

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
KEIKO TSUYUKI and VLADIMIR YAFASOV,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **21-101**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 8, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on October 22, 2021 to Matt Bailey, of an Alteration Permit (New 230 square foot deck, two new windows and two new doors at rear, Warren Drive side of lot; 78 square foot addition at level one under existing cantilever at rear of residence; new bathroom and new half bathroom at level one; plumbing and electrical as required) at 355 Oak Park Drive.

APPLICATION NO. 2021/10/14/0495

FOR HEARING ON December 15, 2021

Address of Appellant(s):

Address of Other Parties:

Keiko Tsuyuki and Vladimir Yafasov, Appellant(s) c/o Ryan Patterson, Attorney for Appellant(s) Zacks Freedman & Patterson, P.C. 601 Montgomery Street, Suite 400 San Francisco, CA 94111	Matt Bailey, Permit Holder(s) 505 14th Avenue San Francisco, CA 94118
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BOARD OF APPEALS

NOV 08 2021

APPEAL # 21-101

Date Filed:

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 21-101

I / We, **Keiko Tsuyuki and Vladimir Yafasov**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2021/10/14/0495** by the **Department of Building Inspection** which was issued or became effective on: **October 22, 2021**, to: **Matt Bailey**, for the property located at: **355 Oak Park Drive**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **November 24, 2021, (Due to the Thanksgiving Holiday the brief submission is no later than three Wednesday prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and permit holder(s)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **December 9, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and appellant(s)

Please note briefs can be submitted via email and hard copies of the brief do NOT need to be submitted.

Only photographs and drawings may be submitted by the parties at the hearing.

Hearing Date: **Wednesday, December 15, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary statement of appeal.

Appellant or Agent (Circle One):

Signature: *Keiko Tsuyuki*

Print Name: KEIKO TSUYUKI

November 8, 2021

BOARD OF APPEALS

NOV 08 2021

APPEAL # 21-101

To: Board of Appeals

Re: Appeal for Notification of Structural Addition – Application Number: 202110140495

Permit No. 1547243

Permit Issue Date: 10-22-2021

Property Address: 355 Oak Park Drive, San Francisco, CA 94131

Owners: Matt Bailey and Cindy Chen

From: Vladimir Yafasov

Keiko (Kay) Tsuyuki

347 Oak Park Drive

361 Oak Park Drive

San Francisco, CA 94131

San Francisco, CA 94131

415 244-2954

415 370-3163

We, Vladimir (Vlad) Yafasov, property owner of 347 Oak Park Drive, SF, CA and Keiko (Kay) Tsuyuki, Tsuyuki Living Trust, Keiko Tsuyuki, Trustee, of 361 Oak Park Drive, neighbors on both sides of 355 Oak Park Drive, SF, CA, are filing an appeal for Permit No. 1547243.

The issue is a 10 feet depth deck (10' x 28') that is planned to be built from the permit holder's second level (from their living and dining rooms) facing Warren Drive. The Notification of Structural Addition states "(N) 230 SF Deck, 2 (N) Windows and 2 (N) doors @ Rear. Warren Drive side of lot. 78 SF Addition @ 1st Level under (E) cantilever @ Rear of Residence." Notice states the deck will be on the 1st level, but building plans reads 2nd level. This is totally misleading. It was not until Kay went to DBI that she discovered deck plan is for 2nd level. Due to the size and very close proximity to both Vlad and Kay's homes, we are adamant that our privacies will be invaded and impacted by this deck. Anyone standing on the deck have a bird's eye view directly into our living rooms, dining rooms, and downstairs bedrooms. Their deck and our picture windows upstairs will be approximately 9 to 10 feet apart at the closest distance. This is too close! Also, because their planned deck is on the 2nd level, their viewing angle becomes wider, more visible into our private living spaces, as they step further out. Noise is another issue we are concerned about. We are most definitely opposed to this 10 feet depth deck being built on the 2nd level. We are willing to negotiate with Matt and Cindy to build a 5' depth deck (5' x 28') instead of 10' depth (10' x 28').

NOV 08 2021

OCT 22 2021

Charges APPEAL # 21-101

BUILDING ENLARGEMENT DESCRIPTION
 VERTICAL
 HORIZONTAL

DCP FEE

PATRICK D. RIORO
 INTERIM DIRECTOR
 DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

FORM 310

202110140495

APPROVAL NUMBER

**APPLICATION FOR BUILDING PERMIT
 ADDITIONS, ALTERATIONS OR REPAIRS**

**CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION**

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 9 OVER-THE-COUNTER ISSUANCE
 2 NUMBER OF PLAN SETS

*NO SCHOOL FEE REQUIRED

BOARD OF APPEALS
 NOV 08 2021
 APPEAL # 21-101

DATE FILED: PERMIT NO. 1547243
 FILING FEE RECEIPT NO.: ISSUED 10/22/21
 (1) STREET ADDRESS OF JOB: 355 Oak Park Drive
 BLOCK & LOT: 2678/1008
 (2A) ESTIMATED COST OF JOB: \$100,000
 (2B) REVISED COST: BY: P. CHAN DATE: 10/20/21

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. VB (5A) NO. OF STORIES OF OCCUPANCY: 2 (6A) NO. OF BASEMENTS AND CELLARS: 0 (7A) PRESENT USE: SFD (8A) OCCUP. CLASS: R-3 (9A) NO. OF DWELLING UNITS: 1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. VB (5) NO. OF STORIES OF OCCUPANCY: 2 (6) NO. OF BASEMENTS AND CELLARS: 0 (7) PROPOSED USE (LEGAL USE): SFD (8) OCCUP. CLASS: R-3 (9) NO. OF DWELLING UNITS: 1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO (12) ELECTRICAL WORK TO BE PERFORMED? YES NO (13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR: Bailey General Contracting ADDRESS: 1485 Bayshore Dr. Ste 186 ZIP: 94124 PHONE: 415 254 3245 CALIF. LIC. NO.: SFCR 94124 EXPIRATION DATE: 9/17/19

(15) OWNER - LESSEE (CROSS OUT ONE): Matt Bailey ADDRESS: 355 Oak Park Drive ZIP: SFCR 94124 PHONE (FOR CONTACT BY DEPT.): 415 254 3245

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT).
 (N) 230 SQ. FT. DECK. (2) (N) WINDOWS + (2) (N) DOORS AT REAR, WARREN DRIVE SIDE OF LOT. 78 SF ADDITION @ LEVEL 1, UNDER (E) CANTILEVER AT REAR OF RESIDENCE. (N) BATHROOM AND (N) HALF BATH AT LEVEL 1. PLUMBING, ELECTRICAL AS REQUIRED.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES NO (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA: 78 SQ. FT.

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES NO (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO

(25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION): NIK FAVRETTA, P.E. ENGINEERING ADDRESS: 83339 CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): UNK. ADDRESS:

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6" to any wire containing more than 750 volts. See Sec 365, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dealings, all hazardous materials must have a clearance of not less than two inches from all electrical wires or equipment.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for the performance of the work for which this permit is issued.

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: _____
 Policy Number: _____

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.


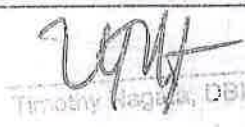
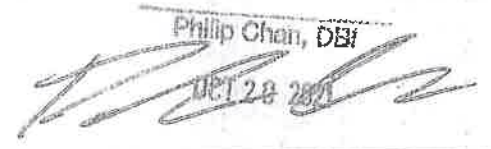

CHECK APPROPRIATE BOX
 OWNER
 LESSEE
 CONTRACTOR
 ARCHITECT
 AGENT
 ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

Signature of Applicant or Agent: _____ Date: October 11, 2021
 OFFICE COPY

BOARD OF APPEALS CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED: NOV 08 2021 APPEAL # <u>21-101</u>  Philip Chen, DBI OCT 24 2021 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <i>OTC Approval - Interior T.C. to SFD - no added units. 783sf horizontal in Bill under consideration. 280sf deck at rear of in ventilable area & less than 10' in height. Work not visible from street.</i> APPROVED BY MICHELLE TAYLOR OCT 14 2021 PLANNING DEPARTMENT DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <i>OTC</i>  Timothy Regan, DBI OCT 20 2021 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____  Philip Chen, DBI OCT 28 2021 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____  Commissioner OCT 20 2021 REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

BOARD OF APPEALS

NOV 08 2021

APPEAL # 21-101

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

BOARD OF APPEALS

NOV 08 2021

APPEAL # 21-101

Permit Details Report

Report Date: 11/8/2021 10:37:10 AM
Application Number: 202110140495
Form Number: 8
Address(es): 2678 / 008 / 0 355 OAK PARK DR
Description: (N) 230 SF DECK, 2(N) WINDOWS & 2(N) DOORS @ REAR. WARREN DRIVE SIDE OF LOT. 78 SF ADDITION @ 1ST LEVEL UNDER (E) CANTILEVER @ REAR OF RESIDENCE. (N) BATH AND (N) HALF BATH @ LEVEL 1. PLUMBING AND ELECTRICAL AS REQ
Cost: \$100,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/14/2021	TRIAGE	
10/14/2021	FILING	
10/14/2021	FILED	
10/22/2021	APPROVED	
10/22/2021	ISSUED	

Contact Details:

Contractor Details:

License Number: 917919
Name: MATT BAILEY
Company Name: BAILEY GENERAL CONTRACTING CO INC
Address: 505 14TH AV * SAN FRANCISCO CA 94118-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	10/14/21	10/14/21			10/14/21	JINGJING LU	
2	CP-ZOC	10/14/21	10/14/21			10/14/21	TAYLOR MICHELLE	OTC approval. Interior T.I. to SFD - no added units. 78sf horizontal infill under cantilever. 230sf deck at rear within buildable area and less than 10' in height. Work is not visible from POW. Michelle Taylor 10.14.21
3	BLDG	10/14/21	10/14/21	10/14/21	10/20/21	10/20/21	CHAN PHILIP	OTC Approved. 10/20/2021 OTC hold comments issued
4	MECH	10/20/21	10/20/21			10/20/21	NAGATA TIMOTHY	Project approved OTC. Plans given to permit applicant.
5	SFPUC	10/20/21	10/20/21			10/20/21	IMSON GRACE	Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. Plans with the applicant. Route to CPB - 10/20/2021
6	CPB	10/22/21	10/22/21			10/22/21	JINGJING LU	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
10/26/2021	AM	VS	IVR Scheduled	OK TO POUR	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
10/26/2021	Carl Weaver	OK TO POUR	REINFORCING STEEL

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	

Department of Building Inspection

0			5A1	SINGLE PASS FILLET WELDS < 5/16"
0			24E	WOOD FRAMING
0			20	HOLDOWNS
0			24A	FOUNDATIONS
0			24B	STEEL FRAMING
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

BOARD OF APPEALS

NOV 08 2021

APPEAL # 21-101

Contact SFGov Accessibility Policies
City and County of San Francisco © 2021

BRIEF(S) SUBMITTED BY APPELLANT(S)

1 RYAN J. PATTERSON (SBN 277971)
2 LAURA F. STRAZZO (SBN 312593)
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4 601 Montgomery Street, Suite 400
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6 Tel: (415) 956-8100
7 Fax: (415) 288-9755

8 Attorneys for Appellants,
9 Vladimir Yafasov and Keiko (Kay) Tsuyuki

10 **SAN FRANCISCO BOARD OF APPEALS**

11 VLADIMIR YAFASOV and KEIKO (KAY)
12 TSUYUKI

13 Appellant,

14 vs.

15 CITY AND COUNTY OF SAN FRANCISCO
16 and SAN FRANCISCO DEPARTMENT OF
17 BUILDING INSPECTION,

18 Respondents.

19 MATT BAILEY and CINDY CHEN,

20 Permit Holders.

Appeal No.: 21-101

APPELLANTS' BRIEF

BPA No.: 202110140495

Subject Address: 355 Oak Park Drive
Hearing Date: December 15, 2021

I. INTRODUCTION

1 The question in this case is whether a deck larger than those in the neighborhood should
2 be permitted when the deck would create significant privacy impacts. The answer to this question
3 is “no.” Furthermore, this deck does not fall under Planning Code § 136’s exception for permitted
4 obstructions in the rear yard open space because it would be built more than 10 feet above grade.
5 Therefore, the Board of Appeals should deny the permit or reduce the deck size to protect the
6 neighboring properties’ privacy.
7
8

II. FACTS

9
10 This appeal concerns Matt Bailey and Cindy Chen’s (the “Permit Holders”) proposal to
11 build a 78-square-foot addition on the first level at the rear of 355 Oak Park Drive (the “Property”)
12 and build a large 230-square-foot deck on the second story of the structure pursuant to BPA No.
13 1547243 (the “Project”). Appellant Vladimir Yafasov owns the property directly to the east at
14 347 Oak Park Drive, and Appellant Keiko Tsuyuki owns the property directly to the west at 361
15 Oak Park Drive.
16

17 The rear walls on the homes along Oak Park Drive are aligned. Because the Project
18 proposes to build an unusually deep deck on the second story with a depth of 10 feet, it provides
19 a direct line of sight into the Appellants’ private homes. Appellants’ primary living areas are at
20 the second story at the rear of their properties, and they have bedrooms at the rear on the first
21 story. Locating a large deck adjacent to their homes would therefore create unreasonable privacy
22 impacts. (Declaration of Michael Garavaglia, AIA; Declaration of Keiko Tsuyuki.)
23

24 The permit was issued without a neighborhood 311 notice because the plans indicated that
25 the proposed deck was less than 10’ in height. However, the natural grade of the property was
26 raised by a retaining wall, so the deck is actually more than 10’ above the natural grade. Prior to
27 filing this appeal, Appellants raised their concerns about the Project directly with the Owners.
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Appellants would be fine with a 5-foot-deep deck pulled at least five feet back from the side property lines, which would significantly alleviate their privacy concerns. However, Permit Holders were unwilling to compromise on a smaller deck.

III. LEGAL ARGUMENT

The Project should not have been approved because it does not comply with the Residential Design Guidelines (“RDGs”) or the Planning Code.

a. The Permit Was Issued In Error Because The Project Will Create Unreasonable Privacy Impacts, In Violation of the Residential Design Guidelines.

The Residential Design Guidelines require decks to be sensitively located and designed “with the smallest possible overall dimensions that meet the requirements of the Building and

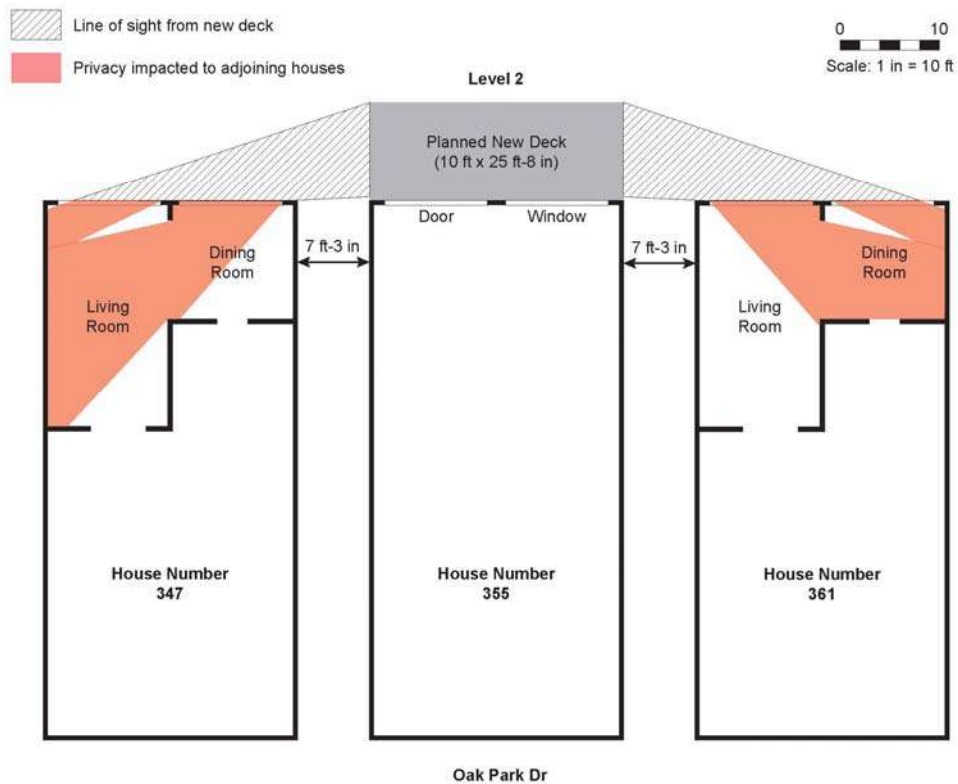
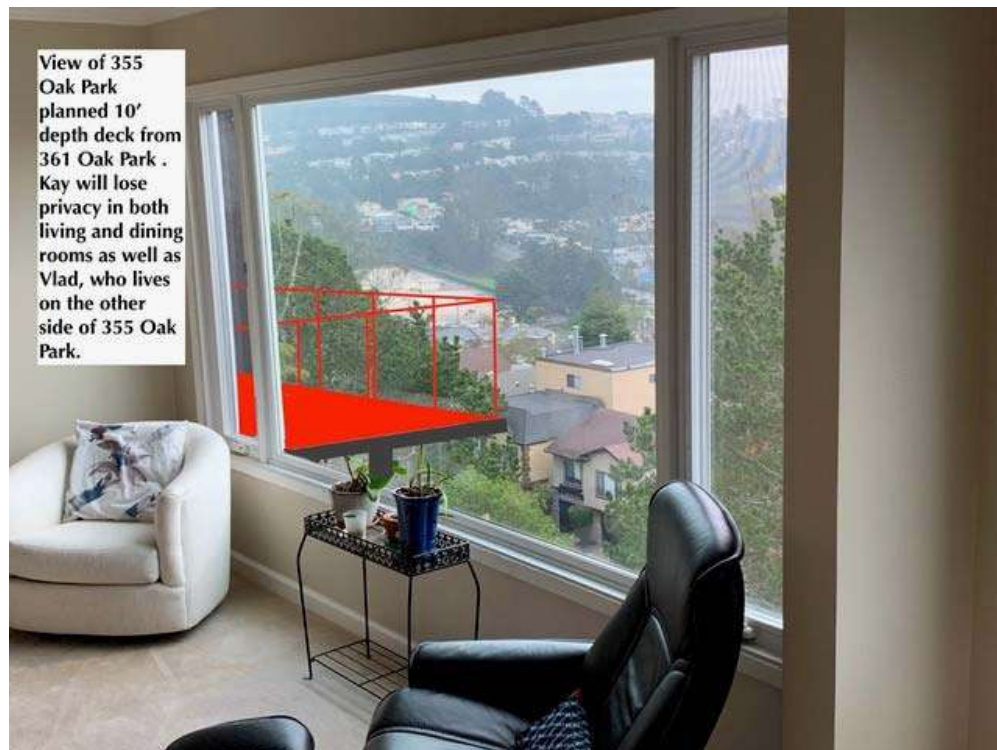


Figure 1: Site Plan Prepared by Appellants

1 Planning Codes.”¹ The Guidelines also require building expansions to “minimize impacts on
2 privacy.” (*Id.*, p. 15, 17; Planning Code § 101(c).) Similarly, the Planning Department has
3 recognized that decks may “have an unusual impact on privacy to neighboring interior living
4 spaces,” and modifications may be “appropriate depending on the circumstances of a particular
5 project.” (*Id.*, p. 17.)

6
7 The Project does not comply with these principles because the deck facing the Appellants’
8 Properties will have an unusual impact on their privacy. (Declaration of Michael Garavaglia, AIA;
9 Declaration of Keiko Tsuyuki.) In particular, users of the deck will be able to look directly into
10 the Appellants’ primary living areas, as shown in the above diagram. The deck will only be 9-10
11 feet away from Appellants’ second story windows. The deck would also allow people to peer into



27 *Figure 2: Diagram Prepared by Appellants*

28 ¹ San Francisco Residential Design Guidelines (December 2003), p. 38.

1 Appellants' first floor bedrooms. Moreover, at 230 square feet, the deck can be used for large
2 parties and social gatherings, exacerbating its noise and privacy impacts.

3 Along Oak Park Drive, there are no decks on the second level that are as deep as Permit
4 Holders' proposed deck. For example, 369 Oak Park Drive has a deck on the second level, but
5 the deck is only five-feet-deep because the owner limited the size of the deck to minimize its
6 impacts on the privacy of Appellant Tsuyuki. Permit Holders were unwilling to follow the
7 neighborhood pattern to address these unreasonable privacy impacts, and dismissed Appellants'
8 neighborhood pattern to address these unreasonable privacy impacts, and dismissed Appellants'
9 concerns.



Figure 3: Diagram Prepared by Appellants

24 **b. The Permit was Issued in Error Because the Deck is more than 10 feet**
25 **above the Natural Grade**

26 The Permit was approved on the basis that the proposed deck is “less than 10’ in height.”
27 (Planning Department Permit Tracking Notes, avail. at <https://dbiweb02.sfgov.org/dbipts/>
28

1 default.aspx?page=permit&PermitNumber=202110140495.) This is erroneous. The plans
2 incorrectly measured from the artificially raised grade and not the natural grade.” “10 feet above
3 grade” must mean natural grade, not artificially raised fill dirt added by the Permit Holders’
4 predecessors with a retaining wall. Otherwise, Owners could build as tall as they like, so long as
5 they pile dirt up around the building before measuring.
6

7 This code provision cannot allow a project sponsor to build a retaining wall and add 10
8 feet of fill dirt, then one week later propose a project based on the additional height; likewise if a
9 month or a year or 20 years passed. The passage of time or sale of the property cannot give an
10 Owner the right to measure from artificially raised grade. Grade cannot simply mean existing on
11



Figure 4: Photo Taken by Appellants

1 the date of the permit application; it must mean natural grade. Otherwise, adjacent neighbors
2 would be wrongfully disadvantaged.

3
4 **c. Appellants Met with Permit Holders to Discuss a Compromise Deck, but
those Talks were Unsuccessful**

5 Prior to submitting this appeal, Appellants met several times with Permit Holders to voice
6 their objections to the proposed deck and discuss a shallower 5-foot-deep deck that would
7 alleviate the privacy impacts. However, Permit Holders were unwilling to agree to a smaller deck.
8 369 Oak Park Drive has a second-floor deck with a five-foot depth and creates minimal privacy
9 impacts on Appellant Tsuyuki while still providing ample space. Permit Holders could have a
10 similar deck that would still allow them ample outdoor space while minimizing the privacy
11 impacts on Appellants.
12
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25 Figure 5: Photo Taken by Appellants

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IV. CONCLUSION

The Appellants respectfully request that the permit be revoked or modified to reduce the size of the deck. In particular, the Appellants seek that the deck be reduced to a depth of five feet and pulled at least five feet from the side property line to preserve privacy for the Appellants' Properties.

November 24, 2021

Respectfully submitted,

ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson
Attorneys for Appellants

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RYAN J. PATTERSON (SBN 277971)
LAURA F. STRAZZO (SBN 312593)
ZACKS, FREEDMAN & PATTERSON, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Tel: (415) 956-8100
Fax: (415) 288-9755

Attorneys for Appellants,
Vladimir Yafasov and Keiko (Kay) Tsuyuki

SAN FRANCISCO BOARD OF APPEALS

VLADIMIR YAFASOV and KEIKO (KAY)
TSUYUKI,

Appellants.

vs.

CITY AND COUNTY OF SAN FRANCISCO
and SAN FRANCISCO DEPARTMENT OF
BUILDING INSPECTION,

Respondents.

MATT BAILEY and CINDY CHEN,

Permit Holders.

Appeal No.: 21-101

**DECLARATION OF KEIKO TSUYUKI
IN SUPPORT OF APPELLANTS' BRIEF**

BPA No.: 202110140495
Subject Address: 355 Oak Park Drive
Hearing Date: December 15, 2021

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I, Keiko Tsuyuki, declare as follows:

1. I am the owner of 361 Oak Park Drive, which is directly adjacent to 355 Oak Park Drive to the west. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. Attached hereto as **Exhibit 1** are true and correct copies of photos I took from my property and 369 Oak Park Drive in November 2021. I added the labels to these photos to describe how the proposed deck would impact Appellants' privacy.

3. Attached hereto as **Exhibit 2** are true and correct copies of photos I took from my property in November 2021. I added the image of the deck using computer software with approximate dimensions of Permit Holders' proposed deck and added the labels to these photos to describe how the proposed deck would impact Appellants' privacy.

4. Attached hereto as **Exhibit 3** is a true and correct copy of a site plan for the property. This site plan was designed by a friend and based on measurements I provided.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on November 24, 2021.


Keiko Tsuyuki

FAX SIGNATURE

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

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EXHIBIT 1

2nd level - 5' depth
deck - 369 Oak Park
as seen from Kay's
dining room



**View from 369
Oak Park's 5'
depth deck
into Kay's
living and
dining rooms.**





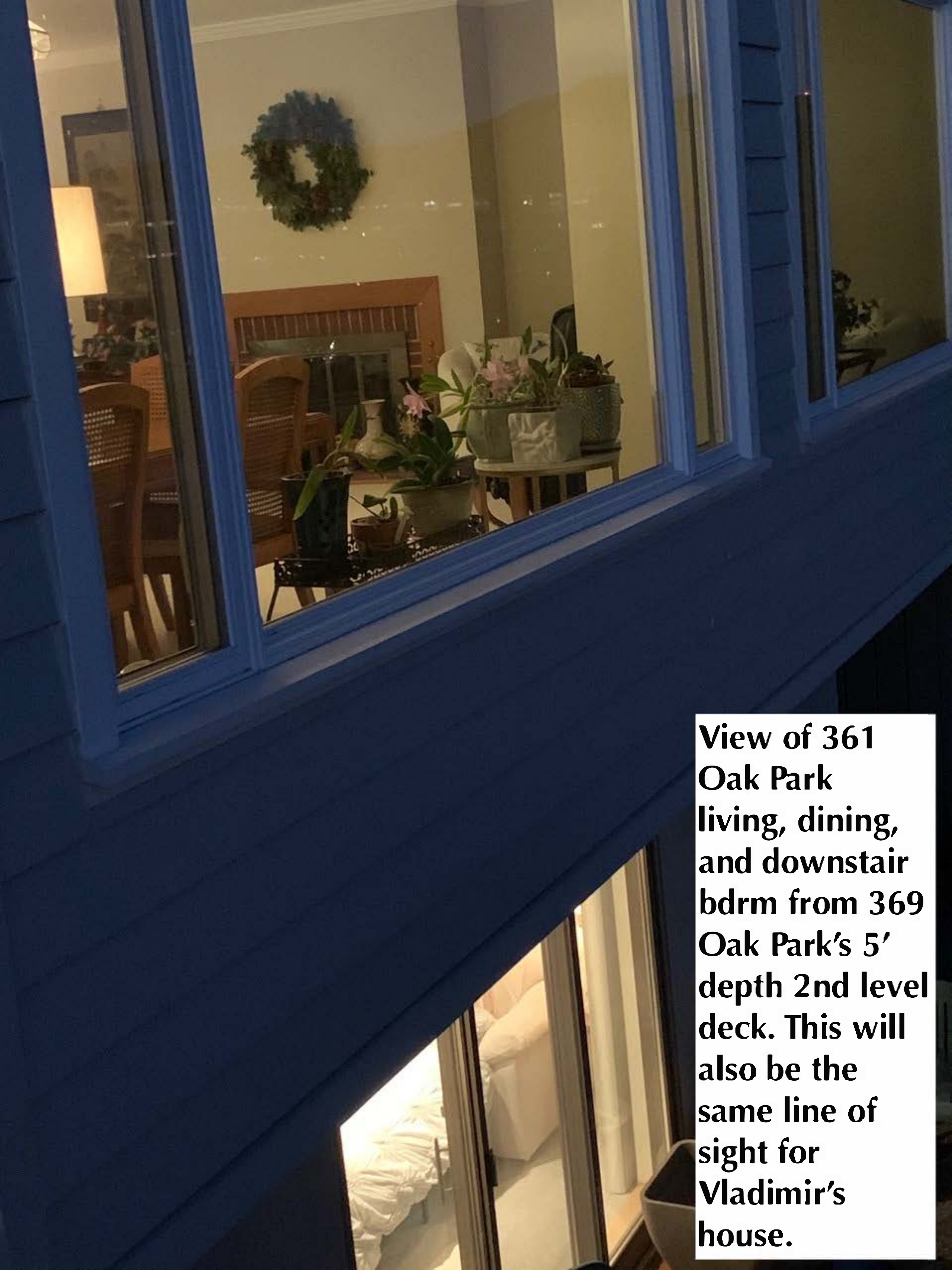
**Retaining wall
along back slope -
355 Oak Park.**



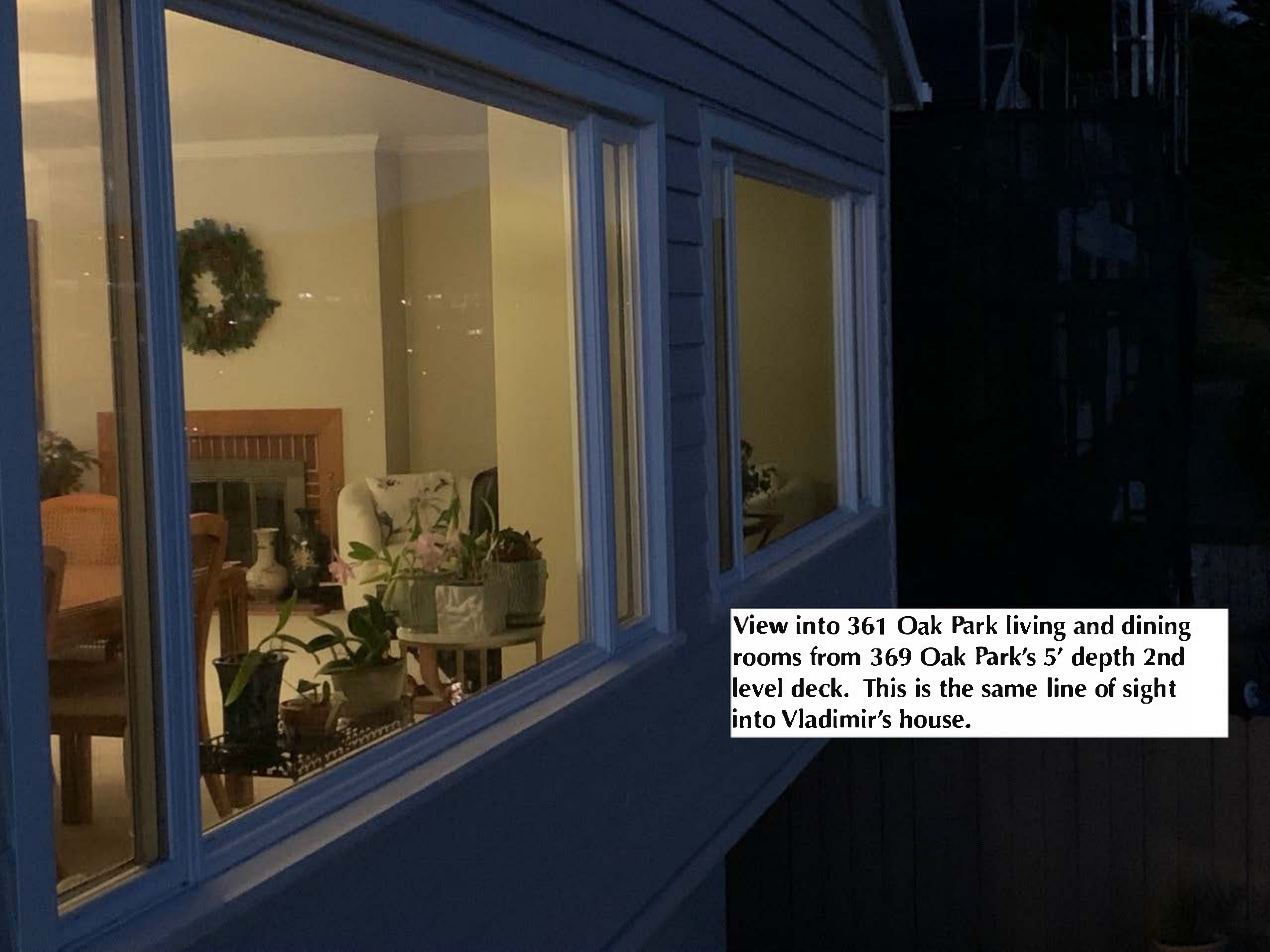
View of 361 Oak Park living and dining rooms from 369 Oak Park's 5' depth 2nd level deck. This is the same line of sight into Vladimir's house.



View of 361 Oak Park living, dining, and downstairs bdrm from 369 Oak Park's 5' depth 2nd level deck. This will be the same line of sight into Vladimir's house.



**View of 361
Oak Park
living, dining,
and downstairs
bdrm from 369
Oak Park's 5'
depth 2nd level
deck. This will
also be the
same line of
sight for
Vladimir's
house.**



View into 361 Oak Park living and dining rooms from 369 Oak Park's 5' depth 2nd level deck. This is the same line of sight into Vladimir's house.

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

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EXHIBIT 2

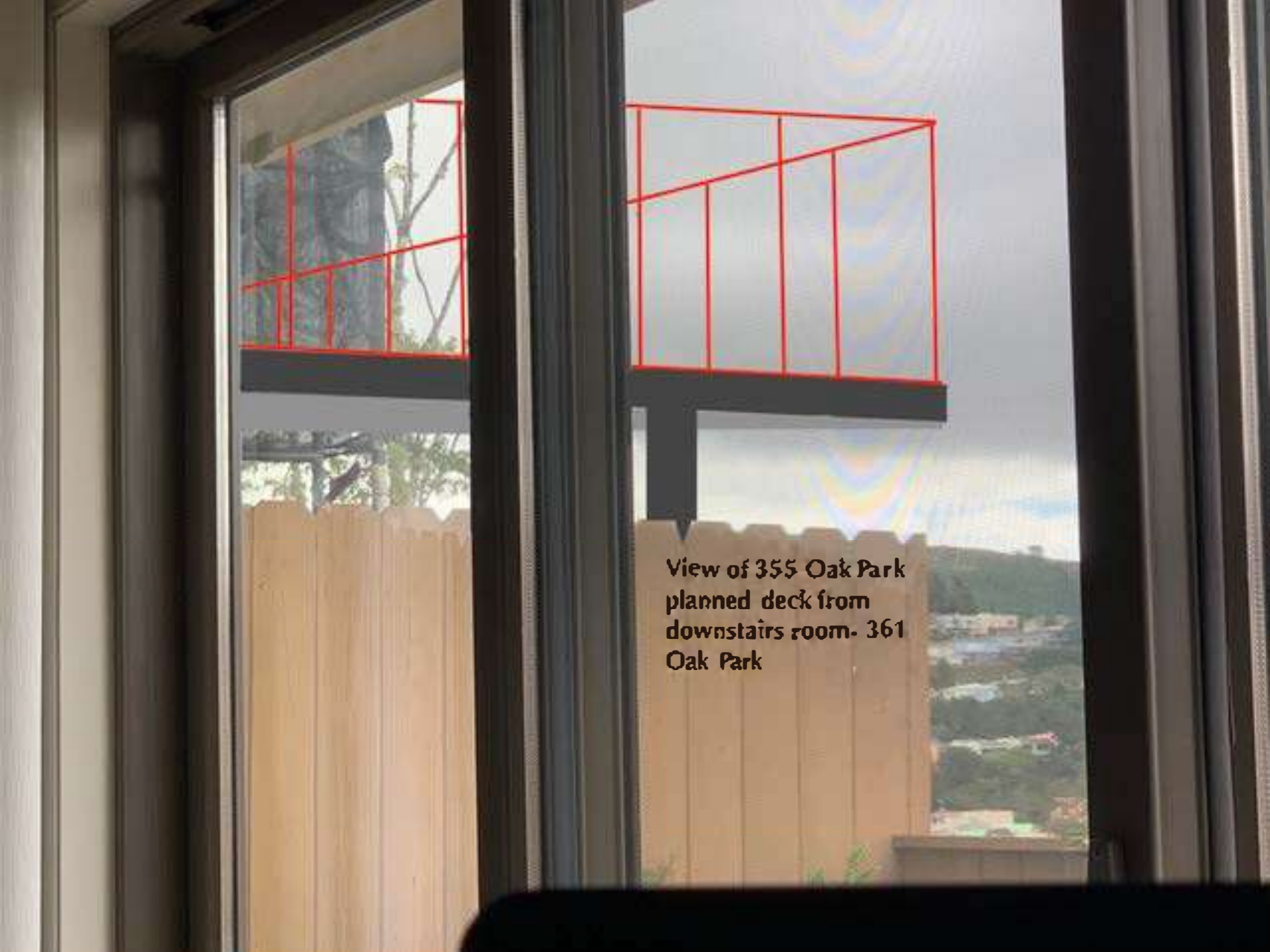
361 Oak Park-View from 355 deck will impact privacy to level 1 bedroom below as well as level 2 above. This will also impact 347 Oak Park the same way.

355 Oak Park - Deck



**View of 355
Oak Park
planned 10'
depth deck from
361 Oak Park .
Kay will lose
privacy in both
living and dining
rooms as well as
Vlad, who lives
on the other
side of 355 Oak
Park.**





**View of 355 Oak Park
planned deck from
downstairs room- 361
Oak Park**

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601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

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EXHIBIT 3



Line of sight from new deck



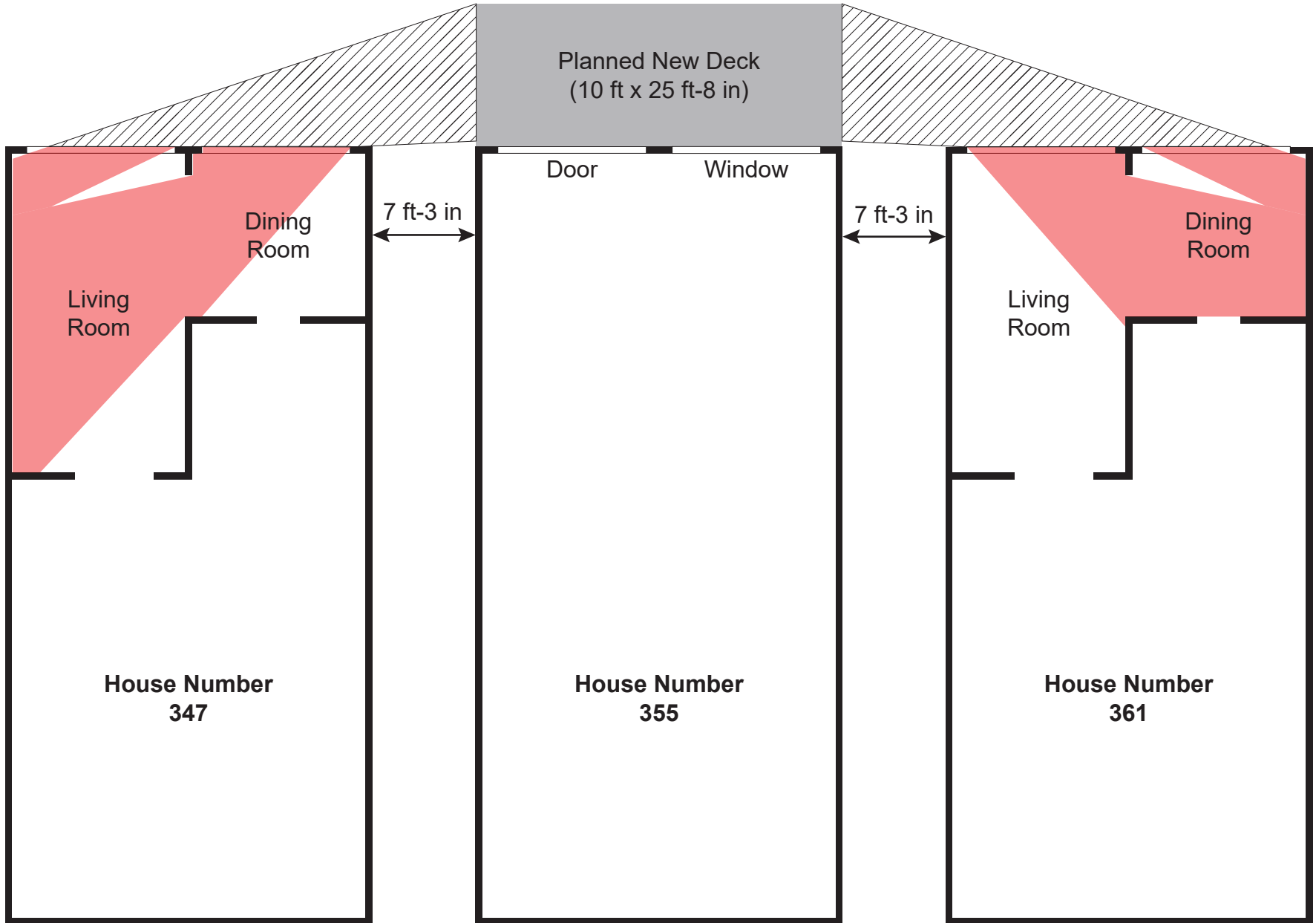
Privacy impacted to adjoining houses

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Scale: 1 in = 10 ft

Level 2



Oak Park Dr

1 RYAN J. PATTERSON (SBN 277971)
2 LAURA F. STRAZZO (SBN 312593)
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8 Attorneys for Appellants,
9 Vladimir Yafasov and Keiko (Kay) Tsuyuki

10 **SAN FRANCISCO BOARD OF APPEALS**

11 VLADIMIR YAFASOV and KEIKO (KAY)
12 TSUYUKI

13 Appellant,

14 vs.

15 CITY AND COUNTY OF SAN FRANCISCO
16 and SAN FRANCISCO DEPARTMENT OF
17 BUILDING INSPECTION,

18 Respondents.

19 MATT BAILEY and CINDY CHEN,

20 Permit Holders.

Appeal No.: 21-101

**DECLARATION OF MICHAEL
GARAVAGLIA IN SUPPORT OF
APPELLANTS' BRIEF**

BPA No.: 202110140495

Subject Address: 355 Oak Park Drive

Hearing Date: December 15, 2021

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I, Michael Garavaglia, declare as follows:

1. I am the principal of Garavaglia Architecture, Inc. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

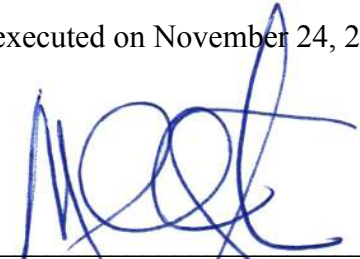
2. I am a preservation architect, licensed to practice in the State of California.

3. I have been asked by the owners of the two directly adjacent properties of the project (361 and 347 Oak Park Drive), to provide analysis and recommendations regarding the impacts created by the proposed deck addition.

4. Attached hereto as **Exhibit A** is a true and correct copy of my report regarding 355 Oak Park Drive, and the contents of the report are true and correct.

5. I also reviewed the site plan (attached as page three to **Exhibit A**) and determined that it accurately depicts the privacy impacts from the proposed deck at 355 Oak Park Drive.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on November 24, 2021.



Michael Garavaglia

FAX SIGNATURE

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

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EXHIBIT A



582 MARKET ST. SUITE 1800
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24 November 2021

Mr. Darryl Honda
President, San Francisco Board of Appeals
49 South Van Ness, Suite 1475 (14th Floor)
San Francisco, CA 94103

RE: Appeal No. 21-101
Exhibit "A"

Dear President Honda,

This appeal is for the project located at 355 Oak Park Drive - specifically for the proposed rear yard deck. Garavaglia Architecture, Inc. has been asked by the owners of the two directly adjacent properties of the project (361 and 347 Oak Park Drive), to provide analysis and recommendations regarding the impacts created by the proposed deck addition.

Rear walls of the homes on Oak Park Drive are all aligned and the homes are on the same level. This creates a condition that all property owners will create privacy issues with deck additions that are not carefully designed. Rear deck additions on Oak Park Drive are generally not present - when they do occur they are very shallow. (See the photo on page 2). The proposed deck maximizes the deck area while avoiding neighborhood notification and Section 311 review. To avoid the notification process decks must not be more than 10' above grade and cannot require firewalls due to their location near property lines. We were not able to gain access to the permit documents as they were with the DBI Records vendor for digitizing. We were not able to assess how the sides of the deck were located as they relate to the property line and what, if any, fire rating of the walls was required by the building plan review.

The proposed deck construction for the project creates impacts to the adjacent neighbor's privacy. Anyone standing on the proposed deck will easily be able to look into the adjacent homes' interior spaces facing onto the rear yards. The attached plan on page 3 shows the view angle from the deck and how easy it is to see into the interior private spaces of the neighbors.



We recommend that the deck be pulled at least 5 feet back from the side property lines, and that the deck be no deeper than 5 feet to improve privacy for both neighbors. Under no circumstance should the project design require any firewall requirement at the sides of the deck or the project must go through a formal neighborhood notification.


Sincerely,

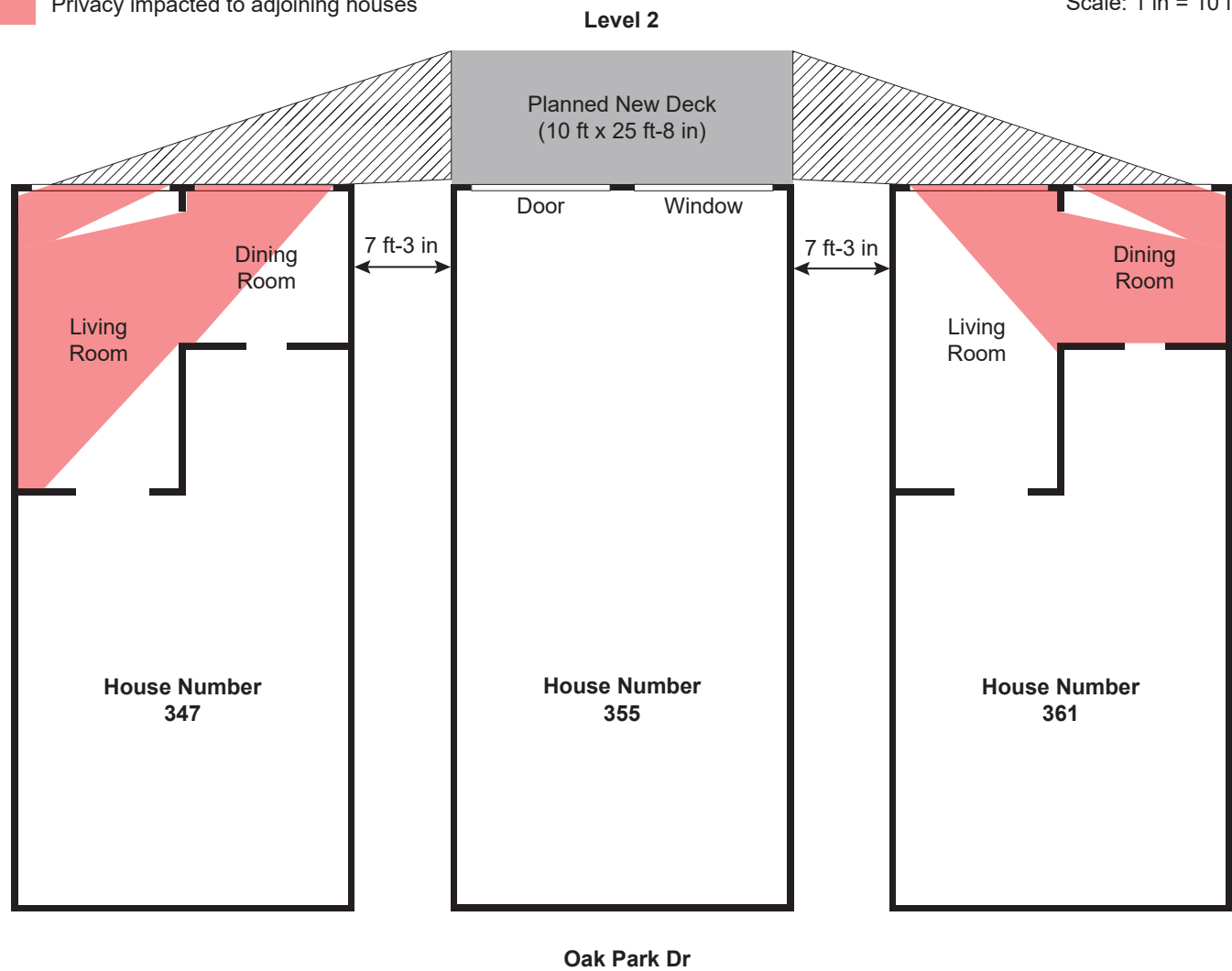
Michael Garavaglia, A.I.A., LEED AP BD+C
President, Garavaglia Architecture, Inc. C14833

Innovating Tradition



-  Line of sight from new deck
-  Privacy impacted to adjoining houses

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 Scale: 1 in = 10 ft



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Matt Bailey & Cindy Chen
355 Oak Park Drive
San Francisco, CA 94131

Darryl Honda, President
San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103

Dear President Honda and Members of the Board:

We are Matt Bailey and Cindy Chen, the owners of 355 Oak Park Drive. We have been married a little over 3 years and we have a one-year-old daughter. Shortly after we married, we purchased our home together in April 2019. The two-bedroom house in Forest Knolls was in mostly original condition since it was first constructed in 1959, and so we decided to renovate the interior before moving in to conform to modern living standards.

Matt is an experienced, licensed general contractor in the City and submitted permit application #201912270803 to remodel the main level kitchen and bathrooms in December 2019. Due to COVID closures, that permit was not issued until June 2020. Following the birth of our daughter during the pandemic, we decided to also remodel the downstairs to add a master suite and install a deck off the main level living area in order to accommodate our growing family. The permit before the Board #202110140495 is for that work, and was applied for on October 14 and issued on October 22, 2021. This appeal has caused a great deal of hardship on our young family, as we are presently living in an apartment in the inner Richmond neighborhood and are concurrently paying rent and a mortgage until the renovation of our home is completed.

The Proposed Deck Size is Modest and Similar to Those in the Neighborhood

The appellants' primary claim is that "*the deck would create significant privacy*

impacts.” The San Francisco Residential Design Guidelines, which appellants reference, allow for modifications in situations which may impact privacy, but recommends incorporating landscaping, privacy screens and other measures to abate those alleged privacy concerns. *[See, San Francisco Residential Design Guidelines (December 2003), p. 17.]* The RDG’s do not call for reducing the footprint of a deck. What the appellants reference in their brief regarding reducing “*with the smallest possible overall dimensions*” is specifically referencing rooftop features, not decks. *[See, San Francisco Residential Design Guidelines (December 2003), p. 38.]* Our deck is entirely within the buildable area of our large lot, which is more than 140-feet deep. The size of our deck extends only 10-feet out from the rear of our existing structure off the main living area. That does not make this deck any larger than many decks in the neighborhood, or even on our street on Oak Park Drive. Below are photos of various large decks in our neighborhood:



(Photos taken by Cindy Chen, November 2021; there are many large decks built deeper than 10-feet deep in the Forest Knolls neighborhood; the ones pictured above are on Christopher Drive and Crestmont Drive respectively, both neighboring streets of Oak Park Drive)

The Planning Code actually allows for much more than what we plan to construct at the rear of our property. Specifically, Section 136(c)(25) provides that a deck may be placed in the required rear yard to a depth of 12-feet. Our proposal is only 10-feet and importantly, NOT in the required rear yard—it is within the buildable area of the lot. Therefore, this deck is absolutely 100% code compliant. *[Exhibit A - architectural designer Joshua Yoches planning code compliance]* In fact, under the Planning Code, due to the RH-1(D) zoning, we could potentially extend the structure itself (not just a deck) some 30-feet deeper into the rear yard and THEN add a deck to the building extension. Numerous decks larger than our planned deck have been permitted in the Forest Knolls neighborhood at a much greater depth than what we propose:



(Photos taken by Matt Bailey, November 2021; there are six 2nd story decks lined house after house, measuring 12-feet deep located on Warren Drive, which is directly below Oak Park Drive)

There is a deck just down the street at 229 Oak Park Drive, which measures 14-feet deep:

[Exhibit B - neighbor and owner of 229 Oak Park Drive Michael Boyle letter of support]



(Photos taken and provided by neighbor Michael Boyle of 229 Oak Park Drive)

Just a few houses away from us is 279 Oak Park Drive, with a deck clearly built much further out than 10-feet. All of these neighboring decks were permitted and passed inspections.



(Photo taken by Cindy Chen, November 2021 of a large deck at 279 Oak Park Drive)

Accordingly, the appellants' claim that "*there are no decks on the second level that are as deep*" is patently false. As seen from the numerous examples provided, our deck does NOT exceed the depth and size of all other decks within our own street as the appellants claim. The one example provided by the appellants at 369 Oak Park is just one example but does not represent an accurate depiction of the various decks on Oak Park Drive, as well as numerous other much larger decks in the neighborhood.

The appellants' use of words in their brief such as “*unusually deep*” or “*large deck*” does not make it so; these words do not accurately describe a 10-foot deck. The size of our deck is perfectly reasonable. The reason we chose this size was to fit a table and chairs so that our small family may enjoy meals outside when the weather permits. In fact, the size we chose was just small enough to fit this purpose. ***[Exhibit C – interior designer Susan Burks deck size analysis]***

By mentioning that this smaller than average deck could host “*large parties and social gatherings,*” the appellants would like the Board to believe that this neighborhood attracts partygoers and that the residents in this home would host such gatherings. Nothing could be further from the truth. We are both in our 40's with a new baby and busy careers. In fact, the demographics of Forest Knolls reflect exactly who we are, and the type of residents who live here. ***[Exhibit D – realtor Cynthia Cummins neighborhood demographics]***

Forest Knolls is a neighborhood that is strongly family oriented and ideal to raise children in. With an elementary school and park within walking distance and children playing in the streets, it is a neighborhood that feels suburban in the City. Neighbors are open and receptive with each other, even sharing parts of their property with others to bring closeness and a sense of community in the second most densely populated city in the country. Forest Knolls is also known as a popular hiking spot, inviting the public to climb the green stairs that dot the neighborhood created from Mount Sutro Forest. As its name implies, the neighborhood is surrounded by nature and forest. ***[Exhibit E – photos along Oak Park Drive]***

The Forest Knolls neighborhood organization supports our deck proposal and other remodels to improve the neighborhood and make these dated homes suitable for modern living. ***[Exhibit F - President of the Forest Knolls neighborhood organization Kristine Zaback statement and letter of support]***

The Appellants' Privacy Claims are Unfounded and Made to Protect Views

Appellants' brief provides photos and renderings of how the deck would allegedly impact privacy. We can discern from those photos that some side views may be impacted, thus we believe that this appeal actually has little to do with alleged privacy concerns and more about views. Additionally, the photos clearly show that views will not be unreasonably impacted. Regardless, the San Francisco Residential Design Guidelines declares that: "*The General Plan, Planning Code and these Guidelines do not provide for protecting views from private property.*" [\[See, San Francisco Residential Design Guidelines \(December 2003\), p. 18.\]](#)

Appellants would also like the Board to believe that the homes are locked in next to each other and therefore a deck would impose significant privacy issues. The truth is that the numbers cited in the appeal are misleading and do not depict the situation accurately. The homes on Oak Park Drive are all completely detached, with side yards separated by more than 7-foot distance from one residence to another. [\(Google Earth image taken of 355 Oak Park Drive\):](#)



Having such substantial distance between buildings is atypical in San Francisco as a whole, with many neighborhoods having very little clearance and space between buildings. The homes in Forest Knolls in contrast have large side yards and plenty of room between buildings, which reduce any potential privacy impacts that may result from new additions, including the new deck we propose. The design is modest and reasonable and well within the character of the neighborhood, and at a scale that is mirrored in the homes around us.

As noted by the appellants, the closest point from our proposed deck to the outside edge of the appellants' closest window is 9-10 feet. Privacy from lower floor bedrooms will not be impacted at all, and the impacts to privacy to the main living areas of the adjacent homes will be minimal as shown in the photos below.



(photos taken by Matt Bailey, December 2021 on deck level scaffolding from 355 Oak Park Drive showing closest viewing angles from proposed deck to both appellants' windows)

Although there will be some visual impacts from the proposed deck, the orientation of the deck to neighboring homes are at a very sharp angle. From that angle, the only view that may be seen is the side of the appellants' windows, with an addition of a strong glare and reflection from those windows, which face west and south.

Appellants also claim that standing at the furthest point of the deck would provide an even wider viewing angle. However, from that angle with a distance of more than 14 feet, that much distance would give even less detail and clarity. Appellants' claim that privacy is a major concern when there is a considerable distance between the homes is not credible. Appellants' alleged "compromise" of reducing the deck size by more than half would force the subjects on the deck closer to the appellants' windows, not further away as preferred for alleged privacy concerns. Moreover, as the views are directly south of all the residences on our street, anyone standing on the deck would be looking out into the distance towards the views rather than looking back into any neighbors' homes.

The Proposed Deck is in Fact Less than 10 feet Above Grade

We disagree with the appellants' claim that "*the permit was issued in error because the deck is more than 10 feet above the natural grade.*" Appellants do not cite anything other than their own opinion and assumptions about how the height of the deck from grade should be measured. Planning Code Section 102.12 specifically "*requires heights to be measured from existing grade.*" This is confirmed elsewhere in the Planning Code at Section 260(a)(1)(c) which states that the starting point for measuring the height of a building is "*The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block.*" When the subdivision was originally built, the entire block was graded.

Since the grade around these structures was established when the subdivision was constructed in the 1950's, there is no way to determine what the original grade(s) may have been. As shown in the historical photo below, grading and retaining walls were put in place throughout the neighborhood to hold back the dirt and to support the structures and streets.



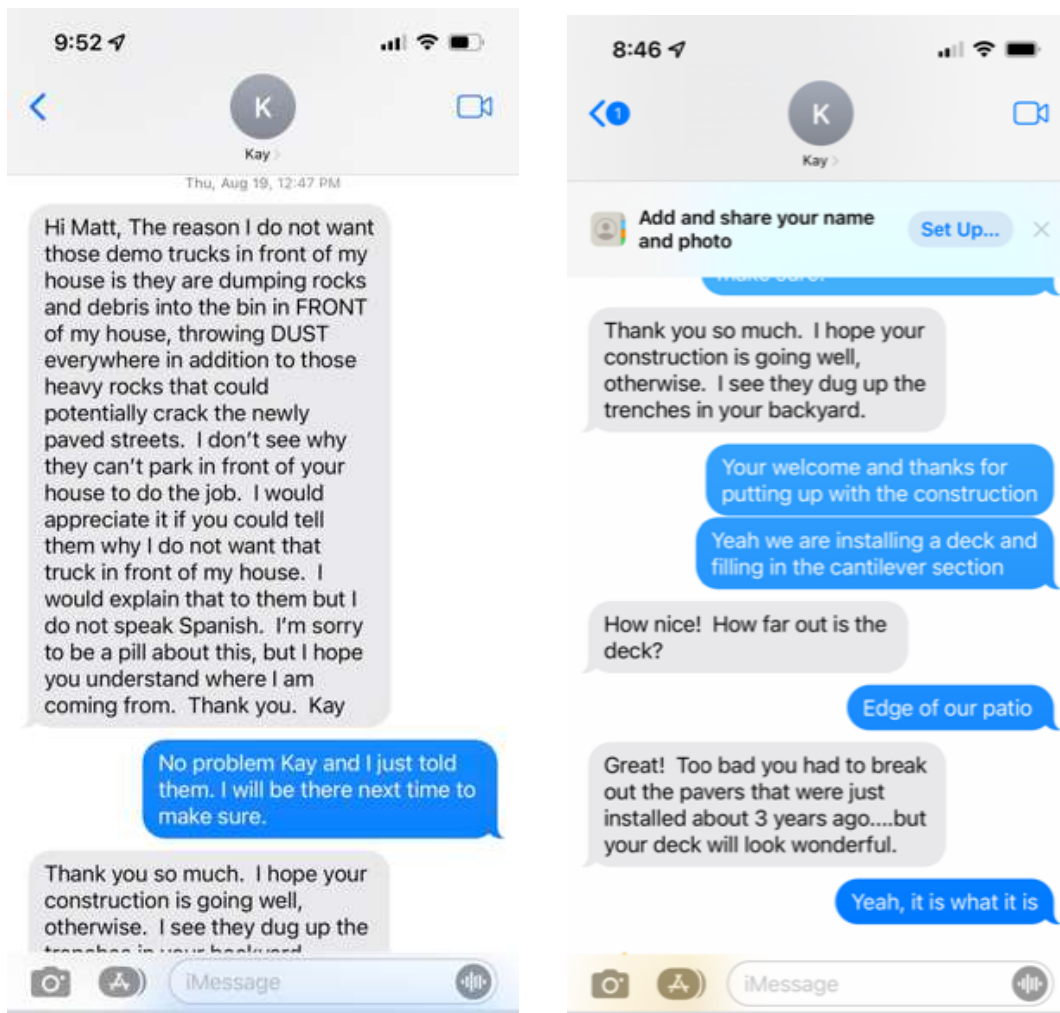
(Photo of the extensive grading and shoring undertaken for a new development to become the Midtown Terrace / Forest Knolls neighborhoods taken on April 13, 1953.

Credit San Francisco History Center, San Francisco Public Library)

To infer that a retaining wall is used to allow property owners to fill in dirt in order to escape a neighborhood review is ludicrous. We are not changing the grade at any portion of the property, and there is no evidence that the retaining wall placed by predecessors raised the grade. Without any measurements or any evidence, appellants' assertion that the height of the deck exceeds 10-feet above a natural grade is unsupported and nonsense. The deck's height measurement from the existing grade was done properly and has been determined at under 9 feet above grade as reflected in the approved plans. **[Exhibit G – photo of height measurement]**

Appellant was Informed About the Deck and Approved of it

Appellant was informed twice of the plan to install a deck months ahead and before the permit application was submitted. After the first verbal notification through Cindy, another discussion via text about the depth of the deck was brought up, in which Matt clearly informed appellant that the deck would extend to the “*edge of the patio.*” In response Appellant stated that she thought the deck was a “*great*” idea and did not express any objections to the proposal. We thought we did the right thing and were careful to fully inform the appellant of our plans before submitting the permit application. Below is the text exchange with Appellant expressly informing her not only of the plan to build the deck, but also telling her how far it would extend.



(Screenshot of texts exchanged between Matt Bailey and Appellant regarding the deck plans)

Appellant now states that she was under the impression that the deck was to be built on the ground floor. We cannot understand where the miscommunication occurred. She asked how far out the new deck would be built and was clearly informed that it would be going as far out as the patio. If we had been discussing the existing patio, we would have simply told her that we were replacing the existing patio and not “*installing a deck.*”

Appellants Were Unwilling to Consider Anything Other than a Small Balcony

The appellants’ claim that we were the ones “*unwilling to compromise*” is not true. Appellant stated on several occasions that she made her other adjacent neighbor at 369 Oak Park Drive comply with her demands to shorten the depth of their deck to 5-feet and reduce it down to a balcony. She stated this to inform us of what she expected for our deck. However, she has complained on at least three separate occasions to us about how she still deeply resents the neighbor’s scaled-down deck. The fact is that the appellant would be dissatisfied with any size deck we build. Appellants repeatedly presented us with only two unrelenting options- to either scale back our deck to half its size at 5-feet, or to not build one at all. The latter of which she repeatedly stated was her first preference. She made that ultimatum clear on each and every occasion we met with her to discuss the issue; all other suggestions were strongly dismissed.

We initiated every meeting with the appellants and were more than willing to discuss the matter and figure out a compromise but were repeatedly met with unsuitable options. **[Exhibit H - screenshots of texts between Matt Bailey and appellants]** The reason we are before the Board is because after several attempts of trying to reason with an uncompromising, inflexible individual, we realized that it was impossible to come to an amenable solution for all parties.

Conclusion

The purpose of moving to Forest Knolls is to raise our family here. We intend to be in our home for the long haul. Despite this unfortunate situation with our adjacent neighbors, in this process we have met scores of other neighbors who have expressed their support of us and our reasonably sized deck. **[Exhibit I – Forest Knolls neighborhood petition in support of Matt Bailey and Cindy Chen’s Deck Permit #202110140495]**

In fact, there are many more neighbors in Forest Knolls who have shown us kindness, support, and a sense of community. The Forest Knolls neighborhood organization also agrees with our deck plans and supports the renovation efforts at our home and elsewhere in the neighborhood. We very much look forward to enjoying family meals on the deck, and a depth of 10-feet would enable us to have a table and chairs to do so. If the appellants are open to compromise, we would be willing to consider incorporating landscaping or other privacy screens to assuage their alleged privacy concerns. Planting tall trees to both sides of our property lines would also help blend into the natural forest environment of the neighborhood.

In summary, the appellants have submitted misleading information to try to sway the Board’s decision, but we have performed adequate research to present what the situation actually looks like. We have shown that our proposal is code-compliant and does not present any unreasonable impacts. We have also garnered community support to show that our deck is of a reasonable size and that the appellants’ claims lack validity and truth. We respectfully ask the Board to affirm our permit approval and remove this suspension so that we may proceed with our building plans and finally move into our home.

Sincerely,

Matt Bailey & Cindy Chen

EXHIBIT A



To: Mr. Darryl Honda
President, San Francisco Board of Appeals
49 South Van Ness, Suite 1475 (14th Floor)
San Francisco, CA 94103

RE: Appeal No. 21-101
Permit Application Number: 202110140495

December 1, 2021

Dear President Honda,

Thank you for taking the time to read our letter of support for the project at 355 Oak Park Drive. My name is Joshua Yoches and I am the Principal at JDY Design Studio. We were hired by the property owners to design and develop the permit documents for their deck.

I attest to the thorough process the project went through in its development. Please consider the many ways the project has gone above and beyond to satisfy all relevant Planning and Building codes, integrate the guidelines and design principles set forth in the Residential Design Guidelines, mitigate impacts on the neighbor’s privacy, and keep the deck size in scale with the various decks in the surrounding neighborhood.

The project proposes a 10-foot depth deck. All proposed work is well within the allowable building area of the lot. The project does not propose any work within the required rear yard setback. In no way does the project maximize its potential footprint, but rather the deck is set back from the required rear yard setback by 9 feet.

Appellants’ architect appears to be applying Planning Code section 136(c)(25) to this project.

Section 136(c)(25) applies to obstructions within the required rear yard setback, which this project does not propose. The client’s proposed deck is supported by posts, less than 10 feet above grade, and within the “buildable area” of their lot. Furthermore, appellant’s Architect has suggested applying 5-foot setbacks, similar to [figure 2] on page 2 of this letter. This is an incorrect translation of the project, as the proposed deck will be located directly above ground level and not above 2-stories. If Planning Section 136(c)(25) is applied to the client’s proposed deck, [figure 1] illustrates a code compliant project like the client’s deck. The only difference being the example used in [figure 1], shows a 12’ foot maximum extension into the required rear yard, whereas the client’s project is only proposing a 10’ depth into the allowable building area of their lot.

EXHIBIT A

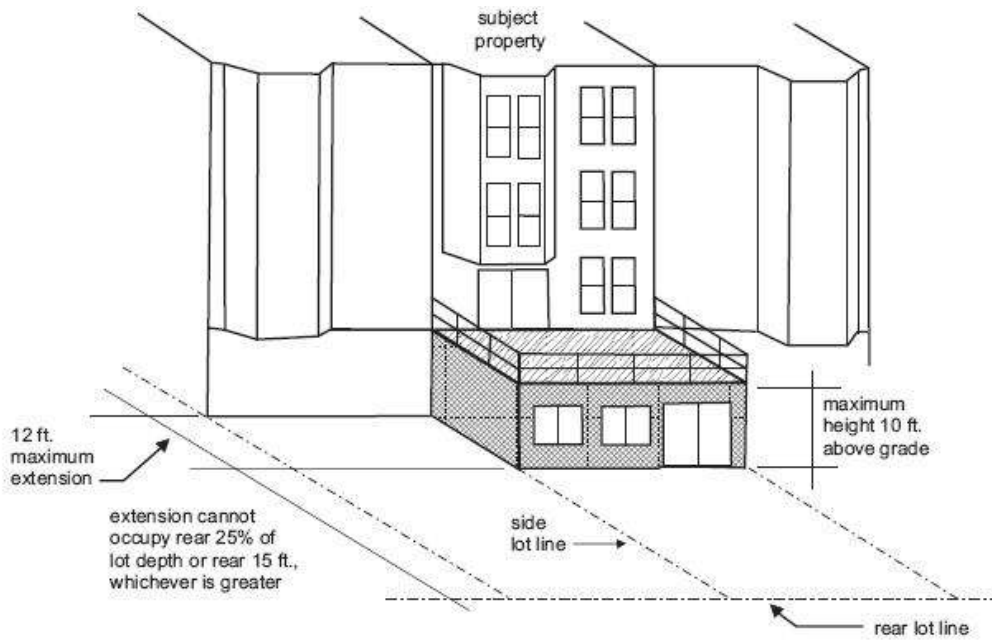


FIGURE 1.

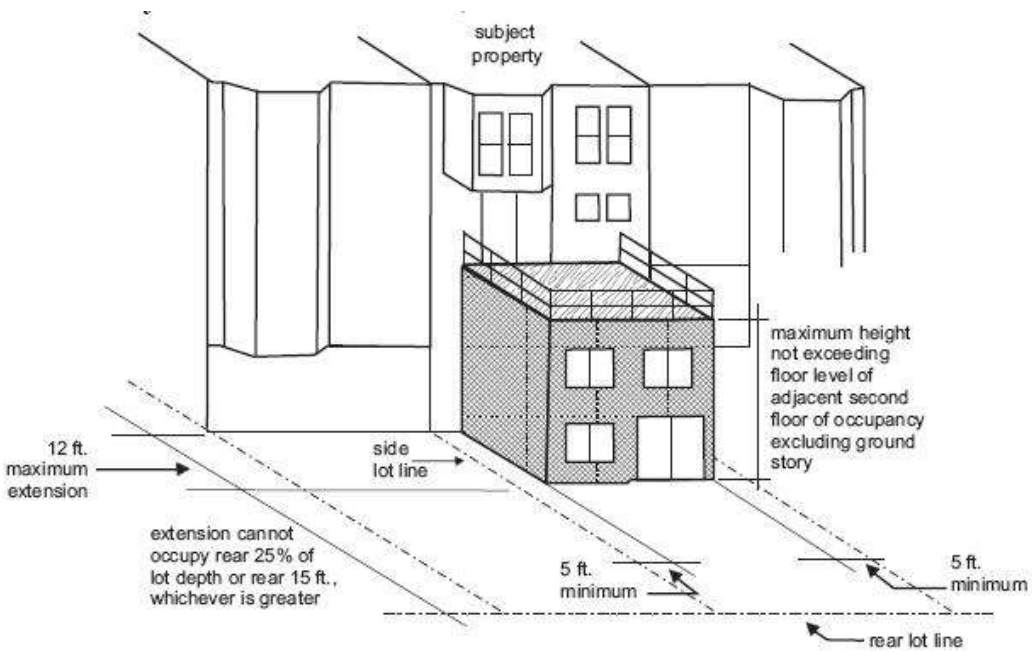


FIGURE 2.

EXHIBIT A

J D Y D S
J D Y DESIGN STUDIO
655 14TH AVENUE
SAN FRANCISCO, CA 94118

The project proposes a very modestly sized deck that is much less than it could potentially be. Consider the small 10-foot deck in comparison with a potentially much larger, maximized deck of +/- 480 sq. ft.

We recommend no additional changes to the project. We ask you to dismiss this appeal and allow the project to proceed with no further delays. Thank you.

Yours truly,

Joshua Yoches

Principal, JDY Design Studio



JDY Design Studio

JDYDesign.Studio

655 14th Avenue, SF, CA

josh@jdydesign.studio

831-239-0990

EXHIBIT B

12/5/2021

Darryl Honda, President
San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103

To the Board of Appeals,

Hi, my name is Michael Boyle and I have been the owner of 229 Oak Park Drive since 2010. My home is on the same block as the parties involved in this appeal. I have been asked by Matt Bailey and Cindy Chen to provide my opinion and insight as a neighbor who is the owner of a deck measuring 14-feet in depth.

I built my second floor deck in 2016 with an over-the-counter (OTC) permit and all required inspections were passed and signed off. As part of building my deck, I installed a retaining wall to fulfill engineering requirements to protect the structural integrity of the deck and property. I've inserted a couple pictures below of my deck.

My family and I enjoy our deck very much and go outside to relax, grill and have meals. The use of our deck has not been to host loud parties or large social gatherings. This residential, almost suburban-like neighborhood does not reflect that type of lifestyle.

In my opinion, I don't see any issue with neighbors enhancing their home with main living level decks and feel they're in-line with the feel of the neighborhood allowing a better mix of indoor and outdoor living.

Therefore, I support Matt Bailey and Cindy Chen in their efforts to build a deck that is 10-feet in depth in the rear yard of their property. I believe the size of their deck is more than reasonable and the alleged privacy issue can be easily resolved with curtains or other privacy blocking measures such as landscaping.

If there are any further questions, I would be glad to elaborate and speak out in support of my neighbors Matt and Cindy. Thank you for your attention.

Sincerely,

A handwritten signature in black ink that reads "Michael Boyle". The signature is written in a cursive, flowing style.

Michael Boyle

EXHIBIT B

229 Oak Park Drive

(612) 845-4546

mikeboyle75@gmail.com



EXHIBIT C

INSITE PROJECTS

RE: PROPERTY OWNED BY – CINDY CHEN + MATT BAILEY

Attn: Darryl Honda, President

San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103

Dear Mr. Honda,

My name is Susan Burks and I have had a design practice in the SF Bay Area and throughout California for over 20 years. I provide consulting and design services to clients who are in the process of remodeling or rebuilding. My expertise includes helping them create spaces within and around their homes that can foster comfort, safety, beauty and efficiency.

I have been asked by Matt Bailey and Cindy Chen to provide my knowledge and analysis of deck space as it specifically pertains to the size of the deck they have been permitted to build on their property. Given that the proposed deck is completely detached from their neighbors and they have a generous setback to build on, I believe that the deck size they have chosen for outdoor dining is on the conservative side.

To make this determination, I consider the table size needed (in this case for a group of at least four) how far the chairs will have to pull out to accommodate people sitting at the table and what space is needed to make sure there is ample room to move around behind the chairs. This is particularly important given that on one side is the deck railing making safety a key issue.

I generally advise clients who want to create a small deck for outdoor dining to plan on a deck that is at least 12' deep. Industry guidelines recommend between 300-400 square feet. In Matt and Cindy's case their proposed deck is considerably smaller.

Matt and Cindy have let me know that there is an appellant to their permit asking them to scale the deck down to five feet in depth and ten feet less in total width. This size is not at all sufficient for outdoor dining and would not only limit them to space for chairs only but would eliminate the possibility of having a barbeque on the deck as well.

INSITE PROJECTS • 38 MILLER AVE, MILL VALLEY CA. 94941 • 415 944 0334

EXHIBIT C

INSITE PROJECTS

I live in the Berkeley Hills in an older mid-century modern home and my deck dining area is 10' deep. I have included photos using a friend as our subject to give you an idea of just how close a normal dining table with a seated diner comes to the edges of that space. As you can see this is the absolute smallest you could build to accommodate a 4-seat dining table, either square or circular, with limited space for walking behind those who are seated.

I hope that my personal example and professional analysis provided here will help explain how reasonable the size of Matt and Cindy's deck is. Please let me know if further clarification may be needed and I would be happy to oblige.

Sincerely,



Susan Burks

InSite Projects



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EXHIBIT C

INSITE PROJECTS



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EXHIBIT D



Cynthia Cummins
Kindred SF Homes
580 4th Street
San Francisco, CA 94107

December 6, 2021

Darryl Honda, President
San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103

Dear Board of Appeals,

My name is Cynthia Cummins and I am a licensed Realtor and owner of Kindred SF Homes. I represented the previous, longtime owners of 355 Oak Park Drive and sold the home to Matt Bailey and Cindy Chen in April 2019.

I have been asked by Matt and Cindy to provide my insight and knowledge as a Realtor experienced with selling homes in the Forest Knolls neighborhood. I also have intimate knowledge of the property at 355 Oak Park and have a strong understanding of the demographics of the neighborhood.

Forest Knolls is very different from much of San Francisco (the second most dense metropolitan city in the U.S). In Forest Knolls you'd never know you were in the middle of a city. It has huge lots, with the homes completely detached from each other. It's an ideal "suburban / urban" setting. It feels more like the woods of Marin County than the streets of San Francisco. It's especially attractive to people who wish to raise children, or enjoy a quiet and peaceful, home-centered life away from the commotion of town. It calls to folks who want to "bring the outdoors in." In Forest Knolls, the natural world – trees, sky, the fog rolling in and out – lives alongside its inhabitants.

EXHIBIT D



When this property came to market, it was labeled immediately as a “hot home” on Redfin. A hot home is typically identified after it receives a lot of attention in a short period of time and is likely to sell quickly with multiple offers. (Indeed, we received 8 offers on the property.) That’s because of the incredible, breathtaking views of Mount Davidson, the rolling hills and the sky. In fact, Matt and Cindy showed up at every open house to take in the views and to imagine themselves living in this home.

It makes perfect sense that they want to build a deck to enjoy the peaceful, quiet nature right outside the window. As in other desirable neighborhoods in San Francisco, the homes in Forest Knolls that incorporate outdoors with indoors are the most highly prized. The ability to sit outdoors and peacefully sip a cup of morning coffee with ease translates into greatly increased property value. It’s also the sort of quiet enjoyment that makes life worth living.

I hope that my insight helps to give an understanding of this neighborhood and what Matt and Cindy’s intentions are. If I can be of further service I would be glad to help.

Sincerely,

Cynthia Cummins

Cynthia Cummins

Kindred SF Homes

EXHIBIT E

(All photos taken by Cindy Chen, November and December 2021 of Oak Park Drive; many neighbors on the street above, Christopher Drive, share their family-friendly yard creations with others in the community)



(Child playing in the “Snoopy” backyard of a private home on Christopher Drive open to the public and maintained by the homeowner, who is a former school teacher)

EXHIBIT E



(Hikers climbing the many green stairs that invite the public to explore Forest Knolls)



(Fort built by neighborhood children on private property along Oak Park Drive)

EXHIBIT F

FOREST KNOLLS

Forest Knolls Neighborhood Organization
P O Box 31387

San Francisco, CA 94131-0387

www.forestknolls.org

December 6, 2021

To: Board of Appeals
From: **Forest Knolls Neighborhood Organization**
Subject: Appeal No. 21-101: 355 Oak Park Drive

The Forest Knolls Neighborhood Organization is the neighborhood association which represents the interests of the homeowners and residents of the Forest Knolls neighborhood. We have been in existence ever since the neighborhood was developed by Standard Builders in the early 1960's. Our motto is: serving and improving the FOREST KNOLLS neighborhood for the future. We focus our efforts on a number of issues, among them emergency preparedness, recreation and parks, schools, traffic/parking, zoning/land use, public safety, and Neighborhood Watch. When appropriate from time to time we express our concerns with appropriate city officials, including the Mayor, the Board of Supervisors, and the various boards and commissions in the City and County of San Francisco.

The Forest Knolls Neighborhood Organization is a member of the Coalition of San Francisco Neighborhoods as well as the West of Twin Peaks Central Council.

We fight for neighborhood services, and most recently fought to regain bus service of the MUNI 36 Teresita route through Forest Knolls, something that was discontinued for eighteen months during the height of the pandemic.

We have for many years received and reviewed all City Planning permit applications sought for both new construction and remodeling work to be done here in Forest Knolls, as well as in the surrounding areas.

We have always encouraged owners and residents to improve these homes, all of which are very similar in design and construction, and are all now approximately 60 years old.

Over the years many of these homes have been extensively remodeled, and many reconfigured to meet the changing needs of families in the twenty-first century. We see kitchen remodels, bathroom remodels, reconfigured floor plans, new downstairs ground level construction of bedrooms, master bedroom suites, family rooms, rear decks on both main and lower levels, and even lately new downstairs second living units permitted by recent changes in zoning and planning codes.

To date we cannot recall ever opposing a permit sought to remodel or reconstruct a home in Forest Knolls.

Which bring us to the Appeal No. 21-101 referenced above.

The Forest Knolls Neighborhood Organization supports the issuance of the permit and denial of the appeal.

EXHIBIT F

FOREST KNOLLS

Forest Knolls Neighborhood Organization
P O Box 31387

San Francisco, CA 94131-0387

www.forestknolls.org

As these sixty year old homes have changed hands and young families have moved into the neighborhood, they come with the excitement that only a new generation can provide. We now have lots of school age children, as well as an explosion of new babies and infants appearing in the arms of parents on most every block. They all seek maximum function and utility to these structures.

Many of these families have made substantial changes to the floor plans of their Forest Knolls homes, and often chosen to add rear decks to their houses – both on the upper main living floor as well as some on the ground floor below behind the garage. We have always supported both deck options, and in fact encourage the addition of rear decks to these homes for optimal enjoyment of the living spaces at the discretion of the owners.

Kristine Zaback

for the **Forest Knolls Neighborhood Organization**

EXHIBIT G

(Photo taken by Cindy Chen, December 2021 of deck height measurement above grade)



EXHIBIT H

(Screenshots of texts taken from Matt Bailey’s cell phone exchanged between Matt Bailey and the appellants trying to set up meetings and to discuss the situation with them; these meetings were all initiated by Matt Bailey)

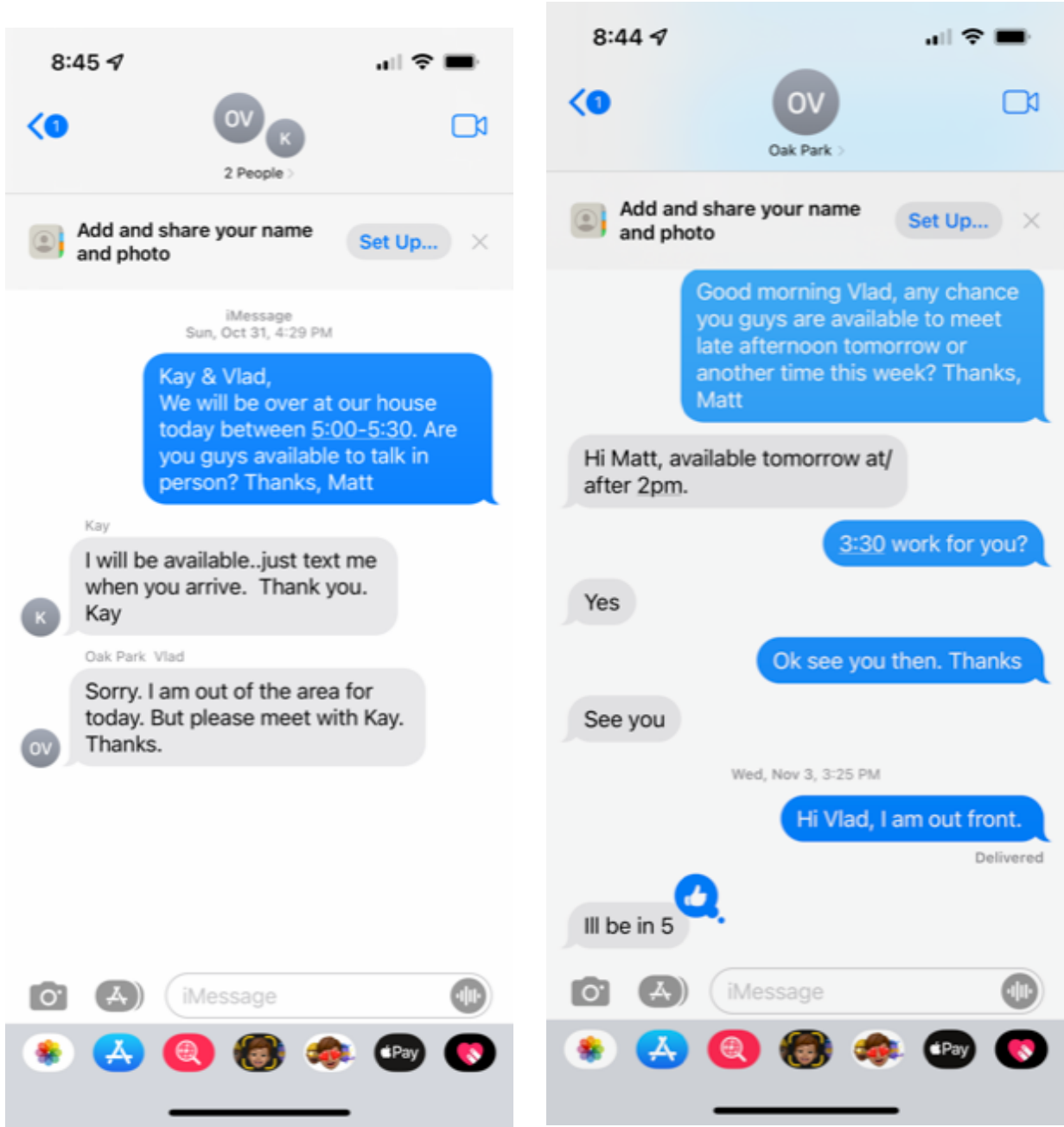


EXHIBIT I

(Signed petitions by Forest Knolls residents supporting our Permit #202110140495)

To the San Francisco Board of Appeals,

Appeal case # 21-101

I am a resident of Forest Knolls and support the issuance of Alteration Permit No. 2021/1014/0495 to applicants Matt Bailey and Cindy Chen:

Flora B Kupferman 12/8/21
Signature Date
Flora B Kupferman 149 Warren Drive
Neighbor Name Address

Shoshie Flagg 12/8/21
Signature Date
Shoshie Flagg 149 Warren Dr.
Neighbor Name Address

Adam Flagg 12/8/21
Signature Date
Adam Flagg 149 Warren Dr.
Neighbor Name Address

Glenn Mullin 12/08/21
Signature Date
Glenn Mullin 157 Warren Dr, SF
Neighbor Name Address

Stephan Malucchi 12/7/21
Signature Date
STEPHAN MALUCCHI 141 WARREN DR.
Neighbor Name Address

EXHIBIT I

(Signed petitions by Forest Knolls residents supporting our Permit #202110140495)

To the San Francisco Board of Appeals,

Appeal case # 21-101

I am a resident of Forest Knolls and support the issuance of Alteration Permit No. 2021/1014/0495 to applicants Matt Bailey and Cindy Chen:

Julianne Kichner Signature 12/7/21 Date
Julianne Kichner Neighbor Name 213 Warren Dr Address

Afshan Khan Signature 12/7/21 Date
Afshan Khan Neighbor Name 165 Warren Dr. Address

Michael Hsiao Signature 12/7/21 Date
Michael Hsiao Neighbor Name 133 Warren Dr. Address

Doreen Mack Signature 12/4/21 Date
Doreen Mack Neighbor Name 101 Warren Dr Address

Signature _____ Date

Neighbor Name _____ Address

EXHIBIT I

(Signed petitions by Forest Knolls residents supporting our Permit #202110140495)

To the San Francisco Board of Appeals,

Appeal case # 21-101

I am a resident of Forest Knolls and support the issuance of Alteration Permit No. 2021/1014/0495 to applicants Matt Bailey and Cindy Chen:

Lynne Silberstein
Signature
Lynne Silberstein
Neighbor Name

12-7-21
Date
267 Oak Park Drive
Address

Henry M. King
Signature
Henry M. King
Neighbor Name

12-7-21
Date
215 Oak Park Dr.
Address

Signature

Date

Neighbor Name

Address

Signature

Date

Neighbor Name

Address

Signature

Date

Neighbor Name

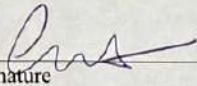
Address

EXHIBIT I

(Signed petitions by Forest Knolls residents supporting our Permit #202110140495)

To the San Francisco Board of Appeals, Appeal case # 21-101

I am a resident of Forest Knolls and support the issuance of Alteration Permit No. 2021/1014/0495 to applicants Matt Bailey and Cindy Chen:

 12/7/21
Signature Date

Alexandra Thurson 133 Warren Dr. SE, CA 94131
Neighbor Name Address

Signature Date

Neighbor Name Address

Signature Date

Neighbor Name Address

Signature Date

Neighbor Name Address

Signature Date

Neighbor Name Address



BUILDING PERMIT OCT. 11, 2021

PROJECT: 355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWING: DRAWN BY: JY
PRINT DATE: OCT. 5, 2021
SCALE:
TITLE: TITLE 24 REPORT

SHEET NUMBER: A0.1A

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Bailey, Matt Addition
355 Oak Park Drive
San Francisco, CA 94131

Project Designer:
JDY Design Studio
655 14th Avenue
San Francisco, CA 94118
831-239-0990

Report Prepared by:
Rick Rocklewitz
NRG Compliance, LP
PO Box 3777
Santa Rosa, California 95402
707-237-6957



Job Number:
1005202104

Date:
10/6/2021

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software - www.energysoft.com.

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Form RMS-1 Residential Measures Summary	14
Form MF-1R Mandatory Measures Summary	17

CERTIFICATE OF COMPLIANCE
Project Name: Residential Building
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2021-10-06T08:17:57-07:00
Input File Name: BaileyMattAddition.rbd19x
CF1R-PRF-01E (Page 1 of 11)

GENERAL INFORMATION			
01	Project Name	Residential Building	
02	Run Title	Title 24 Analysis	
03	Project Location	355 Oak Park Drive	
04	City	05	Standards Version
06	Zip code	07	Software Version
08	Climate Zone	09	Front Orientation (deg/ Cardinal)
10	Building Type	11	Number of Dwelling Units
12	Project Scope	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft²)	15	Number of Stories
16	Existing Cond. Floor Area (ft²)	17	Fenestration Average U-factor
18	Total Cond. Floor Area (ft²)	19	Glazing Percentage (%)
20	ADU Bedroom Count	21	ADU Conditioned Floor Area
22	Is Natural Gas Available?	Yes	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
Energy Use (KTDU/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	72.19	66.43	5.75	8
Space Cooling	7.6	7.15	0.45	5.9
IAQ Ventilation	0	0	0	0
Water Heating	45.27	45.27	0	0
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	125.06	118.85	6.21	5

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: Report Version: 2019.1.300
HERS Provider: Schema Version: rev 20200901
Report Generated: 2021-10-06 08:18:45

CERTIFICATE OF COMPLIANCE
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CF1R-PRF-01E (Page 3 of 11)

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
East Wall	First Floor	R-19 Wall	90	Left	35.7	0	90	none	New	n/a
South Wall	First Floor	R-19 Wall	180	Back	205.4	78.3	90	none	New	n/a
West Wall	First Floor	R-19 Wall	270	Right	108.5	0	90	none	New	n/a
East Wall 2	First Floor (Existing)	Default Wall Prior to 1971	90	Left	161.7	6	90	none	Existing	No
West Wall 2	First Floor (Existing)	Default Wall Prior to 1971	270	Right	112.6	0	90	none	Existing	No
East Wall 3	Second Floor	Default Wall Prior to 1971	90	Left	443.4	25.1	90	none	Existing	No
South Wall 2	Second Floor	Default Wall Prior to 1971	180	Back	252	134.5	90	none	Existing	No
West Wall 3	Second Floor	Default Wall Prior to 1971	270	Right	443.4	32.5	90	none	Existing	No
North Wall	Second Floor	Default Wall Prior to 1971	0	Front	252	47.3	90	none	Existing	No
Interior Surface Wall	First Floor>>Garage	R-19 Wall1	n/a	n/a	213.1	21	n/a		New	n/a
Interior Surface Wall 2	First Floor (Existing)>>First Floor	Default Wall Prior to 1971	n/a	n/a	5.3	0	n/a		Existing	No
Interior Surface Wall 3	First Floor (Existing)>>First Floor	Default Wall Prior to 1971	n/a	n/a	5.3	0	n/a		Existing	No
Roof (Slope 6.5/12) 2	Second Floor	Default Roof Prior to 1971	n/a	n/a	950.1	n/a	n/a		Existing	No
Roof (Slope 12/12)	Second Floor	Default Roof Prior to 1971	n/a	n/a	78	n/a	n/a		Existing	No
Raised Floor	Second Floor	Default Floor No Crawlspace	n/a	n/a	20	n/a	n/a		Existing	No

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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CF1R-PRF-01E (Page 2 of 11)

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
* New ductwork added is less than 40 ft. in length	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF7Rs and CF3Rs are required to be completed in the HERS Registry	
Building Level Verifications: * -- None --	
Cooling System Verifications: * -- None --	
Heating System Verifications: * -- None --	
HVAC Distribution System Verifications: * -- None --	
Domestic Hot Water System Verifications: * -- None --	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	1873	1	3	3	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
First Floor	Conditioned	HVAC System1	241	8	DHW Sys 1	N/A
First Floor (Existing)	Conditioned	HVAC System1	574	8	DHW Sys 1	N/A
Second Floor	Conditioned	HVAC System1	1058	9	DHW Sys 1	N/A

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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CF1R-PRF-01E (Page 4 of 11)

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Surface Floor	Second Floor	Default Floor No Crawlspace1	n/a	n/a	482	n/a	n/a		Existing	No
Interior Surface Floor 2	Second Floor	Default Floor No Crawlspace1	n/a	n/a	574	n/a	n/a		Existing	No
Interior Surface Floor 3	Second Floor	Default Floor No Crawlspace1	n/a	n/a	174	n/a	n/a		Existing	No
East Wall 4	Garage	R-0 Wall	90	Left	170.6	0	90	none	Existing	No
West Wall 4	Garage	R-0 Wall	270	Right	170.6	0	90	none	Existing	No
North Wall 2	Garage	R-0 Wall	0	Front	213.1	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof (Slope 6.5/12)	Second Floor	Default Roof Prior to 1971	0	Front	30	29.9	6.5	0.1	0.85	No	Existing	No	

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Second Floor	Attic Roof/Second Floor	Ventilated	6.90548	0.1	0.85	No	No	Existing	No

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: Report Version: 2019.1.300
HERS Provider: Schema Version: rev 20200901
Report Generated: 2021-10-06 08:18:45



BUILDING PERMIT OCT. 11, 2021

PROJECT 355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWN BY: JY
PRINT DATE: OCT. 5, 2021
SCALE:
TITLE: TITLE 24 REPORT

SHEET NUMBER
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(Page 5 of 11)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	South Wall	Back	180			1	78.3	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window 2	Window	East Wall 2	Left	90			1	6	0.79	Table 110.6-A	0.7	Table 110.6-B	Bug Screen	Existing	No
Window 3	Window	East Wall 3	Left	90			1	6.2	0.79	Table 110.6-A	0.7	Table 110.6-B	Bug Screen	Existing	No
Window (New)	Window	South Wall 2	Back	180			1	134.5	0.34	NFRC	0.34	NFRC	Bug Screen	New	n/a
Window 4	Window	West Wall 3	Right	270			1	32.5	0.79	Table 110.6-A	0.7	Table 110.6-B	Bug Screen	Existing	No
Window 5	Window	North Wall	Front	0			1	47.3	0.79	Table 110.6-A	0.7	Table 110.6-B	Bug Screen	Existing	No
Skylight	Skylight	Roof (Slope 6.5/12)	Front	0			1	29.9	0.58	Table 110.6-A	0.65	Table 110.6-B	None	Existing	No

01	02	03	04	05	06
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition
Door 2	East Wall 3	18.9	0.5	Existing	No
Door	Interior Surface Wall	21	0.5	New	n/a

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab	First Floor	241	43.7	none	0	80%	No	New	n/a

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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CF1R-PRF-01E
(Page 8 of 11)

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Existing	No	

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Electric Resistance	Small Instantaneous	1	0.1	0.98 EF	<= 12 KW	0	80	n/a	n/a	n/a	Existing	No

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: Report Version: 2019.1.300
Schema Version: rev 20200901
HERS Provider: Report Generated: 2021-10-06 08:18:45

CERTIFICATE OF COMPLIANCE
Project Name: Residential Building
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2021-10-06T08:17:57-07:00
Input File Name: BaileyMattAddition.rbd19x
CF1R-PRF-01E
(Page 11 of 11)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Rick Rocklewitz	Documentation Author Signature:
Company: NRG Compliance, LP	Signature Date: 10/6/2021
Address: PO Box 3777	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Santa Rosa, California 95402	Phone: 707-237-6957
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
<ol style="list-style-type: none"> I am eligible under Division 9 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 	
Responsible Designer Name: Joshua Yoches	Responsible Designer Signature:
Company: JDY Design Studio	Date Signed:
Address: 655 14th Avenue	License:
City/State/Zip: San Francisco, CA 94118	Phone: 831-239-0990

CERTIFICATE OF COMPLIANCE
Project Name: Residential Building
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2021-10-06T08:17:57-07:00
Input File Name: BaileyMattAddition.rbd19x
CF1R-PRF-01E
(Page 6 of 11)

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab 2	First Floor (Existing)	574	34.3	none	0	80%	No	Existing	No
Slab 3	___Garage___	482	92.4	none	0	0%	No	Existing	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Default Roof Prior to 1971	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.088	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x4 Inside Finish: Gypsum Board

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: Report Version: 2019.1.300
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CERTIFICATE OF COMPLIANCE
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Calculation Description: Title 24 Analysis
Calculation Date/Time: 2021-10-06T08:17:57-07:00
Input File Name: BaileyMattAddition.rbd19x
CF1R-PRF-01E
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01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	1	1

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating HSPF/CDP	Cap 47	Cap 17	SEER	EER/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	8	72000	60000	12	9.6	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribut	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribut on System	Existing + New	No	n/a	n/a

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Other Side Finish: Gypsum Board
Default Wall Prior to 1971	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Roof/second Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-19 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Default Floor No Crawlsps	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.24	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
Default Floor No Crawlsps1	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Coiling Below Finish: Gypsum Board

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
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CF1R-PRF-01E
(Page 10 of 11)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
on System 1											1-hers-dist				

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: Report Version: 2019.1.300
Schema Version: rev 20200901
HERS Provider: Report Generated: 2021-10-06 08:18:45



BUILDING PERMIT OCT. 11, 2021

PROJECT 355 OAK PARK DRIVE SAN FRANCISCO CA, 94131 APN:

DRAWING SHEET NUMBER A0.1C

RESIDENTIAL MEASURES SUMMARY RMS-1. Project Name: Bailey, Matt Addition. Project Address: 355 Oak Park Drive San Francisco. Includes tables for INSULATION, FENESTRATION, HVAC SYSTEMS, HVAC DISTRIBUTION, and WATER HEATING.

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2019 Low-Rise Residential Mandatory Measures Summary

Table of 2019 Low-Rise Residential Mandatory Measures Summary. Includes sections for Building Envelope Measures, Space Conditioning, Water Heating, and Plumbing System Measures.

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GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

INSTRUCTIONS:				OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	VERIFICATION
1. Fill out the project information in the Verification box at the right. 2. Submittal must be a minimum of 11" x 17". 3. This form is for permit applications submitted January 2020 through December 2022.					
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	adds any amount of conditioned area, volume, or size	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable	Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion. 355 OAK PARK DRIVE PROJECT NAME 2678.008 BLOCKLOT 355 OAK PARK DRIVE, SAN FRANCISCO, CA 94131 ADDRESS SINGLE-FAMILY RESIDENCE PRIMARY OCCUPANCY 241 SQ FT GROSS BUILDING AREA 2488 SQ FT INCREASE IN CONDITIONED FLOOR AREA I have been retained by the project sponsor to verify that approved construction documents and construction follow the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code. LICENSED PROFESSIONAL (sign & date) May be signed by applicant when <1,000 sq. ft. is added. AFFIX STAMP BELOW: Projects that increase total conditioned floor area by ≥1,000 sq. ft.: Green Building Compliance Professional of Record will verify compliance. GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #) FIRM <input type="checkbox"/> I am a LEED Accredited Professional <input type="checkbox"/> I am a GreenPoint Rater <input type="checkbox"/> I am an ICC Certified CALGreen Inspector GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date) Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.506.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	
	MOISTURE CONTENT	CALGreen 4.506.3	Wall + floor <19% moisture content before enclosure.	•	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	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.	•	
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.25 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/0 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec. 12A10.	•	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq. ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of 5.55 or by prescriptive compliance for projects with ≥2,500 sq. ft. of landscape area.	•	
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•	
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable	
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator .	•	
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3, CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•	
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope	
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	

Indoor Water Efficiency		NOTES:
FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE	
Showerheads ¹	1.8 gpm @ 80 psi	1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gpf (4.8L). 2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)
Lavatory Faucets: indirect	1.2 gpm @ 80 psi	
Kitchen Faucets	1.2 gpm @ 80 psi/air/air	
Wash Fountains	1.8 gpm / 20 cm (see notes) @ 80 psi	
Metering Faucets	20 gallons per cycle	
Tank-type water closets	1.28 gallons / flush ² and EPA WaterSense Certified	
Flushometer valve water closets	1.28 gallons / flush ¹	
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush	

Water Efficiency of Existing Non-Compliant Fixtures
All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program brochure, available at SFPUC.org . NON-COMPLIANT PLUMBING FIXTURES INCLUDE: 1. Any toilet manufactured to use more than 1.5 gallons/flush 2. Any urinal manufactured to use more than 1 gallon/flush 3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm 4. Any interior faucet that emits more than 2.2 gpm Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

355 OAK PARK DRIVE
 SAN FRANCISCO, CA 94131



BUILDING PERMIT	OCT. 11, 2021
PROJECT	355 OAK PARK DRIVE SAN FRANCISCO CA, 94131 APN:
DRAWN BY:	JY
PRINT DATE:	OCT. 5, 2021
SCALE:	
TITLE:	GREEN BUILDING COMPLIANCE
SHEET NUMBER	A0.1D

3555 OAK PARK DRIVE

SAN FRANCISCO, CA 94131



VIEW FROM WARREN DRIVE



VIEW SOUTHWEST FROM PATIO



LOOKING EAST FROM PATIO



LOOKING WEST FROM PATIO



BUILDINGS ON SAME SIDE OF STREET



FRONT FAÇADE OF SUBJECT BUILDING



BUILDINGS ON FACING SIDE OF STREET



REAR FAÇADE OF SUBJECT BUILDING

01 EXISTING PHOTOS
SCALE NTS



BUILDING PERMIT OCT. 11, 2021

PROJECT
3555 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

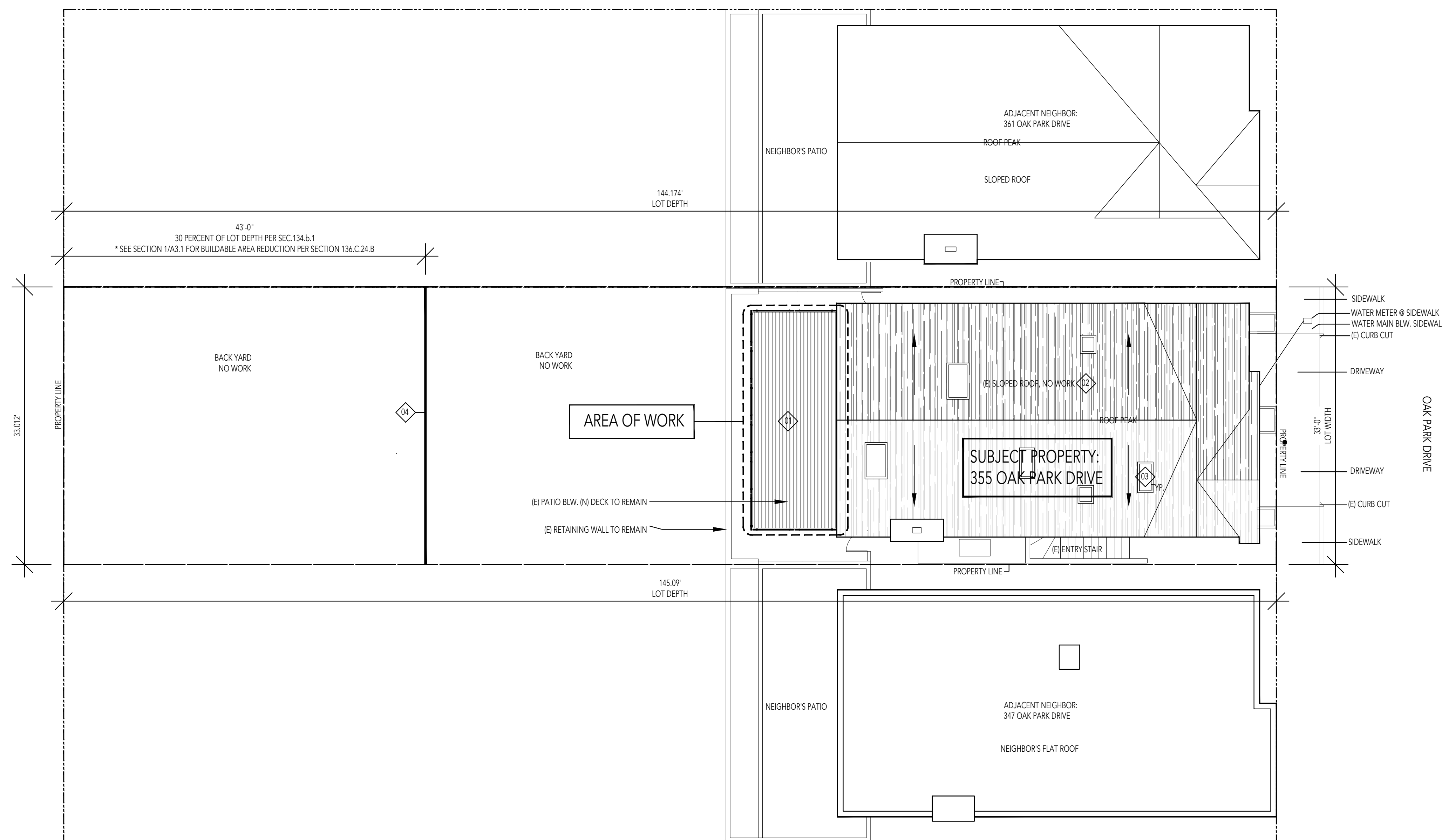
DRAWN BY: JY
PRINT DATE: OCT. 5, 2021
SCALE:
TITLE: EXISTING PHOTOS

DRAWING SHEET NUMBER:
A0.2

355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131

- SITE PLAN NOTES**
- 01 NEW WOOD DECK WITH GLASS GUARDRAIL. SEE SHEET A1.4 MORE ADDITIONAL INFORMATION.
 - 02 SEE ROOF PLAN + (E) SITE PLAN FOR ADDITIONAL INFORMATION.
 - 03 (E) SKYLIGHTS TO REMAIN, TYP. NO WORK PROPOSED AT ROOF. SEE ROOF PLAN FOR ADDITIONAL INFORMATION.
 - 04 REAR YARD SETBACK PER SEC.134.B.1. SEE SITE SECTION 1/A3.1 FOR BUILDABLE AREA REDUCTION PER SECTION 136.C.24.B



01 PROPOSED SITE PLAN
SCALE 1/8"=1'-0"



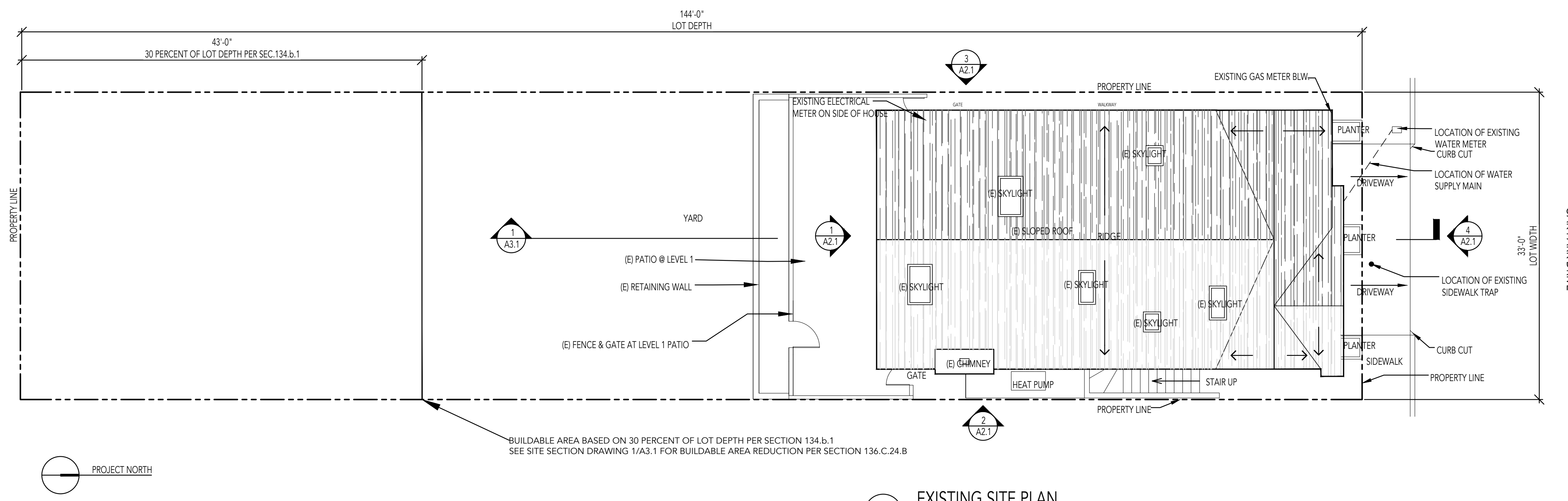
BUILDING PERMIT OCT. 11, 2021

DRAWING	PROJECT	355 OAK PARK DRIVE SAN FRANCISCO CA, 94131 APN:	
	DRAWN BY:	JY	
	PRINT DATE:	OCT. 5, 2021	
	SCALE:	1/8"=1'-0"	
	TITLE:	SITE PLAN	

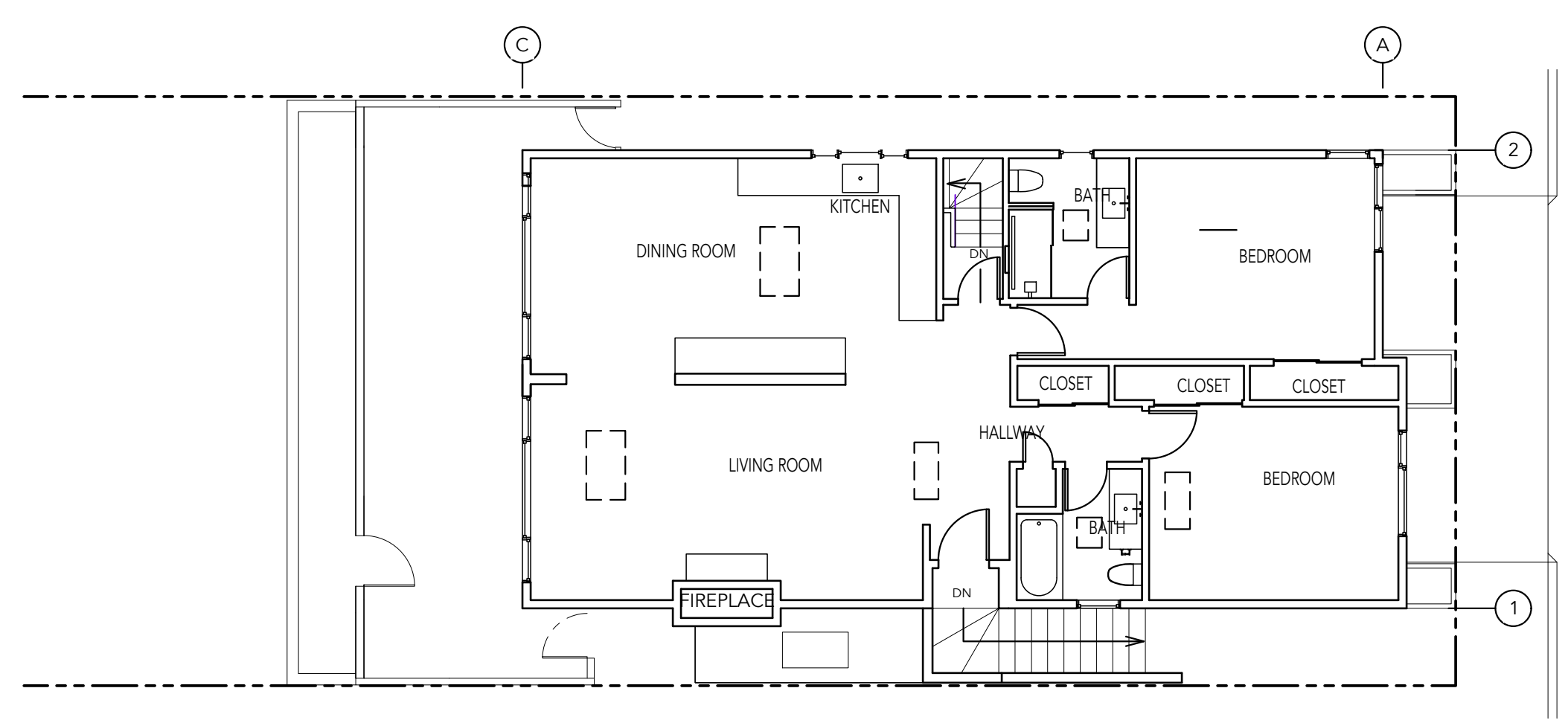
SHEET NUMBER:
A1.1

355 OAK PARK DRIVE

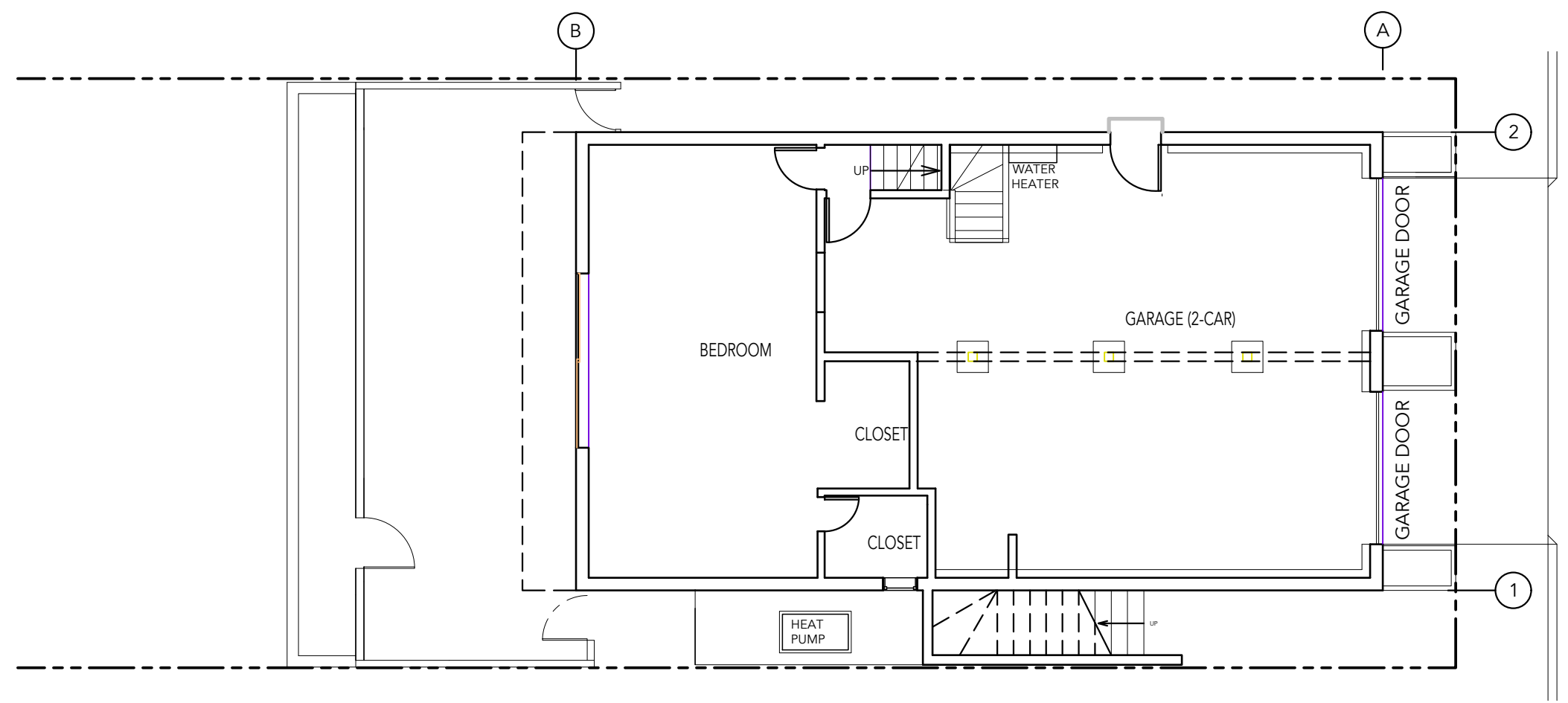
SAN FRANCISCO, CA 94131



3 EXISTING SITE PLAN
SCALE 1/8"=1'



2 EXISTING LEVEL 2 FLOOR PLAN
SCALE 1/8"=1'



1 EXISTING LEVEL 1 FLOOR PLAN
SCALE 1/8"=1'



BUILDING PERMIT OCT. 11, 2021

PROJECT 355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWN BY: JY
PRINT DATE: OCT. 5, 2021
SCALE:

TITLE: EXISTING PLANS

SHEET NUMBER: A1.2

355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131



BUILDING PERMIT OCT. 11, 2021

PROJECT 355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

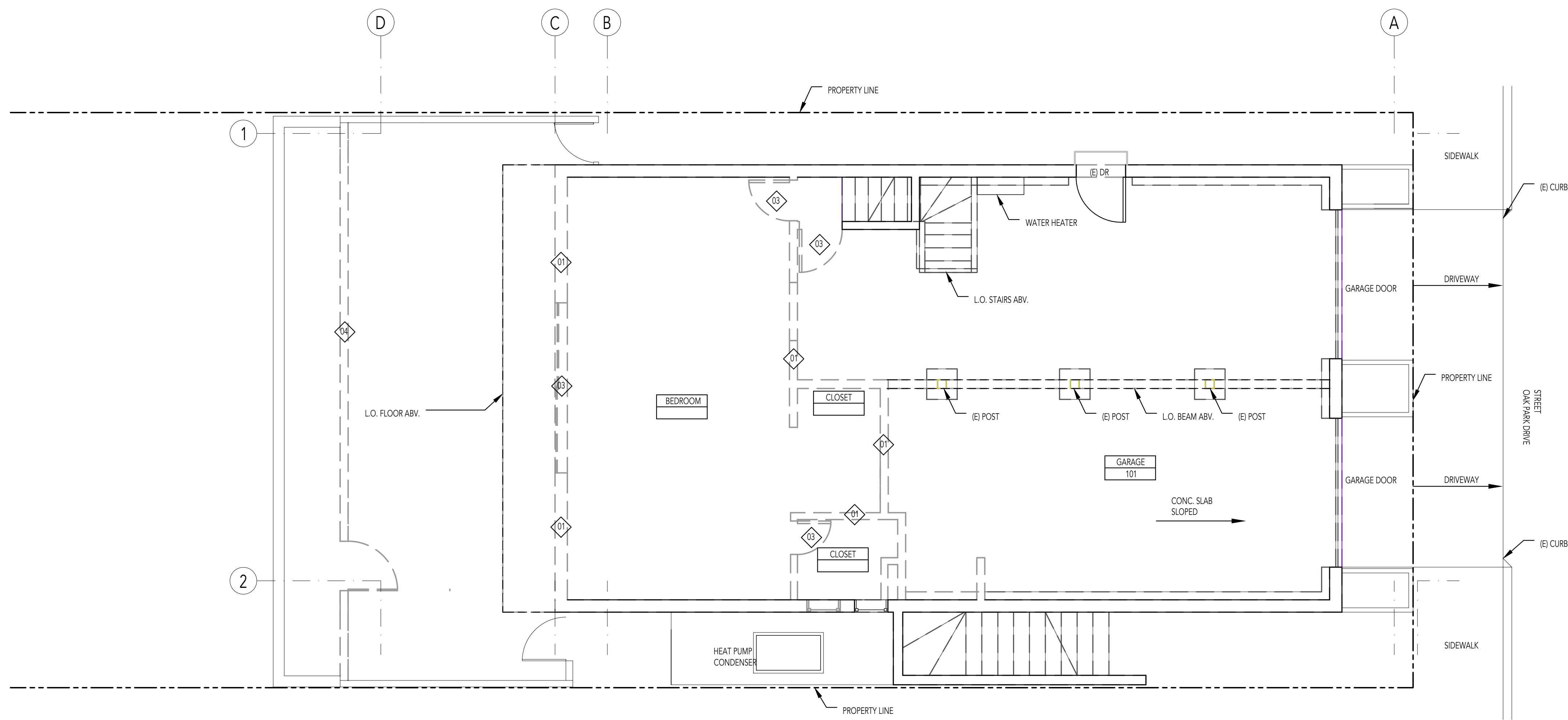
DRAWN BY: JY

PRINT DATE: OCT. 5, 2021

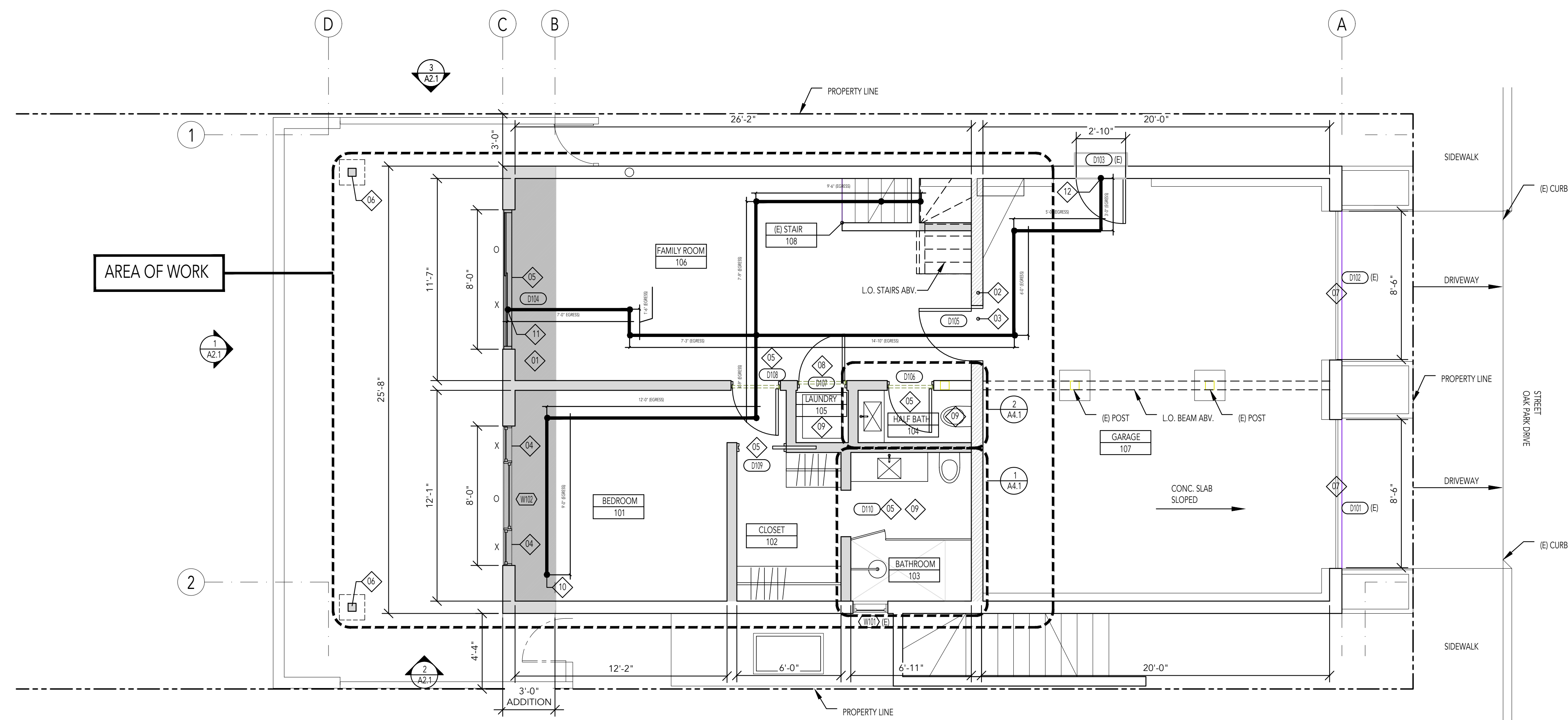
SCALE: LEVEL 1 PLANS

SHEET NUMBER: **A1.3**

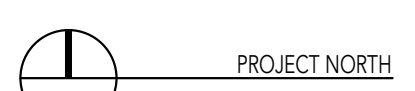
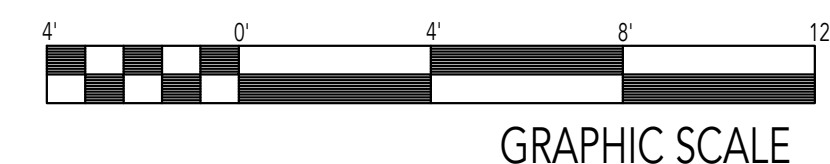
WALL LEGEND					
WALL ABOVE	WALL BELOW	WALL TO DEMO	(N) 1-HR WALL	(N) WALL	(E) WALL
DEMO PLAN NOTES					
<p>D1 DEMOLISH WALL. SEE DEMOLITION CALCULATIONS SHEET A0.1.</p> <p>D2 NOT USED</p> <p>D3 REMOVE EXISTING DOOR</p> <p>D4 REMOVE FENCE</p>					
PLAN NOTES					
<p>P1 AREA OF ADDITION SHOWN SHADED = 78 SQ FT. NOTE: AREA OF ADDITION IS INFILL BELOW THE EXISTING LEVEL 2 CANTILEVER.</p> <p>P2 NEW 1-HR FIRE WALL</p> <p>P3 NEW FIRE RATED DOOR - SEE DOOR SCHEDULE</p> <p>P4 NEW EMERGENCY EGRESS WINDOW. OPENABLE AREA = 5.7 SQ FT MIN. (20"W X 24"H MIN.) WINDOW SILL HT. = 2'-0" (44" MAX.)</p> <p>P5 NEW DOOR, SEE SCHEDULE</p> <p>P6 NEW POST, S.S.D.</p> <p>P7 (E) GARAGE DOOR - SEE DOOR SCHEDULE. NOTE: WORK AT (N) GARAGE REQUIRES VENTING AT DOORS (W/ ANTI-RODENT GRATING)</p> <p>P8 (N) LAUNDRY ROOM DOOR. DOOR IS VENTED / LOUVERED - SEE DOOR SCHEDULE.</p> <p>P9 MECHANICAL CEILING FAN VENTED TO OUTSIDE - SEE MEP + PLUMBING SCHEDULE. VENT TO ROOF.</p> <p>P10 EMERGENCY EXIT/EGRESS PATH OF TRAVEL. SEE CALCULATIONS ON SHEET A1.4.</p> <p>P11 EXIT 1. SEE SHEET A1.4 FOR ADDITIONAL INFORMATION.</p> <p>P12 EXIT 2. SEE SHEET A1.4 FOR ADDITIONAL INFORMATION.</p>					
STAIR NOTES					
<p>S1 VERIFY STAIR LAYOUT & RISER/ TREAD SIZES IN THE FIELD PRIOR TO INSTALLATION.</p> <p>S2 STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.</p> <p>S3 THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".</p> <p>S4 THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".</p> <p>S5 THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.</p> <p>S6 PROVIDE NON-SLIP FINISH AT ALL EXTERIOR WALKING SURFACES, PAVING & STAIRS.</p> <p>S7 THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGS. FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE.</p> <p>S8 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.</p>					
GUARDRAIL NOTES					
<p>G1 GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD</p> <p>G2 REQUIRED GUARDS AT OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.</p> <p>G3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DI.</p> <p>G4 GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH C.B.C. SEC. 1607.8.1.</p>					
HANDRAIL NOTES					
<p>H1 PROVIDE HANDRAIL ON AT LEAST ONE SIDE AT EACH STAIR CASE WITH AT LEAST 4 RISERS</p> <p>H2 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.</p> <p>H3 HANDRAILS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH C.B.C. SEC. 1607.8.1</p> <p>H4 HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSINGS SHALL BE BETWEEN 34" & 38"</p> <p>H5 HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.</p>					
GLAZING NOTES					
<p>G1 GLAZING LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE OF TEMPERED OR LAMINATED TYPE/SHATTER PROOF SAFETY GLASS.</p> <p>G2 USE SAFETY GLASS AT DOORS, GLAZING ADJACENT TO DOORS WITHIN 24" OF THE VERTICAL EDGES OF THE DOOR.</p> <p>G3 USE SAFETY GLASS IN GLAZING THAT LIES WITHIN 5 FT. FROM THE TOP & BOTTOM OF STAIRS.</p> <p>G4 USE SAFETY GLASS IN GLAZING THAT LIES LESS THAN 18" ABOVE FLOOR LEVEL.</p> <p>G5 USE SAFETY GLASS IN DOORS & ENCLOSURES OF TUBS & SHOWERS, & GLAZING IN WARDROBE DOORS</p> <p>G6 HINGED SHOWER DOORS SHALL BE MIN. 24" WIDE & SHALL OPEN</p> <p>G7 OPER. SKYLIGHT HINGE IS @ UPPER SIDE OF SKYLIGHT</p>					
DIMENSIONING CONVENTIONS					
<p>D1 DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN.</p> <p>D2 DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. LARGE SCALE PLANS & DETAILS SHALL GOVERN OVER SMALL SCALE.</p> <p>D3 IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>D4 ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR U.O.N.</p> <p>D5 DIMENSIONS ARE NOT ADJUSTABLE, UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.</p> <p>D6 EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:</p> <p>(A) STRUCTURAL & CONSTRUCTION GRID LINES ARE MEASURED TO THE FACE OF FRAMING MEMBERS.</p> <p>(B) ALL OTHER DIMENSIONS ARE TYPICALLY TO THE FACE OF FINISH U.O.N.</p> <p>(C) WHERE WALLS &/OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES U.O.N.</p>					
CRAWL SPACE NOTES					
<p>UNDER FLOOR CLEARANCE</p> <p>C1 FOR WOOD FLOORS, PROVIDE CLEARANCE AS SPECIFIED BY C.B.C. SEC. 2304.11/C.R.C. SEC. R317.1 THERE SHALL BE A CLEARANCE OF AT LEAST 18 INCHES BETWEEN UNDERSIDE OF WOOD FLOOR JOISTS AND THE EXPOSED GROUND, AND AT LEAST 12 INCHES BETWEEN THE UNDERSIDE OF WOOD GIRDERS AND THE EXPOSED GROUND.</p> <p>UNDER FLOOR ACCESS</p> <p>C2 ACCESSIBLE UNDER-FLOOR AREAS SHALL BE PROVIDED WITH AN 18-INCH X 24-INCH ACCESS CRAWL HOLE. PIPES, DUCTS AND OTHER NON-STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN THE UNDER FLOOR AREAS.</p>					



2 EXISTING LEVEL 1 PLAN - DEMO SHOWN
SCALE 1/4"=1'



1 PROPOSED LEVEL 1 PLAN
SCALE 1/4"=1'



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355 OAK PARK DRIVE

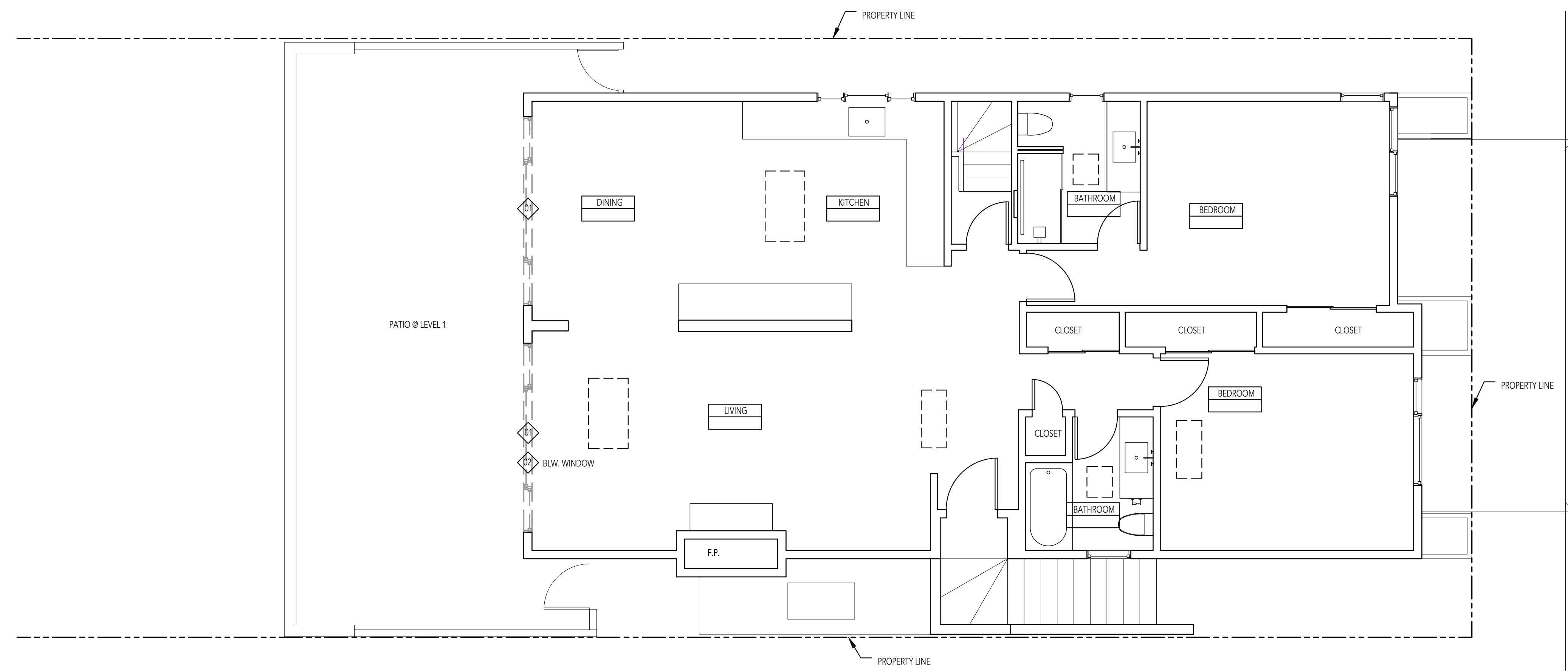
SAN FRANCISCO, CA 94131



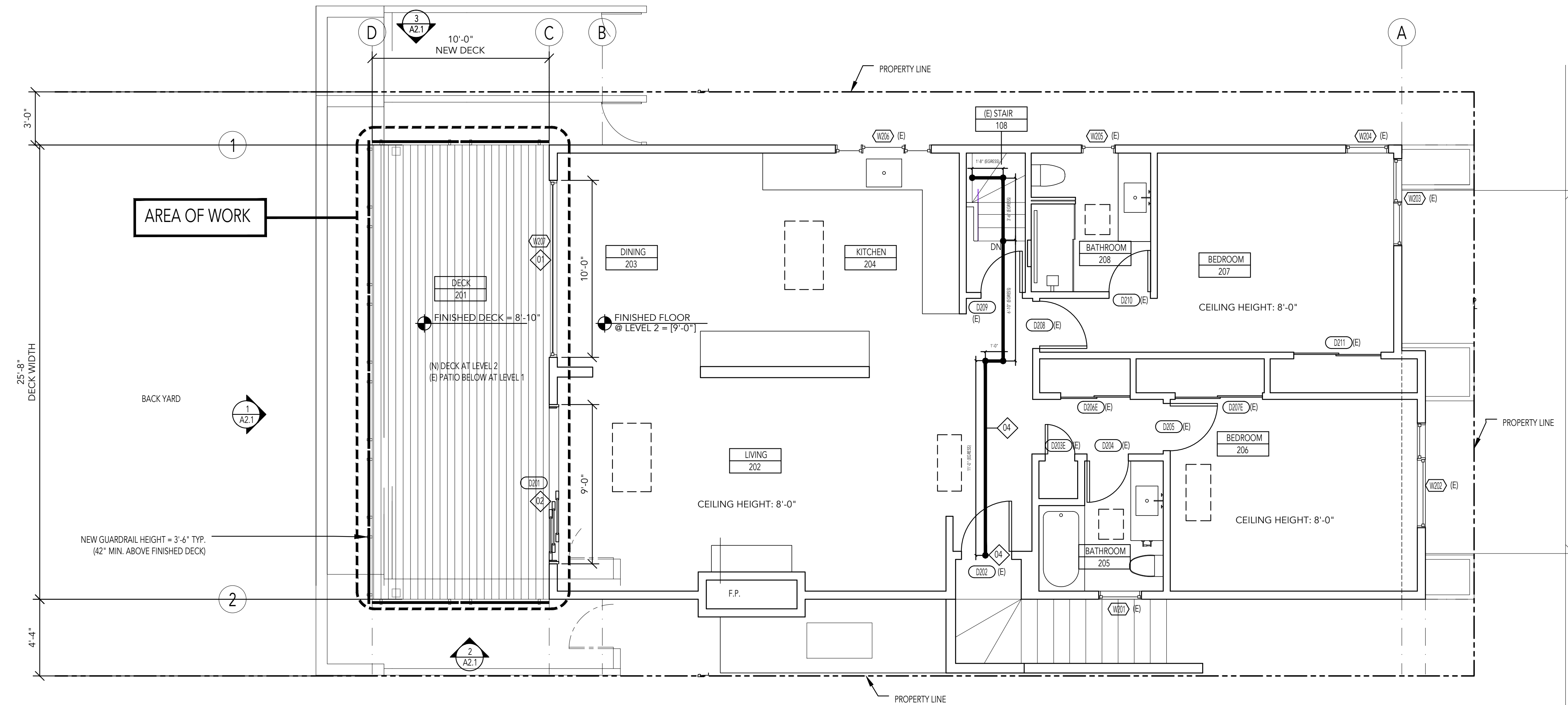
BUILDING PERMIT OCT. 11, 2021

PROJECT	355 OAK PARK DRIVE SAN FRANCISCO CA, 94131 APN:	
	DRAWN BY:	JY
DRAWING	PRINT DATE:	OCT. 5, 2021
	SCALE:	
	TITLE:	LEVEL 2 PLANS
SHEET NUMBER:	A1.4	

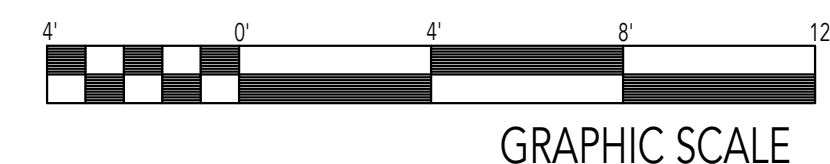
WALL LEGEND					
WALL ABOVE	WALL BELOW	WALL TO DEMO	(N) 1-HR WALL	(N) WALL	(E) WALL
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]
DEMO PLAN NOTES					
<ul style="list-style-type: none"> ◊01 REMOVE EXISTING WINDOW ◊02 DEMOLISH WALL. SEE DEMOLITION CALCULATIONS SHEET A0.1. 					
PLAN NOTES					
<ul style="list-style-type: none"> ◊01 NEW WOOD WINDOW - SEE SCHEDULE ◊02 NEW WOOD DOOR - SEE SCHEDULE ◊03 EMERGENCY EXITING/EGRESS PATH OF TRAVEL. SEE CALCULATIONS ON SHEET A1.4. ◊04 EMERGENCY EXIT #3. SEE CALCULATIONS ON THIS SHEET/A1.4. SEE EXIT #1 AND #2 ON SHEET A1.3. 					
WOOD DECK CONSTRUCTION NOTES					
OCCUPIED WOOD ROOF DECKS SHALL COMPLY WITH THE FOLLOWING CONDITIONS:					
<ol style="list-style-type: none"> 1. THE OCCUPIED ROOF DECK IS LESS THAN 500 SQUARE FEET (46.45 M2) IN AREA. 2. THE DECK BOARDS ARE SPACED NOT GREATER THAN 1/8 INCH (3.2 MM) APART. 3. ANY OPEN SPACE AROUND THE PERIMETER OF THE DECK AND THE ROOF SURFACE SHALL BE ENCLOSED TO WITHIN 1 INCH (25.4 MM) OF THE ROOF SURFACE. 4. THE DECKING IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD APPROVED FOR EXTERIOR USE, OR 2-INCH (50.8 MM) NOMINAL ALL HEART REDWOOD. 5. THE DECK IS INSTALLED ON TOP OF A CLASS A OR B FIRE-RESISTIVE ROOF ASSEMBLY. THE DECK SHALL NOT BE CONSIDERED PART OF SUCH ROOF ASSEMBLY. 					
EGRESS CALCULATIONS					
BEDROOM 101 TO EXIT 1 CALCULATION: TOTAL DISTANCE FROM BEDROOM101 TO EXIT 1 = 41'-6"					
BEDROOM 101 TO EXIT 2 CALCULATION: TOTAL DISTANCE FROM BEDROOM101 TO EXIT 2 = 54'-7"					
BEDROOM 101 TO EXIT 3 CALCULATION: TOTAL DISTANCE FROM BEDROOM101 TO EXIT 3 = 67'-0"					
NOTE: EMERGENCY EXIT / EGRESS WINDOW LOCATED IN BEDROOM 101.					



2 EXISTING LEVEL 2 PLAN - DEMO SHOWN
SCALE 1/4"=1'



1 PROPOSED LEVEL 2 PLAN
SCALE 1/4"=1'



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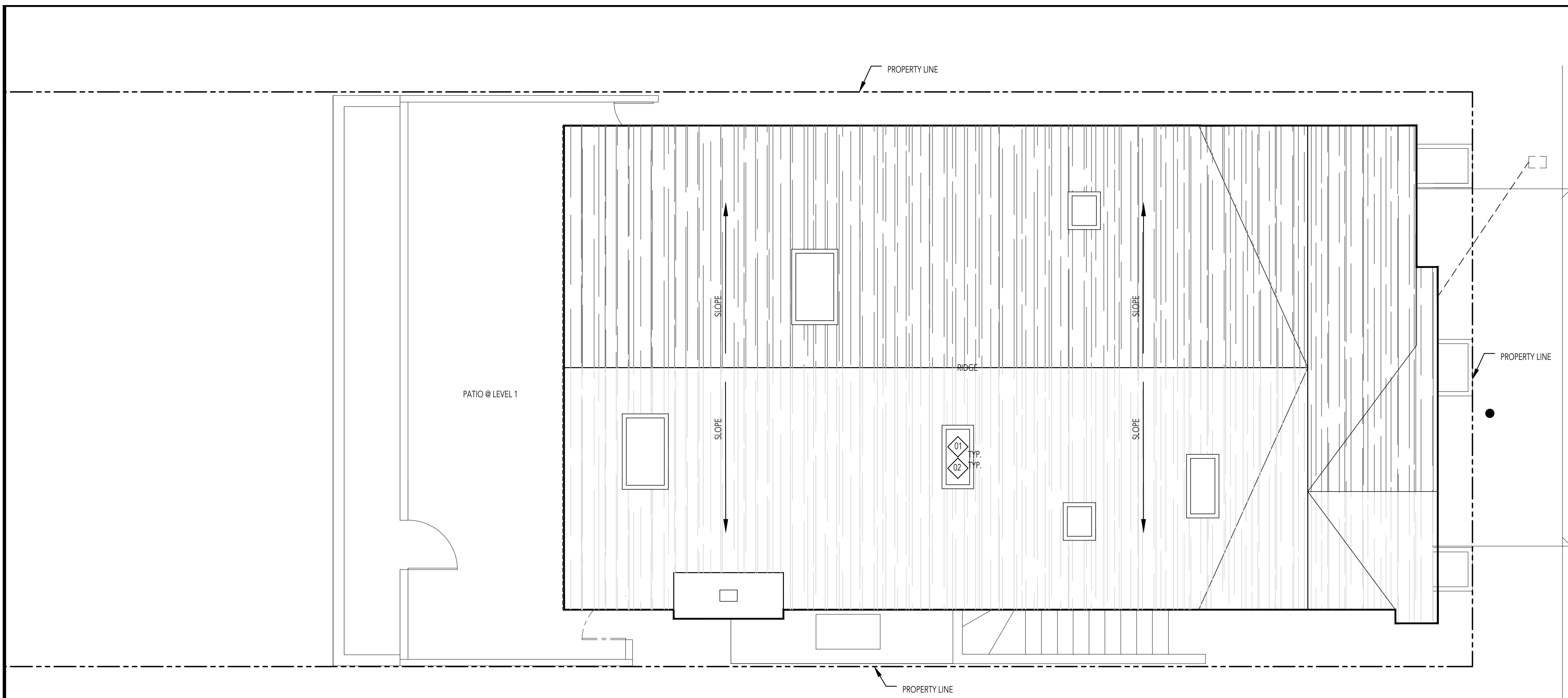
355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131

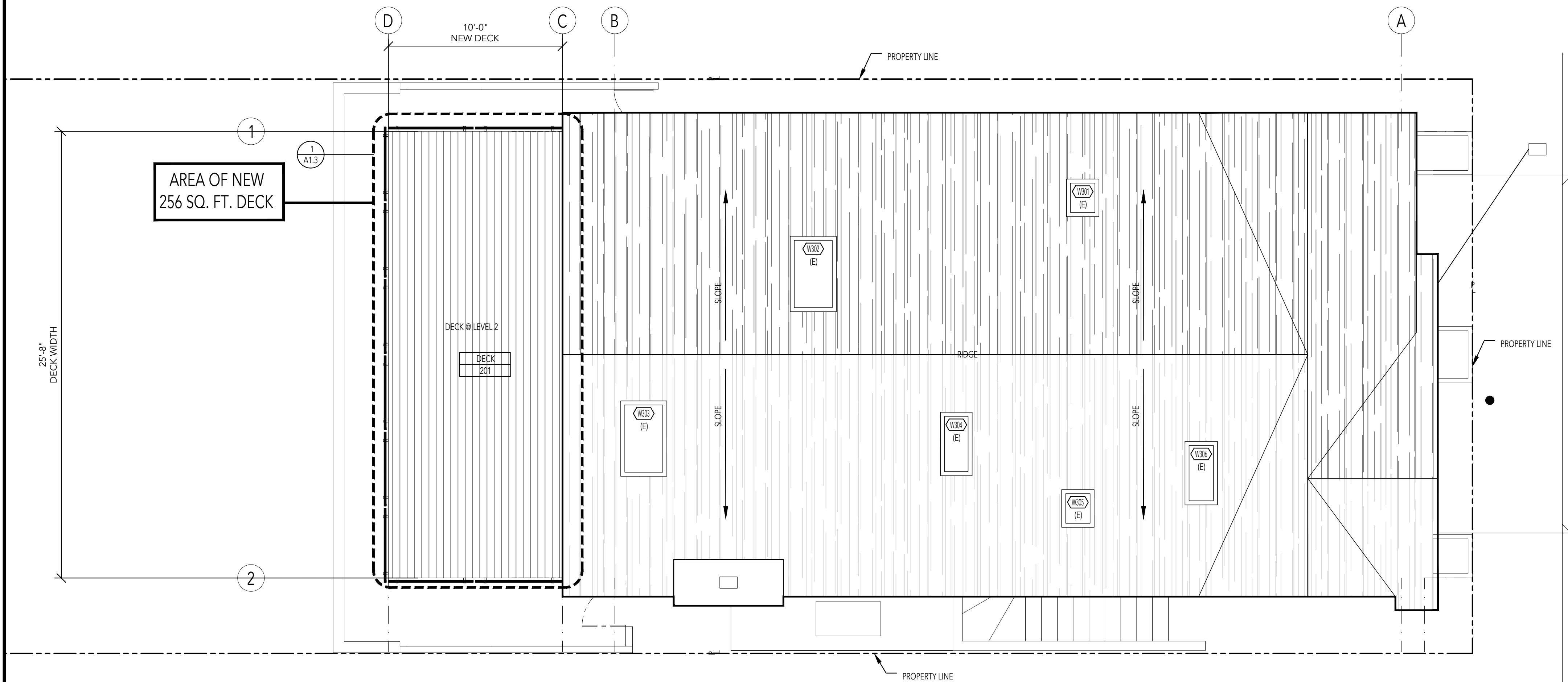
WALL LEGEND					
WALL ABOVE	WALL BELOW	WALL TO DEMO	(N) 1-HR WALL	(N) WALL	(E) WALL

PLAN NOTES
<p>◊01 NO WORK PROPOSED AT ROOF</p> <p>◊02 SKYLIGHTS TO REMAIN, TYP.</p> <p>◊03 SEE SITE PLAN SHEET A1.1 FOR ADDITIONAL INFORMATION.</p>

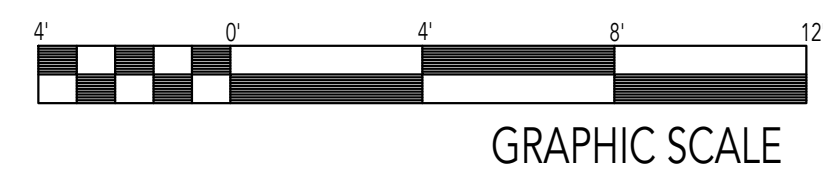
WOOD DECK CONSTRUCTION NOTES
<p>OCCUPIED WOOD ROOF DECKS SHALL COMPLY WITH THE FOLLOWING CONDITIONS:</p> <ol style="list-style-type: none"> 1. THE OCCUPIED ROOF DECK IS LESS THAN 500 SQUARE FEET (46.45 M2) IN AREA. 2. THE DECK BOARDS ARE SPACED NOT GREATER THAN 1/8 INCH (3.2 MM) APART. 3. ANY OPEN SPACE AROUND THE PERIMETER BETWEEN THE DECK AND THE ROOF SURFACE SHALL BE ENCLOSED TO WITHIN 1 INCH (25.4 MM) OF THE ROOF SURFACE. 4. THE DECKING IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD APPROVED FOR EXTERIOR USE, OR 2-INCH (50.8 MM) NOMINAL ALL HEART REDWOOD. 5. THE DECK IS INSTALLED ON TOP OF A CLASS A OR B FIRE-RESISTIVE ROOF ASSEMBLY. THE DECK SHALL NOT BE CONSIDERED PART OF SUCH ROOF ASSEMBLY.



2 EXISTING ROOF PLAN - NO WORK PROPOSED ◊01
SCALE 1/4"=1'



1 PROPOSED ROOF PLAN
SCALE 1/4"=1'



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BUILDING PERMIT OCT. 11, 2021

PROJECT
355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWN BY: JY

PRINT DATE: OCT. 5, 2021

SCALE:

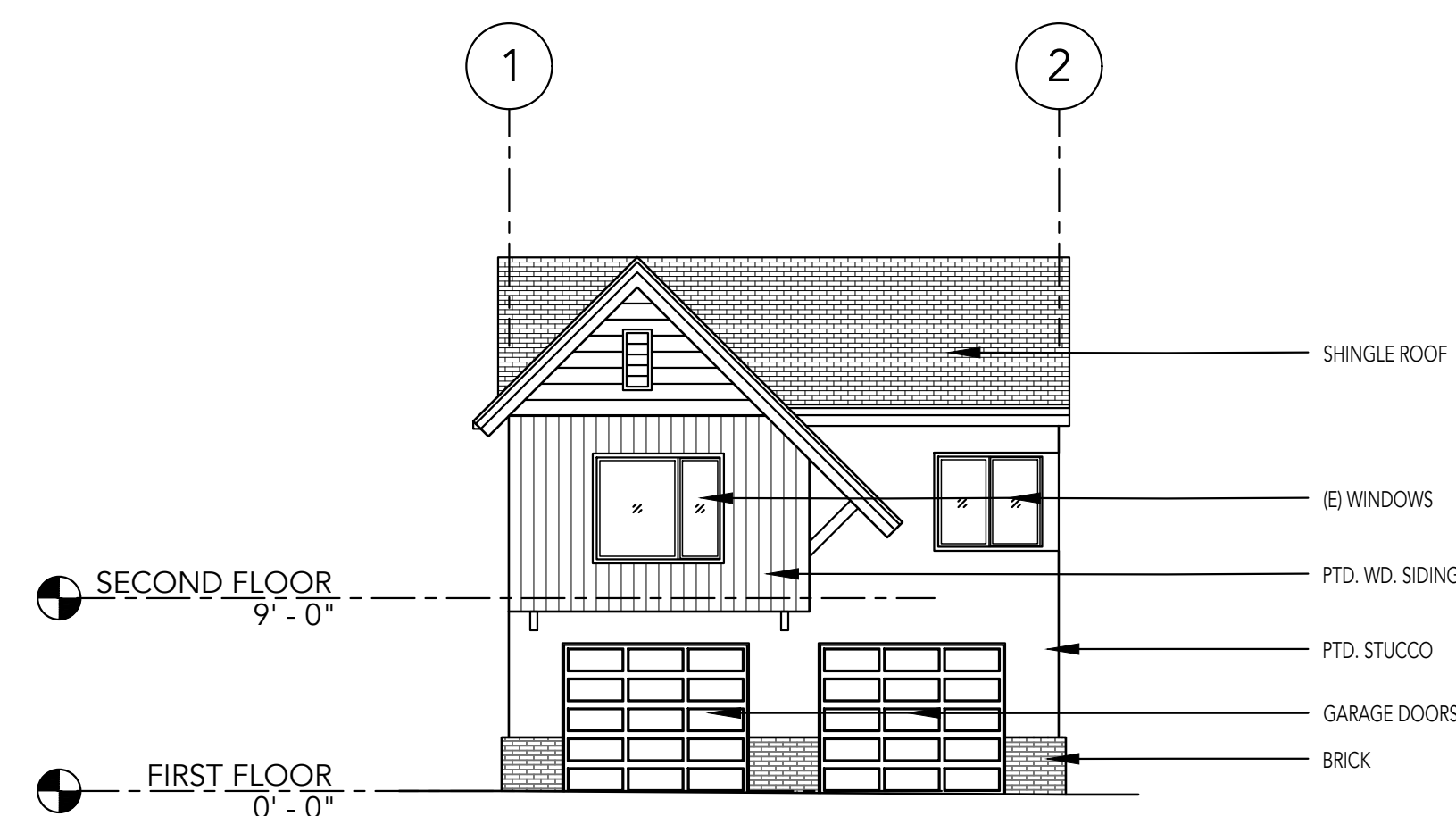
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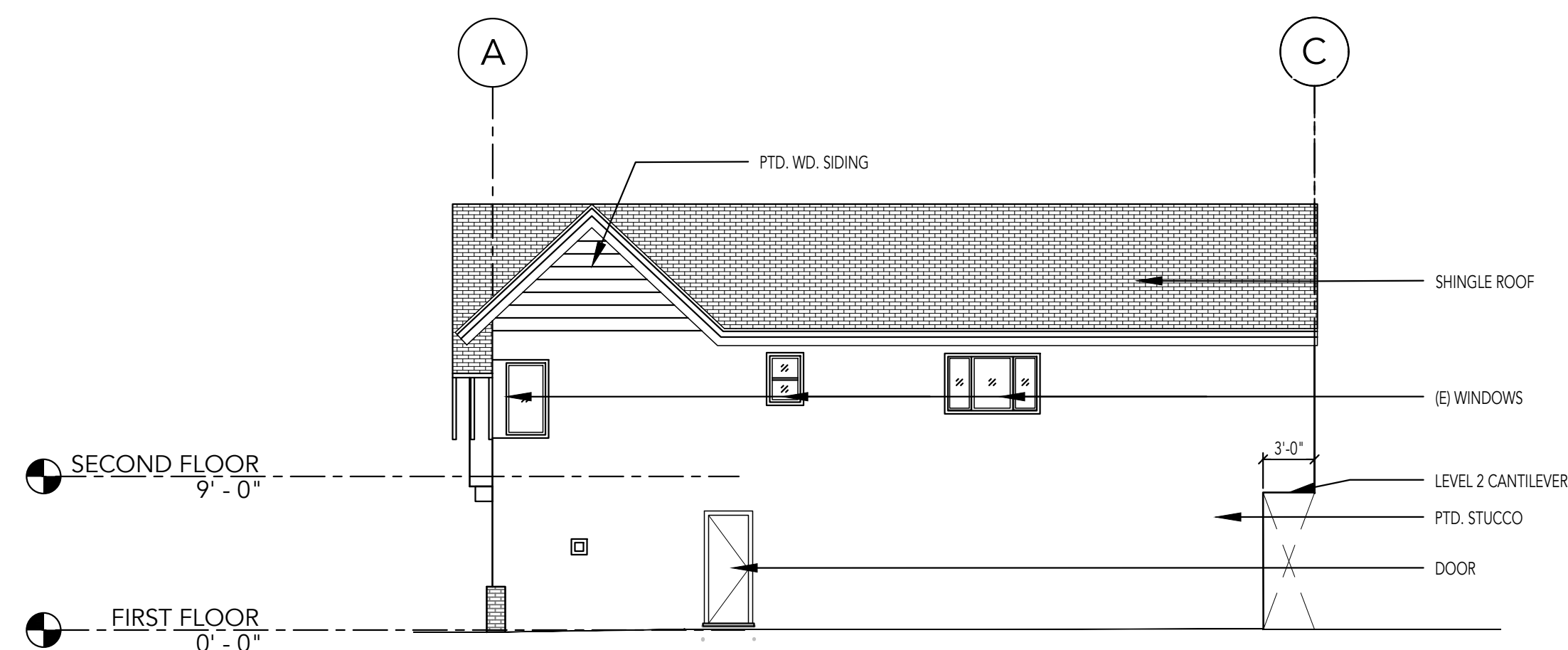
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355 OAK PARK DRIVE

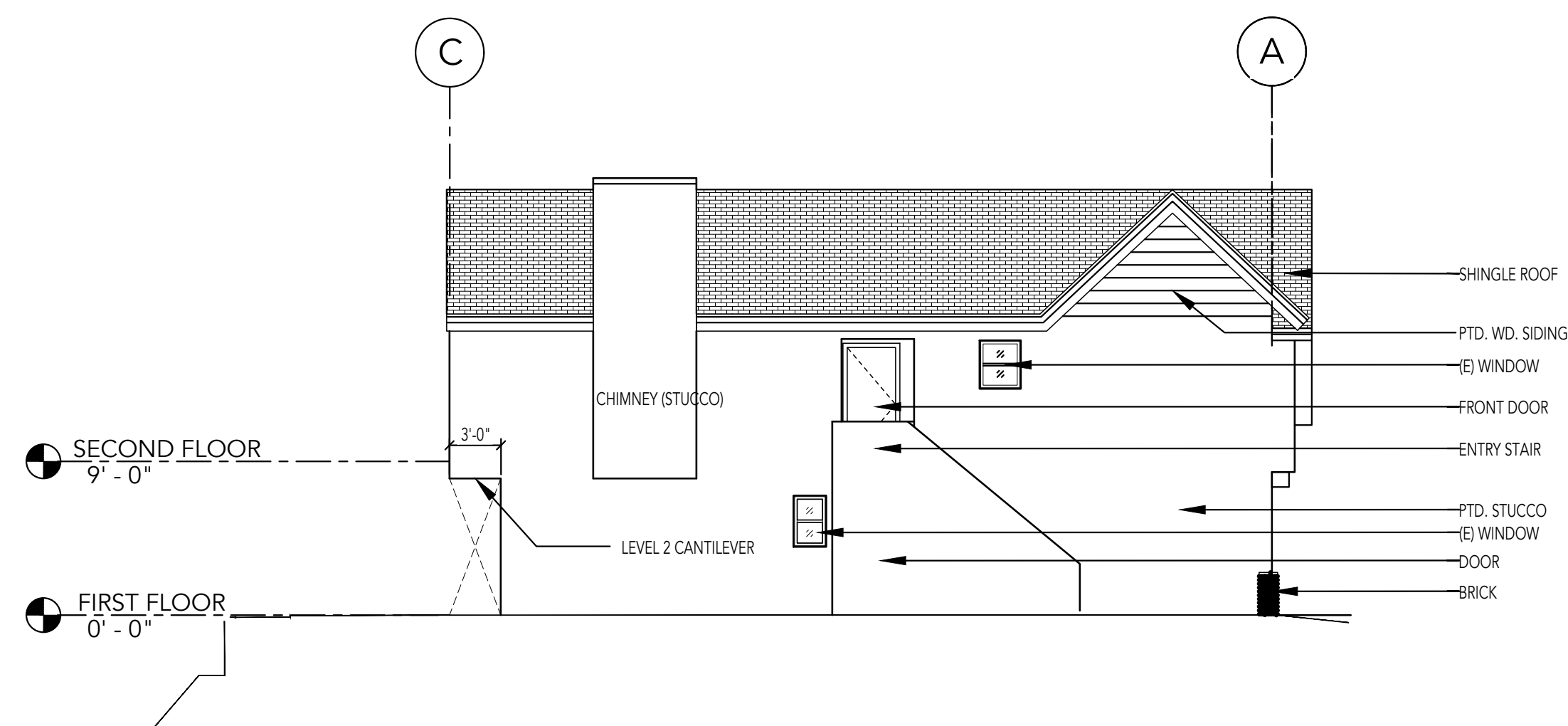
SAN FRANCISCO, CA 94131



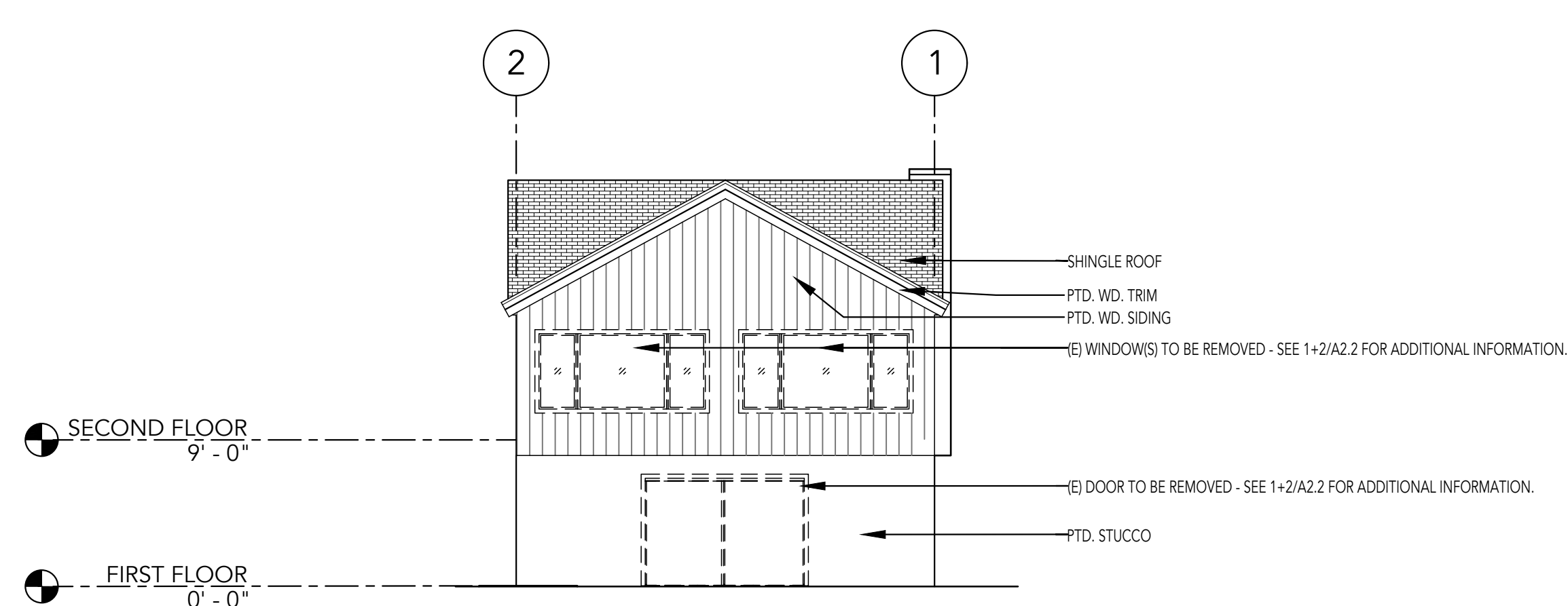
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SCALE 1/8"=1'-0"



3 EXISTING WEST ELEVATION
SCALE 1/8"=1'-0"



2 EXISTING EAST ELEVATION
SCALE 1/8"=1'-0"



1 EXISTING SOUTH ELEVATION
SCALE 1/8"=1'-0"



BUILDING PERMIT OCT. 11, 2021

PROJECT
355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWN BY: JY

PRINT DATE: OCT. 5, 2021

SCALE:

TITLE: EXISTING ELEVATIONS

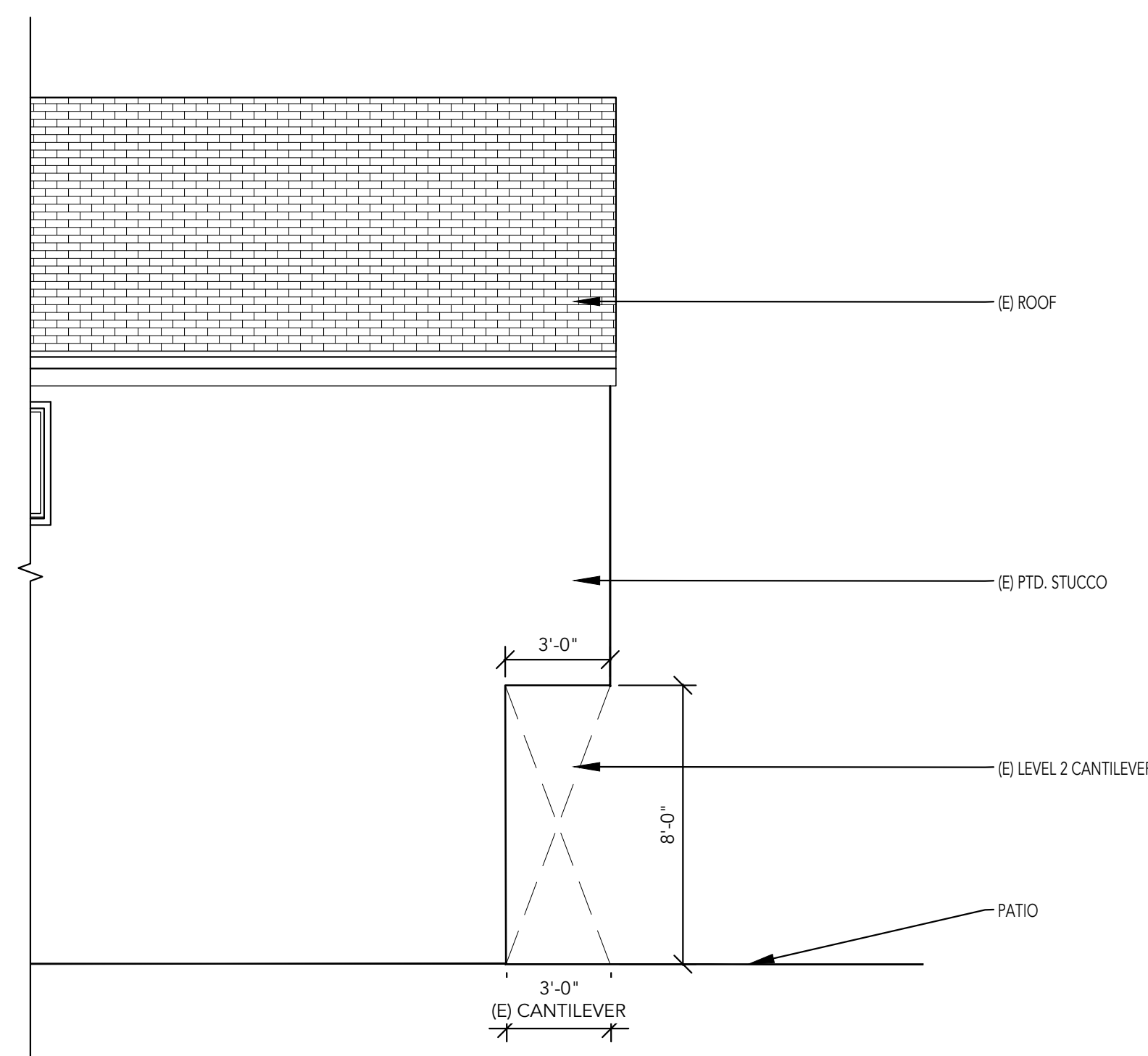
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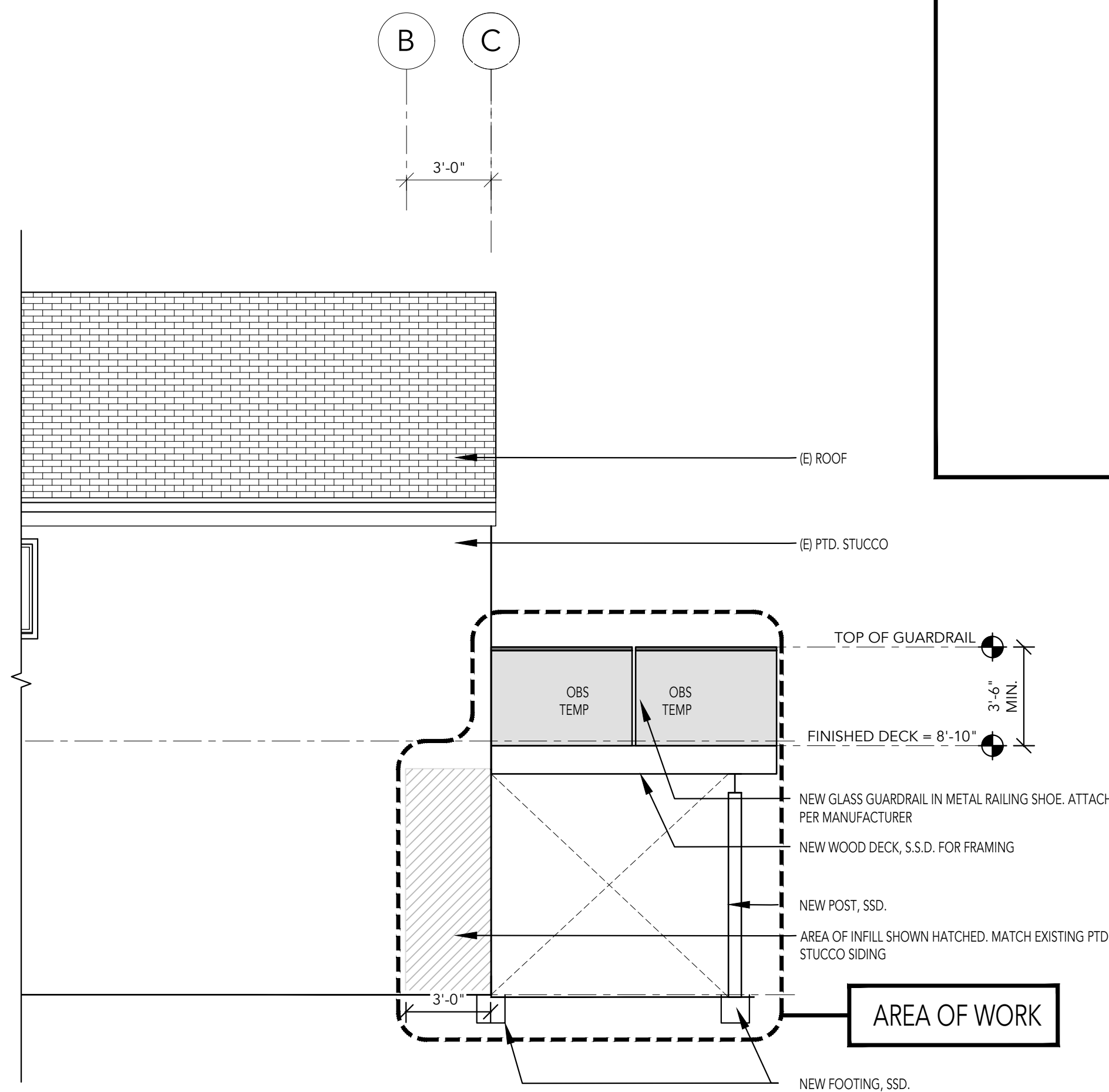
355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131

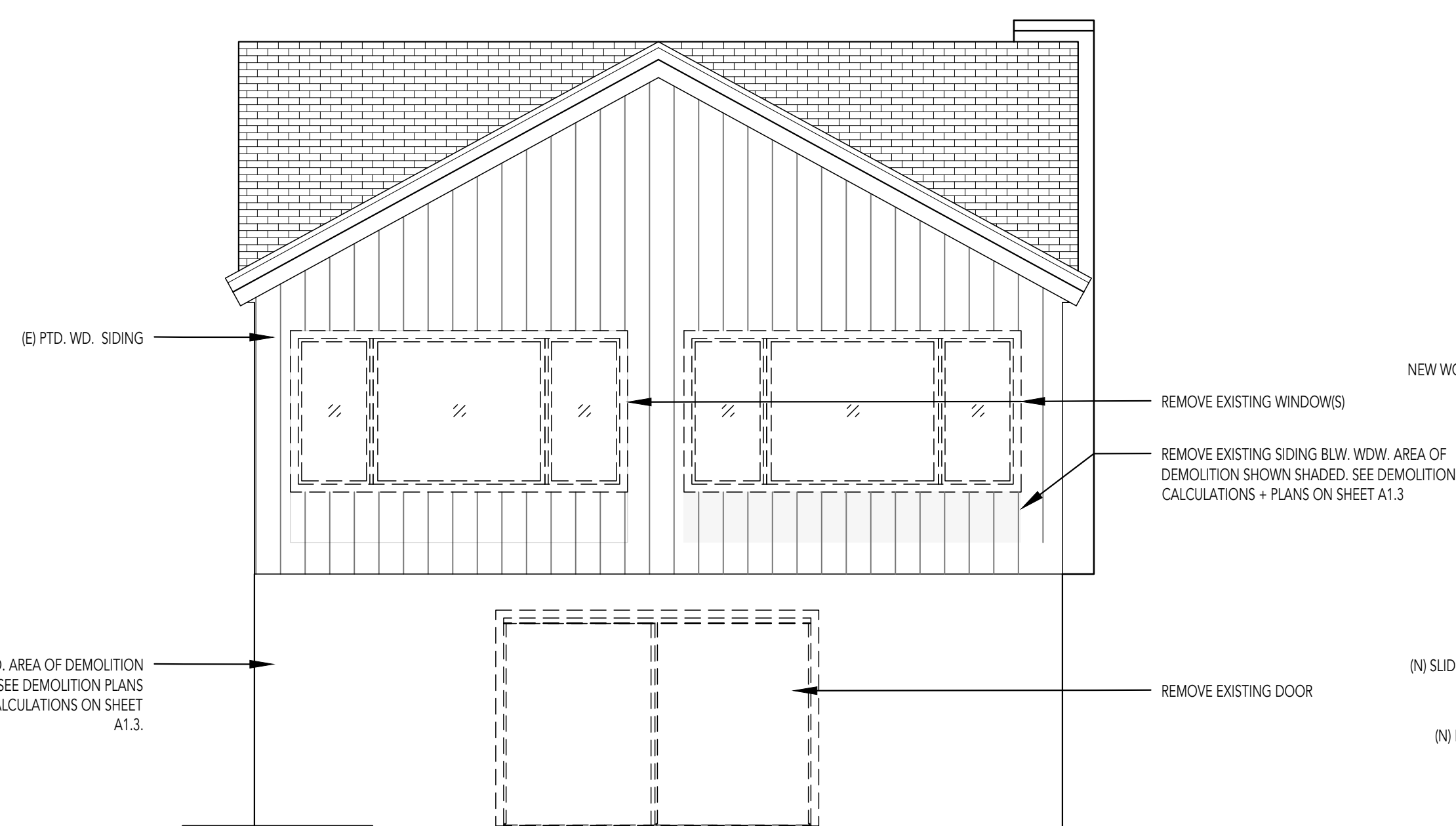
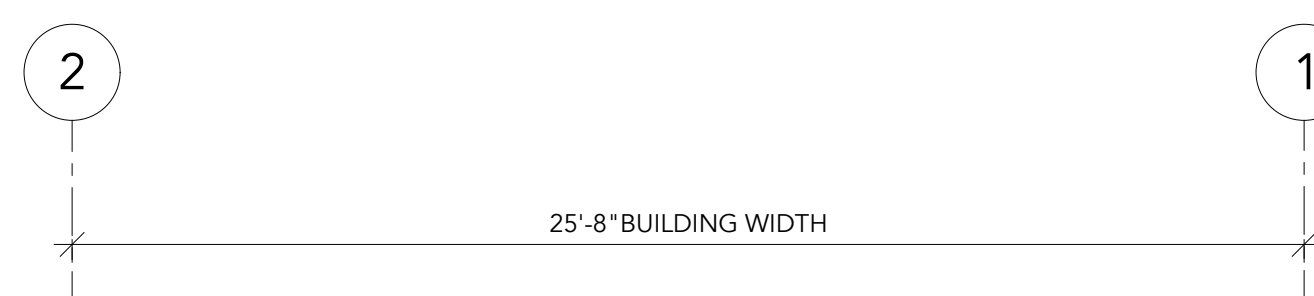
SHEET NOTES



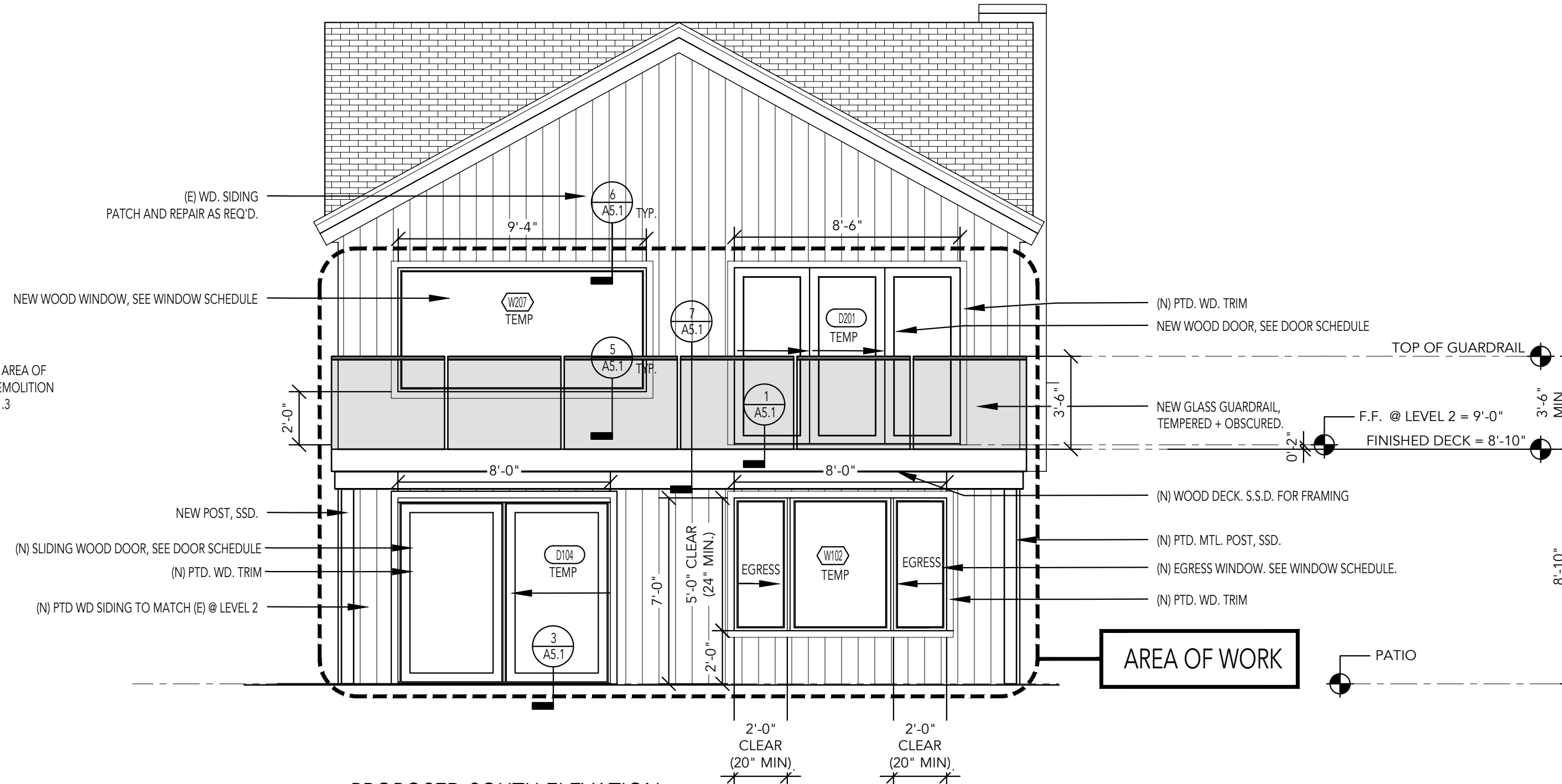
4 EXISTING WEST ELEVATION
SCALE 1/4"=1'



3 PROPOSED WEST ELEVATION
SCALE 1/4"=1'



2 EXISTING SOUTH ELEVATION
SCALE 1/4"=1'



1 PROPOSED SOUTH ELEVATION
SCALE 1/4"=1'



BUILDING PERMIT OCT. 11, 2021

PROJECT
355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWN BY: JY

PRINT DATE: OCT. 5, 2021

SCALE:

TITLE: PROPOSED ELEVATIONS

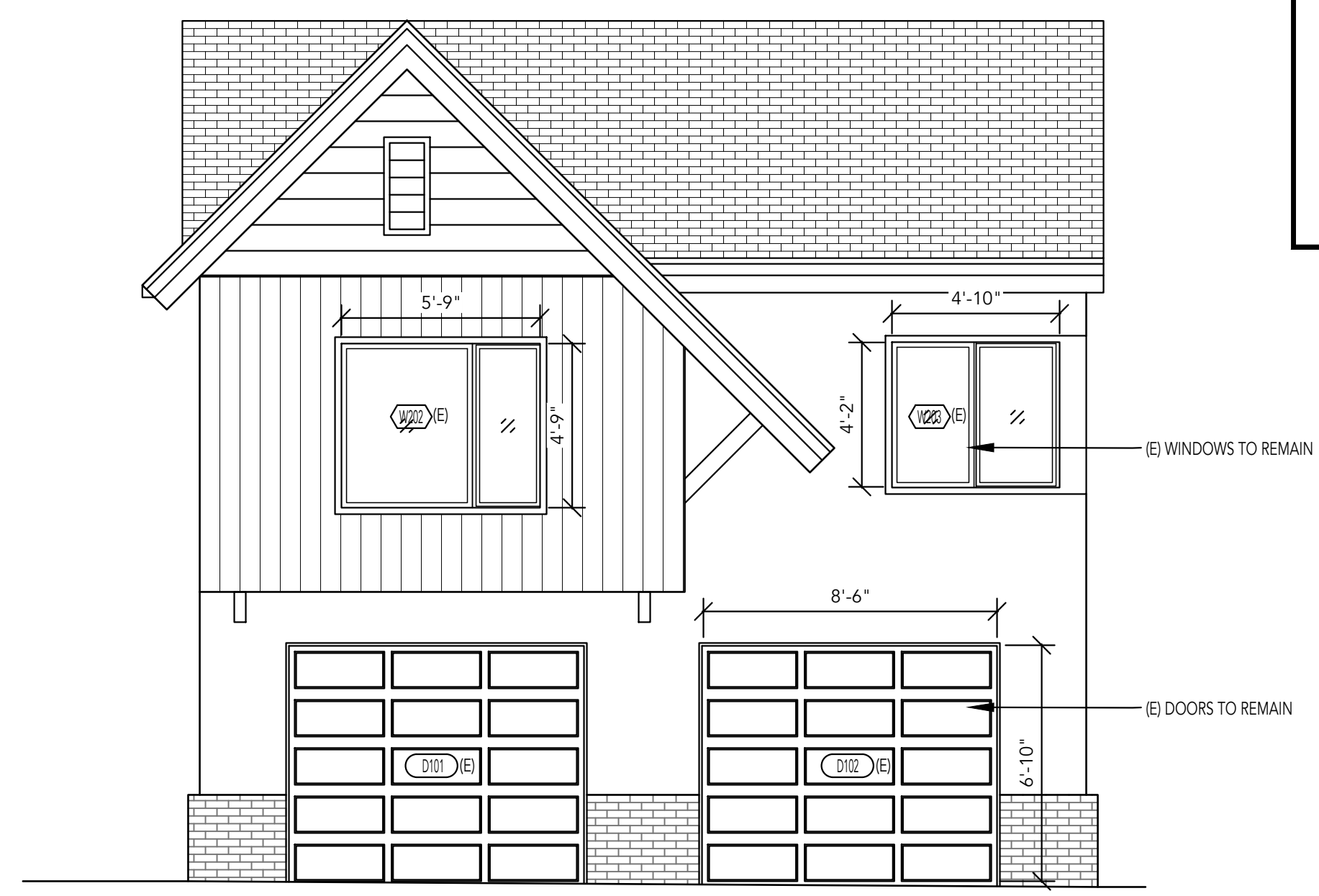
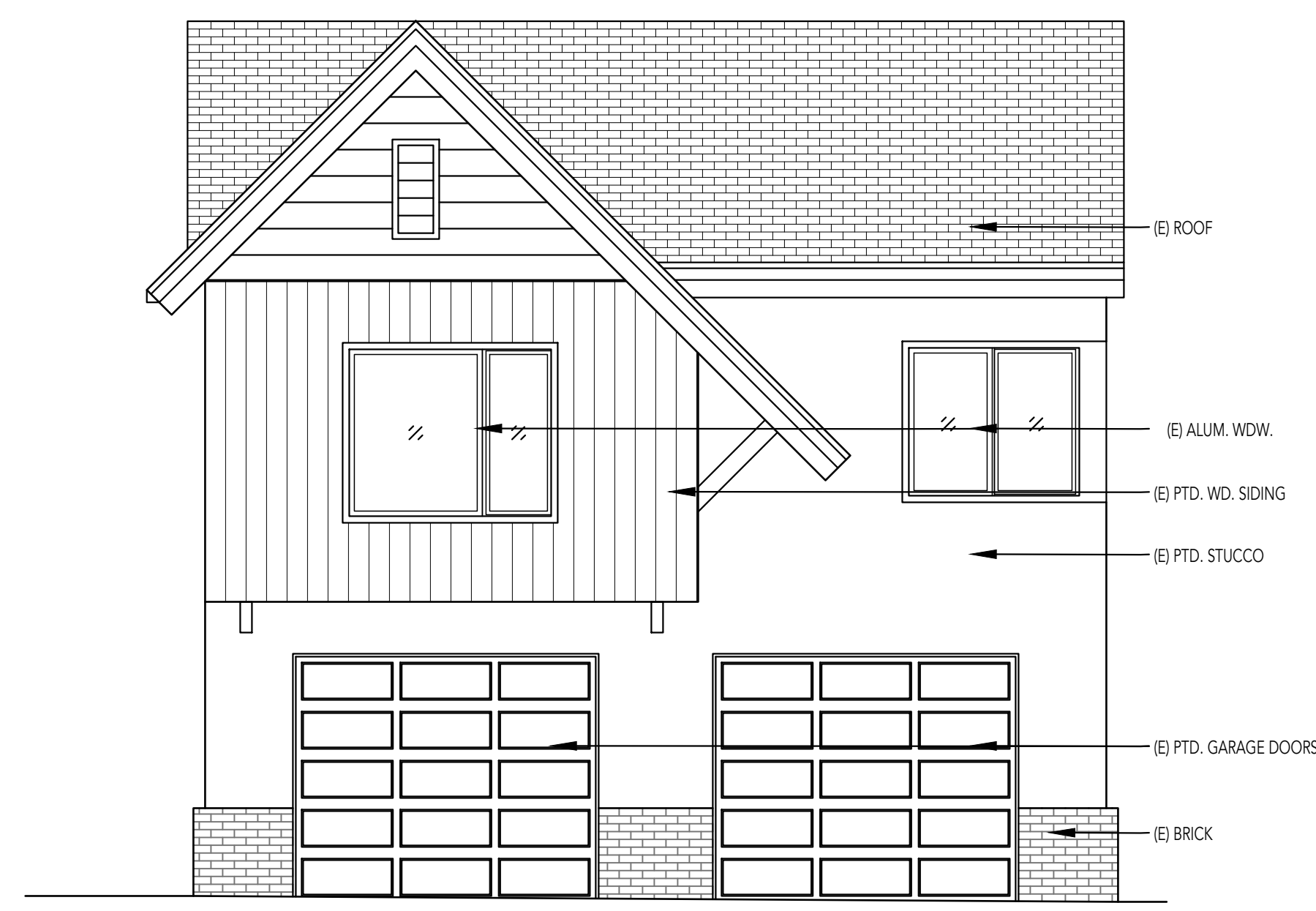
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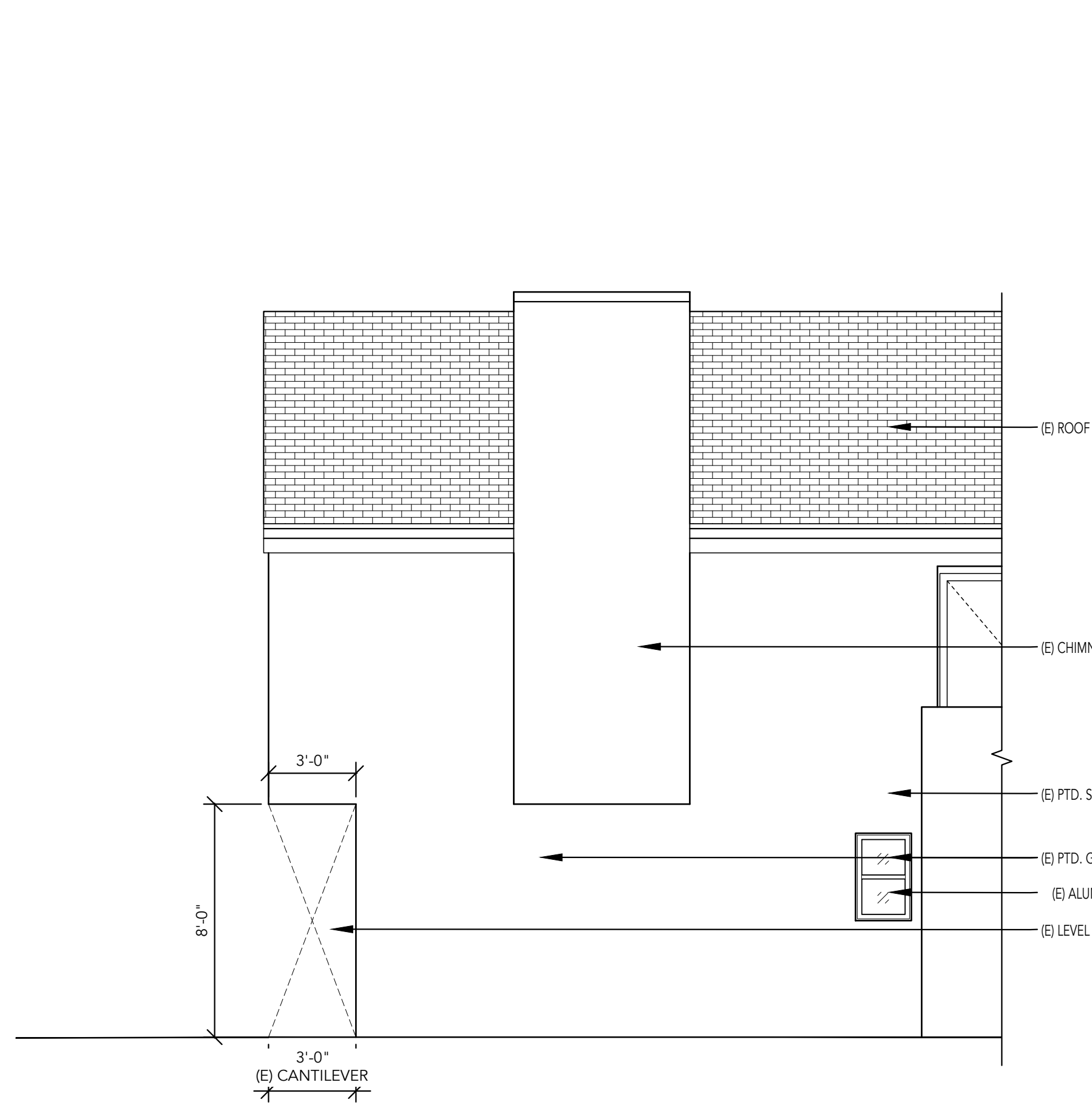
3555 OAK PARK DRIVE

SAN FRANCISCO, CA 94131

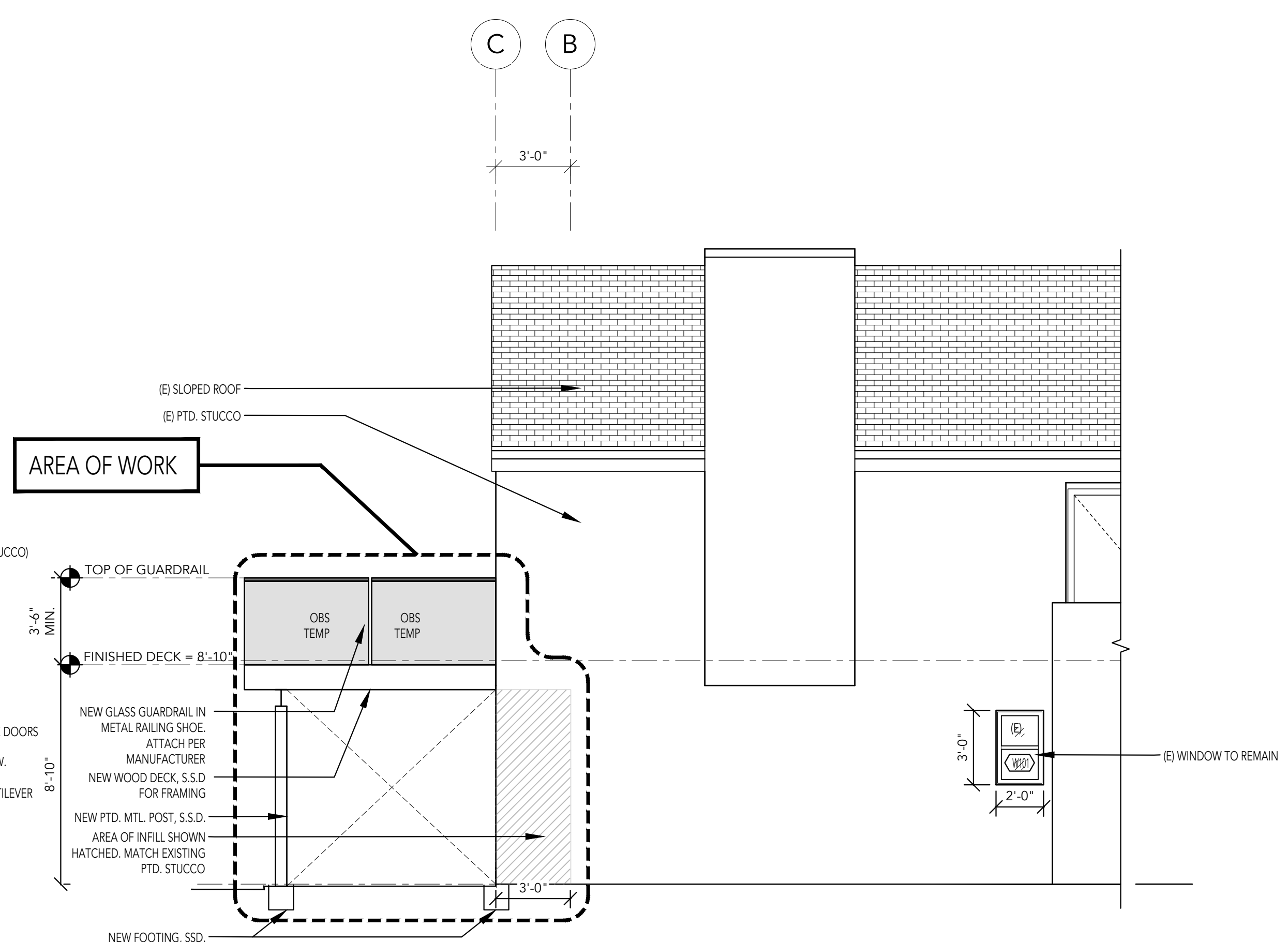
SHEET NOTES



3 PROPOSED NORTH ELEVATION (NO WORK PROPOSED)
SCALE 1/4"=1'



2 EXISTING EAST ELEVATION
SCALE 1/4"=1'



1 PROPOSED EAST ELEVATION
SCALE 1/4"=1'



BUILDING PERMIT OCT. 11, 2021

PROJECT 3555 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

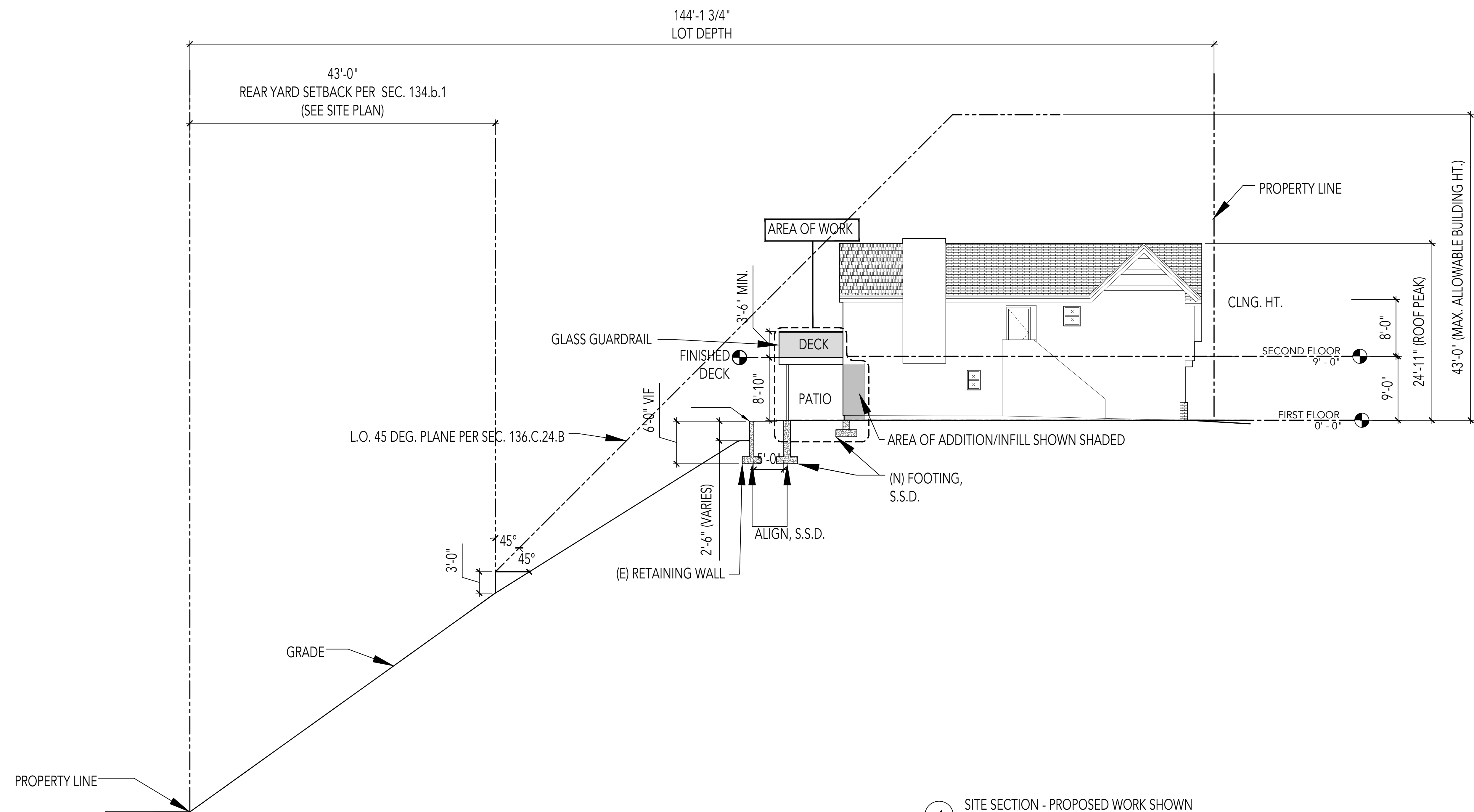
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PRINT DATE: OCT. 5, 2021

SCALE:
TITLE: PROPOSED ELEVATIONS

SHEET NUMBER:
A2.3

355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131



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PROJECT
355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWN BY: JY
PRINT DATE: OCT. 5, 2021
SCALE:

TITLE: SECTIONS

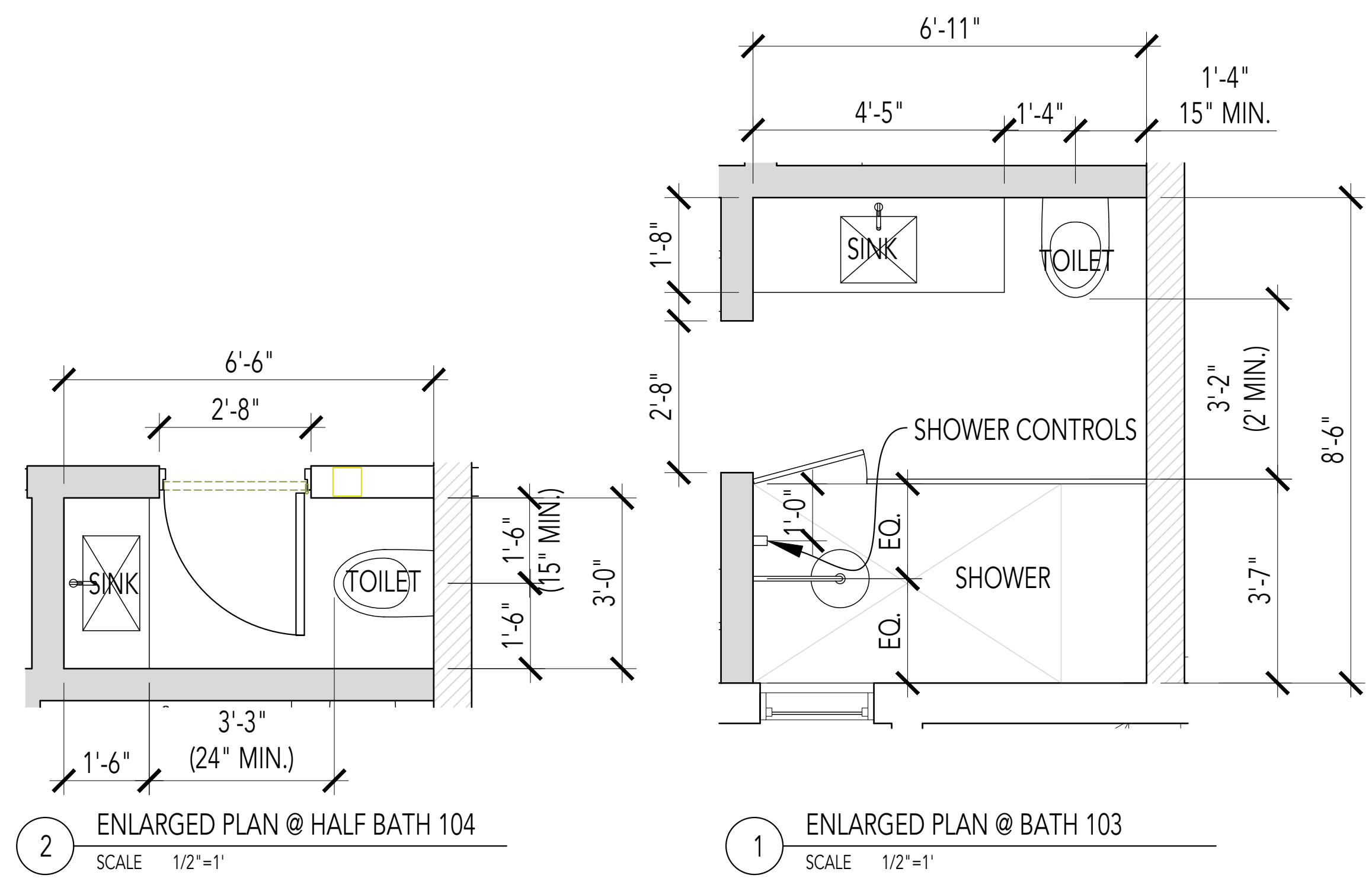
SHEET NUMBER:
A3.1

1 SITE SECTION - PROPOSED WORK SHOWN
SCALE 1/8"=1'

355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131

WALL LEGEND					
WALL ABOVE	WALL BELOW	WALL TO DEMO	(N) 1-HR WALL	(N) WALL	(E) WALL



2 ENLARGED PLAN @ HALF BATH 104
SCALE 1/2"=1'

1 ENLARGED PLAN @ BATH 103
SCALE 1/2"=1'

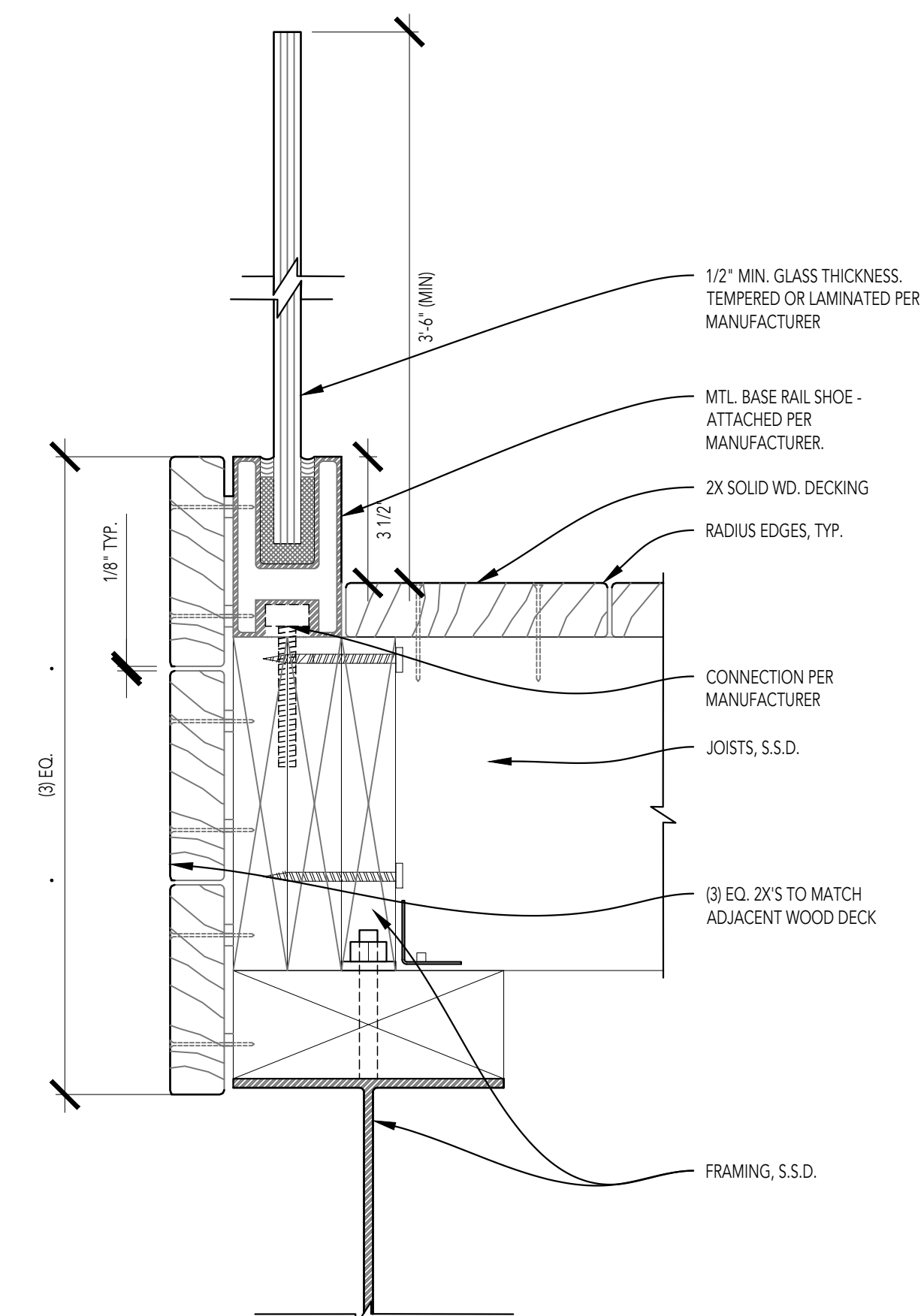


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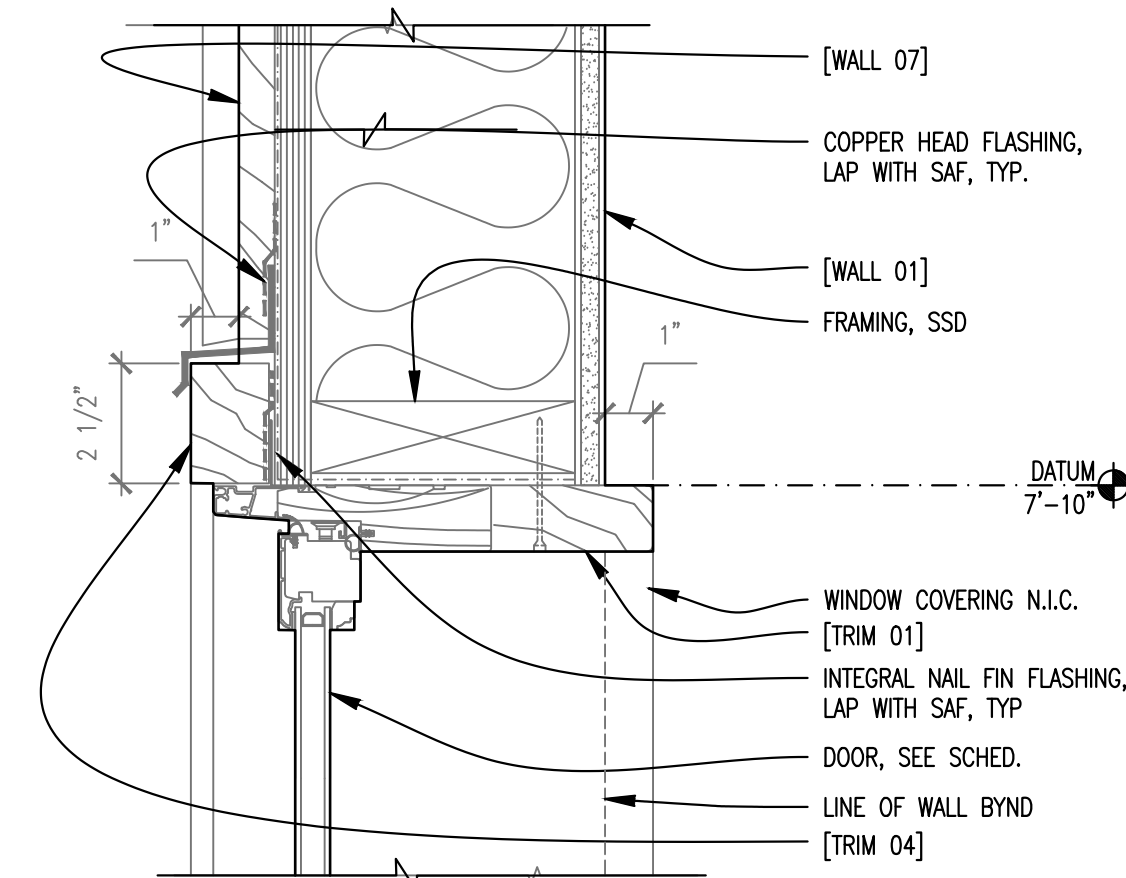
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	DRAWN BY:	JY	
	PRINT DATE:	OCT. 5, 2021	
	SCALE:		
	TITLE:	ENLARGED PLANS	
	SHEET NUMBER:	A4.1	

355 OAK PARK DRIVE

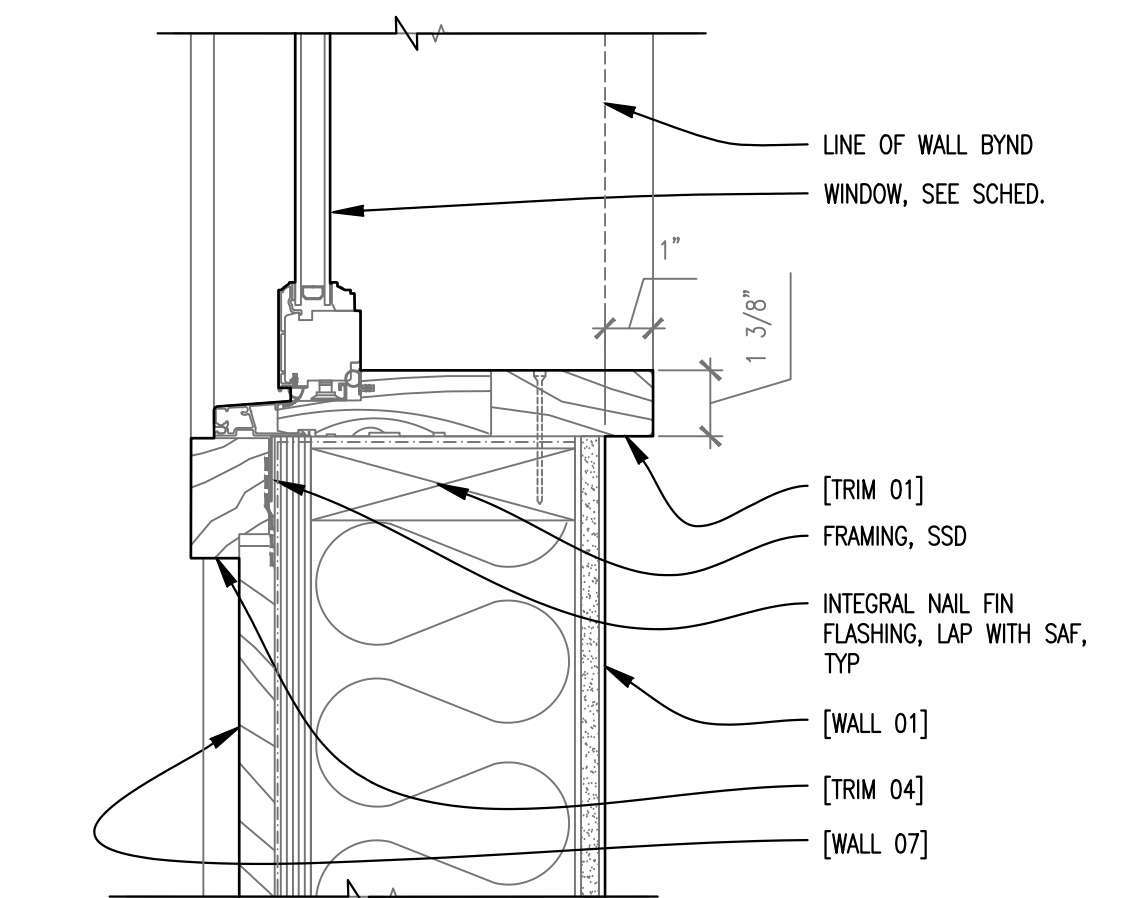
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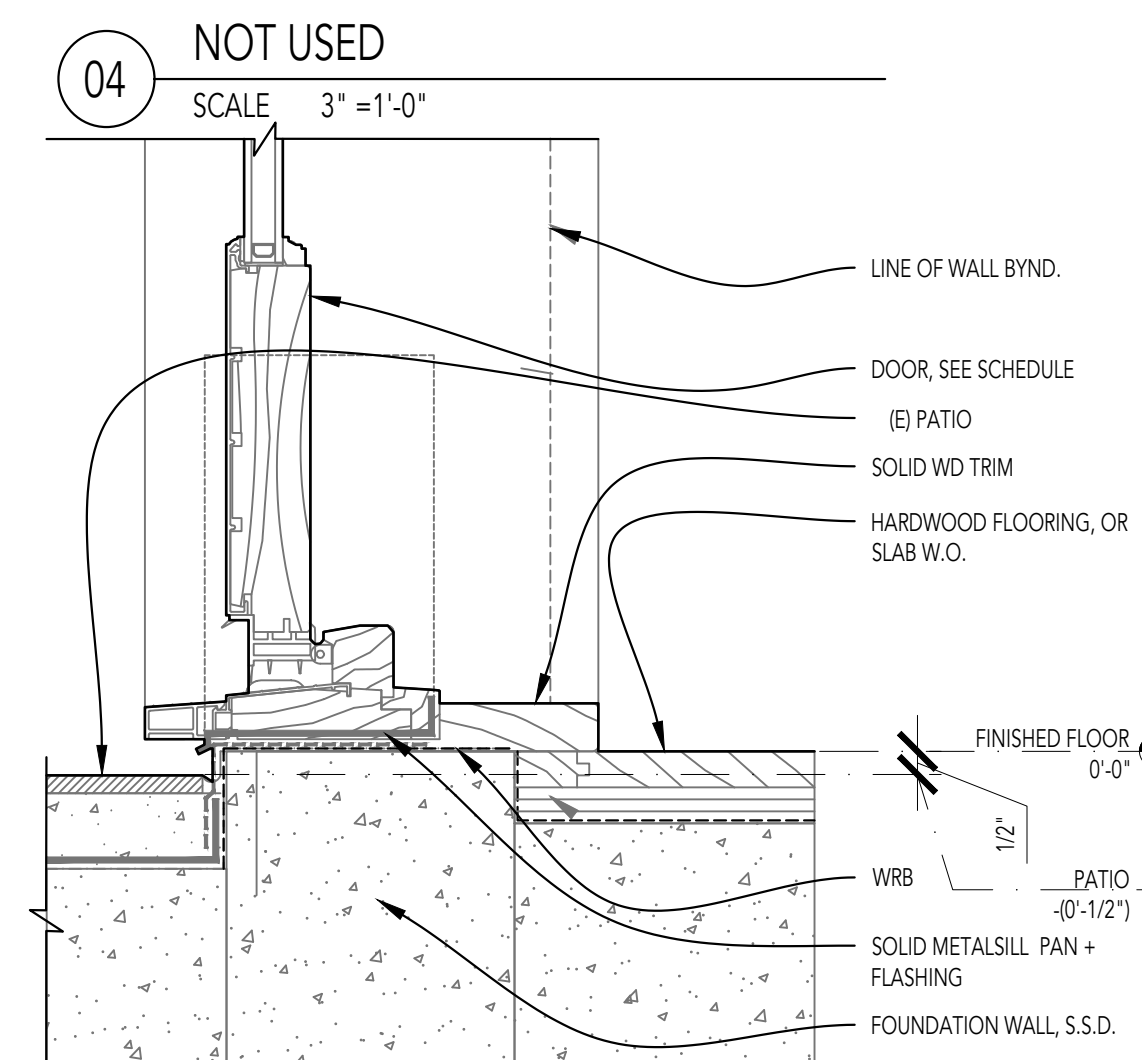
07 GUARDRAIL
SCALE 3" = 1'-0"



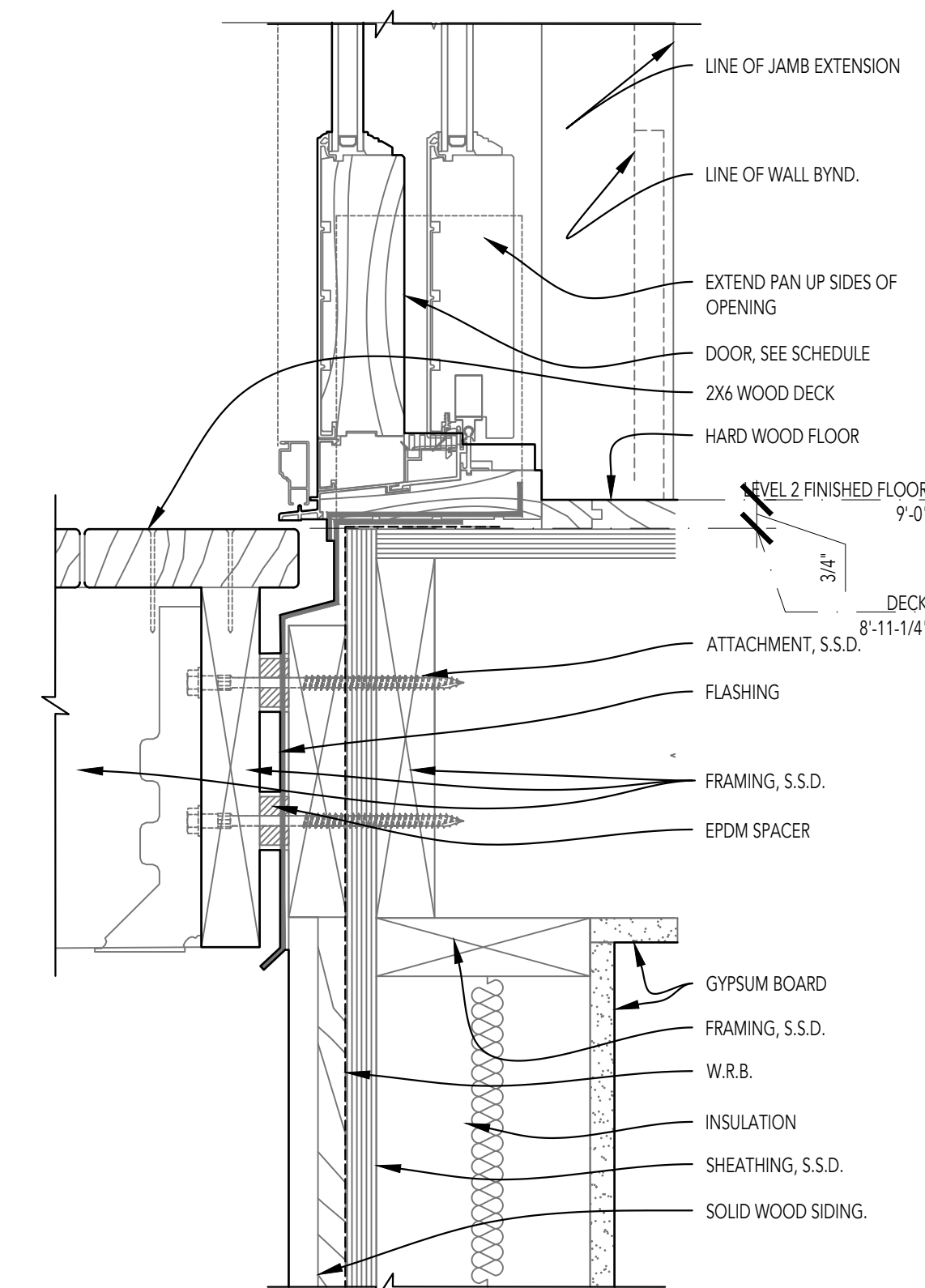
06 TYPICAL WINDOW HEAD (JAMB SIM.)
SCALE 3" = 1'-0"



05 TYPICAL WINDOW SILL
SCALE 3" = 1'-0"



03 SLIDING DOOR SILL: D104
SCALE 3" = 1'-0"



01 SLIDING DOOR SILL: D201
SCALE 3" = 1'-0"



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PROJECT 355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWN BY: JY

PRINT DATE: OCT. 5, 2021

SCALE:

TITLE: TYPICAL DETAILS

SHEET NUMBER:

A5.1

355 OAK PARK DRIVE
SAN FRANCISCO, CA 94131



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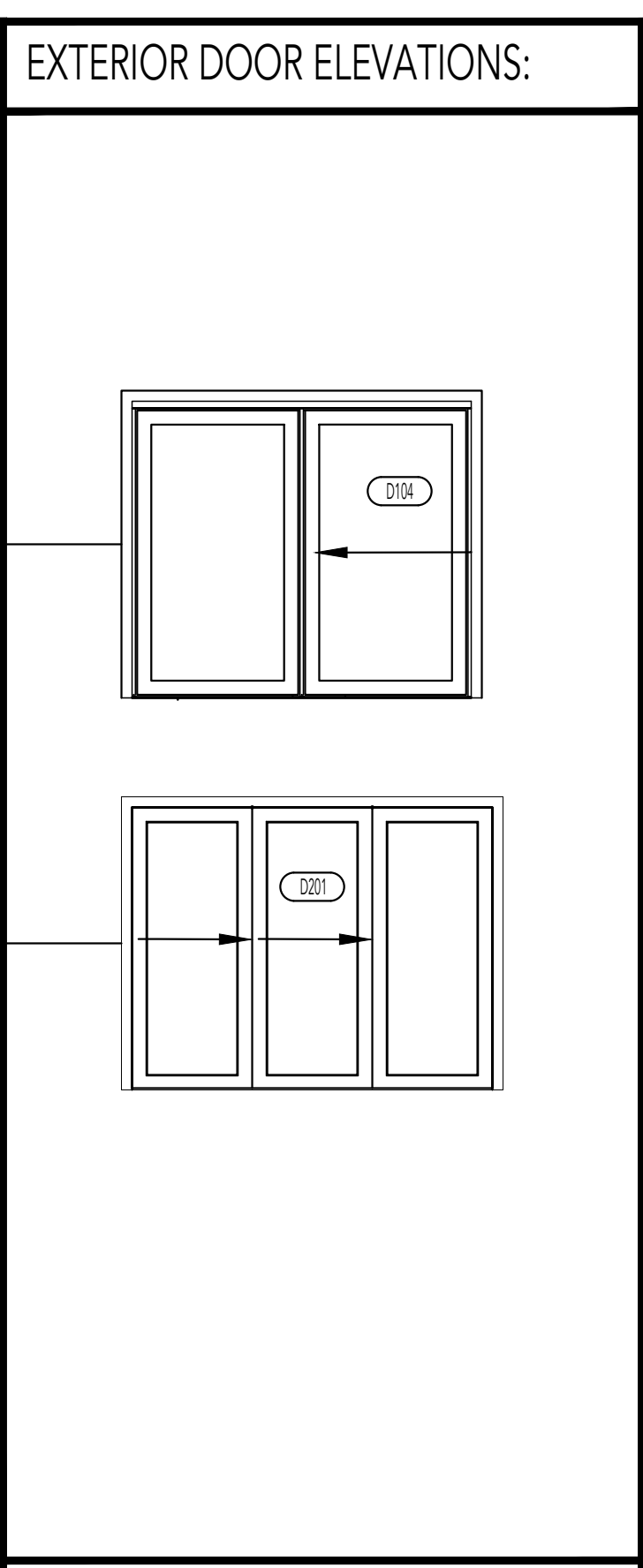
DRAWING	PROJECT	355 OAK PARK DRIVE SAN FRANCISCO CA, 94131 APN:
	DRAWN BY:	JY
	PRINT DATE:	OCT. 5, 2021
	SCALE:	
	TITLE:	DOOR + WINDOW SCHEDULES
SHEET NUMBER:	A6.1	

DOOR SCHEDULE:

* ITEMS MARKED WITH AN ASTERISK ARE NEW EXTERIOR DOORS. SEE TITLE-24 REPORT FOR ADDITIONAL INFORMATION.

ITEMS IN BOLD ARE NEW DOORS.

DOOR #	LOCATION	WIDTH	HEIGHT	GENERAL		GLAZING		NOTES		
				MATERIAL	OPERATION	TEMP	DBL-PANE OBS	MANUFACTURER	SPECIFICATION	REMARKS
D101	GARAGE 107	8'-6"	6'-10"	WD	OVERHEAD			CUSTOM		EXISTING GARAGE DOOR - VENTED - NOTE: WORK AT NEW GARAGE REQUIRES VENTING AT DOORS (WITH ANTI-RODENT GRATING)
D102	GARAGE 107	8'-6"	6'-10"	WD	OVERHEAD			CUSTOM		EXISTING GARAGE DOOR - VENTED - NOTE: WORK AT NEW GARAGE REQUIRES VENTING AT DOORS (WITH ANTI-RODENT GRATING)
D103	GARAGE 107	2'-8"	6'-8"	WD	SWING			CUSTOM	SOLID WD CORE	EXISTING DOOR
* D104	FAMILY 106	97-5/8"	86-1/2"	WD/CLAD	SLIDING		X X	MARVIN	ULTIMATE	EXTERIOR DOOR - SOUTH FACING 2-PANEL SLIDING DOOR
D105	FAMILY 106	36"	84"	WD	SWING			CUSTOM	SOLID WD CORE	FIRE-RATED DOOR. SOLID WD CORE, 13/8 MIN. THICKNESS.
D106	HALF BATH 104	28"	84"	WD	SWING			CUSTOM	SOLID WD CORE	
D107	LAUNDRY 105	30"	84"	WD	SWING			CUSTOM	SOLID WD CORE	LAUNDRY ROOM DOOR - LOUVERED/VENTED DOOR
D108	BEDROOM 101	32"	84"	WD	SWING			CUSTOM	SOLID WD CORE	
D109	CLOSET 102	30"	84"	WD	POCKET DOOR			CUSTOM	SOLID WD CORE	POCKET DOOR - SEE HARDWARE SCHEDULE.
D110	BATHROOM 103	30"	84"	WD	SWING			CUSTOM	SOLID WD CORE	
* D201	LIVING 202	111-3/4"	96"	WD/CLAD	SLIDING		X X	MARVIN	ULTIMATE	EXTERIOR DOOR - SOUTH FACING - 3-PANEL SLIDING FRENCH DOOR



DOOR NOTES:

-ALL WOOD DOORS TO BE SOLID WOOD STAVED LUMBER CORE

-CONTRACTOR TO VERIFY OVERALL DOOR SIZES + ROUGH OPENINGS BASED ON FINISHED OPENINGS + TRIM RELATIONSHIPS SHOWN ON ELEVATIONS AND IN DETAILS; DIMENSIONS SHOWN IN DOOR SCHEDULE ARE NOMINAL ONLY

-VERIFY DOOR CLEARING MINIMUM REQUIREMENTS.

-CONTRACTOR TO VERIFY OVERALL DOOR SIZES + ROUGH OPENINGS BASED ON FINISHED OPENINGS + TRIM RELATIONSHIPS SHOWN ON ELEVATIONS AND IN DETAILS; DIMENSIONS SHOWN IN DOOR SCHEDULE ARE NOMINAL ONLY

-VERIFY DOOR CLEARING MINIMUM REQUIREMENTS.

-EGRESS DOORS: EGRESS DOORS MUST HAVE A CLEAR WIDTH OF NO LESS THAN 32 INCHES AND A CLEAR HEIGHT OF NO LESS THAN 78 INCHES.

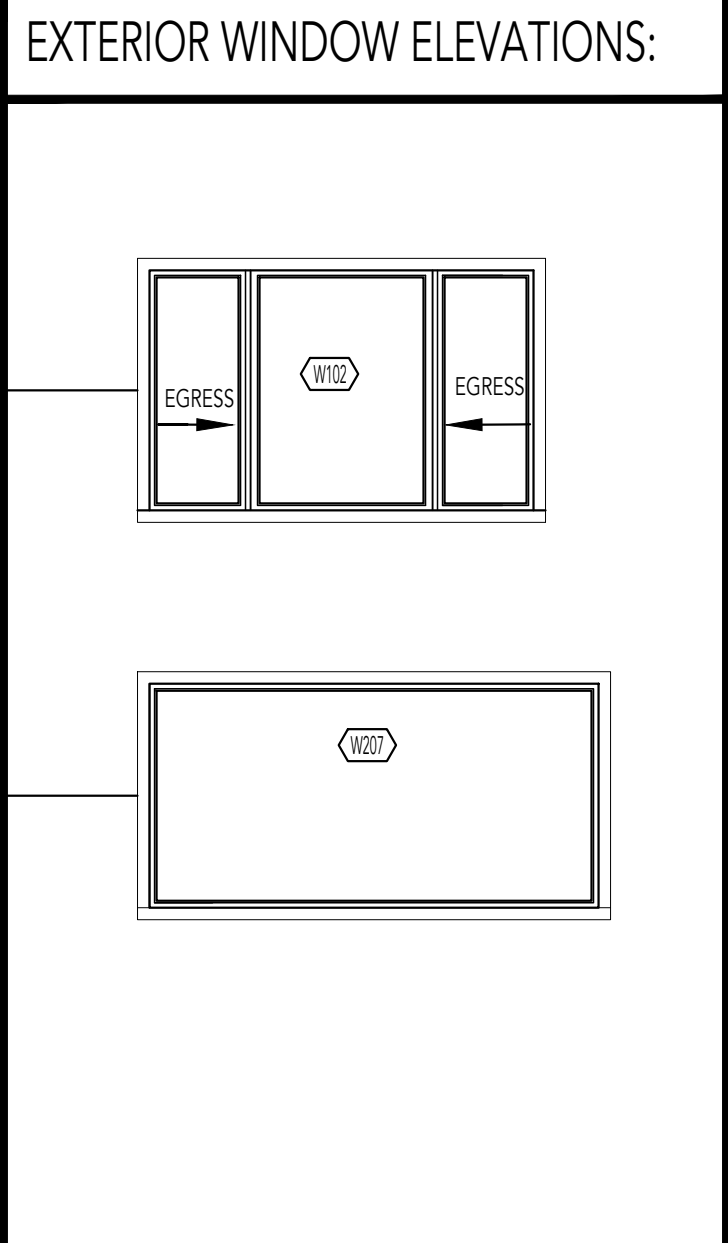
-SAFETY GLASS IS REQUIRED WHEN: (1) THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR, (2) THE TOP OF THE GLASS IS LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR, (3) THE SIZE OF THE GLASS EXCEEDS 9 SQUARE FEET, (4) THE GLASS IS WITHIN 36 INCHES OF WHERE PEOPLE WALK.

-REFER TO TITLE-24 REPORT FOR MAX U-FACTOR + MAX SHGC.

WINDOW SCHEDULE:

* ITEMS MARKED WITH AN ASTERISK ARE NEW EXTERIOR WINDOWS. SEE TITLE-24 REPORT FOR ADDITIONAL INFORMATION.

WINDOW #	LOCATION	WIDTH	HEIGHT	GENERAL		GLAZING		NOTES		
				MATERIAL	OPERATION	TEMP	DBL-PANE OBS	MANUFACTURER	SPECIFICATION	REMARKS
W101	BATHROOM 103	2'-0"	3'-0"	ALUM	DBL HUNG		X X			EXISTING WINDOW
* W102	BEDROOM 101	96-1/2"		WD/CLAD	SLIDER-TRIPLE-SASH		X X	MARVIN	ULTIMATE	SOUTH FACING - GLIDER TRIPLE SASH (SLIDER - FIXED - SLIDER). EGRESS WINDOW. SEE EGRESS NOTES THIS SHEET.
W201	BATHROOM 205	2'-4"	2'-8"	ALUM	DBL HUNG		X			EXISTING WINDOW
W202	BEDROOM 206	4'-10"	4'-2"	ALUM	SLIDING		X			EXISTING WINDOW
W203	BEDROOM 207	5'-9"	4'-9"	ALUM	SLIDING		X			EXISTING WINDOW
W205	BATHROOM 208	2'-0"	3'-0"	ALUM	DBL HUNG		X			EXISTING WINDOW
W206	KITCHEN 204	5'-6"	3'-0"	ALUM	TRIPLE-SLIDER		X			EXISTING WINDOW
* W207	DINING 203	120"	72"	WD/CLAD	FIXED		X X	MARVIN	ULTIMATE	
W301	BATHROOM 208	1'-10"	2'-0"	ALUM	FIXED		X	VELUX		EXISTING SKYLIGHT
W302	KITCHEN 204	2'-6"	4'-4"	ALUM	FIXED		X	VELUX		EXISTING SKYLIGHT
W303	LIVING 202	2'-6"	4'-4"	ALUM	FIXED		X	VELUX		EXISTING SKYLIGHT
W304	LIVING 202	1'-8"	3'-6"	ALUM	FIXED		X	VELUX		EXISTING SKYLIGHT
W305	BATHROOM 205	1'-10"	2'-0"	ALUM	FIXED		X	VELUX		EXISTING SKYLIGHT
W306	BEDROOM 206	1'-10"	3'-6"	ALUM	FIXED		X	VELUX		EXISTING SKYLIGHT



WINDOW NOTES:

-CONTRACTOR TO VERIFY OVERALL WINDOW SIZES + ROUGH OPENINGS BASED ON FINISHED OPENINGS + TRIM RELATIONSHIPS SHOWN ON ELEVATIONS AND IN DETAILS; DIMENSIONS SHOWN IN DOOR SCHEDULE ARE NOMINAL ONLY

-VERIFY ALL HARDWARE FOR ALL OPERABLE WDS W/ ARCHITECT PRIOR TO FABRICATION. USE INTEGRAL MANUFACTURER HARDWARE WHERE POSSIBLE

-EGRESS WINDOWS: EVERY BEDROOM MUST CONTAIN AT LEAST ONE EGRESS WINDOW. EGRESS WINDOWS MUST BE AT LEAST 5.7 SQUARE FEET, 20 INCHES WIDE BY 24 INCHES HIGH, WITH AN OPENING NO HIGHER THAN 44 INCHES FROM THE FLOOR.

-SAFETY GLASS IS REQUIRED WHEN: (1) THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR, (2) THE TOP OF THE GLASS IS LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR, (3) THE SIZE OF THE GLASS EXCEEDS 9 SQUARE FEET, (4) THE GLASS IS WITHIN 36 INCHES OF WHERE PEOPLE WALK.

-REFER TO TITLE-24 REPORT FOR MAX U-FACTOR + MAX SHGC.

FIXTURE AND APPLIANCE SCHEDULE:

ALL SINKS TO HAVE OVERFLOW. ALL FIXTURES TO COMPLY WITH CAL-GREEN BUILDING EFFICIENCY STANDARDS.

→ ARROW INDICATES ITEM PENDING CLIENT APPROVAL, SEE PLANS & INTERIOR ELEVATIONS FOR REFERENCE TAGS

* ARROW INDICATES OWNER PROVIDED, CONTRACTOR INSTALLED ITEM

OWNER PROVIDED	ITEM	MANUFACTURER	SPECIFICATION	FINISH	REMARKS
BATHROOM 103					
→ *	EXHAUST FAN	PANASONIC	WHISPERCEILING FV-11VQ5 (OR EQUAL)	WHITE	110 CFM CEILING MOUNTED FAN
→ *	TOILET	TOTO	AQUIA-II CST416M	WHITE	WITH DUAL FLUSH. WITH ELONGATED FRONT BOWL # CT416
→ *	FAUCET	HANSGRÖHE	10111001	CHROME	AXOR-STARCK SINGLE HOLE FAUCET 1.2 GPM
→ *	SINK	KOHLER	K-2330	WHITE	UNDER-MOUNT SINK W/ OVERFLOW
→ *	SHOWER HEAD	HANSGRÖHE	4970000	CHROME	1.8 GPM WITH 65 CM SHOWER BAR
→ *	SHOWER MIXER	HANSGRÖHE	10407001	CHROME	AXOR STARCK TRIM. TEMPERATURE AND ON/OFF FOR ONE OUTLET
→ *	TP HOLDER	TBD	TBD	TBD	
→ *	TOWEL BAR	TBD	TBD	TBD	
→ *	ROBE HOOKS (X2)	TBD	TBD	TBD	
HALF BATH 104					
→ *	EXHAUST FAN	PANASONIC	WHISPERCEILING FV-11VQ5 (OR EQUAL)	WHITE	110 CFM CEILING MOUNTED FAN
→ *	TOILET	TOTO	AQUIA-II CST416M	WHITE	WITH DUAL FLUSH. WITH ELONGATED FRONT BOWL # CT416
→ *	FAUCET	HANSGRÖHE	10111001	CHROME	AXOR-STARCK SINGLE HOLE FAUCET 1.2 GPM
→ *	SINK	KOHLER	K-2330	WHITE	UNDER-MOUNT SINK W/ OVERFLOW
→ *	TP HOLDER	TBD	TBD	TBD	
→ *	TOWEL BAR	TBD	TBD	TBD	
LAUNDRY 105					
→ *	EXHAUST FAN	PANASONIC	WHISPERCEILING FV-11VQ5 (OR EQUAL)	WHITE	110 CFM CEILING MOUNTED FAN
→ *	WASHER	MAYTAG	MHW663OH	WHITE	4.8 CU. FT. FRONT LOAD WASHER - STACKABLE.
→ *	DRYER	MAYTAG	MED563OH	WHITE	7.3 CU. FT. FRONT LOAD ELECTRIC DRYER - STACKABLE.

355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131



BUILDING PERMIT OCT. 11, 2021

PROJECT
355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWING
DRAWN BY: JY

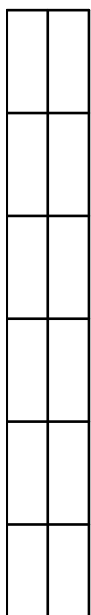
PRINT DATE: OCT. 5, 2021

SCALE:

TITLE: SCHEDULES

SHEET NUMBER:

A6.2



355 OAK PARK DRIVE

SAN FRANCISCO, CA 94131



BUILDING PERMIT OCT. 11, 2021

PROJECT: 355 OAK PARK DRIVE
SAN FRANCISCO CA, 94131
APN:

DRAWING: DRAWN BY: JY
PRINT DATE: OCT. 5, 2021
SCALE:
TITLE: LIGHTING PLANS

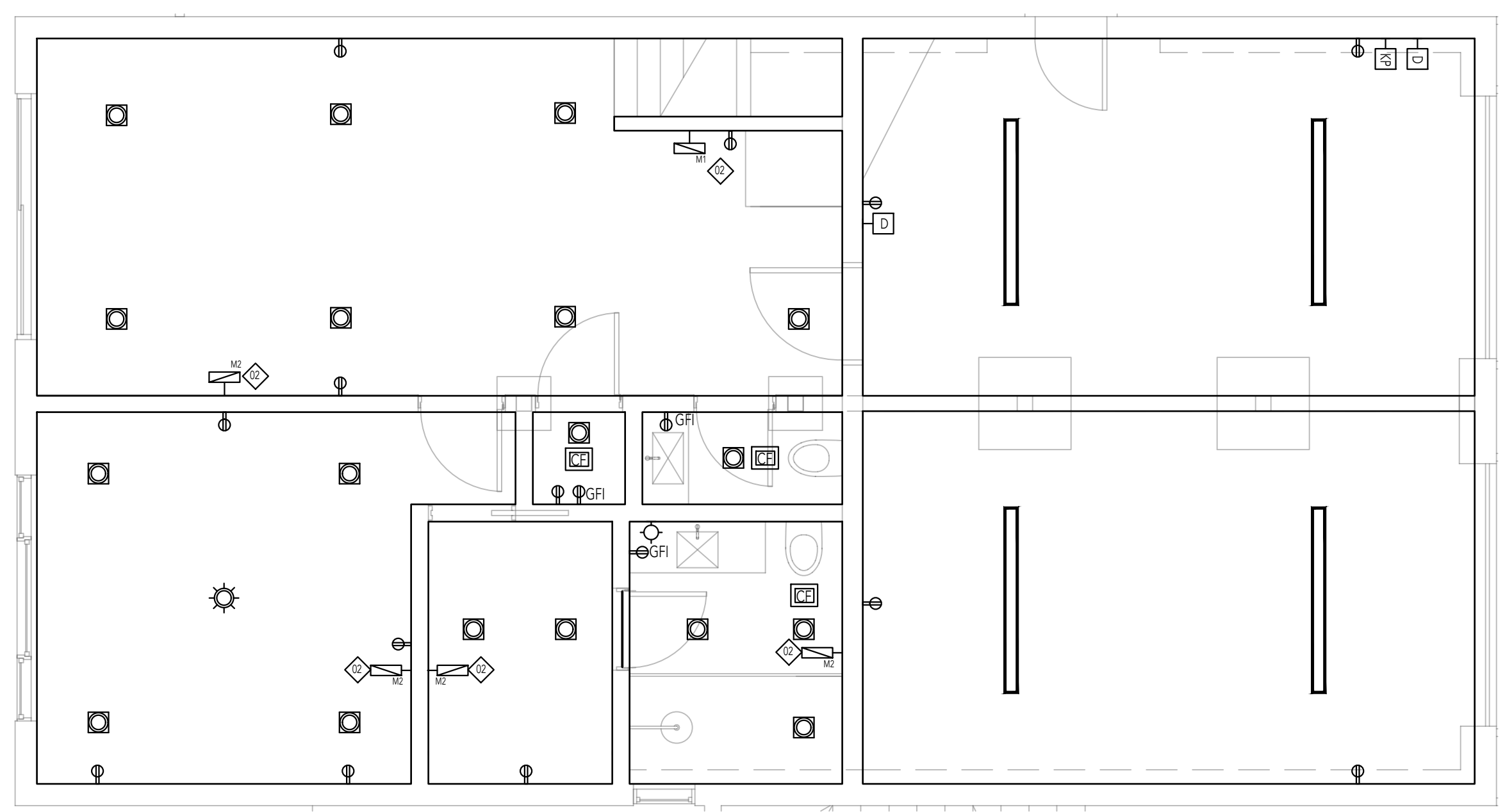
SHEET NUMBER: **MEP1.1**

BUILDING SYSTEMS NARRATIVE

HVAC SYSTEM: HIGH EFFICIENCY ELECTRIC HEAT PUMP.
DOMESTIC HOT WATER - ON DEMAND TYPE INSTANT GAS HEATER.
POWER: PG&E 200 AMP SERVICE
TELEPHONE: PROVIDER TBD
CABLE/INTERNET: PROVIDER TBD
WATER SEWER: SFPUC DOMESTIC WATER SUPPLY AND SEWER SERVICES
WATER SOURCE: SFPUC DOMESTIC WATER SUPPLY AND SEWER SERVICES
WATER TREATMENT: TBD
DRINKING WATER (AT KITCHEN): TREATED WITH REVERSE OSMOSIS UNDER COUNTER UNIT.
SECURITY SYSTEM: FIRE & INTRUDER ALARM SYSTEM. OWNER PROVIDED. SCHEMATICS TBD.

M/E/P + SHEET NOTES

- LEVEL 1 PLAN SHOWN. NO NEW MECHANICAL/ELECTRICAL/POWER WORK PROPOSED AT LEVEL 2
- THE (N) SUPPLY AND RETURN AIR REGISTER LOCATIONS INTO (E) SYSTEM.



ELECTRICAL/MECHANICAL/PLUMBING SYMBOL LEGEND

LIGHTING FIXTURES: SEE SCHEDULE THIS SHEET FOR FIXTURE SPECIFICATIONS

SYMBOL	TYPE	TYP LOCATION (U.O.N.)
	RECESSED LED	
	WALL-MOUNTED	
	PENDANT	
	TASK LIGHT FLUORESCENT	
SWITCHING / OUTLETS		
	DUPLEX RECEPTACLE	12" AFF
	GROUND FAULT INTERRUPTER	48" AFF
	WEATHERPROOF RECEPTACLE FOR EXTERIOR USE	24" AFF
	QUADRUPEX RECEPTACLE	12" AFF
	DUPLEX FLOOR RECEPTACLE	
	DEDICATED APPLIANCE CIRCUIT, VER. W/ MFR.	FIELD VERIFY
	SWITCHED OUTLET	12" AFF
	220V OUTLET	12" AFF
	JUNCTION BOX	
	AIR SWITCH	FIELD VERIFY
	SWITCH	48" AFF
	DIMMER SWITCH	48" AFF
	3-WAY SWITCH	48" AFF
	3-WAY DIMMER SWITCH	48" AFF
	4-WAY SWITCH	48" AFF
	4-WAY DIMMER SWITCH	48" AFF
	JAMB SWITCH	48" AFF
	MOTION SENSOR AND PHOTO CONTROL	48" AFF
	DIMMER WITH INTEGRAL VACANCY SENSOR	48" AFF
	FAN TIMER SWITCH	48" AFF
	CEILING-MOUNTED VACANCY SENSOR	
	WIRELESS MULTI LOCATION MASTER DIMMER	48" AFF
	WIRELESS MULTI LOCATION ACCESSORY DIMMER	48" AFF
ACCESSORY ITEMS		
	DOOR BELL	48" AFF
	SECURITY KEYPAD	48" AFF
	DOOR OR GATE OPERATOR	
	ANNUNCIATOR	
	WALL EXHAUST FAN	
	CEILING EXHAUST FAN	
	TELEPHONE JACK	12" AFF
	DATA JACK	12" AFF
	VIDEO DISPLAY	FILED VERIFY
	BLT-IN SPEAKERS	FILED VERIFY
	CARBON MONOXIDE DETECTOR	
	SMOKE DETECTOR	
	TELECOM PANEL	
	ELECTRICAL MAIN/SUB PANEL	
HVAC SYMBOLS		
	HYDRONIC MANIFOLD	
	THERMOSTAT	48" AFF
	CONTROL PANEL	48" AFF
	ALUM. WALL REGISTER, RETURN AIR	
	ALUM. WALL REGISTER, SUPPLY AIR	
	WOOD FLOOR REGISTER, SUPPLY AIR	
	WOOD FLOOR REGISTER, RETURN AIR	
PLUMBING SYMBOLS		
	DRINKING FOUNTAIN / SPIGOT	
	HOSE BIB	24" AFF
	NATURAL GAS OUTLET	
	FIRE SPRINKLER HEAD	

ELECTRICAL NOTES

[01] ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIF. ELECTRICAL CODE (CEC) AND STATE OF CALIF. ENERGY USE STANDARDS, TITLE-24 PART 4. REFER TO THE TITLE-24 ENERGY COMPLIANCE DOCUMENTATION FOR SPECIFIC REQUIREMENTS.

[02] ALL ELECTRICAL SYSTEMS (INCL. LOW VOLTAGE) SHALL BE DESIGN/BUILD BY THE ELECTRICAL SUBCONTRACTOR.

[03] CONTRACTOR TO EVALUATE EXISTING UTILITY LINES FOR SERVICE CAPACITY. CONSULT WITH OWNERS IF UPGRADING IS RECOMMENDED.

[04] ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH THE LISTING REQUIREMENTS AND MANUFACTURERS INSTRUCTIONS.

[05] PROVIDE COPIES OF CUTSHEETS, NEATLY BOUND IN THREE RING BINDERS, FOR ALL EQUIP. INSTALLED IN PROJECT. INSTRUCT OWNERS ON OPERATION OF ALL EQUIP.

[15] ELECTRICAL PANELS SHALL BE READILY ACCESSIBLE AND SHALL NOT BE LOCATED IN BATHROOMS OR IN THE VICINITY OF EASILY IGNITABLE MATERIALS. PROVIDE 3 FEET WIDE BY 3' DEEP AND MINIMUM 6 1/2 FEET HIGH CLEARANCE IN FRONT OF ELECTRICAL PANELS.

[16] ALL ELECTRICAL EQUIPMENT, METAL BOXES, COVER PLATES, AND PLASTER RINGS SHALL BE GROUNDED.

POWER REQUIREMENTS

[01] COUNTERTOPS:

- A MINIMUM OF TWO (2) 20 AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR COUNTER RECEPTACLES.
- ISLAND/PENINSULAS GREATER THAN 12" DEPTH X 24" WIDTH MUST HAVE AT LEAST ONE ELECTRICAL OUTLET.
- COUNTER RECEPTACLES SHALL BE INSTALLED SUCH THAT THERE SHALL BE NOT MORE THAN 24" TO A COUNTER RECEPTACLE FROM ANY POINT ON THE COUNTER.
- ALL COUNTERTOP RECEPTACLES SHALL BE GROUND FAULT TYPE (GFCI).

[02] DUPLEX WALL OUTLETS SHALL BE DESIGNED TO COMPLY WITH SEC 210.50 OF CEC. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.

[03] ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.

[04] ALL 125-VOLT SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN (DWELLING UNIT) BATHROOMS, GARAGE AND ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLE IS SERVING A COUNTERTOP SURFACE, LAUNDRY ROOMS, UTILITY ROOMS, SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI) PER CEC 210.8(A).

[05] ALL 120-VOLT SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN (DWELLING UNIT) FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR, ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12(B).

[09] ALL RECEPTACLES TO BE ORIENTED VERTICALLY AND GANGED TOGETHER WHERE APPROPRIATE

[11] ALL WEATHERPROOF OUTLETS AT CELLAR AND EXTERIOR ARE TO BE GFCI PROTECTED PER CEC 210.8(A)3

[12] PROVIDE A MINIMUM OF (2) SEPARATE, DEDICATED 20 AMP CIRCUITS IN KITCHEN, PANTRY AND DINING ROOM AND (1) IN LAUNDRY, BATHROOMS, AND (1) SEPARATE INDIVIDUAL BRANCH CIRCUIT FOR HEATING EQUIPMENT.

[10] ALL (N) APPLIANCES TO HAVE DEDICATED CIRCUIT AS RECOMMENDED BY MFR.

[14] PROVIDE READILY ACCESSIBLE ELECTRICAL DISCONNECT AT EXTERIOR IF STRUCTURE IS TO BE SERVED BY A REMOTE OR DETACHED SERVICE. DISCONNECT MUST BE IDENTIFIED FOR FIRE-FIGHTING PERSONNEL. CONFIRM LOCATION WITH ARCHITECT.

LIGHTING REQUIREMENTS

[01] ALL LIGHTING CONTROLS PADDLE/ROCKER TYPE (W/ DIMMER SLIDE WHERE APPLICABLE), WITH SNAP-ON TYPE WALL PLATES, COLOR: [WHITE] ON LIGHT COLORED SURFACES, [BLACK] ON DARK OR CLEAR FINISH SURFACES. SEE COMPONENT SCHEDULE FOR MFR. VERIFY SELECTIONS WITH ARCHITECT BEFORE ORDERING.

[02] CONTRACTOR TO SELECT DIMMER APPROPRIATE FOR LOAD TYPE. SEE LIGHTING SCHEDULE.

[03] SWITCHES ADJACENT TO DOORS SHALL BE 6" FROM FINISH JAMB TO CENTERLINE OF SWITCH, 48" AFF UNLESS OTHERWISE NOTED. GANG ALL ADJACENT SWITCHES IN A SINGLE SWITCH PLATE, HOWEVER NO MORE THAN 4 SWITCHES ARE TO BE LOCATED IN A SINGLE SWITCH PLATE. SWITCHES CONTROLLING EXTERIOR LIGHTING ARE TO BE LOCATED IN A SEPARATE SWITCH PLATE/ GROUP FROM INTERIOR LIGHTING CONTROLS.

[04] LIGHTING FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".

[05] FIXTURES INSTALLED IN INSULATED CEILING OR WITH 1/2" OF COMBUSTIBLE MATERIALS SHALL BE APPROVED FOR INSULATION CONTACT AND LABELED "IC TYPE".

[06] KITCHEN: AT LEAST 50% OF THE INSTALLED WATTAGE MUST BE HIGH EFFICACY AND SWITCHED SEPARATELY FROM THE LOW EFFICACY LIGHTING.

[07] BATHROOM: A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.

[08] UTILITY ROOMS: ALL HARDWIRED LIGHTING IN GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND CLOSETS >70 S.F. MUST BE HIGH EFFICACY AND BE CONTROLLED BY A VACANCY SENSOR.

[09] OTHER ROOMS: ALL HARDWIRED LIGHTING IN BEDROOMS, HALLWAYS, HALLWAYS, STAIRS, DINING ROOMS AND ALL OTHER ROOMS IS TO BE HIGH EFFICACY OR CONTROLLED BY MANUAL-ON OCCUPANT SENSOR OR CONTROLLED BY A DIMMER.

[10] OUTDOOR LIGHTING: ALL OUTDOOR LIGHTING ATTACHED TO BUILDING IS TO BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR AND PHOTO CONTROL. LOCATION AND TYPE OF MOTION AND PHOTO SENSOR CONTROLS TO BE VERIFIED WITH ARCHITECT.

SMOKE ALARM REQUIREMENTS

[01] PROVIDE (N) SMOKE ALARMS W/IN 12" OF CEILING WITHIN ALL SLEEPING ROOMS AND IN CORRIDORS GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. PROVIDE ONE SMOKE DETECTOR MINIMUM AT EACH FLOOR LEVEL, INCLUDING BASEMENTS. REVIEW LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO ORDERING OR INSTALLING.

[02] IN NEW CONSTRUCTION AND IN EXISTING CONSTRUCTION WHERE ACCESSIBLE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.

CARBON MONOXIDE ALARM REQUIREMENTS

[01] CARBON MONOXIDE ALARMS SHOULD BE PLACED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON THE ENTRY LEVEL OF EVERY DWELLING UNIT, INCLUDING BASEMENTS.

[02] IN NEW CONSTRUCTION AND IN EXISTING CONSTRUCTION WHERE ACCESSIBLE, CM ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.

MECHANICAL / HVAC NOTES

[01] ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIF. MECHANICAL CODE (CMC) AND STATE OF CALIF. ENERGY USE STANDARDS, TITLE-24. REFER TO THE TITLE-24 ENERGY COMPLIANCE DOCUMENTATION FOR SPECIFIC REQUIREMENTS.

[02] ALL MECHANICAL SYSTEMS SHALL BE DESIGN/BUILD BY THE MECHANICAL SUBCONTRACTOR.

[03] PROVIDE COPIES OF CUTSHEETS, NEATLY BOUND IN THREE RING BINDERS, FOR ALL EQUIP. INSTALLED IN PROJECT. INSTRUCT OWNERS ON OPERATION OF ALL EQUIP.

[04] CONTRACTOR TO IDENTIFY CONFLICTS WITH PROPOSED MECHANICAL PLAN AND EXISTING CONDITIONS AND REVIEW WITH ARCHITECT IN FIELD, PRIOR TO INSTALLATION.

[05] LOCATION, DISTRIBUTION AND TYPE OF HEATING REGISTERS, AIR RETURN GRILLES AND OTHER HVAC EQUIPMENT TO BE VERIFIED WITH ARCHITECT

[06] CONTRACTOR TO REVIEW ALL DUCT RUNS WITH ARCHITECT IN FIELD, PRIOR TO INSTALLATION. DUCT RUNS SHALL BE CONCEALED AND AVOID ADDITION OF SOFFITS AND CHASES WHEREVER POSSIBLE.

[07] LOCATION OF THERMOSTAT CONTROLS TO BE VERIFIED WITH ARCHITECT.

[08] THERMOSTATS SHALL BE ELECTRONIC, 7-DAY PROGRAMMABLE TYPE WITH AUTOMATIC TEMPERATURE SETBACK (ADJUSTABLE), HOLIDAY PROGRAMMING, ROOM TEMPERATURE DISPLAY, SETPOINT DISPLAY, AUTO-ON-OFF FAN SUB-BASE AND AUTO-HEAT-COOL-OFF SUB-BASE.

[09] FURNACES SHALL BE CARRIER, TRANE, LENOX OR APPROVED EQUAL. FOR FURNACES HAVING MULTI-SPEED FAN OPERATION, THE FURNACES SHALL BE SELECTED TO ACHIEVE FULL DESIGN AIR FLOW WHILE OPERATING AT THE SECOND HIGHEST SPEED SETTING (RATHER THAN AT THE HIGHEST SPEED SETTING)

[10] THE AIR SYSTEMS SHALL BE BALANCED TO ASSURE PROPER AIR DISTRIBUTION TO EACH DIFFUSER AND FROM EACH RETURN GRILLE.

[11] TEST AND ADJUST ALL SYSTEMS, CONTROLS AND COMPONENTS TO ASSURE PROPER OPERATION.

[12] ALL SUPPLY DIFFUSERS SHALL HAVE OPPOSED BLADE DAMPERS WITH ADJUSTMENT LEVER AT FACE. SUPPLY DIFFUSERS AND RETURN GRILLES SHALL BE SELECTED BASED ON ASHRAE STANDARD 70-1991 TEST DATA. NOISE CRITERIA RATINGS FOR SUPPLY DIFFUSERS AND RETURN GRILLES SHALL NOT EXCEED NC 20. FACE VELOCITY SHALL NOT EXCEED 450 FEET PER MINUTE. DIFFUSERS SHALL BE SELECTED TO PROVIDE EVEN AIR DISTRIBUTION. VERIFY LOCATION/FINISH W/ ARCHITECT PRIOR TO INSTALL.

[13] BOOTHS FOR FLOOR SUPPLY REGISTERS SHALL BE SHEET METAL WITH TAPERED SQUARE TO ROUND (P4-Z) COLLAR CONNECTION. BOOTHS SHALL BE WRAPPED WITH FIBERGLASS INSULATION.

[14] VERIFY CLEARANCES FOR BOILERS, WATER HEATERS, & APPLIANCES PER MFR SPECIFICATIONS & INSTALL ACCORDINGLY.

[15] HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE AND THAT GENERATES A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE GARAGE FLOOR.

[16] APPLIANCES LOCATED IN A GARAGE/WAREHOUSES OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR BY BEING LOCATED OUT OF THE NORMAL PATH OF VEHICLES.

VENTILATION NOTES

[01] PROVIDE COMBUSTION AIR OPENINGS FOR WATER HEATERS, BOILERS, FURNACES, & OTHER GAS BURNING APPLIANCES IN ACCORDANCE WITH CMC CHAPTER 7, AND WITH MFR RECOMMENDATION.

[02] PROVIDE EXHAUST VENTILATION TO THE OUTSIDE FROM ALL GAS BURNING APPLIANCES. THE VENT IS TO TERMINATE MIN. 4 FT FROM PROPERTY LINE.

[03] BATHROOMS: ALL BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, OR SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SEC. 403.7 OF CMC. FAN CAPACITY SHOULD EQUAL NO LESS THAN (1) CFM PER (1) SQFT. OF ROOM AREA W/ MINIMUM FAN SIZE OF 50 CFM.

[04] KITCHENS: EVERY KITCHEN SHALL HAVE AN EXHAUST FAN TO THE OUTSIDE OF THE BUILDING WITH A MIN. SIZE OF 100 CFM PER SEC. 150 OF CAL ENERGY CODE.

[05] ALL SPACE B/W THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE A MINIMUM OF NOT LESS THAN (1) SQUARE FOOT OF VENTILATION FOR EACH 150 SQFT. UNDER FLOOR VENTS SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES.

[06] ALL ENCLOSED ATTIC SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR.

[07] ALL ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR.

[08] PROVIDE A VENT FOR DOMESTIC CLOTHES DRYERS TO THE EXTERIOR OF THE BUILDING PER SEC. 503.4 OF CMC.

PLUMBING NOTES

[01] ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE CURRENT (2019) CAL PLUMBING CODE (CPC).

[02] CONTRACTOR TO IDENTIFY CONFLICTS WITH PROPOSED PLUMBING PLAN AND EXISTING CONDITIONS AND REVIEW WITH ARCH. IN FIELD, PRIOR TO CLOSE IN.

[03] WATER DISTRIBUTION, DRAINAGE/VENT AND NATURAL GAS PIPING SYSTEMS SHALL BE DESIGN/BUILD BY THE PLUMBING SUBCONTRACTOR.

[04] PROVIDE COPIES OF CUTSHEETS, NEATLY BOUND IN THREE RING BINDERS, FOR ALL EQUIP. INSTALLED IN PROJECT. INSTRUCT OWNERS ON OPERATION OF ALL EQUIP.

[05] WATER DISTRIBUTION PIPING SHALL HAVE COMPLETE ACOUSTIC ISOLATION, INCLUDING ALL CLAMPS, PADS, ESCUTCHEONS, ANCHORS AND HANGERS WHERE PIPING PASSES THROUGH OR ATTACHES TO THE BUILDING STRUCTURE.

[06] PIPING SHALL BE INSULATED WITH MINIMUM R-8 INSULATION.

[07] DRAINAGE AND VENT SYSTEMS WITHIN THE BUILDING SHALL BE HUBLESS CAST IRON, INCLUDING ALL FITTINGS AND TRAPS. TRAPS SHALL BE SELF-CLEANING TYPE.

[08] DRAINAGE AND VENT PIPING SHALL BE ISOLATED FROM THE BUILDING STRUCTURE TO MINIMIZE TRANSMISSION OF NOISE INTO THE STRUCTURE.

[09] PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBS.

[10] NATURAL GAS PIPING SHALL BE SCHEDULE 40, SEAMLESS, BLACK STEEL.

[11] PROVIDE PRESSURE REGULATING VALVE FOR DOMESTIC WATER SYSTEM, VERIFY EXACT LOCATION IN FIELD WITH ARCHITECT.

[12] BATHTUB TRAPS SHALL BE RIGID TYPE CONNECTION.

[13] PROVIDE WATER HEATER PRESSURE/TEMP. RELIEF VALVE WITH DRAIN TO OUTSIDE OF BUILDING OR OTHER APPROVED LOCATION (CPC 608-6). NO PART OF DRAIN MAY BE INSTALLED WHERE IT WOULD BE SUBJECT TO FREEZING (CPC 608-5).

[14] MAX 1.28 GA FLUSH VOLUME FOR ALL TOILETS.

[15] ALL WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD AND LOWER ONE THIRD OF VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH STRAPPING.

[16] PROVIDE BACKFLOW PREVENTION VALVE ON MAIN SEWER CONNECTION & ON ALL POTABLE WATER.

PUBLIC COMMENT

JAMES JORGENSEN

369 OAK PARK DR., SAN FRANCISCO, CA 94131 (415) 806-6602

December 7, 2021

City and County of San Francisco
Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
boardofappeals@sgfov.org

RE: Notice of Appeal Hearing December 15, 2021, 5pm, Appeal No. 21-101; 355 Oak Park Drive New Deck Project Permit No. 2021/1014/0495

To Whom It May Concern:

I am writing to voice my extreme objection to the 355 Oak Park Drive expansion project, primarily the 10-ft long protrusion of the upper-level deck from the rear of the building facade they plan to construct.

I am a 25-year resident of Forest Knolls, living at 369 Oak Park Drive, two doors down from this project, and I will be directly impacted by this out of character deck that they plan to install.

I request that the Board of Appeals refuse to approve the ten-ft protrusion of the upper rear deck for this project.

I am expressing my concerns as outlined below:

1. Loss of privacy for neighbors due to the 10-ft length protrusion of the upper rear deck. They would be able to see inside the private homes next door and nearby.
2. Out of character with the neighborhood. There are no other upper decks of this size in our row of homes all along Oak Park Drive and this would stand out as an eyesore and ruin the character of the Forest Knolls neighborhood.
3. Obstruction of views of the natural hillside landscape and vegetation.
4. Setting precedence for other property owners to building large protruding upper rear decks, thereby impacting the privacy of individual homeowners and impacting the visual character of the neighborhood.

I propose a compromise by reducing the upper deck protrusion by 5 ft for a total upper deck extension length of 5 feet in lieu of the proposed 10 ft requested. Before we built our 5-ft upper-level balcony/deck, we worked very closely with our neighbors to justify a decent length that would be comfortable for them and be considerate of their privacy. We all agreed that 5 feet would be a realistic

length for both us and our neighbors. It provides both privacy for them, as well as a good size deck for us to enjoy our lifestyle. I do not believe the owners at 355 Oak Park contacted their neighbors in vicinity of their home prior to their remodeling project which has been ongoing for more than two years, nor prior to applying for this upper deck permit, nor even considered their neighbors' concerns.

I implore you to please reconsider approving this large 10-ft protrusion of the upper deck project and order them to compromise with a 5-ft upper deck instead.

Yours very truly,

James Jorgensen

James Jorgensen
369 Oak Park Drive
SF, CA 94131

Longaway, Alec (BOA)

From: Jack Ostrofsky <jackieosf@gmail.com>
Sent: Monday, December 13, 2021 11:32 AM
To: BoardofAppeals (PAB)
Subject: Proposed deck at 355 Oak Park Drive

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

My name is Jacob Ostrofsky, resident of 317 Oak Park Dr, San Francisco, CA 94131. I would like to go on record as having no objection to the proposed deck at 355 Oak Park Drive.

Thank you.