



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.
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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, January 25, 2017**
Time: **Not before 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2090 Vallejo Street	Case No.:	2015-017999VAR
Cross Street(s):	Buchanan Street	Building Permit:	2015.12.10.4727
Block /Lot No.:	0555/016A	Applicant:	Mary Gallagher
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 845 - 3248
Area Plan:	N/A	E-Mail:	mg@mgaplanning.com

PROJECT DESCRIPTION

The proposal includes excavation of a new basement level below the existing driveway (accessed from Buchanan Street) at the rear of the property. Parking will be relocated on the proposed basement level and the existing garage will be converted into habitable space.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 34.5 feet. The proposed rear addition would encroach approximately 13 feet into the required rear yard at the basement level resulting in a rear yard of approximately 21.5 feet; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2015-017999VAR.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Wayne Farrens** Telephone: **(415) 575-9172** E-Mail: wayne.farrens@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On December 28, 2016, the Department issued the required Section 311 notification for this project (expires January 27, 2017).**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted 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 current fees, contact the Board of Appeals at (415) 575-6880.

WANG RESIDENCE - REMODEL

2090 VALLEJO St.
SAN FRANCISCO, CA 94123



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

ABBREVIATIONS:

ABV	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BOARD
BASE BD.	BASE BOARD
BUILD.	BUILDING
BLOCK.	BLOCK
BLOCK.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT-UP
CLG.	CEILING
CONT.	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CL.R.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA.	EACH
EL. OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
FA.U.	FORCED-AIR UNIT
FDN.	FOUNDATION
FF.	FINISHED FLOOR
FF.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
FP.	FIRE PLACE
FURN.	FURNACE
GA.	GAUGE
GALV.	GALVANIZED
GRD.	GROUND
GYP BD.	GYP SUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
O.V.	OVER
ON CTR.	ON CENTER
OWNER FURNISHED, CONTRACTOR INSTALLED	
OPENING	OPENING
OUTSIDE DIMENSION	OUTSIDE DIMENSION
PLUMBING CHASE	PLUMBING CHASE
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PT.	POINT
PTD.	PAINTED
R	RADIUS
RET. AIR	RETURN AIR
RM.	ROOM
RDWD.	RED WOOD
R.W.L.	RAIN WATER LEADER

ABBREVIATIONS (CONT.):

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

SYMBOLS:

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

GENERAL NOTES:

AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.

1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.

3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.

5. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.

6. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.

7. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.

8. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.

9. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.

10. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.

11. WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING.

12. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.

13. "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.

14. "TYP" OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

15. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.

16. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.

17. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.

18. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.

19. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.

20. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

21. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION.

22. RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

23. ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.

24. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.

25. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

A. MINIMUM ROOF/CEILING INSULATION R-19

B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13

C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13

D. ALL INSULATION TO MEET CEC QUALITY STANDARDS

E. INFILTRATION CONTROL:

1. DOORS AND WINDOWS WEATHER-STRIPPED.

2. EXHAUST SYSTEMS DAMPENED.

3. DOORS AND WINDOWS CEC-CERTIFIED AND LABELED.

4. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.

5. DUCTS CONSTRUCTED AND INSTALLED PER UMC.

6. ELECTRICAL OUTLET PLATE/GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.

7. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.

8. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.

9. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2408)

PROJECT DATA:

CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

2090 VALLEJO ST.
SAN FRANCISCO, CA 94123

PROJECT DESCRIPTION:

- RENOVATION OF A SINGLE-FAMILY RESIDENCE
- CONVERT GARAGE TO GAME ROOM WITH WETBAR
- ADDITION OF (N) EXCAVATED GARAGE AND MUDROOM/STORAGE
- REPLACE (E) INTERIOR REAR STAIRS UP TO 2ND FLOOR
- REMOVE 1-(E) 1ST. FLR. MASONRY FIREPLACE. REPLACE WITH GAS UNIT
- REMODEL 1ST FLR. LIVING RM & KITCHEN
- REMODEL 2ND FLR. MASTER BEDROOM, INCLUDING WETBAR. ELIMINATE 1 BATHROOM, AND REMODEL 2 BATHROOMS
- REMODEL MEDIA RM. IN ATTIC INCLUDING WETBAR

PLANNING INFORMATION:

BLOCK / LOT: 0555 / 016A
ZONING DISTRICT: RH-2
CEQA A: HISTORIC RESOURCE PRESENT
LOT SIZE: 6,875 SQ. FT.
BUILDING HEIGHT: 40'-0" MAX.
NO. OF STORIES: 3 OVER BASEMENT

SETBACKS / YARD REQMENTS:

REAR: 25% (34'-3" MIN.) 28'-8" (ADJ. BLDG. - CORNER LOT)

GROSS FLOOR AREA:

EXISTING:
ATTIC: 2,098 G.S.F.
2ND FLOOR: 2,825 G.S.F.
1ST FLOOR: 2,832 G.S.F.
BASEMENT: 1,795 G.S.F.
HABITABLE: 971 G.S.F.
NON-HABITABLE: 971 G.S.F.

PROPOSED:

ATTIC: 2,098 G.S.F.
2ND FLOOR: 2,825 G.S.F.
1ST FLOOR: 2,832 G.S.F.
BASEMENT: 2,766 G.S.F.
GARAGE LEVEL: 587 G.S.F.
HABITABLE: 1,585 G.S.F.
NON-HABITABLE: 1,585 G.S.F.

TOTALS:
HABITABLE: 11,106 G.S.F.
NON-HAB: 1,585 G.S.F.

NET CHANGE:
HABITABLE: +1,558 G.S.F.
NON-HABITABLE: + 614 G.S.F.

BUILDING INFORMATION:

OCCUPANCY: GROUP R, DIVISION 3
CONSTRUCTION TYPE: TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS: CLASS B ROOF

PROJECT PARTICIPANTS:

OWNER:
JESSE AND EMILY WANG
2090 VALLEJO ST.
SAN FRANCISCO, CA 94123

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

T. 415 . 558 . 9550 x.21
F. 415 . 558 . 0554

GENERAL CONTRACTOR:
T.B.D.

STRUCTURAL ENGINEER:
T.B.D.

DRAWING INDEX:

ARCHITECTURAL

- A0.0 TITLE SHEET
- A0.1 EXISTING / DEMO. SITE / ROOF PLAN
- A0.2 PROPOSED SITE / ROOF PLAN
- A0.3 SITE PHOTOS
- A1.0 PROPOSED FLOOR PLANS - GARAGE
- A1.1 EXISTING / DEMO. FLOOR PLANS - BASEMENT
- A1.2 PROPOSED FLOOR PLANS - BASEMENT
- A1.3 EXISTING / DEMO FLOOR PLANS - 1ST FLOOR
- A1.4 PROPOSED FLOOR PLANS - 1ST FLOOR
- A1.5 EXISTING / DEMO FLOOR PLANS - 2ND FLOOR
- A1.6 PROPOSED FLOOR PLANS - 2ND FLOOR
- A1.7 EXISTING / DEMO FLOOR PLANS - ATTIC
- A1.8 PROPOSED FLOOR PLAN - ATTIC
- A2.0 EXISTING BUILDING ELEVATION - SOUTH
- A2.1 EXISTING / DEMO. BUILDING ELEVATION - WEST
- A2.2 PROPOSED BUILDING ELEVATION - WEST
- A2.3 PROPOSED BUILDING ELEVATION - WEST ENLARGED
- A2.4 EXISTING / DEMO. BUILDING ELEVATION - EAST
- A2.5 PROPOSED BUILDING ELEVATION - EAST
- A2.6 EXISTING / DEMO. BUILDING ELEVATION - NORTH
- A2.7 PROPOSED BUILDING ELEVATION - NORTH
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS

VICINITY MAP:



WANG RESIDENCE
2090 VALLEJO ST.
SAN FRANCISCO, CA 94123

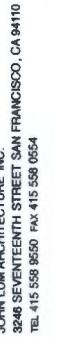
REDUCED SET
SCALE = 45%

date : 12.08.15 issues / revisions : plan submitted by : bgw
07.13.16 pre-app meeting mmm

project name : wang
project number :
scale :

TITLE SHEET

A0.0



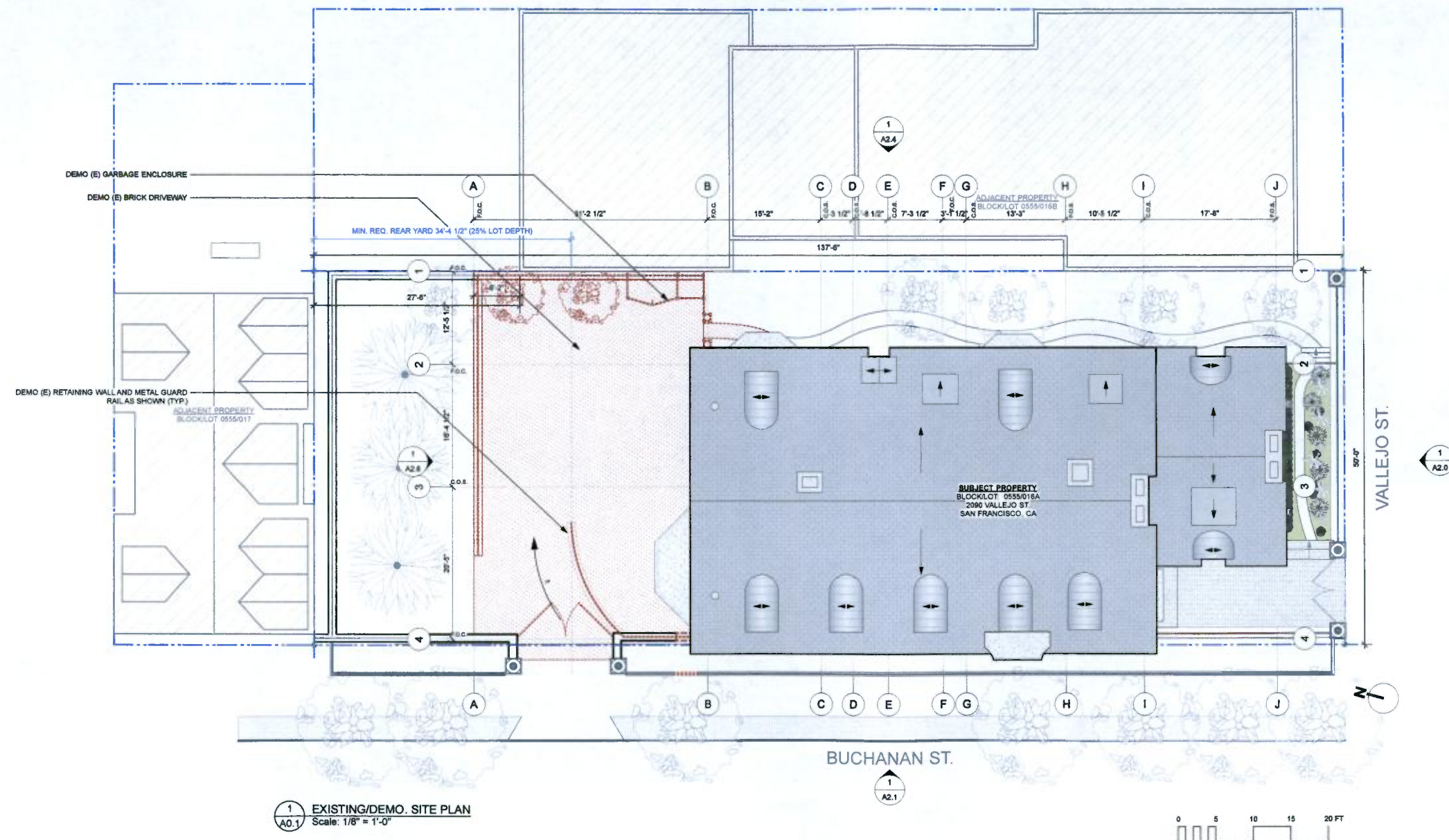
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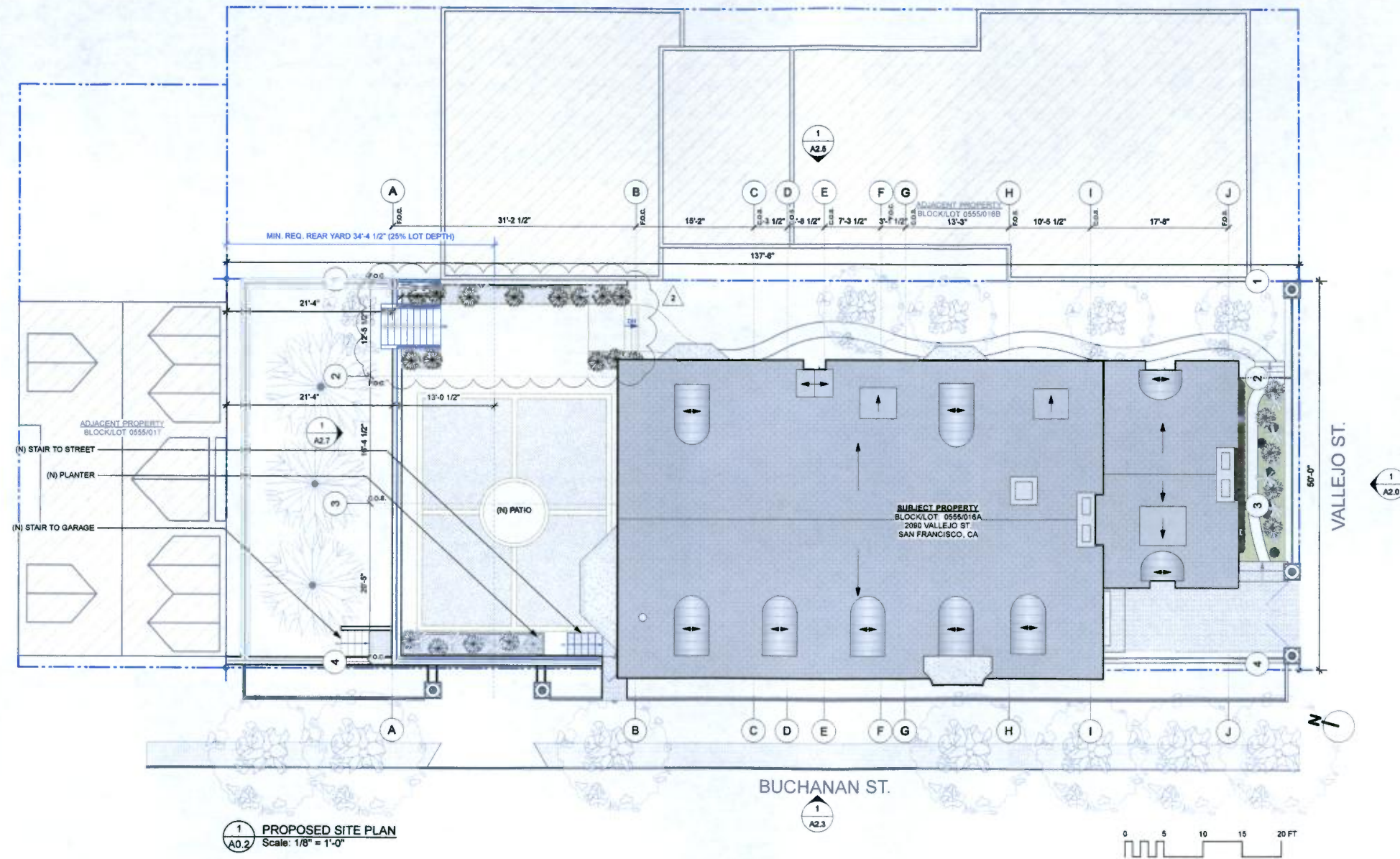
date :	issues/ revisions :	by :
12.09.15	plan submittal	bgw
07.13.16	pre-app meeting	mmm

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project name : wang
project number :
scale :
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EXIST/DEMO&
SITE PLAN

A0.1





WANG RESIDENCE
2090 VALLEJO
SAN FRANCISCO, CA 94123

REDUCED SET
SCALE = 45%

date :	issues/ revisions :	by :
12.09.15	plan submittal	bgw
05.05.16	rev 1	mmm
07.13.16	pre-app meeting	mmm
08.11.16	rev 2	mmm

project name : wang
project number :
scale :

PROPOSED
SITE PLAN

A0.2



1
A2.0
EXISTING ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 558 9550 FAX 415 558 0554



WANG RESIDENCE
2090 VALLEJO
SAN FRANCISCO, CA 94133

REDUCED SET
SCALE = 45%

date :	issues/ revisions :	by :
12.09.15	plan submittal	bgw
07.13.16	pre-app meeting	mmm

project name : wang
project number :
scale :

EXISTING ELEVATION

A2.0



JOHN LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 6550 FAX 415 558 6554



WANG RESIDENCE
3090 VALLEJO
SAN FRANCISCO, CA 94132

REDUCED SET
SCALE = 45%

date:	issues/ revisions:	by:
07.13.16	pre-app meeting	mm
08.11.16	311 submittal	mm

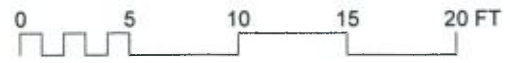
project name : wang
project number :
scale :

EXISTING ELEVATION

A2.1



1
A2.3
PROPOSED ELEVATION - WEST ENLARGED
Scale: 1/4" = 1'-0"



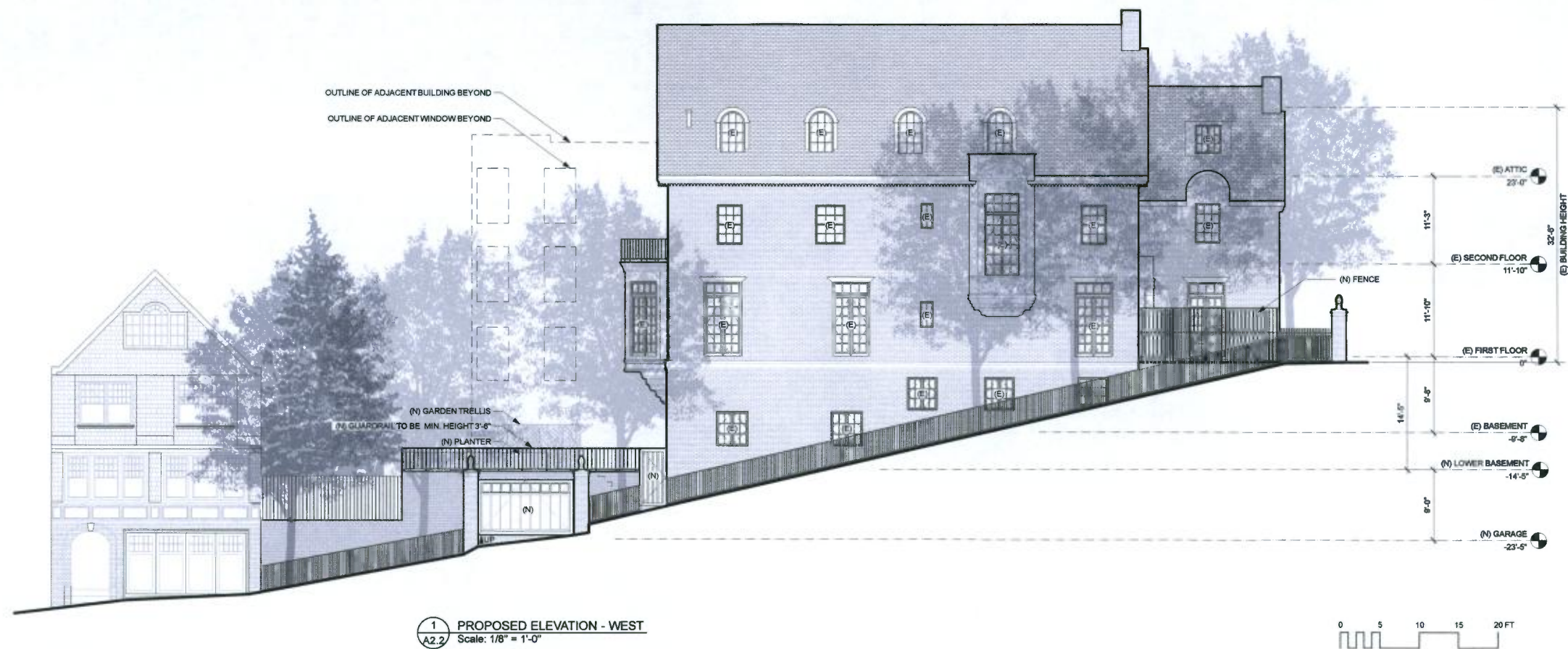
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SAN FRANCISCO, CA 94123

REDUCED SET
SCALE = 45%

date :	issues/ revisions :	by :
07.13.16	pre-app meeting	mmm
08.11.16	311 submittal	mmm

project name : wang
project number :
scale :

PROPOSED
ELEVATION



JOHN LUMA

JOHN LUMA ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



WANG RESIDENCE
2090 VALLBO
SAN FRANCISCO, CA 94123

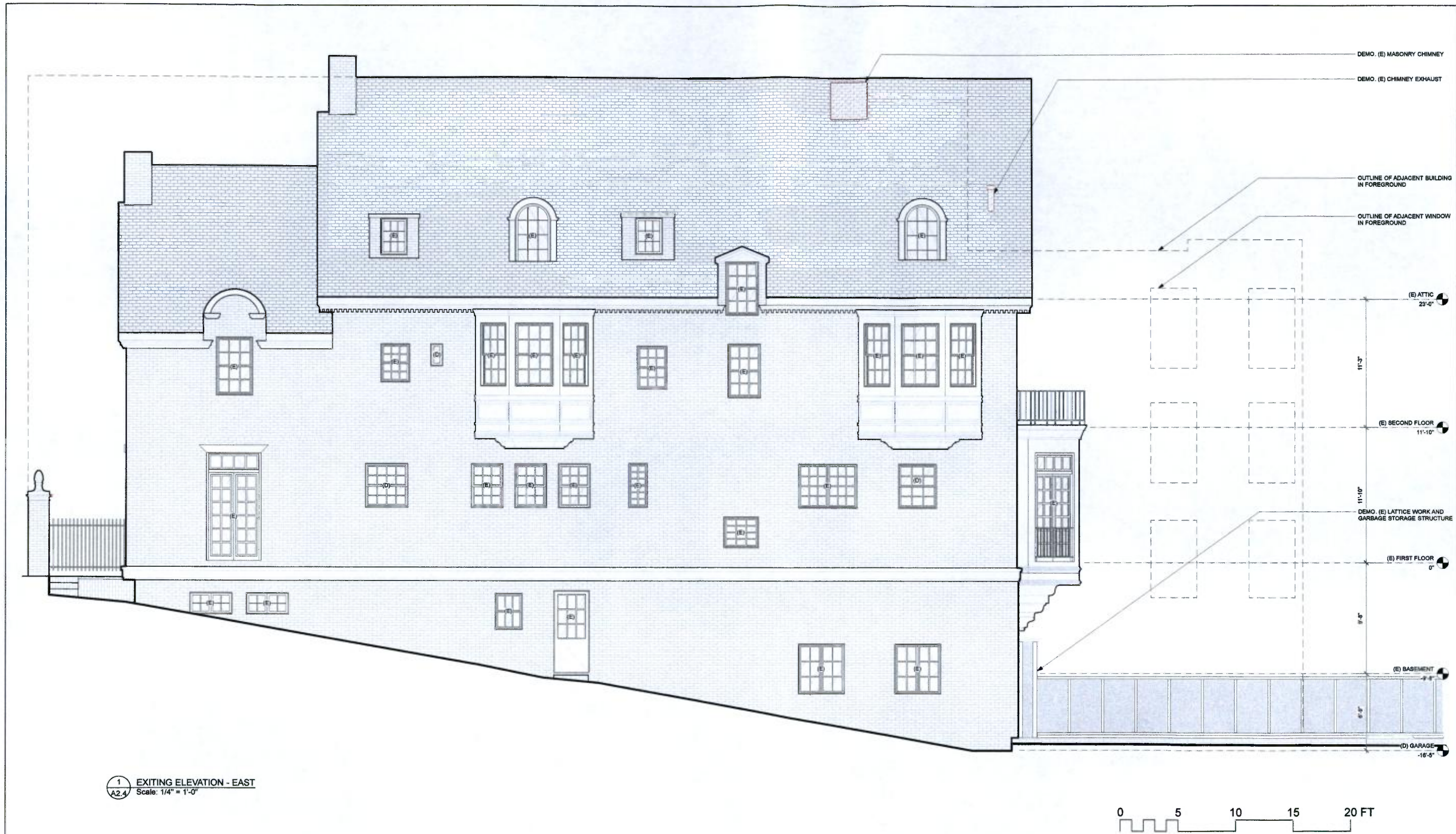
REDUCED SET
SCALE = 45%

date :	issues/ revisions :	by :
07.13.16	pre-app meeting	mmm
08.11.16	311 submittal	mmm

project name : wang
project number :
scale :

EXISTING ELEVATION

A2.2



WANG RESIDENCE
2090 VALLEJO
SAN FRANCISCO, CA 94123

REDUCED SET
SCALE = 45%

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12.09.15	plan submittal	bgw
07.13.16	pre-app meeting	mmh

project name : wang
project number :
scale :



1
A2.5
PROPOSED ELEVATION - EAST
Scale: 1/4" = 1'-0"

0 5 10 15 20 FT

OUTLINE OF ADJACENT
BUILDING IN FOREGROUND

OUTLINE OF ADJACENT
WINDOW IN FOREGROUND

(E) ATTIC
23'-0"

(E) SECOND FLOOR
11'-10"

(E) FIRST FLOOR
0"

(E) BASEMENT
-8'-8"

(N) LOWER BASEMENT
-14'-5"

ABOVE (E) GRADE
2'-0"

(N) GARAGE
-23'-5"

DASHED (N) EXTERIOR CONCRETE STAIR WITH CLOSED RISER -
STAIR WIDTH MIN. 3'-0" PER CBC2013 SEC.1009.1 - MAX. RISER 7
3/4", MIN. TREAD 10", MIN. 3/4" NOSINGS ON TREADS <11" PER
CBC2013 SEC.1009.7.2 EX5 - HEADROOM MIN. 6'-8" ABOVE STAIR
NOSINGS PER CBC2013 SEC.1009.5



JOHN LIMA ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



WANG RESIDENCE
3099 VALLEJO
SAN FRANCISCO CA 94133

REDUCED SET
SCALE = 45%

date:	issues/ revisions:	by:
07.13.16	pre-app meeting	mmm
08.11.16	311 submittal	mmm

project name : wang
project number :
scale :

PROPOSED
ELEVATION

A2.5



WANG RESIDENCE
2090 VALLEJO
SAN FRANCISCO, CA 94123

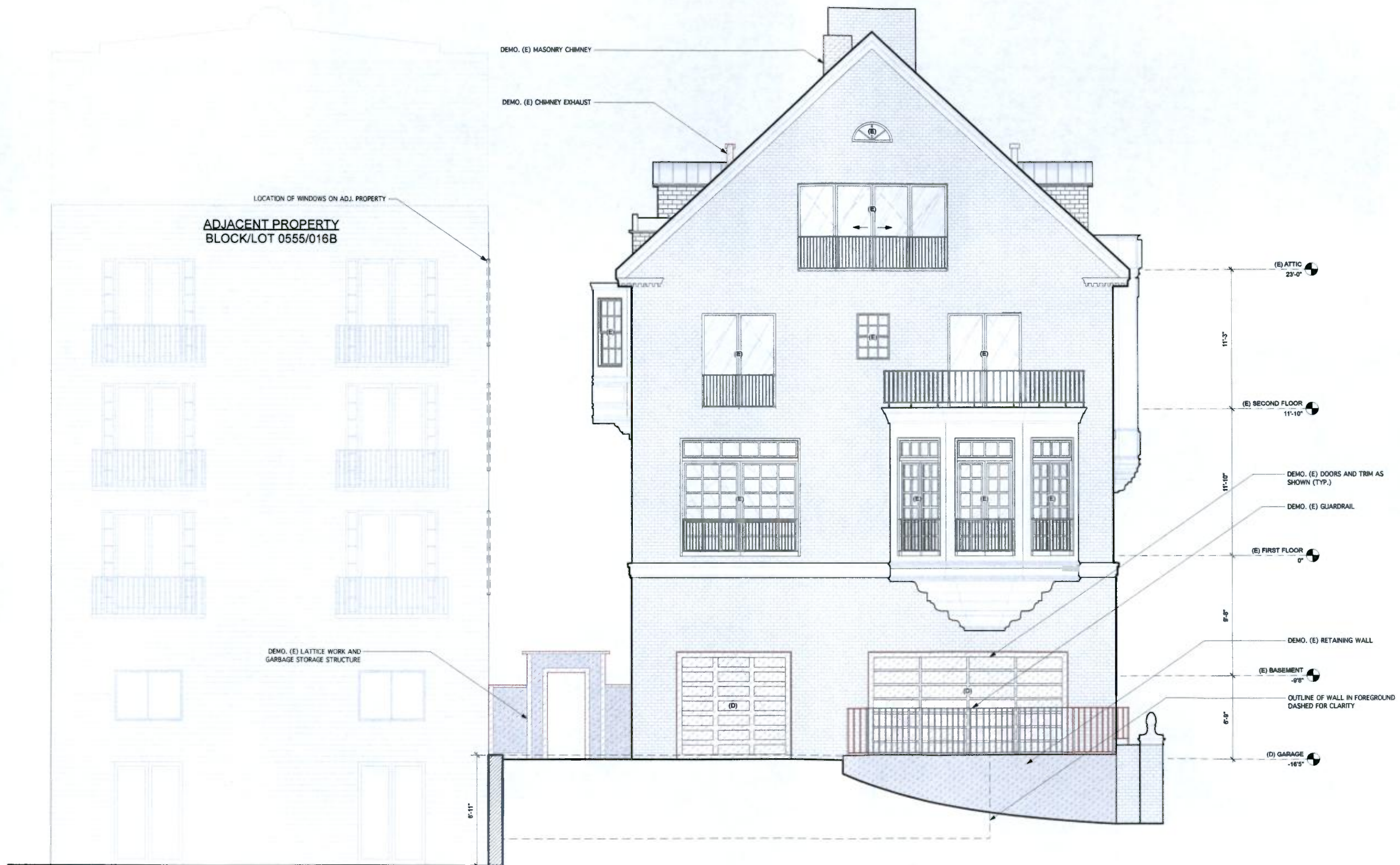
REDUCED SET
SCALE = 45%

date :	issues/ revisions :	by :
12.09.15	plan submittal	bgw
07.13.16	pre-app meeting	mnm

project name : wang
project number :
scale :

EXISTING ELEVATION

A2.6



1
A2.6 EXISTING ELEVATION - NORTH
Scale: 1/4" = 1'-0"



date :	issues/ revisions :	by :
07.13.16	pre-app meeting	mmm
08.11.16	311 submittal	mmm

```
project name : 
project number : 
scale : 
```

A2.7



1 PROPOSED ELEVATION - NORTH
A2.7 Scale: 1/4" = 1'-0"

