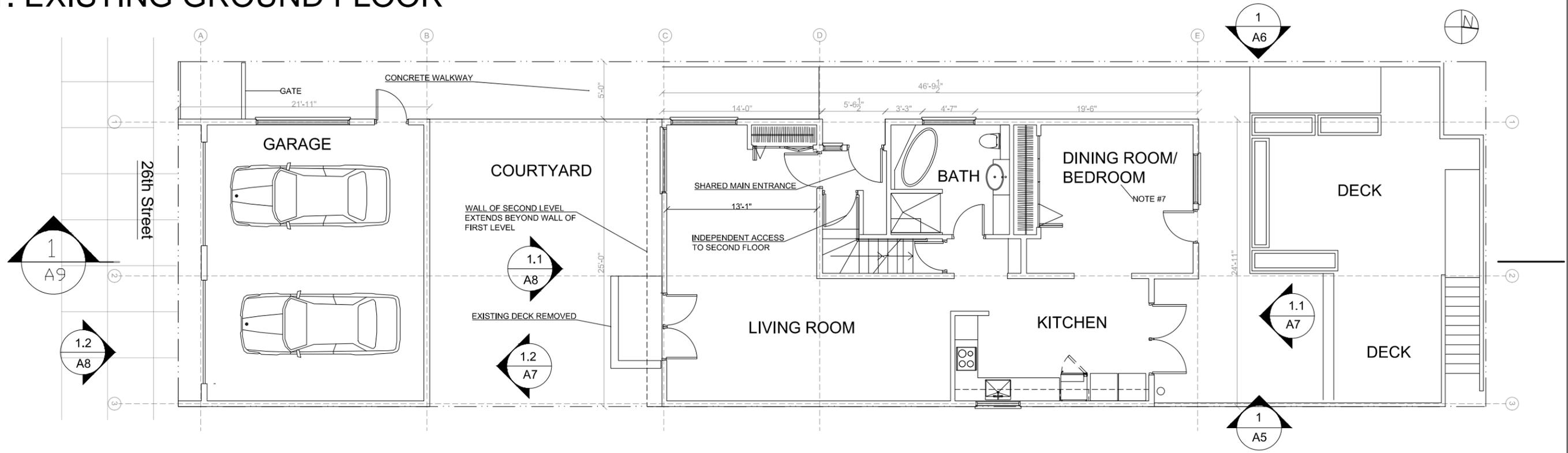
Project Name and Address
 Kaplan-Malarkey House
 Zero Site Energy Retrofit
 4066 26th Street
 San Francisco, CA 94131

Project _____ **Sheet** **A2**

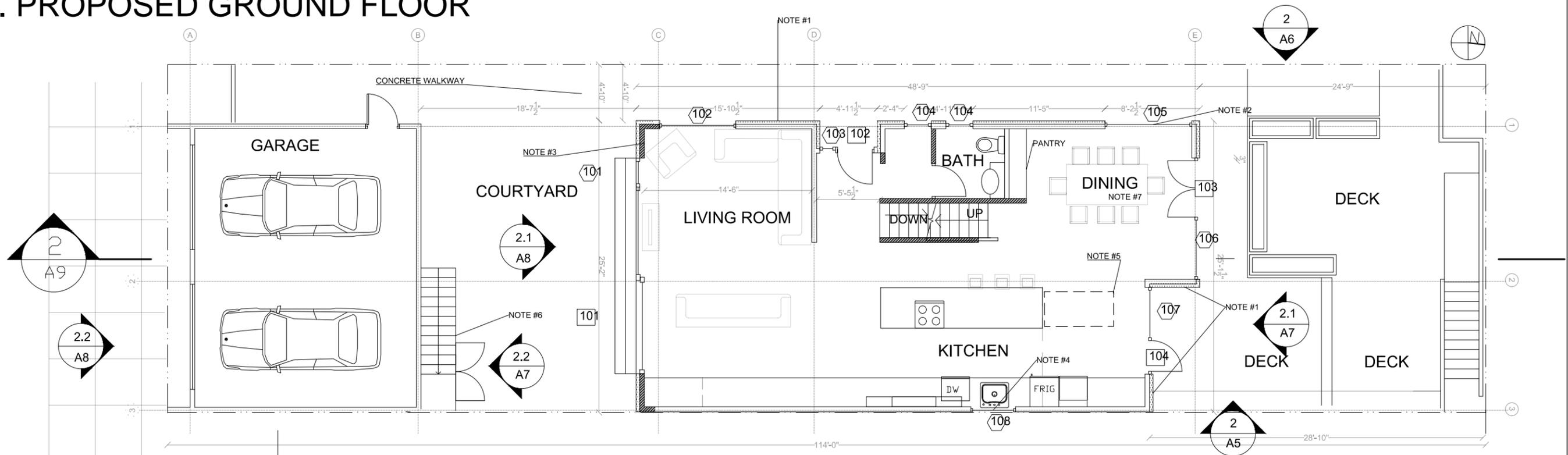
Date 11.24.2012
Scale _____

THIS DRAWING IS NOT TO SCALE UNLESS IT IS PRINTED ON 36" X 24" PAPER.

1. EXISTING GROUND FLOOR



2. PROPOSED GROUND FLOOR



NOTES:

1. Siding is removed on all exterior walls except the wall on the eastern property line. New sheathing and rigid insulating panels are installed. Salvaged siding will be reversed, with natural (unpainted) side facing out. Where

salvaged material cannot be reused, cement fiber board will be used for siding.
 2. New window is added (see schedule on A2).
 3. Southern wall is extended southward 16" to be flush with upper story.
 4. Window replaced with existing opening.

5. Skylight added over kitchen area (3' x 6').
 6. Stairs added to access roof-deck. Stairs are enclosed. Doors access storage area under stairs.
 7. As originally constructed this was a dining room. It was used as a bedroom when the property was (incompletely) converted to two

units. It's now used as a dining room again.

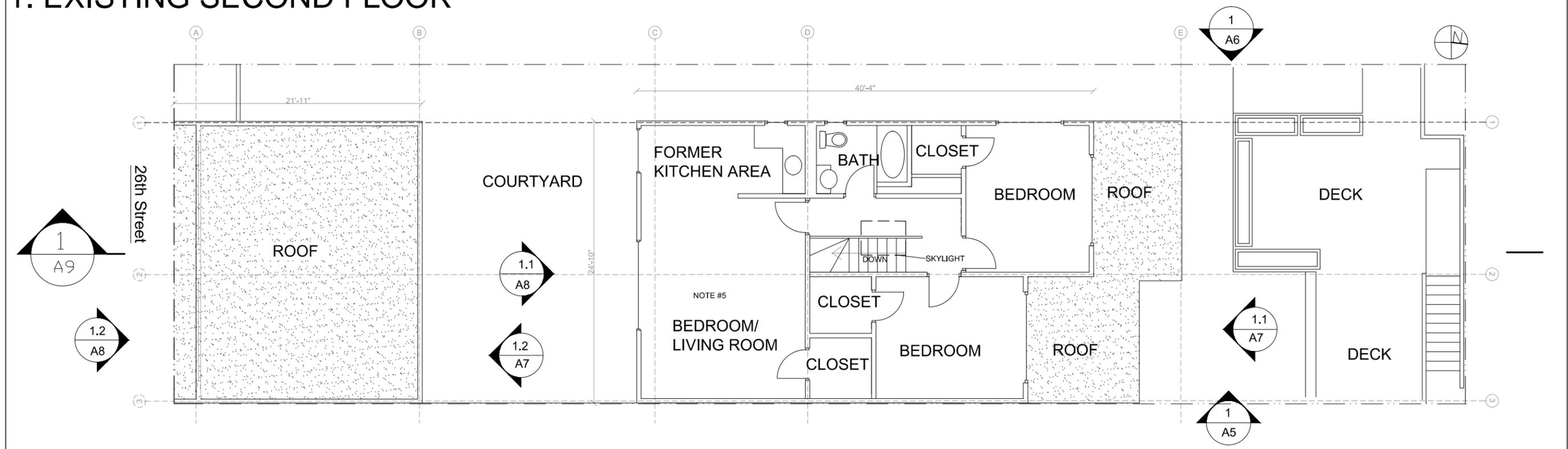
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 San Francisco, CA 94131

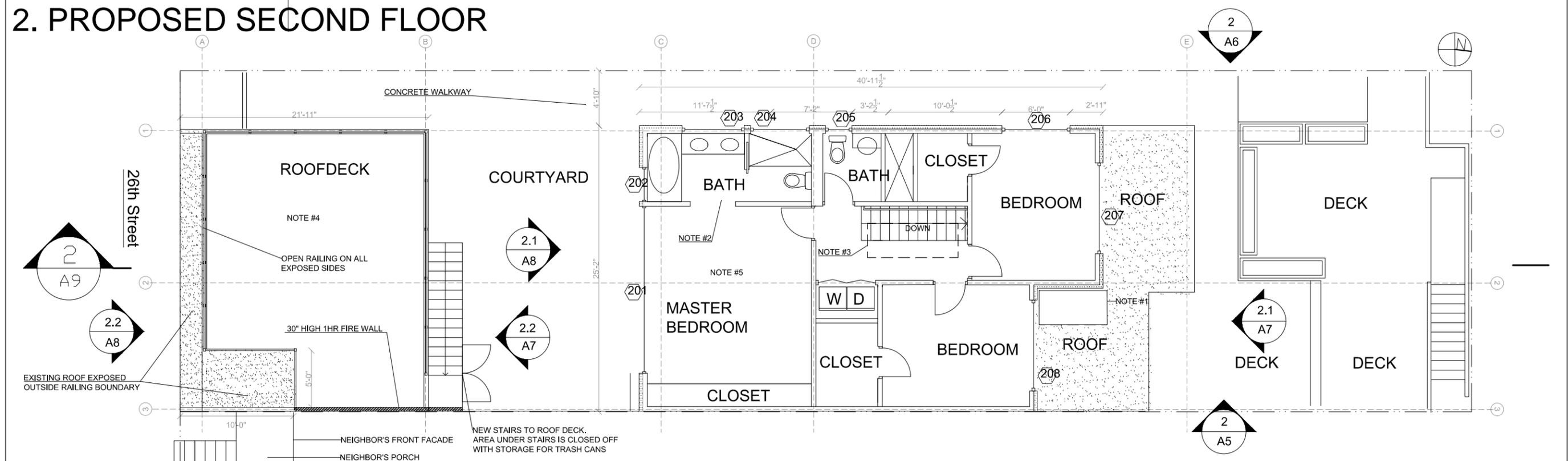
Project
 Date 11.24.2012
 Scale 1/4" = 1'

Sheet
A3

1. EXISTING SECOND FLOOR



2. PROPOSED SECOND FLOOR

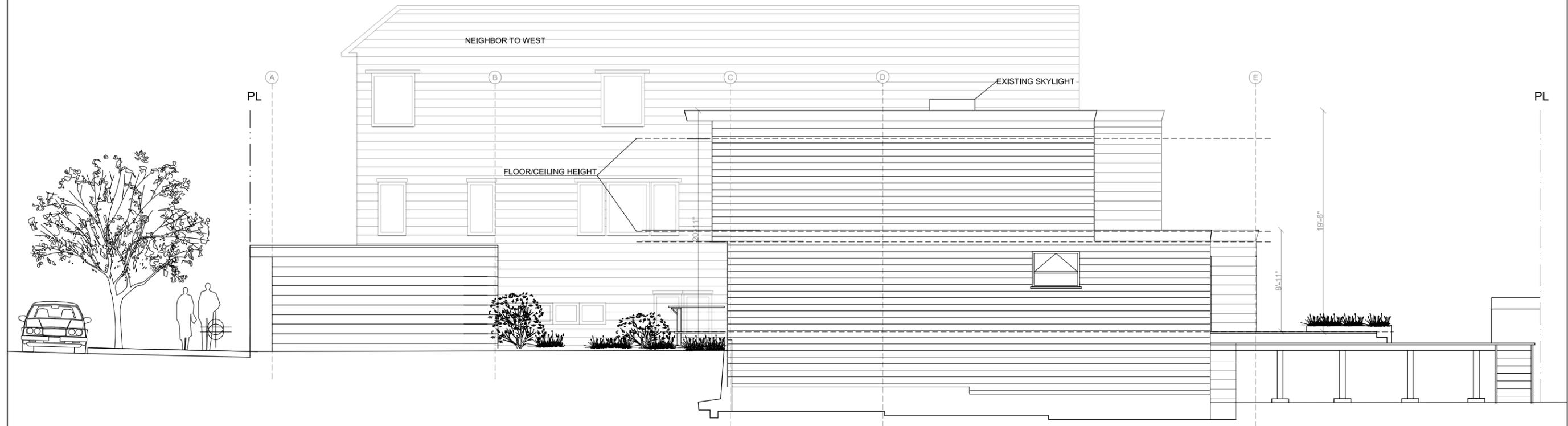


- NOTES:
1. New skylight added over kitchen area.
 2. New bathroom is added adjacent to master bedroom, restoring the bathroom that was originally in this location.
 3. Dashed line is area of expanded skylight above.
 4. New deck added to roof of garage. Roof will be reinforced from inside garage.
 5. As originally constructed this was a master bedroom. It was used as a living room when the property was (incompletely) converted to two units. It's now used as a master bedroom again.

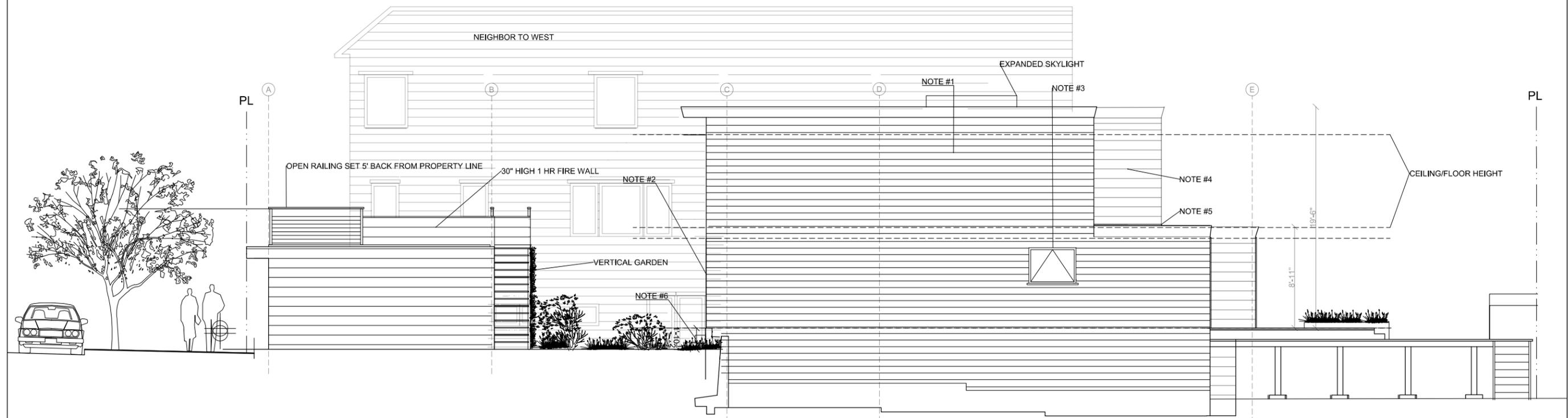
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Project Name and Address Kaplan-Malarkey House Zero Site Energy Retrofit 4066 26th Street San Francisco, CA 94131		Date 11.24.2012	Sheet A4
Scale 1/4" = 1'			

1. EXISTING EAST ELEVATION



2. PROPOSED EAST ELEVATION



NOTES:

1. Exterior siding of house and garage on east property line is maintained.
2. Southern wall of lower level is extended south 16" to be flush with wall of upper level.
3. Window on east property line is replaced with a

4. Siding is removed on sections of east elevation section that are not on the property line and salvaged. Salvaged wood siding and/or cement fiber board is installed (salvaged siding

- is used to the extent feasible).
5. New skylight added over kitchen area.
6. Existing deck extending into courtyard (southern end of house) is removed and replaced with two concrete steps.

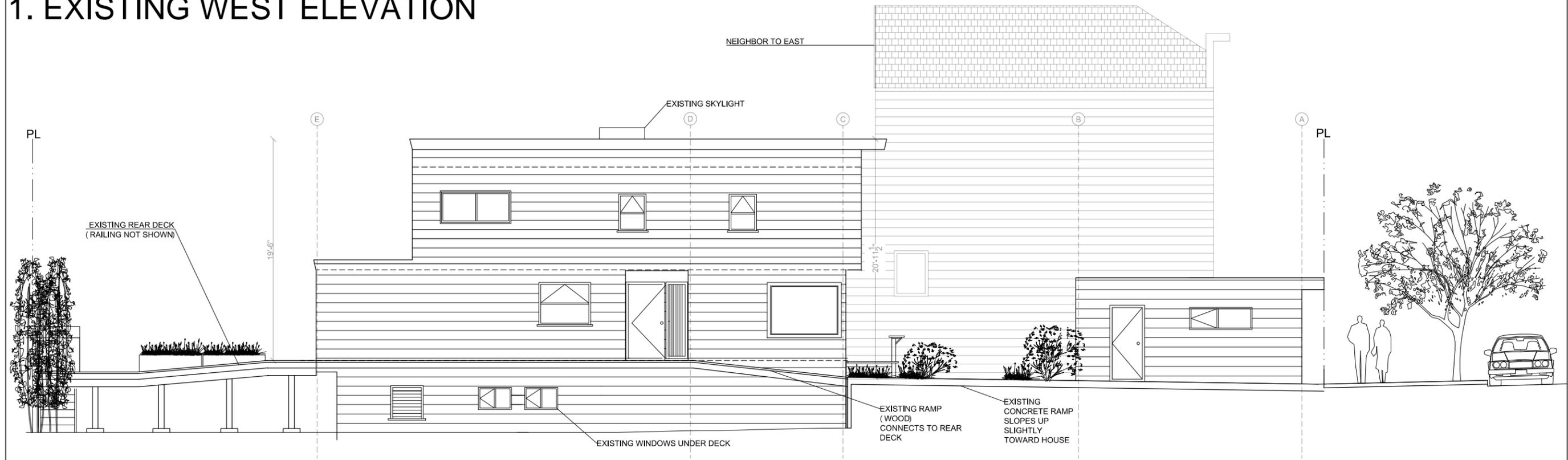
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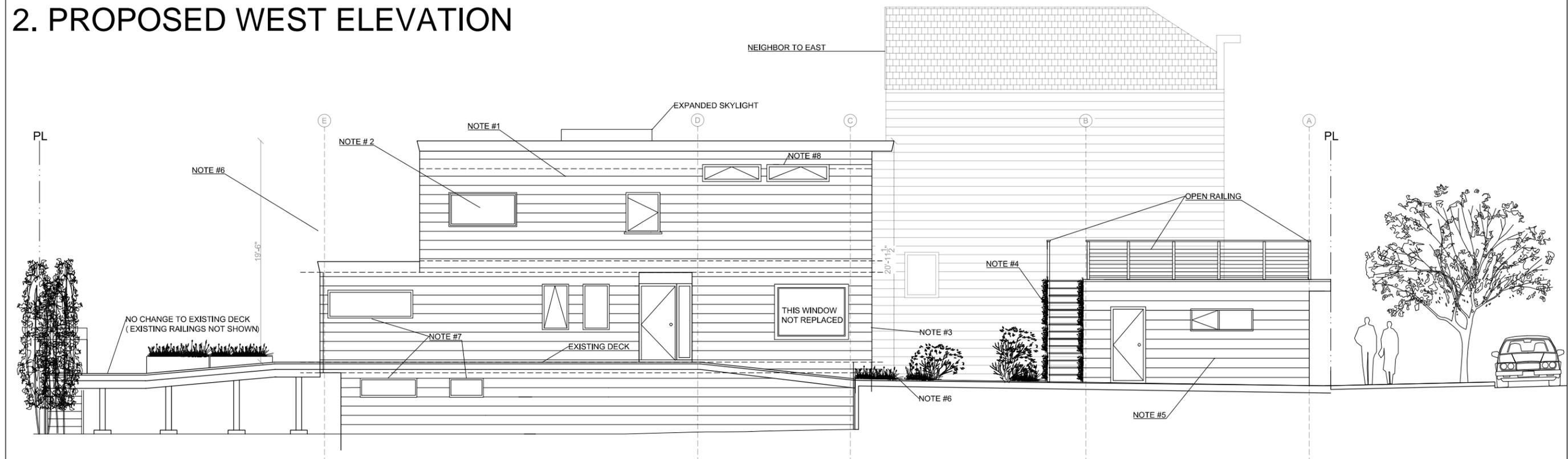
Project
 Date 11.24.2012
 Scale 1/4" = 1'

Sheet
A5

1. EXISTING WEST ELEVATION



2. PROPOSED WEST ELEVATION



NOTES:

1. Exterior redwood siding is removed and salvaged. New sheathing and rigid exterior insulation is installed. Salvaged wood siding and/or cement fiber board is installed (salvaged siding is used to the extent feasible).
2. All windows above the deck except the one indicated are replaced (see window schedule).
3. Southern wall of lower level is extended south 16" to be flush with wall of upper level.
4. Stairway added to access new roof deck on garage.
5. No changes to garage exterior on western elevation. Vertical garden to be installed on north elevation of garage facing courtyard.
6. Existing deck in courtyard is replaced with two concrete steps (7.5" rise; 11" run).
7. New windows added (see window schedule).

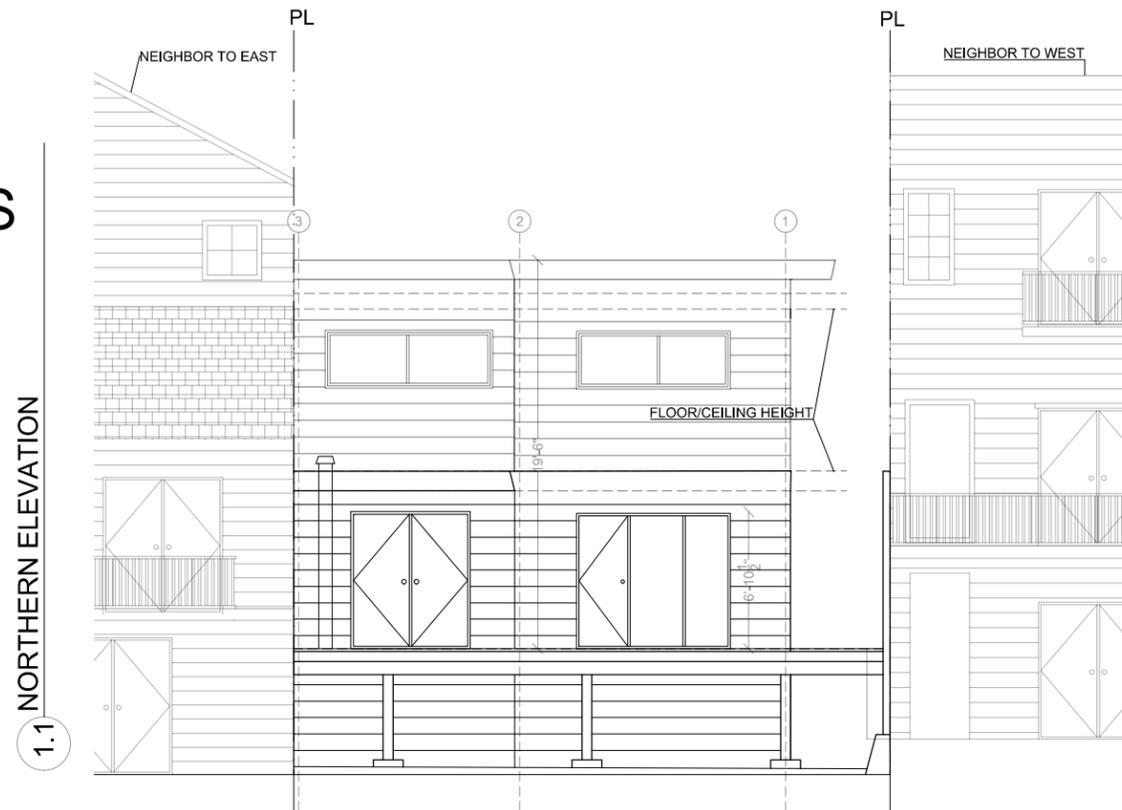
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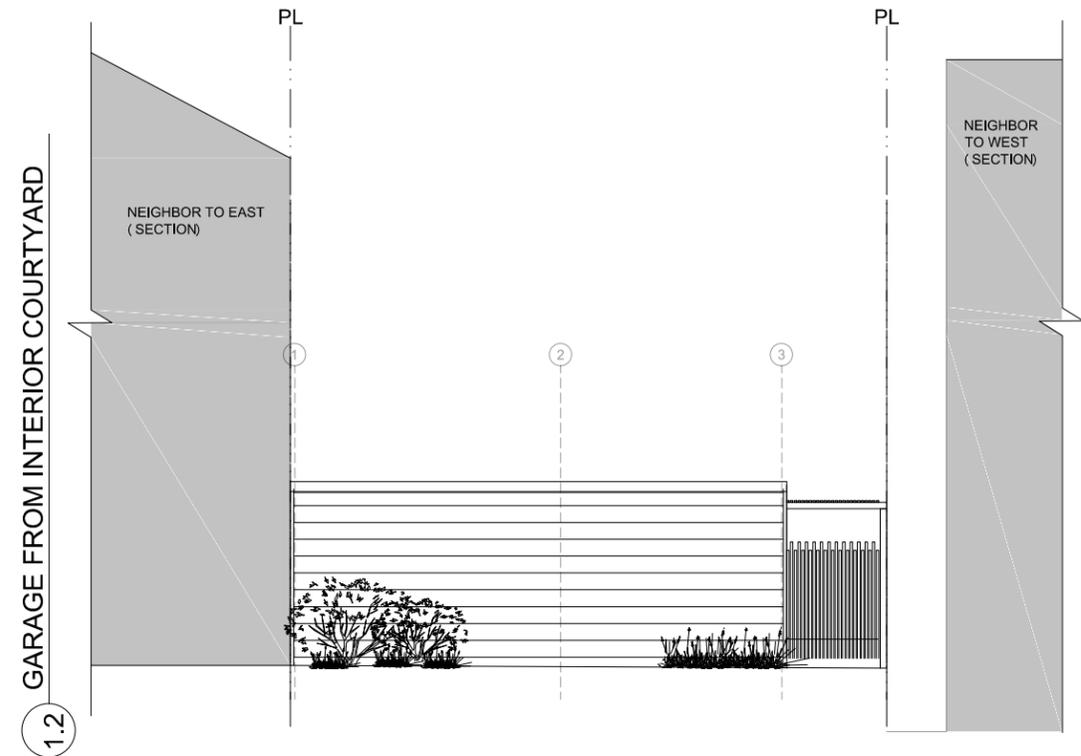
Project
 Date 11.24.2012
 Scale 1/4" = 1'

Sheet
A6

1. EXISTING NORTH ELEVATIONS

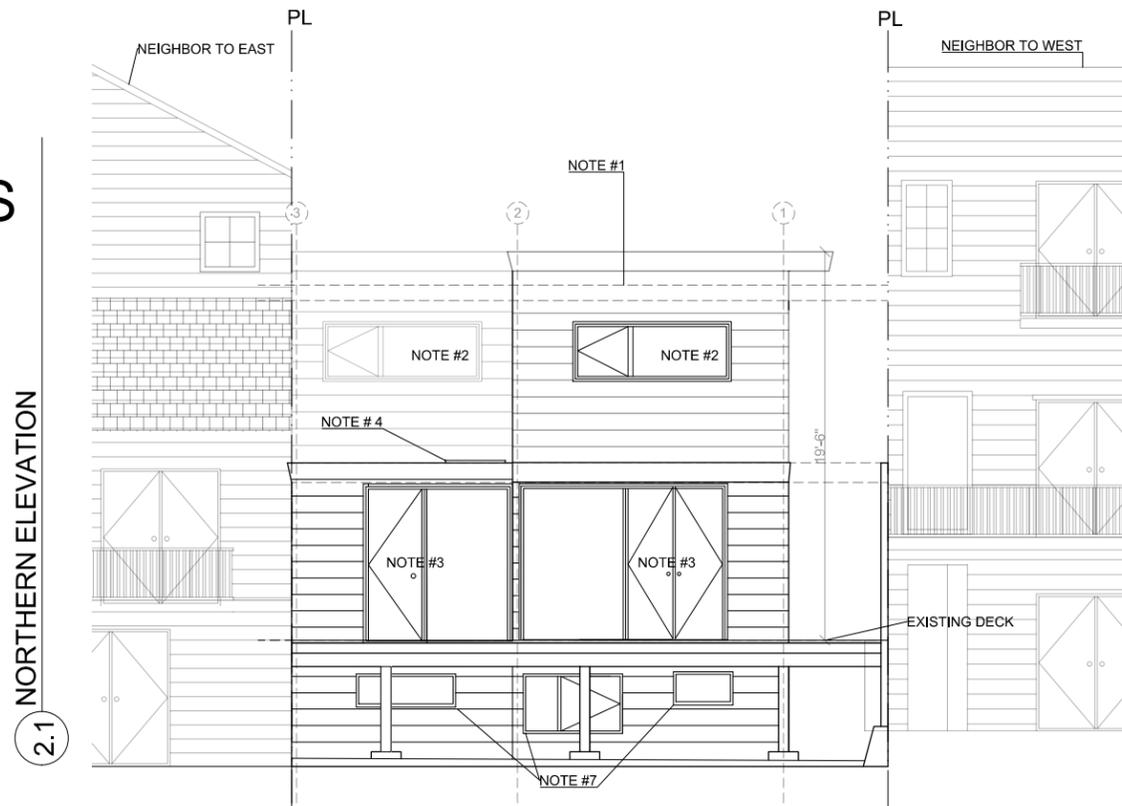


1.1 NORTHERN ELEVATION

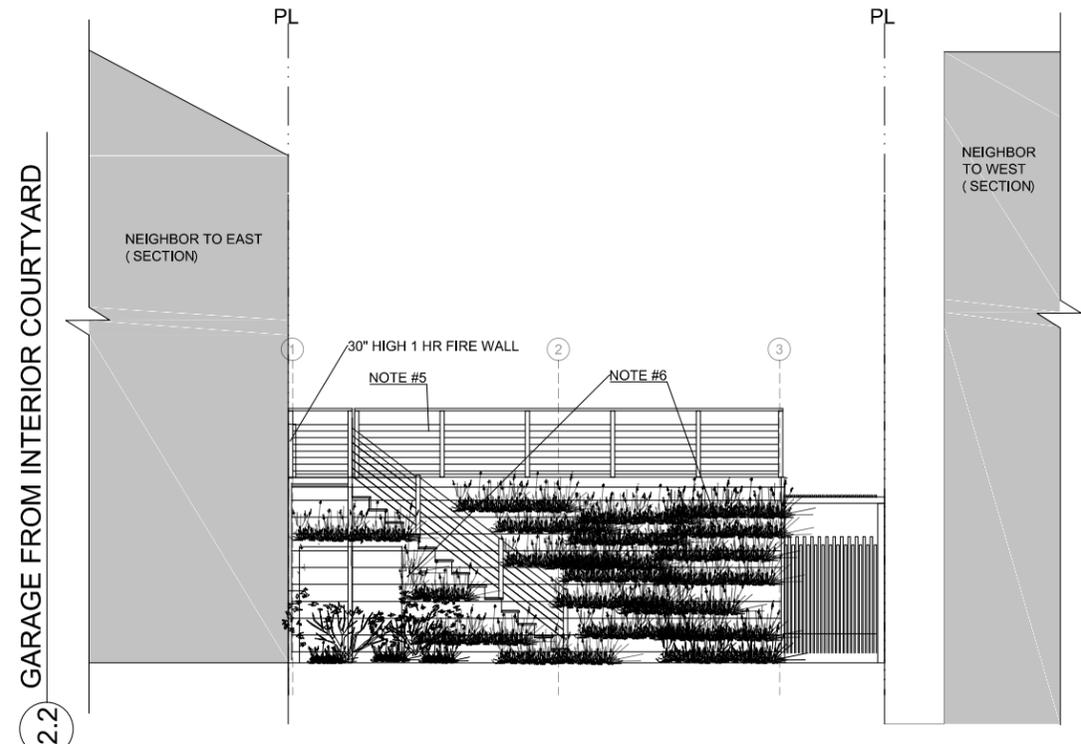


1.2 GARAGE FROM INTERIOR COURTYARD

2. PROPOSED NORTH ELEVATIONS



2.1 NORTHERN ELEVATION



2.2 GARAGE FROM INTERIOR COURTYARD

NOTES:

1. Exterior redwood siding is removed and salvaged. New sheathing and rigid exterior insulation is installed. Salvaged wood siding and/or cement fiber board is installed (salvaged siding is used to the extent feasible).
2. Existing single glazed windows on upper story are replaced with triple glazed windows; existing openings used.
3. Lower story: Opening enlarged for windows and doors. New windows are triple glazed.
4. Skylight added over kitchen area (3'x 6')
5. Railing for garage deck made from 1/4" steel wire run horizontally at 4" spacing.
6. Northern wall of garage landscaped as vertical garden.
7. New windows installed under deck.

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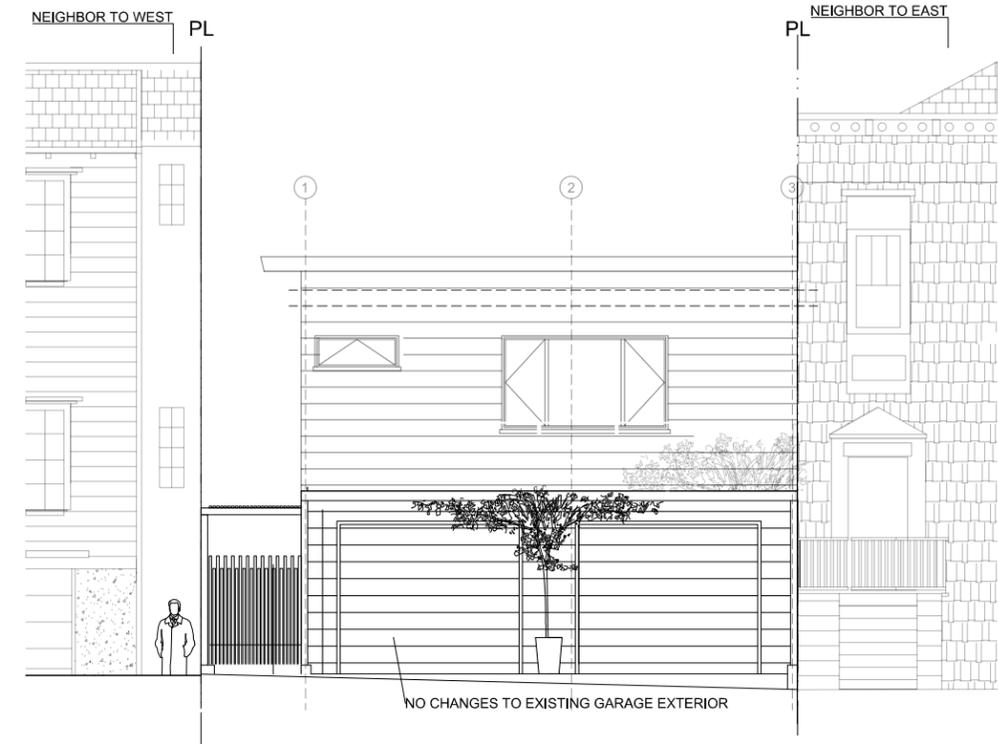
Project
 Date 11.24.2012
 Scale 1/4" = 1'

Sheet
A7

1. EXISTING SOUTH ELEVATIONS

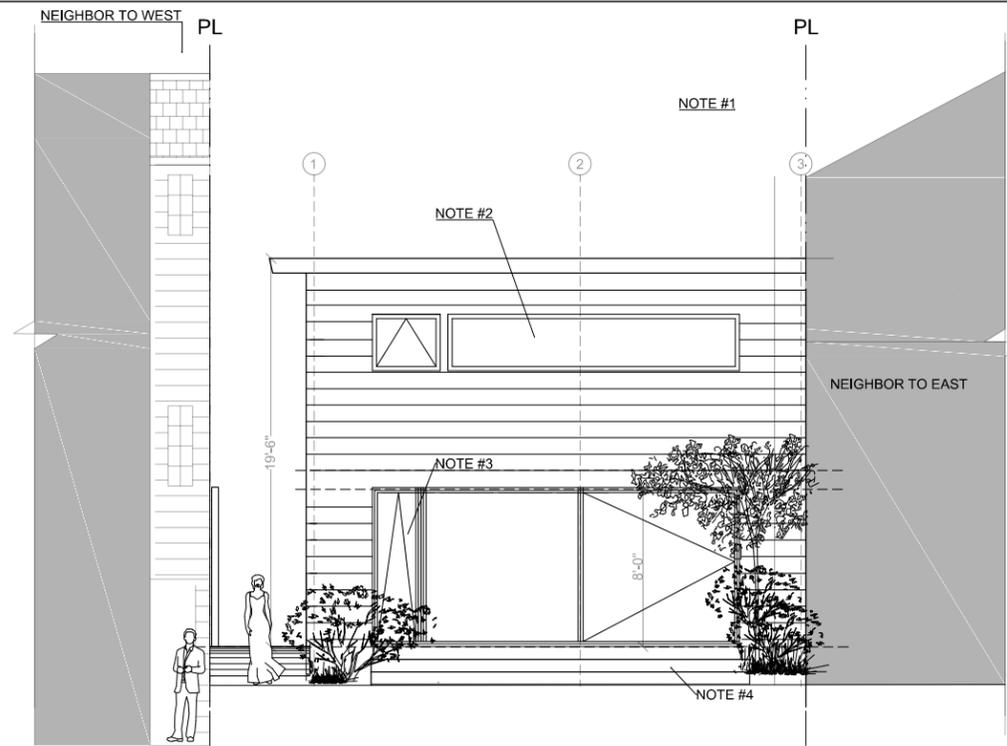


1.1 SOUTHERN ELEV. FROM COURTYARD

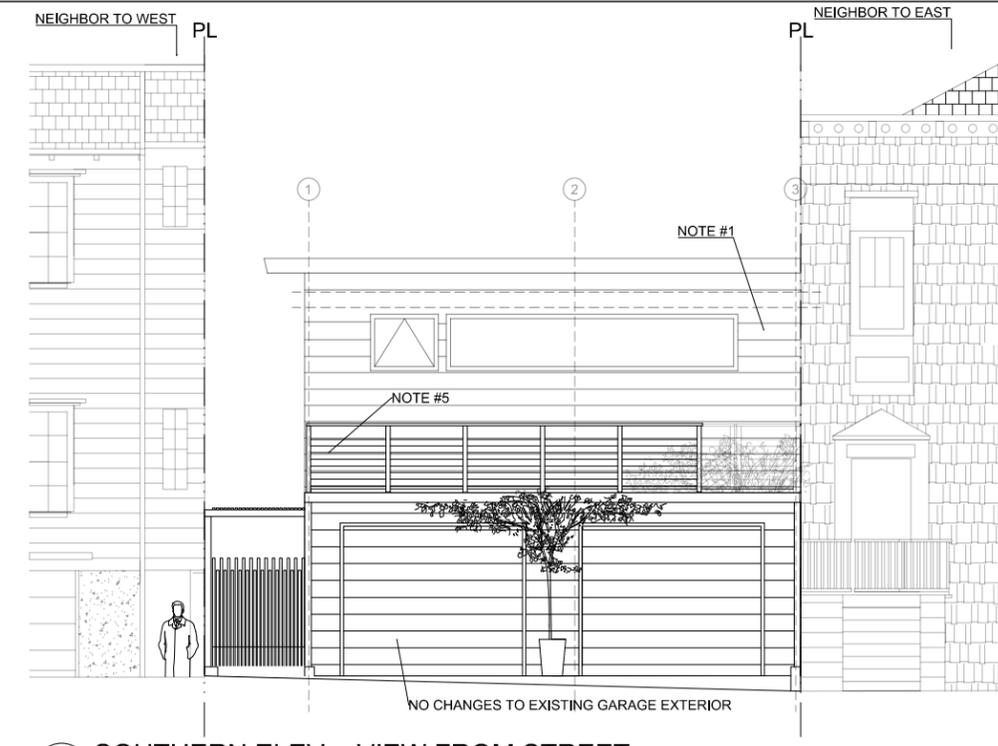


1.2 SOUTHERN ELEV. - VIEW FROM STREET

2. PROPOSED SOUTH ELEVATIONS



2.1 SOUTHERN ELEV. FROM COURTYARD



2.2 SOUTHERN ELEV. - VIEW FROM STREET

NOTES:

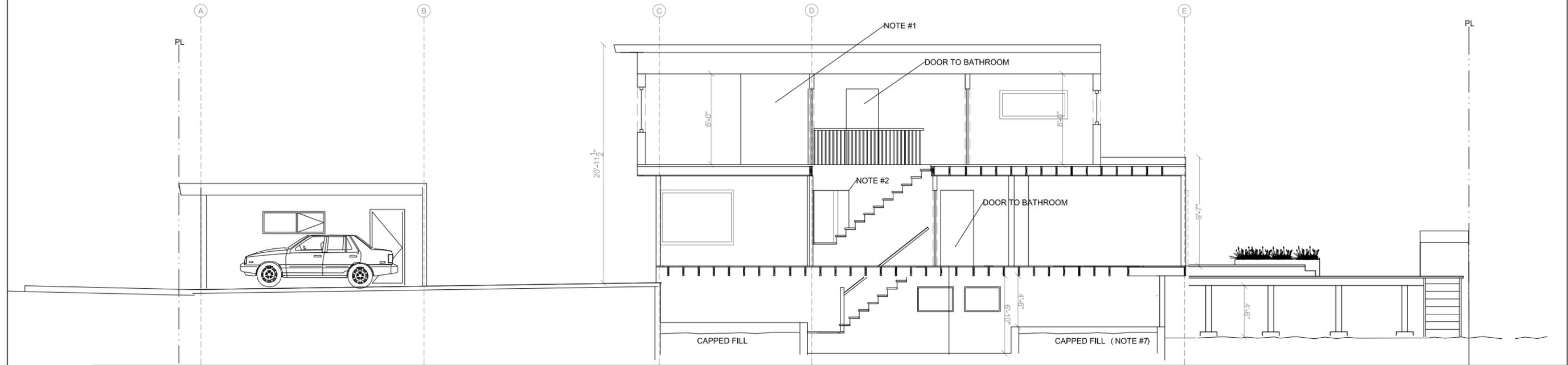
1. Exterior redwood siding is removed and salvaged. New sheathing and rigid exterior insulation is installed. Salvaged wood siding and/or cement fiber board is installed (salvaged siding is used to the extent feasible).
2. Existing single glazed windows on upper story are replaced with triple glazing in modified opening.
3. Lower story south elevation: Opening enlarged for window wall. New windows and doors are triple glazed.
4. Small deck off south courtyard is removed and replaced with 2 steps down to courtyard.
5. Railing for garage deck made from 1/4" steel wire run horizontally at 4" spacing.

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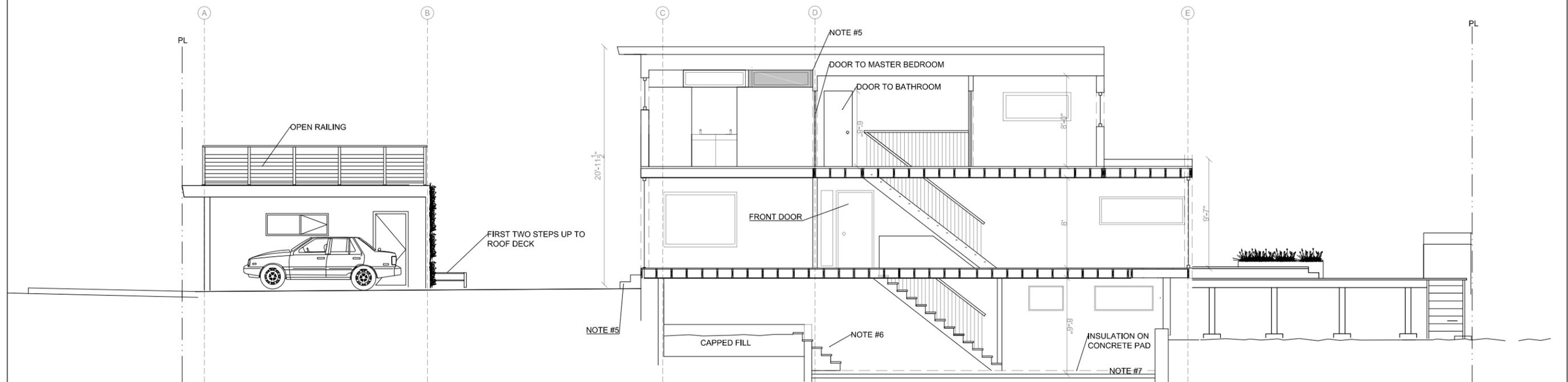
Project
Date
11.24.2012
Scale
1/4" = 1'

Sheet
A8

1. EXISTING SECTION (VIEW FROM EAST)



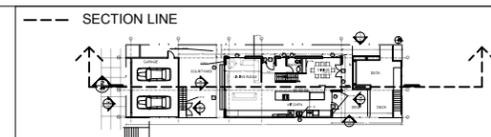
2. PROPOSED SECTION (VIEW FROM EAST)



NOTES:

1. Existing wall extends from index line D into bedroom, hiding large sink (previous kitchenette).
2. Second of two doors needed to access upper level. Exterior front door and window lie beyond.
3. Ceiling height in master bedroom is raised 6".
4. Existing concrete foundation along southern wall will be expanded or replaced to accommodate extended wall of lower level (structural drawings will be completed after approval of site permit)
5. Interior window between bathroom and bedroom.
6. Steps up to capped fill (storage) area.
7. Fill area in northern region of basement is excavated to achieve 8'-6" ceiling height.

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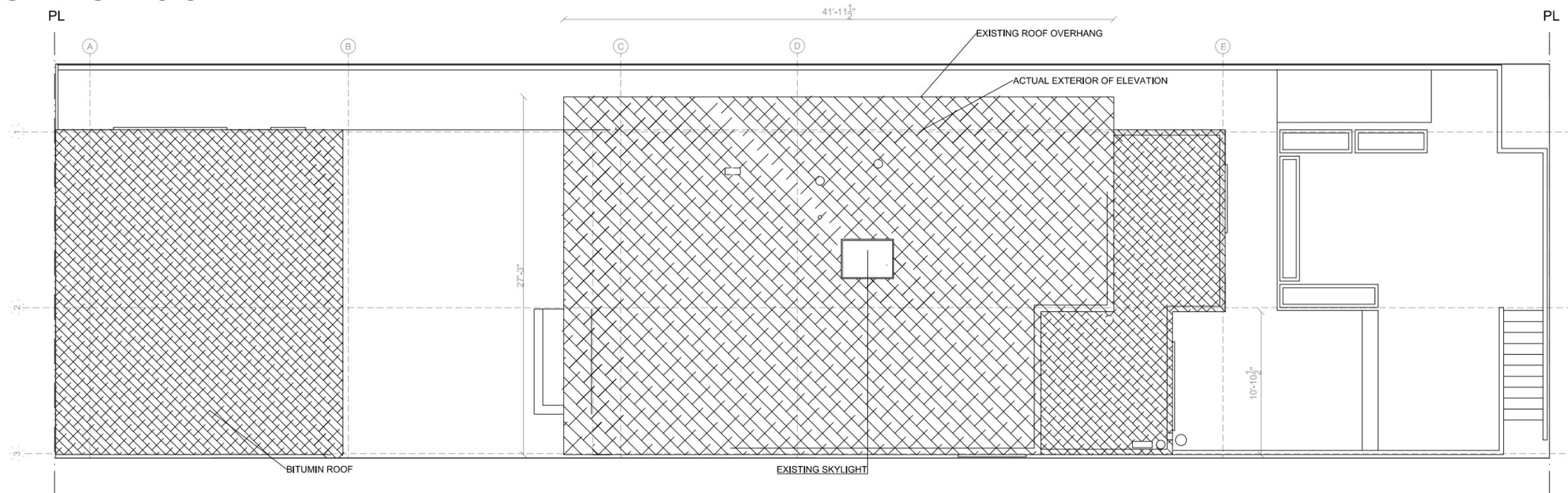


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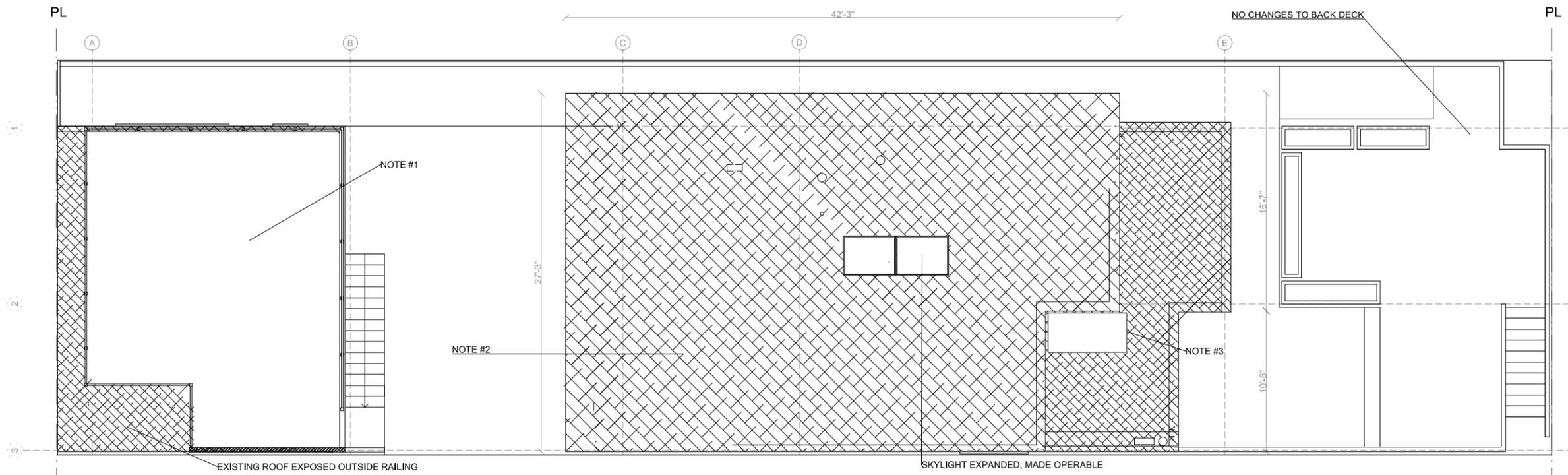
Project
 Date 11.24.2012
 Scale 1/4" = 1'

Sheet
A9

1. EXISTING ROOF



2. PROPOSED ROOF



NOTES:

1. Deck is added on surface of existing garage roof. Garage roof will be reinforced from within. Stairs, decking and hand-rails to be added.
2. No change to existing roof of house except to accommodate larger skylight, exterior insulation and skylight over kitchen. Solar panels to be installed on roof (not shown).
3. Location of new skylight over kitchen.

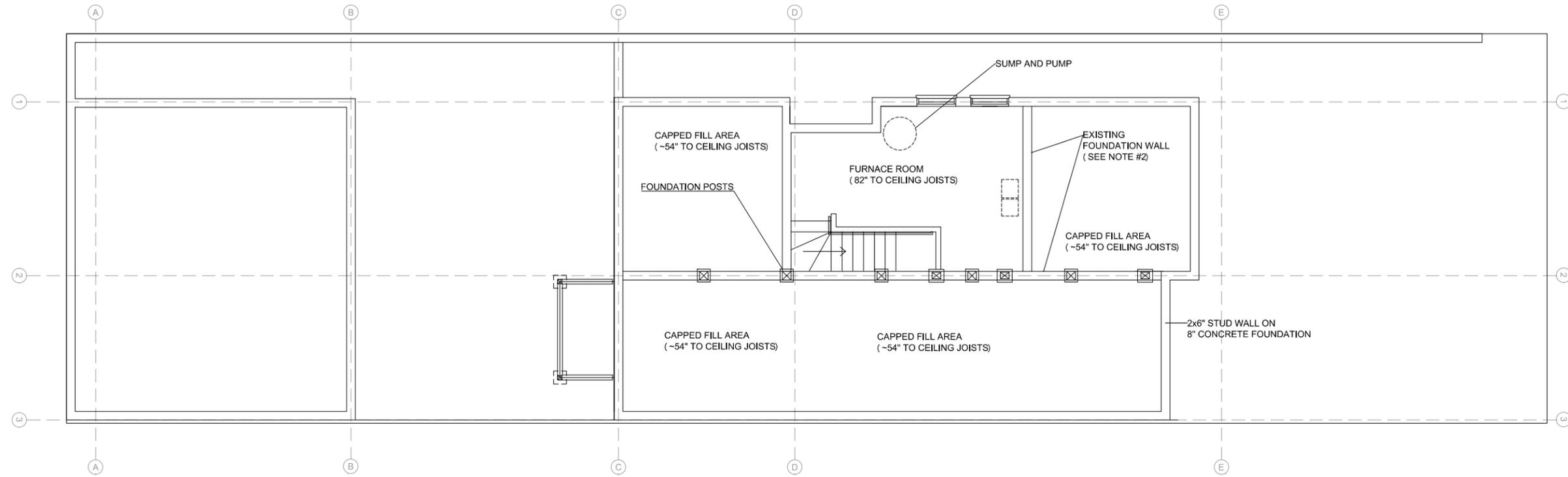
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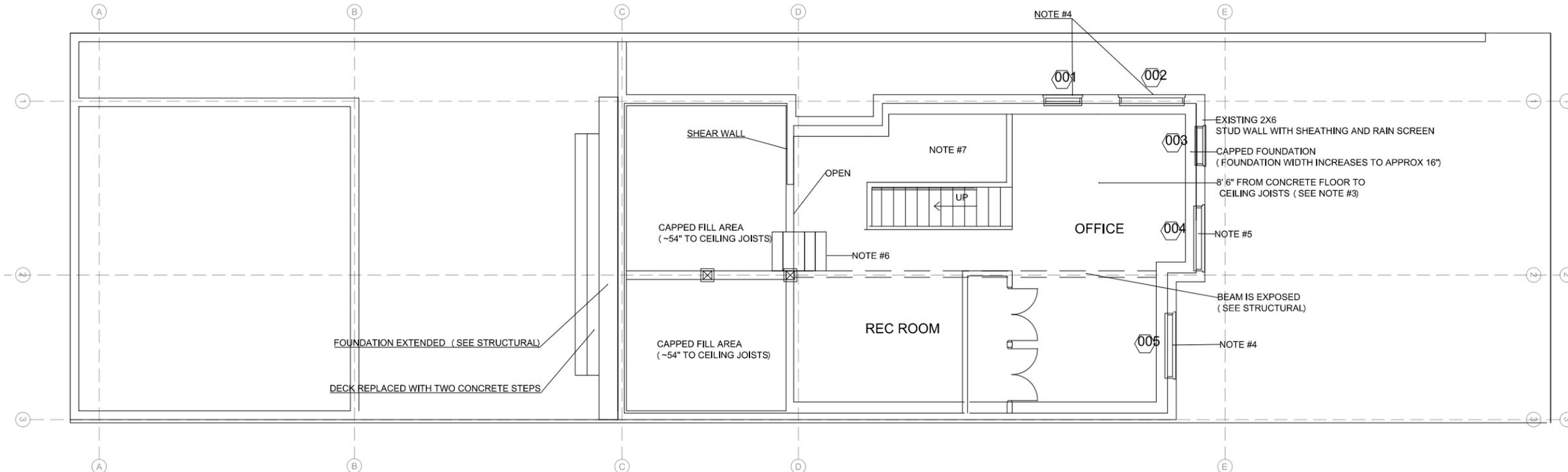
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 Date 11.24.2012
 Scale 1/4" = 1'

Sheet
A10

1. EXISTING BASEMENT



2. PROPOSED BASEMENT



NOTES:

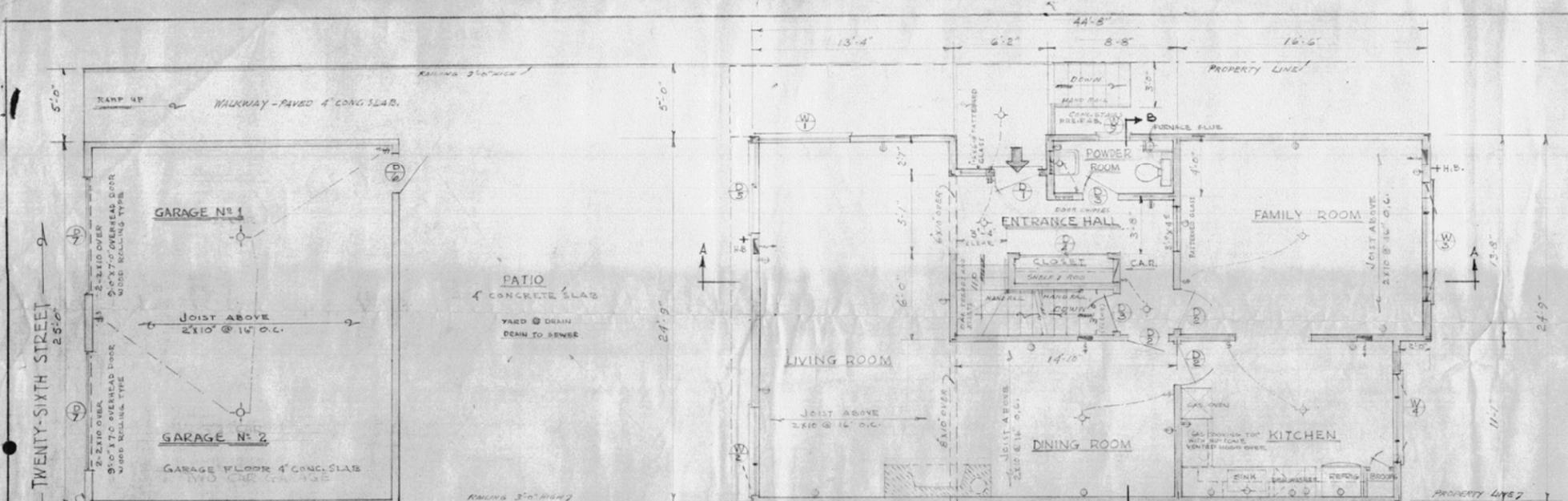
- Basement stair is relocated and enclosed in diaphanous acrylic paneling.
- Interior foundation walls are removed. A new steel beam is installed in the ceiling above the former center foundation wall. See Structural drawings.
- Fill areas in the northern and eastern sections of the basement are excavated; floor of furnace room is excavated 20". New ceiling height from concrete pad to ceiling joists is 8'6".
- New windows added below deck.
- New egress window (meets code requirements at CBC R310.11 & R612.2).
- Steps up to capped fill area (used for storage).
- Drains installed for a future bathroom when floor is poured.

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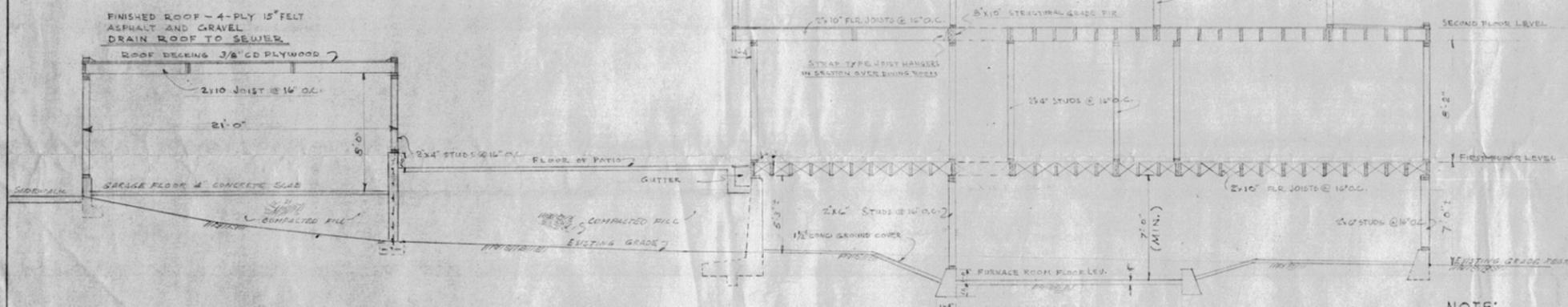
DOOR SCHEDULE			
MARK/AMT.	KIND	SIZE	LTS
(P) 1	PHILIPPINE MAHOGANY SLAB	3'0" x 11'3/4"	1
(B) 6	BIRCH SLAB - STAIN GRADE	2'0" x 6'0" x 1 1/8"	
(B) 10	BIRCH SLAB - STAIN GRADE	2'0" x 6'0" x 1 1/8"	
(B) 2	SLAB TYPE REDWOOD SLIDING	2'0" x 6'0" x 1 1/8"	
(B) 1	GLASS SLIDING	6'0" x 6'0"	2
(B) 1	SLAB TYPE PAINT GRADE	2'0" x 6'0" x 1 1/8"	
(B) 2	OVERHEAD WOOD ROLLING TYPE	9'0" x 7'0"	
(B) 3	BIRCH SLAB-STAIN GRADE SLIDING	2'0" x 6'0" x 1 1/8"	

WINDOW SCHEDULE			
MARK/AMT.	KIND	SIZE	LTS
(W) 1	FIXED SASH	6'0" x 4'0"	1
(W) 1	(1) 4'0" FIXED SASH (2) 2'0" OUTOPENING CASMT.	6'0" x 4'0"	2
(W) 1	(1) 4'0" FIXED SASH (2) 1'0" OUTOPENING CASMT.	8'0" x 5'0"	3
(W) 1	(1) 3'0" FIXED SASH (2) 1'0" OUTOPENING CASMT.	6'0" x 5'0"	3
(W) 2	(2) 4'0" SLIDING	8'0" x 2'0"	4
(W) 1	(2) 2'0" SLIDING	6'0" x 2'0"	2
(W) 1	(1) 4'0" FIXED SASH (2) 2'0" OUTOPENING CASMT.	8'0" x 4'0"	3
(W) 1	(1) 4'0" AWNING CASMT.	4'0" x 1'0"	1
(W) 2	2'0" AWNING CASMT.	2'0" x 3'0"	2

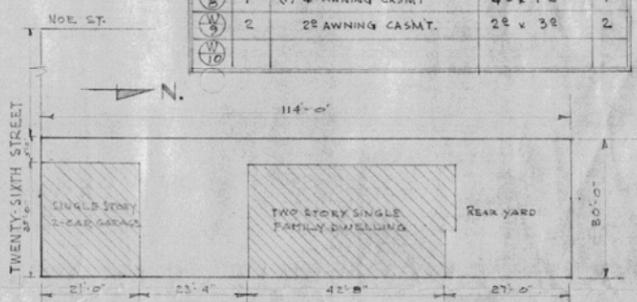
NOTE: ALL WINDOWS ALUMINUM SASH BY REYNOLDS' OR EQUAL.

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

ORIGINAL FIRST FLOOR SHOWS NO BEDROOMS -- CONFIGURED FOR SINGLE FAMILY HOME.



PROFILE & SECTION "A-A"
SCALE 1/4" = 1'-0"



PLOT PLAN
SCALE 1/4" = 1'-0"
BLOCK 6553 LOT 16 SAN FRANCISCO

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NOTE:
CONTRACTOR SHALL TAKE, AND CHECK ALL GRADES AND ELEVATIONS BEFORE STARTING WORK.

PROPOSED
TWO STORY-SINGLE FAMILY DWELLING
LOCATED ON LOT 16 IN BLOCK 6553
SAN FRANCISCO CALIFORNIA
FOR
MR. & MRS. FRANK M. COLEMAN
SAN FRANCISCO

Original drawings for 4066 26th Street (1960)

